

PROPOSED MINOR
INTERIOR REMODEL
FOR:



STORE NO. D-361

425 NORTH CENTER
NORTHVILLE, MI 48167

JURISDICTION OF
CITY OF NORTHVILLE

JSA JOB #23101

OWNER:



the kroger company of michigan

40393 grand river avenue
novi, michigan 48375
(248) 957-2239 fax (248) 957-2277
attn: malachi mosley
email: malachi.mosley@kroger.com

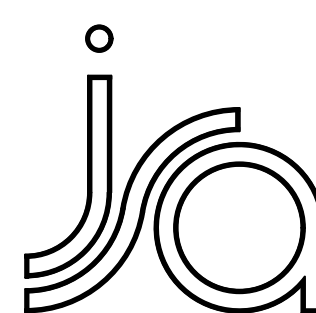
INTERIOR
DECOR:



design fabrications, inc.

1100 e. mandoline avenue suite 100
madison heights, michigan 48071
(800) 968-9440
attn: brandon pawloske
email: bpawloske@dfabdesign.com

ARCHITECTS/
ENGINEERS:



jeffery a.
scott
architects p.c.

32316 grand river avenue, suite 200
farmington, michigan 48336
(248) 476-8800 fax (248) 476-8833
attn: matt andrus
email: mandrus@jscottarchitects.com

GENERAL BUILDING DATA:

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND
LOCAL CODES AND REGULATIONS.

THE NEW CONSTRUCTION HAS BEEN DESIGNED
TO CONFORM TO THE FOLLOWING CODES:
• 2015 Michigan Rehabilitation Code for Existing Buildings
(and associated codes referenced therein)

USE GROUP M (Mercantile)
CONSTRUCTION TYPE II - B

THE ENTIRE BUILDING IS FULLY SPRINKLERED. TO BE MODIFIED AS REQUIRED.
THE EXISTING ALARM SYSTEMS ARE TO BE MODIFIED AS REQUIRED.

BUILDING AREA: (503)

SALES FLOOR / PUBLIC AREAS = 24,037 S.F.
DOCK / UTILITY = 2,388 S.F.
EMPLOYEE AREAS = 9,012 S.F.
OFFICE MEZZANINE AREAS = 409 S.F.
MECHANICAL MEZZANINE AREAS = 569 S.F.

GROSS BUILDING FLOOR AREA = 36,415 S.F.

TOTAL AFFECTED BUILDING AREA OF CONSTRUCTION = 2,100 S.F.

OCCUPANT LOAD: (1004.11)

SALES FLOOR / PUBLIC AREAS: 1 PERSON PER 60 S.F. = 401
DOCK/UTILITY AREAS: 1 PERSON PER 300 S.F. = 8
EMPLOYEE AREAS: 1 PERSON PER 100 S.F. = 90
OFFICE MEZZANINE AREAS: 1 PERSON PER 100 S.F. = 4
MECH. MEZZANINE AREAS: 1 PERSON PER 300 S.F. = 2
TOTAL OCCUPANT LOAD = 505 PERSONS

EGRESS (REQUIRED): (1005.1)

OCCUPANT LOAD = 505 PERSONS
REQUIRED WIDTH PER PERSON = 0.20'
TOTAL WIDTH REQUIRED = 101"

EGRESS (PROVIDED):

DOOR NO.	EGRESS WIDTH PROVIDED
101.1 - MAIN VESTIBULE - ENTRY	= 59"
101.2 - MAIN VESTIBULE - EXIT	= 72"
102.1 - SALES EMERGENCY EXIT	= 34"
117.1 - STAGING EMERGENCY EXIT	= 34"
117.2 - STAGING EMERGENCY EXIT	= 56"
129 - BAKERY EMERGENCY EXIT	= 34"
102.2 - DELI EMERGENCY EXIT	= 34"

TOTAL WIDTH PROVIDED = 323"

TOILET FIXTURE COUNT:

ALL TOILET ROOMS ARE AVAILABLE TO ALL OCCUPANTS AT ALL TIMES.
BASED UPON THE MICHIGAN PLUMBING CODE (PARAGRAPH 403.3)
SEPARATE EMPLOYEE-CUSTOMER TOILET ROOMS ARE NOT REQUIRED.

OCCUPANT LOAD (M) = 505 (252 MEN + 252 WOMEN) REQUIRED PLUMBING
FACILITIES (PER TABLE 403.1 OF THE MICHIGAN PLUMBING CODE, USE GROUP M):

MEN: 1 WC(UR) PER 500 - 1 REQUIRED	1 LAV PER 750 - 1 REQUIRED
WOMEN: 1 WC PER 500 - 1 REQUIRED	1 LAV PER 750 - 1 REQUIRED

THE EXISTING TOILET ROOM PLANS INDICATE THE FOLLOWING:

	WATER CLOSETS	URINALS	LAVS
MEN'S	1	1	1
WOMEN'S	2	-	1

DRINKING FOUNTAIN(S) = 2 EXISTING SERVICE/MOP SINKS = 2 EXISTING

PER TABLE 403.1 OF THE MICHIGAN PLUMBING CODE, THE NUMBER OF FIXTURES
INDICATED ON THE PLANS COMPLY WITH THE MICHIGAN PLUMBING CODE.

NOTE:

THIS IS A MINOR REMODEL AND LIMITED DOCUMENTATION IS
PROVIDED. G.C. TO PROVIDE WORK & CONSTRUCTION PER KROGER
STANDARDS, REQUIREMENTS AND AS REQUIRED TO ACCOMPLISH
THE INTENT SHOWN ON THE KROGER FIXTURE PLAN (F1) AND THE
CONTRACT DOCUMENTS. ALL BIDDING CONTRACTORS ARE TO BE
EXPERIENCED IN KROGER WORK, AND FULLY FAMILIAR WITH
REQUIREMENTS OF THE KROGER CO. OF MICHIGAN.

DUE TO THE AGE OF THE EXISTING CONSTRUCTION AND
TESTING PERFORMED FOR KROGER THE PRESENCE OF
ASBESTOS WAS IDENTIFIED IN THE STORE. PLEASE
REFER TO THE "ASBESTOS SURVEY REPORT" FOR DETAILS.

THE "ASBESTOS SURVEY REPORT" (328-203 FINAL KROGER
D-361 AHS REPORT.PDF) CAN BE FOUND ON SITEFOLIO IN
THE SPECIFICATIONS FOLDER WITH THE PROJECT
SPECIFICATION MANUAL.

THE ABATEMENT OF ALL ASBESTOS WILL BE THE
RESPONSIBILITY OF THE G.C. AND ABATEMENT
CONTRACTORS UNDER THE G.C. G.C. TO COORDINATE ALL
TEMPORARY MOVES WITH THE ABATEMENT CONTRACTOR.
ALL WORK TO COMPLY WITH ALL APPLICABLE
REGULATIONS, LAWS, AND GUIDELINES FOR WORKING WITH
ASBESTOS ABATEMENT.

• = ISSUED DRAWING SHEET
○ = ISSUED FOR REFERENCE ONLY *

LIST OF DRAWINGS

GENERAL

G0.1 COVER SHEET

ARCHITECTURAL

ARCHITECTURAL DEMOLITION

AD 0.1 DEMOLITION NOTES, DOCK & MEZZANINE DEMO PLANS
AD 1.1 DEMOLITION FLOOR PLAN

PLANS & PLAN DETAILS

A1.1 FLOOR PLAN
A1.2 CONCRETE REMOVAL & PLACEMENT PLAN
A1.3 REFLECTED CEILING PLAN, NOTES & DETAILS
A1.6 FLOOR FINISH PLAN

ELEVATIONS

A2.3.1 INTERIOR ELEVATIONS

ENLARGED PLANS

A4.1 ENLARGED PLANS & NOTES

STANDARD DETAILS

A5.1.1 KROGER ASDs*
A5.1.2 KROGER ASDs - GISDs*
A5.2 PARTITION TYPE, DETAILS & NOTES

SCHEDULES

A6.1 ROOM FINISH / DOOR SCHEDULE & DETAILS

INTERIORS

*THE OWNER HAS RETAINED THE SERVICES OF AN OUTSIDE CONSULTANT TO DEVELOP THE DECOR
DRAWINGS FOR THIS PROJECT. THESE DRAWINGS ARE ISSUED WITH THIS SET FOR BIDDING
PURPOSES. INCLUDE ALL REQUIRED AND ASSOCIATED WORK FOR DECOR IN YOUR BASE BID.

I0.1 DECOR SCHEDULE AND NOTES**
I1.0 EXISTING FIXTURE PLAN (XF1) *
I1.1 FIXTURE PLAN (F1) *
I1.2 FIXTURE SCHEDULE (F2) *
I1.3 OVERHEAD DECOR PLAN**
I1.4 INTERIOR FINISH PLAN
I1.5a ENLARGED FINISH PLANS**
I1.5b ENLARGED FINISH PLANS (ALTERNATE No. 2)**
I2.1 INTERIOR ELEVATIONS (COLOR)**
I2.2 ARTISAN COLOR CHART (COLOR)**

* ALL DRAWINGS ISSUED AS "FOR REFERENCE ONLY" ARE INCLUDED FOR
BIDDING PURPOSES ON VARIOUS KROGER SYSTEMS AND INFORMATION.
THESE DOCUMENTS ARE PART OF THE PROJECT AND ALL SERVICES &
TRADES REQUIRED TO PROVIDE THESE SYSTEMS SHALL BE INCLUDED
IN THE G.C. BASE BID.

ALTERNATE NO. 1:

PROVIDE A SEPARATE PRICE TO
PROVIDE ZERO WASTE PER THE
PROJECT SPECIFICATIONS.

ALTERNATE NO. 2:

PROVIDE A SEPARATE PRICE TO COVER
THE EXISTING PREP AREA WALL TILE
WITH AN OVERLAY OF SCORED FRP PER
DETAIL 711 ON SHEET I1.4 AND THE
DECOR DRAWINGS BY DFAB.

THE BASE BID WILL BE FOR THE
EXISTING PREP AREA WALLS TO REMAIN
EXISTING. SEE SHEET I1.4 AND THE
DECOR DRAWINGS BY DFAB.

ALTERNATE NO. 3:

PROVIDE A SEPARATE PRICE TO
PROVIDE NEW POWER FOR A NEW
EXTERIOR PICKUP SIGN BY KROGER.
G.C. TO COORDINATE WITH KROGER'S
SIGN VENDOR.

THE BASE BID WILL BE FOR THE
EXISTING ELEVATION TO REMAIN
WITHOUT A NEW SIGN.

• = ISSUED DRAWING SHEET
○ = ISSUED FOR REFERENCE ONLY

LIST OF DRAWINGS

REFRIGERATION EQUIPMENT

R1.1 REFRIGERATED EQUIPMENT LAYOUT *
R5.1 REFRIGERATION STANDARD DETAILS *
R6.1 REFRIGERATION EQUIPMENT SCHEDULE *

PLUMBING

PLUMBING DEMOLITION PLAN
PD1.1 PLUMBING DEMOLITION PLAN
PLANS & DETAILS
P1.1 PLUMBING PLAN
STANDARD DETAILS
P5.1 PLUMBING DETAILS, SCHEDULES, NOTES

ELECTRICAL

E-0 ELECTRICAL COVER SHEET
ELECTRICAL DEMOLITION
ED1.1 LIGHTING DEMOLITION PLAN
ED1.2 POWER DEMOLITION PLAN
PLANS & DETAILS
E1.1 LIGHTING PLAN
E1.3 POWER PLAN
STANDARD DETAILS
E5.1.1 ELECTRICAL STANDARD DETAILS (ESD)
E5.1.2 ELECTRICAL STANDARD DETAILS (ESD)
SCHEDULES
E6.1 EQUIPMENT SCHEDULES
E6.2.1 PANEL SCHEDULES
E6.2.4 LUMINAIRE SCHEDULES
E6.2.5 LIGHTING DETAILS AND SCHEDULES

ENERGY MANAGEMENT - DANFOSS SYSTEM *

EM-1 ENERGY MANAGEMENT RISER & NOTES *
EM-2A ENERGY MANAGEMENT TERMINATION PLAN
EM-2B ENERGY MANAGEMENT TERMINATION DETAILS *
EM-2C ENERGY MANAGEMENT TERMINATION DETAILS *
EM-4 ENERGY MANAGEMENT DETAILS *
EM-5 ENERGY MANAGEMENT DETAILS *
EM-6 ENERGY MANAGEMENT DETAILS *

BIDS AND PERMITS 12/13/2023
issued for: 90% OWNER REVIEW 10/28/2023

PROPOSED MINOR INTERIOR
REMODEL FOR:



STORE NO. D-361
425 N CENTER ST
NORTHVILLE, MI 48167

THE KROGER CO. OF MICHIGAN

jeffery a.
scott
architects p.c.

32316 grand river ave. suite 200
farmington, michigan 48336-3261
(248) 476-8800 fax (248) 476-8833

COVER SHEET

project no.

23101

sheet no.

G0.1

plot full size • 30"x42"
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