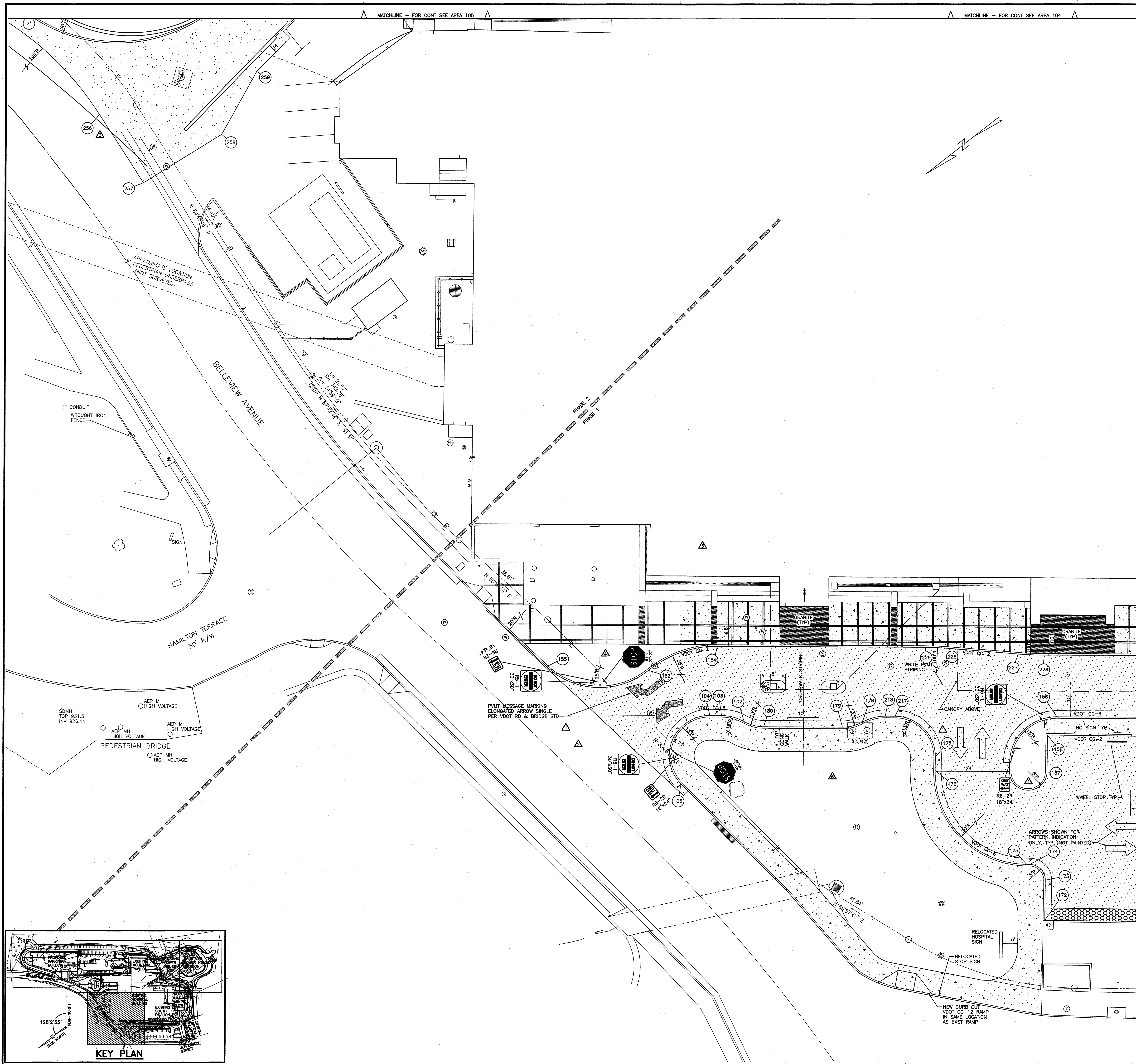
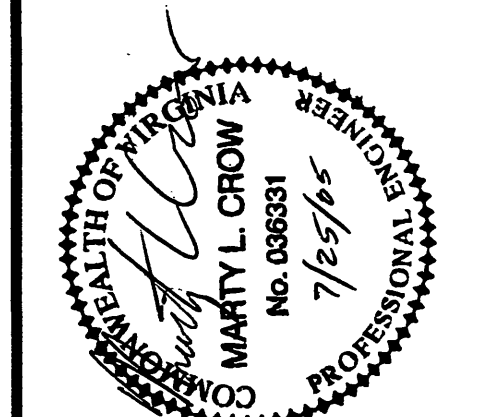
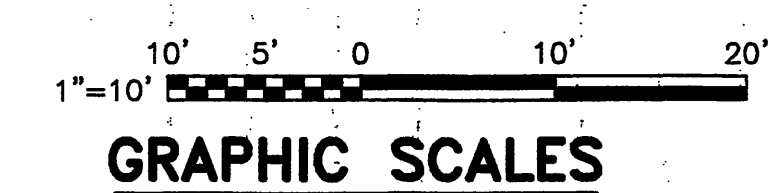




- GENERAL CIVIL NOTES:**
1. SEE DIMENSIONAL LAYOUT SHEET CLOD1 FOR COORDINATE TABLES.
 2. ALL NEW PAVEMENT IN THE CITY RIGHT WAY ALONG BELLEVUE AVE. SHALL BE HEAVY DUTY. CONTRACTOR SHALL PROVIDE PROOF TO THE CITY THAT THE PROPER PAVEMENT SECTION HAS BEEN INSTALLED PRIOR TO RECEIVING ACCEPTANCE BY THE CITY OF ROANOKE.
 3. NO NEW BUILDINGS ON THE PROPERTY WILL EXCEED THE HEIGHT OF THE EXISTING HOSPITAL STRUCTURE.

ZONING NOTES	
DISTRICT DESIGNATION	C1
LOT COVERAGE	24%
OPEN SPACE	52%
GROSS FLOOR AREA (SF)	1,984,000
EXISTING STRUCTURES	1,750,000
DEMOLISHED (-)	66,000
NEW STRUCTURES (+)	300,000
TOTAL LOT SIZE (SF)	792,792
FLOOR AREA RATIO	2.51
STRUCTURE HEIGHTS (FT)	
PARKING BUILDING	48' (4 STORIES)
FRONT ADDITION	83' (GRND FL - 7TH FL)
ADDITION TO S. PAVILION	95' (10TH FL - 15TH FL)
POWER HOUSE	52' (GRND TO TOP OF COOLING TOWERS)
EXISTING HOSPITAL BLDG	16 STORIES (GRND - 15TH)
PARKING REQUIREMENTS	
# OF HOSPITAL BEDS	
EXISTING	520
NEW	815
AREA EXCLUDING PATIENT ROOMS (INCLUDES POWER PLANT)	156,000 SF
# OF SPACES REQUIRED	884
# OF SPACES AVAILABLE	1,959
SPACES TO REMAIN	
BELLEVUE GARAGE	728
RIVER WALK GARAGE	950
ED GARAGE	20
NEW PARKING SPACES	
ED GARAGE	42
FRONT OF BLDG	40
3RD FLOOR LOT	3
4TH FLOOR LOT	16
6TH FLOOR LOT	56
6TH FLOOR ROAD	108

THE MAJORITY OF THIS SHEET HAS BEEN REVISED FOR THE PHASE II REVISION 2 SUBMITTAL DATED JUNE 24, 2005.



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REV	DATE	DESCRIPTION	APP
1	7/29/04	PHASE I AND I SITE PACKAGE SUBMITTAL	B/C
2	08/20/04	FOUNDATION SUBMITTAL	B/C
3	09/03/04	PHASE I APPROVAL SUBMITTAL	B/C
4	10/03/04	PHASE I APPROVAL SUBMITTAL	B/C
5	01/11/05	PHASE I APPROVAL SUBMITTAL	B/C
6	2/11/05	CITY APPROVED - INCLUDES SH#1 - SH#5	B/C
7	04/29/05	OWNER REVISIONS	B/C
8	05/24/05	OWNER REVISIONS	B/C
9	07/25/05	SH#65 REVISED PHASE II SITE	B/C

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CIVIL
DIMENSIONAL LAYOUT PLAN
CL101