



CONSULTANT

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RIVERSIDE CORPORATE CENTRE OFFICE BUILDING

SITework PACKAGE PHASE I

SEPTEMBER 7, 2005
HSMM COMM NO. 40049

Notice: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

Construction Procedure Requirements

- City Inspections** - To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the applicant, building, etc., with the Development Inspector. Call (540) 853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- 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.
- 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.
- 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.
- Location of Utilities** - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- 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.
- 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.
- 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.
- 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.
- 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.
- Final Acceptance/City** - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a final correct set of as-built plans prior to final acceptance by the City.

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RIVERSIDE
CORPORATE CENTRE
OFFICE BUILDING

CARILION HEALTH SYSTEM

ROANOKE, VIRGINIA

REV	DATE	DESCRIPTION	APP

COMM NO: 40049
ISSUE DATE: SEPTEMBER 2, 2005
DESIGNED BY: ARG | DRAWN BY: ARG
CHECKED BY: MLC | SUBMITTED BY: GLH
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GENERAL
COVER SHEET

WVWA DATABASE
ID #66LHK8

G001

VICINITY MAP	GENERAL BUILDING CODE INFORMATION	DRAWING INDEX																								
	<p>APPLICABLE CODES: INTERNATIONAL BUILDING CODE, IBC2000 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, ADAAG</p> <p>CONSTRUCTION TYPE: IIB, NONCOMBUSTIBLE, FULLY SPRINKLERED</p> <p>OCCUPANCY CLASSIFICATION: B-BUSINESS S2-LOW HAZARD STORAGE-(PARKING GARAGE)</p> <p>CONSTRUCTION CLASSIFICATION:</p> <p>HEIGHT LIMITATION: ALLOWABLE: 75 FEET - 5 STORIES. PROVIDED: 74 FEET - 5 STORIES. 11'-4" GROUND FLOOR 12'-8" FIRST FLOOR 12'-8" SECOND FLOOR 12'-8" THIRD FLOOR 12'-8" FOURTH FLOOR 11'-0" PARAPET & SCREEN WALL 74'-0" TOTAL</p> <p>AREA LIMITATION: FRONTAGE INCREASE: 100(1-0.25)70/30=172.5 SPRINKLER INCREASE: 200% ALLOWABLE AREA: 23,000 + (23,000 X 172.5/100) + (23,000 X 200/100) = 108,675 SF PROVIDED: 14,394 SF.</p> <p>OCCUPANCY LOADS: 14,394 SF/100 (GROSS) SF PER OCCUPANTS = 144 OCCUPANTS PER FLOOR; 144 OCCUPANTS X 4 FLOORS = 576 TOTAL</p> <p>SQUARE FOOTAGE:</p> <table border="1"> <tr><td>GROUND FLOOR</td><td>PARKING</td></tr> <tr><td>FIRST FLOOR</td><td>14,394 GROSS SF</td></tr> <tr><td>SECOND FLOOR</td><td>14,394 GROSS SF</td></tr> <tr><td>THIRD FLOOR</td><td>14,394 GROSS SF</td></tr> <tr><td>FOURTH FLOOR</td><td>14,394 GROSS SF</td></tr> <tr><td>TOTAL SF</td><td>57,576 GROSS SF</td></tr> </table> <p>FIRE RESISTANCE RATINGS:</p> <table border="1"> <tr><td>EXTERIOR WALL</td><td>0 HOUR</td></tr> <tr><td>TENANT SEPARATION</td><td>0 HOUR</td></tr> <tr><td>PARKING GARAGE</td><td>2 HOUR</td></tr> <tr><td>VERTICAL SHAFTS</td><td>2 HOUR</td></tr> <tr><td>STARWAYS</td><td>2 HOUR</td></tr> <tr><td>CORRIDOR</td><td>0 HOUR</td></tr> </table>	GROUND FLOOR	PARKING	FIRST FLOOR	14,394 GROSS SF	SECOND FLOOR	14,394 GROSS SF	THIRD FLOOR	14,394 GROSS SF	FOURTH FLOOR	14,394 GROSS SF	TOTAL SF	57,576 GROSS SF	EXTERIOR WALL	0 HOUR	TENANT SEPARATION	0 HOUR	PARKING GARAGE	2 HOUR	VERTICAL SHAFTS	2 HOUR	STARWAYS	2 HOUR	CORRIDOR	0 HOUR	<p>GENERAL</p> <p>G001 COVER SHEET AND DRAWING INDEX G002 ABBREVIATIONS</p> <p>CIVIL</p> <p>C001 SHEET LAYOUT PLAN CD101 EXISTING CONDITIONS AND DEMOLITION PLAN CD102 EXISTING CONDITIONS AND DEMOLITION PLAN CD103 EXISTING CONDITIONS AND DEMOLITION PLAN CS101 SITE LAYOUT AND UTILITY PLAN CS102 SITE LAYOUT AND UTILITY PLAN CS103 SITE LAYOUT AND UTILITY PLAN CS104 SITE LAYOUT AND UTILITY PLAN CLO01 DIMENSIONAL LAYOUT TABLES CL101 DIMENSIONAL LAYOUT PLAN CL102 DIMENSIONAL LAYOUT PLAN CC101 EROSION CONTROL, GRADING, AND DRAINAGE PLAN CC102 EROSION CONTROL, GRADING, AND DRAINAGE PLAN CC103 EROSION CONTROL, GRADING, AND DRAINAGE PLAN CC104 EROSION CONTROL, GRADING, AND DRAINAGE PLAN CU201 UTILITY PROFILES CU202 UTILITY PROFILES CU203 UTILITY PROFILES CS01 DETAILS CS02 DETAILS CS03 DETAILS CS04 DETAILS</p> <p>LANDSCAPE</p> <p>L101 LANDSCAPE LAYOUT AND MATERIALS PLAN L501 DETAILS</p>
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	<p>SANITARY SEWER & WATER</p> <p>AS - BUILT 3/24/2006</p>	<p>DEVELOPMENT PLAN APPROVED</p> <p>Date: 10-4-05 Agent, Planning Commission: <i>[Signature]</i> Development Engineer: <i>[Signature]</i> 4 OCT 05 Zoning Administrator: <i>[Signature]</i> 10-5-05</p> <p>Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.</p> <p>THIS APPROVAL DOES NOT INCLUDE ANY WORK ASSOCIATED WITH OFF-SITE STORM DRAINAGE.</p>																								