



Space Profile for

Unit: #616

Area: 1840 sq ft

Address

*1350 Scenic Highway South, Suite
616
Snellville, GA 30078*



*400 N. Tampa St., Suite 2210
Tampa, FL, 33602*

**CONTINENTAL
REALTY
CORPORATION**

450 Lexington Avenue
Floor 13
New York, NY 10017

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

Depth
79' 2"

Revisions

Floor Plan

Floor Plan
Prepared 02/08/2023
Unit # 616

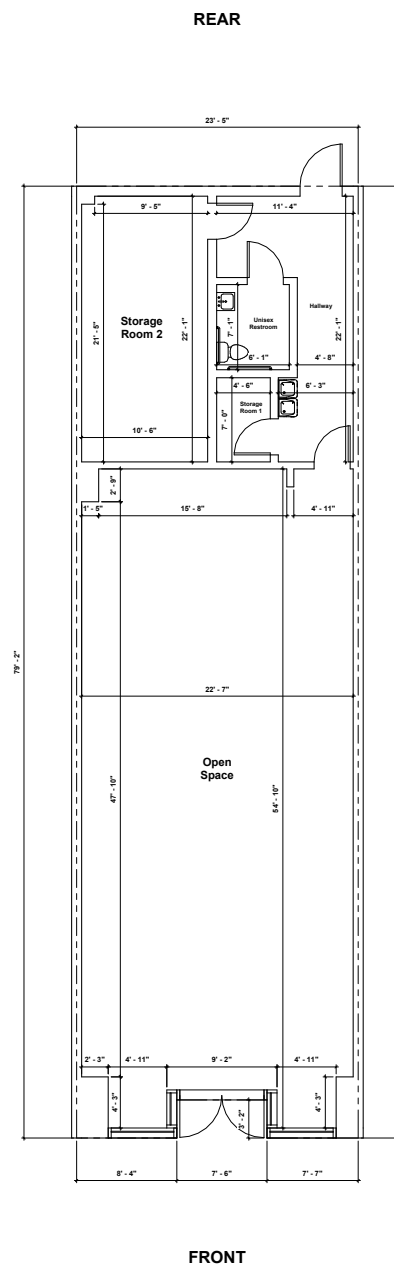
Plans Produced by:
ID PLANS

400 North Tampa St. Suite 2210
Tampa, FL 33602
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ldplans.com



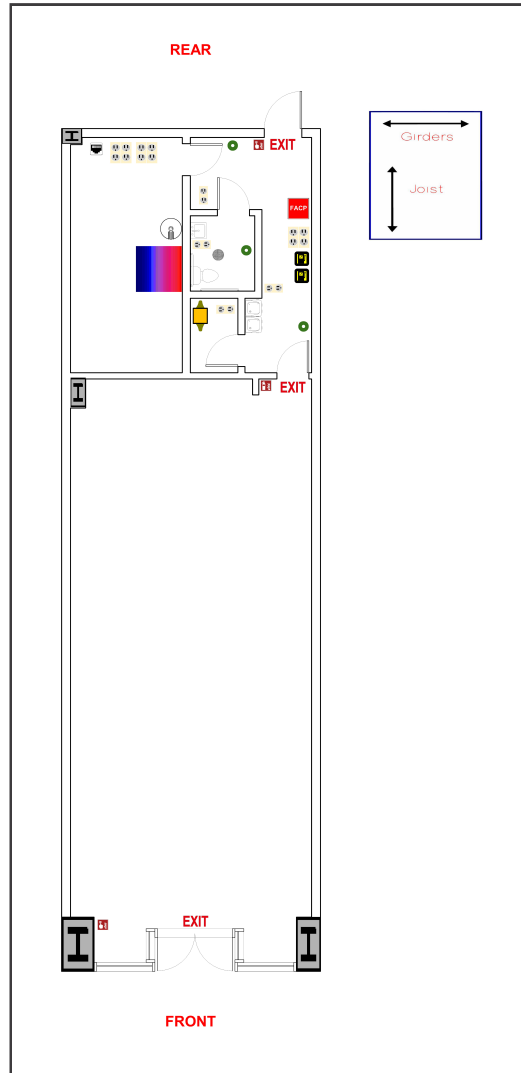
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A1 MAIN FLOOR





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						
	Sub Electric Meter						



Space Overview

Overview	Actual Square Footage	Measured Depth of Space	Total Depth of Space	Has Stepdown Transformer
	1840 SQFT	79' 2"	79' 2"	No

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 10"	0' 10"	4' 10"	4' 10"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
			1188 SQFT	464 SQFT	1840 SQFT	1652 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 10' 11" Back: 12' 11"	Front: 20' 5" Back: 19' 3"	Front: 18' 6" Back: 17' 6"

Ceiling Information Cont.	Clear Ceiling Height	Height From Floor To Bottom Of Girder	Number Of Acoustical Tiles
	10' 11"		

Other Information Cont.	Phone Board Location	Mop Sink Location	Thermostat Location	Dmarc Distance	Are Interior Walls Full Height
					No

Other Information Cont.	Hazardous Materials	Loading Dock	Are Demising Walls Full Height	Changes In Demising Wall Thickness
	No	No	No	No

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	17	CARRIER	48HJD007- - -651HS	2506G30477	6	2006	

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	17	60	Rear Exterior Wall Mounted	Not Listed	General Electric	Handle	

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Notes
	2	125	120/208	A Series II Panelboard	HM034330	General Electric	Hallway	
	1	225	277/480	A Series II Panelboard	HM027245	General Electric	Hallway	

Electric Meter	Reference	Meter #	Location	Meter Reading	Read On	Voltage	Notes
	17	41024905	Rear Exterior Wall Mounted			120-480V	

IDPlans does not provide an Ampacity Report

Plumbing

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tankless	Water Line (in)	Location	Notes
	1	A.O. Smith Water Products Company	INACCESSIBLE	INACCESSIBLE	6	No	.5	Storage Room 2; Above Ceiling	Label Inaccessible; Unable to Obtain Model and Serial Info

Water Fountains	Number of Water Fountains				Location			Notes
	2				Hallway; By Storage Room 1			

Backflows	Number of Backflows			Location			Size	Notes
	1			Front Exterior in Planter Area by Meter			3"	

House Water Meter	Reference	Meter #	Location	Size	Notes
	1	70170228	Exterior Ground Meter Vault in Planter Area near Front Entrance		3" Line Size; House Water Meter - Service address confirmed for 1350 Webb Gin House Road.

Sub Water Meter	Reference	Meter #	Location	Size	Notes
	3	INACCESSIBLE	Interior of Unit, In Storage Room 2 High Ceiling Mounted	1 1/2 inch	

Waste

No assets available for this section.

Fire

Fire Extinguisher	Number of Fire Extinguishers					Notes
	1					

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Notes
	1	UNKNOWN	Not Listed	1	770-840-7007	In Hallway; Panel Locked unable to Obtain Information

Sprinkler Heads	Sprinkler Heads Present		Sprinkler Head Type	Riser Located in Space	Riser Location	Additional Information
	14		Upright	No	Exterior Right	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	13	2077212	Rear Exterior Wall Mounted	1 1/2 inch	

Room

Restroom	Unit	Description
	Restroom 1	Unisex Restroom