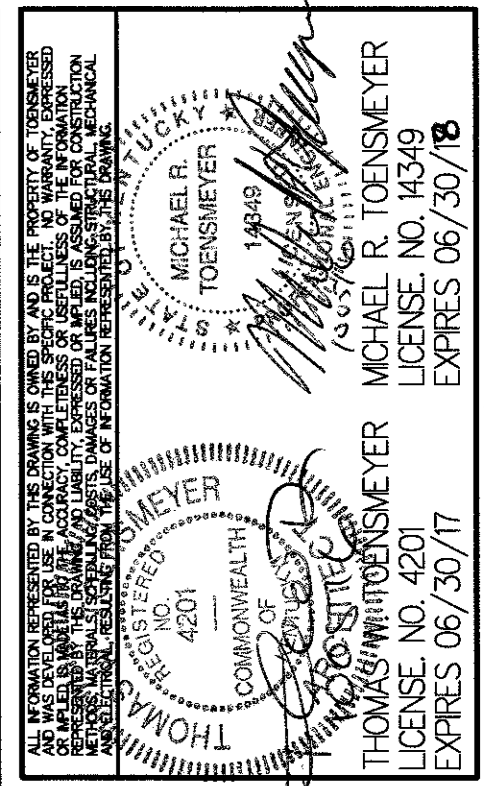


# RENOVATION OF EXISTING BUILDING FOR BIRCUS BREWING LUDLOW THEATER 322 ELM STREET LUDLOW, KENTUCKY 41016



## INDEX OF DRAWINGS

- G-1 GENERAL INFORMATION
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## SCOPE OF WORK

THIS PROJECT INCLUDES THE CHANGE IN OCCUPANCY OF THIS BUILDING FROM AN F-1 USE GROUP (AUTO REPAIR SHOP) TO A MIXED USE BUILDING WITH A-2 USE GROUP (BANQUET HALL) AND F-2 USE GROUP (BREWERY).

THE PROJECT IS TO BE CONSTRUCTED IN TWO PHASES. PHASE ONE INCLUDES THE WORK REQUIRED TO CHANGE THE USE OF THE BUILDING TO F-2, BREWERY USE. THIS PHASE INCLUDES THE INSTALLATION OF BREWING EQUIPMENT IN THE EXISTING BUILDING. THIS WORK IS INDICATED ON THESE DRAWINGS. NO OTHER CONSTRUCTION IS INCLUDED IN PHASE ONE.

PHASE TWO INCLUDES WORK TO COMPLETE THE CHANGE OF USE OF THE BUILDING TO F-2, BREWERY USE AND A-2, ASSEMBLY USE. THIS PHASE INCLUDES MODIFICATIONS OF THE EXISTING BUILDING WHICH ARE NOT INDICATED ON THESE DRAWINGS. THE REQUIRED PERMIT DOCUMENTS FOR PHASE TWO WORK WILL BE SUBMITTED AT A LATER DATE.

## GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE KENTUCKY BUILDING CODE (KBC) AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, RULES AND REGULATIONS.
2. ALL INFORMATION REGARDING HVAC SYSTEMS TO BE PROVIDED BY MECHANICAL CONTRACTOR. WORK TO BE COORDINATED WITH WORK OF ALL OTHER DISCIPLINES.
3. ALL INFORMATION REGARDING PLUMBING SYSTEMS TO BE PROVIDED BY PLUMBING CONTRACTOR. WORK TO BE COORDINATED WITH WORK OF ALL OTHER DISCIPLINES.
4. ALL INFORMATION REGARDING ELECTRICAL SYSTEMS TO BE PROVIDED BY ELECTRICAL CONTRACTOR. WORK TO BE COORDINATED WITH WORK OF ALL OTHER DISCIPLINES.
5. ALL MECHANICAL, PLUMBING AND ELECTRICAL FIXTURES INDICATED ON PLANS ARE SHOWN FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SYSTEMS ARE IN STRICT ACCORDANCE WITH THE KBC AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, RULES AND REGULATIONS.
6. UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT WILL BE FURNISHED BY THE GENERAL CONTRACTOR. THIS NOTE APPLIES TO ALL DRAWINGS.
7. CONTRACTOR SHALL COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH ALL WORK FOR ALL OTHER TRADES AND DISCIPLINES REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCY BETWEEN THE WORK OF OTHERS AND THESE CONTRACT DOCUMENTS.
8. GENERAL CONTRACTOR'S BID SHALL INCLUDE ALL COSTS FOR THE COMPLETE INSTALLATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
9. ALL DIMENSIONS SHOWN ON PLANS ARE TO CENTERLINE OF COLUMN, FACE OF MASONRY OR FACE OF GYPSUM WALLBOARD.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS.
11. CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR CASEWORK, EQUIPMENT AND ACCESSORIES WHERE REQUIRED. PROVIDE BLOCKING FOR ALL CONTRACTOR FURNISHED/CONTRACTOR INSTALLED ITEMS. COORDINATE WITH CASEWORK, EQUIPMENT AND ACCESSORIES SUPPLIERS.
12. ALL GLAZING LOCATED IN ANY OF THE HAZARDOUS LOCATIONS AS SPECIFIED IN SECTION 2406 MUST BE TEMPERED SAFETY GLAZING AND BE IDENTIFIED BY A LABEL SPECIFYING THE LABELER, WHETHER THE MANUFACTURER OR THE INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. THE LABEL SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, OR AN EMBOSSED MARK, WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. PER SECTION 2406.2, 2012 KBC.
13. TACTILE SIGNS SHALL BE INSTALLED AT ALL EXIT DISCHARGE AREAS IN ACCORDANCE WITH KBC SECTIONS 1011.2 AND E107.2 AND ICC/ANSI A117.1-2003.

## BUILDING CODE INFORMATION

USE GROUP CLASSIFICATION - EXISTING	F-1 FACTORY INDUSTRIAL MODERATE HAZARD	REQUIRED EGRESS WIDTH	377 X 2" PER OCCUPANT = 75.40"
USE GROUP CLASSIFICATION - PROPOSED	FIRST FLOOR A-2 ASSEMBLY F-2 FACTORY INDUSTRIAL MODERATE HAZARD	PROVIDED EGRESS WIDTH	EXISTING - 144" (4 - 36" WIDE DOORS)
NON-SEPARATED MIXED OCCUPANCIES	SECOND FLOOR A-2 ASSEMBLY	THE MEZZANINE DURING PHASE ONE OF THE PROJECT WILL BE CONSIDERED AS AN F-2 OCCUPANCY. THE MEZZANINE IS THEREFORE PERMITTED TO HAVE ONE MEANS OF EGRESS, SINCE THE OCCUPANT IS LESS THAN 49. DURING PHASE TWO OF THE PROJECT, AN ADDITIONAL MEANS OF EGRESS FROM THE MEZZANINE WILL BE INDICATED ON THE PERMIT DOCUMENTS IN ORDER TO PROVIDE A SECOND REQUIRED MEANS OF EGRESS FOR THE PROPOSED A-2 OCCUPANCY.	
TYPE OF CONSTRUCTION	A-2 USE GROUP F-2 USE GROUP (BREWERY)	FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS (TABLE 601 AND TABLE 602)	
ACTUAL AREA	3B	TYPE 3B CONSTRUCTION	
ALLOWABLE AREA (PER TABLE 503)	FIRST FLOOR - 7,143 SF.	STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HR.
USE GROUP A-2	MEZZANINES - 175 SF. 406 SF.	BEARING WALLS - EXTERIOR	2 HR.
USE GROUP F-2		BEARING WALLS - INTERIOR	0 HR.
ALLOWABLE HEIGHT (PER TABLE 503)		NONBEARING WALLS AND PARTITIONS - EXT. (GREATER THAN 30' SEP. DISTANCE)	0 HR.
USE GROUP A-2	9,500 SF.	NONBEARING WALLS AND PARTITIONS - INTERIOR	0 HR.
USE GROUP F-2	8,000 SF.	FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.
USE GROUP A-2	2 STORY, 55'	ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.
USE GROUP F-2	3 STORY, 55'	INTERIOR FINISH REQUIREMENTS (PER SECTIONS 803 AND 804):	
ACTUAL HEIGHT	27'-0" +/-	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CLASS A
ACTUAL AREA AND ACTUAL HEIGHT ARE LESS THAN THE ALLOWABLE AREA AND ALLOWABLE HEIGHT FOR BOTH A-2 AND F-2 USE GROUPS, SO NO SEPARATION IS REQUIRED BETWEEN OCCUPANCIES		CORRIDORS	CLASS A
OCCUPANCY LOAD		ROOMS AND ENCLOSED SPACES	CLASS C
FIRST FLOOR - A-2	4,337 SF./15 SF. PER OCCUPANT = 290 OCCUPANTS	FLOOR FINISH	CLASS II
FIRST FLOOR - F-2	2,020 SF./100 SF. PER OCCUPANT = 21 OCCUPANTS	ALL THERMAL AND SOUND INSULATING MATERIALS, BATTS, BLANKETS, FILLS OR SIMILAR TYPES OF MATERIALS, INCLUDING VAPOR BARRIERS, BREATHERS PAPERS OR OTHER COVERINGS THAT ARE INCORPORATED IN THE CONSTRUCTION ELEMENTS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 FOR BOTH CONCEALED AND EXPOSED INSTALLATIONS PER SECTIONS 719.2 AND 719.3 2012 KBC.	
MEZZANINE - A-2	976 SF./15 SF. PER OCCUPANT = 66 OCCUPANTS	PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 906.1 AND THE TYPE, SIZE, AND LOCATION MUST BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT HAVING JURISDICTION PER SECTION 906.1, 2006 IFC.	
TOTAL	377 OCCUPANTS	THRESHOLDS AT ALL MEANS OF EGRESS DOORS AND ACCESSIBLE ENTRANCES SHALL NOT EXCEED 1/2" MAXIMUM. RAISED THRESHOLDS GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL AND TWO UNITS HORIZONTAL PER SECTION 1008.16, 2012 KBC.	

## PLUMBING FIXTURE REQUIREMENTS

ASSUME 189 MALE AND 189 FEMALE OCCUPANTS		REQUIRED PLUMBING FIXTURES			
USE GROUP A-2 - ASSUME 178 MALE AND 178 FEMALE OCCUPANTS		USE GROUP	WATER CLOSETS	MALE	LAVATORIES
USE GROUP F-2 - ASSUME 11 MALE AND 11 FEMALE OCCUPANTS		A-2 (178 MALE/178 FEMALE)	MALE	FEMALE	MALE
		F-2 (11 MALE/11 FEMALE)	0.11	0.11	0.110
		TOTAL	2.48	2.48	1.000
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES		PROVIDED PLUMBING FIXTURES			
USE GROUP	WATER CLOSETS	LAVATORIES	WATER CLOSETS	LAVATORIES	
A-2	MALE 1/75	MALE 1/200	MALE 4	MALE 1	
F-2	FEMALE 1/100	FEMALE 1/200	FEMALE 2	FEMALE 1	
			(2 ARE URINALS)		

NOTE: ONLY 2 WATER CLOSETS ARE INDICATED IN THE WOMEN'S TOILET ROOM ON THESE PHASE ONE PERMIT DOCUMENTS. AN ADDITIONAL WATER CLOSET WILL BE INDICATED WHEN THE PHASE TWO PERMIT DOCUMENTS ARE SUBMITTED FOR APPROVAL. AN ACCESSIBLE WATER CLOSET AND LAVATORY IS AVAILABLE IN THE BUILDING DIRECTLY ADJACENT TO THIS BUILDING WHICH WILL BE UTILIZED DURING THE PHASE ONE PORTION OF THIS PROJECT. ACCESSIBLE WATER CLOSETS AND LAVATORIES WILL BE INCORPORATED INTO THE PHASE TWO PERMIT DOCUMENTS WHEN SUBMITTED FOR APPROVAL.

## SECTION 3412.6 EVALUATION PROCESS

SECTION	SAFETY PARAMETER	SAFETY PARAMETER	FIRE SAFETY	MEANS OF EGRESS	GENERAL SAFETY
3412.61	BUILDING HEIGHT:	FEET: A-H-EH/25 X OF, 55-27/25 = 203			
		STORES: AS-EH X OF, 2 STORES - 1 STORY = 10	1	1	1
3412.62	BUILDING AREA:	ALLOW. AREA - ACT. AREA/200, 9500 - 7143/200 = 196	2	2	2
3412.63	COMPARTMENT:	CAT. C, 6720 NET SF. INTERPOLATE BETWEEN 10 AND 14 = 11	1	1	1
3412.64	TENANT SEP:	CAT. C, BREWING VESSELS (F-2) ARE ACCESSORY TO A-2 = 0	0	0	0
3412.65	CORRIDOR WALLS:	CAT. C, WITHOUT CORRIDORS PER SECTION 108 = 0	0	0	0
3412.66	VERTICAL OPENINGS:	IF THE STRUCTURE IS A ONE STORY BUILDING ENTER A VALUE OF 2	2	2	2
3412.67	HVAC SYSTEMS:	CAT. E, SYSTEMS SERVING A ONE STORY BUILDING = 5	5	5	5
3412.68	AUTO FIRE DET:	CAT. E, SMOKE DETECTORS INSTALLED THROUGHOUT FLOOR AREA = 9	9	9	9
3412.69	FIRE ALARM SYSTEM:	CAT. C, FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 907 = 0	0	0	0
3412.610	SMOKE CONTROL:	CAT. A, NONE = 0	0	0	0
3412.611	MEANS OF EGRESS:	CAT. B, CAPACITY AND NUMBER OF EXITS COMPLY = 0	0	0	0
3412.612	DEAD ENDS:	CAT. C, NO DEAD ENDS = 2	2	2	2
3412.613	TRAVEL DISTANCE:	20 X (200-100/200) = 10	10	10	10
3412.614	ELEVATOR CONTROL:	SINGLE STORY BUILDING, ENTER A VALUE OF 0	0	0	0
3412.615	EGRESS LIGHTING:	CAT. B, EGRESS LIGHTING AND EXIT SIGNS W/ EMERGENCY POWER	0	0	0
3412.616	MIXED OCCUPANCIES:	NON-SEPARATED MIXED OCCUPANCIES PER SECTION 3412.6 = 0	0	0	0
3412.617	AUTO SPRINKLERS:	CAT. A, SPRINKLERS REQUIRED, SPRINKLERS NOT PROVIDED = -4	-4	-4/2=-2	-4
3412.618	STANDPIPES:	CAT. B, STANDPIPES ARE NOT REQUIRED, NOT PROVIDED = 0	0	0	0
3412.619	INCIDENTAL USES:	PROTECTION OF INCIDENTAL USE AREAS COMPLES = 0	0	0	0
			26	40	38
			21	32	32
			+5	+8	+6

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**GENERAL INFORMATION**  
RENOVATION OF EXISTING BUILDING  
FOR BIRCUS BREWING  
LUDLOW THEATER  
322 ELM STREET  
LUDLOW, KENTUCKY 41016

DRAWN	T.W.T.	
DESIGNED	T.W.T.	
APPROVED	M.R.T.	
REV	DESCRIPTION	DATE
0	FOR APPROVAL	100516
PROJECT NUMBER	3565.00	
DRAWING DATE	100516	
PRINT DATE	OCT 05 2016	
DRAWING NUMBER	G-1	