



Space Profile for

Unit: #348

Area: 6692 sq ft

Address

1350 Scenic Highway South, Suite

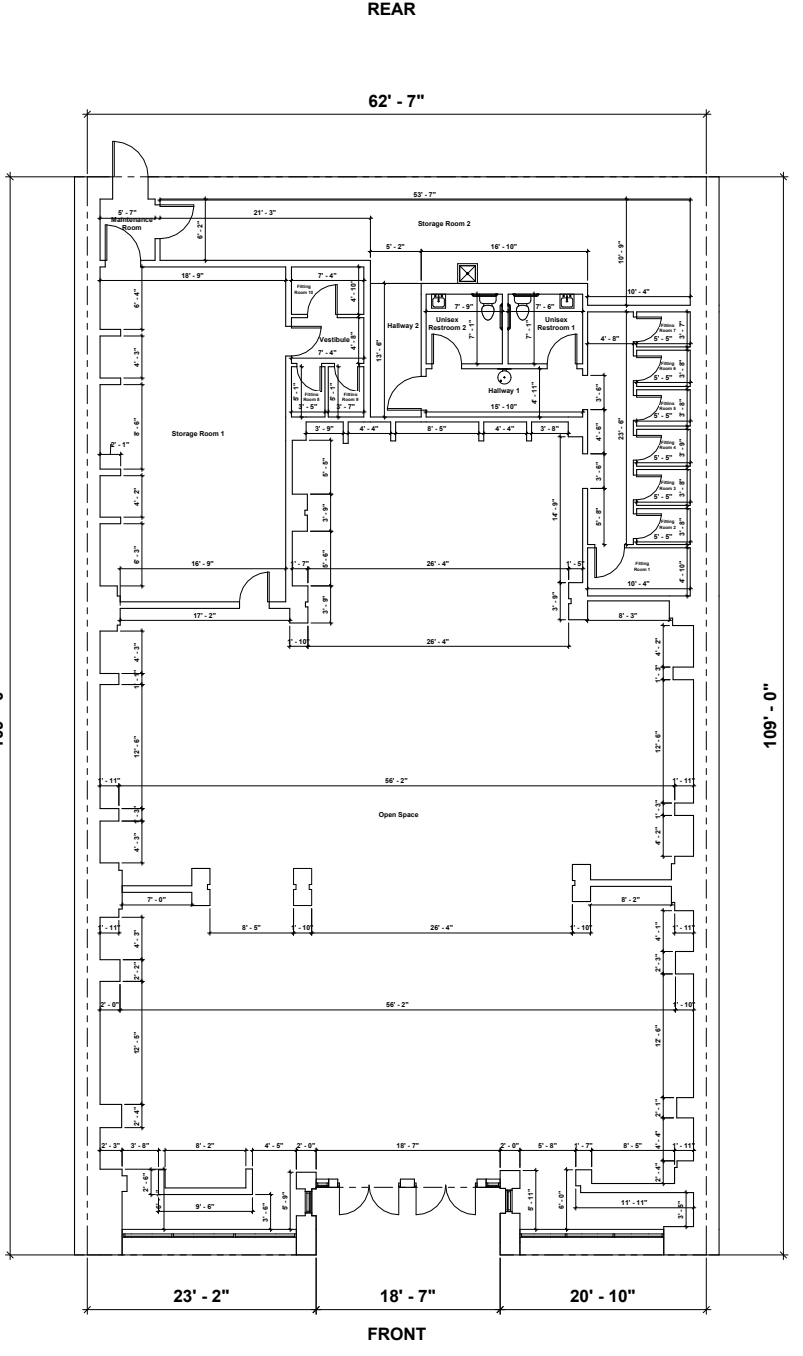
348

Snellville, GA 30078



400 N. Tampa St., Suite 2210

Tampa, FL, 33602



**Shoppes at
Webb Gin**



**Continental Realty
Corporation**

1427 Clarkview Road, Suite
500 Baltimore, MD 21209

**Unit # 348
Ground Floor
6,692 SF**

Gross square footage was measured on-site
and adheres to BOMA standards

**Width
62' 7"**

**Depth
109' 0"**

Revisions

Floor Plan
Prepared 02/11/2023
Unit # 348

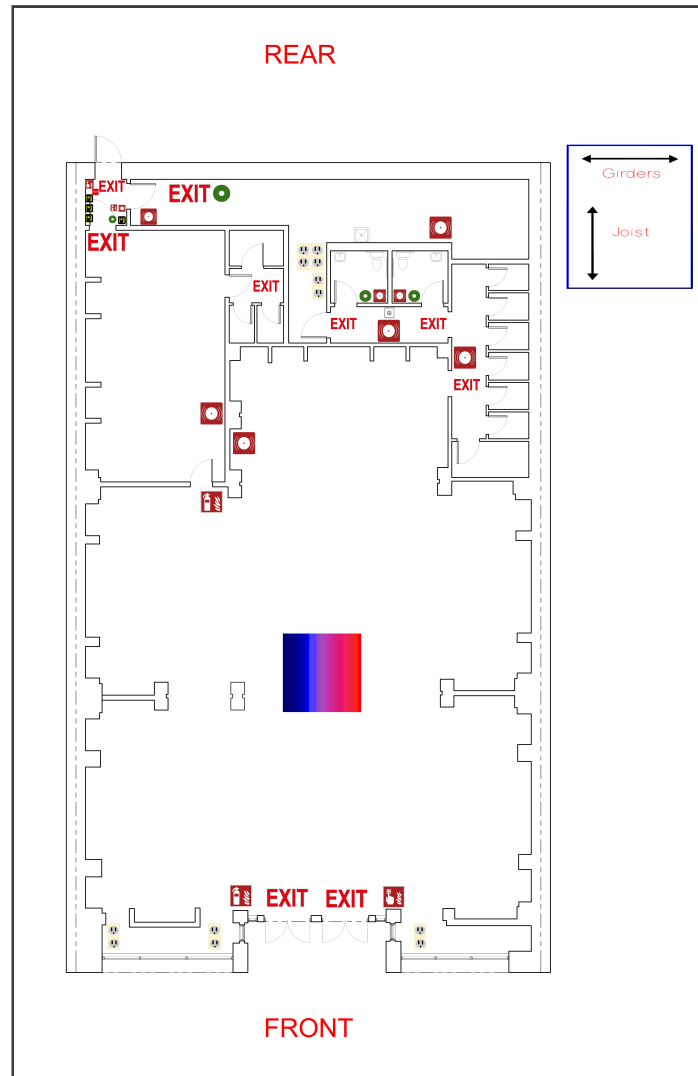
Plans Produced by:
ID PLANS

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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
	6692 SQFT	109' 0"		Yes

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	2' 7"	2' 3"	2' 7"	2' 7"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	529 SQFT		107 SQFT	5273 SQFT	6692 SQFT	5909 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 11' 11" Back: 7' 11"	Front: 20' 4" Back: 19' 1"	Front: 18' 5" Back: 17' 3"

Ceiling Information Cont.	Clear Ceiling Height	Height From Floor To Bottom Of Girder	Number Of Acoustical Tiles
	11' 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
	19	CARRIER	48HJD014- - -661HQ	2506G40801	12.5	2006	

Electric

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Notes
	1	125	120/208	A Series II Panelboard	HL 023845	General Electric	Maintenance Room	
	2	225	120/208	A Series Panelboard	HE 029949	General Electric	Maintenance Room	
	3	225	277/480	A Series Panelboard	HL 042524	General Electric	Maintenance Room	
	4	125	120/208	A Series II Panelboard	HL 023834	General Electric	Maintenance Room	

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	20	225	Rear Exterior Wall Mounted	Not Listed	General Electric	Handle	

Electric Meter	Reference	Meter #	Location	Meter Reading	Read On	Voltage	Notes
	20	41024920	Rear Exterior Wall Mounted				120-480V

IDPlans does not provide an Ampacity Report

Plumbing

Water Fountains	Number of Water Fountains	Location	Notes
	1	Hallway 1; Between Restrooms	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tankless	Water Line (in)	Location	Notes
	1	UNKNOW N	INACCESSIBL E	INACCESSIB LE		0	No	.5	Unisex Restroom 2; Above Ceiling

House Water Meter	Reference	Meter #	Location	Size	Notes
	1		70170228	Exterior Ground Meter Vault in Planter Area near Front Entrance	

Waste

No assets available for this section.

Fire

Fire Extinguisher	Number of Fire Extinguishers	Notes
	2	

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Notes
	1	UNKNOWN	Not Listed	1	770-840-7007	In Maintenance Room; Panel Locked; Inaccessible, Unable to Obtain Manufacturer and Model Information

Sprinkler Heads	Sprinkler Heads Present	Sprinkler Head Type	Riser Located in Space	Riser Location	Additional Information
	47		Upright, Concealed Pendent	No	Rear Exterior Riser Room

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	16	2033605	Rear Exterior Wall Mounted	1 1/2 inch	Utility company would not confirm the name on the account

Room

Restroom	Unit	Description
	Restroom 1	Unisex Restroom 1
	Restroom 2	Unisex Restroom 2