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GENERAL NOTES	
INFORMATION CONCERNING EXISTING EQUIPMENT, FINISHES, ECT. WAS OBTAINED FROM VARIOUS PLANS FOR CONSTRUCTION OF THE EXISTING STORE AND FROM ACTUAL FIELD OBSERVATION. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS, HOWEVER ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO BIDDING. ANY CONFLICT BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE KROGER ENGINEER FOR VERIFICATION AND OR CORRECTION.	
DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.	
PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL INFORMATION AND REQUIREMENTS RELATING TO PRODUCTS / EQUIPMENT PROVIDED BY THE KROGER COMPANY MUST BE VERIFIED WITH EQUIPMENT MANUFACTURER BEFORE PROCEEDING WITH CONSTRUCTION.	
COORDINATE ALL DIMENSIONS AND CLEARANCES RELATING TO EQUIPMENT WITH EQUIPMENT MANUFACTURER.	
COORDINATE INSTALLATION AND UTILITY REQUIREMENTS OF EQUIPMENT NOT IN CONTRACT WITH KROGER ENGINEER.	
PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AS REQUIRED FOR MOUNTING MISCELLANEOUS MATERIALS INCLUDING BLOCKING FOR HANDRAILS, MILLWORK, CABINETS AND WINDOW AND DOOR FRAMES. COORDINATE LOADS, LOCATIONS, HEIGHT, ETC. WITH THE APPROPRIATE SUBCONTRACTORS.	
ALL WORK MUST COMPLY WITH CURRENT FEDERAL, STATE, AND LOCAL CODES.	
NO COMBUSTIBLE MATERIAL MAY BE EXPOSED TO ANY RETURN OR SUPPLY PLENUM SPACE, EXCEPT AS SPECIFICALLY ALLOWED BY CODES.	
THESE DOCUMENTS INDICATE CONSTRUCTION AND CONFIGURATIONS INTENDED TO COMPLY WITH ICC/ANSI A117.1 STANDARDS. PROVIDE CONSTRUCTION AND CONFIGURATIONS NOT INDICATED AND SUBJECT TO THE CONTRACTOR'S DISCRETION IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF ICC/ANSI A117.1 ACCESSIBILITY GUIDELINES AND OTHER ACCESSIBILITY CODES, WHERE APPLICABLE.	
COORDINATE FINAL HUB DRAIN LOCATIONS AND FINAL EQUIPMENT LOCATIONS WITH THE PLUMBING DRAWINGS.	
*BRACE FRAMING TO STRUCTURE AS REQUIRED* PROVIDE ADEQUATE BRACING TO BUILDING STRUCTURE TO STABILIZE FRAMING. UNLESS OTHERWISE INDICATED OR REQUIRED, PROVIDE BRACING AT 6'-0" O.C. AT 45 DEG. TO NEAREST ADEQUATE STRUCTURAL MEMBER. USE METAL FRAMING.	
DO NOT SCALE THESE DRAWINGS.	
CONTRACTOR TO PROVIDE ALL NECESSARY KROGER APPROVED BARRICADES FOR ALL INTERIOR AND EXTERIOR WORK PERFORMED IN ACCORDANCE WITH LOCAL JURISDICTION, LANDLORD AND KROGER STANDARDS.	
STORAGE TRAILERS ARE NOT REQUIRED BY KROGER, BUT CAN BE USED IF FELT NECESSARY BY THE GENERAL CONTRACTOR.	
SECURITY WILL BE PROVIDED BY KROGER DURING THE CONSTRUCTION PROCESS.	
THIS PROJECT IS TO BE COMPETITIVELY BID, BUT AN OPPORTUNITY MUST BE GIVEN TO UNION AND LOCAL CONTRACTORS.	
ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.	
TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.	

SCOPE OF WORK	
KROGER WITHIN THE WALLS REMODEL/INTERIOR ALTERATION. INCLUDED BUT NOT LIMITED TO: NEW EQUIPMENT, SALES AREA FIXTURES, PLUMBING, ELECTRICAL AND MECHANICAL WORK REQUIRED FOR THESE UPDATES.	

INDEX OF DRAWINGS	INDEX OF DRAWINGS
<div>GENERAL</div> <div>G0.1 COVER SHEET / DRAWING INDEX</div> <div>G1.1 PHASING PLAN</div> <div>G1.2 FIXTURE PLAN LEGEND</div> <div>GENERAL SCOPE OF WORK</div> <div>FIXTURING</div> <div>FP1.1 EXISTING FIXTURE PLAN</div> <div>FP1.2 NEW FIXTURE PLAN</div> <div>FP1.3 MERCHANDISING PLAN (FOR REFERENCE)</div> <div>ARCHITECTURAL</div> <div>AD1.1 DEMOLITION FLOOR PLAN</div> <div>AD1.2 DEMOLITION CEILING PLAN</div> <div>AD1.4 DEMOLITION FLOOR FINISH PLAN</div> <div>A1.1 FLOOR PLAN (NEW CONSTRUCTION)</div> <div>A1.2 CONCRETE PLACEMENT PLAN</div> <div>A1.3 REFLECTED CEILING PLAN</div> <div>A5.2 KROGER STANDARD DETAILS</div> <div>A6.1 DOOR SCHEDULE</div> <div>ROOM FINISH SCHEDULE</div>	<div>REFRIGERATION</div> <div>R1.1 REFRIGERATION PLAN</div> <div>R5.1 REFRIGERATION DETAILS</div> <div>R6.1 REFRIGERATION SCHEDULE</div> <div>PLUMBING</div> <div>P0.1 PLUMBING ABBV., SYMBOLS, AND GENERAL NOTES</div> <div>PD1.1 PLUMBING EXISTING DEMOLITION PLAN</div> <div>P1.1 WASTE AND VENT</div> <div>P9.1 PLUMBING WASTE RISER</div> <div>ELECTRICAL</div> <div>ED1.1 ELECTRICAL ABBV., SYMBOLS AND GENERAL NOTES</div> <div>ED1.2 POWER DEMOLITION PLAN</div> <div>E1.1 LIGHTING PLAN AND DETAILS</div> <div>E1.3 ELECTRICAL POWER PLAN AND DETAILS</div> <div>E1.5.2 ELECTRICAL POWER DIMENSION PLAN</div> <div>E5.1.1 ELECTRICAL STANDARDS DETAILS</div> <div>E6.1 SINGLE LINE ELECTRICAL DIAGRAMS</div> <div>E6.3 PANEL SCHEDULES</div> <div>ENERGY</div> <div>EM1.1 ENERGY MANAGEMENT PLAN AND DETAILS</div> <div>PHONE</div> <div>ET1.1 PHONE DATA SPECIALTY</div>

ALTERNATES
ADD ALTERNATE #1
G.C. TO PROVIDE COPPER
ADD ALTERNATE #2
G.C. TO PROVIDE WIRE
ADD ALTERNATE #3
G.C. TO DEEP CLEAN AND INSTALL ADSIL TREATMENT TO PREP AREAS. ( BASE BID: DEEP CLEAN ONLY)
ADD ALTERNATE #4
REPLACE ALL LVT WITH NEW VCT IN PRODUCE TO MATCH (BASE BID: LVT TO REMAIN EXISTING)

ALLOWANCES
1. RE-SET (3 PEOPLE/40 HOURS/6 WEEKS) (\$8,500 FOR ELECTRICAL)
2. REPLACE ALL DRYWALL THAT SHOWS SIGNS OF MOLD OR IS DAMAGED BEHIND CASES THAT ARE BEING REPLACED (\$2,500)
3. TRAVEL AND HANDLING ASSOCIATED WITH MOVING SHELVING AND CASES TO R&S (\$2,500)
4. REFRIGERATION (\$10,000 ) AND ELECTRICAL (\$10,000 ) REQUIRED FOR CASE TEMPS
5. CONEX UNITS AND A FORKLIFT FOR RE-SET ONLY (\$30,000)

LOCATION MAP
VICINITY MAP

PLOTTED BY: \$\$\$\$\$\$

CODE REVIEW	
JURISDICTION	OTTAWA COUNTY DEPARTMENT OF BUILDING INSPECTION
BUILDING REVIEW:	OTTAWA COUNTY HEALTH DEPARTMENT
BUILDING CODE:	2017 OHIO BUILDING CODE
ELECTRIC CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2017 OHIO PLUMBING CODE
MECHANICAL CODE:	2017 OHIO MECHANICAL CODE
FIRE CODE:	2016 NFPA 13
ACCESSIBILITY:	ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES
ENERGY:	2012 IECC
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION	
SECTION 309	
309.1 MERCANTILE GROUP "M", 304.1 BUSINESS GROUP "B", 311.2 MODERATE STORAGE GROUP "S-1" NON-SEPARATED	
CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS	
SECTION 503. GENERAL HEIGHT AND AREA LIMITATIONS	
TYPE IIB CONSTRUCTION	
TABLE 504.3	
TOTAL EXISTING GROSS BUILDING SIZE:	53,149 S.F. - EXISTING KROGER
TOTAL RENOVATED AREA REQUIRING A BUILDING PERMIT:	954 S.F.
EXISTING BUILDING HEIGHT:	32'-5" AT HIGHEST POINT OF BUILDING
SECTION 505. MEZZANINES	
505.2 AREA LIMITATION	
MEZZANINES SHALL NOT EXCEED ONE THIRD OF THE AREA THAT IT IS OPEN ONTO	
MEZZANINE SIZE:	924 S.F.
OFFICE AREA:	924 S.F.
TOTAL OCCUPANT LOAD:	10
SECTION 508 MIXED USE BUILDING	
508.3 GENERAL	
EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 508.2, 508.3 OR 508.4, OR A COMBINATION OF THESE SECTIONS.	
CHAPTER 6 TYPES OF CONSTRUCTION	
SECTION 602. CONSTRUCTION CLASSIFICATION	
602.2 TYPE IIB CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM	
SECTION 603. COMBUSTIBLE MATERIAL IN TYPE I AND TYPE II CONSTRUCTION	
603.1 ALLOWABLE MATERIALS	
1. FIRE RETARDANT WOOD IS PERMITTED IN:	
1.1 NON BEARING PARTITIONS OF LESS THAN 2 HR. RATING	
1.2 NON BEARING EXTERIOR WALLS WHERE NO RATING IS REQUIRED	
1.3 ROOF CONSTRUCTION AS PERMITTED IN TABLE 601, NOTE C, ITEM 3	
EXCEPTIONS:	
3. FOAM PLASTICS IN ACCORDANCE WITH CHAPTER 26.	
4. ROOF COVERINGS THAT HAVE AN A, B OR C CLASSIFICATION.	
9. WHERE NOT INSTALLED GREATER THAN 15 FEET (4572 MM) ABOVE GRADE, SHOW WINDOWS, NAILING OR FURRING STRIPS AND WOODEN BULKHEADS BELOW SHOW WINDOWS, INCLUDING THEIR FRAMES, APRONS AND SHOW CASES.	
14. BLOCKING SUCH AS FOR HANDRAILS, MILLWORK, CABINETS AND WINDOW AND DOOR FRAMES.	
24. MATERIALS ALLOWED IN THE CONCEALED SPACES OF BUILDINGS OF TYPES I AND II CONSTRUCTION IN ACCORDANCE WITH SECTION 718.5.	
TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	
TYPE IIB CONSTRUCTION	RATING IN HOURS
STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS AND PARTITIONS	0
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
INCLUDING SUPPORTING BEAMS AND JOISTS	0
ROOF CONSTRUCTION	0
INCLUDING SUPPORTING BEAMS AND JOISTS	0
CHAPTER 7 FIRE RESISTANT MATERIALS AND CONSTRUCTION	
SECTION 705. EXTERIOR WALLS	
705.3 BUILDINGS ON THE SAME LOT	
705.8 ALLOWABLE AREA OF OPENINGS	
TABLE 705.8 MAXIMUM AREA OF OPENINGS WITH A FIRE SEPARATION DISTANCE GREATER THAN 30' NO LIMIT	
705.11.1 PARAPETS	
EXCEPTIONS:	
PARAPETS ARE NOT REQUIRED ON WALLS NOT REQUIRED TO BE FIRE RATED	
705.11.1.1 PARAPET CONSTRUCTION	
WHEN REQUIRED PARAPETS TO BE OF SAME CONSTRUCTION AS WALL BELOW, HAVE NON-COMBUSTIBLE FACES FOR THE UPPERMOST 18" INCLUDING COUNTER-FLASHING AND COPING MATERIALS AND EXTEND A MINIMUM OF 30" ABOVE ROOF INTERSECTION.	
SECTION 718. CONCEALED SPACES	
718.2 FIREBLOCKING MATERIALS	
APPROVED MATERIALS ARE LUMBER, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER IN THE THICKNESS SPECIFIED.	
718.2.2 CONCEALED SPACES	
FIREBLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED WALLS, IS REQUIRED VERTICALLY AT CEILING OR FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS.	
718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES	
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS AT FLOOR JOISTS OR TRUSSES AND BETWEEN AREAS CREATED BY SOFFITS, DROP CEILINGS COVE CEILINGS AND SIMILAR SPACES.	
CHAPTER 8 INTERIOR FINISHES	
SECTION 802. WALLS AND CEILING FINISHES	
803.1 GENERAL	
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450.	
808.1.1.1 SUSPENDED ACOUSTICAL CEILINGS	
INSTALLED IN ACCORDANCE WITH ASTM C 635 AND ASTM C 636	
SECTION 804. INTERIOR FLOOR FINISH	
804.1 GENERAL	
RESILIENT FLOOR COVERINGS ARE EXEMPT FROM FIRE CLASSIFICATION	
TABLE 803.1.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS	
SPRINKLERED	CLASS RATING
VERTICAL EXITS AND PASSAGEWAYS	C
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
804.2 MINIMUM CRITICAL RADIANT FLUX	
INTERIOR FLOOR FINISHES IN VERTICAL EXITS, EXIT ACCESS PASSAGEWAYS AND EXIT CORRIDORS SHALL NOT BE LESS THAN CLASS II. IN ALL OTHER AREAS THE FLOOR FINISH SHALL COMPLY WITH DCC FF-1 "PILL TEST" (CPSC 16 CFR).	
CHAPTER 9 FIRE PROTECTION SYSTEMS	
SECTION 903. AUTOMATIC SPRINKLER SYSTEMS	
902.7 AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13.	
907.1 FIRE ALARM SYSTEMS ARE EXISTING AND ARE TO BE MODIFIED AS REQUIRED (NFPA 72)	
907.1.2 FIRE ALARM SHOP DRAWINGS ARE TO BE SUBMITTED BY CONTRACTOR	

GENERAL REQUIREMENTS	
1. RECYCLING IS REQUIRED FOR THIS PROJECT AS OUTLINED IN SPECIFICATION SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL.	
2. PER THE SPECIFICATION SECTION 02 21 13 - INSTRUCTION TO BIDDERS, MWBE PARTICIPATION IS ENCOURAGED. PLEASE BE SURE TO INCLUDE ANY INVOLVEMENT ON THE TRADE PROPOSAL FORM.	
3. KROGER TO PAY ALL PERMIT FEES. INSPECTION AND REGISTRATION FEES ARE TO BE PAID BY THE G.C.	
4. PER THE GENERAL NOTE ON THE COVER SHEET OF THE DRAWINGS, "THIS PROJECT IS TO BE COMPETITIVELY BID, BUT AN OPPORTUNITY MUST BE GIVEN TO UNION AND LOCAL CONTRACTORS."	
5. A JOB TRAILER IS NOT REQUIRED FOR THIS PROJECT.	
6. A TEMP WALL PER ASD-162X ON SHEET A5.2 WILL BE REQUIRED AT THE NEW AREAS RECEIVING NEW DRYWALL AND MAJOR AREAS BEING TRENCHED.	
7. COVERING OF ALL OPEN TRENCHING WITH INLAYED WOOD INCLUDING CARPET AND TAPING EACH MORNING WILL BE THE G.C.'S RESPONSIBILITY.	
8. THE NEW RE-SET PROTOCOL IS THAT "ANYTHING CONSTRUCTION RELATED WILL NO LONGER BE HANDLED OR HELP GIVEN BY THE KROGER RESET TEAM."	
9. ALL SHIELING OR EQUIPMENT THAT IS MOVED OR RELOCATED IS TO HAVE FLOORING CLEANED MEANINGS TO SWEEP AND DAMP MOP. KROGER WILL THEN STRIP AND RE-POLISH AS NECESSARY.	
10. THERE WILL BE WEEKLY JOB MEETING ON SITE. THIS SCHEDULE WILL BE DETERMINED AT A LATER DATE. A REPRESENTATIVE FROM EACH COMPANY WILL BE EXPECTED TO ATTEND.	
11. ALL COMMUNICATION IS TO GO THROUGH SITEFOLD INCLUDING RFIS AND COPS.	
12. THE ALLOWANCE FOR RE-SET IS TO INCLUDE G.C. LABOR TO REMOVE, RELOCATE AND ERECT ALL EXISTING OR NEW SHIELING/CONCRETE.	
13. THE ONLY ROOF WORK THAT MAY BE REQUIRED IS FOR ANY ROOF TOP EQUIPMENT THAT IS EITHER NEW, REPLACED OR RELOCATED.	
14. THE AIR-BALANCE REPORT HAS BEEN COMPLETED AND WILL BE RE-TESTED BY KROGER AT THE END OF THE PROJECT. THE HVAC CONTRACTOR IS REQUIRED TO ATTEND THE RE-TESTING.	
15. ANY CLOSE OFF PANELS ARE TO BE PAINTED METAL OR PLASTIC	
16. TEMPORARY BANNERS WILL NOT BE REQUIRED. CONTRACTOR TO LEAVE EXISTING SIGNAGE IN PLACE UNTIL READY TO INSTALL NEW SIGNAGE. CONSTRUCT BANNERS REQUIRED TO BE HUNG BY G.C. LOCATION PROVIDED BY PM.	
17. ALL EXPOSED CONDUITS, JUNCTION BOXES ALONG COLUMNS IN THE SALES AREA AND EXPOSED UNISTRUT SUPPORTS BELOW 9'-0" ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACE (COLUMN AND OR THE COLUMN COVER), CAP ENDS OF UNISTRUT.	
18. IF THERE IS A SHUT-DOWN PERIOD DURING A HOLIDAY PERIOD, THEN ALL DEPARTMENTS AND EQUIPMENT CASES ARE TO BE FULLY FUNCTIONAL.	
19. RAS IS OPEN FROM 8:00AM TILL 3:00PM	
20. "GENERAL SCOPE OF WORK" IS PART OF THIS BID DOCUMENT. CONTRADICTIONS TO INCLUDE THE SCOPE EVEN IF NOT DETAILED THROUGHOUT THE SET OF DOCUMENTS	
21. G.C.'S ARE RESPONSIBLE TO MAKE SURE SUB CONTRACTORS UNDERSTAND THE FULL SCOPE OF WORK AS WELL AS PROVIDE A FULL SET OF BID/PERMIT DOCUMENTS TO ALL CONTRACTORS.	
22. REFRIGERATION CONTRACTOR TO ENSURE ALL REFRIGERATED CASES HAVE TAGS ON REFRIGERATION SYSTEM AT END OF PROJECT AFTER CASE PAINTING.	
23. REFRIGERATION CONTRACTOR IS RESPONSIBLE FOR REPLACING AND INSTALLING KICKPLATES ON REFRIGERATED CASES. THE FIXTURE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER KICKPLATES.	
24. G.C. TO PAINT RAN AND COLUMNS NEWLY AND REFRIGERATION COLUMNS UP TO 16'-0" STRUCTURE MECHANICALS ARE NOT TO BE PAINTED. EVERYTHING ABOVE IS TO BE EXISTING TO REMAIN UNPAINTED.	

# Drawings For:

# KROGER STORE N-641

## "WITHIN THE WALLS" REMODEL

## 2028 EAST HARBOR ROAD

## PORT CLINTON, OHIO 43452

Prepared For:

**THE KROGER CO.**

**COLUMBUS DIVISION**

**FACILITY ENGINEERING**

**4111 EXECUTIVE PARKWAY**


**WESTERVILLE, OHIO 43081**

**p:630-933-0426**

**Contact: Natalie Mouw**

**Email: natalie.mouw@kroger.com**

Prepared By:

 **Moody Nolan**

**300 SPRUCE STREET, SUITE 300**

**COLUMBUS, OHIO 43215**

**p:614-461-8989**

**Contact: Jason Berelsman**

**Email: jberelsman@moodynolan.com**

**KLH ENGINEERING**

**MEP/FP/Engineering**

**444 S. Front St.**

**Columbus, OH 43215**

**p:614-603-2715**

**Contact: Katie Lemler**

**Email: klemler@klhengrs.com**

# BID/PERMIT SET

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