

# Mableton, Georgia Kroger GA-464 Remodel



4875 Floyd Road  
Mableton, GA 30126

**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, SIGNIFICANT CONCRETE SLAB WORK FOR RELATED PLUMBING MODIFICATIONS, UPDATING INTERIOR FLOOR FINISHES AND UPDATING RESTROOMS.

**FLOOR EXIT CALCULATIONS**

<b>Allowable Building Area:</b>	Limited area per 2018 IBC 506.1 (EXISTING)
<b>Construction Type:</b>	IBC Type IB, Fully Sprinklered Alarm (EXISTING)
<b>Occupancy Group:</b>	Mercantile
<b>Gross Building Area:</b>	87,560 Sq. Ft. (EXISTING)
<b>Number of Stories:</b>	One with Attic (EXISTING)

Space Type	Area (Sq. Ft.)	Occupancy Load
Sales Area	67,637	1,585
Prep and Storage	13,003	44
Office	6,746	68
<b>Total Occupancy</b>		<b>1767</b>

Exiting Calculations		
<b>Required Exit Inches</b>		<b>256</b>
<b>Exits at Grade</b>		
Door size	No. of Doors	Inches
32'-0" Auto	0	0
14'-0" Auto	2	312
10'-0" Auto	1	108
3'-8" Swing	1	42
4'-0" Swing	1	46
3'-0" Swing	1	36
<b>Total inches at Grade</b>		<b>542</b>
<b>Exits at Stairs</b>		
Door size	No. of Doors	Inches
4'-0" Swing	0	0
3'-6" Swing	3	126
3'-0" Swing	0	0
3'-0" Swing	0	0
<b>Total inches at Stairs</b>		<b>126</b>
<b>Total inches Provided</b>		<b>668</b>
<b>Number of Doors Required</b>		<b>4</b>
<b>Number of Doors Provided</b>		<b>9</b>

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

**DRAWING ISSUE DATES:**

<b>KROGER REVIEW:</b> Kroger Project Manager: [Redacted]	2/14/20
<b>BUILDING PERMIT:</b> Cobb County	
<b>HEALTH DEPARTMENT REVIEW:</b> Georgia Department of Agriculture	
<b>FIRE MARSHAL REVIEW:</b> Cobb County	

**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: 2016 INTERNATIONAL BUILDING CODE WITH 2019 GEORGIA AMENDMENTS
  - MECHANICAL CODE: 2016 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
  - PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
  - ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
  - FIRE CODE: 2016 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: 2016 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
- 2 THE 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.
- 3 THE GENERAL CONTRACTOR 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.
- 4 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.
- 5 ALL CONSTRUCTION PRODUCTS AND MATERIALS SHALL BE STORED, HANDLED AND INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- 6 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.
- 7 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.
- 8 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.
- 9 MEANS, METHODS, TECHNIQUES, SEQUENCE AND PROCEDURES OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCE OF CONSTRUCTION TO BE APPROVED BY KROGER.
- 10 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.
- 11 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/COMA 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 GENERAL CONTRACTOR IS TO COORDINATE AND RECEIVE APPROVAL OF ALL EQUIPMENT MOVES, SERVICE INTERFERENCES, OR POWER OUTAGES WITH KROGER PROJECT MANAGER.
- 14 THESE DRAWINGS AND SPECIFICATIONS ALONG WITH THE GENERAL CONDITIONS & F-1 FURNITURE 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 DUMPERS WILL BE PROVIDED BY THE CONTRACTOR. REFER TO SPECIFICATION SECTION 017419 CONSTRUCTION WASTE MANAGEMENT FOR MATERIALS TO BE DISPOSED AND RECYCLED.
- 17 KROGER IS TO APPROVE ALL EQUIPMENT, LIGHTS, FIXTURES, ETC. TO BE REMOVED. KROGER WILL DISASSEMBLE EQUIPMENT FOR SPARE PARTS INVENTORY BEFORE THEY ARE REMOVED BY THE CONTRACTOR.
- 18 ALL CONSTRUCTION AND NEW FINISHES TO BE IN ACCORDANCE WITH APPLICABLE MATERIALS LISTED ON THE DRAWINGS.

ORDER PLANS @

PROJECT NO.

# 20-107

PREPARED BY:

ROBERTSON . LOIA . ROOF , P.C.  
ARCHITECTS & ENGINEERS

3460 PRESTON RIDGE ROAD . SUITE 275  
ALPHARETTA . GEORGIA . 30005  
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PREPARED FOR:

THE KROGER CO.  
Atlanta Division  
2175 Park Lake Drive  
Atlanta, GA 30345

**DRAWING INDEX**

NO.	DESCRIPTION	DATE	BY
GS.1	COVER SHEET AND INDEX		
GS.2	EXPLOSION PLAN		
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AGY.3	SMALL TYPES, NOTES, DOOR SCHEDULE, DETAILS AND ENLARGED PLAN		
AG.1	FRONT AND REAR RESTROOMS PLANS AND ELEVATIONS		
AG.2	ARCHITECTURAL STANDARDS DETAILS		
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ES.1	GENERAL PARTIAL PLAN (REFER TO ARCH. PLANS)		
ES.1.1	REFRIGERATION EQUIPMENT LAYOUT (REFERENCE ONLY)		
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ES.4	ELECTRICAL STANDARDS DETAILS		
ES.5	FRAME SCHEDULES		
ES.6	ENERGY MANAGEMENT DRG DETAILS		

**PROJECT TEAM**

<b>CLIENT:</b> THE KROGER COMPANY 2175 PARK LAKE DRIVE ATLANTA, GA 30345	<b>OWNER:</b> KRISTY MALINAR TEL: 770-498-7021 KRISTY.MALINAR@KROGER.COM	<b>MECHANICAL ENGINEER:</b> ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS 3460 PRESTON RIDGE RD. SUITE 275 ALPHARETTA, GA 30005	<b>MECHANICAL DESIGNER:</b> NIMR DESAI ndesai@rlrp.com
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<b>CONTRACTOR:</b> TBD		<b>ELECTRICAL ENGINEER:</b> ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS 3460 PRESTON RIDGE RD. SUITE 275 ALPHARETTA, GA 30005	<b>ELECTRICAL DESIGNER:</b> MICHAEL ECHOLS mechols@rlrp.com

ORDER PLANS @

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Mableton, Georgia 30126

FOR THE  
The Kroger Company  
2175 Park Lake Drive, Atlanta, GA

REVISIONS

COVER SHEET AND INDEX

02-12-20

20-107

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