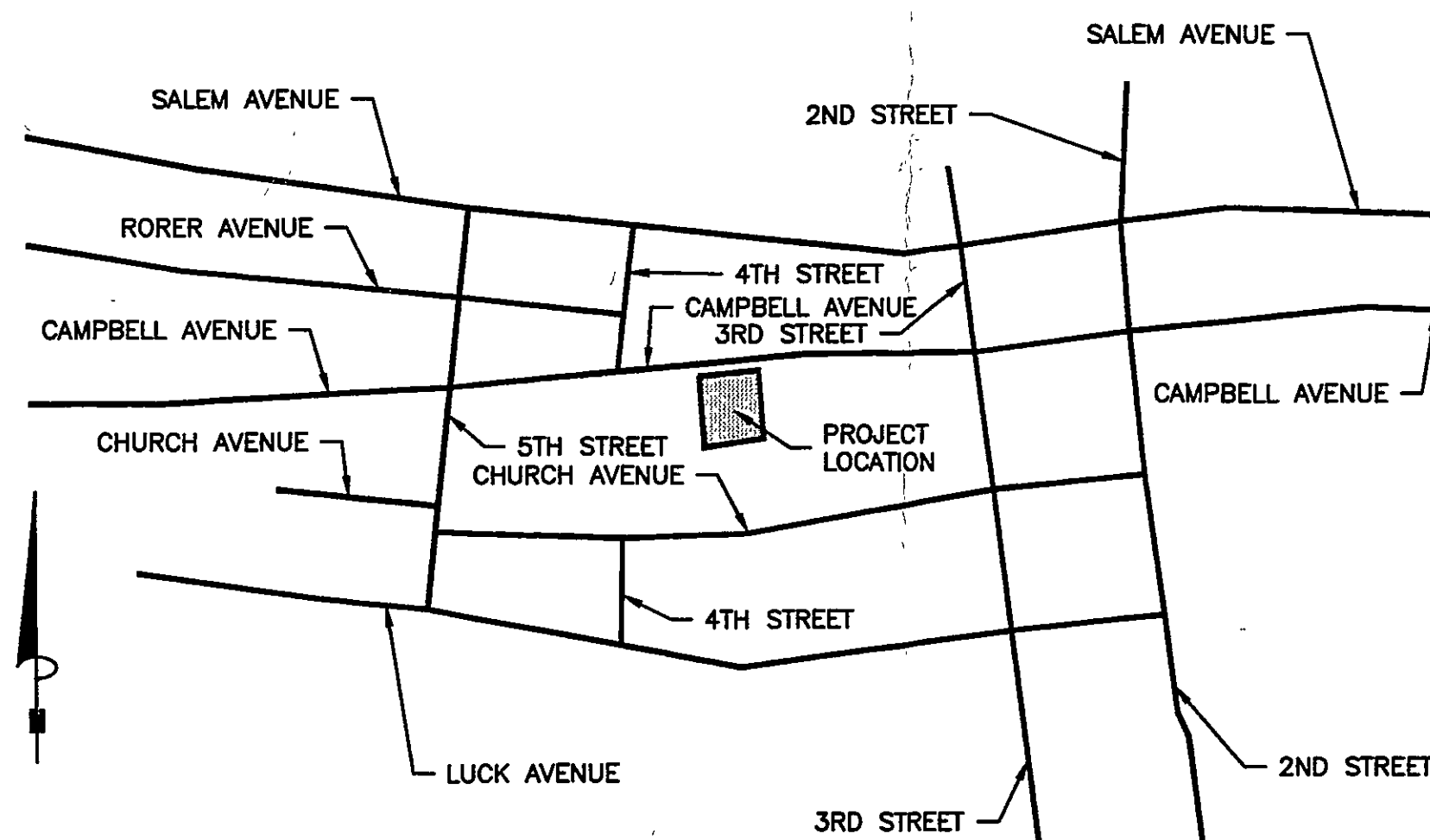


PROJECT LOCATION MAP



OWNER / DEVELOPER
CITY OF ROANOKE

215 CHURCH AV. — ROOM 250
ROANOKE, VA. 24011

INDEX OF SHEETS

- C-001 COVER SHEET
- C-002 GENERAL NOTES AND DETAILS
- C-101 DEMOLITION / EXISTING CONDITIONS AND SITE DEVELOPMENT PLAN
- C-102 OFFSITE UTILITY AND ACCESS PLAN

ZONING TABULATION

Tax Map # 1011305
Existing Use: Police Station
Zoning Code: C-3
Proposed Use: Same

Existing building area = 34,843 s.f.
New building area = 10,302 s.f.
Total = 44,945 s.f.

Existing Lot Size: 0.5615 acres

Existing Lot Coverage: 11.4%
Proposed Tract A Coverage: 10.2%
Proposed Tract B Coverage: 10.6%

Front Yard RM-2: 30' feet
Side Yard RM-2: Not to be less than 4'
Rear Yard RM-2: 25' feet

Maximum Building Height RM-2: 35 feet
New addition: Not to exceed 35 feet

Signs - Shall meet the requirements of the zoning ordinance.
A separate permit shall be applied for if any sign modification or addition is proposed.

Lighting - Exterior lighting shall be arranged so that glare and direct illumination across boundaries is minimized.

Parking
Required: None

Landscaping - A minimum of five (5) percent of the total area used for parking or vehicular display or storage shall be landscaped.
Area for parking = 1.1 ac, Area of Landscaping = 25 ac, or 23 %

BUILDING INFORMATION

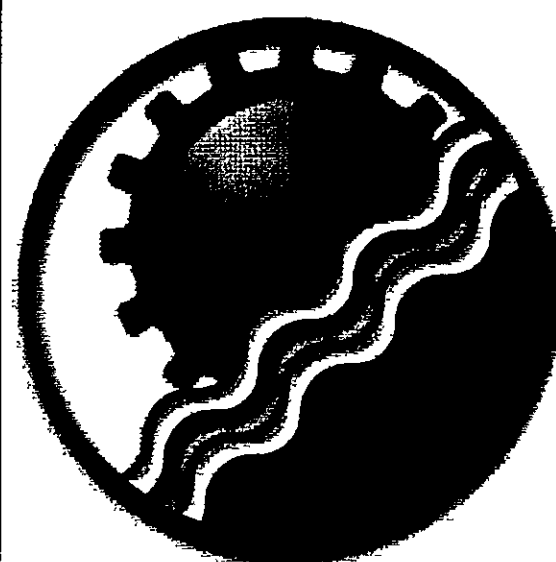
APPROXIMATE AREA IN GROSS SQUARE FEET

GROUND: 19,919 SF
FIRST (INCLUDING CLINIC): 21,445 SF
SECOND: 13,172 SF
THIRD: 12,608 SF
FOURTH: 9,606 SF
MECH PENTHOUSE: 1,944 SF
TOTAL 78,694 SF

TOTAL BUILDING AREA (INCLUDING CLINIC): 78,694 GSF

BUILDING HEIGHT:
4 STORIES + BASEMENT + MECHANICAL PENTHOUSE
4 STORY HEIGHT: 46 FEET
AVERAGE HEIGHT: 54 FEET

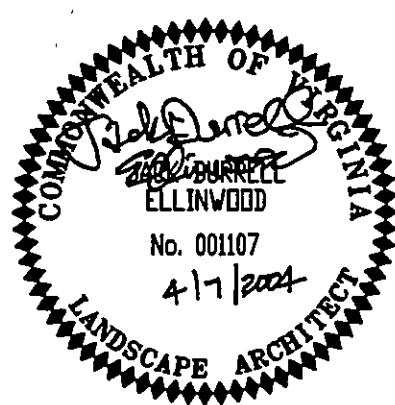
CONSULTING ENGINEERS



**ENGINEERING
CONCEPTS, INC.**

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

COMMISSION NUMBER: 03031



PROJECT NAME

POLICE BUILDING PHASE II

RECEIVED

APR 27 2004

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

348 Campbell Avenue, SW
Roanoke, Virginia

PROJECT NUMBER: 03031

REVISION BY

DESCRIPTION:

DATE

REVISION BY

DESCRIPTION:

DATE

REVISION BY

DESCRIPTION:

DATE

REVISION BY

DESCRIPTION:

DATE

APPROVED FOR CONSTRUCTION

ROANOKE CITY ENGINEER

DATE

DIRECTOR OF PUBLIC WORKS

DATE

ASSISTANT CITY MANAGER FOR OPERATIONS

DATE

DATE

DATE

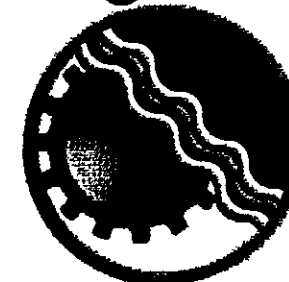
ADVERTISED DATE:

SET NUMBER:

SHEET NUMBER: OF

00033 - COVER SHEET

ENGINEERING
CONCEPTS, INC.



20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

DESCRIPTION:

BY

MARK DATE
REVISIONS

APR 27 2004

DATE PROJECT DESIGNED DRAWN CHECKED

RODRIGUEZ
RIPLEY
MADDOX
MOTLEY
ARCHITECTS



McGowan, Motley & Lundy, Inc.
8750 North Central Avenue
Suite 200
Tomball, Texas 77375-4401
Telephone: 281-344-4401 Fax: 281-344-4402

PROJECT
POLICE BUILDING PHASE II
CITY OF ROANOKE
ROANOKE, VIRGINIA
DRAWING
COVER SHEET

SHEET 1

C-001

OF 1

WWW.IDP.BRECKEY