



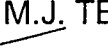




NEW COMBINED FIRE & DOMESTIC WATER SERVICE PLAN
1/8" = 1'-0"

As-Built 4-9-13 Simon Barron

PLAN NORTH	SYSTEM DESIGN CRITERIA
<div> </div>	Type of System: <input checked="" type="checkbox"/> Wet <input type="checkbox"/> Dry <input type="checkbox"/> Preaction <input type="checkbox"/> Other _____ NFPA Standard: <input checked="" type="checkbox"/> #13 <input type="checkbox"/> #13R <input type="checkbox"/> #14 <input type="checkbox"/> #20 <input type="checkbox"/> #24 • Occupancy: Mercantile & residential • Hazard: Light • Authority Having Jurisdiction: City of Roanoke & W.V.W.S.A. • Underground Pipe Type: Ductile iron slip joint • Type of Fittings: M.J. with retainer glands

SYMBOLS					
 <p>3 WAY FIRE HYDRANT W/ PUMPER</p>	 <p>POST INDICATOR VALVE</p>	 <p>M.J. TEE</p>	 <p>M.J. ELL</p>	 <p>CONCRETE THRUST BLOCK</p>	 <p>EXISTING UNDERGROUND</p> <p>NEW UNDERGROUND</p>
 <p>UNDERGROUND GATE VALVE W/ ROADBOX</p>					

SPRINKLERS									
Symbol	Manufacturer	Count	Model	Type	Orifice	Temp.	Finish	K-Factor	Escutcheon
							</		

JOB No.	DATE	DESIGNER	SCALE
2-4-13	2-4-13	C. SPOTTSWOOD	AS NOTED

CLIENT: CITYSCAPE LLC

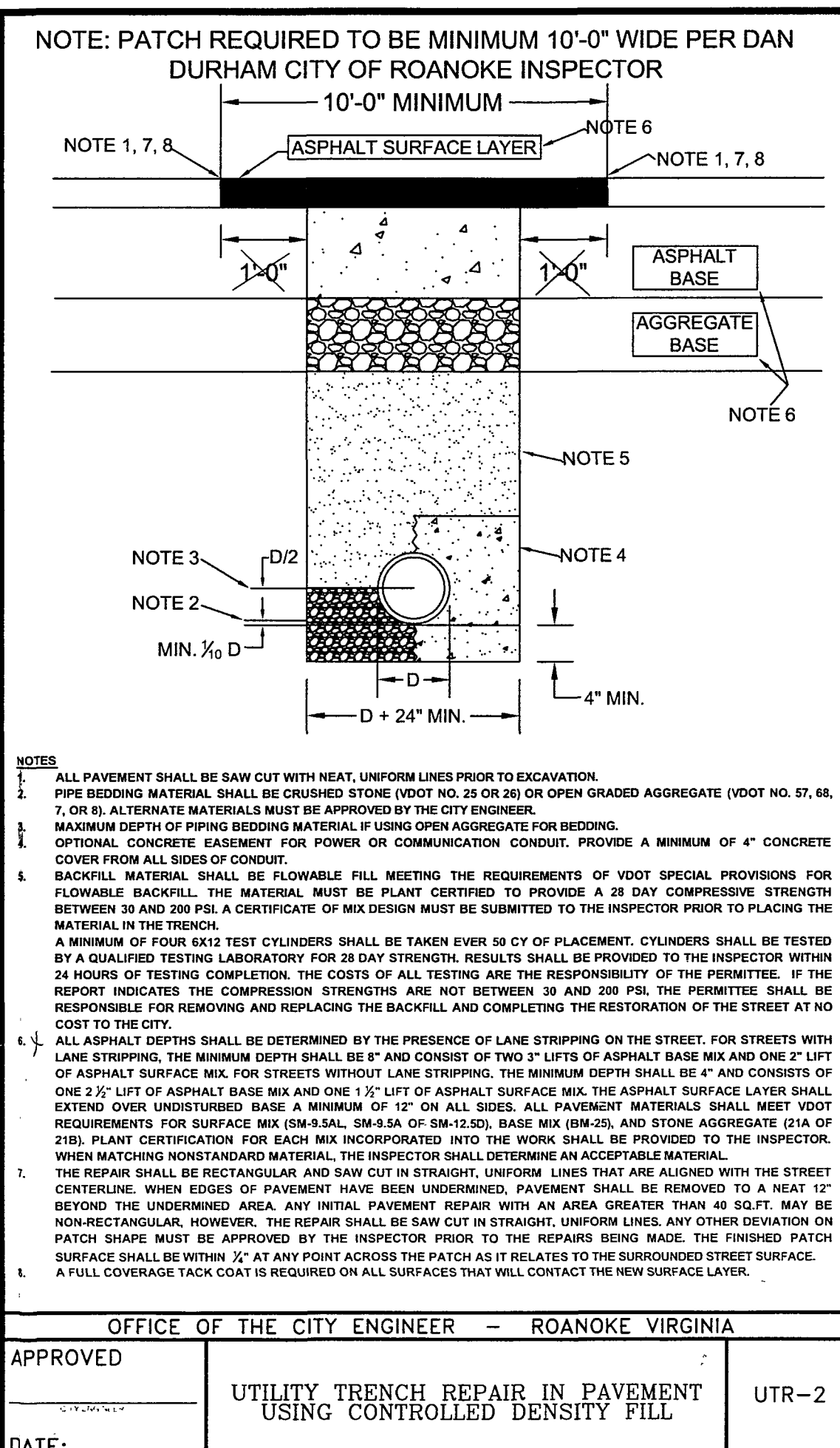
ROANOKE SPRINKLER, INC.
FIRE PROTECTION SYSTEMS

1334 7TH STREET N.E.
ROANOKE, VIRGINIA 24012
(540) 981-0009 FAX (540) 981-1010

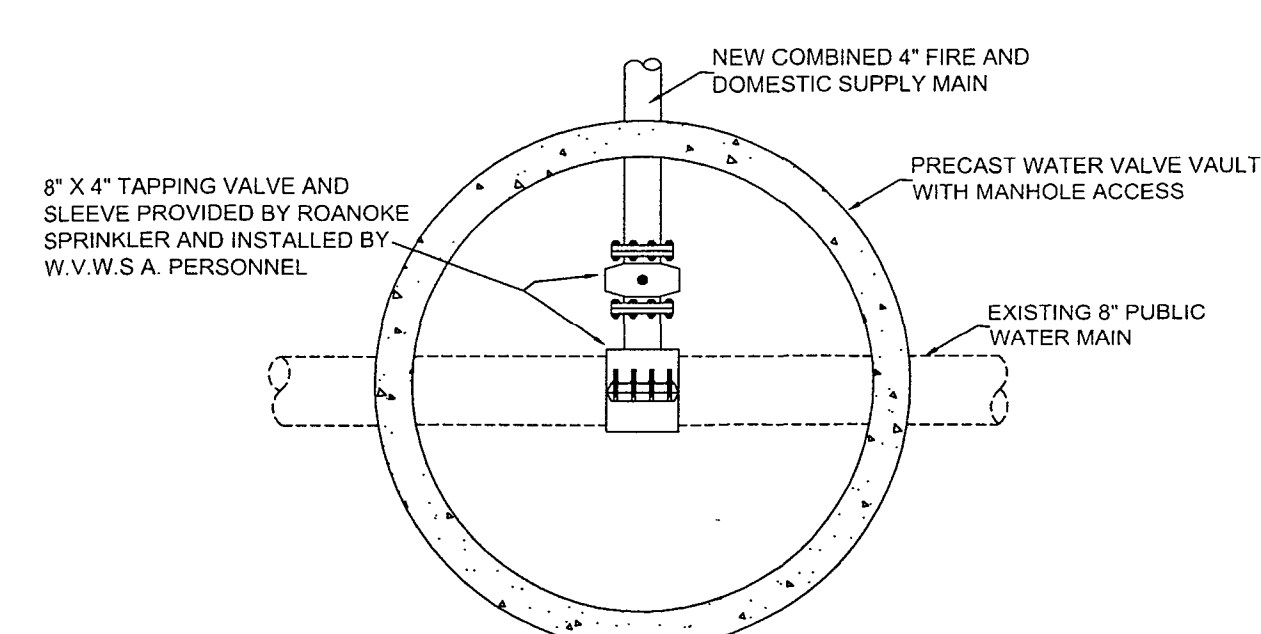
CITY LOFTS
327 CAMPBELL AVE.
ROANOKE, VIRGINIA

NEW TAP, UNDERGROUND AND VAULT, NOTES AND DETAILS

SHEET No. 1 OF 1

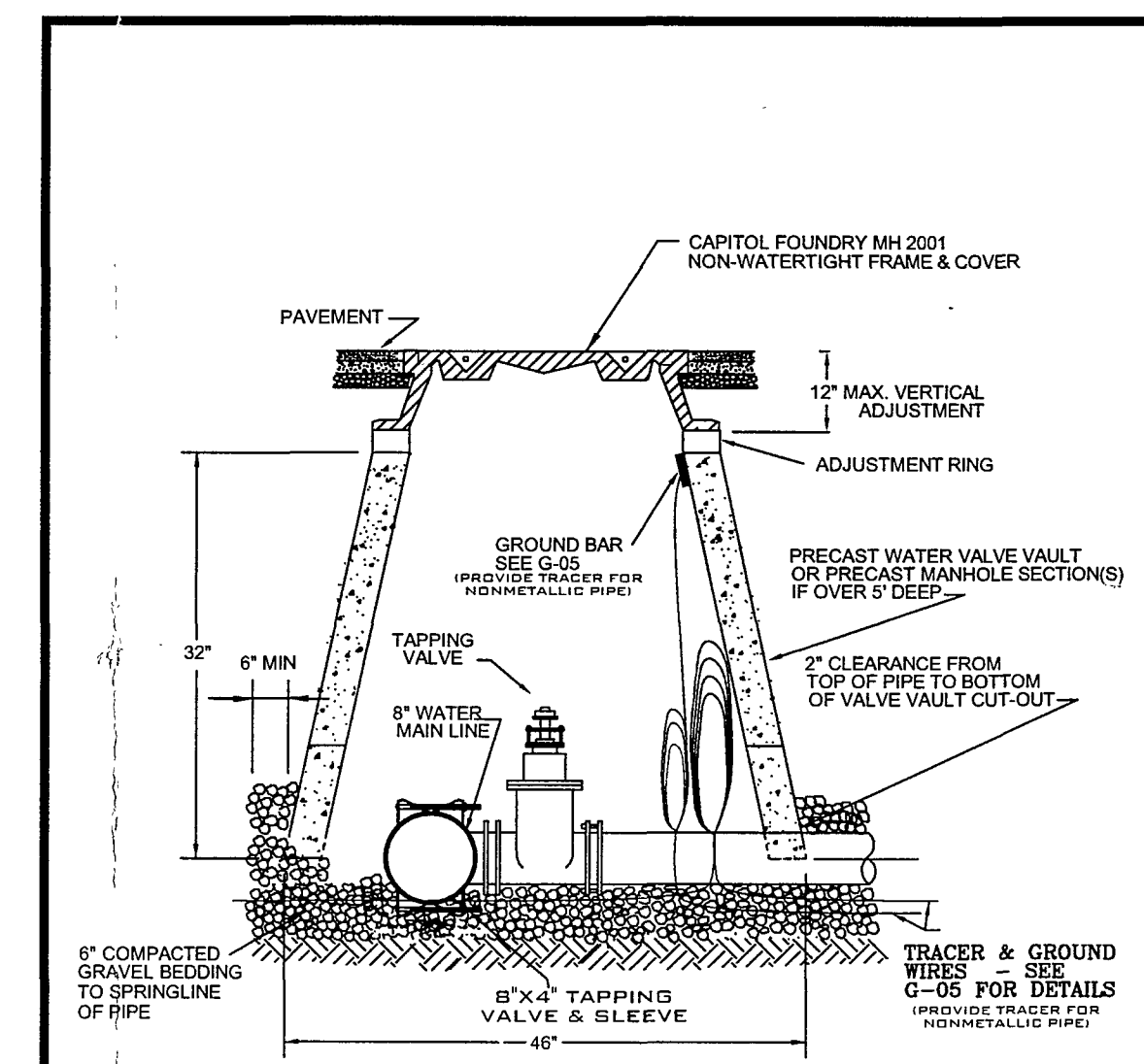


TRENCHING, BACKFILL AND STREET PATCH REQUIREMENTS



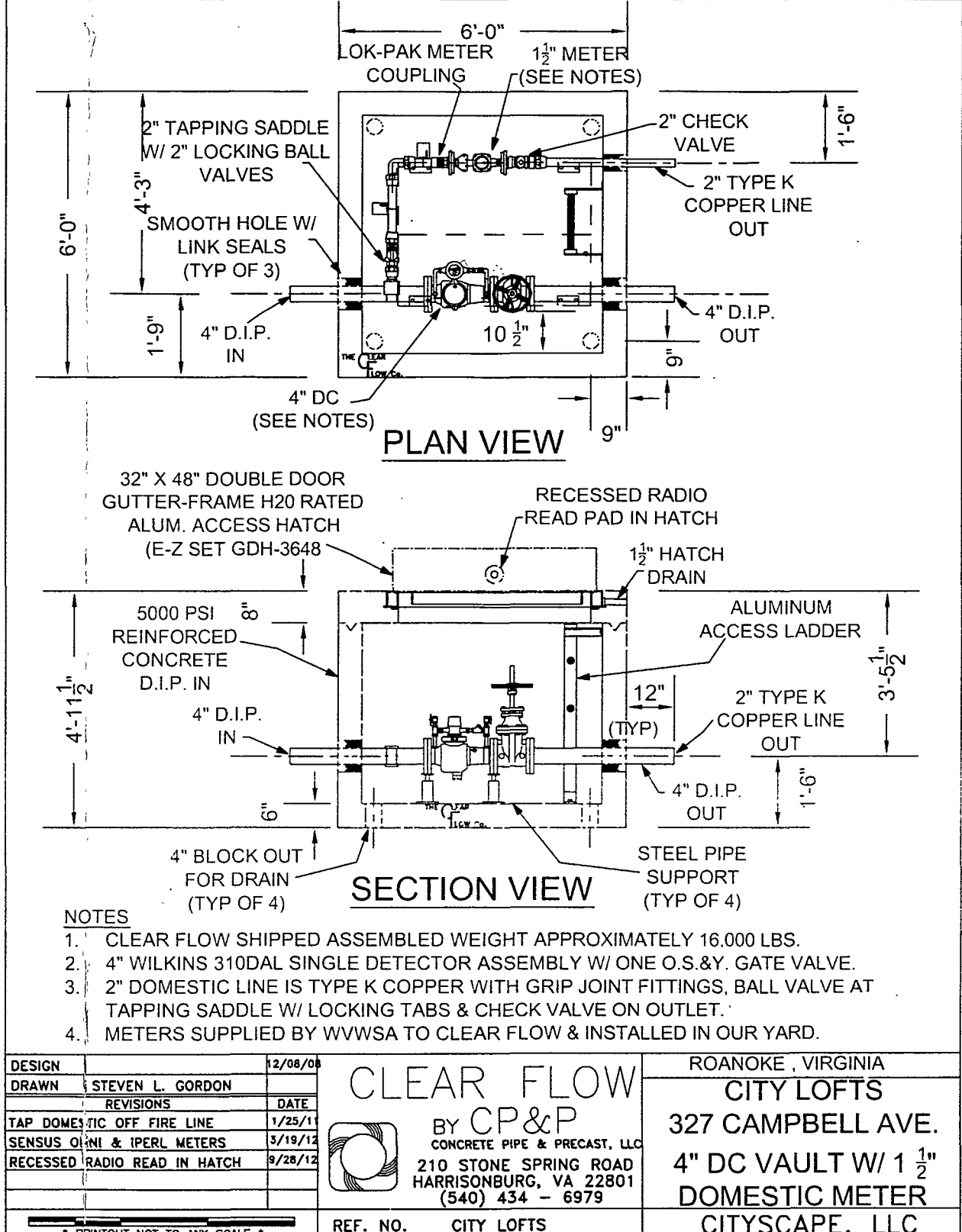
TAPPING VALVE & SLEEVE WITH SERVICE ACCESS MANHOLE AND PRECAST VAULT

- GENERAL PROJECT NOTES**
- R.S.I. TO SUPPLY TAPPING VALVE AND SLEEVE FOR W.V.W.S.A. TO MAKE TAP INTO 8" PUBLIC MAIN.
 - R.S.I. TO CUT, EXCAVATE AND PATCH STREET AS REQUIRED FOR MINIMUM 10'-0" WIDE PATCH AREA PER INSPECTOR DAN DURHAM WITH CITY OF ROANOKE. THE STREET WILL BE MILLED AT LEAST 1 1/2" DEEP FOR THE 10'-0" WIDE PATCH. LINES OF RECTANGULAR PATCH SHALL BE A STRAIGHT, UNIFORM SAW CUT LINES ALIGNED WITH CENTERLINE OF THE STREET.
 - UTILITY TRENCH BACKFILLING AND STREET PATCHING REQUIREMENTS USING DENSITY FILL MEETING UTR-2 REQUIREMENTS PER DETAIL UTR-2 ABOVE.
 - BACK FILL OF DITCH AND EXCAVATION FOR TAP VAULT IN CAMPBELL AVENUE TO BE FLOWABLE FILL MEETING UTR-2 REQUIREMENTS.
 - GENERAL CONTRACTOR TO CUT, EXCAVATE AND PATCH SIDEWALK AS REQUIRED.
 - UNDERGROUND FITTINGS TO BE MECHANICAL JOINT WITH RETAINER GLANDS IN LIEU OF THRUST BLOCKING PER N.F.P.A. #24.
 - NEW FIRE MAIN TO BE INSTALLED, TESTED AND FLUSHED IN ACCORDANCE WITH N.F.P.A. #24.



WESTERN VIRGINIA WATER AUTHORITY - CONSTRUCTION STANDARDS	
REVISION DATE	WATER LINE VALVE INSTALLATION
07/21/04	
03/21/06	
	W-08

TAPPING VALVE & SLEEVE WITH SERVICE ACCESS MANHOLE AND PRECAST VAULT



DESIGN	DATE	BY
STEVEN L. GORDON	12/29/12	
REVISIONS	DATE	BY

CLEAR FLOW
By CP&P
CONCRETE PIPE & PRECAST, LLC
210 STONE SPRING ROAD
HARRISONBURG, VA 22801
(540) 434-6979

REF. NO. CITY LOFTS

Received
WVWA - Engineering
FEB 05 2013
By

SCALE: 1/8" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/2" = 1'-0"