SEA 80-P-078-13 Staff LSHULENBERGER
...ication No.

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 11-15-04

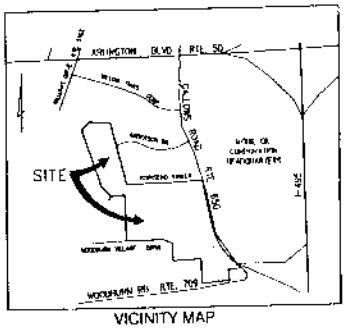
Date of (BOS) (BZA) approval 11-15-04

Sheet _____ of 9

INOVA FAIRFAX HOSPITAL CAMPUS

Providence District Fairfax County, Virginia

Special Exception Amendment Plat
SEA 80-P-078-13



VICINITY MAP

Applicant:
Inova Health Care Services
3300 Gallows Road
Falls Church, Virginia 22042

Sheet Index

1. COVER SHEET
2. SPECIAL EXCEPTION AMENDMENT PLAT
3. NOTES AND TABULATION
4. GARAGE DESIGN DETAILS
5. SCHEMATIC LANDSCAPE PLAN L1
6. SCHEMATIC LANDSCAPE PLAN L3
7. SCHEMATIC LANDSCAPE PLAN L4
8. SCHEMATIC LANDSCAPE PLAN L5
9. SCHEMATIC LANDSCAPE PLAN L7

INOVA FAIRFAX HOSPITAL CAMPUS
Special Exception Amendment Plat
SEA 80-P-078-13
February 19, 2004
Rev. May 12, 2004
Rev. July 1, 2004
Rev. August 30, 2004
Rev. September 3, 2004
Rev. September 20, 2004

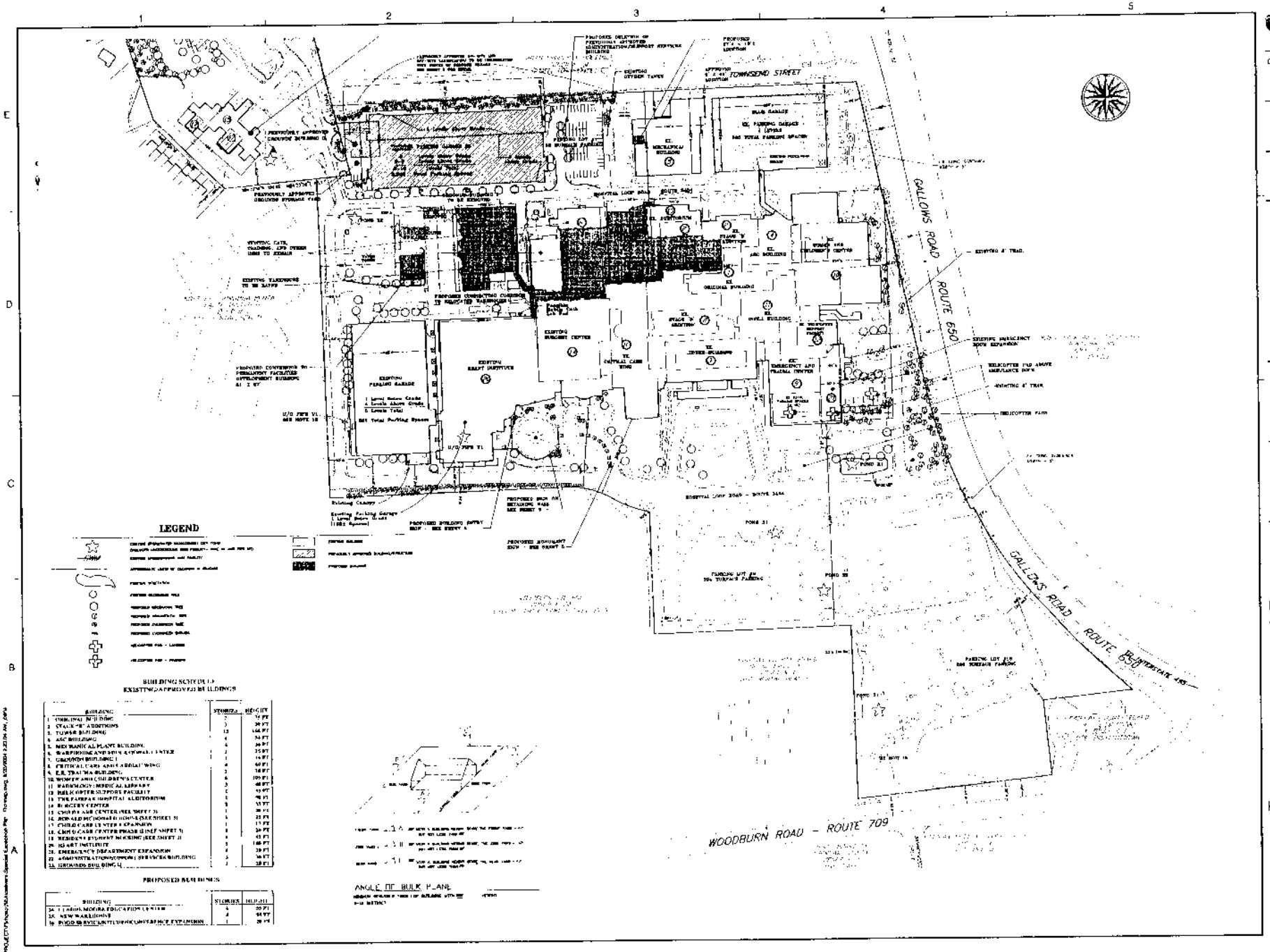
Dewberry

Dewberry & Davis LLC

9-20-04

February 19, 2004
Rev. 05/12/0
Rev. 07/01/04
Rev.08/30/04
Rev. 09/08/04
Rev. 09/20/04

M-10487



Dewberry

Dewberry & Davis LLC

INOVA FAIRFAX HOSPITAL CAMPUS

SPECIAL EXCEPTION AMENDMENT

FOX DISTRICT
COUNTY, VIRGINIA

SEAL

KEY PLAN

SCALE

No.	DATE	BY	DESCRIPTION
5	09.20.04	JMC	
4	09.08.04	GAP	
3	08.30.04	JRM	
2	07.01.04	JMC	
1	05.12.04	JMC	

REVISIONS

DRAWN BY JMC

APPROVED BY

CHECKED BY PCP

DATE February 18, 2004

TITLE

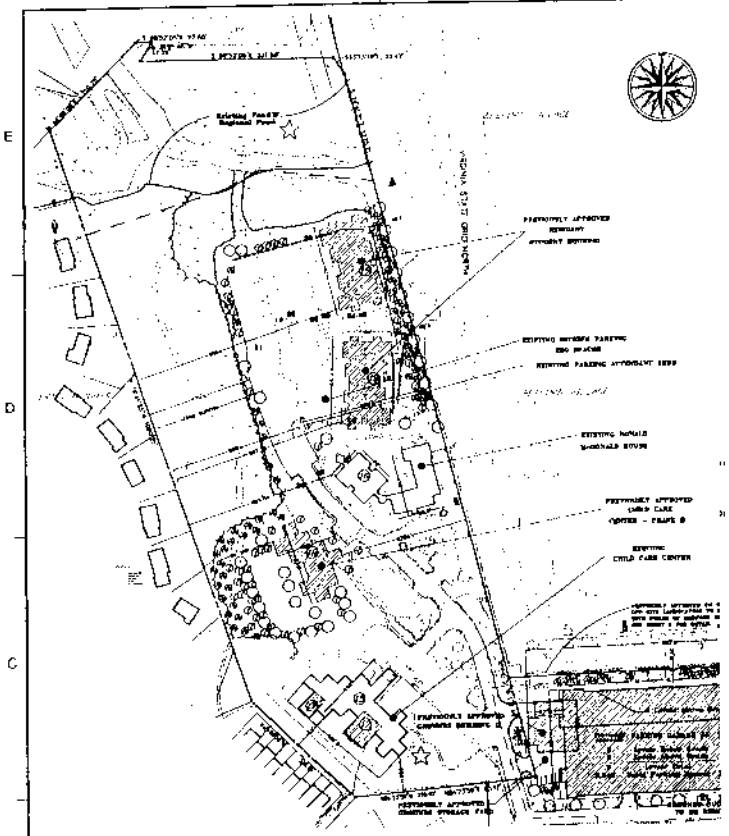
INOVA FAIRFAX HOSPITAL CAMPUS
Special Exception Amendment Plat

PROJECT NO.

2

SHEET NO. 2 OF 8

M-10487



LEGEND

NOTES

TABULATION

Dewberry

Dewberry & Davis LLC

INOVA FAIRFAX HOSPITAL CAMPUS

SPECIAL EXCEPTION AMENDMENT

JENCE DISTRICT
COUNTY, VIRGINIA

KEY PLAN

SCALE

No.	DATE	BY	Description
5	08.20.04	JMC	
4	08.06.04	CAP	
3	06.30.04	JTB	
2	07.01.04	JMC	
1	05.12.04	JMC	

REVISIONS

DRAWN BY JMC

APPROVED BY

CHECKED BY PCY

DATE February 18, 2004

TITLE

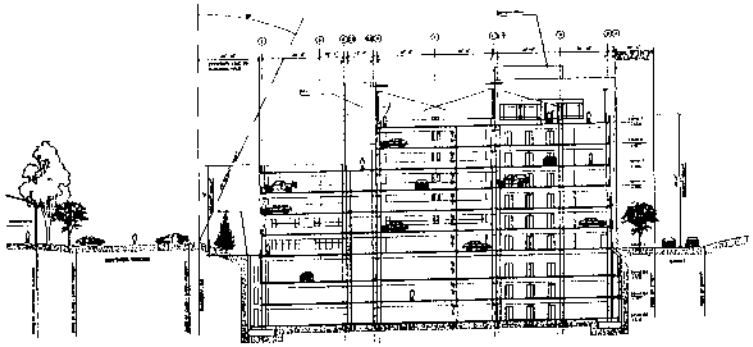
INOVA FAIRFAX HOSPITAL CAMPUS
Special Exception Amendment Plat

PROJECT NO.

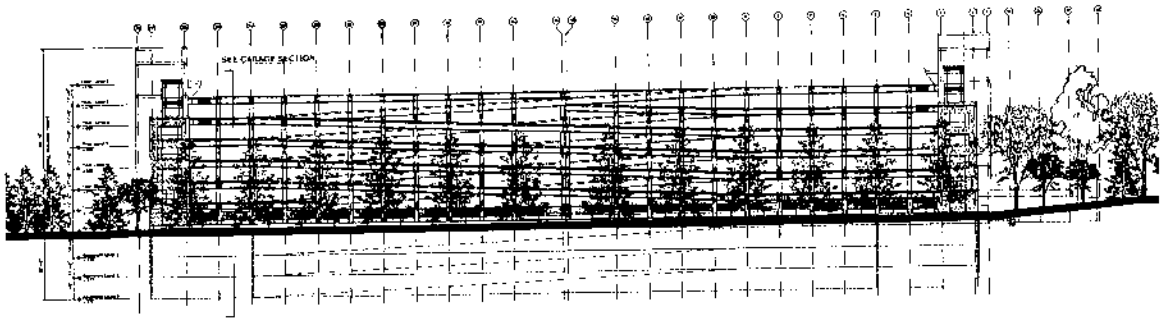
3

SHEET NO. 3 OF 8

M-10487

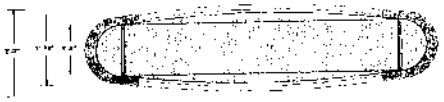


Garage Section



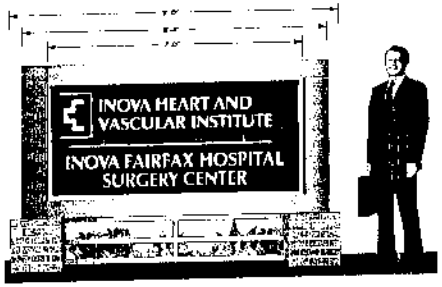
Garage Elevation - North

THE PROPOSED PARKING GARAGE GRAPHICS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN.



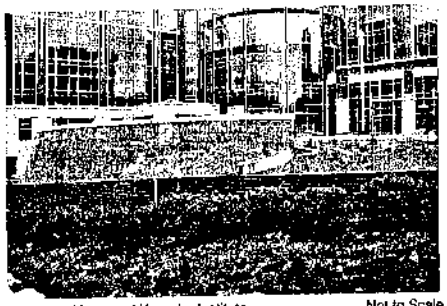
Proposed Heart and Vascular Institute
Monument Sign
Plan View

Not to Scale



Proposed Heart and Vascular Institute
Monument Sign
Elevation

Not to Scale



Proposed Heart and Vascular Institute
Retaining Wall Sign

Not to Scale

Proposed Heart and Vascular Institute
Building Mounted Sign

Not to Scale

Dewberry

Dewberry & Davis LLC

INOVA FAIRFAX HOSPITAL CAMPUS

SPECIAL EXCEPTION AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

SCALE

No.	DATE	BY	Description
5	09.20.04	JWC	
4	08.30.04	JWC	
3	08.30.04	JLR	
2	07.01.04	JWC	
1	05.12.04	JWC	

REVISIONS

DRAWN BY JWC

APPROVED BY

CHECKED BY HCV

DATE February 19, 2004

TITLE

INOVA FAIRFAX HOSPITAL CAMPUS

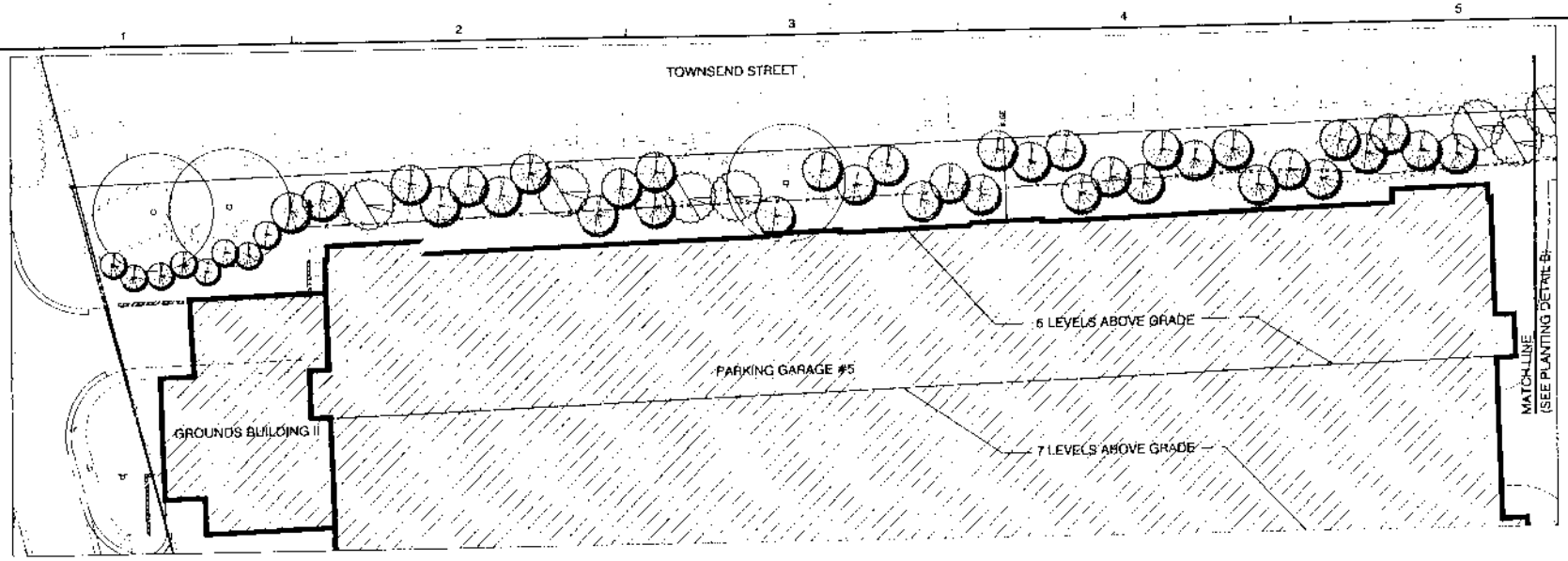
Garage Details

PROJECT NO.

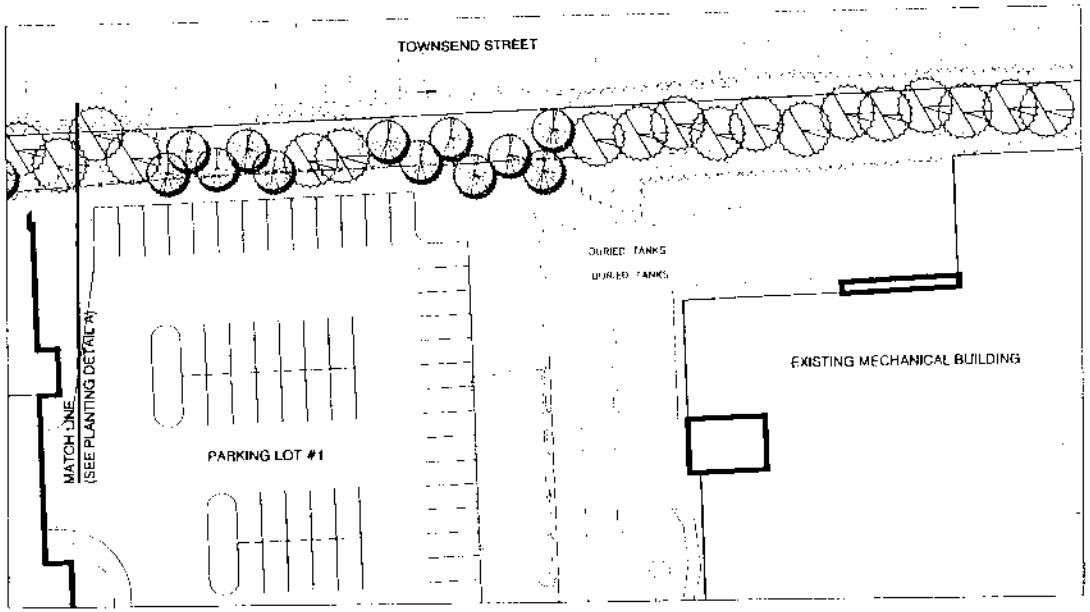
4

SHEET NO. 4 OF 8

M-10487

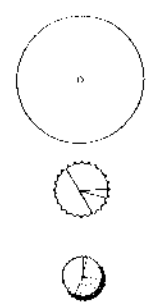


PLANTING DETAIL A



PLANTING DETAIL B

KEY TO PLANT SYMBOLS



EXISTING LARGE DECIDUOUS TREES

EXISTING EVERGREEN TREES

PROPOSED EVERGREEN TREES
Suggested but not limited to:

x Cupressocyparis leylandii (Leyland cypress)
Ilex Nellie R. Stevens' (Nellie R. Stevens holly)
Picea abies (Norway Spruce)
Pinus strobus (White Pine)

NOTES

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.

This sheet is an updated version of the Schematic Landscape Plan that was presented as sheet L6 of 7 of the Special Exception Amendment Plat (SEA-12) as approved by the Board of Supervisors on January 27, 2003. It has been updated to reflect the approved development program adjacent to Bedford Village; to reflect the 30 foot minimum yard; and to adjust and add proposed plant material in the subject area.

Dewberry

Dewberry & Davis LLC

INOVA FAIRFAX HOSPITAL CAMPUS

SPECIAL EXCEPTION AMENDMENT

ENDE DISTRICT
JOURNEY, VIRGINIA

SEAL

KEY PLAN

SCALE

0' 20' 40'

No.	DATE	BY	Description
5	09.20.04	JMC	
4	09.08.04	GAH	
3	08.30.04	JHN	
2	07.01.04	JMC	
1	06.12.04	JMC	

REVISIONS

DRAWN BY JMC

APPROVED BY

CHECKED BY PCT

DATE February 18, 2004

TITLE

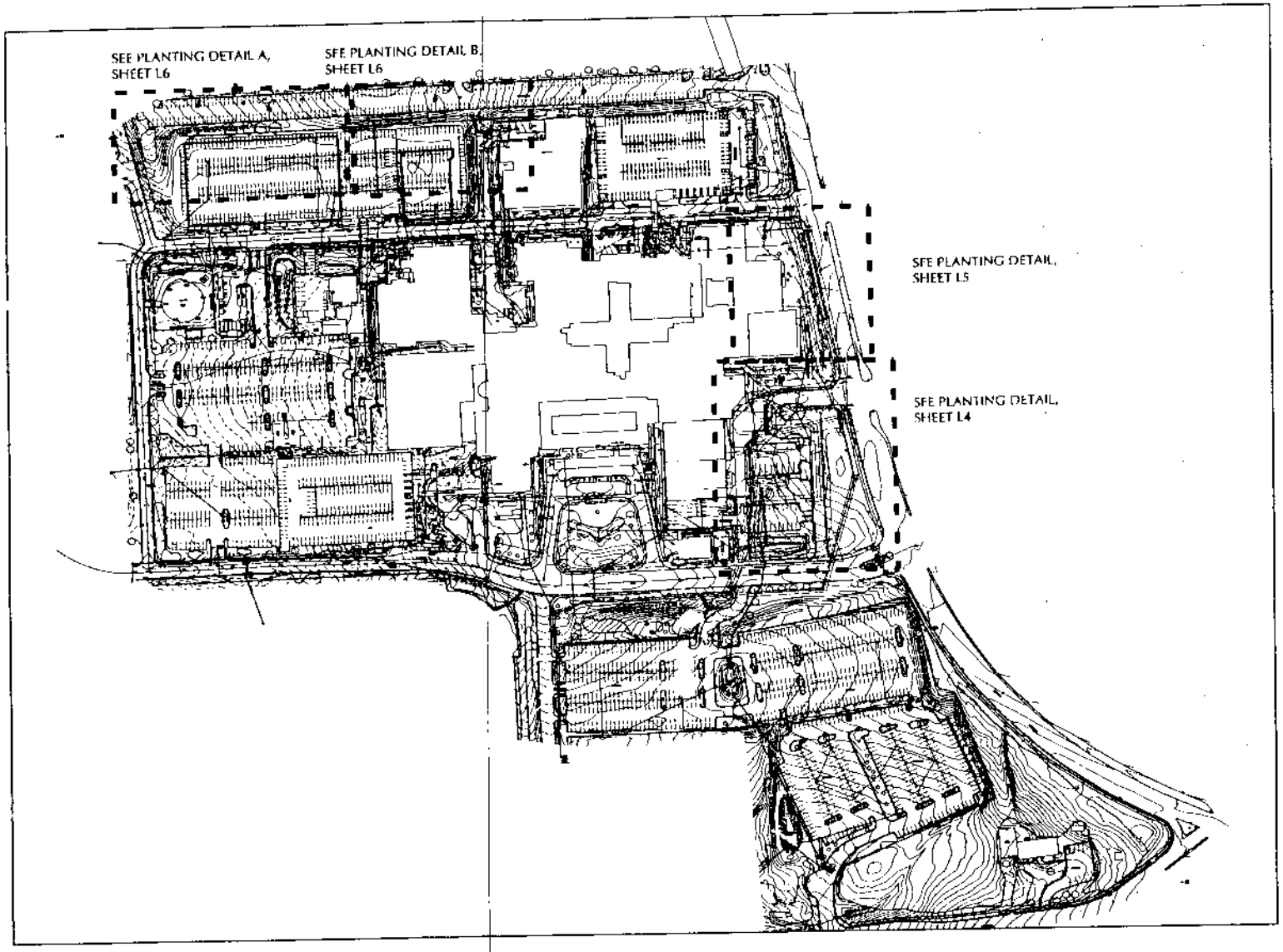
INOVA FAIRFAX HOSPITAL CAMPUS
Landscape Detail
L6 OF 7

PROJECT NO.

5

SHEET NO. 5 of 8

M-10487



LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Project Number: 21030.00
Scale: 1" = 100'
Drawn By: MCS
Checked By:
Date: JUNE 20, 2001
Sheet No. 6 of 8 M-10487

L3 of 7

G:\2001\21030.00-INOVA FR\SET\INOVA_SEA11.dwg

KEY TO PLANT SYMBOLS

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

Suggested but not limited to:

Acer ginnale (Amur Maple)
Cornus kousa (Japanese Dogwood)

Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)

Malus sargenti (Sargent Crabapple)
Prunus serrulata sp. (Cherry species: Kwanzan, sieboldi)

PROPOSED DECIDUOUS SHRUBS

Suggested but not limited to:

Euonymus alatus (Winged Euonymus)
Spiraea x bumalda 'Anthony Waterer' (Anthony Waterer Spiraea)
Viburnum plicatum var. *tomentosa* 'Mariesii' (Mariesii Viburnum)

PROPOSED EVERGREEN SHRUBS

Suggested but not limited to:

Ilex cornuta 'Burfordii' (Buford Holly)
Ilex glabra (Inkberry)
Juniperus chinensis 'Pfitzeriana' (Pfitzer Juniper)
Prunus fauroperasus (Cherry Laurel)

PROPOSED GROUNDCOVERS/GRASSES

Suggested but not limited to:

Hypericum calycinum (Aaronsbeard St. Johnswort)
Miscanthus sinensis gracillimus (Maiden Grass)
Pennisetum alopecuroides (Fountain Grass)

PROPOSED PERENNIALS

Suggested but not limited to:

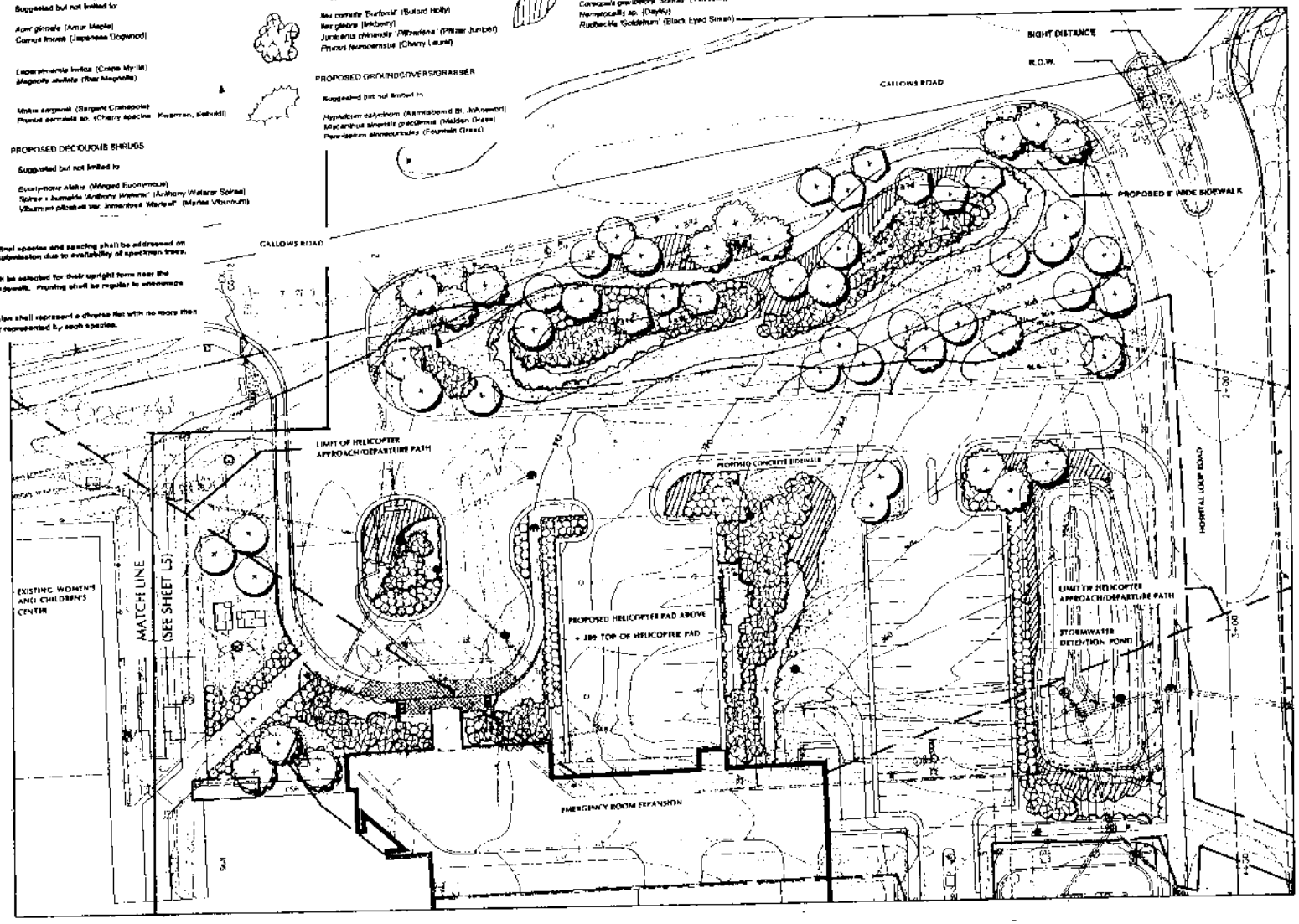
Coreopsis grandiflora 'Sunray' (Tickseed)
Hemerocallis sp. (Daylily)
Rudbeckia 'Goldstrum' (Black Eyed Susan)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Small trees shall be selected for their upright form near the proposed 8' wide sidewalk. Pruning shall be regular to encourage branching above.

3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.



LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

6320 Old Courthouse Rd. Suite 300
Vienna, Virginia 22182
Tel (703)821-2045 Fax (703)448-0987

COMMONWEALTH OF VIRGINIA
SCULLY
No. 0379
6-20-01
LANDSCAPE ARCHITECT

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

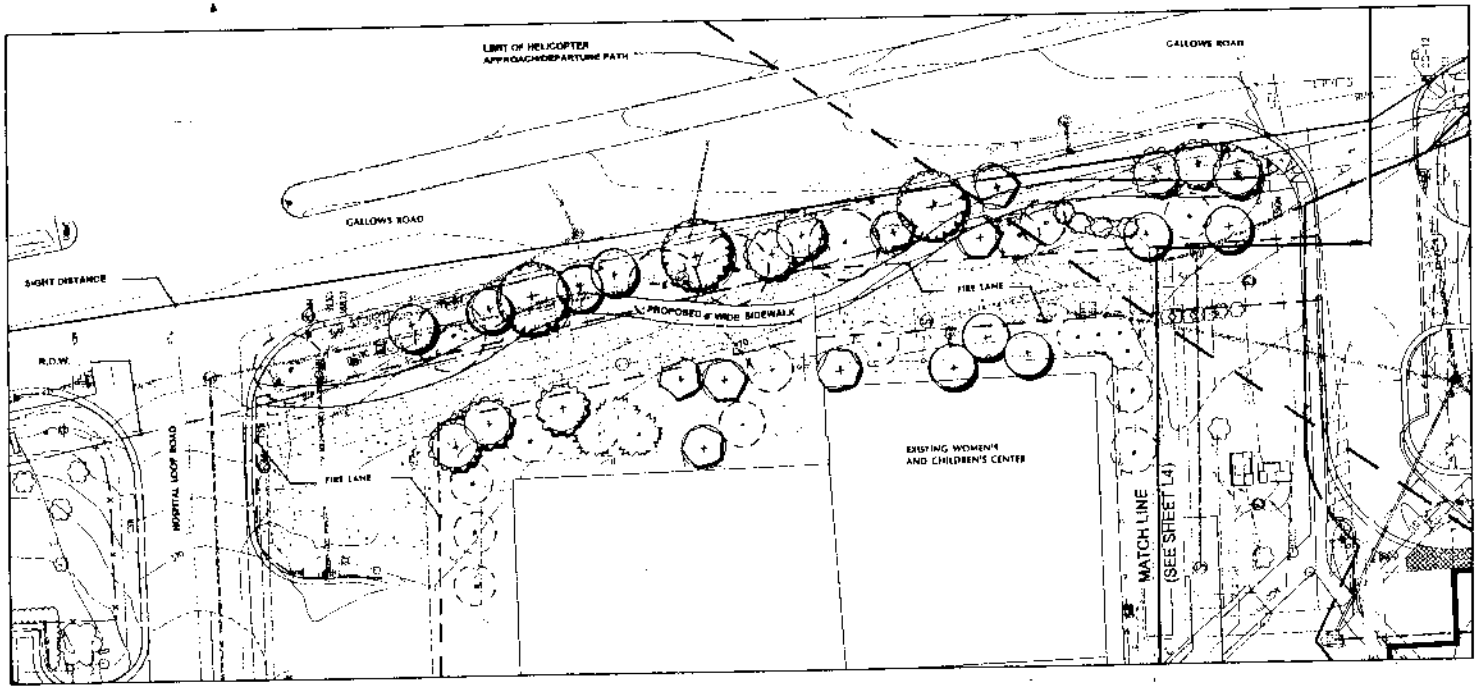
SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Project Number:	21080.00
Scale:	1" = 50'
Drawn By:	MCS
Checked By:	
Date:	JUNE 20, 2001
Sheet No.	7 of 9

L4 of 7

M-10487



KEY TO PLANT SYMBOLS

EXISTING LARGE SHADE TREES
Acer rubrum (Red Maple)

EXISTING ORNAMENTAL TREES
Prunus serrulata (Kwanzan Cherry)

EXISTING EVERGREEN TREES

PROPOSED LARGE SHADE TREES
Suggested but not limited to
Acer rubrum 'October Glory' (Red Maple 'October Glory')
Platanus x acerifolia 'Bloodgoon' (London Plane Tree 'Bloodgoon')
Quercus phellos (Willow Oak)
Quercus palustris (Pin Oak)

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

Suggested but not limited to.

Acer ginnala (Amur Maple)
Cornus kousa (Japanese Dogwood)

Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)

Malus sargentii (Sargent Crabapple)
Prunus serrulata sp. (Cherry species: Kwanzan, stellata)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Small trees shall be selected for their upright form near the proposed 8' wide sidewalk. Pruning shall be regular to encourage branching above.

3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 2001

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

8310 Old Courthouse Rd. Suite 350
Vienna, Virginia 22182
Tel (703)821-2045 Fax (703)448-0597

COMMONWEALTH OF VIRGINIA
6-24-01
LICENSED LANDSCAPE ARCHITECT

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No	Description	Date

SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

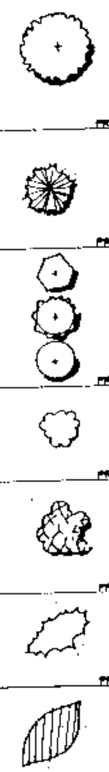
Drawing Title

Project Number:	21010.00
Scale:	1" = 20'
Drawn By:	MCS
Checked By:	
Date:	JUNE 28, 2001
Sheet No.	8 of 8

L5 of 7

M - 10487

PLANT LIST



Key	Botanical Name	Common Name	Size	Type	Remark
	PROPOSED SHADE TREES				
	Acer rubrum	Red Maple	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus phellos	Willow Oak	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus palustris	Pin Oak	2.5 - 3" CAL.	B & B	Matching, Well Branched
	PROPOSED EVERGREEN TREES				
	x Cupressocyparis leylandii	Leyland Cypress	6' HT.	B & B	Full to Ground, Dense
	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' HT.	B & B	Full to Ground, Dense
	Picea abies	Norway Spruce	6' HT.	B & B	Full to Ground, Dense
	Pinus strobus	Eastern White Pine	6' HT	B & B	Full to Ground, Dense
	PROPOSED FLOWERING TREES				
	Acer ginnala	Amur Maple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Cornus kousa	Kousa Dogwood	8 - 10' HT.	B & B	Multi-stem, Heavy
	Lagerstroemia indica	Crape Myrtle	8 - 10' HT.	B & B	Multi-stem, Heavy
	Magnolia stellata	Star Magnolia	8 - 10' HT.	B & B	Multi-stem, Heavy
	Malus sargentii	Sargent Crabapple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Prunus serrulata sp.	Cherry	8 - 10' HT.	B & B	Multi-stem, Heavy
	PROPOSED DECIDUOUS SHRUBS				
	Euonymus alatus 'Compactus'	Burning Bush	30 - 36"	B & B	Full, Dense
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	30 - 36"	B & B	Full, Dense
	Viburnum tomentosum 'Mariesii'	Maries Doublefile Viburnum	3 - 4'	B & B	Full, Dense
	PROPOSED EVERGREEN SHRUBS				
	Ilex cornuta 'Burfordii'	Burford Holly	30 - 36"	B & B	Full, Dense
	Ilex glabra	Inkberry	30 - 36"	B & B	Full, Dense
	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30 - 36"	B & B	Full, Dense
	Prunus laurocerasus	Cherry Laurel	24 - 30"	B & B	Full, Dense
	PROPOSED GROUNDCOVER / GRASSES				
	Hypericum calycinum	Aaronsbeard St. Johnswort	1 Gallon	Cont.	Well-rooted, Mature
	Miscanthus sinensis gracillimus	Maiden Grass	1 Gallon	Cont.	Well-rooted, Mature
	Pennisetum alopecuroides	Fountain Grass	1 Gallon	Cont.	Well-rooted, Mature
	PROPOSED PERENNIALS				
	Coreopsis grandiflora 'Sunray'	Tickseed	1 Quart	Cont.	Well-rooted, Mature
	Hemerocallis Sp.	Daylily		BR	Well-rooted, Mature
	Rudbeckia 'Goldsturm'	Black Eyed Susan	1 Quart	Cont.	Well-rooted, Mature

PLANTING NOTES

1. Quality Assurance.
a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
b. Applicable Specifications and Standards.
Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature.
American Standard for Nursery Stock, latest edition.
American Association of Nurserymen.
Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition.
Landscape Contractors Association.

2. Submittals. Submit the following to the Owner's Representative prior to beginning work:
Copies of manufacturer's data for all materials required.
Samples of required mulch material.
Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified. Schedule each type of planting within the normal planting seasons for each work. Include requests for any proposed changes to the approved planting seasons and a list of proposed sources for all plant materials.
List of proposed sources for all plant material.

3. Delivery, Storage and Handling.
a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
b. Dig balled and burlapped (B & B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. [illegible]

[illegible]

12. Ground Plant Installation.

[illegible]

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

LEWIS
LANDSCAPE
SCULLY
ARCHITECTS
GIONET
[illegible]

FAIRFAX HOSPITAL

Fairfax County, Virginia

REVISIONS		
No.	Description	Date

PLANTING AND NOTES
SPECIAL EXCEPTION AMENDMENT
SEA-80-P-078-11

Drawing Title

Project Number	[illegible]
Scale	as shown
Drawn by	MCI
Checked by	
Date	June 20, 2001

Sheet No. 9 of 9

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