GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40ft.

(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

LEGEND

EXISTING EXISTING DATA IS CALLED OUT USING SLANTED TEXT		PROPOSED PROPOSED DATA IS CALLED OUT USING UPRIGHT TEXT
	PROPERTY LINE	
	ADJOINING PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT	
	SETBACK LINE	
	SOIL TYPE BOUNDARY	
	MINOR CONTOUR	
550	MAJOR CONTOUR	550
	CENTERLINE	
	EDGE OF PAVEMENT	
	CURBING	
	FENCE LINE	
	TREE LINE	
	GUIDE RAIL	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
	GAS LINE	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE	
	UNDERGROUND LINES	
	OVERHEAD TELEPHONE	
	OVERHEAD ELECTRIC	
	OVERHEAD CABLE	
	OVERHEAD LINES	
	FIRE SUPPRESSION LINE	
	WATER LINE	
	MAN DOOR	
	INDUSTRIAL DOOR	
	SIGN	
	IRON PIN	
	CONCRETE MONUMENT	
	UTILITY POLE	
426.00 +	SPOT ELEVATION	+ 426.00
GV	GAS VALVE	GV
WV	WATER VALVE	WV
	FIRE HYDRANT	
	WATER WELL	
	SANITARY CLEANOUT	CO
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	C–TYPE M–TYPE
	STORM INLET #	10
	TREE	CEDAR RED OAK

STEEP SLOPES (15% – 25%)

VERY STEEP SLOPES (>25%)

EXISTING FEATURES TO BE DEMO'D

DEMOLITION NOTES

1. ALL EXISTING FEATURES IN THE CROSSHATCHED AREA, SHOWN IN BOLD, OR CLOUDED ITEMS SHOWN ON THIS PLAN ARE TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL STRUCTURES, (SIDEWALKS, CONCRETE PADS, WALLS, PAVEMENT, UTILITIES, ETC) SO THAT THE PROPOSED SITE IMPROVEMENTS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE MATERIALS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR WASTE DISPOSAL AND DEMOLITION.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATIONS OF UTILITY LINES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AND THE AFFECTED UTILITY COMPANIES FOR ON–SITE LOCATION OF EXISTING UTILITIES.
5. UTILITY LINES NOT IDENTIFIED TO BE RELOCATED AND THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY, OWNER AND ARCHITECT.
6. CONTRACTOR SHALL SAWCUT ALL PAVEMENT, SIDEWALKS, CONCRETE AND CURBS MARKED TO BE REMOVED AND/OR AS REQUIRED FOR INSTALLATION OF UTILITIES. SAWCUTS SHALL BE STRAIGHT AND NEAT WITHOUT IRREGULARITIES. DAMAGE TO ANY PAVEMENT OR CURB NOT MARKED TO BE REMOVED SHALL BE REPAIRED AT NO COST TO THE OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS PERTAINING TO THE CONSTRUCTION ACTIVITIES.
8. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. DEMOLITION SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
9. CONTRACTOR SHALL ENSURE THAT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE PRIOR TO SITE DISTURBANCE.
10. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ITEMS THAT ARE TO REMAIN. DAMAGED ITEMS SHALL BE RESTORED TO EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS AT NO COST TO THE OWNER. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES, ETC. THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNATED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING BUILDING(S) AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL AND COORDINATION THROUGH THE OWNER. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO RELOCATE UTILITIES (IF REQUIRED) WITH MINIMAL IMPACTS TO THE OWNER.
12. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
13. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY PA ONE CALL AND THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
14. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS EXACT LOCATIONS OR AS THE ONLY UTILITES/OBSTACLES THAT MAY BE PRESENT WITHIN THE PROJECT AREA. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES REGARDING DESTRUCTION AND/OR REMOVAL OF ALL SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE WORK AND TO PREVENT UNAUTHORIZED ENTRY WITHIN THE PROJECT AREA.
16. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL", IN ADDITION TO COMPLYING WITH LOCAL, STATE AND FEDERAL REGULATIONS, IF APPLICABLE.
17. DEMOLITION EQUIPMENT AND ACTIVITIES SHALL NOT USE AREAS OUTSIDE OF THE PROJECT AREA WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER AND/OR GOVERNMENTAL APPROVAL(S).
18. REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR SEQUENCE OF CONSTRUCTION AND APPROXIMATE TIMING.
19. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

811 Know what's beloW Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS OF THE ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

W. JEFFERY NAGORNY, P.E. PA P.E. LICENSE # 39220E	1. 100% CONSTRUCTION DRAWINGS REVISIONS	03/10/17 DATE

advantage engineers
1528 ANDREWS DRIVE, SUITE 102
WEST CHESTER, PENNSYLVANIA 19380
PHONE (484) 402-0779
www.advantageengineers.com

QUALITY ASSURANCE & PLUS ARCHITECTURE & ENGINEERING QA+

Service Disabled Veteran Owned Small Business SDVOSB eVe

DRAWING TITLE	PROJECT TITLE	DATE:
EXISTING CONDITIONS & DEMOLITION PLAN	WILKES-BARRE V.A. MEDICAL CENTER PARKING GARAGE	03/10/2017
FACILITY PROJECT NAME	BUILDING NUMBER / CHECKED / DRAWN	PROJECT NO.
WILKES-BARRE V.A. MEDICAL CENTER	PARKING GARAGE / WJN / JAR	693222
	LOCATION: 1111 EAST END BLVD, WILKES-BARRE, PA 18702	DRAWING TITLE: S-2
		DWG. 3 OF 15

Veterans Affairs