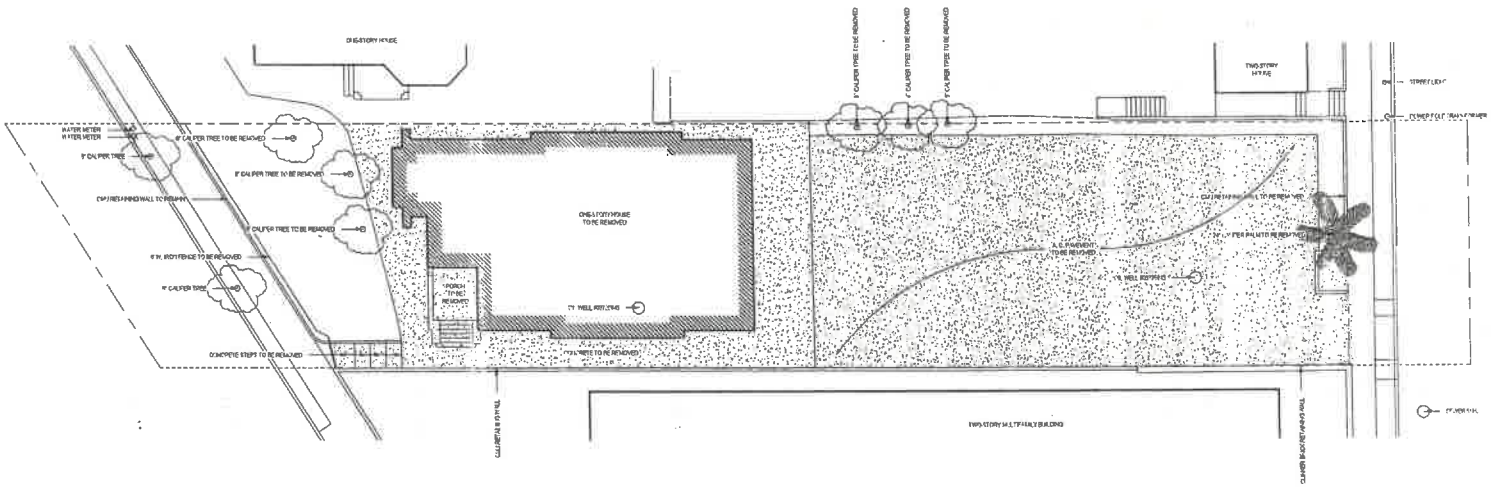


1 SELECTIVE DEMOLITION SITE PLAN

SCALE 1" = 10'-0"

DEMO PLAN GENERAL NOTES

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING PROPOSALS TO BE FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION AND SAFETY TO PROPERTY AND THE PUBLIC DURING CONSTRUCTION.
3. THE OWNER AGENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES WHICH ARE AFFECTED AND ADVISE THE APPROPRIATE CONTACT OF SERVICES TO THE PUBLIC.
4. DAMAGE OR DIRECT REPAIR OR REPLACEMENT OF ALL NON-REMOVABLE ITEMS, INCLUDING EXISTING PROPERTY, STREET, SIDEWALK, CURB, GUTTER, PAVEMENT, ALL EXISTING UNDERGROUND UTILITIES, THE PROPERTY OF THE OWNER, GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER OF THE CHANGE OF CONTROL PLAN BEFORE, DURING & AFTER DEVELOPMENT.
5. WHERE EXISTING WALL BEGINNING TO NEW CONCRETE, TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR TO DEVELOP A SAFE AND STABLE TRANSITION AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITION. ADDITIONAL STEPS NOT SHOWN TO BE REMOVED, BETWEEN 2 FT AND THE COMPLETE REMOVAL OF THE EXTERIOR ALONG SHALL BE REMOVED WITH THE ADDITIONAL COST TO THE OWNER.
6. [illegible] SHOULD BE PLACED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF [illegible] THE OWNER AND ARCHITECT SHALL BE NOTIFIED UPON DISCOVERY. THE DISPOSAL OF THE SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND REPORTING SHALL BE EFFECTIVE BY CONTRACTOR.
7. EXISTING DEMOLITION ITEMS CONTRACTOR PROVIDE ALL NECESSARY PROTECTION AND MEASURES FOR THE PUBLIC, INCLUDING BUT LIMITED TO [illegible] TEMPORARY PARTITIONS, [illegible] AND INSTALL THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ITEMS TO REMAIN INCLUDING ALL UTILITIES, DURING DEMOLITION AND CONSTRUCTION OPERATIONS. REPAIR ANY DAMAGE TO ALL EXISTING PROPERTY REGARDLESS OF WHO CAUSED THE DAMAGE, SHALL BE REPAIRED OR REPLACED TO ALL THE SATISFACTION OF THE OWNER AND ADDITIONAL COSTS TO THE OWNER.
9. CONTRACTOR TO CONTRACT STORMWATER, HOUSEHOLD CONSTRUCTION WASTE AND REPAIRS OR REPLACEMENT AGREEMENTS WITH THE OWNER.
10. DEMOLISH THE ENTIRE BUILDING INCLUDING CONCRETE SLAB.
11. ALL RETAINING WALL TO REMAIN MUST BE PERMANENT AT A LATER DATE IF REQUIRED BY THE GRADING.

APPROVAL STAMP

EXHIBIT "A"
Page No. 3 of 14
Case No. DIR-2024-8869-TOC-HCA

BFK
ARCHITECTURE + PLANNING

OCEAN VIEW APARTMENTS

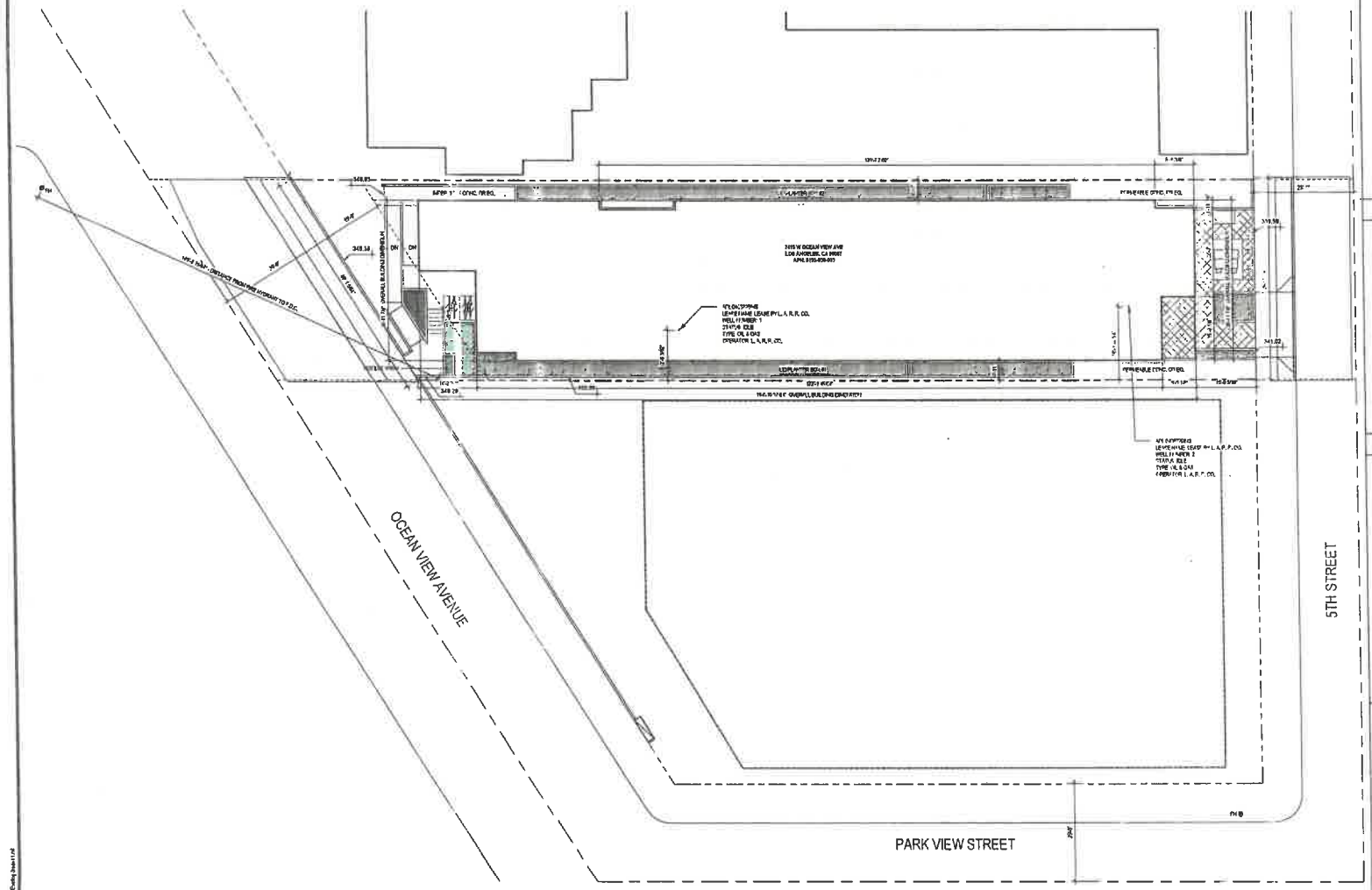
7415 W OCEAN VIEW AVENUE
LOS ANGELES, CA 90037

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]

PROJECT NO.
SHEET TITLE/DATE
DRAWN BY
CHECKED BY
SCALE

SELECTIVE DEMOLITION SITE PLAN

SHEET NO.
A-000



SITE PLAN GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. REFER TO SHEET [illegible] FOR ADDITIONAL ACCESSIBILITY NOTES & DETAILS
6. REFER TO SHEET [illegible] FOR ADDITIONAL FIRE DEPARTMENT NOTES
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

SITE PLAN KEYNOTES

PATH OF TRAVEL LEGEND

APPROVAL STAMP

EXHIBIT "A"
Page No. 4 of 14
Case No. DIR-2024-3066-TOC-HCA

1 SITE PLAN
1/16" = 1'-0"

BFK
ARCHITECTURE + PLANNING

OCEAN VIEW APARTMENTS

2415 W OCEAN VIEW AVENUE
LOS ANGELES, CA 90[illegible]

SITE PLAN

A-100