Acworth, Georgia

Kroger GA-291, Remodel

Kroger

6199 Hwy 92
Acworth, GA 30102

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:	2018 INTERNATIONAL BUILDING CODE WITH 2019 GEORGIA AMENDMENTS
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
FIRE CODE:	2018 INTERNATIONAL FIRE CODE WITH GEORGIA AMENDMENTS
ENERGY CONSERVATION CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS AND SUPPLEMENTS
FUEL GAS CODE:	2018 INTERNATIONAL FUEL & GAS CODE WITH GEORGIA AMENDMENTS
ACCESSIBILITY CODE:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
LIFE SAFETY CODE:	2018 NFPA 101 LIFE SAFETY CODE WITH GEORGIA AMENDMENTS RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, Ch. 120-3-3 2007
FIRE ALARM:	NFPA 72 2019
FIRE SPRINKLER:	NFPA 13 2019

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 CURRENT APPLICABLE CODES, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CRAFTSMANSHIP STANDARDS AND 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. GENERAL CONTRACTOR RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. DEVIATION 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. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND ACTUAL LOCATIONS, INCLUDING ALL DIMENSIONS, OF SAME OR ANY NOT SHOWN PRIOR TO ANY EXCAVATION OR DEMOLITION. REPAIR OF DAMAGES RESULTING THEREFROM SHALL BE BORNE BY THE GENERAL CONTRACTOR.
8. MEANS, METHODS, TECHNIQUES, SEQUENCE, AND PROCEDURES OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCE OF CONSTRUCTION TO BE APPROVED BY KROGER.
9. GENERAL 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.
10. GENERAL 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.
11. 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.
12. GENERAL CONTRACTOR IS TO COORDINATE AND RECEIVE APPROVAL OF ALL EQUIPMENT MOVES, SERVICE INTERRUPTIONS, OR POWER OUTAGES WITH KROGER PROJECT MANAGER.
13. 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.
14. 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.
15. 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.
16. KROGER IS TO APPROVE ALL EQUIPMENT, LIGHTS, FIXTURES, ETC. TO BE REMOVED. KROGER [illegible] DISASSEMBLE EQUIPMENT FOR SPARE PARTS INVENTORY BEFORE THEY ARE REMOVED BY [illegible] CONTRACTOR.
17. ALL CONSTRUCTION AND NEW FINISHES TO BE IN ACCORDANCE [illegible] APPLICABLE CODES LISTED ON THE DRAWINGS.
18. ALL COLORS AND MATERIALS SHALL BE SELECTED BY KROGER [illegible] MANAGER OR AS INDICATED ON DRAWINGS.
19. ALL EXISTING PAINTED SURFACES SHALL BE CLEANED, PREPPED, AND PAINTED ACCORDING TO NEW DÉCOR FINISH COLOR.
20. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADE CONTRACTORS SUCH AS REFRIGERATION, SECURITY, COMMUNICATIONS, ETC.
21. GENERAL 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.
22. ALL UTILITIES TO BE CONCEALED IN UNEXPOSED AREAS UNDER FLOOR SLABS OR FALSE COLUMNS. CONTRACTOR TO PROVIDE TRENCHING FOR UTILITIES AND REPAIR AND FINISHING OF TRENCHED AREAS. COORDINATE WITH ALL TRADES.
23. ALL REQUIRED MEANS OF EGRESS ARE TO REMAIN ACCESSIBLE AND CLEAR OF DEBRIS.
24. GENERAL CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION BARRIERS/SCREENING FOR NOISE AND DUST CONTROL AND TO BLOCK UNSIGHTLY DEMOLITION/CONSTRUCTION AREAS- REFER TO ASD183A. CONSTANT PROTECTION TO BE USED SO ALL OCCUPANTS ARE PROTECTED DURING CONSTRUCTION. COORDINATE LOCATIONS WITH KROGER PROJECT MANAGER.
25. 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.
26. WOOD BLOCKING TO BE FIRE RETARDANT TREATED/NON COMBUSTIBLE AT MECHANICAL HOODS, STAINLESS STEEL WALL COVERING, AND OTHER AREASWHERE REQUIRED BY CODE.
27. ANY WORK ON THE SALES FLOOR SHOULD TYPICALLY BE PERFORMED AT NIGHT. ALL WORK THAT WOULD BLOCK A CUSTOMER SHOPPING EXPERIENCE MUST BE PERFORMED AT NIGHT. DAYTIME SAW CUTTING, SCAFFOLDING, AND LADDER WORK SHOULD BE APPROVED BY KROGER PROJECT MANAGER. NO JACK-HAMMERING TO BE DONE DURING THE DAY.
28. 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, SIGNAGE/DECOR, 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.
29. GENERAL CONTRACTOR WILL NOT HANG ANYTHING FROM METAL DECK OR CONDUIT. UNI-STRUT OR OTHER ACCETABLE STRUCTURAL SUPPORT SHALL BE USED INSTEAD. FOR RADIAL ELEMENTS PROVIDE SEVERAL SUPPORTS. NO CANTILEVERS ARE ALLOWED. UNI-STRUTS TO BE SIZED FOR APPROPRIATED WEIGHT AND BOLTED TO TOP CHORD OF BAR JOISTS TO PREVENT MOVEMENT.
30. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMIT REQUIREMENTS AND INSPECTIONS WITHIN THEIR BID PRICING.
31. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING FINISHES WHERE TRANSITION OF NEW FINISHES OCCURS.
32. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR RECEIVING, UNLOADING, STORAGE, AND MONITORING OF ALL DIRECT BUY VENDOR ITEMS.
33. GENERAL CONTRACTOR TO BUDGET FOR A CONSTRUCTION MAXIMUM PRICE DURING BID AND [illegible] INVOICE WHAT THE ACTUAL AMOUNT IS DURING CONSTRUCTION. CONTRACTORS PRICE SHOU[illegible] BE GUARANTEED WITHOUT EXCLUSIONS OR CONDITIONS.
34. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING REQUIREMENTS WITHIN BUT NO[illegible] LIMITED TO: SCOPE OF THE PROJECT, FIELD VERIFYING CONDITIONS EXISTING AND NEW (IE. WA[illegible] LOCATIONS, FLOOR SLAB REMOVAL, ABOVE CEILING INSPECTIONS, ETC. [illegible] STANDARDS, PHASING, MEANS AND METHODS, DRAWING AND SPECIFICATION UNDERSTANDING, LOCATING/ MODIFYING UTILITY LOCATIONS, ETC. NOT ALL WORK SITE CONDITIONS MAY BE SHOWN IN THE CONTRACT DOCUMENTS.
35. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CLE[illegible]SHING OF EXISTING ELEMENTS TO REMAIN IN STORE, INCLUDING, BUT NOT LIMITED TO [illegible] STAINLESS STEEL, ALUMIN[illegible] AND NICKEL HARDWARE, COLUMN WRAPS, WASHABLE ACT/[illegible] AIR DIFFUSERS, GRI[illegible] ETC.
36. GENERAL CONTRACTOR WILL REIMBURSE KROGER FOR ANY DAMAGE [illegible] EQUIPMENT THAT OCCURS DURING TRANSPORTATION TO WAREHOUSE [illegible] IMPROPER STORAGE.
37. GENERAL CONTRACTOR [illegible] ABIDE BY OSHA STANDARDS/REGULATIONS, INCLUDING DUST CONTROL INSIDE/OUTSIDE BUILDING.
38. PROVIDE AND COORDINATE REFRIGERATION WORK WHERE INDICATED ON THE R1.1 DRAWING(S).
39. INSTALL BOLLARD/CASE PROTECTORS AT CORNERS OF CASEWORK WHERE INDICATED IN DRAWINGS.
40. AT FLOOR DEMOLITION AREAS, PROVIDE BACKFILL AND COMPACTION TO AVOID SETTLEMENT. REPLACE [illegible] BASE AS NECESSARY TO MATCH EXISTING- REFER TO ASD-60. PROVIDE 4" GRAVEL FILL BELOW [illegible] MIL VAPOR BARRIER, WHERE APPLICABLE, AND 4" 3000 PSI CONCRETE. SEE DRAWINGS [illegible] FINISH.
41. ANY MODIFICATION TO THE BUILDING SHALL COMPLY WITH REQUIREMENTS OF 2012 IBC SECTION 3404.1.
42. ROBERTSON LOIA ROOF HAS NOT BEEN RETAINED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.

SCOPE OF WORK

THE EXISTING KROGER STORE WILL BE REMODELED. THE COMPLETE REMODEL OF THE EXISTING KROGER STORE INCLUDES, BUT IS NOT LIMITED TO: CHANGING OUT EQUIPMENT AND FIXTURES THROUGHOUT. MINOR CONCRETE SLAB WORK FOR RELATED PLUMBING MODIFICATIONS. ENCLOSING EXISTING PHARMACY COUNSEL. REPLACE EXISTING GROCERY FREEZER. UPDATING DECOR AND UPDATING RESTROOMS.

FLOOR EXIT CALCULATIONS

Allowable Building Area:	Limited area per 2018 IBC 506.1 (EXISTING)
Construction Type:	IBC Type IIB, Fully Sprinklered w/ Alarm (EXISTING)
Occupancy Group:	Mercantile
Gross Building Area:	72,339 Sq. Ft. (EXISTING)
Number of Stories	One w/ 3 [illegible] (EXISTING)

Occupancy Load			
Space Type	(Sq. Ft.)	Occ./SF Per	Occupant Load
Sales Area	51,07[illegible]	[illegible]	851
Prep and Storage	14,442	[illegible]	49
This includes [illegible] coolers and freezers, prep [illegible] room, dock [illegible] and [illegible] storage [illegible]			
Office Area [illegible]	6,824	150	45
This includes [illegible] offices, conference room, customer service, restrooms and other ancillary service rooms			
Total Occupancy			946

Exiting Calculations		
Required Exit Inches		142
Exits at Grade		
Door size	No. of Doors	Inches
12'-0" Auto	0	0
14'-0" Auto	2	312
7'-0" Swing	1	82
4'-0" Swing	2	92
3'-8" Swing	1	42
3'-0" Swing	1	34
Total Inches at Grade		562
Exits at Stairs		
Door size	No. of Doors	Inches
4'-0" Swing	1	46
3'-8" Swing	1	42
3'-6" Swing	0	0
3'-0" Swing	0	0
Total Inches at Stairs		88
Total Inches Provided		650
Number of Doors Required		4
Number of Doors Provided		9

Max. Path of Travel Distance:	250 Ft. per 2018 NFPA 101 Section 37.2.6.1
Max. Common Path of Egress:	100 Ft. per 2018 NFPA 101 Section 37.2.5.3.1
Accessibility Requirements:	2010 ADA
Scope of Work	Grocery Store Remodel

DRAWING ISSUE DATES:		
KROGER REVIEW: Kroger Project Manager [illegible] Molnar		
BUILDING PERMIT: Cherokee C[illegible]		
HEALTH DEPARTMENT REVIEW: Georgia Department of Agriculture		
FIRE MARSHAL REVIEW: Cherokee County		

PROJECT TEAM

CLIENT:	THE KROGER COMPANY 2175 PARKLAKE DRIVE ATLANTA, GA 30345	BRITTANY MALNAR TEL: 770-496-7571 brittany.malnar@kroger.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@lrrpc.com
CONTRACTOR:	TBD	
MECHANICAL ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD. SUITE 275 ALPHARETTA, GA 30005	NIMIR DESAI TEL: 770-674-2600 FAX: 678-319-0745 ndesai@rlrpc.com
PLUMBING ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD. SUITE 275 ALPHARETTA, GA 30005	NIMIR DESAI TEL: 770-674-2600 FAX: 678-319-0745 ndesai@rlrpc.com
ELECTRICAL ENGINEER:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE RD. SUITE 275 ALPHARETTA, GA 30005	SCOTT WALKER TEL: 770-674-2600 FAX: 678-319-0745 swalker@rlrpc.com

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PROJECT NO. 20-108

PREPARED BY:

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REGISTERED ARCHITECT
03/12/2020

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FOR
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REVISIONS

COVER SHEET AND INDEX

03-06-20

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G0.1

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