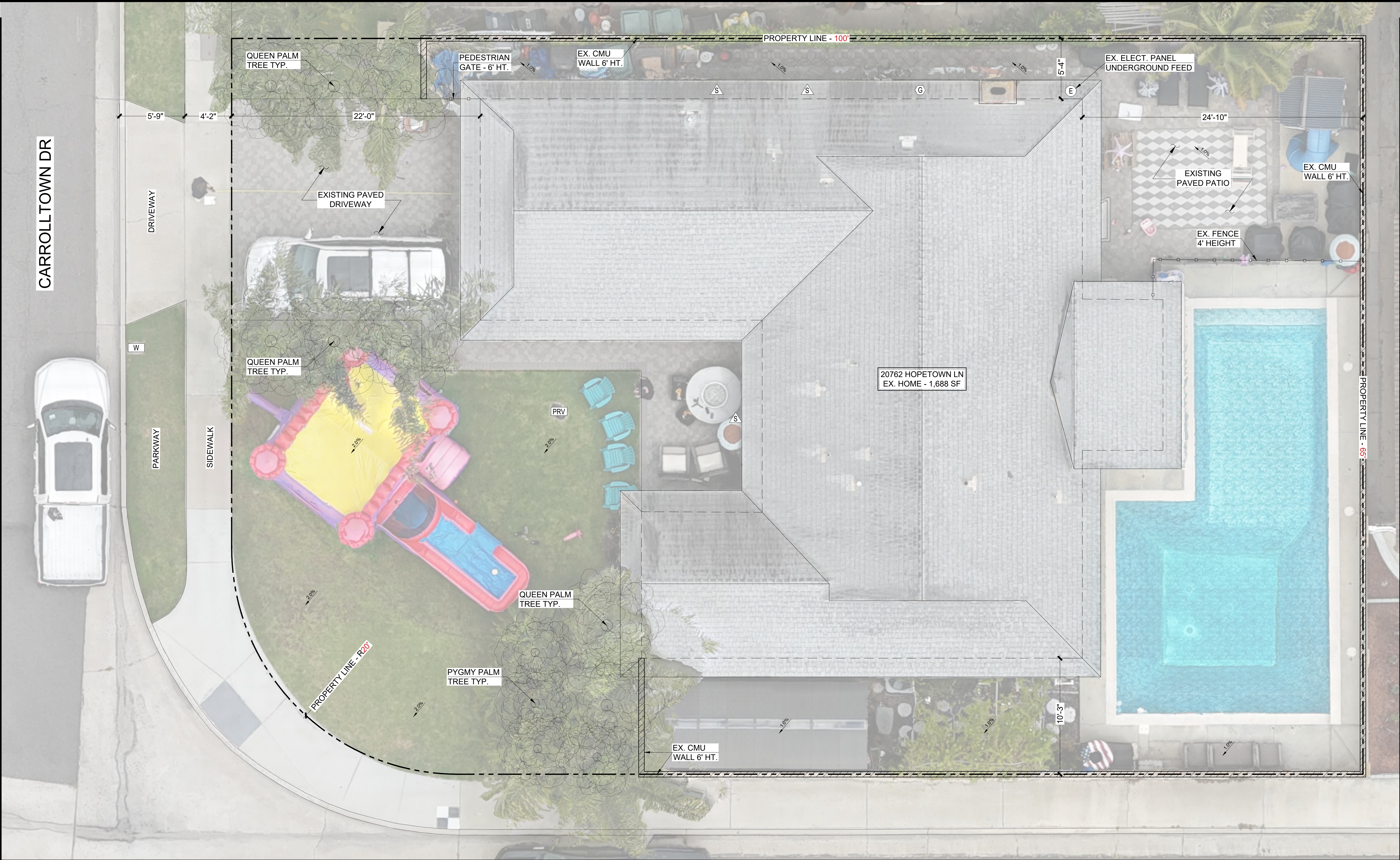






SPRUCE ENGINEERING SERVICES,
PROFESSIONAL CORPORATION

5771 GLOUCESTER CIR., WESTMINSTER, CA 92683
TEL: (562) 204-6223
SPRUCEENGINEERSERVICES.COM

CHECK AND VERIFY ALL DIMENSIONS
BEFORE PROCEEDING WITH THE
WORK. REPORT DISCREPANCIES
TO THE ENGINEER. ALL
CONSTRUCTION SHALL CONFORM
TO THE C.B.C.

SITE PLAN DISCLAIMER:
THIS IS NOT AN OFFICIAL LAND SURVEY.
BOUNDARY LINES, EASEMENTS, AND
EXISTING SITE FEATURES SHOWN ARE
BASED ON ASSESSOR'S RECORDS AND
FIELD MEASUREMENTS. ALL DIMENSIONS,
SETBACKS, AND PROPERTY LINES MUST
BE VERIFIED BY A LICENSED LAND
SURVEYOR PRIOR TO CONSTRUCTION.
THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR THE ACCURACY OF
PROPERTY BOUNDARIES OR THE
EXISTENCE OF UNRECORDED EASEMENTS.

SAMPLE RESIDENCE

ADDITION/REMODEL

PROJECT ADDRESS:
20762 HOPETOWN LANE
HUNTINGTON BEACH, CA 92646

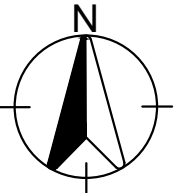
REVISIONS			
No.	DATE	SHEET	APPROVAL
1			
2			
3			

DESIGNED BY: JWG	DESIGN CHECK BY: JMG
DRAWN BY: JWG	DRAFTING CHECK BY: JMG



SHEET TITLE EXISTING SITE PLAN	
DRAWING REF.	A1.0
PROJECT NUMBER	26-107
SHEET	

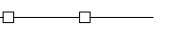
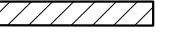
PROJECT DATA	
ASSESSOR'S PARCEL NUMBER (APN)	151-111-28
SETBACKS (FRONT, L-SIDE, R-SIDE, REAR)	(22'-0", 5'-4", 10'-3", 24'-10")
AREA (LOT)	6,500 SF
AREA (INCLUDES EXTERIOR WALLS)	1,688 SF (2,080 SF W/ GARAGE)
AREA (INCLUDES ROOF + PATIO OVERHANG)	2,540 SF
ACTUAL FLOOR AREA RATIO (EXISTING)	2,080 SF/6,500 SF (32%)
ACTUAL FAR (PROPOSED TOTAL)	XX SF/6,500 SF (TBD)



HOPETOWN LANE

SITE PLAN

SCALE: 1/4"= 1'-0"

LEGEND			
	GAS METER		PROPERTY LINE
	WATER METER		FENCE LINE
	ELECTRICAL PANEL		CMU WALL
	WATER HEATER		PUBLIC UTILITY EASEMENT
	SEWER CLEAN OUT		SLOPE (%)
	PRESSURE REGULATOR		TREE (SEE PLAN FOR TYPE)