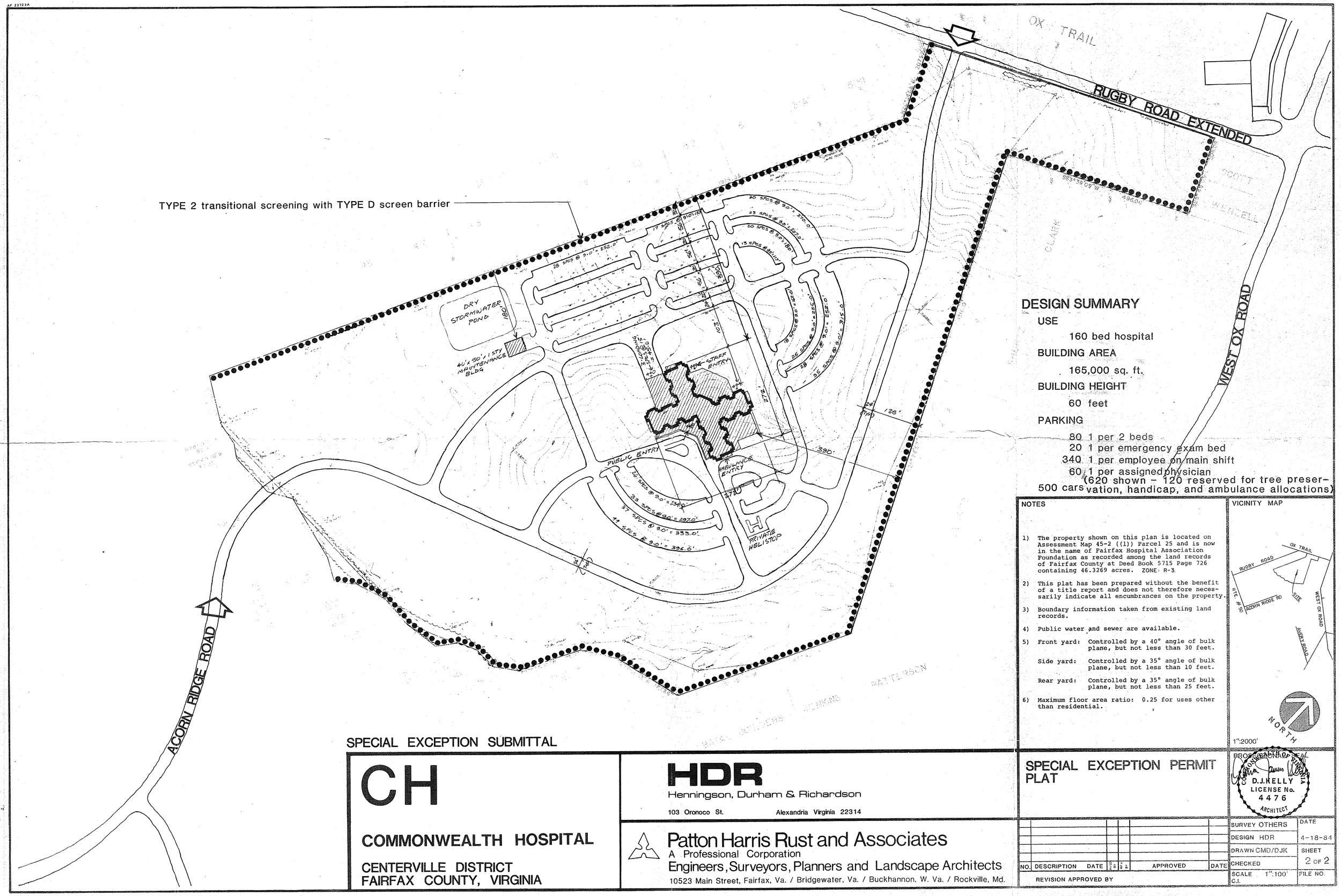

DESIGN SUMMARY

USE

160 bed hospital

BUILDING AREA

165,000 sq. ft.

BUILDING HEIGHT

60 feet

PARKING

80 1 per 2 beds
20 1 per emergency exam bed
340 1 per employee on main shift
60 1 per assigned physician
500 cars (620 shown - 120 reserved for tree preservation, handicap, and ambulance allocations)

NOTES

1) The property shown on this plan is located on Assessment Map 45-2 ((1)) Parcel 25 and is now in the name of Fairfax Hospital Association Foundation as recorded among the land records of Fairfax County at Deed Book 5715 Page 726 containing 46.3269 acres. ZONE: R-3.

2) This plat has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

3) Boundary information taken from existing land records.

4) Public water and sewer are available.

5) Front yard: Controlled by a 40° angle of bulk plane, but not less than 30 feet.

Side yard: Controlled by a 35° angle of bulk plane, but not less than 10 feet.

Rear yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet.

6) Maximum floor area ratio: 0.25 for uses other than residential.

VICINITY MAP

1":2000'

SPECIAL EXCEPTION SUBMITTAL

CH

COMMONWEALTH HOSPITAL

CENTERVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HDR
Henningson, Durham & Richardson
103 Oronoco St. Alexandria Virginia 22314

Patton Harris Rust and Associates
A Professional Corporation
Engineers, Surveyors, Planners and Landscape Architects
10523 Main Street, Fairfax, Va. / Bridgewater, Va. / Buckhannon, W. Va. / Rockville, Md.

SPECIAL EXCEPTION PERMIT PLAT

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
D.J.KELLY
LICENSE No.
4476
ARCHITECT

NO.	DESCRIPTION	DATE		APPROVED	DATE

REVISION APPROVED BY

SURVEY OTHERS	DATE
DESIGN HDR	4-18-84
DRAWN CMD/DJK	SHEET
CHECKED	2 OF 2
SCALE 1":100' C.I.	FILE NO.