ZONING REQUIREMENTS

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Area of Disturbance</td>
<td>50%</td>
<td>49.5%</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>3,200 SF</td>
<td>3,940 SF</td>
</tr>
</tbody>
</table>

SITE LOCATION MAP - PITTSBURGH WEST QUAD

SHEET INDEX

<table>
<thead>
<tr>
<th>NO.</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>C050</td>
<td>EXISTING CONDITIONS AND DEMOLITION PLAN</td>
</tr>
<tr>
<td>C100</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>C200</td>
<td>GRADING PLAN</td>
</tr>
<tr>
<td>C300</td>
<td>DISTURBANCE EXHIBIT</td>
</tr>
<tr>
<td>L100</td>
<td>LANDSCAPE PLAN</td>
</tr>
<tr>
<td>L101</td>
<td>LANDSCAPE DETAILS</td>
</tr>
</tbody>
</table>
NO EXISTING TREES ON THIS PROPERTY.

EXISTING CONDITIONS
A TREE SURVEY HAS NOT BEEN COMPLETED:

EXISTING VEGETATION ABOVE WALL TO BE REMOVED FOR CONSTRUCTION, TYP.

EXISTING FEATURES TO REMAIN

TRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.

THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.

THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION INFORMATION AVAILABLE.

ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED 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

THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE MATERIALS CONTRACTOR.  CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDS MATERIALS DURING DEMOLITION ACTIVITIES.  IF DISTURBED, CONTRACTOR SHALL HAVE THOSE ITEMS RESET BY A

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THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.

SAW CUT ALL PAVEMENT PRIOR TO EXCAVATION. SAW CUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS

UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY

ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT

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Site Plan Notes:

1. IMPORTANT: Any information on the construction plans, as well as the specifications, is intended for the Contractor's guidance and is not contractual. The Contractor shall refer to the Architectural Plans for the project.

2. This plan is the primary tool for communication among all parties involved in the project. It is not intended to be a substitute for field inspections and must not be used in lieu of proper site surveys.

3. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS. DRAWING SCALE: 1" = 5'.

4. THE CONSTRUCTION PLANS.

5. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.

7. INCIDENTAL.

8. ACTIVITIES.

9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.

10. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, LOCATION OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING JUMBO BLOCK WALL TO REMAIN, TYP. LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WORK AROUND EXISTING UTILITIES, IF SUPPORTED BY PILINGS, TYP. GRADE BEAMS FOR DECK, EXTENDED DECK EDGE, TYP. RAILING ON TOP OF WALL.


12. SAFETY RAILING PER CODES; DESIGN TO BE DETERMINED, TYP.

13. INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

14. ROOFTOP ENCLOSURE MEASURES.

15. TRAFFIC CONTROL MEASURES.

16. ROADWAY FOR DECKING AS SHOWN. TO REMAIN, TYP.

17. REMOVE EXISTING DECKING AND EXTEND STRUCTURE EXISTING ACCESS DOORS.

18. REMOVE EXISTING DECKING ACCESSED FROM FIRST FLOOR KITCHEN.

19. EXIT RAMPS AND PORCHES.

20. SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.

21. MATERIALS AND CONSTRUCTION METHODS MUST MEET THE CONSTRUCTION PLANS.

22. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.

23. STEEL REINFORCEMENT, TYP.

24. METAL PERGOLA OVER SPA, TYP.

25. PLANTER, TYP.

26. HAND RAIL, TYP.

27. SPA, TYP.

28. LOWER SPA DECK, TYP.

29. BRITISH CATHRINE M.

30. PROPOSED ACCESS DOORS FROM HOUSE TO PROPOSED DECKING, TYP.

31. EXISTING ACCESS DOORS.

32. PROPOSED WOOD DECKING, TYP.

33. 12 - STORY FRAME TOWNHOUSE TO REMAIN.

34. PROPOSED EXPANDED DECKING, TYP.

35. SUPPORTED BY PILINGS, TYP.

36. IN ORDER TO EXPAND DECKING AS SHOWN.

37. DESIGN TO BE DETERMINED, TYP.

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NOTES:
TOTAL LOT AREA: 3,840 SF
TOTAL DISTURBED AREA: 1,948 SF (49.5%)
HOUSE FOOTPRINT: 970 SF
CAISSON/WALL FOOTPRINTS: 322 SF
DRIVEWAY/FRONT WALK: 205 SF
LOWER LEVEL AREA: 451 SF
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>SIZE</th>
<th>CAL</th>
<th>CONT</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>2' CAL</td>
<td>1F, 1</td>
<td>1</td>
</tr>
</tbody>
</table>

**LANDSCAPE NOTES:**

1. All plant material shall conform to or exceed the botanical/ common names specified.
2. Tree protection fencing must be in place prior to any tree planting activities. The plant material. Any utilities damaged as a result of tree planting shall be repaired and/or the plant material. Herbicide is to be applied per weather conditions permit planting. Proceed with planting only when existing and forecasted periods: March 15 – June 15 and September 15 – November 15. Exceptions will be made but must be reviewed.
3. All plants indicated on plans shall be grown in pot sizes not exceeding 5"X5".
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