

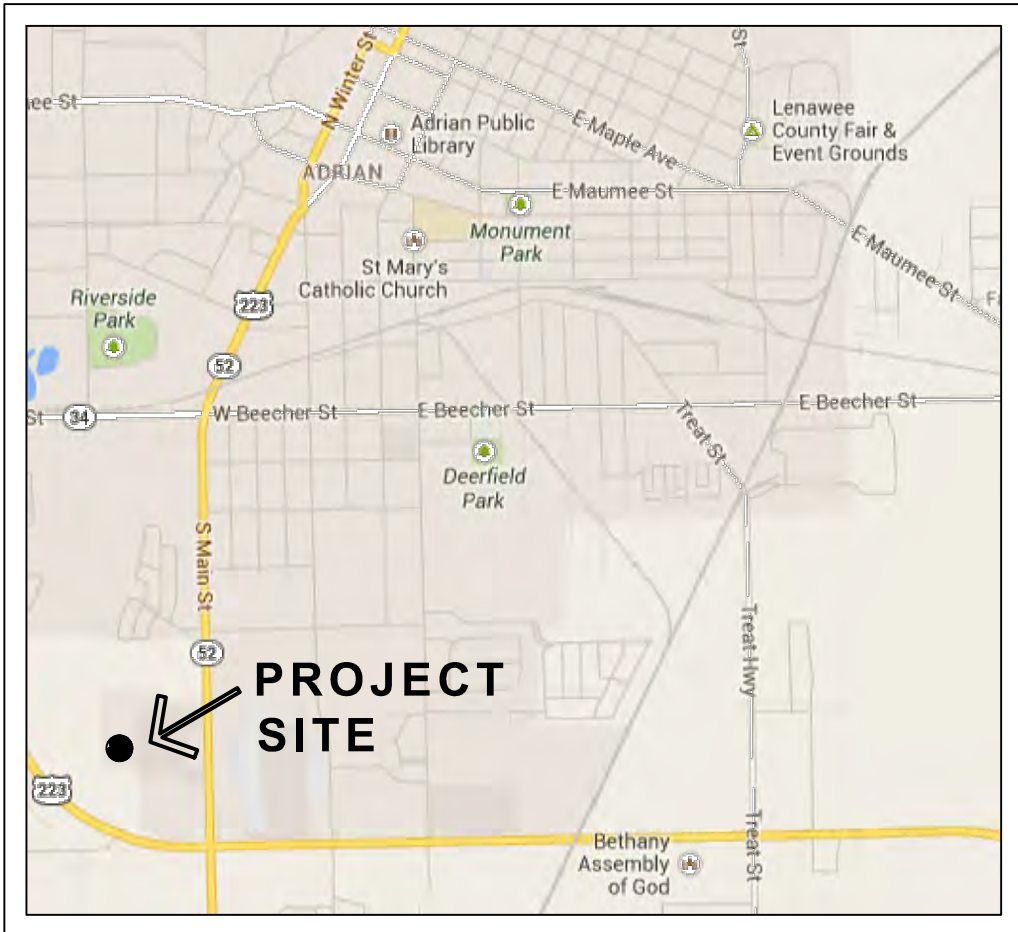
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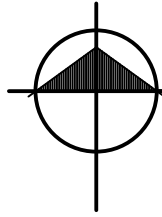
Interior Tenant Build - Out Crossroads Mall

1 4 1 6 S o u t h M a i n S t r e e t
A d r i a n , M I

VICINITY MAP



1392 S. Main Street Adrian, MI



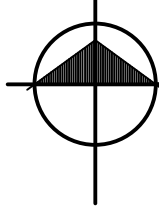
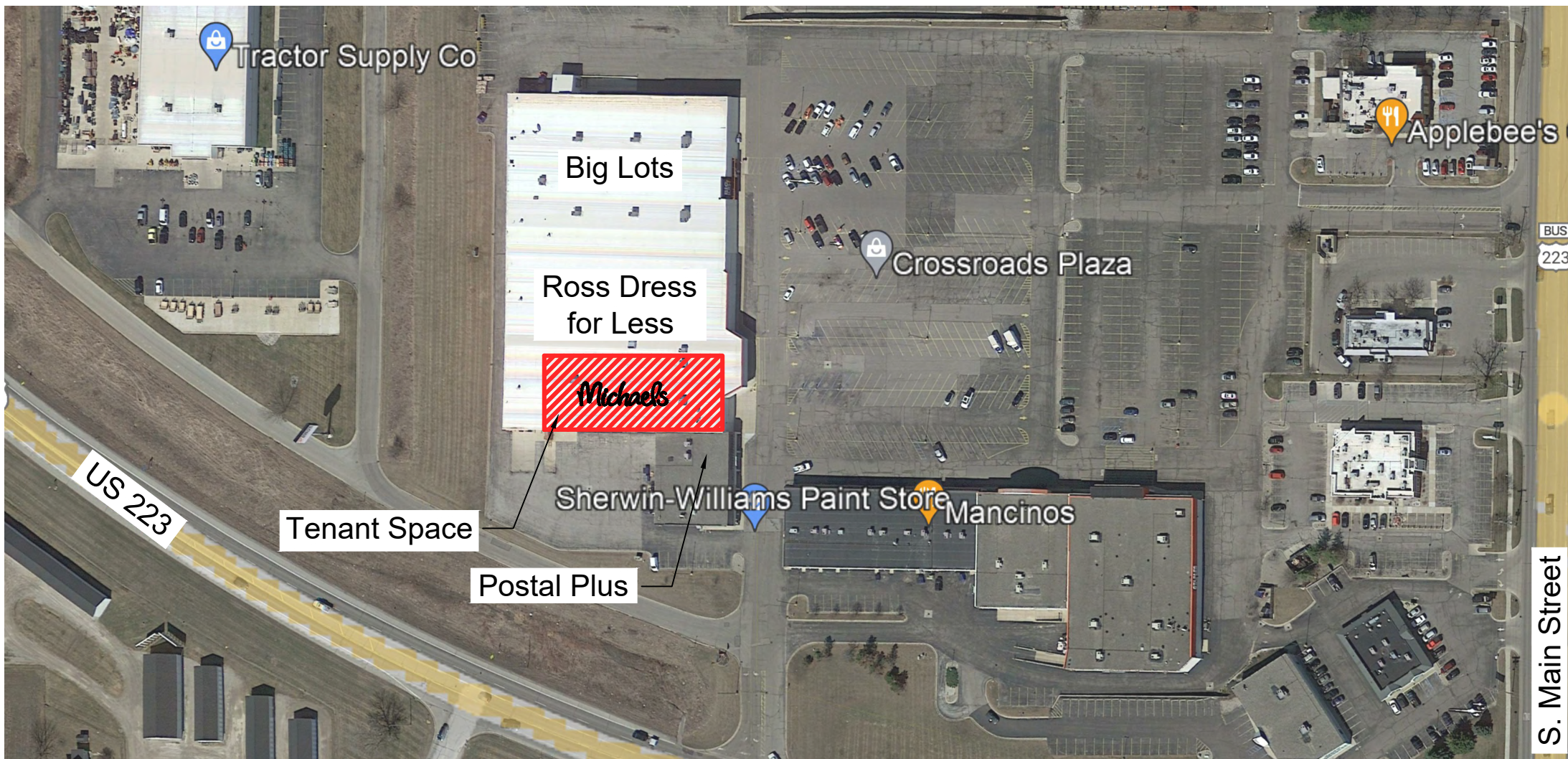
VICINITY MAP

NONE

PROJECT DESCRIPTION

This project is a renovation, (interior tenant build out) to an existing single-story commercial building ~ 18,347sf. The building location is the old K-Mart store in the Crossroads Mall at 1416 S. Main Street in Adrian, Michigan. The total building floor area is ~ 86,500 sf and is shared by two additional mercantile tenants.

This building was built in the spring of 1990 and has a fire suppression / sprinkled system throughout. The construction type is 3B and therefore is constructed of non-combustible material at the perimeter. The building has been used for mercantile sales and will remain as a mercantile use group. The new tenant space will be a "Michael's" store and the interior renovation will conform with the Michael's prototypical standards. Stocks consist of : party ribbons & bows, gift wrapping supplies, children's art & craft supplies, costume & doll making supplies, crafting paints & adhesives, beads buttons & candle making supplies, artist paints & mediums, canvases, brushes, thinners, framed art, wooden & plastic frames, framed mirrors, framing materials such as mats, shadow boxes, precut glass, sewing supplies, including thread, yarn, needles, fabric, model making supplies, single stem & arranged silk floral and greenery, baskets, bows, single stem & bulk-dried floral, lamps & gifts, incense & accessories, stickers, assorted plastic toys, seasonal gifts, decorating items & supplies.



AERIAL VIEW

NONE

BUILDING DATA

APPLICABLE CODES

BUILDING: MICHIGAN BUILDING CODE **2015**
MECHANICAL: MICHIGAN MECHANICAL CODE **2015**
PLUMBING: MICHIGAN PLUMBING CODE **2015**
ELECTRICAL: MICHIGAN ELECTRIC CODE **2017**
including MI Part 8 technical amendments
ENERGY: MICHIGAN UNIFORM ENERGY CODE
ENERGZ: **2015 - Commercial**
FIRE: INTERNATIONAL FIRE CODE **2018**

CODE REVIEW SUMMARY

USE GROUP: M - Mercantile

TYPE OF CONSTRUCTION: III - B

OCCUPANCY:
Floor Sales 15,770 @ 30 sf/occ = 526 occupants
Storage 2,577 @ 300 sf/occ = 9 occupants

BUILDING AREA:
TOTAL BUILDING FLOOR AREA: 86,500 GSF

FIRE PROTECTION:
NFPA 13 FULLY SPRINKLED
Fire sprinkler modification to be submitted separately to the AHJ by the sprinkler contractor.

FIRE RESISTANCE RATINGS - III B - Sprinkled

STRUCTURAL FRAME	0 HOUR	TABLE 601
FLOOR CONSTRUCTION	0 HOUR	TABLE 601
ROOF CONSTRUCTION	0 HOUR	TABLE 601
EXTERIOR WALLS		
LOAD BEARING	2 HOUR	TABLE 601
NON-LOAD BEARING	0 HOUR	TABLE 601
INTERIOR WALLS		
LOAD BEARING	0 HOUR	TABLE 601
NON-LOADBEARING	0 HOUR	TABLE 601

FIRE PROTECTION NOTES:

- The general contractor will contract directly with Telgian Engineering and Consulting for the sprinkler shop drawing review costs. This review is required by Michaels to ensure that the fire sprinkler drawings are designed in accordance with the design parameters of these prototype fire sprinkler drawings.
- The general contractor will contract directly with Telgian Engineering and Consulting for the fire alarm and fire sprinkler inspection and acceptance test costs. This inspection and acceptance test is required by Michaels and is in addition to the inspections and test that may be required by the local authority having jurisdiction.
- The acceptance test of the fire sprinkler system shall be performed by the contractors and be done in conjunction with a full functional acceptance test of the fire alarm system performed by the fire alarm contractor and witnessed by Telgian Engineering and Consulting. The fire alarm and fire sprinkler inspection and acceptance test shall be coordinated by the contractors to occur on the same day. Additional days on site or separate visits required to complete the inspection and acceptance test will be at additional cost to the contractors.
- Installation and fabrication shall not commence until plans and calculations are approved by Telgian Engineering and Consulting.

OWNER

Mark Morteza Vakili
President MMV Inc.
markvakili@gmail.com
Phone: (949) 678-6000
Fax (949) 379-2855

TENANT

The Michaels Companies
3939 W. John Carpenter Fwy.
Irving, TX 75063

ARCHITECT

**Mike Nicklowitz, AIA,
LEED-AP**
Adrian Design Group, Plc.
126 E. Church Street
Adrian, MI 49221
(517)265-2700

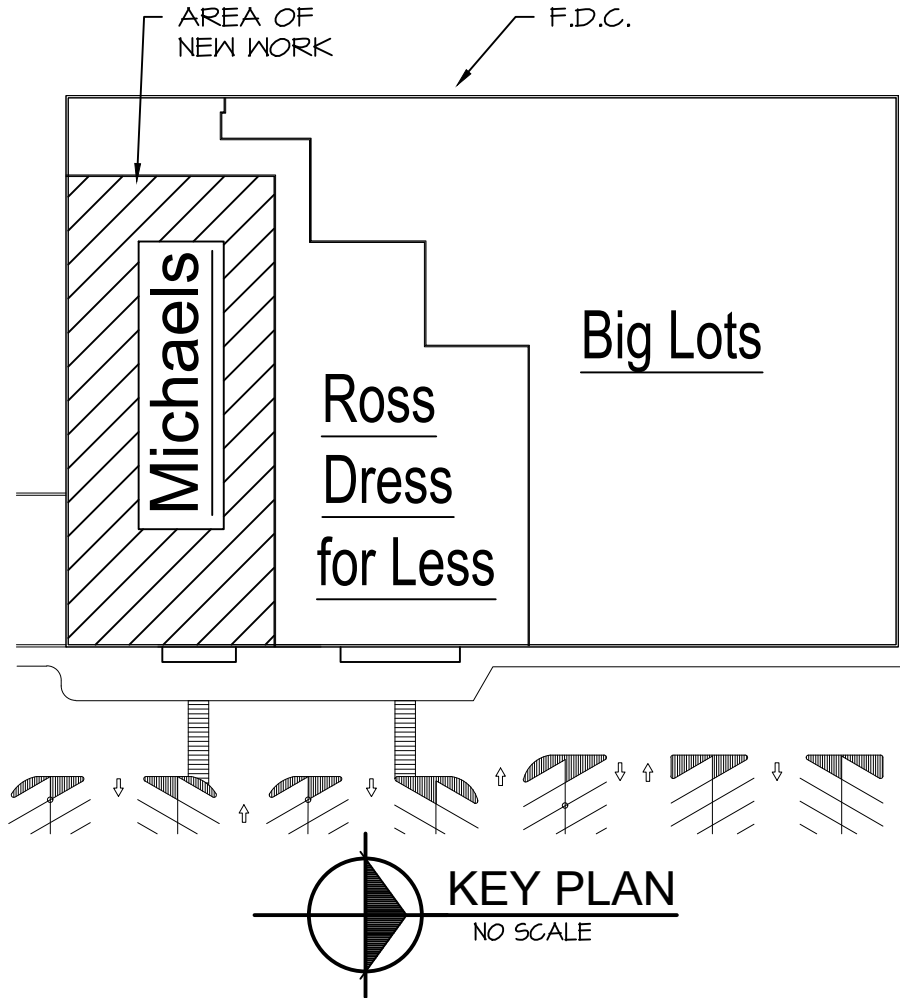
MECH. / ELEC. ENGINEER

Nathan Brunk
Brunk Engineering Design
6927 LIMERICK DRIVE
Onsted, MI 49265
(703) 791-9059

DRAWING INDEX

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●	●	D-110	Partial Demolition Plan
●	●	S-101	Composite Structural Floor Plan
●	●	S-110	Foundation & Framing Plans
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●	●	A-701	Interior Elevations - Employee Area
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●	●	A-704	Interior Elevations - Sales Area
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●	●	A-801	Fixtures Floor Plan
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●	●	P-001	Plumbing Cover Sheet
●	●	P-002	Plumbing Details & Schedules
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●	●	E-001	Electrical Cover Sheet
●	●	E-002	Light Fixture Schedules & Details
●	●	E-003	Electrical Details
●	●	E-004	Electrical Power Riser & Panel Schedules
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●	●	E-102	Electrical New Work Plan - Power
●	●	E-103	Electrical New Work Plan - Roof

- INCLUDED IN ISSUED SET
○ REFERENCED PREVIOUS - NO CHANGES



KEY PLAN
NO SCALE

I S S U E D:		
DATE	ISSUED FOR	
2-20-24	OWNER REVIEW	
2-28-24	BID / PERMIT	

CONSULTANT

ADG
Adrian Design Group, Plc.
126 E. Church Street - Adrian, MI 49221
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www.adriandesigngroup.com

Michael's
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
Title Sheet & Code Information

PROJECT NUMBER 23.018	
DATE 1-23-24	SCALE As Noted
DRAWN BY REN	SHEET NUMBER G-001
ARCH/ENGR. M. Nicklowitz	

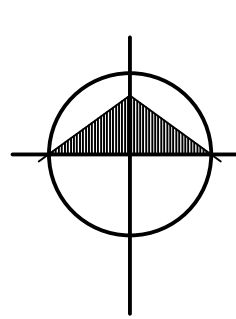
ABBREVIATIONS

ABV	above	EQ	equal
AFF	above finished floor	EPX	epoxy paint
AFG	above finished grade	EQUIP	equipment
ABR	abrasive	EXCV	excavated
ACC	access	EXH	exhaust
ACP	acoustical ceiling panel	EF	exhaust fan
AP	access panel	EXIST	existing
ACT	acoustic ceiling tile	EXP	expansion
ACOUS	acoustical	EJ	expansion joint
ALF	active leaf	EC	exposed construction
ADA	American's with disabilities act	EC/P	exposed construction-painted
ADD	addendum	EXT	exterior
ADH	adhesive	FOC	face of concrete
ADJ	adjacent	FOF	face of finish
ADJT	adjustable	FOM	face of masonry
ADM	administrative	FOS	face of studs
AGGR	aggregate	FFIN	Factory Finish
ALT	alternate	F	Fahrenheit
AL	aluminum	FT	feet
ALT	aluminum threshold	FP	folding partition
ANF	acoustic metal panel	FPM	feet per minute
ANC	anchor	FRP	Fiber reinforced panel
AB	anchor bolt	FIN	Finish
APPROX	approximate	FE	Fire extinguisher
ARCH	architectural	FEC	Fire extinguisher cabinet
ASPH	asphalt	FHC	Fire hose cabinet
ASSOC	associates	FPRF	Fireproof
AVG	average	FIXT	Fixture
AWC	acoustic wall covering	FLASH	Flashing
B/B	back to back	FLX	Flexible
BF	barrier free	FL	Floor
BSMT	basement	FCO	Floor cleanout
BM	beam	FD	Floor drain
BRG	bearing	FLUOR	Fluorescent
BET	between	FTG	footing
BEV	bevel	FDN	foundation
BITUM	bituminous	FR	frame
BLKG	blocking	FRMG	framing
BD	board	FURR	furring
BS	both sides	FUT	future
BOTT	bottom	FWG	fabric wall covering
BC	bottom chord	GC	general contractor
BOS	bottom of steel	GA	gage (gauge)
BRGG	bracing	GALV	galvanized
BRKT	bracket	GEN	general
BTU	British thermal unit	GL	glass
BTU/hr	British thermal unit per hour	GB	grab bar
BLDG	building	GR	grade
BUR	built-up roofing	GRT	grating
BULL	bulletin	GR	grille
CAB	cabinet	GYP BD	gypsum board
CI	cast iron	GFL	gypsum lath
CLKG	caulking	GPT	gypsum tile
CLG	ceiling	GWB	gypsum wall board (drywall)
CTR	center	HR	hand rail
C/C	center to center	HGR	hanger
CM	centimeter	HDNR	hardware
CER	ceramic	HD	head
CMT	ceramic mosaic tile	HVAC	heating, ventilating & air conditioning
CMU	concrete masonry unit	HGT	height
CT	ceramic tile	HEX	hexagon
CTB	ceramic tile base	H	high
CHKD PL	checkered plate	HP	high point
CLR	clear	HS	high strength
CLO	closet	HC	hollow core
CLS	closure	HM	hollow metal
COL	column	HORIZ	horizontal
CONC	concrete	HB	hose bibb
CMU	concrete masonry unit	HR	hour
CONC/H	concrete with hardener	INC	incandescent
CONC/E	concrete-epoxy finish	IN	inch
CONC/P	concrete-painted	INCL	include
CONF	conference	ID	inside diameter
CONN	connection	IMS	insulated metal siding
CONSTR	construction	IAMS	insulated acoustical metal siding
CJ	control joint	INSUL	insulation
CONT	continuous	INT	interior
CONTR	contract(or)	INV	invert
CORR	corridor	IE	invert elevation
CORG	corrugated	JC	janitor closet
CSK	countersink	JT	joint
CVD	coved	JBOX	junction box
CPT	carpet	KPL	kick plate
CS	course (notes)	K	kips
CF	cubic feet	KIT	kitchen
CFM	cubic feet per minute	LB	pound
CYL	cylinder	LAB	laboratory
DPR	dampener	LAM	laminated
DP	dampproofing	LDG	landing
DEPT	department	LAV	lavatory
DET	detail	LH	left hand
DIAG	diagram	LG	length
DIA	diameter	LEV	level
DIFF	difference	LT	light
DIM	dimension	LOC	locate
DISP	dispenser	LKR	locker
DR	door	LVR	louver
DH	door header	LP	low point
DJ	door jamb	LM	linear metal
DO	door opening	MACH	machine
DBL	double	MGR	manager
DNL	dowels	MH	manhole
DN	down	MFR	manufacturer
DS	downspout	MFG	manufacturing
DNR	drawer	MRBL	marble
DNG	drawing	MAS	masonry
DF	drinking fountain	MO	masonry opening
EA	each	MATL	material
EN	each way	MAX	maximum
ELEC	electric (electrical)	MECH	mechanical
ENG	electric water cooler	MC	medicine cabinet
EL	elevation	MED	medium
ELEV	elevator	MEMB	membrane
EMER	emergency	MET	metal
ENCL	enclosure		

M	mezzanine	STRUC	structural
MEZZ	mezzanine	S_STL	structural steel
MM	millimeter	SUBST	substation
MIN	minimum	SURF	surface
MG	metal grate	SUSP	suspended
MIR	mirror	SNBD	switchboard
MISC	miscellaneous	SYM	symmetrical
MOD	module	SCW	solid core wood
MLDG	molding	ST	stain
MTD	mounted	TKBD	tack board
MTG	mounting	TEL	telephone
MH	mounting height	TV	television
MUL	mullion	TEMP	tempered
NOM	nominal	TERM	terminal
NS	non-slip	TER	terrazzo
N	north	T	toilet
NOS	nosing	TLT	toilet
NIC	not in contract	THK	thick
NTS	not to scale	THRES	threshold
NO	number	TPD	toilet paper dispenser
OFF	office	T&G	tongue and groove
OC	on center	T&B	top and bottom
OPNG	opening	TC	top chord
OPER	operator	TP	top of pavement
OPP	opposite	TR	top of rail elevation
OZ	ounce	TOS	top of steel
O/O	out to out	TB	towel bar
OD	outside diameter	T	tread (dimension)
OHDR	overhead door	TRD	tread (notes)
P	pair	TD	trench drain
FR	panel	TYP	typical
PNL	panel	UC	undercut
PB	panic bar	UG	underground
PTD	paper towel dispenser	UNF	unfinished
FTD/R	paper towel dispenser/receptacle	UMS	uninsulated metal siding
PTR	paper towel receptacle	UH	unit heater
PVMT	pavement	UR	urinal
PEN	penetration	UNO	unless noted otherwise
PERF	perforated	VAC	vacuum
PC	piece	V	vent
PLAS	plastic	VTR	vent thru roof
PL	plate	VERT	vertical
PLTF	platform	VEST	vestibule
PLAM	plastic laminate	VIN	vinyl
PLND	plywood	VCT	vinyl composition tile
PT	point	VES	vinyl edge strip
LB	pound	VFF	vinyl plank flooring
PSF	pounds per square foot	VSC	vinyl stair covering
GRD	pounds per square inch	VNC	vinyl wall covering
PP	power panel	WSC	wainscot
PREFAB	prefabricated	WC	water closet
PROJ	project	WP	waterproof
PROP	property	WT	weight
QT	quarry tile	WP	weather proof
R	radius	WNF	welded wire fabric
RAF	raised access floor	W	width (wide)
RR	railroad	W	width
RECPT	receptacle	W	width
REINF	reinforced (reinforcement)	WDN	window
REF	reference	WH	window head
REMV	removable	WJ	window jamb
REQD	required	WO	window opening
RES	resilient	WS	window sill
RSB	resilient base	WMP	wire mesh partition
RA	return air	WGL	wire glass
RH	righthand	WV	with
RM	recessed mat	W/O	without
R	riser	WOM	women's
RSC	rolling steel curtain	WD	wood
RVC	rolling vinyl curtain	WDS	wood siding
RC	roof conductor	WP	working point
RD	roof drain		
RS	roof sump		
RWB	resilient wall base		
RT	resilient tile		
RV	roof vent		
RFG	roofing		
RM	room		
RO	rough opening		
SA	sound absorbing		
SND	sanitary napkin dispenser		
SNR	sanitary napkin receptacle		
SCH	schedule		
SCR	screw		
SCD	seat cover dispenser		
SEC	secretary		
SECT	section		
SEP	separate		
SHTG	sheathing		
SHT	sheet		
SV	sheet vinyl		
SH	shelf		
SHLD	shielded		
SHR	shower		
SIM	similar		
SFR	single-ply roof		
SD	soap dispenser		
S.D.S.	scupper & downspout		
SC	solid core		
S	south		
SLR	sealer		
SP	spaces		
SPKR	speaker		
SQ	square		
SQ FT	square foot		
SQ YD	square yard		
STAOG	staggered		
SS	stainless steel		
STD	standard		
STA	station		
STL	steel		
SS	stainless steel		
STIFF	stiffener		
STOR	storage		

GENERAL DRAWING SYMBOLS LEGEND

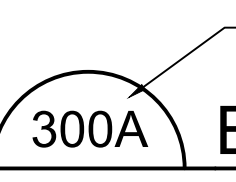
NORTH ARROW



ACCESSIBLE



DETAIL SYMBOL



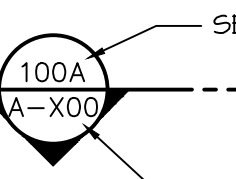
DETAIL NUMBER/LETTER

A-100
A-101
A-102

BUILDING SECTION

1/4" = 1'-0"
SHEETS DETAIL IS REFERENCED

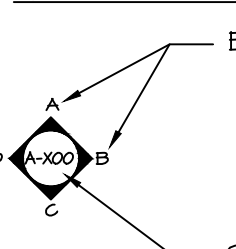
DETAIL & SECTION CUT SYMBOL



SECTION NUMBER/LETTER

SHEET SECTION IS REFERENCED ON

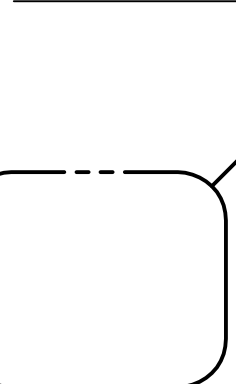
ELEVATION SYMBOL



ELEVATION LETTER

SHEET ELEVATION IS REFERENCED ON

LARGE SCALE PLAN or DETAIL



DETAIL LETTER/NUMBER

100A

A-X00

SHEET DETAIL IS REFERENCED ON

DOOR NUMBER

100A

CASEWORK

K24-A

TOILET ROOM ACCESSORY

TP-1

ROOM NAME & NUMBER

ROOM
NAME
100

INTERIOR WALL PARTITION TYPE

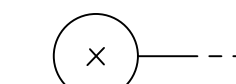


ELEVATION (ABOVE FINISHED FLOOR)

108.50
A.F.F.

108.50
A.F.F.

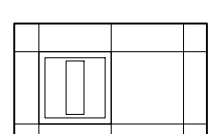
COLUMN IDENTITY AND CENTERLINE



REVISION CLOUD AND SYMBOL



TYPICAL PLAN DRAWING SYMBOLS



BUILDING MATERIALS

PROJECT TITLE

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

SHEET TITLE

Abbreviations & Symbols

CERTIFIED BY

PROJECT NUMBER

23.018

DATE

1-12-24

SCALE

A5 NOTED

DRAWN BY

NM

SHEET NUMBER

G-002

ARCH/ENGR.

M. Nicklowitz

PROJECT CRITERIA

- CONSTRUCTION**

BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES BETWEEN THE ACTUAL DIMENSIONS ON THE SITE AND THOSE INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE MICHAEL'S CONSTRUCTION MGR. FOR INSTRUCTIONS AND CONSIDERATIONS BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE PROPER INSTALLATION AND OPERATION OF ALL IMPROVEMENTS WHETHER OR NOT PROVIDED FOR IN THE IMPROVEMENT DOCUMENTS. ALL IMPROVEMENTS AS INDICATED IN THE PROGRAM DRAWINGS, INCLUDING BUT NOT LIMITED TO, ROOFING, HVAC, PLUMBING, LIGHTING, ELECTRICAL, AND ALL INTERIOR IMPROVEMENTS SUCH AS FLOORS, WALLS, DOORS, AND CEILINGS SHALL BE CONSTRUCTED OF OR INSTALLED WITH NEW MATERIALS AND PARTS. INSTALL ALL MANUFACTURING ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IMPROVEMENTS. ALL WORK SHALL BE MADE COMPLETE. REWORK RESULTING FROM FAILURE TO COORDINATE WILL BE DONE AT NO ADDITIONAL COST. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES MUST BE REMOVED AT COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL LIMIT THE INGRESS AND EGRESS OF MEN AND EQUIPMENT TO THE CONSTRUCTION SITE TO AUTHORIZED PERSONS ONLY. DAMAGE TO ANY EXISTING INTERIOR OR EXTERIOR CONSTRUCTION SHALL BE REPAIRED TO "LIKE NEW" CONDITION UNDER THIS CONTRACT. CONFINE PARKING, STORAGE, & TRAILERS TO AREA ALLOWED BY LANDLORD AND/OR LEASE. (REAR OF PROPERTY). EXCEPT WHERE OTHERWISE SPECIFIED, THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FROM INJURY OR DAMAGES. AT THE END OF THE DAY'S WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED OR OTHERWISE PROTECTED AS REQUIRED. THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES ADEQUATE SAFETY BARRICADES AND CLEAR ACCESS IN AND OUT OF THE WORK SITE SO AS TO FACILITATE DAILY TRAFFIC MOVEMENT, DELIVERIES, AND INSPECTION.
- WARRANTY**

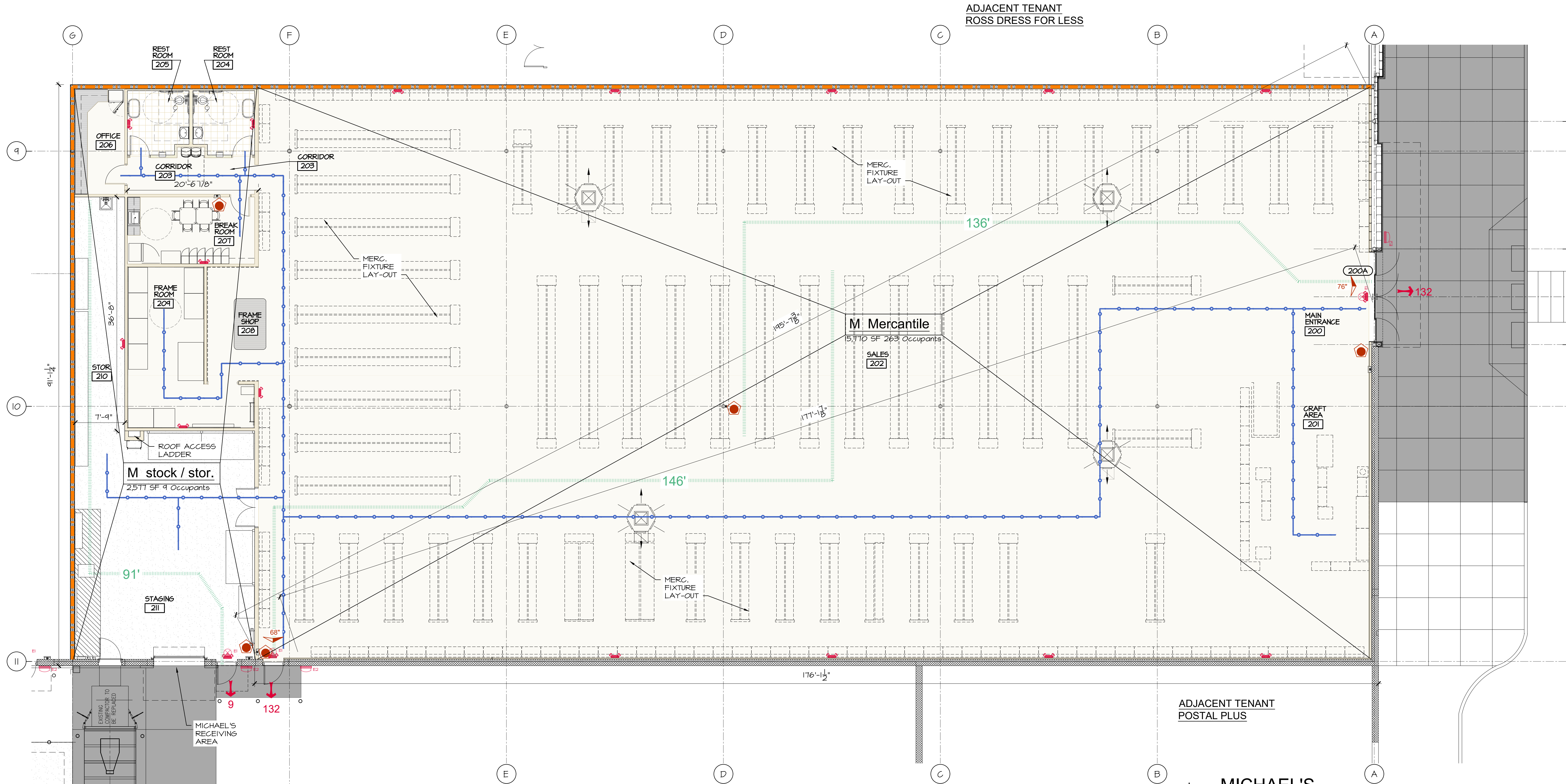
THE GENERAL CONTRACTOR UNCONDITIONALLY GUARANTEES ALL WORK PERFORMED BY, OR AT THE EXPENSE OF, THE GENERAL CONTRACTOR IN THE CONSTRUCTION OF THE PREMISES AND THE LEASEHOLD IMPROVEMENTS AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS AND WILL REMEDY ANY SUCH DEFECTS WHICH APPEAR WITHIN A PERIOD ENDING ONE (1) YEAR AFTER THE SUBSTANTIAL COMPLETION DATE. AT THE END OF THE WARRANTY PERIOD, THE GENERAL CONTRACTOR WILL UPON THE REQUEST OF THE MSI ASSIGN TO MSI ANY GUARANTEES OF WORKMANSHIP AND MATERIALS WHICH THE GENERAL CONTRACTOR MAY RECEIVE IN CONNECTION WITH THE PREMISES FOR ITEMS MSI IS REQUIRED BY THIS LEASE TO MAINTAIN. THE GENERAL CONTRACTOR SHALL PROVIDE TWO (2) BOUND COPIES OF EACH WARRANTY ITEM (I.E. EQUIPMENT, PERFORMANCE, INSTALLATION WARRANTIES) TO THE MSI.
- SITE INSPECTIONS AND ACCESS**

PRIOR TO THE GIVING OF THE SUBSTANTIAL COMPLETION NOTICE, THE GENERAL CONTRACTOR SHALL DELIVER TO MICHAEL'S STORES, INC. PHOTOGRAPHS ACCURATELY DEPICTING THE CONDITION OF THE PREMISES SUFFICIENT TO ENABLE THE MSI TO DETERMINE THE PROGRESS OF THE ENTIRE CONSTRUCTION AS NECESSARY TO MEET THE COMPLETION DATE. THE ABOVE MENTIONED PHOTOS WILL BE TAKEN ON A BIWEEKLY BASIS (WEDNESDAY OR THURSDAY) AND DELIVERED TO THE MSI CONSTRUCTION MANAGER NO LATER THAN FRIDAY AFTERNOON. DURING THE PROGRESS OF CONSTRUCTION OF THE PREMISES THE CONTRACTOR WILL PERMIT MSI ACCESS TO THE PREMISES FOR THE PURPOSE OF OBSERVING THE CONSTRUCTION. FURTHER, FROM THE PERIOD FROM (30) DAYS PRIOR TO THE CONTEMPLATED COMPLETION DATE THRU THE COMPLETION DATE, MSI WILL HAVE THE RIGHT TO OCCUPY THE PREMISES FOR THE PURPOSES OF INSTALLING FIXTURES, EQUIPMENT, MERCHANDISE, AND PERFORMING THE MSI'S CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH ANY INSPECTION BY APPLICABLE CITY OR OTHER GOVERNMENT OFFICIALS AND INSPECTORS AT ALL TIMES. IF SUCH OFFICIAL OR INSPECTOR DEEMS SPECIAL INSPECTION NECESSARY, PROVIDE ALL ASSISTANCE AND FACILITIES THAT WILL EXPEDITE HIS INSPECTION. A REPRESENTATIVE FROM MICHAEL'S STORES, INC. WILL MAKE PERIODIC SITE VISITS AND A FINAL PUNCH LIST TO VERIFY COMPLIANCE WITH THE INTENT OF THESE PROTOTYPE DOCUMENTS. THE GENERAL CONTRACTOR WILL USE REASONABLE DILIGENCE TO COMPLETE ALL FINAL PUNCH LIST ITEMS WITHIN TEN (10) DAYS FROM RECEIPT OF FINAL PUNCH LIST. THERE SHALL BE AT LEAST ONE SET OF COMPLETE DOCUMENTS (ALL DRAWINGS AND SPECIFICATIONS) AT THE PROJECT SITE AT ALL TIMES. THE GENERAL CONTRACTOR IS NOT TO SEPARATE THE SET OF CONSTRUCTION DOCUMENTS. THESE SETS ARE TO REMAIN INTACT AT ALL TIMES.
- DELIVERY OF PREMISES**

PRIOR TO THE END OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE MICHAEL'S WITH ONE "RED LINED" AS BUILT SET OF DOCUMENTS, SHOWING ANY MODIFICATIONS IN CONSTRUCTION WHICH DEViate FROM THE CONSTRUCTION DOCUMENTS AND ANY UNCOVERED EXISTING CONDITIONS. PRIOR TO DELIVERY DATE TO THE MSI, THE CONTRACTOR SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS. ANY ITEMS NOT REMOVED WILL BE DISPOSED OF AT THE GENERAL CONTRACTOR'S EXPENSE. THE GENERAL CONTRACTOR SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE TO PREPARE THE PREMISES FOR MSI OCCUPANCY ACCORDING BUT NOT LIMITED TO THE FOLLOWING: EXTERIOR MASONRY SURFACES WILL BE FREE OF MORTAR AND STAINS CAUSED BY CONSTRUCTION. ALL HARDWARE WILL BE FREE OF PAINT SPOTS AND DISCOLORATIONS CAUSED BY CONSTRUCTION. DUST WILL BE REMOVED FROM ALL PORTIONS OF THE PREMISES (INCLUDING, WITHOUT LIMITATION, LIGHT FIXTURES, HVAC GRILLES, AND DISPLAY WALLS). ALL FLOORS, FLOOR COVERINGS, FLOOR AREAS AND GLASS SHOULD BE CLEANED, BOTH INTERIOR AND EXTERIOR. PLUMBING FIXTURES WILL BE CLEAN AND BRIGHT AND EXPOSED METAL WILL BE CLEAN. ANY DAMAGE TO FLOORS AND/OR FLOOR COVERINGS SHALL BE PATCHED, REPAIRED AND/OR REPLACED TO PROVIDE A LIKE NEW FINISH. ALL SCUFFS AND SCRATCHES ON PAINTED SURFACES WILL BE TOUCHED UP AND REPAINTED. ANY DAMAGE TO WALLS OR WALL COVERINGS SHALL BE CORRECTED AT THE CONTRACTOR'S SOLE EXPENSE.
- SUBSTANTIAL COMPLETION**

"SUBSTANTIALLY COMPLETE" SHALL MEAN THAT ALL SYSTEMS ARE INSTALLED AND IN GOOD WORKING ORDER, THAT ALL UTILITY SERVICES ARE IN PLACE AND FINAL CONNECTIONS ARE MADE TO THE APPROPRIATE UTILITY COMPANIES. THE PROPER INSTALLATION AND COMPLETION OF THE FLOORS, CEILINGS, WALLS, AND STORE FRONT OF THE PREMISES. "SUBSTANTIALLY COMPLETE" SHALL ALSO MEAN THE GENERAL CONTRACTOR HAS INSTALLED ALL IMPROVEMENTS IN THE COMMON AREA INCLUDING THE SIDEWALKS, SERVICE DRIVES, PARKING AISLES, DRIVEWAYS, STREETS, CURBS, PARKING AREAS, AND TRAFFIC CONTROLS MUST BE COMPLETE AND OPEN TO THE PUBLIC. PYLON SIGNS AND RELATED ELECTRICAL WIRING TO MICHAEL'S CABINET MUST BE COMPLETE. ALL SECURITY LIGHTS ON THE BUILDING AND ALL LIGHT STANDARDS IN THE PARKING LOT MUST BE INSTALLED AND OPERATING. "SUBSTANTIALLY COMPLETE" SHALL ALSO MEAN THE GENERAL CONTRACTOR HAS OBTAINED A PERMANENT CERTIFICATE OF OCCUPANCY FROM APPROPRIATE GOVERNMENTAL AUTHORITIES AND THAT THERE ARE NO ITEMS OF CONSTRUCTION TO THE LEASEHOLD IMPROVEMENTS THAT WOULD IN ANY WAY RESTRICT THE MSI FROM COMMENCING ANY AND ALL OF ITS PRE-OPENING ACTIVITIES, AND FURTHER THAT ALL PUNCH LIST ITEMS WOULD BE CONSIDERED MINOR BY TYPICAL RETAIL MSI STANDARDS.

ISSUED:					
DATE		ISSUED FOR			
2-20-24		OWNER REVIEW			
2-28-24		BID / PERMIT			
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<div style="text-align: center;"> Adrian Design Group, PLC 126 E. Church Street - Adrian, MI 49221 ph. (517) 265-2700 www.adriandesigngroup.com</div>					
CONSULTANT					
<div style="float: left; width: 40%;"><p><i>Michaels</i></p><p>Tenant Build Out</p><p>Crossroads Mall 1416 S. Main St. Adrian, MI 49221</p></div> <div style="clear: both;"></div> <div style="float: right; width: 60%; text-align: center;"><p>SHEET TITLE</p><p>General Information</p></div>					
<div style="text-align: center;"></div>					
CERTIFIED BY					
PROJECT NUMBER					
DATE		SCALE			
1-23-24		As Noted			
DRAWN BY		SHEET NUMBER			
REN		G-003			
ARCH/ENGR.					
M. Nicklowitz					



BUILDING CODE STUDY

Construction Type: 3B Sprinkled
Use Groups: M Mercantile MBC Sec 309
(separated)

Heights and Areas:

MBC table 504.3 & 504.4
M Allowed Hgt. = 75' / 3 story
Actual Hgt. = 30'-4" / 1 story
MBC table 506.2
M Allowed Area = 50,000 sf Actual = 18,347 sf
Occupancy:
M sales 15,770 sf / 60 sf = 263 occupants
M store room 2,577 sf / 300 sf = 9 occupants
= 272 occupants

Existing StructurePS

Foundations: Reinforced concrete.
Superstructure: Steel framed & Load bearing CMU Exterior walls
concrete slab on grade
Floors: metal deck on engineered steel frame.
Main Roof: CMU masonry load bearing walls
Exterior Walls: metal or wood stud framing with gypsum board finish.
Interior Walls: Fully sprinkled NFPA 13
Sprinkler System:

Interior Wall & Ceiling Finishes Other Than Textiles

Horizontal exits Class B
Exit passageways Class B
Corridors Class C
All other areas Class C
Floor Finishes Class I
DOC FF 1-70 "pill test" 804.4.1

Fire Suppression, Detection, Alarm, and Emergency Power Systems

Manual fire alarm System - Required MBC 907.2.7
Fire extinguishers per Fire Code Section 906 Required (75' max distance) MBC 906.3

Minimum Egress Width

Egress width per occupant, with an automatic sprinkler system: Table 1005.1
Egress Components other than stairs 0.2/ occupant

Corridors and Exit Passageways Minimum Corridor Width = 44" MBC 1005 / 1020.2

Doors Egress capacity of a 36" door: 34" clear width / 0.2 = 170 occupants

Accessible Means of Egress

Where more than one means of egress is required from a space required to be accessible, two accessible means of egress are required. A minimum of two means of egress have been achieved in this tenant space.

MBC 1006. Table 1017.2
Exit Travel Distance
Use Group Travel Distance Allowed Actual Travel Distance
M 250 146

Corridor Fire Rating M 0 hours w/ sprinklers MBC Table 1020.1

Exit access travel distance, measured from the most remote point to the entrance of an exit, along the natural and unobstructed path of egress travel do not exceed the most restrictive 250'. See Life Safety Plan for sample travel paths. MBC Table 1017.2

Maximum dead end corridor length: 50'-0" or < 2.5 x width. MBC 1020.4

Doors:

- Doors that serve as part of a means of egress shall have a minimum clear opening of 32", a maximum width of 48", and minimum height not less than 6'-8" (all doors meet this requirement) 1008.1.1
- No projections into required clear door width lower than 34" above the floor. Projections into required clear with more than 34" above the floor shall be limited to 4" 1008.1.1.1
- Exit doors swing in direction of travel when serving more than 50 occupants 1008.1.2

Exit door swings do not reduce egress width to less than 50% of required width in any position and may not encroach more than 7" into the required width when in the fully open position.

Accessibility

Where Required: All buildings shall be accessible to persons with physical disabilities. 1103.1

Entrances: At least 50% of public building entrances shall comply with accessible route requirements. Each tenant space and each dwelling unit shall have at least one accessible entrance. 1105.1

PLUMBING CODE SUMMARY

Use Groups:	Water Closets	Lavs	H2O Fountain	Service Sink	Occupant Load
M	1 / 500	1 / 750	1 / 1000	1	535
Required:	1 M & 1 F	1 M & 1 F	1	1	
Provided:	1 M & 1 F	1 M & 1 F	1	1	

MICHAEL'S LIFE SAFETY PLAN

1/8" = 1'-0"

LEGEND

- ONE HOUR FIRE RATED PARTITION
- TRAVEL PATH DISTANCE
- ACCESSIBLE ROUTE
- FIRE EXTINGUISHER & CABINET
- EXIT DIRECTION & WIDTH
- INDICATES ADDITIONAL EGRESS CAPACITY FROM UPPER FLOORS
- OCCUPANT NUMBER & EGRESS DIRECTION
- EXIT LIGHT W/ DIRECTION FILL DENOTES FIXTURE FACE
- EMERGENCY EGRESS LIGHTING W/ 90 MINUTE BATTERY BACK-UP

Big Lots

Ross Dress for Less

Michaels

AREA OF NEW WORK



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CONSULTANT

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Michael's

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

Composite Floor Plan

PROJECT TITLE

SHEET TITLE



CERTIFIED BY

PROJECT NUMBER

23.018

DATE

12-24-23

DRAWN BY

JLN

ARCH/ENGR.

M. Nicklowitz

SCALE

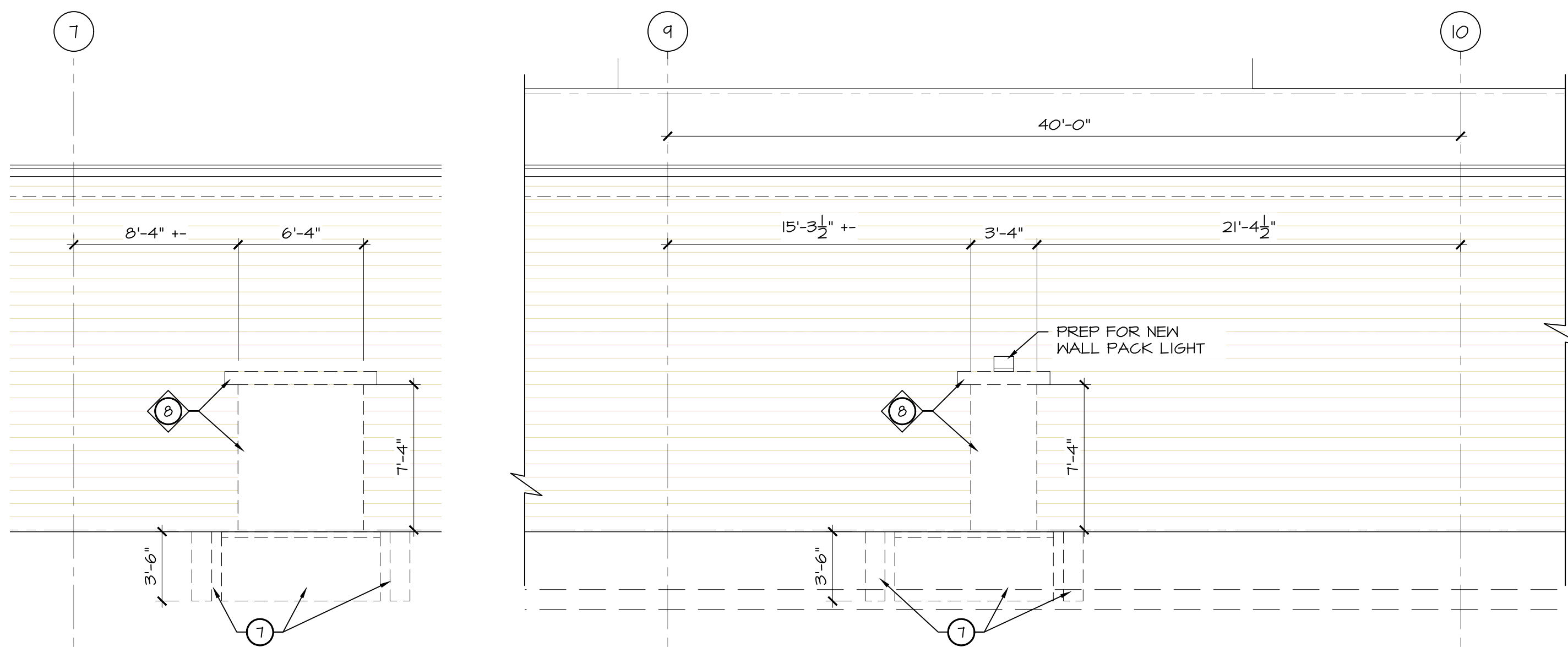
1/16"=1'-0"

SHEET NUMBER

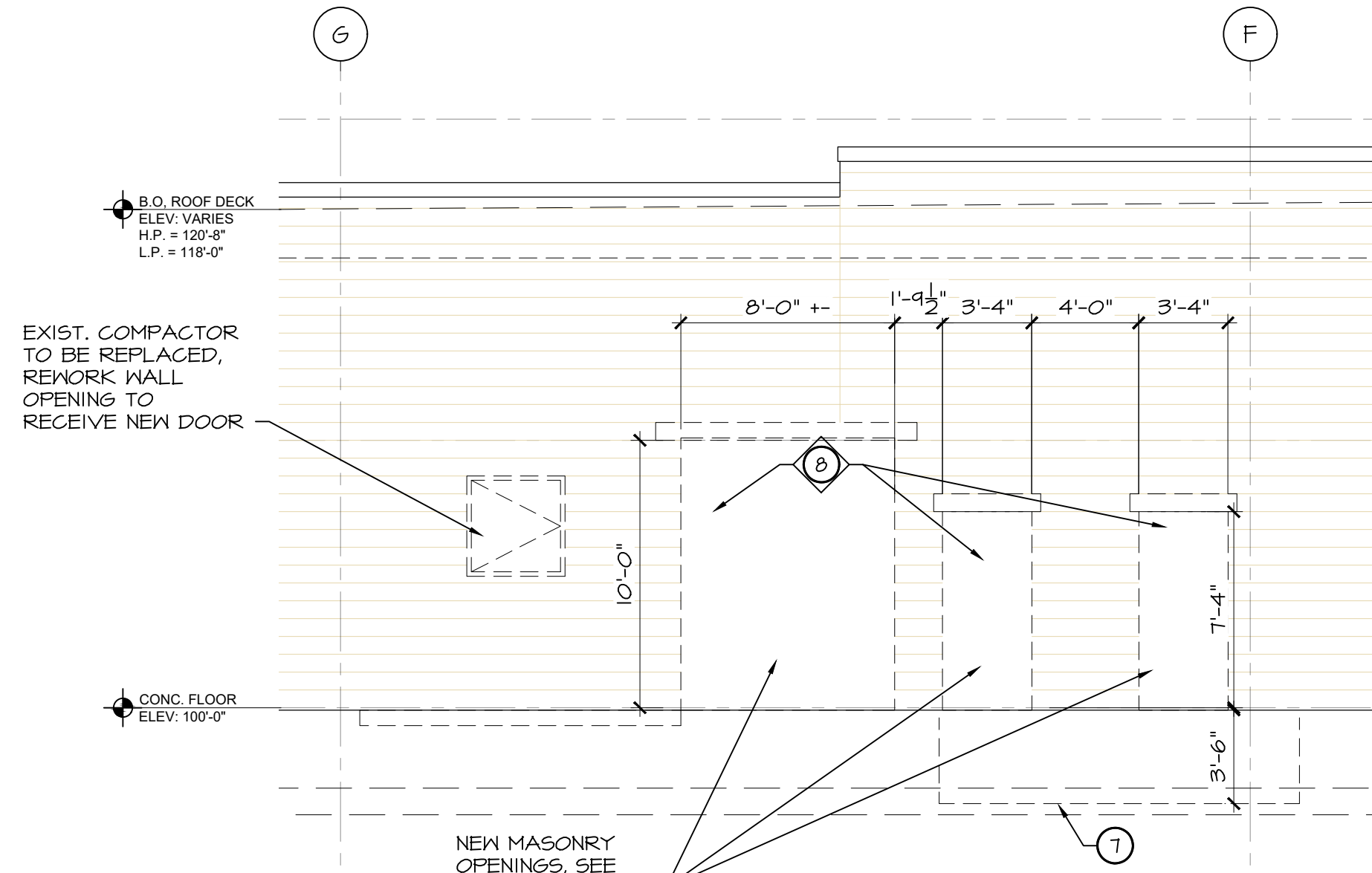
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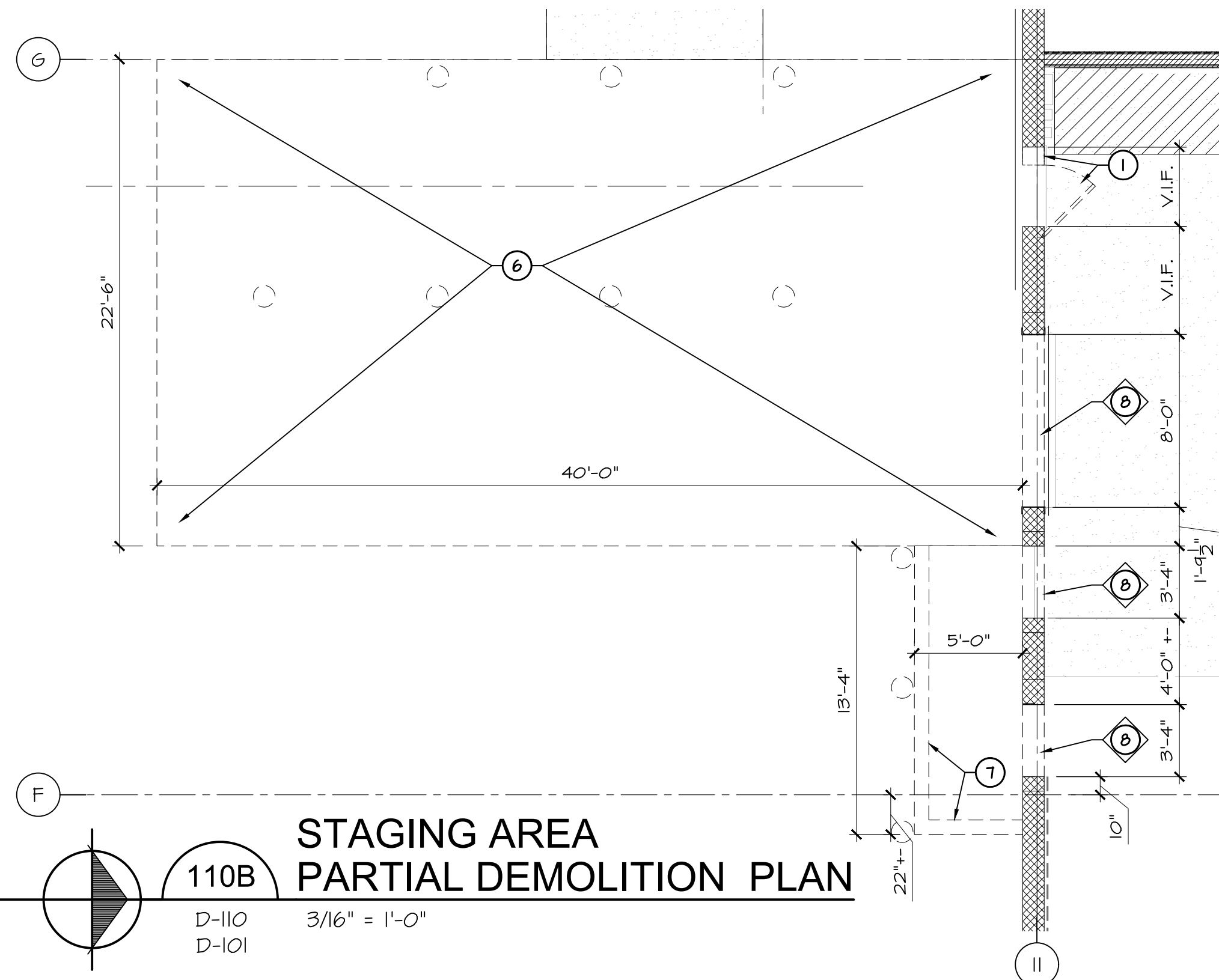
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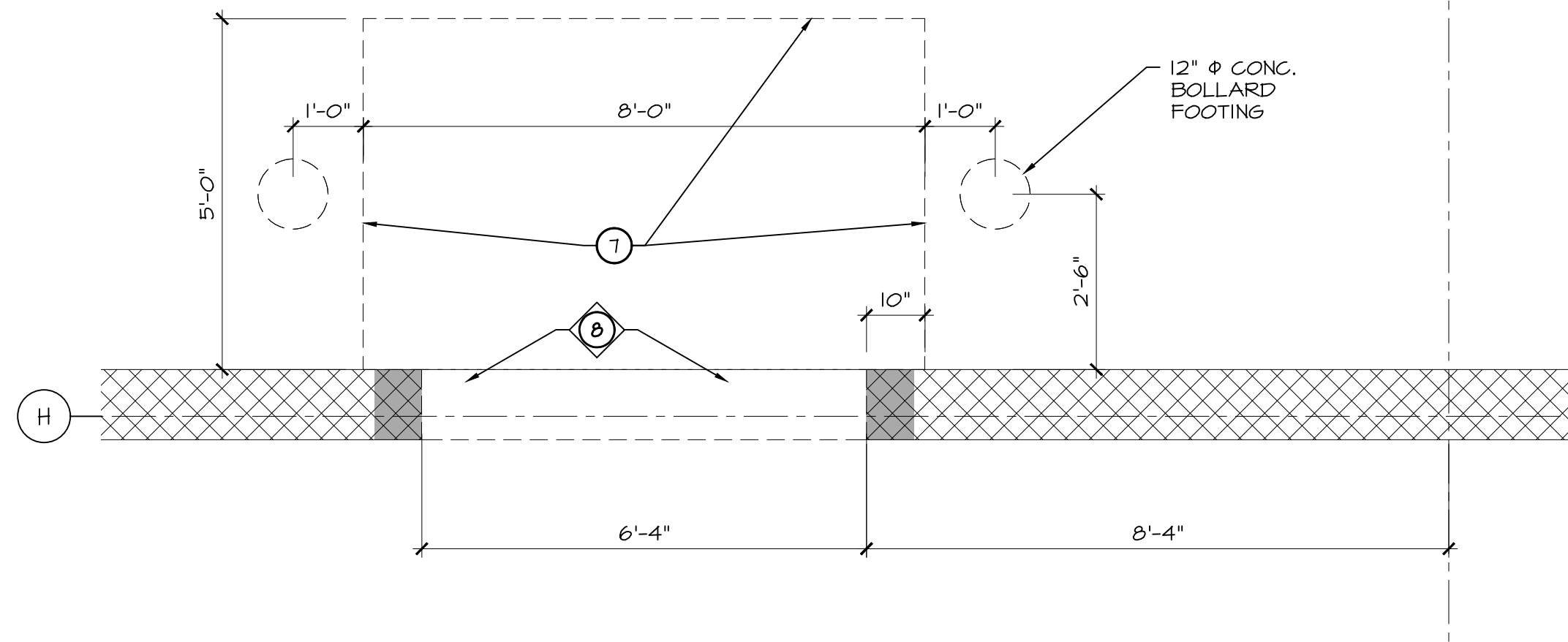
WEST WALL DEMOLITION
110D
D-110
1/4" = 1'-0"



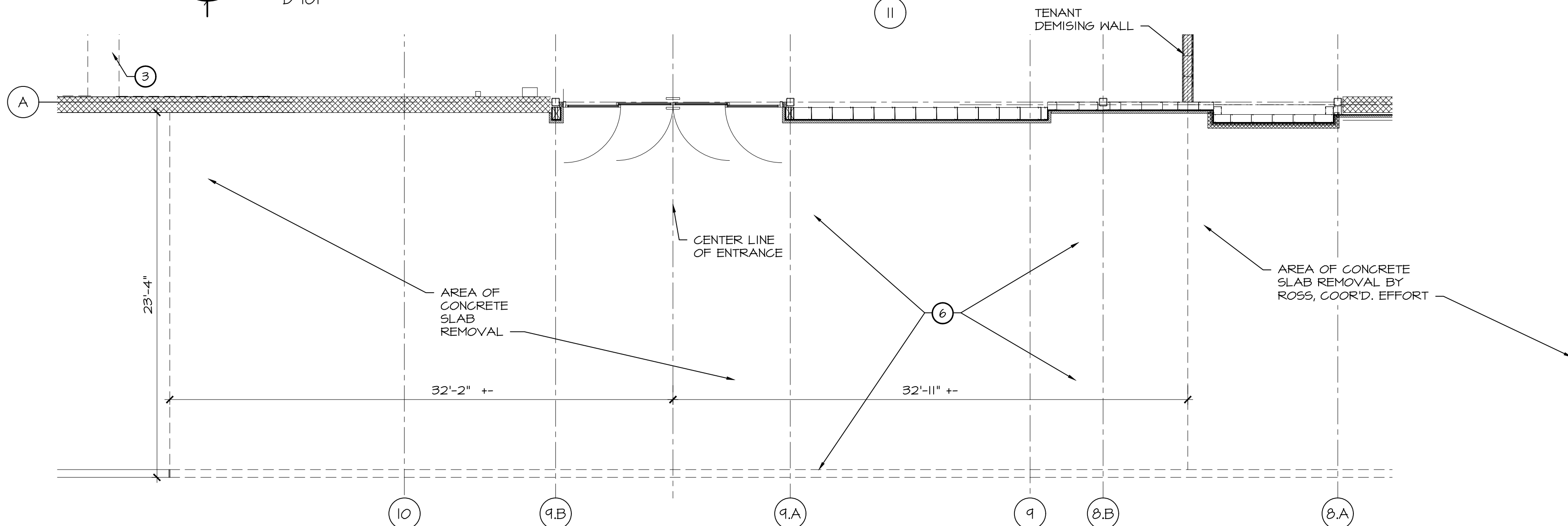
SOUTH WALL DEMOLITION
110E
D-110
1/4" = 1'-0"



STAGING AREA PARTIAL DEMOLITION PLAN
110B
D-110
D-101
3/16" = 1'-0"



UTILITY ROOM PARTIAL DEMOLITION PLAN
110C
D-110
D-101
1/2" = 1'-0"



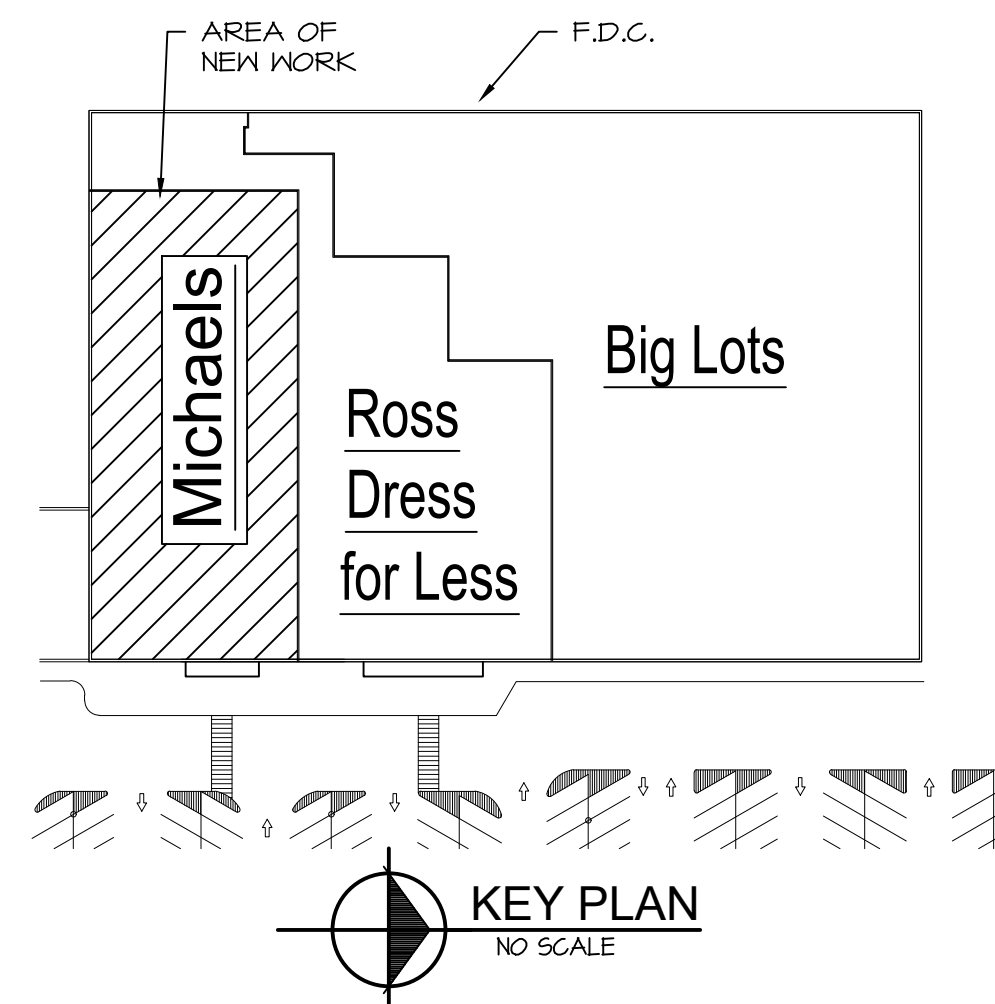
MAIN ENTRANCE PARTIAL DEMOLITION PLAN
110A
D-110
D-101
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

- DEMOLITION SHALL BE GOVERNED BY THE ANSI SAFETY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
- MAJOR WORK TO BE REMOVED IS INDICATED ON THE DRAWINGS FOR THE BENEFIT OF THE BIDDERS. NO ATTEMPT HAS BEEN MADE TO INDICATE EVERY REQUIRED ITEM OF DEMOLITION. ALL BIDDERS MUST VISIT THE SITE AND STUDY THE ACTUAL PHYSICAL CONDITIONS IN ORDER TO DETERMINE THE SCOPE OF WORK NECESSARY TO COMPLETE THE PROJECT. REMOVE AND RELOCATE ALL ITEMS NOT SHOWN ON THE DRAWINGS THAT WOULD INTERFERE WITH THE INSTALLATION OF THE NEW WORK AND NEW FINISHES. ITEMS INCLUDED BUT NOT LIMITED TO SIGNAGE, PLAQUES, BRACKETS, FASTENERS, ELECTRICAL AND MECHANICAL COVERS AND FIXTURES.
- REMOVE DEBRIS FROM THE SITE PROMPTLY AND IN A MANNER APPROVED BY THE OWNER. THE OWNER'S DUMPSTER SHALL NOT BE USED FOR DEBRIS DISPOSAL ON THIS PROJECT. THE CONTRACTOR SHALL SUPPLY HIS OWN DUMPSTER AND PLACE IT IN A LOCATION APPROVED BY THE OWNER.
- REMOVE AND SALVAGE EXISTING DOORS, HARDWARE, FIXTURES, EQUIPMENT, HOLLOW METAL FRAMES, ETC. THAT ARE NOT SCHEDULED TO BE RELOCATED AND DELIVER TO THE OWNER OR DISPOSE OF SAME AS DIRECTED BY THE OWNER.
- REMOVE EXISTING CEILING MOUNTED ITEMS AND DELIVER TO THE OWNER OR DISPOSE OF AS DIRECTED BY THE OWNER.
- ALL PIPING, WIRING, DUCTWORK, CONDUITS, ETC. THAT ARE OBSOLETE OR NO LONGER IN SERVICE SHALL BE REMOVED BACK TO THE SERVICE LINE, PANEL, OR MAIN DUCT AND CAPPED. ANY DUCTS, PANELS, SERVICES, PIPING, ETC. ENCOUNTERED DURING DEMOLITION WHICH ARE NOT INDICATED ON THE DRAWINGS THAT SERVE AREAS OUTSIDE THE CONSTRUCTION AREA AND MUST BE REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- THE OWNER WILL REVIEW WITH THE CONTRACTOR ALL REMOVED ITEMS THAT ARE TO BE DELIVERED TO THE OWNER AS SALVAGE. ALL ITEMS UNWANTED BY THE OWNER AND NOT REQUIRED TO BE REINSTALLED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE.
- ALL EXISTING & FUNCTIONING LIFE SAFETY DEVICES ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED.

DEMOLITION KEY NOTES

- REMOVE EXISTING DOOR & FRAME COMPLETELY, PATCH & PREP ALL ADJACENT SURFACES AS REQUIRED PER NEW CONSTRUCTION.
- REMOVE PORTION OF EXISTING FLOOR SLAB AS REQUIRED FOR NEW SANITARY, REFER TO PLUMBING DRAWINGS.
- REMOVE EXISTING PLUMBING DRAIN, CAP BELOW FLOOR FINISH, PATCH TO PROVIDE ACCEPTABLE SURFACE FOR NEW FINISH.
- REMOVE ELECTRICAL DEVICES & CONDUITS BACK TO SOURCE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE.
- REMOVE PORTION OF EXISTING ROOF DECKING AND REMOVED ROOF MEMBRANE AS REQUIRED PER NEW CONSTRUCTION.
- REMOVE PORTION OF EXIST. CONC. / ASPHALT PAVING AS REQUIRED PER NEW CONST. COORD. NEW WORK W/ ADJACENT TENANT
- REMOVE PORTION OF EXIST. ASPHALT PAVING & PREP FOR NEW SUPPORTED SLAB PER NEW CONST.
- REMOVE PORTION OF EXISTING CMU WALL, PROVIDE ENGINEERED TEMP. SHORING AS REQUIRED UNTIL PERMANENT SUPPORT IS INSTALLED. RELOCATE AND OR REMOVE ALL ELECTRICAL DEVICES. (SEE STRUCTURAL DWGS.



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2-20-24	Owner Review
2-28-24	BID / PERMIT

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NO.	DATE	ISSUED FOR

CONSULTANT

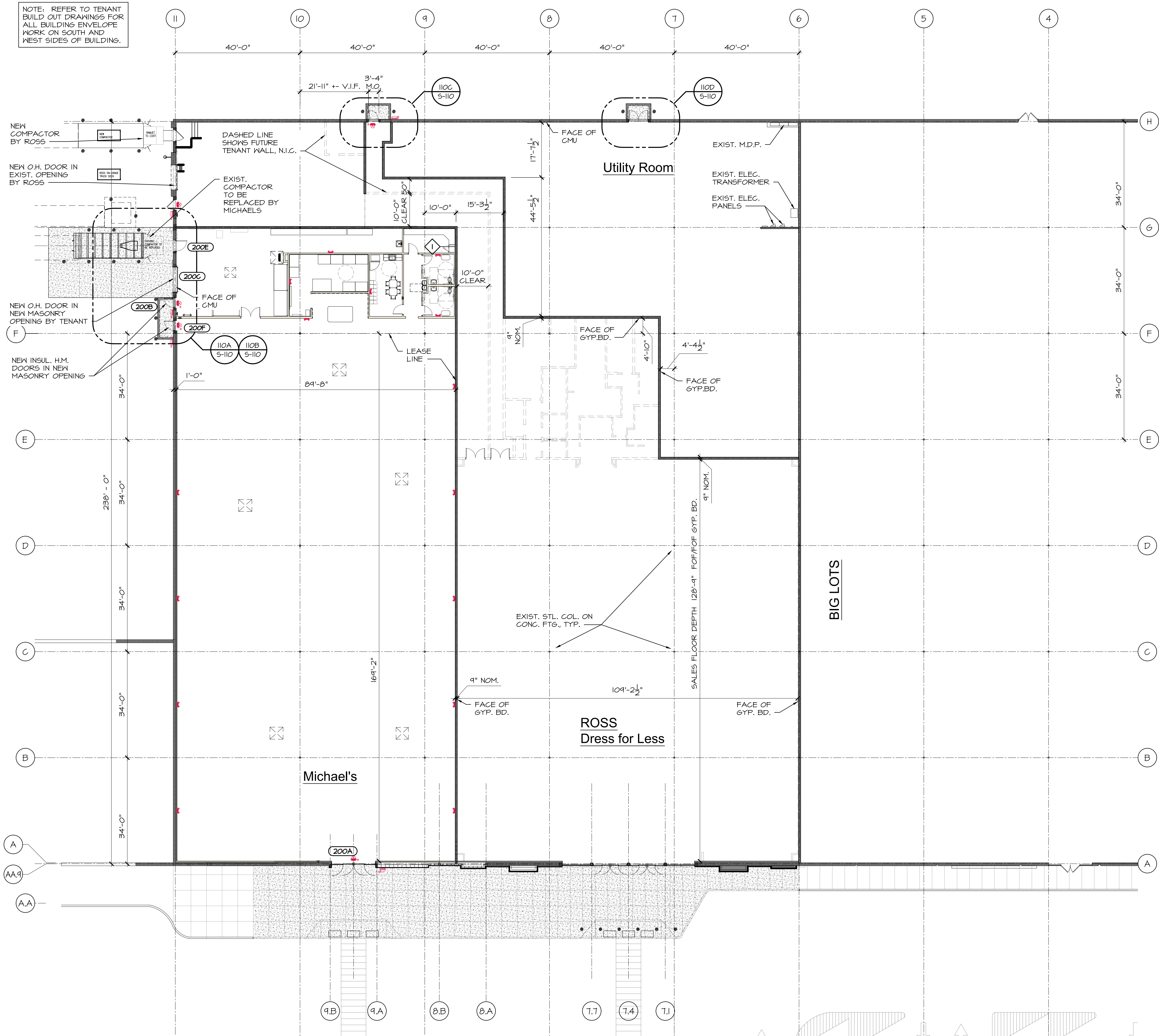
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126 E. Church Street - Adrian, MI 49221
ph. (517) 265-2700
www.adriandesigngroup.com

Michael's
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
Partial Demolition Plan

CERTIFIED BY
MICHAEL P. NICKLOWITZ
ARCHITECT
No. 39770
LICENSED ARCHITECT

PROJECT NUMBER
23.018

DATE
6-15-23
SCALE
As Noted
DRAWN BY
EO
SHEET NUMBER
ARCH/ENGR.
M. Nicklowitz
D-110



COMPOSITE
FIRST FLOOR PLAN
1/16" = 1'-0"

STRUCTURAL KEY NOTES

- MASONRY WALL INFILL, MATCH EXIST. WALL CONSTRUCTION, PROVIDE & COORD. OPENING FOR TENANT COMPACTOR.
- EXIST. O.H. DOOR OPENING TO RECEIVE NEW BUMPERS, O.H. DOOR & OPERATOR BY ROSS, N.I.C..
- 6" Ø PTD. STEEL PIPE BOLLARD IN 12" Ø CONG. POST FTG., TYP. VERIFY LOCATIONS W/ TENANT.
- NEW COMPACTOR BY ROSS TENANT, NOT IN CONTRACT, (N.I.C.)
- MASONRY WALL INFILL, MATCH EXIST. WALL CONSTRUCTION, PROVIDE & COORD. OPENING W/ EQUIP SUPPLIER.
- NEW 8" THK. 4,000 PSI CONG. SLAB ON 6" COMPACT GRANULAR FILL, TYP. COORDINATE INSERTS W/ EQUIPMENT SUPPLIER.
- EXIST. COMPACTOR TO BE REPLACED BY MICHAEL'S TENANT, NEW 8", 4,000 PSI CONG. SLAB TO RECEIVE ROLL OFF CONTAINER.
- NOT USED
- PORTION OF EXIST. MASONRY WALL TO BE REMOVED, SEE ARCH. DWGS. 6.G., TO PROVIDE ENGINEERED TEMP. SHORING UNTIL NEW CONSTRUCTION IS IN PLACE.
- NEW H.M. DOOR IN NEW MASONRY OPENING, PROVIDE TEMP SHORING AS NEEDED.
- NEW 4" SUPPORTED CONG. SLAB ON 8" THK. TRENCH FTG. 42" BELOW FIN GRADE, ADA ACCESSIBLE

HEADER & BEAM SCHEDULE

MARK	SIZE	MIN. BEARING	NOTES
B-1	W12x35	8" EACH SIDE	ZINC PAINT
B-2	W16x36	8" EACH SIDE	ZINC PAINT
B-3	W8x10	4" EA. SIDE	W / 11.5" x 3/4" PL
B-4	(2) 12" 18 Ga. Box Beam	3" EA. SIDE	18 GAGE
B-5	(2) L 4x4x3/8"	3" EA. SIDE	GALV.
B-6	(2) 12" 18 Ga Box Beam	3" EA. SIDE	18 GAGE

COLUMN SCHEDULE

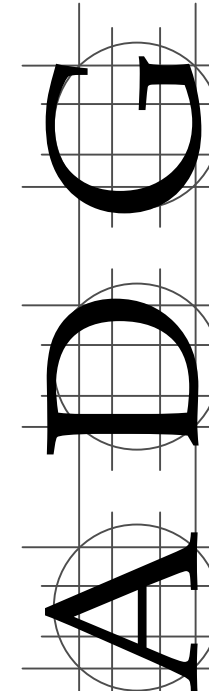

MARK	SIZE	BASE PLATE	ANCHOR BOLTS	NOTES
COL-1	HSS 6 x 6 x 3/8"	12 x 16 x 3/4"	(4) 3/4" EMBED 12"	GALV. ANCHORS
COL-2	HSS 4 x 4 x 3/8"	10 x 10 x 3/4"	(4) 3/4" EMBED 8"	GALV. ANCHORS
COL-3	Exist. 4 x 4 x 3/8"	Exist	(4) 3/4" EMBED 8"	Reset on new Fnd.
COL-4	(3) 10" 18 Ga.	N/A	N/A	Built-Up Metal Studs

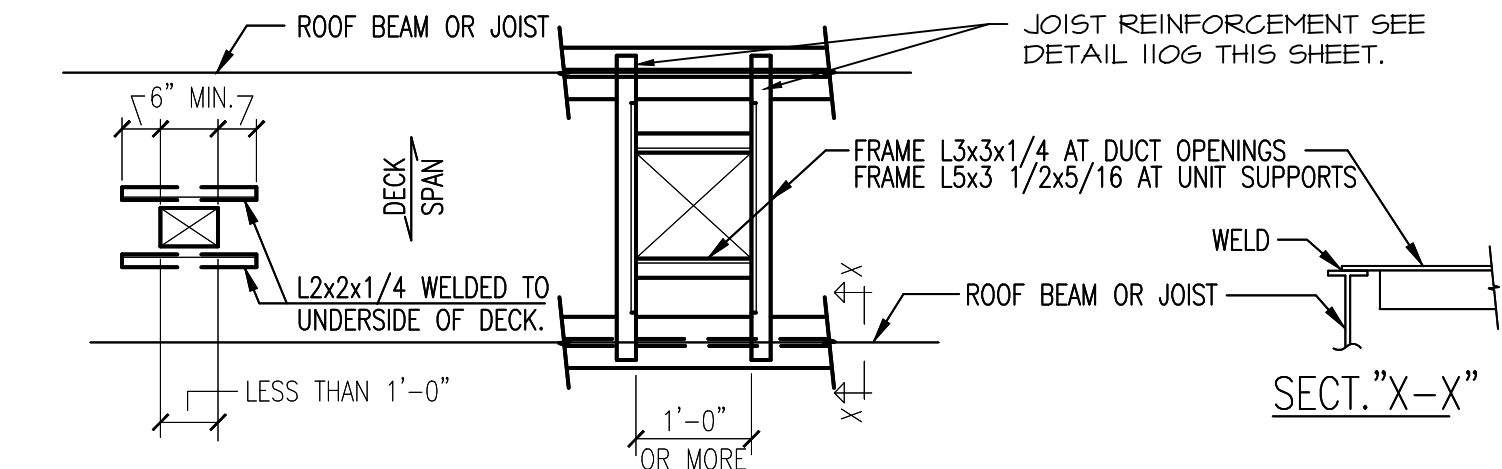
FOOTING SCHEDULE

MARK	SIZE	BOTTOM	REINF.	NOTES
FTG-1	8" TRENCH	42" DEEP MIN.	(2) #5's T&B	SUPPORT SLAB
FTG-2	24" X 24" X 12"	98'-4"	(3) #5 BOTT. E.W.	SPREAD FTG.
FTG-3	112.75" X 24" X 42"	42" DEEP	N/A	SILL WALL
FTG-4	100.75" X 12" X 42"	42" DEEP	N/A	SILL WALL
FTG-5	95" X 24" X 42"	42" DEEP	SEE DET. 400A & B	STEM WALL
FTG-6	24" TRENCH	42" DEEP MIN.	(3) #5's T&B	Michael's Entry

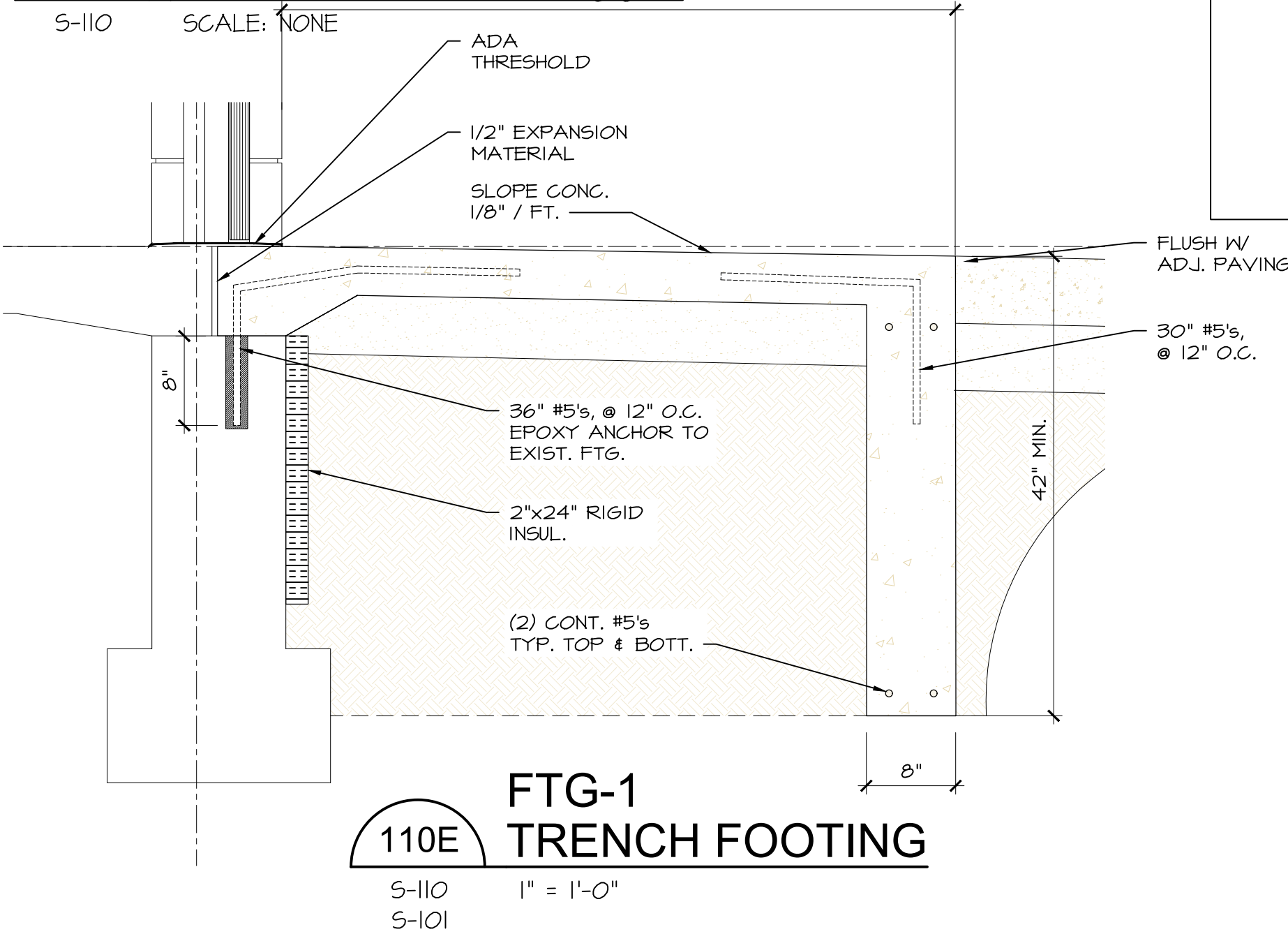
SPECIAL INSPECTIONS:

- THE CONTRACTOR SHALL COORDINATE OWNER-PAID, INDEPENDENT INSPECTIONS MEETING ALL APPLICABLE REQUIREMENTS OF MEC CHAPTER 17, FOR STEEL SEE ALSO AISC 360 CHAPTER N, AND FOR MASONRY SEE ALSO ACI 530 CHAPTER 3.
 - ALL INSPECTIONS SHALL BE DOCUMENTED WITH WRITTEN REPORTS AND A FINAL REPORT, SUBMITTED TO THE OWNER AND COPIED TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL. REINSPECTION OF DEFICIENT WORK WILL BE REQUIRED AS NECESSARY TO CONFIRM THAT CORRECTIONS HAVE BEEN SATISFACTORILY COMPLETED.
 - PERIODIC INSPECTION IS TO BE UNDERSTOOD AS AN INSPECTOR PRESENT SUFFICIENT TO ENSURE REGULAR AND REPEATED EVALUATION NOT LESS THAN DAILY, FOR THE GIVEN OPERATION, UNLESS STATED OTHERWISE.
- SOILS
- PERIODIC CONFIRMATION OF SUB-GRADE BEARING CAPACITIES AND EXCAVATION DEPTHS.
- CONCRETE
- PERIODIC INSPECTION OF THE PLACEMENT OF FORMWORK, PLACEMENT OF REINFORCING, AND CURING PRACTICES.
- MASONRY
- PERIODIC INSPECTION OF CONSTRUCTED GEOMETRY, VOIDS PRIOR TO GROUTING, MORTAR JOINTS, REINFORCEMENT, ANCHORS, COLD AND HOT WEATHER PRACTICES, AS WELL AS OBSERVATION, COLLECTION, AND SUBSEQUENT TESTING OF GROUT PRISMS.
- STEEL
- PERIODIC INSPECTION OF ALL C.J.P. WELDS BY ULTRASONIC TESTING, (PERIODIC BEING UNDERSTOOD AS 10% OF COMPLETED CONNECTIONS TESTED) (CONTINUOUS INSPECTION IN RISK CATEGORIES III AND IV, UNDERSTOOD AS 100% OF COMPLETED WELDS.)
 - PERIODIC INSPECTION OF COMPLETED BOLTED CONNECTIONS, WELDED CONNECTIONS, DECK ATTACHMENTS, STUD ATTACHMENTS, AND RELATED FIELD PRACTICES, (PERIODIC BEING UNDERSTOOD AS 10% OF COMPLETED CONNECTIONS VISUALLY EVALUATED.)
 - FINAL INSPECTION OF PROJECT COMPLETENESS.

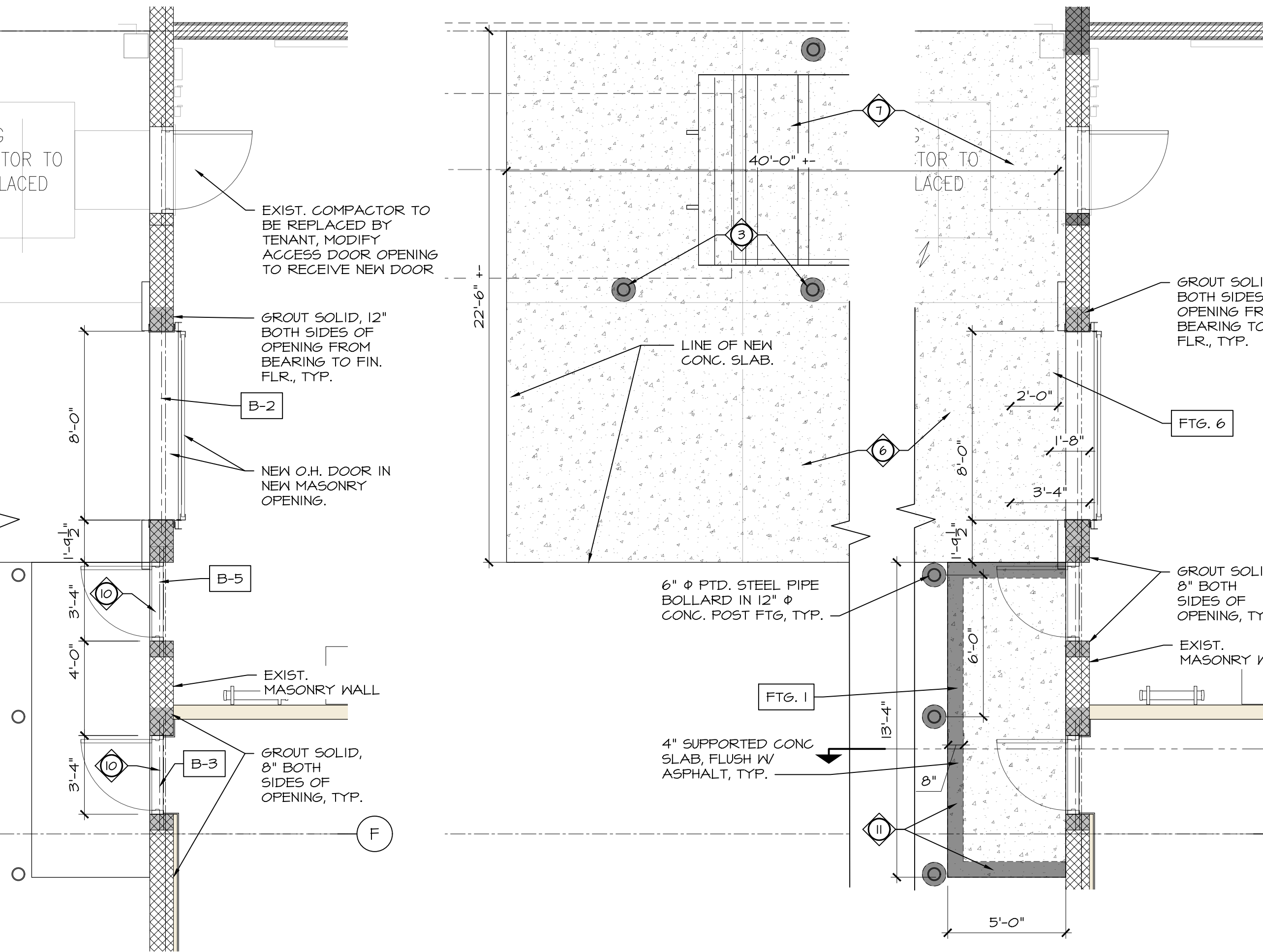
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CONSULTANT		
 Adrian Design Group, PLC 126 E. Church Street - Adrian, MI 49221 ph. (517) 265-2700 www.adriandesigngroup.com		
PROJECT TITLE		
Michael's Tenant Build Out Crossroads Mall 1416 S. Main St. Adrian, MI 49221		
SHEET TITLE		
Composite Structural Floor Plan		
CERTIFIED BY		
		
PROJECT NUMBER		
23.018		
DATE	SCALE	
10- 5-2023	1/16"=1'-0"	
DRAWN BY	SHEET NUMBER	
REN		
ARCH/ENGR.		
M. Nicklowitz		
S-101		



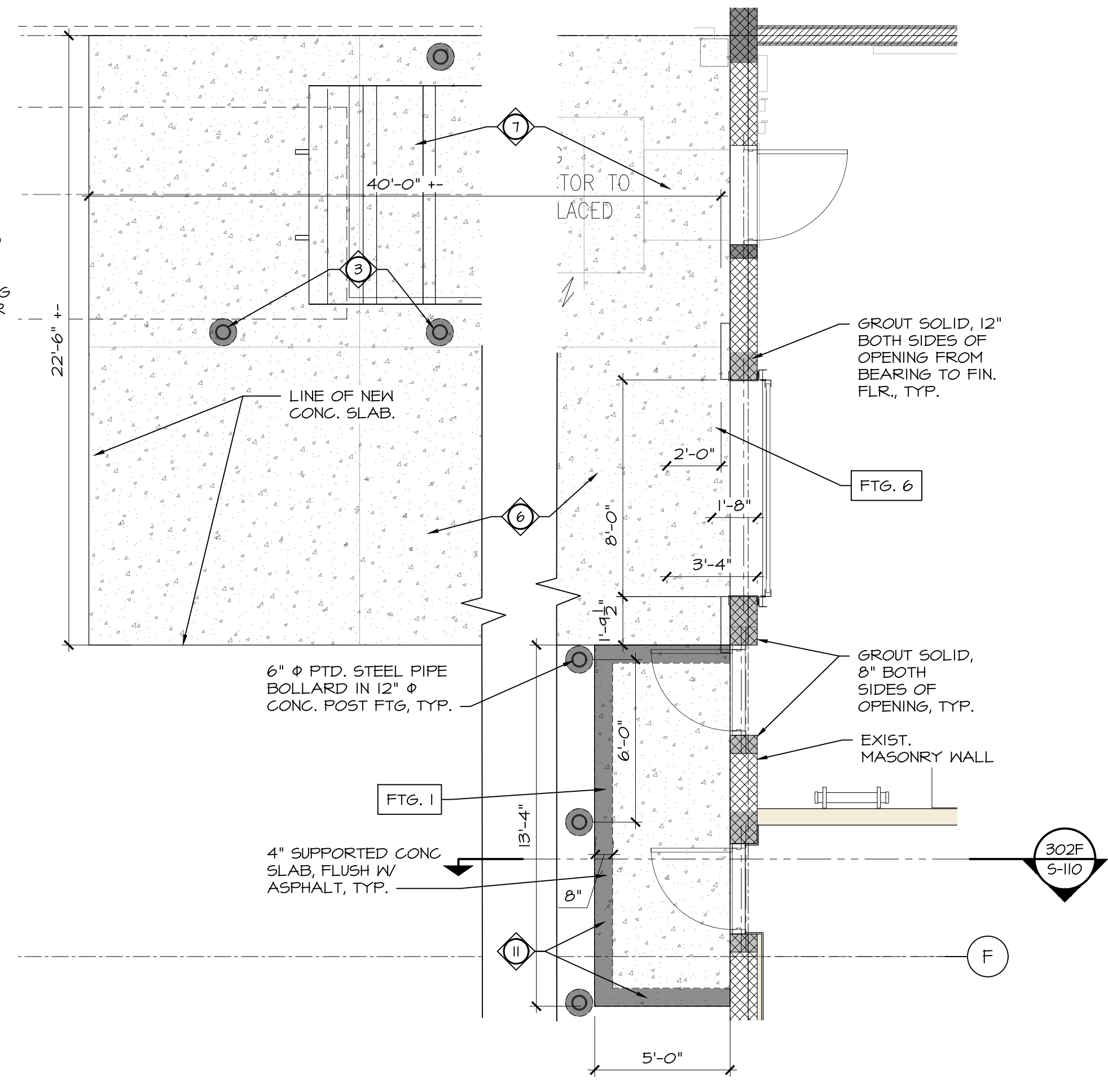
110F
TYPICAL DETAIL ROOF OPENING
MECH. UNIT SUPPORT



110E
FTG-1
TRENCH FOOTING



110A
Loading Dock
FRAMING PLAN



110B
Loading Dock
FOUNDATION PLAN

STRUCTURAL LOADS

DESIGN LOADS	CATEGORY II
OCCUPANCY	
WIND	
BASIC WIND SPEED	V = 120 MPH
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR	IA = 1.0
SNOW	
GROUND SNOW	Pg = 25 PSF
IMPORTANCE FACTOR	IS = 1.0
EXPOSURE FACTOR	SE = 1.0
THERMAL FACTOR	CT = 1.0
SEISMIC	
IMPORTANCE FACTOR	IE = 1.0
SITE CLASS OF SOIL	D
1.0 2ND SPEC RESP.	S1 = 0.048
0.2 2ND SPEC RESP.	S2 = 0.102
DESIGN CATEGORY	B
FLOOR LOADING	
LIVE LOAD	80 PSF
DEAD LOAD	20 PSF
ROOF LOADING	
LIVE LOAD	20 PSF
SNOW LOAD	25 PSF U + D
DEAD LOAD	25 PSF
ALL LOADS ARE SUBJECT TO MODIFICATION PER REQUIREMENTS OF ASCE-7	

NOTE:
COORDINATE MECHANICAL UNIT &
DUCT PENETRATIONS WITH
STRUCTURAL FRAMING.

FOLLOW MEMBRANE ROOF
MANUFACTURERS STANDARD
DETAILS TO MAINTAIN WARRANTY.

FOUNDATION NOTES:

- ALL CONCRETE DETAILING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 MANUAL OF CONCRETE CONSTRUCTION AND ACI 318.
- FOUNDATION DESIGNS ARE BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,500 PSF. BEARING CAPACITY IS TO BE FIELD VERIFIED BY A QUALIFIED TESTING AGENCY PRIOR TO PLACEMENT OF FOUNDATIONS.
- FOUNDATION EXCAVATION AND BACKFILL SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER TO VERIFY SUITABILITY OF THE MATERIALS FOR SUPPORT OF BUILDING FOUNDATIONS AND SLABS ON GRADE.
- MINIMUM CONCRETE STRENGTHS, F'c:
- FOOTINGS: 3,500 PSI @ 28 DAYS
- CONCRETE SLABS ON GRADE: 4,000 PSI @ 28 DAYS
- REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, DEFORMED BAR.
- WELDED WIRE FABRIC SHALL BE ASTM A105 (FLAT SHEETS).
- SUBMITTALS FOR FOUNDATIONS AND CONCRETE: CONCRETE MIX DESIGNS (INCLUDING ADMIXTURE DATA SHEETS), REINFORCING STEEL SHOP DRAWINGS.
- PROVIDE BARS AT FOOTING AND CORNERS AND INTERSECTIONS, BARS TO MATCH HORIZONTAL REINFORCING.
- ALL DOWELS TO CONCRETE TO HAVE CLASS B TENSION SPLICES.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED FOUNDATION PENETRATIONS, SLEEVES, AND STEPS REQUIRED FOR UNDERGROUND UTILITIES.
- PROVIDE (2) #4 BARS AT ALL RE-ENTRANT CORNERS OF SLABS ON GRADE.
- MAXIMUM SLAB CONTROL/CONSTRUCTION JOINT SPACING TO BE 15'-0".
- FLY ASH PERMITTED IN NON EXPOSED FOUNDATION CONCRETE ONLY.

HEADER & BEAM SCHEDULE

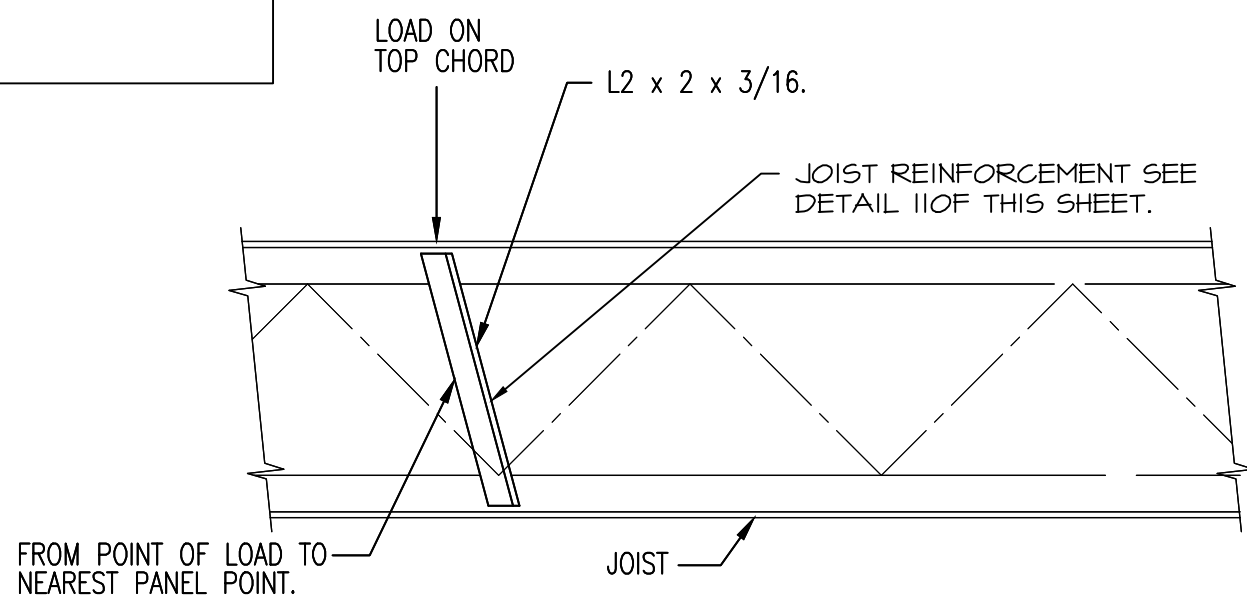
MARK	SIZE	MIN. BEARING	NOTES
B-1	W12x35	8" EACH SIDE	ZINC PAINT
B-2	W16x36	8" EACH SIDE	ZINC PAINT
B-3	W8x10	4" EA. SIDE	W / 11.5" x 3/4" PL
B-4	(2) 12" 18 Ga. Box Beam	3" EA. SIDE	18 GAGE
B-5	(2) L 4x4x3/8"	3" EA. SIDE	GALV.
B-6	(2) 12" 18 Ga Box Beam	3" EA. SIDE	18 GAGE

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR BOLTS	NOTES
COL-1	HSS 6 x 6 x 3/4"	12 x 16 x 3/4"	(4) 3/4" EMBED 12"	GALV. ANCHORS
COL-2	HSS 4 x 4 x 3/8"	10 x 10 x 3/4"	(4) 3/4" EMBED 8"	GALV. ANCHORS
COL-3	Exist. 4 x 4 x 3/8"	Exist	(4) 3/4" EMBED 8"	Reset on new Fnd.
COL-4	(3) 10" 18 Ga	N/A	N/A	Built-Up Metal Studs

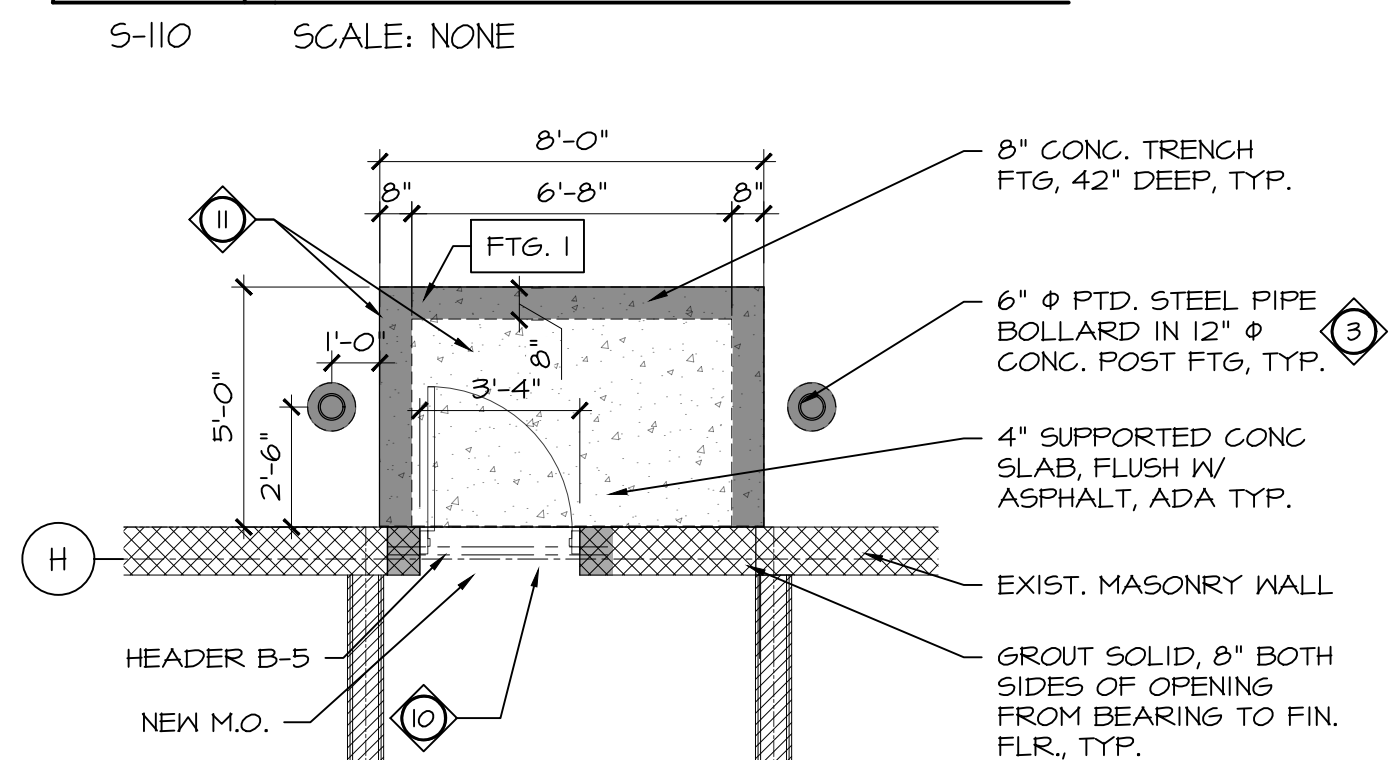
FOOTING SCHEDULE

MARK	SIZE	BOTTOM	REINF.	NOTES
FTG-1	8" TRENCH	42" DEEP MIN.	(2) #5's T&B	SUPPORT SLAB
FTG-2	24" X 24" X 12"	98"-4"	(3) #5 BOTT. E.W.	SPREAD FTG.
FTG-3	112.75" X 24" X 42"	42" DEEP	N/A	SILL WALL
FTG-4	100.75" X 12" X 42"	42" DEEP	N/A	SILL WALL
FTG-5	95" X 24" X 42"	42" DEEP	SEE DET. 400A & B	STEM WALL
FTG-6	24" TRENCH	42" DEEP MIN.	(3) #5's T&B	Michael's Entry

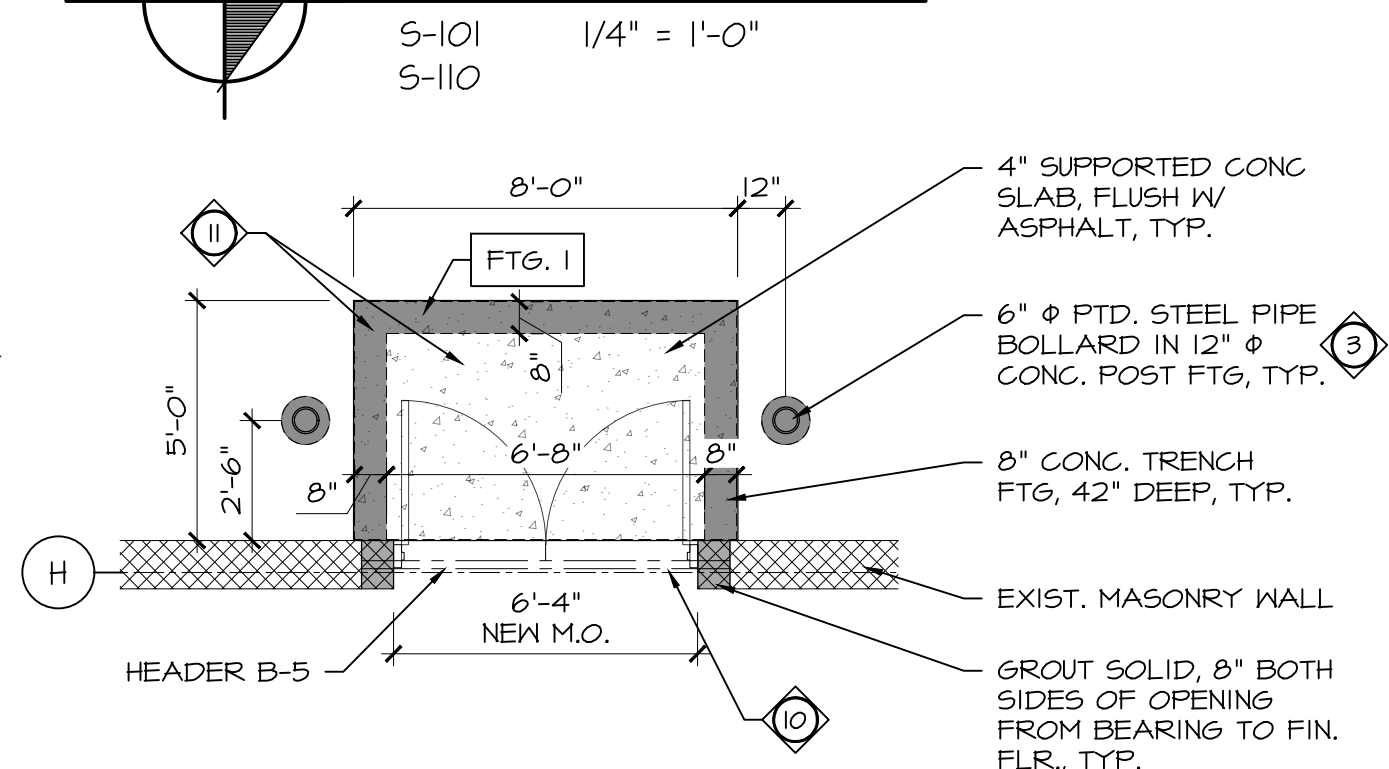


NOTE:
1. REINF. NOT REQ'D. IF LOAD IS 0'-6" OR LESS FROM PANEL POINT.

110G
TYPICAL DETAIL
JOIST REINFORCEMENT



110C
Ross Dress of Less
WEST EXIT



110D
UTILITY ROOM
WEST ACCESS

STRUCTURAL KEY NOTES

- MASONRY WALL INFILL, MATCH EXIST. WALL CONSTRUCTION, PROVIDE # COORD. OPENING FOR TENANT COMPACTOR.
- EXIST. OH. DOOR OPENING TO RECEIVE NEW BUMPERS, OH. DOOR & OPERATOR BY ROSS, N.I.C..
- 6" PTD. STEEL PIPE BOLLARD IN 12" P CONG. POST FTG., TYP. VERIFY LOCATIONS W/ TENANT.
- NEW COMPACTOR BY ROSS TENANT, NOT IN CONTRACT, (N.I.C.)
- MASONRY WALL INFILL, MATCH EXIST. WALL CONSTRUCTION, PROVIDE # COORD. OPENING W/ EQUIP SUPPLIER.
- NEW 8" THK. 4,000 PSI CONG. SLAB ON 6" COMPACT GRANULAR FILL, TYP. COORDINATE INSERTS W/ EQUIPMENT SUPPLIER.
- EXIST. COMPACTOR TO BE REPLACED BY MICHAEL'S TENANT, NEW 8", 4,000 PSI CONG. SLAB TO RECEIVE ROLL OFF CONTAINER.
- NOT USED
- PORTION OF EXIST. MASONRY WALL TO BE REMOVED, SEE ARCH. DWGS. 6.C. TO PROVIDE ENGINEERED TEMP. SHORING UNTIL NEW CONSTRUCTION IS IN PLACE.
- NEW H.M. DOOR IN NEW MASONRY OPENING, PROVIDE TEMP SHORING AS NEEDED.
- NEW 4" SUPPORTED CONG. SLAB ON 8" THK. TRENCH FTG. 42" BELOW FIN GRADE, ADA ACCESSIBLE

DESIGN LOADS

- DEAD LOADS ARE TAKEN AS THE WEIGHT OF THE STRUCTURE AND ARCHITECTURAL FINISHES.
A. ROOF LOAD - TRUSSES 25 PSF
B. STUD WALL LOAD 10 PSF
- THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LIVE LOADS; IN ADDITION TO THE LATERAL LOADS, SUPERIMPOSED DEAD LOADS, AND SELF-WEIGHT OF THE STRUCTURE.
A. ROOF LIVE LOAD: 20 PSF
B. GROUND SNOW LOAD: 25 PSF
- WIND LOADS (AS PER ASCE7-10)
A. BASIC WIND SPEED (3-SECOND GUST): 120MPH
B. EXPOSURE CATEGORY: B
C. INTERNAL PRESSURE COEFFICIENT: 0.18
D. NOTE: ASCE 7-10 AND PREVIOUS EDITIONS RESULT IN THE SAME NET WIND LOADS ON THE BUILDING IF 90MPH, IMPORTANCE FACTOR OF 1.1 ARE USED.

SOIL / FOUNDATIONS

- ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF. TO BE VERIFIED WHEN DEMOLITION FOR NEW FOUNDATIONS IS COMPLETE BY CONTRACTOR. IF THERE IS ANY CONCERN, A GEOTECHNICAL ENGINEER SHALL BE OBTAINED TO PROVIDE RECOMMENDATIONS.
- FOUNDATIONS SHALL BEAR ON NATURAL, UNDISTURBED SOILS OR PROPERLY COMPACTED ENGINEERED FILL.
- CONTRACTOR SHALL BE AWARE OF AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, VAULTS, ETC. DUE CARE SHALL BE EXERCISED DURING EXCAVATION SUCH THAT EXISTING UTILITIES ARE NOT DAMAGED.
- PROVIDE ADEQUATE SHORING OR BRACING OF SOILS TO ALLOW FOR CONSTRUCTION OF FOUNDATIONS.

CAST-IN-PLACE CONCRETE

- CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITIONS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE OF BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI GUIDE 362.1R, AND ACI 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
- REINFORCING SHALL CONFORM TO ASTM A-615 GRADE 60.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000PSI.
- CONCRETE SHALL BE NORMAL WEIGHT UNLESS SPECIFIED OTHERWISE.

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING PRIOR TO BEGINNING WORK. COORDINATE ALL WORK AND CONDITIONS REQUIRED FOR TRADES TO BE AS EFFICIENT AS POSSIBLE. DO NOT COMMENCE NEW TRADE WORK IF CONDITIONS ARE NOT ACCEPTABLE TO BEGIN NEW TRADE. CONTACT CONSTRUCTION MANAGER TO RESOLVE ANY CONCERNS.
- PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT. UPPER LEVEL FLOORS WILL BE OCCUPIED DURING CONSTRUCTION.
- CONTACT A/E IF ANY OF THE CONDITIONS ON SITE VARY FROM ASSUMPTIONS STATED HEREIN OR IF DESIGN CHANGES ARE TO OCCUR.
- AS PER MICHIGAN BUILDING CODE 2015. STRUCTURAL LOADS DERIVED FROM AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7-10).
- STRUCTURE IS A BRACED STEEL FRAMED STRUCTURE WITH MASONRY BEARING WALLS AT PERIMETER. ROOF JOISTS BEAR ON EXTERIOR MASONRY WALLS. FIRST FLOOR IS A CONCRETE SLAB ON GRADE.

STRUCTURAL STEEL

- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE FIFTEENTH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS AND MINIMUM YIELD STRENGTHS:
W-SECTIONS A992 OR A572 FY = 50 KSI
PLATES A36 FY = 36 KSI
TUBE COLUMNS A53, GRADE B FY = 35 KSI
- BOLTS TO BE ASTM A325 WITH CORRELATING WASHERS AND NUTS.
- WELDS TO BE E70XX ELECTRODES AND CONSTRUCTED AS PER THE CURRENT EDITION OF AWS.

ISSUED:

DATE	ISSUED FOR
2-20-24	Owner Review
2-28-24	BID / PERMIT

REVISIONS:

NO.	DATE	ISSUED FOR

CONSULTANT

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PROJECT TITLE

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

SHEET TITLE

Foundation & Framing Plans

CERTIFIED BY

STATE OF MICHIGAN

MICHAEL P. NICKLOWITZ
ARCHITECT
No. 39770
LICENSED ARCHITECT

PROJECT NUMBER

23.018

DATE 10-5-2023	SCALE AS SHOWN
DRAWN BY REN	SHEET NUMBER
ARCH/ENGR. M. Nicklowitz	S-110

DOOR ACCESSIBILITY NOTES

404.2.3 CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WITH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).

EXCEPTIONS:

- IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
- DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

404.2.4 MANEUVERING CLEARANCES. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH TABLE 404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

404.2.5 THRESHOLDS. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.

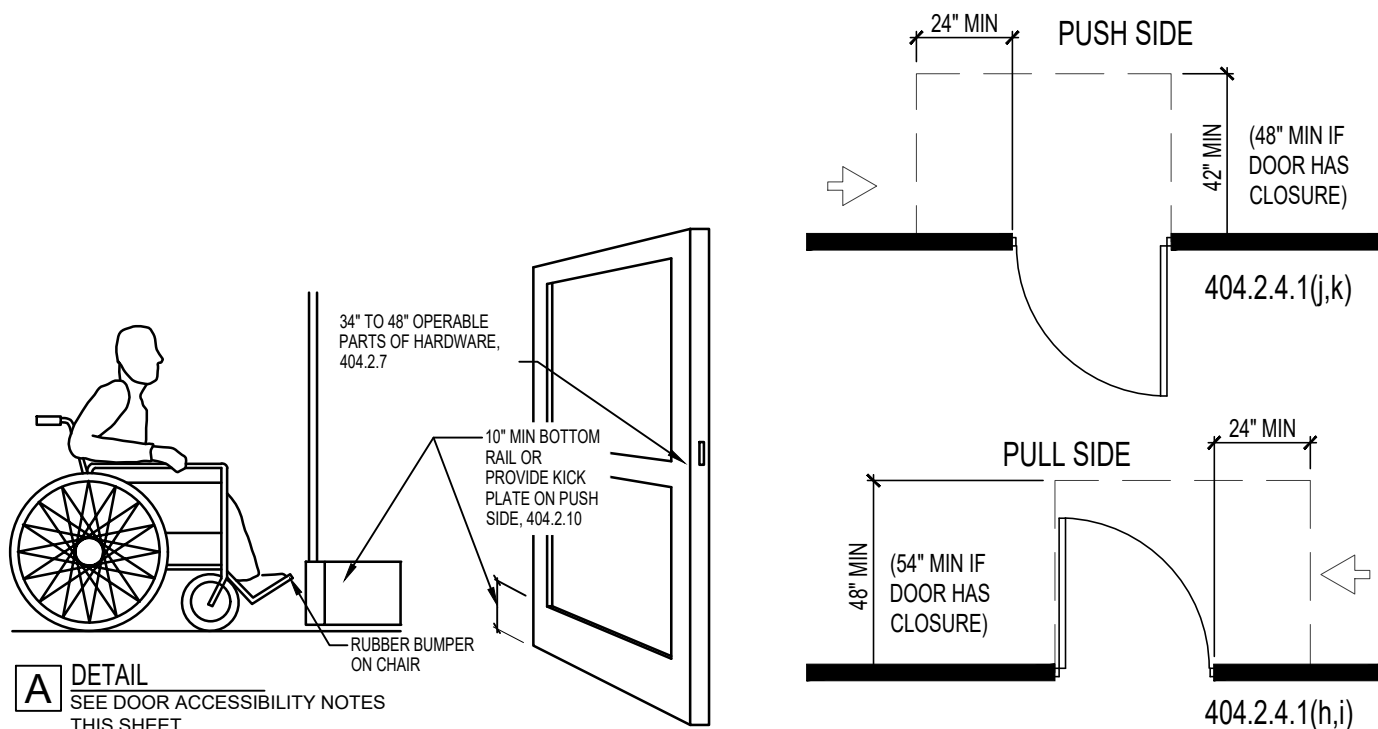
EXCEPTION: EXISTING OR ALTERED THRESHOLDS 3/4 INCH (19 MM) HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.5.

404.2.8.1 DOOR CLOSERS AND GATE CLOSERS. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

404.2.9 DOOR AND GATE OPENING FORCE. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

- INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
- SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

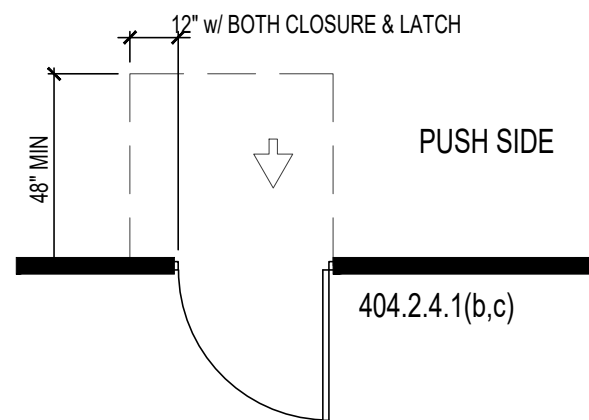
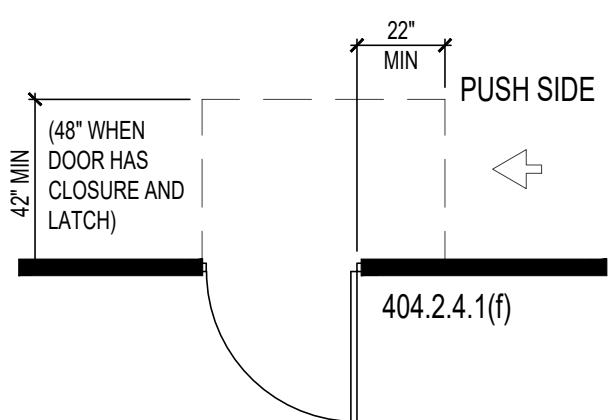
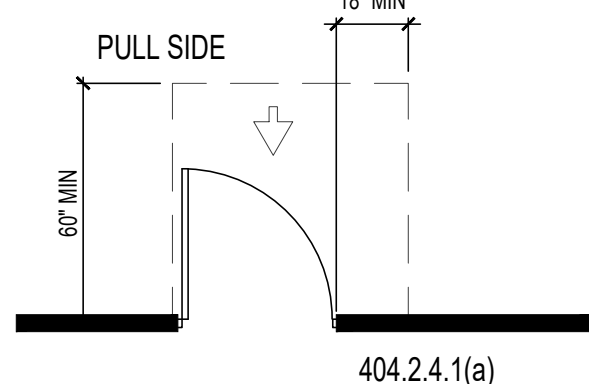
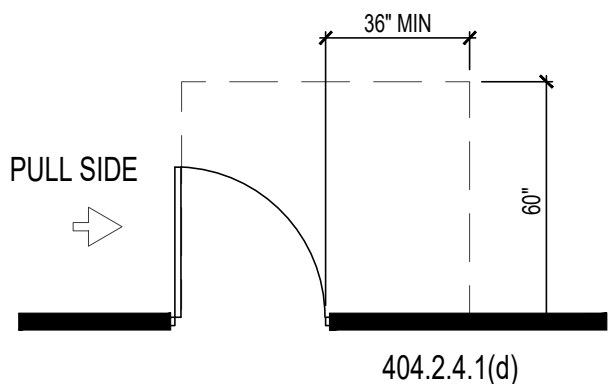


1 DOOR

SCALE: NTS

02 LATCH SIDE APPROACH

SCALE: N.T.S.

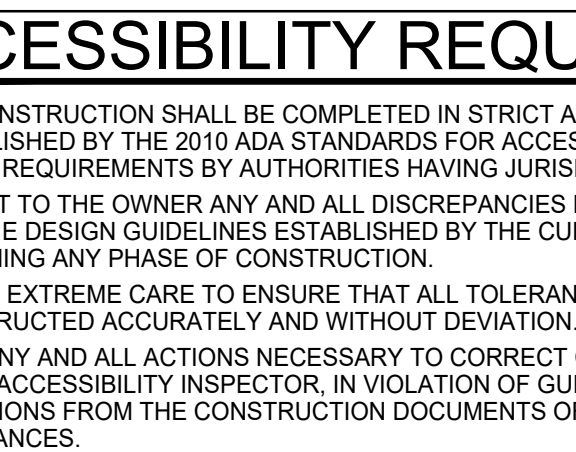
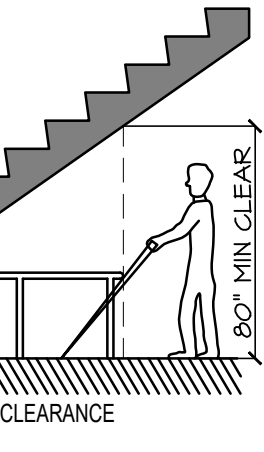


03 HINGE SIDE APPROACH

SCALE: N.T.S.

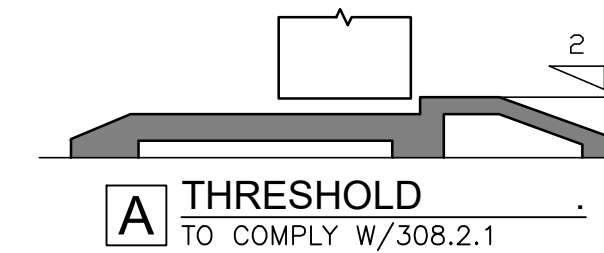
04 FRONT APPROACH

SCALE: N.T.S.



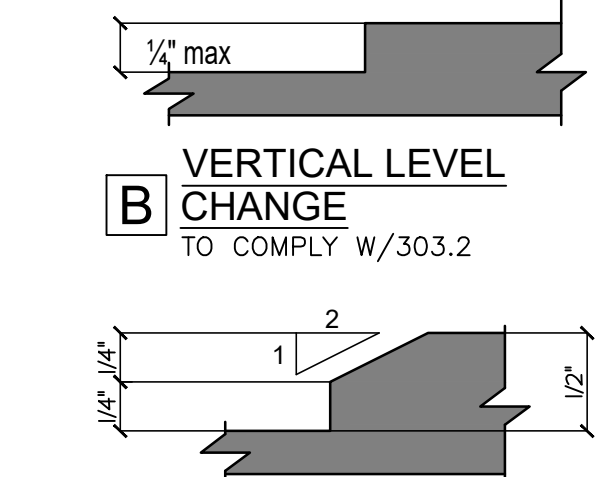
5 NOT USED

SCALE: NTS



B VERTICAL LEVEL CHANGE

TO COMPLY W/303.2



C BEVELED CHANGE IN LEVEL

TO COMPLY W/303.3

303.2 VERTICAL. CHANGES IN LEVEL OF 1/2\"/>

303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/2\"/>

303.4 RAMPED. CHANGES IN LEVEL GREATER THAN 1/2\"/>

6 LEVEL CHANGES

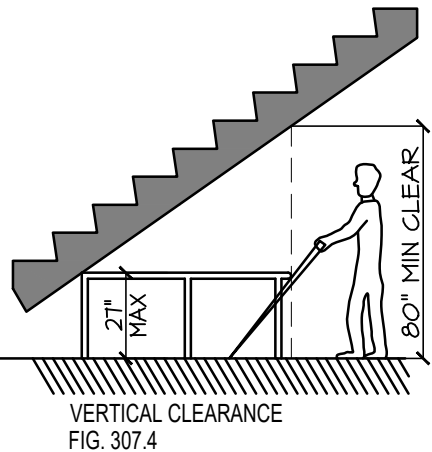
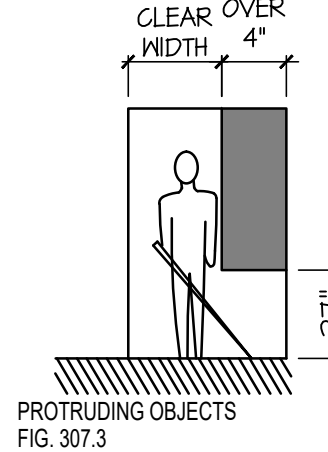
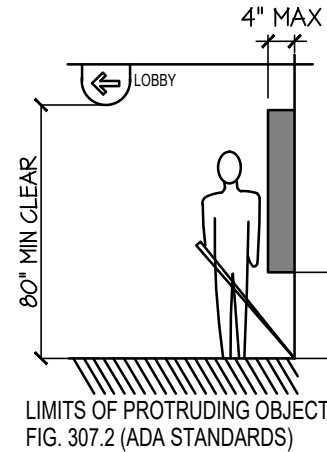
SCALE: NTS

ACCESSIBILITY REQUIREMENTS

- ALL CONSTRUCTION SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE DESIGN GUIDELINES ESTABLISHED BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010 STANDARDS) / ANSI 117.1 AND ANY OTHER REQUIREMENTS BY AUTHORITIES HAVING JURISDICTION.
- REPORT TO THE OWNER ANY AND ALL DISCREPANCIES BETWEEN, OR WITHIN, THE CONTRACT DOCUMENTS AND THE DESIGN GUIDELINES ESTABLISHED BY THE CURRENT ACCESSIBILITY STANDARDS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION.
- UTILIZE EXTREME CARE TO ENSURE THAT ALL TOLERANCES, DIMENSIONS, AND CLEARANCES ARE CONSTRUCTED ACCURATELY AND WITHOUT DEVIATION.
- TAKE ANY AND ALL ACTIONS NECESSARY TO CORRECT CONDITIONS WHICH ARE, IN THE OPINION OF THE STATE ACCESSIBILITY INSPECTOR, IN VIOLATION OF GUIDELINES AS THE DIRECT & SOLE RESULT OF DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS OR INADEQUATE CONSTRUCTION CONTROLS AND/OR TOLERANCES.

9 PROTRUDING OBJECTS

SCALE: NTS

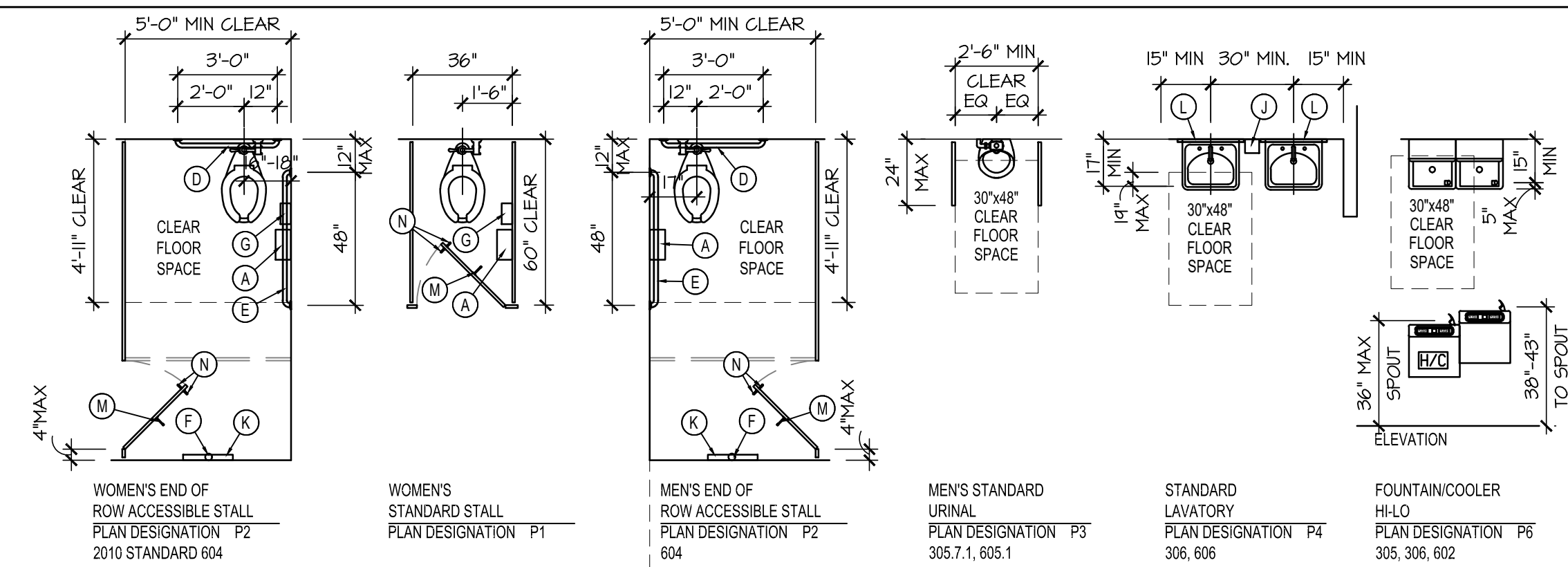


ACCESSORY MOUNTING DIAGRAMS

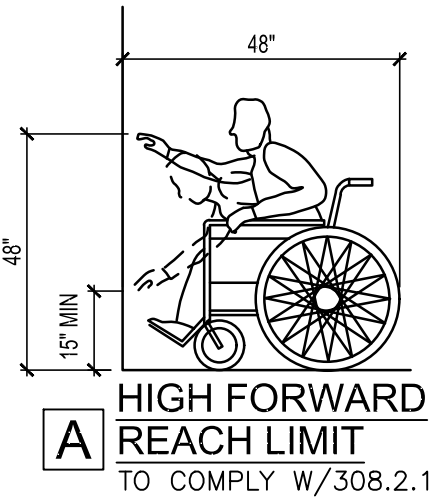
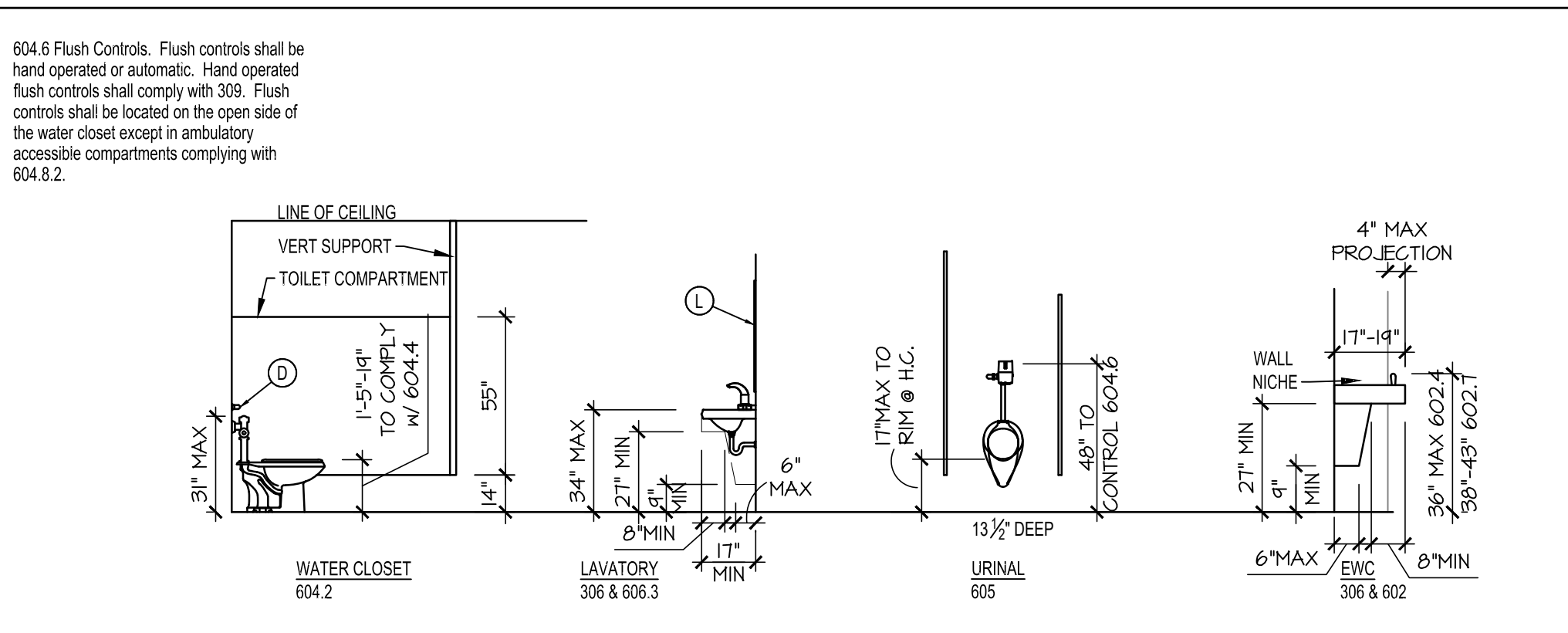
GENERAL NOTE: ACCESSORIES LISTED MAY HAVE GAPS IN ALPHABETICAL LISTING

ACCESSORY TYPE	A TOILET TISSUE DISPENSER	B AEROSOL DISPENSER	C ELECTRIC HAND DRYER	D HORIZONTAL GRAB BAR	E SIDE HORIZONTAL/VERTICAL GRAB BARS	F WALL STOP	G SANITARY NAPKIN DISPOSAL (WOMEN'S ONLY)	H BABY CHANGING STATION	J SOAP DISPENSER	K TOILET SEAT COVER DISPENSER	L MIRROR	M COAT HOOK	N DOOR PULLS ON BOTH SIDES AT TOILET PARTITIONS	O PURSE HOOK	P SURFACE MOUNTED FIRE EXTINGUISHER
MOUNTING DETAIL	REFER TO ENLARGED DETAIL 10A0.2		REFER TO DETAIL 05A0.2												
DESIGN NOTE	2010 ADA STANDARDS OF ACCESSIBLE DESIGN, SEE SECTIONS 604.7 & 609.3 * OUTLET OF THE DISPENSER		2010 STANDARDS 308 * OPERATOR	2010 OR ANSI 117.1-2003 STANDARDS 604.5.2 & 609	HORIZONTAL BAR TO COMPLY W/ 2010 STANDARDS OR ANSI 117.1-2003 604.5.1 & 609	COORDINATE LOCATION W/ PARTITION DOOR HANDLE	2010 ADA STANDARDS OF ACCESSIBLE DESIGN, SEE SECTIONS 604.7 & 609.3	2010 STANDARDS 305 & 308 HEIGHT OF SHELF IN DOWN POSITION 34\"/>	2010 STANDARDS 308	2010 STANDARDS 308	2010 STANDARDS 603.3	2010 STANDARDS 213.3.7, 603.4 & 308	2010 STANDARDS 404.2.7 & 604.8.2.2 COORDINATE W/ PARTITION MFG	2010 STANDARDS 308	2010 STANDARDS 308

STANDARD PLAN LAYOUTS

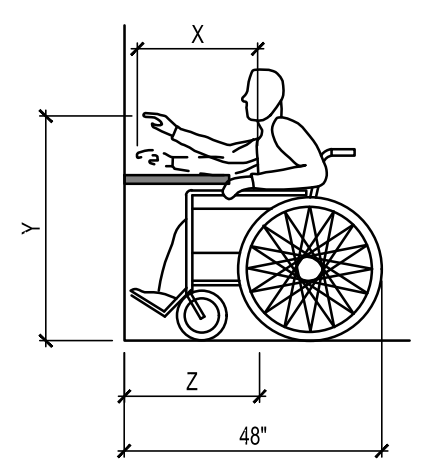


FIXTURE MOUNTING DIAGRAMS / TOILET COMPARTMENTS



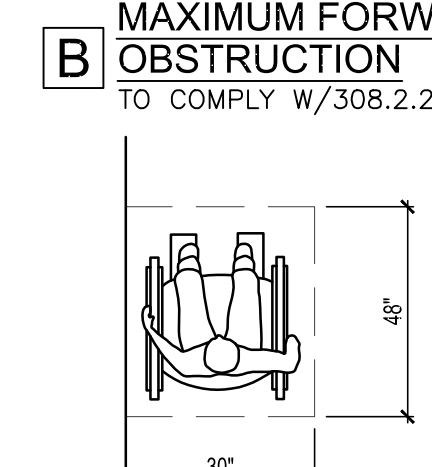
A HIGH FORWARD REACH LIMIT

TO COMPLY W/308.2.1



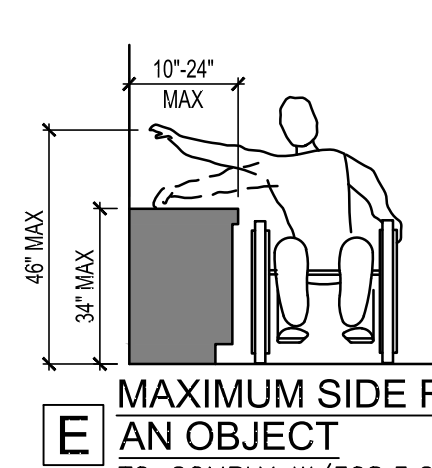
B MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

TO COMPLY W/308.2.2



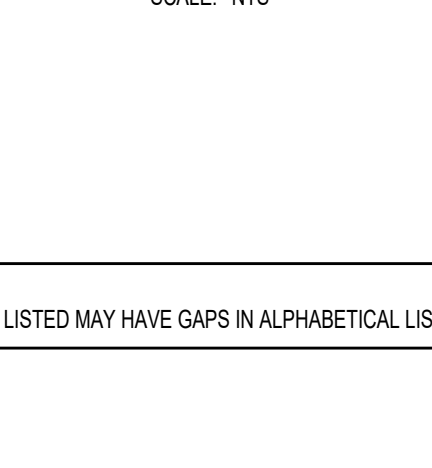
C CLEAR FLOOR SPACE PARALLEL APPROACH

TO COMPLY W/305.5 (b)



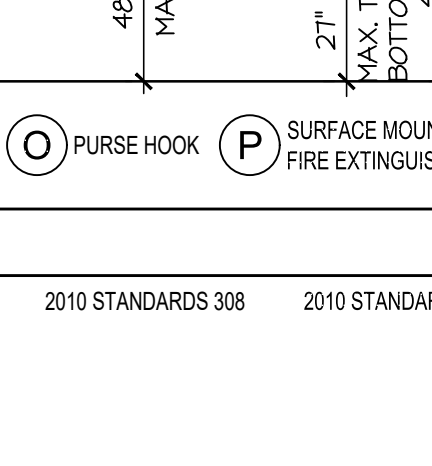
D HIGH AND LOW SIDE REACH LIMITS

TO COMPLY W/308.3.1



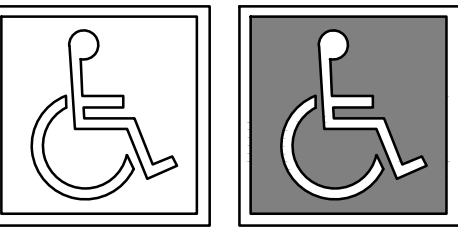
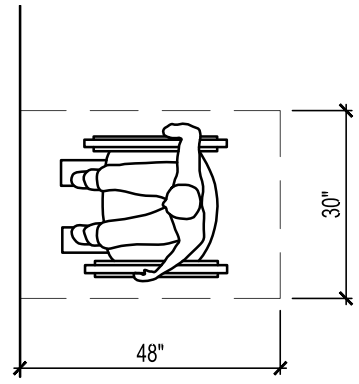
E MAXIMUM SIDE REACH OVER AN OBJECT

TO COMPLY W/308.3.2

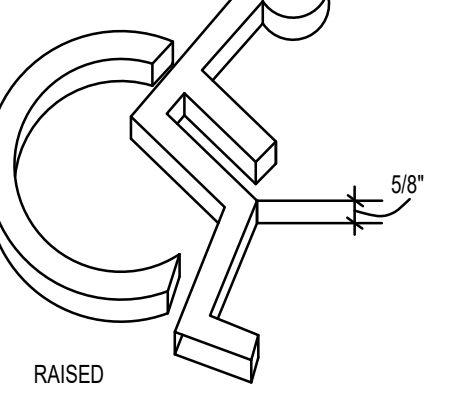
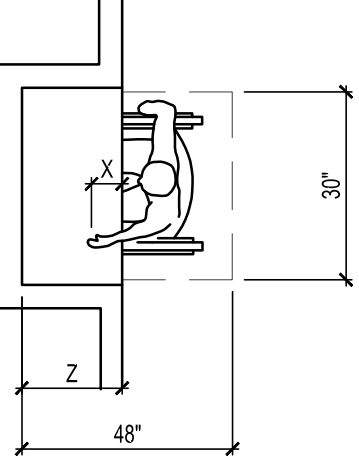


7 REACH LIMITS

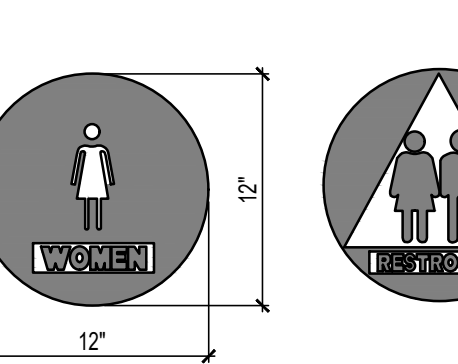
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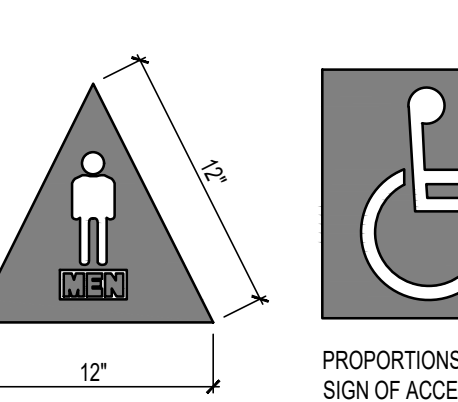
INTERNATIONAL ACCESSIBILITY SYMBOL



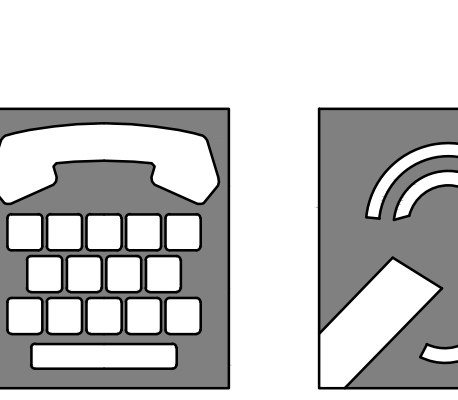
RAISED



PROPORTIONS INTERNATIONAL SIGN OF ACCESSIBILITY



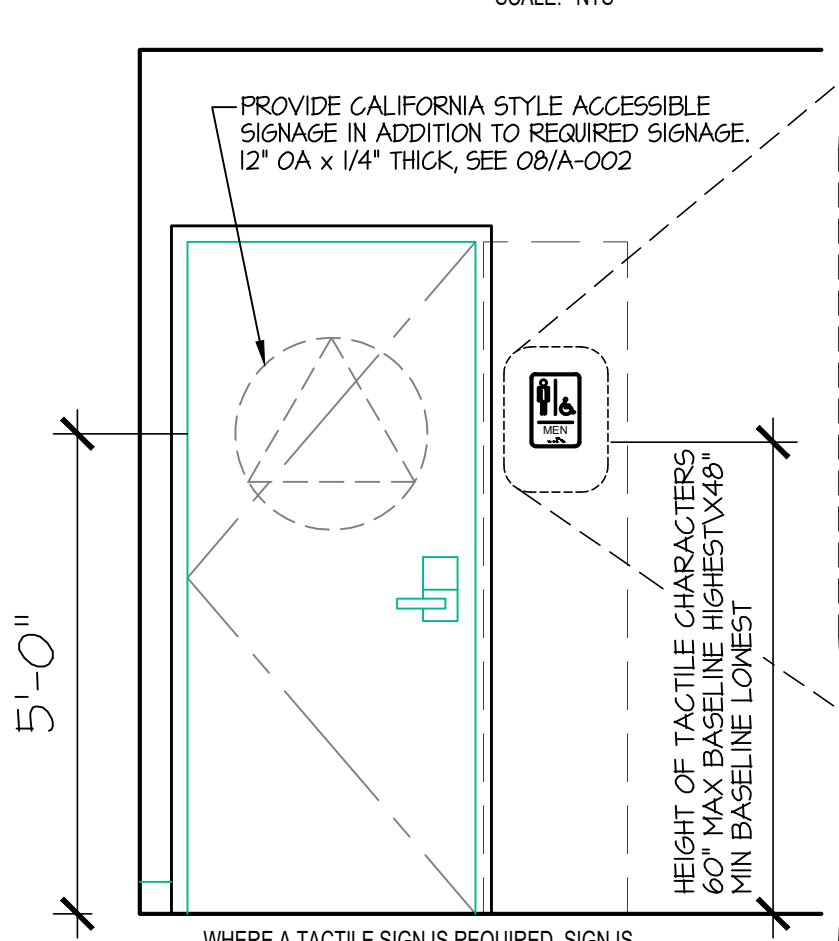
INTERNATIONAL TDD SYMBOL



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED

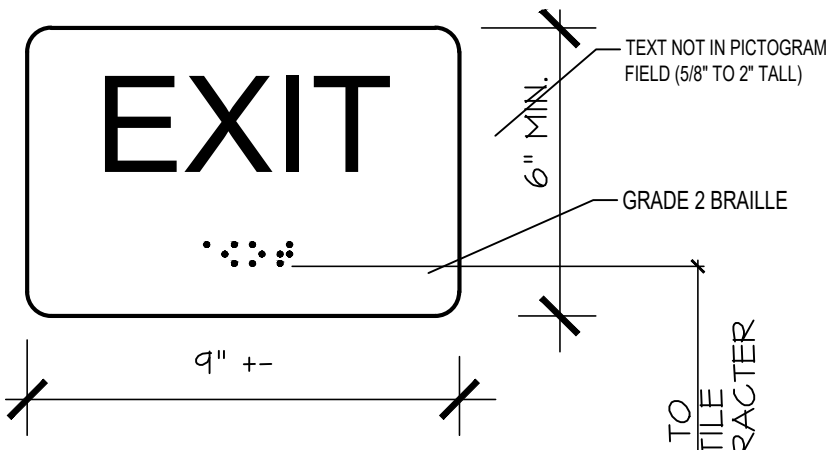
8 SIGN / PICTOGRAMS

SCALE: NTS



12 RESTROOM ACCESSIBLE SIGNAGE

SCALE: NTS



13 ACCESSIBLE SIGNAGE

SCALE: NTS

RAISED LETTERS AND NUMBERS: TO COMPLY W/703.2

- WIDTH HEIGHT RATIO BETWEEN 5/8\"/>
- CONTRAST CHARACTERS AND SYMBOLS WITH BACKGROUND.
- UPPERCASE SANS SERIF CHARACTERS RAISED MIN 1/32\"/>

SIGNS LOCATIONS: TO COMPLY W/703.4.2

- ALL REQUIRED ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN. TO COMPLY W/703.6
- ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
- BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY: TO COMPLY W/703.7

- STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
- WHITE FIGURE ON BLUE BACKGROUND, COLOR #15090 ON FEDERAL STANDARD #595A.
- WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE: TO COMPLY W/703.3

- USE CONTRASTED GRADE 2 BRAILLE DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
- 0.2 INCH SPACE BETWEEN CELLS.
- DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

ISSUED:	
DATE	ISSUED FOR
2-20-24	OWNER REVIEW
2-28-24	BID / PERMIT

REVISIONS:		
NO.	DATE	ISSUED FOR

CONSULTANT

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ph. (517) 265-2700

www.adriandesigngroup.com

Michael's

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

PROJECT TITLE

ADA Accessibility Standards

SHEET TITLE

CERTIFIED BY

PROJECT NUMBER

DATE

DRAWN BY

ARCH/ENGR.

SCALE

SHEET NUMBER

23.018

A-002

STATE OF MICHIGAN

MICHAEL P. NICKLOWITZ

ARCHITECT

No. 38770

LICENSED ARCHITECT

Field verify all dimensions

FINISH KEY										
MARK	DESCRIPTION	CATALOG No	COLOR	FINISH	STANDARD TEST	FLAME	SMOKE	MANUF.	VENDOR	REMARKS
PAINTS										
P 1	SUPPORT ROOM WALLS	PPG SPEEDHIDE 6-411 EGGSHELL ENAMEL	PPG 1001-1 DELICATE WHITE	EGGSHELL	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE.
P 2	SUPPORT DOORS & FRAMES	PPG AQUAPON 96-1 WB EP EPOXY	PPG 1001-1 DELICATE WHITE	SEMI-GLOSS	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE.
P 3	INTERIOR DECK (CEILING)	PPG 6-725X DRY FALL	PPG 1019-1 STEEL ME	FLAT	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT.
P 4	INTERIOR WALL PRIMER	PPG SPEEDHIDE 6-411	WHITE	FLAT	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT.
P 5	SALES AREA WALLS	PPG SPEEDHIDE 6-411 EGGSHELL ENAMEL	PPG 1019-1 STEEL ME	EGGSHELL	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE.
P 5X	SALES AREA ACCENT WALLS	PPG SPEEDHIDE 6-411 EGGSHELL ENAMEL	PPG 25-250 MICHAELS CUSTOM RED	EGGSHELL	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE. MUST USE GRAY PRIMER BC#5 UNDER RED.
P 6	INTERIOR DECK PRIMER (GL)	PPG 17-921X	WHITE	FLAT	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE.
P 7	SALES DOORS, FRAMES & COL.	PPG AQUAPON 96-1 WB EP EPOXY	PPG 1019-1 STEEL ME	SEMI-GLOSS	ASTM E84-91a	CLASS A 10	CLASS A	PPG	PPG	SMOOTH FINISH (NO TEXTURE), 2 COATS PAINT. PROVIDE 1 ADDITIONAL GALLON AND LEAVE ON SITE.
P 10	SAFETY PAINT		SAFETY YELLOW							
FLOOR COVERINGS										
FC 2	CARPET ENTRY TILE	1063109-195195-908B 19.5" x 19.5"	CHARCOAL	-	-	-	-	MONSTER TILE	MATWORKS	PROVIDE 1 ADDITIONAL BOX & LEAVE ON SITE. PROVIDE RELEASABLE ADHESIVE FOR CARPET TILES.
FC 3	CERAMIC FLOOR TILE	12" x 12"	AV214 GALLERY GREY	MATTE	-	-	-	CROSSVILLE	HJC	INSTALL AS A COMPLETE SYSTEM TO MEET 25-YEAR WARRANTY REQUIREMENTS. FIRST INSTALL ARDEX 8-9 WATERPROOFING, THEN ARDEX X5 SETTING MATERIAL, THEN TILE & ARDEX M44 GROUT (RAW STEEL). 3/16" GROUT LINE. PROVIDE AN ADDITIONAL 6 PIECES OF TILE AND LEAVE ON SITE. ALL MATERIAL PROVIDED THROUGH HJC.
FC 4	INTERIOR FLOOR SEALER	PPG 4-620B	CLEAR	SEMI-GLOSS	-	CLASS A (0-25)	CLASS A (0-25)	PPG	PPG	ROLL SURFACE SMOOTH APPLY 2 COATS
FC 6	TRANSITION STRIP	EU 100	STAINLESS STEEL	POLISHED	-	-	-	SCHLUTER	HJC	3/8" x 10". COMES WITH TILE WHEN SUPPLIED BY HJC.
FC 7										
FC 8	POLISHED CONCRETE FLOOR	-	-	1500 LEVEL	-	-	-	QUESTMARK	QUESTMARK	MECHANICAL FULL POLISHED CONCRETE FLOOR SURFACE INCORPORATING METAL AND RESIN BOND DIAMOND GRINDING THROUGH A 1500 LEVEL FINISH. SYSTEM TO INCORPORATE JOINT FILLING ON ALL POLISHED FLOOR AREAS.
FC 9	MATSHIELD	ESMS0005	-	-	-	-	-	MATWORKS	MATWORKS	6' x 6' INLAY
WALL COVERINGS										
WC 1	WAINSCOTING	-	MAPLE FUSION	-	-	CLASS C	-	-	RODGERS WADE	SEE WALL FINISHES SSP FOR WAINSCOT IN LOCATIONS, CONFIRM LOCATIONS W/ MICHAELS CONST. MANAGER.
WC 2										
WC 3	4" x 8" x 3/4" FRP OSB BOARD	-	-	TURN GOOD SIDE OF PANEL	-	-	-	VARIES	-	REC. AREA ONLY
WC 4	PEG BOARD	1/4" TEMPERED	-	SEMI-GLOSS SMOOTH LEVEL 4	ASTM E-84	CLASS A <A25	< 200	-	RODGERS WADE	REFER TO PAINT 'P1' PEG HOLES ARE 1/4"
WC 5	5/8" GYPSUM BOARD	TYPE 'X'	-	-	ASTM E-84	-	-	VARIES	-	
WC 6	INTERIOR DISPLAY WALL	-	FORMICA 1097-58 CITADEL	LP LAMINATE	-	CLASS C	-	-	RODGERS WADE	MDF CORE, REF SHEET A-050, A702. SLATWALL AND TRIM PROVIDED BY MILLWORK VENDOR.
WC 7	FRP SANITARY BOARD	PIF - GLASSBOARD WALL PANEL	PEPPER DUST	LINEN	ASTM E-84	CLASS A C	< 200	-	HJC	SEE MATCHING TRIM ASSEMBLIES REF. A-050 & A-701
WC 8	WALL COVERING	-	-	-	-	BS 478	-	DGS RETAIL	DGS RETAIL	CONSTRUCTION CONFIRM LOCATIONS WITH MICHAELS CONST. MANAGER.
WALL BASE										
WB 1	CERAMIC FLOOR BASE	6" x 12" COVED BASE	AV214 GALLERY GREY	MATTE	-	-	-	CROSSVILLE	HJC	MATCHING GROUT - ARDEX ARDW444 GROUT (RAW STEEL). 1/16" GROUT LINE. PROVIDE AN ADDITIONAL 2 PIECES OF TILE BASE & LEAVE ON SITE.
WB 2	4" VINYL COVE BASE	#R48MG	METAL GREY	ED	ASTM-E848 ASTM-E992	CLASS 1	< 450	ARMSTRONG	-	ADHESIVE COVE ADHESIVE #5725 BY ARMSTRONGS PROVIDE 12 ADDITIONAL PIECES OF VINYL COVE BASE AND LEAVE ON SITE.
CEILING PANELS										
ACP-1										
ACP-2	LAY-IN CEILING PANELS	KITCHEN ZONE 673 (2' x 2' x 5/8")	WHITE	SMOOTH FINISH	ASTM-E84 ASTM-E992	CLASS A <A25	< 50	ARMSTRONG	ARMSTRONG CEILING	PRELUDE 15/16" EXP TEE ARMSTRONG WHITE. PROVIDE 1 ADDITIONAL CARTON OF CEILING TILE OF EACH TYPE & LEAVE ON SITE.
ACP-3	LAY-IN CEILING PANELS	CORTEGA 170 (2' x 2' x 5/8")	WHITE	NON-DIRECT FISSURED	ASTM-E84 ASTM-E992	CLASS A <A25	< 50	ARMSTRONG	ARMSTRONG CEILING	PRELUDE 15/16" EXP TEE ARMSTRONG WHITE. PROVIDE 1 ADDITIONAL CARTON OF CEILING TILE OF EACH TYPE & LEAVE ON SITE.

ROOM FINISH SCHEDULE																
ROOM NO.	ROOM NAME	FLOOR			NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING			NOTES
		MAT'L	FINISH	BASE	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	HEIGHT	
200	MAIN ENTRANCE	CONC./ POLISHED	FC 8	WB2	-	-	PTD / GYP. BD.	P 5	-	-	-	-	EXPOSED /PTD	P 6 / P 3	VARIES	PREP & PATCH
201	CRAFT AREA	CONC./ POLISHED	FC 8	WB2	-	-	PTD / GYP. BD.	P 5	-	-	-	-	EXPOSED /PTD	P 6 / P 3	VARIES	
202	SALES	CONC./ POLISHED	FC 8	WB2	PTD / GYP. BD.	P 5	PTD / GYP. BD.	P 5	PTD / GYP. BD.	P 5	PTD / GYP. BD.	P 5	EXPOSED /PTD	P 6 / P 3	VARIES	
203	CORRIDOR	CONC./ POLISHED	FC 8	WB2	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	2x2 LAY IN	ACP-3	9'-0"	
204	RESTROOM	12" x 12" CERAMIC TILE	FC 3	WB1	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	2x2 LAY IN	ACP-2	8'-0"	
205	RESTROOM	12" x 12" CERAMIC TILE	FC 3	WB1	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	2x2 LAY IN	ACP-2	8'-0"	
206	OFFICE	CONC./ POLISHED	FC 8	WB2	PTD / GYP. BD.	WC 5 / P 1	PTD / GYP. BD.	WC 5 / P 1	PTD / GYP. BD.	WC 5 / P 1	PTD / GYP. BD.	WC 5 / P 1	2x2 LAY IN	ACP-3	9'-0"	
207	BREAKROOM	CONC./ POLISHED	FC 8	WB2	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	GYP. BD. /FRP	WC 7	2x2 LAY IN	ACP-3	9'-0"	
208	FRAME SHOP	CONC./ POLISHED	FC 8	WB2	PTD / GYP. BD.	WC 5 / P 5	-	-	PTD / GYP. BD.	WC 5 / P 5	PTD / GYP. BD.	WC 5 / P 5	EXPOSED /PTD	P 6 / P 3	VARIES	
209	FRAME ROOM	CONC./ POLISHED	FC 8	WB2	PTD / GYP. BD.	WC 4 / WC 5 / P 1	PTD / GYP. BD.	WC 4 / WC 5 / P 1	PTD / GYP. BD.	WC 4 / WC 5 / P 1	PTD / GYP. BD.	WC 4 / WC 5 / P 1	2x2 LAY IN	ACP-3	9'-0"	PEG BOARD UPPER WALL
210	STORAGE / J.C.	CONC. / SEALED	FC 5	WB2	PTD / GYP. BD.	WC 5 / P 1	PTD / GYP. BD.	WC 3 / WC 5 / P 1	PTD / GYP. BD.	WC 3 / WC 5 / P 1	PTD / GYP. BD.	WC 3 / WC 5 / P 1	EXPOSED /PTD	P 6 / P 3	VARIES	FRP LOWER WALL
211	STAGING	CONC. / SEALED	FC 5	WB2	PTD / GYP. BD. /OSB	WC 5 / P 1	PTD / GYP. BD. /OSB	WC 3 / WC 5 / P 1	PTD / GYP. BD. /OSB	WC 3 / WC 5 / P 1	PTD / GYP. BD. /OSB	WC 3 / WC 5 / P 1	EXPOSED /PTD	P 6 / P 3	VARIES	OSB LOWER WALL

PRODUCT SPECIFICATIONS:

- WHERE PRODUCTS ARE NOT INDICATED ON THE REQUIRED SUPPLIER LIST AND SPECIFIED ONLY BY REFERENCED STANDARDS, THE CONTRACTOR SHALL INSTALL ANY PRODUCT MANUFACTURER MEETING STANDARDS, DETAILS & DRAWINGS.
- WHERE PRODUCTS ARE INDICATED ON THE REQUIRED SUPPLIER LIST AND SEVERAL MANUFACTURERS ARE SHOWN, THE CONTRACTOR SHALL CHOOSE ANY MANUFACTURER LISTED. ALTERNATES TO THE LIST ARE NOT ACCEPTABLE.
- WHERE PRODUCTS ARE INDICATED ON THE REQUIRED SUPPLIER LIST AND ONLY ONE MANUFACTURER IS SHOWN, THE CONTRACTOR CAN USE ONLY THE MANUFACTURER LISTED. ALTERNATES TO THE LIST ARE NOT ACCEPTABLE. NO SUBSTITUTES WILL BE ACCEPTED.
- NATIONAL PRICING CONTRACTS ARE IN PLACE WITH ALL OF THE VENDORS LISTED ON THE SUPPLIERS LIST. ALL CONTRACTORS TO SEND PLANS TO MSI VENDORS. REQUIRED, VERIFY WITH EACH VENDOR, DRAWING SUBMITTAL PROCESS (ELECTRONIC, HARD COPY, ETC.)
- ALL COST ASSOCIATED WITH THE USE OF VENDORS WILL BE AT THE SOLE COST OF THE CONTRACTOR OR SUBCONTRACTOR INCLUDING PURCHASE, DELIVERY, STORAGE, INSTALLATION, UNLOADING & ASSOCIATED REQUIRED WORK.
- VENDORS LISTED ARE THE REQUIRED VENDORS IN ALL JURISDICTIONS. NO SUBSTITUTIONS
- G.C. AND SUBS ARE TO CAREFULLY FOLLOW THE INSTALLATION INSTRUCTIONS AS PROVIDED FROM EACH VENDOR.
- ALL PAINT MUST COME FROM AND BE MIXED AT A PPG STORE
- G.C. TO PRIME ALL WALLS BEFORE FINAL FINISH IS APPLIED
- CONTACT DOOR MANUFACTURER DIRECTLY FOR DOORS.

MICHAELS VENDOR LIST													
#	CSI DIV	PRODUCT / SERVICE	VENDOR	CONTACT	ROLE	PHONE	EXT	FAX	CELL	EMAIL	WEB	FOB	ALT
1	6	WALLCOVERING	DGS	DAVID HENDERSON	SENIOR BUSINESS DEVELOPMENT MANAGER	281 702-4244	-	-	-	DAVEHENDERSON@DGSRETAIL.COM	DGSRETAIL.COM	-	NONE
2	6	MILLWORK, WAINSCOT, S-ATVAL, PEGBOARD, PLAN HOLDER	RODGERS WADE	TODD TRENCHARD	SENIOR PROJECT MANAGER	903 783-7158	-	-	-	TTRENCHARD@RODGERSWADE.COM	RODGERSWADE.COM	-	NONE
3	7	ROOF SCUTTLE, LADDER UP, SAFETY POST	BILCO	CUSTOMER SALES	SALES	203 934-6363	-	203 933-8478	-	CS@BILCO.COM	BILCO.COM	VARIES	NONE
4	8	DOORS, FRAMES, HARDWARE, PANIC DEVICES	COOK & BOARDMAN	AMY BAKER	PROJECT MANAGER	855 447-8600	4508	-	-	MICHAELS@COOKANDBOARDMAN.COM	WWW.COOKANDBOARDMAN.COM	LA VERGNE, TN	NONE
5	-	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	PPG	-
7	8	SALES TO STAGING TRAFFIC DOOR	ELIASON	JASON DLEO	VP SALES	501 920-5092	-	-	-	JDLILO@SINNECA.COM	ELIASONCORP.COM	PORTAGE, MI	NONE
8	9	CEILING GRID AND PANELS	A-ARMSTRONG CEILING SYSTEMS	CONTACT YOUR LOCAL REPRESENTATIVE	-	-	-	-	-	QUOTES.ORDERS@SENNECA.COM	-	-	-
9	9	VCT TILE, VINYL COVE BASE, ADHESIVE	ARMSTRONGS COMMERCIAL FLOORING	KRISTI DIETRICH	ACCOUNT MANAGER	717 672-9054	-	866 807-4322	-	TEAMKIC-HILLS@ARMSTRONGSFLOORING.COM	ARMSTRONG.COM	VARIES	NONE
10	9	PAINT	PPG PROFESSIONAL	RICK GARLIN	ACCOUNT MANAGER	866 298-7245	-	855 382 3814	317 318-5800	GARLIN@PPG.COM	PPGPRO.COM	VARIES	-
10 ALT	9	OPTIONAL PAINT VENDOR	PPG PROFESSIONAL	GREG SANTOWSKI	DEVELOPMENT EXECUTIVE	800 441-9695	-	-	214 425-0528	GSANTOWSKI@PPG.COM	PPGPRO.COM	VARIES	-
11	9	CERAMIC FLOOR TILE, CERAMIC FLOOR TILE GROUT, CERAMIC COVE BASE, VCT/TILE TRANSITION	HAINES, JONES & CADBURY	ARONETTE TEICHMANN	CUSTOMER SERVICE	800 459-7099	-	484 398-7151	-	MICHAELS@HJCINC.COM	HJCINC.COM (US)	BENTONVILLE, AR	NONE
12	9	DIAMONDQUEST POLISHED CONCRETE FLOORING	QUESTMARK FLOORING	JOHN KASKI	DIRECTOR OF NATIONAL ACCOUNTS	859 682-2574	-	-	-	ARONETTE.TEICHMANN@HJCINC.COM	HJCINC.COM	-	NONE
13	-	-	-	-	-	-	-	-	-	JOHN.KASKI@CENTIMARK.COM	CENTIMARK.COM	-	NONE
14	9	FLOORING CONSULTANTS	IFT	JENNIFER ARMSTRONG	ACCOUNT MANAGER	925 305-2917	-	-	-	JENNIFER.ARMSTRONG@IFT.COM	-	CONCORD, CA	NONE
15	9	VESTRIBULE FLOORING	THE MATWORKS	-	-	833 628-9757	-	-	-	ORDERS@THEMATWORKS.COM	THEMATWORKS.COM	BELTSVILLE, MD	NONE
16	10	RESTROOM ACCESSORIES, SIGNAGE & VP	HAINES, JONES & CADBURY	ARONETTE TEICHMANN	CUSTOMER SERVICE	800 459-7099	-	484 398-7151	-	MICHAELS@HJCINC.COM	HJCINC.COM (US)	BENTONVILLE, AR	NONE
17	11	RASH / CARDBOARD COMPACTO	PTR BALER AND COMPACTOR	APRIL DAVIS	CUSTOMER SERVICE	800 523-3654	-	215 537-8907	-	ARONETTE.TEICHMANN@HJCINC.COM	HJCINC.COM	PHILADELPHIA, PA	NONE
18	-	-	-	-	-	-	-	-	-	-	-	-	-
19	21	FIRE ALARM CODE CALL, FIRE SPRINKLER SH-OP DWG REVIEW, SPRINKLER/ALARM SYSTEMS, FUNCTIONAL & ACCEPTANCE TEST	TELGAN ENGINEERING & CONSULTING	JOSEPH KELTOS	STRATEGIC ACCOUNT MANAGER	480 656-3167	-	-	610 961-5281	MICHAELS.CONSTRUCTION@TELGA-Y.COM	TELGAN.COM	PHOENIX, AZ	NONE
20	-	-	-	-	-	-	-	-	-	KELTOS@TELGAN.COM	-	-	-
21	22	RESTROOM PACKAGE - FIXTURES, VALVES, EXHAUST FANS & MISC COMPONENTS	HAINES, JONES & CADBURY	ARONETTE TEICHMANN	CUSTOMER SERVICE	800 459-7099	-	484 398-7151	-	MICHAELS@HJCINC.COM	HJCINC.COM (US)	BENTONVILLE, AR	NONE
22	23	HVAC ROOF TOP UNITS	LENNOX	HEATH BRANTLEY	PROJECT MANAGER	972 497-6846	-	972 497-5112	-	ARONETTE.TEICHMANN@HJCINC.COM	HJCINC.COM	-	NONE
23	26	SWITCH GEAR, POWER WALL, PROVIDE ALTERNATE PRICING FOR NEW ELECTRICAL GEAR AS SHOWN ON ELECTRICAL DWGS	CITY LIGHTING	BLAIR GUTHRIE	NATIONAL ACCOUNTS	412 366-7009	-	412 366-6231	-	BLAIRGUTHRIE@CITYLIGHTING.COM	CITYLIGHTING.COM	SEWICKLY, PA	NONE
24	26	LIGHT PACKAGE, IND VIAL SWITCH GEAR, WHIPS	CITY LIGHTING	BLAIR GUTHRIE	NATIONAL ACCOUNTS	412 366-7009	-	412 366-6231	-	BLAIRGUTHRIE@CITYLIGHTING.COM	CITYLIGHTING.COM	SEWICKLY, PA	NONE
25	28	ENERGY MANAGEMENT SYSTEM	SIEMENS INDUSTRY INC	LORE HOWELL	PROJECT MANAGER	512 739-8107	-	-	-	LORE.HOWELL@SIEMENS.COM	USA.SIEMENS.COM	AUSTIN, TX	NONE
26	28	FIRE ALARM DESIGN AND DEVICE	TELGAN ENGINEERING & CONSULTING	RAY DOTTS	CONSTRUCTION PROJECT MANAGER	480 282-5368	-	-	713 254-4717	MICHAELS.CONSTRUCTION@TELGA-Y.COM	TELGAN.COM	PHOENIX, AZ	NONE

NOTE: CONTRACTORS TO VERIFY MATERIAL / PRODUCT LEADTIMES WITH VENDORS.

INSTALLATION INSTRUCTIONS FOR DISPLAY WALL

INSTRUCTIONS STATEMENTS EXPRESSED BELOW ARE THE RECOMMENDATION BY MARLITE BRAND PRODUCTS FOR APPLICATION UNDER NORMAL CONDITIONS OF INSTALLATION. THE RECOMMENDATIONS PROVIDED ARE THE BEST JUDGEMENTS BASED ON EXPERIENCE WITH NORMAL APPLICATIONS. UNLESS PRIOR APPROVAL IS OBTAINED IN WRITING, ANY DEVIATIONS FROM THESE RECOMMENDED PROCEDURES SHALL BE AT THE SOLE RISK OF THE INSTALLERS.

DISPLAY WALL IS A WOOD BASED PRODUCT, IT IS SUSCEPTIBLE TO EXPANSION AND CONTRACTION WHEN EXPOSED TO ENVIRONMENTAL EXTREMES. TOOLS: ORDINARY CARPENTER TOOLS, POWER SCREW DRIVER OR PHILLIPS HEAD SCREW DRIVER, LEVEL, CHALK LINE, FINE TOOTH SAW, POWER DRILL, 5/32" TWIST DRILL BIT, AND MARLITE DISPLAY WALL SCREWS.

PRELIMINARY STEPS

STORE PANELS IN DRY ENVIRONMENT. OPEN CARTONS AND INSPECT ALL PANELS CAREFULLY. DUE TO TEXTURE AND MANUFACTURING TECHNIQUES, SOME PANELS MAY VARY IN COLOR, CONSISTENCY AND PATTERN. IF MATERIAL IS FOUND TO BE DEFECTIVE, NOTIFY THE MARLITE SERVICE CENTER NEAREST YOU AT ONCE. FAILURE TO DO SO SHALL BE AT THE SOLE RISK OF THE INSTALLER. BEFORE INSTALLATION, ARRANGE THE PANELS ON EACH WALL TO ACHIEVE THE BEST COMBINATION OF COLOR AND PATTERN AND MAKE SURE THE END PANELS ARE OF EQUAL WIDTH FOR A BALANCED APPEARANCE.

THE PANELS SHOULD BE ALLOWED TO EQUALIZE TO THE MOISTURE IN THE ROOM PRIOR TO INSTALLATION. THIS IS ACCOMPLISHED BY STANDING PANELS SEPARATELY AROUND THE ROOM IN WHICH THEY WILL BE INSTALLED FOR AT LEAST 48 HOURS BEFORE APPLICATION.

PREPARE WALLS

STRUCTURAL WALLS SHOULD BE FINISHED WITH BUILDING COMPLETELY CLOSED. ALL TYPES OF WALLS SHOULD BE THOROUGHLY DRY BEFORE PANELS ARE APPLIED. BE SURE THE WALLS TO WHICH DISPLAY WALL IS TO BE ATTACHED ARE SOLID AND TRUE. IF NECESSARY, USE VERTICAL FURRING STRIPS TO INSURE A STRAIGHT AND EVEN WALL. SUPPORTING WALLS MUST BE CAPABLE OF SUPPORTING DISPLAY WALL AND SUBSEQUENT DISPLAY WALL HANGING LOADS. MASONRY WALLS (INCLUDING ALL EXTERIOR MASONRY, CONCRETE BLOCK, CINDER BLOCK, ETC.) MUST BE THOROUGHLY DRY AND WATERPROOFED INSIDE AND OUT BEFORE PANEL APPLICATION. NEVER INSTALL PANELS DIRECTLY TO ANY MASONRY WALL, EXTERIOR OR OTHERWISE. FOR MASONRY INSTALLATIONS, INSTALL FURRING STRIPS AND A CONTINUOUS VAPOR BARRIER PRIOR TO INSTALLING DISPLAY WALL.

DISPLAY WALL MAY BE APPLIED TO OLD WALLS WHICH ARE SOLID AND STRAIGHT. REMOVE ANY HIGH SPOTS, LEVEL LOW SPOTS WITH PATCHING PLASTER OR SCRAPS OF WOOD. BACKS OF PANELS AND WALL MUST BE FREE FROM DIRT, DUST AND GREASE BEFORE INSTALLATION. REMOVE SCALING PAINT AND WALLPAPER. WIPE WALLS WITH A CLEAN DRY CLOTH TO REMOVE CONSTRUCTION DUST AND ANY LOOSE DIRT. PROTECT EXISTING SURFACES WITH DROP CLOTH AND PADS.

BALANCED LAYOUT

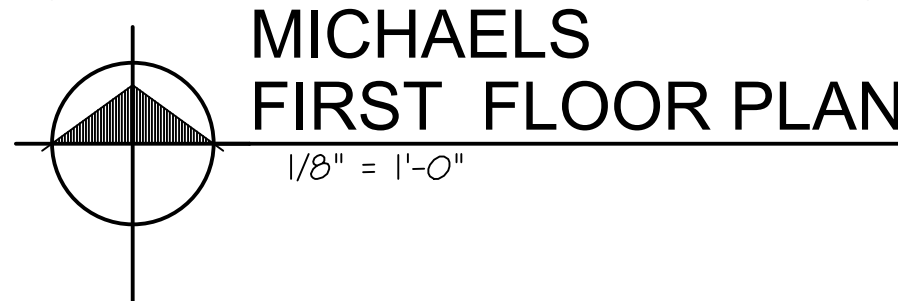
MEASURE WALLS TO BE FINISHED AND LOCATE THE CENTER OF EACH. PRE-PLAN A BALANCED PANEL LAYOUT BY LAYING PANELS OUT FROM THE CENTER OF EACH WALL TO THE CORNERS.


CUTTING PANELS

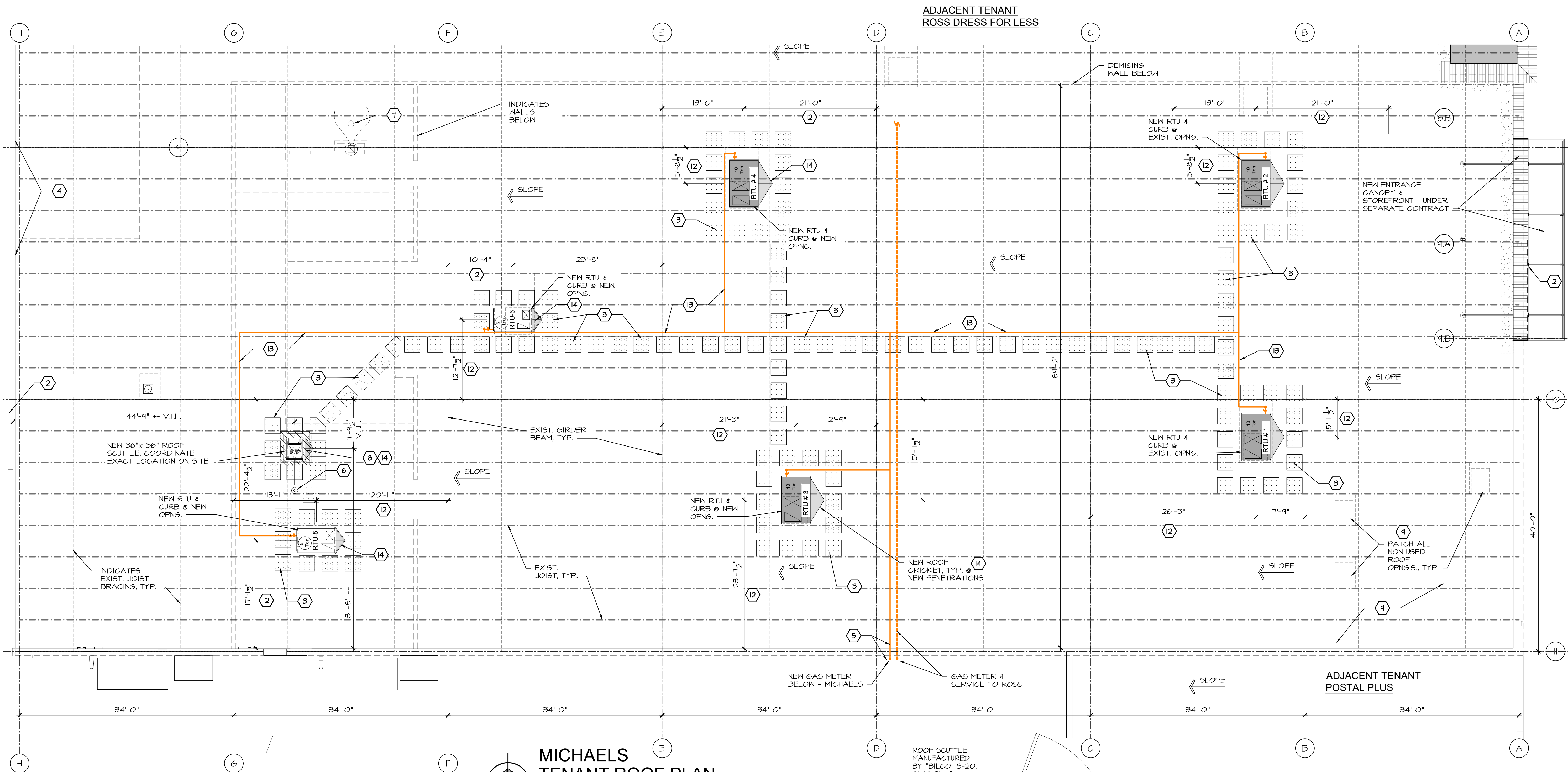
IF A PORTABLE POWER SAW IS USED, DO ALL LAYOUT AND CUTTING FROM THE BACK OF THE PANEL TO AVOID CHIPPING THE SURFACE. IF A TABLE SAW IS USED, DO LAYOUT AND CUTTING ON THE FRONT SURFACE.

INSTALLATION STEPS

- WITH CHALK LINE, STRIKE A LEVEL



I S S U E D:		
DATE	ISSUED FOR	
2-20-24	Owner Review	
2-28-24	BID / PERMIT	
R E V I S I O N S:		
NO.	DATE	ISSUED FOR
CONSULTANT		
ADG Adrian Design Group, PLC 126 E. Church Street - Adrian, MI 49221 ph. (517) 265-2700 www.adriandesigngroup.com		
PROJECT TITLE <i>Michaels</i> Tenant Build Out Crossroads Mall 1416 S. Main St. Adrian, MI 49221		
SHEET TITLE	Composite Floor Plan	
CERTIFIED BY		
PROJECT NUMBER 23.018		
DATE 12-24-23	SCALE 1/16"=1'-0"	
DRAWN BY JJK	SHEET NUMBER	
ARCH/ENGR. M. Nicklowitz	A-101	



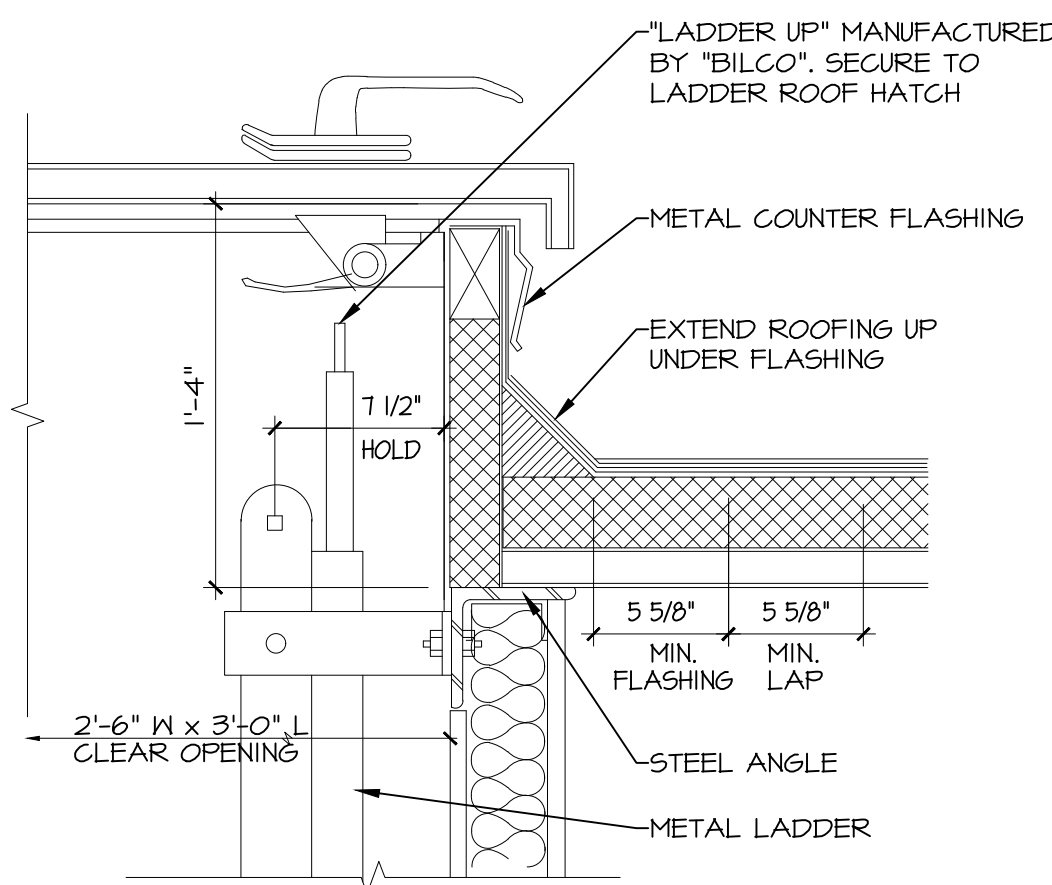
KEY NOTES

1. PROVIDE METAL WALL CAP EXPANSION FLASHING
2. SIGN LOCATION, REFER TO EXTERIOR ELEVATIONS. VERIFY FINAL LOCATION WITH MICHAELS.
3. PROVIDE WHITE FIRESTONE BRAND ROOF WALKING PADS AS INDICATED.
4. GUTTER & DOWN SPOUT SYSTEM TO BE RESTORED.
5. NEW GAS SERVICE TO RTU'S, SEE MECHANICAL DRAWINGS.
6. LOCATION OF OUTSIDE SENSOR DEVICE (OSD) VERIFY EXACT LOCATION WITH MSI CM, RE: 04/E2.0
7. PROVIDE VENT THROUGH ROOF AS REQUIRED FOR PLUMBING SYSTEMS. LOCATION TO BE NO CLOSER THAN 5'-0" TO PARAPET CONDITION AND NO CLOSER THAN 10'-0" TO ANY AIR INTAKE.
8. 30" x 36" ROOF HATCH - REF. DETAILS THIS SHEET.
9. PATCH EXISTING ROOF PENETRATION WITH SIMILAR ROOFING MATERIAL, OCCURS AT ALL ABANDONED GAS LINE PENETRATIONS, ABANDONED MECHANICAL SYSTEMS, ETC. G.C. TO VERIFY IN FIELD FOR FULL ASSESSMENT PRIOR TO BIDDING.
10. NOT USED
11. NOT USED
12. COORDINATE RTU LOCATION & ORIENTATION W/ STRUCTURAL FRAMING ELEMENT, AND TO PREVENT CONFLICT WITH LIGHTING LAYOUT. VERIFY LOCATION AND VISIBILITY OF ALL RTU'S BEFORE FINAL PLACEMENT. SEE HVAC SHEETS FOR ADDITIONAL INFORMATION.
13. GAS LINE FOR RTU'S, REFER MECHANICAL SHEET FOR SIZE & ROUTING LOCATION. PAINT GAS PIPE ON ROOF WITH SAFETY YELLOW (P-10)
14. ROOF CRICKET
15. AREA AROUND ROOF HATCH IS TO REMAIN CLEAR OF ANY WIRES/MATERIALS

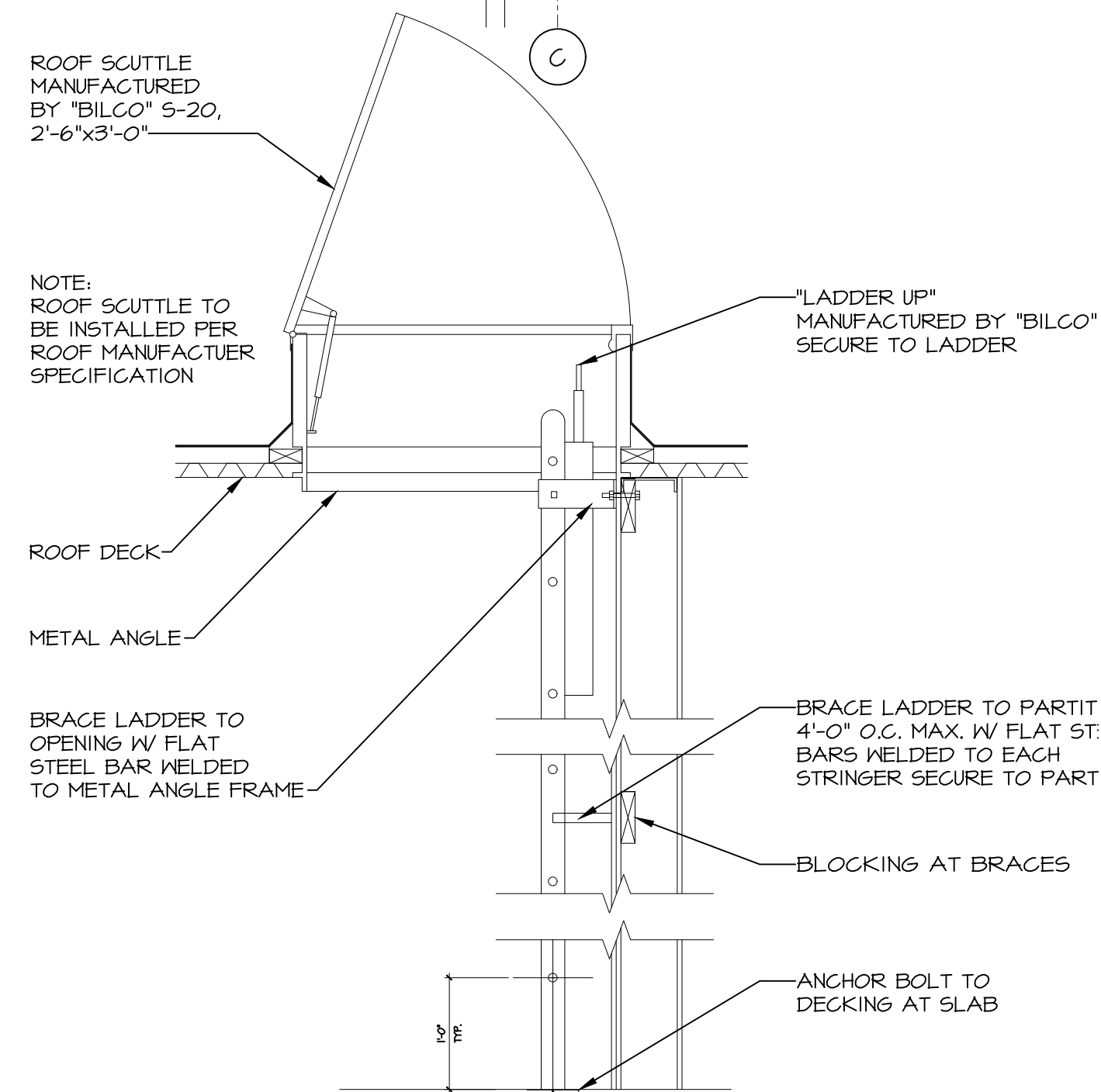
GENERAL NOTES

1. REFER TO STRUCTURAL, MECHANICAL & ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. ROOFING MEMBRANE SHALL HAVE 12 YEAR LIMITED WARRANTY, MINIMUM.

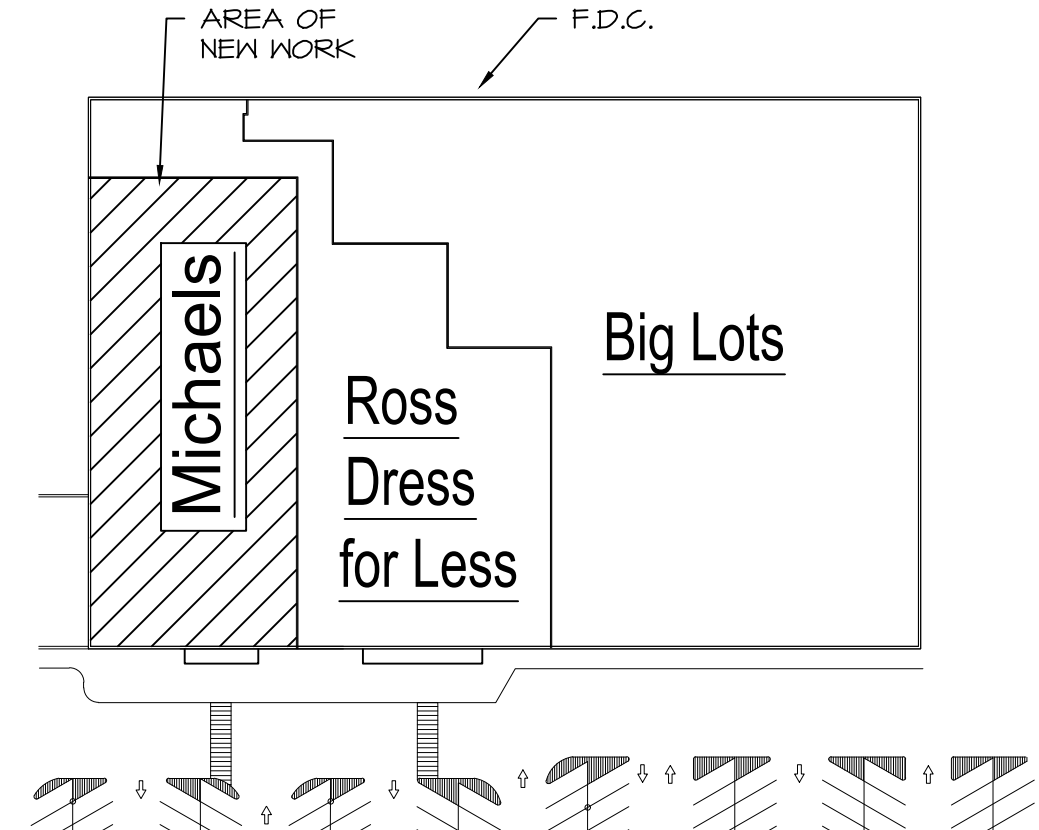
MICHAELS
TENANT ROOF PLAN
1/8" = 1'-0"



102A ROOF HATCH DETAIL
A-102 1 1/2" = 1'-0"



102B ROOF SCUTTLE SECTION
A-102 3/4" = 1'-0"



KEY PLAN
NO SCALE

ISSUED:
DATE ISSUED FOR
2-20-24 Owner Review
2-28-24 BID / PERMIT

REVISIONS:
NO. DATE ISSUED FOR

CONSULTANT
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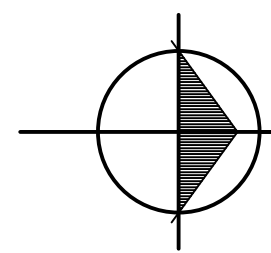
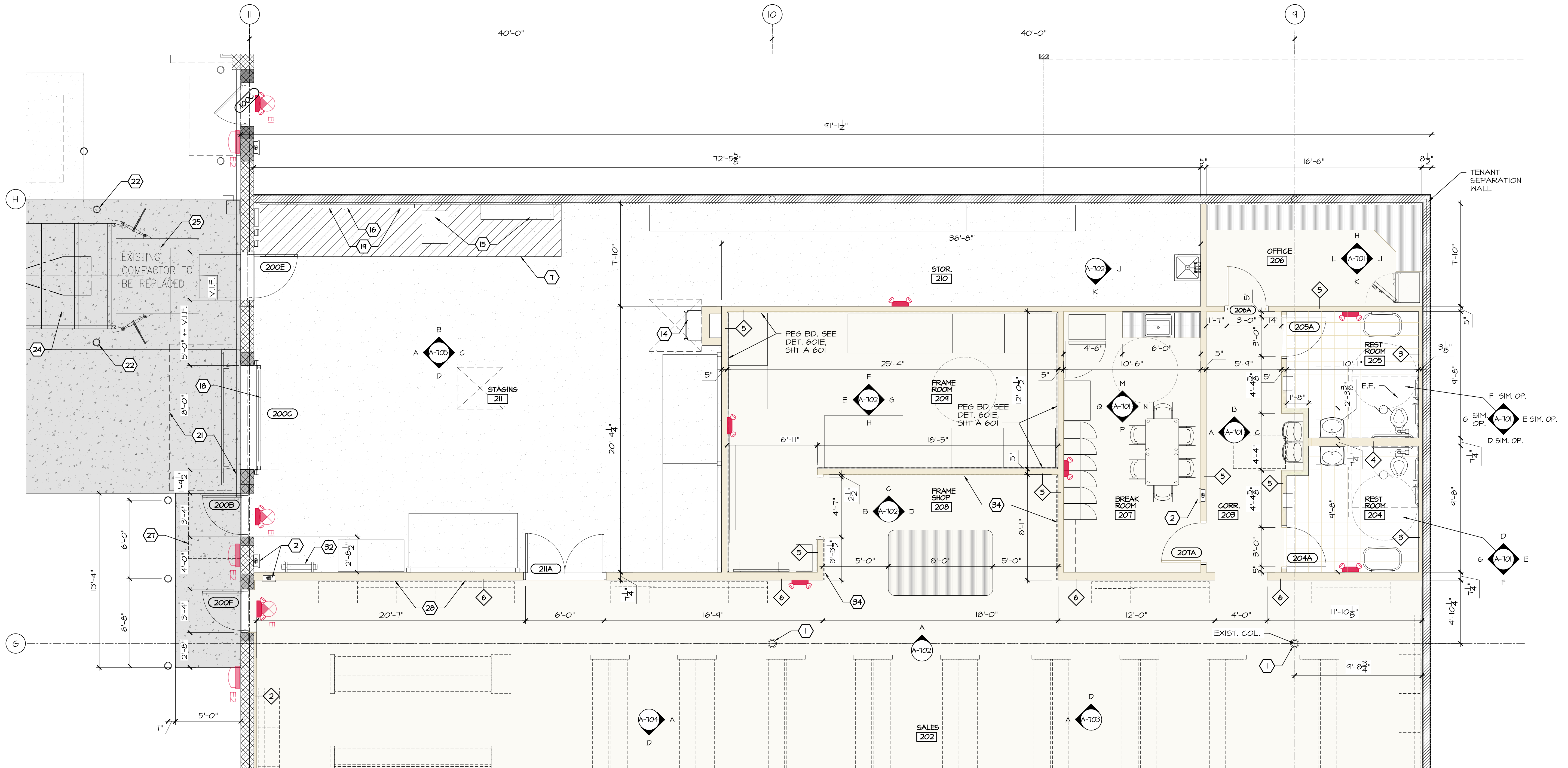
PROJECT TITLE
Michael's
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
SHEET TITLE
Partial Roof Plan

CERTIFIED BY
MICHAEL NICKLOWITZ
ARCHITECT
No. 39770
LICENSED ARCHITECT

PROJECT NUMBER
23.018

DATE
12-24-23
DRAWN BY
JLN
ARCH/ENGR.
M. Nicklowitz

SCALE
1/8" = 1'-0"
SHEET NUMBER
A-102



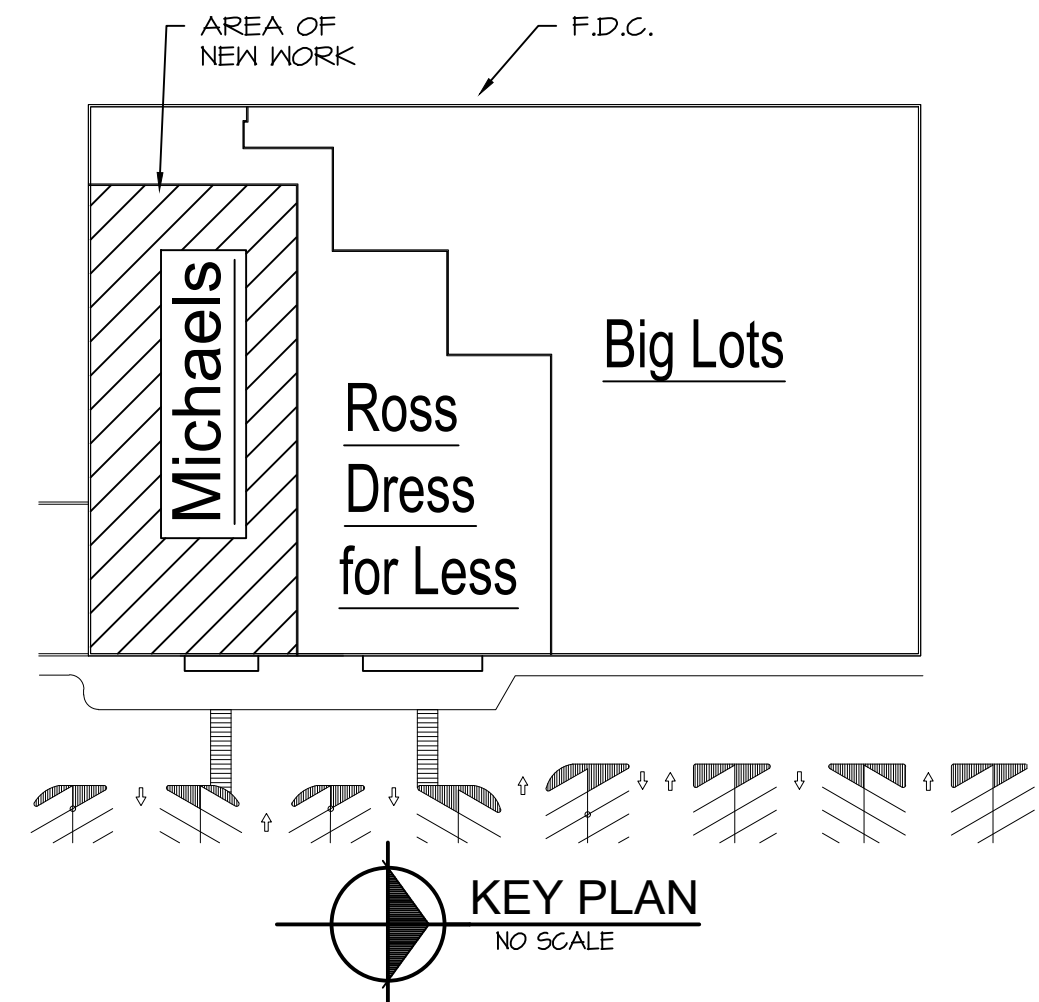
**MICHAEL'S
PARTIAL ENLARGED FLOOR PLAN**

KEY NOTES

- SALES AREA COLUMNS SHALL HAVE STAINLESS STEEL COLUMN WRAPS, PAINT TYPE P2 ABOVE SS WRAP TO UNDERSIDE OF DECK STRUCTURE ABOVE, REFER TO DETAIL 001A ON SHT A-101.
- G.C. TO PROVIDE AND INSTALL FIRE EXTINGUISHERS ON HEAVY DUTY VEHICLE STYLE BRACKET, SEE BROOKS 101B RUNNING BOARD FIRE EXTINGUISHER BRACKET. INSTALL FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. MINIMUM REQUIREMENT IS I-TYPE 3A.40B/C (GLB5) PER 75'-0" OF TRAVEL OR 1 PER 3,000 S.F. OF BUILDING AREA. WHEN MOUNTING ADJACENT TO DOOR OPENING, MAINTAIN 12" CLEAR TO DOOR OPENING FOR ADA COMPLIANCE. PREFERRED LOCATIONS SHOWN. FINAL LOCATION, MOUNTING HEIGHT AND QUANTITY BY FIRE INSPECTOR. G.C. TO VERIFY FIRE MARSHALL REQUIREMENTS FOR INSPECTION AND TAGGING. G.C. TO PROVIDE INSPECTION AND TAG IF NECESSARY.
- STORE ADDRESS TO BE CENTERED ABOVE ENTRANCE STOREFRONT W/ 6" VINYL PEEL/STICK WHITE LETTERS. MOUNT ON INTERIOR SIDE.
- FIRE DEPARTMENT CONNECTION WHERE REQUIRED SHALL BE LOCATED WHERE INDICATED. VERIFY LOCATION WITH MICHAELS.
- UTILITY CHASE PROVIDED FOR MISC. ROOF DRAIN, PLUMBING VENTS, PIPES, SPRINKLER LINE PENETRATIONS, WATER LINES, ETC.
- PROVIDE 3'-0" CLEAR AREA AT FIRE RISER LOCATION TO BE DESIGNATED BY FLOOR PAINT STRIPES. PAINT P10.
- CART/HANDICAP RAMP SHALL BE CENTERED ON MAIN ENTRANCE DOORS. RAMP SURFACE TO BE NON-SKID.
- NOT USED.
- NOT USED.
- SPRINKLER RISER, REF. FP DRAWINGS.
- NOT USED.
- NOT USED.
- ROOF ACCESS LADDER AND HATCH. ALIGN ROOF HATCH OPENING WITH ROOF JOIST (LOCATE HATCH AT FIRST JOIST FROM DEMISING WALL, BUT NO MORE THAN 6'-0" FROM DEMISING WALL). REF. DETAILS SHT. A-102.
- ELECTRICAL PANELS, RE: ELECT. DRAWINGS.
- PHONE/EMS BOARD, RE: ELECT. DRAWINGS.
- NOT USED.
- OVERHEAD DOOR.
- (2) 2" CONDUITS FOR DATA AND TELEPHONE, AT OFFICE CEILING TO ROOF STRUCTURE ABOVE. TIGHT TO WALL, COORD. W/ STRUCT. ELEMENTS, LOCATED ABOVE OFFICE HOLD CONDUIT TIGHT TO WALL.
- PAINT STRIPES. PAINT P10.
- PROVIDE 4'-0" CLEAR AREA AT ELECTRICAL DISTRIBUTION LOCATION TO BE DESIGNATED BY FLOOR PAINT STRIPES. PAINT P10.
- NOT USED.
- NOT USED.
- TRASH CONTAINER BOX - BY OTHERS.
- NOT USED.
- FABRIC CANOPY ON ALUM. FRAME.
- SALES AREA WALLS ARE REQUIRED TO BE FLUSH.
- SINGLE GANG BOX MOUNTED IN WALL AT THIS LOCATION FOR KNOX BOX, IF REQUIRED BY LOCAL FIRE DEPARTMENT, G.C. TO VERIFY IF REQUIRED.
- SINGLE GANG BOX, IN WALL AT FRONT ENTRY FOR WIRELESS DEVICE BY OTHERS. PROVIDE 1/2" CONDUIT WITH FULL STRING, END OF CONDUIT TO BE FLUSH WITH INSIDE GNB FINISH. REFER TO ELECTRICAL DRAWINGS.
- NOT USED.
- PLAN HOLDER, RE: DTL. SHT A-601. BY MILLWORK VENDOR.
- G.C. TO INSTALL CORNER GUARDS ON ANY EXPOSED OUTSIDE CORNERS, NOT COVERED

IN MAINSCOT, FRP, OR PLYWOOD INCLUDING CORNERS AT EMERGENCY EXIT DOORS. FOR FRAME ROOM 42" METAL CORNER GUARD POWDER COATED TO MATCH P2 PAINTCOLOR.

34. HATCHING INDICATES AREA OF SLATWALL INSTALLATION. G.C. TO COORDINATE LOCATIONS OF DOUBLE STUDS AT VERTICAL SEAMS AND AT THE ENDS OF SLATWALL PANELS. SEE 05/A6.0 FOR INTERIOR ELEVATION AND DETAILS ON A2.2 FOR ADDITIONAL INFORMATION. REFERENCE MICHAELS FINAL SITE SPECIFIC PLAN FOR DIMENSIONS.



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2-28-24	BID / PERMIT

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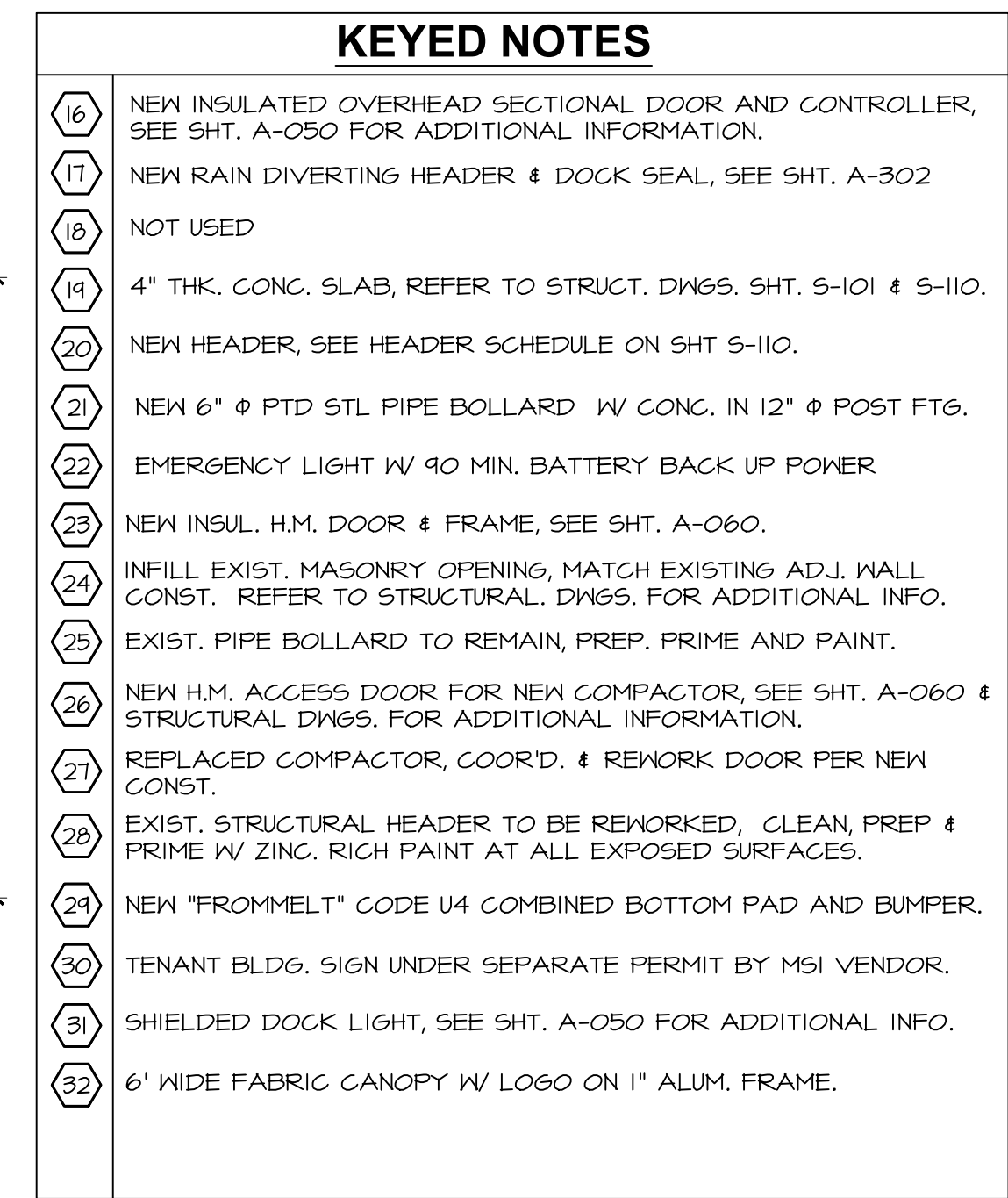
CONSULTANT

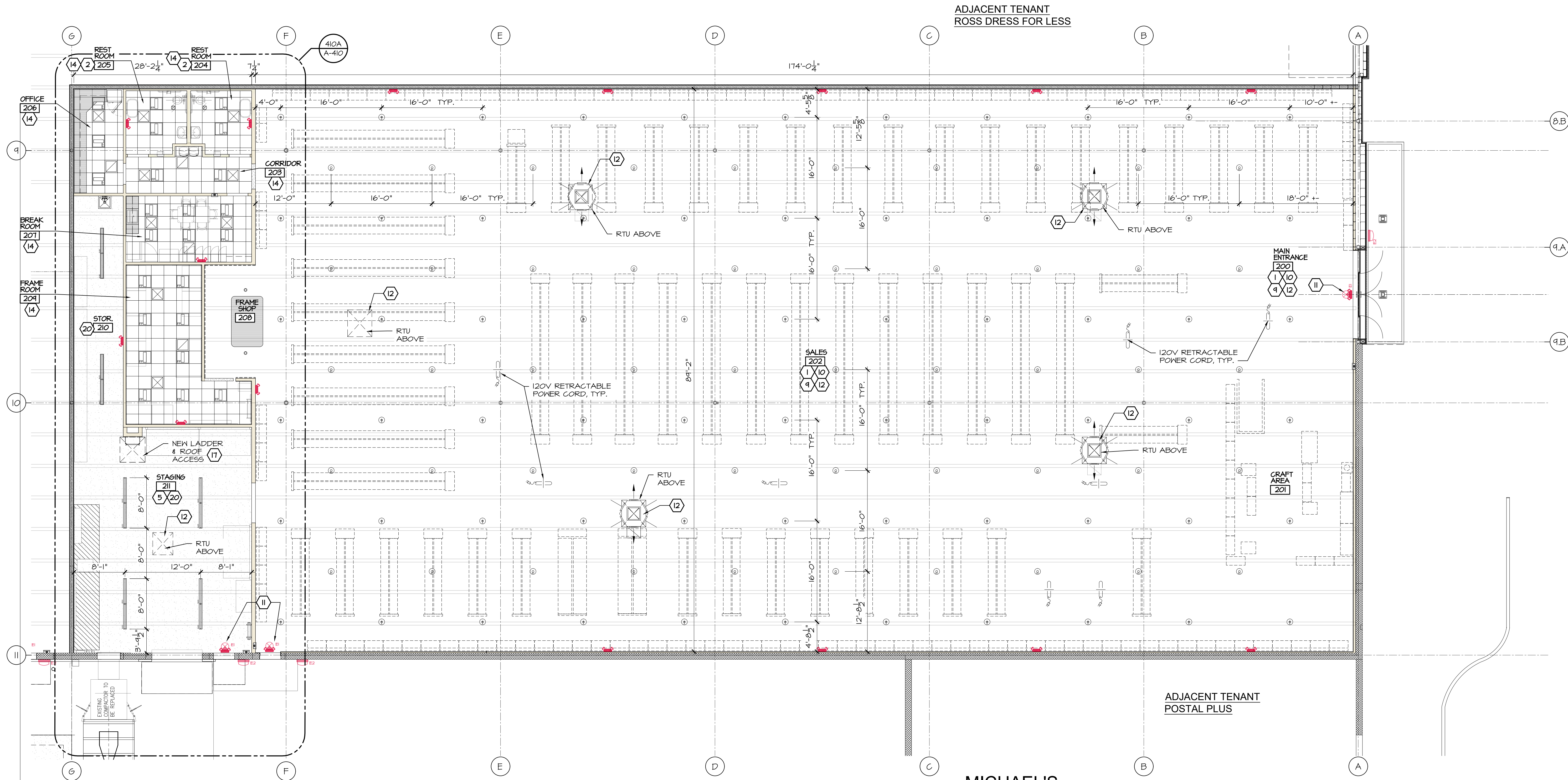
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Michaels
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
PROJECT TITLE

Enlarged Partial Floor Plans
SHEET TITLE

CERTIFIED BY		PROJECT NUMBER	
		23.018	
DATE	SCALE	A-110	
12-24-23	AS SHOWN		
DRAWN BY	SHEET NUMBER		
MM			
ARCH/ENGR.			
M. Nicklowitz			

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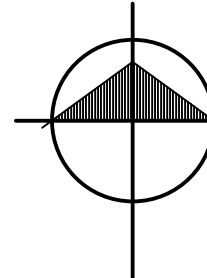


KEY NOTES

1. VERIFY LOCATION OF SALES AREA LIGHTING WITH MICHAELS' PROJECT MANAGER & LIGHTING VENDOR PRIOR TO INSTALLATION.
2. PROVIDE VINYL FACED CEILING TILES AND ALKYD COATED GRID IN RESTROOMS.
3. NOT USED
4. NOT USED
5. COORDINATE LIGHTING IN STAGING AREA WITH DUCTWORK LAYOUT PRIOR TO ANY INSTALLATION.
6. NOT USED
7. NOT USED
8. NOT USED
9. ADJUST LIGHT RUN AS NEEDED TO ELIMINATE CONFLICT WITH DROP DOWN DIFFUSER.
10. SUSPEND HIGH BAYS SALES AREA STRIP LIGHTS @ 15'-6" AFF UNLESS NOTED OTHERWISE.
11. EGRESS SIGNAGE AND EMERGENCY LIGHTS, MOUNT AS CLOSE TO BOTTOM OF DECK AS ALLOWABLE.
12. CONCENTRIC DIFFUSER ABOVE. REFER TO MECHANICAL SHTS. CARE TO BE TAKEN IN PLACEMENT OF HVAC UNITS TO PREVENT CONFLICT WITH LIGHTING LAYOUT.
13. NOT USED
14. GC SHALL PROVIDE AND INSTALL ACOUSTICAL CEILING PANEL AND GRID. REFER TO FINISH SCHEDULE SHT A-050.
15. NOT USED
16. NOT USED
17. ROOF ACCESS HATCH.
18. NOT USED
19. NOT USED
20. MOUNT LIGHTS OVER STAGING AREA AS HIGH AS STRUCTURE WILL ALLOW TO BOTTOM OF ROOF JOISTS.

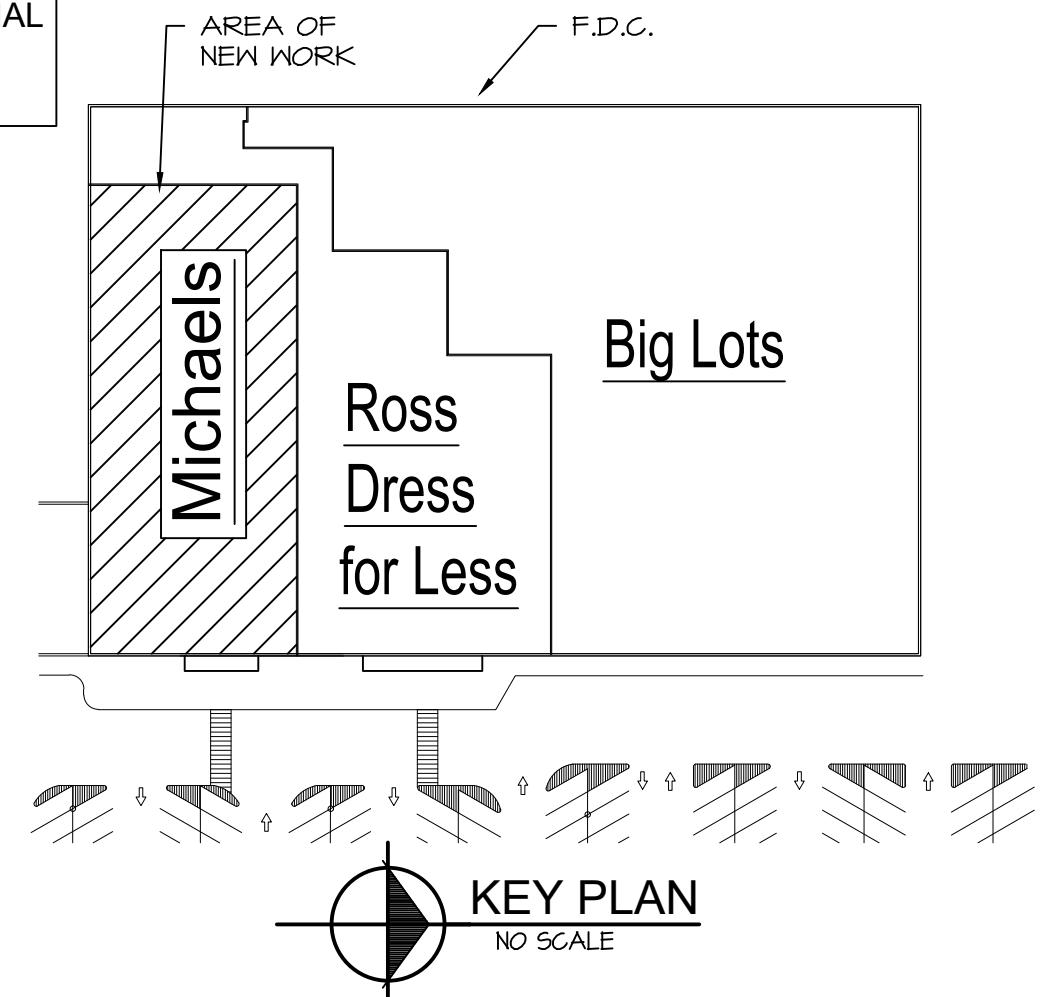
GENERAL NOTES


1. SHARED FIRE SUPPRESSION MAIN PIPES THAT PASS THRU MICHAELS SPACE TO ADJACENT TENANT SPACES SHALL HAVE PRIOR WRITTEN APPROVAL FROM MICHAELS' CONSTRUCTION DEPARTMENT.
2. LICENSED FIRE SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER DRAWINGS FOR ENTIRE BUILDING. REFER TO FIRE PROTECTION SHEETS FOR MIN. REQUIREMENTS.
3. NO OBSTRUCTIONS ARE ALLOWED BELOW 18'-0". CONDUITS, PIPES, SPRINKLER MAINS SHALL BE HELD AS TIGHT AS POSSIBLE TO THE DECK.
4. PROVIDE SEISMIC CEILING IF REQUIRED BY LOCAL CODES.
5. FOR EMERGENCY/EXIT SIGN MOUNTING REFER TO ELECTRICAL SHEETS. NO EMERGENCY/EXIT SIGNS TO BE MOUNTED TO WALLS IN SALES AREA.
6. CITY LIGHTING IS THE REQUIRED VENDOR FOR ALL LIGHTING. SEE VENDOR LIST. THE LIGHTING LAYOUT IS BASED OFF OF CITY LIGHTING'S DESIGN.
7. REFER TO ELECTRICAL SPECIFICATIONS.
8. REFERENCE SHEETS A-401, A-410, A-103, & A-104 FOR LIGHTING LOCATIONS AND DIMENSIONS.
9. PROVIDE WEATHER TIGHT SEAL AT BUILDING FOR ALL EXTERIOR LIGHTS. INSULATE AND CAULK.
10. ALL CEILING MOUNTED MOTION SENSOR TIED TO SECURITY SYSTEM. COORDINATE LOCATION WITH MICHAELS.
11. H.V.A.C. RETURNS SERVICE HEAT-PRODUCING VENDING MACHINES IN BREAK ROOM, HEAT-PRODUCING IT RACK IN OFFICE, DRY-MOUNT FIXTURE IN FRAME ROOM, AND CART CORRAL IN VESTIBULE.

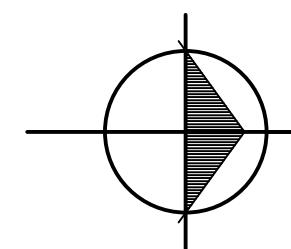
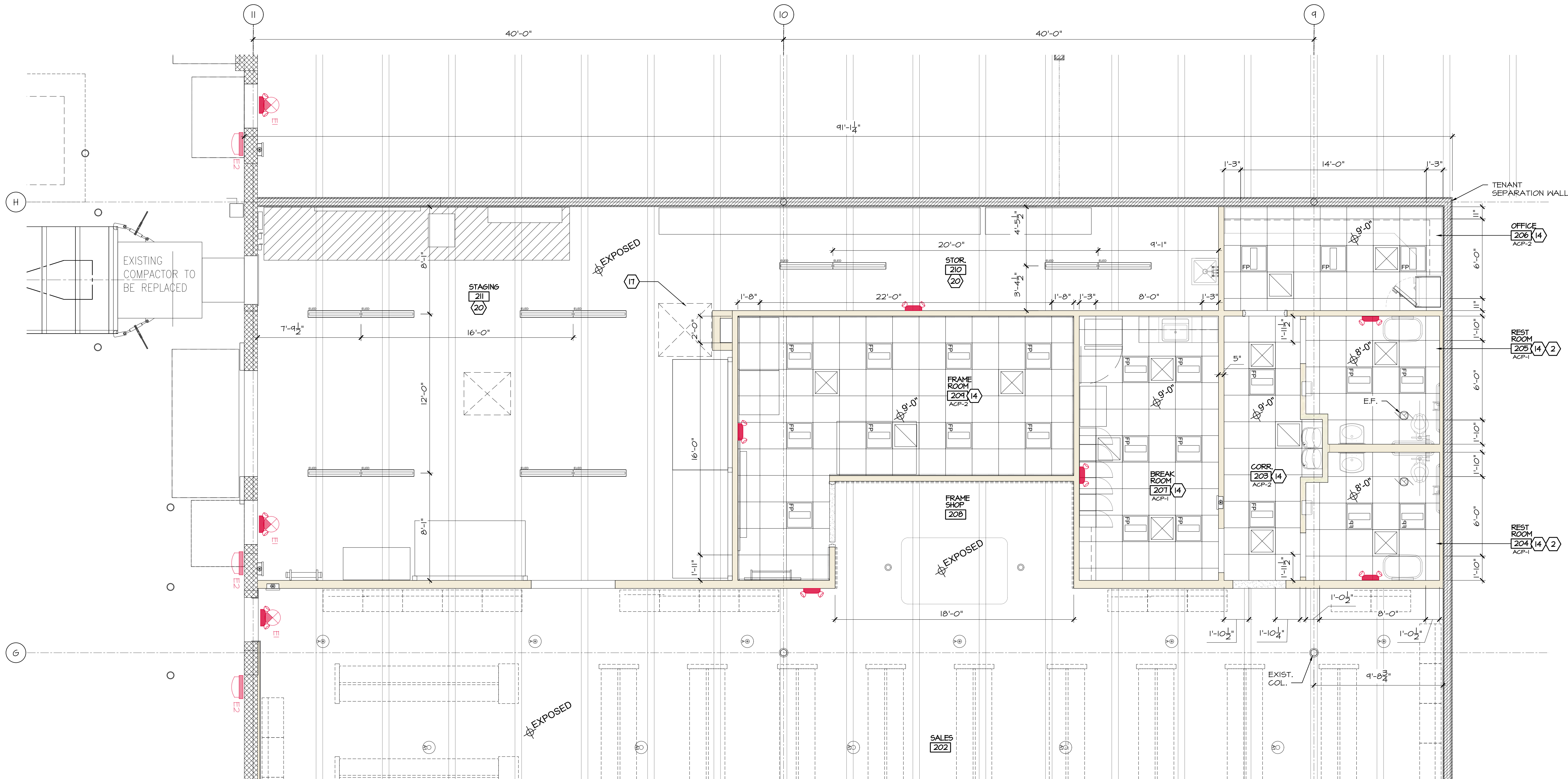


MICHAEL'S REFLECTED CEILING PLAN

NOTE:
ALL LIGHT FIXTURES ARE OBTAINED THROUGH THE LIGHTING PACKAGE VENDOR. (CITY LIGHTING) SEE VENDOR LIST ON SHEET A-050. SEE CITY LIGHTING'S PLAN FOR FINAL LAYOUT. LIGHTS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY, REFER TO ELECTRICAL DRAWINGS.



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DATE	ISSUED FOR	
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NO.	DATE	ISSUED FOR
CONSULTANT		
<div><div>ADG</div><div>Adrian Design Group, PLC</div><div>126 E. Church Street - Adrian, MI 49221</div><div>ph. (517) 265-2700</div><div>www.adriandesigngroup.com</div></div>		
PROJECT TITLE		
<div>Michael's</div> <div>Tenant Build Out</div> <div>Crossroads Mall 1416 S. Main St. Adrian, MI 49221</div>		
SHEET TITLE		
Composite Reflected Ceiling Plan		
CERTIFIED BY	<div><div>STATE OF MICHIGAN</div><div>MICHAEL P. NICKLOWITZ</div><div>ARCHITECT</div><div>NO. 38970</div><div>LICENSED ARCHITECT</div><div></div></div>	
PROJECT NUMBER		
23.018		
DATE	SCALE	
12-24-23	1/16"=1'-0"	
DRAWN BY	SHEET NUMBER	
JLN	A-401	
ARCH/ENGR.		
M. Nicklowitz		



110A
A-101

MICHAEL'S PARTIAL REFLECTED CEILING PLAN

1/4" = 1'-0"

NOTE:

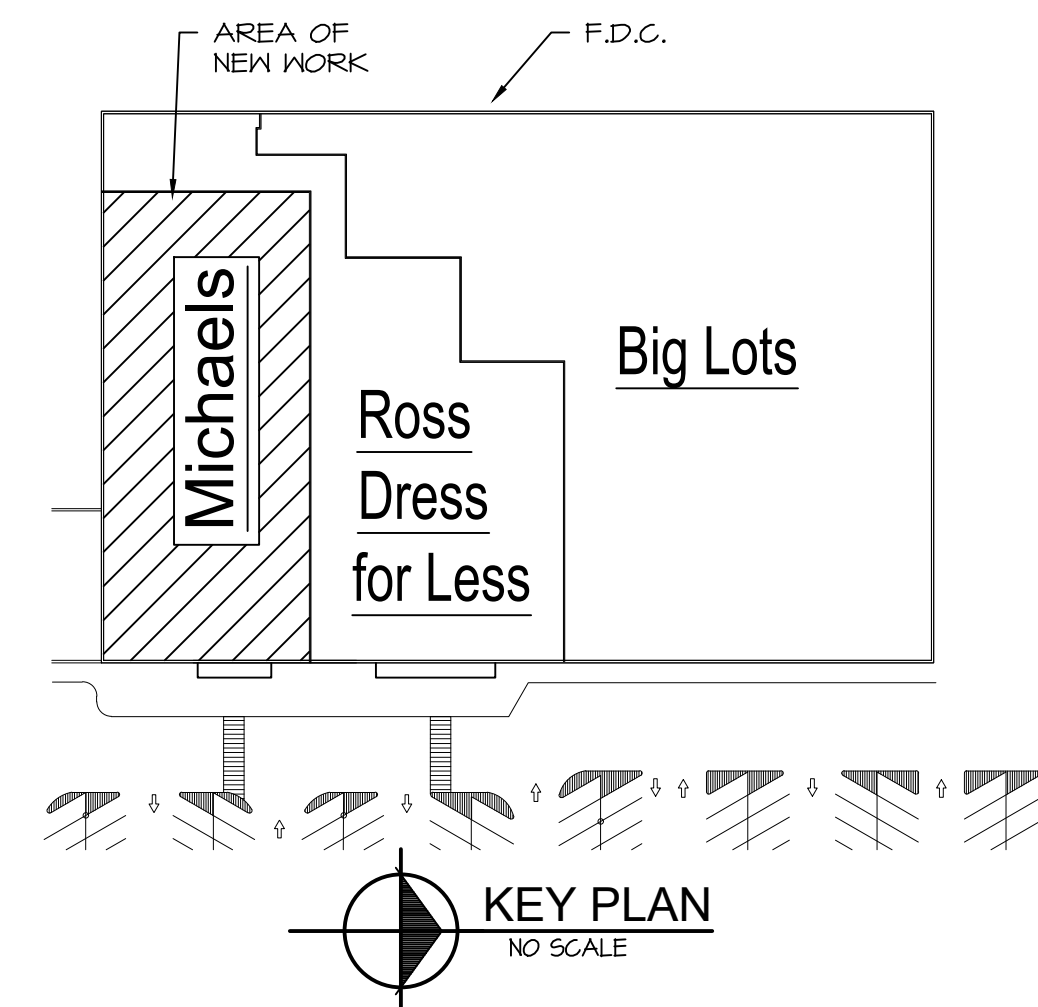
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KEY NOTES

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2. PROVIDE VINYL FACED CEILING TILES AND ALKYD COATED GRID IN RESTROOMS.
3. NOT USED
4. NOT USED
5. COORDINATE LIGHTING IN STAGING AREA WITH DUCTWORK LAYOUT PRIOR TO ANY INSTALLATION.
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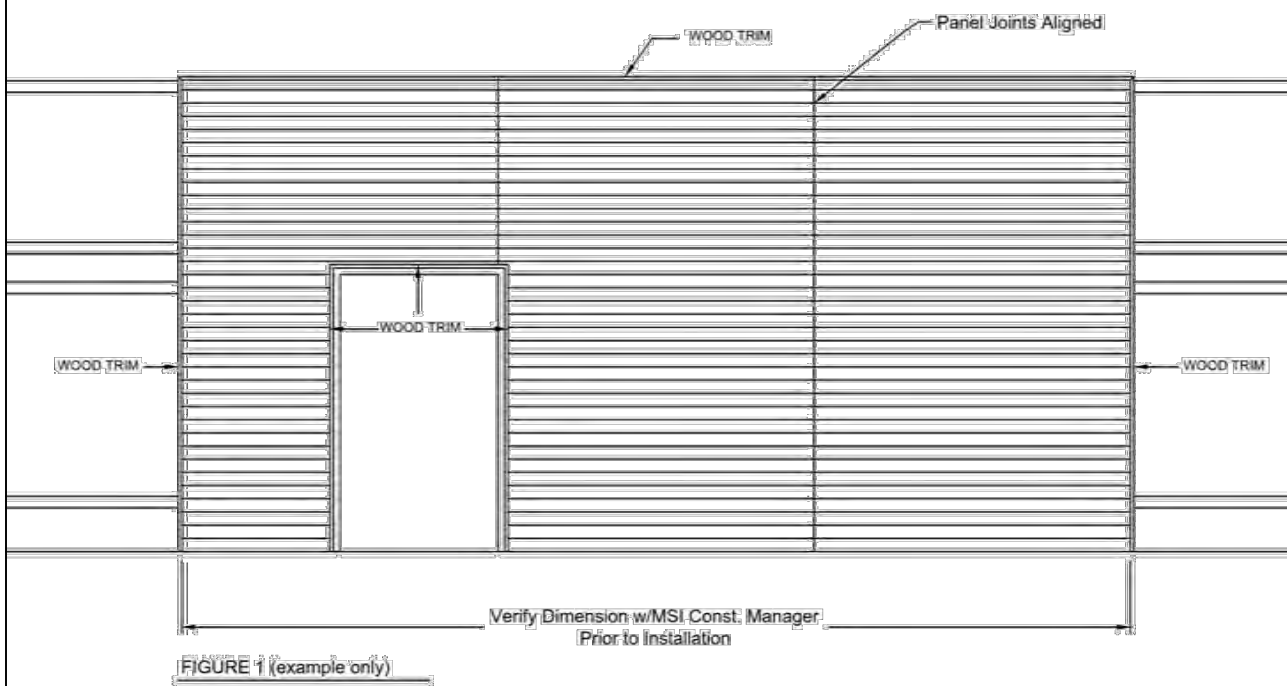
Michaels
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
PROJECT TITLE
SHEET TITLE
Enlarged Partial Ceiling Plan

CERTIFIED BY 	
PROJECT NUMBER	23.018
DATE	12-29-23
SCALE	AS SHOWN
DRAWN BY	NM
ARCH/ENGR.	M. Nicklowitz
A-410	

Field verify all dimensions

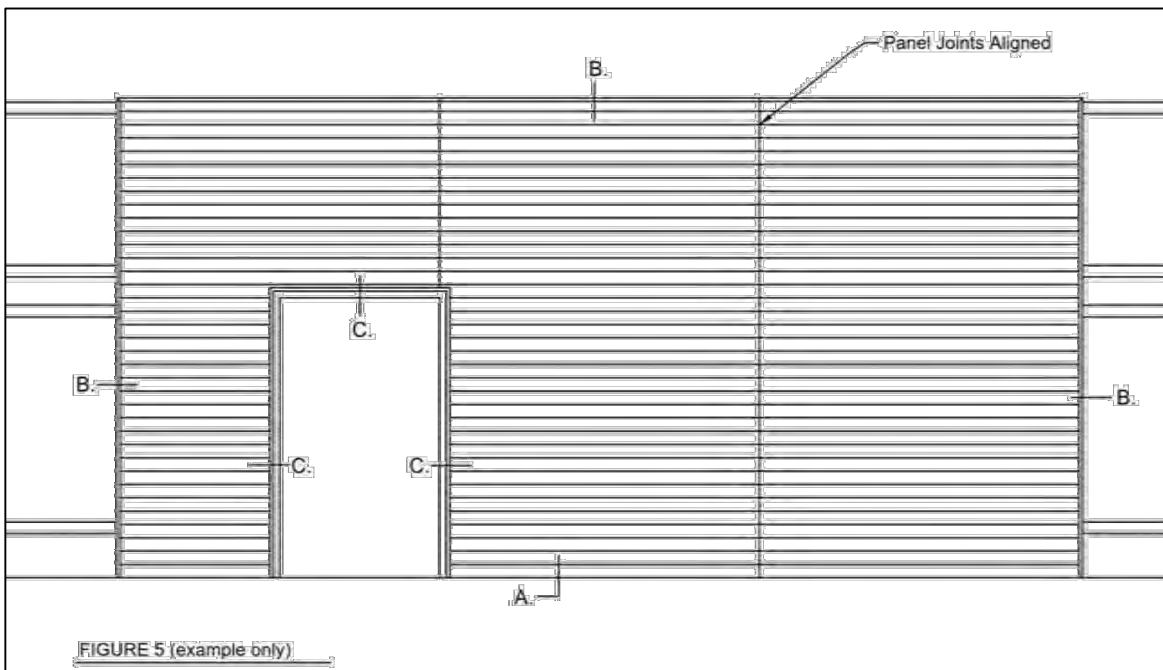
DISPLAY WALL / SLATWALL

Slatwall Installation Instructions



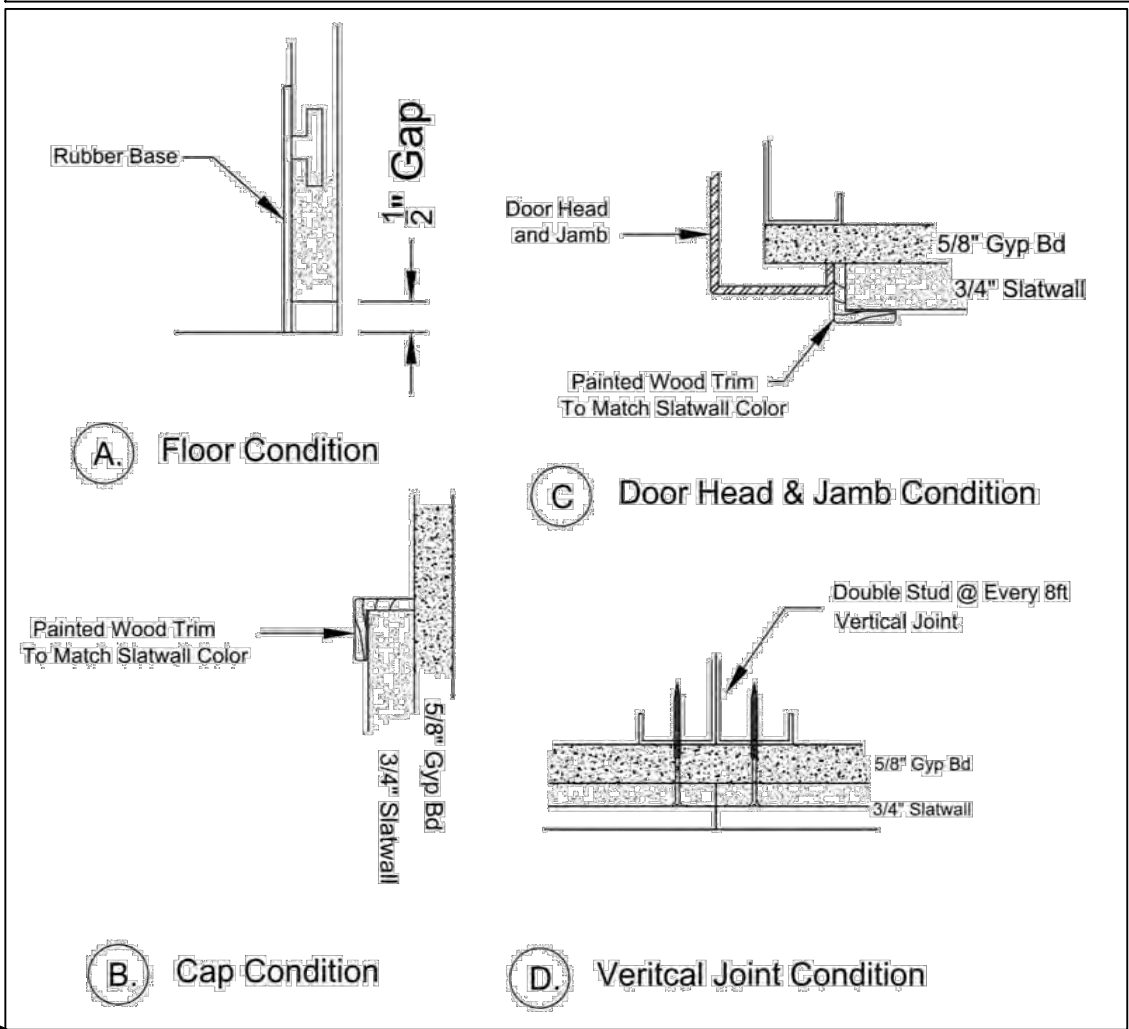
General Overview

Upon receipt of panels, inspect all panels carefully for any damage or defects. Slatwall panels are wood based and are susceptible to expansion and contraction when exposed to environmental extremes. Store panels in a dry environment. Panels should be allowed to acclimate to the moisture in room prior to installation.



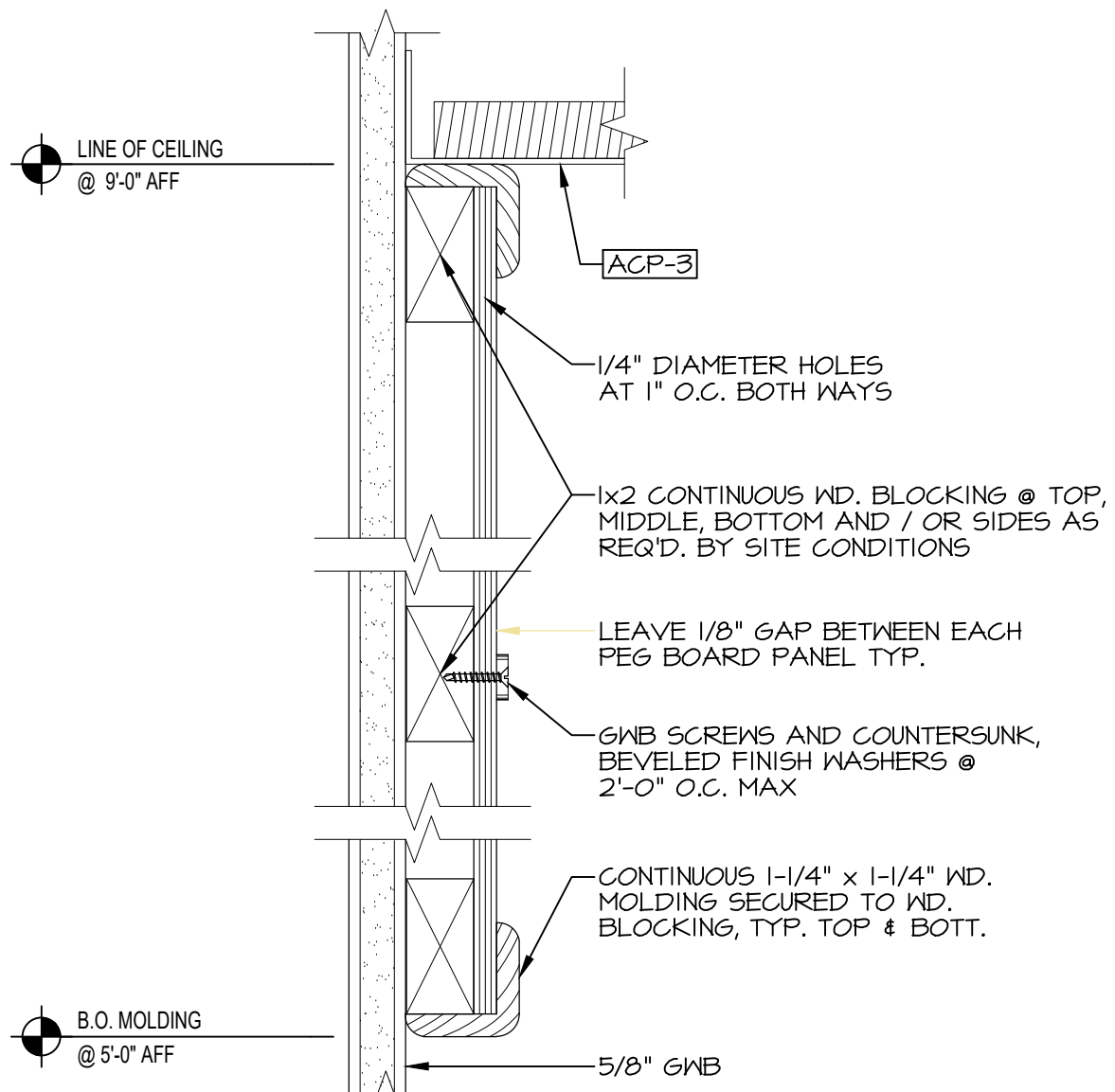
Trim-Out of Installed Slatwall Paneling

Install 1 x 1 painted trim (provided) at perimeter of slatwall and around door frame. Leave a 3/8" space around door when installing slatwall for trim-out. (see DETAIL C)



ABCD SLATWALL DETAILS

A-601 NO SCALE
A-702



601E PEG WALL DETAIL

A-601 1/4" = 1'-0"
A-702

INSTALLATION INSTRUCTIONS FOR DISPLAY WALL / SLATWALL

INSTRUCTIONS STATEMENTS EXPRESSED BELOW ARE THE RECOMMENDATION BY MARLITE BRAND PRODUCTS FOR APPLICATION UNDER NORMAL CONDITIONS OF INSTALLATION. THE RECOMMENDATIONS PROVIDED ARE THE BEST JUDGEMENTS BASED ON EXPERIENCE WITH NORMAL APPLICATIONS. UNLESS PRIOR APPROVAL IS OBTAINED IN WRITING, ANY DEVIATIONS FROM THESE RECOMMENDED PROCEDURES SHALL BE AT THE SOLE RISK OF THE INSTALLERS.

DISPLAY WALL IS A WOOD BASED PRODUCT, IT IS SUSCEPTIBLE TO EXPANSION AND CONTRACTION WHEN EXPOSED TO ENVIRONMENTAL EXTREMES. TOOLS: ORDINARY CARPENTER TOOLS, POWER SCREW DRIVER OR PHILLIPS HEAD SCREW DRIVER, LEVEL, CHALK LINE, FINE TOOTH SAW, POWER DRILL, 5/32" TWIST DRILL BIT, AND MARLITE DISPLAY WALL SCREWS.

PRELIMINARY STEPS

STORE PANELS IN DRY ENVIRONMENT. OPEN CARTONS AND INSPECT ALL PANELS CAREFULLY. DUE TO TEXTURE AND MANUFACTURING TECHNIQUES, SOME PANELS MAY VARY IN COLOR, CONSISTENCY AND PATTERN. IF MATERIAL IS FOUND TO BE DEFECTIVE, NOTIFY THE MARLITE SERVICE CENTER NEAREST YOU AT ONCE. FAILURE TO DO SO SHALL BE AT THE SOLE RISK OF THE INSTALLER. BEFORE INSTALLATION, ARRANGE THE PANELS ON EACH WALL TO ACHIEVE THE BEST COMBINATION OF COLOR AND PATTERN AND MAKE SURE THE END PANELS ARE OF EQUAL WIDTH FOR A BALANCED APPEARANCE.

THE PANELS SHOULD BE ALLOWED TO EQUALIZE TO THE MOISTURE IN THE ROOM PRIOR TO INSTALLATION. THIS IS ACCOMPLISHED BY STANDING PANELS SEPARATELY AROUND THE ROOM IN WHICH THEY WILL BE INSTALLED FOR AT LEAST 48 HOURS BEFORE APPLICATION.

PREPARE WALLS

STRUCTURAL WALLS SHOULD BE FINISHED WITH BUILDING COMPLETELY CLOSED. ALL TYPES OF WALLS SHOULD BE THOROUGHLY DRY BEFORE PANELS ARE APPLIED. BE SURE THE WALLS TO WHICH DISPLAY WALL IS TO BE ATTACHED ARE SOLID AND TRUE. IF NECESSARY, USE VERTICAL FURRING STRIPS WITH SHIMS TO INSURE A STRAIGHT AND EVEN WALL. SUPPORTING WALLS MUST BE CAPABLE OF SUPPORTING DISPLAY WALL AND SUBSEQUENT DISPLAY WALL HANGING LOADS. MASONRY WALLS (INCLUDING ALL EXTERIOR MASONRY, CONCRETE BLOCK, CINDER BLOCK, ETC.) MUST BE THOROUGHLY DRY AND WATERPROOFED INSIDE AND OUT BEFORE PANEL APPLICATION. NEVER INSTALL PANELS DIRECTLY TO ANY MASONRY WALL, EXTERIOR OR OTHERWISE. FOR MASONRY INSTALLATIONS, INSTALL FURRING STRIPS AND A CONTINUOUS VAPOR BARRIER PRIOR TO INSTALLING DISPLAY WALL.

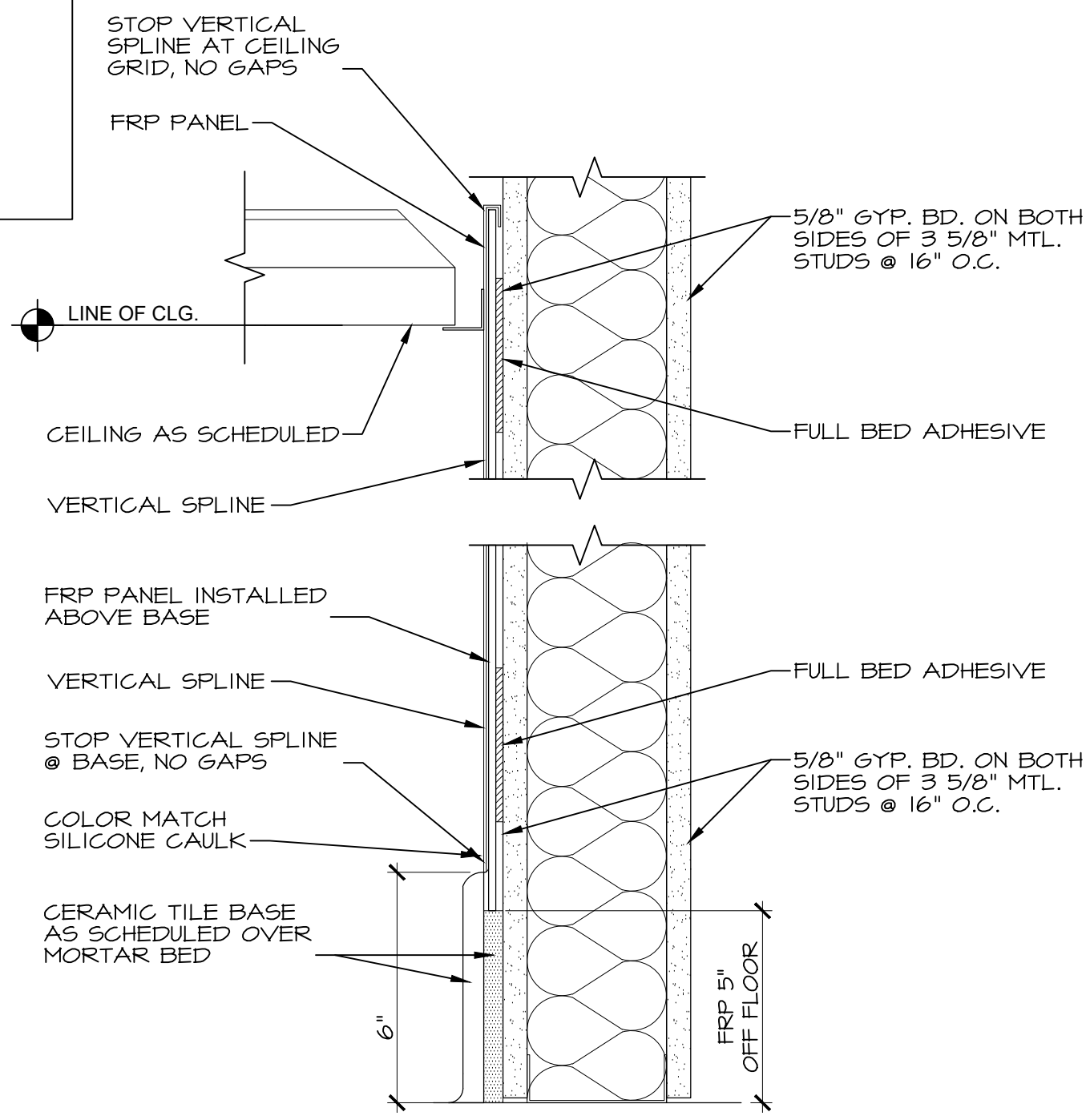
DISPLAY WALL MAY BE APPLIED TO OLD WALLS WHICH ARE SOLID AND STRAIGHT. REMOVE ANY HIGH SPOTS, LEVEL LOW SPOTS WITH PATCHING PLASTER OR SCRAPS OF WOOD. BACKS OF PANELS AND WALL MUST BE FREE FROM DIRT, DUST AND GREASE BEFORE INSTALLATION. REMOVE SCALING PAINT AND WALLPAPER. WIPE WALLS WITH A CLEAN DRY CLOTH TO REMOVE CONSTRUCTION DUST AND ANY LOOSE DIRT. PROTECT EXISTING SURFACES WITH DROP CLOTH AND PADS.

BALANCED LAYOUT

MEASURE WALLS TO BE FINISHED AND LOCATE THE CENTER OF EACH. PRE-PLAN A BALANCED PANEL LAYOUT BY LAYING PANELS OUT FROM THE CENTER OF EACH WALL TO THE CORNERS.

CUTTING PANELS

- IF A PORTABLE POWER SAW IS USED, DO ALL LAYOUT AND CUTTING FROM THE BACK OF THE PANEL TO AVOID CHIPPING THE SURFACE. IF A TABLE SAW IS USED, DO LAYOUT AND CUTTING ON THE FRONT SURFACE.



601F RESTROOM FRP DETAIL

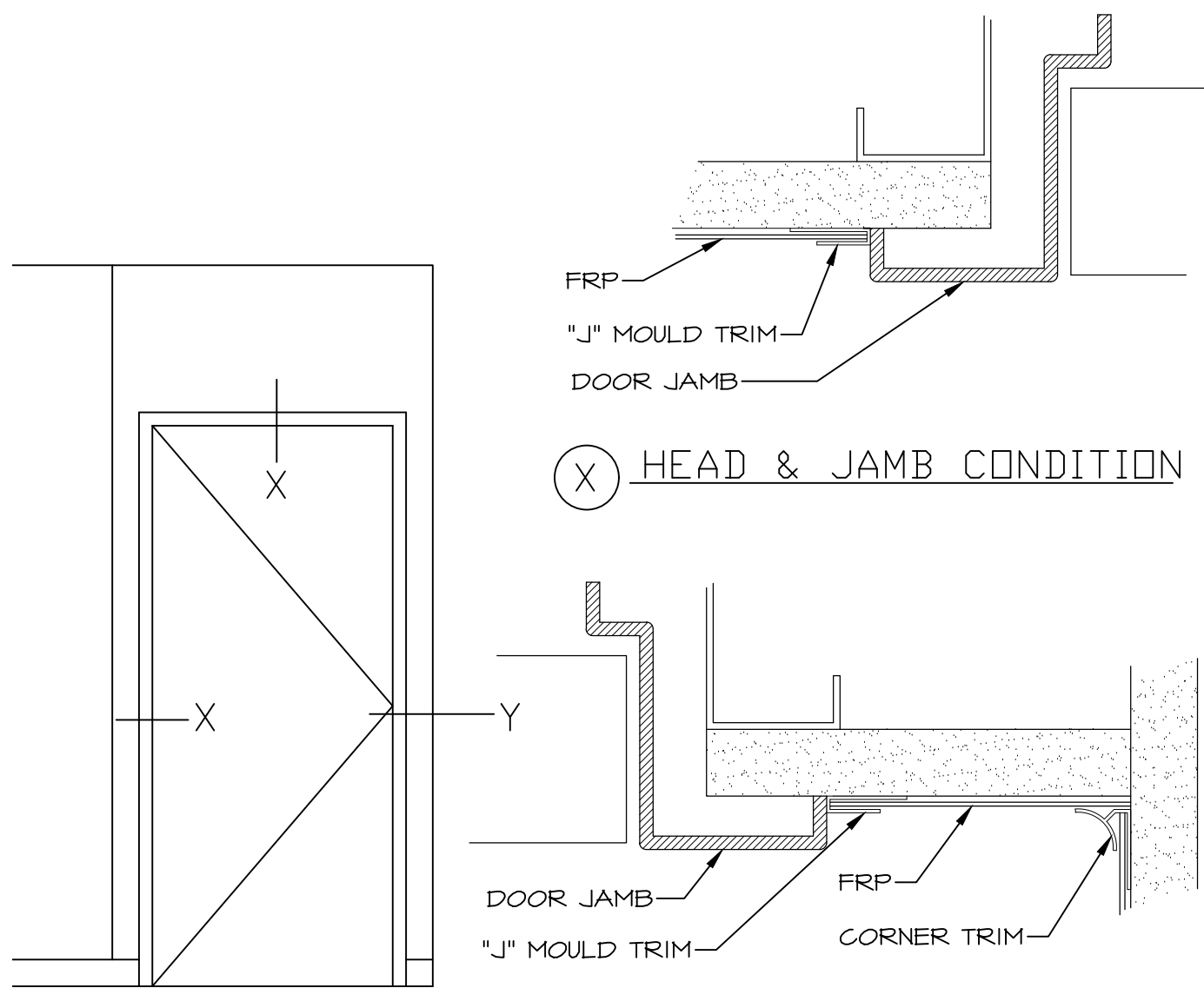
A-601 3" = 1'-0"

INSTALLATION STEPS FOR DISPLAY WALL / SLATWALL

- WITH CHALK LINE, STRIKE A LEVEL LINE THE HEIGHT OF A PANEL ACROSS THE LENGTH OF THE INSTALLATION. ALL PANEL EDGES MUST BE ALIGNED EXACTLY WITH THIS LINE FOR PROPER RESULTS.
- IF COVERING AN ENTIRE WALL, START THE INSTALLATION FROM ONE OF THE CORNERS AND WORK PROGRESSIVELY FROM ONE WALL TO THE OTHER.
- ESTABLISH A PLUMB LINE LOCATED AT THE FIRST VERTICAL JOINT THE DESIRED DISTANCE FROM THE CORNER. IF IT IS NECESSARY TO TRIM THE END OF THE PANEL, TRIM THE END THAT WILL BE IN THE CORNER OF THE WALL.
- CAREFULLY MEASURE THE LOCATION OF CUTOUTS, SUCH AS ELECTRICAL OUTLETS AND WINDOWS. MAKE THESE CUTOUTS PRIOR TO INSTALLING THE PANELS.
- PANELS ARE INSTALLED WITH #8 X 2" PAINTED HEAD DRYWALL SCREWS PROVIDED IN HARDWARE BOX. A SCREW GUN WILL BE NECESSARY TO COMPLETELY DRIVE THE SCREW TO THE BOTTOM OF THE GROOVE. USE OF A HIGH-LOW COMPOSITION BOARD SCREW IS RECOMMENDED FOR APPLICATION TO METAL STUDS. MOUNTING SCREWS SHOULD BE POSITIONED AND DRIVEN CAREFULLY TO AVOID DAMAGING THE PANEL FACE. FOR MAXIMUM HARDWARE FLEXIBILITY, MAKE CERTAIN THE SCREWS ARE DRIVEN FLUSH WITH THE SURFACE OF THE MACHINED SLOT. GROOVE EDGE WILL PROTRUDE IF THE SCREWS ARE DRIVEN TOO DEEP. APPROPRIATELY SIZED TOGGLE BOLTS MAY BE USED WITH HOLLOW WALL SITUATIONS WHERE STUDS ARE UNAVAILABLE. IT IS RECOMMENDED THAT MARLITE BRAND CONSTRUCTION ADHESIVE OR EQUIVALENT, BE APPLIED TO THE PANEL BEFORE MOUNTING.
- BE SURE THE PANELS ARE ALIGNED WITH THE CHALK LINE AND CHECK THAT THE PANEL IS LEVEL. INSTALL A MINIMUM OF ONE SCREW EVERY THIRD SLOT ON THE STUD OR FURRING STRIP CENTERLINE, A MAXIMUM 24" ON CENTER. ADJOINING PANELS MAY BE BUTTJOINED ON THE VERTICAL JOINT, BEING CAREFUL TO ALIGN THE HORIZONTAL SLOTS.
- WHEN PANELS ARE STACKED TO A HEIGHT GREATER THAN FOUR FEET, BE SURE TO START BY ATTACHING THE BOTTOM PANEL FIRST. EACH PANEL HAS A PROJECTING TIP ALONG THE BACK EDGE TO PROVIDE PROPER SPACING OF THE SLOTS WHEN SHEETS ARE STACKED EDGE TO EDGE. NOTE THE DIRECTION OF THIS PROJECTING LIP AND MAKE SURE ALL PANELS ARE INSTALLED IN THE SAME DIRECTION. QUESTIONS? ANY QUESTIONS ABOUT THE PRODUCT OR INSTALLATION, CALL 330-343-6621. ASK FOR MARKETING DEPARTMENT AND MENTION YOUR INQUIRY IS REGARDING THE DISPLAY WALL PRODUCT. THERE IS NO "RIGHT OR WRONG" WAY, BUT YOU MUST BE CONSISTENT. CARE MUST BE TAKEN TO SECURE THE HORIZONTAL JOINT. START THE SCREW PATTERN WITH THE PROJECTING LIP. WHERE THE FLUSH LIP IS POSITIONED DOWNWARD, MARLITE BRAND PANEL ADHESIVE MUST BE APPLIED TO THE HORIZONTAL JOINT BEFORE MOUNTING.

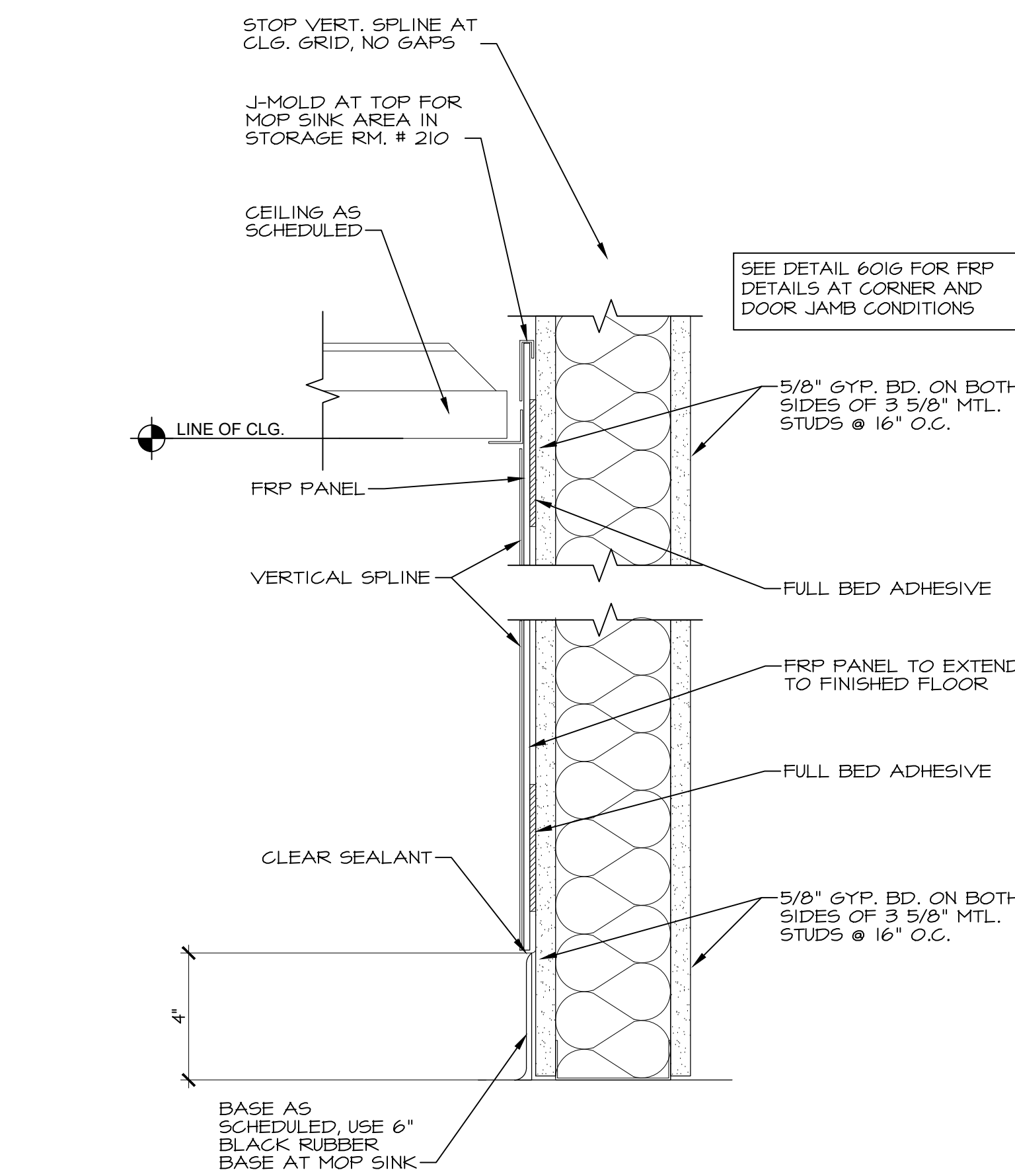
INSTALLATION STEPS FOR MOLDING

DO NOT ORDER PLASTIC OR WOOD MOLDING FROM MARLITE. USE LOCAL VENDOR. CUT STANDARD LENGTH MOLDING TO CORRECT FIELD LENGTH. DRY FIT FOR POSITION. MOLDINGS FIT TOGETHER BY CONVENTIONAL METHODS SUCH AS MITERING. APPLY HIGH QUALITY CONSTRUCTION ADHESIVE TO MOLDING AND INSTALL. USE #4 PENNY FINISHING NAILS TO HOLD MOLDING IN PLACE UNTIL ADHESIVE CURES. PRE-DRILL ALL HOLES. IT IS RECOMMENDED THAT ALL NAIL HOLES BE FILLED WITH COLOR MATCHED PUTTY ONCE MOLDING IS IN PLACE.



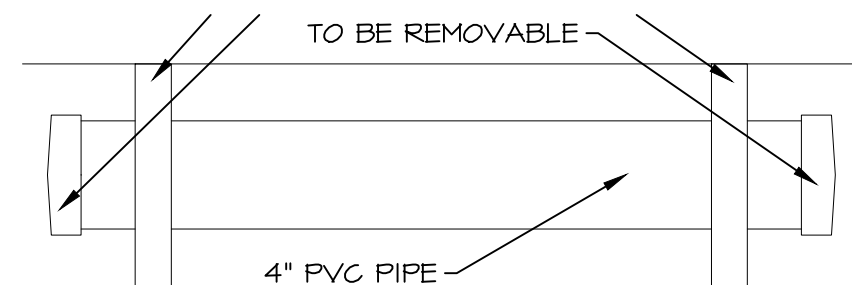
601G DOOR FRAME FRP DETAIL

A-601 3" = 1'-0"
A-701



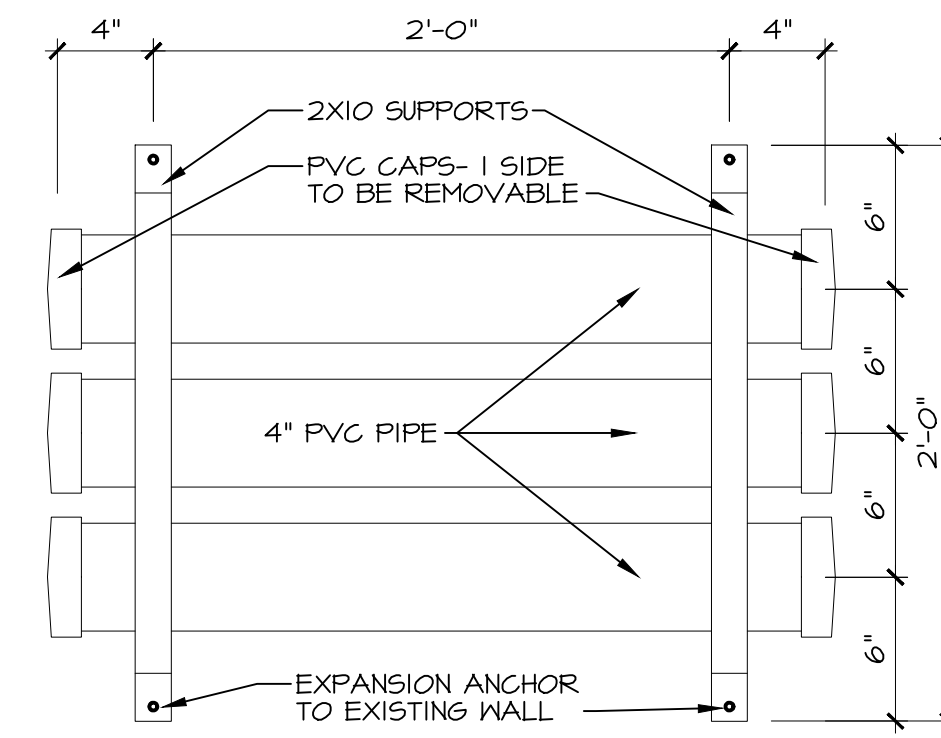
601H TYPICAL FRP DETAIL

A-601 3" = 1'-0"
A-701



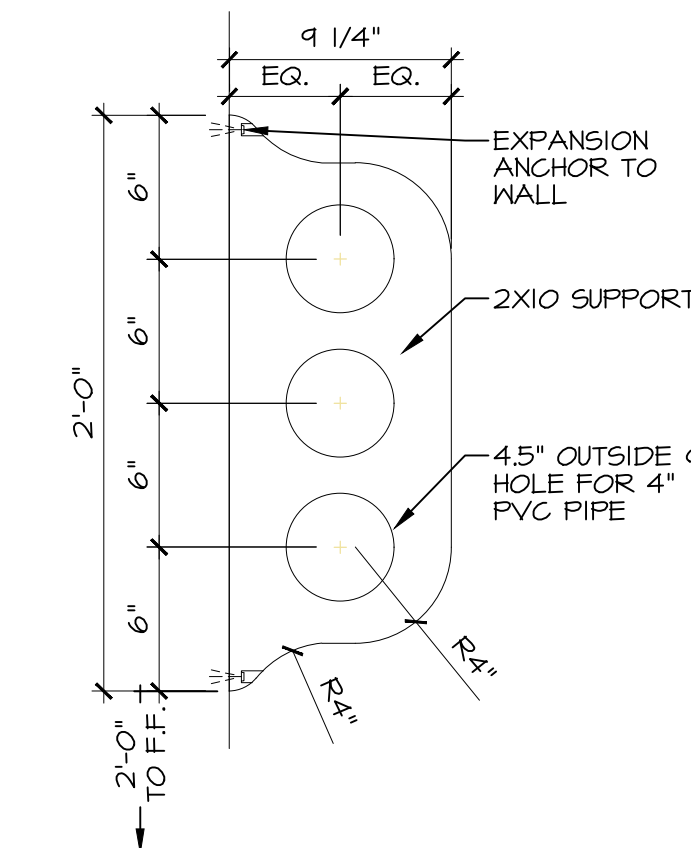
601J PLAN VIEW PLAN HOLDER DETAIL

A-110 1 1/2" = 1'-0"
A-705



601K FRONT VIEW PLAN HOLDER DETAIL

A-110 1 1/2" = 1'-0"
A-705



601K SIDE VIEW PLAN HOLDER

A-110 1 1/2" = 1'-0"
A-705

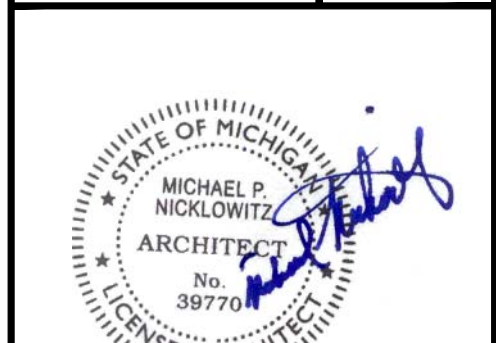
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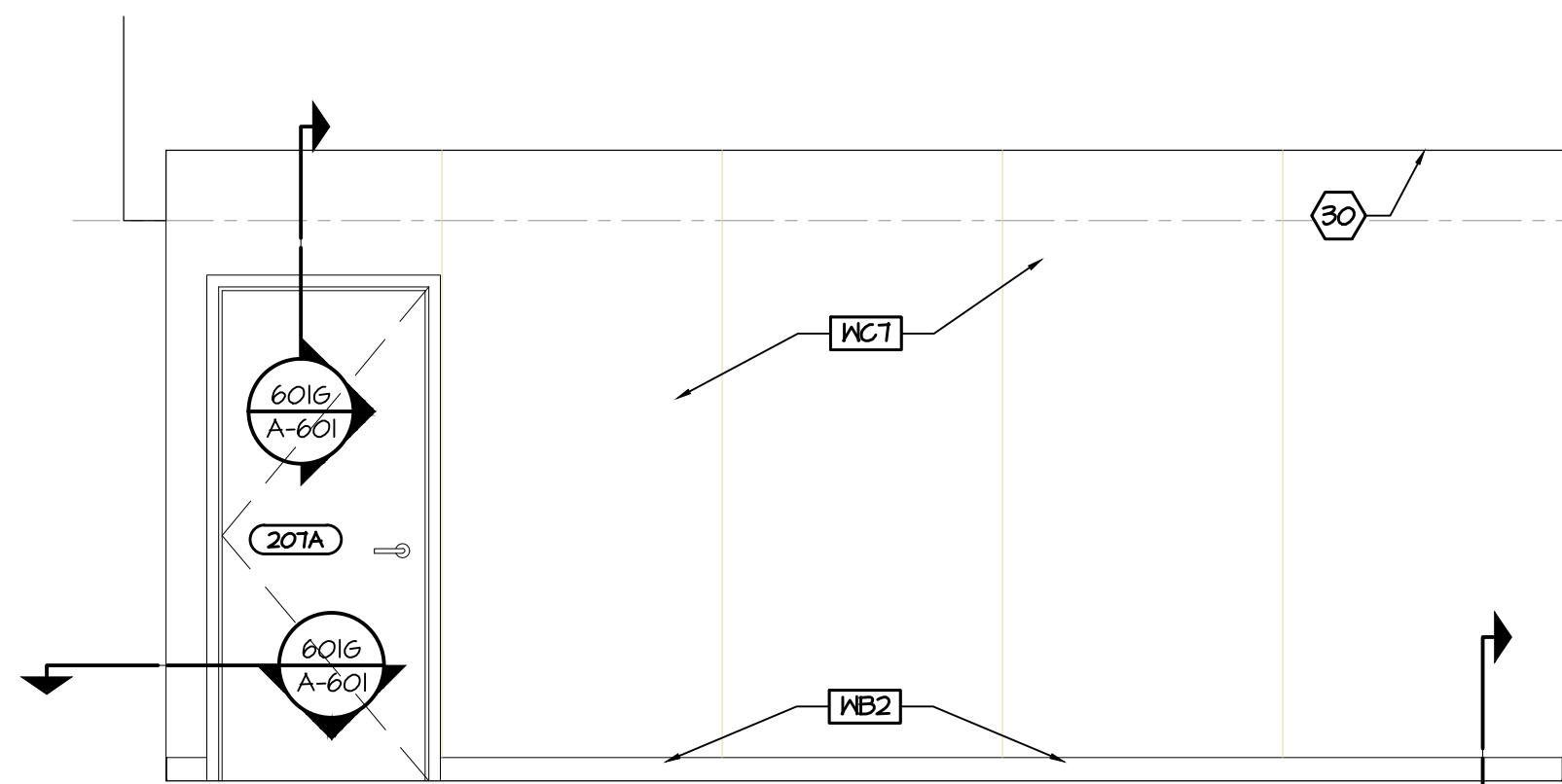
Michael's
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
PROJECT TITLE
SHEET TITLE
Wall Accessories & Finish Details



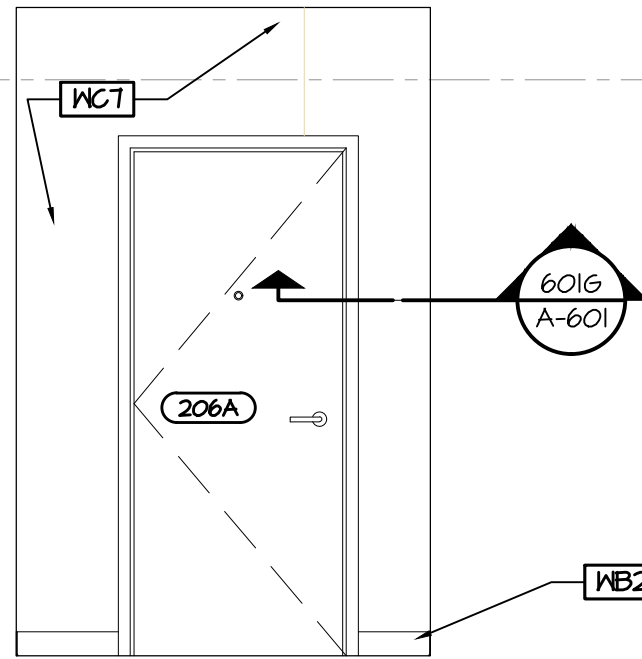
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DRAWN BY	ARCH/ENGR.	A-601
M. Nicklowitz		

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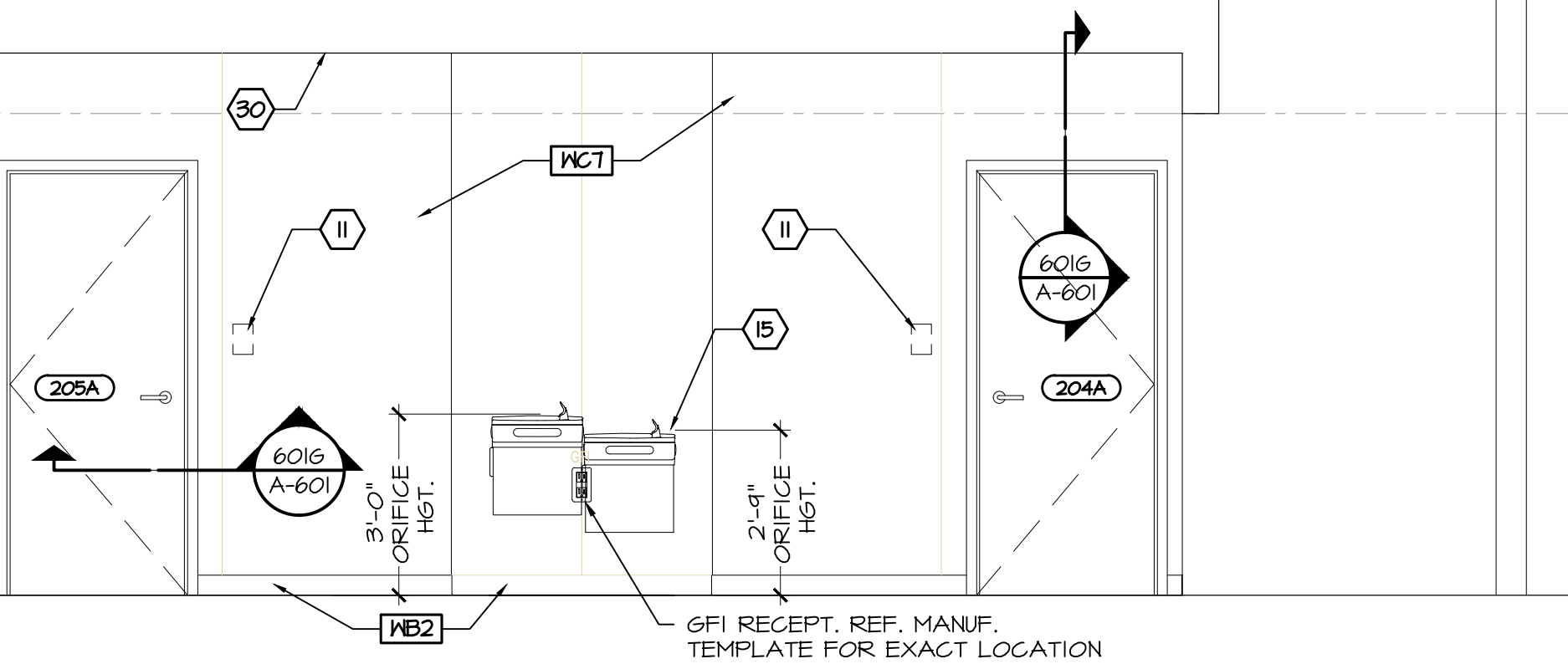
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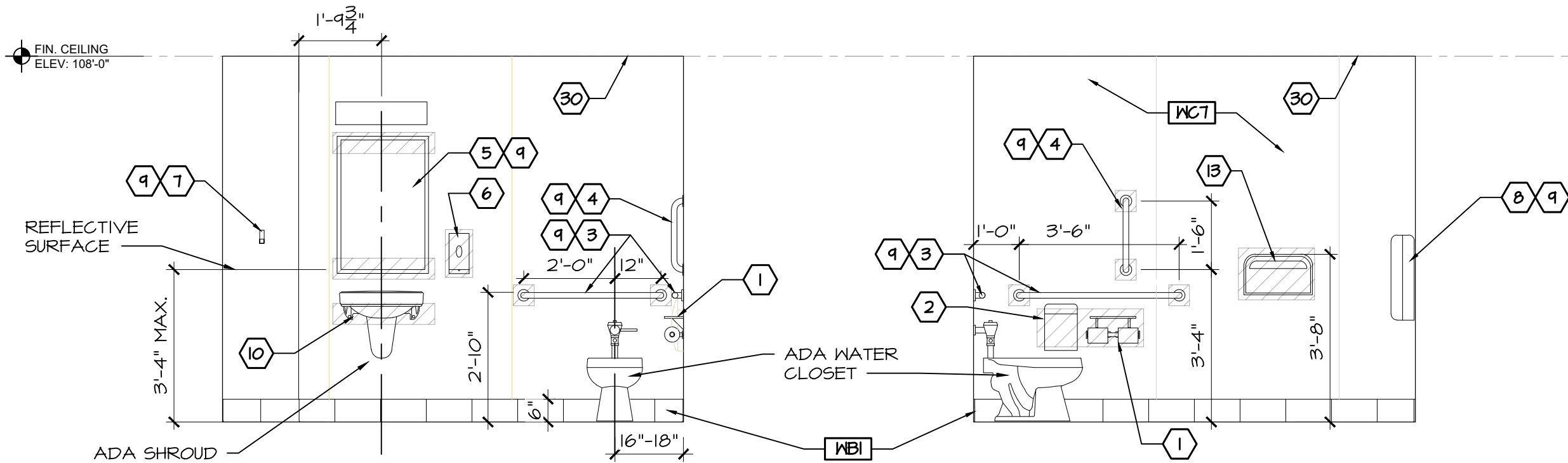
701A CORRIDOR #203
A-110 3/8" = 1'-0"



701B CORR #203
A-110 3/8" = 1'-0"

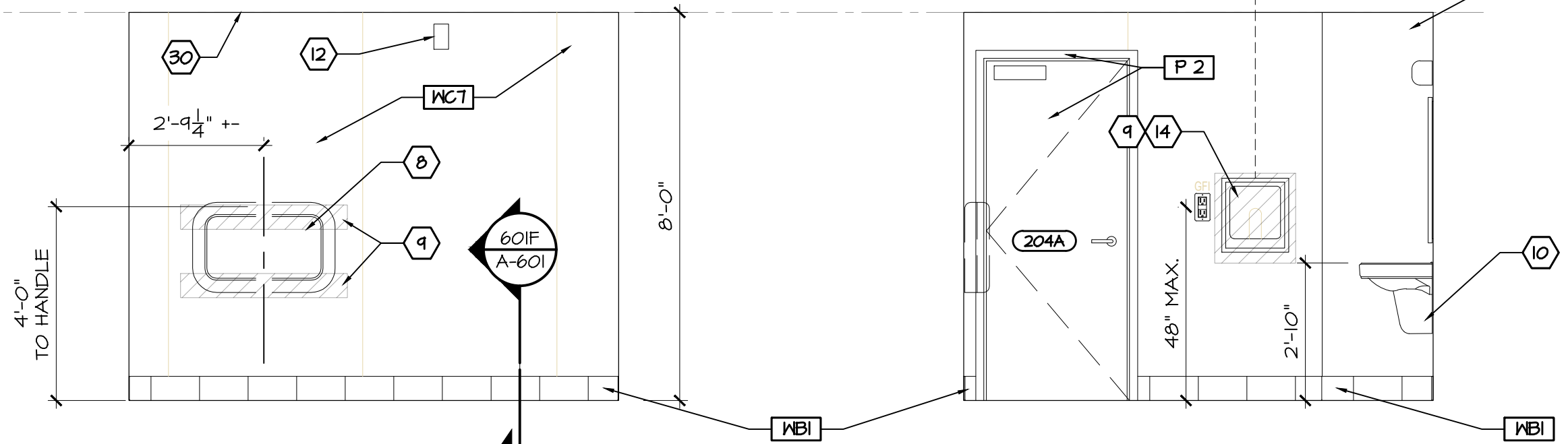


701C CORRIDOR #203
A-110 3/8" = 1'-0"



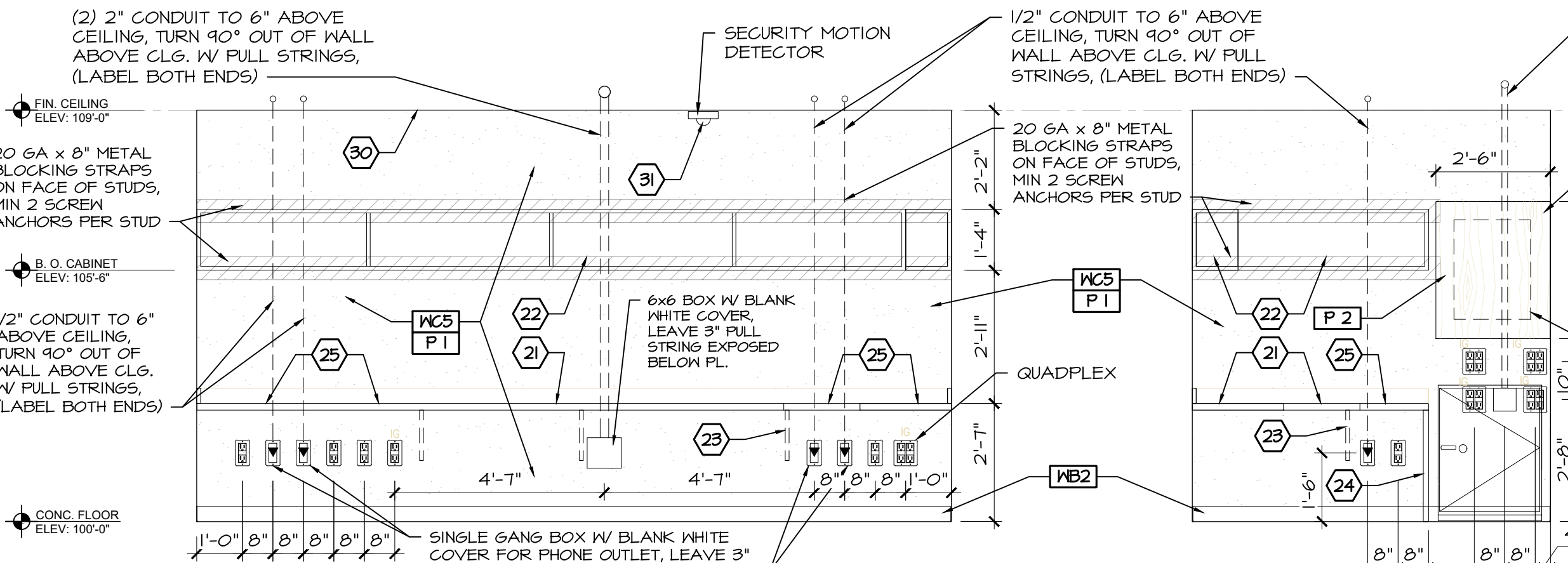
701D RESTROOM # 204
A-110 3/8" = 1'-0"

701E RESTROOM # 204
A-110 3/8" = 1'-0"

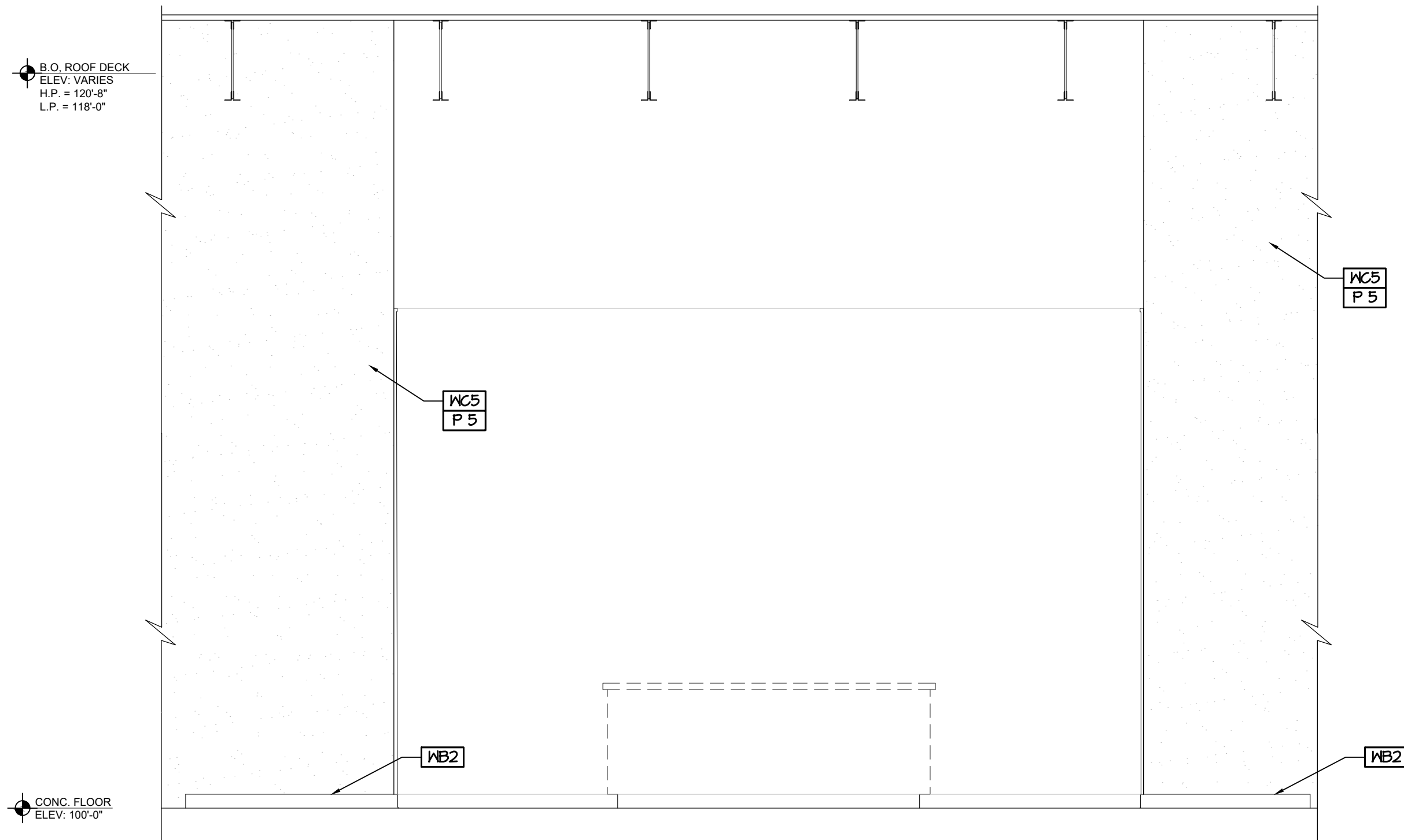


701F RESTROOM # 204
A-110 3/8" = 1'-0"

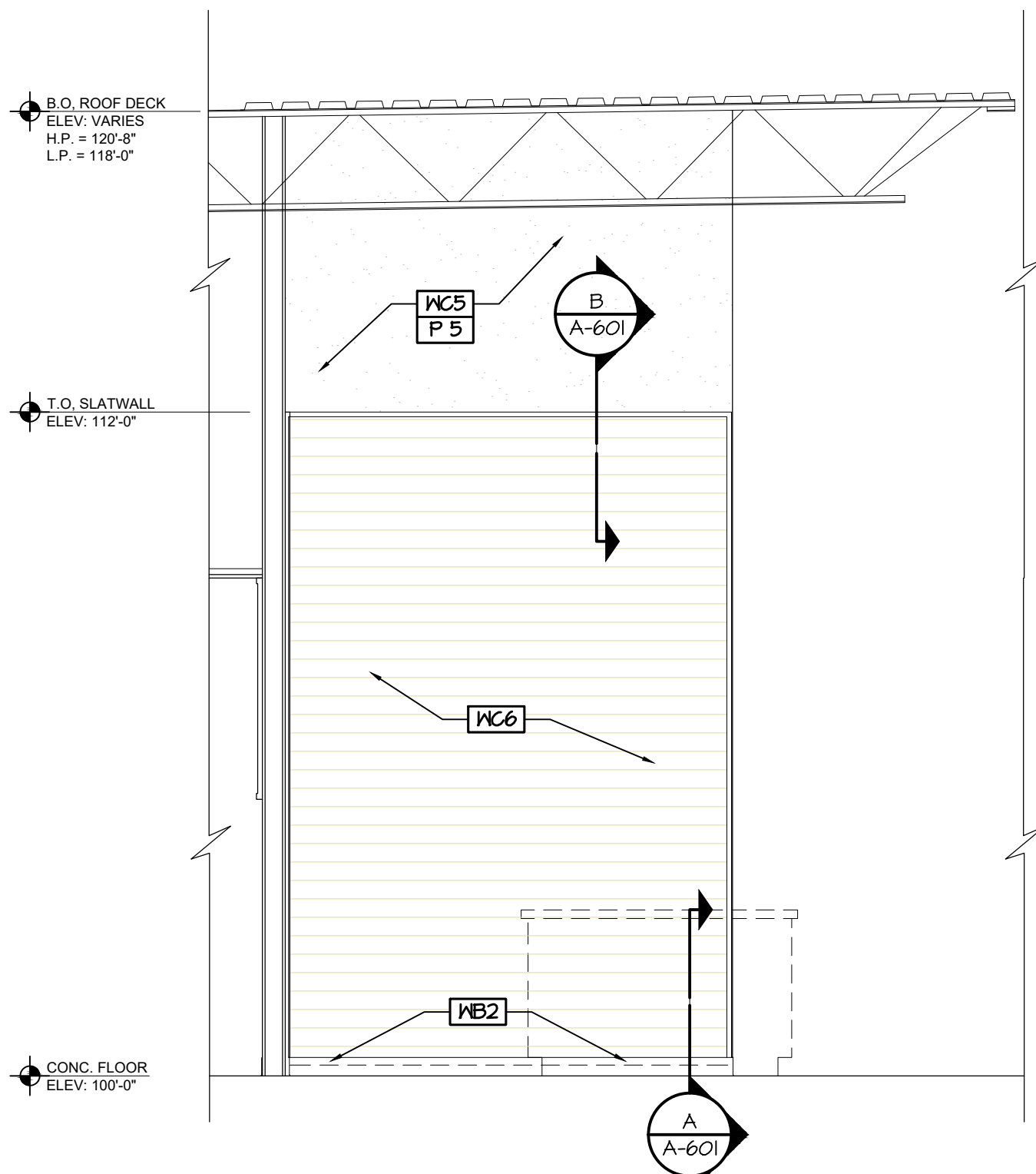
701G RESTROOM # 204
A-110 3/8" = 1'-0"



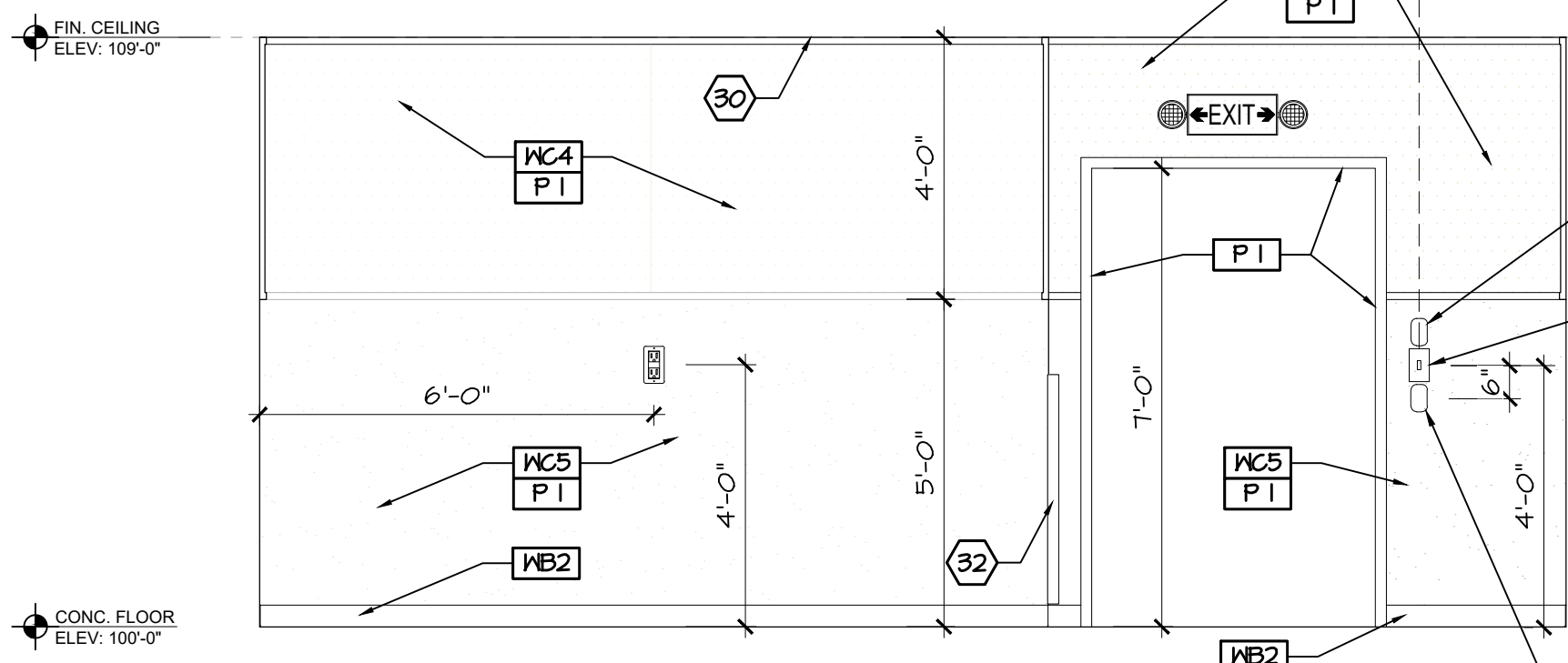
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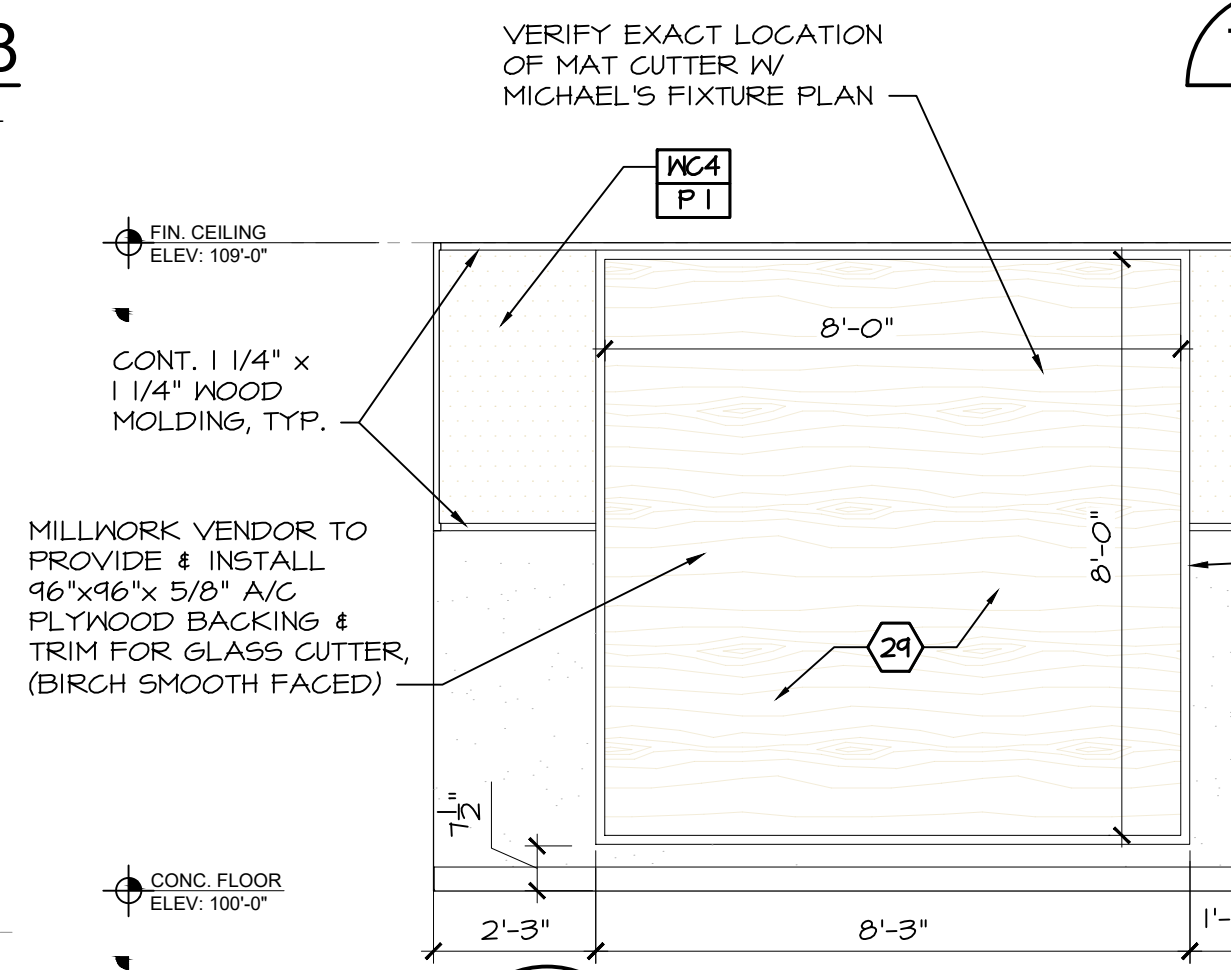
702A FRAME SHOP #208
A-110 3/8" = 1'-0" WEST WALL



702D FRAME SHOP #208
A-110 3/8" = 1'-0" NORTH WALL



702G FRAME ROOM #209
A-110 3/8" = 1'-0" NORTH WALL

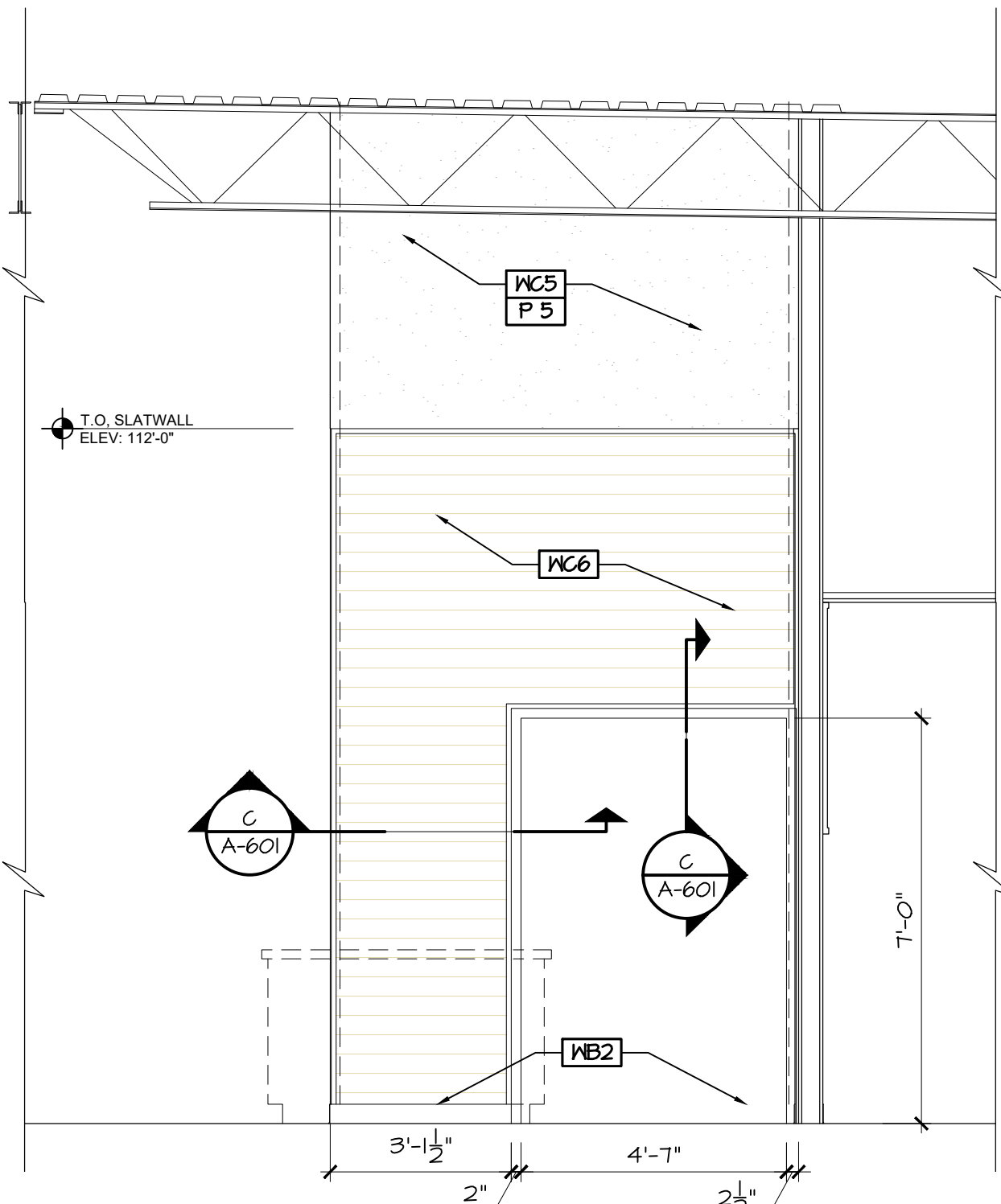


702E FRAME ROOM #209
A-110 3/8" = 1'-0" SOUTH WALL

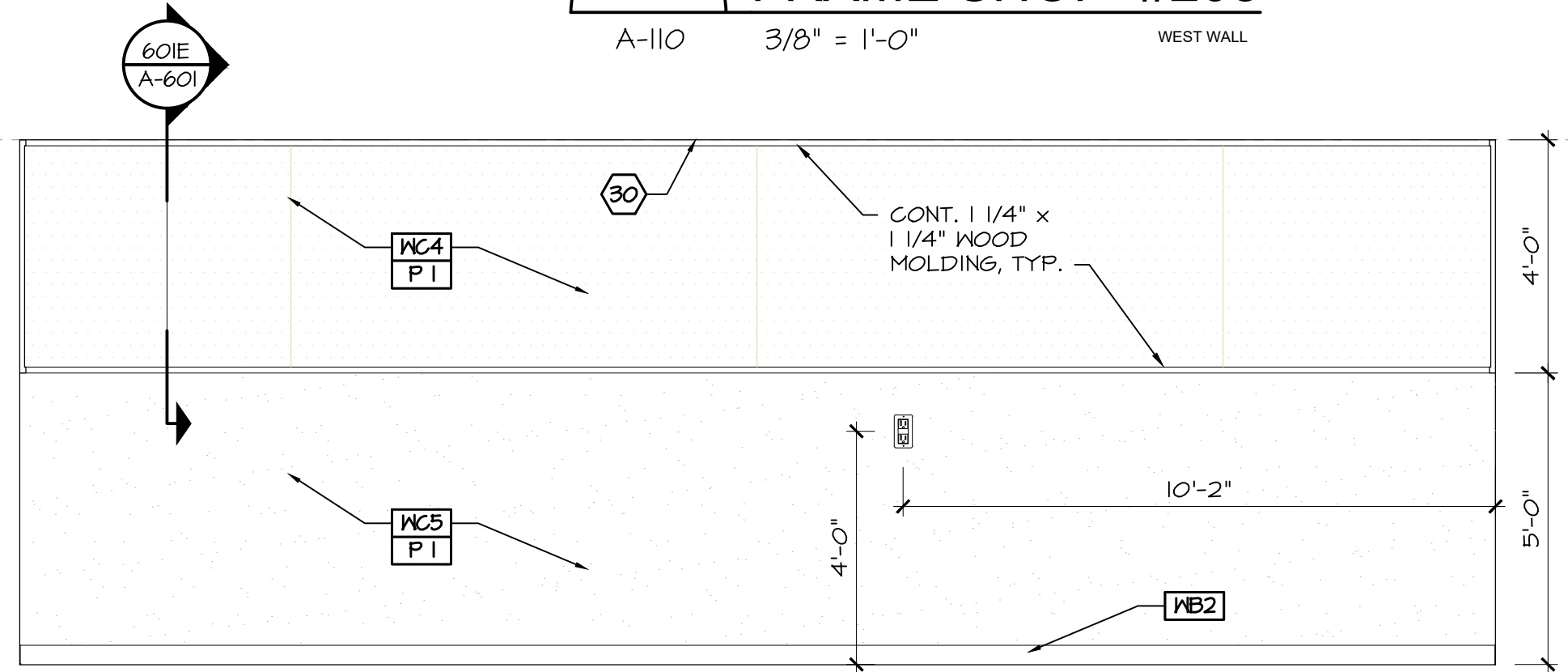
KEY NOTES:

- 21 OFFICE COUNTER TOP
- 22 OVERHEAD STORAGE SHELF
- 23 INTERMEDIATE SUPPORT PANEL. DO NOT INSTALL SUPPORTS OVER ELECTRICAL BOXES.
- 24 END SUPPORT PANEL
- 25 3"ø COUNTER TOP GROMMET
- 26 NOT USED
- 27 FLOOR DOOR STOP
- 28 3/4" PLYND. BACKING, 4x4' AT FRAMEROOM ROLLING PAPER DISP. SEE DETAIL 702H.
- 29 PROVIDE 8x8' VENEER GRADE PLYND. BACKING PANEL, 5/8" THK. FOR SUPPORT OF GLASS CUTTER. ATTACH TO GYP. BD. W/ SCREWS THRU METAL STUDS @ 16" O.C. VERIFY FINAL LOCATION W/ MSI PROJ. MGR. FILL IN ALL HOLES AND PAINT. VERIFY LOCATION OF MAT W/ FIXTURE PLAN.
- 30 G.C. SHALL PROVIDE AND INSTALL ACOUSTIC CEILING PANELS & GRID AS SCHEDULED, REFER TO SHT A-050 & A-410.
- 31 CEILING MOUNTED MOTION SENSOR BY ALARM CONTRACTOR.
- 32 G.C. TO INSTALL CORNER GUARDS, CORNER GUARDS MUST BE 42" POWDER COATED TO MATCH P 2 PAINT COLOR.

SINGLE GANG BOX W/ WHITE COVER, LEAVE 3" PULL STRING EXPOSED BELOW PLATE



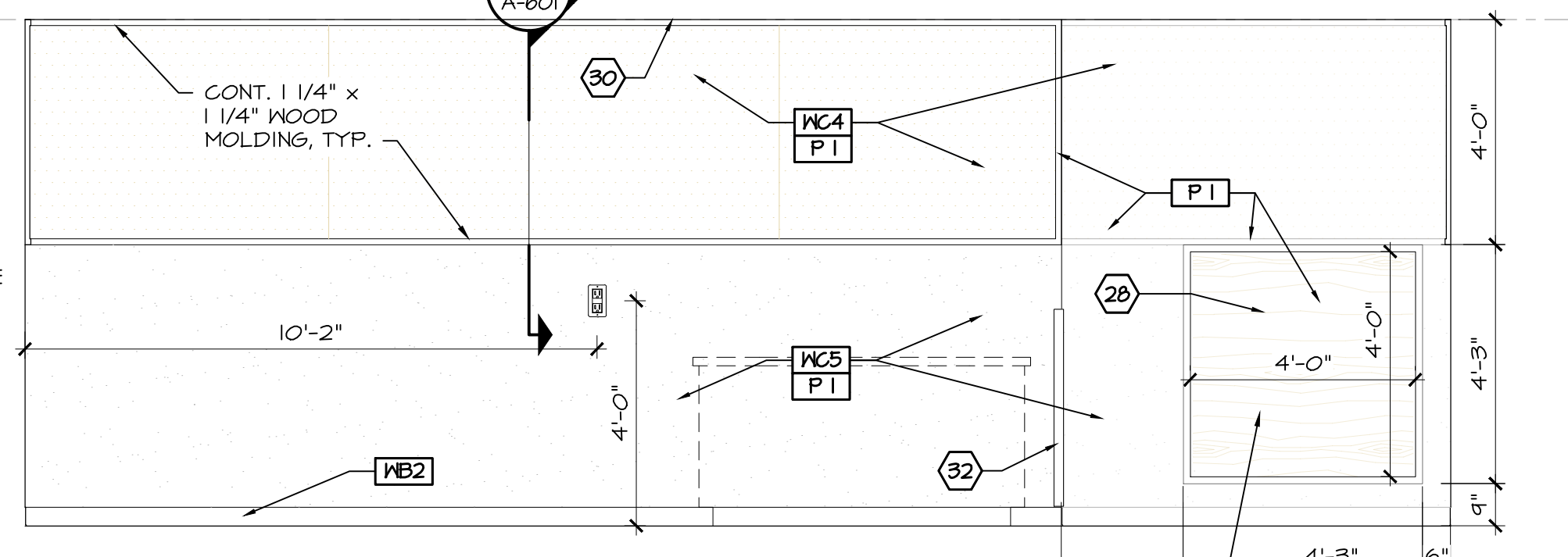
702B FRAME SHOP #208
A-110 3/8" = 1'-0" SOUTH WALL



702F FRAME ROOM #209
A-110 3/8" = 1'-0" WEST WALL

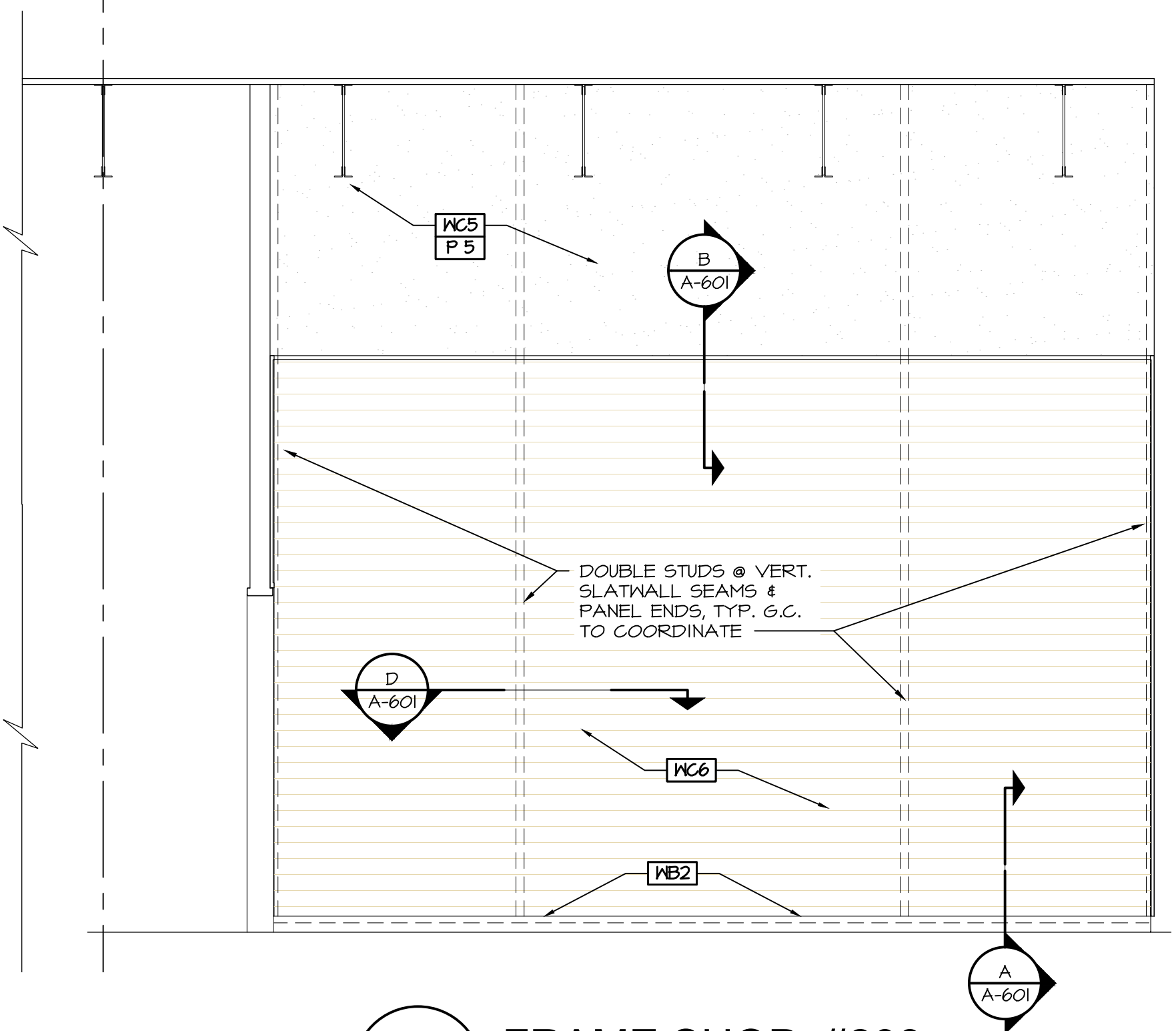
GENERAL NOTES:

1. ALL EQUIPMENT & MATERIALS IN EACH ROOM TO BE PURCHASED THROUGH THE REQUIRED VENDORS LIST SHT. A-050.
2. LICENSED FIRE SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER MODIFICATION DRAWINGS FOR THE ENTIRE SYSTEM FOR TENANT SPACE. REFER TO THE MECHANICAL DRAWINGS FOR MINIMUM REQUIREMENTS. SUBMIT DRAWINGS FOR REVIEW AND APPROVAL AS INDICATED ON SHT. 6-001.
3. PROVIDE SEISMIC CEILING IF REQUIRED BY LOCAL CODE.
4. FOR EMERGENCY LIGHTING AND EXIT SIGNS REFER TO ELECTRICAL DRAWINGS & 6-101 LIFE SAFETY DRAWING.
5. REFER TO VENDOR LIST FOR ALL LIGHTING FIXTURES.
6. REFER TO ELECTRICAL SHEETS FOR ELECTRICAL LEGEND AND SPECIFICATIONS.
7. VERIFY INTERIOR & EXTERIOR DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY WITH DISCREPANCIES.
8. SALES AREA WALLS ARE REQUIRED TO BE FLUSH.
9. DIMENSIONS SHOWN ARE CLEAR DIMENSIONS, GYP. BD. TO GYP. BD. UNO.
10. REFERENCE 6-002 SHEET FOR ACCESSORY MOUNTING HEIGHTS.
11. REFER TO DOOR TYPE ON SHT A-060 FOR DOOR SPECIFICATIONS.
12. REFER TO SHT. A-050 FOR FINISH KEY.

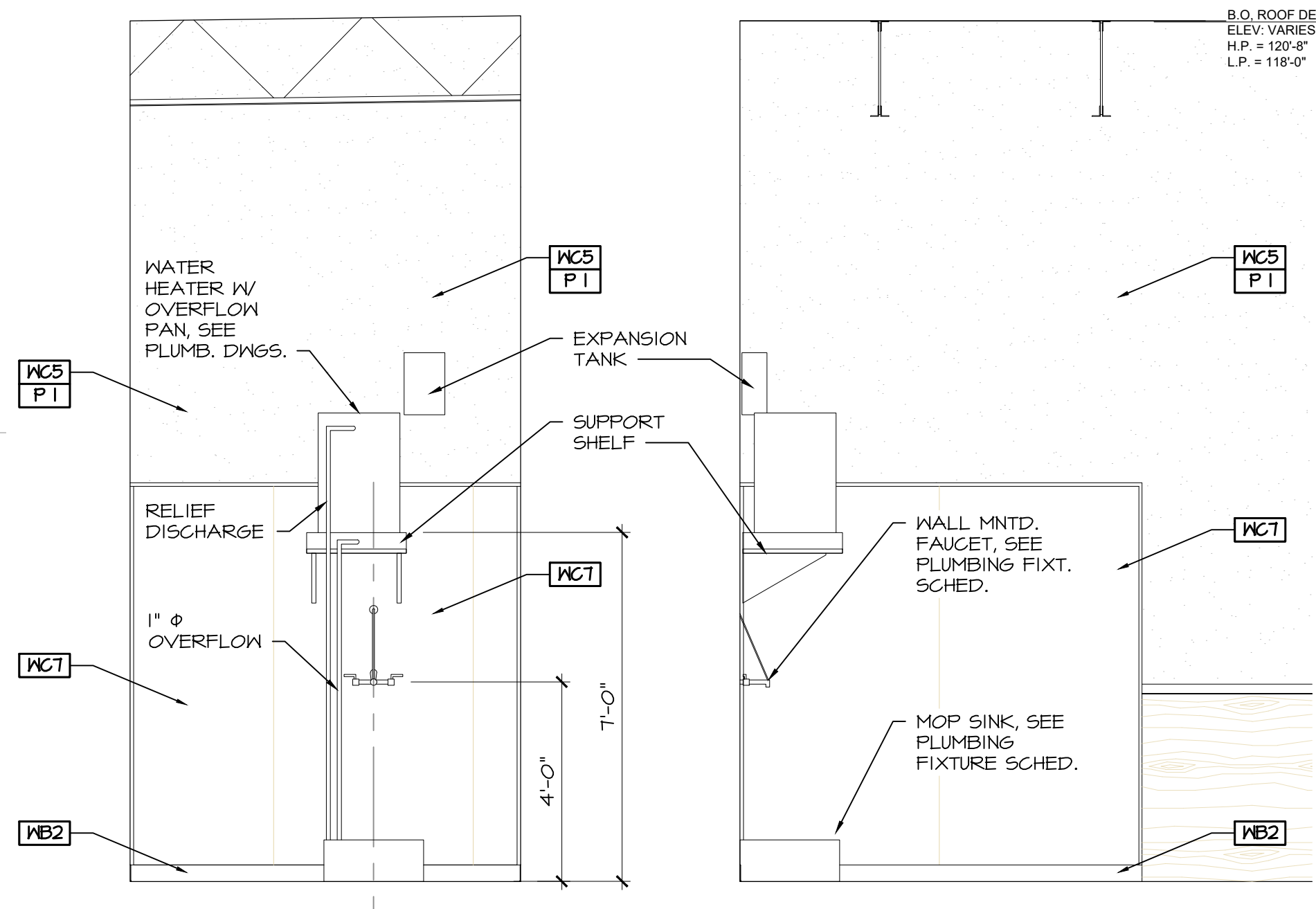


702H FRAME ROOM #209
A-110 3/8" = 1'-0" EAST WALL

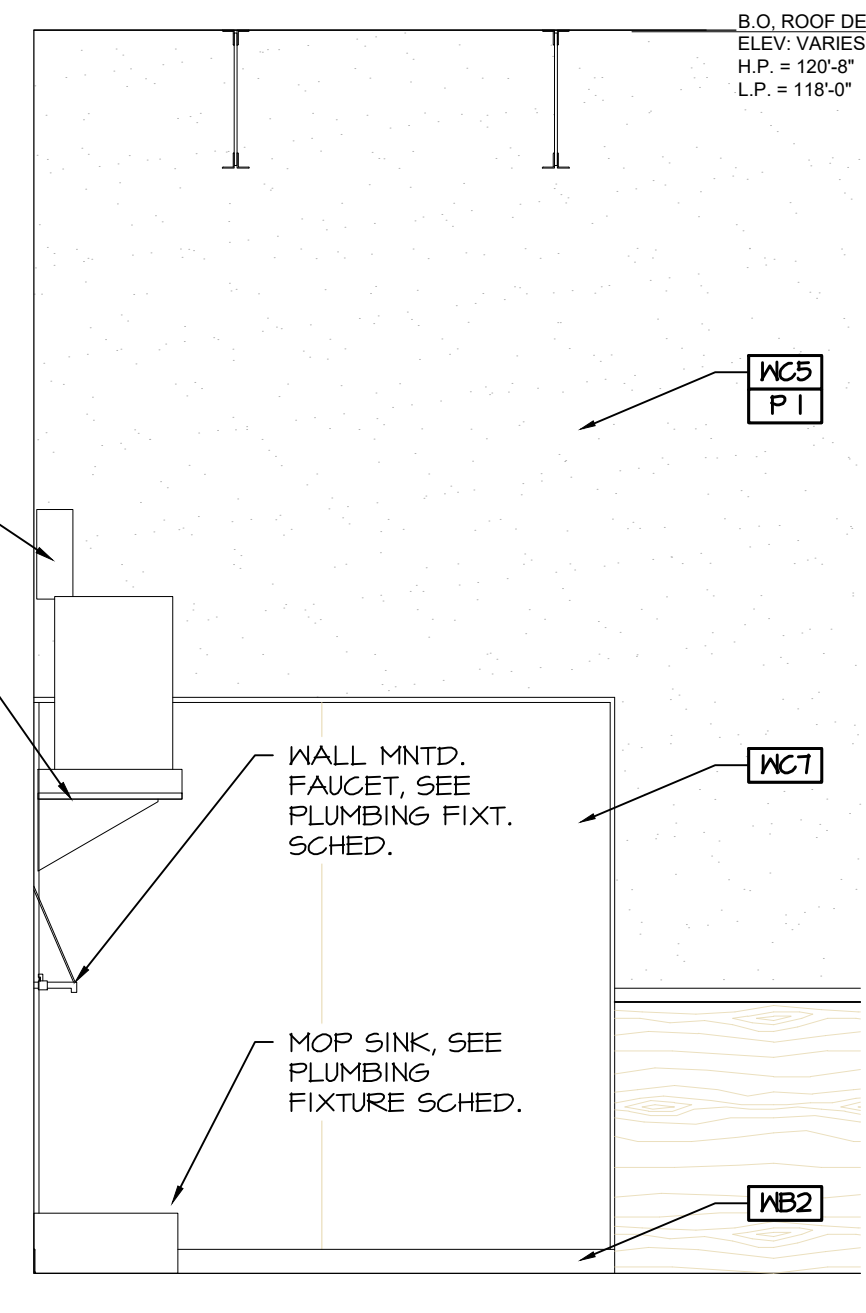
MILLWORK VENDOR TO PROVIDE & INSTALL 48"x48" A/C PLYWOOD BACKING & TRIM FOR ROLLING PAPER



702C FRAME SHOP #208
A-110 3/8" = 1'-0" WEST WALL



702J STOR. / J.C. #210
A-110 3/8" = 1'-0" NORTH WALL



702K STOR. / J.C. #210
A-110 3/8" = 1'-0" EAST WALL

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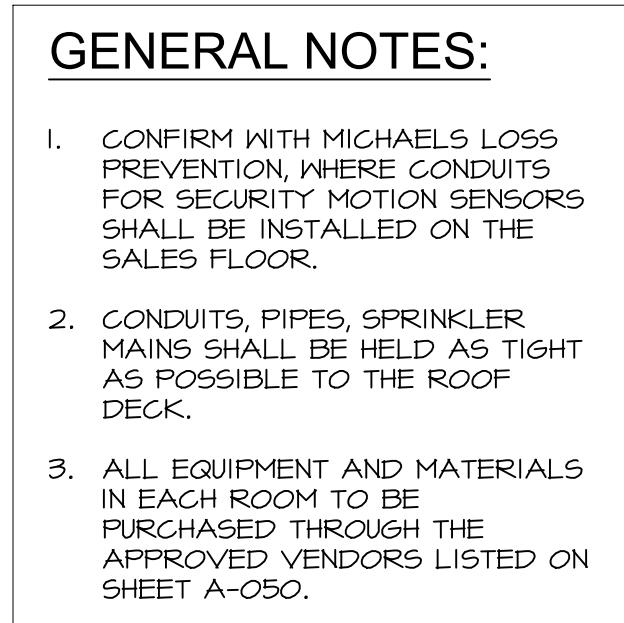
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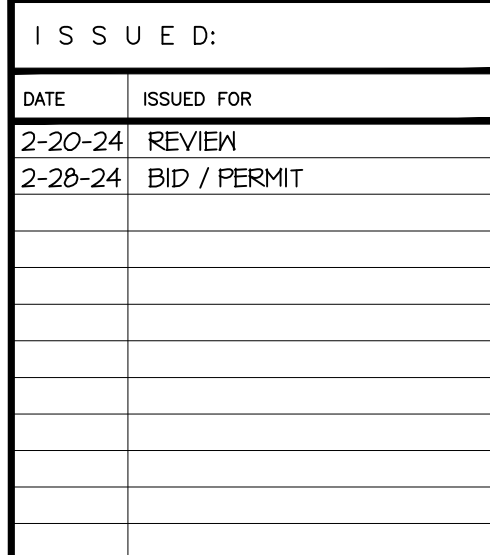
Michaels
Tenant Build Out
Crossroads Mall 1416 S. Main St. Adrian, MI 49221
PROJECT TITLE
SHEET TITLE
Interior Elevations - Frame Room

CERTIFIED BY
PROJECT NUMBER
DATE
DRAWN BY
ARCH/ENGR.
M. Nicklowitz
STATE OF MICHIGAN
MICHAEL P. NICKLOWITZ
ARCHITECT
No. 39770
LICENSED ARCHITECT
SCALE
As Noted
SHEET NUMBER
A-702

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703B SALES #202
A-703 1/4" = 1'-0" SOUTH WALL

[illegible]

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Michaels

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

SHEET TITLE

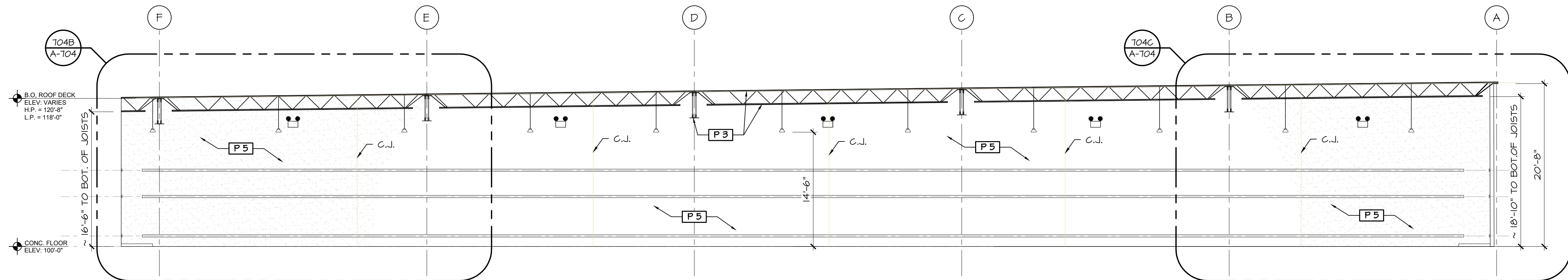
Interior Elevations - Sales Area



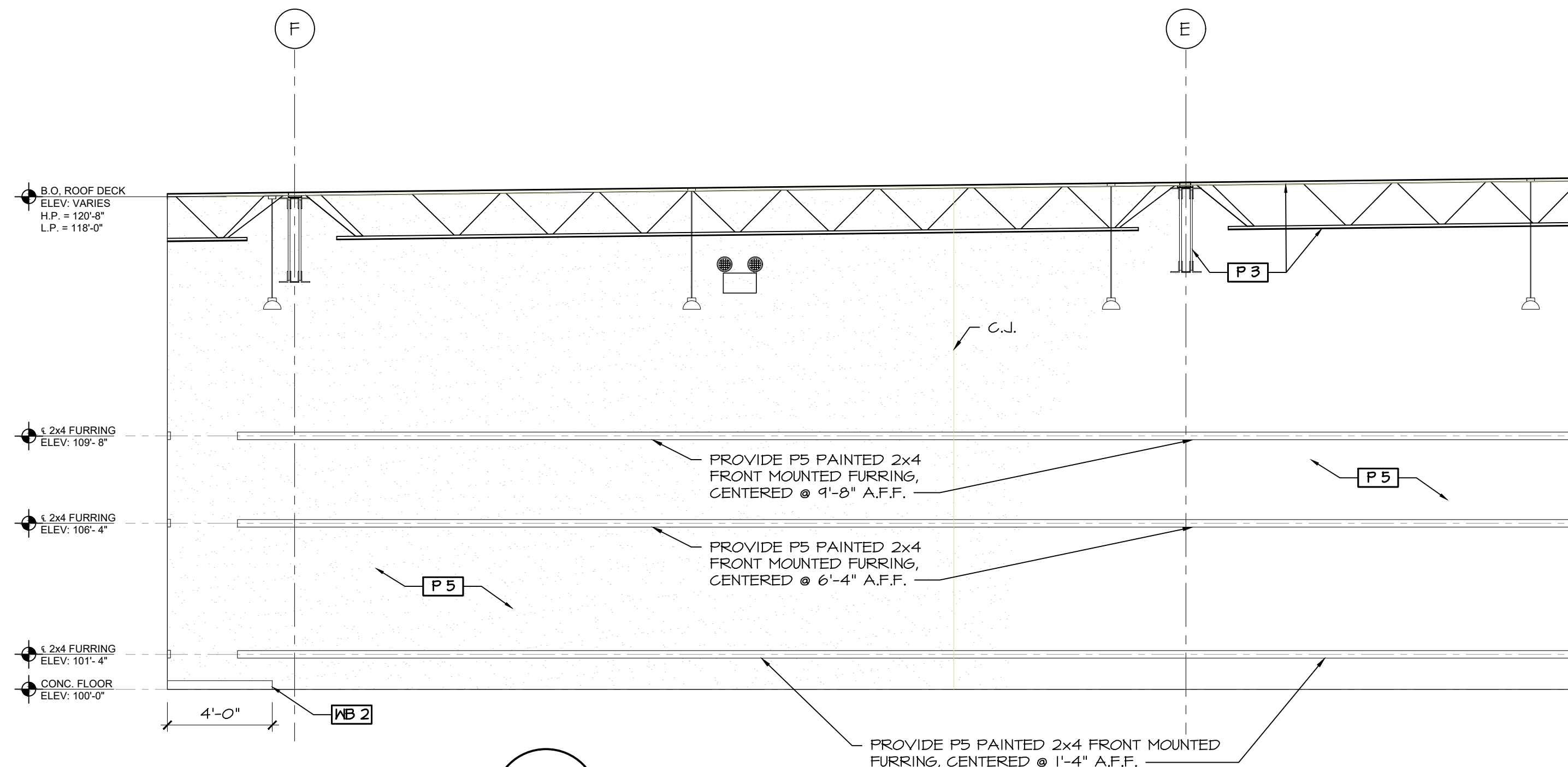
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DATE	1-5-24	SCALE As Noted
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ARCH/ENGR.	M. Nicklowitz	A-703

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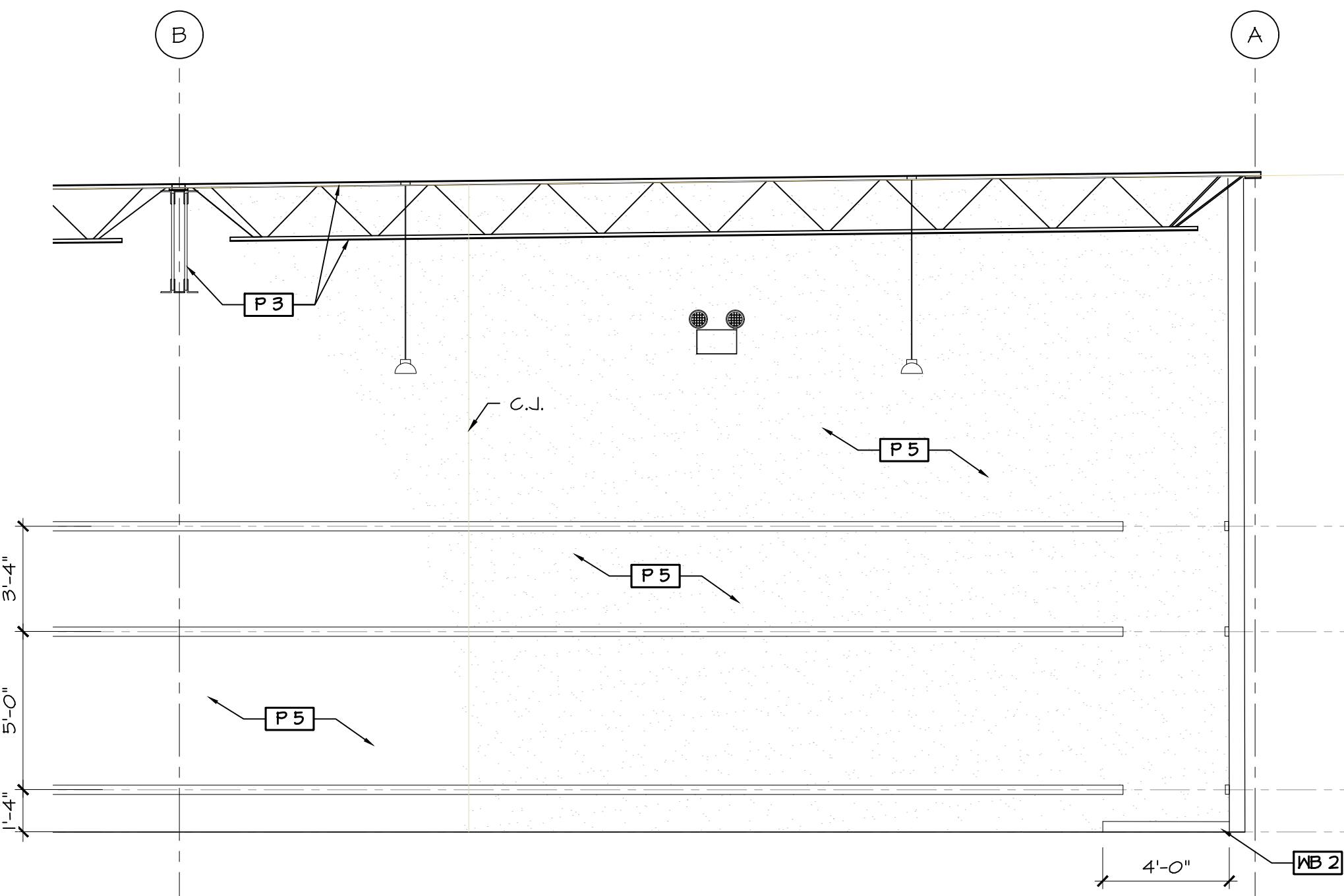
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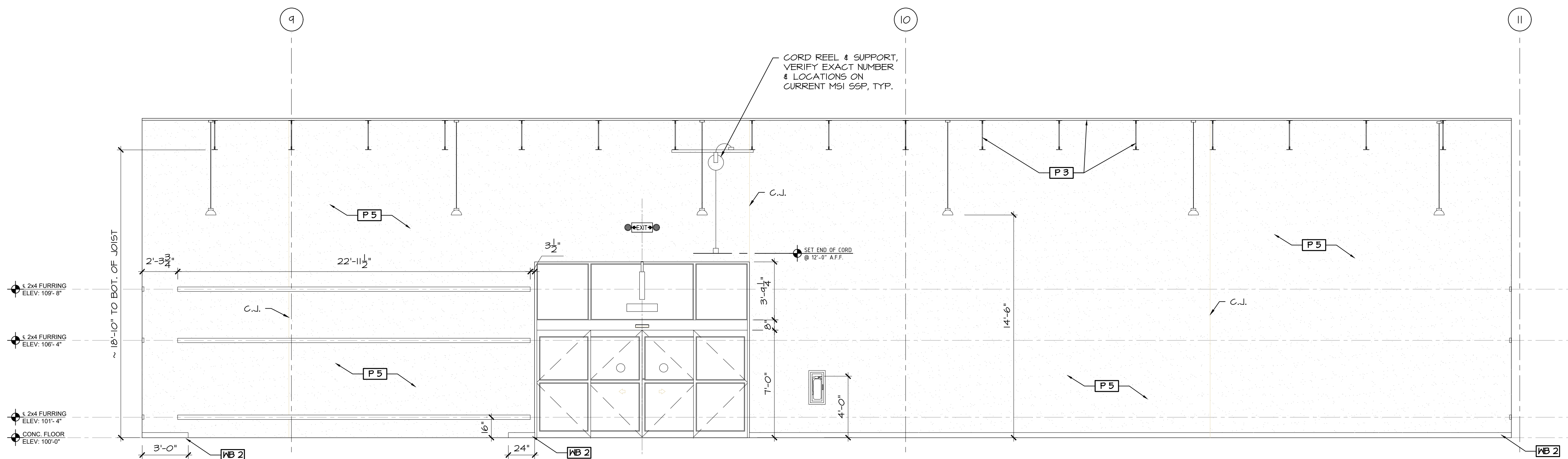
704A SALES #202
A-|Q| |8" = |'-Q" NORTH WALL



704B SALES #202
A-704 1/4" = 1'-0" NORTH WALL



704C SALES #202
A-704 1/4" = 1'-0" NORTH WALL



704D SALES #202
A-704 1/4" = 1'-0" EAST WALL

GENERAL NOTES:

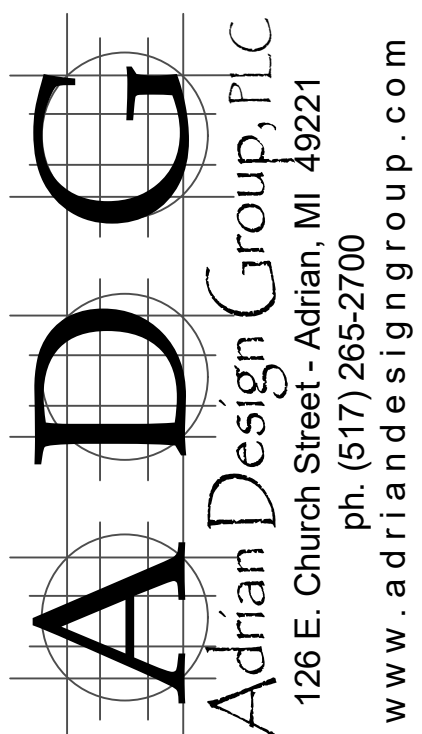
1. CONFIRM WITH MICHAELS LOSS PREVENTION, WHERE CONDUITS FOR SECURITY MOTION SENSORS SHALL BE INSTALLED ON THE SALES FLOOR.
2. CONDUITS, PIPES, SPRINKLER MAINS SHALL BE HELD AS TIGHT AS POSSIBLE TO THE ROOF DECK.
3. ALL EQUIPMENT AND MATERIALS IN EACH ROOM TO BE PURCHASED THROUGH THE APPROVED VENDORS LISTED ON SHEET A-050.

[illegible]

REVISIONS:

[illegible]

CONSULTANT



Michael's

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

Interior Elevations - Sales Area



CERTIFIED BY

PROJECT NUMBER

DATE
1-5-24DRAWN BY
NMARCH/ENG
M. Nick

23.018

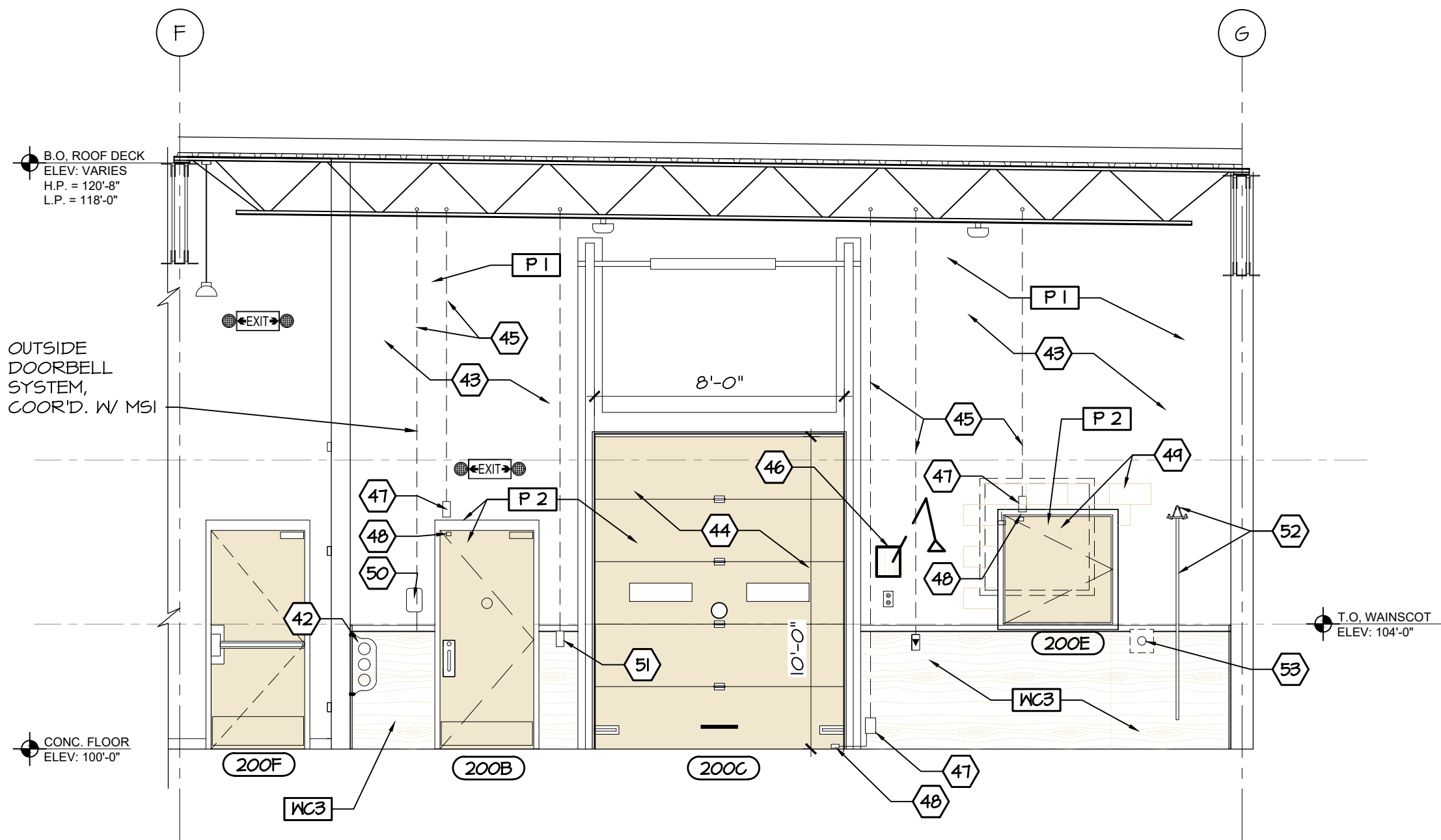
SCALE	As Noted
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SHEET NUMBER

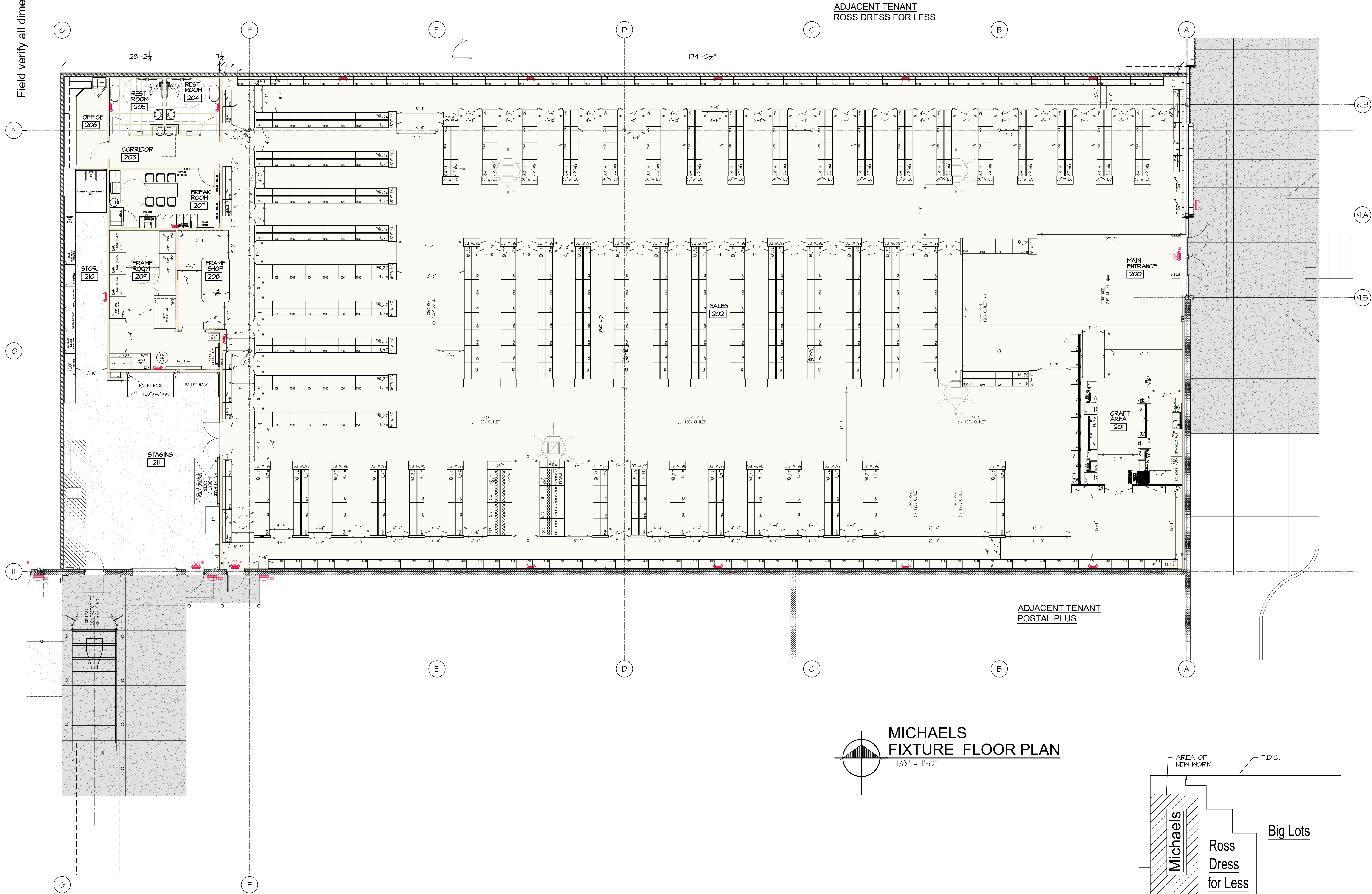
A-704

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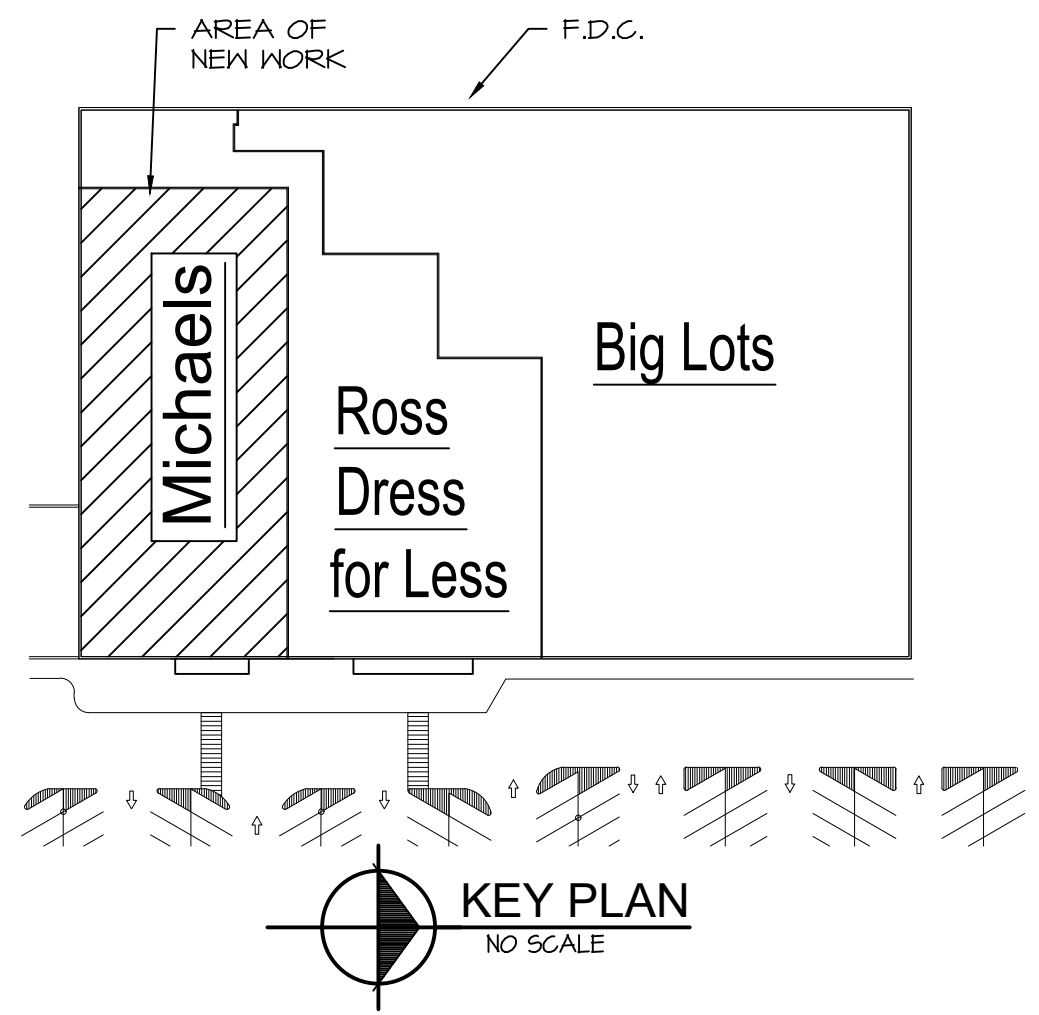
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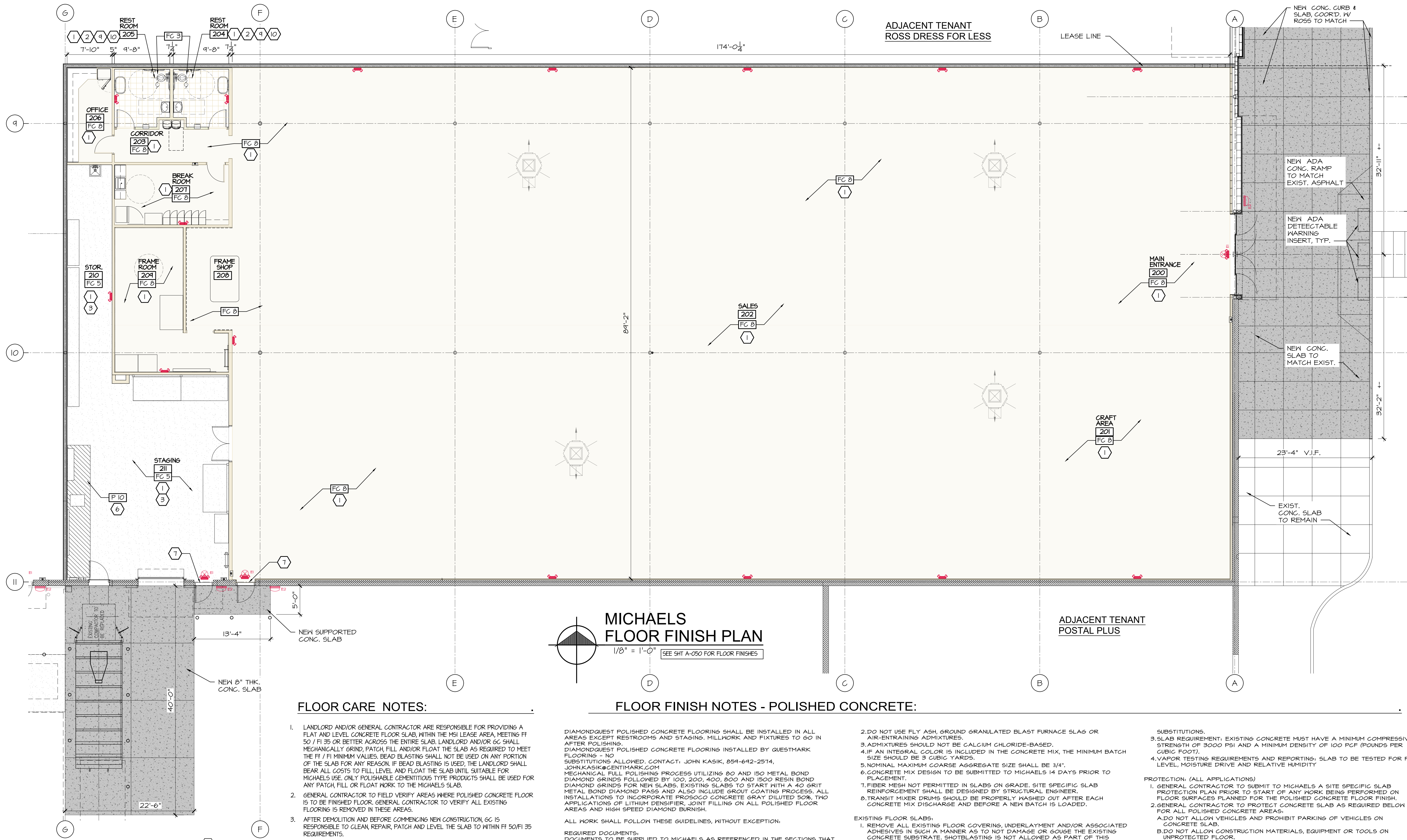
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MICHAELS
FIXTURE FLOOR PLAN
1/8" = 1'-0"



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MICHAELS FLOOR FINISH PLAN

1/8" = 1'-0" [SEE SHT A-050 FOR FLOOR FINISHES]

FLOOR CARE NOTES:

1. LANDLORD AND/OR GENERAL CONTRACTOR ARE RESPONSIBLE FOR PROVIDING A FLAT AND LEVEL CONCRETE FLOOR SLAB, WITHIN THE MSJ LEASE AREA, MEETING FT 50 / FT 35 OR BETTER ACROSS THE ENTIRE SLAB. LANDLORD AND/OR GC SHALL MECHANICALLY GRIND, PATCH, FILL AND/OR FLOAT THE SLAB AS REQUIRED TO MEET THE FT / FT MINIMUM VALUES. BEAD BLASTING SHALL NOT BE USED ON ANY PORTION OF THE SLAB FOR ANY REASON. IF BEAD BLASTING IS USED, THE LANDLORD SHALL BEAR ALL COSTS TO FILL, LEVEL AND FLOAT THE SLAB UNTIL SUITABLE FOR MICHAELS USE. ONLY POLISHABLE CEMENTITIOUS TYPE PRODUCTS SHALL BE USED FOR ANY PATCH, FILL OR FLOAT WORK TO THE MICHAELS SLAB.
2. GENERAL CONTRACTOR TO FIELD VERIFY AREAS WHERE POLISHED CONCRETE FLOOR IS TO BE FINISHED FLOOR. GENERAL CONTRACTOR TO VERIFY ALL EXISTING FLOORING IS REMOVED IN THESE AREAS.
3. AFTER DEMOLITION AND BEFORE COMMENCING NEW CONSTRUCTION, GC IS RESPONSIBLE TO CLEAN, REPAIR, PATCH AND LEVEL THE SLAB TO WITHIN FT 50/FT 35 REQUIREMENTS.
4. ALL DOOR FRAMES TO BE SEALED TO FLOORING WITH CAULKING COMPOUND. THE COLOR SHALL MATCH FLOOR COLOR VERIFY WITH MSI CM PRIOR TO INSTALLATION.
5. MULLIONS AT THE STOREFRONT AND VESTIBULE SHALL BE SEALED TO ADJACENT FLOORING WITH A CAULKING COMPOUND TO MATCH FLOOR COLOR. VERIFY COLOR WITH MSI CM PRIOR TO INSTALLATION.
6. GENERAL CONTRACTOR TO USE REQUIRED FLOORING VENDORS FOR ALL FLOORING PRODUCTS. SEE FINISH SCHEDULE FOR FINISH TYPES AND VENDOR SCHEDULE FOR CONTACT INFORMATION.
7. ANY TRENCHING OR DEMOLITION OF EXISTING SUBSTRATE BY THE GC MUST BE POURED BACK, LEVEL AND SMOOTH TO THE EXISTING SUBSTRATE BY THE GC, FINISH TO BE AT AN ACCEPTABLE LEVEL FOR POLISHING.
8. GC TO PROTECT THE CONCRETE FROM OIL SPILLS, DRY FALL AND OVERSPRAY.
9. GC TO PROVIDE A BROOM SWEEP AND CLEAN SUB-FLOOR PRIOR TO FINISHED FLOORING INSTALLATION.
10. REFER TO A01 FOR FINISH KEY, FLOOR COVERINGS AND PRODUCT INFORMATION.
11. NO CASTING AND/OR TILTING UP OF BUILDING WALL PANELS ON FINAL SLAB-ON-GRADE PLANNED FOR POLISHED CONCRETE FLOORING. NO TEMPORARY BRACING OF TILT UP WALL PANELS ALLOWED ON SLAB.
12. UTILITY LINES ARE TO BE RAN TO MAKERSPACE PRIOR TO SLAB POUR.

FLOOR FINISH NOTES - POLISHED CONCRETE:

DIAMONDQUEST POLISHED CONCRETE FLOORING SHALL BE INSTALLED IN ALL AREAS EXCEPT RESTROOMS AND STAGING. MILLWORK AND FIXTURES TO GO IN AFTER POLISHING.
DIAMONDQUEST POLISHED CONCRETE FLOORING INSTALLED BY QUESTMARK FLOORING - NO SUBSTITUTIONS ALLOWED. CONTACT: JOHN KASIK, 854-642-2574, JOHNCASIK@QUESTMARK.COM
MECHANICAL FULL POLISHING PROCESS UTILIZING 80 AND 150 METAL BOND DIAMOND GRINDS FOLLOWED BY 100, 200, 400, 800 AND 1500 RESIN BOND DIAMOND GRINDS FOR NEW SLABS; EXISTING SLABS TO START WITH A 40 GRIT METAL BOND DIAMOND PASS AND ALSO INCLUDE GROUT COATING PROCESS. ALL INSTALLATIONS TO INCORPORATE PROSOCO CONCRETE GRAY DILUTED 50%, TWO APPLICATIONS OF LITHIUM DENSIFIER, JOINT FILLING ON ALL POLISHED FLOOR AREAS AND HIGH SPEED DIAMOND BURNISH.

ALL WORK SHALL FOLLOW THESE GUIDELINES, WITHOUT EXCEPTION:

REQUIRED DOCUMENTS:
DOCUMENTS TO BE SUPPLIED TO MICHAELS AS REFERENCED IN THE SECTIONS THAT FOLLOW:

1. GENERAL CONTRACTOR'S SLAB PROTECTION PLAN
2. GENERAL CONTRACTOR'S PRE-POUR MEETING NOTES AND REVIEW
3. ACKNOWLEDGEMENTS OF SECTION 04 FLOOR NOTES.
3. CONCRETE MIX DESIGN
4. CONCRETE CURING MATERIALS

PRE-POUR MEETING: (NEW CONCRETE SLAB PLACEMENT)

1. THERE SHALL BE A MANDATORY SITE MEETING AT LEAST 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE SLABS THAT WILL BE USED AS THE POLISHED FLOOR SURFACES. THE GC SHALL SCHEDULE AND CONVEENE A PRE-INSTALLATION MEETING TO REVIEW THE PLACEMENT, FINISHING, POLISHING AND RELATED ITEMS ASSOCIATED WITH THE USE OF THE SLAB AS A FINISHED FLOOR SURFACE. PARTIES DIRECTLY AFFECTING THIS WORK ARE REQUIRED TO ATTEND AND INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. GENERAL CONTRACTOR
B. CONCRETE SUPPLIER
C. CONCRETE INSTALLER
D. QUESTMARK FLOORING
E. MICHAELS CONSTRUCTION MANAGER (OPTIONAL) VIA PHONE
2. CONCRETE INSTALLER TO COMPLETE AND SUBMIT CONCRETE FINISHING SUBCONTRACTOR'S QUALIFICATION STATEMENT PRIOR TO MEETING. ANY CONTRACTOR NOT IN COMPLIANCE WITH THE REQUESTED INFORMATION WILL NOT BE ALLOWED TO PERFORM WORK.

CONCRETE MIX NOTES: (NEW CONCRETE SLAB PLACEMENT)

1. CONCRETE SHALL BE MINIMUM 3,000 PSI MIX.

2. DO NOT USE FLY ASH, GROUND GRANULATED BLAST FURNACE SLAG OR AIR-ENTRAINING ADMIXTURES.
3. ADMIXTURES SHOULD NOT BE CALCIUM CHLORIDE-BASED.
4. IF AN INTEGRAL COLOR IS INCLUDED IN THE CONCRETE MIX, THE MINIMUM BATCH SIZE SHOULD BE 3 CUBIC YARDS.
5. NOMINAL MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4".
6. CONCRETE MIX DESIGN TO BE SUBMITTED TO MICHAELS 14 DAYS PRIOR TO PLACEMENT.
7. FIBER MESH NOT PERMITTED IN SLABS ON GRADE. SITE SPECIFIC SLAB REINFORCEMENT SHALL BE DESIGNED BY STRUCTURAL ENGINEER.
8. TRANSIT MIXER DRUMS SHOULD BE PROPERLY WASHED OUT AFTER EACH CONCRETE MIX DISCHARGE AND BEFORE A NEW BATCH IS LOADED.

EXISTING FLOOR SLABS:

1. REMOVE ALL EXISTING FLOOR COVERINGS, UNDERLAYMENT AND/OR ASSOCIATED ADHESIVES IN SUCH A MANNER AS TO NOT DAMAGE OR GOUGE THE EXISTING CONCRETE SUBSTRATE. SHOTBLASTING IS NOT ALLOWED AS PART OF THIS PROCESS. DISPOSE OF MATERIALS IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
2. GC TO SCHEDULE QUESTMARK TO SURVEY FLOOR IMMEDIATELY AFTER FLOOR DEMOLITION IS COMPLETED TO DETERMINE FLOOR'S ABILITY TO BE POLISHED TO MICHAELS' EXPECTATIONS. EXPECTATIONS ARE THAT FLOOR WILL NOT HAVE EXCESSIVE VISIBLE REPAIRS OR MULTIPLE POURS AND/OR POUR BACKS. EXCESSIVE HOLE PATCHES, TRENCHES, STAINS AND BE UNIFORM IN APPEARANCE, COLOR AND CONSISTENT WITH MSI STANDARDS, AND THAT AN OVERALL UNIFORM LOOK IS ATTAINABLE.
3. FLOORS THAT DO NOT MEET EXPECTATION AND/OR APPEARANCE WILL BE REQUIRED TO BE OVERLAYED WITH RAPIDSET TRU PC FROM CTS CEMENT OR REPLACEMENT OF THE SLAB.
4. CONCRETE REPLACEMENT SUCH AS TRENCH POUR BACKS AND MISCELLANEOUS PATCHING NEED TO SQUARED OFF CLEANLY, FLUSH WITH THE SURROUNDING FLOOR SURFACES AND DOWELED INTO THE ADJACENT SLAB. FINISHING IS TO BE IN ACCORDANCE WITH CONCRETE FINISH NOTES IN THIS SECTION.
5. EXISTING CONDUIT, ANCHOR BOLTS, PIPES AND SUCH PROTRUDING OUT FROM THE SURFACE NEED TO BE RECESSED A MINIMUM OF 1/4" BELOW THE FLOOR SURFACE PRIOR TO THE SLAB BEING POLISHED.
6. CONFIRM FLOOR FLATNESS AND INFORM MICHAELS CONSTRUCTION MANAGER OF ANY ISSUES.
7. NO OVER CUTS AND CHIP OUT THE CORNERS. REMOVE EXISTING OVERCUTS.

OVERLAYMENT NOTES (ALL APPLICATIONS):

1. RAPIDSET TRU PC MANUFACTURED BY CTS CEMENT TO BE INSTALLED AT 3/8" THICKNESS AS PER MANUFACTURER'S REQUIREMENTS. NO SUBSTITUTIONS.
2. QUESTMARK FLOORING IS THE REQUIRED INSTALLED FOR THE TRU PC. NO

3. SUBSTITUTIONS.
3. SLAB REQUIREMENT: EXISTING CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A MINIMUM DENSITY OF 100 PCF (POUNDS PER CUBIC FOOT).
4. VAPOR TESTING REQUIREMENTS AND REPORTING: SLAB TO BE TESTED FOR PH LEVEL, MOISTURE DRIVE AND RELATIVE HUMIDITY

PROTECTION: (ALL APPLICATIONS)

1. GENERAL CONTRACTOR TO SUBMIT TO MICHAELS A SITE SPECIFIC SLAB PROTECTION PLAN PRIOR TO START OF ANY WORK BEING PERFORMED ON FLOOR SURFACES PLANNED FOR THE POLISHED CONCRETE FLOOR FINISH.
2. GENERAL CONTRACTOR TO PROTECT CONCRETE SLAB AS REQUIRED BELOW FOR ALL POLISHED CONCRETE AREAS:
A. DO NOT ALLOW VEHICLES AND PROHIBIT PARKING OF VEHICLES ON CONCRETE SLAB.
B. DO NOT ALLOW CONSTRUCTION MATERIALS, EQUIPMENT OR TOOLS ON UNPROTECTED FLOOR.
C. NO FOOD OR DRINK ALLOWED ON SLAB FROM PLACEMENT UNTIL TURNOVER TO OWNER.
D. PROTECT FLOOR FROM PAINT OVERSPRAY / DRYFALL.
E. PLACE SKIDS OR SHIPPING CONTAINERS ON PROTECTIVE COVERING TO PREVENT DIRECT CONTACT WITH THE FLOOR.
F. IN CONSTRUCTION EQUIPMENT MUST BE USED ON THE FLOOR, DIAPER ANY COMPONENTS THAT MIGHT DRIP OIL, HYDRAULIC FLUID OR OTHER LIQUIDS.
G. ENSURE NO TIRE EMBEDMENTS (ROCKS, NAILS, SCREWS, ETC.) THAT WILL SCRATCH OR PIT SLAB SURFACE.
H. PROHIBIT PIPE CUTTING USING PIPE CUTTING MACHINERY ON CONCRETE SLAB.
I. PROHIBIT TEMPORARY PLACEMENT AND STORAGE OF STEEL MEMBERS ON CONCRETE SLAB.
J. PROHIBIT ACIDS AND ACIDIC DETERGENTS FROM CONTACTING CONCRETE SURFACES.
K. COVER CONCRETE FLOORS WITH DROP CLOTHS, OR USE BREATHABLE DROP CLOTHS DURING PAINTING. IF PAINT IS SPILLED ON CONCRETE FLOOR, REMOVE PAINT IMMEDIATELY. NO CASTING AND/OR TILTING UP OF BUILDING WALL PANELS ON FINAL SLAB, ON GRADE SLAB PLANNED TO BE POLISHED, NO TEMP BRACING OF ANY WALLS ALLOWED ON SLAB.
L. DO NOT USE ANY MARKING MATERIALS THAT WILL STAIN THE CONCRETE
M. FLOOR SWEEPING COMPOUNDS ARE NOT RECOMMENDED, BUT IF USED MUST BE PETROLEUM-FREE.
N. CLEANING OF FINISHED POLISHED CONCRETE FLOOR SURFACES SHOULD ONLY USE EITHER WHITE PADS OR VERY SOFT NYLON BRUSHES ON AUTO SCRUBBERS.
O. IF CLEANING CHEMICALS ARE USED, THEY MUST BE PH-NEUTRAL.

ISSUED:	
DATE	ISSUED FOR
2-20-24	Owner Review
2-28-24	BID / PERMIT

REVISIONS:		
NO.	DATE	ISSUED FOR

CONSULTANT

ADG
Adrian Design Group, LLC
126 E. Church Street - Adrian, MI 49221
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Michaels

Tenant Build Out

Crossroads Mall 1416 S. Main St. Adrian, MI 49221

Finish Floor Plan

PROJECT TITLE

DESIGNED BY

PROJECT NUMBER

23.018

DATE

12-29-23

DRAWN BY

JLN

ARCH/ENGR.

M. Nicklowitz

SCALE

1/16"=1'-0"

SHEET NUMBER

A-901

KEY NOTES:

1. VERIFY TYPE OF FLOORING IN EACH ROOM WITH MSI CM. NO POLISHED CONCRETE IN TOILET ROOMS.
2. BROOM AND MOP FLOORS CLEAN AFTER TILE INSTALLATION. SEE FLOOR CARE NOTES FOR MORE INFO.
3. APPLY CONCRETE FLOOR SEALER TO STAGING AREA AS SPECIFIED.
4. NOT USED
5. NOT USED
6. FLOOR PAINT STRIPES. PAINT P10 BEFORE SEALING CONCRETE.
7. NEW THRESHOLDS AS SCHEDULED.
8. THRESHOLD/TRANSITION STRIP AS SCHEDULED FC6
9. CERAMIC TILE IN RESTROOMS TO BE INSTALLED AS A COMPLETE SYSTEM IN ORDER TO QUALIFY FOR THE ARDEX 25-YEAR WARRANTY. AFTER CONCRETE SLAB IS PREPARED, INSTALL ARDEX B44 WATERPROOFING, FOLLOWED BY ARDEX X5 SETTING MATERIAL, AND TOPPED BY THE TILE AND ARDEX ARDEX25 GROUT. FOLLOW ALL MANUFACTURER'S INSTALLATION GUIDELINES AS REQUIRED. ALL MATERIAL PROVIDED BY ILC. WHO ALSO REGISTERS EACH PROJECT FOR THE WARRANTY. SEE FINISH KEY AND VENDOR LIST ON SHEET A01 FOR ADDITIONAL INFORMATION.
10. RESTROOMS SHOULD BE SEALED OFF FOR A MINIMUM OF 48 HOURS AFTER CERAMIC TILE GROUT INSTALL TO ALLOW FOR PROPER CURING.

CERAMIC TILE NOTE:
FOR ARDEX TECHNICAL ASSISTANCE, CONTACT:
LINDA HOLTON-ZIEMAN
ARDEX AMERICA
C: 312-218-6843

NOTE: IF SHELL WORK IS IN DIFFERENT CONTRACT, CONTACT QUESTMARK, SEE VENDORS LIST.