

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

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Miami, FL 33156
P: 305.468.4180

CIVIL



TIMMONS GROUP

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Charlottesville, Virginia 22903
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STRUCTURAL



STRUCTURA

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Charlotte, NC 28269
P: 240.477.1883

MEPFPT



PACE COLLABORATIVE

1277 Perimeter Pkwy
Virginia Beach, VA 23454
P: 757.499.7223

ARCHITECT & INTERIOR DESIGN



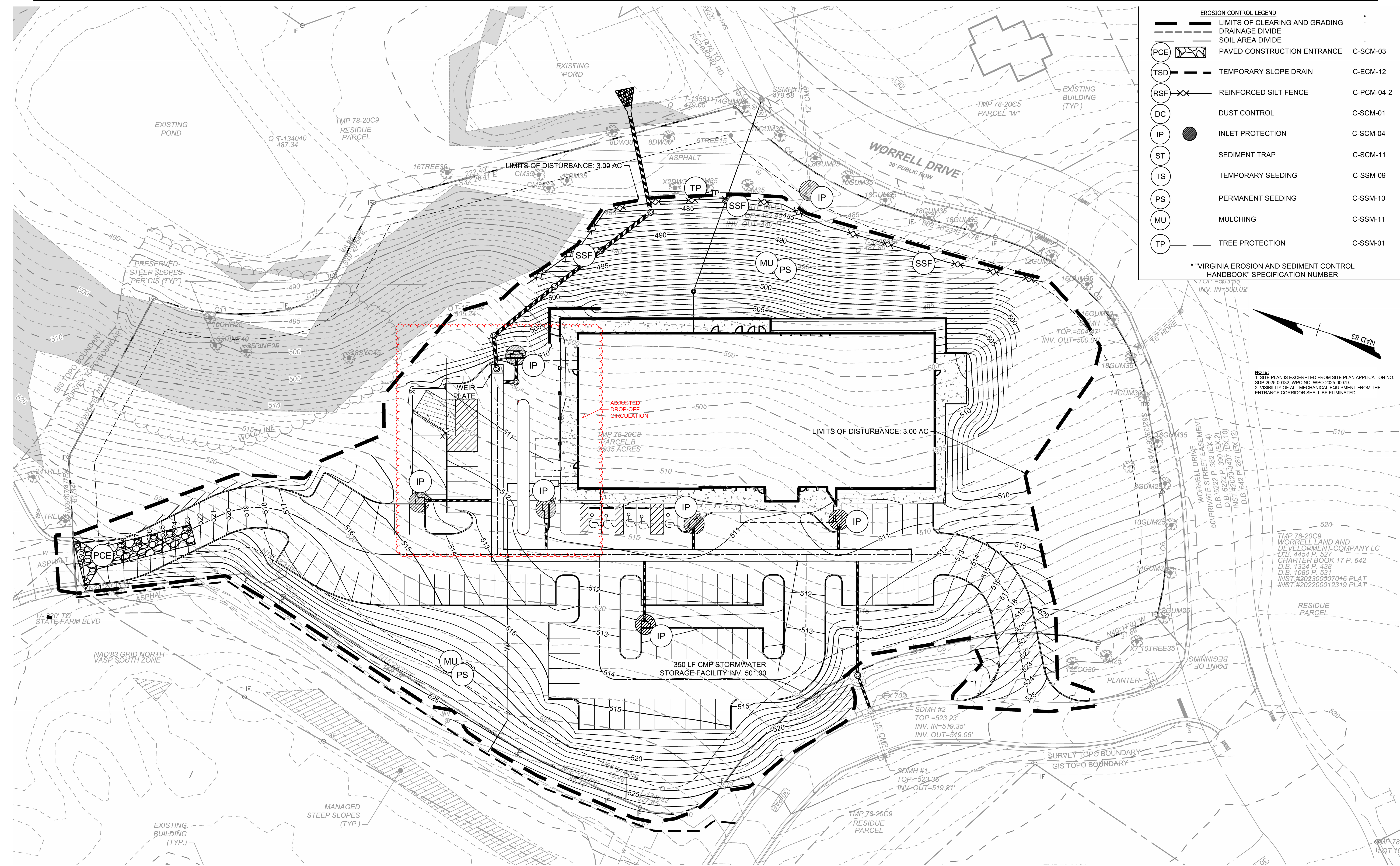
Design for LIFE

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	■
A900	ENTRANCE CORRIDOR ADDITIONAL VIEWS	■
A901	ENTRANCE CORRIDOR NORTH APPROACH VIEW	■
A902	ENTRANCE CORRIDOR SOUTH APPROACH VIEW	■
A903	WORRELL DRIVE APPROACH VIEW	■
A904	ISHAM 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.

TMP 78-20C9
WORRELL LAND AND
DEVELOPMENT COMPANY LC
D.B. 4454 P. 527
CHARTER BOOK 17 P. 642
D.B. 1324 P. 438
D.B. 1080 P. 531
INST. #20230007016 PLAT
INST. #202200012319 PLAT

G100
PROPOSED SITE PLAN
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

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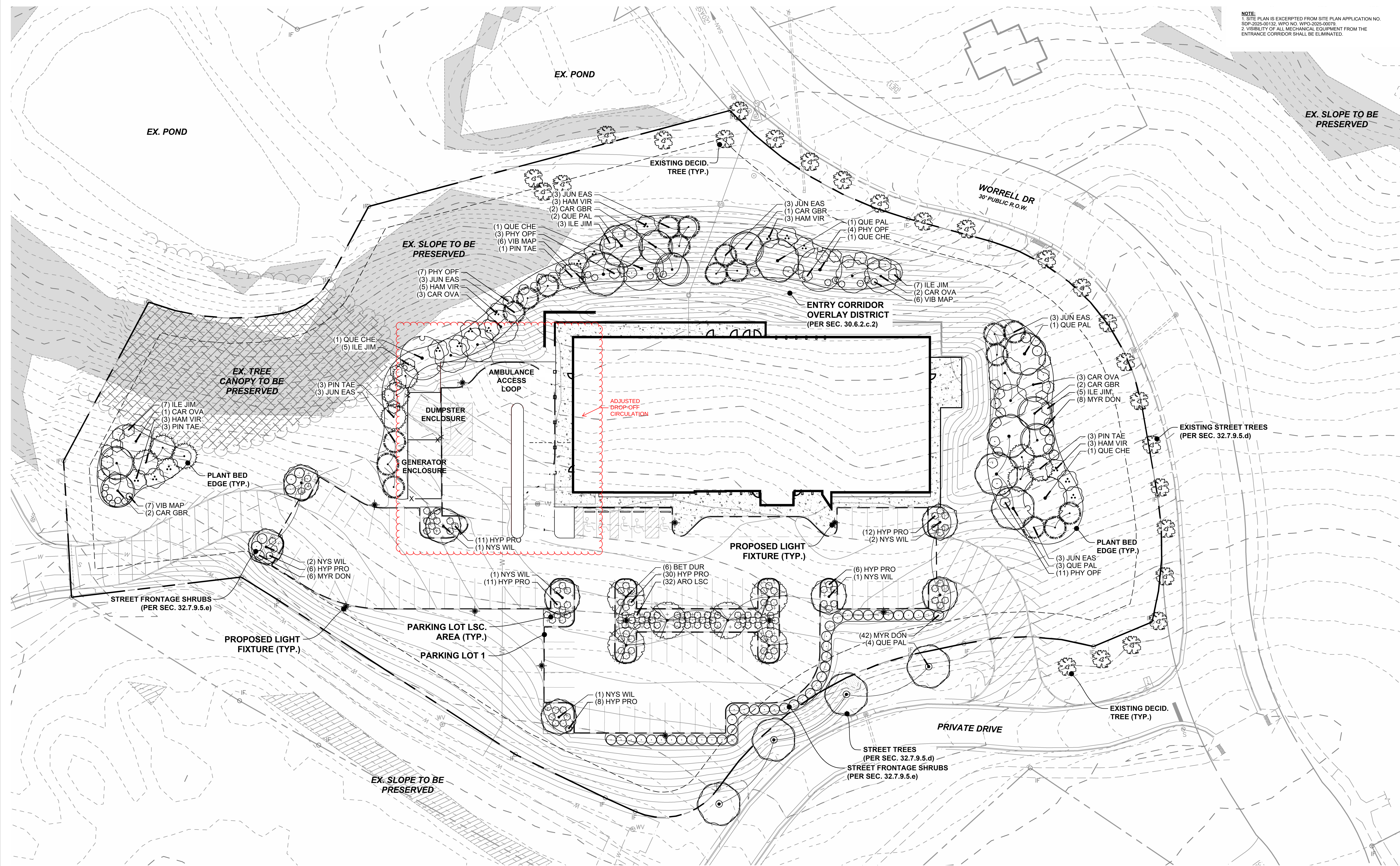
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ARCHITECT: BERNELLO AJAM & PARTNERS
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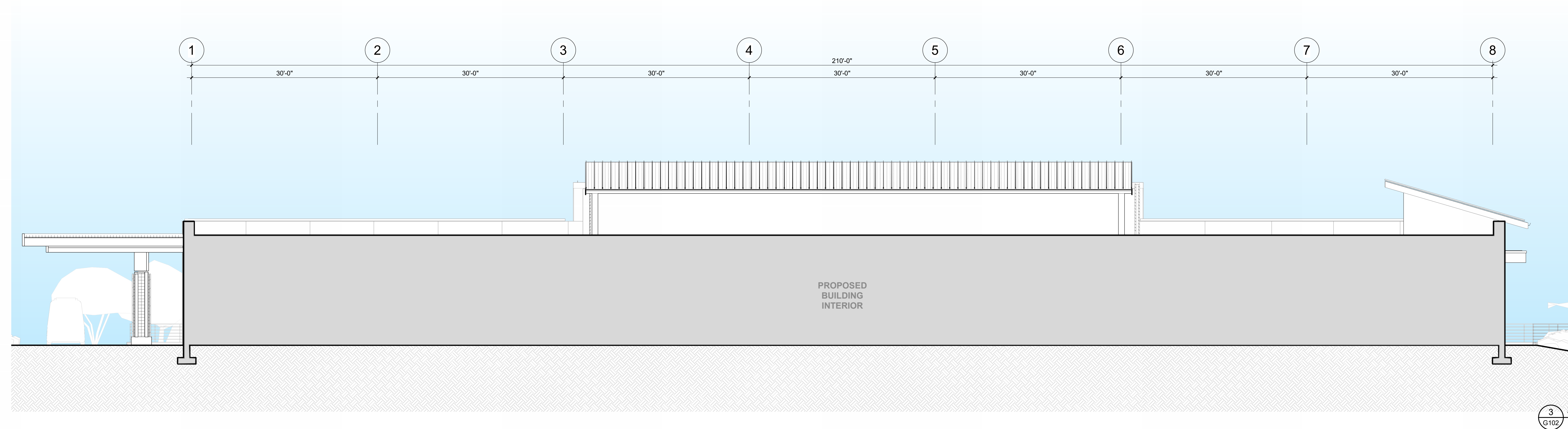
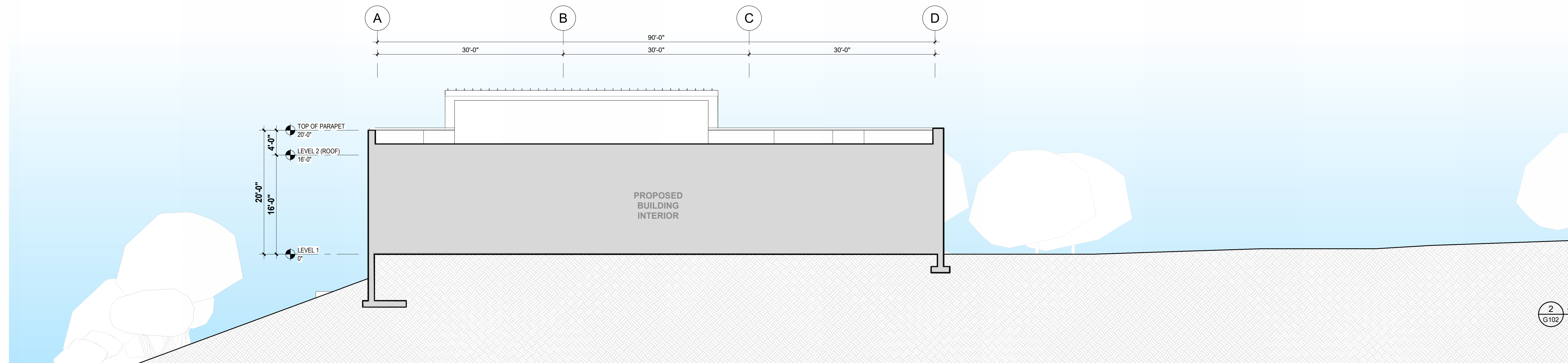
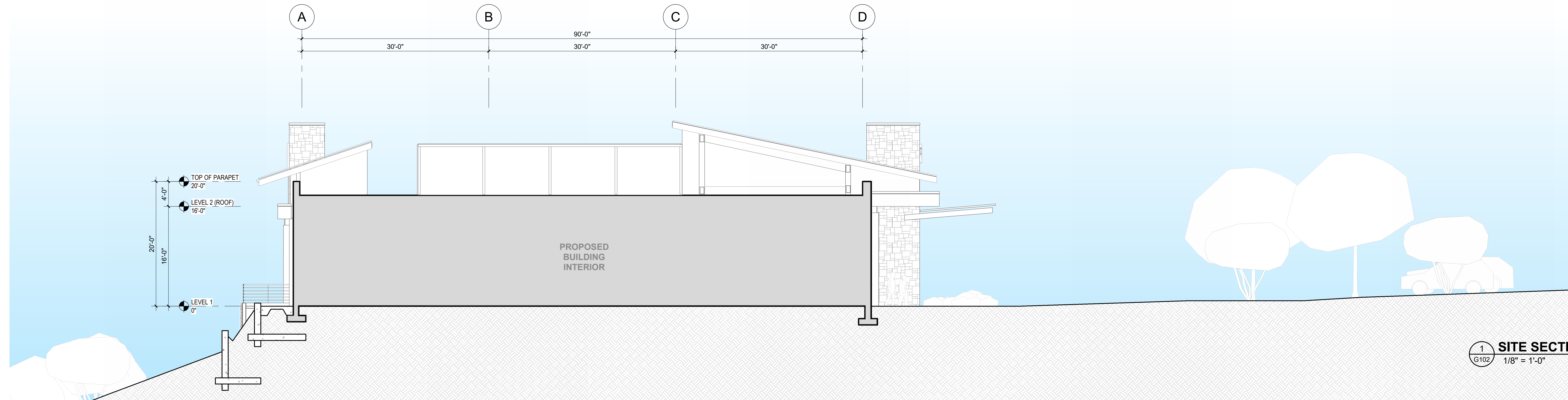


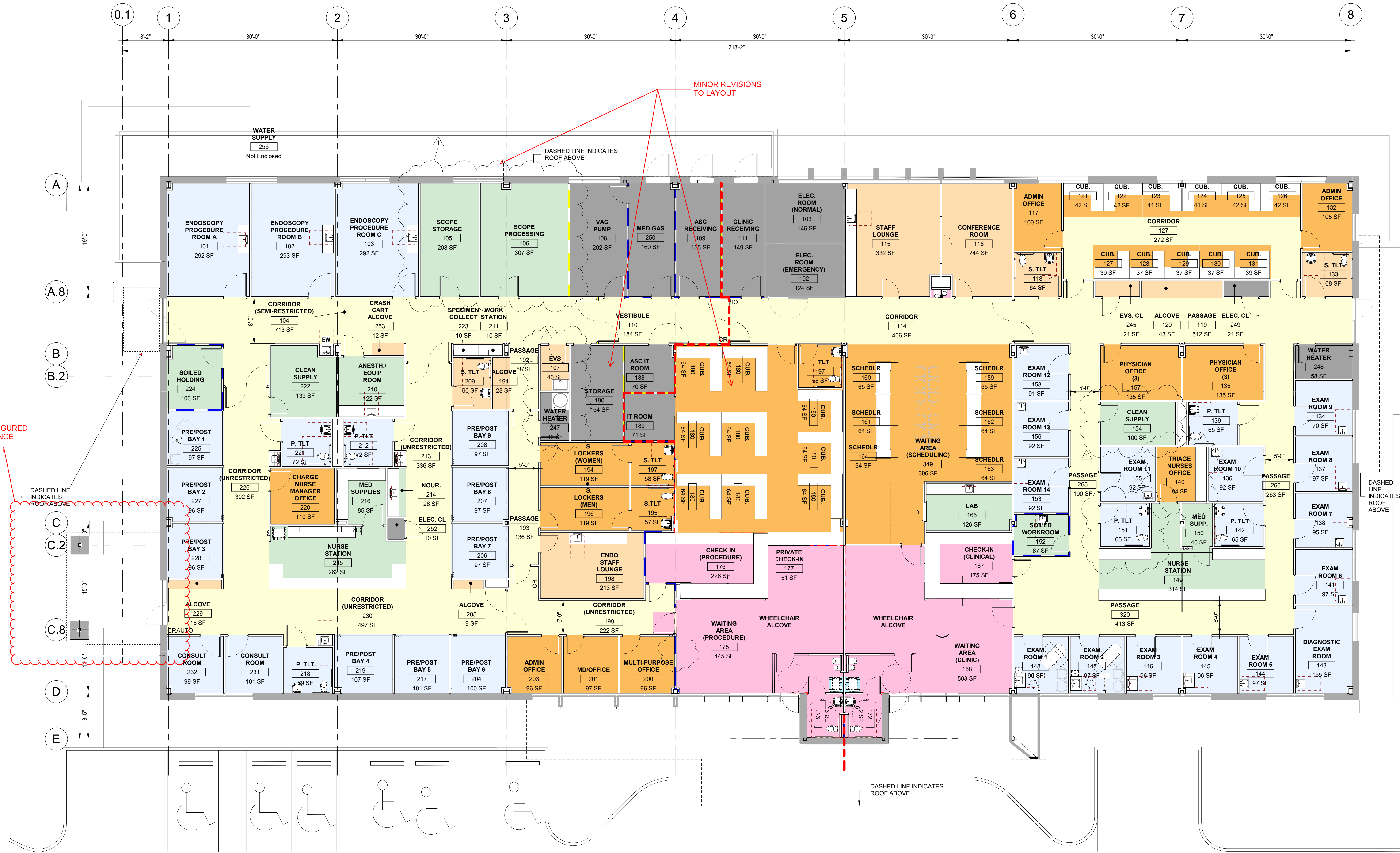
G101
PROPOSED LANDSCAPE
MEDSQUARE AMBULATORY SURGERY CENTER

DATE: 11/03/2025
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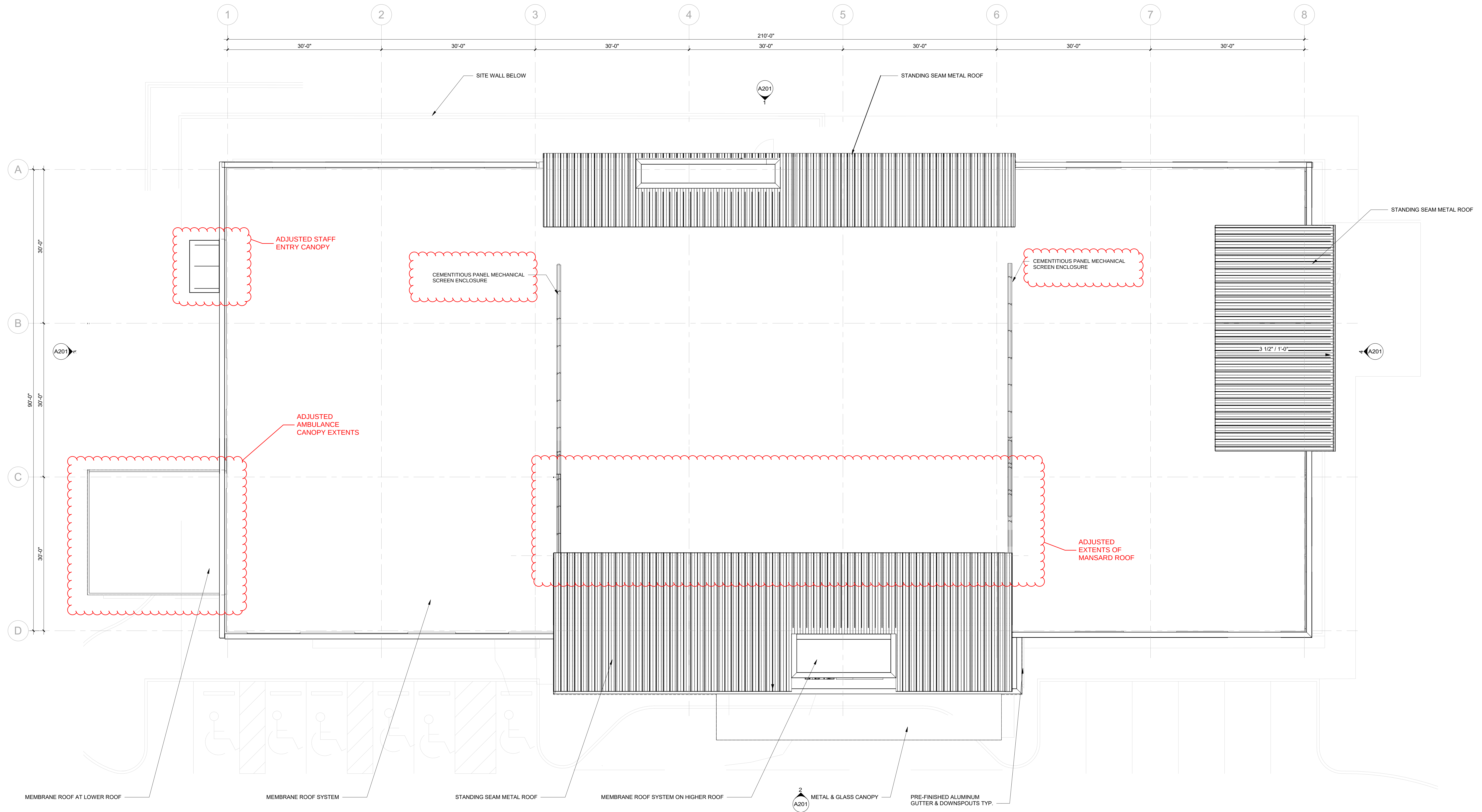
TECT: BERMELLO AJAMIL & PARTNERS
South LeJeune Road, Coral Gables, Florida.
P.305.859.2060 www.bermelloajamil.com

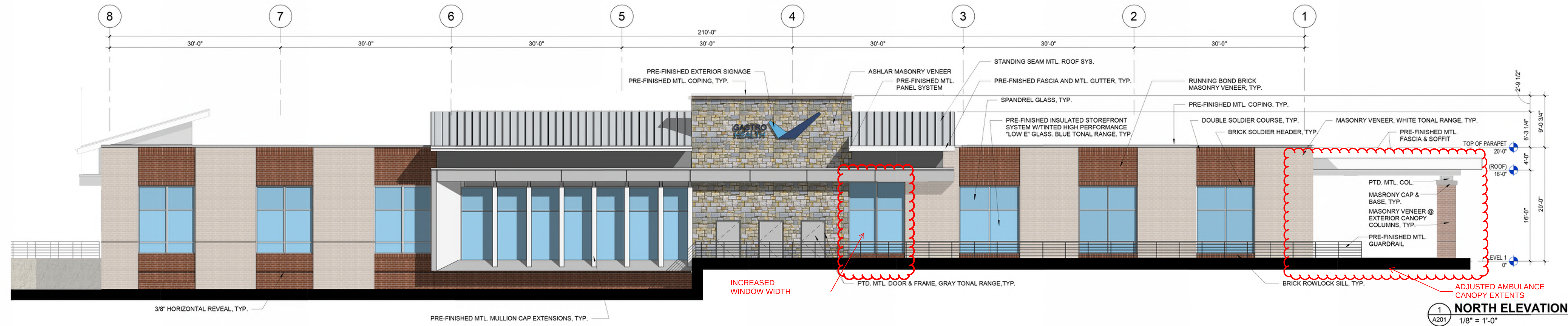




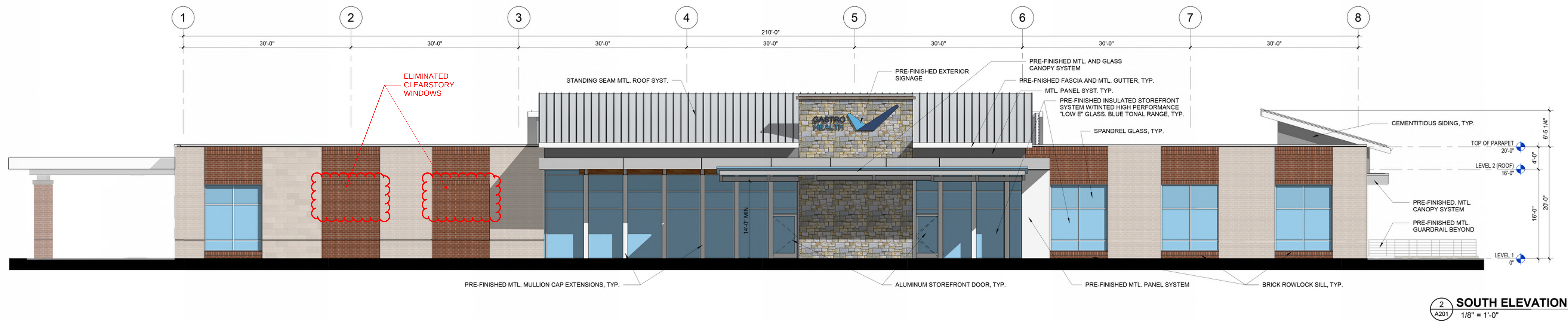
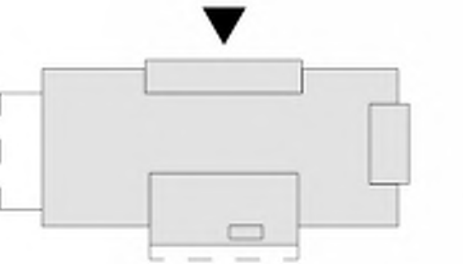
DEPARTMENTAL LEGEND:

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

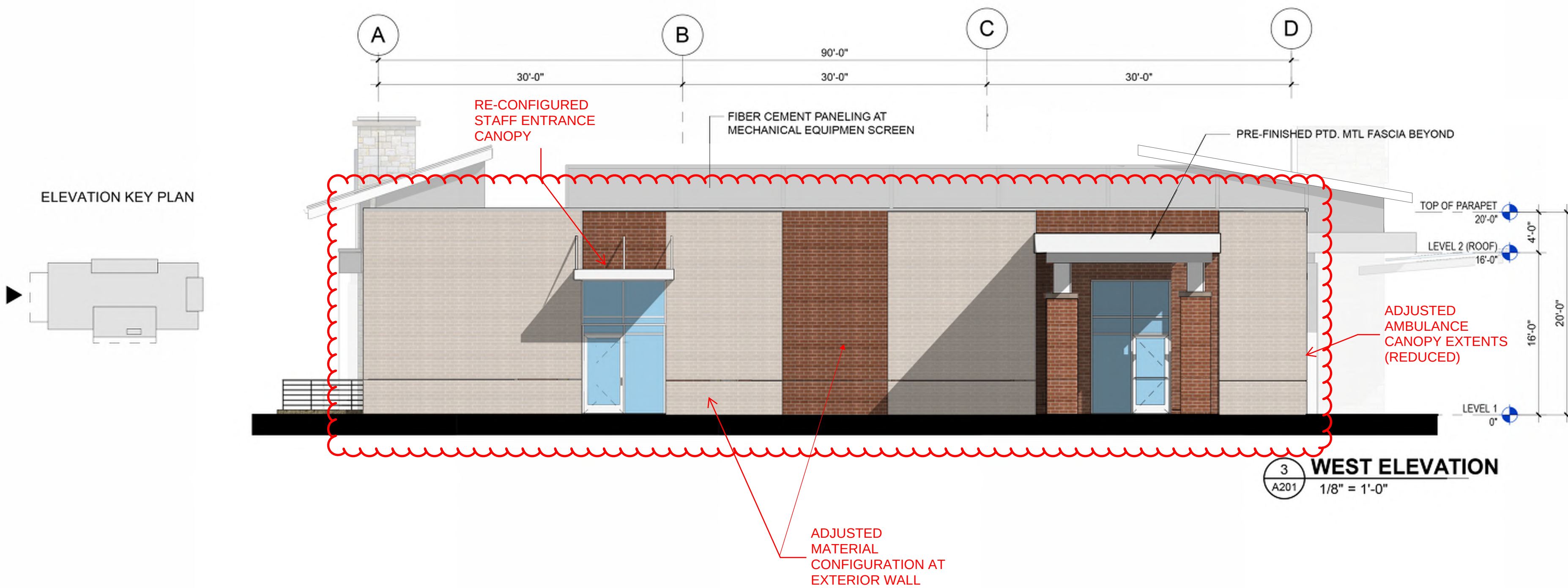




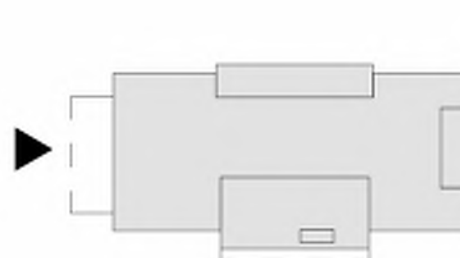
ELEVATION KEY PLAN



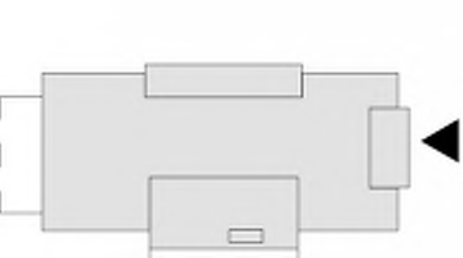
ELEVATION KEY PLAN

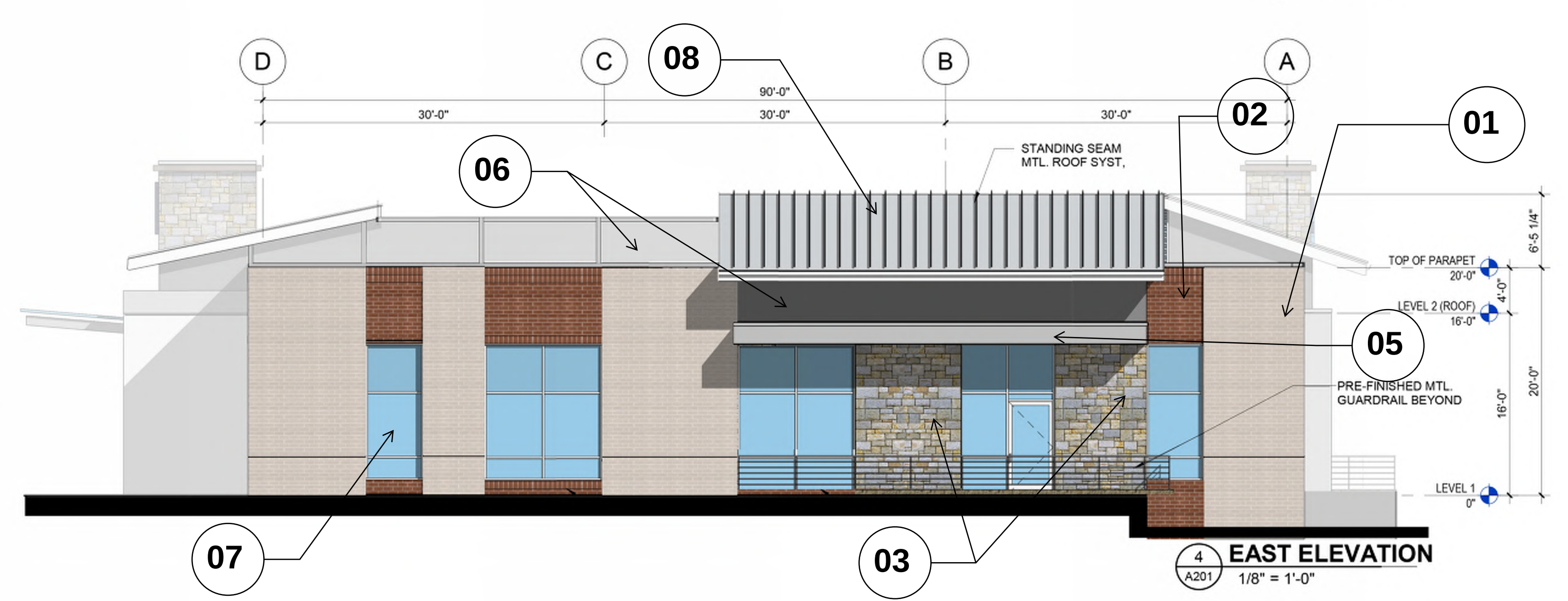
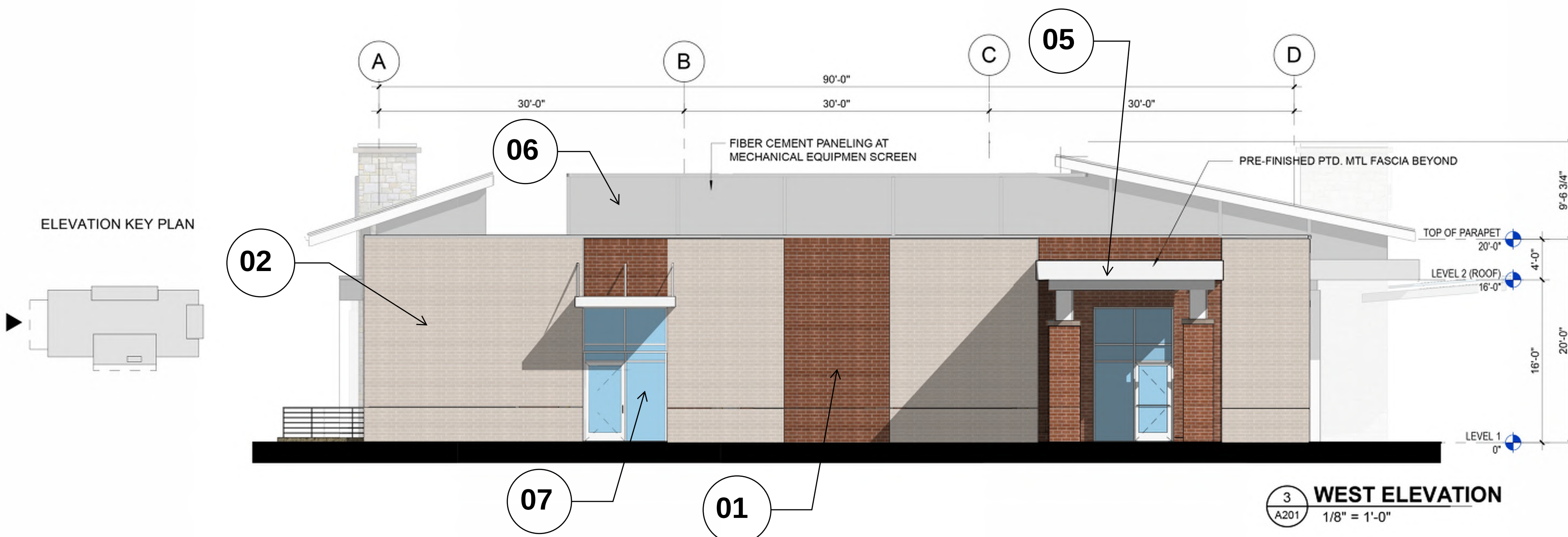
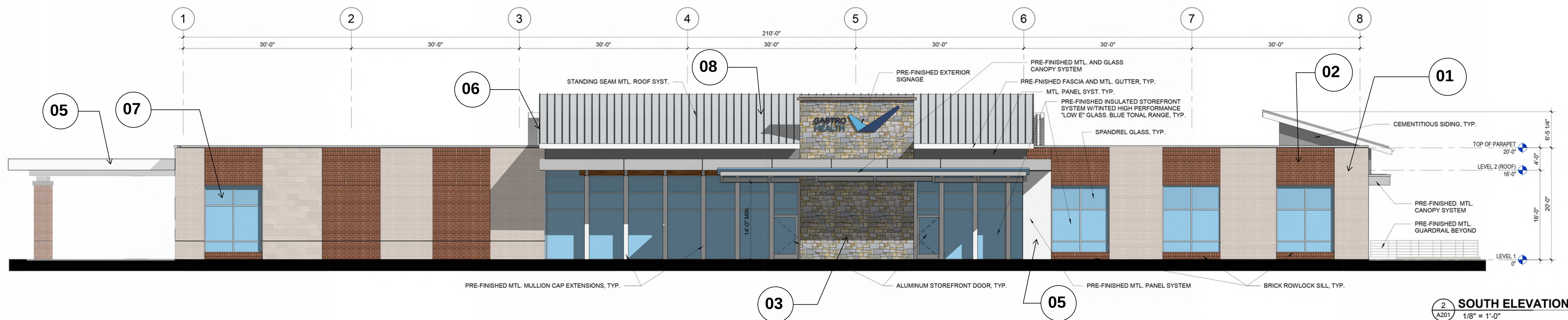
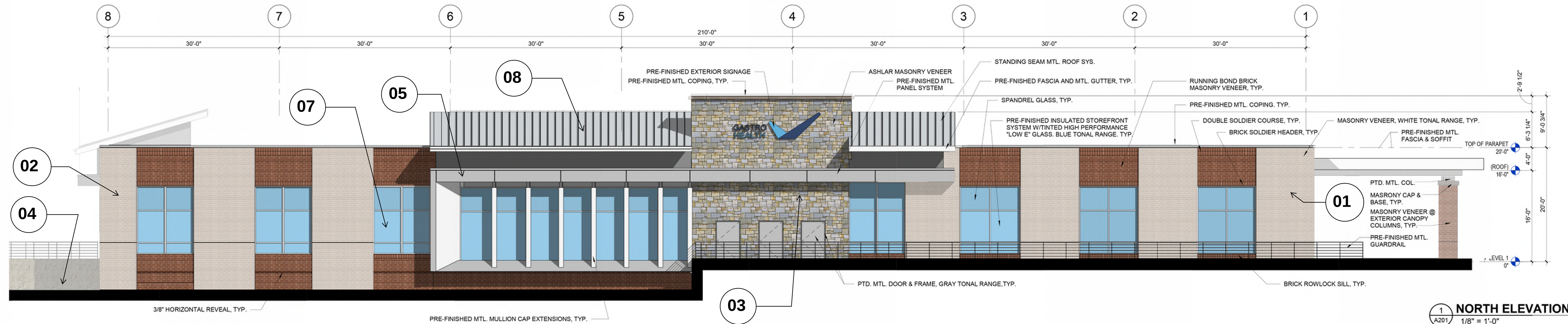


ELEVATION KEY PLAN



ELEVATION KEY PLAN





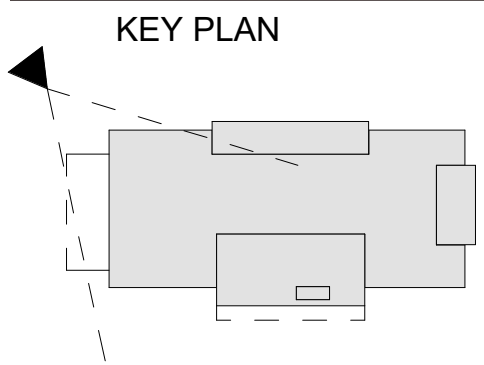
MATERIAL SAMPLES KEY	
01	EXTERIOR WALL TYPE A - MASONRY VENEER - WHITE TONAL RANGE
02	EXTERIOR WALL TYPE B - MASONRY VENEER - RED TONAL RANGE
03	EXTERIOR WALL TYPE C - ASHLAR MASONRY VENEER
04	SEGMENTAL RETAINING WALL - DRY-CAST CONCRETE UNITS- GRAY TONAL RANGE
05	EXTERIOR WALL D - ALUMINUM COMPOSITE MATERIAL PANEL - LIGHT GRAY TONAL RANGE
06	FIBER CEMENT PANEL WALL - LIGHT GRAY TONAL RANGE
07	LOW E GLASS - CRYSTAL GRAY
08	STANDING SEAM METAL ROOF - SLATE GRAY TONAL RANGE



VIEW FROM RICHMOND ROAD - SOUTH EAST APPROACH



VIEW FROM RICHMOND ROAD - NORTH EAST APPROACH



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TENANT:
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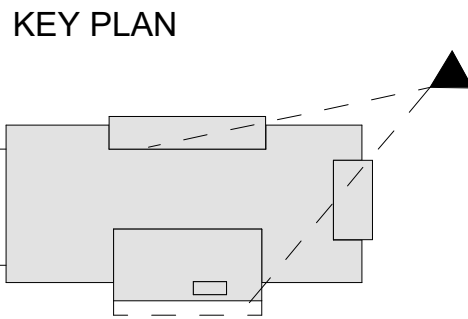
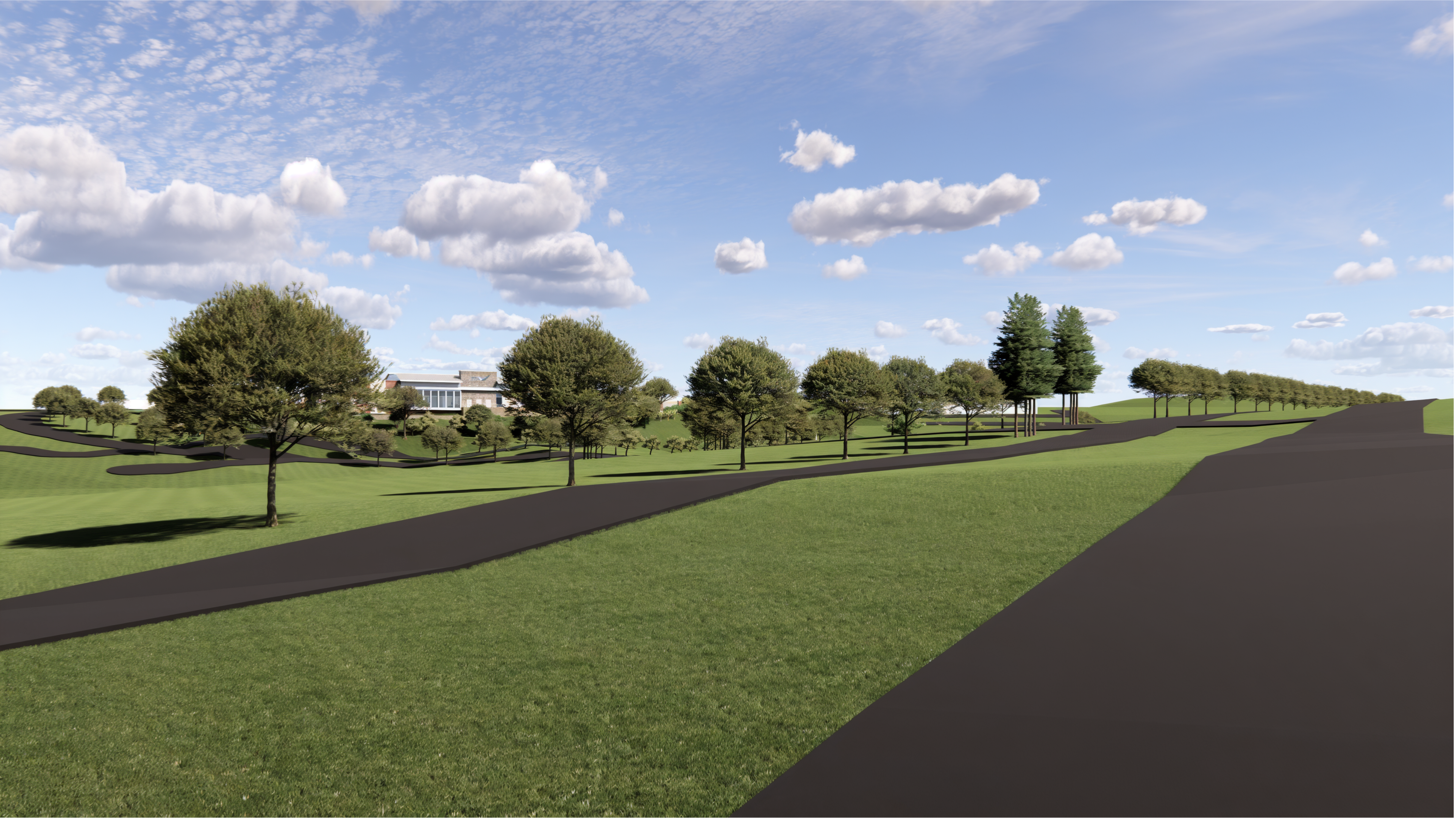
A901
ENTRANCE CORRIDOR NORTH APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
DATE: 11/03/2025 - REVISED 05/05/2026
Parcel ID: 078000000020C8, Worrell Drive - Charlottesville, VA 22911

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A902
ENTRANCE CORRIDOR SOUTH APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
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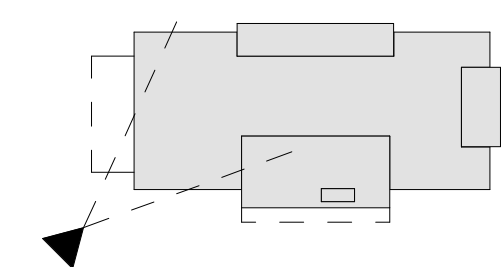
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KEY PLAN



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A904
ISHAM AVE. APPROACH VIEW
MEDSQUARE AMBULATORY SURGERY CENTER
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Pace
MEP ENGINEER: PACE COLLABORATIVE
1277 Pelmete Way Virginia Beach
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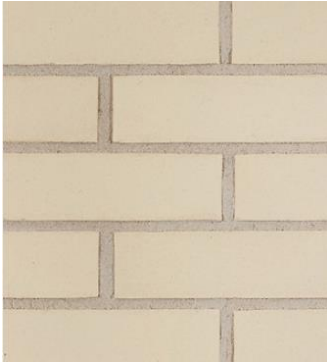
structura7
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Gastro Health – Med Square Charlottesville – Material Samples and Colors

01. Exterior Wall Type A: Brick Masonry Veneer



- Full Bed Brick. Basis of Design: 3 5/8 inch thick “481-483 smooth” by General Shale
- Scratch coat mortar on self-furring lath
- Weather Barrier: Double layer Wrap Shield SA weather barrier
- RMax Panel (3/4” FRT exterior plywood, 1” of polyiso insulation)
- Sheathing: 5/8” Type “X” fiberglass reinforced exterior gypsum sheathing.
- Framing/Insulation: Metal studs with 2” closed cell spray foam insulation
- Interior Finish: 5/8” Type “X” gypsum.

02. Exterior Wall Type B: Brick Masonry Cavity



- Full Bed Brick. Basis of Design: 3 5/8 inch thick “Berkshire” by General Shale
- Scratch coat mortar on self-furring lath
- Weather Barrier: Double layer Wrap Shield SA weather barrier
- RMax Panel (3/4” FRT exterior plywood, 1” of polyiso insulation)
- Sheathing: 5/8” Type “X” fiberglass reinforced exterior gypsum sheathing.
- Framing/Insulation: Metal studs with 2” closed cell spray foam insulation
- Interior Finish: 5/8” Type “X” gypsum.
- Stone Trim: at locations indicated on drawings, provide manufactured stone veneer sill profile, to match color and pattern.

03. Exterior Wall Type C: Ashlar Masonry Veneer



- Manufactured stone veneer. Basis of Design: Coronado Stone Ashlar & Rubbles Series Country Castle - Huron
- Scratch coat mortar on self-furring lath
- Weather Barrier: Double layer Wrap Shield SA weather barrier
- RMax Panel (3/4” FRT exterior plywood, 1” of polyiso insulation)
- Sheathing: 5/8” Type “X” fiberglass reinforced exterior gypsum sheathing.
- Framing/Insulation: Metal studs with 2” closed cell spray foam insulation
- Interior Finish: 5/8” Type “X” gypsum.

04. Straight Face Retaining Wall



- Segmental Retaining Walls. Basis of Design: Belgard Diamond Pro Stone Cut – Natural Gray

05. Exterior Wall Type D: ACM Metal Panel



Anodic Clear Mica

- 4mm ACM Metal Paneling. Basis of Design: Alucobond – Anodic Clear Mica
- Weather Barrier: Wrap Shield SA weather barrier
- Insulation: RMax Panel (3/4" FRT exterior plywood, 1" of polyiso insulation)
- Sheathing: 5/8" Type "X" fiberglass reinforced exterior gypsum sheathing.
- Foundation Waterproofing Assembly:
 - Spray Applied Waterproofing: Similar to TREMproof 260 including related accessories and components as manufactured by Tremco
 - Drainage/Insulation Panels: Rigid fiberglass insulation and drainage board. Similar to TremDrain as manufactured by Tremco.

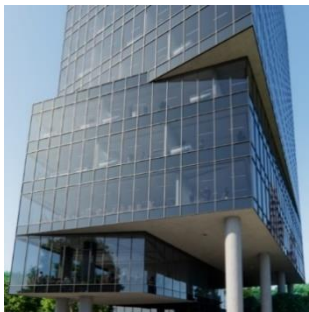
06. Fiber Cement at roof elements



FOG
ED680M-FOG

- Fiber Cement Cladding. Basis of Design: Nichiha Illumination Designer Series – fog
- 1 ½" Min air space
- Zinc coated brick ties @24" : o.c. vertically
- Weather Barrier: Double layer Wrap Shield SA weather barrier
- RMax Panel (3/4" FRT exterior plywood, 1" of polyiso insulation)
- Sheathing: 5/8" Type "X" fiberglass reinforced exterior gypsum sheathing.
- Framing/Insulation: Metal studs with 2" closed cell spray foam insulation
- Interior Finish: 5/8" Type "X" gypsum

07. Glass



- 1" Low E glass. Basis of Design: Guardian SNX62/27 on Gray

08. Roof

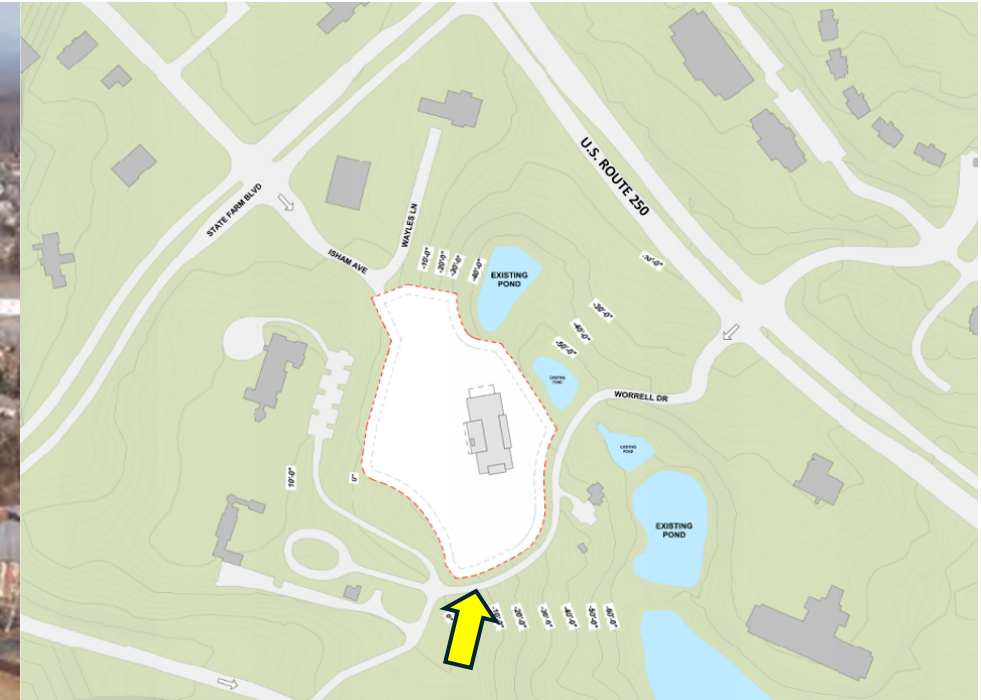


▲ \$ SLATE GRAY

- Standing Seam Metal Roof. Basis of Design: Pac-Clad Snap-Clad Panels – Slate Gray

Parcel B

Aerial Facing North



Peter Jefferson Place Development Parcels







