

PROPOSED MINOR CAPITAL
INTERIOR REMODEL
FOR:



STORE NO. D-663

26130 GRATIOT AVENUE
ROSEVILLE, MI 48066

JSA JOB #24007

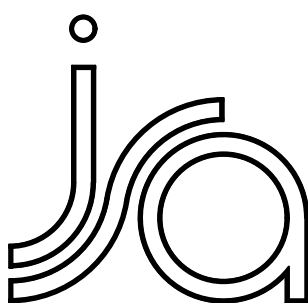
OWNER:



the kroger company of michigan

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novi, michigan 48375
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attn: tyler washington
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ARCHITECTS/
ENGINEERS:



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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:
• 2021 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 = 43,288 S.F.
DOCK / UTILITY AREAS = 1,549 S.F.
EMPLOYEE AREAS = 15,694 S.F.

GROSS BUILDING FLOOR AREA = 60,531 S.F.

TOTAL AFFECTED BUILDING AREA OF CONSTRUCTION = 2,200 S.F.

OCCUPANT LOAD: (1004.5)

SALES FLOOR / PUBLIC AREAS: 1 PERSON PER 60 S.F. = 722
DOCK/UTILITY AREAS: 1 PERSON PER 300 S.F. = 6
EMPLOYEE AREAS: 1 PERSON PER 100 S.F. = 157

TOTAL OCCUPANT LOAD = 885 PERSONS

EGRESS (REQUIRED): (1005.3.2)

OCCUPANT LOAD = 885 PERSONS
REQUIRED WIDTH PER PERSON = 0.20"
TOTAL WIDTH REQUIRED = 177" 3 EXITS REQUIRED

EGRESS (PROVIDED):

DOOR NO.	EGRESS WIDTH PROVIDED
101.1 - VESTIBULE EXIT	= 68"
101.2 - VESTIBULE ENTRY	= 68"
108 - RECYCLING	= 45"
122 - WEST STAGING AREA EMERGENCY EXIT	= 42"
125 - DOCK	= 34"
132 - PICKUP	= 45"

TOTAL WIDTH PROVIDED = 302"

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) = 885 (443 MEN + 443 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	3	3	4
WOMEN'S	6	-	4

DRINKING FOUNTAIN(S) = 2 NEW 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 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

ENLARGED PLANS

A4.1 ENLARGED PLANS, DETAILS & 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.

I1.0 EXISTING FIXTURE PLAN (XF) *
I1.1 FIXTURE PLAN (F1) *
I1.2 FIXTURE SCHEDULE (F2) *
I1.4 INTERIOR FINISH PLAN

REFRIGERATION EQUIPMENT

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

* 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.

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" (322-683 FINAL Kroger
D-663 AHS REPORT.pdf) CAN BE FOUND ON SITEFOLIO IN
THE SPECIFICATIONS FOLDER.

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.

LIST OF DRAWINGS

PLUMBING

PLANS & DETAILS

PD1.1 PLUMBING DEMOLITION PLAN
P1.1 PLUMBING PLAN
P5.1 PLUMBING DETAILS, SCHEDULE, NOTES

MECHANICAL

PLANS & DETAILS

MD1.1 MECHANICAL DEMOLITION PLAN
M1.1 MECHANICAL PLAN

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
E6.2.2 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-2.1 ENERGY MANAGEMENT TERMINATION DETAILS *
EM-4 CPC DETAILS *
EM-5 CPC DETAILS *
EM-6 CPC DETAILS *

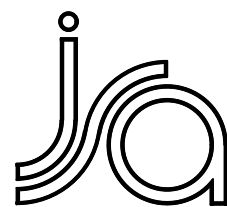
BIDS AND PERMITS 06/12/2025
Issued for: 90% OWNER REVIEW 05/16/2025

PROPOSED MINOR INTERIOR
REMODEL FOR:



STORE NO. D-663
26130 GRATIOT AVE.
ROSEVILLE, MI 48066

THE KROGER CO. OF MICHIGAN



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COVER SHEET

project no.

24007

sheet no.

G0.1

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PLOT FULL SIZE • 30"x42"