



VIRGINIA, CHARTERED 1882

OFFICE OF CITY ENGINEER
MUNICIPAL BUILDING ROOM 350
215 CHURCH AVENUE, S.W.
ROANOKE, VIRGINIA 24011

GREATER GAINSBORO PARKING GARAGE

(formerly Downtown North Parking Facility)

CITY OF ROANOKE, VIRGINIA

Hayes, Seay, Mattern & Mattern, Inc.

ARCHITECTS ♦ ENGINEERS ♦ PLANNERS

18 JUNE 2000

BUILDING PROJECT DATA

Name of Project: CITY OF ROANOKE
GREATER GAINSBORO PARKING GARAGE

Owner's Address: CITY OF ROANOKE
OFFICE OF THE CITY ENGINEER
215 CHURCH STREET, SW
ROANOKE, VIRGINIA 24011

Use: PARKING DECK

Architect/Engineer: HAYES, SEAY, MATTERN & MATTERN, INC.
1315 FRANKLIN ROAD, SW
ROANOKE, VIRGINIA 24018
PH: 540-857-3100
FAX: 540-857-3180
www.hsamm.com

Architect: Richard A. Hellegas Lic. No: 02345
Structural Engineer: Richard C. Pennock Lic. No: 10048
Plumbing Engineer: John M. Chaney Lic. No: 0402 020696
HVAC Engineer: John M. Chaney Lic. No: 0402 020696
Electrical Engineer: Dan J. Pearson Lic. No: 0402 026732

Civil Engineer: LUMSDEN ASSOCIATES, P.C.
4664 BRAMBLETON AVENUE
ROANOKE, VIRGINIA 24018
PH: 540-774-4411

Civil Engineer: Michael S. Webb Lic. No: 12656

Inspection Jurisdiction: STATE OF VIRGINIA

Building Code: VIRGINIA UNIFORM STATEWIDE
BUILDING CODE (VUSBC), 1996 EDITION

Accessibility Standards: AMERICANS WITH DISABILITIES ACT (ADA) AND ANSI A117.2 (1992)
(MOST RESTRICTIVE REQUIREMENTS SHALL APPLY)

Occupancy: STORAGE S-2 LOW HAZARD (meets special use occupancy
requirements of VUSBC 406.0 Open Parking Structures)

Construction: TYPE 2C, NONCOMBUSTIBLE, UNPROTECTED

Sprinkled: NO (per VUSBC 904.1 Exception 1 AND 915.2.2 Exception 2)

Building Height: PARKING DECK: 36 FEET/4 LEVELS (MAX 85 FT/8 STORIES)
STAIR TOWERS: 55 FEET/4 STORIES (MAX 85 FT/8 STORIES)
HIGHEST FLOOR LEVEL ABOVE LOWEST ACCESSIBLE
GROUND LEVEL: 32 FEET

High Rise: NO

Gross Building Area: LEVEL 1 :21,353 SF
RAMP LEVEL 1 TO LEVEL 2 :11,670 SF
LEVEL 2 :21,010 SF
RAMP LEVEL 2 TO LEVEL 3 :11,670 SF
LEVEL 3 :20,519 SF
RAMP LEVEL 3 TO LEVEL 4 :11,670 SF
LEVEL 4 :18,230 SF
TOTAL GROSS AREA :116,122 SF

Area Limitation: 50,000 SF/FLOOR

Area Increase: NO

Exterior Wall Opening Requirement: THE FOLLOWING CALCULATIONS REFLECT LEVEL 2 WHICH
REPRESENT THE MOST RESTRICTIVE CONDITIONS (per
VUSBC 406.1.1):
BUILDING PERIMETER=783'-2"
40% OF BUILDING PERIMETER=314' LIN FT. (MIN REQ'D)
OPENING PROVIDED=359 LIN. FT
20% OF PERIMETER WALL AREA=783'-2" X 10'-1" X 20%=
1579.39 SF (MIN REQ'D)
OPENING PROVIDED=359 FT X 4'-7"=1645.42 SF

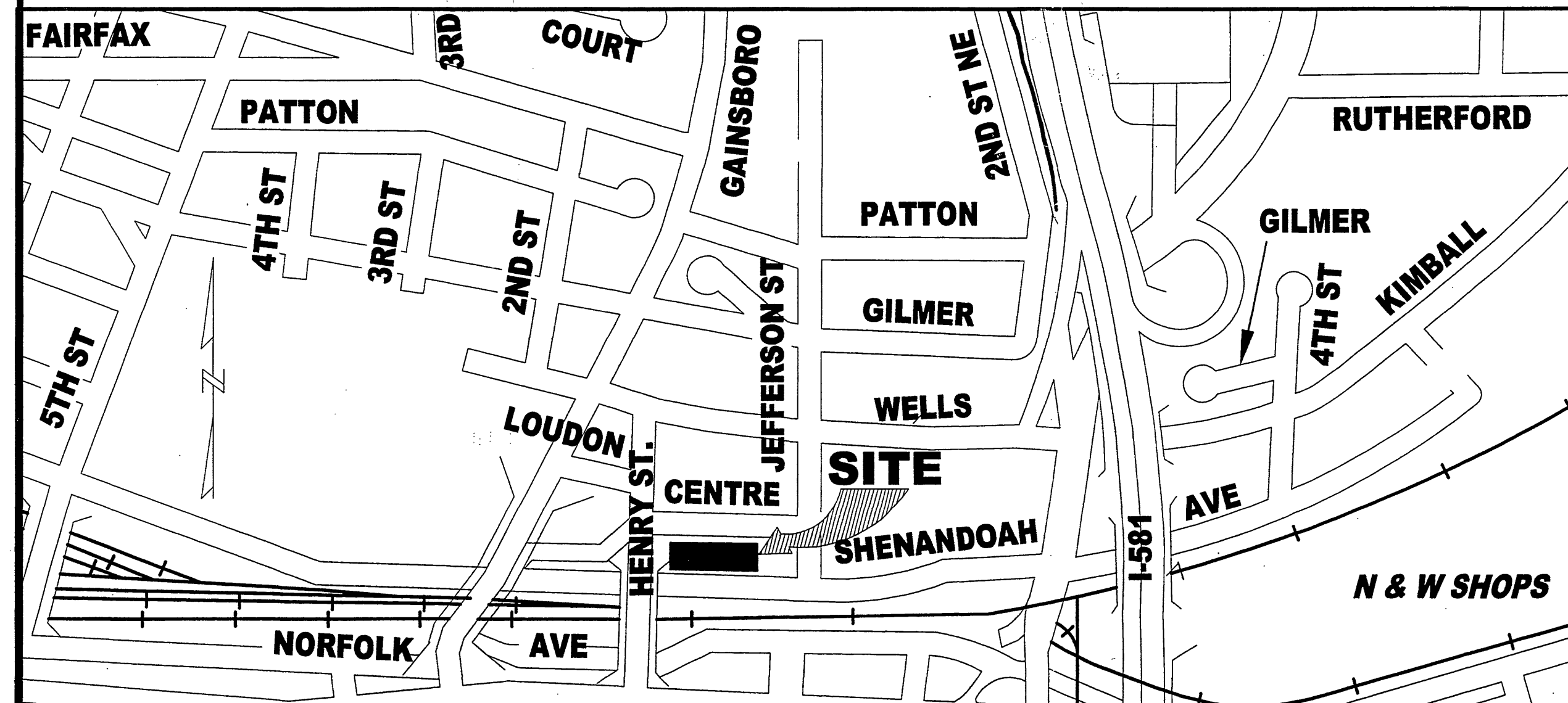
Exit Requirements: DEADEND LIMIT-MAXIMUM CONDITION=N/A (20FT MAXIMUM
ALLOWED)
TRAVEL DISTANCE TO EXIT-MAXIMUM CONDITION=150FT (300 FT
MAXIMUM ALLOWED)
NUMBER/WIDTH OF EXITS: TOTAL SF OF FLOOR=33,023 SF DIVIDED
BY GROSS SF PER OCCUPANT=200 SF=TOTAL NUMBER OF
PEOPLE PER FLOOR @ 166
EXITS PROVIDED=2 (MIN. NO REQUIRED=2)
STAIR WIDTH PROVIDED=47 1/2" (MIN WIDTH REQUIRED=44")

Accessible Means of Egress: ELEVATOR (PER VUSBC 1007.3)

Parking Spaces:	REGULAR	COMPACT	H.C.	VAN	TOTAL
LEVEL 1	47	2	2	0	51
RAMP LEVEL 1 TO LEVEL 2	38	0	0	0	38
LEVEL 2	50	2	2	0	54
RAMP LEVEL 2 TO LEVEL 3	38	0	0	0	38
LEVEL 3	49	2	2	0	53
RAMP LEVEL 3 TO LEVEL 4	38	0	0	0	38
LEVEL 4	44	3	1	1	49
TOTAL	304	9	7	1	321

PROJECT NUMBER 6473

LOCATION MAP



APPROVED FOR CONSTRUCTION

Paul C. Schirmer
ROANOKE CITY ENGINEER
DATE 6/23/00

for: *Paul C. Schirmer*
DIRECTOR OF PUBLIC WORKS
DATE 6/26/00

L. B. L.
ASSISTANT CITY MANAGER FOR OPERATIONS
DATE 6/23/00

SEALS

ARCHITECTURAL SHEETS ONLY

MECHANICAL & PLUMBING SHEETS ONLY

SEALS

STRUCTURAL SHEETS ONLY

ELECTRICAL SHEETS ONLY

CONSULTANT

CIVIL SHEETS ONLY

GENERAL

G001 COVER SHEET
G002 ABBREVIATIONS

CIVIL

C001 DEMOLITION PLAN
C002 DIMENSIONAL LAYOUT AND UTILITIES
C003 GRADING AND STORM DRAINAGE PLAN
C004 EROSION AND SEDIMENT CONTROL PLAN
C005 LANDSCAPE PLAN
C006 DETAILS AND PROFILES
C007 OFFSITE STORM DRAIN
C008 SANITARY SEWER AND STORM DRAIN PROFILES

ARCHITECTURAL

A001 SCHEDULES AND WINDOW AND DOOR DETAILS
A101 LEVEL ONE FLOOR PLAN
A102 LEVEL TWO FLOOR PLAN
A103 LEVEL THREE FLOOR PLAN
A104 LEVEL FOUR FLOOR PLAN
A201 ELEVATIONS
A202 ELEVATIONS AND BUILDING SECTIONS
A301 WALL SECTIONS
A302 WALL SECTIONS
A303 WALL SECTIONS
A304 WALL SECTIONS
A401 ENLARGED STAIR AND ELEVATOR PLANS
A402 ENLARGED STAIR AND ELEVATOR SECTIONS
A501 MISCELLANEOUS DETAILS
A502 MISCELLANEOUS DETAILS
A503 MISCELLANEOUS DETAILS
A504 MISCELLANEOUS DETAILS

STRUCTURAL

S001 GENERAL NOTES AND TYPICAL DETAILS
S101 FOUNDATION AND LEVEL ONE FRAMING PLAN
S102 LEVEL TWO FRAMING PLAN
S103 LEVEL THREE FRAMING PLAN
S104 LEVEL FOUR FRAMING PLAN
S201 SECTIONS AND DETAILS
S202 SECTIONS AND DETAILS
S203 CANOPY PLAN AND SECTIONS
S204 SECTIONS AND DETAILS

MECHANICAL

M001 LEGEND, GENERAL NOTES, SCHEDULES AND DETAILS
M101 LEVEL ONE FLOOR PLAN

ELECTRICAL

E001 LEGEND, GENERAL NOTES AND ONE-LINE DIAGRAM
E101 LEVEL ONE LIGHTING, POWER AND SIGNAL PLAN
E102 LEVEL TWO LIGHTING, POWER AND SIGNAL PLAN
E103 LEVEL THREE LIGHTING, POWER AND SIGNAL PLAN
E104 LEVEL FOUR LIGHTING, POWER AND SIGNAL PLAN
E201 DIAGRAMS AND DETAILS
E301 PANELBOARD SCHEDULES

PLUMBING

P001 STANDARD DETAILS
P101 LEVEL ONE FLOOR PLAN
P102 LEVEL TWO FLOOR PLAN
P103 LEVEL THREE FLOOR PLAN
P104 LEVEL FOUR FLOOR PLAN

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *[Signature]* Date: 11/14/02

Development Engineer: *[Signature]* 11/14/02

Zoning Administrator: *[Signature]* 11/14/02

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

CONSULTANT

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
4664 BRAMBLETON AVENUE
ROANOKE, VIRGINIA 24018



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PARKING GARAGE**

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1315 FRANKLIN ROAD
ROANOKE, VA 24018

REV	DATE	DESCRIPTION
1	07/11/00	ADDENDUM 1

COMM NO: 30010B
ISSUE DATE: 18 JUNE 2000
DESIGNED BY: —
DRAWN BY: MWR
CHECKED BY: TMJ
SUBMITTED BY: HWP

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GENERAL

COVER SHEET

G001

SHEET 1 OF 48