

**DATA TABLE FOR A 4,000 SQUARE FOOT R-1 SITE – see CMC 17.10.030**

Floor Area		Allowed	Existing	Proposed
House		-		
Garage/Parking (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)		-	<b>1260 W/ Garage</b>	
ADU (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)		-	<b>510</b>	
Shed/Structure 5' or higher		-		
<b>Floor Area TOTAL:</b>		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>				
<b>Impermeable:</b>		396 SF		
Asphalt		-	<b>144 SF</b>	-
Balconies over bare earth		-		
Steps & Landings		-	<b>30 SF</b>	<b>30 SF</b>
Storm Door		-	<b>20 SF</b>	<b>20 SF</b>
Eaves beyond 18"		-		
Garden Walls		-	<b>15 SF</b>	<b>15 SF</b>
Hot Tub/Pool/Pond		-		
Mortared Pavers		-		
Mortared Brick (Stoop)		-	<b>15 SF</b>	<b>15 SF</b>
Mortared Stone		-		
Shed/Structure less than 5'		-	<b>40 SF</b>	-
Unspaced Decking		-		
Window Wells				
<b>Permeable/Semi-Permeable:</b>				
Arbor		-		
Sand Set Paver Driveway		-	-	<b>144 SF</b>
Sand-set Bricks Pathway		-	<b>434 SF</b>	<b>61 SF</b>
Sand-set Stone Walkway		-	<b>48 SF</b>	<b>48 SF</b>
Sand-set Stone Patio		-	<b>277 SF</b>	<b>223 SF</b>
Spaced Exterior Stairs		-		
Small Stone Walkway		-		
<b>Site Coverage TOTAL:</b>		396 SF or 556 SF		<b>556 SF</b>
Building Height		Allowed	Existing	Proposed
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )		18' / 21'		
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )				
<b>Setbacks</b>				<b>Proposed</b>
<i>*Rear setback is 3' for portions of structures less than 15' in height</i>				
Front				
Composite Side Yard		Permit #: DS 24304 (Barsamian)		
Side Yard		Date Approved: 1/8/2025		
Side Yard		Planner: K. Wallace		
Rear		15'/3'*		

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

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Permit #: DS 24304 (Barsamian)

Date Approved: 1/8/2025

Planner: K. Wallace

PROPERTY LINE

40 Sq Ft  
Shed

223 Sq Ft  
Mortared Stone  
Patio

Storm Door  
20 Sq Ft

Sand-Set Stone  
Pathway  
48 Sq Ft

Asphalt  
Driveway  
144 Sq Ft

PROPERTY LINE

Steps &  
Landing  
30 Sq Ft

HOUSE  
1260 Sq Ft

15 Sq Ft  
Stoop

Sand Set  
Brick  
36 Sq Ft

PROPERTY LINE

ADU Roof

ADU  
510 Sq Ft  
(Total SF  
including ADU  
Roof)

15 Sq Ft  
Garden Wall

<<MAIN STREET>>

Sand-Set Brick Pathway  
398 Sq Ft

Mortared Stone  
54 Sq Ft

PROPERTY LINE

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Date Approved: 1/8/2025  
Planner: K. Wallace

**PROPERTY LINE**

**40 Sq Ft  
Shed  
Remove**

**Repair  
223 Sq Ft  
Sand-Set Stone  
Patio**

**Remain  
Storm Door  
20 Sq Ft**

**Repair  
Sand-Set Stone  
Pathway  
48 Sq Ft**

**Remain  
30 Sq Ft  
Steps &  
Landings**

**HOUSE  
1260 Sq Ft**

**Install New  
Paver Driveway  
144 Sq Ft**

**Install New  
Paver Driveway  
168 Sq Ft  
City Property**

**PROPERTY LINE**

**ADU Roof  
28 Sq Ft**

**ADU  
510 Sq Ft**

**Remain  
Sand Set Brick  
24 Sq Ft**

**Remain  
15 Sq Ft  
Stoop**

**Remove  
Sand Set  
Brick  
36 Sq Ft**

**PROPERTY LINE**

**15 Sq Ft  
Garden Wall**

**Sand Set  
Brick Pathway  
37 Sq Ft  
Remain**

**<<MAIN STREET>>**

**Remove  
Mortared Stone  
54 Sq Ft**

**Remove Sand Set brick Pathway**

**City Property  
D.G Pathway**

**PROPERTY LINE**