

ALTERATIONS TO WESTERN VIRGINIA WATER AUTHORITY COULTER BUILDING

PHASE I

601 SOUTH JEFFERSON STREET, ROANOKE, VA
MARCH 18, 2005 COMM. NO. 04102

CODE DATA

CODE	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) 2000 IBC 2000 EDITION		
JURISDICTION	CITY OF ROANOKE, VIRGINIA		
USE GROUP	B - BUSINESS		
CONSTRUCTION CLASSIFICATION	3B - COMBUSTIBLE/NON-COMBUSTIBLE UNPROTECTED		
FLOOR AREA	ALLOWED, TABLE 503	19,000 SF	
	STREET FRONTAGE INCREASE (50%-25%) x (20/30) = 18% x 19,000	3,420 SF	
	TOTAL ALLOWED FLOOR AREA	22,420 SF	
	ACTUAL FIRST FLOOR AREA	15,270 SF	
BUILDING HEIGHT	ALLOWED, TABLE 503	4 STORY, 55'	
	ACTUAL BUILDING HEIGHT	4 STORY, 32'-4"	
PROTECTIVE SYSTEMS	FIRE SUPPRESSION	REQUIRED IN AREAS ADJACENT TO ATRIUM PER SEC. 404.3, EXCEPTION 1	PROVIDED
	FIRE DETECTION	NOT REQUIRED IN RENOVATION AREAS	NOT PROVIDED IN RENOVATION AREAS
	FIRE ALARM SYS.	MANUAL SYSTEM REQUIRED PER IBC 907.2.2 AND 907.3	PROVIDED (EXISTING) NOT REQUIRED IN RENOVATION AREAS
	FIRE EXTINGUISHERS	REQUIRED PER NFPA10	PROVIDED
MEANS OF EGRESS			
OCCUPANT LOAD, TABLE 1008.1.2	B - 100 SF GROSS	= 153	
TRAVEL DISTANCE	200' ALLOWED	121' ACTUAL (LONGEST)	
MIN. NUMBER OF EXITS	REQUIRED: 2	PROVIDED: 3	
WIDTH OF EGRESS COMPONENT	<u>REQUIRED</u>	<u>PROVIDED</u>	
EXIT ACCESS CORRIDORS	44"	60" AND 75"	
MEANS OF EGRESS DOORS	36"	36" AND 72" (EXISTING)	
STAIRWAYS	44"	44" (EXISTING)	
FIRE RATINGS	<u>REQUIRED</u>	<u>PROVIDED</u>	
EXTERIOR WALLS, LOADBEARING	2	EXISTING	
INTERIOR LOADBEARING WALLS/COLUMNS	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
EXIT ACCESS CORRIDORS	1	EXISTING	
CORRIDOR DOORS	3/4	1 1/2 ON 2nd FLOOR EXISTING ELSEWHERE	
WALL SEPARATION SPRINKLERED FROM NON-SPRINKLERED	2	2	
WALLS ENCLOSING ATRIUM (PER IBC 404.5)	1	1 (EXISTING)	
MAXIMUM AREA OF UNPROTECTED WALL OPENINGS (PER TABLE 704.8)			
SEPARATION DISTANCE	<u>ALLOWED</u>	<u>PROPOSED</u>	
11'-6" • BACK ALLEY 15% x 4082 SF	612 SF	54 SF	

SHEET LIST

1	COVER
2	A1-1 BASEMENT FLOOR PLAN
3	A1-2 FIRST FLOOR PLAN
4	A1-3 SECOND FLOOR PLAN
5	A1-4 ENLARGED PLANS
6	A2-1 FINISH SCHEDULE
7	A2-2 DOOR SCHEDULE
8	E1-1 BASEMENT FLOOR PLAN (TELEPHONE, DATA, POWER + ELECTRICAL)
9	E1-2 FIRST FLOOR PLAN (TELEPHONE, DATA, POWER + ELECTRICAL)
10	E1-3 SECOND FLOOR PLAN (TELEPHONE, DATA, POWER + ELECTRICAL)
11	E1-4 ENLARGED FIRST FLOOR PLAN (TELEPHONE, DATA, POWER + ELECTRICAL)
12	E1-5 ENLARGED SECOND FLOOR PLAN (TELEPHONE, DATA, POWER + ELECTRICAL)
13	E1-6 ENLARGED SECOND FLOOR PLANS (TELEPHONE, DATA, POWER + ELECTRICAL)

HUGHES
ASSOCIATES
ARCHITECTS

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