



**DIMENSIONAL LAYOUT-GENERAL NOTES**

1. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE. THE POSITION OF THE NEW FACILITIES SHALL BE GOVERNED BY THE STRUCTURAL DRAWINGS. SEE STRUCTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF ALL STRUCTURAL MEMBERS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PAVEMENT AND CURBING AS INDICATED. MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL COORDINATE ALL BUILDING DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL SHEETS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT THE INSTALLATION OF PROPOSED IMPROVEMENTS.
4. UNLESS OTHERWISE INDICATED, ALL NEW PARKING SPACE DIMENSIONS SHALL BE 20' IN LENGTH (DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT TO END OF STRIPE) BY 9' IN WIDTH (STRIPE TO STRIPE DIMENSION).
5. UNLESS OTHERWISE INDICATED, ALL NEW HANDICAP PARKING SPACES SHALL BE 19' IN LENGTH BY 8' IN WIDTH (DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT TO END OF STRIPE) BY 9' IN WIDTH (STRIPE TO STRIPE DIMENSION).
6. ALL WORK WITHIN THE RIGHT-OF-WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS.

**DIMENSIONING CONVENTION**

ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING/WALL OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

DIMENSIONS PRECEDED BY AN ASTERISK (\*) INDICATE DIMENSION TO BACK OF CURB

POINTS LABELED "CWA#" ARE FIELD SURVEY TRAVERSE POINTS AND MAY BE USED FOR HORIZONTAL CONTROL STAKEOUT FOR THIS PROJECT.

SEE GRADING PLAN FOR BENCHMARKS TO BE USED FOR VERTICAL CONTROL.

**STRIPING NOTES**

AUTOMOBILE PARKING STRIPING SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE, OF LENGTHS SHOWN, AND SPACED ON CENTER AS SHOWN. "NO PARKING" AREAS SHALL HAVE 4" WIDE YELLOW DIAGONAL STRIPES ON 2' CENTERS, AS SHOWN. HANDICAP-ONLY SPACES SHALL BE STRIPED USING BLUE TRAFFIC PAINT, WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL IN BLUE PAINT.

**HANDICAP SIGNAGE**

EACH HANDICAP-ONLY PARKING STALL SHALL BE DESIGNATED AS SUCH WITH AN ABOVE-GRADE "HANDICAP-ONLY" SIGN, IN CONFORMANCE WITH ADA REGULATIONS. SIGNS MAY BE EITHER POLE MOUNTED (2" DIA. MIN.) OR BUILDING MOUNTED AT THE CONTRACTOR'S OPTION.

**LEGEND**

- DENOTES NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL C-6
- DENOTES NEW POUROUS CONCRETE PAVEMENT SEE SHEET LS-1 FOR DETAILS

**SCALE**

20' 10' 0' 20' 40' 1" = 20'

**GRAPHIC SCALE**

PNT.	TRAVERSE COORDINATES			
	NORTHING	EASTING	ELEV.	DESC.
CWA #1	5000.00	5000.00	105.49	BR SPK
CWA #3	5032.75	5101.23	98.66	BR SPK
CWA #4	4970.65	5214.33	98.61	PK SET
CWA #5	5117.29	5405.36	99.07	BR SPK
CWA #6	5194.05	5331.49	101.19	BR SPK
CWA #7	5134.12	5186.16	100.17	IPF

**ADDITIONAL LANDSCAPING NOTES-LEED REQUIREMENTS**

(PROVIDED TO CWA BY LMW P.C., INC.)

PLANTING IRRIGATION SHALL BE FOR A TEMPORARY ONE-YEAR PERIOD ONLY. ALL WATER FOR THIS IRRIGATION IS TO BE PROVIDED VIA THE RAINWATER HARVESTING SYSTEM OR RAIN BARRELS. IF NO COLLECTED RAINWATER IS AVAILABLE, TEMPORARY IRRIGATION SYSTEM IS TO CONSIST OF SOAKER TYPE HOSES INSTALLED BETWEEN FINISH GRADE OF PLANTING BED AND MULCH LAYER TO MINIMIZE EVAPORATION POTENTIAL.

THE PLANT SPECIES FACTOR CHOSEN FOR THIS PLAN CONSISTS OF NATIVE MESIC AND XENIC PLANTS. THESE PLANTS ARE DROUGHT TOLERANT, AND WILL REQUIRE LITTLE IRRIGATION OVER THE ONE-YEAR TEMPORARY STABILIZATION PERIOD. THE IRRIGATION SOURCE PROPOSED IS RECYCLED AND CAPTURED RAINWATER. WHEN THIS IS NOT AVAILABLE SOAKER HOSES PLACED UNDER THE MULCH LAYER ARE TO BE USED. THIS WILL POTENTIALLY ELIMINATE POTABLE WATER CONSUMPTION FOR IRRIGATION.

**GENERAL LANDSCAPING NOTES**

1. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
3. ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
4. ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
5. MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
6. ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
7. DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
8. ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.
9. THERE SHALL BE NO STORAGE OR STOCKPILING OF MATERIALS WITHIN THE DRIP LINE LINE OF EXISTING TREES OR TREES IDENTIFIED TO REMAIN DURING CONSTRUCTION.

PLANTING LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING
●	Red Sunset Maple	"Acer Rubrum 'Red Sunset'"	11	2 1/2" Min. Cal.
●	Black Gum	"Nyssa Sylvatica"	8	2' Min. Cal.
○	Wintergreen Barberry	"Berberis Julianae"	42	Min. 24" Ht.

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
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CITY OF ROKE COMMENTS  
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APPR. PLANS description

11/17/07  
12/19/07  
1/7/08

1  
2  
3

mark  
date  
revisions

date SEPT. 14, 2007  
project 06-0069  
designed JWK  
drawn JWK  
checked FBC

RRMM  
ARCHITECTS

PROFESSIONAL ENGINEER  
FRANK B. CALDWELL, III  
NO. 9184  
7 Jan 08

project ROANOKE WILLIAMSON ROAD FIRE STATION  
CITY OF ROANOKE  
215 CHURCH AVE SW, ROOM 350, ROANOKE VA 24011  
drawing  
sheet  
of 7

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DIMENSIONAL LAYOUT AND LANDSCAPING PLAN