

Applicant Instructions

- 1- Provide a Site Plan in the space provided, see Example Site Plan on the back of this sheet
- 2- Provide the project information below
- 3- Topography is required for all sites with slope greater than 15%
- 4- Show size and location of all utilities. Include Sewer/ Septic, Water, Gas & Electrical Services, All Easements
- 5-Projects that require structural components or additional elements (e.g. Mechanical, Electrical, Plumbing) may require more information.

Scope of Work

Project Data:

Project Address: _____
Parcel Number: _____
Owners Name: _____
Contact Phone #: _____
Contact Email: _____
Zoning District: _____
Lot Area: _____ SQ. FT.
Floor Area of Existing Building: _____ SQ. FT.
Floor Area of Existing Accessory Bld.: _____ SQ. FT.
Floor Area of Addition to Existing Bld.: _____ SQ. FT.
Floor Area of all Buildings: _____ SQ. FT.
Floor Area Ratio: _____ %
Number of Bedrooms: _____
Number of Bathrooms: _____
Lineal Wall Calculation: _____
Flood Zone **Y** or **N** (circle one)
High Fire Severity **Y** of **N** (circle one)

Code Reference:

2022- CA Building Code, CA Residential Code, CA Electrical Code, CA Mechanical Code, CA Plumbing Code, CA Energy Code, CA Fire Code, CA Green Building Standards. 2021International Codes (ICC) and Carmel Muni. Code (CMC)

Smoke & Carbon Monoxide Alarms

Are required when the valuation of additions, alterations, or repairs to dwelling units exceeds \$1,000. Smoke alarms shall be installed in each sleeping room, and outside of each sleeping room (hallway), and on each additional story including basements and habitable attics. CRC R314

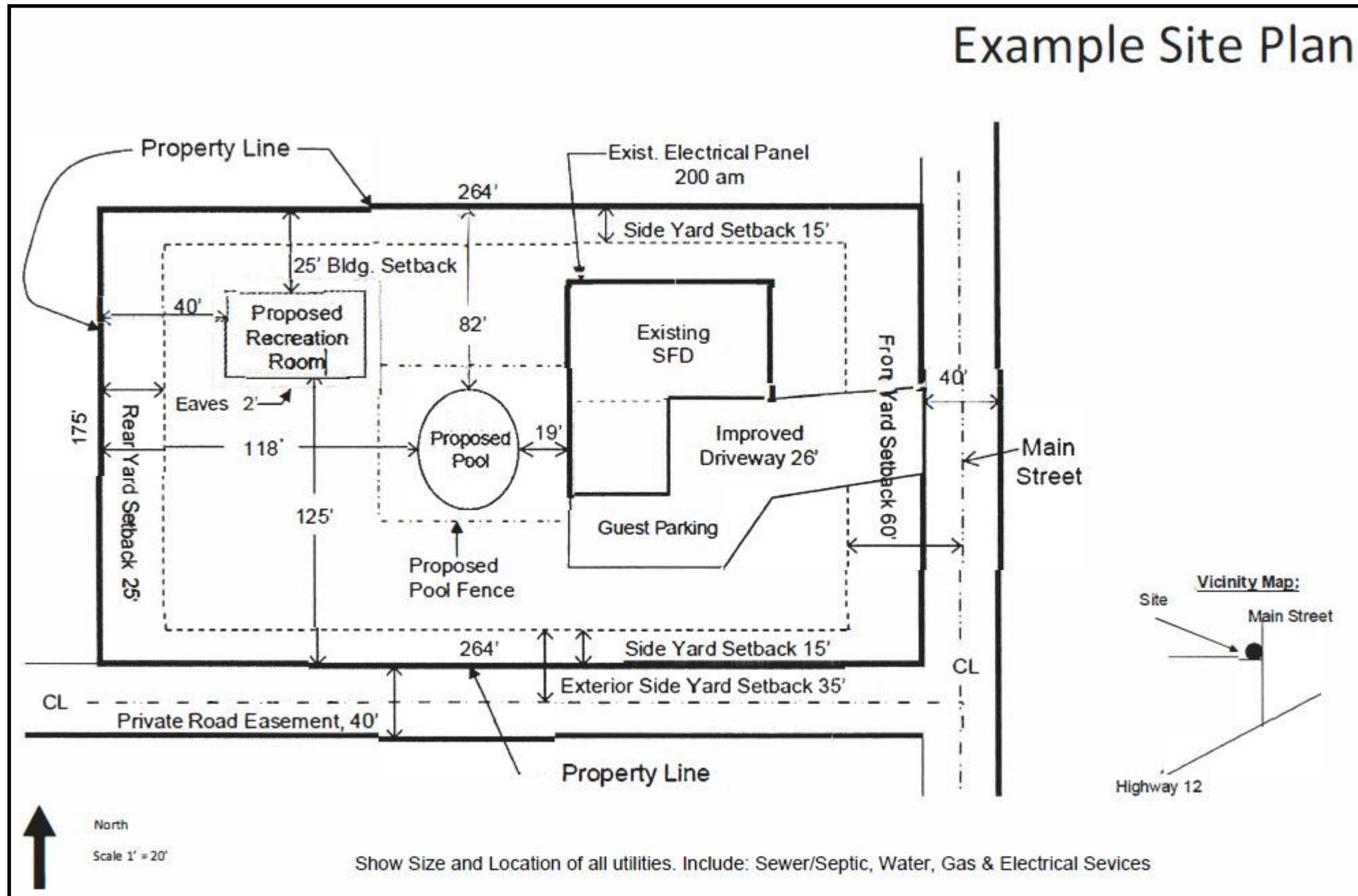
For dwellings containing fuel burning appliances or having attached garages, carbon monoxide alarms shall be installed outside of each sleeping area, and on each story of the dwelling including basements. CRC R315

ADDRESS:
APN:

PROPERTY OWNER:
PHONE:

SITE PLAN

Example Site Plan



Site/Plot Plan:

- o Lot dimensions with property lines and all easements identified.
- o Location and type(s) of all site utilities; electrical, sewer, leach lines, water etc.
- o Driveway & parking existing/proposed
- o Grades and elevation of site and building. Over 15 % grade requires topography
- o Dimensions from structures to property lines (measured at right angles to structures).
- o Dimensions between structures (measured at right angles to structures)
- o Location of proposed structure

EXAMPLE DATA TABLE FOR A 4,000 SQUARE FOOT R-1 SITE – see CMC 17.10.030				
Floor Area		Allowed	Existing	Proposed
	House	-		
	Garage/Parking <i>(If no garage, list 200 SF of carport/parking pad/driveway here as Floor Area, with remaining SF of the carport/parking pad/driveway included below as Site Coverage)</i>	-		
	ADU <i>(Note that ADUs are allowed, even if the site was previously built out to the 1,800 SF Floor Area limit, as long as the ADU is 800 SF or less, 16' tall or less, and at least 4' from side or rear property lines)</i>	-		
	Shed/Structure 5' or higher	-		
	Floor Area TOTAL:	1,800 SF		
Site Coverage		Allowed	Existing	Proposed
<i>*do not "double count" a feature if located above another feature</i> <i>*do not count site coverage in the City right-of-way</i> <i>*if</i>				
Impermeable:		396 SF		
	Asphalt	-		
	Balconies over bare earth	-		
	Concrete	-		
	Decomposed Granite	-		
	Eaves beyond 18"	-		
	Garden Walls	-		
	Hot Tub/Pool/Pond	-		
	Mortared Pavers	-		
	Mortared Brick	-		
	Mortared Stone	-		
	Shed/Structure less than 5'	-		
	Unspaced Decking	-		
	Window Wells			
Permeable/Semi-Permeable:				
	Arbor	-		
	Gravel	-		
	Sand-set Bricks	-		
	Sand-set Pavers	-		
	Spaced Decking	-		
	Spaced Exterior Stairs	-		
	Small Stone Walkway	-		
	Site Coverage TOTAL:	396 SF or 556 SF		
Building Height		Allowed	Existing	Proposed
Ridge Height (1 st /2 nd)		18'/24'		
Plate Height (1 st /2 nd)		12'/18'		
Setbacks		Minimum Required	Existing	Proposed
<i>*Rear setback is 3' for portions of structures less than 15' in height.</i>				
Front		15'		
Composite Side Yard		10' (25%)		
Side Yard		3'		
Side Yard		3'		
Rear		15'/3'*		