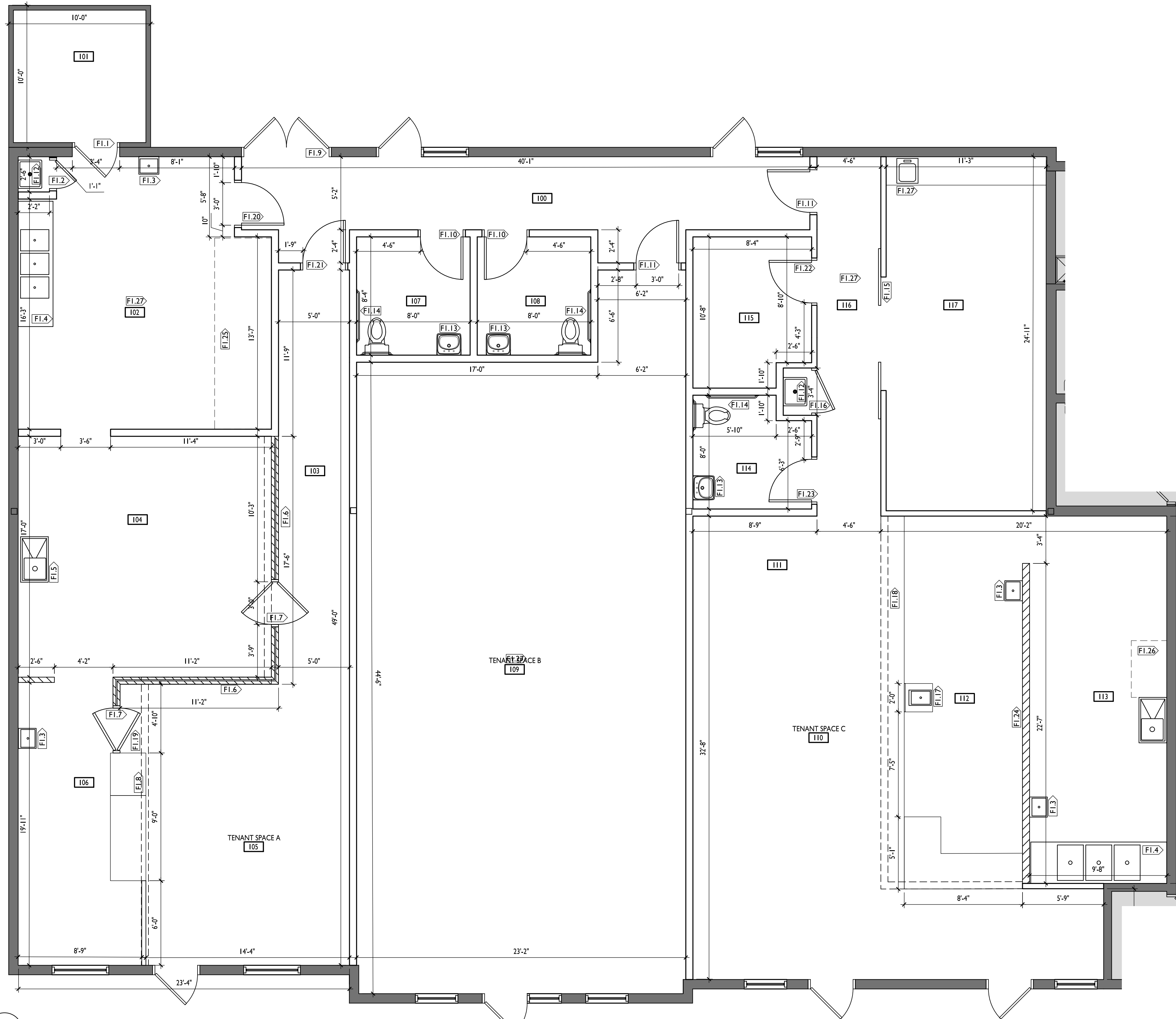


FLOOR PLAN KEYED NOTES

- FI.1 INSTALL 10'x10' EXTERIOR COOLER ON APPROPRIATE CONCRETE PAD WITH SEALED CONNECTIONS BACK TO EXISTING BUILDING. CREATE NEW OPENING INTO TENANT SPACE WITH 3'-0" OPENING IN LINE WITH DOOR INTO FREEZER.
- FI.2 CREATE CLOSET FOR FLOOR SINK FOR MOP. PROVIDE AND INSTALL 2'-0" WIDE X 7'-0" HIGH SOLID WOOD DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW FLUSH HOLLOW METAL DOOR A.D.A COMPLIANT LEVER HARDWARE.
- FI.3 INSTALL TENANT PROVIDED HANDWASH SINK.
- FI.4 INSTALL TENANT PROVIDED 3 BAY SINK.
- FI.5 INSTALL TENANT PROVIDED SINGLE BAY SINK.
- FI.6 SEE ELEVATION 1/F2.0 FOR DETAILS ON PARTIAL HEIGHT WALL AND GLASS GUARD.
- FI.7 PROVIDE AND INSTALL 4'-6" HIGH DOUBLE ACTING DOOR WHERE NOTED.
- FI.8 SEE ELEVATIONS 1/F2.0 AND 2/F2.0 FOR DETAILS ON COUNTER AND CUSTOM DISPLAY CASE.
- FI.9 REMOVE EXISTING DOOR AND SIDELITE AND INSTALL NEW DOUBLE HINGED DOOR TO MATCH EXISTING FINISHES AND DETAILS. STOCKPILE DOOR FOR REUSE.
- FI.10 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH SOLID WOOD DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE WITH PRIVACY LOCK. DOOR FINISH: TBD
- FI.11 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH FLUSH SOLID WOOD DOOR WITH HALF LITE IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE WITH KEYED LOCK. FINISH: TBD
- FI.12 PROVIDE AND INSTALL NEW FLOOR SINK.
- FI.13 PROVIDE AND INSTALL NEW A.D.A. COMPLIANT WALL MOUNT SINK AND FAUCET.
- FI.14 PROVIDE AND INSTALL NEW A.D.A. COMPLIANT TOILET AND GRAB BARS.
- FI.15 PROVIDE AND INSTALL (X2) 3'-0" X 7'-0" HIGH SOLID WOOD DOORS WITH BARN DOOR HARDWARE. OPENING FOR DOORS TO BE GYP.BD. WRAPPED OPENING. DOOR FINISH: PAINTED WHITE
- FI.16 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH SOLID WOOD DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE. DOOR FINISH: PAINTED WHITE
- FI.17 PROVIDE AND INSTALL TENANT PROVIDED BAR SINK IN MILLWORK. SEE ELEVATIONS 4/F2.0 AND 6/F2.0 FOR DETAILS.
- FI.18 INSTALL 6" WIDE GYP.BD. HEADER WITH BOTTOM AT 9'-6" A.F.F.
- FI.19 INSTALL 6" WIDE GYP.BD. HEADER WITH BOTTOM AT 9'-6" A.F.F.
- FI.20 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH HOLLOW METAL DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE WITH KEYED LOCK.
- FI.21 INSTALL STOCKPILED EXTERIOR DOOR REMOVED FROM EXTERIOR IN NEW HOLLOW METAL FRAME. PROVIDE NEW LOCK AND KEY FOR TENANT SPACE ONLY.
- FI.22 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH SOLID WOOD DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE WITH KEYED LOCK. DOOR FINISH: PAINTED WHITE
- FI.23 PROVIDE AND INSTALL 3'-0" X 7'-0" HIGH SOLID WOOD DOOR IN PAINTED HOLLOW METAL FRAME. INSTALL NEW BRUSHED STAINLESS A.D.A COMPLIANT LEVER HARDWARE WITH PRIVACY LOCK. DOOR FINISH: PAINTED WHITE
- FI.24 SEE ELEVATIONS FOR HEIGHT OF PARTIAL HEIGHT WALL
- FI.25 HVAC CONTRACTOR TO PROVIDE AND INSTALL APPROXIMATELY 4'-0"D X 13'-7" (SIZE TO BE CONFIRMED ON SITE BY CONTRACTOR BEFORE ORDER) COMMERCIALY RATED KITCHEN HOOD IN ROOM #102 WITH INSULATED STAINLESS PANELS ON ALL THREE WALLS FROM FLOOR TO CEILING.
- FI.26 HVAC CONTRACTOR TO INSTALL TENANT PROVIDED 2'-6"D X 4'-0" TYPE I KITCHEN HOOD IN ROOM #112
- FI.27 CONTRACTOR TO PROVIDE AND INSTALL SEPARATE ON-DEMAND WATER HEATER IN EACH SUITE.
- FI.27 IN ROOM #117 NEW DROP IN 1'-6"W X 1'-9"D STAINLESS STEEL SINK AND ADA COMPLIANT GOOSENECK FAUCET. SEE ELEVATION FOR DETAILS.
- FI.28 ALL ELECTRICAL HVAC AND PLUMBING TO BE DESIGN BUILD WITH CONTRACTOR, BUILDING OWNER AND TENANTS.



1 PRELIMINARY FLOOR PLAN
FI.0 1/4" = 1'-0"

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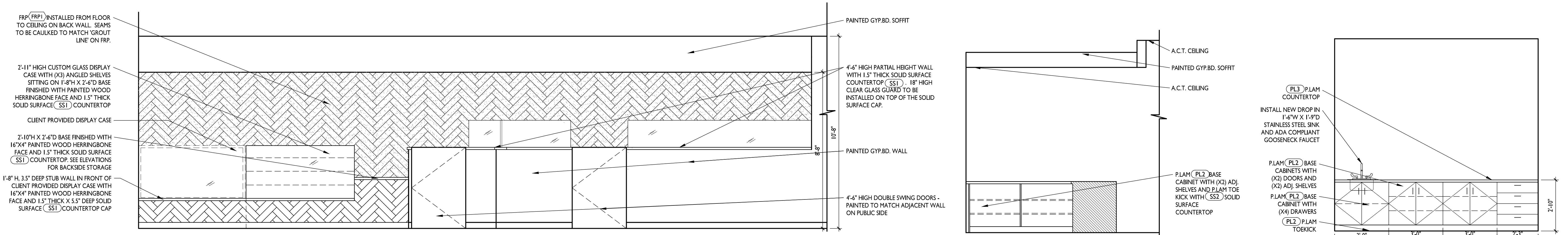
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Certified Interior Designer under the laws of the state of Minnesota.
Sarah Carlson
Certificate Number: C02604
Date: 3.19.24

REVISIONS:		
NO.	DATE	DESCRIPTIONS

DRAWING TITLE:
FLOOR PLAN

JOB CODE:	DRAWN BY:
FRAZEE RETAIL	SC
FILE NAME:	DATE:
EAST MAIN RETAIL.dwg	1.29.25

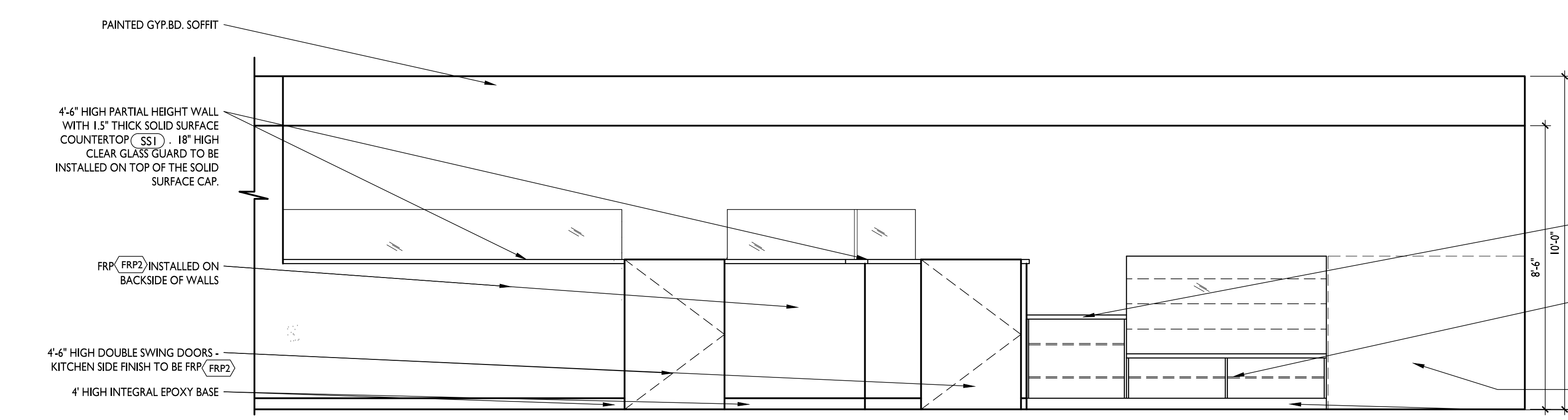
FI.0



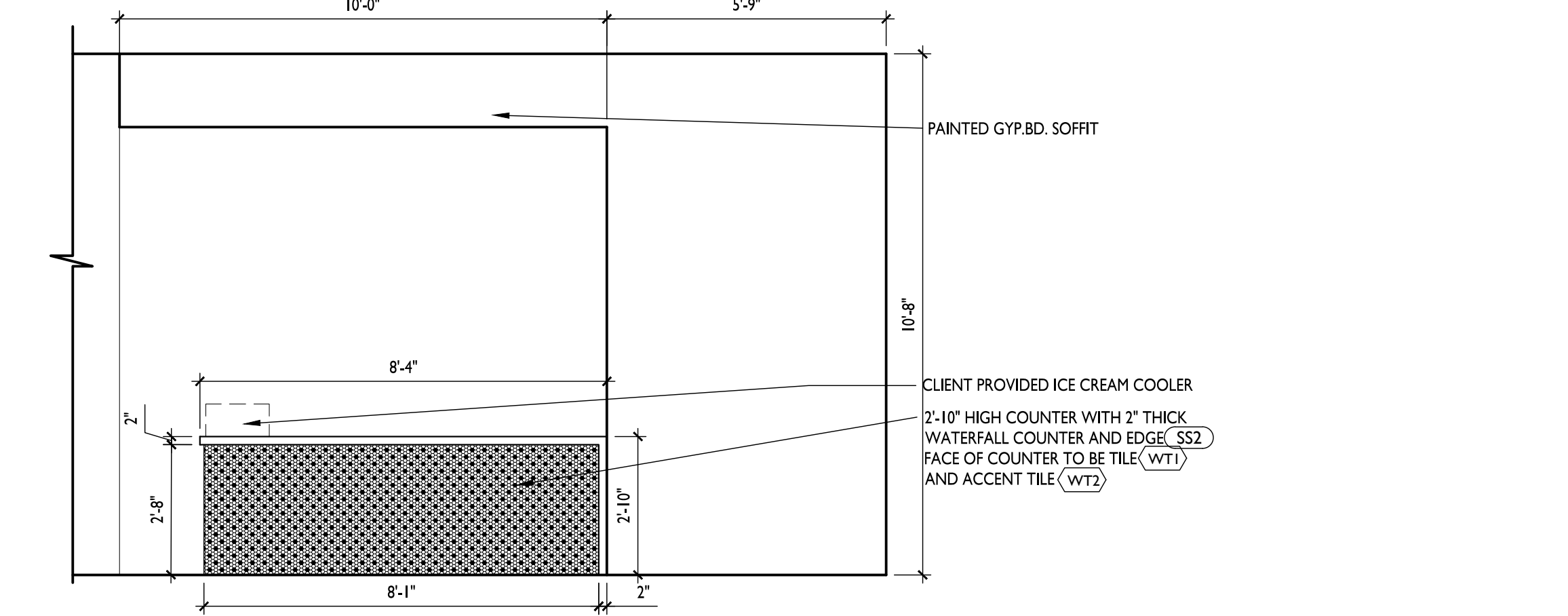
1 RETAIL COUNTER FRONT ELEVATION
F2.0 3/8" = 1'-0"

2 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"

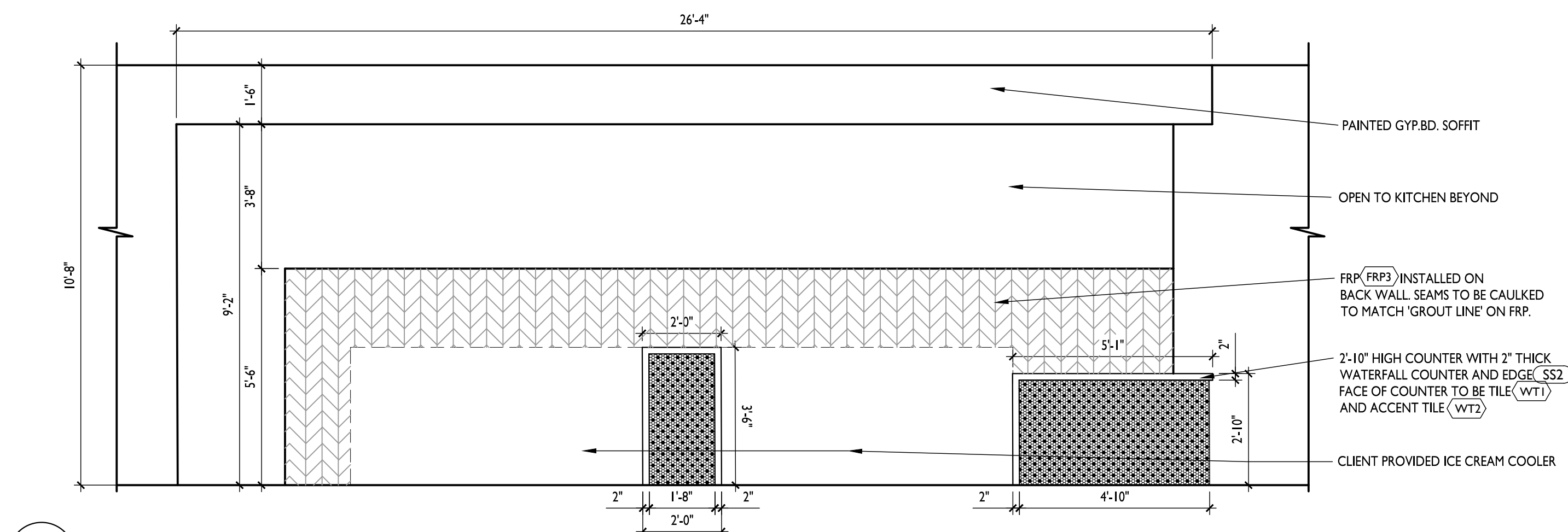
3 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"



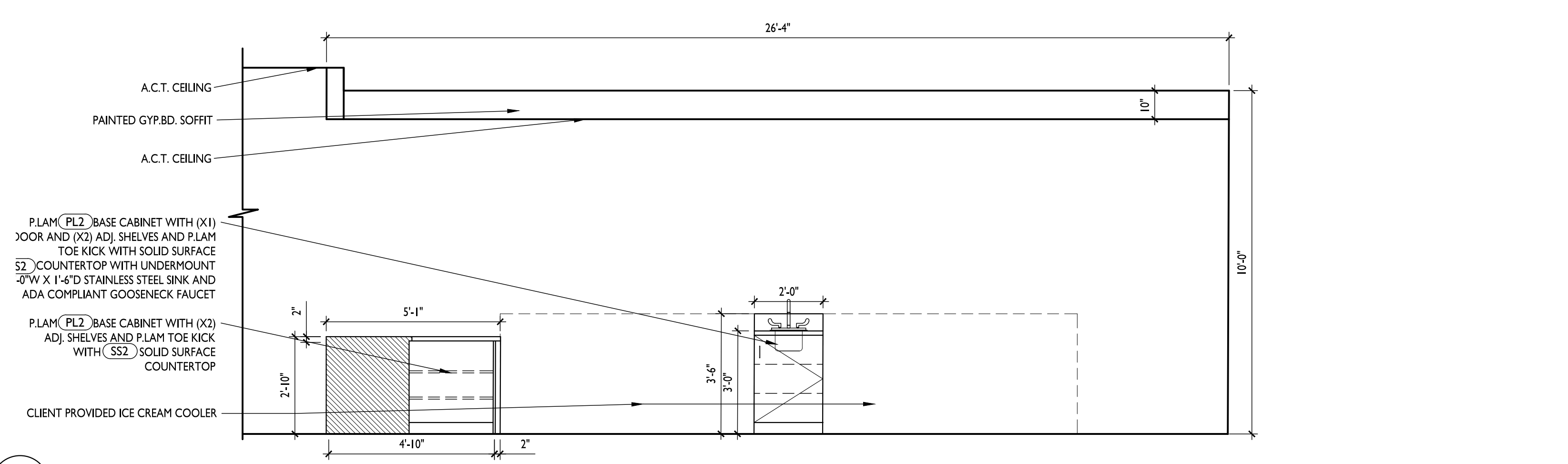
4 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"



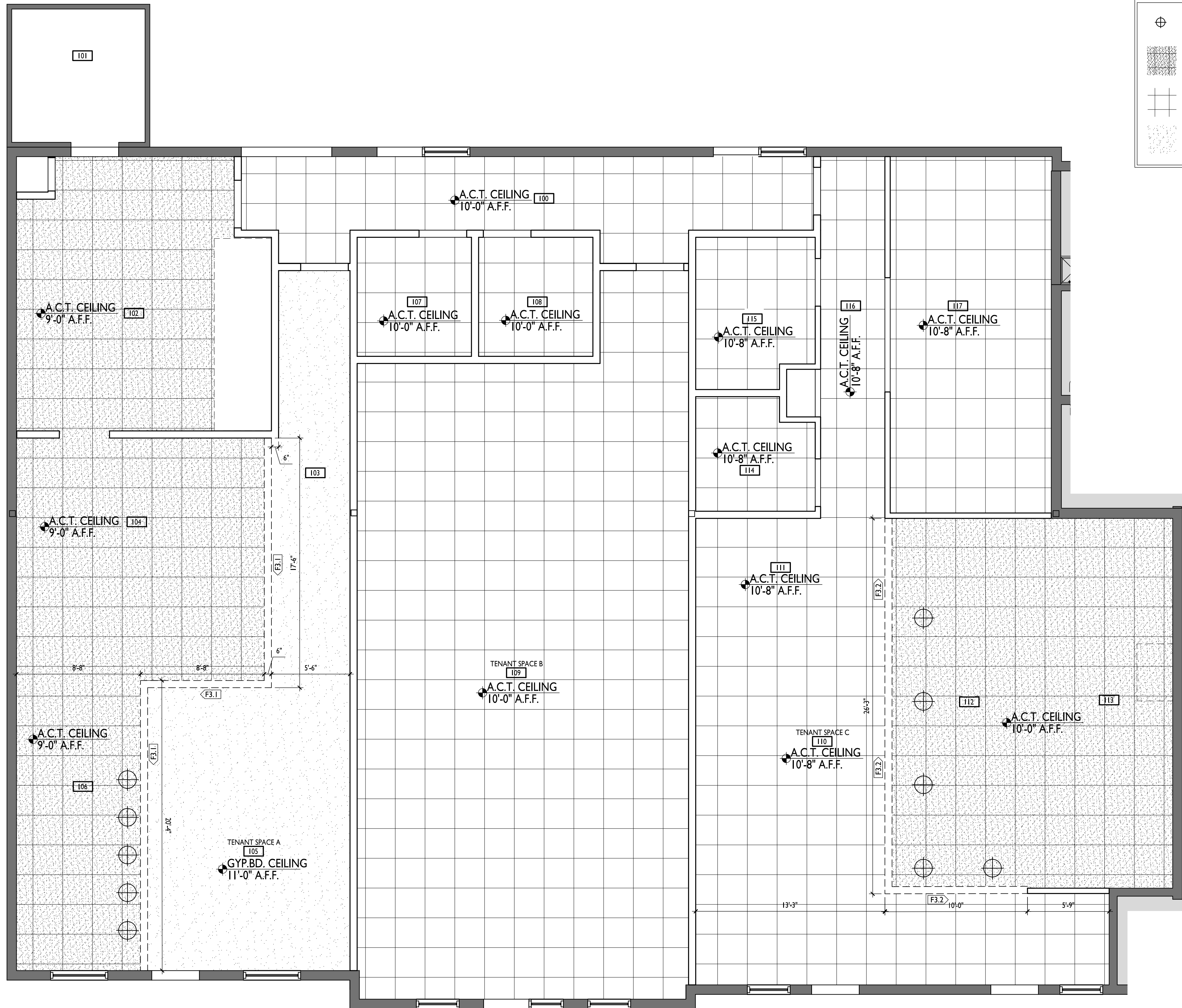
5 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"







6 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"



7 RETAIL COUNTER BACK ELEVATION
F2.0 3/8" = 1'-0"



RCP LEGEND

-  NEW PENDANT LIGHT FIXTURE
 ALLOWANCE: \$200.00 PER FIXTURE. FIXTURE COST ONLY.
-  NEW 2'X2' CEILING GRID/A.C.T. - SEE PLAN FOR HEIGHTS
 GRID: ARMSTRONG "PRELUDE XL MAX", COLOR: WHITE
 TILES: ARMSTRONG "KITCHEN ZONE CEILING TILE", COLOR: WHITE
-  NEW 2'X2' CEILING GRID/A.C.T. - SEE PLAN FOR HEIGHTS
 GRID: ARMSTRONG "PRELUDE XL MAX", COLOR: WHITE
 TILES: ARMSTRONG "ULTIMA" LAY IN", COLOR: WHITE
-  GYP.BD. CEILING - PAINTED 'CEILING WHITE'

RCP KEYED NOTES

- F3.1 > INSTALL GYP. BD. SOFFIT/HEADER AT 8'-6" A.F.F.
- F3.2 > INSTALL GYP. BD. SOFFIT/HEADER AT 9'-2" A.F.F.
- F3.3 > WITH THE EXCEPTION OF ACCENT PENDANT LIGHTS CALLED OUT ON PLAN, CONTRACTOR TO CREATE LIGHTING PLAN WITH TENANTS.

PL1

1 REFLECTED CEILING PLAN
 F3.0 1/4" = 1'-0"

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Certified Interior Designer under the laws of the state of Minnesota.

Sarah Carlson
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Date: 3.19.24

REVISIONS:

NO.	DATE	DESCRIPTIONS

DRAWING TITLE:
REFLECTED CEILING PLAN

JOB CODE:	DRAWN BY:
FRAZEE RETAIL	SC
FILENAME: EAST MAIN RETAIL.dwg	DATE: 1.29.25

F3.0



FINISH PLAN KEYED NOTES

- F4.1 PAINT ALL SIDES AND BOTTOM OF GYP.BD. SOFFIT (P3).
- F4.2 AT AREAS NOTED BY — — —, HVAC CONTRACTOR TO SUPPLY AND INSTALL INSULATED STAINLESS STEEL PANELS FROM FLOOR TO CEILING.
- F4.3 AT ALL AREAS WHERE EPOXY FLOOR [1] & [3] INSTALL INTEGRAL EPOXY COVE BASE.
- F4.4 PROVIDE AND INSTALL TRANSITION STRIP BETWEEN EPOXY FLOORING [1] AND LVT [2]. TRANSITION TO BE TARKETT, COLOR: #TAI TANNERY WB.
- F4.5 PAINT ALL SIDES AND BOTTOM OF GYP.BD. SOFFIT (P5).
- F4.6 ALL WALLS TO BE PRIMED BY NOT PAINTED IN SUITE #109.
- F4.7 PAINT ALL DOOR FRAMES IN TENANT SPACE A & C (P6).
- F4.8 PAINT ALL DOOR FRAMES IN TENANT SPACE C (P7).
- F4.9 PAINT ALL METAL DOORS IN TENANT SPACE C (P8).
- F4.10 PROVIDE AND INSTALL TRANSITION STRIP BETWEEN EPOXY FLOORING [1] AND LVT [7]. TRANSITION TO BE TARKETT, COLOR: #TAI TANNERY WB.
- F4.11 IN RESTROOMS #107, 108 AND 114, INSTALL FRP (FRP3) FROM ABOVE EPOXY COVE BASE TO 5'-0" HIGH. ALL SEAMS TO HAVE COLOR MATCHED CAULK - NO VERTICAL TRIMS. TOP OF FRP TO BE FINISHED WITH MARLITE ANODIZED ALUMINUM TRIM EDGE #A570. WALL ABOVE FRP TO BE GYP BD PAINTED (P4).
- F4.12 AT ALL AREAS WHERE FRP (FRP1) & (FRP3) ARE INSTALLED, INSTALL USING FINGERLOCK JOINTS - NO VERTICAL TRIMS TO BE USED. FRP TO BE INSTALLED ABOVE EPOXY COVE BASE.
- F4.13 IN ROOM #112, INSTALL FRP (FRP3) FROM ABOVE EPOXY BASE TO TOP OF WALLS. FINISH CORNER WITH MARLITE ANODIZED ALUMINUM TRIM OUTSIDE CORNER #A560.
- F4.14 IN ROOM #113, INSTALL FRP (FRP3) FROM ABOVE EPOXY BASE TO TOP OF WALLS. FINISH VERTICAL EDGE WITH MARLITE ANODIZED ALUMINUM TRIM EDGE #A570.
- F4.15 PROVIDE AND INSTALL TRANSITION STRIP BETWEEN EPOXY FLOORING [3] AND LVT [4]. TRANSITION TO BE TARKETT, COLOR: #29 MOONROCK WG.

WALL FINISH SCHEDULE

WT1	WALL TILE / GROUT - "SPACE C" FACE OF COUNTER DAL TILE "KEYSTONES" 1" HEXAGON, COLOR: ARCTIC WHITE #D617 INSTALL NOTE: FIELD TILE TO BE ARCTIC WHITE WITH (WT2) INSTALLED IN PATTERN SHOWN ON ELEVATIONS GROUT: XXXX
WT2	WALL TILE / GROUT - "SPACE C" FACE OF COUNTER ACCENT DAL TILE "KEYSTONES" 1" HEXAGON, COLOR: OCEAN BLUE #D159 INSTALL NOTE: FIELD TILE TO BE ARCTIC WHITE WITH (WT2) INSTALLED IN PATTERN SHOWN ON ELEVATIONS GROUT: XXXX
P1	PAINT - "SPACE A" NEUTRAL PAINT SHERWIN WILLIAMS, COLOR: TBD
P2	PAINT - "SPACE A" LIGHT LAVENDER ACCENT SHERWIN WILLIAMS, COLOR: TBD
P3	PAINT - "SPACE A" DARK LAVENDER ACCENT SHERWIN WILLIAMS, COLOR: TBD
P4	PAINT - "SPACE C" NEUTRAL PAINT SHERWIN WILLIAMS, COLOR: TBD
P5	PAINT - "SPACE C" SOFFIT ACCENT PAINT MANUFACTURER, NUMBER, COLOR
P6	PAINT - "SPACE A" DOOR FRAME PAINT SHERWIN WILLIAMS, COLOR: TBD
P7	PAINT - "SPACE C" DOOR FRAME PAINT SHERWIN WILLIAMS, COLOR: TBD
P8	PAINT - "SPACE A" HOLLOW METAL DOOR PAINT SHERWIN WILLIAMS, COLOR: TBD
FRP1	GLASSBOARD - "SPACE A" MARLITE - SYMMETRIX COLLECTION, PATTERN: WHITE CHEVRON WITH WHITE GROOVES #S100-G63CHEV
FRP2	GLASSBOARD - "SPACE A & C" MARLITE - STANDARD FRP, TEXTURE: PEBBLED, COLOR: BRIGHT WHITE #P 199
FRP3	GLASSBOARD - "SPACE C" MARLITE - SYMMETRIX COLLECTION, PATTERN: GRAY HERRINGBONE WITH WHITE GROOVES

FLOOR FINISH SCHEDULE

1	2-PART EPOXY WITH 100% FLAKE COVERAGE AND SEALER - "SPACE A" SHERWIN WILLIAMS, TILE CLAD BASE COAT, COLOR: TIN LIZZE #SW9163 BROADCAST: TORGINOL, COLOR: TBD -100% FULL COVERAGE / FULL BROADCAST, FLAKE COLOR: TBD, TOP COAT: ARMOR SEAL REXTHANE - INCLUDE 4" HIGH INTEGRAL COVE BASE IN ALL AREAS WHERE FLOORING IS USED
2	LUXURY VINYL TILE - "SPACE A" SHAW CONTRACT, "UNION" #4349V, COLOR: CONCRETE VALLEY #49103, SIZE: 9"X48", THICKNESS: 5mm, INSTALL: ASHLAR
3	2-PART EPOXY WITH 100% FLAKE COVERAGE AND SEALER - "SPACE C" SHERWIN WILLIAMS, TILE CLAD BASE COAT, COLOR: ACIER #SW9170 BROADCAST: TORGINOL, COLOR: TBD -100% FULL COVERAGE / FULL BROADCAST, FLAKE COLOR: TBD, TOP COAT: ARMOR SEAL REXTHANE - INCLUDE 4" HIGH INTEGRAL COVE BASE IN ALL AREAS WHERE FLOORING IS USED
4	LUXURY VINYL TILE - "SPACE C" MOHAWK GROUP "LIVING LOCAL COLLECTION" STYLE: STONEWORK #C0179, COLOR: METAMORPHIC #250 SIZE: 12"X24", INSTALL: MONOLITHIC
5	BASE - VINYL - "SPACE C" JOHNSONITE / TARKETT, 4" HIGH COVED BASE, NUMBER: #29, COLOR: MOONROCK WG
6	BASE - VINYL - "SPACE A & B" JOHNSONITE / TARKETT, 4" HIGH COVED BASE, NUMBER: #TAI, COLOR: TANNERY WB
7	LUXURY VINYL TILE - "SPACE B" SHAW CONTRACT "TERRAIN" 12 MIL" STYLE #: 0453V, COLOR: ECHO #00775, SIZE: 6"X48", THICKNESS: 12mil, INSTALL: ASHLAR

MILLWORK FINISH SCHEDULE

PL1	PLASTIC LAMINATE - VERTICAL LAMINATE - "SPACE A" WILSONART, NUMBER: #XXXX, COLOR: TBD, FINISH: TBD
PL2	PLASTIC LAMINATE - VERTICAL LAMINATE - "SPACE C" ARBORITE, NUMBER: P-301SR, COLOR: TATAMI HANAIRO
PL3	PLASTIC LAMINATE - COUNTERTOP IN PARTY ROOM - "SPACE C" FORMICA "QUARTZITE BIANCO" #9536-34, TEXTURE: SCOVATO
SS1	SOLID SURFACE - "SPACE A" CORIAN "GRAY ONXY"
SS2	SOLID SURFACE - "SPACE C" FORMICA "SEA GLASS" #905

I WALL AND FLOOR FINISH PLAN
F4.0 1/4" = 1'-0"

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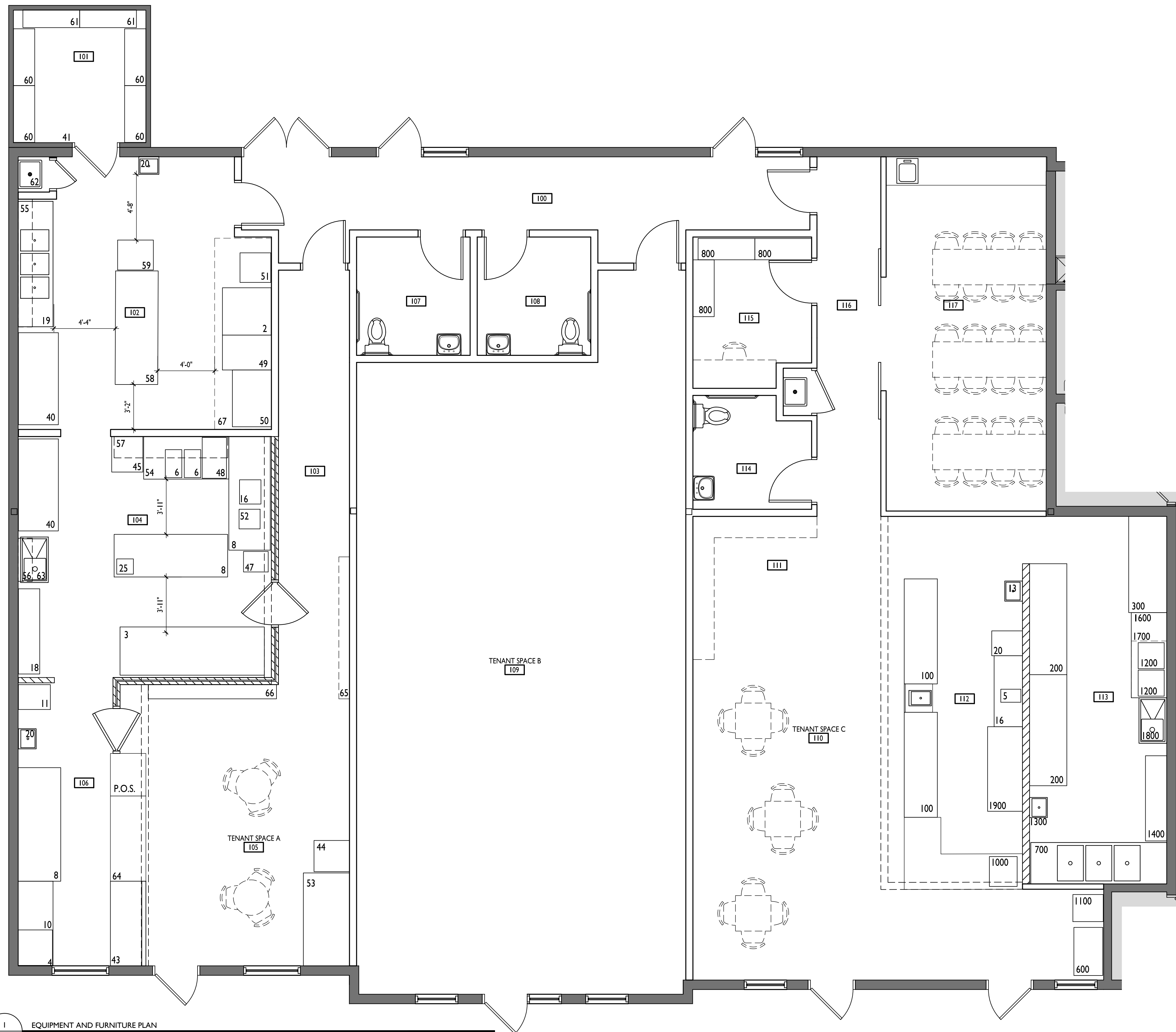
REVISIONS:

NO.	DATE	DESCRIPTIONS

DRAWING TITLE:
WALL AND FLOOR FINISH PLAN

JOB CODE: DRAWN BY:
FRAZEE RETAIL SC
FILE NAME: EAST MAIN RETAIL.dwg DATE: 1.29.25

F4.0



- Item
- 100 Ice Cream Dipping Cabinet
 - 200 Ref Pizza Prep Table
 - 300 3 Door Freezer
 - 400 Ice Cream Dipper Well
 - 500 Waffle Maker
 - 600 Top Display Freezer
 - 700 3 Compartment Snk
 - 800 Stationary Shelving
 - 900A Single Pizza Pan Rack
 - 900B Double Pizza Pan Rack
 - 1000 Pizza Warmer
 - 1100 Merch Refrigerator
 - 1200 Pizza Oven
 - 1300 Hand Wash Snk
 - 1400 Dish Cabinet
 - 1500 SS Work Table 30"X72"
 - 1600 SS Work Table 24"X60"
 - 1700 30"d x 4' Type 1 hood
 - 1800 Food Prep Snk
 - 1900 Worktop Refrigerator
 - 2000 Soft Serve Ice Cream Machine
 - 2100 One compartment Drop in Snk

- Item
- 2 Oven
 - 3 Sheeter
 - 4 Blast Chiller
 - 5 Hot Plate
 - 6 8 qt mixers
 - 7 Immersion blender
 - 8 Steel tables
 - 9 Food processor
 - 10 Worktop refrigerator
 - 11 Speedrack enclosed
 - 12 Cooling Racks
 - 13 Sheet pans full
 - 14 Sheet pans half
 - 15 Full size silicone mats
 - 16 Microwave
 - 17 Cake Turntables
 - 18 Ingredient bins w shelving
 - 19 3 compartment sink
 - 20 Hand washing sink
 - 21 Small glass bowls
 - 22 Glass mixing bowls
 - 23 Metal mixing bowls
 - 24 Spatulas
 - 25 Food Scale
 - 26 Measuring spoons
 - 27 Measuring cups
 - 28 Measuring cups
 - 29 Sieves
 - 30 Whisks
 - 31 Thermocoupler thermometer
 - 32 Candy Thermometers
 - 33 Knives
 - 34 Paring Knives
 - 35 Soap dispensers
 - 36 Paper towel dispenser
 - 37 Cupcake tins
 - 38 Food storage containers
 - 39 Kitchen Shears
 - 40 reach in cooler
 - 41 Walk in freezer
 - 42 display trays
 - 43 refrigerated display case
 - 44 merchandizing freezer
 - 45 30 quart hobart mixer
 - 46 custom display case
 - 47 dough divider/shaper
 - 48 spiral mixer
 - 49 FRYER
 - 50 STOVETOP
 - 51 Bread Oven
 - 52 Existing 10 qt hobart mixer
 - 53 Existing Open Air Merch
 - 54 Existing S.S. Table - 6'
 - 55 Wall Shelf - 9'-0" x 1'-0"
 - 56 Wall Shelf - 8'-0" x 1'-6"
 - 57 Wall Shelf - 3'-0" x 1'-0"
 - 58 Bakers Table - 3'x8'
 - 59 Existing Proofer
 - 60 Existing Shelves - 4'x18"
 - 61 Existing Shelves - 4'x15"
 - 62 Mop Snk - 24"x20"
 - 63 New Single Bay Snk
 - 64 6' Custom Glass Display Ca
 - 65 Floating Shelves - 9"x10'
 - 66 Candy Shelves - 1'x9'
 - 67 New Hood - 4'-0" x 13'-3"

1 EQUIPMENT AND FURNITURE PLAN
F5.0 1/4" = 1'-0"