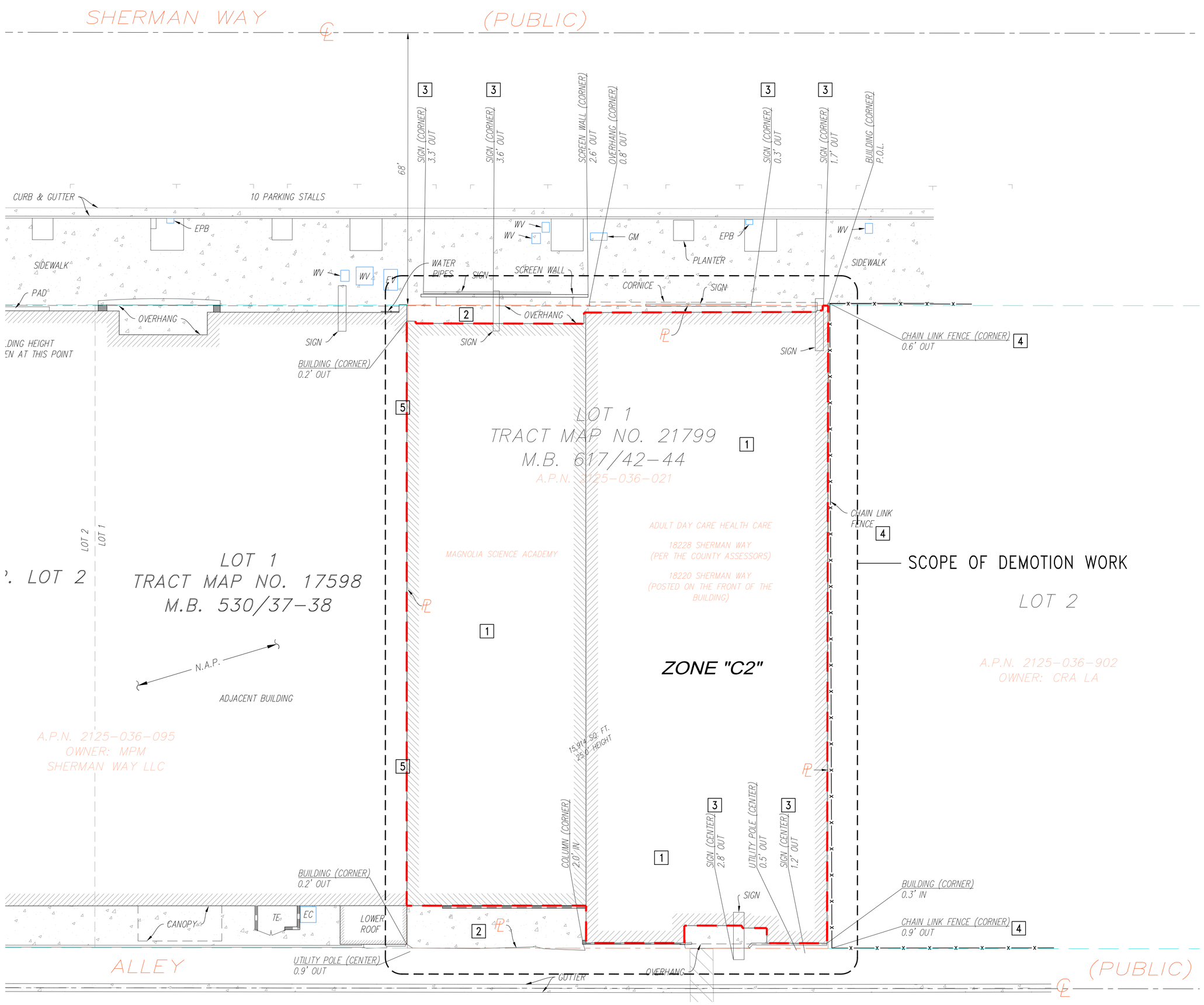
DEMOLITION PLAN



LEGEND

APN	ASSESSORS PARCEL NUMBER		ASPHALT PAVEMENT
EC	ELECTRIC CABINET		CENTER LINE
EPB	ELECTRIC PULL BOX		CONCRETE PAVEMENT
EV	ELECTRIC VAULT		ELECTRIC CABINET
FS	FINISH SURFACE		ELECTRIC PULL BOX
NG	NATURAL GROUND		ELECTRIC VAULT
P.O.L.	POINT ON LINE		FOUND MONUMENT
TC	TOP OF CURB		GAS METER
TE	TRASH ENCLOSURE		GATE
TOP	TOP OF STRUCTURE		GUARD POST
WV	WATER VAULT		HANDICAP
	EDGE OF PAVEMENT		LIGHT
	WOOD FENCE		POWER POLE W/TRANSFORMER
	CHAIN LINK FENCE		PROPERTY LINE
	PROPERTY LINE		SIGN
	INTERIOR LOT LINES		STREET LIGHT
	RIGHT-OF-WAY		TREE
	EASEMENT LINE		PALM TREE
	RETAINING/BLOCK/BRICK WALL		UTILITY POLE
			WATER METER
			WATER VALVE
			WATER VAULT

DEMOLITION LEGEND

EXISTING 1-STORY BUILDING TO BE DEMOLISHED

SITE ADDRESS: 18220 SHERMAN WAY
RESEDA, CA 91335

BUILDING AREA: 15,914 S.F.

BUILDING HT.: 25'-0"

APN: 2125-036-021

DEMOLITION PLAN NOTES

1. REMOVE EXISTING 1-STORY BUILDING
2. REMOVE HARDSCAPE
3. REMOVE MONUMENT SIGN ABOVE BUILDING
4. MAINTAIN CHAIN LINK FENCE AS NEEDED
5. PROVIDE ADEQUATE SHORING OF THE ADJACENT BUILDING AS REQUIRED.

GENERAL NOTES

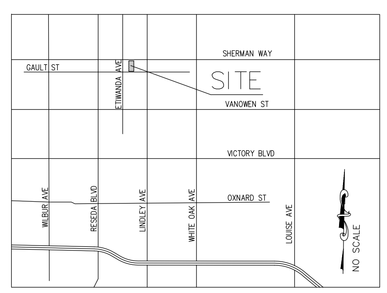
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS, AND IS TO REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
2. THE PROCEDURES TO BE USED FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSAL OF MATERIALS, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING ADJACENT BUILDING DUE TO DEMOLITION WORK.
4. CONTRACTOR SHALL INSURE THAT THERE IS NO INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, LOADING DOCKS AND ADJACENT FACILITIES. CONTRACTOR SHALL OBTAIN PERMISSION FROM THE LANDLORD'S REPRESENTATIVE AND CITY BUILDING DEPARTMENT BEFORE OBSTRUCTING ANY STREETS, DRIVEWAYS, LOADING DOCKS AND ADJACENT FACILITIES.
5. DURING REMOVAL OPERATIONS, ALL PERSONS AND PROPERTY SHALL BE PROTECTED. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE ANY SPREAD OF DUST. DEBRIS AND FLYING PARTICLES AND SO THAT THAT ANY RELATED EFFECTS OF DEMOLITION DO NOT INTERFERE WITH SURROUNDING EQUIPMENT, PERSONNEL, OR BUILDING.
6. CONTRACTOR SHALL REMOVE ALL DEMOLISHED ITEMS FROM THE SITE UNLESS LANDLORD'S REPRESENTATIVE HAS DIRECTED THE CONTRACTOR TO PROVIDE DEMOLISHED ITEMS. CONTRACTOR SHALL KEEP ALL PUBLIC AREAS CLEAN OF DEBRIS. COORDINATE WITH LANDLORD FOR LOCATION OF TRASH DUMPSTERS. CONTRACTOR SHALL PROVIDE BARRICADING, AS REQUIRED TO PROTECT THE PUBLIC FROM DEMOLITION WORK.
7. CONTRACTOR SHALL RECYCLE AND/OR SALVAGE AT LEAST 50% OF NON-HAZARDOUS CONSTRUCTION/DEMO DEBRIS. PRIOR TO DEMOLITION, MATERIALS TO BE DIVERTED FROM DISPOSAL WILL BE IDENTIFIED; DURING DEMOLITION THESE MATERIALS WILL BE SORTED ON SITE. ALL OTHER MATERIALS NOT EXPLICITLY DENOTED TO BE RETURNED TO THE LANDLORD SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF OFF THE PREMISES COMPLETELY BY THIS CONTRACTOR.
8. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND CAP UTILITIES AS NECESSARY PRIOR TO START OF DEMOLITION WORK.
9. CONTRACTOR SHALL OBTAIN REQUIRED NOTICES AND PERMITS FROM THE CITY OF LOS ANGELES BUILDING & SAFETY PRIOR TO COMMENCING DEMOTION WORK.
10. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING OF ADJACENT BUILDING AS NEEDED & REQUIRED BY LADBS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 10 OF TRACT NO. 21799, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 617 PAGES 42-44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP



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Architecture and Planning

MAGNOLIA SCIENCE ACADEMY
18220 SHERMAN WAY, RESEDA, CA 91335

REV	DESCRIPTION	DATE
	DEMO PLAN	7/25/2017

PROJECT
MAGNOLIA SCIENCE ACADEMY

PROJECT ADDRESS
18220 SHERMAN WAY,
RESEDA, CA91335

DRAWING TITLE
DEMOLITION PLAN

DRAWN BY: EC
ISSUE DATE: 7/25/17
JOB NUMBER:
DRAWING SCALE: AS NOTED
APPROVED BY:

DRAWING NUMBER
ED1.0