



A REMODEL FOR: KROGER R-215

7480 LEE HWY FAIRLAWN, VIRGINIA



PROJECT TEAM	VICINITY MAP	CODE ANALYSIS	SHEET INDEX																																																																																																																																																																								
<p>OWNER: KROGER LIMITED PARTNERSHIP 3631 PETERS CREEK ROAD ROANOKE, VA. 24019 CONTACT: VICTORIA FAGAN 540.563.3520 tori.fagan@kroger.com</p> <p>ARCHITECT: CAPSTONE PROJECT SERVICES, PLC 2211 WIDMAN WAY SUITE 220 FT. MYERS, FL 33901 CONTACT: MARK HUGHES 941-441-5740 mhughes@capstoneps.net</p> <p>PLUMBING ENGINEER: BRANDT ENGINEERING, INC 2840 POLO PKWY, STE 200 MIDLOTHAN, VA 23113 CONTACT: JOHN S. PARKER, PE 804-794-6656 cadd@beiric.com</p> <p>MECHANICAL ENGINEER: BRANDT ENGINEERING, INC 2840 POLO PKWY, STE 200 MIDLOTHAN, VA 23113 CONTACT: JOHN S. PARKER, PE 804-794-6656 cadd@beiric.com</p> <p>ELECTRICAL ENGINEER: HAAS KENNEDY ENGINEERS 212 NORTH McDOWELL ST. SUITE 100 CHARLOTTE, N.C. 28237 CONTACT: SCOTT MEETZE 704-333-6590 scott@haaskennedy.com</p>		<p>CODE REFERENCE</p> <p>BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (VIRGINIA UNIFORM STATEWIDE BUILDING CODE) 2015 EXISTING BUILDING CODE</p> <p>PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE</p> <p>MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE</p> <p>ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE (NFPA-70)</p> <p>FIRE CODE: 2015 STATEWIDE FIRE PREVENTION CODE</p> <p>ACCESSIBILITY CODE: 2003 I.C.C./A.N.S.I. 117.1</p> <p>CODE SUMMARY</p> <p>ORIGINAL BUILDING CONSTRUCTION DATE: 06/25/73 OCCUPANCY CLASSIFICATION - MERCANTILE - EXISTING (UNALTERED)</p> <p>CONSTRUCTION CLASSIFICATION - EXISTING (UNALTERED)</p> <p>BUILDING AREA (GROSS) - 53,077 S.F. (EXISTING, UNALTERED)</p> <p>EGRESS - EXISTING (UNALTERED)</p> <p>ACCESSIBILITY - EXISTING (UNALTERED)</p> <p>FIRE PROTECTION - THIS BUILDING'S EXISTING FULLY SPRINKLED AND ALARMED SYSTEMS WILL RECEIVE MODIFICATIONS AS REQUIRED BY NEW WORK. ALL NEW WORK AS REQUIRED TO MEET LOCAL/JURISDICTIONAL FIRE CODES WILL BE DESIGNED BY A LICENSED FIRE PROTECTION ENGINEER AND SUBMITTED UNDER SEPARATE COVER.</p> <p>SUMMARY: THE PROJECT SCOPE INCLUDES REPLACEMENT, RELOCATION AND ADDITION OF INTERIOR FIXTURES, MINOR ALTERATIONS TO PREP ROOMS, ALTERATION TO PHARMACY COUNSEL, RELOCATION OF FLORAL KIOSK, RELOCATION OF CUSTOMER SERVICE AND ACCOUNTING ROOMS.</p>	<table border="1"> <thead> <tr> <th>SHT. 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<ol style="list-style-type: none"> THE CONTRACT DOCUMENTS HAVE BEEN PREPARED TO BE COMPLEMENTARY. WHAT IS REQUIRED BY THE DRAWINGS SHALL BE REQUIRED BY THE SPECIFICATIONS, AND CONVERSELY. IN THE CASE OF DISCREPANCIES CONCERNING QUALITY AND/OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR THE GREATER QUANTITY, UNLESS OTHERWISE DISTINGUISHED IN WRITING BY THE ARCHITECT. WHERE SPECIFICATIONS HAVE BEEN OMITTED FOR PARTICULAR ITEM(S), THE CONTRACTOR SHALL EMPLOY THE HIGHEST STANDARDS ESTABLISHED BY THE MANUFACTURER OF THE ITEM(S) AS THE "GUIDELINES" FOR PRODUCT HANDLING, INSTALLATION OR ERECTION AND PROTECTION OF THE COMPONENT, ONCE IN PLACE. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED EDITION OF THE VIRGINIA BUILDING CODE, VIRGINIA PLUMBING CODE, VIRGINIA MECHANICAL CODE, THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERSONALLY FIELD INSPECT THE JOB SITE PRIOR TO THE PREPARATION AND SUBMITTAL OF HIS BID. THIS INSPECTION IS REQUIRED SO THAT THE CONTRACTOR SHALL BE TOTALLY FAMILIAR WITH THE EXISTING CONDITIONS AND THEIR INTERFACE WITH THE NEW CONSTRUCTION AS DEFINED IN THESE CONSTRUCTION DOCUMENTS. ANY ADJUSTMENT TO THE CONSTRUCTION CONTRACT, ADDITIONS, DELETIONS OR CHANGE IN CONTRACT TIME SHALL BE MADE BY WRITTEN ADDENDUM OR CHANGE ORDER BY THE OWNER AND MUST BE SIGNED BY THE OWNER AND CONTRACTOR. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TEMPORARY FACILITIES AND UTILITY SERVICES AND ALL OTHER ITEMS AND SERVICES REQUIRED TO FULLY EXECUTE THE WORK REQUIRED BY THE CONTRACT DOCUMENTS. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, ALL MATERIALS, COMPONENTS, EQUIPMENT AND SIMILAR ITEMS TO BE INCORPORATED IN THE WORK SHALL BE NEW AND SUITABLE FOR THE INTENDED USE. THE CONTRACTOR SHALL FURNISH & INSTALL ALL MATERIALS SHOWN ON DRAWINGS OR INDICATED IN THE SPECIFICATIONS TO COVER THE SCOPE OF WORK INDICATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED AS "EXISTING" OR BY OTHERS. 	<ol style="list-style-type: none"> THE TERM "CONTRACTOR" AS REFERENCED THROUGHOUT THE CONSTRUCTION DOCUMENTS SHALL MEAN THE GENERAL CONTRACTOR (G.C.). IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INTEGRATE, DIVIDE AND/OR SUBDIVIDE ANY AND ALL ASPECTS OF THE WORK BASED ON HIS OPERATION. CORRESPONDINGLY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL WORK REQUIRED OR IMPLIED BY THESE CONSTRUCTION DOCUMENTS IS PROVIDED/FURNISHED AND INSTALLED COMPLETE IN A FIRST-CLASS WORKMANLIKE MANNER UNLESS STATED OTHERWISE IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL MAINTAIN ORDERLY HOUSEKEEPING DURING THE PROCESS OF CONSTRUCTION. DAILY CLEAN UP SHALL INCLUDE THE REMOVAL OF ALL DUST, MATERIAL WASTE AND DEBRIS. THE CONTRACTOR SHALL, UPON PROJECT COMPLETION, THOROUGHLY CLEAN ALL AREAS. FINAL CLEAN UP SHALL INCLUDE THE DUSTING AND REMOVAL OF DIRT, PAINT DRIPPINGS/OVERRUNS, OIL, GREASE AND OTHER BLEMISHES FROM ALL SURFACES INCLUDING SIDEWALKS, FIXTURES, COLUMNS, WALLS AND EQUIPMENT. ALL HARDWARE SHALL BE CLEANED AND POLISHED WITH FLANNEL CLOTH. ALL STOREFRONT SYSTEM FRAMES SHALL BE CLEANED. GLASS AND MIRRORS SHALL BE CLEANED. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RUBBISH, SCAFFOLDINGS, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES AND ANY OTHER COMPONENTS WHICH WERE REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF. THE CONTRACTOR MAY NOT SUBSTITUTE ANY "EQUIVALENT" PRODUCTS FOR SPECIFIED PRODUCTS, UNLESS THE TERM "OR EQUIVALENT" OR "OR EQUAL" IS DESIGNATED, WITHOUT APPROVAL OF THE OWNER. ALL SUBSTITUTIONS MUST BE SUBMITTED PRIOR TO BID FOR APPROVAL. NO SUBSTITUTES SHALL BE ALLOWED UNLESS "OR EQUAL" IS DESIGNATED. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR'S OWN FORCES, SUBCONTRACTORS AND OTHER ENTITIES UNDER THE CONTRACT TO THE CONTRACTOR THAT ARE PERFORMING PORTIONS OF THE WORK SHALL BE SKILLED IN THEIR RESPECTIVE TRADES AND COMMENSURATE WITH THE STANDARDS OF WORKMANSHIP CONSISTENT WITH, AND REASONABLY INFERRABLE FROM, THE CONTRACT DOCUMENTS. 	<ol style="list-style-type: none"> THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PRACTICES FOR PROTECTION OF PERSONS AND PROPERTY IN CONJUNCTION WITH THE EXECUTION OF WORK CONSISTENT WITH INDUSTRY-ACCEPTED PRACTICES AND PROCEDURES AND IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES, INCLUDING O.S.H.A. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK TO OWNER, HIS AGENTS AND GOVERNING AUTHORITIES AT ALL REASONABLE TIMES, AS MAY BE REQUESTED OR REQUIRED BY LAW OR PROJECT CONDITIONS. THE CONTRACTOR SHALL AFFORD THE OWNER AND THE OWNER'S SUBCONTRACTOR REASONABLE OPPORTUNITY FOR PERFORMANCE OF WORK UNDER SEPARATE CONTRACT AND COORDINATE THE CONTRACTOR'S WORK WITH THEIR WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DETAIL DIMENSIONS SHALL TAKE PRECEDENCE OVER PLAN DIMENSIONS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DISCREPANCIES OR AMBIGUITIES FOUND SHALL BE REPORTED TO THE ARCHITECT AT ONCE FOR CLARIFICATION. DIMENSIONS ON DRAWINGS ARE FACE OF STUD TO FACE OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED OR UNLESS DIMENSIONED TO EXISTING FINISHED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LIFE SAFETY SYSTEMS AND EQUIPMENT INCLUDING, BUT NOT LIMITED TO FIRE ALARM SYSTEMS, AUTOMATIC FIRE SPRINKLERS, EMERGENCY LIGHTING, EXIT LIGHTING, FIRE EXTINGUISHERS, AND EXITS FOR THE DURATION OF CONSTRUCTION. WHEN REQUIRED BY THE FIRE OFFICIAL HAVING JURISDICTION, THE CONTRACTOR SHALL SUBMIT A PLAN DESCRIBING HOW THE ABOVE WILL BE ACCOMPLISHED. 	<p>PROJECT DATE: 6-1-2020</p> <p>CONSTRUCTION SET</p> <p>COVER SHEET</p> <p>SHEET TITLE</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>PROJECT NO: CFS2020-0514 CAD DWG FILE: CFS2020-0514-001 DRAWN BY: JMH CHK'D BY: JMH / LEN</p> <p>G0.1</p> <p>SHEET NO.</p>	NO.	DATE	DESCRIPTION																																																																																																																																																																					
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