Lexington, KY

Kroger L-407 - Whithin the Walls Remodel

GENERAL NOTES

1 TO THE BEST KNOWLEDGE OF THIS ARCHITECT, THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ALL CODES, ORDINANCES AND REGULATIONS ENFORCED BY THE AUTHORITIES HAVING JURISDICTION OVER IT, INCLUDING THE FOLLOWING:

BUILDING CODE:	2013 KENTUCKY BUILDING CODE WITH 2012 KY AMENDMENTS
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE:	2013 KENTUCKY PLUMBING CODE
ELECTRICAL CODE:	2014 NATIONAL ELECTRICAL CODE
FIRE CODE:	2012 INTERNATIONAL FIRE CODE
ENGERGY CONSERVATION CODE:	2012 INTERNATIONAL ENGERGY CONSERVATION CODE
FUEL GAS CODE:	2009 INTERNATIONAL FUEL & GAS CODE
ACCESSIBILITY CODE:	ANSI A117.1 - 2009
FIRE ALARM:	2010 NFPA 72
FIRE SPRINKLER:	2010 NFPA 13D
ENERGY APPROACH:	TOTAL BUILDING PERFORMANCE
CLIMATE ZONE:	4

THIS ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT THE ARCHITECTURAL WORK AND JUDGEMENT RENDERED MEET THE STANDARDS OF CARE OF THE ARCHITECTURAL PROFESSION.

2 THE GENERAL CONTRACTOR(S) AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR KNOWLEDGE OF AND COMPLIANCE WITH THE CODES, ORDINANCES AND REGULATIONS AS MENTIONED IN NOTE #1 AND THE COMPLETE CONSTRUCTION DOCUMENTS AS ISSUED FOR CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OMISSIONS OR ERRORS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.

3 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ESTABLISHED STANDARDS OF PRACTICE AS PUBLISHED BY RECOGNIZED AGENCIES, ASSOCIATIONS AND MANUFACTURERS APPLICABLE TO SPECIFIC CONSTRUCTION TRADES.

4 ALL CONSTRUCTION PRODUCTS AND MATERIALS SHALL BE STORED, HANDLED AND INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

5 DEVIATION FROM THE CONSTRUCTION DOCUMENTS REQUIRES THE WRITTEN APPROVAL OF THE OWNER AND/OR THE ARCHITECT.

6 USE DIMENSIONS AS SHOWN ON THE DRAWINGS. DO NOT SCALE FROM THE DRAWINGS. ANY DISCREPANCIES, CONFLICTS, OMISSIONS OR ERRORS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.

7 THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND ACTUAL LOCATIONS OF SAME OR ANY NOT SHOWN PRIOR TO ANY EXCAVATION OR DEMOLITION. REPAIR OF DAMAGES RESULTING THEREFROM SHALL BE BORNE BY THE GENERAL CONTRACTOR.

9 MEANS, METHODS, TECHNIQUES, SEQUENCE, AND PROCEDURES OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCE OF CONSTRUCTION TO BE APPROVED BY KROGER.

10 CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS ON SITE. ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ANY/ALL DAMAGES OR INJURIES CAUSED BY CONSTRUCTION INCLUDING THIRD PARTY.

11 CONTRACTOR IS TO PROVIDE SUPERVISION OF ALL WORK AT SITE NIGHT AND DAY THROUGH CONTINUOUS MONITORING AND SUPERVISION OF ALL RULES, REGULATIONS, AND INDUSTRY/OSHA STANDARDS. AT LEAST ONE CONTRACTOR & SUPERINTENDENT SHOULD BE ON SITE AT ALL TIMES.

12 WHERE PERMITS OR LICENSES ARE REQUIRED BY FEDERAL, STATE, AND LOCAL GOVERNMENTS/AGENCIES OR AUTHORITY HAVING JURISDICTION FOR THIS PROJECT, THE CONTRACTOR WILL OBTAIN THESE.

13 CONTRACTOR IS TO COORDINATE AND RECEIVE APPROVAL OF ALL EQUIPMENT MOVES, SERVICE INTERRUPTIONS, OR POWER OUTAGES WITH KROGER PROJECT MANAGER.

14 THESE DRAWINGS AND SPECIFICATIONS ALONG WITH THE GENERAL CONDITIONS & F-1(FIXTURE PLAN) ARE THE REQUIRED SCOPE OF THE PROJECT TO BE COMPLETED BY THE CONTRACTOR.

15 DETAILED SHOP DRAWINGS OR CUT SHEETS ON ALL MANUFACTURED ITEMS AND SYSTEMS ARE REQUIRED TO BE SUBMITTED BY THE CONTRACTOR. REFER TO SPECIFICATIONS FOR REQUIREMENTS.

16 ALL DEMOLISHED MATERIAL TO BE DISPOSED OF AT A LEGAL DUMPING GROUND AS DIRECTED BY THE KROGER PROJECT MANAGER. ALL DUMPSTERS WILL BE PROVIDED BY THE CONTRACTOR.REFER TO SPECIFICATION SECTION 017419 CONSTRUCTION WASTE MANAGEMENT FOR MATERIALS TO BE DISPOSED AND RECYCLED.

17 ALL EXISTING ROOF WORK IS TO BE COORDINATED WITH KROGER. BOND(S) ARE NECESSARY FOR ALL ROOF WORK AND BOND(S) TO BE APPROVED BY KROGER PROJECT MANAGER.

18 KROGER IS TO APPROVE ALL EQUIPMENT, LIGHTS, FIXTURES, ETC. TO BE REMOVED. KROGER MAY DISASSEMBLE EQUIPMENT FOR SPARE PARTS INVENTORY BEFORE THEY ARE REMOVED BY CONTRACTOR.

19 ALL CONSTRUCTION AND NEW FINISHES TO BE IN ACCORDANCE WITH APPLICABLE CODES LISTED ON THE DRAWINGS.

20 PROVIDE AND COORDINATE ALL REFRIGERATION WORK WHERE INDICATED ON THE R-1 DRAWING.

21 ALL COLORS AND MATERIALS SHALL BE SELECTED BY KROGER PROJECT MANAGER OR AS INDICATED ON DRAWINGS.

22 INSTALL BOLLARDS/CASE PROTECTORS AT CORNERS OF CASEWORK WHERE INDICATED IN DRAWINGS.

23 ALL EXISTING PAINTED SURFACES WHERE WORK OCCURS WILL BE CLEANED, PREPPED, AND PAINTED ACCORDING TO NEW DÉCOR FINISH COLOR.

24 CONTRACTOR SHALL STORE ONLY 1 DAY SUPPLY OF MATERIALS IN THE STORE. ALL OTHER MATERIALS ARE TO BE STORED IN AN AREA/TRAILER SUPPLIED BY G.C.

25 CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADE CONTRACTORS SUCH AS REFRIGERATION, SECURITY, COMMUNICATIONS, ETC.

26 CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION OR RENOVATION.

27 CONTRACTOR TO RECEIVE APPROVAL FROM KROGER'S INSURANCE BEFORE ANY WORK ON SPRINKLER SYSTEM. ALL WORK ON SPRINKLER SYSTEM TO BE PERFORMED BY A LICENSED FIRE PROTECTION ENGINEER.

28 AT FLOOR DEMOLITION AREAS, PROVIDE BACKFILL AND COMPACTION TO AVOID SETTLEMENT. PROVIDE 4" GRAVEL FILL BELOW 10 MIL VAPOR BARRIER, WHERE APPLICABLE, AND 4" 3000 PSI CONCRETE. SEE DRAWINGS FOR FINISH.

29 ALL UTILITIES TO BE CONCEALED IN UNEXPOSED AREAS OR UNDER FLOOR SLABS. CONTRACTOR TO PROVIDE TRENCHING FOR UTILITIES AND REPAIR AND FINISHING OF TRENCHED AREAS. COORDINATE WITH ALL TRADES.

30 ALL REQUIRED MEANS OF EGRESS ARE TO REMAIN ACCESSIBLE AND CLEAR OF DEBRIS.

31 TEMPORARY WALLS, DUST BARRIERS, AND CONSTANT PROTECTION TO BE USED SO ALL OCCUPANTS ARE PROTECTED DURING CONSTRUCTION.

32 COORDINATION MEETING BETWEEN G.C., ELECTRICAL, PLUMBING, REFRIGERATION CONTRACTORS, AND KROGER PROJECT MANAGER TO BE HELD WITHIN THE FIRST WEEK OF THE PROJECT TO DETERMINE ALL AREAS OF TRENCHING, CHASES, PITS, ETC. PLAN TO BE SIGNED OFF ON BY ALL INVOLVED IN MEETING PRIOR TO TRENCHING, CHASES, PITS. G.C. IS RESPONSIBLE FOR UPDATING PLAN DUE TO ANY CONFLICTS ON THE PROJECT.

33 ALL WOOD BLOCKING TO BE FIRE TREATED EXCEPT IN APPROVED AREAS ACCCORDING TO CODE.

34 REMOVE/PROTECT/STORE ALL WALL AND FLOOR MOUNTED EQUIPMENT/FIXTURES TO REMAIN IN THE STORE WHILE WORK IN THE AREAS IS BEING PERFORMED. THIS INCLUDES BUT IS NOT LIMITED TO: FIXTURES, SINKS, PHONES, SHELVES, DISHRACKS, BUG LIGHTS, OUTLET COVERS, SWITCHPLATES, DEVICES, ETC. REINSTALL AFTER WORK IS COMPLETE. PROVIDE WOOD BLOCKING FOR NEW EQUIPMENT MOUNTED TO WALLS AND REINSTALLED EQUIPMENT WHERE NEEDED.

35 CONTRACTOR WILL NOT HANG ANYTHING FROM METAL DECK OR CONDUIT. UNI-STRUT OR OTHER ACCEPTABLE STRUCTURAL SUPPORT SHALL BE USED INSTEAD. FOR RADIAL ELEMENTS PROVIDE SEVERAL SUPPORTS. NO CANTILEVERS ARE ALLOWED. UNI-STRUTS TO BE SIZED FOR APPROPRIATE WEIGHT AND BOLTED TO TOP CHORD OF BAR JOISTS TO PREVENT MOVEMENT.

36 WORK PERFORMED AT NIGHT WILL BE BETWEEN THE HOURS OF 10PM AND 8PM. VERIFY TIME WITH KROGER PROJECT MANAGER. ANY WORK ON THE SALES FLOOR SHOULD BE PERFORMED TYPICALLY AT NIGHT. DAYTIME, SAW CUTTING, SCAFFOLDING, AND LADDER WORK SHOULD BE APPROVED BY THE KROGER PROJECT MANAGER.

37 CONTRACTOR IS RESPONSIBLE FOR PERMIT REQUIREMENTS AND INSPECTIONS WITHIN THEIR BID PRICING.

38 GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING FINISHES WHERE TRANSITION OF NEW FINISHES OCCURS.

39 GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR RECEIVING, UNLOADING, STORAGE, AND MONITORING OF ALL DIRECT BUY VENDOR ITEMS.

40 GENERAL CONTRACTOR TO BUDGET FOR A CONSTRUCTION MAXIMUM PRICE DURING BID AND THEN INVOICE WHAT THE ACTUAL AMOUNT IS DURING CONSTRUCTION. CONTRACTOR'S PRICE SHOULD BE GUARANTEED WITHOUT EXCLUSIONS OR CONDITIONS.

41 GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING REQUIREMENTS WITHIN BUT NOT LIMITED TO: SCOPE OF THE PROJECT, FIELD VERIFYING CONDITIONS EXISTING AND NEW (IE., WALL LOCATIONS, FLOOR SLAB REMOVAL, ABOVE CEILING INSPECTIONS, ETC.), KROGER STANDARDS, PHASING, MEANS AND METHODS, DRAWING AND SPECIFICATION UNDERSTANDING, LOCATING/MODIFIYING UTILITY LOCATIONS, ETC. NOT ALL WORK SITE CONDITIONS MAY BE SHOWN IN THE CONTRACT DOCUMENTS.

42 THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL NOT BE ELIGIBLE TO EARN ENERGY STAR CERTIFICATION.

43 ROBERTSON LOIA ROOF HAS NOT BEEN RETAINED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.

PROJECT TEAM

CLIENT:	THE KROGER COMPANY 1600 ORMSBY STATION COURT LOUISVLLE, KY 40223	JENNIFER LONG TEL: 859-327-2826 jennifer.long@kroger.com	STRUCTURAL ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD., STE. 275 ALPHARETTA, GA 30005	AL McPETERS amcpeter@rlrpc.com
ARCHITECT:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD. SUITE. 275 ALPHARETTA, GA 30005	CHRISTIAN CASTIN TEL: 770-674-2600 FAX: 678-319-0745 ccastin@rlrpc.com	MECHANICAL ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD., STE. 275 ALPHARETTA, GA 30005	NIMIR DESAI ndesai@rlrpc.com
CONTRACTOR:	TBD		PLUMBING ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD., STE. 275 ALPHARETTA, GA 30005	NIMIR DESAI ndesai@rlrpc.com
			ELECTRICAL ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD., STE. 275 ALPHARETTA, GA 30005	SCOTT WALKER swalker@rlrpc.com

3101 Richmond Road
Lexington KY

SCOPE OF WORK

THE EXISTING KROGER STORE WILL BE REMODELED. THE COMPLETE REMODEL OF THE EXISTING KROGER STORE INCLUDES, BUT IS NOT LIMITED TO: UPDATE FLORAL AND CHECK-OUT LINES, UPDATE CUSTOMER RESTROOMS, AND ADDITION AND RELOCATION OF FIXTURES THROUGHOUT STORE.

FLOOR EXIT CALCULATIONS EXISTING

Allowable Building Area: Unlimited area per IBC 507.2
Construction Type: IBC Type IIB, Fully Sprinklered
Occupancy Group: Mercantile
Gross Building Area: 126.467sf
Number of Stories One

Occupancy Load

Space Type	Area	Div./SF/ [illegible]	Occupant Load
Sales Area	93,391	[illegible]	[illegible]13
Prep and Storage	26,540	300	[illegible]
This includes [illegible] and [illegible]ezers, prep ar[illegible] [illegible]ckroom, [illegible]k, closets and [illegible] storage [illegible]			
Office Area	6,536	100	65
This includ[illegible] offices, conference ro[illegible] [illegible]omer service, restroom[illegible] [illegible]ther ancillary service rooms			
Total Occupancy			3267

Exiting Calculations

Required Inches of Exit Width		**490**
Exits at Grade		
Door size	**No. of Doors**	**Inches**
18'-0" Auto	2	408
14'-0" Auto	0	0
8'-0" Auto	1	46
3'-8" Swing	4	168
3'-6" Swing	0	0
3'-0" Swing	4	136
Total Inches at Grade		**758**
Exits at Stairs		
Door size	**No. of Doors**	**Inches**
3'-8" Swing	1	42
3'-6" Swing	0	0
3'-0" Swing	0	0
Total Inches at Stairs		**42**
Total Inches Provided		**800**
Number of Doors Required		**4**
Number of Exit Units Provided		**11**

Max. Path of Travel Distance: 250 Ft. per IBC Table 1016.2
Max. Common Path of Egress: 75Ft. Per IBC 1014.3
Accessibility Requirements: Per IBC Chapter 11
Scope of Work: Remodel Grocery Store

DRAWING ISSUE DATES

BUILDING PERMIT: City of Lexington	
HEALTH DEPARTMENT REVIEW:	
FIRE MARSHAL REVIEW:	
ACCESSIBILITY REVIEW:	
CONSTRUCTION SET:	

DRAWING INDEX

		Audit Comment Response 10-06-17	Bid/Permit Set 01-25-18
G0.1	COVER SHEET & INDEX	•	•
AD1.1A	DEMOLITION FLOOR PLAN - LEFT	•	•
AD1.1B	DEMOLITION FLOOR PLAN - RIGHT	•	•
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A4.1.1	ENLARGED FLOOR PLAN - RESTROOMS AND PHARMACY	•	•
A5.1.1	ARCHITECTURAL STANDARD DETAILS (ASD)		•
A5.1.2	ARCHITECTURAL STANDARD DETAILS (ASD)	•	•
A5.1.3	ARCHITECTURAL STANDARD DETAILS (ASD)		•
A6.1	DOOR AND WINDOW SCHEDULE AND DETAILS	•	•
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I0.1	SCHEDULE AND NOTES		
I1.3	OVERHEAD DÉCOR PLAN		
I1.2	DÉCOR AND FINISH ELEVATIONS		
I1.5	ENLARGED FINISH PLAN		
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R5.1	REFRIGERATION STANDARD DETAILS		•
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P1.3	DIMENSION FLOOR PLAN		•
P4.1	ENLARGED FLOOR PLANS, SANITARY AND WATER	•	•
P5.1	KROGER STANDARD DETAILS		•
P9.1	SANITARY RISERS		•
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M1.1	HVAC NEW FLOOR PLAN		•
M3.1	HVAC DETAILS AND NOTES		•
M6.1	HVAC SCHEDULES		•
E0.1	ELECTRICAL SYMBOLS AND GENERAL NOTES		•
ED1.1A	LIGHTING DEMOLITION PLAN - LEFT	•	•
ED1.1B	LIGHTING DEMOLTITION PLAN - RIGHT	•	•
ED1.2A	POWER DEMOLITION PLAN - LEFT	•	•
ED1.2B	POWER DEMOLITION PLAN - RIGHT	•	•
E1.1A	ELECTRICAL LIGHTING PLAN - LEFT	•	•
E1.1B	ELECTRICAL LIGHTING PLAN - RIGHT	•	•
E1.3.1A	ELECTRICAL REFIRGERATION PLAN - LEFT	•	•
E1.3.1B	ELECTRICAL REFIRGERATION PLAN - RIGHT	•	•
E1.3A	ELECTRICAL POWER PLAN - LEFT	•	•
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PROJECT NO. 17-125

PREPARED BY:
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PREPARED FOR:
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REVISIONS

SHEET TITLE
COVER SHEET & INDEX

DATE 01 - 25 - 18
PROJECT NUMBER 17-125
SHEET NUMBER G0.1

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