

DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PHASE I (BUILDINGS A, B & C)

CITY OF ALEXANDRIA, VIRGINIA

DATE: MARCH 04, 2022

PROJECT TEAM

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INDUSTRIAL DEVELOPMENT
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CONTACT: DAVID GRAHAM

AREA TABULATIONS:

TOTAL SITE/LOT AREA = 10.39 AC. 452,433 AC.
PRIVATE ROADS = 0.47 AC. 20,745 AC.
BLOCK Q - CENTRAL PLAZA WEST = 0.34 AC. 15,022 AC.
TOTAL DEVELOPMENT AREA ABOVE GRADE = 9.56 AC. 416,676 AC.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-10 / 6001 DUKE ST. ALEXANDRIA, VA 22314-1930

TOTAL SITE/LOT AREA: 452,433 SF OR 10.39 ACRES

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 72,500 SF (15% OF DEVELOPMENT AREA AT-GRADE(62,500 SF) + 10,000 SF ABOVE-GRADE)
OPEN SPACE PROVIDED: 72,500 SF (62,500 SF AT-GRADE + 10,000 SF ABOVE-GRADE)

EXISTING USE: SHOPPING CENTER
PROPOSED USE: HOSPITAL & MEDICAL CARE FACILITY

FLOOR AREA CALCULATION:

BUILDINGS	GROSS AREA (SF)	FLOOR AREA (SF)
BUILDING A (HOSPITAL)	565,525	464,467
BUILDING B (CANCER CENTER)	107,239	94,212
BUILDING C (SCC BUILDING)	88,085	76,357
SUBTOTAL(BUILDINGS):	760,849	635,036
PARKING GARAGE(ABOVE GRADE)	312,849	298,250
TOTAL AREAS:	1,073,698	933,286

FLOOR AREA RATIO TABULATION (FAR):
FAR PERMITTED: 3.96*
FAR PROPOSED: 2.06

*INCLUDES BUILDING FLOOR AREA (1,100,000 SF PER CDD CONCEPT PLAN + 250,000 SF PER CDD CONDITION #10.D) AND NEW ABOVE-GRADE STRUCTURED PARKING FLOOR AREA (280,000 SF PER CDD CONCEPT PLAN + 160,000 SF PER CDD CONDITION #10.D)

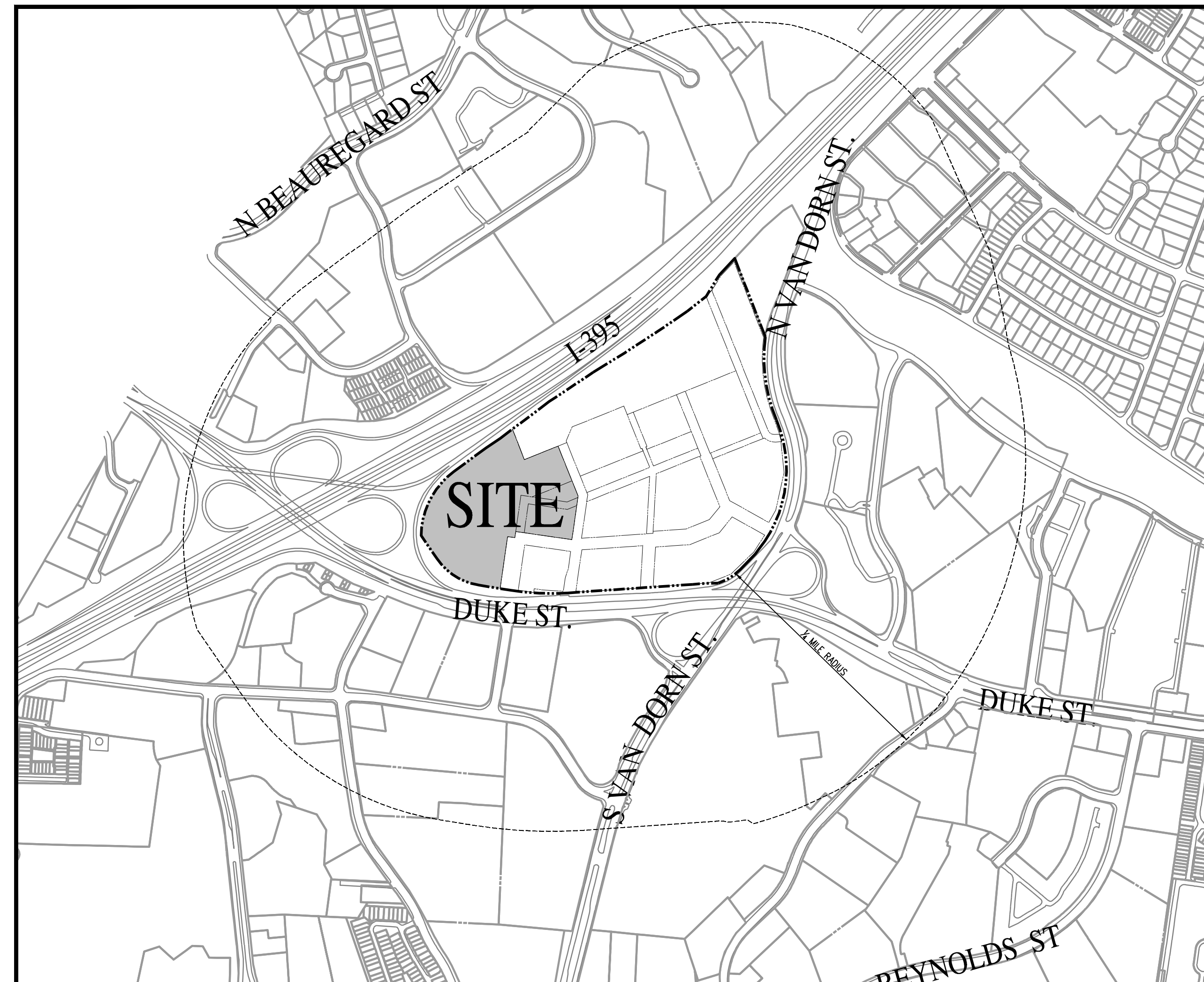
MIN/MAX HEIGHT PERMITTED: BUILDING A & B: 65 FT. MIN, 250 FT. MAX.
BUILDING C: 50 FT. MIN, 150 FT. MAX.

BUILDING HEIGHT PROPOSED: BUILDING A: 165 FT.
BUILDING B: 60 FT.
BUILDING C: 65 FT.
ABOVE GRADE GARAGE: 60 FT.

AVG. FINISHED GRADE: BUILDING A: 216.34 FT.
BUILDING B: 209.86 FT.
BUILDING C: 212.07 FT.
ABOVE GRADE GARAGE: 202.12 FT.

YARDS: REQUIRED: N/A PROPOSED: N/A

FRONTAGE: REQUIRED: N/A PROPOSED: N/A



VICINITY MAP
SCALE: 1"=500'

PARKING TABULATIONS:

PARKING REQUIRED:

BUILDING A (HOSPITAL): RATIO: 1 SP/2 BEDS (231 BEDS) = 116 SPACES
BUILDING B (MEDICAL CARE FACILITY): RATIO: 1/200 SF (94,212 SF) = 472 SPACES
BUILDING C (MEDICAL CARE FACILITY): RATIO: 1/200 SF (76,357 SF) = 382 SPACES
TOTAL PARKING REQUIRED: 970 SPACES

PARKING PROVIDED:
EXISTING PARKING GARAGE: 550 SPACES
PROPOSED PARKING GARAGE: 950 SPACES (BELOW-GRADE + ABOVE-GRADE GARAGE)
TOTAL PARKING PROVIDED: 1,510 SPACES

TRIP GENERATION:

		BUILDING A						
		Weekday			Daily			
Land Use	ITE Code	AM Peak Hour		PM Peak Hour	Daily			
		In	Out	Total	In	Out	Total	
BUILDING A NON-AUTO TRIPS	610	68	30	98	35	77	112	1,019
BUILDING A VEHICULAR TRIPS	610	384	171	555	201	436	636	5,774
		BUILDING B						
		Weekday			Daily			
Land Use	ITE Code	AM Peak Hour		PM Peak Hour	Daily			
		In	Out	Total	In	Out	Total	
BUILDING B NON-AUTO TRIPS	610	11	5	15	8	12	15	161
BUILDING B VEHICULAR TRIPS	610	60	27	87	31	69	100	910
		BUILDING C						
		Weekday			Daily			
Land Use	ITE Code	AM Peak Hour		PM Peak Hour	Daily			
		In	Out	Total	In	Out	Total	
BUILDING C NON-AUTO TRIPS	720	26	7	33	15	39	54	585
BUILDING C VEHICULAR TRIPS	720	149	39	188	84	222	306	3,317

SHEET INDEX

CIVIL SHEETS

Sheet Number	Sheet Title
C1.00	COVER SHEET
C2.00	GENERAL NOTES & DETAILS
C3.00	PROPERTY EXHIBIT
C4.00	OVERALL EXISTING CONDITIONS
C5.00-C5.10	EXISTING CONDITIONS
C6.00-C6.10	CONCEPT PLAN
C7.00	OPEN SPACE PLAN
C8.00	LANDSCAPE PLAN

ARCHITECTURAL SHEETS

Sheet Number	Sheet Title
A100-A	BUILDING A HOSPITAL PLANS
A101-A	BUILDING A HOSPITAL PLANS
A100-A GARAGE	BUILDING A GARAGE PLANS
A100-B	BUILDING B PLANS
A100-C	BUILDING C PLANS
A200	CAMPUS MASSING
A201	BUILDING MASSING AXONOMETRICS

(17 SHEETS TOTAL)

PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:
IN ACCORDANCE WITH CDD2020-00007, INOVA HEALTH CARE SERVICES PROPOSES TO CONSTRUCT A HOSPITAL CAMPUS ON THE WESTERN PORTION OF THE LANDMARK NEIGHBORHOOD WITHIN THE LANDMARK/VAN DORN SMALL AREA PLAN.

PHASE I OF THE HOSPITAL CAMPUS WILL INCLUDE A LEVEL 2 TRAUMA HOSPITAL WITH ASSOCIATED BELOW-GRADE AND STRUCTURED PARKING (BUILDING A), A CANCER CENTER (BUILDING B), AND A SPECIALTY CARE CENTER (BUILDING C) WITH ASSOCIATED OPEN SPACE AND INFRASTRUCTURE. IN ADDITION, 550 PARKING SPACES WILL BE LOCATED IN THE EXISTING PARKING STRUCTURE TO SERVE THE HOSPITAL CAMPUS.

LIST OF EXISTING APPROVALS:

- CDD CONCEPTUAL DESIGN PLAN #2020-00007
- DSP #2021-00021

SUP/MODIFICATIONS REQUESTED:

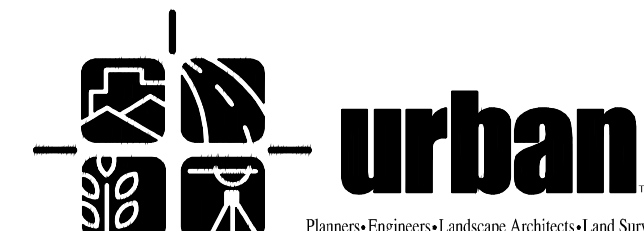
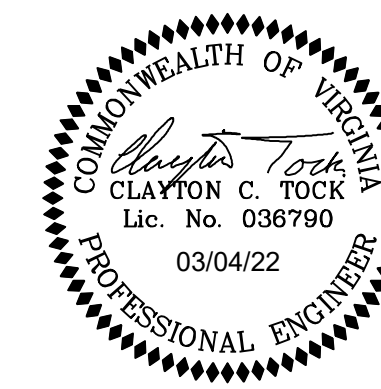
- MODIFICATION TO BUILDING HEIGHT-TO-CENTERLINE SETBACKS REQUIRED PER Z.O. 6-403(A)

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH CONDITION #102 OF CDD2020-00007.

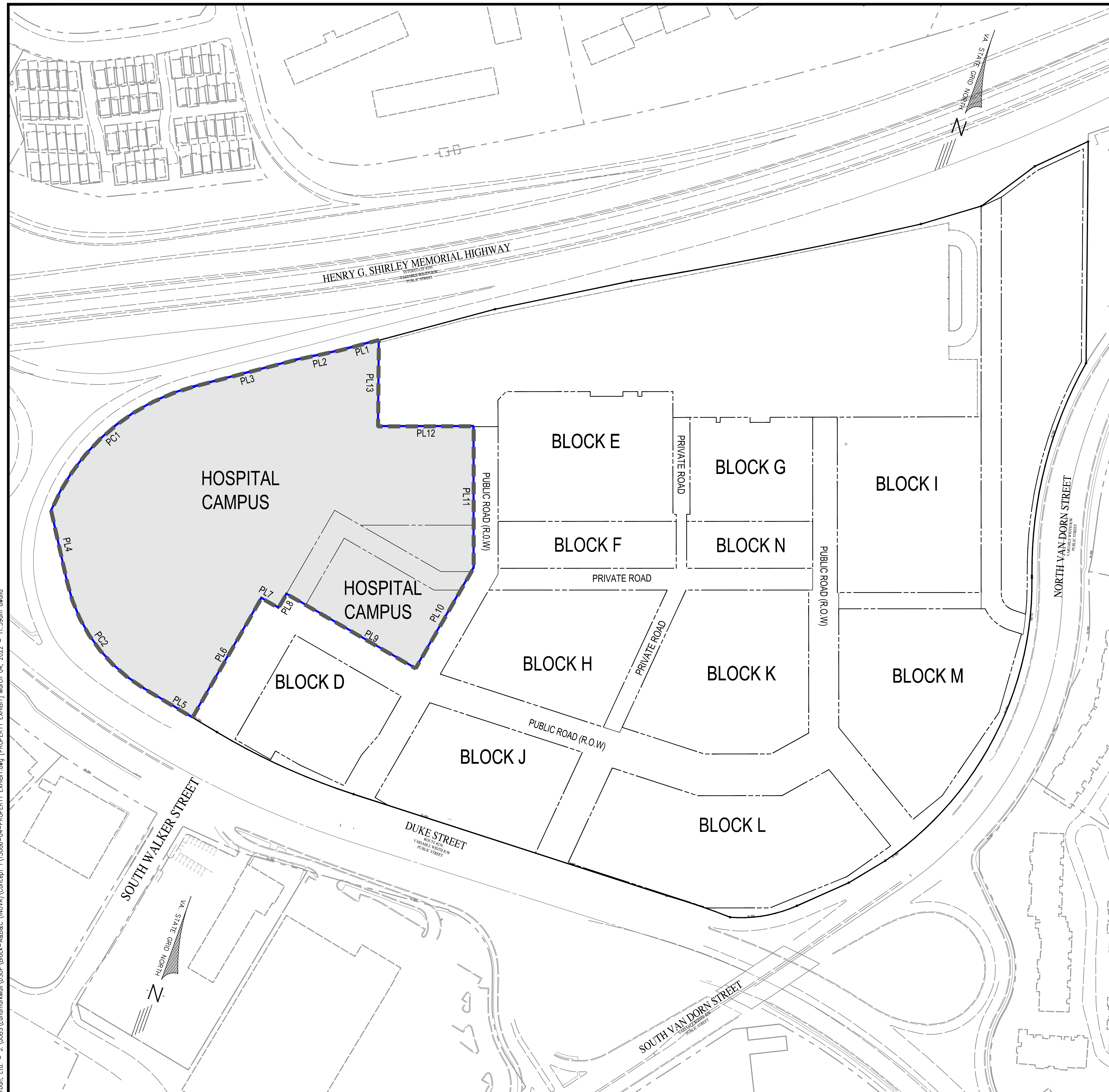
SHEET
C1.00

PLAN DATE 03-04-2022	APPROVED DEVELOPMENT SITE PLAN NO. _____ DEPARTMENT OF PLANNING & ZONING DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ DIRECTOR _____ DATE _____ CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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LINE & CURVE TABLE FOR HOSPITAL CAMPUS

LINE	BEARING	DISTANCE
PL1	S 53°09'18" W	84.27
PL2	S 56°03'08" W	95.82
PL3	S 53°28'53" W	221.61
PL4	S 34°28'32" E	154.97
PL5	S 80°58'52" E	119.02
PL6	N 08°08'38" E	291.22
PL7	S 81°51'22" E	41.48
PL8	N 08°08'38" E	34.02
PL9	S 81°51'09" E	314.52
PL10	N 08°08'46" E	244.46
PL11	N 21°51'27" W	298.33
PL12	S 68°07'12" W	201.75
PL13	N 21°20'42" W	182.07

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
PC1	413.23	450.00	52°36'49"	S 27°10'28" W	398.86	222.47
PC2	263.79	350.00	46°27'26"	S 57°42'15" E	276.08	150.22

LOT AREA

HOSPITAL CAMPUS (TOTAL): 10.39 AC. (452,433 SF)

LEGEND

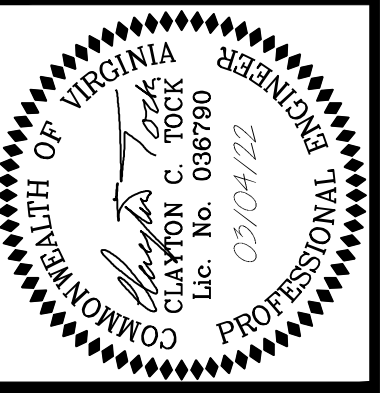
- LOT LINES
- DSUP APPLICATION AREA

No.	DATE	DESCRIPTION

PLAN DATE: 03-04-2022

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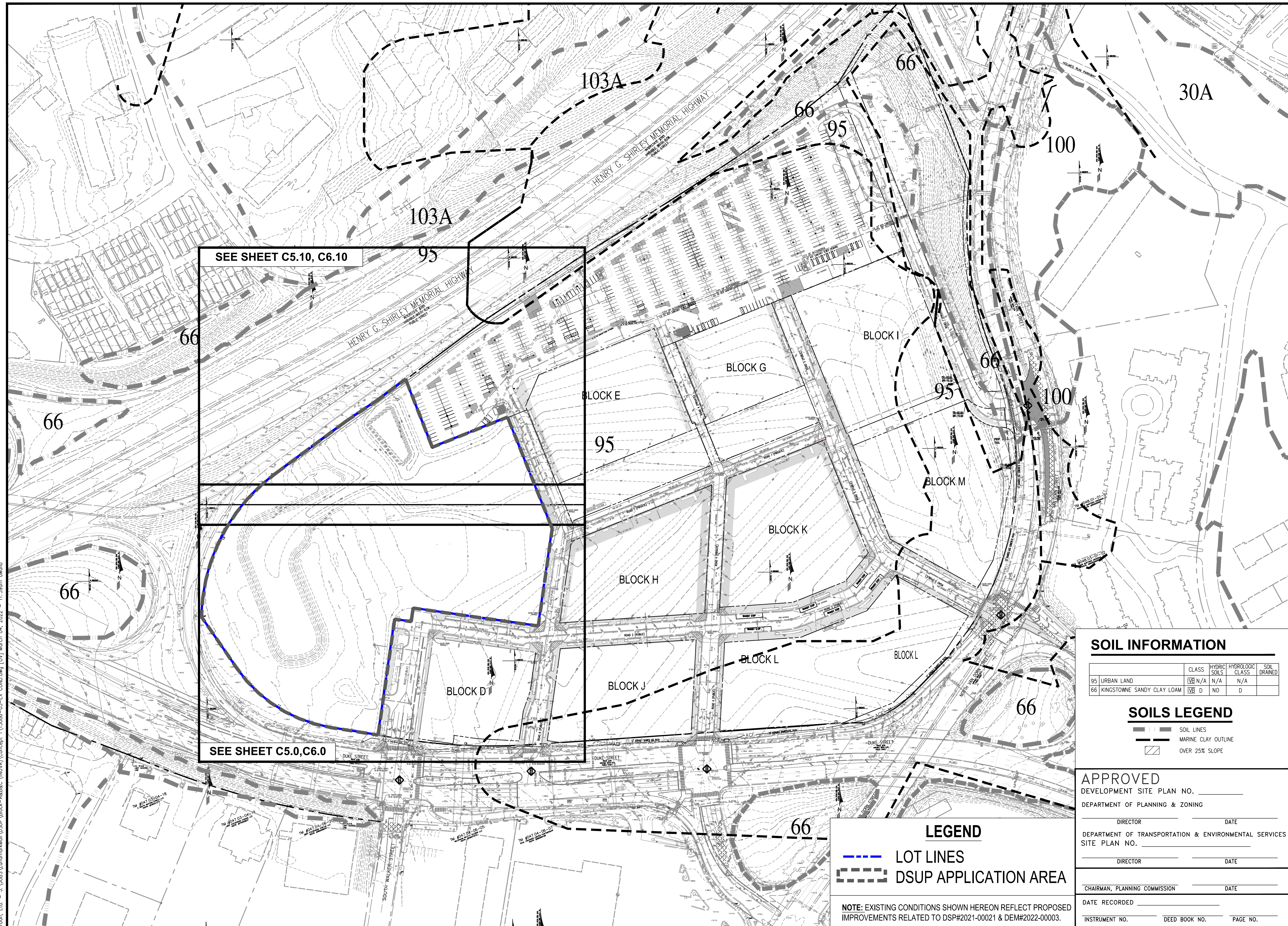


PROPERTY EXHIBIT
DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PH I
BUILDINGS A, B & C
CITY OF ALEXANDRIA, VIRGINIA
CL-1-N/A
DATE: MAR, 2022

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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SHEET
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FILE No.
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SEE SHEET C5.10, C6.10

SEE SHEET C5.0, C6.0

LEGEND

--- LOT LINES

--- DSUP APPLICATION AREA

NOTE: EXISTING CONDITIONS SHOWN HEREON REFLECT PROPOSED IMPROVEMENTS RELATED TO DSP#2021-00021 & DEM#2022-00003.

SOIL INFORMATION

	CLASS	HYDRIC SOILS	HYDROLOGIC CLASS	SOIL DRAINED
95 URBAN LAND	UVE N/A	N/A	N/A	N/A
66 KINGSTOWNE SANDY CLAY LOAM	UVE D	NO	D	

SOILS LEGEND

- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

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OVERALL EXISTING CONDITIONS

DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PH1 BUILDINGS A, B & C

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 100'

DATE: MAR, 2022

SHEET C4.00

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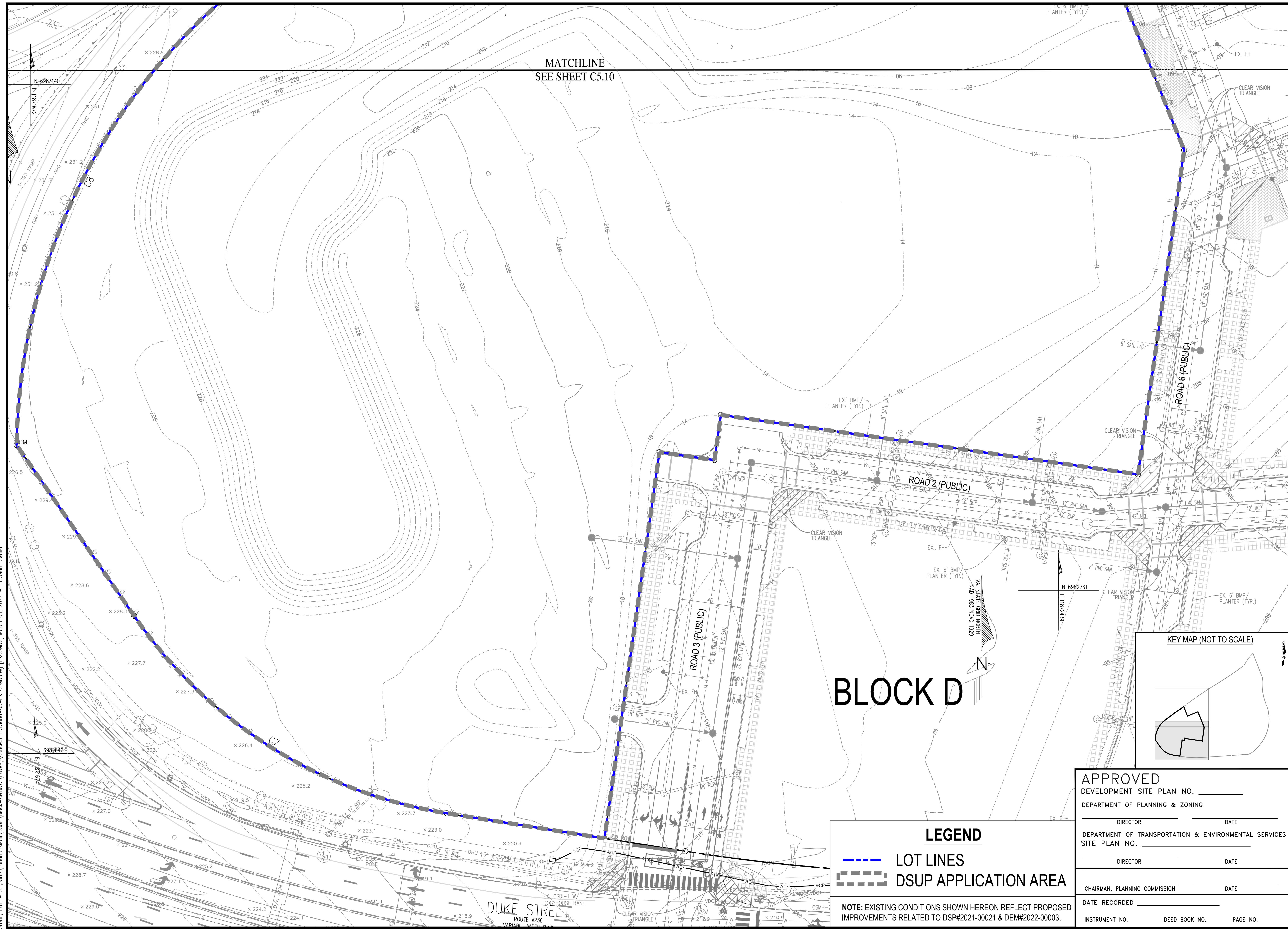
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COMMISSION OF VIRGINIA
CLAYTON C. LOCK
Lic. No. 068790
09/04/22
PROFESSIONAL ENGINEER

PLAN DATE: 03-04-2022

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MATCHLINE
SEE SHEET C5.10

BLOCK D

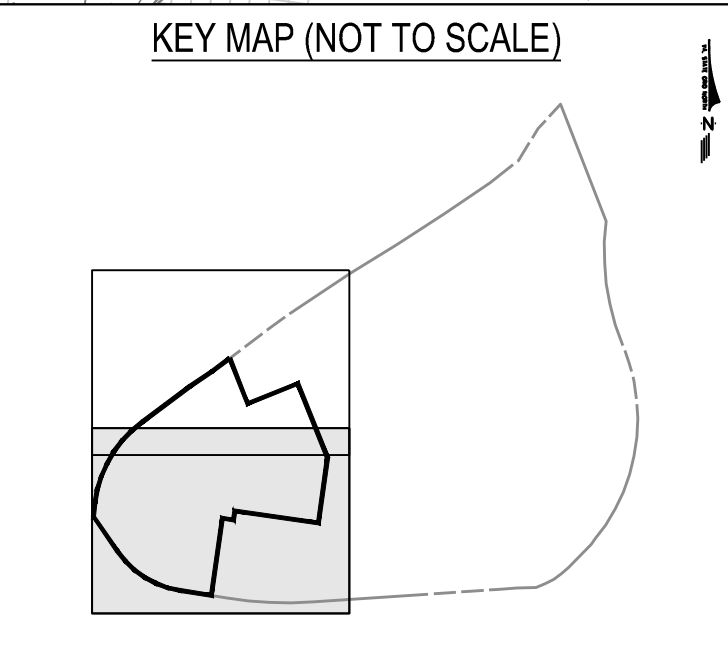
LEGEND

LOT LINES

DSUP APPLICATION AREA

NOTE: EXISTING CONDITIONS SHOWN HEREON REFLECT PROPOSED IMPROVEMENTS RELATED TO DSP#2021-00021 & DEM#2022-00003.

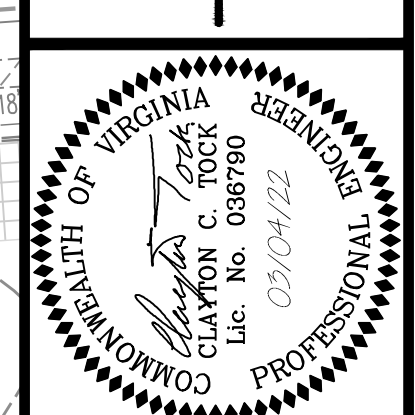
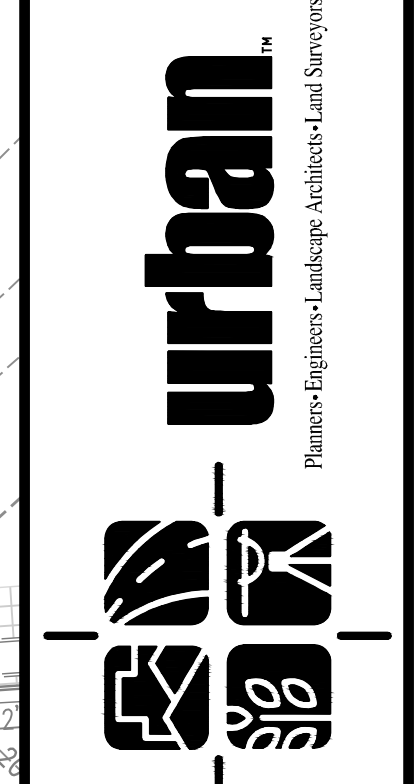
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_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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CHAIRMAN, PLANNING COMMISSION	
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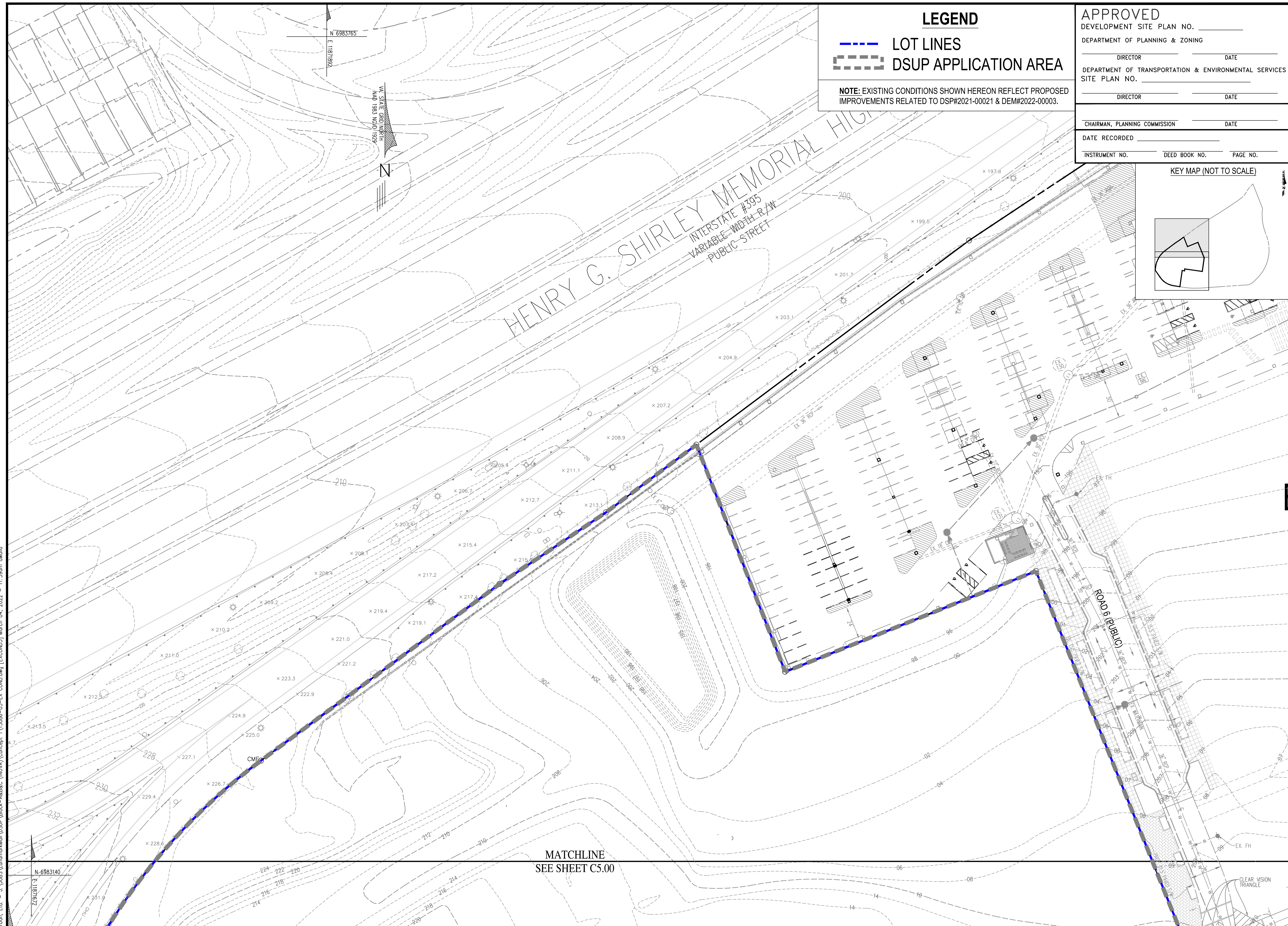
EXISTING CONDITIONS

DEVELOPMENT CONCEPT 1 - INOVA HOSPITAL CAMPUS PH I
BUILDINGS A, B & C
CITY OF ALEXANDRIA, VIRGINIA

DATE: MAR, 2022
SCALE: 1" = 30'
C.I. = 2'

SHEET
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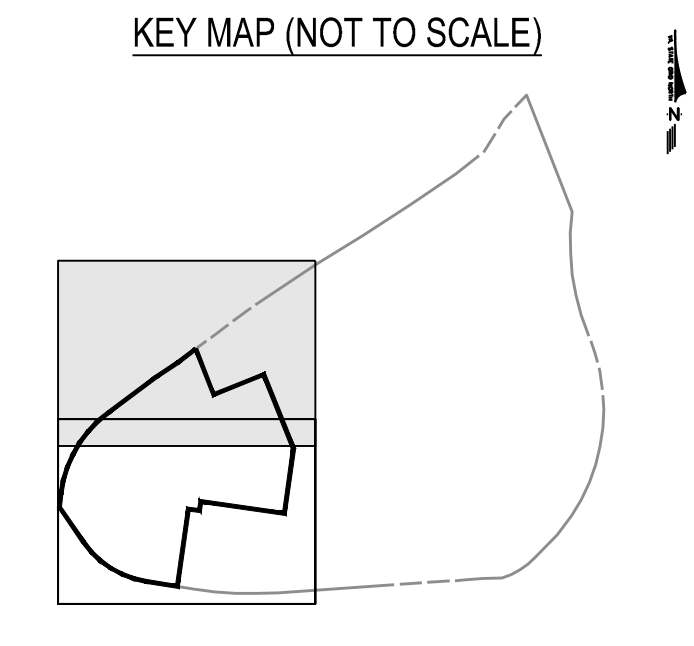
- LOT LINES
- DSUP APPLICATION AREA

NOTE: EXISTING CONDITIONS SHOWN HEREON REFLECT PROPOSED IMPROVEMENTS RELATED TO DSP#2021-00021 & DEM#2022-00003.

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 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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 DIRECTOR _____ DATE _____

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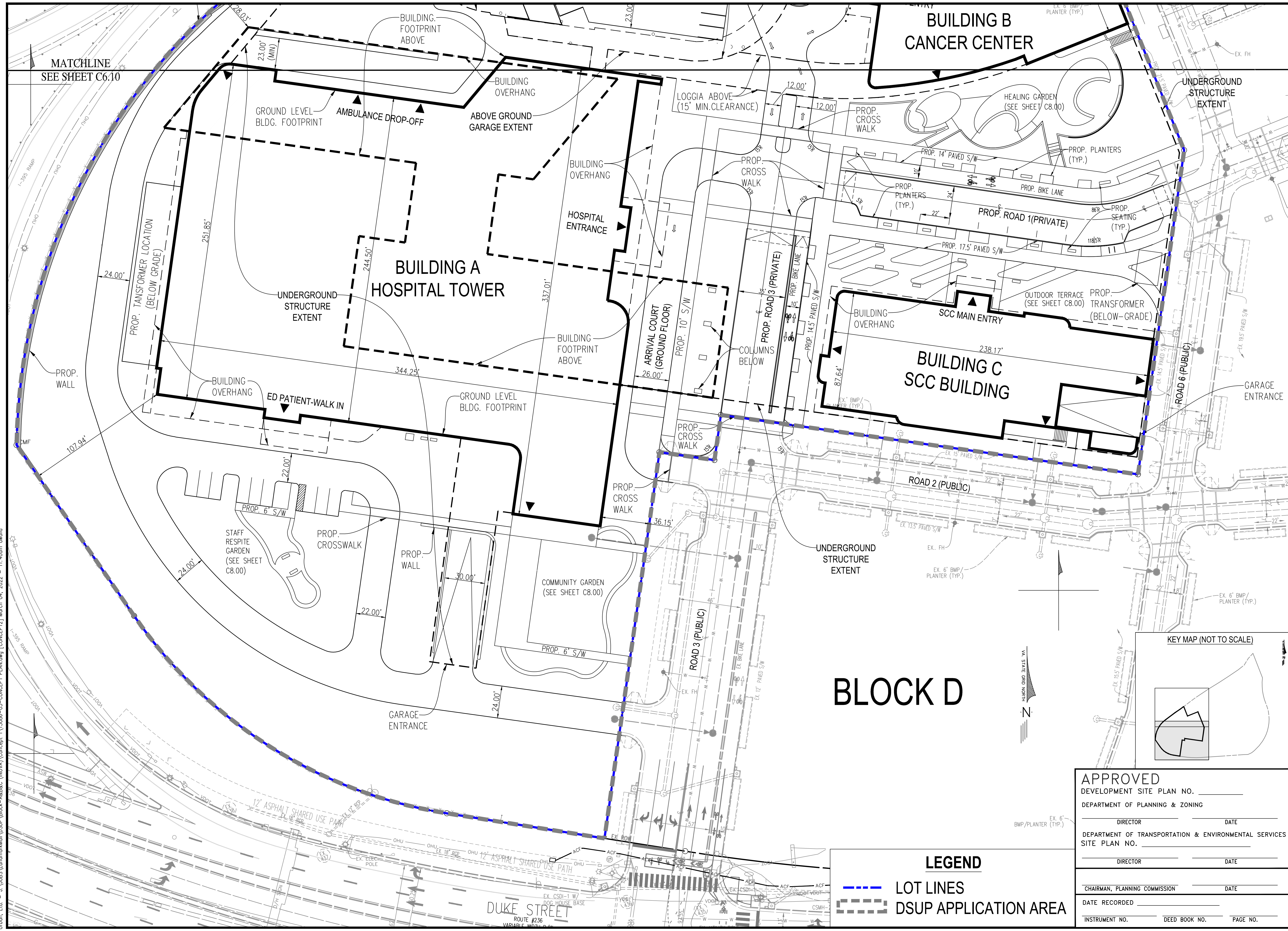
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03/04/22
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

EXISTING CONDITIONS
 DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PH I
 BUILDINGS A, B & C
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'
 DATE: MAR, 2022
 C.I. = 2'

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MATCHLINE
SEE SHEET C6.10

BUILDING B
CANCER CENTER

BUILDING A
HOSPITAL TOWER

BUILDING C
SCC BUILDING

BLOCK D

KEY MAP (NOT TO SCALE)

LEGEND

	LOT LINES
	DSUP APPLICATION AREA

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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

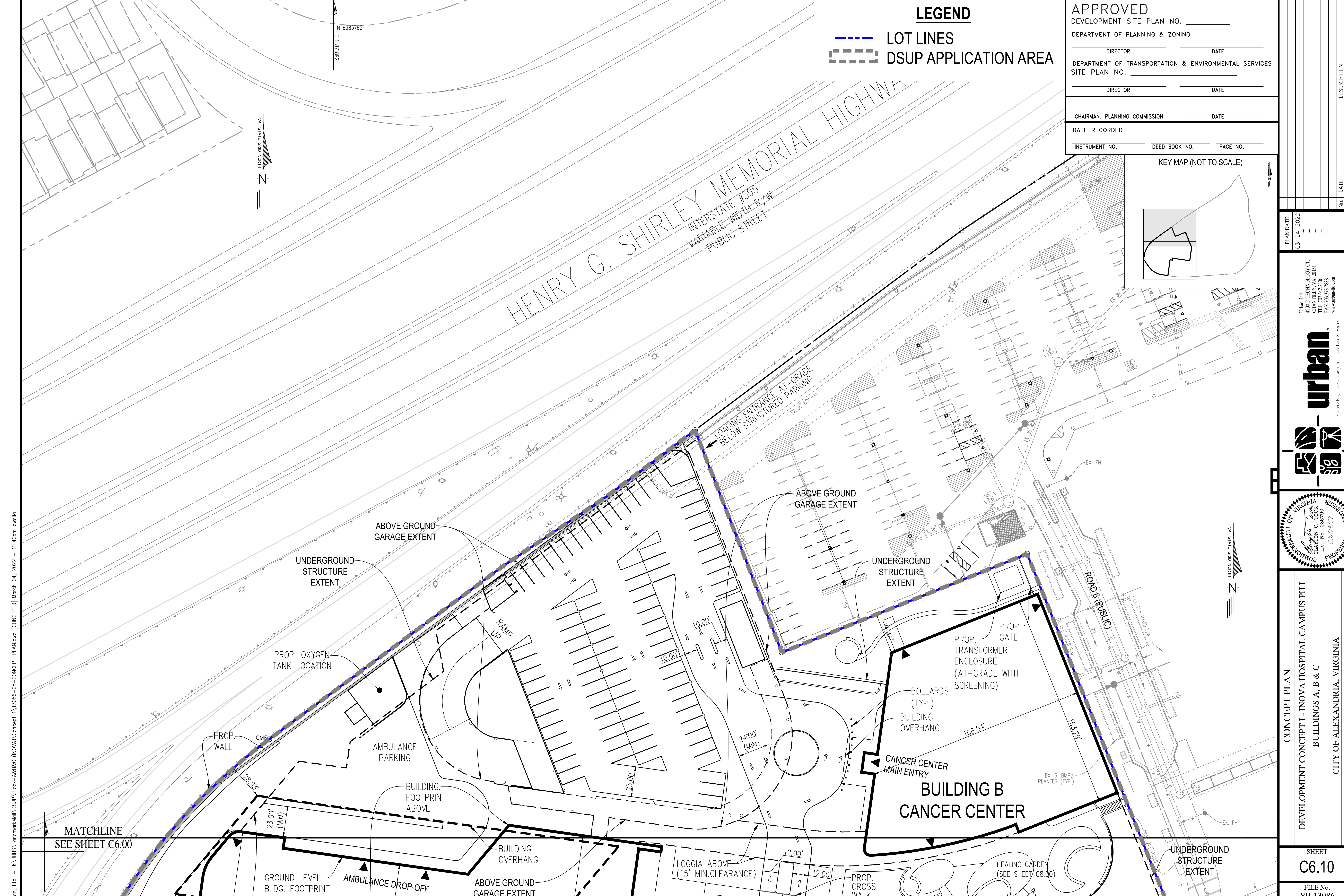
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<p>COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 068790 09/04/22 PROFESSIONAL ENGINEER</p>							
<p>CONCEPT PLAN DEVELOPMENT CONCEPT 1 - INOVA HOSPITAL CAMPUS PH1 BUILDINGS A, B & C CITY OF ALEXANDRIA, VIRGINIA CL= N/A DATE: MAR, 2022</p>							
<p>SHEET C6.00 FILE No. SP-13086</p>							
<p>PLAN DATE 03-04-2022</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION			
No.	DATE	DESCRIPTION					



LEGEND

- LOT LINES
- DSUP APPLICATION AREA

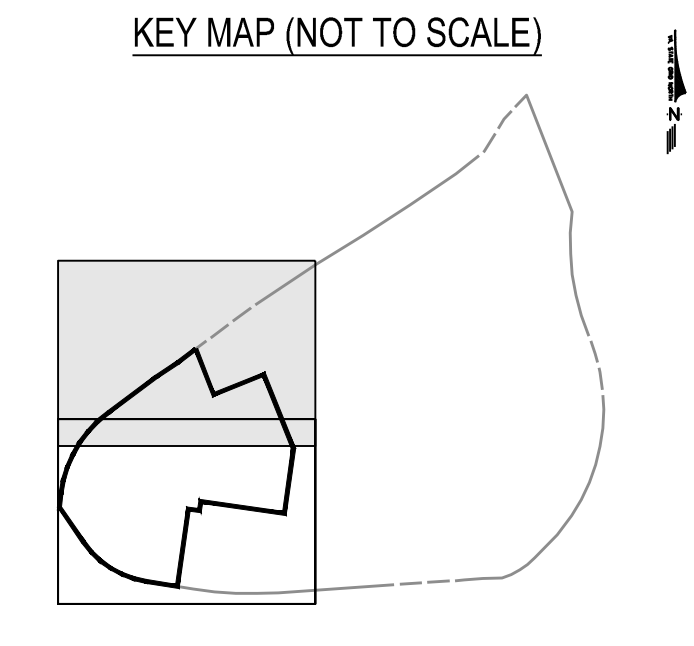
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 03/04/22
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CONCEPT PLAN

DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PH I
 BUILDINGS A, B & C
 CITY OF ALEXANDRIA, VIRGINIA

DATE: MAR. 2022
 CL = N/A

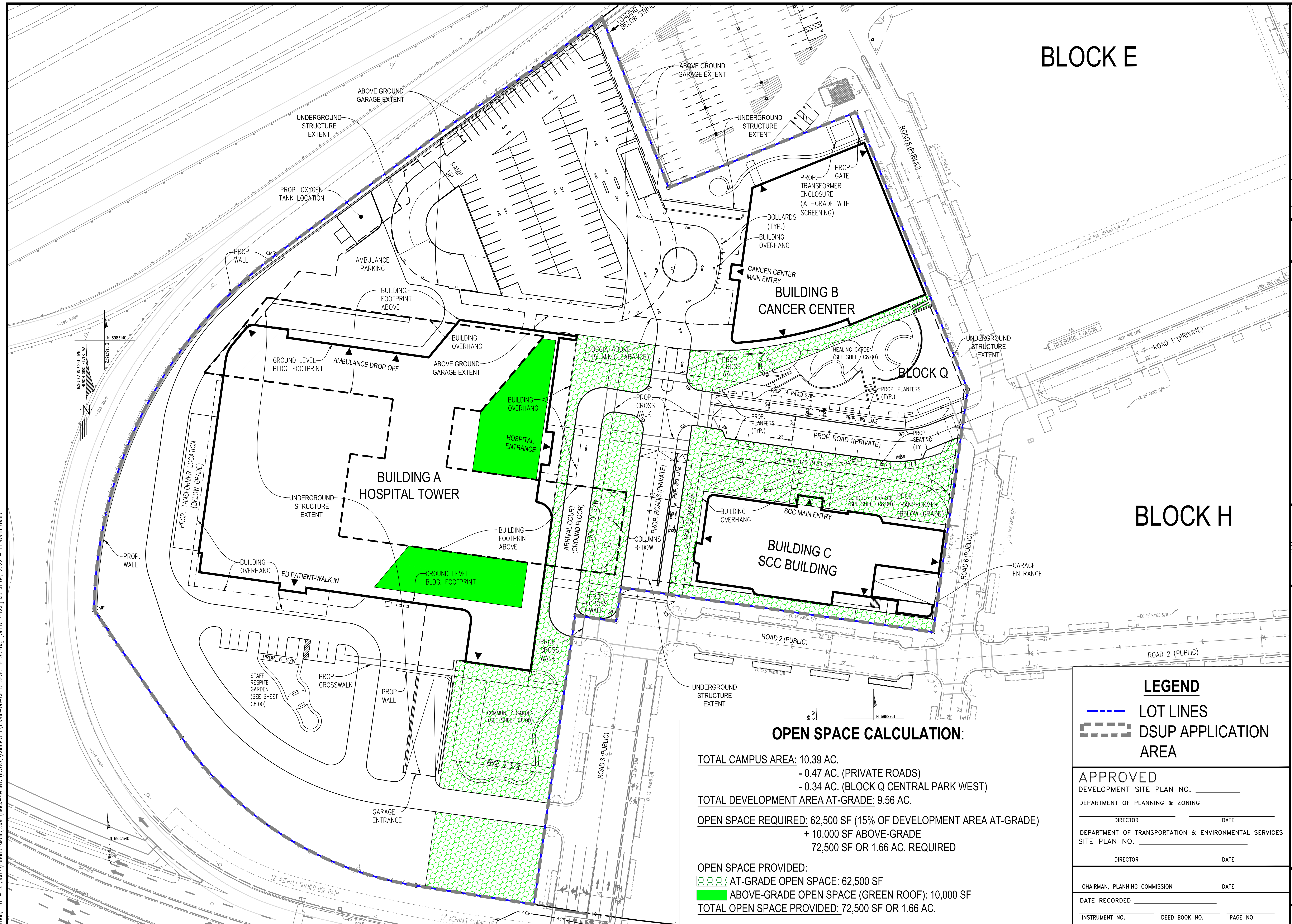
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BLOCK E

BLOCK H



OPEN SPACE CALCULATION:

TOTAL CAMPUS AREA: 10.39 AC.
 - 0.47 AC. (PRIVATE ROADS)
 - 0.34 AC. (BLOCK Q CENTRAL PARK WEST)

TOTAL DEVELOPMENT AREA AT-GRADE: 9.56 AC.

OPEN SPACE REQUIRED: 62,500 SF (15% OF DEVELOPMENT AREA AT-GRADE)
 + 10,000 SF ABOVE-GRADE
 72,500 SF OR 1.66 AC. REQUIRED

OPEN SPACE PROVIDED:
 [Green Hatched] AT-GRADE OPEN SPACE: 62,500 SF
 [Solid Green] ABOVE-GRADE OPEN SPACE (GREEN ROOF): 10,000 SF
 TOTAL OPEN SPACE PROVIDED: 72,500 SF OR 1.66 AC.

LEGEND
 [Dashed Blue Line] LOT LINES
 [Dashed Black Line] DSUP APPLICATION AREA

APPROVED
 DEVELOPMENT SITE PLAN NO. _____
 DEPARTMENT OF PLANNING & ZONING
 _____ DIRECTOR _____ DATE _____

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OPEN SPACE PLAN
 DEVELOPMENT CONCEPT 1 - INOVA HOSPITAL CAMPUS PH1
 BUILDINGS A, B & C
 CITY OF ALEXANDRIA, VIRGINIA
 CL-1-N/A
 DATE: MAR, 2022
 SCALE: 1"=40'

SHEET
C7.00
 FILE No.
 SP-13086

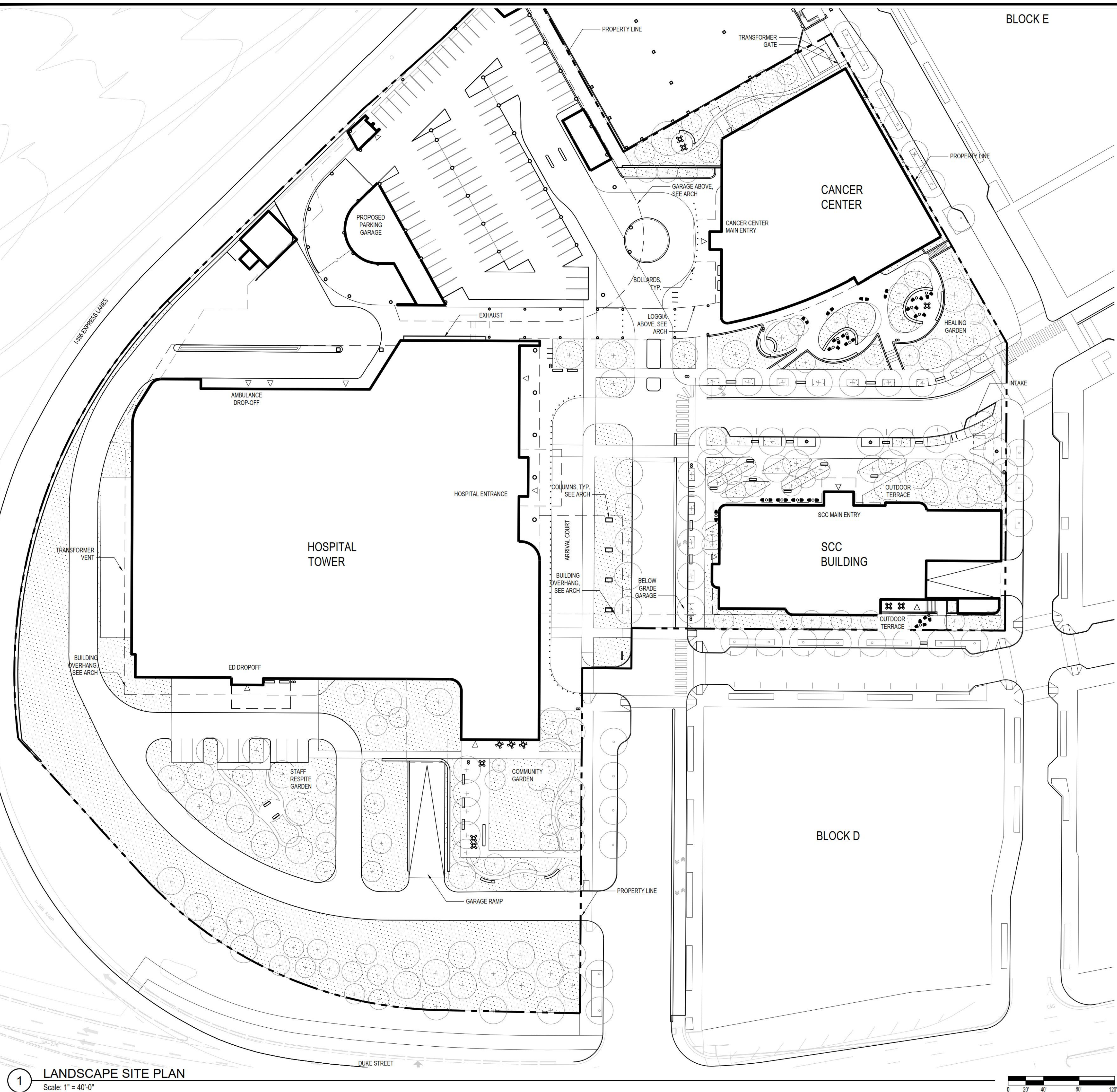
No.	DATE	DESCRIPTION	REVISIONS

Urban, Ltd. - J:\JOBS\Landmark\DSUP\Block-A&B&C (NOVA)\Concept 1\3086-06-OPEN SPACE PLAN.dwg [OPEN SPACE] March 04, 2022 - 11:40am owalia

Urban, Ltd. - J:\JOBS\LandmarkMail\DSUP\Block-A&B&C (NOVA)\Concept\1\3086-05-LANDSCAPE.dwg [LANDSCAPE] March 04, 2022 - 11:40am owalia

BLOCK E

NOTES:
INFRASTRUCTURE AND LANDSCAPING BEYOND PROPERTY LINE TO BE PROVIDED BY OTHERS PURSUANT TO DSP #2021-00014



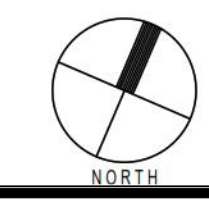
FURNITURE SCHEDULE

FURNITURE TYPE	SYMBOL	QUANTITY	DESCRIPTION
FLEXIBLE SEATING 1	••	38 CHAIRS 15 TABLES	PREFABRICATED MOVABLE FURNITURE
FLEXIBLE SEATING 2	••	11	PREFABRICATED MOVABLE FURNITURE
BENCH 1	▭	13	LANDSCAPE FORMS - "GENERATION 50" BENCH WITH ARMREST (OR SIMILAR)
BENCH 2	▭	17	LANDSCAPE FORMS - "LAKE SIDE" BENCH WITH ARMREST (OR SIMILAR)
BENCH 3	◤	10	CUSTOM STONE BENCH
TREE GRATE	•	4	PREFABRICATED TREE GRATES
WASTE RECEPTACLES	•	8	LANDSCAPE FORMS - "GENERATION 50" WASTE RECEPTACLE (OR SIMILAR)
BIKE RACKS	+	11	ID CREATED - "INSIDE" BIKE RACK STAINLESS STEEL FINISH (OR SIMILAR)
BOLLARDS	•	92	3" DIAMETER METAL BOLLARDS

KEY

○	TREES ADJACENT TO PROPERTY LINE
•	TREES WITHIN PROPERTY LINE
◻	PLANTED AREA

1 LANDSCAPE SITE PLAN
Scale: 1" = 40'-0"



APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

____ DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

____ DIRECTOR _____ DATE _____

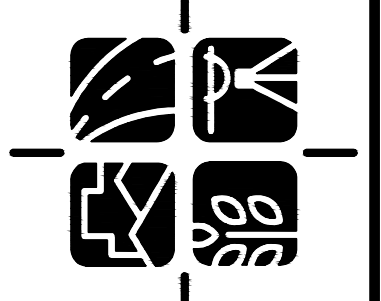
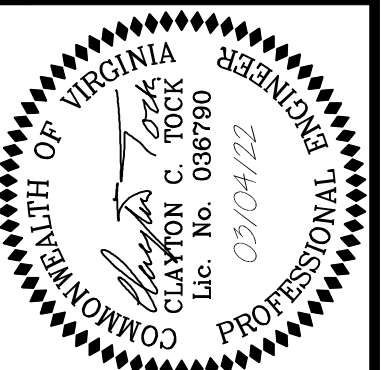
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LANDSCAPE PLAN
DEVELOPMENT CONCEPT I - INOVA HOSPITAL CAMPUS PH I
BUILDINGS A, B & C
CITY OF ALEXANDRIA, VIRGINIA
C.I. = N/A DATE: MAR. 2022
SCALE: AS NOTED

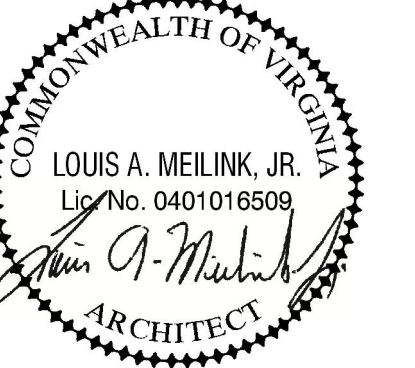
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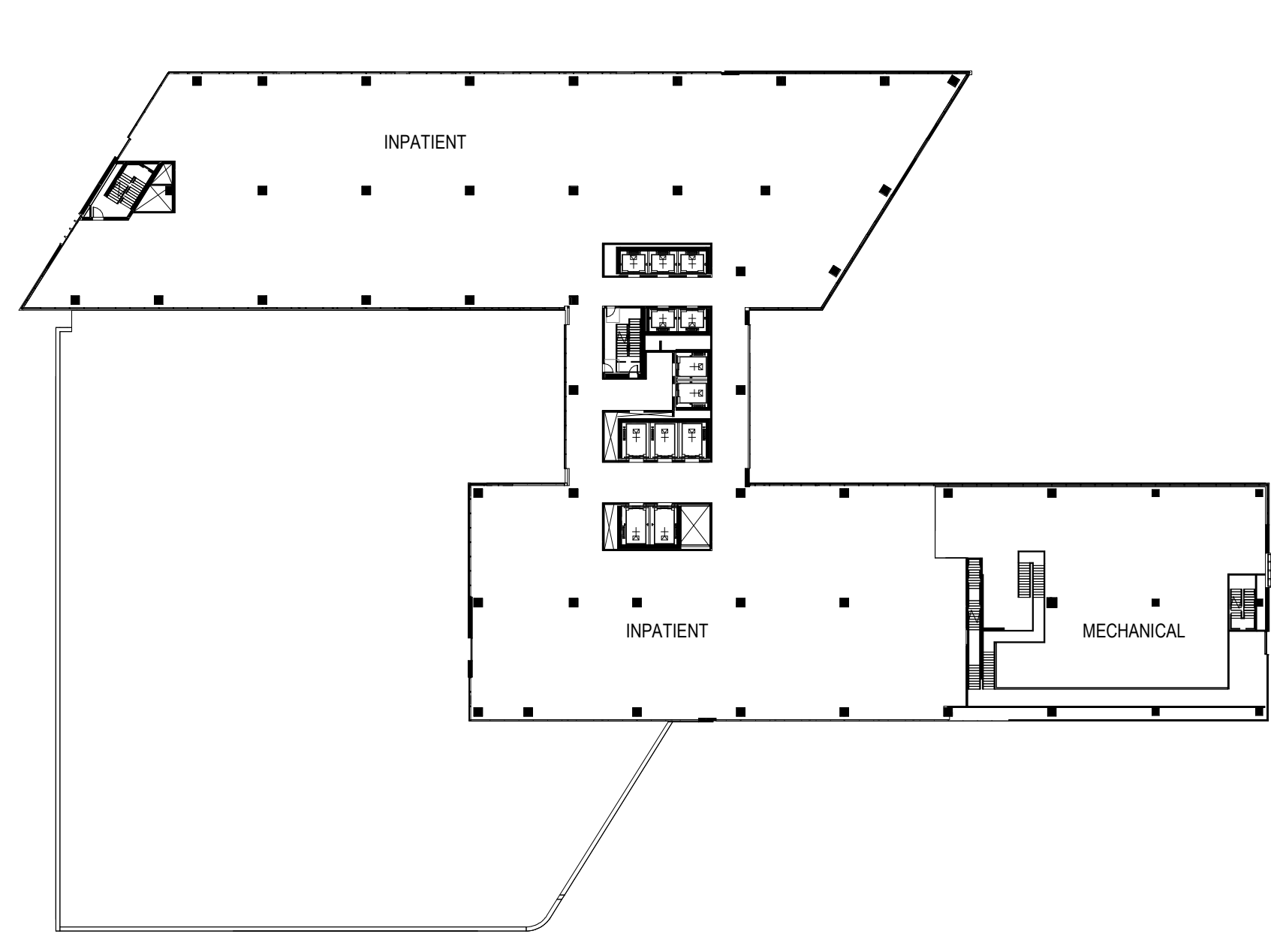
Urban, Ltd.
4900 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
PHONE: 703.878.3888
FAX: 703.878.3888
www.urban-lltd.com

Planners/Engineers/Landscape Architects/Land Surveyors

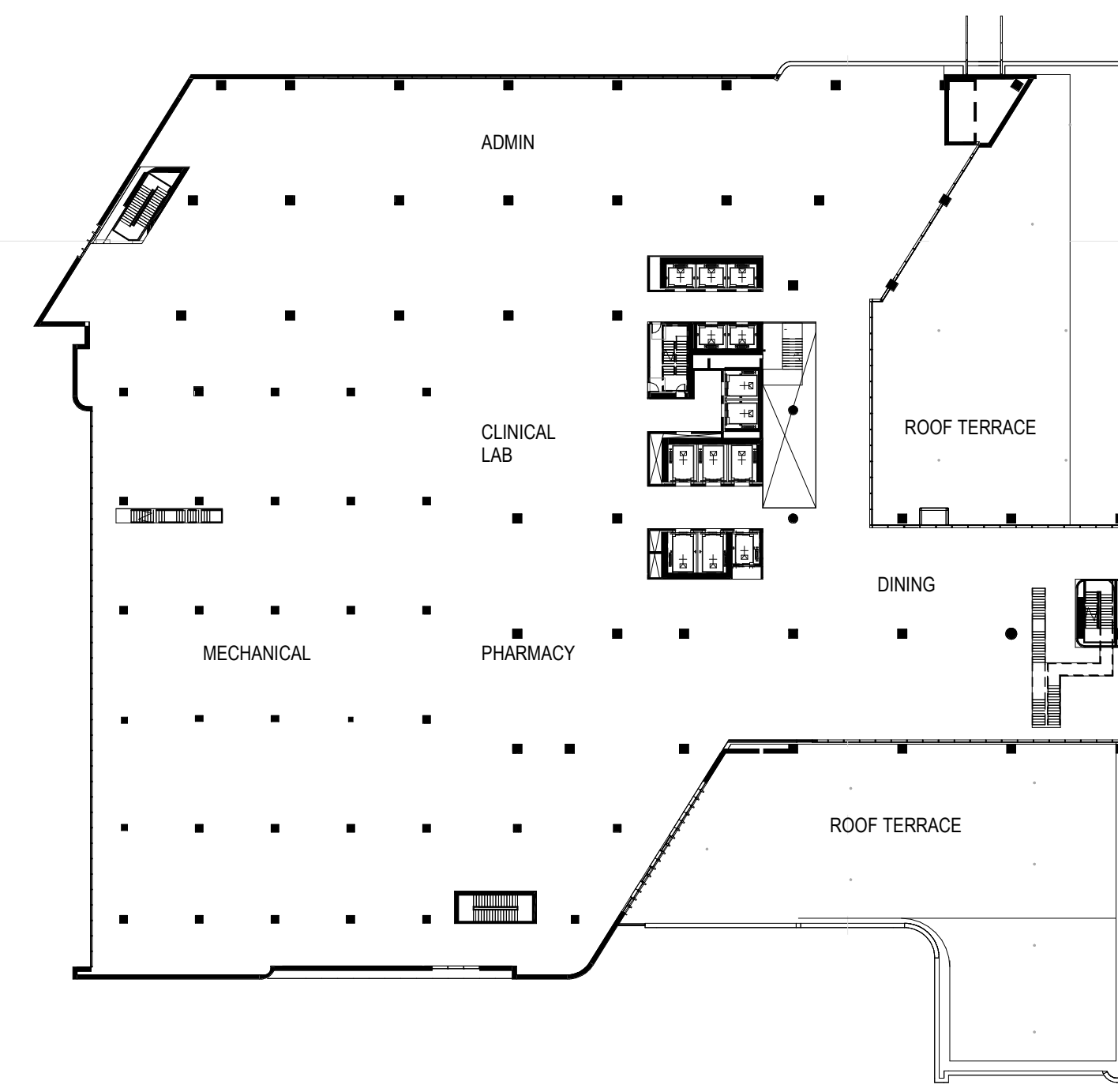
PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
03-04-2022	1			



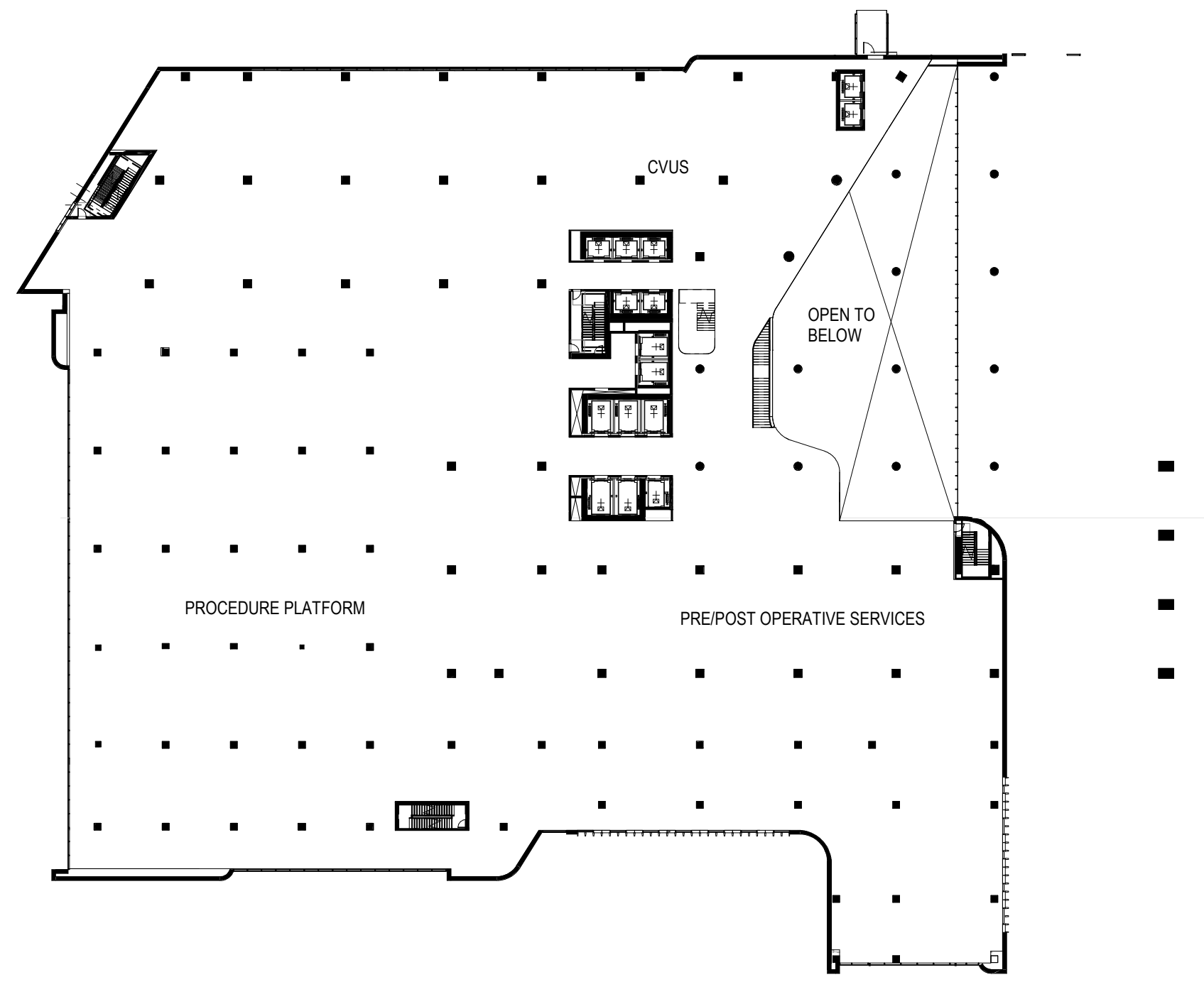
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1" = 50'-0" **5 FLOOR PLAN**
FOURTH FLOOR PLAN



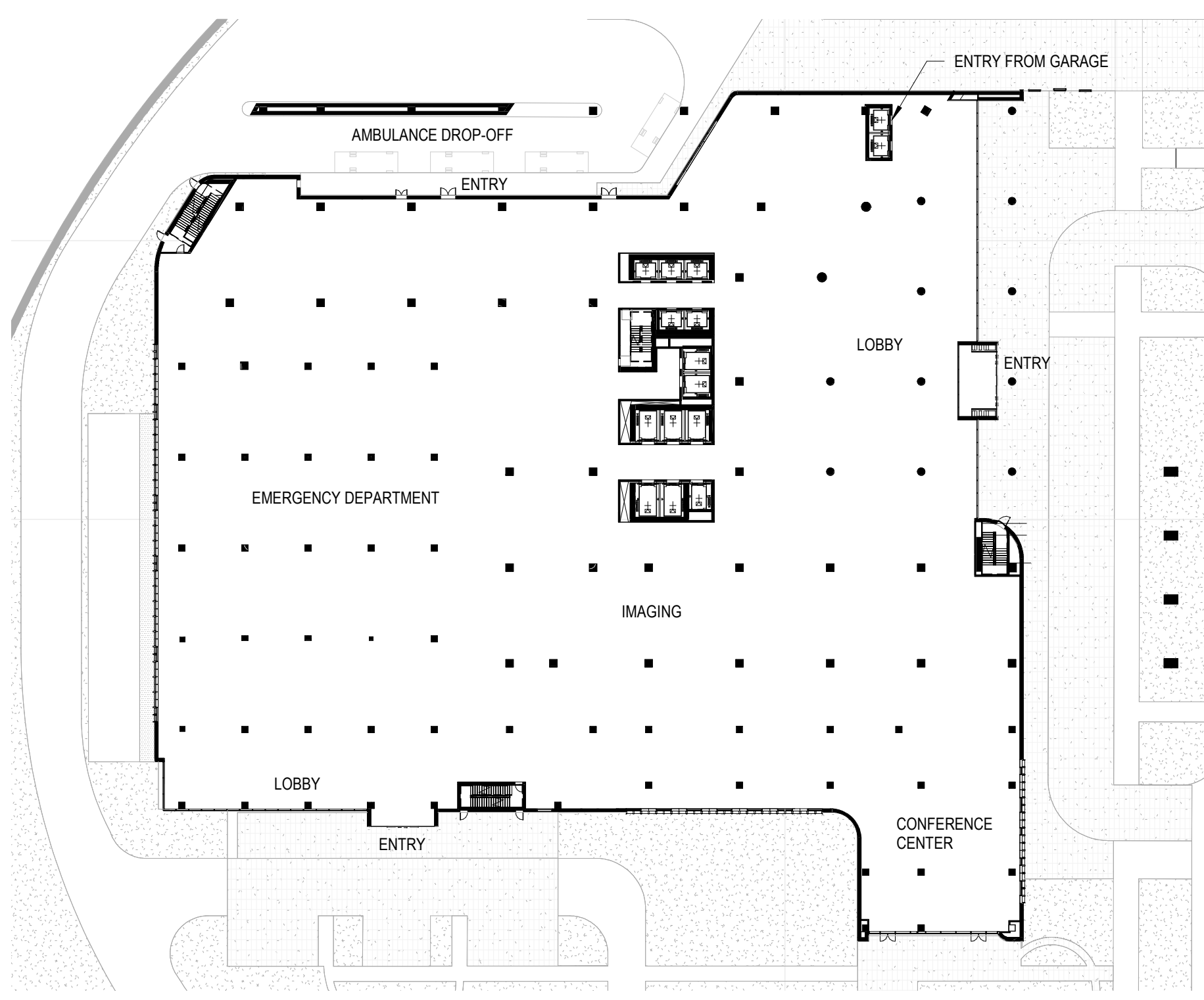
1" = 50'-0" **4 FLOOR PLAN**
THIRD FLOOR PLAN



1" = 50'-0" **3 FLOOR PLAN**
SECOND FLOOR PLAN



1" = 50'-0" **1 FLOOR PLAN**
BASEMENT FLOOR PLAN

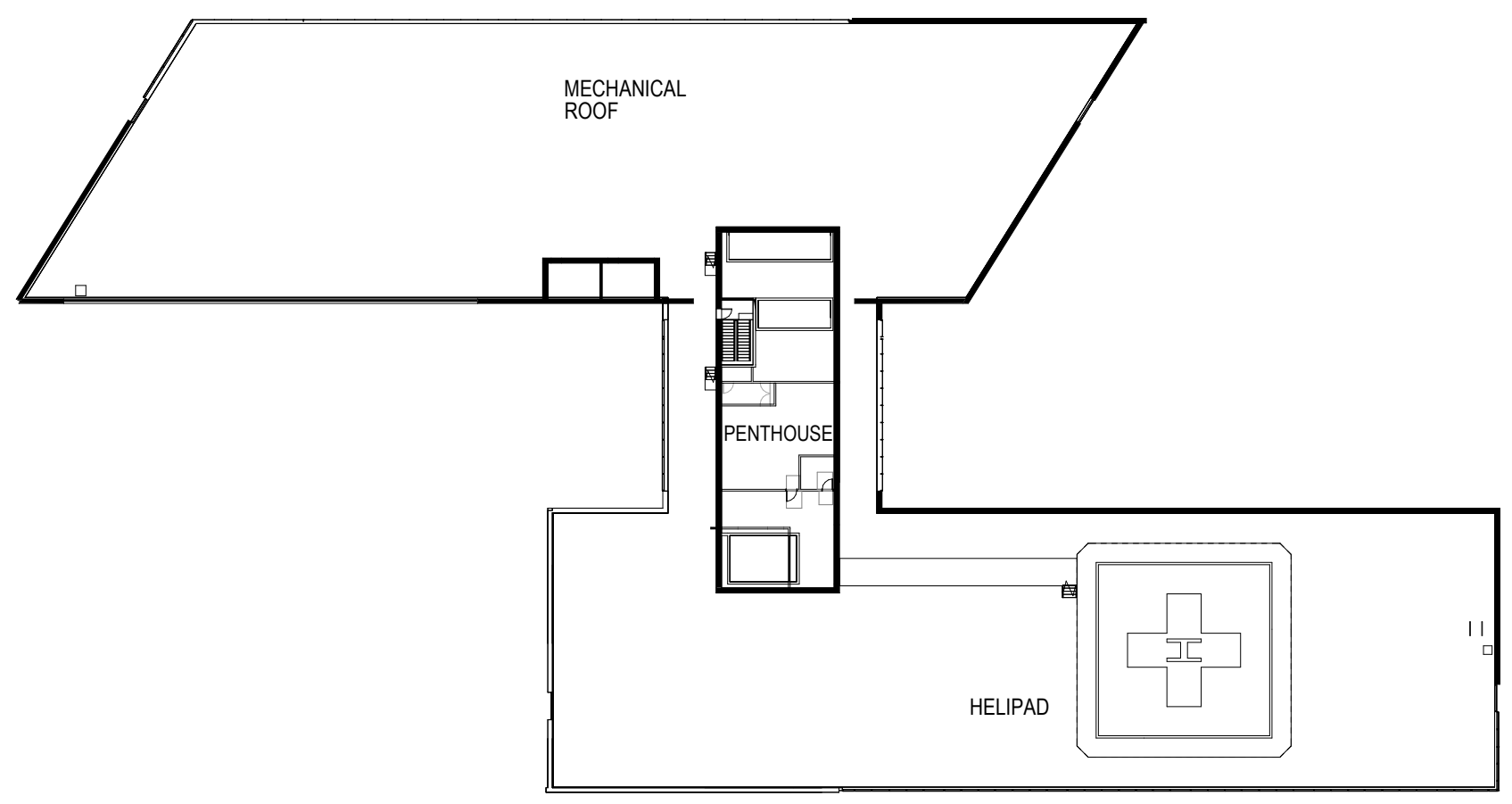


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FIRST FLOOR PLAN

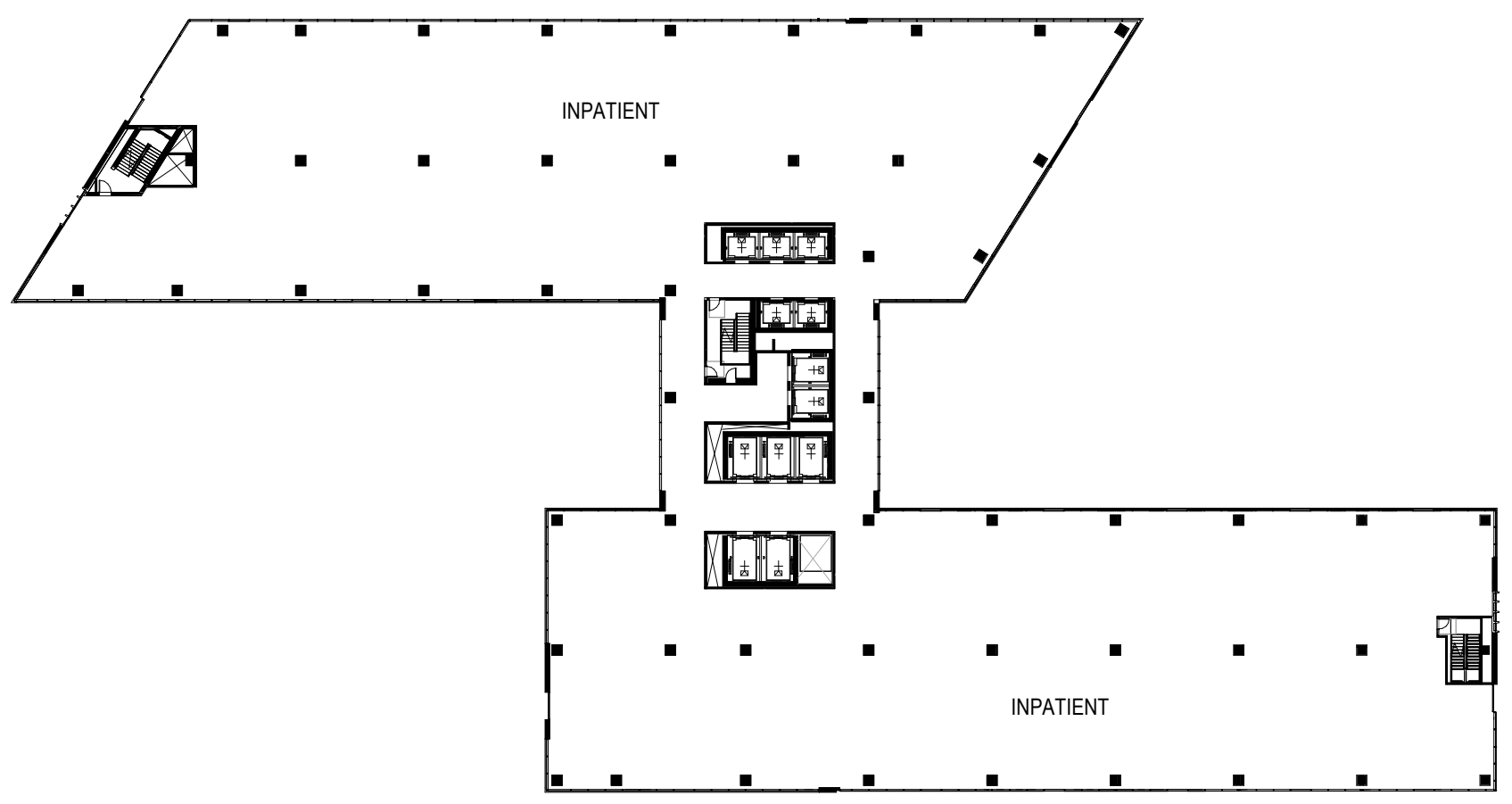
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SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



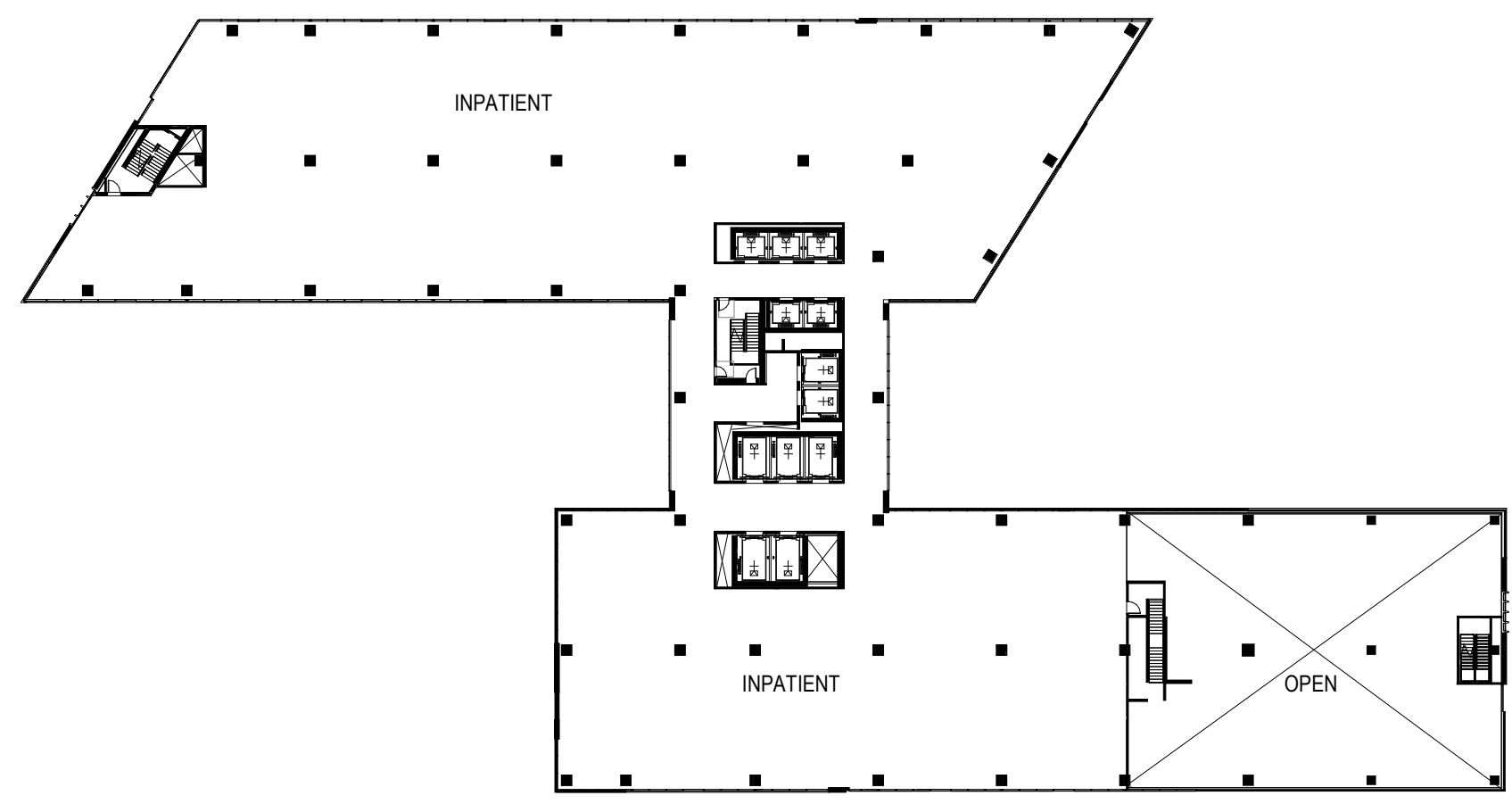
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1" = 50'-0" **5** FLOOR PLAN
ROOF / HELIPAD PLAN



1" = 50'-0" **1** FLOOR PLAN
SIXTH THRU NINTH FLOOR PLANS



1" = 50'-0" **7** FLOOR PLAN
FIFTH FLOOR PLAN

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

D R A W I N G I S S U E

PROJECT: 21042.00

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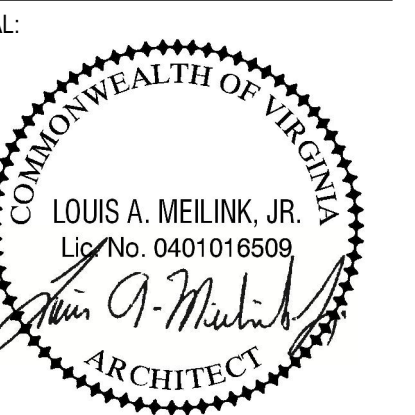
Author

TITLE:

BUILDING A HOSPITAL PLANS

NUMBER:

A101 - A



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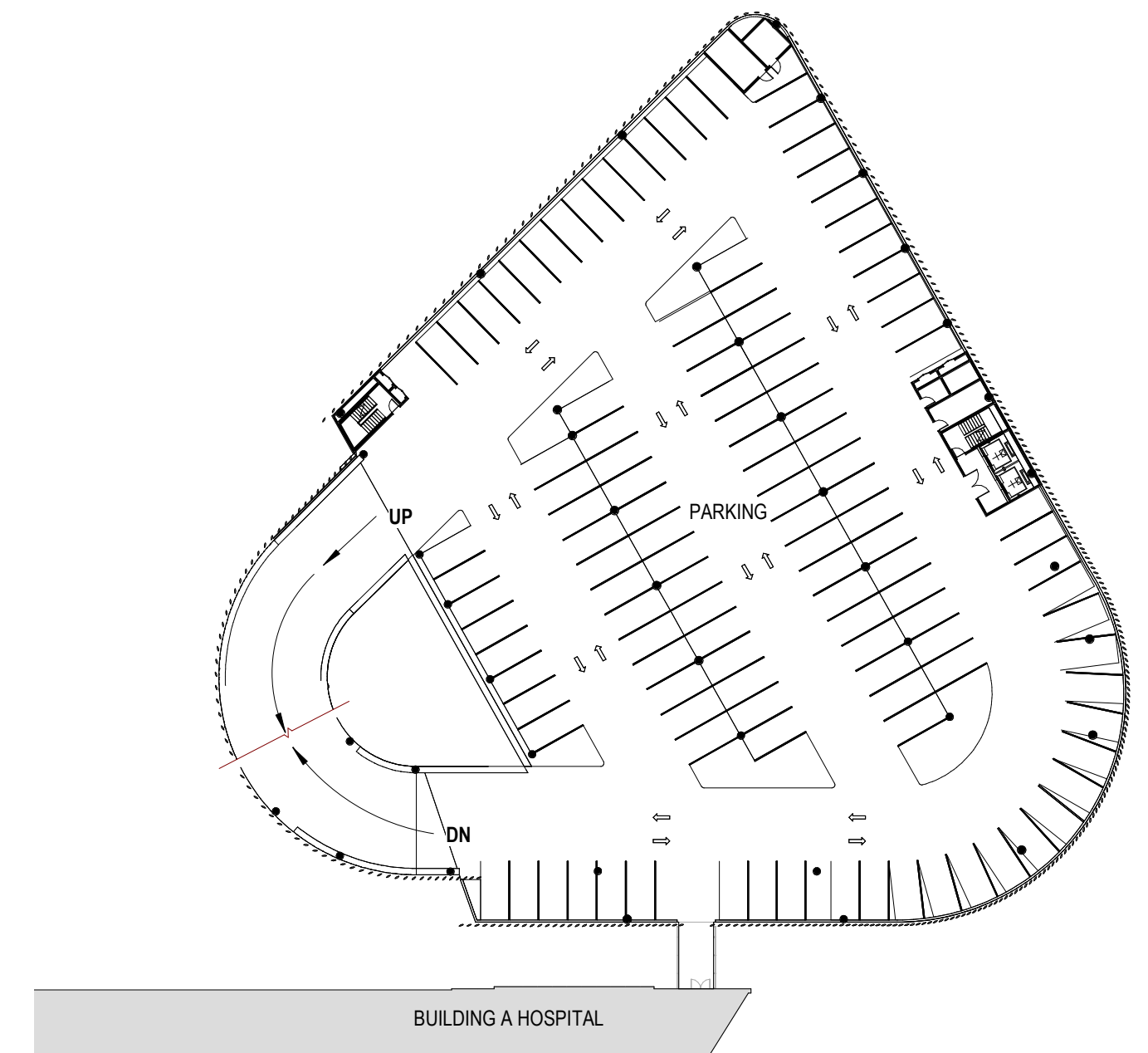
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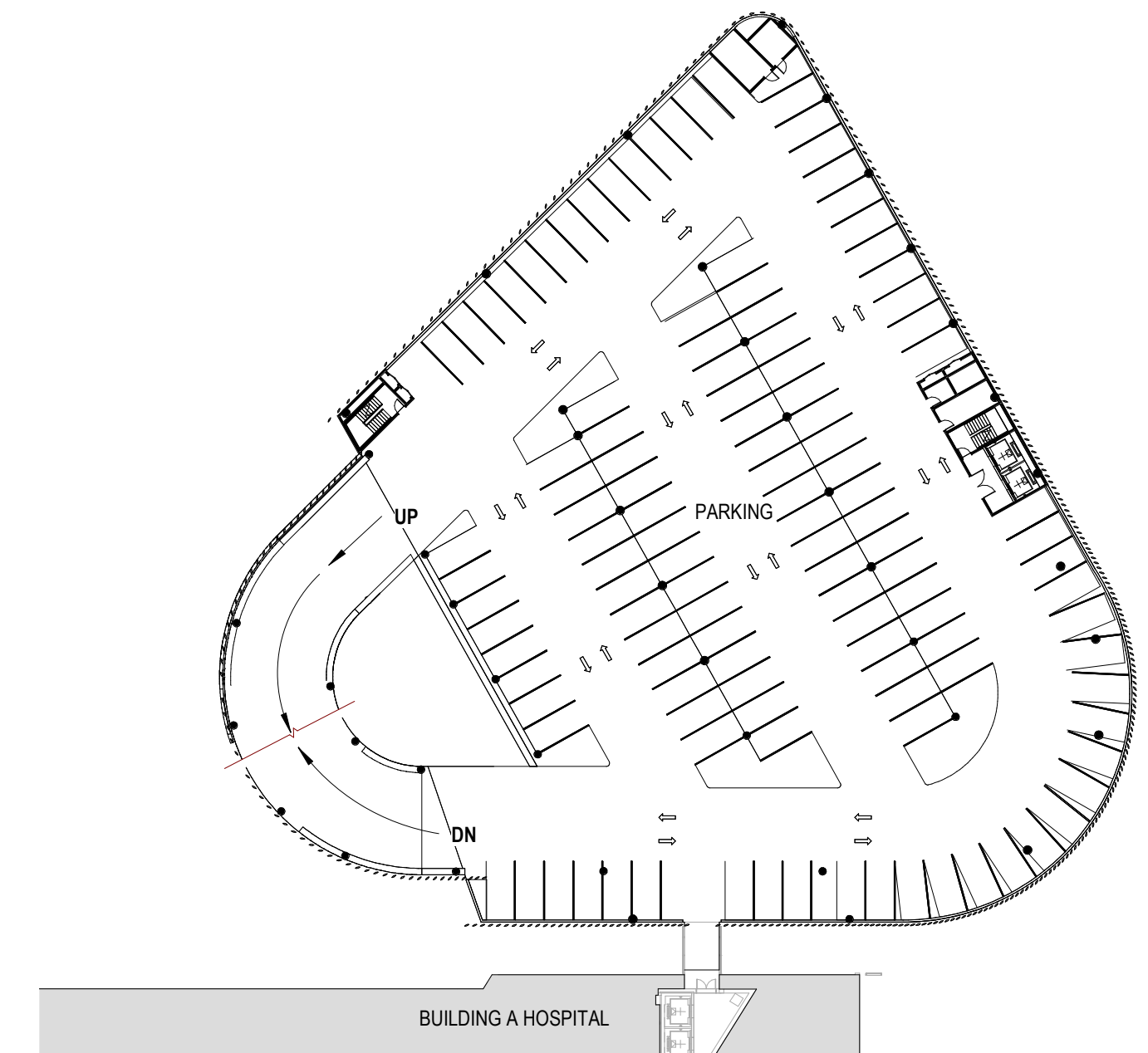
Author
TITLE:

BUILDING A GARAGE PLANS

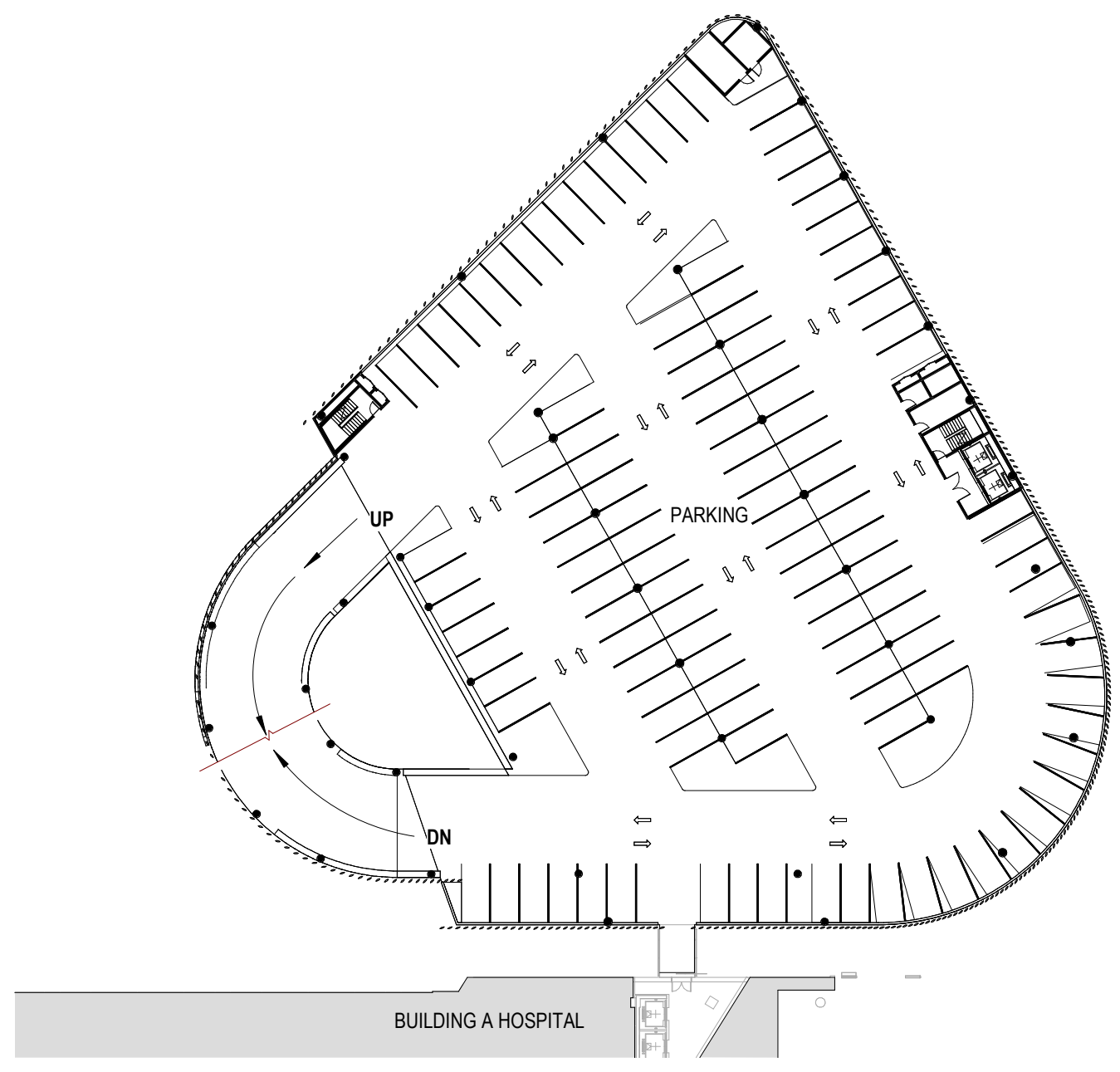
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A100 - A GARAGE



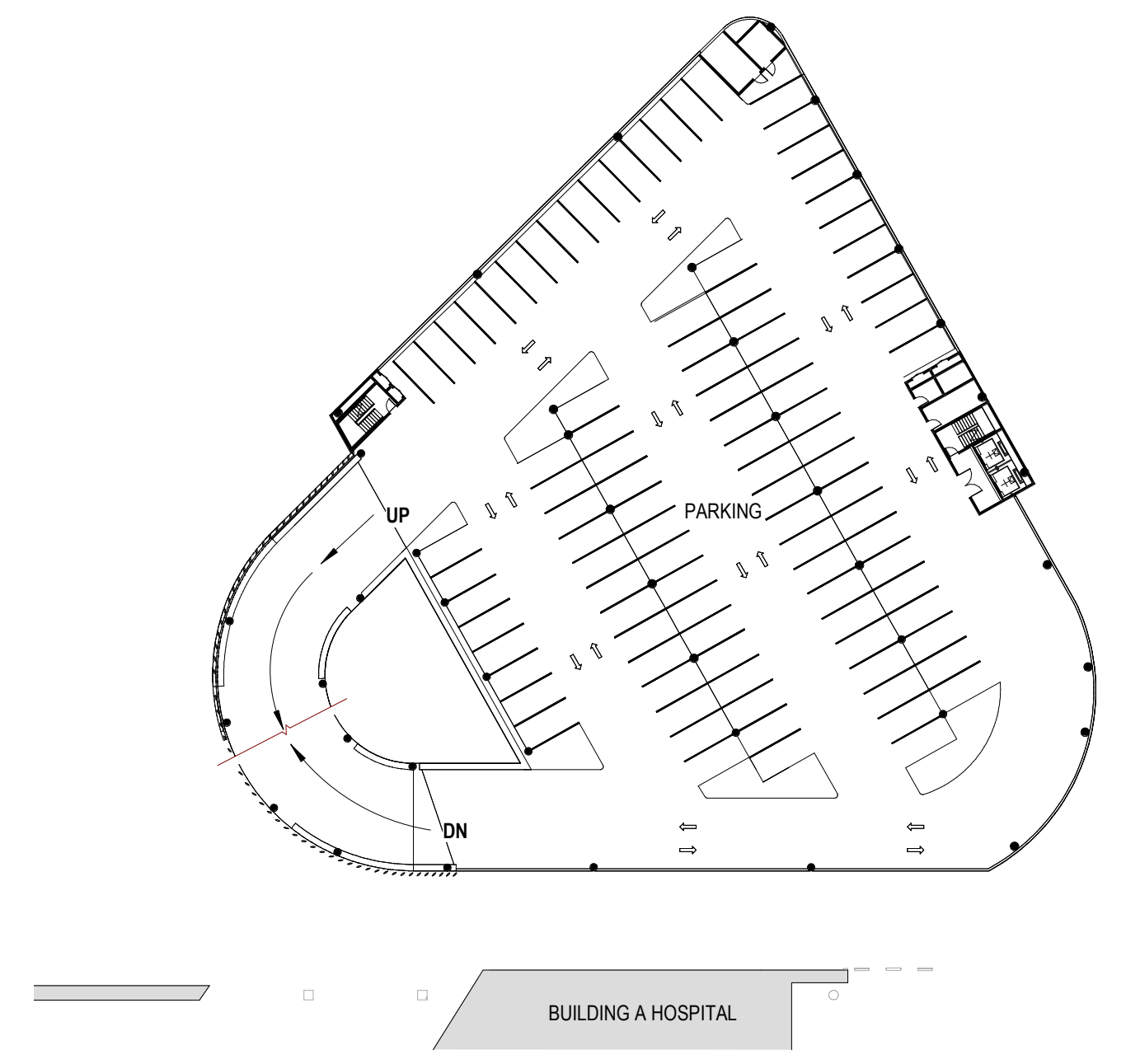
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FIFTH AND SIXTH FLOOR PLAN



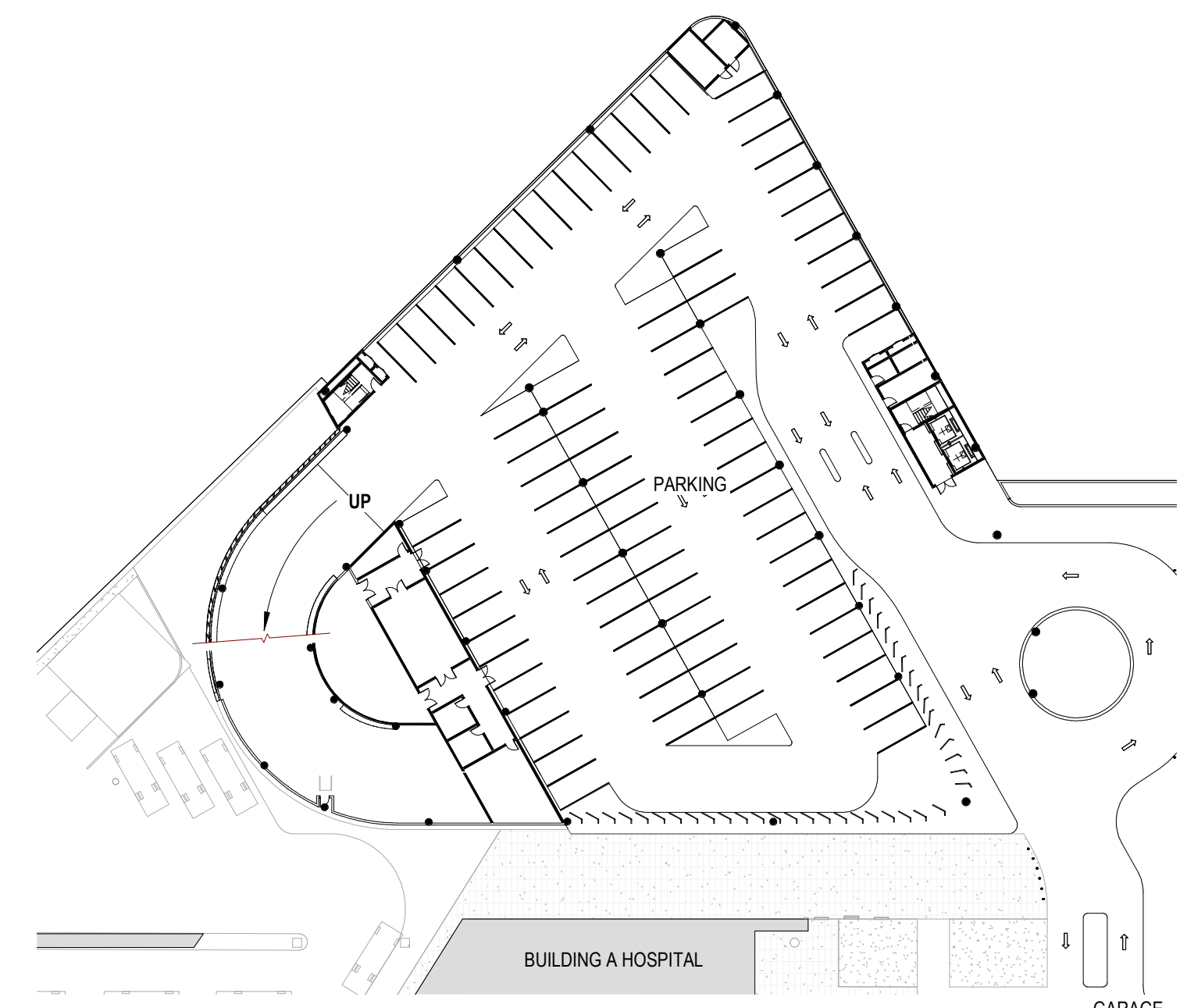
1" = 50'-0" **4 FLOOR PLAN**
FOURTH FLOOR PLAN



1" = 50'-0" **3 FLOOR PLAN**
THIRD FLOOR PLAN



1" = 50'-0" **2 FLOOR PLAN**
SECOND FLOOR PLAN

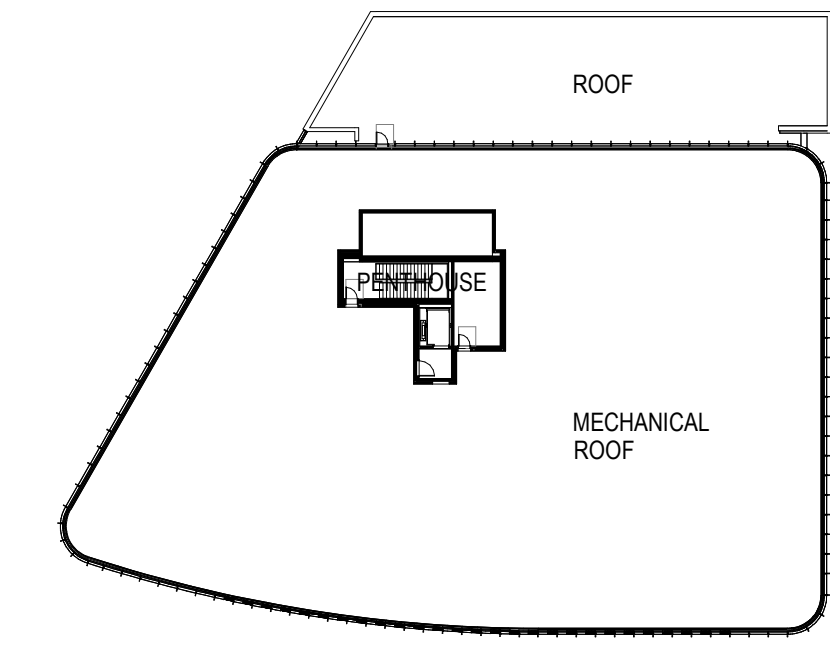


1" = 50'-0" **1 FLOOR PLAN**
FIRST FLOOR PLAN

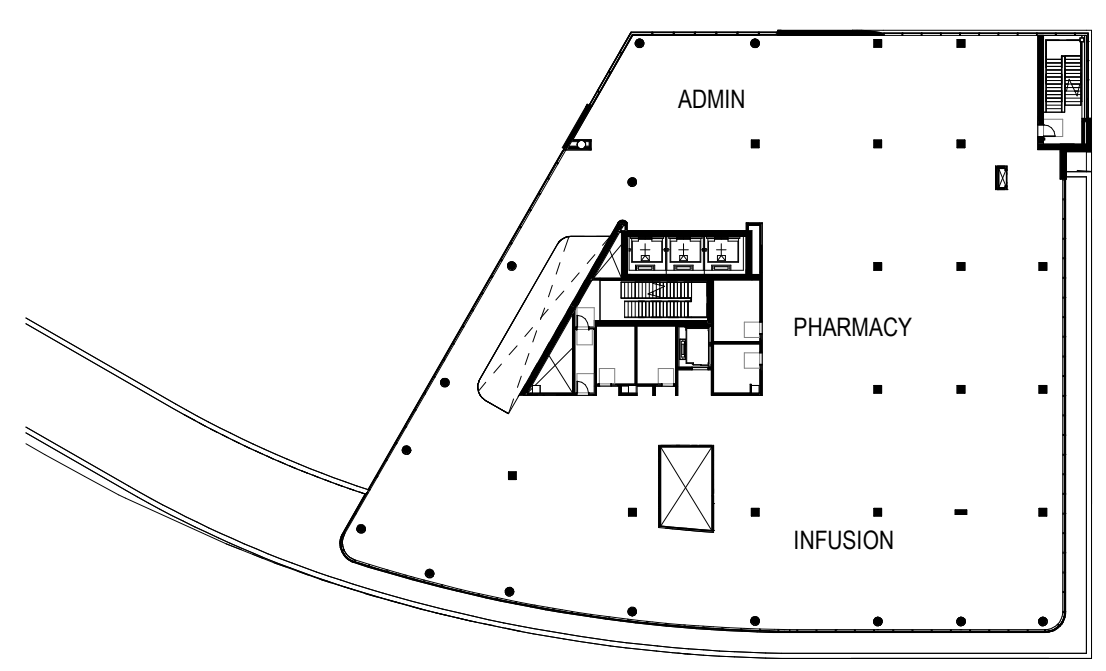
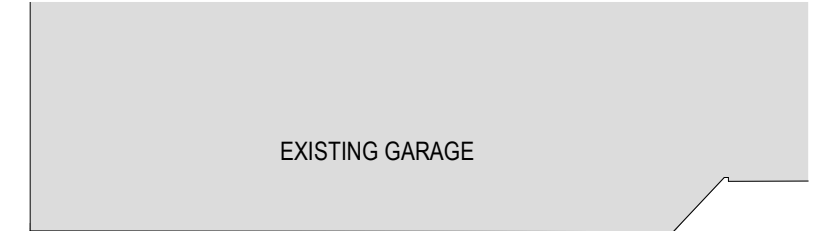
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DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
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DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



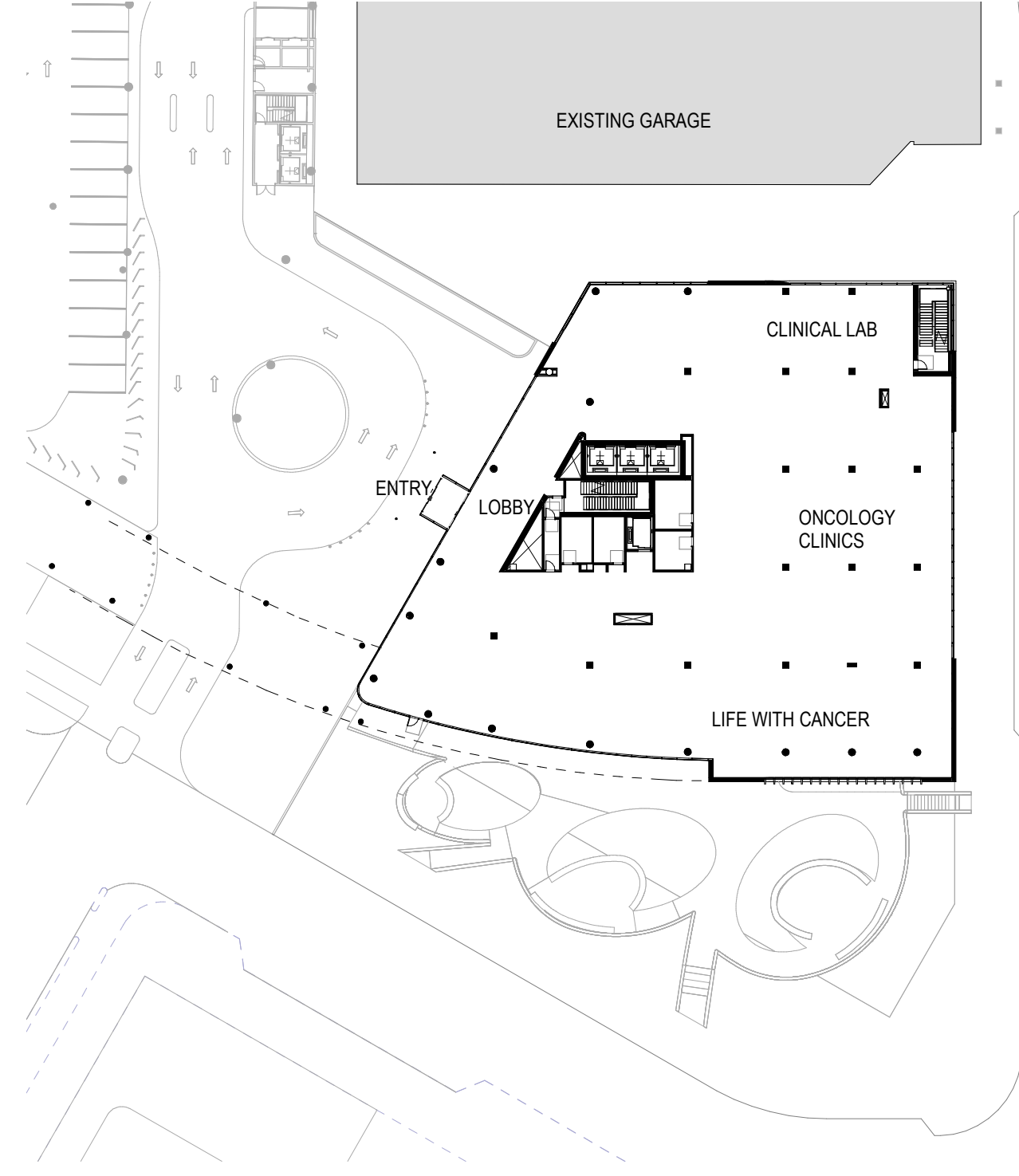
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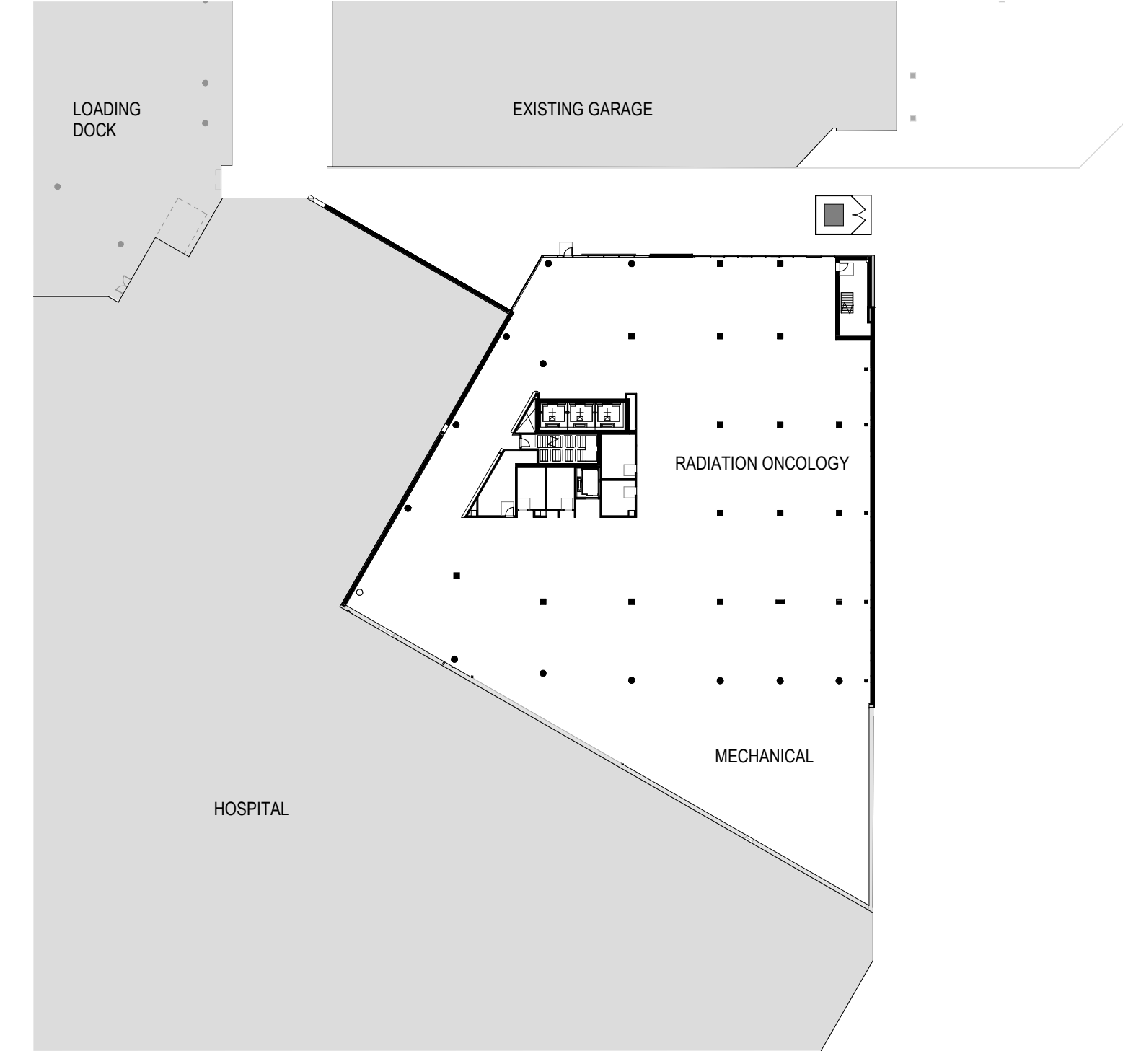
1" = 50'-0" **5 FLOOR PLAN**
ROOF PLAN - OPEN MECHANICAL



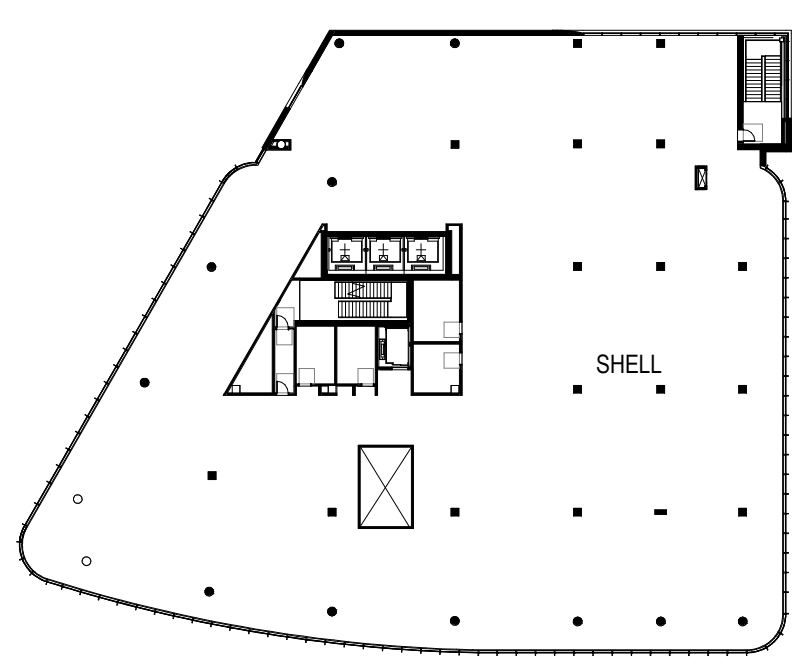
1" = 50'-0" **3 FLOOR PLAN**
SECOND FLOOR PLAN



1" = 50'-0" **2 FLOOR PLAN**
FIRST FLOOR PLAN



1" = 50'-0" **1 FLOOR PLAN**
BASEMENT FLOOR PLAN

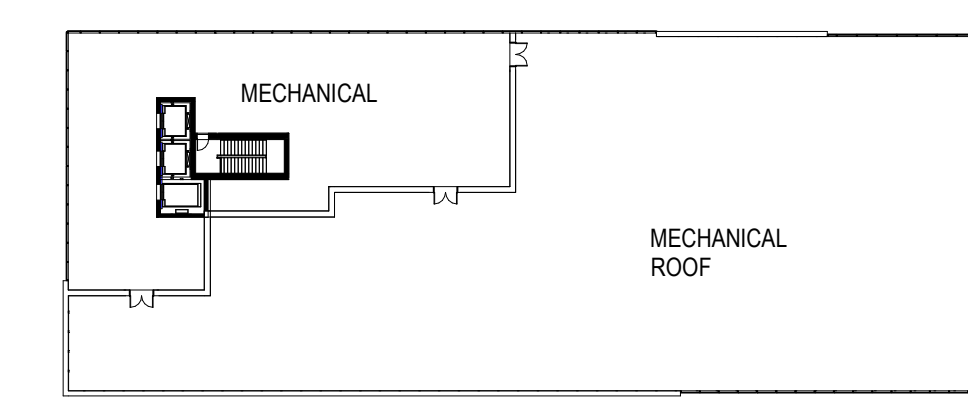


1" = 50'-0" **4 FLOOR PLAN**
THIRD FLOOR PLAN

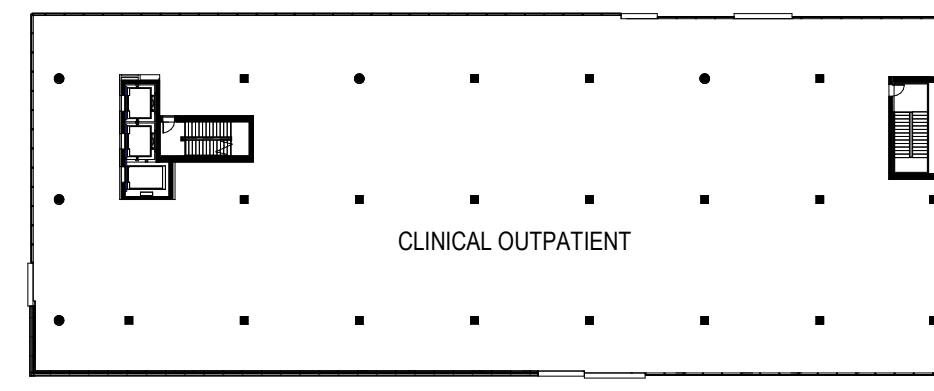
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



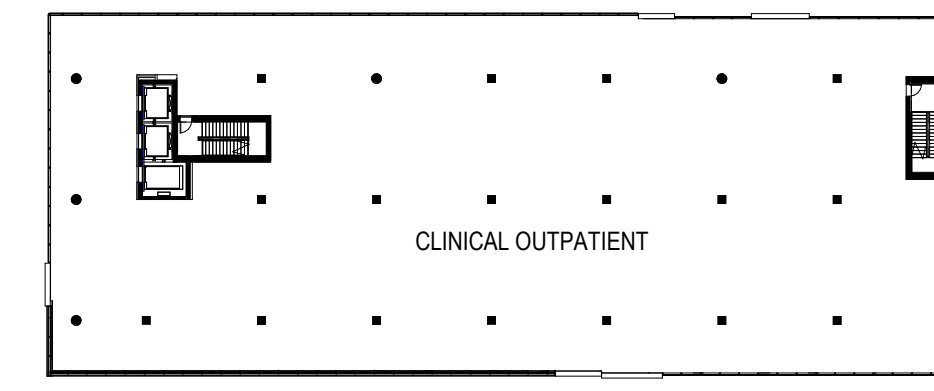
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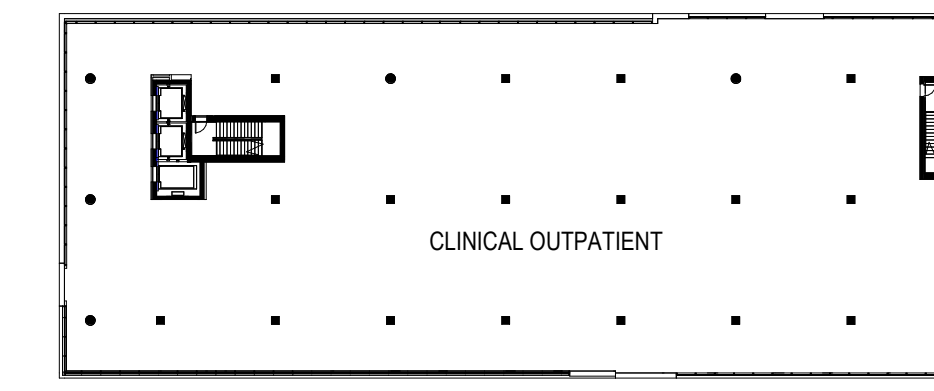
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PENTHOUSE PLAN



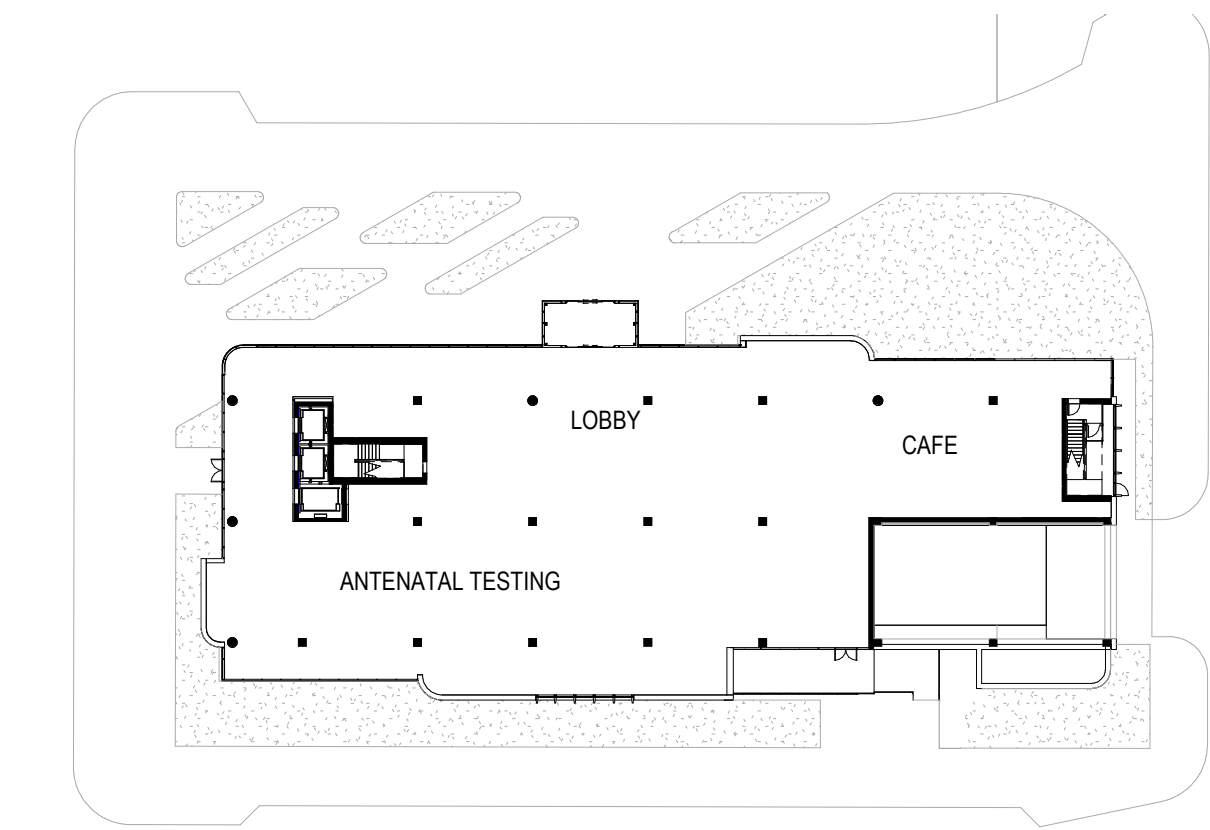
1" = 50'-0" **4** FLOOR PLAN
FOURTH FLOOR PLAN



1" = 50'-0" **3** FLOOR PLAN
THIRD FLOOR PLAN



1" = 50'-0" **2** FLOOR PLAN
SECOND FLOOR PLAN



1" = 50'-0" **1** FLOOR PLAN
FIRST FLOOR PLAN

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

CONSULTANTS:

STRUCTURAL
EHLERT-BRYAN
8509 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182
703.827.9552

MEP
BR+A CONSULTING ENGINEERS
1995 SPRING HILL ROAD, SUITE 610
VIENNA, VA 22182
571.297.2772

LANDSCAPE ARCHITECT
LANDSCAPE DESIGN
200 SOUTH PEYTON ST
ALEXANDRIA, VA 22314
703.549.7784

CIVIL
CHRISTOPHER CONSULTANTS, LTD.
9500 MAIN ST 4TH FLOOR
FAIRFAX, VA 22031
703.426.1300

MEDICAL EQUIPMENT
SM&W
3 VALLEY SQUARE, STE. 302
BLUE BELL, PA 19422
610.940.4310

LIGHTING
THE LIGHTING PRACTICE
600 CHESTNUT STREET, STE 772
PHILADELPHIA, PA 19106
215.238.1644

BACK OF HOUSE
BOH LOGISTICS
17725 CLIFTON LANE
DERWOOD, MD 20855
240.400.0925

KEYPLAN:

SEAL:



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DRAWING ISSUE

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NUMBER:

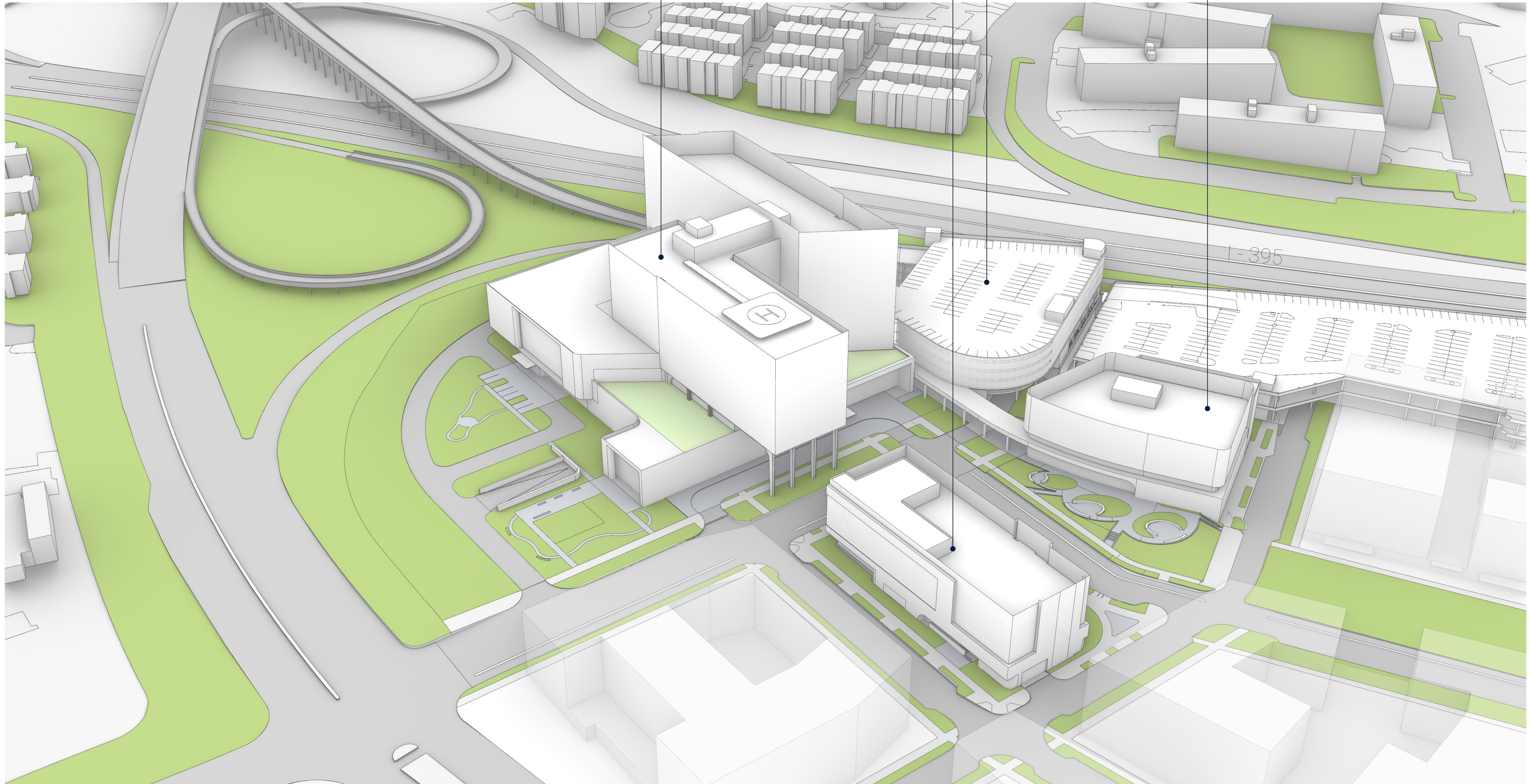
A200

Inpatient Hospital

Specialty Care Center

Above Grade Parking Garage

Cancer Center



CONSULTANTS:

STRUCTURAL
EHLERT-BRYAN
8509 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182
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BR+A CONSULTING ENGINEERS
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571.297.2772

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ALEXANDRIA, VA 22314
703.549.7784

CIVIL
CHRISTOPHER CONSULTANTS, LTD.
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FAIRFAX, VA 22031
703.426.1300

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3 VALLEY SQUARE, STE. 302
BLUE BELL, PA 19422
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PHILADELPHIA, PA 19106
215.238.1644

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DERWOOD, MD 20855
240.400.0925

KEYPLAN:

SEAL:



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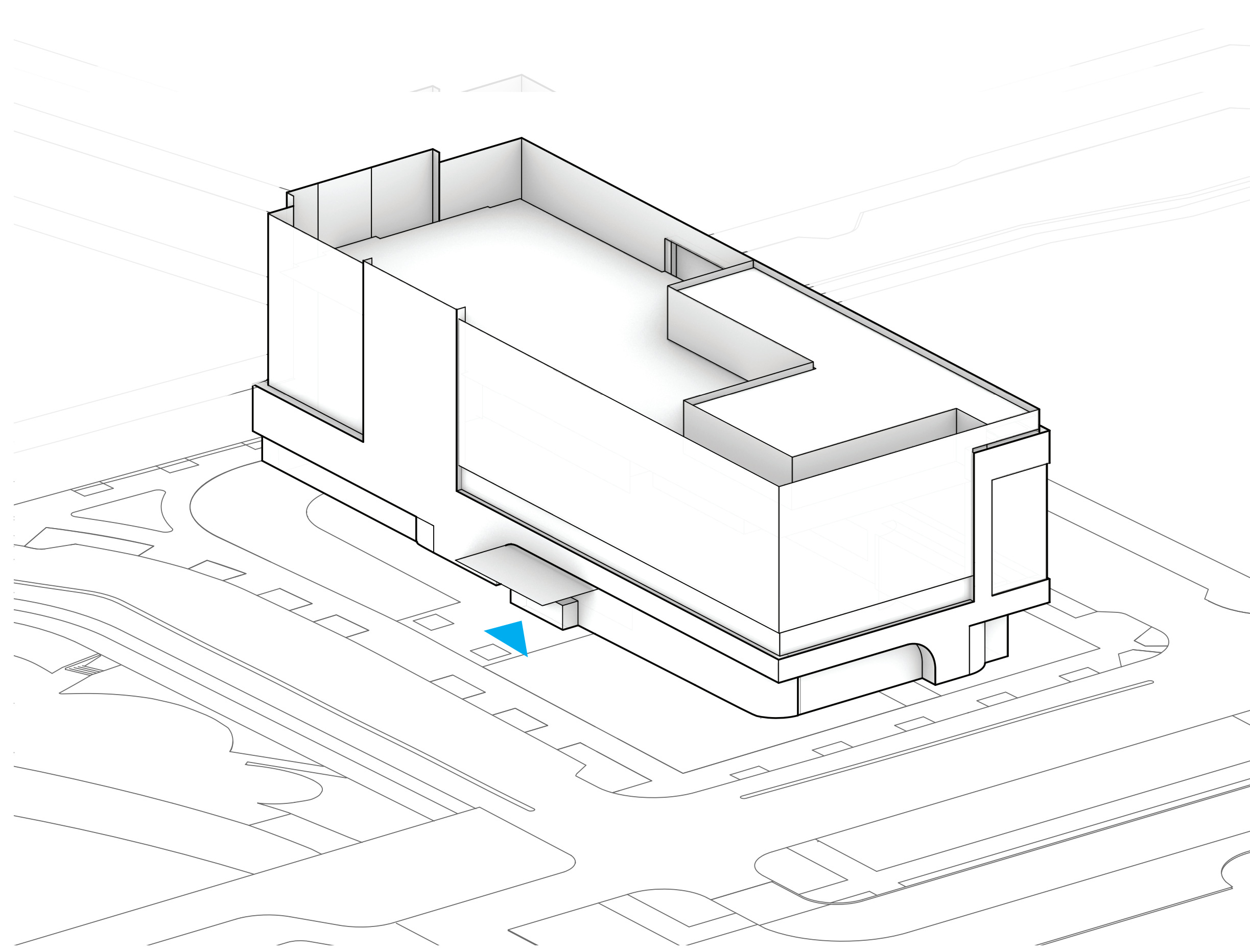
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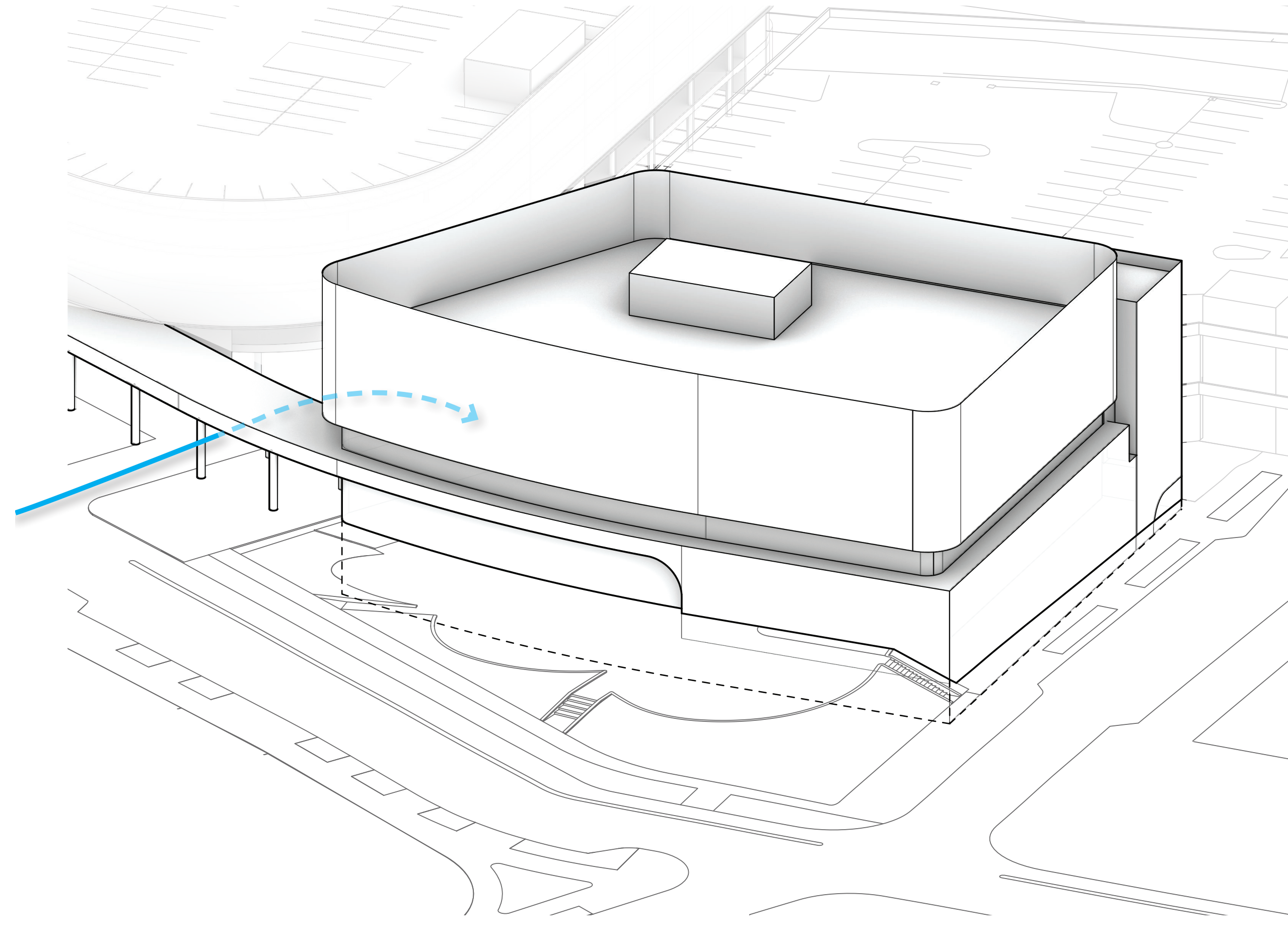
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AXONOMETRICS**

NUMBER:

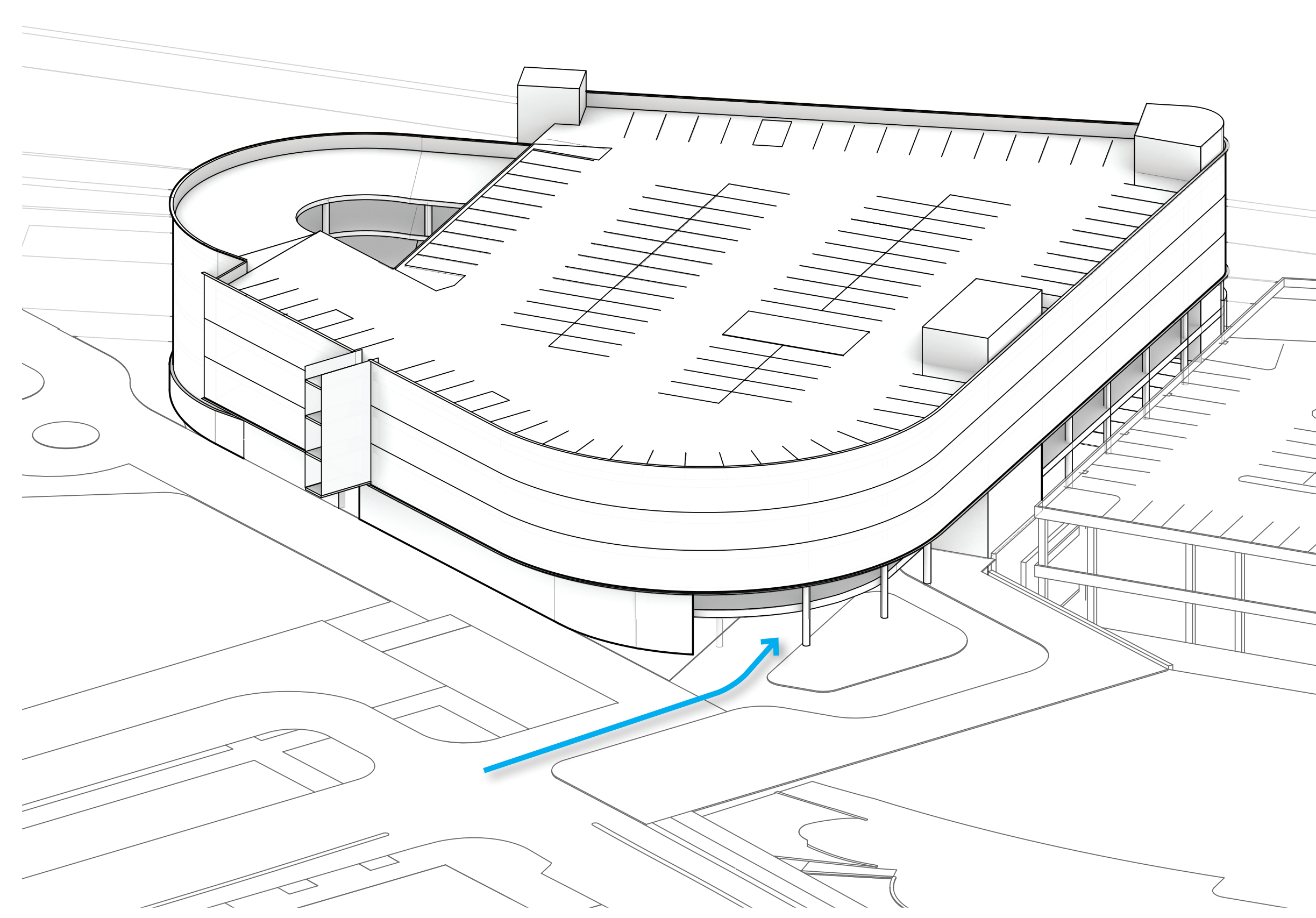
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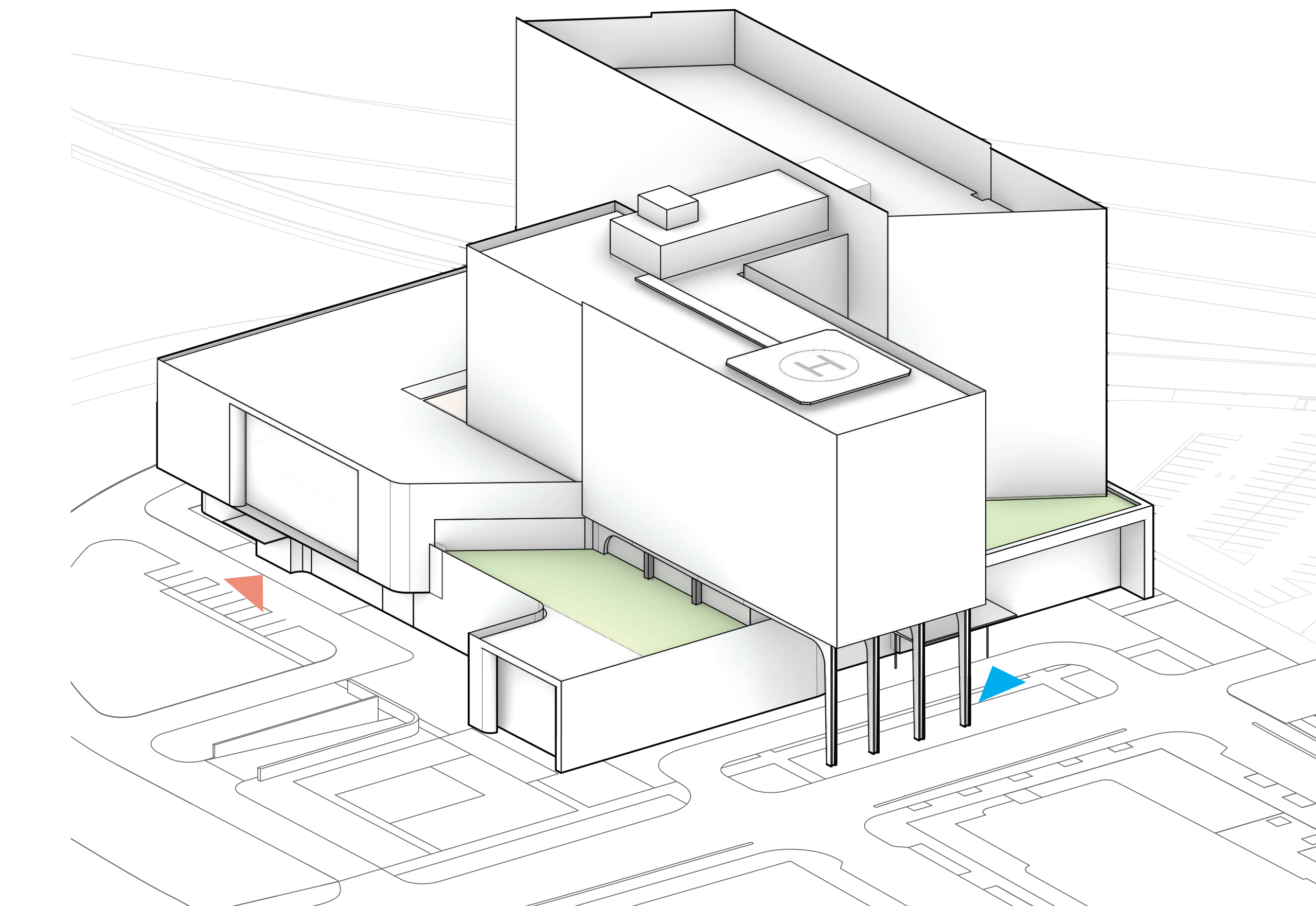
4 AXONOMETRIC
BUILDING C SPECIALTY CARE CENTER



3 AXONOMETRIC
BUILDING B CANCER CENTER



2 AXONOMETRIC
BUILDING A PARKING GARAGE



1 AXONOMETRIC
BUILDING A HOSPITAL