

SITE LEGEND:

PROPOSED	
---	BLDG SETBACK LINE
---	CABLE TV
---	CONTOURS (MAJOR)
---	CONTOURS (MINOR)
---	DAT
---	EASEMENT
---	ELE
---	ETC
---	FENCE LINE
---	FM
---	GAS
---	OHE
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	ROAD CENTERLINE
---	SAN
---	SANITARY LATERAL
---	SPOT ELEVATIONS
---	STORM SEWER
---	TEL
---	TESTHOLE
---	WL
---	WATER LINE LATERAL
---	DEPRESSED CURB
---	SHRUB
---	CLEANOUT
---	ENDWALL
---	FIRE HYDRANT
---	GAS VALVE
---	INLET
---	LIGHT
---	STORM MANHOLE
---	SAN MANHOLE
---	MARKER
---	METER - E, G, W
---	PERC HOLE
---	POLE
---	SIGN
---	TESTHOLE
---	TREE
---	VENT
---	WATER VALVE
---	YARD DRAIN

SITE PHASING REQUIREMENTS

CRANE PLACEMENT

- CONTRACTOR TO DETERMINE LOCATION AND SIZE OF CRANE REQUIRED TO EXECUTE WORK.
- OVERHEAD PROTECTION OF ANY PEDESTRIAN PATHWAYS UNDER THE CRANE SWING IS REQUIRED.
- CRANE PLACEMENT MUST NOT RESTRICT VEHICULAR TRAFFIC FLOW. IF CRANE LIFTS ARE OVER ROADWAYS PROVIDE FLAGMEN TO CONTROL TRAFFIC DURING LIFTS.
- CRANE LOCATION AND OPERATIONAL PROCEDURES MUST BE REVIEWED WITH AND APPROVED BY THE OWNER.

PEDESTRIAN ACCESS

- MAINTAIN PEDESTRIAN ACCESS TO SECOND FLOOR ENTRANCE AT ALL TIMES DURING CONSTRUCTION EXCEPT FOR BRIEF PERIODS DURING FINISH WORK OF EXISTING ENTRY AREA.
- CONTRACTOR MUST PROVIDE A PROTECTED, WELL MARKED, LIGHTED (40FC MINIMUM) PATHWAY TO ENTRY.
- PROTECTION IS TO SEPARATE CONSTRUCTION ZONE FROM PEDESTRIAN TRAFFIC WITH SOLID PARTITIONS AND CEILINGS.
- PLAN OF PROTECTION MUST BE REVIEWED WITH AND APPROVED BY OWNER.

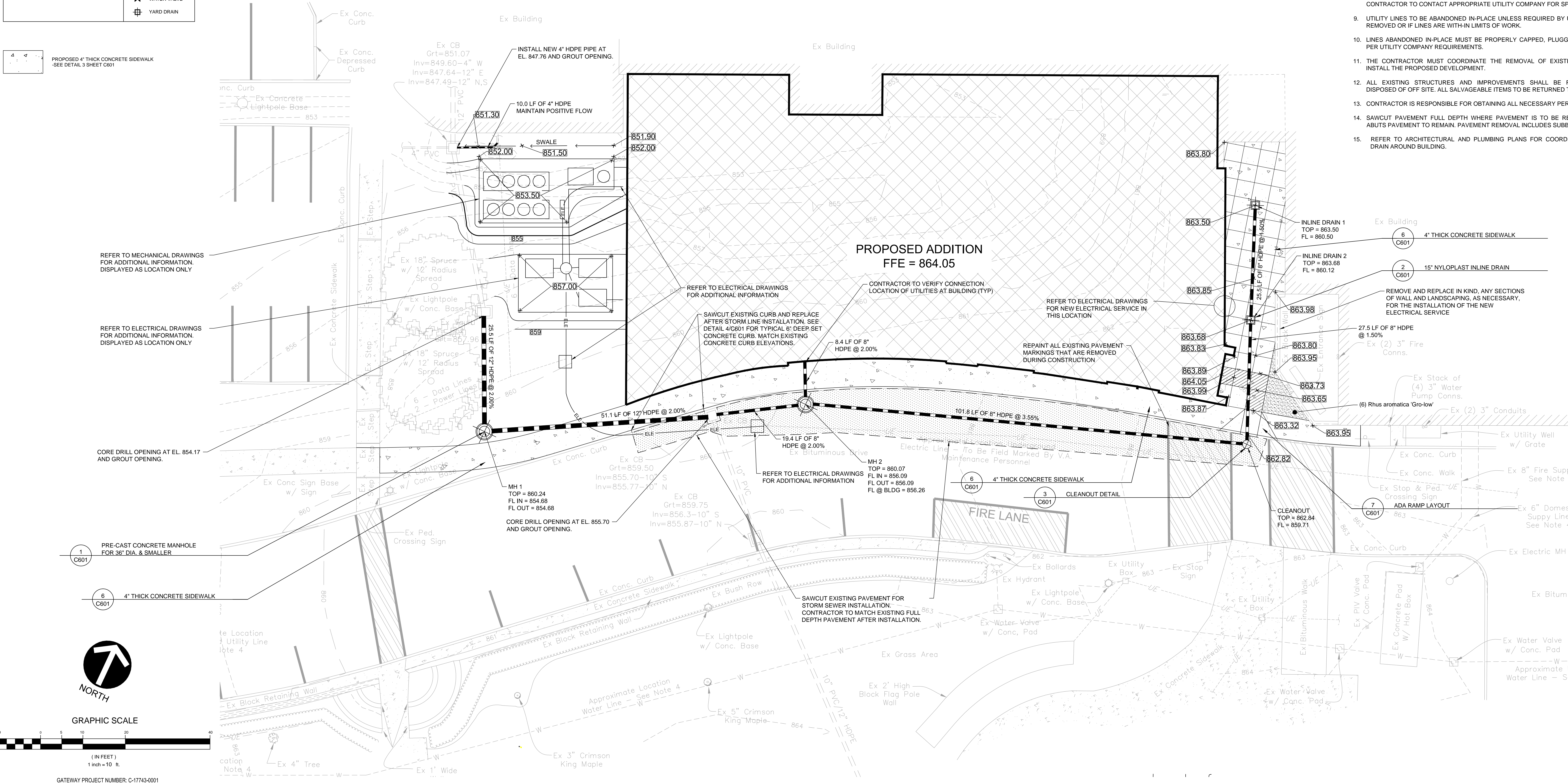
ROADWAY ACCESS

- ROADWAY DRIVE IMMEDIATELY TO THE SOUTH OF THE CONSTRUCTION ZONE MUST BE MAINTAINED AS OPERATIONAL AT ALL TIMES.
- IF ROADWAY NEEDS TO BE RESTRUCTURED FOR LIMITED PERIODS TO PERMIT CERTAIN CONSTRUCTION ACTIVITIES, THESE TIMES MUST BE SCHEDULED IN ADVANCE WITH THE OWNER, AND THE CONTRACTOR MUST PROVIDE AN ALTERNATE ROUTE AND FLAGMEN TO DIRECT TRAFFIC.

QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONDITION
6	SHRUBS				
6	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	36" O.C.	#3	Cont.

NOTE:

- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- EXISTING CONDITIONS PLAN PREPARED BY SANFORD SURVEYING AND ENGINEERING, P.C. DATED SEPTEMBER 12, 2012.
- IN THE PREPARATION OF THIS PLAN, THE CUTS AND/OR FILLS WERE SET WITHOUT KNOWLEDGE OF THE CAPABILITIES OF THE SOILS LOCATED ON THE SITE. THE GATEWAY ENGINEERS, INC. MAKES NO REPRESENTATION BY THIS PLAN OF THE STABILITY OF THE CUTS AND/OR FILLS SHOWN. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT.
- CONSTRUCTION NOTES AND TYPICAL MAY ONLY APPEAR ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
- CONTRACTOR SHALL BE REQUIRED TO PROVIDE ACCESS TO ALL BUILDINGS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO COORDINATE CONNECTION TO EXISTING PUBLIC UTILITIES. ALL PROPOSED UTILITY CONDUITS, UTILITY LINES, PIPES, FITTINGS, COUPLERS, VAULTS, AND MOUNTING PADS ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY REQUIREMENTS AND REGULATIONS. THIS SHALL INCLUDE ALL MATERIALS FOR INSTALLATION AND CONSTRUCTION ETC.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE EXACT LOCATION AND SIZE OF THE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE THE TIE-IN POINTS WITH THE ARCHITECT, M.E.P., AND THE APPROPRIATE UTILITY COMPANY.
- EXISTING UTILITY LINES TO BE TERMINATED PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR TO CONTACT APPROPRIATE UTILITY COMPANY FOR SPECIFICATIONS.
- UTILITY LINES TO BE ABANDONED IN-PLACE UNLESS REQUIRED BY UTILITY COMPANY TO BE REMOVED OR IF LINES ARE WITH-IN LIMITS OF WORK.
- LINES ABANDONED IN-PLACE MUST BE PROPERLY CAPPED, PLUGGED, OR TERMINATED AS PER UTILITY COMPANY REQUIREMENTS.
- THE CONTRACTOR MUST COORDINATE THE REMOVAL OF EXISTING IMPROVEMENTS TO INSTALL THE PROPOSED DEVELOPMENT.
- ALL EXISTING STRUCTURES AND IMPROVEMENTS SHALL BE RAZED AND PROPERLY DISPOSED OF OFF SITE. ALL SALVAGEABLE ITEMS TO BE RETURNED TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- SAWCUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS TO BE REMOVED AND WHERE IT ABUTS PAVEMENT TO REMAIN. PAVEMENT REMOVAL INCLUDES SUBBASE MATERIALS.
- REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR COORDINATION OF PERIMETER DRAIN AROUND BUILDING.



FINAL DRAWING SUBMISSION (100%)
FULLY SPRINKLERED

		CONSULTANTS:		ARCHITECT/ENGINEERS:		IKM Project No. 12-047		Drawing Title		Project Title		Project Number		Office of Construction and Facilities Management	
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						Approved: Project Director		Location VAMC 135 EAST 38th STREET, ERIE PENNSYLVANIA		Drawing Number					
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