

PROPOSED MINOR  
INTERIOR REMODEL  
FOR:



STORE NO. D-409

12731 S SAGINAW STREET  
GRAND BLANC, MI 48439

JURISDICTION OF  
CITY OF GRAND BLANC

JSA JOB #23042

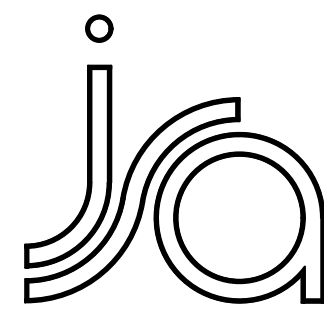
OWNER:



the kroger company of michigan

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attn: carl regner  
email: carl.regner@kroger.com

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ENGINEERS:



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scott  
architects p.c.

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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

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 = 60,613 S.F.  
DOCK / UTILITY = 4,097 S.F.  
EMPLOYEE AREAS = 24,315 S.F.  
MECHANICAL MEZZANINE AREAS = 1,951 S.F.

GROSS BUILDING FLOOR AREA = 90,976 S.F.  
TOTAL AFFECTED BUILDING AREA OF CONSTRUCTION = 2,500 S.F.

OCCUPANT LOAD: (1004.11)

SALES FLOOR / PUBLIC AREAS: 1 PERSON PER 60 S.F. = 10'10  
DOCK/UTILITY AREAS: 1 PERSON PER 300 S.F. = 14  
EMPLOYEE AREAS: 1 PERSON PER 100 S.F. = 243  
MECH. MEZZANINE AREAS: 1 PERSON PER 100 S.F. = 7  
TOTAL OCCUPANT LOAD = 1,274 PERSONS

EGRESS (REQUIRED): (1005.1)

OCCUPANT LOAD = 1274 PERSONS  
REQUIRED WIDTH PER PERSON = 0.20'  
TOTAL WIDTH REQUIRED = 255"

EGRESS (PROVIDED):

DOOR NO.	EGRESS WIDTH PROVIDED
1011 - MAIN VESTIBULE - ENTRY	= 56"
1012 - MAIN VESTIBULE - EXIT	= 56"
156 - SECONDARY VESTIBULE	= 56"
136 - SOUTHEAST SALES HALL EMERGENCY EXIT	= 42"
122.1 - NORTHWEST STAGING EMERGENCY EXIT	= 46"
122.2 - NORTH STAGING EMERGENCY EXIT	= 46"
122.3 - NORTH STAGING EMERGENCY EXIT	= 68"
122.4 - NORTHEAST STAGING EMERGENCY EXIT	= 34"
1311 - NORTH DOCK EMERGENCY EXIT	= 42"
1312 - SOUTH DOCK EMERGENCY EXIT	= 42"
TOTAL WIDTH PROVIDED = 488"	

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) = 1274 (637 MEN + 637 WOMEN) REQUIRED PLUMBING FACILITIES (PER TABLE 403.1 OF THE MICHIGAN PLUMBING CODE, USE GROUP M):

MEN: 1 WC(UR) PER 500 - 2 REQUIRED 1 LAV PER 750 - 1 REQUIRED  
WOMEN: 1 WC PER 500 - 2 REQUIRED 1 LAV PER 750 - 1 REQUIRED

THE EXISTING TOILET ROOM PLANS INDICATE THE FOLLOWING:

	WATER CLOSETS	URINALS	LAV'S
MEN'S	3	2	3
WOMEN'S	5	-	3

DRINKING FOUNTAIN(S) = 4 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

I15a ENLARGED FINISH PLANS\*\*

I15b SOFFIT PAINT PLAN\*\*

I2.1 INTERIOR ELEVATIONS (COLOR)\*\*

I2.2 INTERIOR ELEVATIONS (COLOR)\*\*

I2.3 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.

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

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

E6.2.2 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 \*

BIDS AND PERMITS 01/31/2024  
issued for: 90% OWNER REVIEW 10/23/2023

PROPOSED MINOR INTERIOR  
REMODEL FOR:



STORE NO. D-409

12731 S SAGINAW ST  
GRAND BLANC, MI 48439

THE KROGER CO. OF MICHIGAN

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COVER SHEET

project no.

23042

sheet no.

G0.1

PILOT FULL SIZE • 30"x42"  
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