

GASTRO HEALTH CHARLOTTESVILLE

MEDSQUARE AMBULATORY SURGERY CENTER

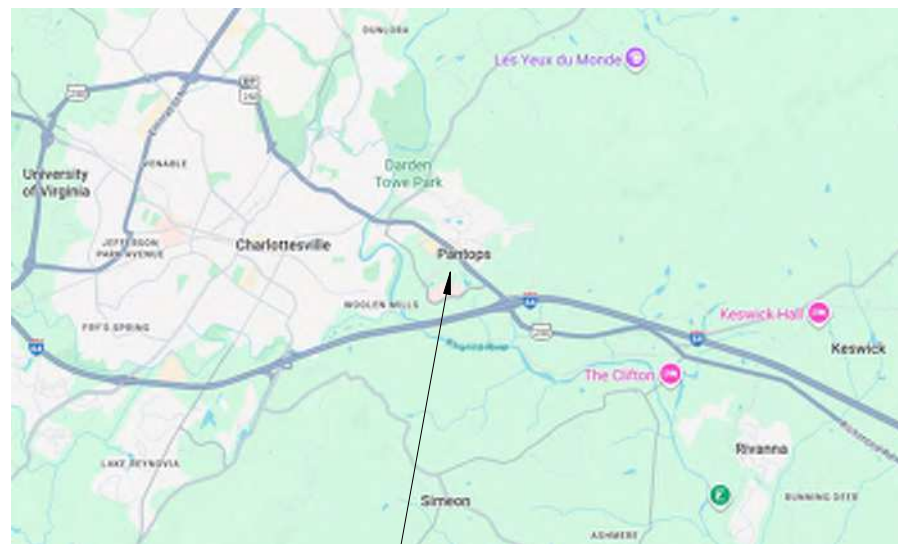
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

CONCEPT DESIGN

Date: 11/03/2025 Project Number: 02496.000



PROJECT LOCATION



PROJECT LOCATION

OWNER

FLAGLER + MAS AJP
MEDICAL OFFICE DEVELOPMENT

CHARLOTTESVILLE REAL ESTATE
PARTNERS, LLC-("CREP")

2990 Ponce De Leon Blvd., Suite 500
Coral Gables, FL 33134
P: 305.448.2330



TENANT

**United Surgical Partners
INTERNATIONAL**

GASTRO HEALTH

9500 S. Dadeland Blvd., Suite 200
Miami, FL 33156
P: 305.468.4180

CIVIL



TIMMONS GROUP

608 Preston Avenue, Suite 200
Charlottesville, Virginia 22903
P: 434.295.5624

STRUCTURAL



STRUCTURA

9115 Harris Corners Parkway, Suite 440
Charlotte, NC 28269
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MEPFPT



PACE COLLABORATIVE

1277 Perimeter Pkwy
Virginia Beach, VA 23454
P: 757.499.7223

ARCHITECT & INTERIOR DESIGN

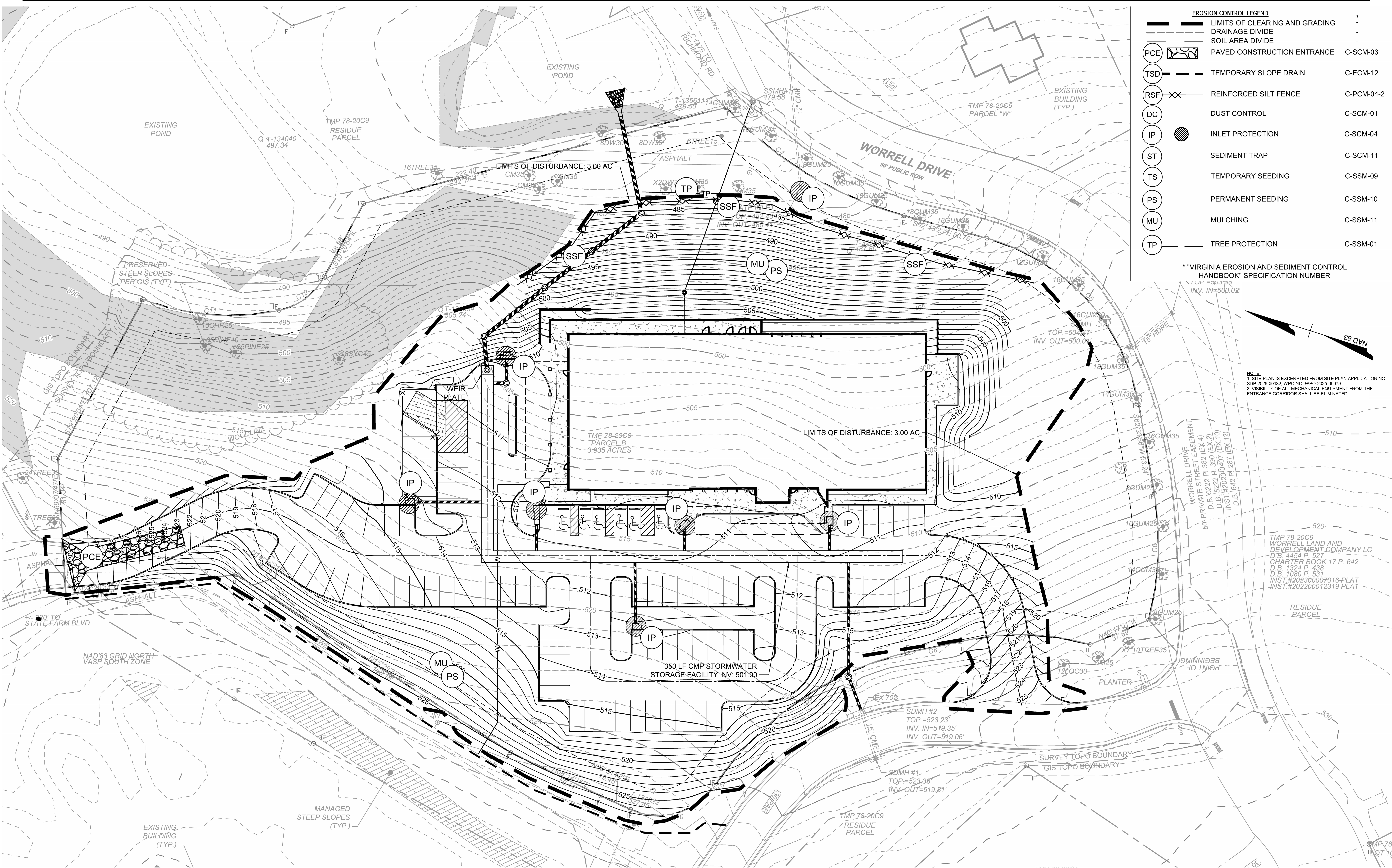


BERMELLO, AJAMIL & PARTNERS, LLC

4711 South LeJeune Road
Coral Gables, FL 33146
P: 305.859.2050

DRAWING SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION	ALBEMARLE COUNTY ARB 11-03-2025
GENERAL		
G000	COVER PAGE	■
G100	PROPOSED SITE PLAN	■
G101	PROPOSED LANDSCAPE	■
G102	PROPOSED SITE SECTIONS	■
ARCHITECTURAL		
A101	PROPOSED FLOOR PLAN	■
A112	PROPOSED ROOF PLAN	■
A201	PROPOSED EXTERIOR ELEVATIONS	■
A901	ENTRANCE CORRIDOR NORTH APPROACH VIEW	■
A902	ENTRANCE CORRIDOR SOUTH APPROACH VIEW	■
A903	WORRELL DRIVE APPROACH VIEW	■
A904	IS-AM AVE. APPROACH VIEW	■

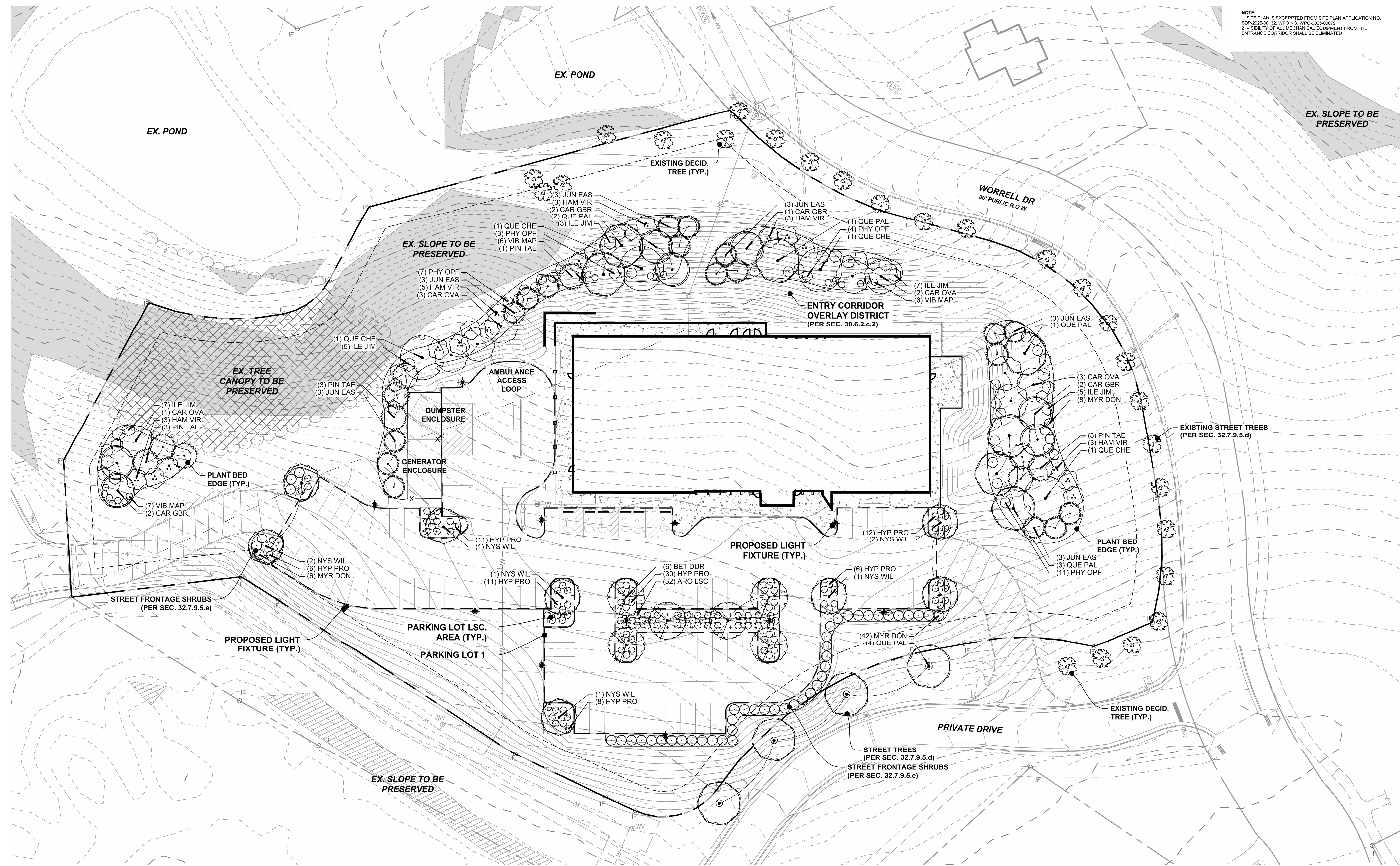


EROSION CONTROL LEGEND		
	LIMITS OF CLEARING AND GRADING	
	DRAINAGE DIVIDE	
	SOIL AREA DIVIDE	
	PAVED CONSTRUCTION ENTRANCE	C-SCM-03
	TEMPORARY SLOPE DRAIN	C-ECM-12
	REINFORCED SILT FENCE	C-PCM-04-2
	DUST CONTROL	C-SCM-01
	INLET PROTECTION	C-SCM-04
	SEDIMENT TRAP	C-SCM-11
	TEMPORARY SEEDING	C-SSM-09
	PERMANENT SEEDING	C-SSM-10
	MULCHING	C-SSM-11
	TREE PROTECTION	C-SSM-01
* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER		

NOTE:
1. SITE PLAN IS EXCERPTED FROM SITE PLAN APPLICATION NO. SDP-2025-00132, WPO NO. WPO-2025-00079.
2. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

TWP 78-20C9
WORRELL LAND AND
DEVELOPMENT COMPANY LC
T.B. 4454 P. 527
CHARTER BOOK 17 P. 642
D.B. 1324 P. 438
D.B. 1080 P. 531
INST. #20230007046 PLAT
INST. #202200012319 PLAT

NOTE:
1. SITE PLAN IS EXCERPTED FROM SITE PLAN APPLICATION NO. SDP-2025-00132, WFO NO. WFO-2025-00079.
2. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.



G101
PROPOSED LANDSCAPE
MEDSQUARE AMBULATORY SURGERY CENTER

DATE: 11/03/2025

Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

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OWNER FLAGLERMASAJP MEDICAL OFFICE DEVELOPMENT
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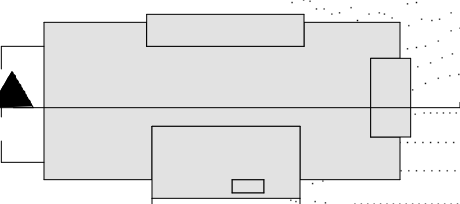
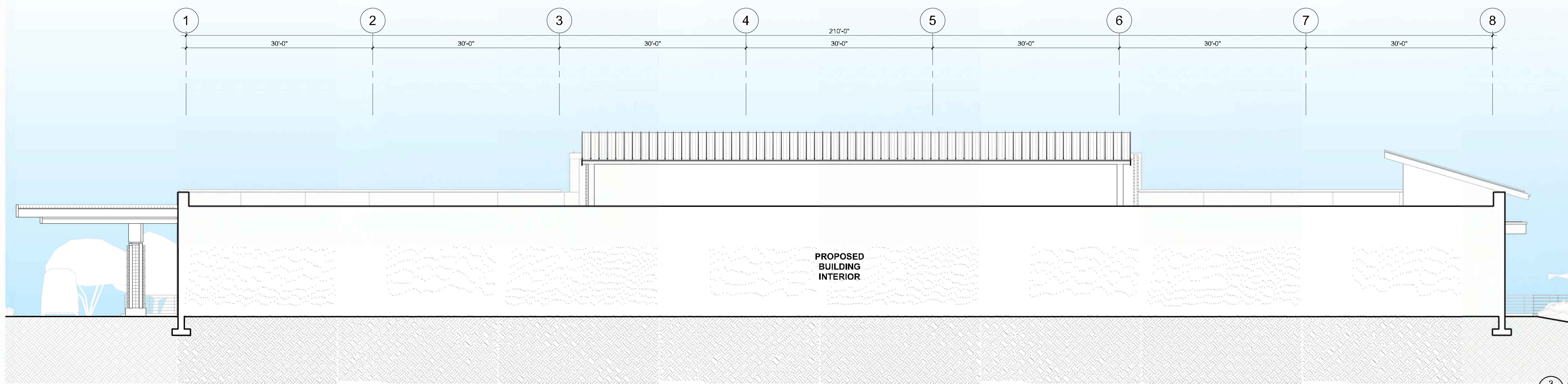
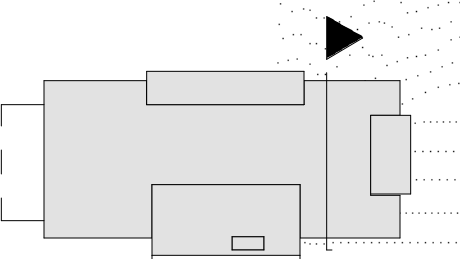
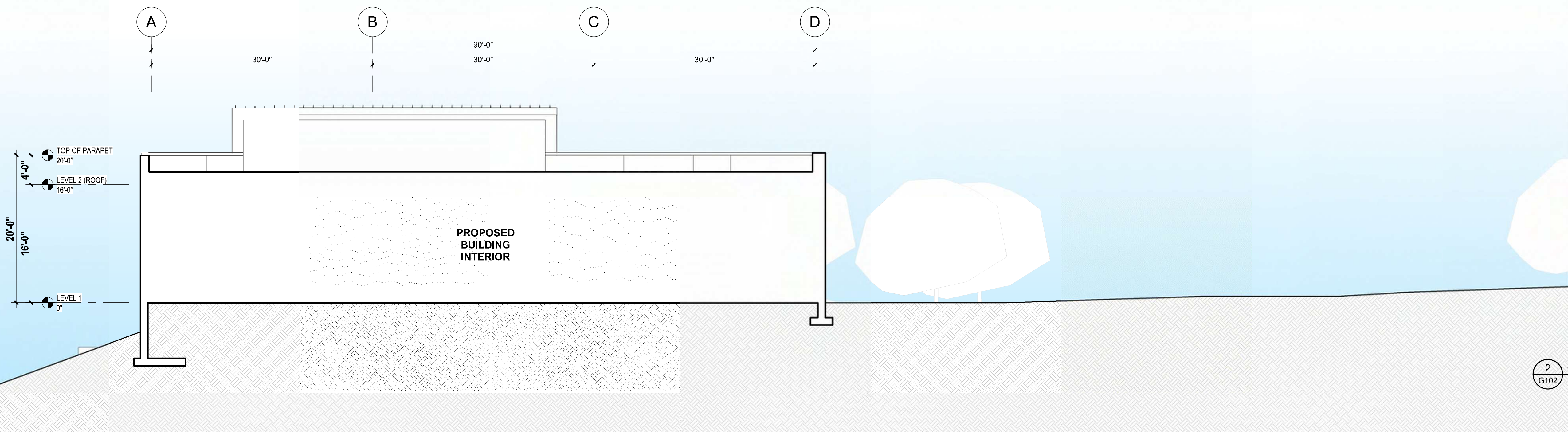
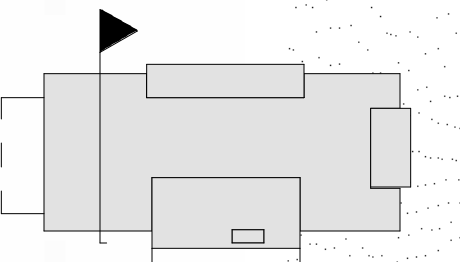
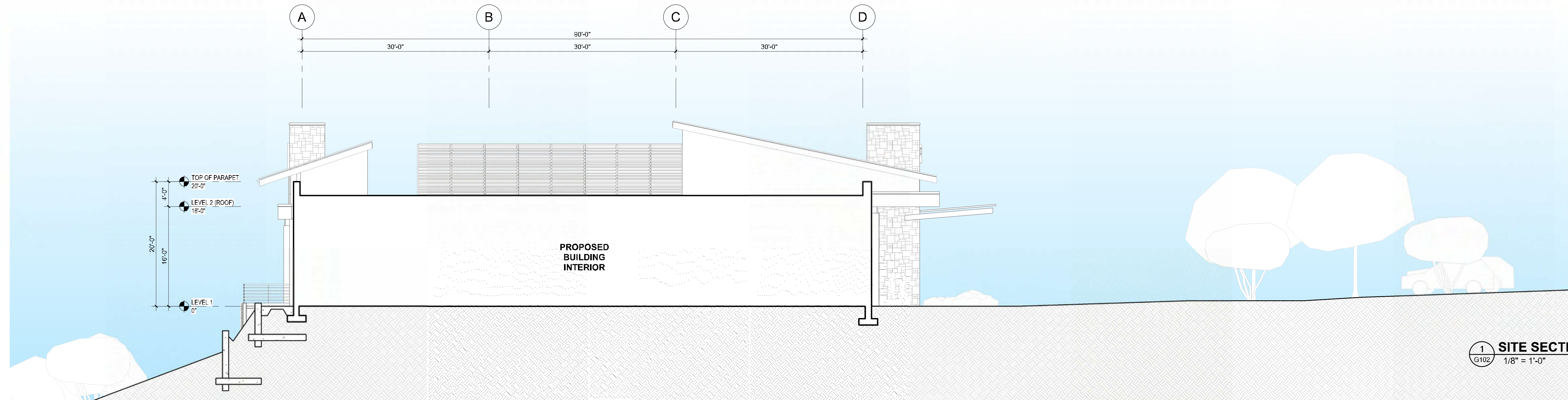
GASTRO HEALTH
United Surgical Partners INTERNATIONAL

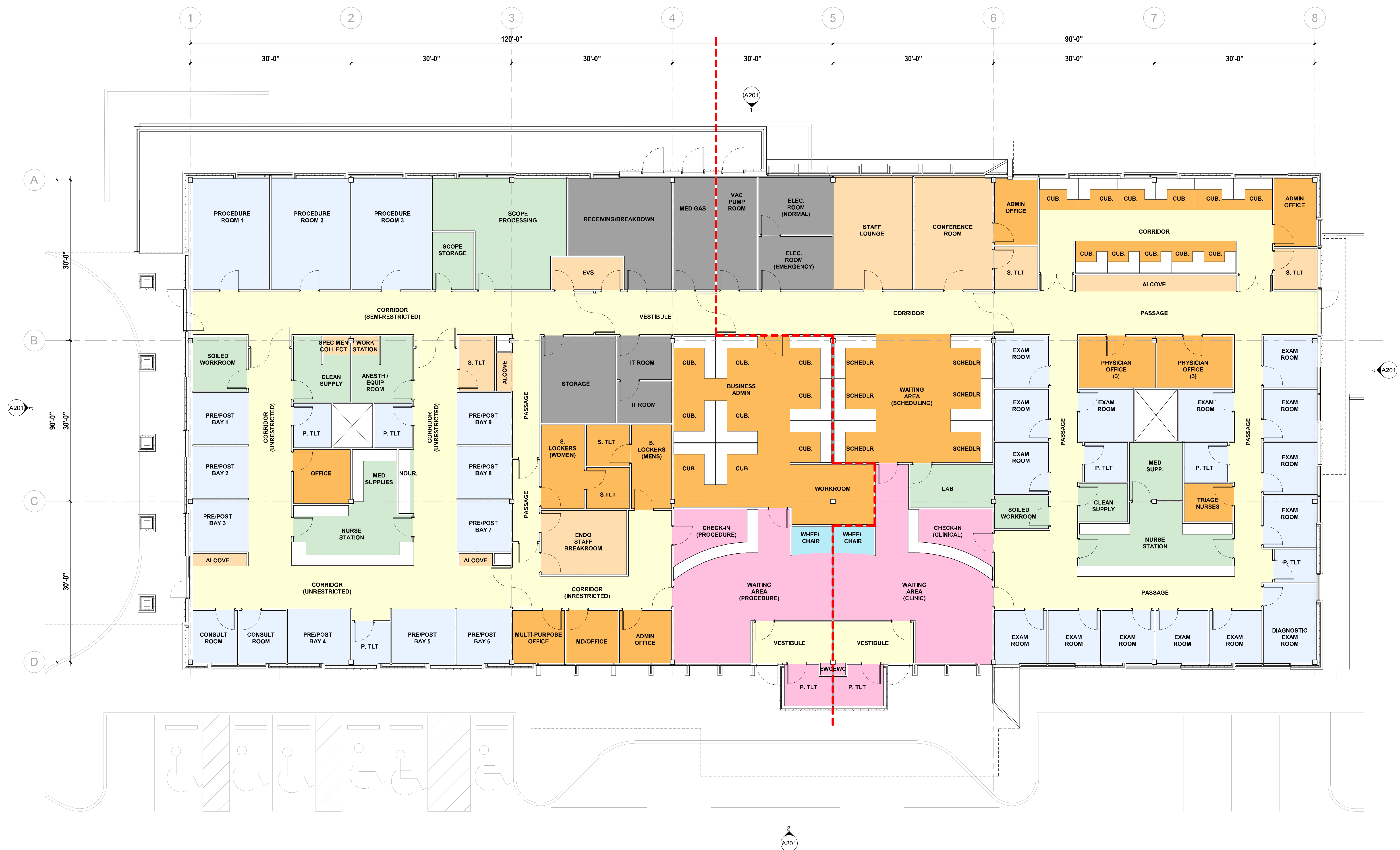
Pace
MEP ENGINEER - PACE COLLABORATIVE
6277 Portofino Drive, Virginia Beach, Virginia 23464 • P: 757.499.7223

structura
STRUCTURAL ENGINEER - STRUCTURA
9116 North Corner Parkway, Suite 400, Charlotte, North Carolina 28209 • P: 240.477.1803

TIMMONS GROUP
CIVIL ENGINEER - TIMMONS GROUP
608 Preston Avenue, Suite 200, Charlottesville, Virginia 22903 • P: 434.295.5624

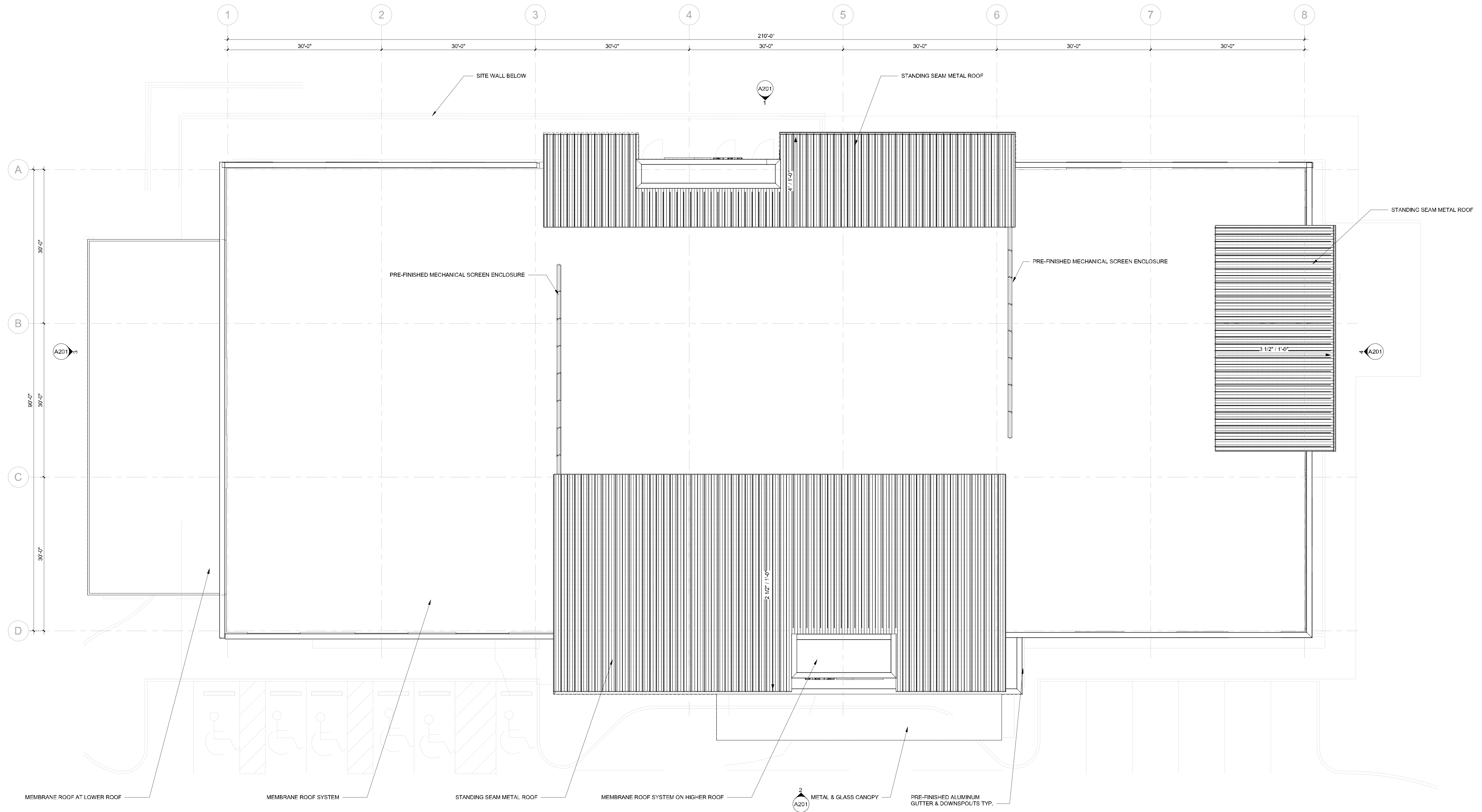
BA HEALTH
Design for LIFE
ARCHITECT: BERARIELLO AJAJI & PARTNERS
4711 South Lakeside Road, Coral Gables, Florida 33146, P: 305.695.2050 www.berarjaj.com





DEPARTMENTAL LEGEND:

- CIRCULATION
- CLINICAL SUPPORT
- PATIENT SUPPORT
- PUBLIC AREA
- STAFF OFFICES
- STAFF SUPPORT
- TREATMENT
- UTILITY



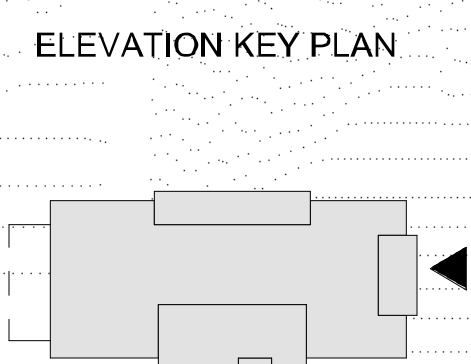
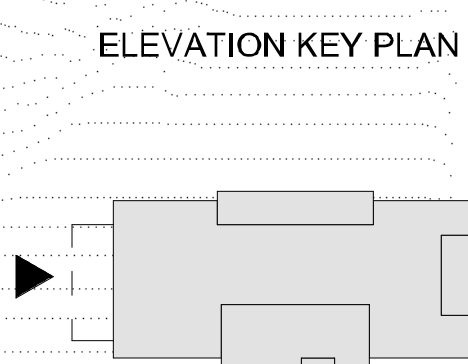
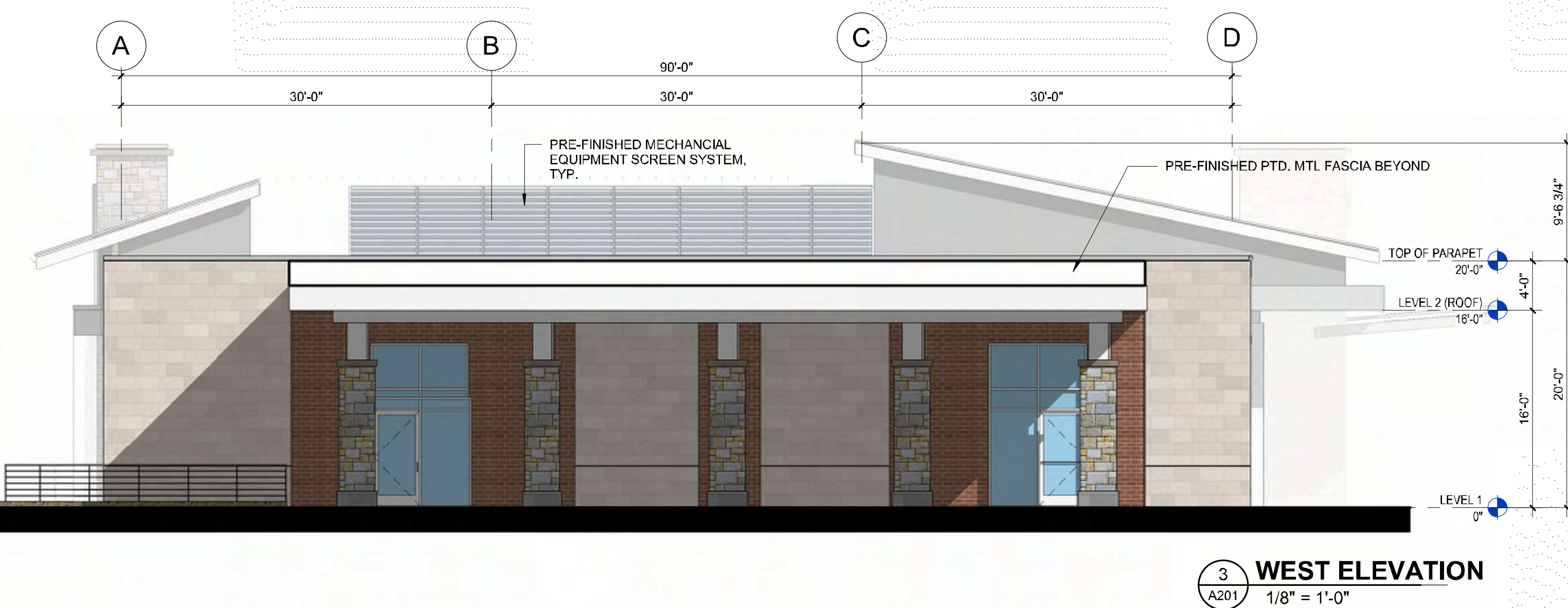
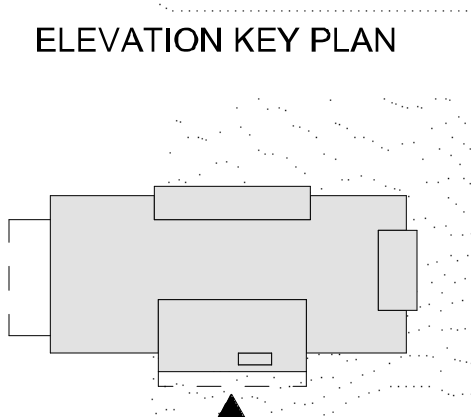
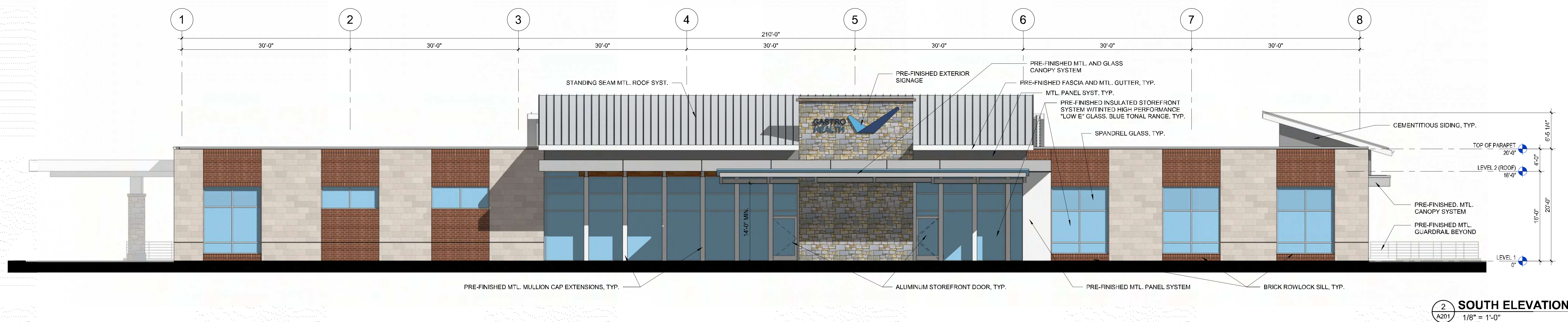
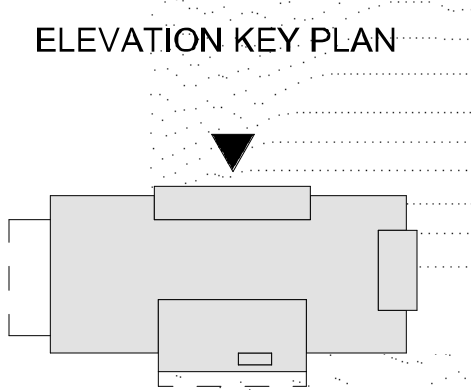
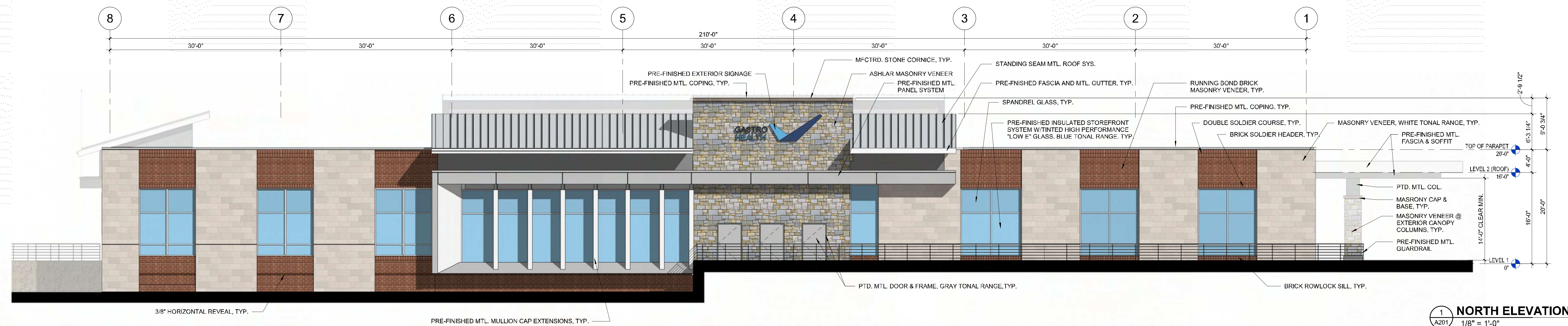
A112
PROPOSED ROOF PLAN
MEDSQUARE AMBULATORY SURGERY CENTER
 DATE: 11/03/2025
 Parcel ID: 07800000020C8, Worrell Drive - Charlottesville, VA 22911

FLAGLER - MAS AJP
 MEDICAL OFFICE DEVELOPMENT
 OWNER FLAGLER MAS AJP MEDICAL OFFICE DEVELOPMENT
 2600 Ponce de Leon Blvd, Suite 500, Coral Gables
 Florida, 33134 - P: 305.448.2330

TENANT
GASTRO HEALTH
United Surgical Partners INTERNATIONAL

0' 4' 8' 16' 32'
MEP ENGINEER: PACE COLLABORATIVE
 1277 Perimeter Park, Virginia Beach
 Virginia 23454, P: 757.499.7223
STRUCTURAL ENGINEER: STRUCTURA
 9115 Nimitz Corner Parkway, Suite 400, Charlotte
 North Carolina 28269, P: 240.477.1853
CIVIL ENGINEER: TIMMONS GROUP
 608 Preston Avenue, Suite 200, Charlottesville
 Virginia 22903, P: 434.295.5624
ARCHITECT: BERNIELLO AJAJRI & PARTNERS
 4711 South Lakeside Road, Coral Gables, Florida
 33146, P: 305.855.2050 www.bernelloajajri.com

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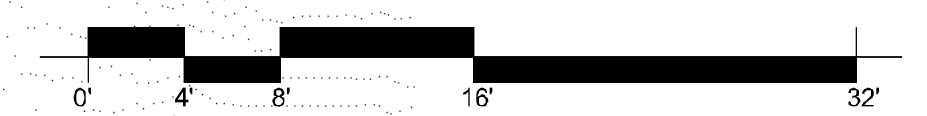


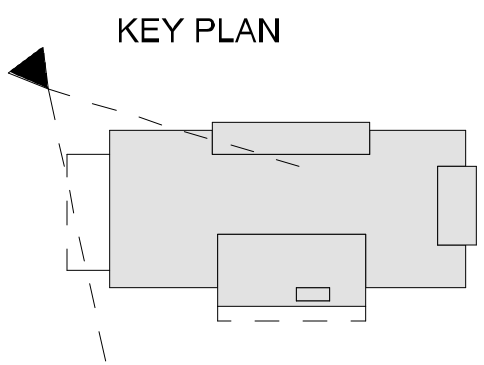
FLAGLER - MAS AJP
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2960 Ponce de Leon Blvd., Suite 500, Coral Gables
Florida, 33134 - P. 304.448.2330



A201
PROPOSED EXTERIOR ELEVATIONS
MEDSQUARE AMBULATORY SURGERY CENTER

DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911





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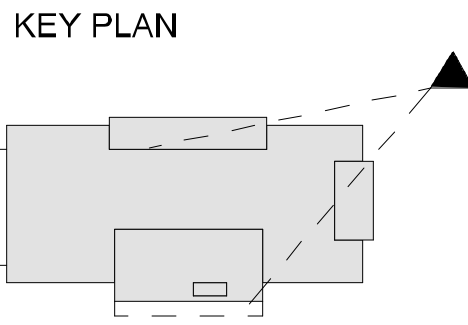
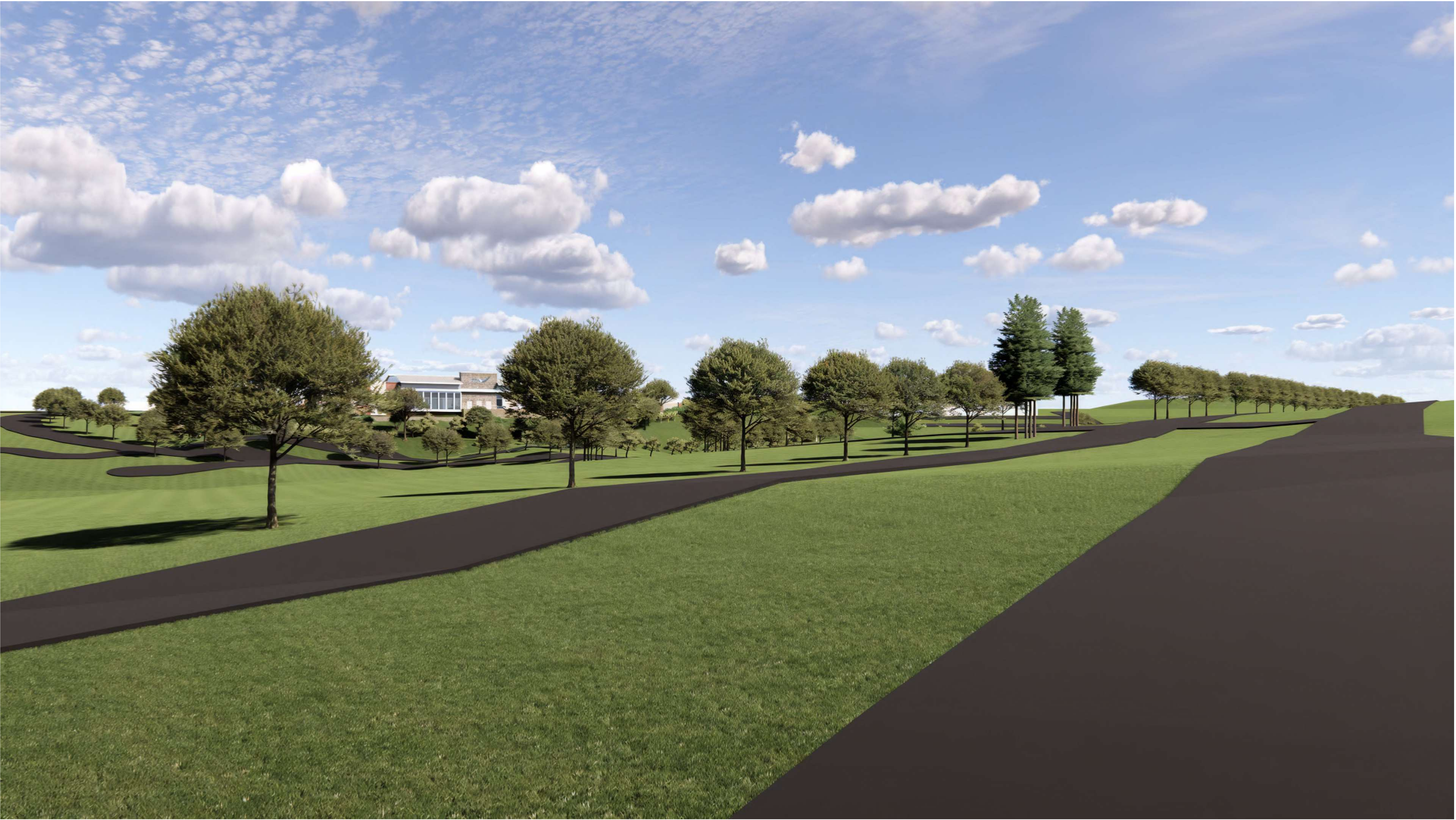
A901
ENTRANCE CORRIDOR NORTH APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

Place Collaborative
MEP ENGINEER: PLACE COLLABORATIVE
6277 Porters Ferry Road, Virginia Beach
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STRUCTURAL ENGINEER: STRUCTURA
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North Carolina 28209 P: 248.477.1803

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CIVIL ENGINEER: TIMMONS GROUP
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Virginia 22903 P: 434.295.5624

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A902
ENTRANCE CORRIDOR SOUTH APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

Pace
MEP ENGINEER - PACE COLLABORATIVE
6277 Perimeter Park, Virginia Beach
Virginia 23464, P: 757.439.7223

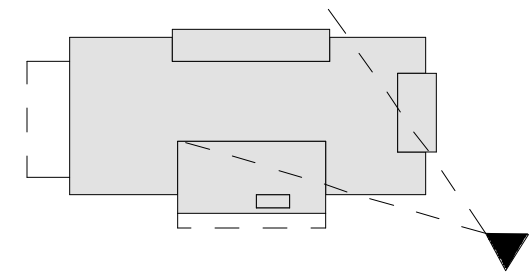
structura
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KEY PLAN



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GASTRO HEALTH
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United Surgical Partners INTERNATIONAL

A903
WORRELL DRIVE APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

Place
MEP ENGINEER: PLACE COLLABORATIVE
6277 Porters Ferry Road, Virginia Beach
Virginia 23464, P: 757.499.7223

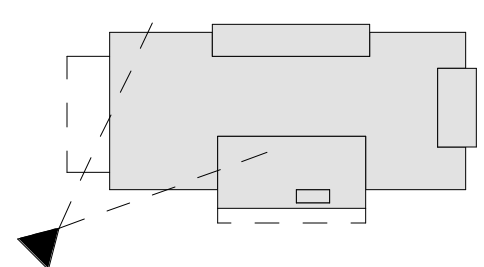
structura
STRUCTURAL ENGINEER: STRUCTURA
9115 Norris Corner Parkway, Suite 400, Charlotte
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CIVIL ENGINEER: TIMMONS GROUP
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KEY PLAN



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GASTRO HEALTH
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A904
ISHAM AVE. APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

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