



Space Profile for

Unit: #3323-B

Area: 2794 sq ft

Address

3323 Hyland Avenue., Suite B

Costa Mesa, CA 92626



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**SOCO & SOCO
Mix**



CONTINENTAL REALTY CORPORATION
1427 Clarkview Road,
Suite 500,
Baltimore, MD 21209

**Unit # 3323-B
Ground Floor
2,794 SF**

Square footage provided by the customer

**Width
28' - 6"**

**Depth
100' - 0"**

Revisions

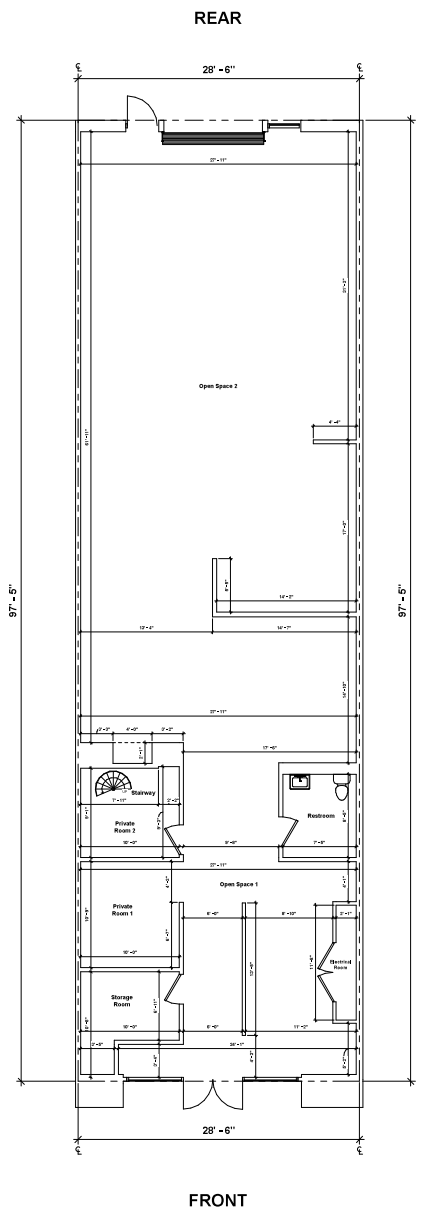
Floor Plan
Prepared 12/30/2024
Unit # 3323-B

Plans Produced by:
ID PLANS

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

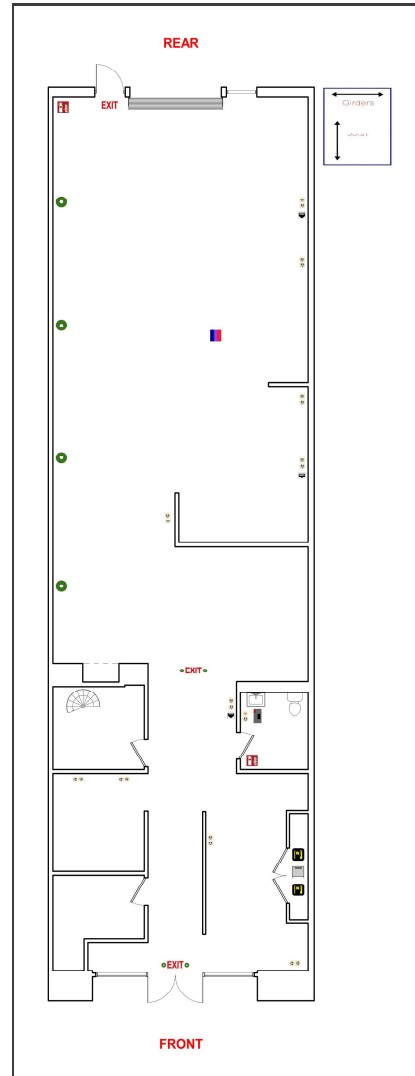


Floor plan is for general use and purposes only. ID PLANS does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as requirements for documents, drawings, or media intended or deemed to be structurally 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.


























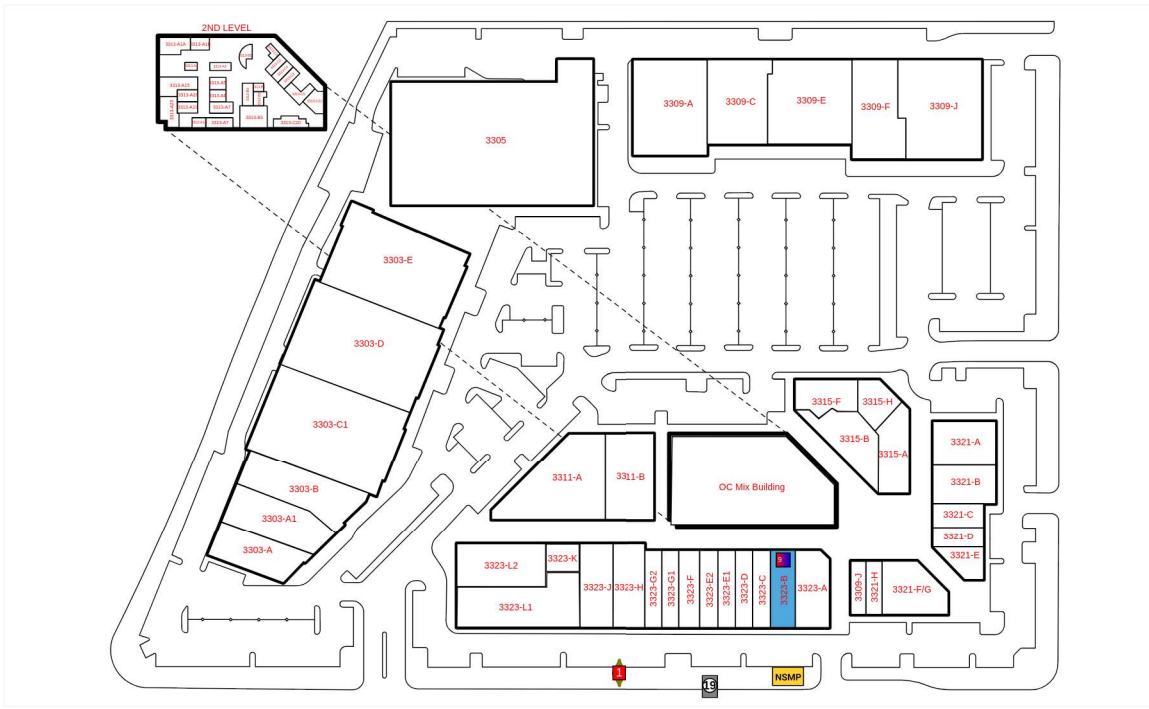
A1 MAIN FLOOR





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 |
|----------|-----------------------|-------------------------|
| | 2794 SQFT | 100' 0" |

| Thickness | Front Wall | Rear Wall | Left Wall | Right Wall |
|-----------|------------|-----------|-----------|------------|
| | 0' 8" | 1' 2" | 0' 6" | 0' 8" |

| Flooring | Concrete | Carpet | Tile | Other | Unit | Total |
|----------|-------------|-------------|-------------|-------------|-----------|--------------|
| | 114.55 SQFT | 107.47 SQFT | 435.23 SQFT | 1936.6 SQFT | 2794 SQFT | 2593.85 SQFT |

| Ceiling Information | Height From Floor To Ceiling | Height From Floor To Bottom Of Deck | Height From Floor To Bottom Of Joist |
|---------------------|------------------------------|-------------------------------------|--------------------------------------|
| | Front: 8' 11" Back: 10' 0" | Front: 17' 0" Back: 19' 6" | Front: 14' 9" Back: 17' 1" |

| Ceiling Information Cont. | Clear Ceiling Height |
|---------------------------|----------------------|
| | 8' 11" |

Mechanical

| HVAC | Reference | Manufacturer | Model | Serial | Tonnage | Year | Notes |
|------|-----------|--------------|---------------|------------|---------|------|-------|
| | 1 | TRANE | WSC120A4R0A23 | 642101254L | 10 | 2006 | |

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

Electric

| Disconnect | Reference | Amps | Location | UL Number | Manufacturer | Handle or Breaker | Notes |
|------------|-----------|------|-----------------|------------|---------------|-------------------|-------|
| | 1 | 200 | Electrical Room | Not Listed | Cutler-Hammer | Breaker | |

| Electric Meter | Reference | Meter # | Location | Amps | Notes |
|----------------|-----------|---------------|-----------------|------|-------|
| | 1 | 256000-168018 | Electrical Room | | |

| Service Panel | Reference | Amps | Service Type | Panel Type | Panel UL Number | Manufacturer | Location | Number of Circuit Breakers | Notes |
|---------------|-----------|---------|--------------|------------|-----------------|-----------------|-----------------|----------------------------|-------|
| | 1 | 225 | 277/480 | PRL2A | HM231351Eaton | Eaton | Electrical Room | | |
| 2 | 125 | 120/208 | PRL1A | HM231368 | Eaton | Electrical Room | | | |

| Step Down Transformer | Reference | Size (kVA) | Service Type | Location | Notes |
|-----------------------------|-----------|------------|--------------|-----------------|-------|
| | 1 | 45 | 120/208 | Electrical Room | |

IDPlans does not provide an Ampacity Report

Plumbing

| Backflows | Number of Backflows | Location | Size | Notes |
|-----------|---------------------|----------------|------|-------|
| | 1 | Front Exterior | 1" | |

| House Water Meter | Reference | Meter # | Location | Meter Size | Notes |
|-------------------------|-----------|---------|-----------|----------------|------------|
| | 1 | | 200848734 | Front Exterior | 1 1/2 inch |

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

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

| Water Heater | Reference | Manufacturer | Model | Serial | Gallons | Tank | Tankless | Water Line (in) | Location | Notes |
|-------------------------|-----------|--------------|----------|--------|---------|------|----------|-----------------|----------|-------|
| | 1 | Chronomite | M-30-277 | 600015 | 0 | Yes | No | 3/8" | Restroom | |

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 | Sprinkler Heads Present | Riser Located in Space | Additional Information |
|-----------------|-------------------------|------------------------|------------------------|
| | 52 | No | |

Gas

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

Room

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