

SITE LEGEND - Existing

	OUTLINE OF EXISTING TWO-STORY STRUCTURE - FIRST FLOOR OUTLINE
	OUTLINE OF EXISTING SECOND FLOOR WORKSHOP/ OFFICE AREA
	OUTLINE OF EXISTING SECOND FLOOR MAIN RESIDENCE
	OUTLINE OF EXISTING GARAGE AREA
	OUTLINE OF EXISTING EASEMENT AREA - (SEWER & ACCESS EASEMENT ON PROPERTY)
	AREA OF EXISTING HARDSCAPE
	AREA OF EXISTING SECOND FLOOR BALCONY - (OPEN METAL TUBING FLOOR)
	AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY
	EXISTING LANDSCAPE AREA
	PROPERTY LINE
	ROOF DRAIN OUTLET - SEE FLOOR PLANS

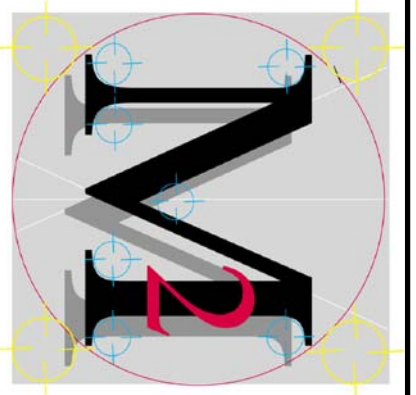
- SITE PLAN NOTES - EXISTING**
- A. The site plan is for informational documents for complete scope of work. Refer to other construction documents for complete scope of work.**
- B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions.** These include but are not limited to property lines, setback location to all new or existing walls, easement (if any), existing site utilities, including water, sewer gas and electrical lines and any other net or existing site items which could effect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities and indicate utility type.
- C. The Contractor or subcontractor shall notify the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the Architect office.**
- D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.**
- E. Coordinate with other tenants the temporary shutoff of any site utilities, including but not limited to**
- F. The Architect does not possess any plans or knowledge on the original building, structural, electrical or mechanical system.**
- G. For Proposed Site Work refer to sheet A-1.2**

SITE PLAN KEYNOTES - EXISTING

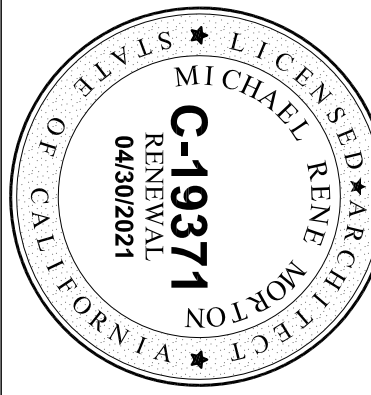
SITE PLAN LEGEND - EXISTING

- STRUCTURES**
- Outline of Existing Two-Story Residence - See First Floor Plan On Sheet A-2.1
 - Outline of Existing Detached Office Garage - See Floor Plans On Sheet A-2.1
 - Outline of Existing Second Floor - See Floor Plan On Sheet A-2.2
 - Outline of Existing Storage Shed - To Remain
 - Not Used
- SITE IMPROVEMENTS - TO REMAIN**
- Existing Concrete Sidewalk - To Remain
 - Existing Site Parking Cover Structure - To Remain
 - Existing Concrete Curb - To Remain
 - Existing Concrete Site Walkway - To Remain
 - Existing Site Wall - To Remain
 - Existing Gate - To Remain
 - Existing Site Stairs - To Remain
 - Existing Site Concrete & Tile Patio - To Remain
 - Existing Covered Entry Porch - To Remain
 - Existing Site Hardscape - To Remain
 - Existing Site Fence - To Remain
 - Existing Site Trash Area - To Remain
 - Existing Tandem Parking Spaces (2) - To Remain
 - Existing Site Light Fixture - To Remain
 - Existing Power Pole in Alley
- SITE IMPROVEMENTS - TO BE REMOVED**
- Not Used
 - Not Used
 - Not Used
 - Not Used
- SITE UTILITIES**
- Existing Water Service Lateral - 1 inch - To Remain (Verify Location)
 - Existing Water Service Back Flow Preventer (WR-4) - To Remain
 - Existing Water Shut Off Valve - To Remain
 - Existing Water Meter - To Remain
 - Existing Electric Meter - 200 amp service - To Remain
 - Existing Gas Meter - To Remain
 - Existing Gas Telephone Service Box - To Remain
 - Existing Electric Sewer Lateral - To Remain - (Verify Location In Field)
- SITE LANDSCAPE**
- Existing Irrigated Landscape Area - To Remain
 - Existing Site Tree - To Remain
 - Existing Tree - Mature Tree - To Remain
 - Existing Landscape - To Remain

- OFF-SITE ITEMS**
- Existing Standard Fire Hydrant - 240 feet to Southwest
 - Existing Asphalt Paved Street - To Remain
 - Existing Concrete Curb - To Remain
 - Existing Concrete Curb Cut & Driveway - To Remain
 - Not Used
 - Not Used



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REVISIONS
A Coastal Revision: 01/15/2020
B
C
D

PHASE CONSTRUCTION DOCUMENT - CDP
PROJECT NO. 2019-35
REVIEWED BY MRM
DRAWN BY FG / AP / MM
DATE 04-03-2020

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