



Space Profile for

Unit: #23  
Area: 1508 sq ft

Address

357 N Frontage Rd #A240  
New London, CT 06320



601 S Harbour Island Blvd., Suite 109  
Tampa, FL, 33602



**Unit # 23**  
**Ground Floor**  
**+/- 1,508 SF**

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

**Width**  
**+/- 27'**

**Depth**  
**+/- 58'**

Revisions

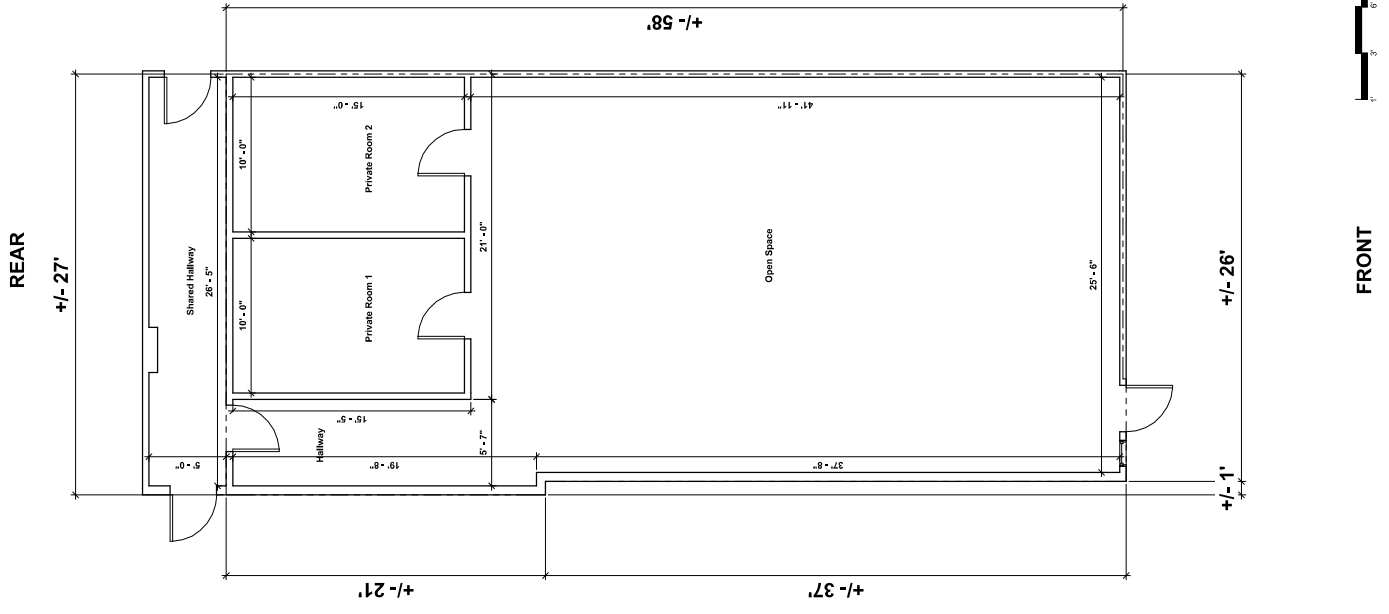

Ground Floor  
 Prepared 11/02/2023  
 Unit # 23

Plans Produced by:  
**ID PLANS**

400 North State Street, Suite 2210  
 Danbury, CT 06820  
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 idplans.com

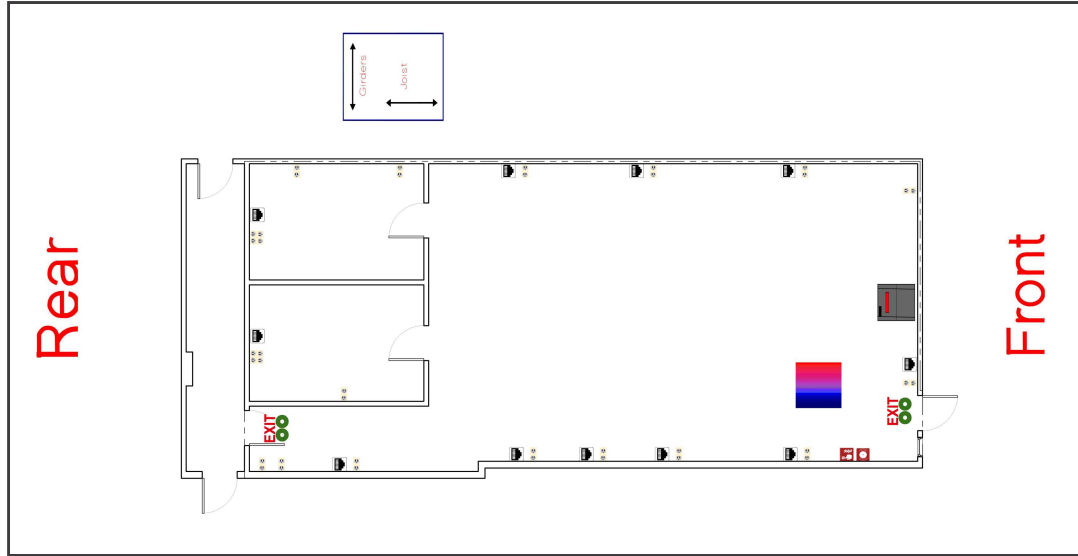


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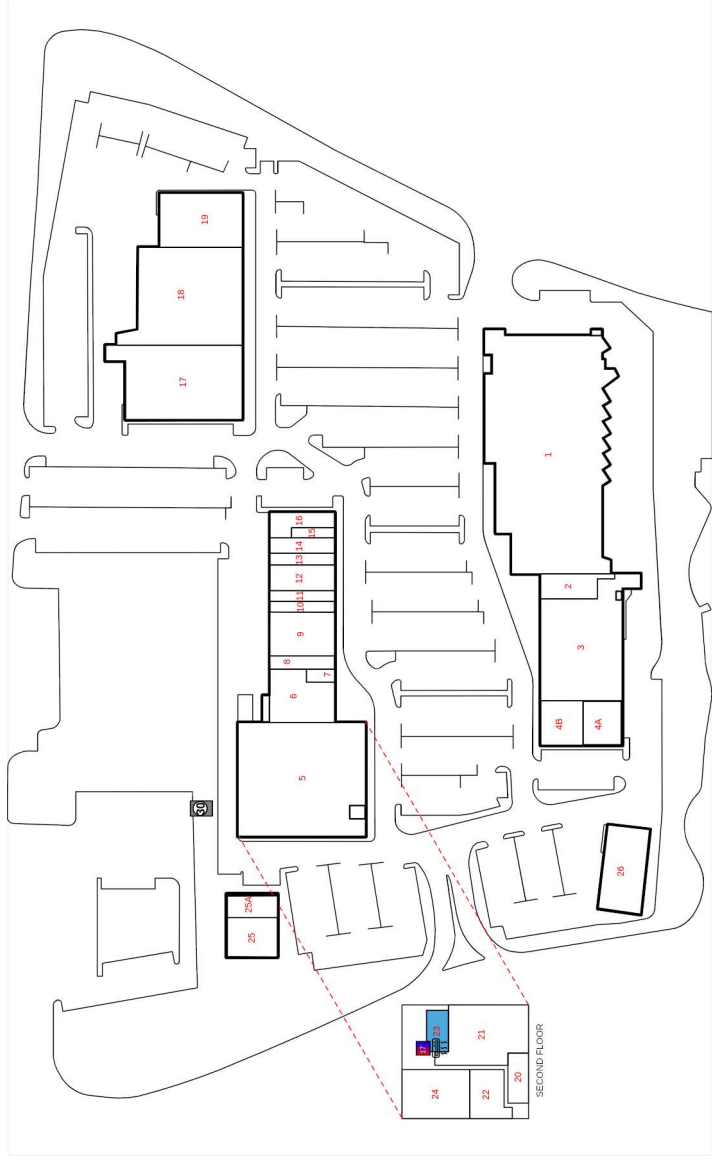
FRONT

**A1** MAIN FLOOR



# Legend

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





### Space Overview

<b>Overview</b>	Actual Square Footage	Measured Depth of Space
	1508 SQFT	58' 0"

<b>Thickness</b>	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 5"	0' 5"	0' 5"

<b>Flooring</b>	Concrete	Carpet	Tile	Other	Unit	Total
		1460 SQFT			1508 SQFT	1460 SQFT

Information  
Ceiling

Height From Floor To Ceiling

Height From Floor To Bottom Of Deck

Height From Floor To Bottom Of Joist

Front: 10' 4" Back: 10' 4"

Front: 22' 2" Back: 22' 2"

Front: 20' 4" Back: 20' 4"

Information  
Ceiling  
Cont.

Clear Ceiling Height

10' 4"



### Mechanical

Air Handler		Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
1			FUJITSU	ASU36RLXB	FTA016560			

HVAC		Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
1			FUJITSU	AOU36RLXB	FTN021375	3	2022	





### Electric

Disconnect		Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1		200	Electrical Room	Not Listed	Siemens	Handle	

Electric Meter		Reference	Meter #	Location	Amps	Notes
	1		88915194	Electrical Room		

Service Panel		Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Notes
	1		225	277/480	A Series	GF 678174	General Electric	Electrical Room	Circuit Breakers: 8
	2		225	120/208	A Series Panelboard	GF 844565	General Electric	Electrical Room	Circuit Breakers: 42



Step Down Transformer		Reference	Size (kVA)	Service Type	Notes
		1	75	120/208	

*\*IDPlans does not provide an Ampacity Report\**



# Plumbing

Not Present	No Water Meters	No Water Heater	No Water Fountains	No Backflows
Yes	Yes	Yes	Yes	Yes



### Waste

Not Present	No Grease Traps	No Grease Containers
	Yes	Yes



### Fire

<b>Not Present</b>	No Fire Extinguishers	No Fire Alarm Control Panels	No Sprinkler Heads	No Fire Risers
	Yes	Yes	No	Yes

<b>Sprinkler Heads</b>	Sprinkler Heads Present	Riser Located in Space	Additional Information
	18	No	



Gas

Not Present	
	No Gas Meters
	Yes



Room

Not Present	No Restrooms
	Yes