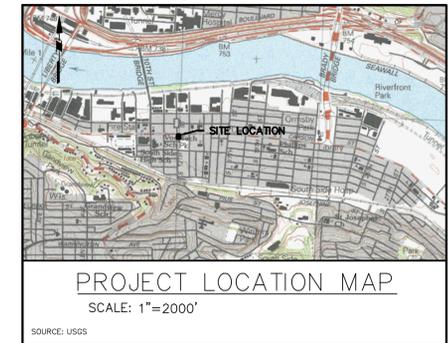


# Exhibit A

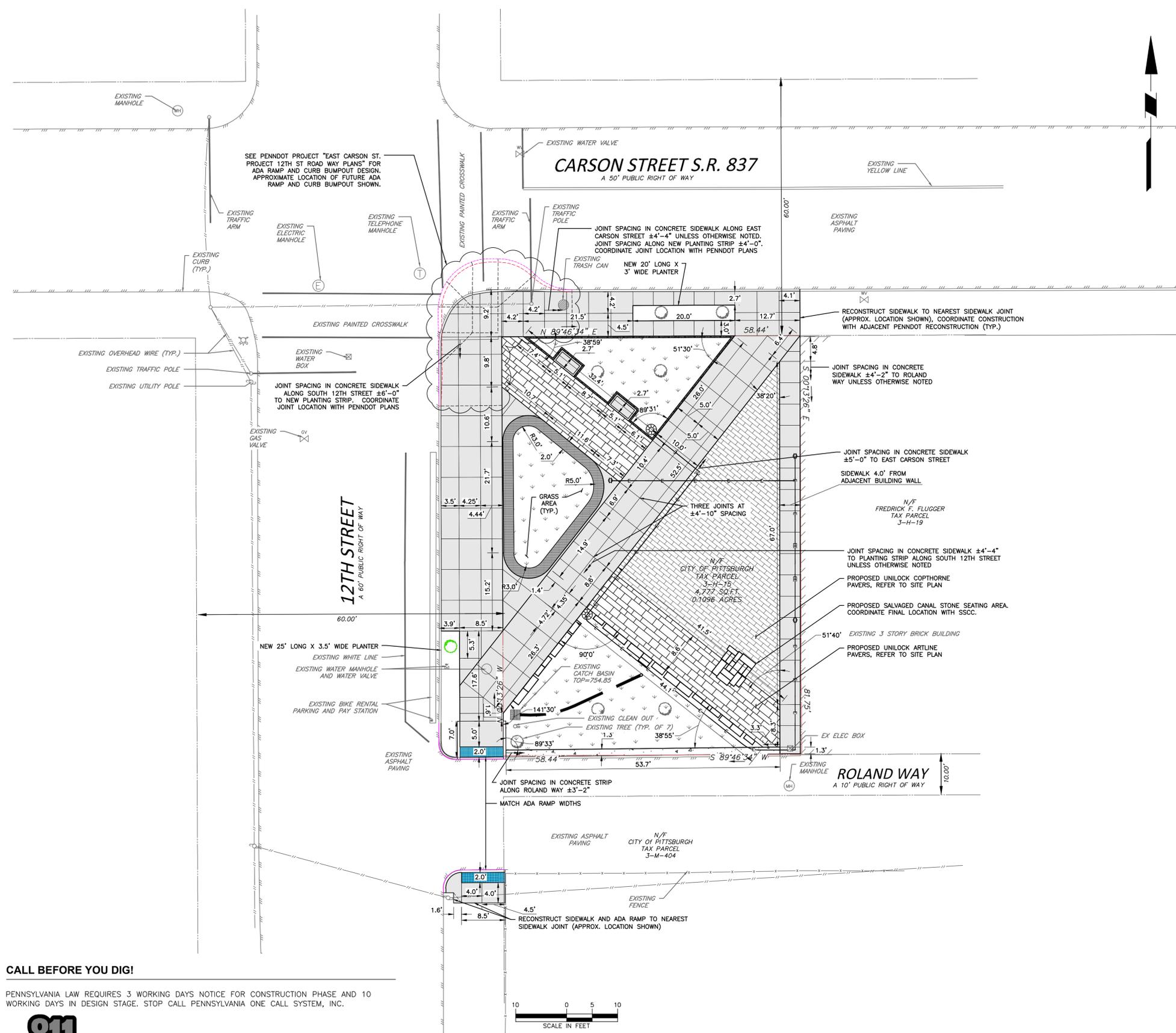


## GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "TOPOGRAPHICAL SURVEY" FOR THE "EAST CARSON & 12TH STREET" PROJECT SITUATED IN PITTSBURGH, ALLEGHENY CO., PENNSYLVANIA, DRAWING NO. TOPO, PREPARED BY HAMPTON TECHNICAL ASSOCIATES, INC., DATED MAY 9, 2016. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS83).
- THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT AND GEOTECHNICAL INVESTIGATION.
- STREET PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICIES SET FORTH IN THE CITY OF PITTSBURGH DOMI RIGHT-OF-WAY PROCEDURES MANUAL.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- CONSTRUCTION, INCLUDING ADA RAMP CONSTRUCTION, SHALL COMPLY WITH APPLICABLE PORTIONS OF THE LATEST EDITION OF PENNDOT PUBLICATION 408 AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ) SEPTEMBER 15, 2010.
- AT A MEETING BETWEEN REPRESENTATIVES OF THE SOUTH SIDE COMMUNITY COUNCIL AND THE CITY OF PITTSBURGH FORESTRY DIVISION ON APRIL 26, 2021, LISA COFFEY APPROVED THE PLAN. THE EXISTING DYING ZELKOVA BY THE MURAL, THE EXISTING SERVICEBERRYS ALONG ROLAND WAY AND THE EXISTING RED BUD SUFFERING FROM TRUNK ROT ARE ALL ALLOWED TO BE REMOVED WITHOUT INCURRING CALIPER DEBT. THE PROJECT CALIPER DEBT IS 12 INCHES. IN ADDITION TO THE NEW TREE SHOWN ON THE PLANS (NEAR THE INTERSECTION OF SOUTH 12TH STREET AND ROLAND WAY), THERE IS ONE NEW TREE PROPOSED ON THE WEST SIDE OF SOUTH 12TH STREET AND FIVE NEW TREES PROPOSED ON EAST SIDE OF SOUTH 13TH STREET. THE SPECIES AND FINAL LOCATIONS OF THESE NEW TREES SHALL BE COORDINATED WITH DOMI AND CITY FORESTRY. LISA STATED THAT CITY FORESTRY IS WILLING TO WORK WITH THE SOUTH SIDE COMMUNITY COUNCIL ON ALTERNATIVE COMPLIANCE FOR THE PROJECT IF NECESSARY.

## LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
CURB LINE	---	---
1" CONDUIT	---	---
LANDSCAPE EDGING	---	---
DECORATIVE PAVERS	---	---
LARGE PAVERS	---	---
LAWN/GARDEN AREA	---	---
18" SEAT WALL	---	---
EXPOSED AGGREGATE CONCRETE	---	---
CONCRETE PAVING	---	---
CANAL STONES	---	---
PLANTER CURB	---	---
ELECTRICAL BOX	⊠	⊠
LIGHT POLE	⊛	⊛
ELECTRICAL OUTLET	⊙	⊙
GAS VALVE	⊕	⊕
WATER VALVE	⊖	⊖
ELECTRIC MANHOLE	⊗	⊗
TELEPHONE MANHOLE	⊘	⊘



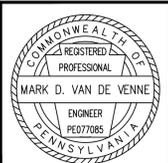
### CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.



Know what's below. Call before you dig. PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY PA ACT 50 OF 2017 73P.S. § 176 ET. SEQ. REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 8-1-1 OR 1-800-242-1776 BEFORE ANY DISTURBANCE. PENNSYLVANIA ONE CALL SERIAL NUMBER FOR INFORMATION SHOWN ON THIS DRAWING IS 2016-103-0513.

Date	Description	No.
3/15/22	ISSUED FOR CONSTRUCTION	4.
8/04/21	CITY OF PITTSBURGH FINAL LD APPROVAL SUBMISSION	3.
6/30/21	90% REVIEW	2.
Date	Description	No.



SIGNATURE: MARK VAN DE VENNE  
DATE SIGNED: PROFESSIONAL ENGINEER  
PA LIC. No. PE077085



Project: ESSER PLAZA RENOVATIONS  
LOT 3-H-15  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title: SITE LAYOUT PLAN  
NOT FOR CONSTRUCTION

Project No. N/A	Drawing No. 5
Date: MARCH 15, 2022	Scale: 1"=10'
Drawn By: AM	Checked By: PD
Submission Date	Sheet 5 of 10