

GENERAL SITE NOTES:

1. BOUNDARY AND TOPOGRAPHIC DATA WAS OBTAINED FROM SURVEY PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTY FOR INFORMATION SHOWN AS EXISTING. CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD AND THEIR RELATIONSHIP TO NEW CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO COMMENCING RELATED WORK.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG 8-1-1 FOR FIELD LOCATING AND CLEAR MARKING OF SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL ESTABLISH AND/OR MAINTAIN AT LEAST ONE (1) BENCHMARK ON SITE FOR VERTICAL AND HORIZONTAL REFERENCE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PITTSBURGH, ALL LOCAL, STATE AND FEDERAL REQUIREMENTS SHALL BE ADHERED TO IN THE PERFORMANCE OF THIS WORK.
5. THE CONSTRUCTION LIMITS ARE AS DEFINED IN THE SPECIFICATIONS AND AS SHOWN IN THE DRAWINGS. DRAWINGS INDICATE MINIMUM LIMITS OF DEMOLITION/PAVEMENT REMOVAL REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS. WORK SHALL NOT EXCEED CONTRACT LIMIT LINES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
6. ALL TREES TO REMAIN TO BE INSPECTED FOR HEALTH PRIOR TO CONSTRUCTION, DURING CONSTRUCTION, AND AFTER CONSTRUCTION BY LICENSED ARBORIST.

SITE LAYOUT NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE. WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.
2. LOCATION AND ALIGNMENT OF SITE IMPROVEMENTS SUCH AS FENCES, ETC. SHALL BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION OF ANY AND ALL SUCH IMPROVEMENTS.
3. ALL DIMENSIONS ARE TO THE NEAREST FOOT UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ALL PROPOSED RADII ARE 5' RADIUS UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE FACE OF CURB OR WALLS AND TO CENTERLINES OF PAVEMENT MARKINGS, DOORS AND LIGHT POLES EXCEPT WHERE OTHERWISE INDICATED ON THIS PLAN.
4. ALL PAVEMENT CUTS IN CONCRETE ARE TO THE NEAREST JOINT. CONCRETE WALK PAVEMENT LIMITS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL INSTALL NEW WALK TO MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE.

SITE PREPARATION NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE. WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.
2. PRIOR TO ANY DEMOLITION ACTIVITY THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES. SEE CIVIL PLANS FOR EROSION CONTROL PLANS & NOTES.
3. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR REGARDING STAGING AREAS, CONSTRUCTION FENCING LIMITS AND GATES, AND CONSTRUCTION TRAFFIC & PARKING.
4. LIMITS OF EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL BE NEATLY SAWCUT TO PROVIDE FOR A NEAT, CLEAN JOINT/ROOF FINISHED EDGE.
5. REMOVAL OF SITE IMPROVEMENTS SHALL INCLUDE ALL SURFACE AND SUBSURFACE IMPROVEMENTS RELATED TO THE ITEMS DESIGNATED FOR REMOVAL EXCEPT WHERE INDICATED OTHERWISE. REMOVAL OF TREES AND SHRUBS INCLUDES CLEARING AND GRUBBING OF STUMPS.
6. DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY BY CONTRACTOR.
7. UTILITIES DESIGNATED TO BE ABANDONED SHALL BE DONE SO IN A SAFE AND LEGAL MANNER. COORDINATE WITH THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER'S REPRESENTATIVE.
8. ITEMS NOTED TO BE REMOVED AND SAVED FOR OWNER SHALL BE STORED ON SITE AND PROTECTED BY CONTRACTOR FOR RECOVERY BY OWNER. ITEMS NOTED TO BE RELOCATED SHALL BE REMOVED, STORED AND PROTECTED FROM DAMAGE UNTIL RE-INSTALLATION. STORED ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED TO MATCH BY CONTRACTOR.
9. ALL SAW CUTS SHALL BE STRAIGHT AND CLEAN.

SITE GRADING NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE. WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.
2. BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
3. DISTURBED AREAS NOT INDICATED TO RECEIVE PAVEMENT OR OTHER TREATMENT SHALL BE SEEDED LAWN.
4. SEE SITE PLANTING PLANS FOR EXTENT AND REQUIRED DEPTH AND WIDTH OF CONTINUOUS PLANTING BEDS.
5. PRIOR TO FINAL ACCEPTANCE THE CONTRACTOR SHALL PUMP ALL ON-SITE DRAINAGE STRUCTURE SUMPS OF SILT AND DEBRIS.
6. ALL ACCESSIBLE ROUTES SHOWN ON PLAN SHALL BE A MAXIMUM OF 1:12 (AT RAMPS) OR 1:20 (ALL OTHER AREAS) IN THE DIRECTION OF TRAVEL WITH A MAXIMUM OF 1:50 CROSS SLOPE.

SITE PLANTING NOTES:

1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE. WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.
2. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVEMENTS, MULCHES, PLANTING BEDS OR TREE PITS SHALL BE SEEDED LAWN.
3. CONTRACTOR SHALL SET PLANTS OUT IN FIELD FOR APPROVAL OF LOCATIONS BY ARCHITECT PRIOR TO PLANTING.
4. SPADE EDGE ALL PLANTING BEDS WITH LAWN AREAS UNLESS NOTED OTHERWISE TO RECEIVE STEEL EDGING. PROVIDE CLEAN SPADED EDGE AT PERIMETER OF ALL PLANTING BEDS AND TREE PITS ADJACENT LAWN AREAS. SPADE EDGE OF NEWLY PLANTED LAWN AREAS FOLLOWING SECOND MOWING.
5. ALL PLANTING BEDS AND PITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.
6. WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES OR TYPES SHOWN ON PLAN AND IN THE PLANT LIST, THE QUANTITY OF PLANTINGS SHOWN ON PLAN SHALL PREVAIL.

SITE PLANTING ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER AT 4 HT.
CONT.	CONTAINER
GAL	GALLON CONTAINER
HT.	HEIGHT
O.C.	ON CENTER
PT	PINT CONTAINER
QTY	QUANTITY
SPD	SPREAD

SITE GRADING ABBREVIATIONS

BC	BOTTOM OF CURB
BFE	BASEMENT FLOOR ELEVATION
BS	BOTTOM OF STAR
BW	BOTTOM OF WALL
CB	CATCH BASIN
DI	DRAIN INLET
EL	ELEVATION
FFE	FINISH FLOOR ELEVATION
FLUSH	FLUSH CONDITION
HP	HIGH POINT
LP	LOW POINT
MES	MATCH EXISTING GRADE
TC	TOP OF CURB
TF	TOP OF FRAME
TRC	TRANSITION CURB
TS	TOP OF STAR
TW	TOP OF WALL
YD	YARD DRAIN

GENERAL SITE LEGEND

-----	WATCH LINE
-----	CONTRACT LIMIT LINE
-----	PROPERTY LINE
----- SAWCUT	SAWCUT LINE
-----	CURB
█	CATCH BASIN
█	YARD DRAIN
█	DRAIN INLET
●	BOLLARD
●	DECORATIVE LIGHT STANDARD
●	LIGHT BOLLARD
+	SIGN

SITE PLANTING LEGEND

	STREET TREE
	EVERGREEN PLANT
	LANDSCAPE AREA
	INDIVIDUAL TREES TO REMAIN
	TREE TO BE REMOVED
	TREE PROTECTION

SITE GRADING LEGEND

	DIRECTION OF SURFACE DRAINAGE FLOW
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH-EXISTING SPOT ELEVATION
	ACCESSIBLE ROUTE

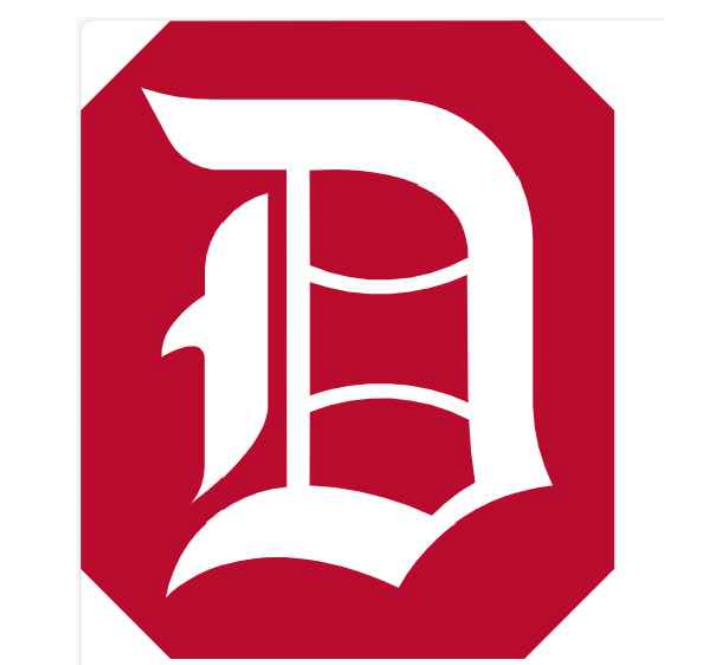
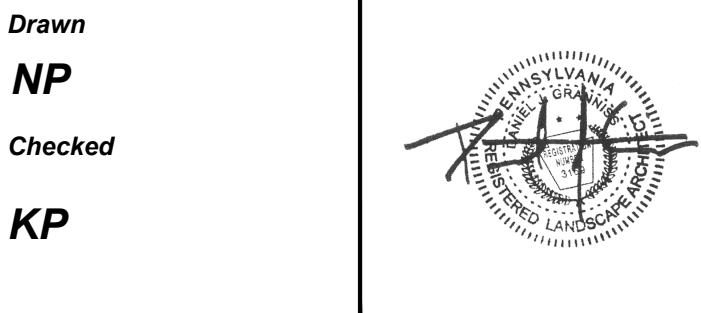
COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS	Y/N
918.02.A GENERAL LANDSCAPING	ANY PORTION OF A DEVELOPED LOT OR PROPERTY THAT IS NOT USED FOR THE LOCATION OF BUILDINGS, STRUCTURES, ACCESSORY USES, OFF-STREET PARKING, LOADING AREA, SIDEWALKS OR SIMILAR FEATURES SHALL BE LANDSCAPED.	TOTAL LINEAR FEET ADJOINING A PUBLIC STREET = 313 FT.	COMPLIES
918.02.C STREET TREES	AT LEAST 1 STREET TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF PROPERTY ADJOINING A PUBLIC STREET. STREET TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND STREET CURB. IF PLANTING IN THAT AREA IS NOT POSSIBLE, STREET TREES SHALL BE INSTALLED WITHIN 20' OF STREET CURB. TREES PLANTED BETWEEN A SIDEWALK AND STREET CURB MUST HAVE A MIN. NONPAVED PLANTING AREA OF 18 SQUARE FEET, WITH A MIN. DEPTH OF 3'.	REQUIRED: 10 TREES PROVIDED: 10 TREES	COMPLIES
918.03.B1.a SCREENING MATERIALS AND METHODS - LANDSCAPE	LANDSCAPE SCREENING SHALL BE A MINIMUM DEPTH OF 5' AND PLANT MATERIALS SHALL BE A MINIMUM HEIGHT OF 42" AT THE TIME OF PLANTING. EVERGREEN PLANTS OR PLANTS WITH DENSE STRUCTURE 10-AR ROUNDED SHALL BE EMPLOYED. (SCREENING SHOULD BE MIN. TALL AS OBJECT BEING SCREENED AND ONLY 25% VISIBLE).	REQUIRED: 5' WIDE PLANTING BED W/ 42" HT. DENSE EVERGREEN PLANTS PROVIDED: 5' WIDE PLANTING BED W/ 42" HT. DENSE EVERGREEN PLANTS	COMPLIES
918.04.A PLANT MATERIALS	PLANT SELECTION BASED UPON PITTSBURGH'S CLIMATE AND SOILS, AND THE SELECTION OF NATIVE AND INDIGENOUS PLANT MATERIALS IS STRONGLY ENCOURAGED. LIST OF PREFERRED SPECIES AVAILABLE FROM ZONING.	PROPER PLANT SELECTION FOR PLANT HARDINESS, ZONE PROVIDED, FAVOR NATIVE AND ADAPTIVE SPECIES.	COMPLIES
918.05.A INSTALLATION	ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGN TO ENCOURAGE VIGOROUS GROWTH. ALL LANDSCAPE MATERIAL, LIVING AND NON-LIVING, SHALL BE HEALTHY AND IN PLACE PRIOR TO ISSUANCE OF FINAL OCCUPANCY CERTIFICATE. A TEMP CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO INSTALLATION IF REQUIRED LANDSCAPING IF WRITTEN ASSURANCES AND FINANCIAL GUARANTEES ARE SUBMITTED ENSURING THAT PLANTING WILL TAKE PLACE WITH PLANTING SEASON ARRIVES.		TO COMPLY
918.05.B MAINTENANCE AND REPLACEMENT	TREES, SHRUBS, FENCES, WALLS AND OTHER LANDSCAPE FEATURES DEPICTED ON PLANS APPROVED BY THE CITY SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER DETAILS ARE ELEMENT OF THE PLAN. THE LAND OWNER, OR SUCCESSORS IN INTEREST, OR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE FOLLOWING: 1. REGULAR MAINTENANCE OF ALL LANDSCAPING IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING OR OTHER MAINTENANCE, AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. 2. THE REPAIR OR REPLACEMENT OF REQUIRED LANDSCAPE STRUCTURES TO STRUCTURALLY SOUND CONDITION. 3. THE REGULAR MAINTENANCE, REPAIR, OR REPLACEMENT, WHERE NECESSARY, OF ANY LANDSCAPING REQUIRED BY THIS CHAPTER. 4. CONTINUOUS MAINTENANCE OF THE SITE.		TO COMPLY
914.05 BIKE PARKING	BIKE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE (SEE CHART 914.05.D.1) 4X8 SPACE PROVIDED FOR LOCKING UP (5) BICYCLES TO CITY APPROVED BICYCLE RACK.	REQUIRED: OVER 25,000 S.F. - 1/10,000 S.F. OR FRACTION THEREOF = 9 SPACES PROVIDED: 9 SPACES	COMPLIES
914.10 OFF-STREET LOADING	OFF-STREET LOADING SPACES SHALL BE PROVIDED ON THE SITE OF NEW OR EXPANDED USES IN ACCORDANCE WITH THE MINIMUM STANDARDS INCLUDED IN THE FOLLOWING OFF-STREET LOADING SCHEDULE (SEE CHART) 914.10.A)	REQUIRED: 80,000 - 120,000 S.F. - 2 SPACES PROVIDED: 2 SPACES	COMPLIES
915.05 TREE PLACEMENTS	THE ZONING ADMINISTRATOR SHALL REQUIRE THE PROTECTION AND PRESERVATION OF TREES WITH A DIAMETER OF 12" OR MORE, MEASURED AT A POINT 4' ABOVE GRADE. IF SAID TREES ARE REMOVED DURING SITE PREPARATION OR DEVELOPMENT, THEY SHALL BE REPLACED, AT A MINIMUM, EQUAL TO THE COMBINED TOTAL DIAMETER OF REMOVED TREES.	REQUIRED: REMOVALS ≥ 12" DBH 12" (3) 16" (1) 24" (1) TOTAL (5) TREES REPLACE 75 CALIPER INCHES PROVIDED: 30 CALIPER INCHES REPLACED WITH NEW STREET TREES (3" CAL. X 10 TREES), 46 CALIPER INCHES TO BE PLANTED ELSEWHERE ON CAMPUS OR FINE TO BE PAID BY DUQUESNE UNIVERSITY	COMPLIES



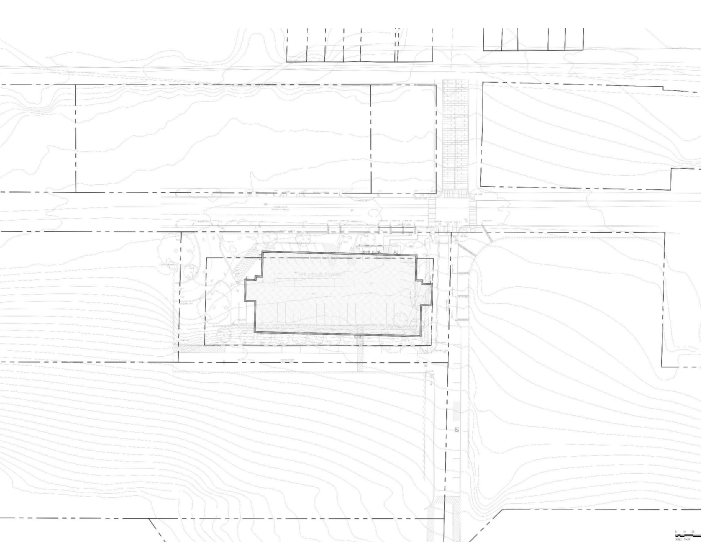
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KEY PLAN

Number	Date	Issued For
01/19/2025	02/22/2025	SITE PLAN 100% SCHEMATIC DESIGN

REGULATORY
SITE PLAN

Date	08/22/2025	Drawing Number	L000
Scale	1" = 20'		
Proj. Number	24278.00		

0 10 20 40
SCALE: 1"=20'