

Bob's Bar, 4th Floor

Lexington, KY

Index To Drawings:

- A1.1 First and Second Floor Plans
- A1.2 Third and Fourth Floor Plans
- A1.3 Roof and Building Section
- A1.4 Sections
- A1.5 Elevations
- A1.6 Rear Stair Plans



General Notes:

1. THESE DRAWINGS REPRESENT A LIMITED "BUILDER'S SET" OF CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THAT THE CONSTRUCTION, INSTALLATION AND PERFORMANCE OF THIS FACILITY REPRESENTS THE INTENT OF THE OWNER.
2. THESE DRAWINGS REPRESENT AN ARCHITECTURAL DESIGN CONCEPT ONLY; MEP IS DESIGN/BUILD. CONTRACTORS SHALL SUPPLY DRAWINGS THAT REPRESENT MECHANICAL, ELECTRICAL, PLUMBING AND CASEWORK DETAILS TO THE OWNER FOR REVIEW BEFORE CONSTRUCTION.
3. FOR THIS PROJECT THE ARCHITECT WILL BE PERFORMING INSPECTIONS FOR GENERAL REVIEW OF LIFE SAFETY ISSUES ONLY AND WILL NOT BE SUPERVISING OR OBSERVING THE CONSTRUCTION PROCESS. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO DETERMINE WHETHER THE CONTRACTOR CONSTRUCTS THE BUILDING IN CONFORMANCE WITH THE OVERALL DESIGN CONCEPT AND INTENT. ALL SUB-CONTRACTORS AND GENERAL CONTRACTOR SHALL COORDINATE THEIR RESPECTIVE WORKS WITH THE BUILDING OWNER AS APPLICABLE.
4. THE BUILDING IS EXISTING. CONTRACTOR SHALL VERIFY LOCATIONS, HEIGHTS AND EXISTING WALL LIMITS WITH THOSE SHOWN ON THE DRAWINGS. ANY VARIANCES SHALL BE REPORTED TO THE OWNER AS APPLICABLE. CRITICAL DIMENSIONS FOR FIRE EGRESS, GENERAL CODE COMPLIANCE OR ADA COMPLIANCE ARE NOTED AS "MIN." OR "MAX." CONSIDER DRYWALL THICKNESSES WHEN PLANNING THESE CRITICAL SPACES. ALL PLAN DIMENSIONS ARE TO FACE OF DRYWALL.
5. THE CONTRACTOR SHALL OBTAIN AND/OR VERIFY NECESSARY DIMENSIONS FOR ALL ITEMS AND CONSTRUCTION WHICH ARE PART OF THE WORK OR WHICH MAY AFFECT THE WORK, INCLUDING VERIFICATION OF DIMENSIONS AFFECTING FABRICATION AND/OR INSTALLATION OF FABRICATED ITEMS.
6. CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS AND SHALL BE PREPARED TO PRICE AND REMOVE ALL ITEMS NECESSARY FOR THE EXECUTION OF A SUCCESSFUL PROJECT.
7. ALL FINISHES AND COLORS SHALL BE COORDINATED WITH THE OWNER.
8. THE ARCHITECT IS NOT PROVIDING SPECIFICATIONS OTHER THAN THOSE ITEMS SPECIFIED ON THE DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY LAYOUT OF BUILDING WITH ALL PROPERTY LINES, SET BACK REQUIREMENTS, UTILITIES, ETC., PRIOR TO BEGINNING CONSTRUCTION AND SHALL INFORM THE OWNER OF ANY CONFLICTS. THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFICATION OF SITE LINES, PROPERTY LINES, ETC.
11. DO NOT "SCALE" THESE DRAWINGS. IF QUESTIONS ARISE CONCERNING DIMENSIONS THE CONTRACTOR SHALL CONTACT THE ARCHITECT.
12. DOORS AND HARDWARE: ALL INTERIOR DOORS SHALL BE APPROVED BY THE BUILDING OWNER AND SHALL BE 3'-0" MIN. WIDTH AND 6'-8" MIN. HEIGHT. DOOR HARDWARE SHALL BE COMMERCIAL GRADE. LOCKSET DEADBOLTS SHALL HAVE INTERIOR THUMBTURN DEFEAT. ALL DOOR HANDLES SHALL BE LEVER TYPE, COMMERCIAL GRADE. NOTE LOCATIONS OF REQUIRED PANIC DEVICES. NOTE TEMPERED GLASS LOCATIONS AT INTERIOR WINDOWS AND SIDELIGHTS.
13. HANDRAILS AND GUARDRAIL: ALL HANDRAILS SHALL BE PLACED AT A HEIGHT OF 36." GUARDRAILS SHALL BE PLACED ON SURFACES HAVING GREATER THAN AN 18" HEIGHT DIFFERENCE THAN ADJACENT SURFACES. GUARDRAIL HEIGHT SHALL BE 42." ALL RAILS SHALL HAVE A GRIPPING PROFILE OF NOT MORE THAN 1.5" IN DIAMETER. ALL RAILS SHALL BE ABLE TO CARRY POINT AND CONTINUOUS LOADS AS REQUIRED.
14. ALL LOAD BEARING PARTITION WALLS SHALL BE SIZED BY THE STRUCTURAL ENGINEER AND SHALL MEET ALL RATING REQUIREMENTS AS PRESCRIBED ON THE PLANS. ALL WALLS SHALL BE TAPED, BEDDED AND SANDED SMOOTH. RATED WALLS SHALL BE BUILT AS PRESCRIBED IN THE UL LISTING OR BY APPROVED EQUAL.
15. THE OWNER/CONTRACTOR SHALL COORDINATE THE STRUCTURAL DESIGN WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DESIGN AND MAKE CERTAIN ALL PIPES, SLEEVES, DUCTS, INSERTS AND HOLES ARE LOCATED AND IN PLACE BEFORE COORDINATING WORK BEGINS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS.
16. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE IBC/KENTUCKY BUILDING CODE..
17. HVAC SHALL BE BY A LICENSED MECHANICAL CONTRACTOR AND SHALL MEET ALL CODE REGULATIONS, SECURE PERMITS AND ALL INSPECTIONS AS REQUIRED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE APPROPRIATE ENTITIES AS REQUIRED. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEALED/STAMPED DOCUMENTS AS NECESSARY FOR PERMITTING AND IS RESPONSIBLE FOR THE VERIFICATION OF THESE REQUIREMENTS.
18. ELECTRICAL WIRING SHALL BE BY A LICENSED ELECTRICIAN AND MEET REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, SECURE PERMITS AND ALL INSPECTIONS AS REQUIRED. ALL WIRING SHALL BE INSPECTED AND APPROVED BY THE STATE INSPECTORS).
19. FIRE ALARM INSTALLATION AND RENOVATION SHALL BE BY A LICENSED ENTITY AND MEET ALL APPLICABLE REQUIREMENTS. FIRE ALARM CONTRACTOR SHALL EVALUATE THE EXISTING ADJACENT SYSTEMS AND SHALL DESIGN THE NEW SYSTEM TO WORK WITHIN THE PARAMETERS OF THE ADJACENT TENANTS. SEE OWNER FOR "CONDO" LINES OF SEPARATION. ALL WORK SHALL BE CERTIFIED. ANNUAL INSPECTIONS SHALL BE VERIFIED TO BE IN PLACE. IF NOT IN PLACE, CONTRACTOR PROVIDING NEW WORK SHALL ALSO PROVIDE ANNUAL CERTIFICATION. NOTIFY THE OWNER OF REQUIRED WORK ON COMPLIMENTARY SYSTEMS REQUIRED FOR THE FIRE ALARM SYSTEM.
20. SPRINKLER INSTALLATION SHALL BE BY A LICENSED ENTITY AND MEET ALL APPLICABLE REQUIREMENTS. SPRINKLER CONTRACTOR SHALL EVALUATE THE EXISTING ADJACENT SYSTEMS AND SHALL DESIGN THE NEW SYSTEM TO WORK WITHIN THE PARAMETERS OF THE ADJACENT TENANTS. SEE OWNER FOR "CONDO" LINES OF SEPARATION. ALL WORK SHALL BE CERTIFIED. ANNUAL INSPECTIONS SHALL BE VERIFIED TO BE IN PLACE. IF NOT IN PLACE, CONTRACTOR PROVIDING NEW WORK SHALL ALSO PROVIDE ANNUAL CERTIFICATION. NOTIFY THE OWNER OF REQUIRED WORK ON COMPLIMENTARY SYSTEMS REQUIRED FOR THE SPRINKLER SYSTEM.
21. LIGHT FIXTURES SHALL BE AS SELECTED BY THE BUILDING OWNER. EC SHALL COORDINATE THE PURCHASE OF ALL LIGHTING WITH THE OWNER.
22. EMERGENCY AND EXIT LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND SHALL CONFORM TO ALL BUILDING STANDARDS. **IF THERE ARE ANY EXISTING FIXTURES, REPLACE ALL LAMPS AND BATTERIES THAT ARE NOT IN SERVICE.** EMERGENCY LIGHTING SHALL PROVIDE ONE (1) FOOT CANDLE (MINIMUM) LIGHTING LEVEL ALONG EXIT PATH. IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO ADD OR ADJUST EMLE/ EXIT SIGNAGE AS SHOWN ON PLAN TO ACHIEVE THE REQUIRED REGULATIONS.
23. PROVIDE BUILDING ADDRESS NUMBERS AT FRONT DOOR, 8" MIN.
24. CONTACT THE LFUCG DIVISION OF BUILDING INSPECTION, FOR PERMITTING FOR THIS PROJECT. CONTACT THEM UPON COMPLETION AND FOR FINAL INSPECTION PRIOR TO INSTALLATION OF FURNITURE, PERSONNEL OR STORAGE. AN INTERMEDIATE FRAMING INSPECTION IS REQUIRED. THE FOLLOWING ITEMS ARE NEEDED AT THE TIME OF FINAL INSPECTIONS, COPIES SHALL BE GIVEN TO THE INSPECTOR AS APPLICABLE:
 - A. CERTIFICATES OF FLAME SPREAD FOR MATERIALS, I.E., CARPET, FLOOR COVERINGS, PANELING AND WALL COVERING(S) UTILIZED IN CONSTRUCTION.
 - B. FINAL INSPECTIONS FOR PLUMBING, ELECTRIC AND HVAC AS NECESSARY.
 - C. ANNUAL AND NEW WORK CERTIFICATIONS FOR SPRINKLER OR FIRE ALARM.

Building Statistics:

CONSTRUCTION TYPE = 3A
4TH STORY = 2045 SF (OCCUPIABLE)

2045 SF/15 = 137
OCCUPANT LOAD AT STAIR = 137/2 = 68.5 X .3 = 20.5" REQUIRED (48" PROVIDED)

ALL CORRIDORS ARE MIN. 44" WIDE AND MEET ADA REQUIREMENTS

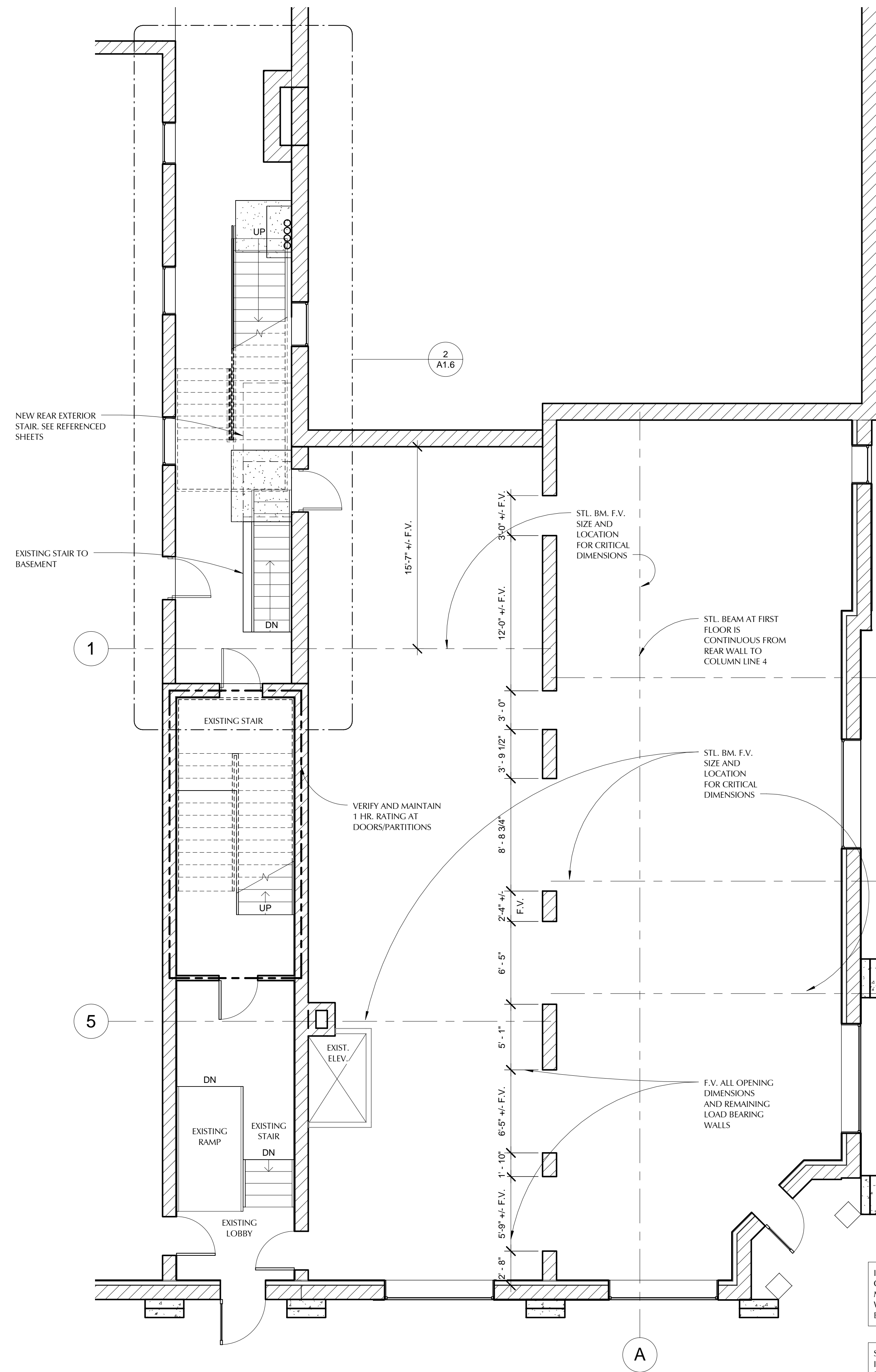
100% SPRINKLERED

ALBERT + BURNWORTH
ARCHITECTURE

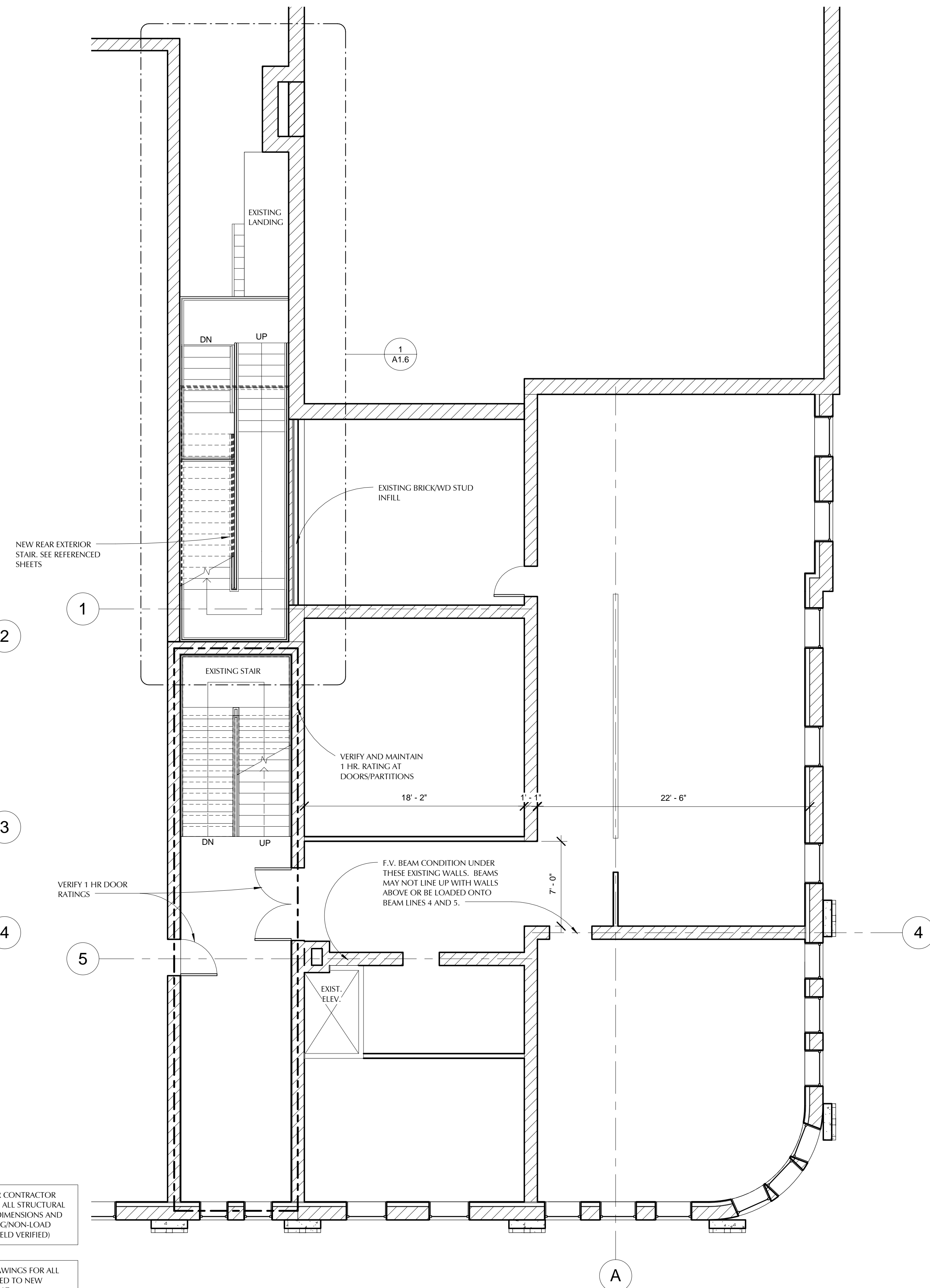
118 Constitution Street Lexington, KY 859,252,0044

COVER

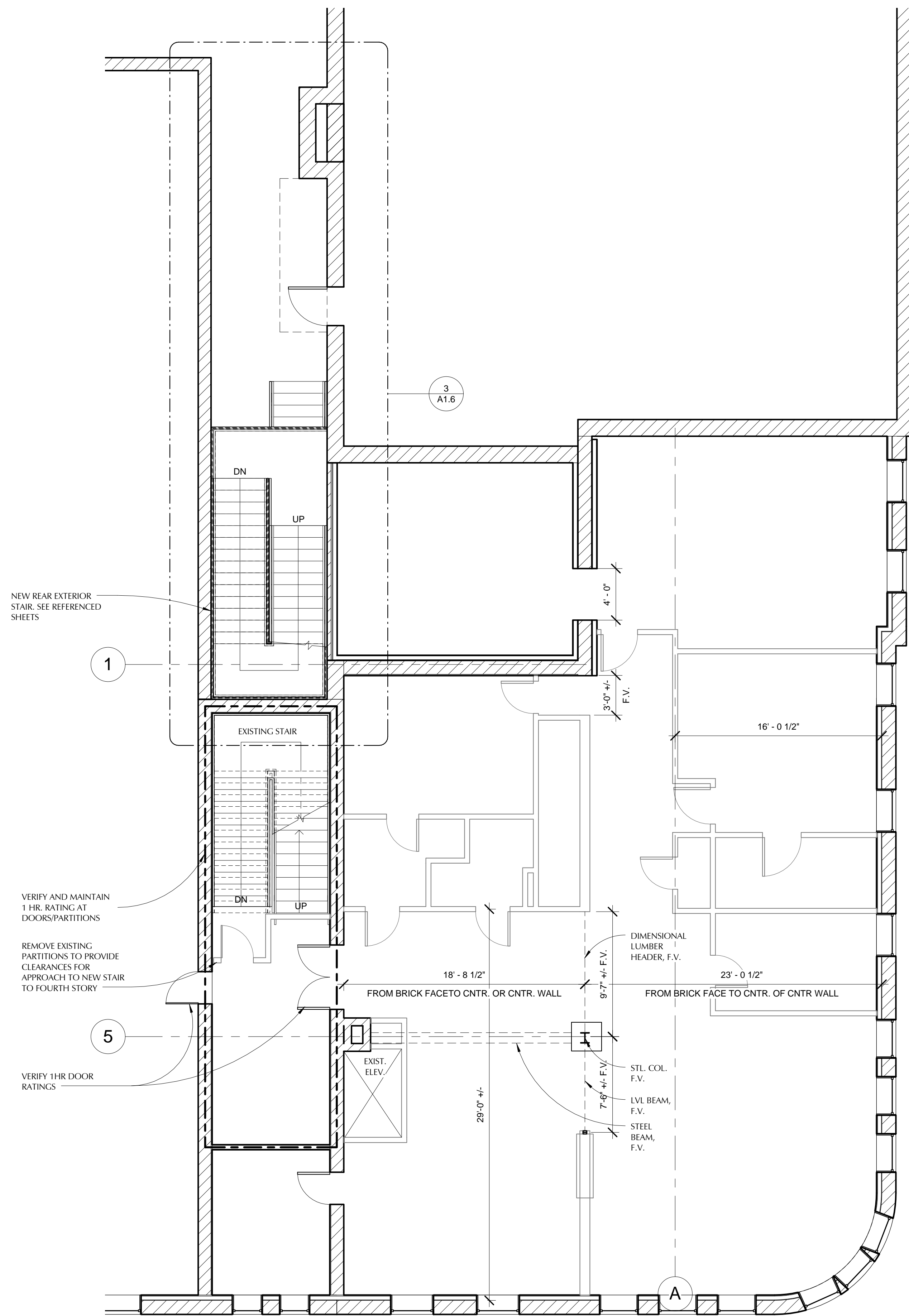
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257 West Short Street
Lexington, KY 40507



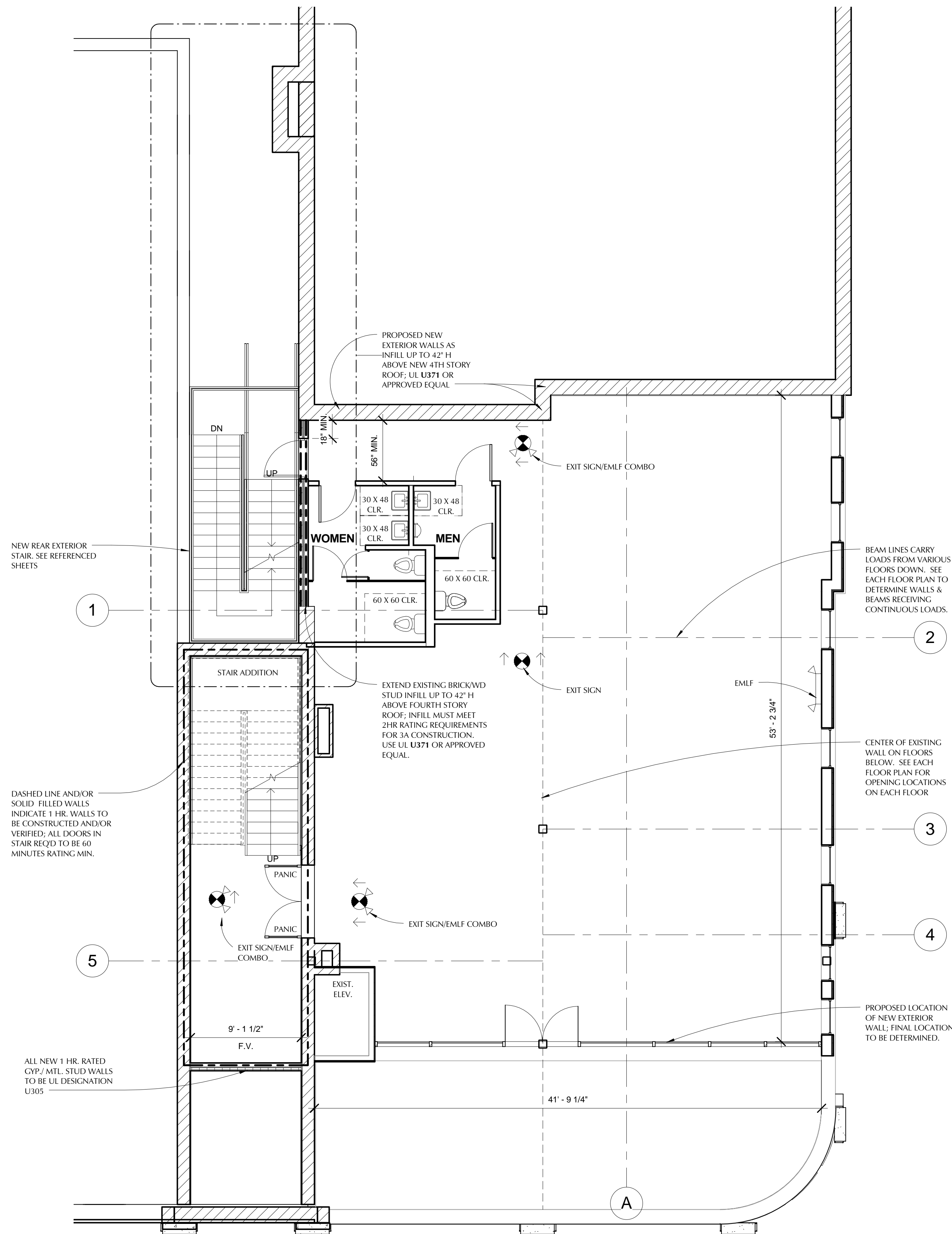
1 FIRST FLOOR PLAN
3/16" = 1'-0"



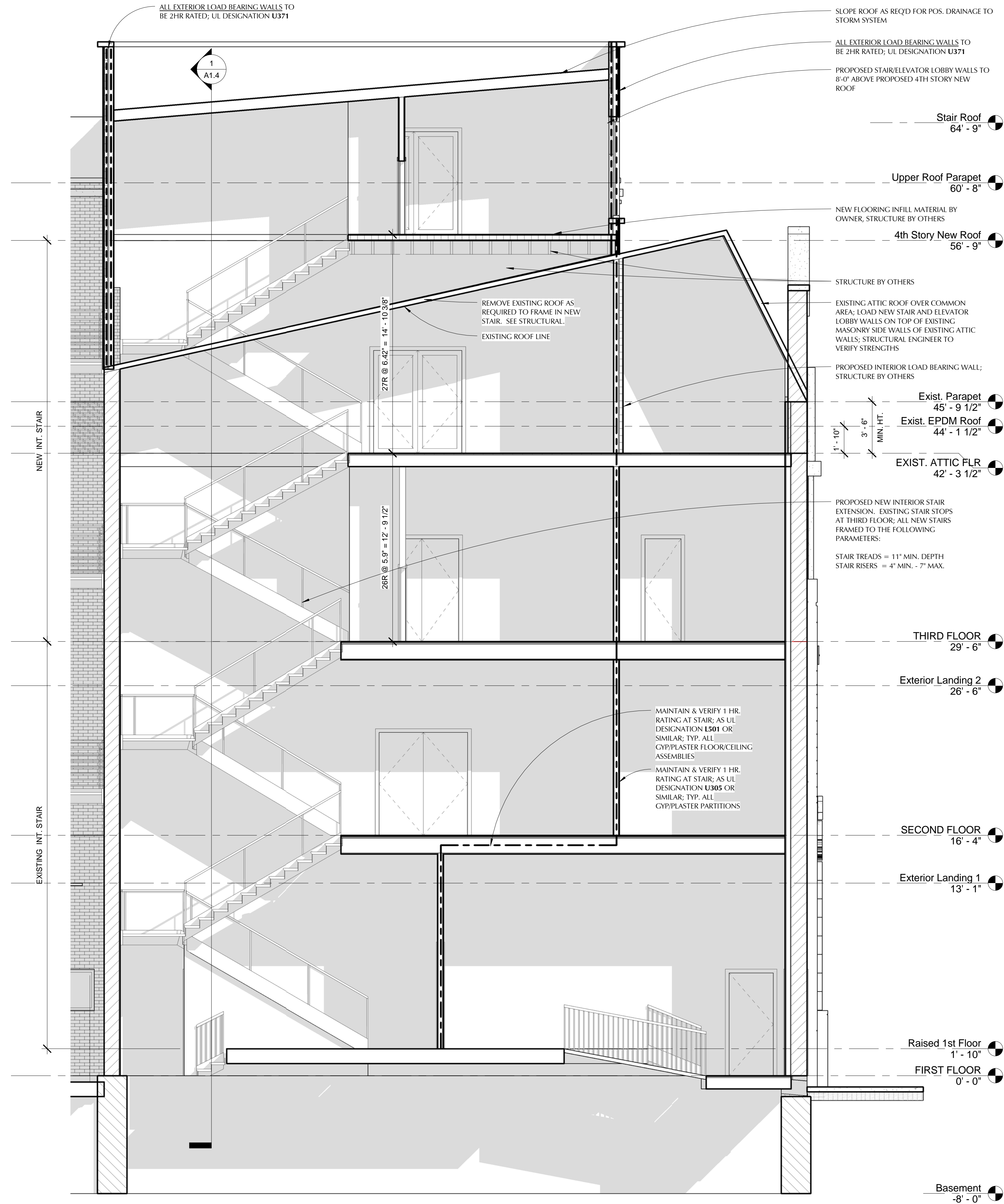
2 SECOND FLOOR PLAN
3/16" = 1'-0"



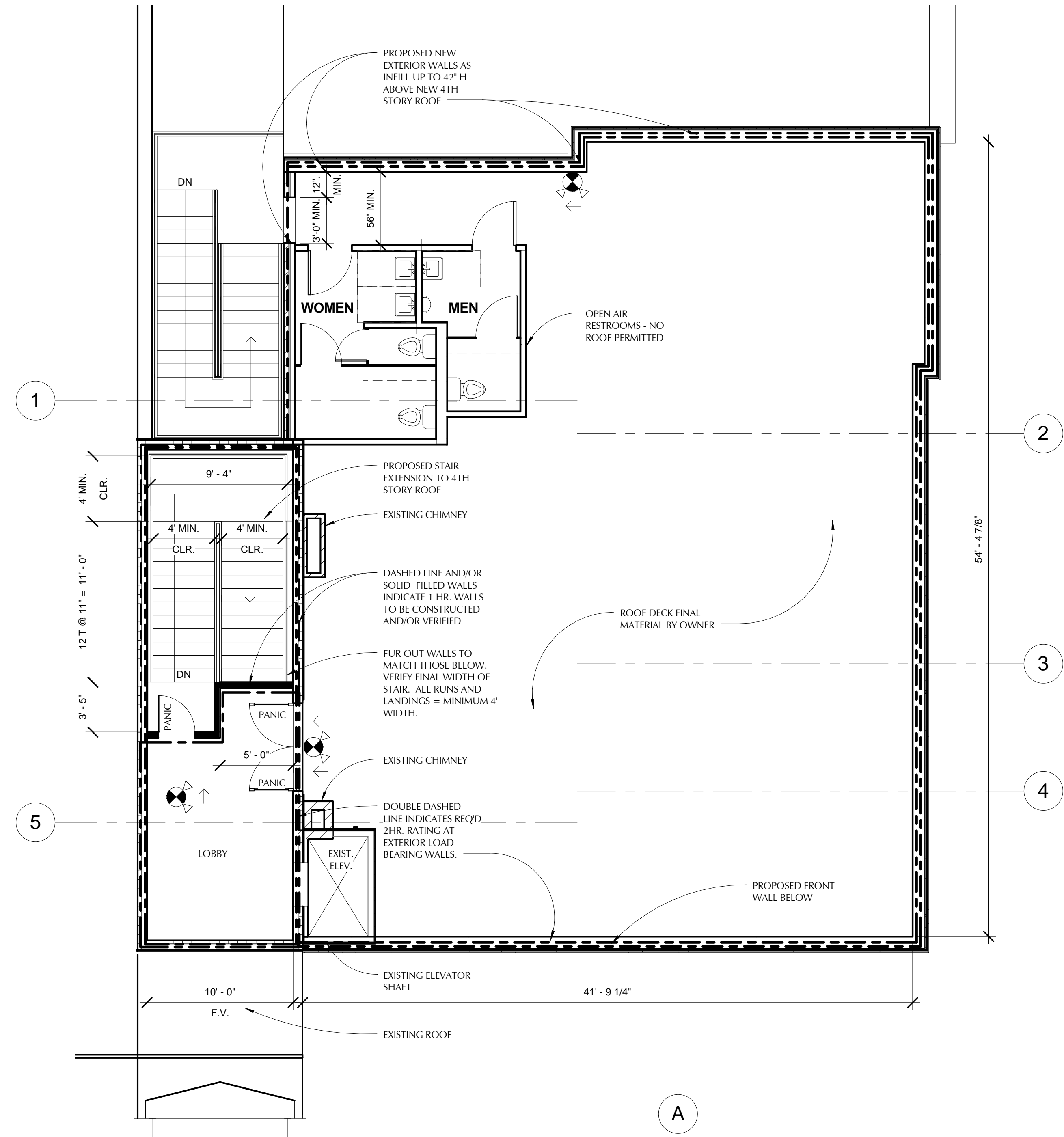
1 THIRD FLOOR PLAN
3/16" = 1'-0"



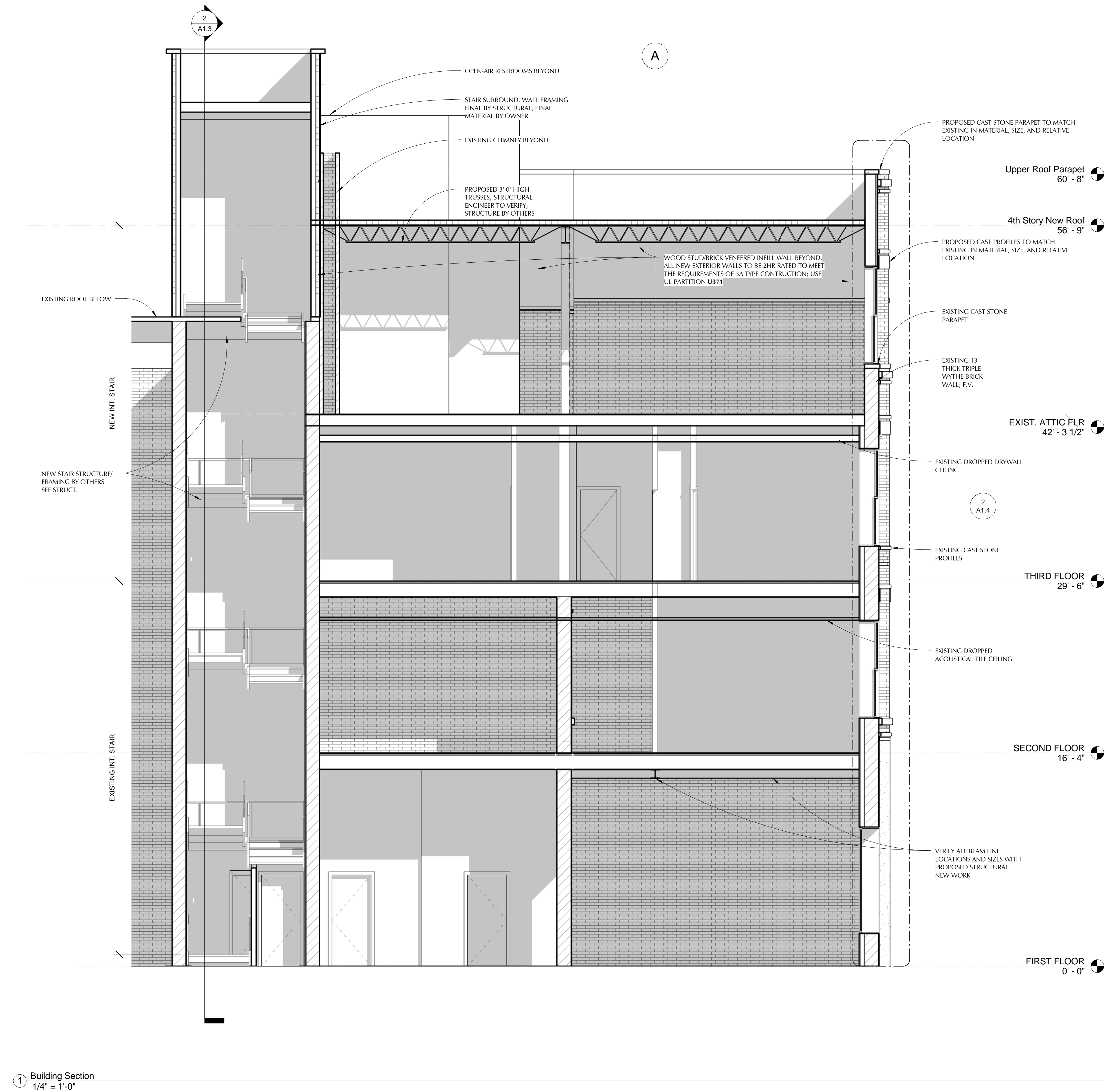
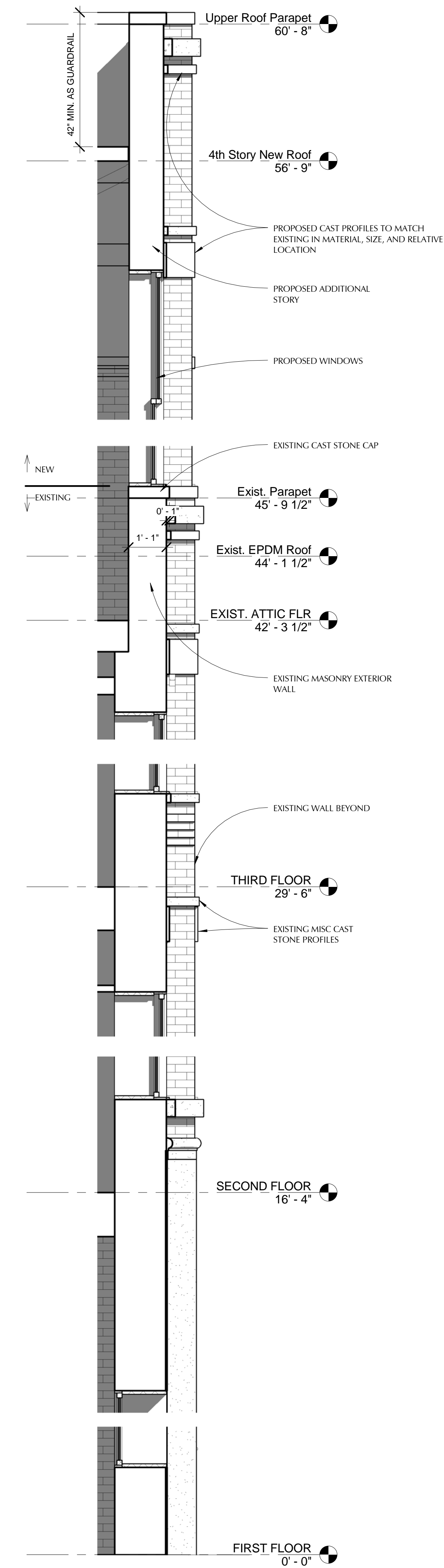
2 FOURTH FLOOR PLAN
3/16" = 1'-0"

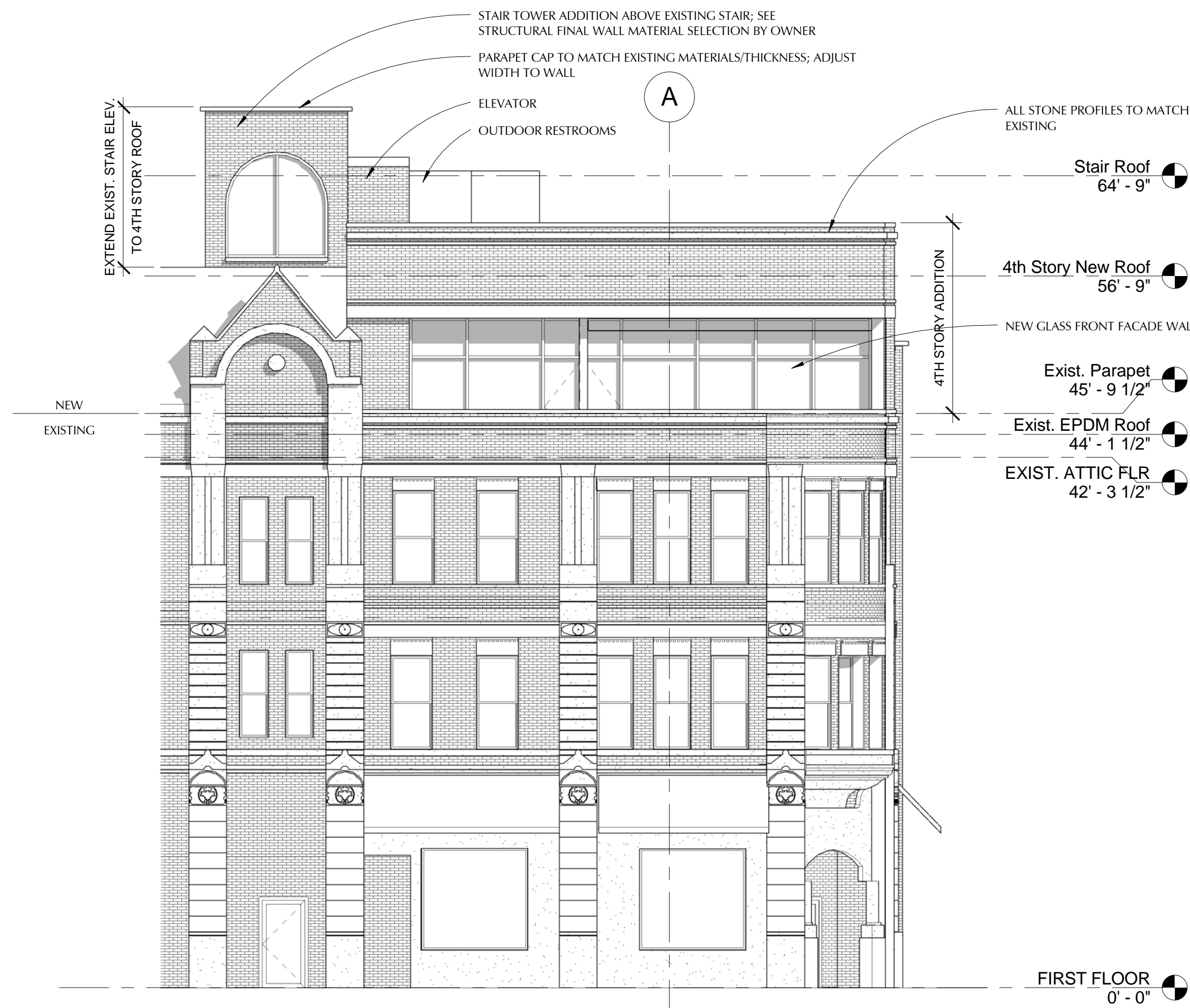


2 Section Thru Existing Common Area
1/4" = 1'-0"

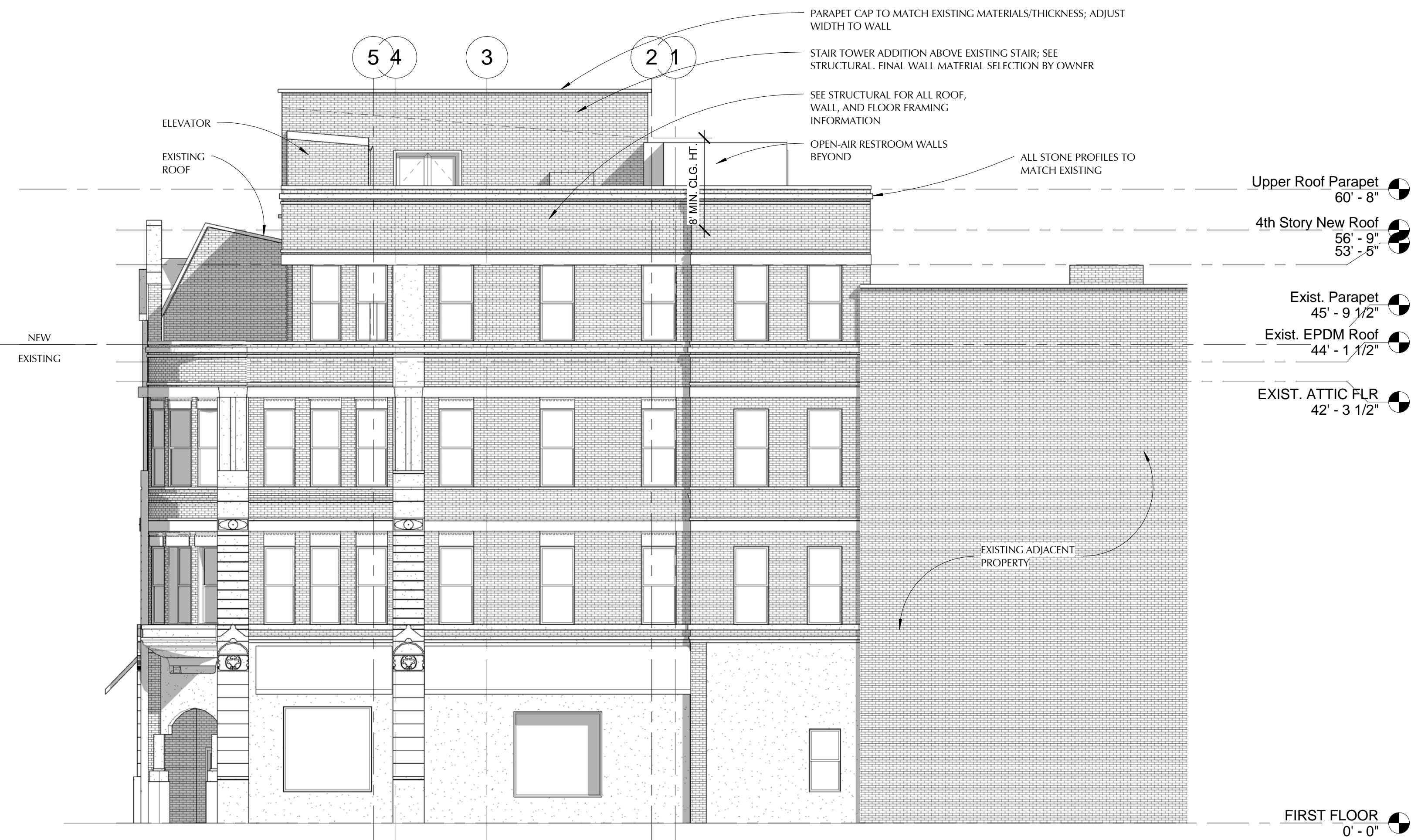


1 ROOF PLAN
3/16" = 1'-0"

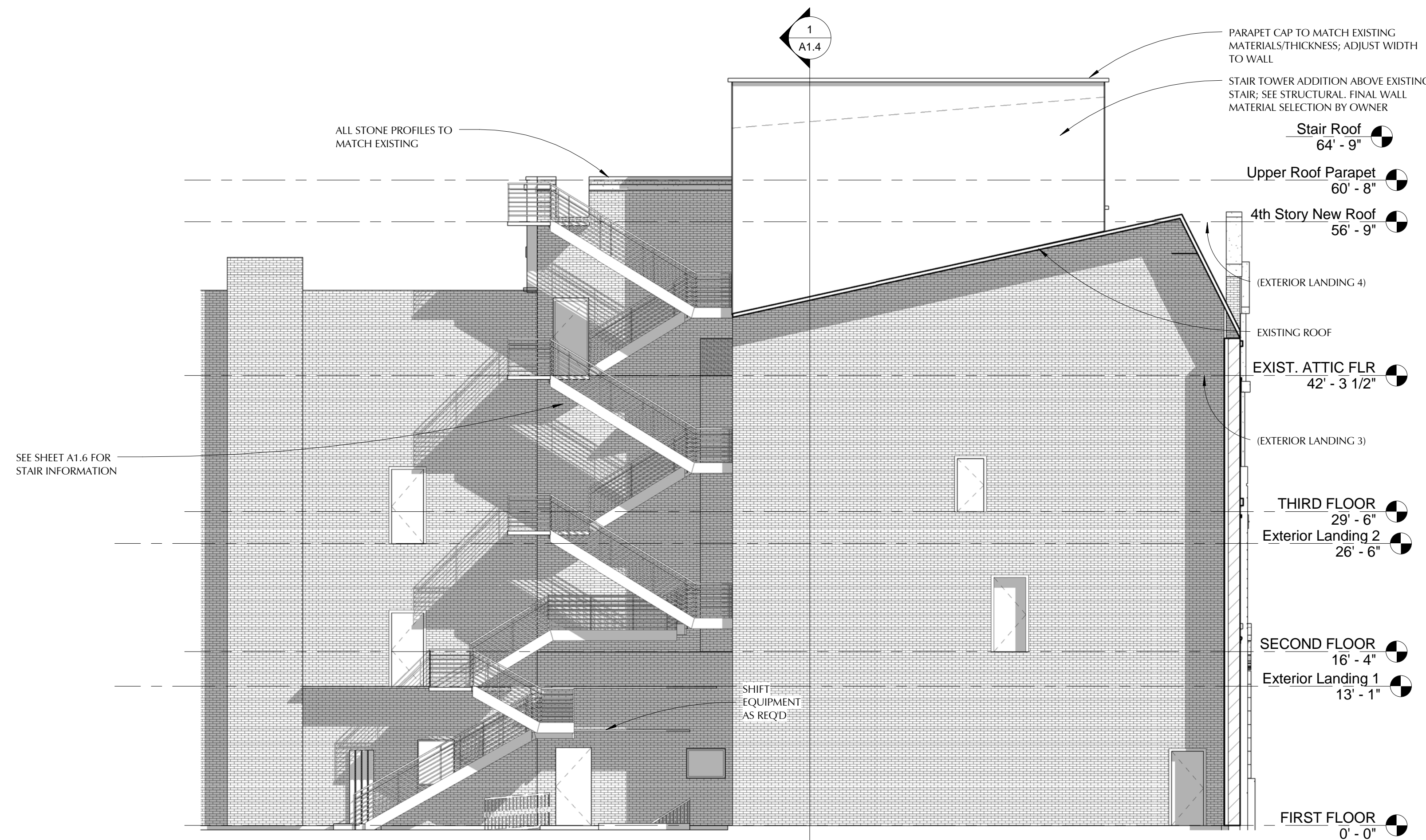




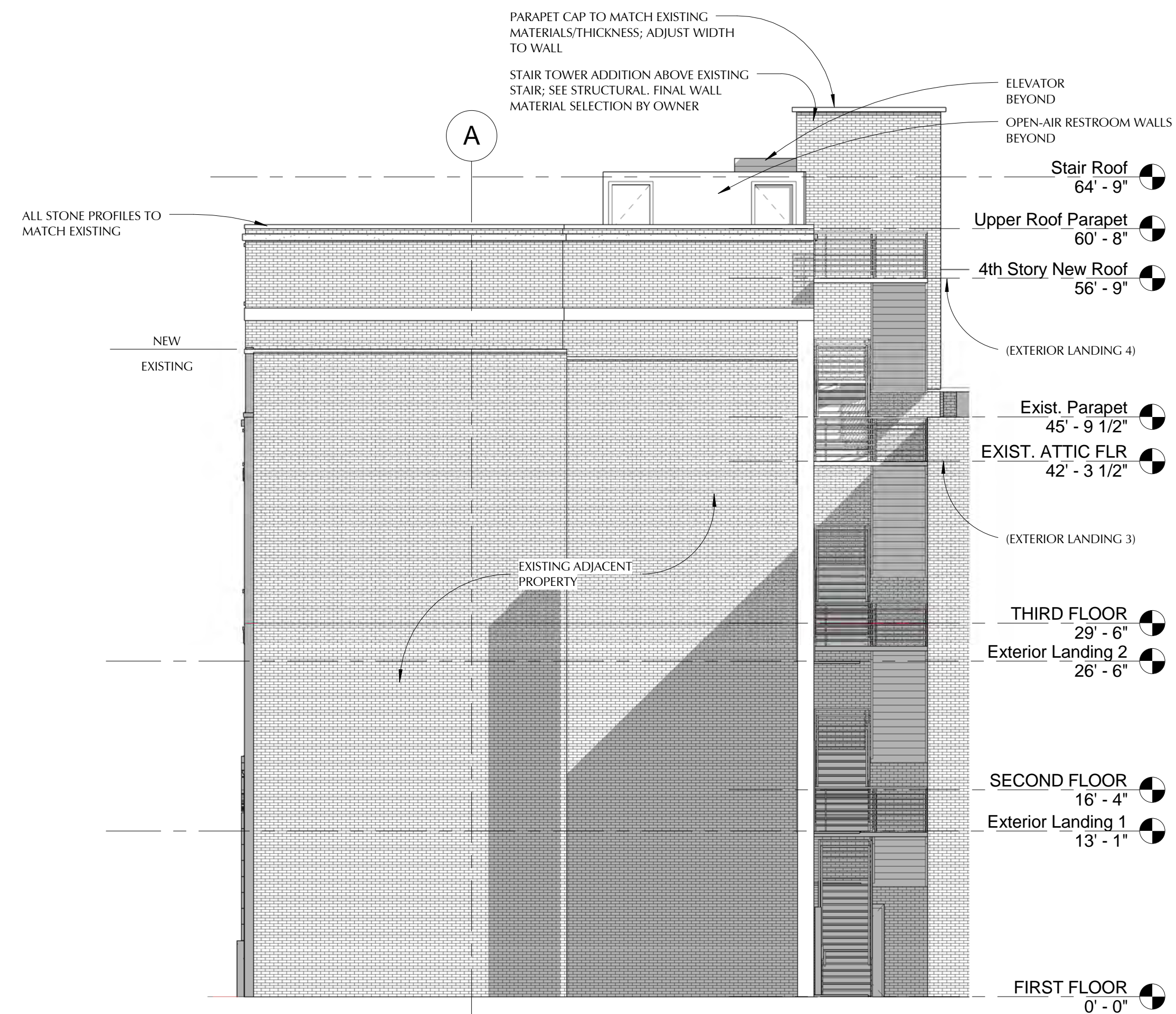
② Short Street Elevation
1/8" = 1'-0"



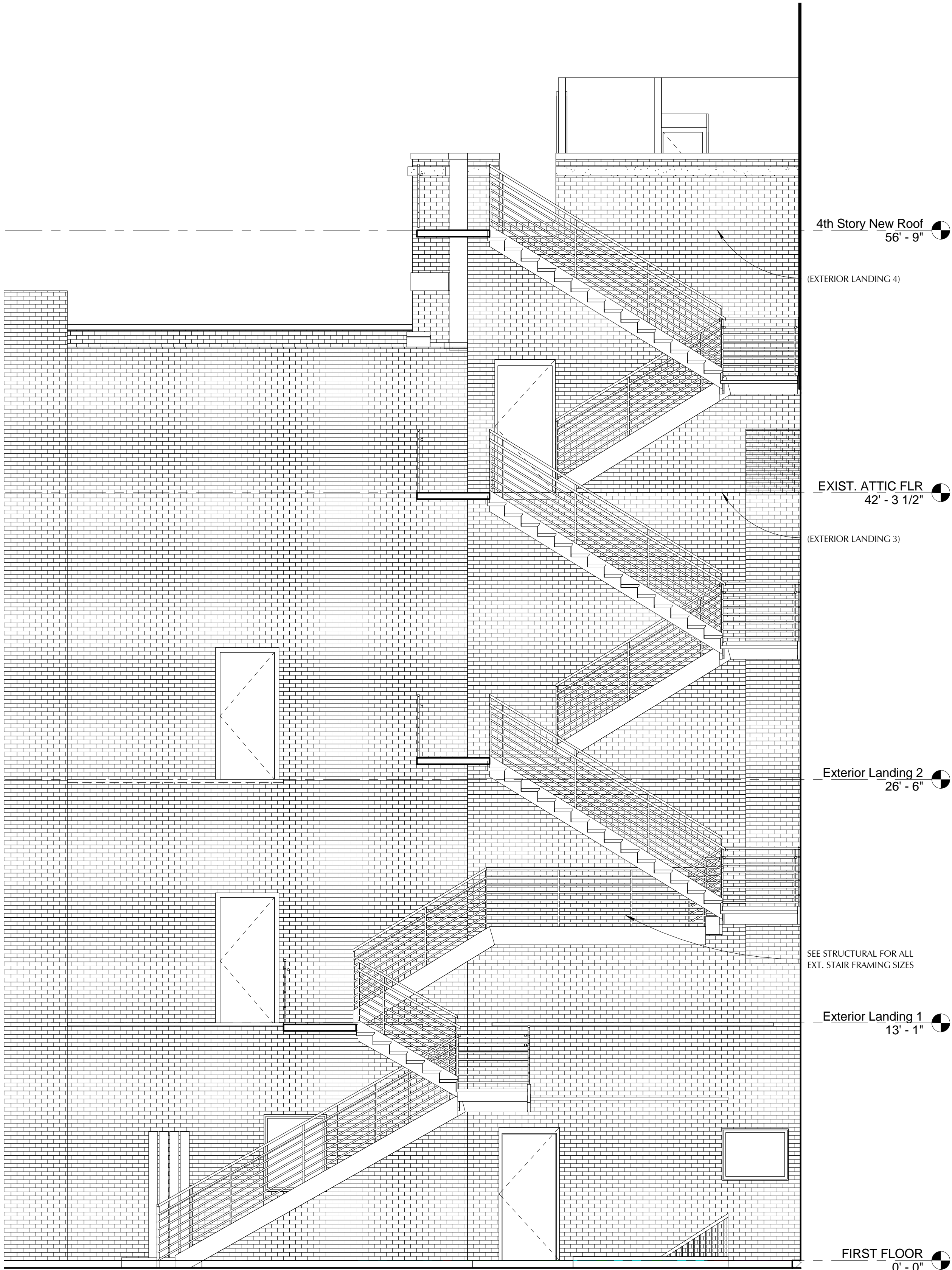
① Market Street Elevation
1/8" = 1'-0"



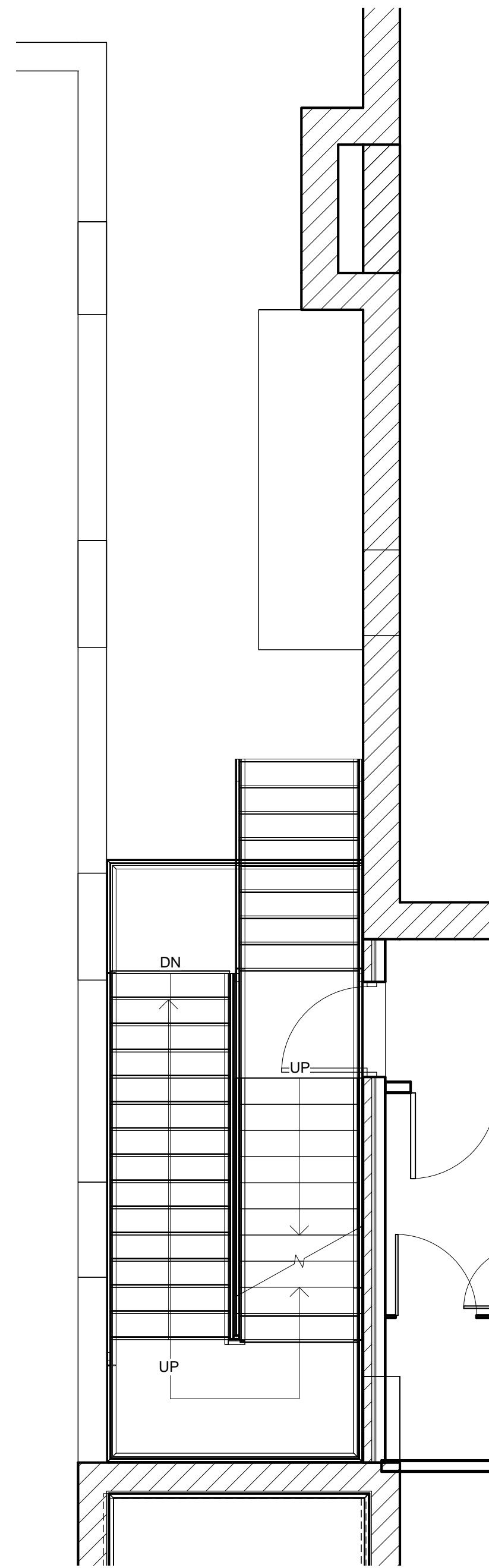
③ Rear Stair Side Elevation
1/8" = 1'-0"



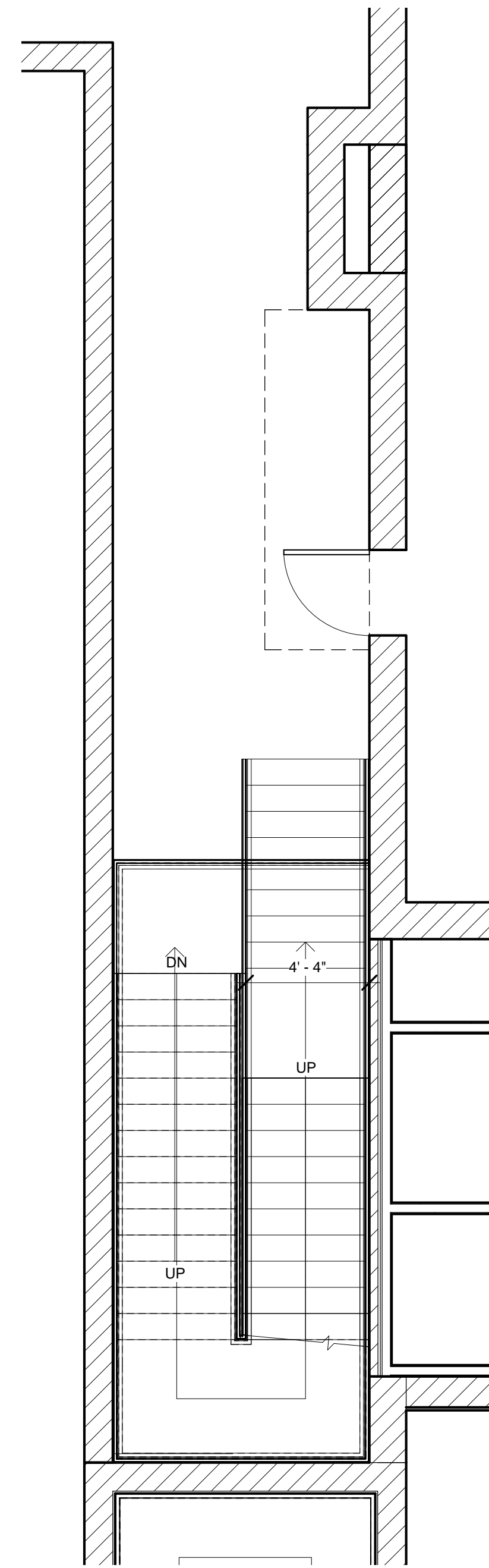
④ Rear Stair Elevation
1/8" = 1'-0"



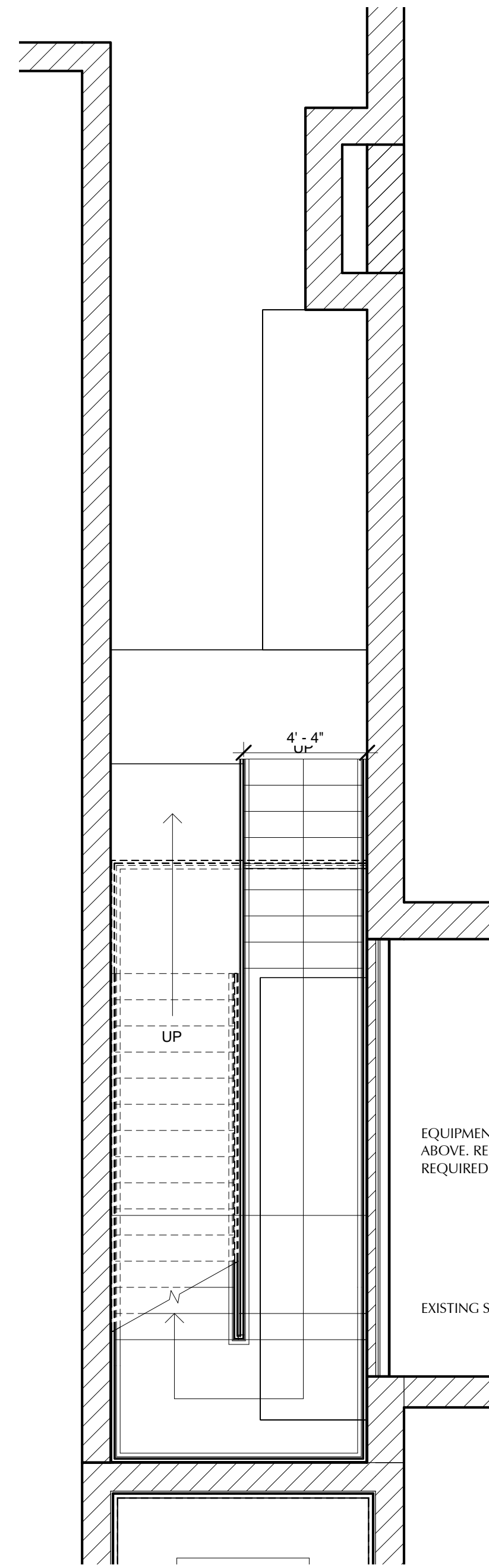
⑤ Rear Stair Section
1/4" = 1'-0"



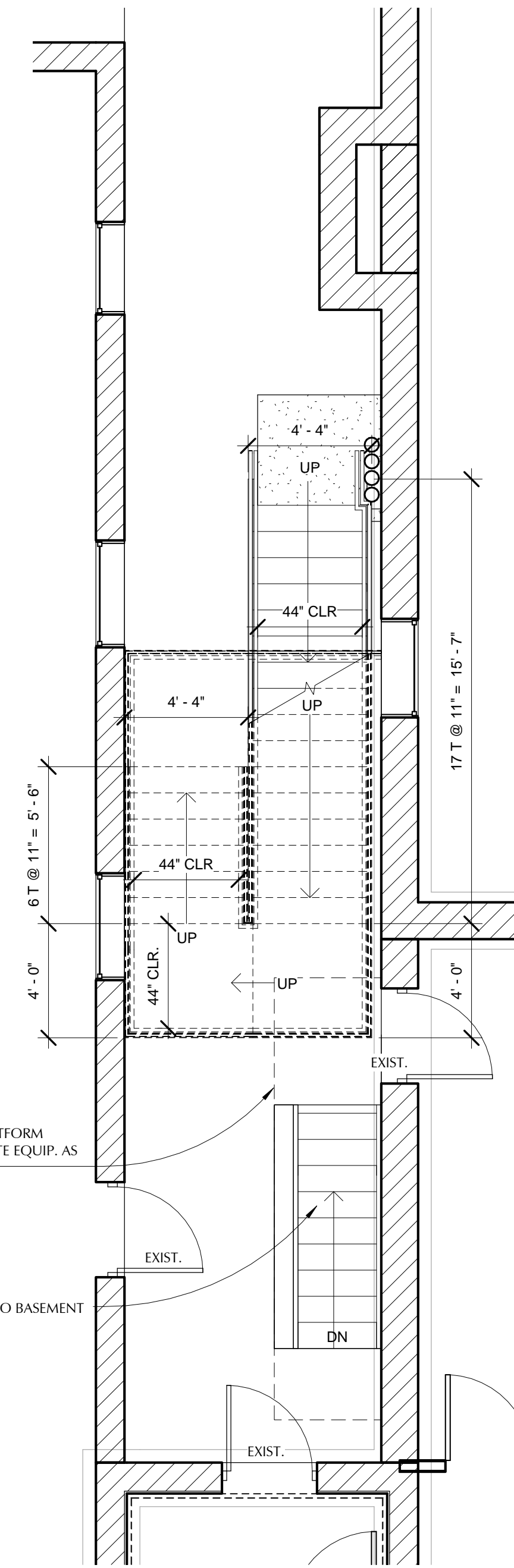
④ FOURTH FLOOR EXTERIOR STAIR
1/4" = 1'-0"



③ THIRD FLOOR EXTERIOR STAIR
1/4" = 1'-0"



① SECOND FLOOR EXTERIOR STAIR
1/4" = 1'-0"



② FIRST FLOOR EXTERIOR STAIR
1/4" = 1'-0"

NEW EXTERIOR STAIR
SEE STRUCTURAL FOR FRAMING AND ANCHORING DETAILS