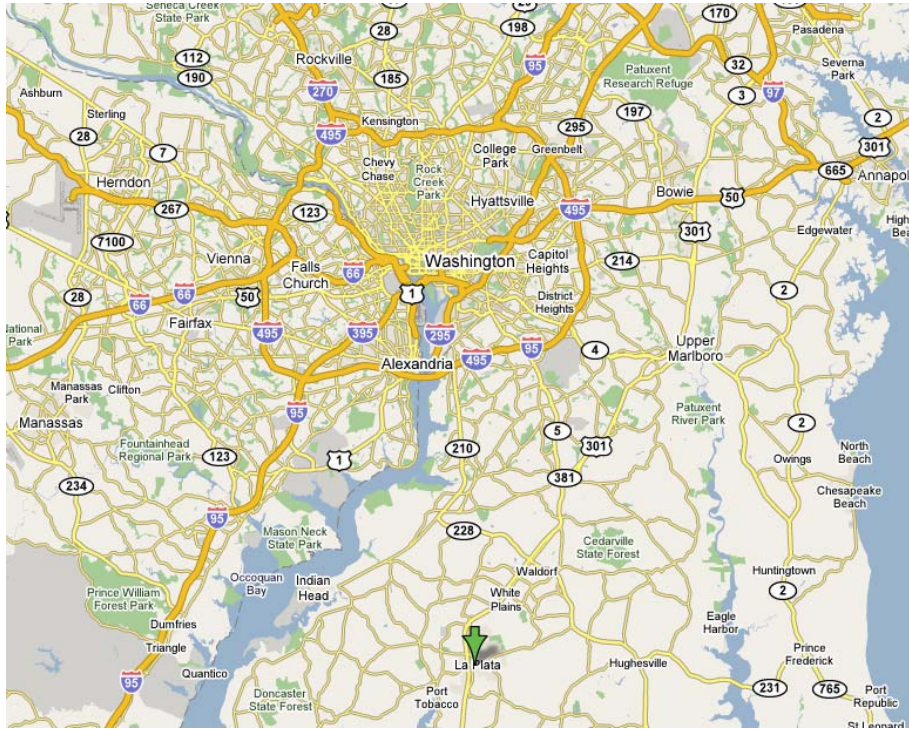


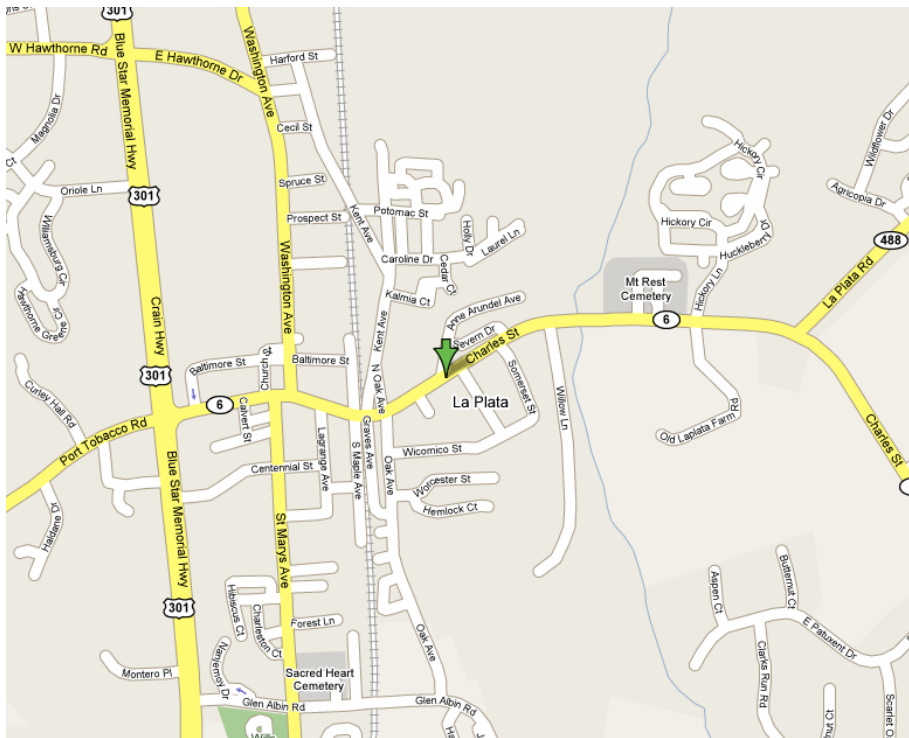


EXISTING CONDITIONS

Vicinity Maps



Project Vicinity Map – La Plata, MD & Its Relation to Washington DC



Project Vicinity Map – La Plata, MD



Local Conditions

The town of La Plata is a relatively small with a population around 8500 people. It is located in southern Maryland, about 30 miles southeast of Washington DC, 60 miles south of Baltimore, and 45 miles southwest of Annapolis. The existing site is approximately 10 Acres and is zoned as Institutional I-2 to accommodate the original

hospital constructed in the late 1960s and additions added in the 1970s and 1980s. The main objective on this project was to combine the existing architectural and structural components



Figure 2: Aerial Picture of the Civista

with the newly planned components. Given the constraints of a 14'-0" as the typical floor-to-floor height, the structure's depth, and the existing concrete building to be connected became the critical factors in determining that this facility was to be designed as a concrete structure.

The site logistics plan is a challenge due to the task of keeping adequate on-site Civista employee and customer parking available. Parking, factored with the amount of site demolition and construction, requires careful planning and sequencing to avoid setbacks and delays. Local off site parking lots alleviated some of the stress by opening their lots to Civista.



Parking for the construction management staff as well as other members of the project team was not a major concern. By working out of a nearby, single-story house, most of their parking could be accommodated on the house's property. As for trade contractors, parking was a much greater challenge. Due to the limited on site area, typically only foreman were allowed vehicles on site. Off site parking lots were coordinated through the town of La Plata. Buses transport workers from the lots to the site every morning and back to lots every evening. The greatest concern was locating additional patient and customer parking. Much of the existing is phased for demolition. Luckily, the hospital is comparatively small and parking is available on adjacent property.

The Geotechnical Engineering Report, prepared by Schnabel Engineering, concludes excessive settlement due to clay and clay sands. This type of soil has low bearing capacities. To properly accommodate these conditions, the foundation must be properly designed. In this case, the engineer recommends deep foundation systems consisting of augured cast-in-place piles along with imported fill with desired properties.

Existing Conditions Site Plan

Please reference Appendix B for a copy of Civista's Existing Conditions Site Plan. Site utilities that required relocation include sanitary sewer, storm sewer, water main, and gas main.