



Property Fact Sheet

Location: Center Street Village, Center Street, Mentor, Ohio
44060

Property: 32,000 Square Foot Building

Zoned: B-2 General Business

Lease Rate: \$16.50 per sq. ft. Unfinished Space
\$18.50 per sq. ft. Vanilla Box
\$22.00 per sq. ft. Completely Finished

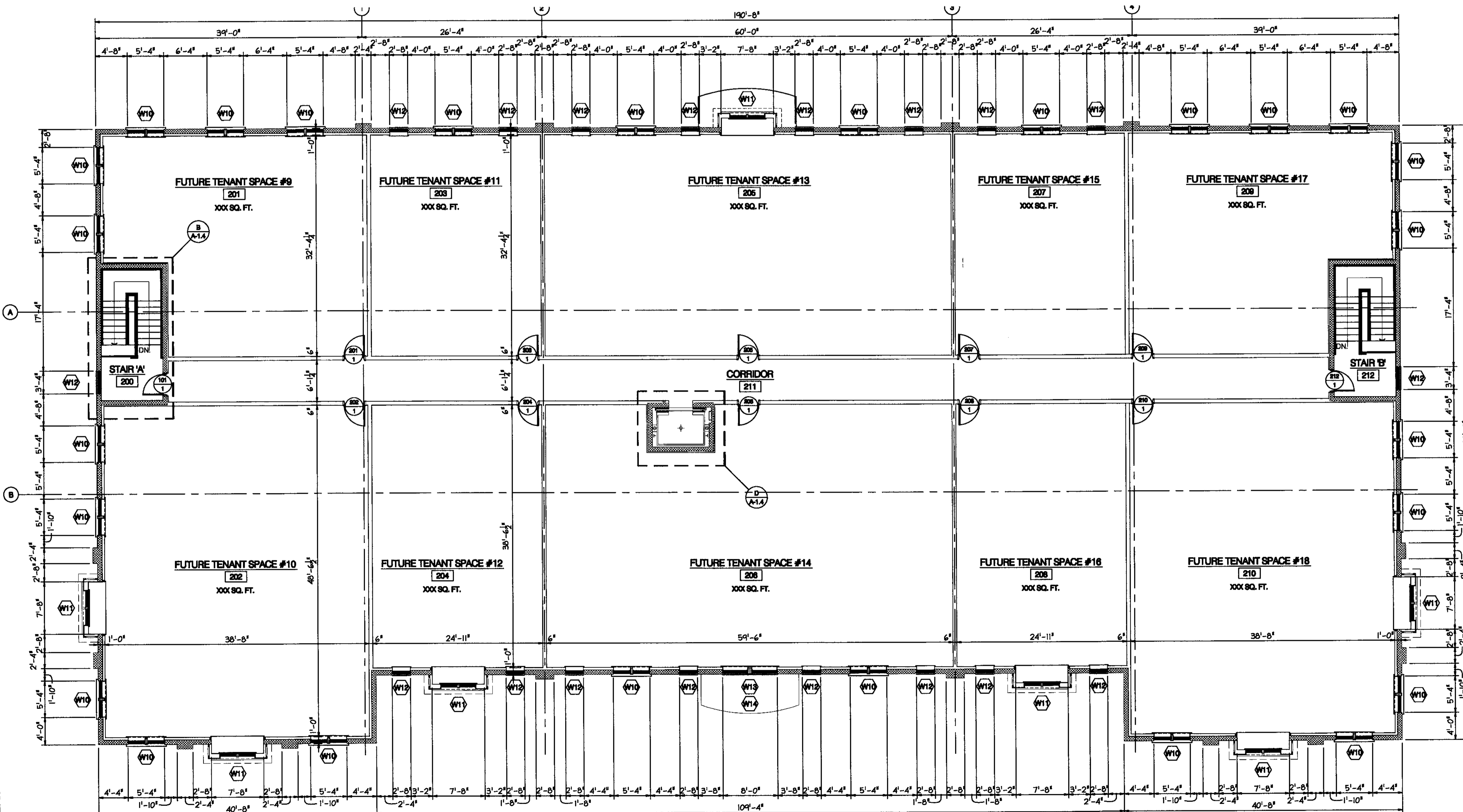




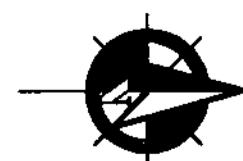




PLAN DETAILS



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GENERAL CONDITIONS

- A. ARCHITECT DOES NOT GUARANTEE THAT THESE DRAWINGS SHOW ALL REQUIRED ITEMS TO COMPLETE THIS PROJECT. SOME CHANGES OR ADDITIONAL WORK MAY BE REQUIRED DURING CONSTRUCTION.
- B. OWNER IS RESPONSIBLE FOR ALL EQUIPMENT, FURNITURE, FIXTURES, OR OTHER MATERIALS NOT INDICATED ON THESE DRAWINGS. ALSO, OWNER IS RESPONSIBLE FOR BIDDING, CONTRACT AWARDS, OBSERVATION OF CONSTRUCTION, AND ALL OTHER MATTERS RELATED TO THE ACTUAL CONSTRUCTION OF THE FACILITY.
- C. GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS; TO MEET ALL PERTINENT CODES; TO COORDINATE ALL REQUIRED ELECTRICAL / MECHANICAL WORK; TO WARRANT ALL WORK; AND TO PROVIDE SERVICES PER HIS AGREEMENT WITH THE OWNER.
- D. PORTIONS OF THESE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION SUPPLIED TO THE ARCHITECT BY THE OWNER OR CONSULTANTS HIRED BY THE OWNER.
- E. ALL GENERAL CONDITIONS APPLY TO THIS PROJECT.

GENERAL NOTES

- 1. ALL NEW WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD U.M.O.
- 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- 3. G.C. TO MASTER KEY ALL LOCKS. ALL DOOR HANDLES SHALL HAVE LEVER ACTION HANDLES. ALL HARDWARE SHALL COMPLY WITH ICC ANSI A117.1-98.
- 4. COORDINATE THESE PLANS WITH STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING PLANS.
- 5. SEE FLOORING PLANS AND REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.

PARTITION TYPES

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 24 MARCH 2008
Drawn by: S. RIZZO Revised by:

SQUARE FOOTAGE TABULATION

New Facility for
Osborne Development
Center Street Village - Phase II
Second Floor Plan

E. THOMAS MARCEL ARCHITECTS - AFB INC.
8500 STATION STREET SUITE 975
MERTON, DE 44603
• THOMAS MARCEL, ARCHITECT
• ANTHONY BERTONE, ARCHITECT
PHONE (440) 255-8314
FAX (440) 974-8669
© E. THOMAS MARCEL ARCHITECTS - AFB INC

New Facility for
Center Street Village
Phase II
Second Floor Plan

COMMISSION:
DATE: 01 APR. 2008
DRAWN BY: S. RIZZO
CHECKED BY: AS
REVISION NO.: DATE:

DATE ISSUED: 01 APR. 2008
DRAWING NUMBER:
A-1.1
OF 10