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ROANOKE HIGHER EDUCATION AUTHORITY CLAUDE MOORE EDUCATIONAL COMPLEX EXPANSION

ROANOKE, VIRGINIA
STATE PROJECT NUMBER: PC#935-18158
CP160022
SEPTEMBER 18, 2016

City of Roanoke Planning, Building, & Development	
COMPREHENSIVE DEVELOPMENT PLAN	
APPROVED	
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	
Agent, Planning Commission	Date
Development Engineer	2016.09.18 11:00 AM
Zoning Administrator	2016.09.18 11:00 AM

SPECTRUM PROJECT NO: 14132

CITY OF ROANOKE VIRGINIA CONSTRUCTION PROCEDURE REQUIREMENTS:

1. RIGHT - of - WAY EXCAVATION PERMIT:

Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements, a right-of-way excavation permit shall be applied for and obtained by the contractor from the City of Roanoke.

2. LAND DISTURBANCE PERMIT:

An approved erosion and sediment control plan for any borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.

3. PLANS AND PERMITS:

A copy of the plans as approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.

4. LOCATION OF UTILITIES:

The contractor shall verify the location of all existing utilities prior to the commencement of any construction.

5. CONSTRUCTION ENTRANCE:

The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of construction entrance shall be as shown on the plans.

6. STREETS TO REMAIN CLEAN:

It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.

7. BARRICADES/DITCHES:

The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.

8. SEWER AND PAVEMENT REPLACEMENT:

Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority

9. APPROVED PLANS/CONSTRUCTION CHANGES:

Any change or variation from construction design as shown on the officially approved plans shall be approved by the erosion and sediment control agent prior to said changes or variation in construction being made.

10. FINAL ACCEPTANCE / CITY:

Final Acceptance/City - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm rain and/or storm-water management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.

INDEX OF DRAWINGS:

TITLE SHEETS:

T001 COVER SHEET

CIVIL:

C100 EXISTING CONDITIONS
C101 DEMOLITION PLAN
C102 DIMENSIONAL & UTILITY PLAN
C103 GRADING & DRAINAGE PLAN
C104 EROSION AND SEDIMENT CONTROL PLAN
C501 UTILITY DETAILS
C502 GENERAL DETAILS
C503 GENERAL NOTES AND E&SC NOTES

LANDSCAPE:

L-1.0 SITE LAYOUT
L-2.0 SITE PLANTING
L-3.0 SITE DETAILS

ELECTRICAL:

E-050 ELECTRICAL SITE PLAN

GENERAL NOTES:

THIS SET OF DOCUMENTS SHALL BE CONSIDERED TO BE AN "EARLY SITE SUBMITTAL". ANY AND ALL SPECIFICATIONS, DRAWINGS, DOCUMENTATION, ETC... WHICH ARE CONSIDERED TO BE A PART OR PORTION OF THE "EARLY SITE SUBMITTAL" SHALL BE CONSIDERED AS A PORTION OF THE "CONTRACT DOCUMENTATION" OF AND FOR THE "BUILDING CONSTRUCTION DOCUMENT SET" TO BE USED FOR THE CONSTRUCTION OF THE CLAUDE MOORE EDUCATION COMPLEX EXPANSION.

PROJECT DESCRIPTION:

THE CLAUDE MOORE COMPLEX EXPANSION IS A 8,175 SQUARE FOOT ADDITION TO AN EXISTING STRUCTURE LOCATED ON HENRY STREET, IN THE HISTORIC GAINSBORO DISTRICT OF ROANOKE, VIRGINIA, OWNED BY ROANOKE HIGHER EDUCATION AUTHORITY AND LEASED TO VIRGINIA WESTERN COMMUNITY COLLEGE SERVING AS A FUNCTIONING EDUCATIONAL ADDITION TO THE EXISTING CULINARY SCHOOL COMPLEX.

ENGINEER OF RECORD:

MICHAEL A. RAKES
PROFESSIONAL ENGINEER
CIVIL ENGINEER

(540) 342 - 6001 - EXT. 3317
STATE OF VIRGINIA
LICENCE NO.: 28199



FIRE SAFETY & BUILDING CODE NOTES

NAME OF PROJECT: CLAUDE MOORE EDUCATION COMPLEX EXPANSION
EXISTING USE: ASSEMBLY (A-2) AND BUSINESS (B)
OWNER/AUTHORIZED AGENT: ROANOKE HIGHER EDUCATION AUTHORITY
ATTN: PATRICK HULT, DIRECTOR OF FACILITY SERVICES
OWNER'S ADDRESS: 108 NORTH JEFFERSON STREET / SUITE 208
ROANOKE, VIRGINIA 24016

PHONE: (540) 767-8005
CODE ENFORCEMENT JURISDICTION: CITY OF ROANOKE

LEAD DESIGN PROFESSIONAL: NATHAN HARPER, AIA

DESIGNER	FIRM	NAME	LICENSE
TELEPHONE	SPECTRUM DESIGN	NATHAN HARPER	14926
ARCHITECTURAL	SPECTRUM DESIGN	MICHAEL RAKES	28199
CIVIL	SPECTRUM DESIGN	MARK ATKINSON	0402051725
ELECTRICAL	SPECTRUM DESIGN	MARK ATKINSON	0402051725
FIRE ALARM	SPECTRUM DESIGN	ROBERT MAYFIELD	32995
PLUMBING	SPECTRUM DESIGN	RONALD ROOKEY	33689
MECHANICAL	SPECTRUM DESIGN		
SPRINKLER	SPECTRUM DESIGN		
STRUCTURAL	SPECTRUM DESIGN		

YEAR EDITION OF CODE: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) 2012 EDITION

NEW CONSTRUCTION (ADDITION) RENOVATION (EXISTING BUILDING)
UPFIT ALTERATION (EXISTING BUILDING)

BUILDING DATA:
EXISTING CONSTRUCTION TYPE: II-B: NON-COMBUSTIBLE / NON-PROTECTED
USE GROUP: MIXED USE, NON-SEPARATED
A-2 ASSEMBLY (EXISTING) & B-BUSINESS (EXISTING & NEW)
WITH ACCESSORY AREAS

AUTOMATIC SPRINKLER SYSTEM: EXISTING BUILDING IS CURRENTLY PROTECTED BY AN
AUTOMATIC SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED IN THE NEW
ADDITION. THE ENTIRE FACILITY WILL BE PROTECTED BY
AUTOMATIC SPRINKLER

BUILDING ALLOWABLE AREA: SYSTEM UPON COMPLETION OF PROJECT.
(SECTION 503)
USE GROUP A-2: 9,500 ALLOWABLE SQUARE FEET
(MOST RESTRICTIVE)

PROJECT: (MOST RESTRICTIVE) 23,000 ALLOWABLE SQUARE FEET
(SECTION 506.3) 9,500 ALLOWABLE SQUARE FEET UTILIZED FOR

BUILDING AREAS PROVIDED: 28,500 SF (SPRINKLER INCREASE)
EXISTING BUILDING: 28,500 SF TOTAL ALLOWABLE AREA
NEW ADDITION: 8,175 SQUARE FEET
BUILDING TOTAL: 18,024 SQUARE FEET

BUILDING HEIGHT ALLOWABLE: (SECTION 503)
USE GROUP A-2: 2 STORIES - 55 FEET
USE GROUP B: 3 STORIES - 55 FEET
ALLOWABLE HEIGHT WITH SPRINKLER INCREASE (504.2)
26 FEET

BUILDING HEIGHT PROVIDED: 26 FEET

TABLE 601: FIRE RESISTANCE REQUIREMENTS:
PRIMARY STRUCTURAL FRAME: 0 HOUR
BEARING WALLS: 0 HOUR
EXTERIOR: 0 HOUR
INTERIOR: 0 HOUR
NONBEARING WALLS AND PARTITIONS: 0 HOUR
EXTERIOR: 0 HOUR (PER TABLE 602)
INTERIOR: 0 HOUR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202) 0 HOUR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202) 0 HOUR

ADDITIONAL FIRE RESISTANCE REQUIREMENTS:

FIRE WALLS: N/A
FIRE BARRIERS: N/A
FIRE SEPARATION ASSEMBLIES: 0 HOUR
EXITS: N/A
SHUTES: N/A
MIXED USE FIRE SEPARATION: N/A
FIRE PARTITIONS: 0 HOUR
EXIT ACCESS CORRIDORS: N/A
TENANT SEPARATIONS: N/A
SMOKE BARRIERS: N/A
SMOKE PARTITIONS: N/A
DRAFT-STOPPING: N/A

INTERIOR FINISH REQUIREMENTS PER TABLE 603.2:

ASSEMBLY (A-2):
VERTICAL EXITS & PASSAGEWAYS CLASS B MINIMUM (SPRINKLERED)
EXIT ACCESS CORRIDORS CLASS B MINIMUM (SPRINKLERED)
ROOMS / ENCLOSED SPACES CLASS C MINIMUM (SPRINKLERED)
BUSINESS (B):
VERTICAL EXITS & PASSAGEWAYS CLASS B MINIMUM (SPRINKLERED)
EXIT ACCESS CORRIDORS CLASS C MINIMUM (SPRINKLERED)
ROOMS / ENCLOSED SPACES CLASS C MINIMUM (SPRINKLERED)

MINIMUM ROOF COVERING REQUIREMENTS PER TABLE 1505.1:
REQUIRED FOR TYPE II-B CONSTRUCTION TYPE: CLASS C MINIMUM
PROVIDED CLASS C PROVIDED

MEANS OF EGRESS:

OCCUPANCY LOAD:
83 OCCUPANTS WHEN UTILIZING THE GROSS AREA METHOD
98 OCCUPANTS WHEN UTILIZING THE SPACE-USE METHOD (SEE TABLE ON SHEET F5010)

TOTAL OCCUPANT LOAD FOR NEW ADDITION IS 98 (LARGER NUMBER - BASED ON BOTH CALCULATION METHODS)

AREA OF REFUGE: N/A

TYPES AND LOCATIONS OF MEANS OF EGRESS:

ALLOWABLE MAXIMUM TRAVEL DISTANCE:
ASSEMBLY (GROUP-A): 250 FT WITH SPRINKLER
BUSINESS (GROUP-B): 300 FT WITH SPRINKLER

ACTUAL MAXIMUM TRAVEL DISTANCE PROVIDED: 170'-0" FT (ILLUSTRATED ON SHEET F5010)

DEAD END CORRIDORS:

REQUIRED MAXIMUM LENGTH (ASSEMBLY): 35'-0" WITH SPRINKLER (MOST RESTRICTIVE)
REQUIRED MAXIMUM LENGTH (BUSINESS): 50'-0" WITH SPRINKLER

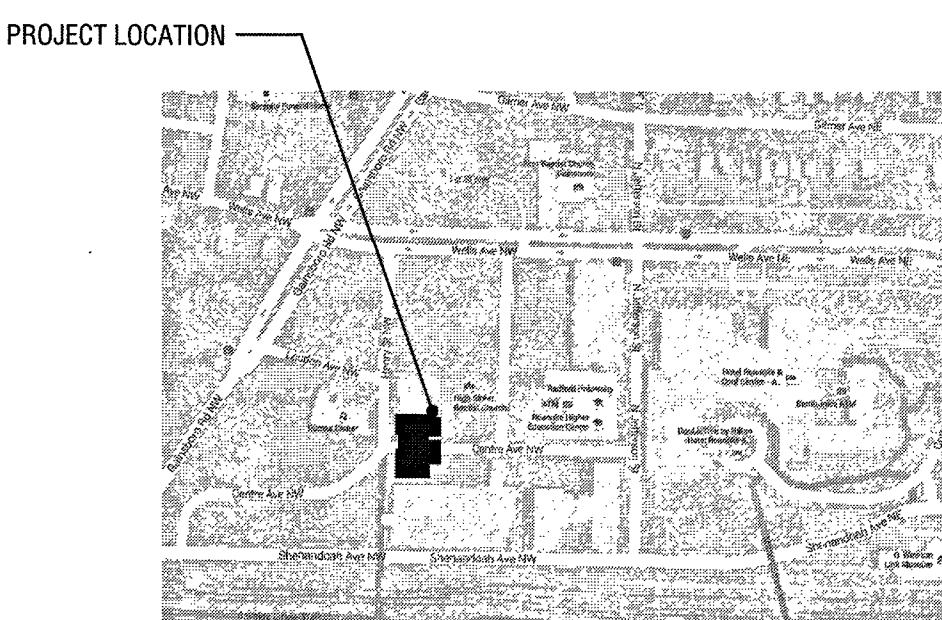
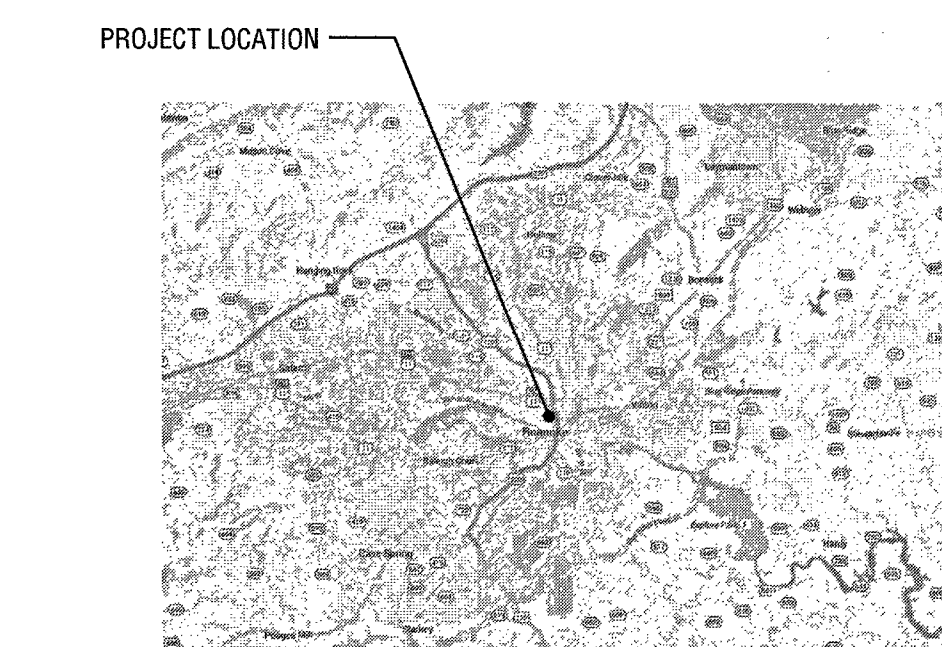
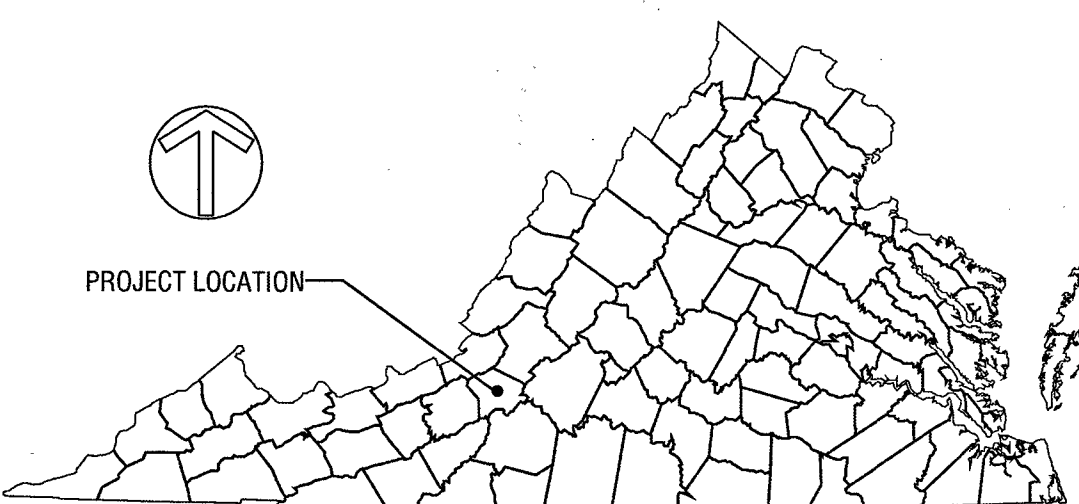
DESIGN LIVE LOADS:

SLAB-ON-GRADE: 100 PSF
CORRIDORS: 100 PSF
LOBBIES: 100 PSF
CLASSROOMS / OFFICES: 50 PSF + 15 PSF PARTITION
AREAS NOT OTHERWISE SPECIFIED: 100 PSF

APPLICABLE BUILDING CODES:

THE VIRGINIA UNIFORM STATE WIDE BUILDING CODE 2012 EDITION (effective July 14, 2014).
STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS) 9-15-10 TITLE II
NATIONAL ELECTRICAL CODE (NFPA 70) 2011 EDITION
VIRGINIA STATEWIDE FIRE PROTECTION CODE, 2012 EDITION
VIRGINIA PLUMBING CODE, 2012 EDITION
NFPA 13 INSTALLATION OF SPRINKLER SYSTEM, 2010 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE, 2010 EDITION
CONSTRUCTION AND PROFESSIONAL SERVICES MANUAL (CPSM) 2014, REVISION-0

VICINITY MAP



ZONING CLASSIFICATION: "D" - DOWNTOWN
TAX #: 2013001 (0.462 ACRES), LOT 2, SUBDIVISION PLAT, MAP BOOK 1, PAGE 2168
CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

EARLY SITE PACKAGE
SEPTEMBER 18, 2016

ROANOKE HIGHER EDUCATION AUTHORITY
CLAUDE MOORE EDUCATIONAL COMPLEX EXPANSION

SPECTRUM PROJECT
NUMBER: 14132

Materials
Sewer - 8" SDR35 MAIN
National

manholes: CP+P
1st - Capital

Water - AMERICAN DIP
6" CI 350

Valve (2) AVK 6" Wet TAP
Valve

Inspector: B. Whitenack
Contractor: Bowman Excavators

As built
6/15/18