



## O ' B R I E N

5310 Harvest Hill Road • Suite 136, LB 161 • Dallas, TX 75230 • PHONE (972) 788-1010 • FAX (972) 788-4828

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### ADDENDUM 2

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December 18, 2012

#### **Addendum #2**

Kroger – SW 585 (Flower Mound)  
O'Brien Project No. 12007

O'Brien & Associates  
5310 Harvest Hill Road  
Suite 136, LB 161  
Dallas, TX 75230

**This Addendum forms part of the Bid Documents and modifies the Specifications and is to be acknowledged as part of the Guaranteed Maximum Price.**

#### **Addendum #02 - Revisions to drawings issued for bid dated 11/29/2012:**

#### **ARCHITECTURAL**

##### Sheet AD1.1:

1. Adjusted trenching lines to accommodate existing conditions, Cheese/Olive relocation, rerouted grease line and vent lines from P1.1 and new 90 degree saw cut design.
2. Adjusted Cheese/Olive shop, cloud ceiling and low wall to avoid conflict with existing column.
3. Added note regarding brick wall near compactor: Replace damaged/missing bricks.
4. Added notes regarding demolition of existing carpet in hallway near CBT #135 and ECR #134.

##### Sheet 1.3:

1. Re-laminate existing light box décor element under Deli/Bakery soffit.

##### Sheet 4.1/04:

2. Adjusted Cheese/Olive shop, cloud ceiling and low wall to avoid conflict with existing column.
3. New note regarding plumbing chase at column near Cheese/Olive shop.

## **PLUMBING**

### **Sheet P1.1:**

4. Rerouted grease line and vent line.

**The information identified above is a general description of the items as identified within the attached documents. Omission of any information within this general description does not relieve the Contractor of the responsibility of furnishing and installing all items identified within the Bid Documents.**

**END OF ADDENDUM #02 Kroger Revisions**

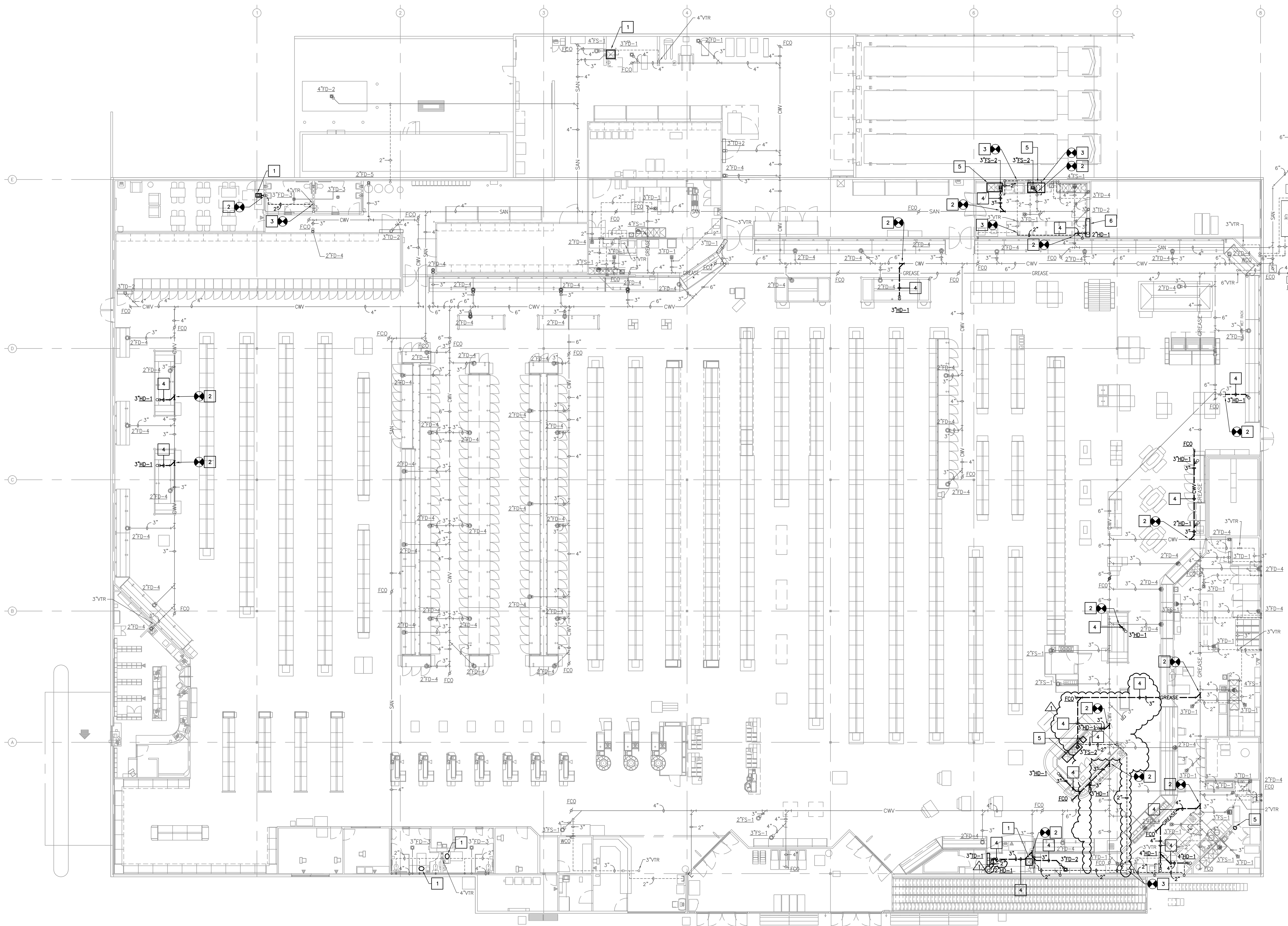


KROGER  
SW-585

WITHIN THE WALLS  
REMODEL

1101 FLOWER MOUND RD.  
FLOWERMOUND, TX

A DEVELOPMENT OF:  
KROGER



**PLUMBING KEYED NOTES:**

1. INSTALL NEW/RELOCATED PLUMBING FIXTURE AS INDICATED. ADJUST/EXTEND EXISTING DRAIN, WASTE AND VENT PIPING AS REQUIRED FOR NEW FIXTURE. RE: SHEET P1.2 FOR FIXTURE DESIGNATIONS.
2. CONNECT TO EXISTING WASTE LINE. FIELD VERIFY EXACT LOCATION, DEPTH, AND FLOW PRIOR TO INSTALLATION.
3. CONNECT TO EXISTING VENT LINE. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
4. TRENCH FLOOR FOR NEW PIPE. COORDINATE WITH OTHER TRADES FOR UNDER FLOOR ROUTING PATCH FLOOR TO MATCH EXISTING.
5. EXTEND FIXTURE DRAIN LINE FULL SIZE TO NEAREST ADJACENT INDIRECT DRAIN/RECEPTOR.
6. EXTEND DRAIN LINE FULL SIZE TO NEAREST ADJACENT INDIRECT DRAIN/RECEPTOR.

**PLUMBING GENERAL NOTES:**

1. ALL VENTS UP FROM COMBINATION WASTE AND VENT SYSTEM ARE TO HAVE WALL CLEANOUTS ABOVE SLAB.
2. MAXIMUM DISTANCE BETWEEN VENTS ON COMBINATION WASTE AND VENT SYSTEMS IS 100 FEET.
3. VERIFY THE DIMENSIONS OF HUB DRAINS UNDER REFRIGERATION CASES WITH REFRIGERATION MANUFACTURER. SELECTED BY KROGER BEFORE ROUGH-IN AND INSTALLATION. REFER TO PLUMBING DIMENSION PLAN, 1/P1.4.
4. WASTE LINES 3" AND SMALLER SLOPE 1/4" PER FOOT. WASTE LINES 4" AND LARGER SLOPE 1/8" PER FOOT.
5. CONTRACTOR TO INSULATE ALL DRAIN PIPING UNDER REFRIGERATED CASES AND/OR EQUIPMENT FROM CASES AND/OR EQUIPMENT TO FLOOR SINK/DRAIN.
6. ALL DIMENSIONS TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. NO EXPOSED, SURFACE MOUNTED WATER OR VENT LINES ARE PERMITTED IN PREP ROOMS.
8. COORDINATE ALL PIPE DROPS IN SALES AREA FROM ROOF TO LOW WALLS OR EQUIPMENT WITH OTHER MECHANICAL PIPES AND ELECTRICAL CONDUITS. THIS INCLUDES PLUMBING VENTS, REFRIGERATION TUBING, AND ELECTRICAL CONDUITS. GENERALLY, THESE DROPS WILL BE IN SAME PLANE AS STRUCTURAL COLUMNS. KROGER PM TO APPROVE OF LOCATION PRIOR TO INSTALLATION.
9. PIPES LOCATED IN EXPOSED AREAS SHALL BE PAINTED TO MATCH STRUCTURE.
10. VENTS LOCATED IN RETURN AIR PLENUMS SHALL BE CAST IRON FULL LENGTH.
11. REFER TO MECHANICAL PLANS (M1.1) FOR CONDENSATE PIPING.

**ISSUE LOG**

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	11.06.2012
	ISSUED FOR BID	11.29.2012
	ADDENDUM #2	12/19/2012

**BACKFLOW PREVENTER NOTE**  
FURNISH AND INSTALL BACKFLOW PREVENTERS OR REDUCED PRESSURE ZONE VALVES AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

**UNDERFLOOR INSTALLATION COORDINATION NOTE**  
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL UNDER FLOOR INSTALLATION WORK IN ORDER TO MINIMIZE THE AMOUNT OF CUTTING AND PATCHING REQUIRED.  
CONTRACTOR SHALL COMBINE MECHANICAL, ELECTRICAL AND PLUMBING WORK IN A COMMON TRENCH, WHERE FEASIBLE.  
CONTRACTOR TO ESTABLISH A PRE-CONSTRUCTION MEETING WITH ALL TRADES TO INSURE COORDINATION OCCURS. COORDINATE ALL CUTTING AND PATCHING REQUIREMENTS WITH ARCHITECT PRIOR TO BEGINNING WORK.

**NOTE:**  
COORDINATE ALL PIPE DROPS IN SALES AREA FROM ROOF TO LOW WALLS OR EQUIPMENT WITH OTHER MECHANICAL PIPES AND ELECTRICAL CONDUITS. THIS INCLUDES PLUMBING VENTS, REFRIGERATION TUBING, AND ELECTRICAL CONDUITS. GENERALLY, THESE DROPS WILL BE IN SAME PLANE AS STRUCTURAL COLUMNS. KROGER PM TO APPROVE OF LOCATION PRIOR TO INSTALLATION.

**FIRE SPRINKLER NOTE**  
A LICENSED FIRE SPRINKLER CONTRACTOR SHALL PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM, DRAWINGS, AND CALCULATIONS IN ACCORDANCE WITH THE SPACE LAYOUT, NFPA 13, AND ALL APPLICABLE STATE AND LOCAL CODE REQUIREMENTS. A STATE LICENSED FIRE SPRINKLER CONTRACTOR SHALL MAKE ALL CHANGES TO THE FIRE SPRINKLER SYSTEM, AFTER SUBMITTING PLANS AND OBTAINING A PERMIT FROM THE FIRE DEPARTMENT.

01 WASTE AND VENT PLAN  
SCALE: 3/32"=1'-0"

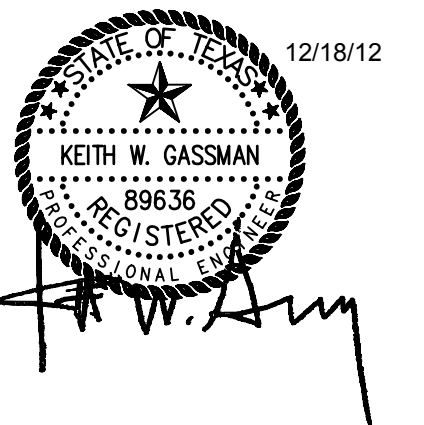


P1.1  
WASTE AND VENT PLAN

1425 Greenway Drive, Suite 640  
Irving, TX 75038 (972) 812-1270  
REGISTRATION # F-4111  
KME PROJECT # 86212014



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DATE: JOB: SCALE:  
10009 AS NOTED

SHEET NO.

P1.1  
WASTE AND VENT PLAN

COPYRIGHT ©2012 O'BRIEN THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD FOR ANY PURPOSES WITHOUT PRIOR WRITTEN CONSENT FROM O'BRIEN.

REFERENCE MEP DRAWINGS FOR ALL NEW AND DEMO LIGHTING

GENERAL NOTES

1. PATCH AND REPAIR CEILING GRID, TILES, AND HEADWALLS WHERE EXISTING DECOR HAS BEEN REMOVED.
2. REPLACE ALL DAMAGED, DISCOLORED, OR MISSING CEILING TILES.
3. CLEAN CEILING DIFFUSERS IN ENTIRE STORE.
4. REPLACE ALL DAMAGED, DISCOLORED, OR BROKEN LIGHT FIXTURE LENSES ON SALES FLOOR, PREP AREAS, AND RESTROOMS.
5. PAINT ALL LIGHT FIXTURES LOCATED ON TOP OF HUSMAN GASES TO MATCH NEW DECOR COLOR.
6. FIX OR REPLACE ANY DAMAGED ESCUTCHEONS AT SPRINKLER HEADS.
7. ALL PREP AREAS MUST HAVE TYPE 3 WASHABLE TILES, REF. SPEC.
8. REFER TO ELECTRICAL SHEETS AND DECOR SHEETS FOR LIGHT LAYOUT AND CEILING DECOR ELEMENTS.
9. CLEAN AIR DIFFUSERS, CEILING IN PREP AREAS AND REPLACE DAMAGED OR DISCOLORED CEILING TILES.
10. REPLACE ALL CRACKED SOFFIT LIGHTS AND CLEAN THE REST OF BUGS AND DEBRIS.

KEYED NOTES

- 1. NEW CEILING TILES AND GRID
- 2. NEW DROP PARTITION, PAINT TO MATCH EXISTING. SEE A3.21 / 21
- 3. NEW TYPE 3 WASHABLE CEILING TILES AT ALL PREP AREAS, REF. SPEC.
- 4. NEW CEILING TILES ONLY EXISTING GRID TO REMAIN
- 5. G.C. TO VERIFY HALL CONDITION ABOVE DEMOLISHED CEILING. EXTEND FRAMING AND GYP BOARD AS REQUIRED AS A RESULT OF RAISED CEILING IN SALES. REFER TO A3.21 FOR REFERENCED HALL TYPES.
- 6. RE-LAMINATE EXISTING UNDER SOFFIT LIGHT BOX IN DELI/BAKERY SOFFIT PER KROGER PM. COLOR AND LAMINATE TYPE TBD BY KROGER PM.

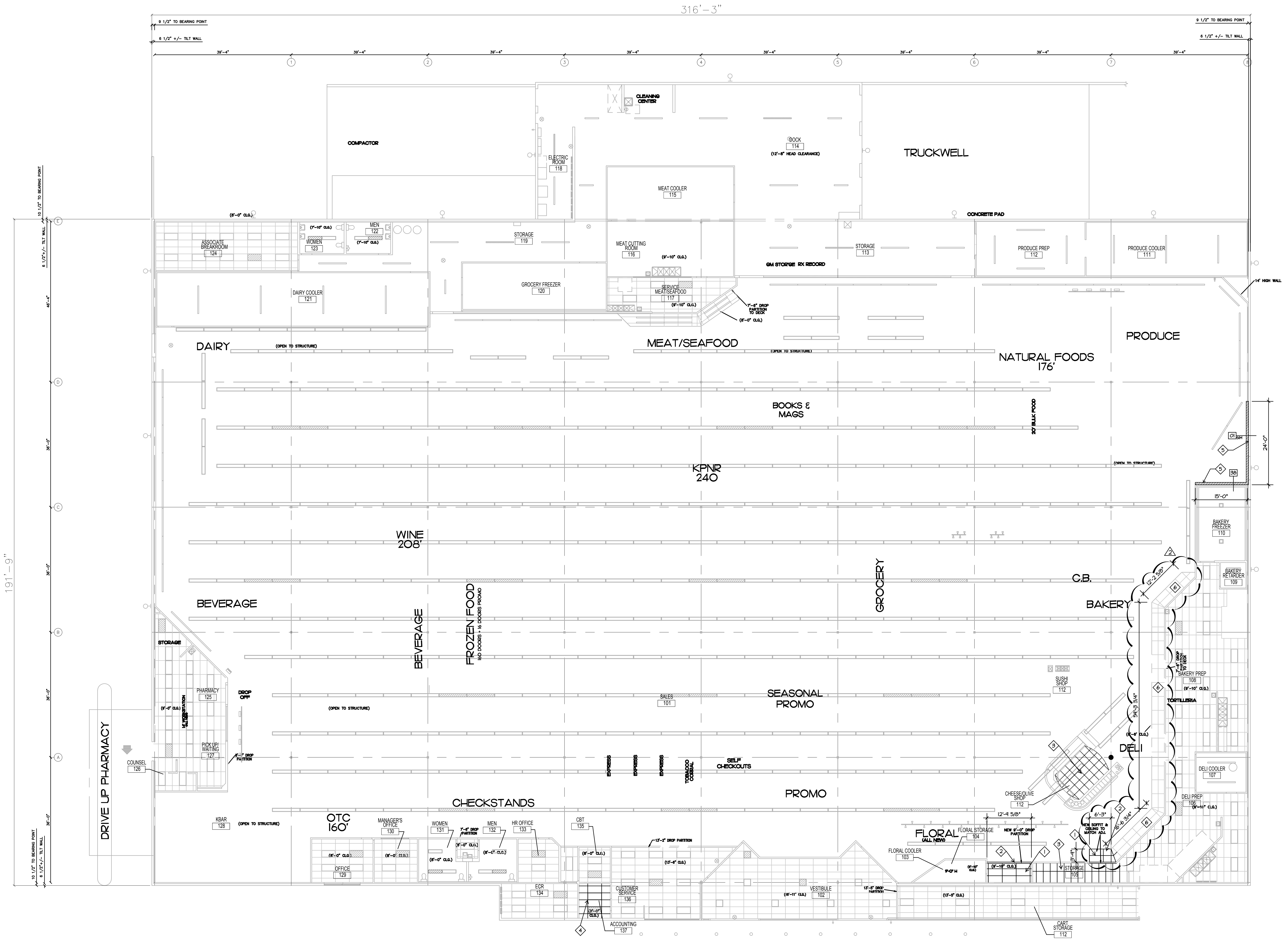


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ISSUE LOG

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID	11.24.2012
2	ADDENDUM #1 / CITY COMMENTS	12.10.2012
3	ADDENDUM #2	12.14.2012



01 REFLECTED CEILING PLAN  
SCALE: 3/32" = 1'-0"



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JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916  
DATE: 11.06.2012 JOB: 12007 SCALE: 3/32" = 1'-0"

SHEET NO.  
**A1.3**  
REFLECTED CEILING PLAN

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**KEYED NOTE LEGEND**

- ◇ GENERAL KEYNOTE
- DOOR KEYNOTE, REFER DOOR SCHEDULE ON A6J
- WALL TYPE KEYNOTE, REFER TO A3.2J
- ROOM NAME
- ## ROOM FINISH KEYNOTE, REFER TO A6J

**KEYED NOTES**

- ◇ DEMOLISH AND REMOVE EXISTING WALLS, WINDOWS, AND HEADWALLS. REFER FLOOR PLAN SHEET A1J FOR EXTENT OF NEW CONSTRUCTION.
- ◇ DEMOLISH AND REMOVE EXISTING DOOR.
- ◇ SAW-CUT AND REMOVE EXISTING FLOOR SLAB WHERE INDICATED ON PLUMBING DRAWINGS. INSTALL PLUMBING PRIOR TO PATCHING REMOVED AREA. REF PLUMBING DRAWINGS. REFER TO ASD-64, ASD-54.1, 54.2 ON A5J AND A5J/02.
- ◇ DEMOLISH AND REMOVE EXISTING BOLLARD - PATCH FLOOR TO RECEIVE VCT TO MATCH EXISTING SALES FLOORING. SEE A1J/A4J FOR LOCATION OF NEW BOLLARD.
- ◇ DEMOLISH AND REMOVE EXISTING PLUMBING FIXTURE. CAP DRAIN PER MEP DRAWINGS. NEW FLOOR FINISHES TO MATCH EXISTING.
- ◇ DEMOLISH AND REMOVE EXISTING COOLER PANEL TO MAKE ROOM FOR NEW 6" PLUMBING CHASE.
- ◇ SAW-CUT AND REMOVE EXISTING FLOOR SLAB. REFER TO A4J FOR CONCRETE PLACEMENT, NEW FLOOR SLOPE AND FINISH MATERIALS. REF. MEP FOR DRAIN LOCATIONS. REF ASD-64.
- ◇ RELOCATE EXISTING PLUMBING FIXTURE. CAP DRAIN PER MEP DRAWINGS. NEW FLOOR FINISHES TO MATCH EXISTING. REF. A1J AND MEP.
- ◇ NEW TRENCH DRAIN. REFER TO ASD-4A AND MEP.
- ◇ SUGGESTED LOCATIONS OF PITS AND PVC PIPES FOR THE ROUTING OF REFRIGERATION LINES. ALTERNATE ROUTING MAY BE REQUIRED. FIELD CONDITIONS TO BE VERIFIED FOR CONFLICTS AND THE PRACTICALITY OF UTILIZING EXISTING ROUTING. REFRIGERATION LINES NOT ROUTED UNDER FLOOR SHALL BE ROUTED AS HIGH AS PRACTICAL.
- ◇ 2'-0" X 2'-0" X 1'-3" DEEP PREFABRICATED PIT BOX FOR REFRIGERATION LINE ROUTING. REF. ASD-4B.
- ◇ AFTER DEMOLITION AND INSTALL - PATCH CONCRETE AND POLISH TO MATCH EXISTING. REFER MEP TO CAP EXISTING DRAINS.

**GENERAL NOTES**

1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON DRAWINGS WITH THAT OF ACTUAL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. DRAWINGS ARE PROVIDED AS A GENERAL GUIDELINE. CONTRACTORS SHALL NOT RECEIVE ANY ADDITIONAL COMPENSATION FOR FAILURE TO VERIFY AND CONFIRM ALL ELEMENTS OF THE EXISTING CONDITIONS, BOTH VISIBLE AND CONCEALED.
2. ALL ASBESTOS MATERIALS SHALL BE REMOVED AND DISPOSED BY ABATEMENT CONTRACTOR. REFER ASBESTOS SURVEY FOR LIST OF MATERIALS FOR DISPOSAL. ALL MATERIALS CONTAINING ASBESTOS (INCLUDING FLOOR TILES AND MASTICS) SHALL BE REMOVED ACCORDING TO ALL LOCAL LAWS AND REGULATIONS.
3. MAINTAIN MINIMUM EMERGENCY EXIT ACCESS WITHIN STORE IS OPEN. MERCHANDISE, FURNITURE, EQUIP, ETC. MUST BE PLACED SUCH THAT THE MIN REQUIRED EMERGENCY EXIT IS MAINTAINED AT ALL TIMES.
4. REFER REFLECTED CEILING DEMOLITION PLAN ON SHEET AD 2 FOR LIGHTING AND CEILING DEMOLITION.
5. REFER MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL UNDERFLOOR INSTALLATION WORK. MINIMIZE THE AMOUNT OF CUTTING AND PATCHING OF CONCRETE. CONTRACTOR SHALL COMBINE NEW MECHANICAL, ELECTRICAL, AND PLUMBING WORK IN A COMMON TRENCH, WHERE FEASIBLE. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
7. REMOVE EXISTING DECOR FIXTURES INCLUDING DEPARTMENT GRAPHS, WALL COVERINGS AND PLASTIC TRIM. DECOR SHALL NOT BE STRIPPED ALL AT ONCE. DEMO AND REPLACE ONE DEPARTMENT AT A TIME.
8. REMOVE ALL EXISTING HAND DRYERS IN ALL RESTROOMS AND PATCH WALL. RE-APPLY WALL FINISH AS REQUIRED.
9. REPLACE ALL MISSING OR DAMAGED PLASTIC CURTAINS.
10. PROVIDE TRENCHES IN FLOOR SLAB FOR NEW PLUMBING FIXTURES AND UTILITY LINES. REF. PLUMBING DRAWINGS AND REFRIGERATION DRAWINGS FOR ADDITIONAL INFORMATION.
11. REFER TO STRUCTURAL DRAWINGS FOR ALL NEW AND DEMO CONCRETE SLABWORK.

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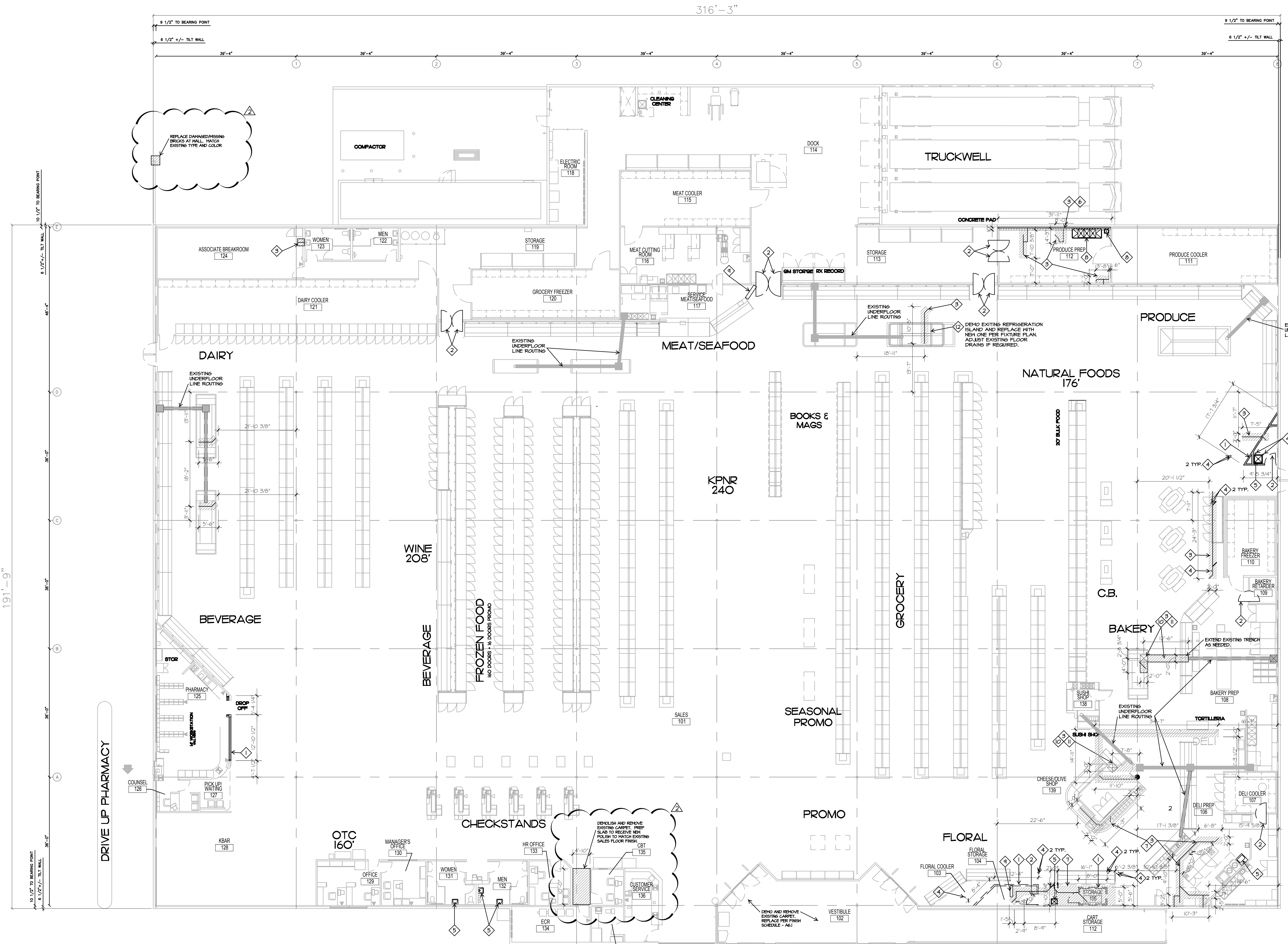
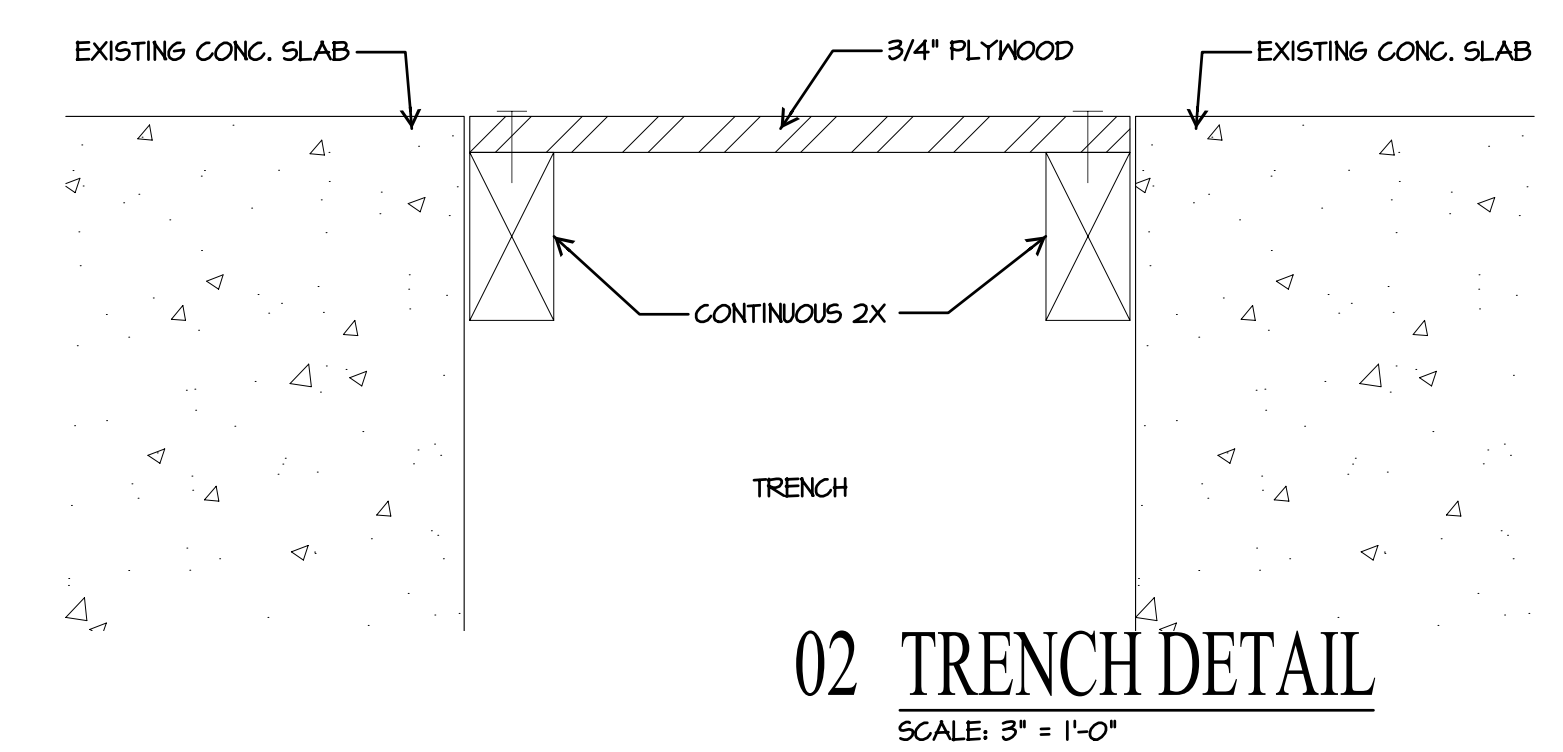


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JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916  
DATE: 11.06.2012 JOB: 12007 SCALE: 3/32" = 1'-0"

SHEET NO.  
**AD1.1**  
DEMOLITION FLOOR PLAN



**01 DEMOLITION FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
NORTH