

PROPOSED MINOR  
INTERIOR REMODEL  
FOR:



STORE NO. D-707  
YPSILANTI

2010 WHITTAKER RD  
YPSILANTI, MI 48197

JSA JOB #23044

OWNER:



the kroger company of michigan

40393 grand river avenue  
novi, michigan 48375  
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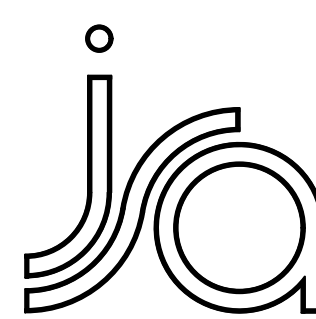
INTERIOR  
DECOR:



design fabrications, inc.

1100 e. mandoline avenue suite 100  
madison heights, michigan 48071  
(800) 968-9440  
attn: brandon pawloske  
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ARCHITECTS/  
ENGINEERS:



jeffery a.  
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32316 grand river avenue, suite 200  
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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 = 57,028 S.F.  
DOCK / UTILITY = 4,299 S.F.  
EMPLOYEE AREAS = 18,367 S.F.

GROSS BUILDING FLOOR AREA = 79,694 S.F.

TOTAL AFFECTED BUILDING AREA OF CONSTRUCTION = 4,100 S.F.

OCCUPANT LOAD: (1004.11)  
SALES FLOOR / PUBLIC AREAS: 1 PERSON PER 60 S.F. = 951  
DOCK/UTILITY AREAS: 1 PERSON PER 300 S.F. = 15  
EMPLOYEE AREAS: 1 PERSON PER 100 S.F. = 184  
TOTAL OCCUPANT LOAD = 1,150 PERSONS

EGRESS (REQUIRED): (1005.1)  
OCCUPANT LOAD = 1,150 PERSONS  
REQUIRED WIDTH PER PERSON = 0.20"  
TOTAL WIDTH REQUIRED = 230"

EGRESS (PROVIDED):

DOOR NO.	EGRESS WIDTH PROVIDED
101 - VESTIBULE - ENTRY / EXIT	= 72"
102 - NW SALES - EMERGENCY EXIT	= 42"
124 - DOCK - EMERGENCY EXIT	= 42"
135.1 - PICKUP - EXIT	= 39"
137 - RESTROOM HALL - EMERGENCY EXIT	= 42"
142 - EAST HALL - EMERGENCY EXIT	= 42"
TOTAL WIDTH PROVIDED	= 279"

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) = 1,150 (575 MEN + 575 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	LAVS
MEN'S	2	2	2
WOMEN'S	4	-	2
UNISEX	1	-	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.

● = 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 ENLARGED FINISH PLANS (ALTERNATE)\*\*  
I15c PHARMACY INTERIOR PAINT PLAN\*\*  
I2.1 FINISH AND DECOR ELEVATIONS (COLOR)\*\*  
I2.2 FINISH AND DECOR 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.

ALTERNATE NO. 2:

PROVIDE A SEPARATE PRICE TO REPLACE THE EXISTING FLOORING WITH NEW LVT (VT-701), IN THE POWER ALLEY PER SHEET A16.

THE BASE BID WILL BE TO PATCH AND REPAIR THE EXISTING LVT & REPLACE LVT WITH NEW TO MATCH EXISTING WHERE FIXTURES HAVE BEEN MOVED.

ALTERNATE NO. 3:

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 WALL FINISHES IN THE PREP AREAS TO REMAIN.

ALTERNATE NO. 4:

PROVIDE A SEPARATE PRICE TO INSTALL NEW TILE FLOORING IN THE TOILET ROOMS PER DETAIL G10-3 ON SHEET A5.12 AND SHEET A16.

THE BASE BID WILL BE TO INSTALL NEW RESINOUS FLOORING IN THE TOILET ROOMS.

LIST OF DRAWINGS

REFRIGERATION EQUIPMENT

R11 REFRIGERATED EQUIPMENT LAYOUT \*  
R5.1 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 \*

ISSUED FOR: BIDS AND PERMITS 02/27/2024  
90% OWNER REVIEW 01/11/2024

PROPOSED MINOR INTERIOR  
REMODEL FOR:



STORE NO. D-707  
2010 WHITTAKER ROAD  
YPSILANTI, MI 48197

THE KROGER CO. OF MICHIGAN

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32316 grand river ave. suite 200  
farmington, michigan 48336-3261  
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COVER SHEET

project no.

23044

sheet no.

G0.1

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