



 **SITE MAP**
NO SCALE



 **VICINITY 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 Useable 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)	=1,836 Sq.Ft.
R-1 Hotel (Hotel rooms, associated bathrooms Entry, Laundry)	=1,980 Sq.Ft.
A-2 Assembly (Seating areas, Dance Floor, Bar, Food Prep Area)	= 8,429 Sq.Ft.
S-1 Storage (Ground Floor storage of dry goods related to events or hotel)	= 1,218 Sq.Ft.

Upper Floor:

B- Business (Bridal and Groom Rooms, Second Floor laundry)	= 959 Sq.Ft.
R-1 Hotel (Hotel rooms and associated bathrooms)	= 1,968 Sq.Ft.
S-1 Storage (low hazard storage of dry goods related to catering business)	= 250 Sq.Ft.

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 -	= 27,00 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

Occupancy Separation:

R-1 and A-2 occupancies are to be separated by a 1 hour fire partition per 2018 IBC Section 420.2 and Table 508.4

The division between the hotel and event center area is a multi wyth brick wall extending from the top of foundation to the underside of the roofing material. The brick wall exceeds the 1 hour rating per 2018 IBC Table 721.1 (2) item 1.

Two new doors are proposed to be placed within existing openings within the fire partition. Doors are to be 1 hour fire rated per 2018 IBC Table 716.1(2)

Fire Resistance Rated Requirements:

-Corridors within the hotel area are required to have a 1/2 hour fire rating per 2018 IBC Table 1020.1.
All corridor walls are assumed to have 1/2" drywall on each side of a wood stud wall and provide over the required rating rating per 2018 Table 722.2.1.4(2) and Table 722.6.2(2)
-Corridor doors within the hotel are to have 1/3 hour rated doors

All coridor doors are solid core wood doors assumed to have over 1/3 hour fire resistance.
-All sleeping units shall be separated from each other with a 1/2 hour rated wall assembly per 2018 IBC section 420.2 and 708.3 exception 2

All sleeping unit walls are assumed to have 1/2" drywall on each side of a wood stud wall and provide over the required rating per 2018 Table 722.2.1.4(2) and Table 722.6.2(2)
-No sleeping units are connected to one another. All sleeping unit door lead directly to the corridor and are to have a 1/3 hour fire rating.
-Floor assemblies within the hotel area are as described within table 722.6.2(4)
-Floor assemblies comply with 2018 IBC section 711.2.1 and 711.2.2

Accessibility Requirements (Chapter 11 IBC):

-This building shall comply with 2018 IEBC Level 2 remodel requirements
-60% of public entrances shall be accessible per 2018 IBC Section 1105.1 pg. 307. This building provides more than 60% accessible entrances.
-No area of this building will become less safe due to the proposed improvements per IEBC Section 701.2
-At least one accessible route shall connect accessible buildings and spaces on the same site per section 1104.2. An accessible route is provided from multiple accessible parking spaces throughout the property via concrete walkways.
-The upper floor of this facility is not wheelchair accessible. All elements within the upper floor are available within the lower floor. Accessible hotel rooms are available. Alternate accessible locations for the bridal suite and groomsman's room are available. The entire upper floor of the building is just over 3,000 square feet and is seen to comply with the intent of section 1104.4 exception 1. Interior wall thickness and vanity countertops have not been excluded from the floor area. If excluded the floor area is less than 3,000 s.f.
-1 wheelchair accessible sleeping unit with accessible bathroom shall be provided, roll-in shower not required per 2018 IBC Section 1107.6.1 and Table 1107.6.1.1
-1 accessible type A sleeping unit will be provided
Accessibility Requirements (Colorado Revised Statutes 2016 Title 9 Commercial Safety):
-This facility has between 7 and 14 sleeping units, and therefore is required to provide 6 accessibility points per CRS2016 T9 Page 36. One type A unit will be provided

Minimum Corridor Width: (2018 IBC Table 1018.2 and Table 1020.2)

-Occupant load in all hotel areas is less than 50
-Provide a 36" wide accessible path to all interior and exterior areas provided as part of or serving the accessible sleeping unit

Accessibility Requirements (ICC A117.1-2009 Chapter 10):

-The accessible sleeping unit shall connect to an accessible pathway to the primary entrance of the building and connect to the public and common areas of the building.
-An accessible route shall connect all spaces and elements that are part of the accessible sleeping unit.
-The accessible unit shall provide a 5' diameter or Tee style turning space per Section 304. The turning radius is not required within the bathroom or a closet.
-The primary doorway shall be provided with clearances per section 404. Not required at interior side of bathrooms.
-Toilet shall be located 16" - 18" from the side wall per Section 1003.11.2.4.1
-Clearance at toilet shall be provided 60" wide and 56" deep per Sections 1003.11.2.4.2,3
-Sink may overlap toilet clearance when 66" deep clearance is provided at the toilet per section 1003.11.2.4.4
-Provide grab bars per section 1003.11

Signage:

-Where required exit signs shall comply with 2018 IBC section 1013.1 pg. 281
-No doors are proposed to have a keyed lock from the interior side
-Restrooms shall be provided with signs that designate sex and be readily visible and located near the restroom entrance per 2018 IBC Section 2902.4 pg. 590
-Accessibility signage shall be provided per 2018 IBC Section 1111.1 pg. 319

Parking:

Accessible parking to be provided per 2018 IBC Table 1106.1 pg.308
2 accessible parking spaces will be provided per the included site plan

Means of Egress:

Accessible means of egress shall meet the requirements of Chapter 10
Exit travel distance from all areas is less than 250' per 2018 IBC Table 1017.2 pg. 285
B occupancy common path egress travel distances are less than 100' and max occupant load 49 per 2018 IBC Table 1006.2.1 pg. 262
A occupancy common path egress travel distances are less than 75' and max occupant load 49 per 2018 IBC Table 1006.2.1 pg. 262
R-1 occupancy common path egress travel distances are less than 75' and max occupant load 10 per 2018 IBC Table 1006.2.1 pg. 262
Dead end corridors not to exceed 50' per 2018 IBC Section 1020.4 exception 2, pg. 288

-Egress illumination Per 2018 IBC Section 1008 pg.264. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied and illumination shall not be less than 1 foot-candle at the walking surface level as required per IBC 2018 Section 1008.2.1

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SHEET INDEX:

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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



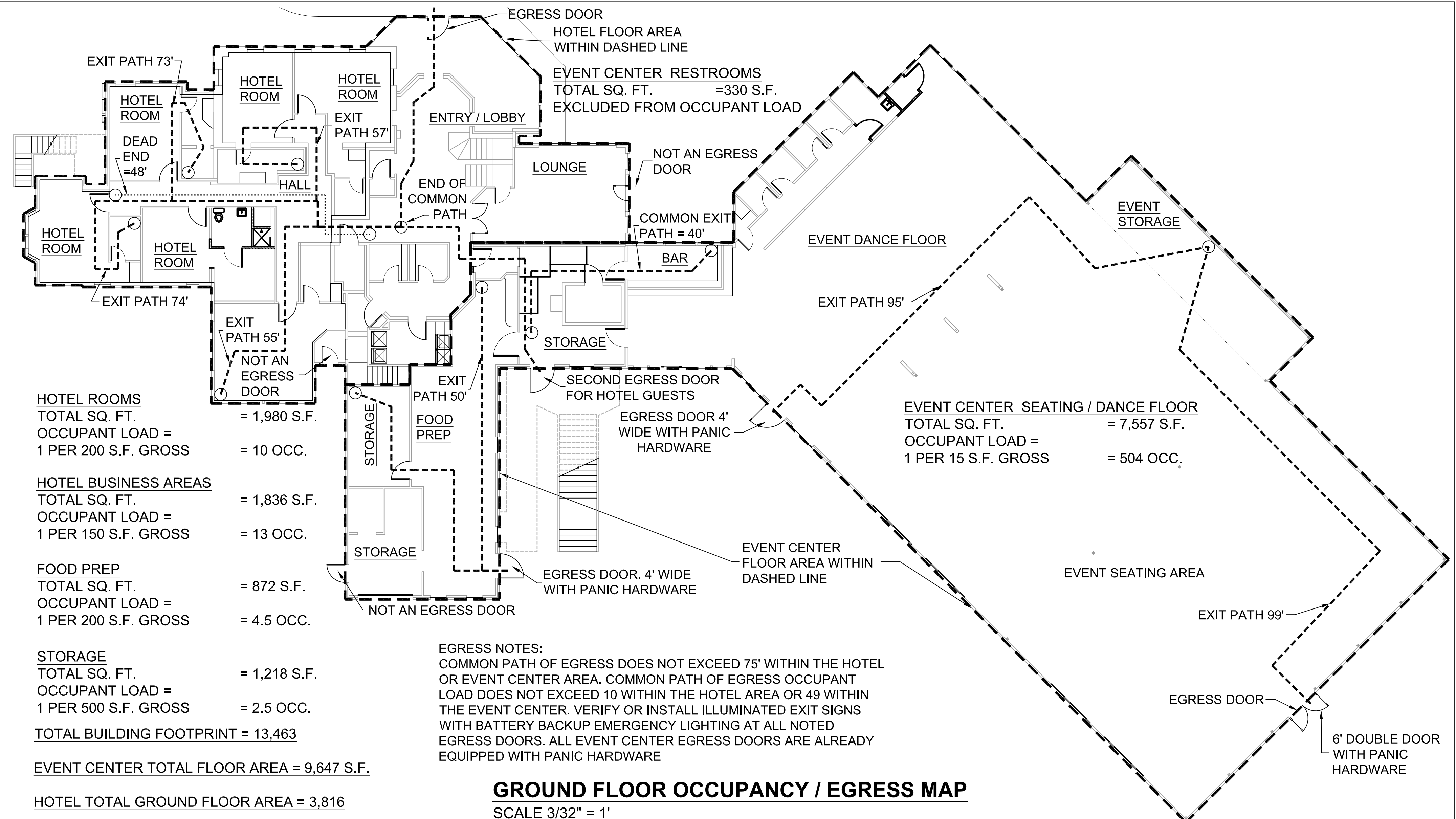
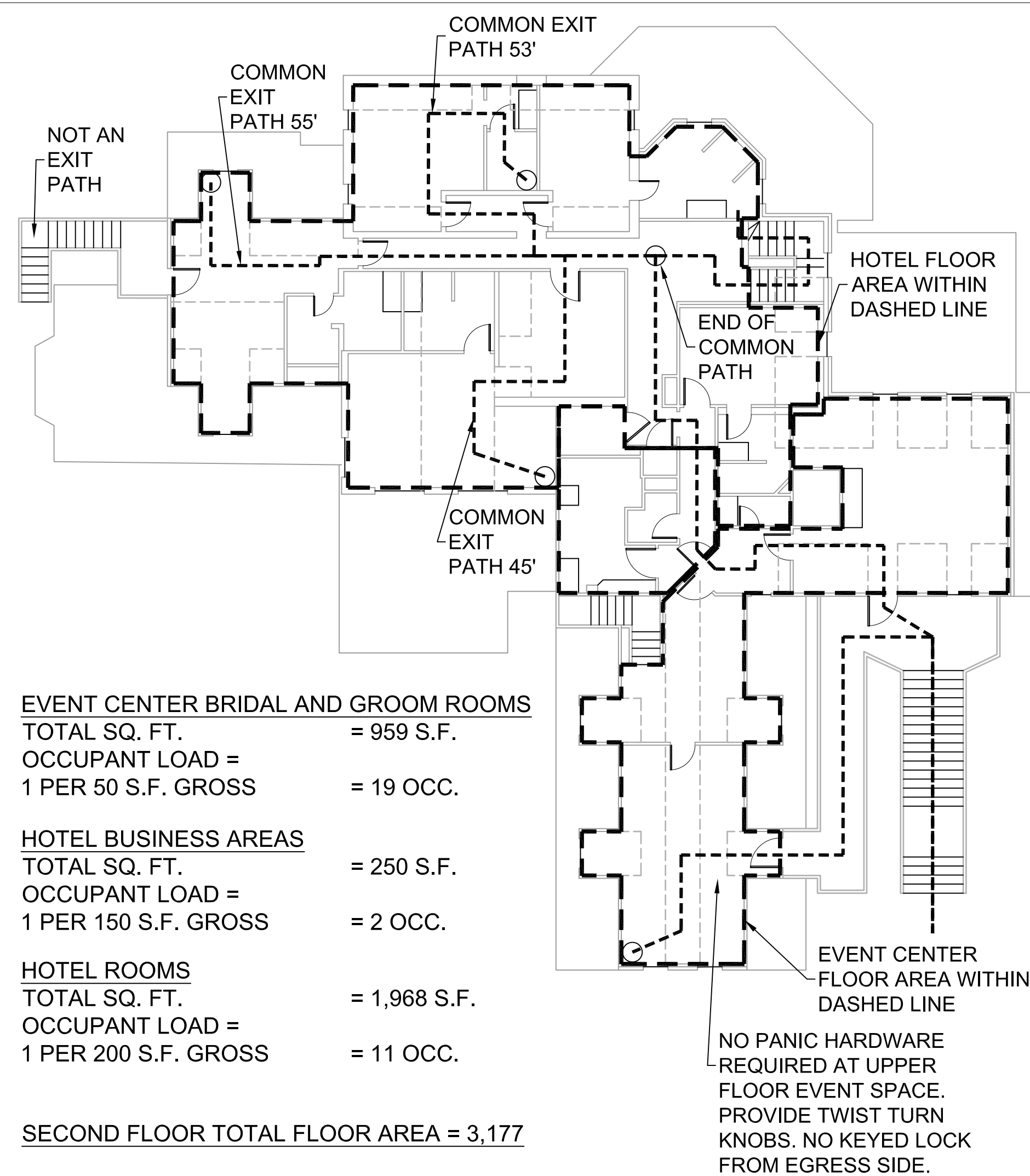
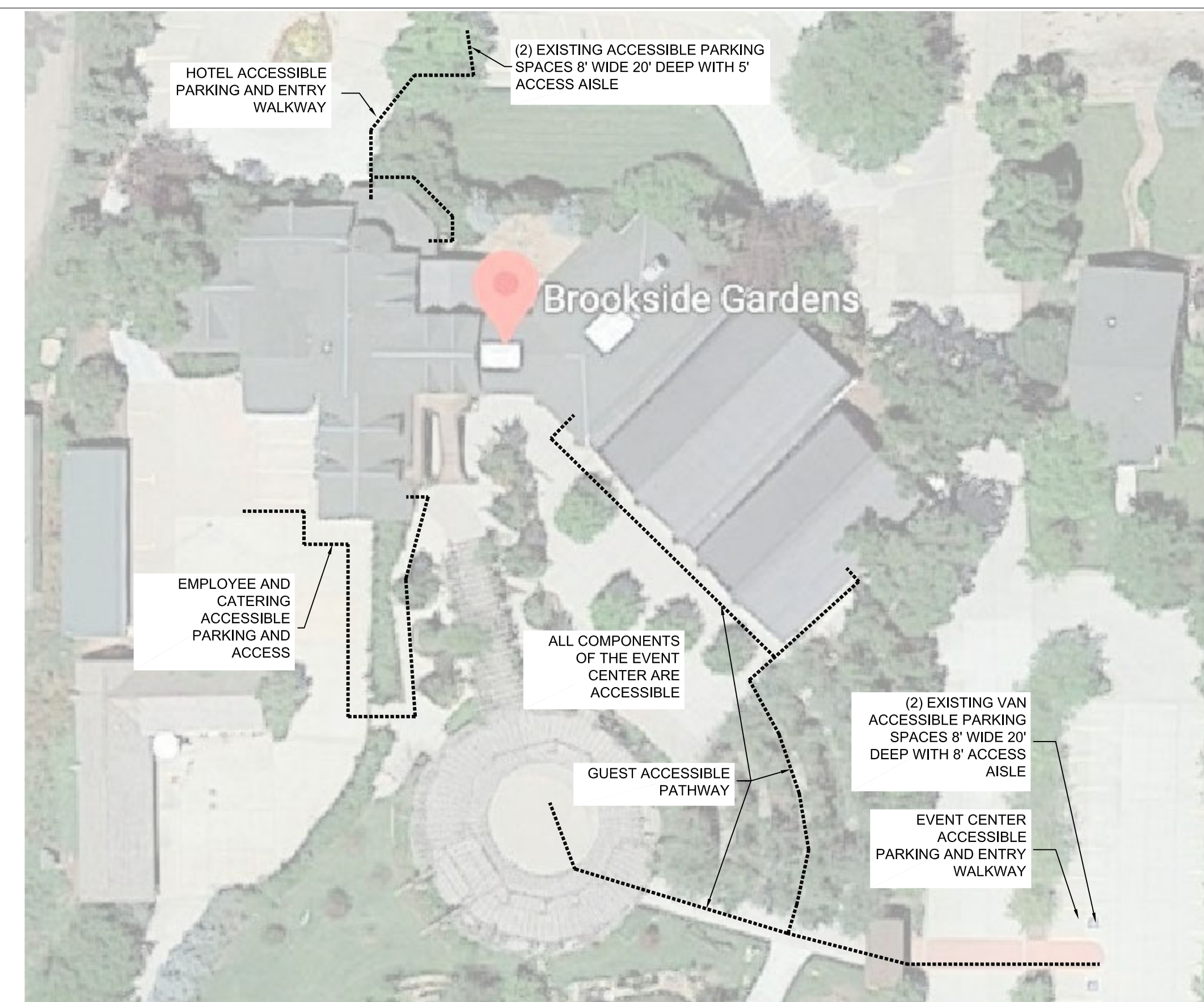
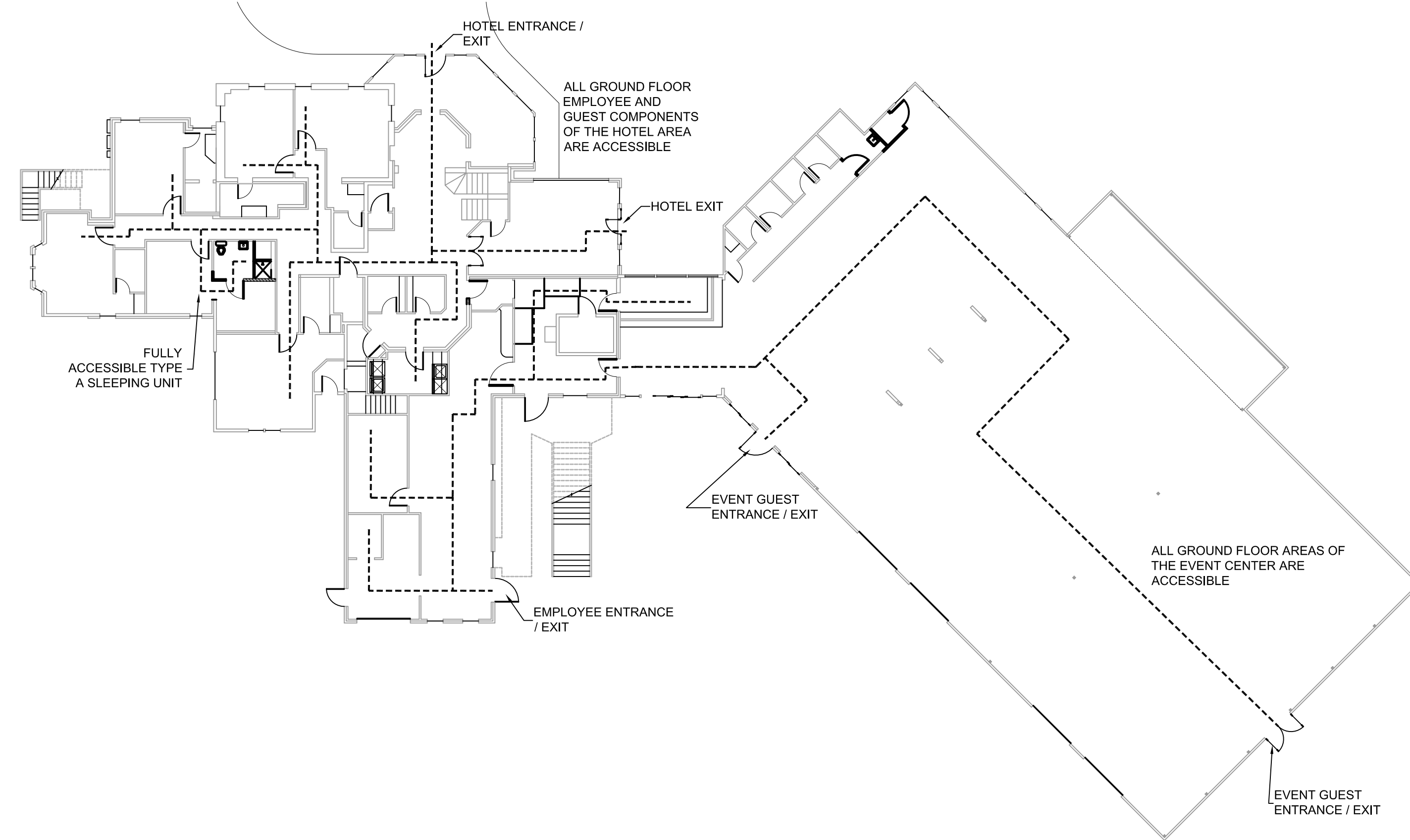
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Brookside Gardens
Event Center and Hotel
619 E. County Road 8
Berthoud, CO 80513

PROJECT NO.	DRAWN	CHECKED	DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE

Construction Documents

A1 COVER



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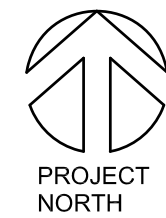
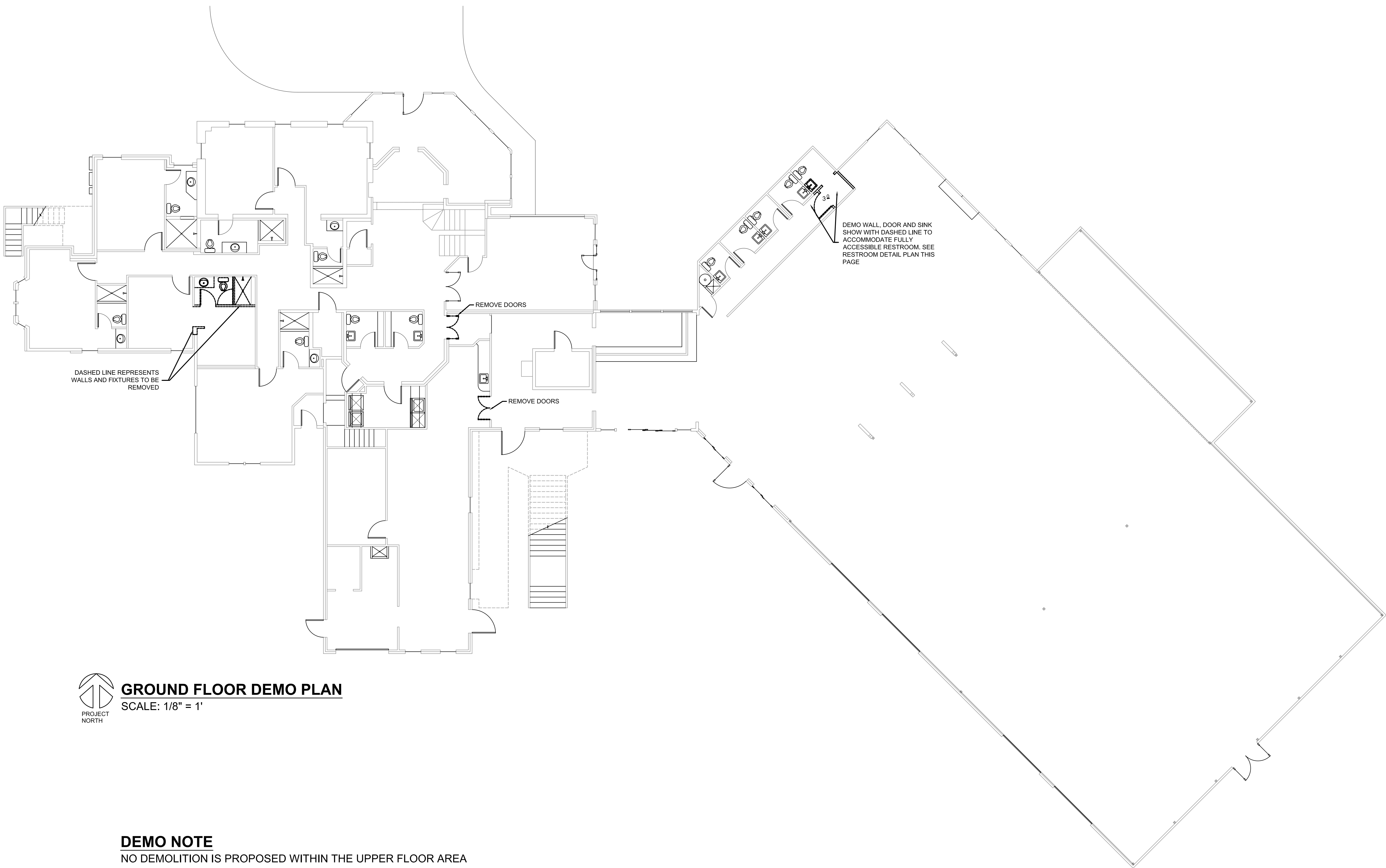
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REVISIONS	Dev'd	4-7-20
	CHECKED JF	5-5-20
	Dev'd	5-15-20



GROUND FLOOR DEMO PLAN
SCALE: 1/8" = 1'

DEMO NOTE
NO DEMOLITION IS PROPOSED WITHIN THE UPPER FLOOR AREA

LEGEND	
EXISTING WALL	
NEW WALL	
NEW FOUNDATION	
DEMO	

PROJECT NO.	DRAWN	Devd	4-1-20
	CHECKED	JF	9-5-20
	REVISIONS	Devd	9-15-20

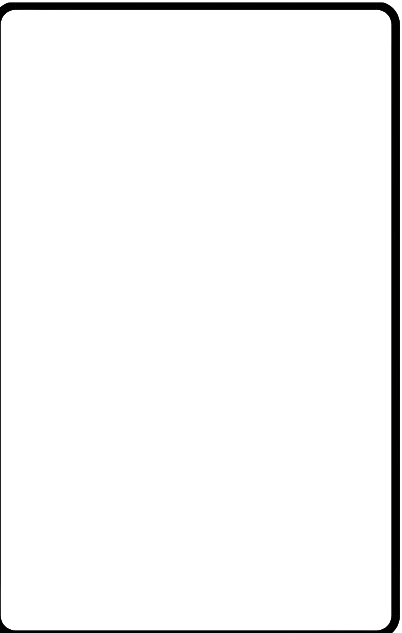
Freeman Architects P.C.

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Loveland, CO

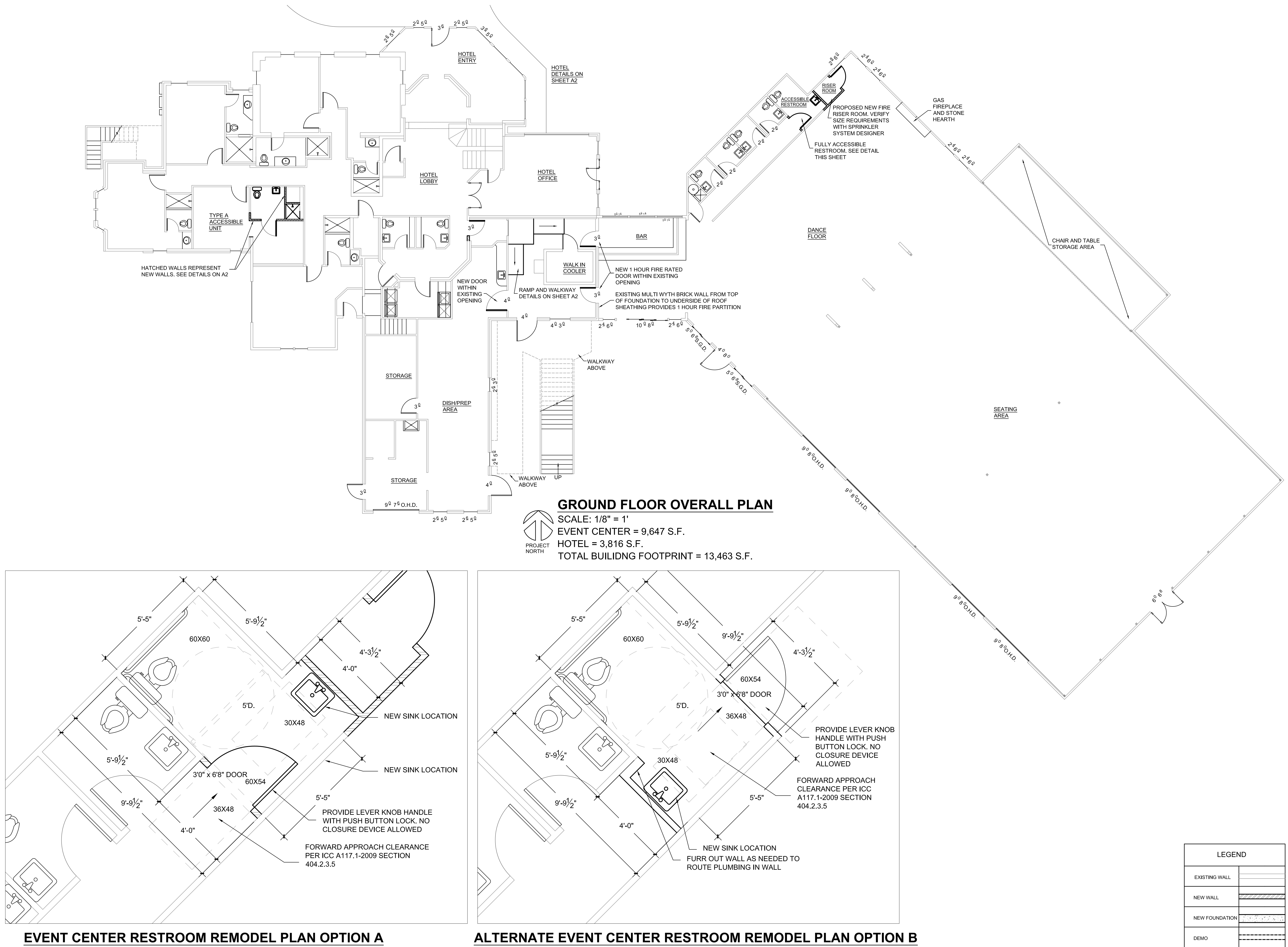
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Architect

APPROVED MAY 13 2020



Construction Drawings
SHEET **A4** OF ⁷



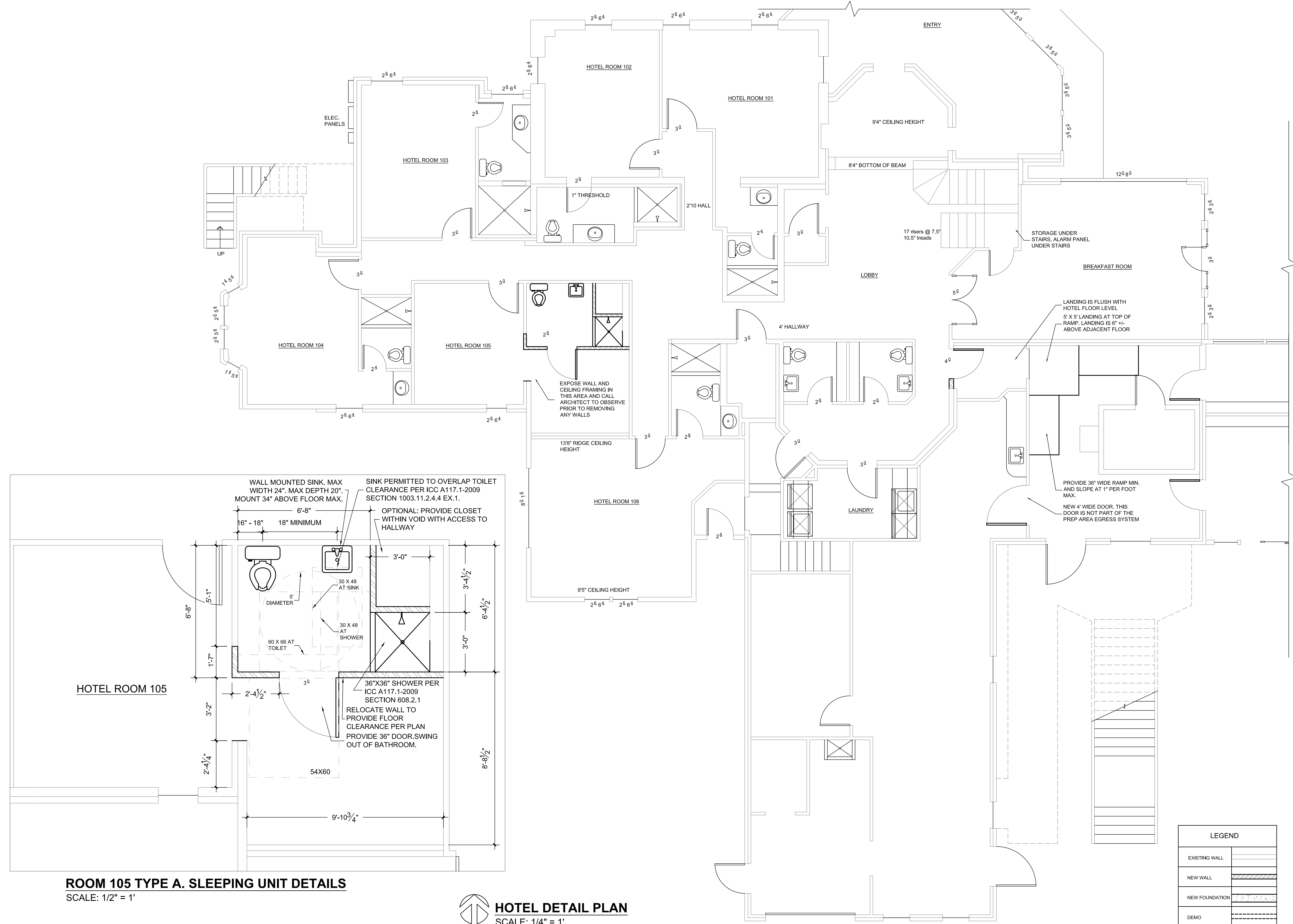


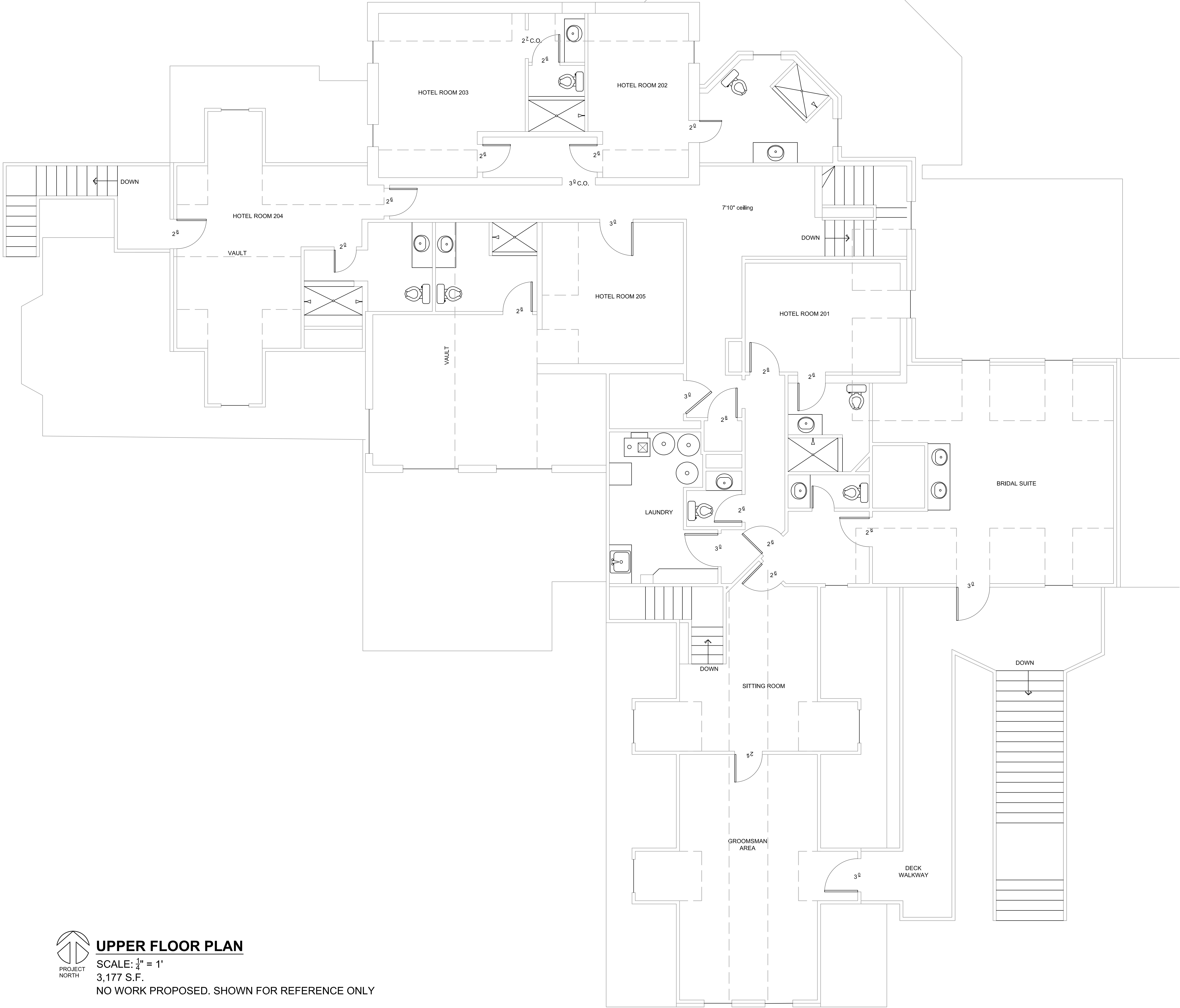
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	CHECKED	JF	5-5-20
REVISIONS		David	5-11-20

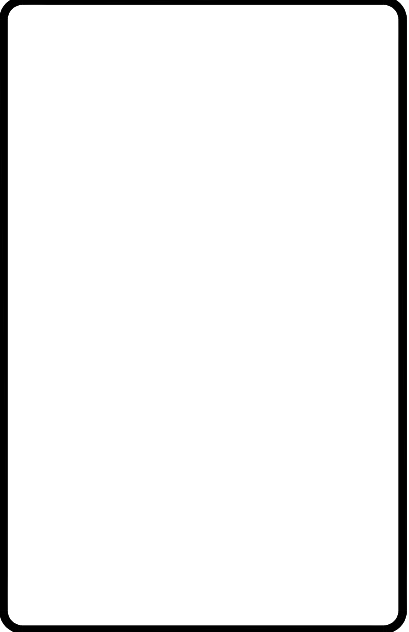
Construction Drawings
SHEET **A5** OF ⁷





UPPER FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'$
3,177 S.F.
NO WORK PROPOSED. SHOWN FOR REFERENCE ONLY



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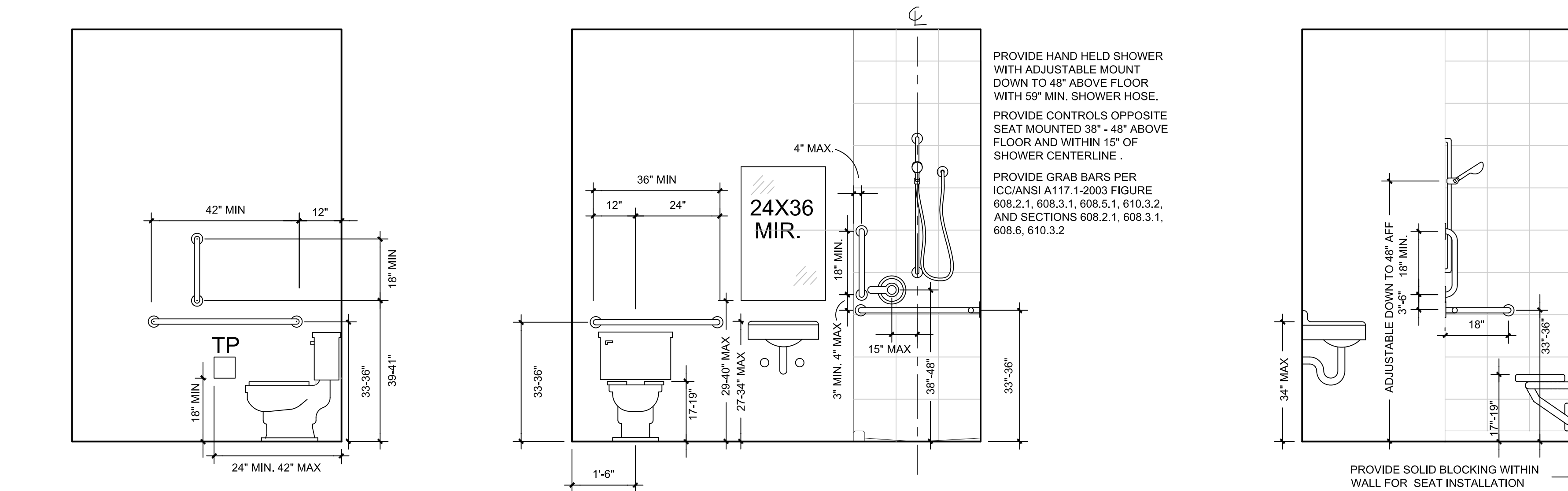
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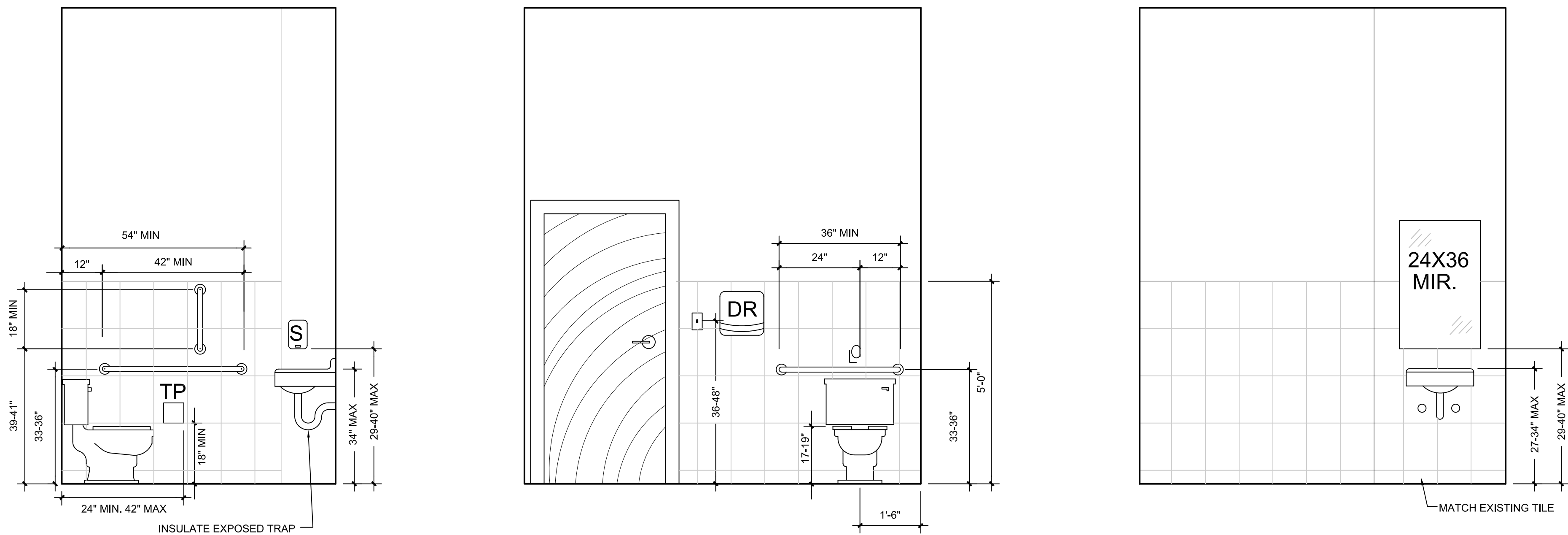
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	CHECKED	JF	9-5-20
	REVISIONS	Devd	9-15-20



HOTEL ACCESSIBLE BATHROOM DETAILS

SCALE: 1/2" = 1'



EVENT CENTER ACCESSIBLE RESTROOM DETAILS

SCALE: 1/2" = 1'



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REVISIONS		Devd	9-15-20