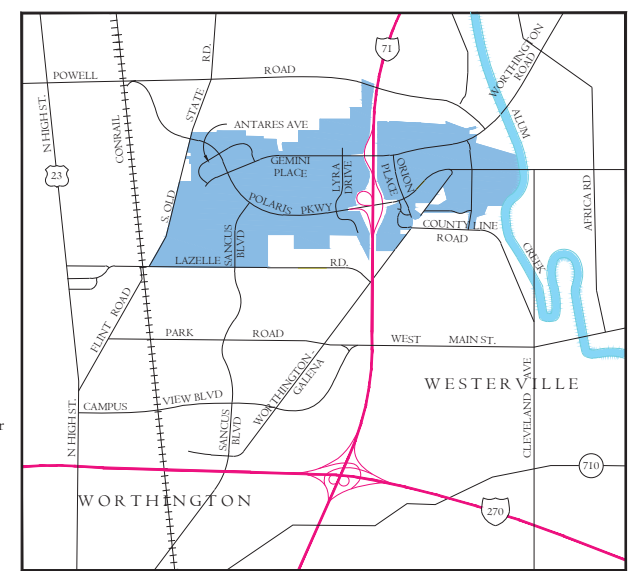


0 1/8 Mi. 1/4 Mi.

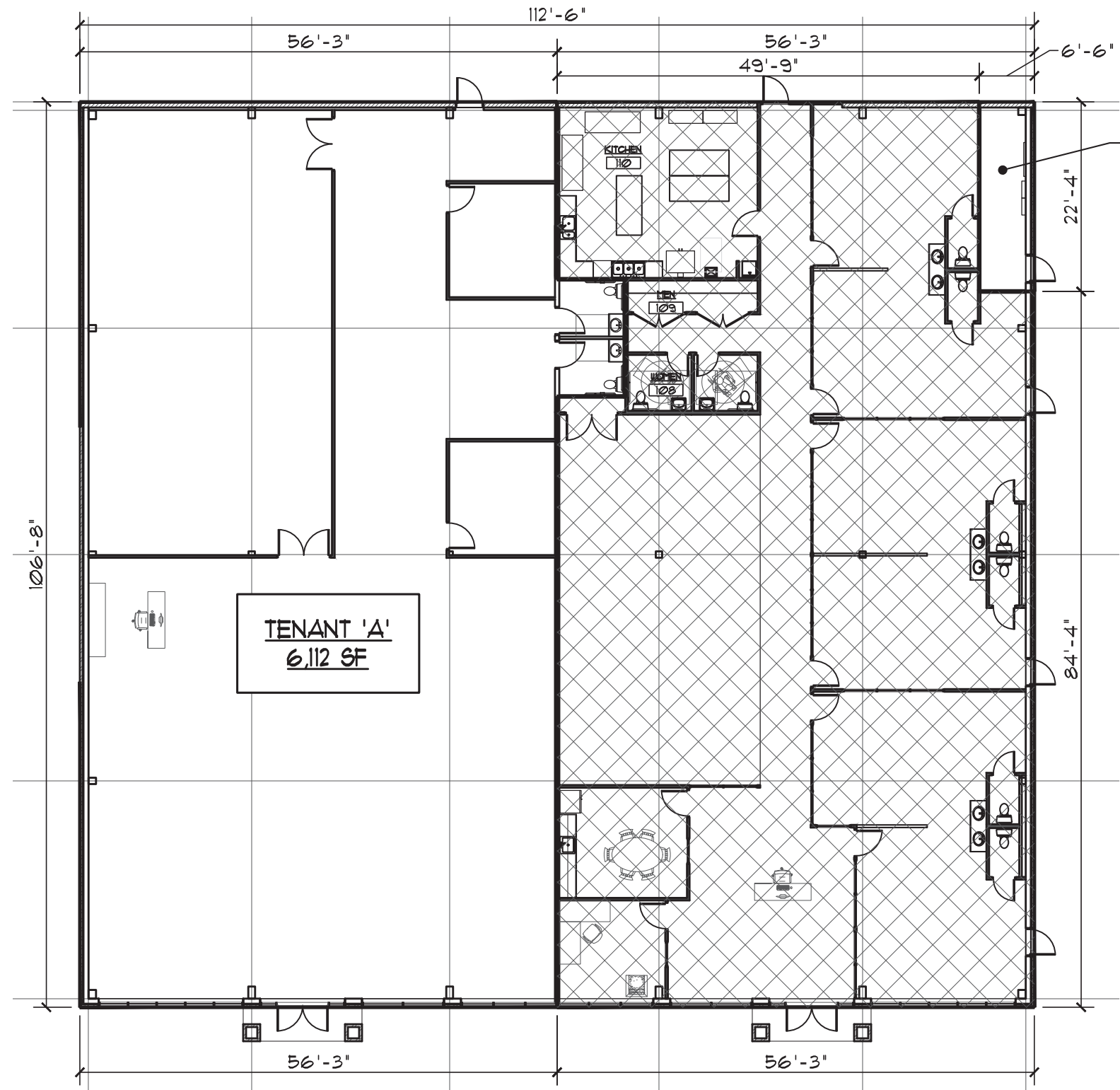
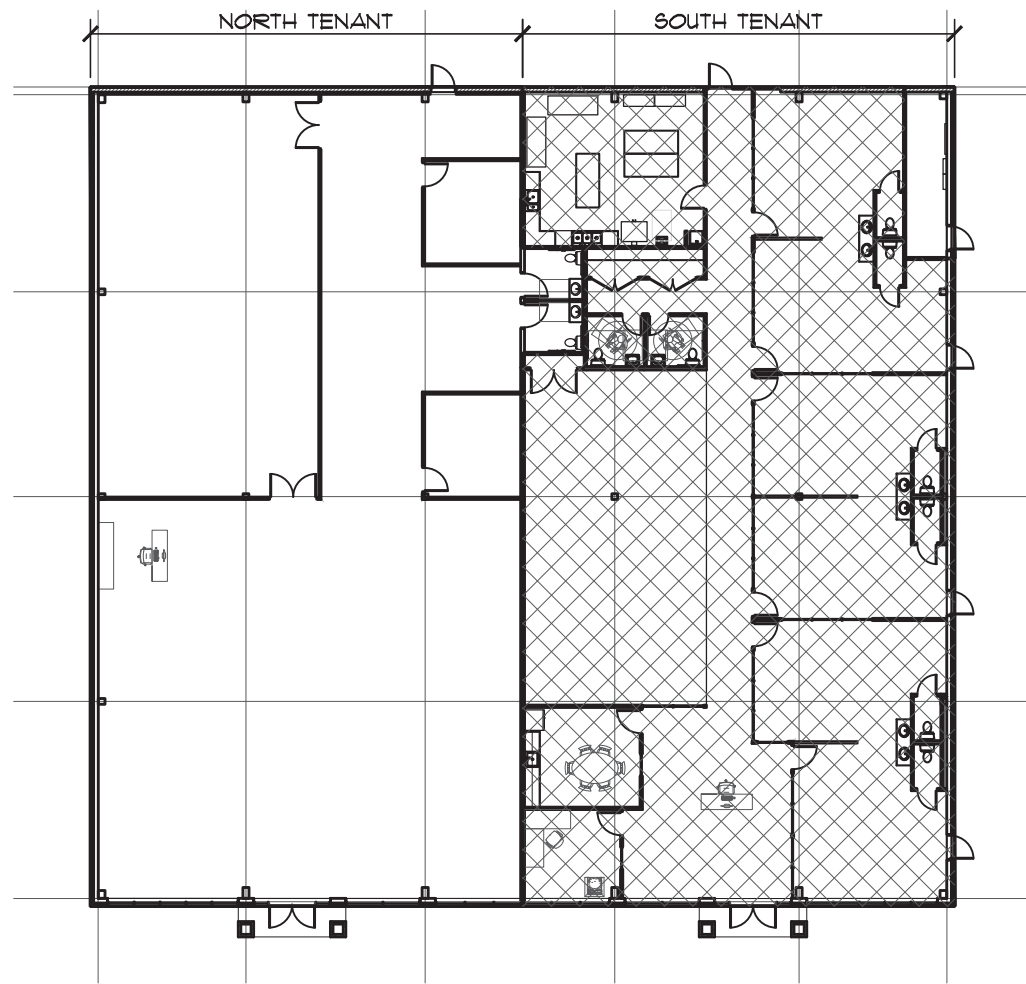


Location Map

September - 2020

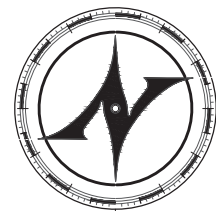
Key

- | | | | | | | | | | |
|---------------------------------|-----------------------------|------------------------------|--------------------------------|-------------------------------|-----------------------------------|--------------------------------------|--|--------------------------------|-------------------------|
| 1 Applebee's | 18 Polaris Commerce Center | 35 Polaris Center I | 52 United Health Care | 69 JP Morgan Chase | 86 Pier I | 103 Vacant | 120 Polaris Neighborhood Center 4 | 137 Cabela's | 154 Paramount |
| 2 Firebirds/Core Life | 19 Fire Station/Water Tower | 36 Pointe at Polaris | 53 Polaris View | 70 CVS | 87 Vacant | 104 Cinemark Theaters | 121 Eddie Merlot's | 138 Residence Inn | 155 Art Van |
| 3 Starbucks | 20 Sunoco | 37 Orion Office Park | 54 United Dairy Farmers | 71 Drake's Automotive | 88 Lifeway Retail Center | 105 Tire Discounters | 122 Gemini Place Towne Center | 139 Holiday Inn Express | 156 Duluth Trading Co. |
| 4 Marcella's | 21 Available | 38 McGraw Hill | 55 Huntington Bank | 72 Capital Lighting | 89 Texas Roadhouse Grill | 106 Hampton Inn & Suites | 123 Sonic | 140 801 Polaris Apartments | 157 Top Golf |
| 5 O'Charley's | 22 Vacant | 39 Corporate One Credit | 56 Homewood Suites | 73 La Petite Academy | 90 Capella Center 2 | 107 Hilton Hotel | 124 Lifestyle Center - Polaris Fashion Pl. | 141 Matt The Millers/DXL | 158 The Edge at Polaris |
| 6 Taco Bell/Pizza Hut | 23 Quaker Steak & Lube | 40 Offices at Polaris | 57 Skyline Chili | 74 The Cabinet Shop | 91 Azia Oriental Rugs | 108 Polaris West | 125 Valvoline | 142 Roosters | 159 Panda Express |
| 7 Chuy's | 24 NTB | 41 Beacon Insurance | 58 Polaris Neighborhood Ctr. | 75 Alpha Graphics | 92 Chase | 109 Potbelly's/Omaha Steak/Vit. Shop | 126 Raising Cane's | 143 Westar Nbhd. Retail Center | 160 AV Shopping Center |
| 8 Jared The Galleria of Jewelry | 25 Comfort Inn | 42 Polaris Innovation Center | 59 DSW | 76 Newcome Electronic Systems | 93 Gemini Shopping Center | 110 BJ's Restaurant/Brewhouse | 127 Firestone | 144 Ravines at Westar | 161 Swensons |
| 9 MacKenzie River Pizza | 26 Magic Mountain | 43 Shell | 60 Olive Garden | 77 Hugs and Hearts | 94 Sancus Nbhd. Shopping Center | 111 Mimi's Café | 128 McDonald's | 145 Valvoline | 162 Certified Oil |
| 10 Wendy's | 27 Carrabba's Italian Grill | 44 BP | 61 Red Lobster | 78 Olentangy Management | 95 Polaris Neighborhood Center 2 | 112 Costco | 129 Walgreen's | 146 Ikea | 163 Chili's |
| 11 Extended Stay of America | 28 Hilton Garden Inn | 45 McDonald's | 62 Diamonds Direct | 79 Polaris Family Dentistry | 96 Star Lanes | 113 Costco Gas | 130 Avenue at Polaris | 147 Ashley/Morris Furniture | 164 Home 2 Suites |
| 12 Polaris Towne Center | 29 Waffle House | 46 Steak & Shake | 63 BP | 80 EDS Industrial Solutions | 97 Fifth/Third Bank | 114 Mitchell's Steakhouse | 131 AutoZone | 148 Value City Furniture | 165 Huntington Bank |
| 13 Lowe's | 30 La-Z-Boy | 47 Polaris Grille | 64 Vacant | 81 Quick Inc. | 98 The Market at Polaris | 115 Royal Ginger | 132 Jason's Deli | 149 Staybridge Suites | 166 Turbo Wash |
| 14 Target | 31 Mattress Firm | 48 Four Points Hotel | 65 Sancus Retail Center | 82 Crandl | 99 Candlewood Suites | 116 The Lakes at Polaris | 133 Medical Office | 150 At Home | |
| 15 Cort Furniture | 32 Rude Dog Bar & Grill | 49 Offices at Polaris | 66 Polaris Fashion Place | 83 Pella Windows | 100 Haverly Furniture | 117 Gemini Place Retail Center 3 | 134 Haverly Office | 151 Polaris Retirement | |
| 16 AAA Car Care | 33 House Of Japan | 50 Offices at Polaris | 67 Polaris Professional Center | 84 Rockford Homes | 101 Red Robin | 118 Cambria Suites | 135 Tim Horton's | 152 Burger King | |
| 17 Chase - McCoy Center | 34 Capella Center | 51 Quest Business Center | 68 Polaris Medical Center | 85 Mr. Tire | 102 Polaris Neighborhood Center 3 | 119 L.A. Fitness | 136 Goo Goo Car Wash | 153 Corner Bakery | |



BUILDING AREA ANALYSIS

BUILDING AREA	12,000 SF
TENANT 'A' (NORTH)	6,112 SF
LANDLORDS ROOM (51.6%)	75 SF
	6,184.5 SF 51.6%
TENANT 'B' (SOUTH)	5,743 SF
LANDLORDS ROOM (48.4%)	70 SF
	5,815.5 SF 48.4%
LANDLORD ROOM	145 SF



NEW AVENUE
architects-engineers

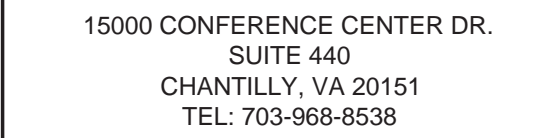
4140 REED ROAD, SUITE 201
UPPER ARLINGTON, OH 43220
614.884.8888

8600 Sancus Blvd.
Columbus, Ohio 43240
Lease Drawing - TENANT 'A'

PROJECT

PROJ. NO. 21-0080
DRAWN BCR
DATE 2/18/2021

LOD-A



COLUMBUS RENTAL SHOWROOM
AND CLEARANCE CENTER

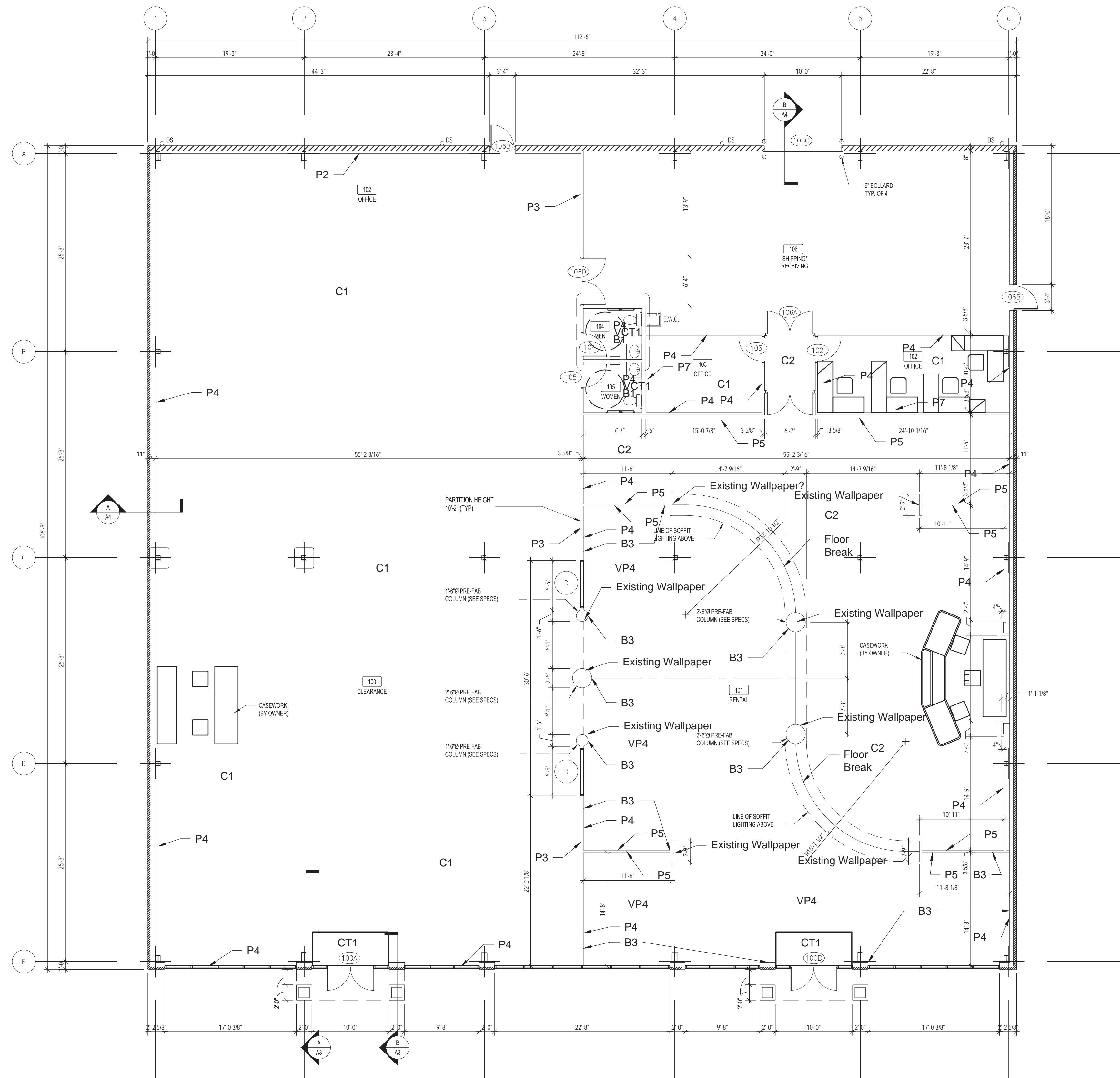
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FLOOR FINISH PLAN

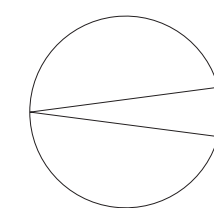
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Drawn by:	
Scale:	AS NOTED

Sheet:

A-1

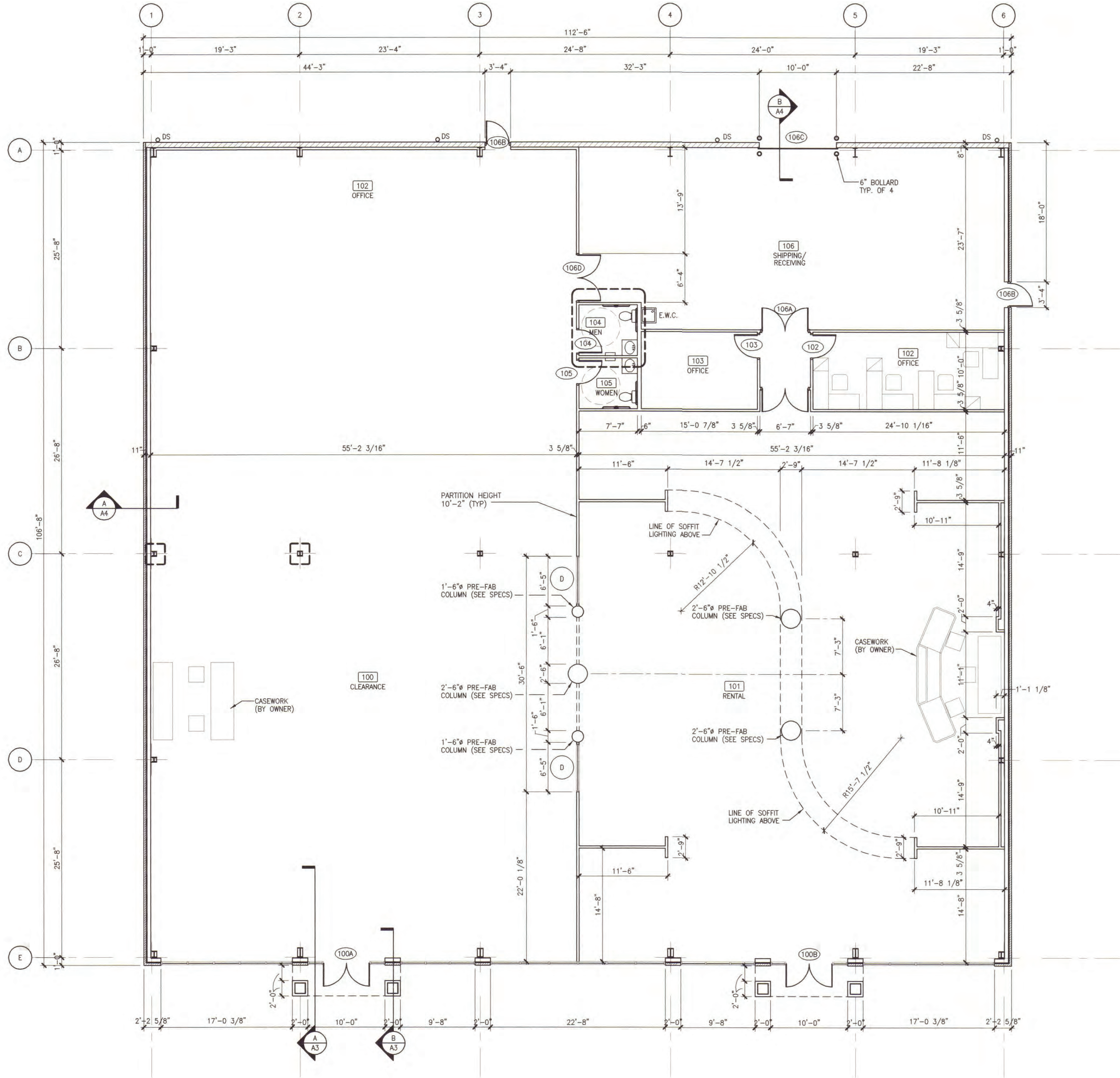


FLOOR FINISH PLAN

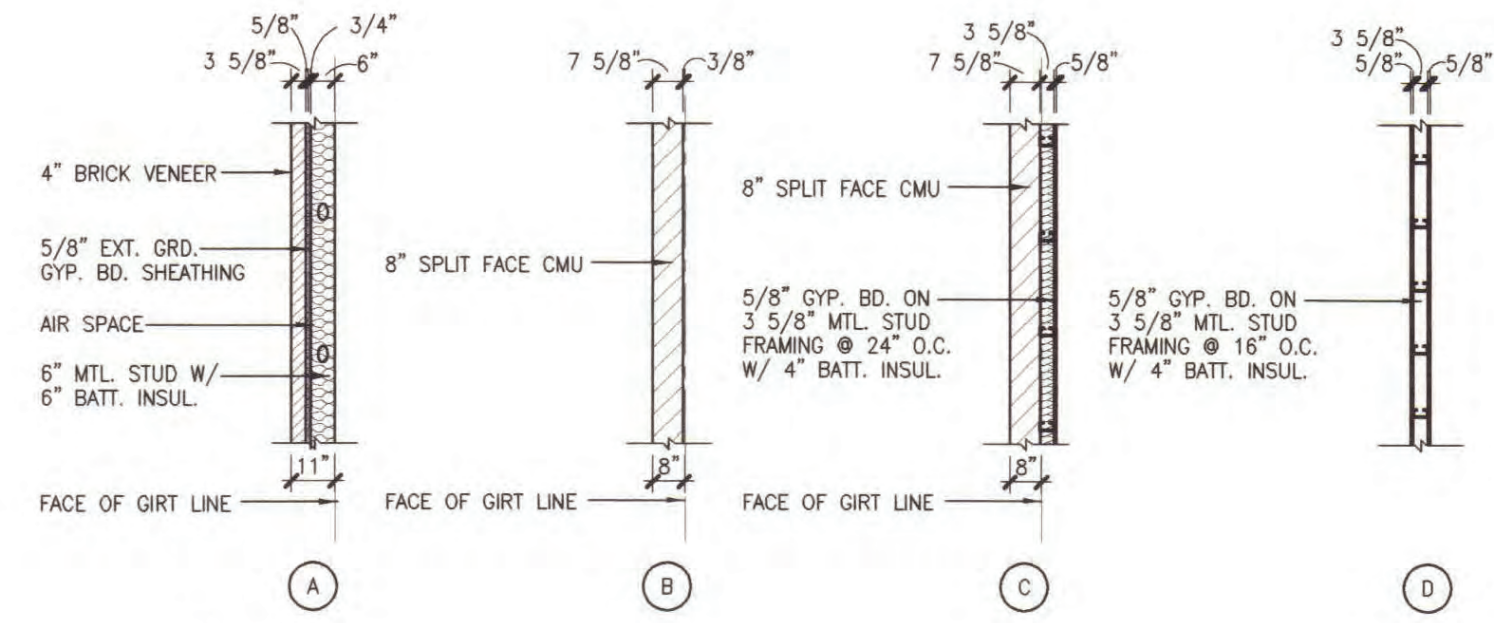
$$1/8" = 1'-0"$$


FINISH NOTES:

1. INSTALL VINYL BASE:
JOHNSONITE, 4" HIGH ROLLED
GOODS, **COLOR # 24 GREY
HAZE (B1)** THROUGHOUT THE
ENTIRE FACILITY UNLESS
NOTED OTHERWISE.
APPLY STRAIGHT BASE ON
CARPETS AND COVE ON HARD
SURFACES.
2. INSTALL VINYL BASE
JOHNSONITE, 4" HIGH ROLLED
GOODS, COLOR # **460 COTTON
(B3)** ONLY ON LEFT SIDE OF
RENTAL SHOWROOM WHERE
VINYL PLAN **VP4** IS LOCATED.
APPLY STRAIGHT BASE ON
VINYL PLANK.
3. REFER TO COURT FLOOR AND
WALL FINISH SCHEDULE,
SHEETS F1, F2, AND F3 FOR
MORE DETAILS.



first floor plan
1/8" = 1'-0"

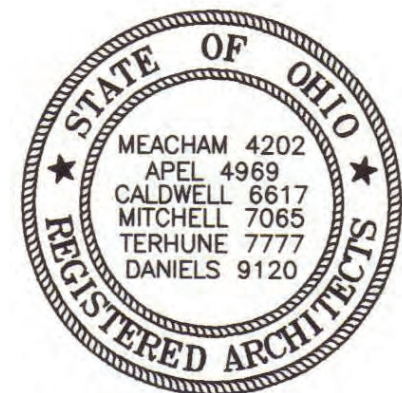


wall types
1/4" = 1'-0"

ROOM FINISH SCHEDULE							
ROOM NO.	NAME	FLOOR	BASE	WALL MATL FINISH	CEILING	HEIGHT	REMARKS
100	CLEARANCE	CARPET	CPT	GYP/PAINT VWC	ACT	10'-0"	
101	RENTAL	CARPET	CPT	GYP/PAINT VWC	ACT	10'-0"	
102	OFFICE	CARPET	CPT	GYP/PAINT	ACT	8'-0"	
103	OFFICE	CARPET	CPT	GYP/PAINT	ACT	8'-0"	
104	MEN'S TOILET	VCT	VINYL	GYP/PAINT	ACT	8'-0"	
105	WOMEN'S TOILET	VCT	VINYL	GYP/PAINT	ACT	8'-0"	
106	SHIPPING/RECVG	CONC.	VINYL	GYP/PAINT CMU/PAINT	EXPOSED	-	

FINISH LEGEND

- FLOOR
CARPET - DIRECT GLUE DOWN CARPET
VCT - VINYL COMPOSITION TILE
CONC. - SEALED CONCRETE
- BASE
VINYL - 4" VINYL BASE
CPT - 4" CARPET BASE
- WALL
PAINT - PAINTED SURFACE
CMU - CONCRETE MASONRY WALL
GYP. - GYPSUM WALL BOARD
- CEILING
ACT - STANDARD 2' x 4' ACOUSTIC CEILING TILE SYSTEM
EXPOSED - EXPOSED STRUCTURE



THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS", DATED 1996, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN THIS WORK, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY INDICATED NOTES OR DETAILS. ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THIS PLAN MUST HAVE PRIOR WRITTEN APPROVAL BY THE ADMINISTRATOR, DIVISION OF SEWERAGE AND DRAINAGE.

THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764, THE DIVISION OF SEWERAGE AND DRAINAGE AT 645-6311, AND THE DIVISION OF CONSTRUCTION AT 645-3182, 48 HOURS BEFORE STARTING CONSTRUCTION. THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE DETERMINED BY THE CONTRACTOR BEFORE STARTING WORK.

ALL PLASTIC PIPE SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM 901.

EROSION AND SEDIMENT CONTROL- LAND DISTURBANCE OF AREAS LESS THAN TWO ACRES AND NOT PART OF A LARGER PLAN OF DEVELOPMENT ARE NOT REQUIRED TO SUBMIT TO THE CITY FOR APPROVAL AN EROSION AND SEDIMENT CONTROL PLAN. HOWEVER, THE OWNER/ OPERATOR PROPOSING SUCH LAND-DISTURBING ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF THE DIVISION OF SEWERAGE AND DRAINAGE "EROSION AND SEDIMENT CONTROL REGULATION". ALL LAND-DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS TO DETERMINE COMPLIANCE WITH THE STANDARDS AND REGULATIONS. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO ENFORCEMENT ACTION BY THE CITY.

A map of the study area. A north arrow is in the top left. A scale bar from 0 to 1 mile is in the top right. The map shows SANGUIS BLVD. running vertically, POLARIS PARKWAY running diagonally from the top right, and LAZELLE ROAD running horizontally at the bottom. A shaded rectangular area on SANGUIS BLVD. is labeled 'SITE' with an arrow pointing to it.

REF.	ITEM	DESCRIPTION	UNIT	QUANTITY
1.	901	10" PIPE W/TYPE 1 BEDDING	L.F.	402
2.	901	12" PIPE W/TYPE 1 BEDDING, CONC. ENCASED	L.F.	106
3.	604	CATCH BASIN AA-S133 W/AA-S141 GRATE	EA.	3
4.	604	END WALL AA-S166	EA.	1
5.	601	ROCK CHANNEL PROTECTION, TYPE B	C.Y.	0.6
6.	SPEC.	ORIFICE PLATE AA-S145	EA.	1
7.	207	EROSION & SEDIMENT CONTROL	L.S.	AS NEEDED

**CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE**

DIVISION USE ONLY				OWNER	
				CONTRACTOR	
				INSPECTOR	
				AGREEMENT	COMPLETETED
				RPD	CID
				INDEX DETAIL	RECORD FILE

CONTRACT DRAWING NO. CC-11447	RECORD PLAN NO.
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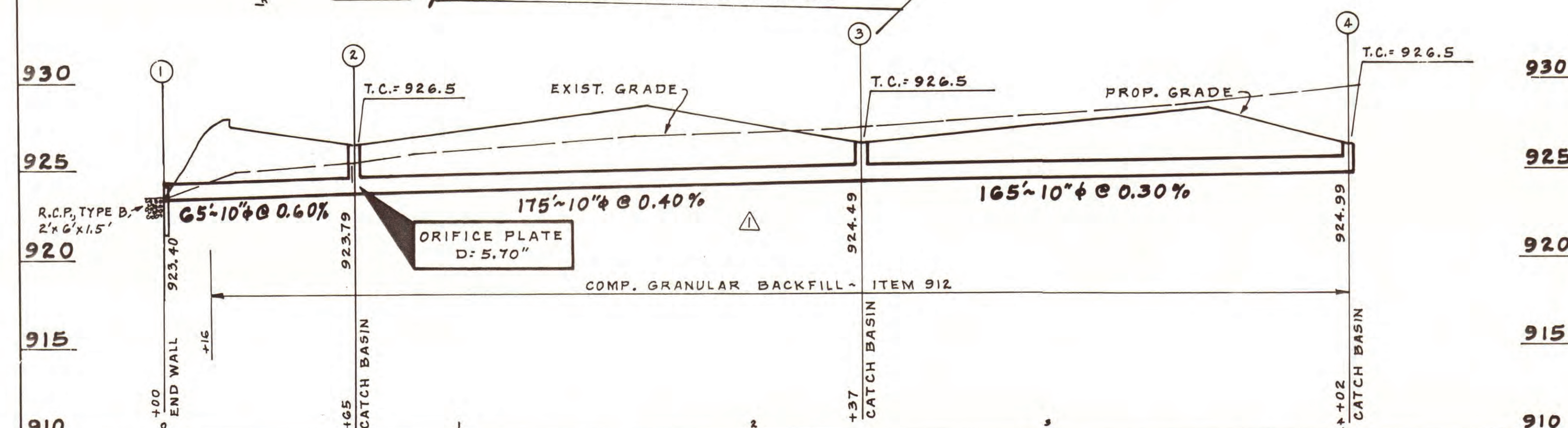
STANDARD DRAWINGS

AA-5133
AA-5141
AA-5145
AA-5149
AA-5150
AA-5166

STAMPED "X" ON S. BOLT OF TOP FLANGE
OF FIRE HYD., 77.5' N. OF N. P/L AND
41.5' E. OF E. R/W OF SANCUS BLVD.
ELEV. 929.38

SITE AREA = 1.30 AC.
BLDG. AREA = 12,000 S.F.
PYMT. & SIDEWALK = 28,120 S.F.
GRASS AREA = 16,500 S.F.

ON SITE CONTACT: RICH IRELAND
PH. 889-1445



WOLF ENGINEERING
4846 FRESHWATER ROAD
DELAWARE, OHIO 43015

SEAL

Charles R. Wolfe 35196 3-30-99
REGISTERED ENGINEER NO. DATE

PROJECT TITLE: PRIVATE STORM SEWERS AND PONDING AREAS FOR CORT FURNITURE									
DIVISION USE ONLY						OWNER			
						CONTRACTOR			
						INSPECTOR			
						AGREEMENT		COMPLETION	
RPD		CKD		CID		CON.D			
						INDEX DETAIL		RECORD FILE	

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ESTIMATE OF QUANTITIES				
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**CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
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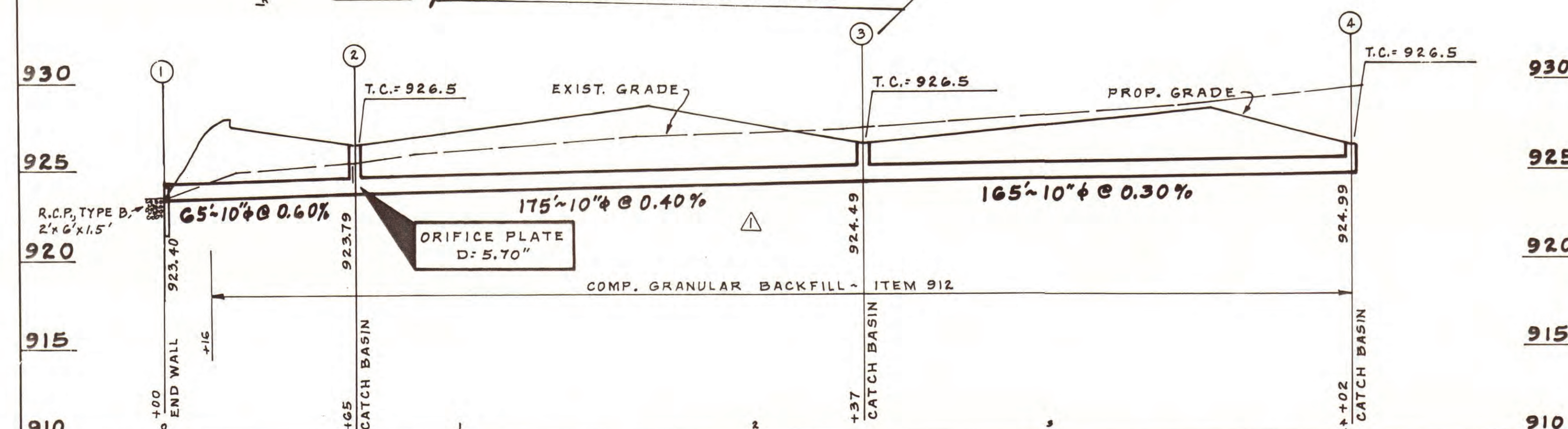
DIVISION USE ONLY				OWNER	
				CONTRACTOR	
				INSPECTOR	
				AGREEMENT	COMPLETED
				RPD	CKD
				CID	CON.DR.
				INDEX DETAIL	RECORD FILE


CONTRACT DRAWING NO.
CC-11447

AA-5133
AA-5141
AA-5145
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