



Space Profile for

Unit: #B

Area: 2667 sq ft

Address

801 Baker St., Suite B

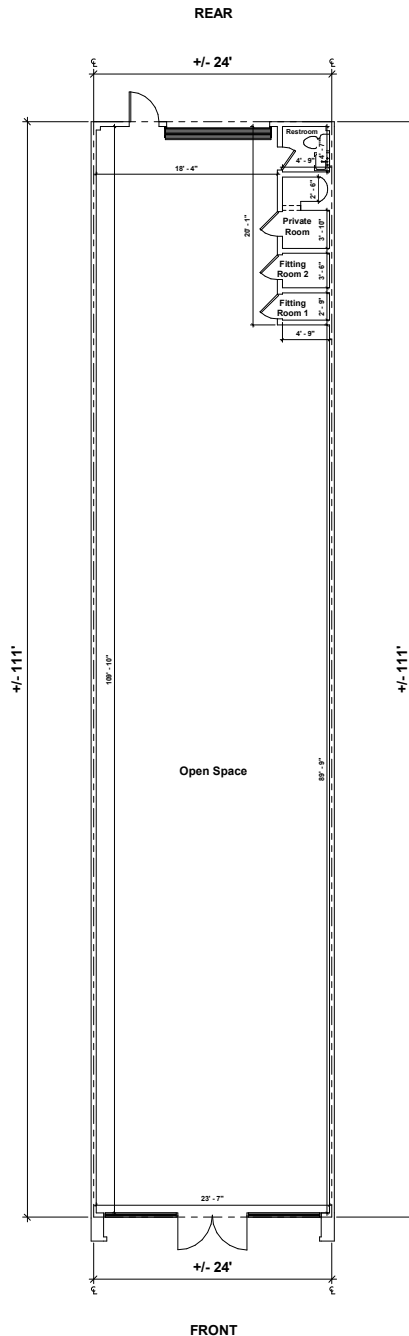
Costa Mesa, CA 92626



4300 West Cypress St., Suite 160

Tampa, FL, 33607

A1 MAIN FLOOR



801 Baker St



RED MOUNTAIN GROUP
1234 East 17th Street
Santa Ana, CA 92701

Unit B
Ground Floor
+/- 2,667 SF

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

Width
+/- 24'

Depth
+/- 111'

Revisions

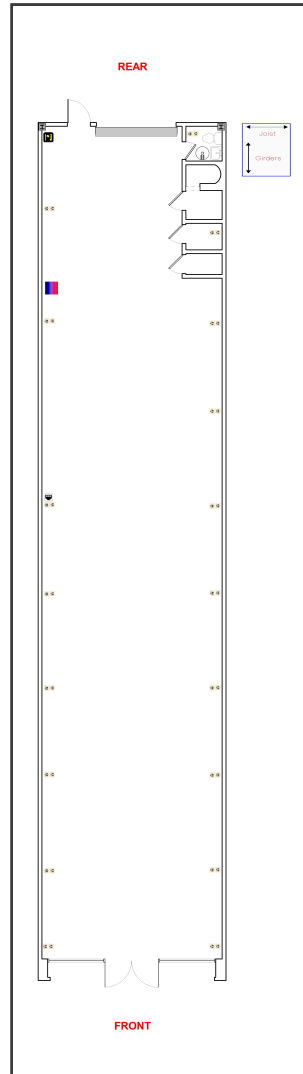
Floor Plan
Prepared 07/10/2025
Unit B

Plans Produced by:
ID PLANS

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



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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
	2667 SQFT	111' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 6"	0' 6"	0' 6"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
			1926.1 SQFT	644.57 SQFT	2667 SQFT	2570.67 SQFT



Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
		Front: 13' 11" Back: 13' 10"	Front: 13' 2" Back: 13' 1"

Ceiling Information Cont.	Clear Ceiling Height
	9' 11"



Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	CARRIER	48GSN060090501--	2903G20805	5	2003	

Not Present	Assets Not Present
	Air Handler



Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	0	Rear Exterior	Not Listed	Not Listed	Breaker	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	256000-115309	Rear Exterior		The utility company would not confirm the name on the account.

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	Not Listed	Open Space		

IDPlans does not provide an Ampacity Report



Plumbing

Backflows	Number of Backflows		Location		Size	Notes
	1		Right Exterior		1 1/2"	

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1	60592630	Right Exterior	1 1/2 inch	Meter supplies building water and irrigation according to the utility company.

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	Water Line (in)	Location	Notes
	1	Rheem	XE10P06PU20U0	Q512019679	10	Tank	3/4"	Restroom Ceiling	



Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container



Fire

Not Present	Assets Not Present
	Fire Extinguisher
	Fire Alarm Control Panel
	Sprinkler Heads



Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	15395117	Right Exterior	1 1/2 inch	The utility company would not confirm the name on the account.



Room

Restroom	Unit	Description
	Restroom 1	