

SITE MAP
NO SCALE

CODE STUDY:

Applicable Codes:
 2018 International Building Code, 2018 International Existing Building Code
 2018 International Plumbing Code, 2018 International Mechanical Code
 2017 National Electric Code, 2018 International Fire Code
 2018 International Energy Conservation Code
 ICC/ANSI a117.1-2009 Accessible and Usable Building and Facilities

Construction Type: Type V-B With fire suppression (2018 IBC Tables 506.2 pg. 109-110)
 -Fire sprinkler system is required per section 903.2.1 due to group A-2 occupancy greater than 5,000 s.f. with an occupant load over 300.
 -Fire sprinkler system is required per section 903.2.8 and 420.4 due to group R occupancy.
 -Full building fire alarm system is required per section 420.5 and 907.2.6

Building area:
 Building footprint = 13,463 S.F.
 Second Floor = 3,562 S.F.

Occupancy Groups: (2018 IBC Sections 303 - 312 pg. 45-54)

Ground Floor:
 B- Business (Entry, office, laundry area, Restrooms)
 R-1 Hotel (Hotel rooms, associated bathrooms Entry, Laundry)
 A-2 Assembly (Seating areas, Dance Floor, Bar, Food Prep Area)
 S-1 Storage (Ground Floor storage of dry goods related to events or hotel)

Upper Floor:
 B- Business (Bridal and Groom Rooms, Second Floor laundry)
 R-1 Hotel (Hotel rooms and associated bathrooms)
 S-1 Storage (low hazard storage of dry goods related to catering business)

Allowable Height and Area: (IBC 2018 Tables 504.4 and 506.2 pg. 106-110)
 B- = 27,000 Sq. Ft. 3 Story
 R-1 = 21,000 Sq. Ft. 3 Story
 A-2 = 18,000 Sq. Ft. 2 Story
 S1- = 27,000 Sq. Ft. 2 Story

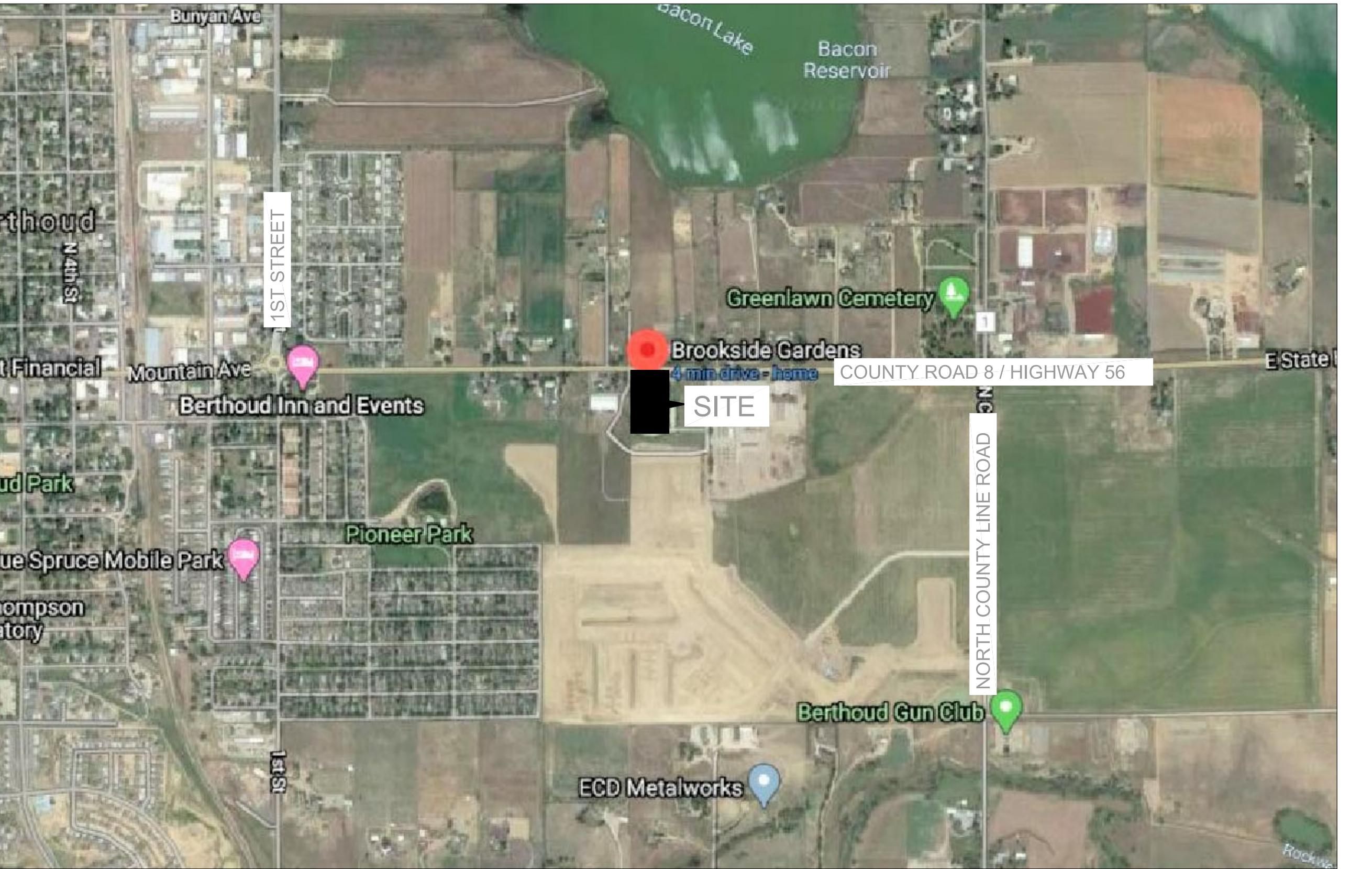
Allowable area modification is not required for this structure. No allowable areas are exceeded. (IBC 2018 Tables 504.4 and 506.2 pg. 106-110)

Occupant Loads: (2018 IBC Table 1004.5 pg.259)

See occupancy map for occupant load areas and details

Event Center
 -Seating / Dance Floor / Bar = 504
 -Commercial Food Prep = 4.5
 -Bridal / Groom Suite = 19
 -Storage = 2.5
 Event Center Total Code Occupants = 530 Occupants

Hotel Facility
 -Hotel business areas = 15
 -Hotel Rooms = 20
 Hotel Facility Total Code Occupants = 35



VICINITY MAP
NO SCALE

PROJECT DIRECTORY:

OWNER:
 Attn: Lead Holding Company LLC
 Jamie and Tiffany Degnan
 619 E County Road 8,
 Berthoud, CO. 80513
 Phone: (970)-532-3663
 Tiffany@BrooksideGardens.com

GENERAL CONTRACTOR:
 4 B's Construction
 Attn: Vance Bunker
 1110 4th St.
 Berthoud, CO. 80513
 Phone: 303-775-8476
 E-mail: vanceat4bs@msn.com

ARCHITECT:
 Freeman Architects, P.C.
 Attn: David Stranathan
 2024 Blue Mesa Court
 Loveland, CO 80538
 Phone: (970) 667-3939
 Fax: (970) 667-3940
 E-mail: freemanarchts@aol.com



FREEMAN
ARCHITECTS
PC.

(970) 667-3940
FAX: (970) 667-3940

Brookside Gardens
Event Center and Hotel
619 E. County Road 8
Berthoud, CO 80513

2024 Blue Mesa Court 80538
LOVELAND, CO

SHEET INDEX:

1. A1 of 7 COVER
2. A2 of 7 ACCESSIBILITY, EGRESS, OCCUPANCY
3. A3 of 7 OVERALL FLOOR PLAN / EVENT CENTER RESTROOM DETAILS
4. A4 of 7 OVERALL FLOOR PLAN / EVENT CENTER RESTROOM DETAILS
5. A5 of 7 HOTEL FLOOR PLAN. ROOM 105 DETAILS
6. A6 of 7 UPPER FLOOR PLAN
7. A7 of 7 DETAILS

PROJECT NARRATIVE:

The owners of the Brookside Gardens Event center are proposing interior alterations to modify the building for code compliance.

The improvements include:

- Remodeling one restroom within the event center to provide a fully accessible single user restroom.
- Remodeling one hotel room to provide a fully accessible type A sleeping unit.
- Providing a landing and ramp to provide a second exit path from the hotel lobby area.
- Installing two new fire rated doors within existing openings to provide separation between the event area and the hotel area.
- Installation of a fire sprinkler system. A new fire riser room is to be built within the existing floor area.

Doorways:
 Within Event Center

- Provide panic hardware on the egress side of all egress doors within the event center
- Event center egress doors have been verified to already have panic hardware in place.
- Minimum clear width at all egress doors is 32". Maximum nominal door width is 48" per 2018 IBC section 1010.1.1
- Landings shall be provided at each side of all doorways with a minimum width equal to the door width and a length of 44" minimum per 2018 IBC Section 1010.1.6

Within Hotel Area

- Accessible doorways shall not require turning of the wrist to operate, provide lever arm knobs or push/pull hardware per 2018 IBC Section 1010.1.9.1
- No area of the hotel exceeds 50 occupants therefore no panic hardware is required at the hotel egress doors per 2018 IBC Section 1010.1.10
- All egress doors must be readily openable from the egress side without the use of a key or special knowledge per 2018 IBC Section 1010.1.9
- Unlatching of egress doors shall not require more than one operation per 2018 IBC 1010.1.9.6
- Individual sleeping units area excluded per exception 4
- Provide thumb turn dead bolt lock at hotel egress doors. No lock on handles, provide lever arm handles.
- Provide 3' wide door openings to all hotel rooms. Hotel rooms have been verified to all have 3' wide doorways.
- Landings shall be provided at each side of all doorways with a minimum width equal to the door width and a length of 44" minimum per 2018 IBC Section 1010.1.6
- Minimum clear width at all egress doors is 32". Maximum nominal door width is 48" per 2018 IBC section 1010.1.1
- Hotel has less than 50 occupants and can therefore have egress door swinging into the building

Minimum Corridor width:
 Event Center

- Provide a minimum of 44" finished width at all corridors serving the egress system within the event center per 2018 IBC Section 1020.2
- Table 1020.2
- Hotel Rooms
- Provide a minimum of 36" finished width at all corridors serving the egress system within the hotel area per 2018 IBC Section 1020.2
- Table 1020.2

Restroom Requirements: (2018 IBC Table 2902.1 pg.587-589)

- Hotel restrooms are not being evaluated below. Every hotel room is being provided with a water closet and lavatory along with 2 shared restrooms.

Water Closets Required within event center

- B-Business (Employees) = 1 per 25 @ 5 men and 5 woman = 0.2
- A-2 Assembly (Event Center) = 1 per 75 @ 252 men and 252 woman = 3.4

Total = 4 mens restroom and 4 womens restroom are required per 2018 IBC section 2902.2

- 8 shared restrooms are provided to event center guests.
- 5 shared restrooms are provided within the event center. 2 shared restrooms are available to event guests within the hotel lobby less than 500' from the event center. 1 additional shared restroom along with 2 woman's toilets provided within the barn facility less than 500' from the event center and convenient to the ceremony area.

Lavatories Required

- B-Business (Employees) = 1 per 40 @ 5 men and 5 woman = .13
- A-2 Assembly (Event Center) = 1 per 200 @ 252 men and 252 woman = 1.3

Total = 2.0 men's, 2.0 woman's.

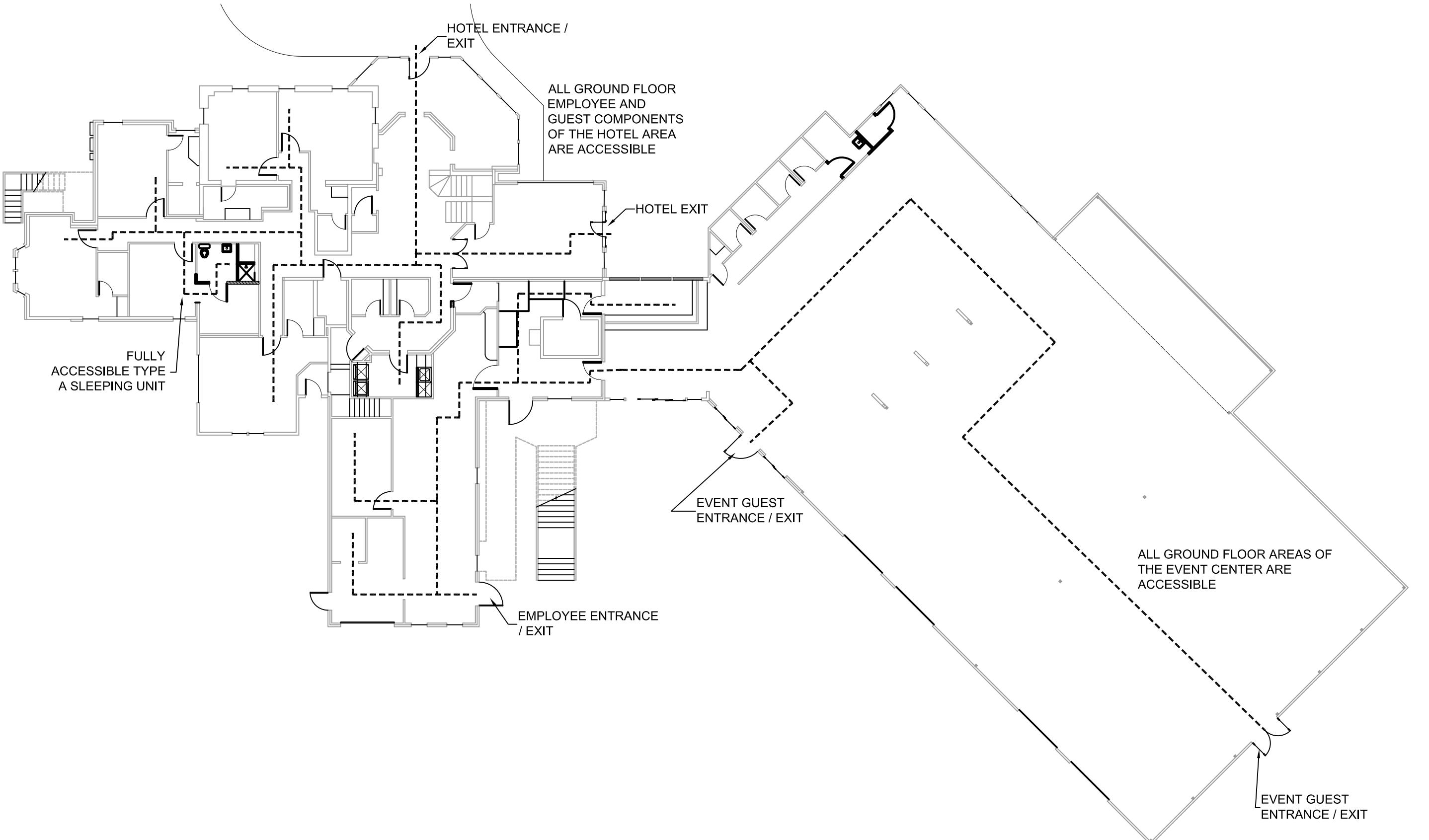
- 8 lavatories are existing. Each lavatory is within a single occupant restroom

No additional restroom facilities are required or proposed. Modifications are proposed to one event center restroom to provide a fully accessible shared restroom for event center guests. Modifications are proposed to one hotel room to provide a fully accessible type A sleeping unit.

- Drinking water is available to guests during all event functions. Free cups are provided within each hotel room for hotel guests.
- 1 service sink is provided within the mechanical closet area

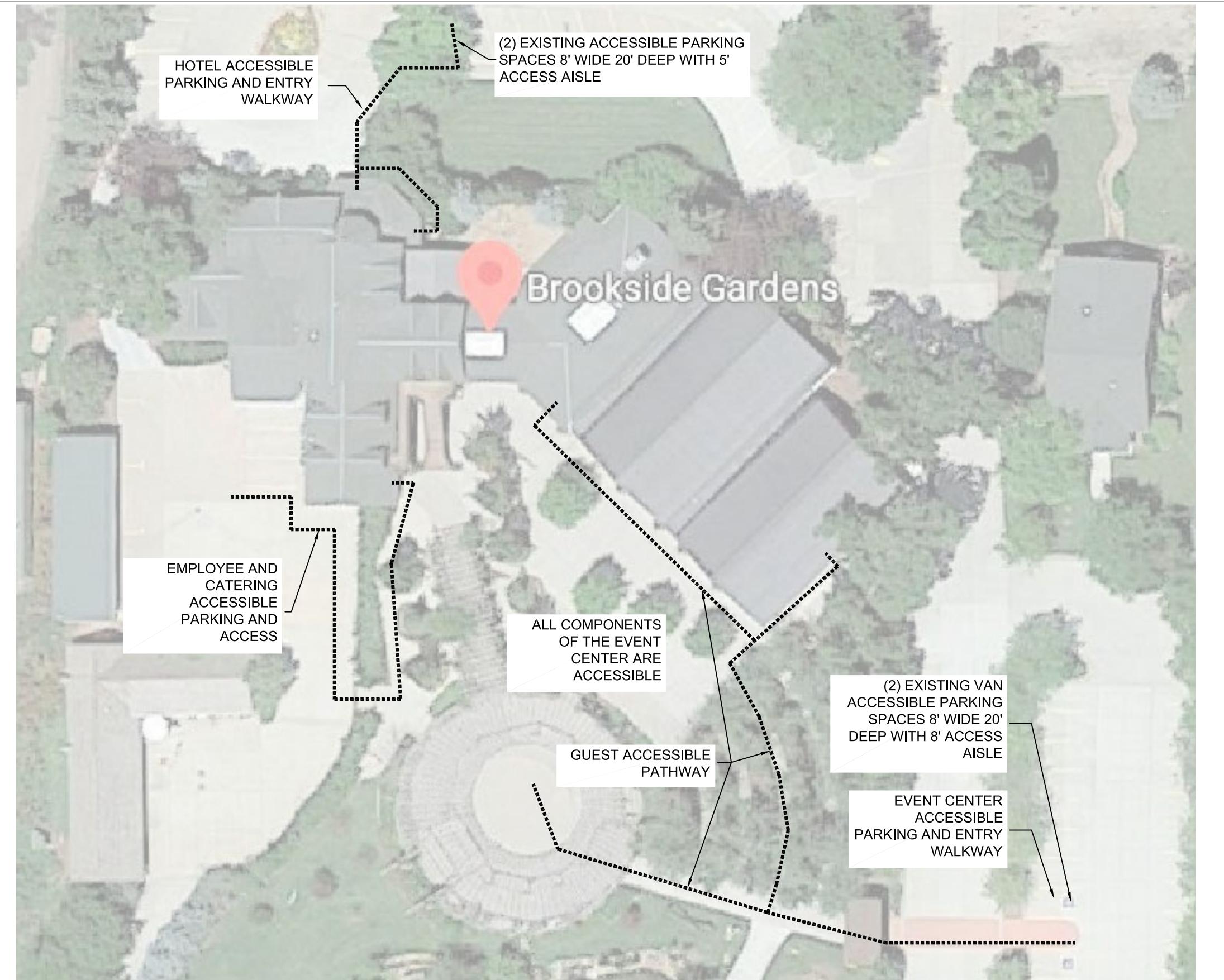
| PROJECT NO. | DRAWN | 4-7-20 | CHECKED | 5-3-20 | REVISIONS |
|-------------|-------|--------|---------|--------|-----------|
| | | | | | |

Construction Documents
A1 COVER



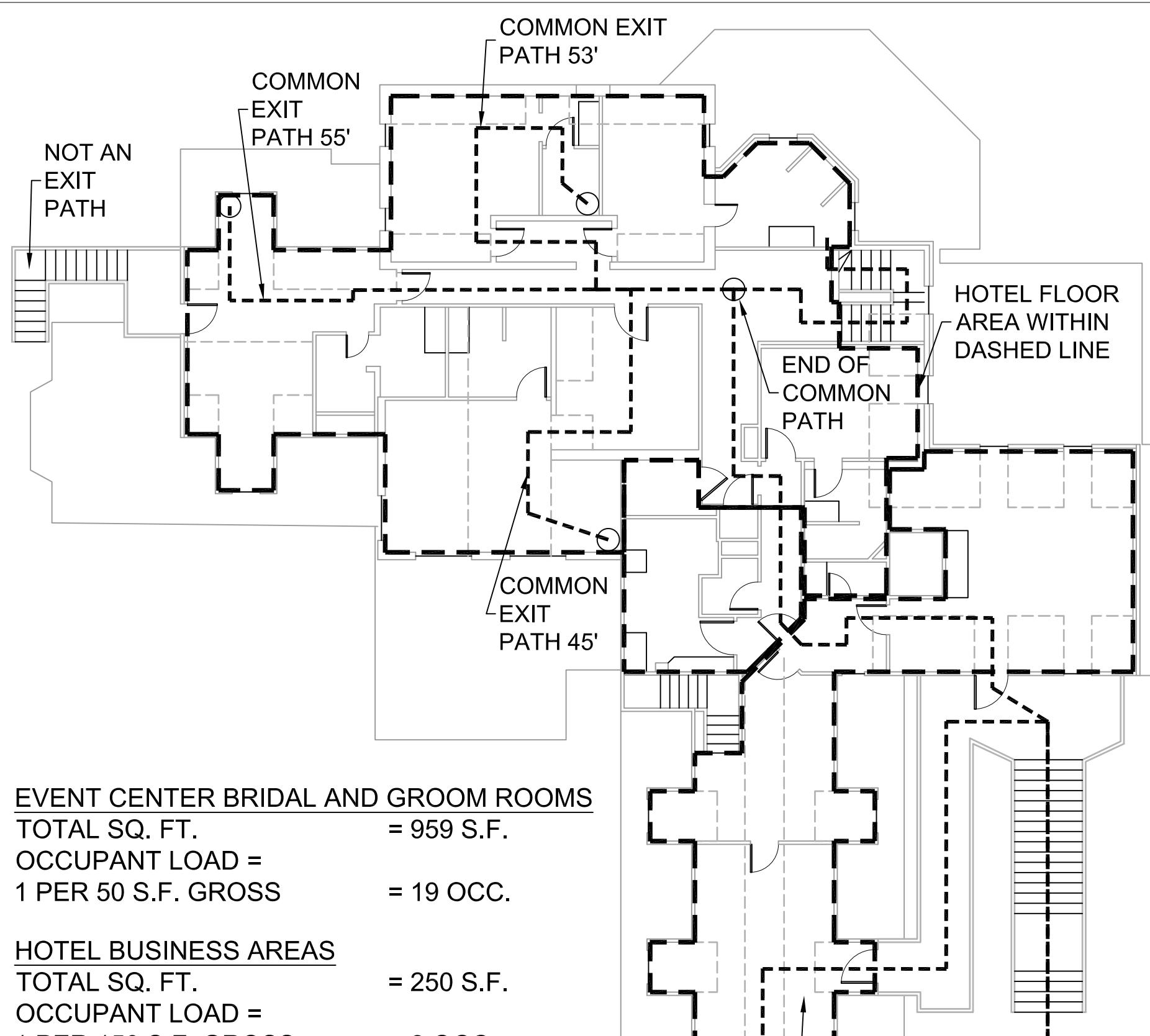
GROUND FLOOR ACCESSIBILITY MAP

1/16" = 1'



SITE ACCESSIBILITY MAP

NOT TO SCALE



EVENT CENTER BRIDAL AND GROOM ROOMS

TOTAL SQ. FT. = 959 S.F.

OCCUPANT LOAD =

1 PER 50 S.F. GROSS = 19 OCC.

HOTEL BUSINESS AREAS TOTAL SQ. FT.

HOTEL ROOMS
TOTAL SQ. FT.
OCCUPANT LOAD =

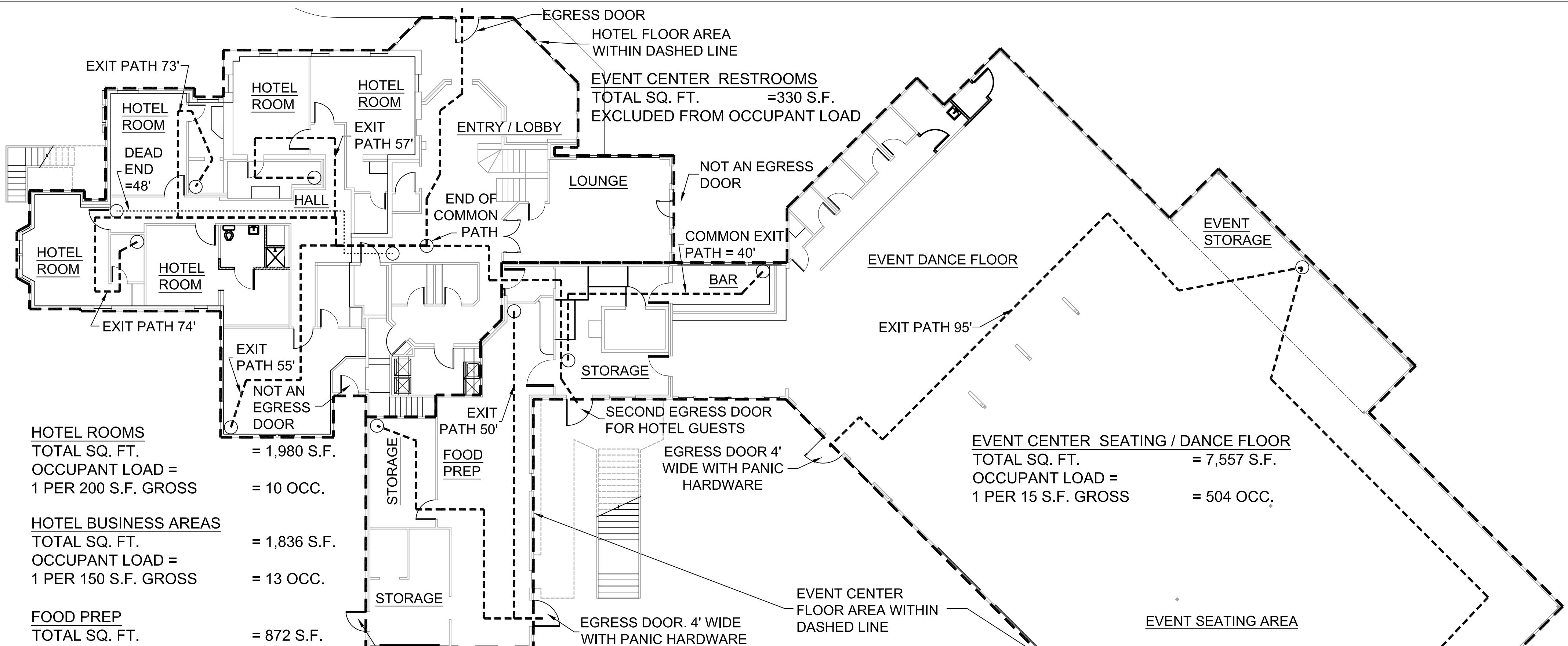
SECOND FLOOR TOTAL FLOOR AREA = 3,177

EVENT CENTER TOTAL UPPER FLOOR AREA = 959 S.F.

HOTEL USE TOTAL UPPER FLOOR AREA = 2,218

UPPER FLOOR OCCUPANCY / EGRESS MAP

3/32" = 1"



HOTEL ROOMS
TOTAL SQ. FT.
OCCUPANT LOAD =
1 PER 200 S.F. GROSS

HOTEL BUSINESS AREAS

TOTAL SQ. FT.
OCCUPANT LOAD =
1 PER 150 S.F. GROSS

FOOD PREP
TOTAL SQ. FT.
OCCUPANT LOAD =
1 PER 200 S.F. GROSS

STORAGE
TOTAL SQ. FT. = 1,218 S.F.
OCCUPANT LOAD =
1 PER 500 S.F. GROSS = 2.5 OCC.

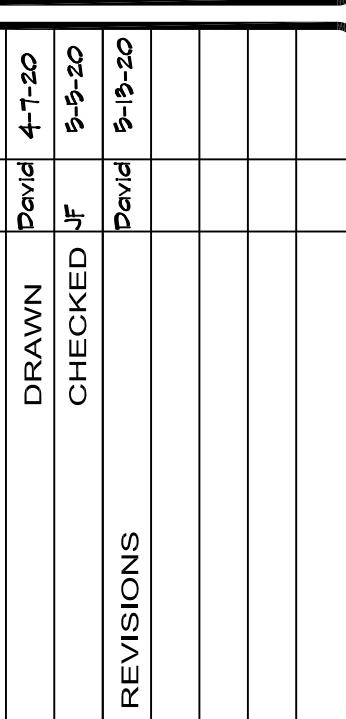
TOTAL BUILDING FOOTPRINT = 13,463

EVENT CENTER TOTAL FLOOR AREA = 9,647 S.F.

EGRESS NOTES:
COMMON PATH OF EGRESS DOES NOT EXCEED 75' WITHIN THE HOTEL OR EVENT CENTER AREA. COMMON PATH OF EGRESS OCCUPANT LOAD DOES NOT EXCEED 10' WITHIN THE HOTEL AREA OR 49' WITHIN THE EVENT CENTER. VERIFY OR INSTALL ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP EMERGENCY LIGHTING AT ALL NOTED EGRESS DOORS. ALL EVENT CENTER EGRESS DOORS ARE ALREADY EQUIPPED WITH PANIC HARDWARE

GROUND FLOOR OCCUPANCY / EGRESS MAP

SCALE 3/32" = 1'



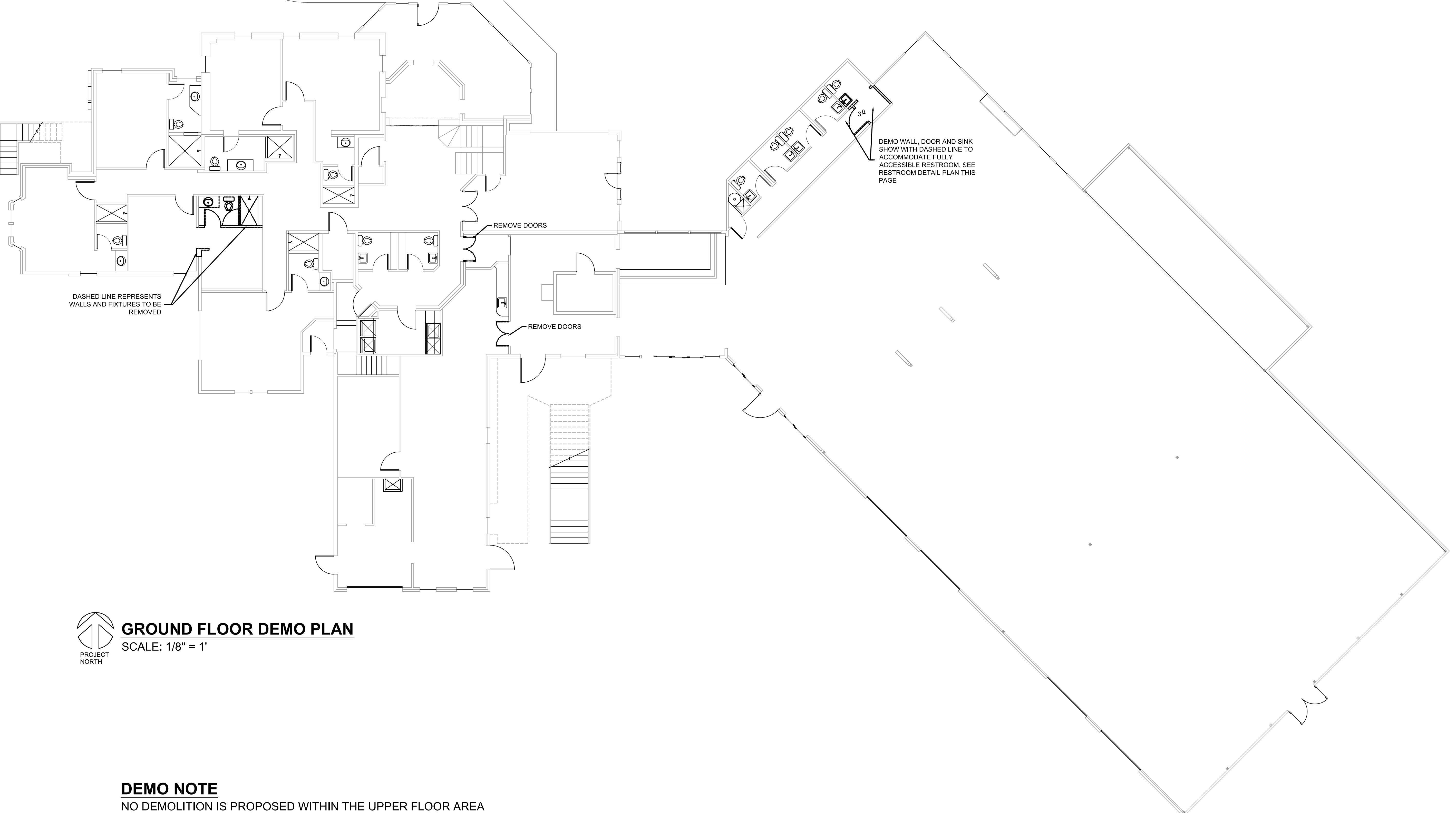


FREEMAN
ARCHITECTS

P.C.
2024 Blue Mesa Court 80538
LOVELAND, CO

(970) 667-3939
FAX: (970) 667-3940

Brookside Gardens
Event Center and Hotel
619 E. County Road 8
Berthoud, CO 80513



GROUND FLOOR DEMO PLAN

SCALE: 1/8" = 1'

DEMO NOTE

NO DEMOLITION IS PROPOSED WITHIN THE UPPER FLOOR AREA

| LEGEND | |
|----------------|---------|
| PROJECT NO. | DRAWN |
| | 4-7-20 |
| | checked |
| | David |
| | 5-5-20 |
| | JF |
| REVISIONS | 4-15-20 |
| | David |
| EXISTING WALL | |
| NEW WALL | hatched |
| NEW FOUNDATION | hatched |
| DEMO | dashed |

| | | |
|----------------|-----------|--------|
| PROJECT NO. | DRAWN | 4-7-20 |
| | CHECKED | JF |
| | REVISIONS | 5-5-20 |
| EXISTING WALL | | |
| NEW WALL | hatched | |
| NEW FOUNDATION | hatched | |
| DEMO | dashed | |

Construction Drawings
SHEET A3 OF 7

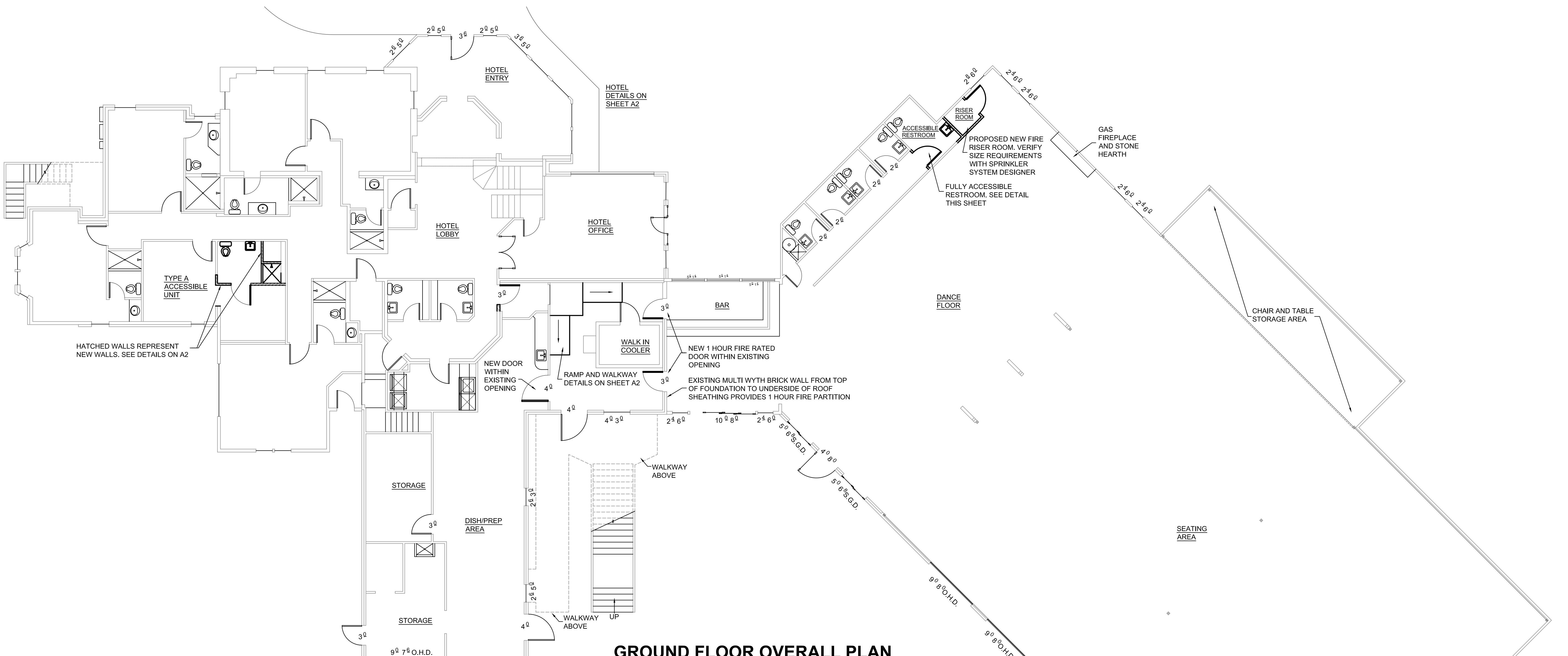


FREEMAN
ARCHITECTS

P.C. 2024 Blue Mesa Court 80538
LOVELAND, CO (970) 667-3939
FAX: (970) 667-3940

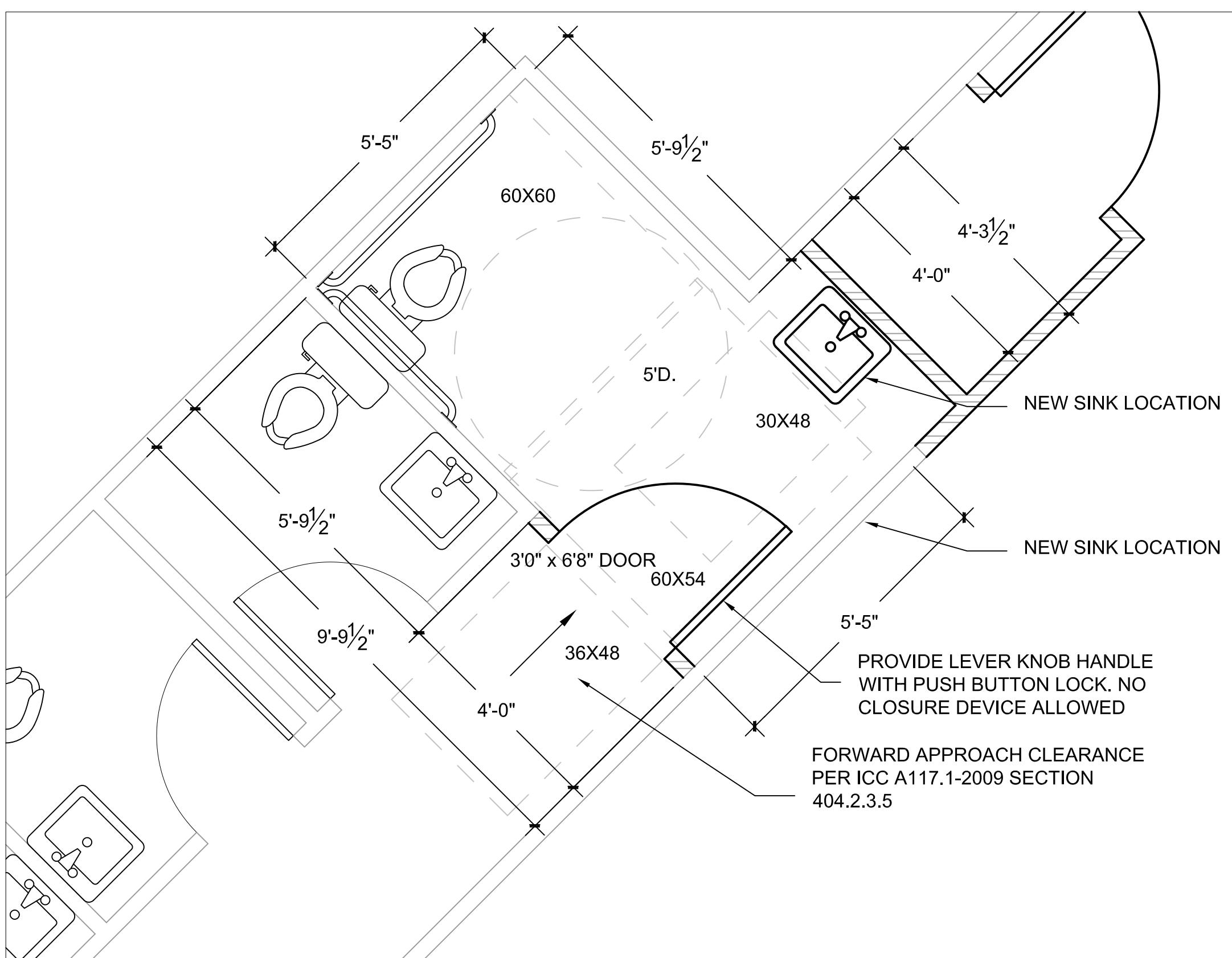
Brookside Gardens
Event Center and Hotel

619 E. County Road 8
Berthoud, CO 80513



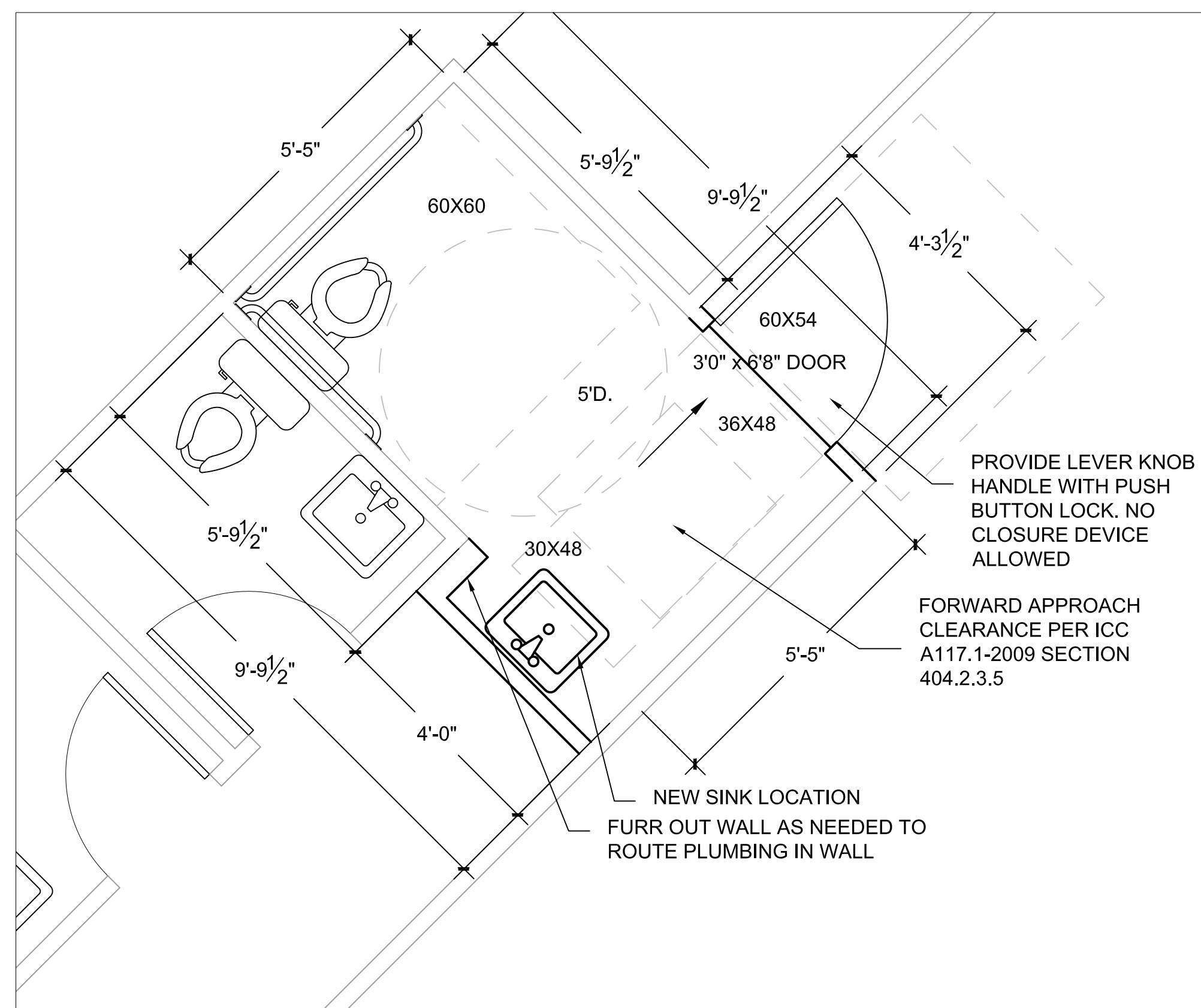
GROUND FLOOR OVERALL PLAN

SCALE: 1/8" = 1'
EVENT CENTER = 9,647 S.F.
HOTEL = 3,816 S.F.
TOTAL BUILDING FOOTPRINT = 13,463 S.F.



EVENT CENTER RESTROOM REMODEL PLAN OPTION A

SCALE: 1/2" = 1'



ALTERNATE EVENT CENTER RESTROOM REMODEL PLAN OPTION B

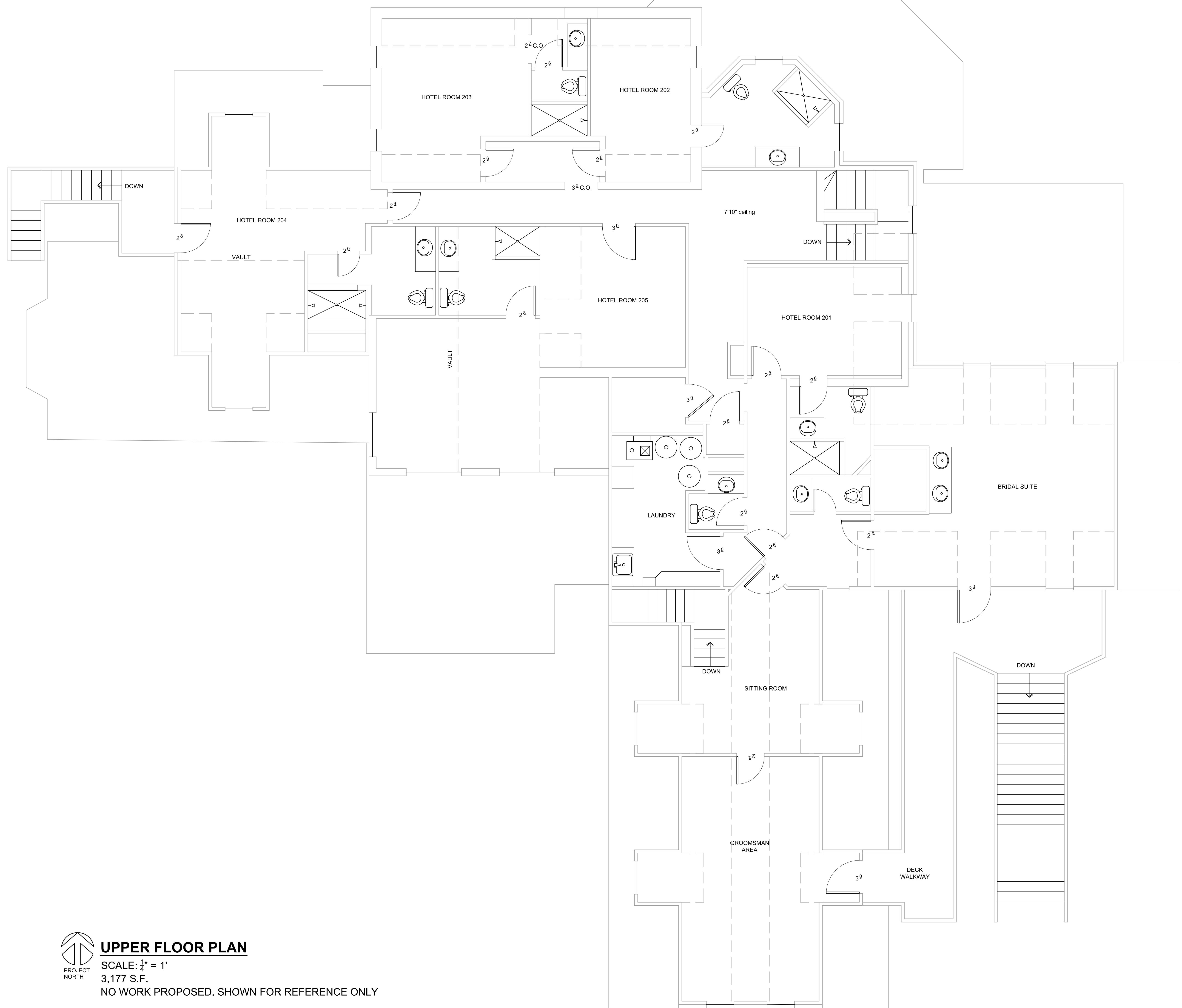
SCALE: 1/2" = 1'

| LEGEND | |
|----------------|--|
| EXISTING WALL | |
| NEW WALL | |
| NEW FOUNDATION | |
| DEMO | |

| PROJECT NO. | DRAWN | 4-7-20 |
|-------------|--------|---------|
| | CHEKED | 4-15-20 |
| REVISIONS | | |
| | | |
| | | |

Construction Drawings

A4 OF **7**



FREEMAN
ARCHITECTS

2024 Blue Mesa Court 80538
LOVELAND, CO

Brookside Gardens
Event Center and Hotel

619 E. County Road 8
Berthoud, CO 80513



PC
(970) 667-3939
FAX: (970) 667-3940



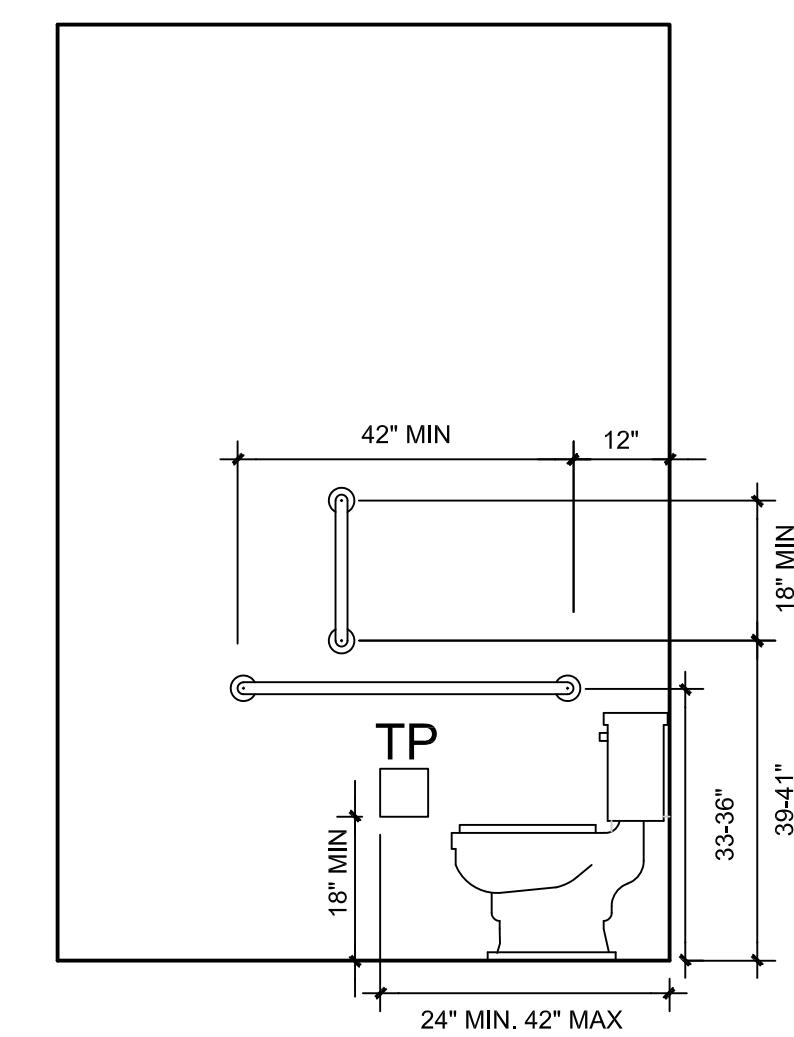
FREEMAN
ARCHITECTS

PC
2024 Blue Mesa Court 80538
LOVELAND, CO

Brookside Gardens
Event Center and Hotel

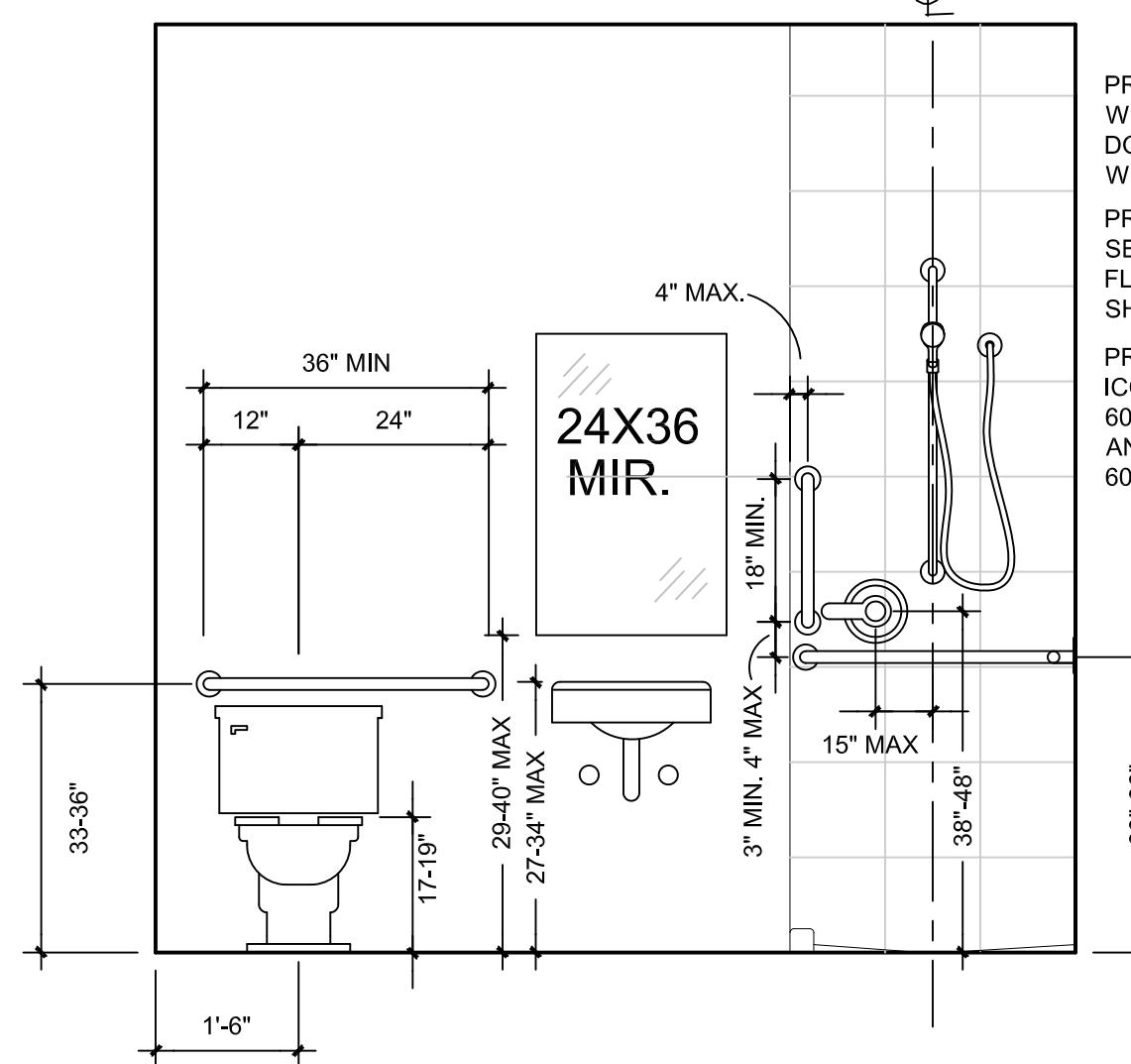
619 E. County Road 8
Berthoud, CO 80513

| PROJECT NO. | DRAWN | 4-7-20 |
|-----------------------|-----------|---------|
| | CHECKED | 5-5-20 |
| | REVISIONS | 5-12-20 |
| Construction Drawings | | |
| SHEET A7 OF 7 | | |

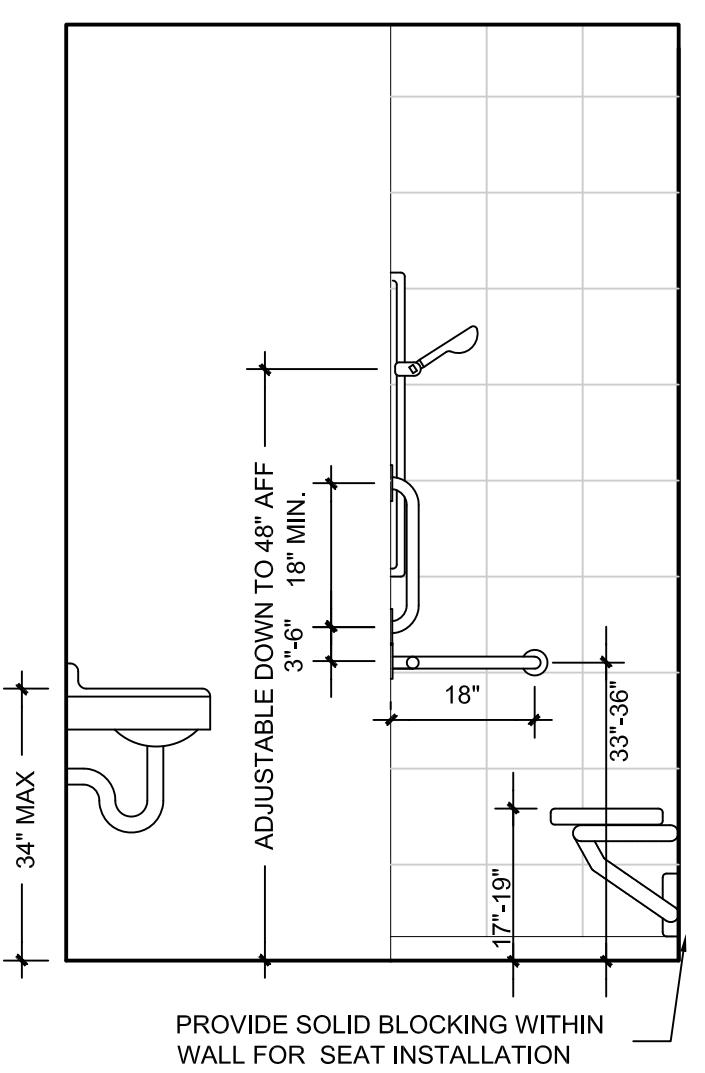


HOTEL ACCESSIBLE BATHROOM DETAILS

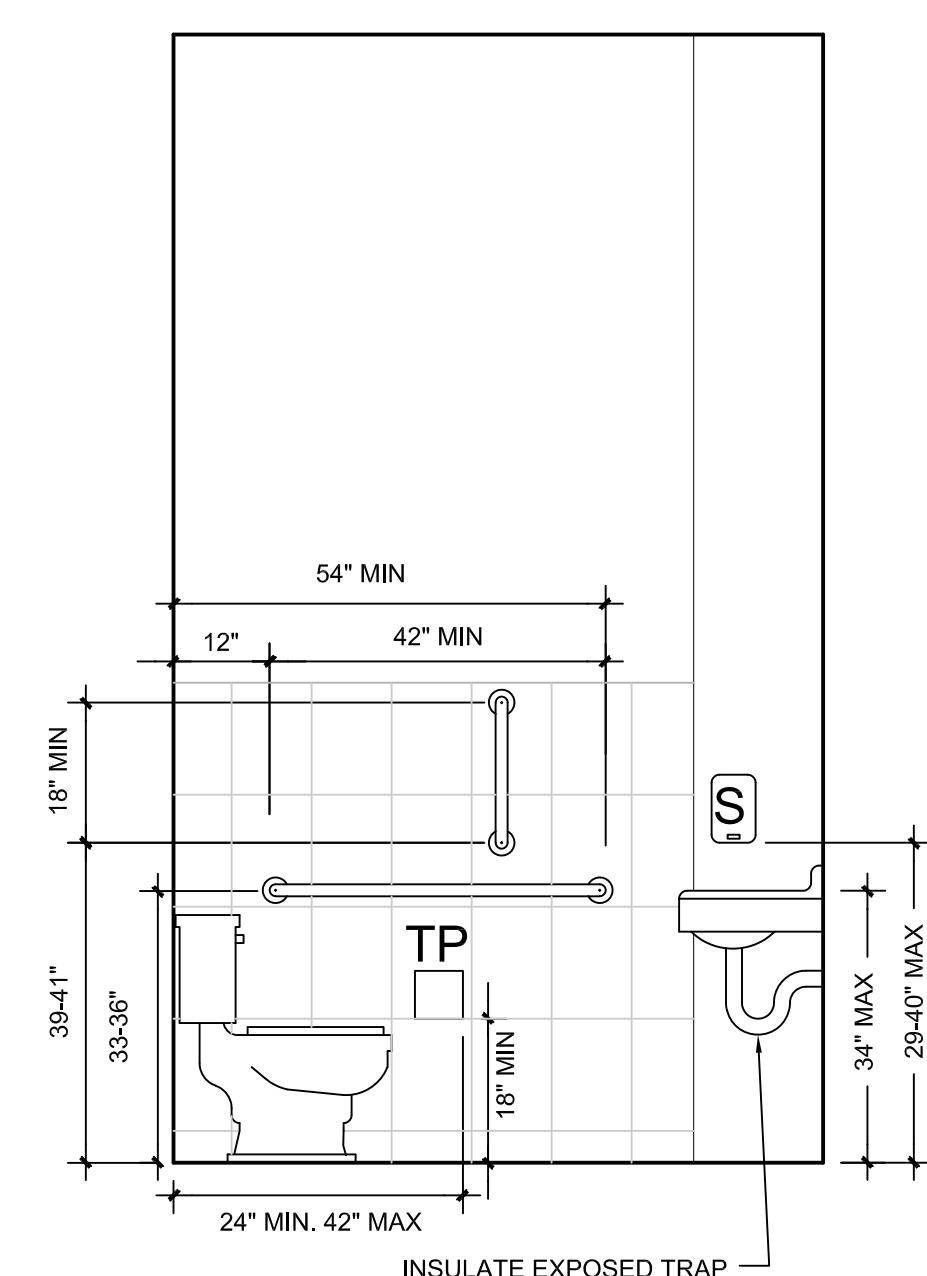
SCALE: 1/2" = 1'



PROVIDE HAND HELD SHOWER
WITH ADJUSTABLE MOUNT
DOWN TO 48" ABOVE FLOOR
WITH 59" MIN. SHOWER HOSE.
PROVIDE CONTROLS OPPOSITE
SEAT MOUNTED 38" - 48" ABOVE
FLOOR AND WITHIN 15" OF
SHOWER CENTERLINE.
PROVIDE GRAB BARS PER
ICC/ANSI A117.1-2003 FIGURE
608.2.1, 608.3.1, 608.5.1, 610.3.2,
AND SECTIONS 608.2.1, 608.3.1,
608.6, 610.3.2

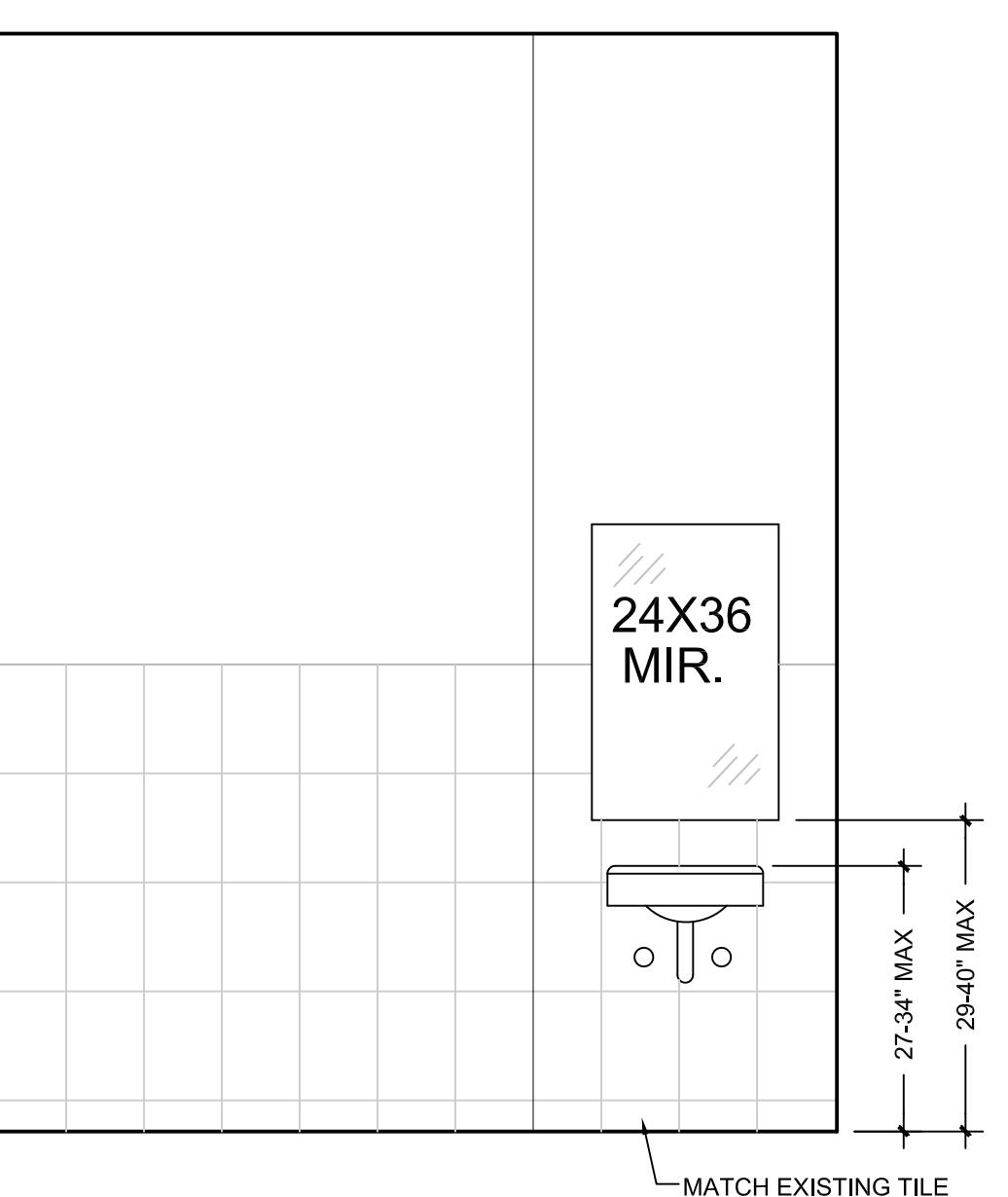
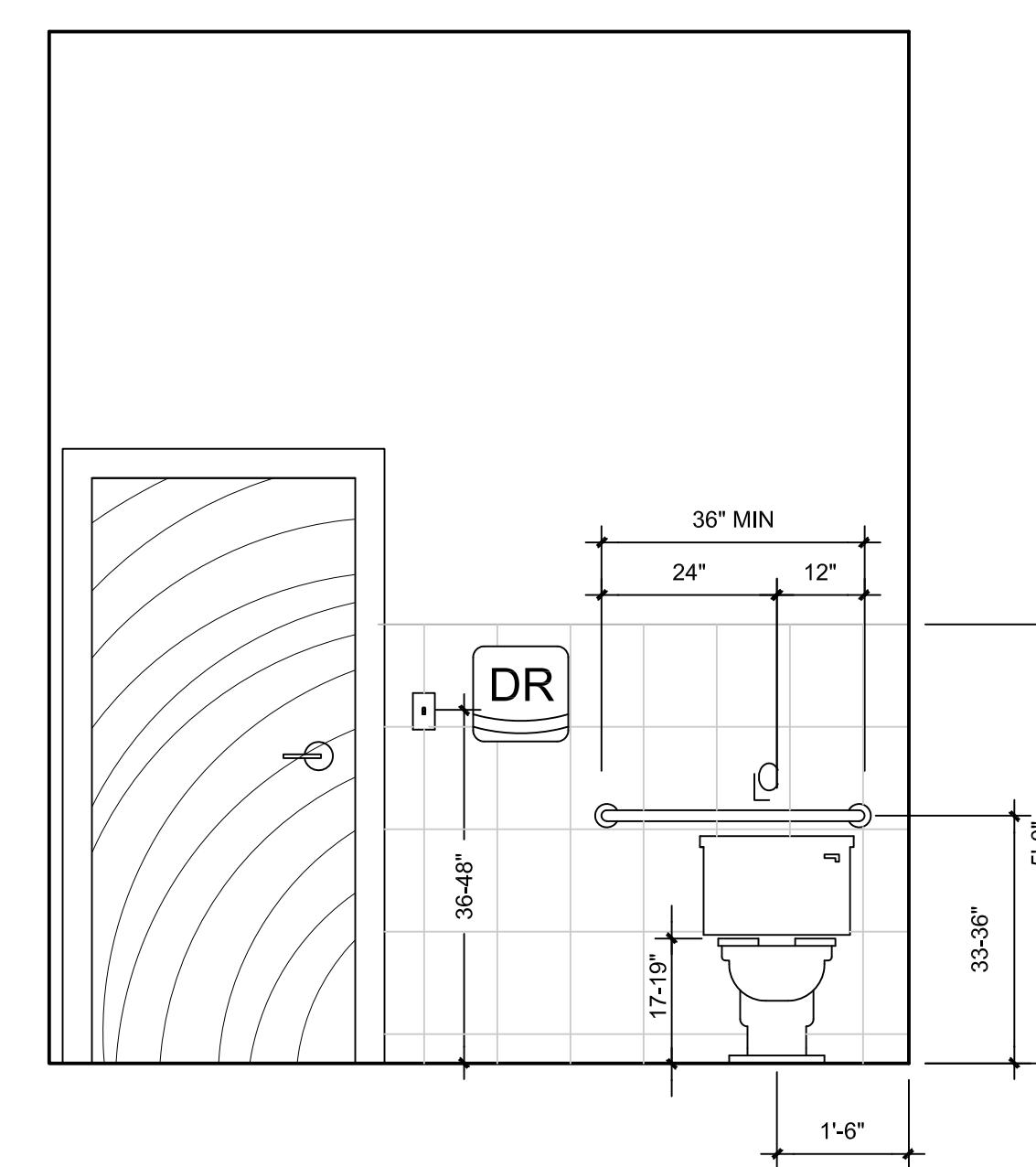


PROVIDE SOLID BLOCKING WITHIN
WALL FOR SEAT INSTALLATION



EVENT CENTER ACCESSIBLE RESTROOM DETAILS

SCALE: 1/2" = 1'



MATCH EXISTING TILE