

Documents

Grab Site Visit satchel (camera, pen, clipboard, laptop, measure tape, measure wheel, water bottle, cap, jacket, cards, brochures, phone, wireless card)	
Request copy of Site Survey	Received but still need final survey
Covenant/Restriction Received?	Received and reviewed but need to review again
Identify building code	IRC-2015
Walk the property lines, easements, building setbacks, contours and confirm with survey.	Found 2 alley survey pins.
Check for available costs or quotes.	
Collect Owner-furnished material list	None
Collect copy of as-builts	None – no existing structures
Take Client Photos	Attended site alone

Existing Inventory

List asset inventory, structures, improvements	Utilities. Transformers located on pole in NE corner. Another transformer is located on the NW corner of the neighbor's lot
List demolition utilities, structure	Fence on front & rails on rear. Fence on rear looks like double fence rails designed to prevent apartment residents from parking on this lot
List salvage items and preservation area	No salvageable items except trees. 5 trees in building footprint & 1 stump
Measure buildings	No existing structures but neighbor's home footprints noted on survey
Identify material storage area on site plan	Material storage likely @ front or rear of lot. Limited area challenges Deliveries & equipment mobilization
Identify port-o-let staging area on site plan	Front corner – address this with the neighbor
Note restoration bounds on site plan	Full site restoration/development likely
Draft Proximity Diagrams (photos, sketch)	No extra buildings to annotate. Use survey for fence & building proximity. Check for 2 nd fenceline on survey. Inquire who owns the 2 nd fence
Take photos of existing on-site buildings/structures doors, windows, skin, soffit, paving, roof (photos)	No existing buildings
Take photos of neighboring houses/structures	Rain prevented full neighborhood survey but took photos of some neighboring buildings
Take photos of neighborhood fabric	Rain prevented full neighborhood survey but took photos

	of some neighboring buildings
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Features

Examine grade – flood, erosion, drainage	Slight grade incline from alley to back third of lot with perceived decline from that high point to Brahan (front)
Examine contours and document unbuildable	Site is buildable with some access challenges & difficulty attempting to save any on site trees
Examine development area	Development area looks like base material or soil with no visible above grade obstructions
Describe topography	Site grade is a gentle slope. Drainage challenges to divert water from the proposed hardscape without discharging on the neighbor's property. Retaining walls?
Describe vegetation	No notable vegetation left inside the fence area. Low lying brush & cacti present between front curb & setback
Identify water drainage or collection	If project footprint is as large as client envisions, on site water storage is unlikely
View Study of all above and views to and from (photos)	See photos from all angles & lot lines
Identify sun path	Sun path starts on left or east side & progresses to west side. Lot likely to have varying shade throughout the day
Identify wind path	Minimal wind influence anticipated because lot is surrounded on all sides by buildings
New landscape	Minimal area remains for landscape but courtyard might be possible

Access

Examine traffic path – Vehicles	On site vehicles approach from the alley. Wner wishes rear parking but front access is available if desired
Examine traffic path – People	People enter & exit from alley & street side. Owner desires primary guest entrance from street. On-street parking available (unmarked curbs)
Examine traffic path - Animals	Animals too small to create any noticeable paths plus site clearing obliterated any trace of historic paths
Document Utilities – electric, water, gas, sewer, refuse, TV, cable, phone – distance (photos)	Electric is OH on alley side. Water is street side. Natural gas not in area. Sewer unclear but presumed to run street side
Observe possible Zoning public, private, utility	Private zoning best achieved on upper floors or shielded court spaces