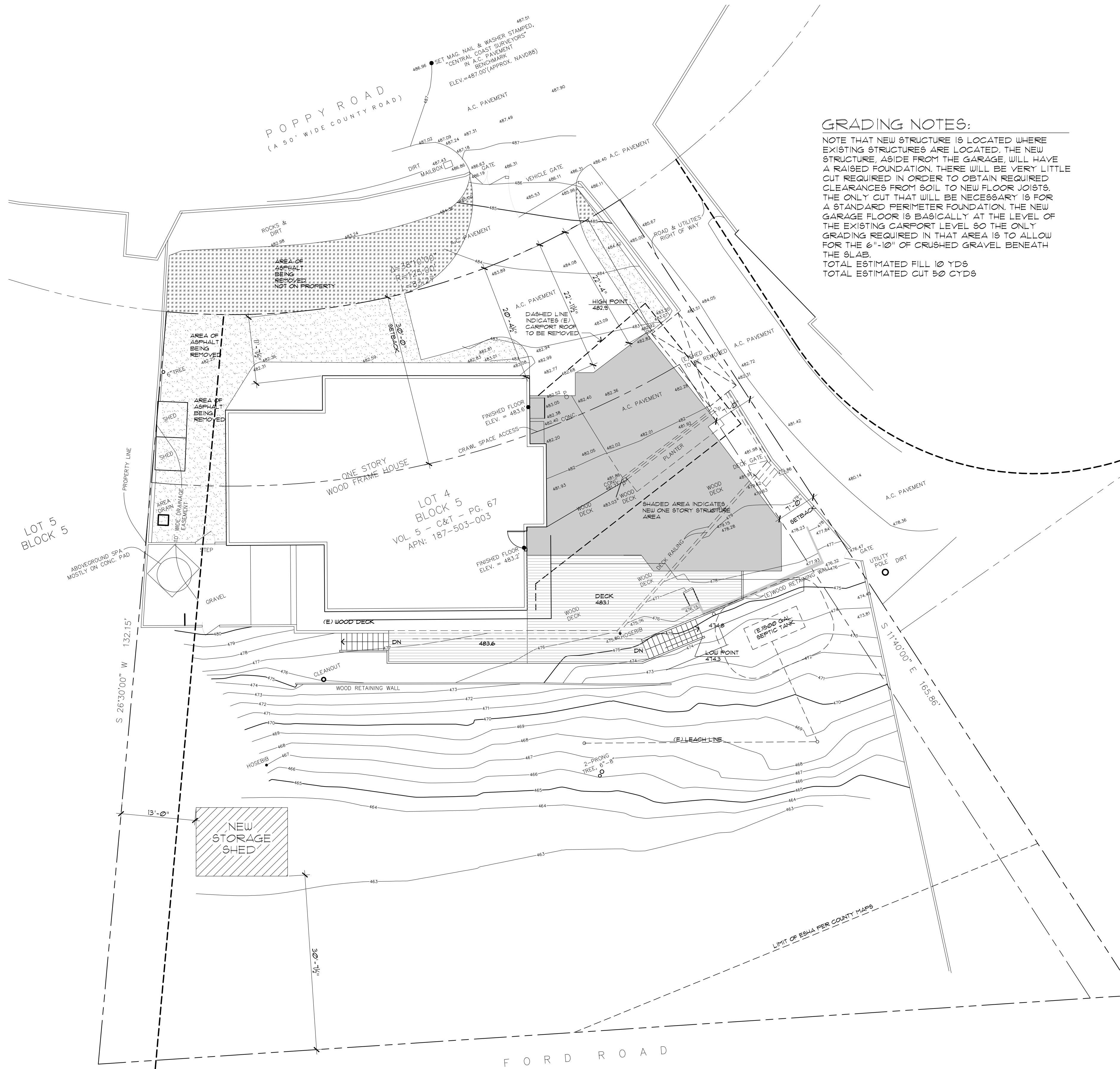




GRADING NOTES:

NOTE THAT NEW STRUCTURE IS LOCATED WHERE EXISTING STRUCTURES ARE LOCATED. THE NEW STRUCTURE, ASIDE FROM THE GARAGE, WILL HAVE A RAISED FOUNDATION. THERE WILL BE VERY LITTLE CUT REQUIRED IN ORDER TO OBTAIN REQUIRED CLEARANCES FROM SOIL TO NEW FLOOR JOISTS. THE ONLY CUT THAT WILL BE NECESSARY IS FOR A STANDARD PERIMETER FOUNDATION. THE NEW GARAGE FLOOR IS BASICALLY AT THE LEVEL OF THE EXISTING CARPORT LEVEL SO THE ONLY GRADING REQUIRED IN THAT AREA IS TO ALLOW FOR THE 6"-10" OF CRUSHED GRAVEL BENEATH THE SLAB.
TOTAL ESTIMATED FILL 10 YDS
TOTAL ESTIMATED CUT 50 CYDS

PROJECT DATA

OWNER: MS. SUZANNE SAUNDERS SHAW
PO BOX 4857
CARMEL, CA 93951
(831) 868-1111
saundersshaw@gmail.com
SITE ADDRESS: 71 POPPY RD
CARMEL VALLEY, CA
APN: 181-503-003
SITE AREA: 17,906 SF
ZONING: LDR-D-S-RAZ
CONSTRUCTION TYPE: VB
SPRINKLERS: NO
CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CEnC
2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE
OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)
STORIES: 1
PROJECT SCOPE: ADD 842 SF TO EXISTING SINGLE FAMILY RESIDENCE AND 363 SF GARAGE/LAUNDRY. REMOVE EXISTING CARPORT AND BREEZEWAY. REMOVE 199 SF OF WOOD DECK. ADD 115 SF WOOD DECK. REQUEST VARIANCE FOR FRONT YARD SETBACK AND MODIFICATION OF APPROVED VARIANCE FOR SIDE YARD SETBACK. REMOVE 919 SF ASPHALT DRIVEWAY. BUILD NEW 192 SF STORAGE SHED.
TREE REMOVAL: NONE
GRADING: CUT 50 CYD, FILL 10 CYD
WATER PROVIDER: CAL AM
SEWER PROVIDER: SEPTIC SYSTEM

DRAWING INDEX

A-1 SITE PLAN, PROJECT DATA, VICINITY MAP, DRAWING INDEX
A-2 DEMOLITION PLAN
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS
CMP-1 CONSTRUCTION MANAGEMENT PLAN

FLOOR AREA

SITE AREA	17,906 SF			
	EXIST	PROP	ADD	REMOVE
1ST FLOOR	1095 SF	2131 SF	842 SF	
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
STORAGE SHED	96 SF	0 SF		96 SF
STORAGE SHEDS	63 SF	63 SF		
(N) STORAGE SHED	0 SF	192 SF	192 SF	
TOTAL FLOOR AREA	2054 SF	3355 SF	1391 SF	96 SF
FLOOR AREA RATIO		115%	18.1%	

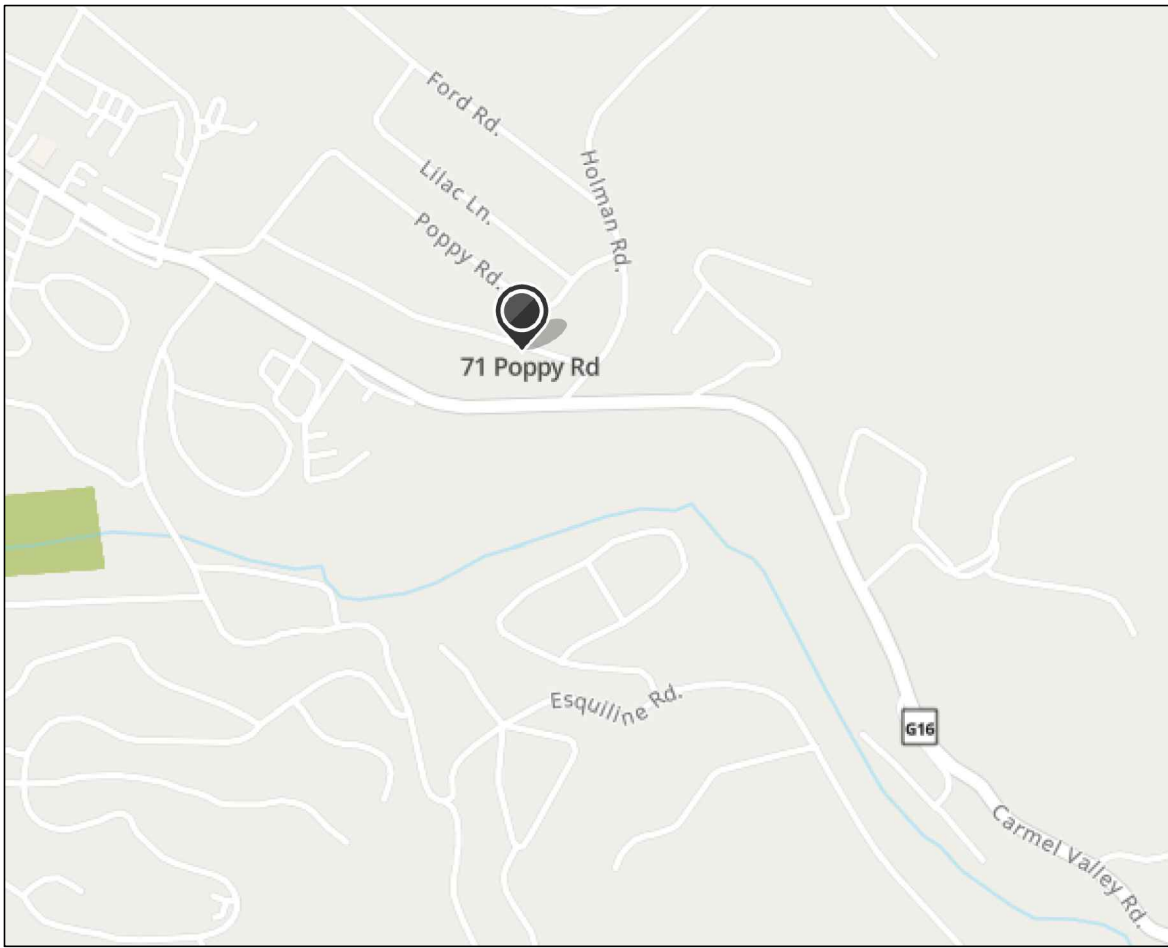
BUILDING SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2992 SF	1034 SF	96 SF
CARPORT	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
WOOD DECK	1105 SF	1058 SF	752 SF	799 SF
COVERED BREEZEWAY	174 SF	0 SF		174 SF
TOTALS	3675 SF	4413 SF	2149 SF	1411 SF
BUILDING SITE COVERAGE	205%	246%		

SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2992 SF	938 SF	
CARPORT	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
ASPHALT DRIVEWAY (IMPERMEABLE)	1654 SF	675 SF		979 SF
WOOD DECK (PERMEABLE)	1105 SF	1058 SF	752 SF	799 SF
TOTAL PERMEABLE	1105 SF	1058 SF	752 SF	799 SF
TOTAL IMPERMEABLE	4050 SF	4030 SF	1301 SF	1321 SF
TOTAL SITE COVERAGE	5155 SF	5088 SF	2053 SF	2120 SF
	28.8%	28.4%		

ALLOWED 4476 SF



VICINITY MAP

REVISIONS

NO.	DATE

WILLIAM C. MEEFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

71 POPPY ROAD CARMEL VALLEY, CA
APN 181-503-003

DATE: 5/10/2024

PROJECT NO. 23020

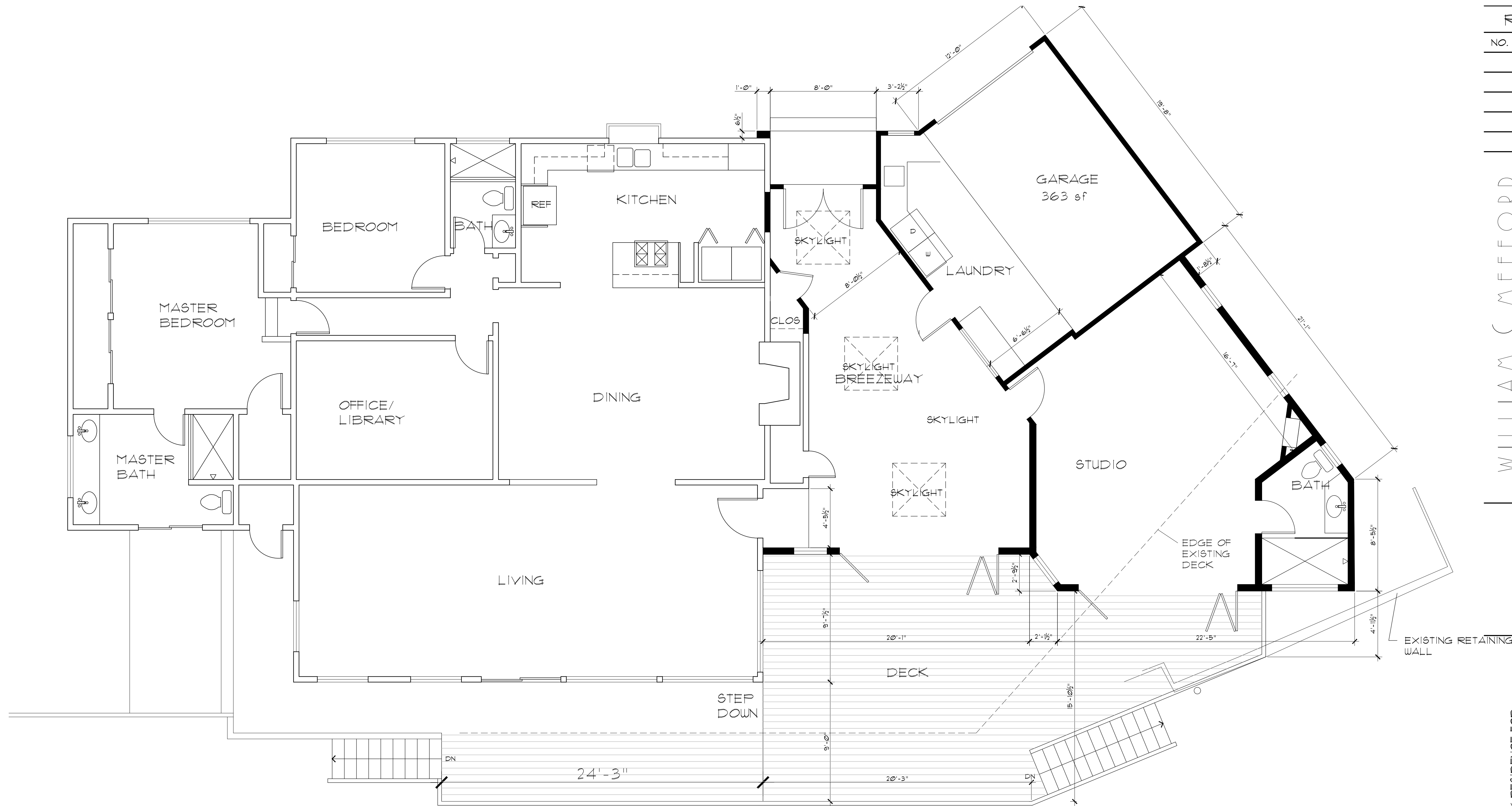
DRAWN BY:

CHECKED BY:

SHEET TITLE: SITE PLAN

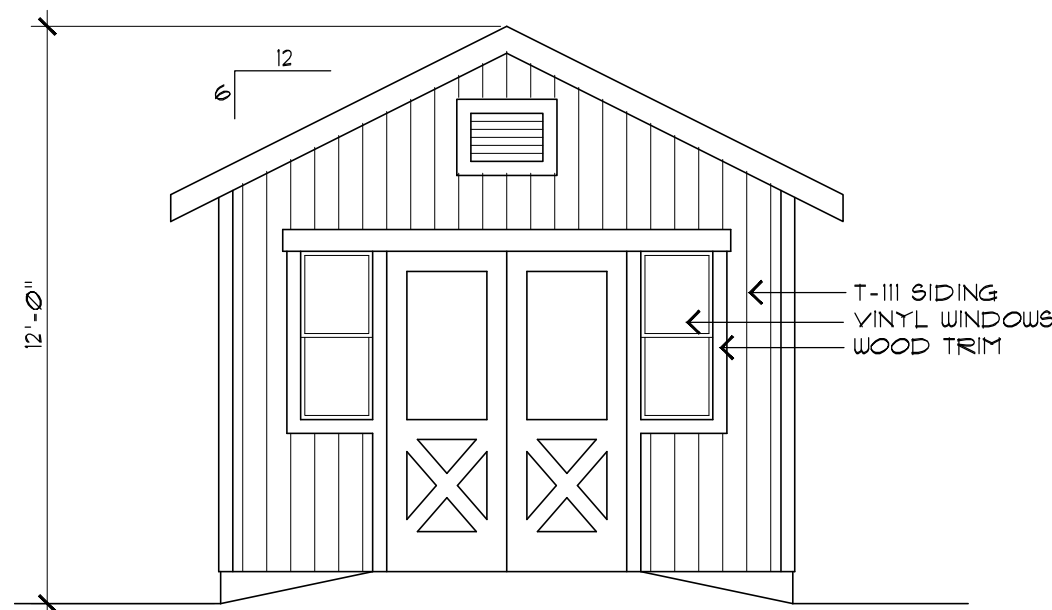
SHEET NO.

OF FIVE SHEETS
A-1



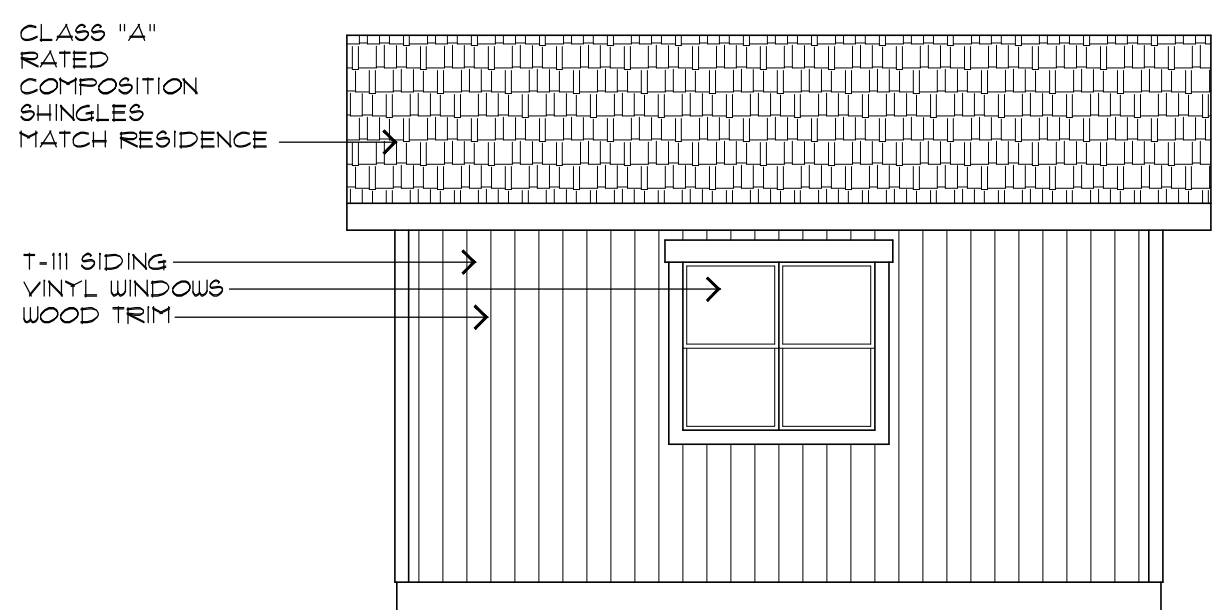
FLOOR PLAN

1/4" = 1'-0"



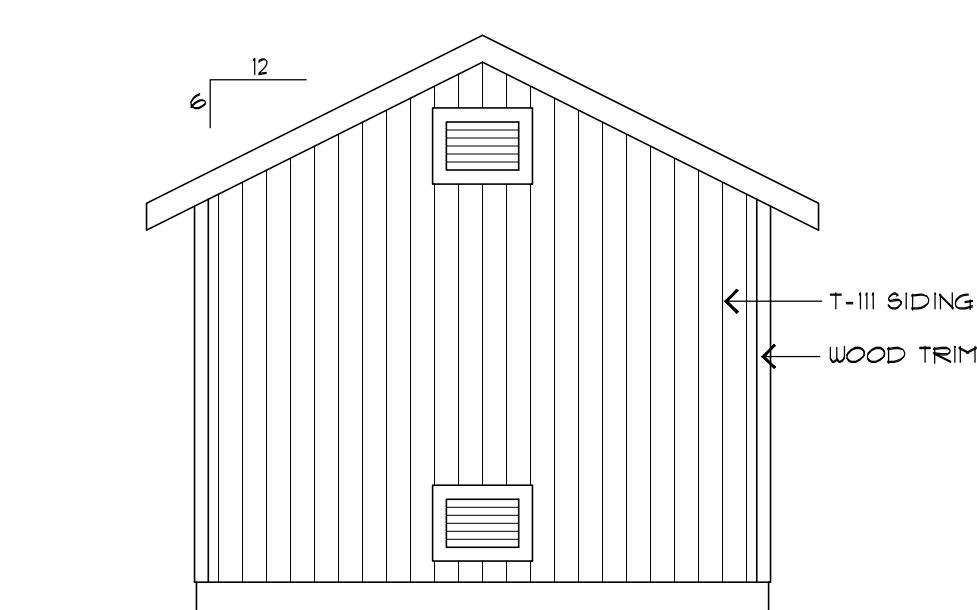
SHED EAST

1/4" = 1'-0"



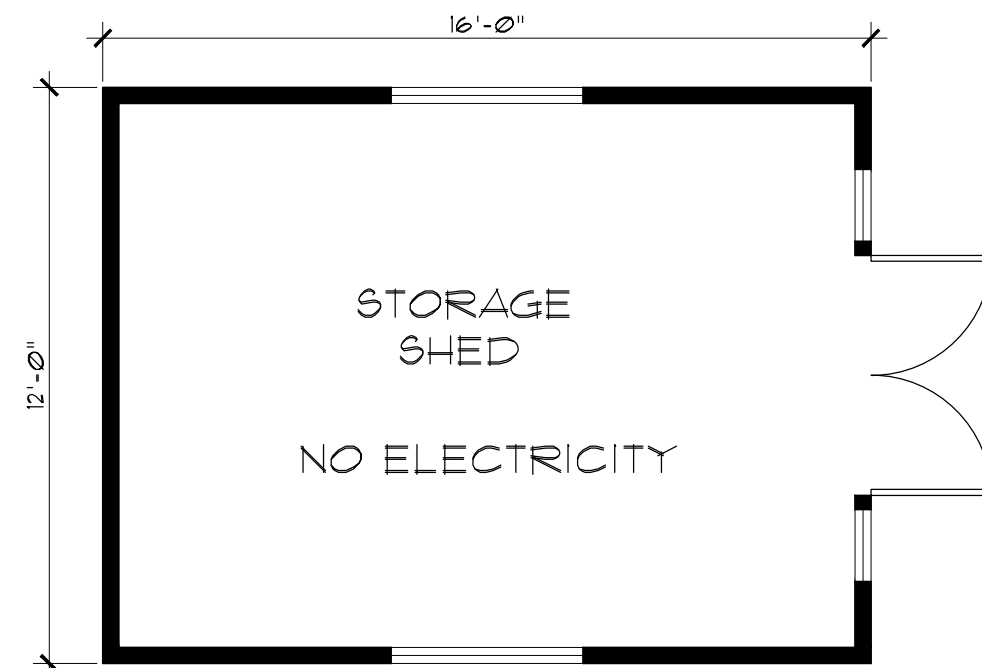
SHED NORTH & SOUTH

1/4" = 1'-0"



SHED WEST

1/4" = 1'-0"



SHED PLAN

1/4" = 1'-0"



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADDITION TO SINGLE FAMILY RESIDENCE FOR:
Suzanne Saunders Shaw
11 POFFY ROAD CARMEL VALLEY, CA
APN 187-503-003

DATE: 5/10/2024
PROJECT NO. 23020
DRAWN BY:
CHECKED BY:
SHEET TITLE:
FLOOR PLAN

NO. DATE

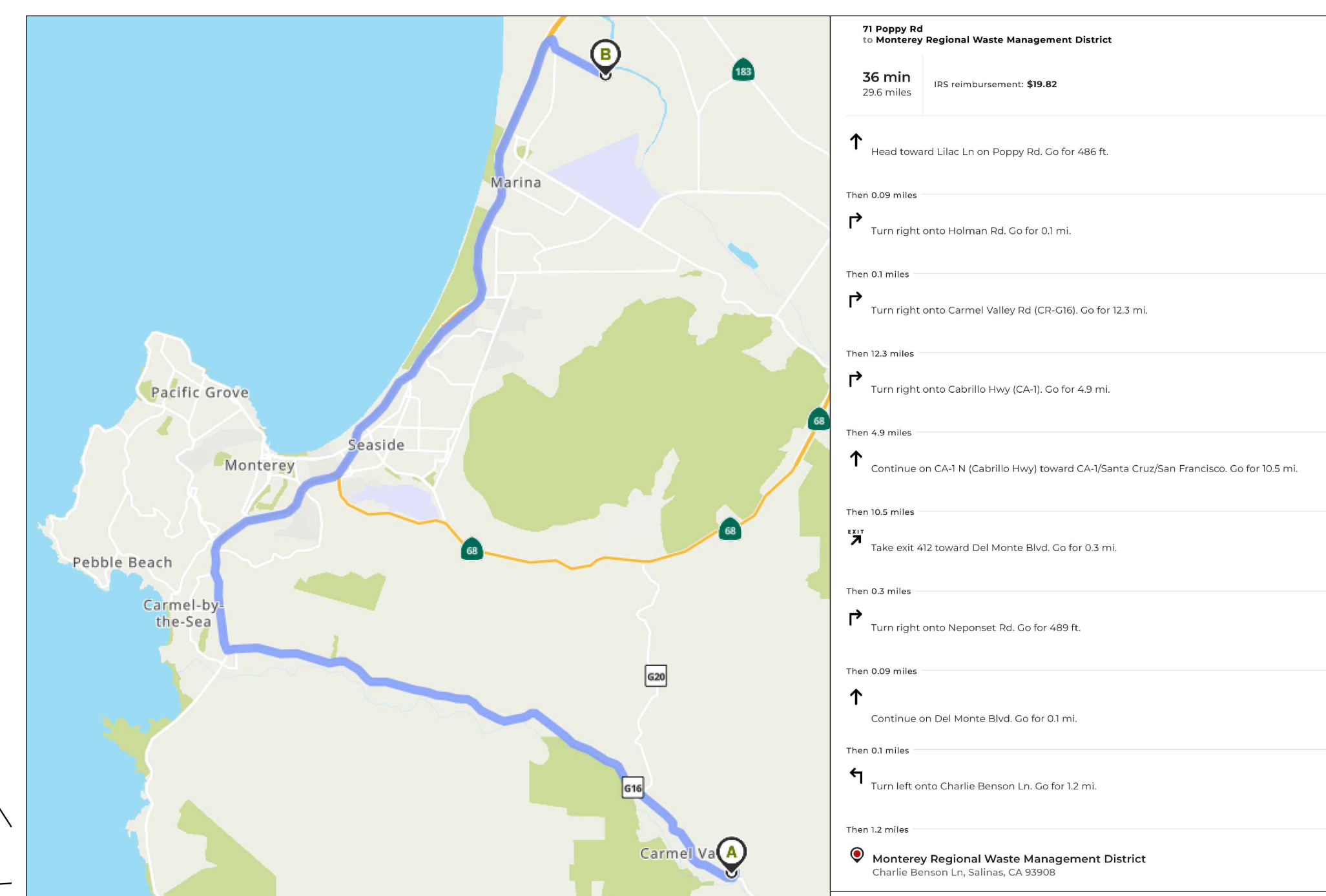
CONSTRUCTION COORDINATION

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

CONSTRUCTION ACTIVITY

CONSTRUCTION DURATION	5 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	Monday-Friday / 8 am - 5 PM
CONSTRUCTION WORKERS	5
CONSTRUCTION VEHICLES	3 Regular pickup trucks
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	41 Total
STAGING AREA FOR TRUCKS	See plan
PARKING AREA FOR TRUCKS AND WORKERS	See plan
CONSTRUCTION GRADING	CUT: 15 cyds
	FILL: 5 cyds

CONSTRUCTION ACTIVITY



PROJECT DATA

PROJECT ADDRESS: 71 POPPY RD, CARMEL VALLEY
PRIMARY CONTRACTOR: SUZANNE SAUNDERS SHAW
71 POPPY RD
CARMEL VALLEY, CA 93924
(650) 868-7717

OWNER: SUZANNE SAUNDERS SHAW
71 POPPY RD
CARMEL VALLEY, CA 93924
(650) 868-7717

AP NUMBER: 187-503-003

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

711 POPPY ROAD CARMEL VALLEY, CA

APN 187-503-003

DATE: 5/10/2024

PROJECT NO. 23020

DRAWN BY:

CHECKED BY:

CONSTRUCTION MANAGEMENT PLAN

SHEET NO.

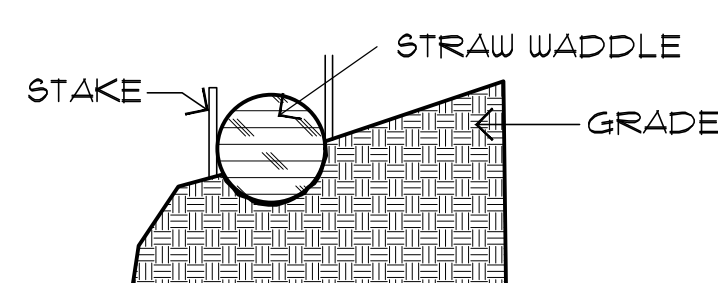
$$CMP = 1$$

OF FIVE SHEETS



CONSTRUCTION SITE PLAN

1. Existing 1 story residence
2. Proposed construction dumpster
3. Proposed deck
4. Temporary vehicular parking
5. Temporary construction materials staging area in existing garage
6. Temporary porta potty
7. Existing driveway
8. Concrete washout area
9. New Construction area



1 STRAW WADDLE DETAIL
N.T.S.

VICINITY MAP

NTS

