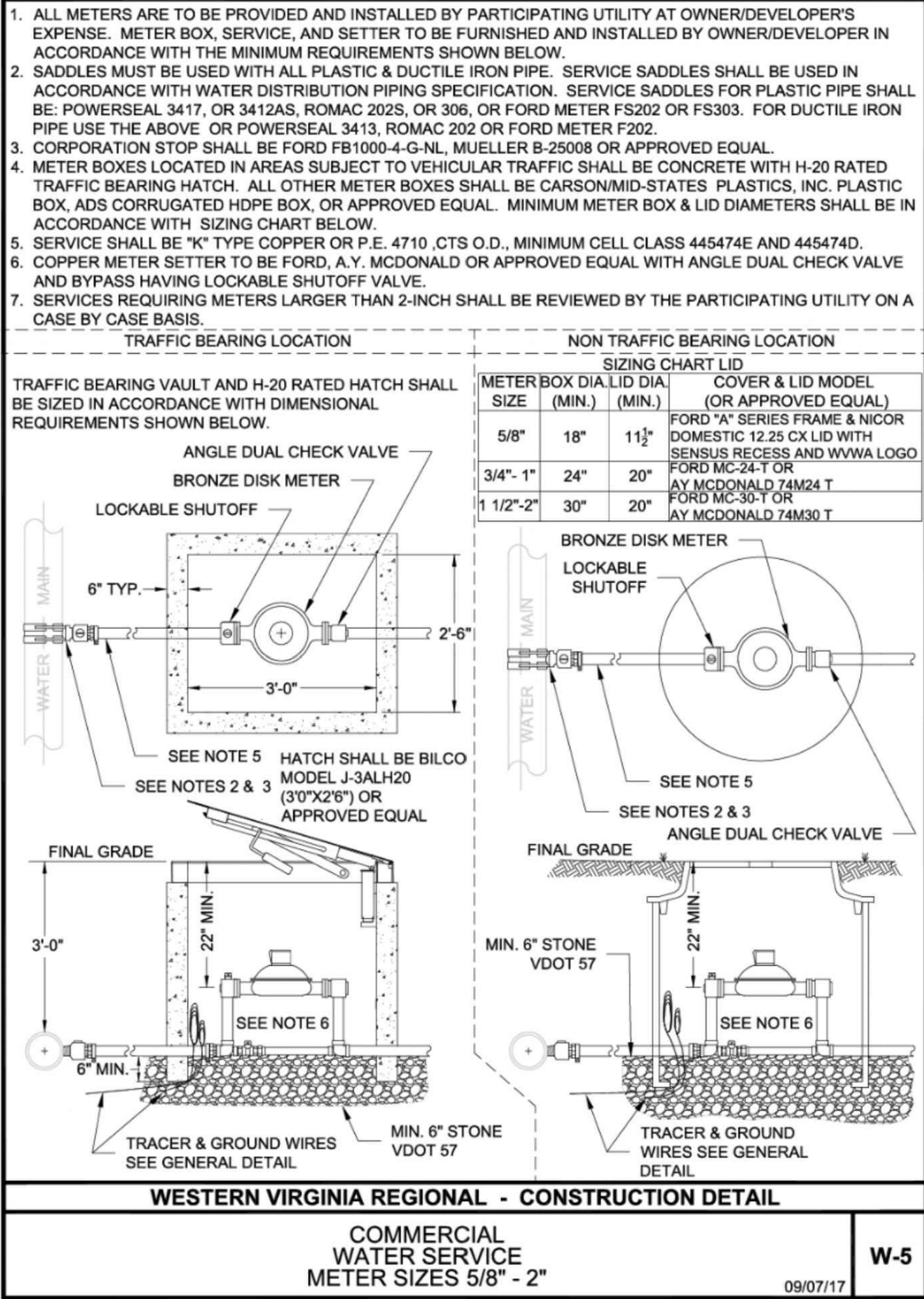


X:\Chris\829 Salem Ave\ArchA002.DWG, Plotted By: cvenable, Plotted: Dec 02, 2021 - 2:32pm



SITE PLAN NOTES

TAX NO: 1111009

ADDRESS: 829 SALEM AVE SW

PROPERTY AREA: 0.1724 AC

LAND DISTURBANCE:
ACTUAL AREA DISTURBED = 2,371 SF
(< 2500 SF)

PROPOSED BUILDING AND GROUND-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH TABLE 647-1

KEYNOTES

- ELEVATION TO ALIGN WITH EXISTING SIDEWALK
- WOOD STAIR WITH HANDRAILS
- CONCRETE STAIR WITH HANDRAILS

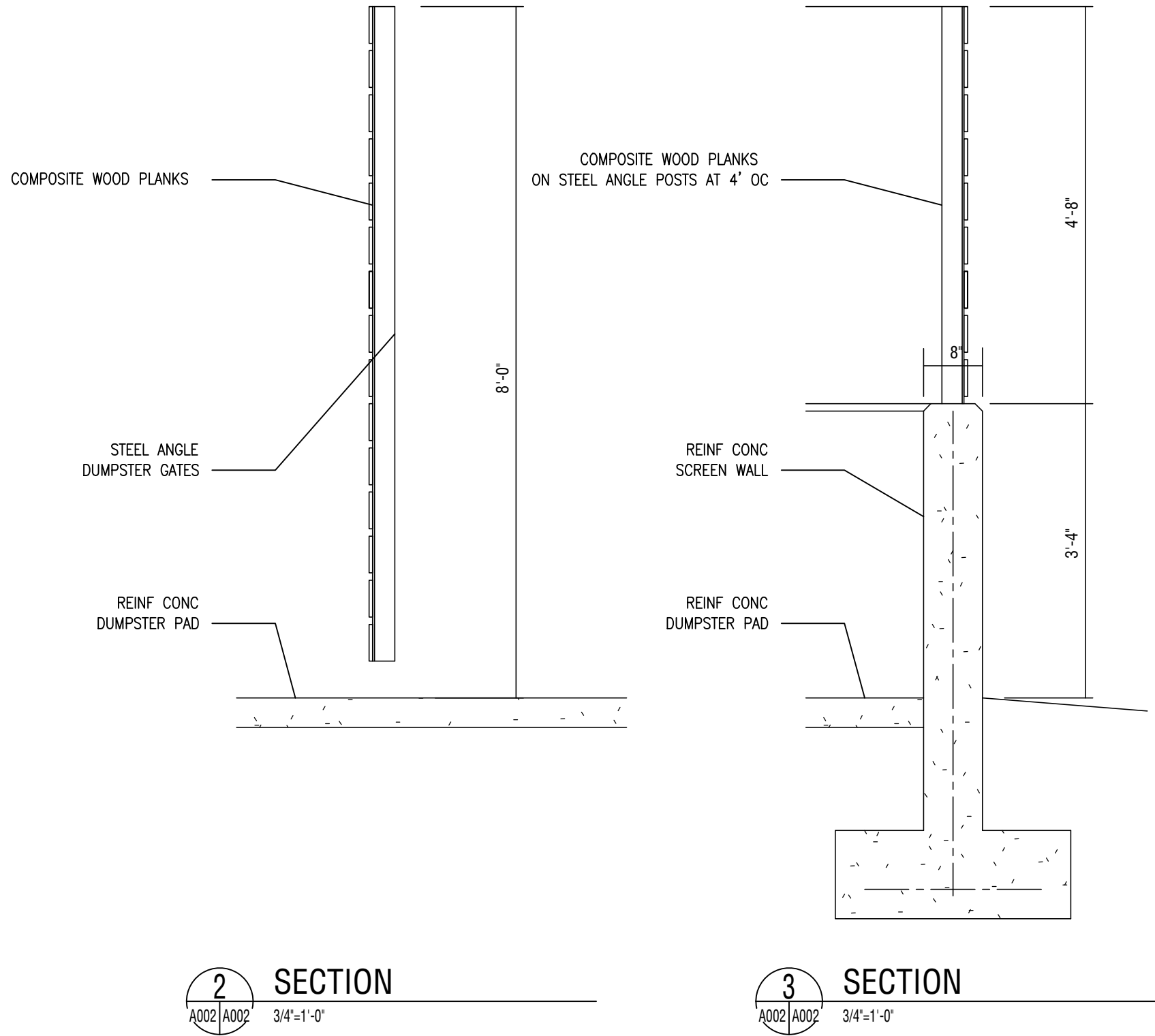
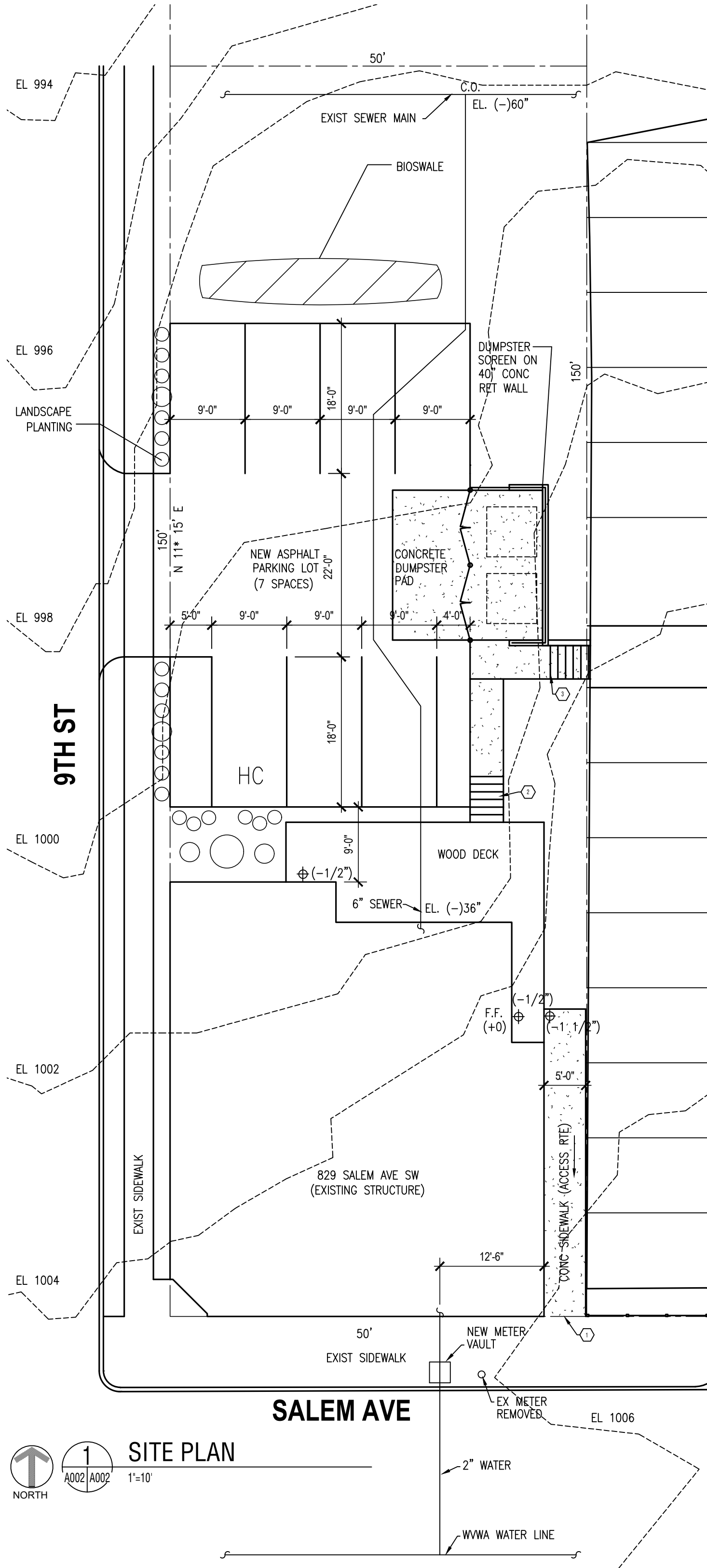
REQUIRED PARKING

REQUIRED PARKING SPACES (ARTICLE 6)

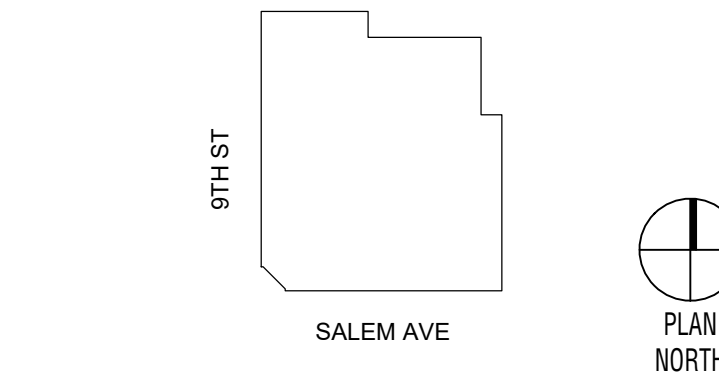
COMMERCIAL LEASE SPACE
36.2-6.52 E) 1ST 4,000 SQUARE FEET OF NET FLOOR AREA OF THE USE MAY BE REDUCED TO TWO (2) SPACES.
AREA = 1,574 SF
REQUIRED = 2 SPACES.

RESIDENTIAL UNITS
TABLE 652-2 MULTI-FAMILY OTHER THAN ELDERLY =
0.667 PER UNIT NO OF UNITS = 4 REQUIRED = 3 SPACES

TOTAL REQUIRED PARKING SPACES = 5
TOTAL PROVIDED = 7



KEY PLAN



GENERAL NOTES

SHEET NOTES

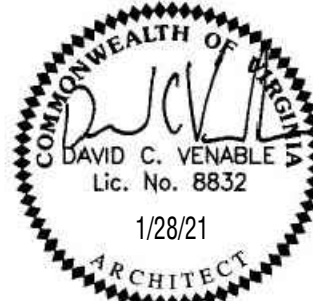


SPECTRUM DESIGN
architects | engineers

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001

RENOVATIONS TO 829 SALEM AVE ROANOKE, VA

SPECTRUM DESIGN PROJECT NO. -----



DATE 28 JAN 2021
DESIGN ARCHITECT DCV
PROJECT ARCHITECT DCV
PROJECT ENGINEER DCV
CHECKED BY
DRAWN BY

REVISIONS	NUMBER	DATE
BLDG DEPT REV	1	3/15/21
BLDG DEPT REV	2	4/16/21
BLDG DEPT REV	3	5/7/21
ZONING DEPT REV	4	6/18/21
ZONING DEPT REV	5	7/14/21

SHEET TITLE

SITE PLAN

A002

AS-BUILT 12/2/21

[illegible]

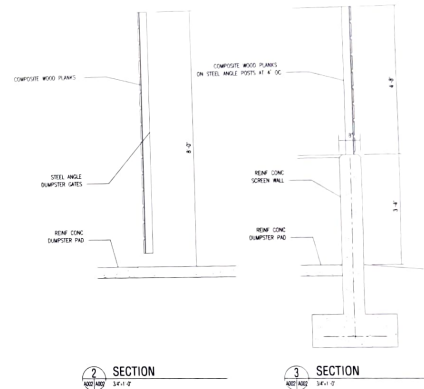
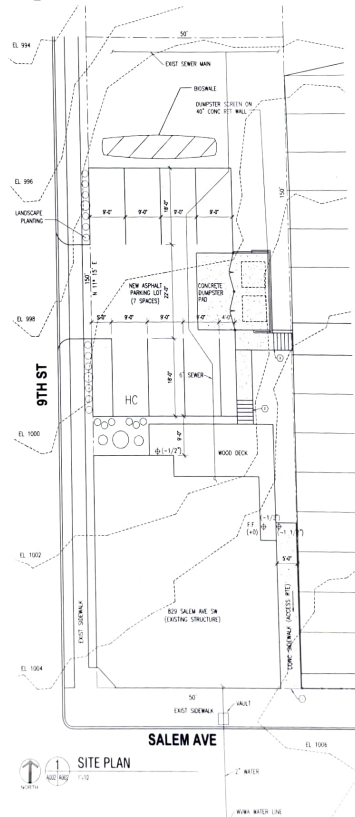
REQUIRED PARKING

REQUIRED PARKING SPACES (ARTICLE 6)

COMMERCIAL LEASE SPACE
162.2-6.52 (1) 157,400 SQUARE FEET OF NET FLOOR AREA OF THE USE MAY BE REDUCED TO TWO (2) SPACES.
AREA = 1,574 SF
REQUIRED = 2 SPACES.

RESIDENTIAL UNITS
TABLE 652-2 MULTI-FAMILY OTHER THAN ELDERLY =
0.667 PER UNIT NO OF UNITS = 4 REQUIRED = 3 SPACES

- 1 ELEVATION TO ALIGN WITH EXISTING SIDEWALK
- 2 WOOD STAIR WITH HANDRAILS
- 3 CONCRETE STAIR WITH HANDRAILS



SHEET NOTES



10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540 342 8871

RENOVATIONS TO
829 SALEM AVE
ROANOKE, VA

SPECTRUM DESIGN PROJECT NO. _____



DATE	28 JAN 2014	
DESIGN ARCHITECT	DCV	
PROJECT ARCHITECT		
PROJECT ENGINEER		
CHECKED BY	DCV	
DRAWN BY		
REVISIONS	NUMBER	DATE
1.0.0 28 JAN 14	1	1/28
2.0.0 30 JAN 14	2	1/30
3.0.0 30 JAN 14	3	1/30
3.0.0 30 JAN 14	4	1/30
3.0.0 30 JAN 14	5	1/30
SHEET TITLE		

SITE PLAN

A002

Plumbing and More with JBCLC

Jerry Bush