

PROPOSED MINOR
INTERIOR REMODEL
FOR:



STORE NO. D-365

3615 WASHTENAW AVE
ANN ARBOR, MI 48104

JSA JOB #23058

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

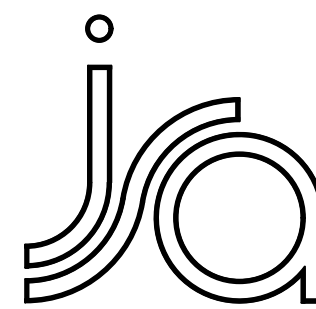
INTERIOR
DECOR:



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 = 32,686 S.F.
DOCK / UTILITY = 1,500 S.F.
MEZZANINE = 8,979 S.F.
EMPLOYEE AREAS = 15,335 S.F.

GROSS BUILDING FLOOR AREA = 58,500 S.F.

TOTAL AFFECTED BUILDING AREA OF CONSTRUCTION = 2,000 S.F.

OCCUPANT LOAD: (1004.11)

SALES FLOOR / PUBLIC AREAS: 1 PERSON PER 60 S.F. = 545
DOCK/UTILITY AREAS: 1 PERSON PER 300 S.F. = 5
EMPLOYEE AREAS: 1 PERSON PER 100 S.F. = 154
MEZZANINE AREAS: 1 PERSON PER 300 S.F. = 30
TOTAL OCCUPANT LOAD = 734 PERSONS

EGRESS (REQUIRED): (1005.1)

OCCUPANT LOAD = 734 PERSONS
REQUIRED WIDTH PER PERSON = 0.20"
TOTAL WIDTH REQUIRED = 147' 3 EXITS REQUIRED

EGRESS (PROVIDED):

DOOR NO.	EGRESS WIDTH PROVIDED
101 - EAST VESTIBULE	= 72"
102 - W SALES - EMERGENCY EXIT	= 34"
111 - WEST VESTIBULE	= 72"
112.2 - PICKUP	= 47"
124 - MEZZ. STAIRWAY B - EMERGENCY EXIT	= 34"
126 - DOCK - EMERGENCY EXIT	= 42"
TOTAL WIDTH PROVIDED = 301"	

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) = 734 (367 MEN + 367 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	LAV'S
MEN'S	2	2	2
WOMEN'S	4	-	2

DRINKING FOUNTAIN(S) = 2 EXISTING SERVICE/MOP SINKS = 1 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.

● = 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 11 DEMOLITION FLOOR PLAN

PLANS & PLAN DETAILS

A11 FLOOR PLAN
A12 CONCRETE REMOVAL & PLACEMENT PLAN
A13 REFLECTED CEILING PLAN, NOTES & DETAILS
A16 FLOOR FINISH PLAN

ELEVATIONS

A23.1 INTERIOR ELEVATIONS
A23.2 INTERIOR ELEVATIONS

ENLARGED PLANS

A4.1 ENLARGED PLANS & NOTES

STANDARD DETAILS

A5.11 KROGER ASDs*
A5.12 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**
I10 EXISTING FIXTURE PLAN (XF1) *
I11 FIXTURE PLAN (F1) *
I12 FIXTURE SCHEDULE (F2) *
I13 OVERHEAD DECOR PLAN**
I14 INTERIOR FINISH PLAN
I15 ENLARGED FINISH PLANS**
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 REPLACE EXISTING VCT FLOORING WITH NEW RESINOUS FLOORING AND QUARRY TILE WALL BASE.

BASE BID TO BE FOR THE EXISTING FLOORING AND WALL BASE TO REMAIN.

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LIST OF DRAWINGS

REFRIGERATION EQUIPMENT

R11 REFRIGERATED EQUIPMENT LAYOUT *
R6.1 REFRIGERATION STANDARD DETAILS *
R6.1 REFRIGERATION EQUIPMENT SCHEDULE *

PLUMBING

PLUMBING DEMOLITION PLAN
PD11 PLUMBING DEMOLITION PLAN
PLANS & DETAILS
P11 PLUMBING PLAN
P4.1 ENLARGED PLUMBING PLANS
STANDARD DETAILS
P5.1 PLUMBING DETAILS, SCHEDULES, NOTES

ELECTRICAL

E-0 ELECTRICAL COVER SHEET
ELECTRICAL DEMOLITION
ED11 LIGHTING DEMOLITION PLAN
ED12 POWER DEMOLITION PLAN
PLANS & DETAILS
E11 LIGHTING PLAN
E13 POWER PLAN
STANDARD DETAILS
E5.11 ELECTRICAL STANDARD DETAILS (ESD)
E5.12 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 - CPC SYSTEM *

EM-1 ENERGY MANAGEMENT RISER & NOTES *
EM-2 ENERGY MANAGEMENT TERMINATION PLAN
EM-21 ENERGY MANAGEMENT TERMINATION DETAILS *
EM-4 CPC DETAILS *
EM-5 CPC DETAILS *
EM-6 CPC DETAILS *

ISSUED FOR: 90% OWNER REVIEW 03/13/2024 02/08/2024

PROPOSED MINOR INTERIOR
REMODEL FOR:



STORE NO. D-365
3615 WASHTENAW AVE
ANN ARBOR, MI 48104

THE KROGER CO. OF MICHIGAN

jeffery a.
scott
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(248) 476-8800 fax (248) 476-8833

COVER SHEET

project no.

23058

sheet no.

G0.1

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