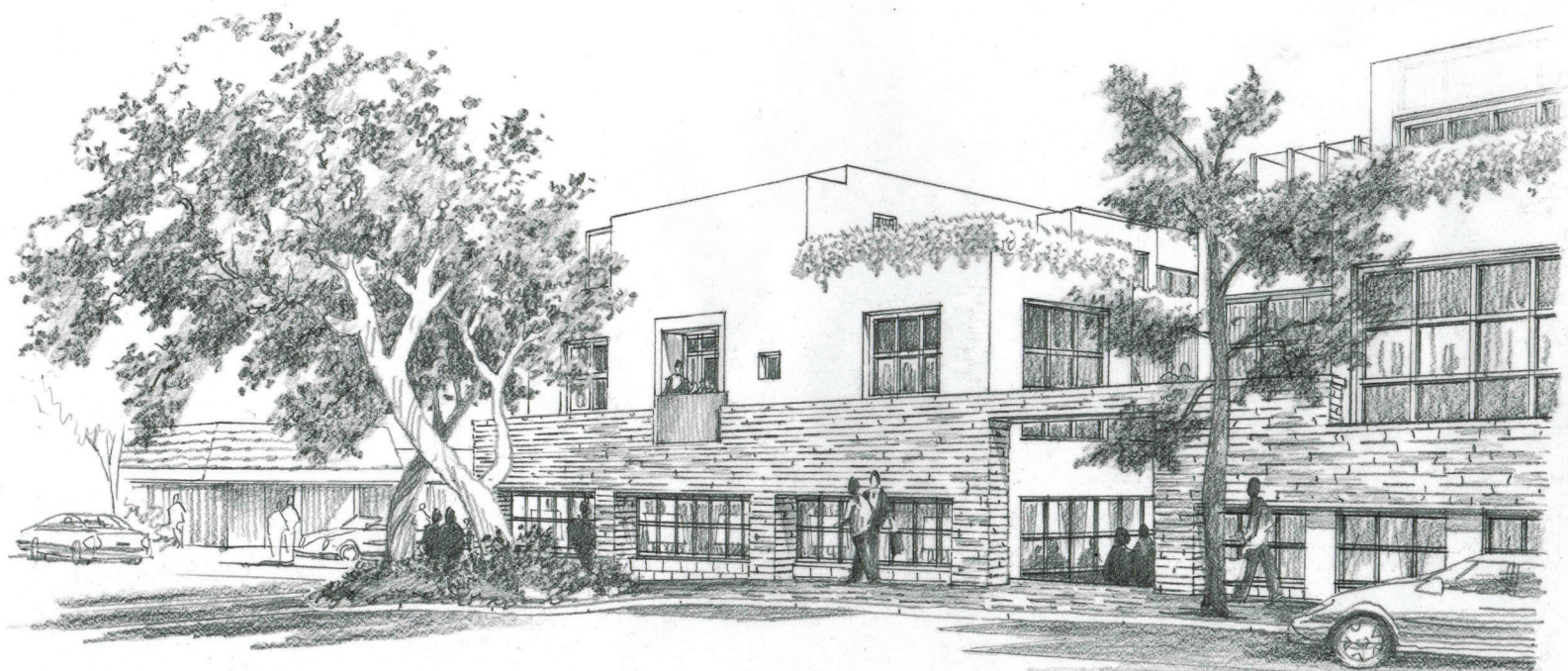




JEFFREY M. GEORGE



JEFFREY M. GEORGE

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Owner:  
Ludlow Garage Properties, Inc.  
P.O. Box 2285  
Carmel, CA 95021

Job No:  
**15-09**

**Del Dono Court**  
SW Corner of Dolores and Fifth  
Carmel, CA 95021

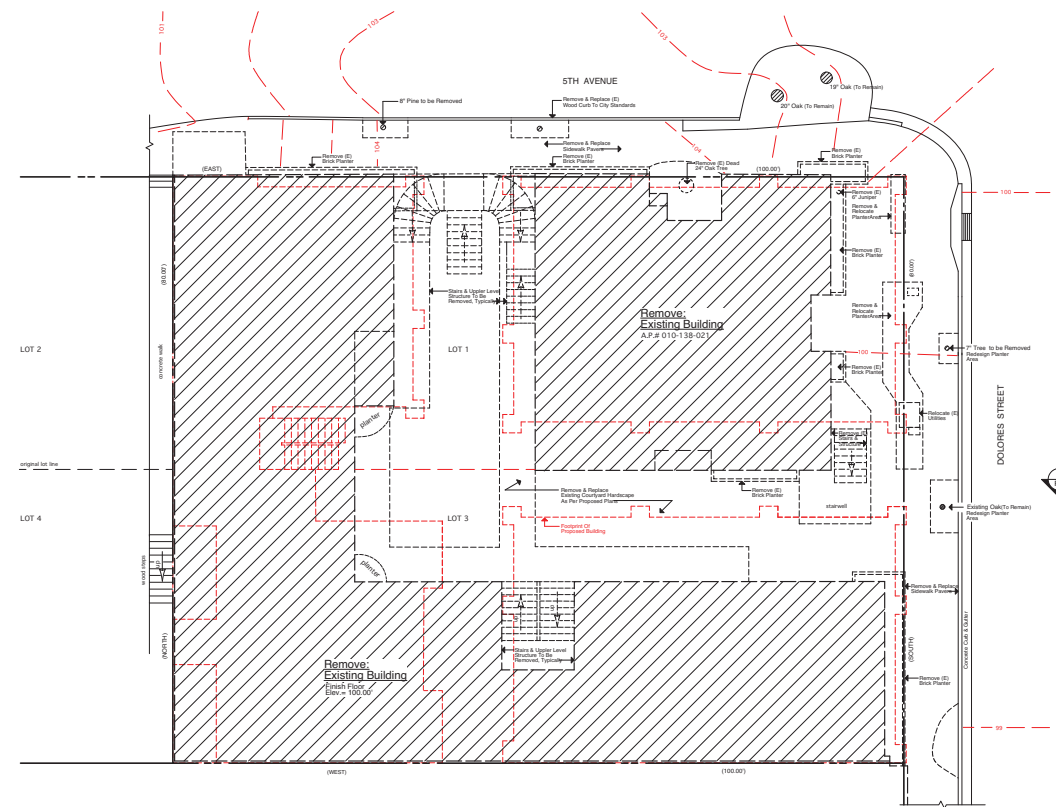
December 11, 2015  
Revisions:  
May 15, 2016

**Proposed  
Sidewalk Plan  
and Existing  
Site Plan/  
Takedown Plan**

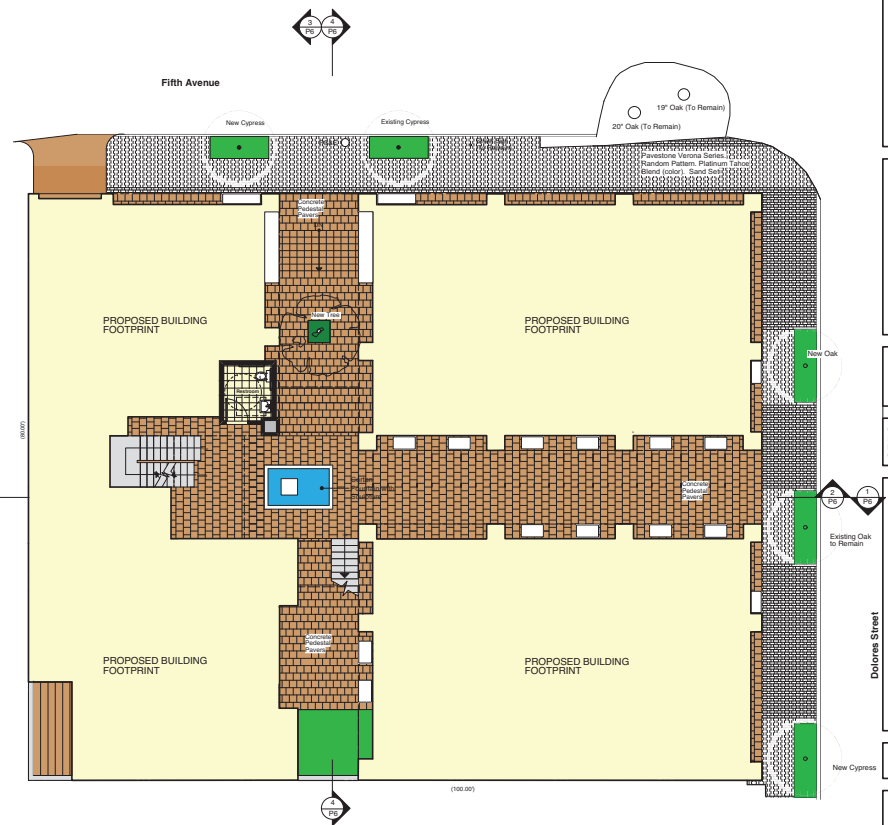
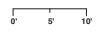
1/8" = 1'-0"



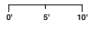
Sheet No:  
**P1**



**Existing Site Plan/Takedown Plan**  
1/8" = 1'-0"



**Sidewalk - Courtyard Plan**  
1/8" = 1'-0"



Building Coverage	
Lot Area	= 8000 sf
Existing Building Coverage	= 4672 sf or 42%
Max. Allowable Building Coverage*	= 7600 sf or 95%
* Maximum Coverage based upon Compliance with Commercial Design Guidelines	

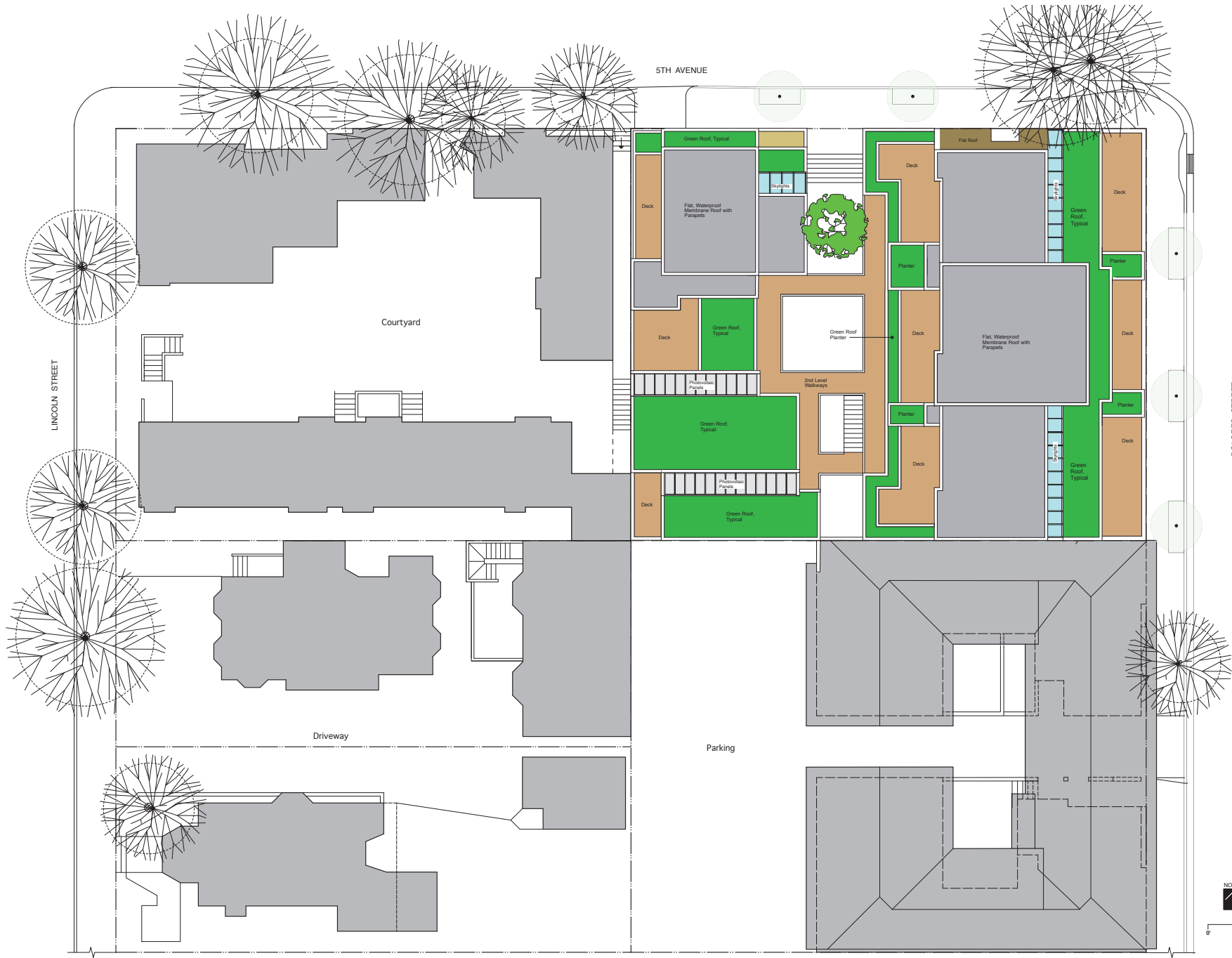
Proposed Floor Area	
Max. Allowable Floor Area**	= 12000 sf or 150%
** Includes 10% Courtyard and Intra-Block Walkway Bonus and 5% Affordable House Bonus for all of the Units are for Moderate Income	

Legend	
	Concrete Pavers Set in Sand
	Tile Pavers
	Planted Area or Green Roof
	Interior Space of Proposed Building

Off-Street Parking	
Proposed Number of Spaces	= 13
Minimum Spaces Required	= 13

Street Level	
Retail:	
Retail Space 1	= 1634 sf
Retail Space 2	= 1539 sf
Retail Space 3	= 529 sf
<b>Total Retail</b>	<b>= 3702 sf</b>
Restroom	= 61 sf
Unit 5 (Moderate Income)	= 510 sf
Unit 6 (Moderate Income)	= 503 sf
<b>Total Floor Area Street Level</b>	<b>= 4776 sf</b>

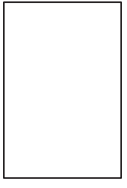
2nd Level	
Unit 1 (Market Value Condo)	= 1,554 sf*
Main Floor = 1169 sf	Mezzanine = 385 sf or 32%
Unit 2 (Market Value Condo)	= 1,547 sf*
Main Floor = 1165 sf	Mezzanine = 382 sf or 32%
Unit 3 (Market Value Condo)	= 1,529 sf*
Main Floor = 1150 sf	Mezzanine = 379 sf or 32%
Unit 4 (Market Value Condo)	= 1,455 sf*
Main Floor = 1095 sf	Mezzanine = 360 sf or 32%
Unit 7 (Low Income)	= 495 sf
Unit 8 (Low Income)	= 504 sf
<b>Total Floor Area 2nd Level</b>	<b>= 7,084 sf</b>
<b>Total Floor Area</b>	<b>= 11,860 sf</b>



**D  
A**

**DYAR  
ARCHITECTURE**

1101 Bldg 4109  
CARMEL, CALIFORNIA 95021  
t: 831.215.5522  
f: 831.205.9599  
Email: [info@dyararchitecture.com](mailto:info@dyararchitecture.com)



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Owner:  
Leading Danger Properties, Inc.  
P.O. Box 2269  
Carmel, CA 95021

**Del Dono Court**  
Carmel-by-the-Sea, California

Job No.  
**15-09**

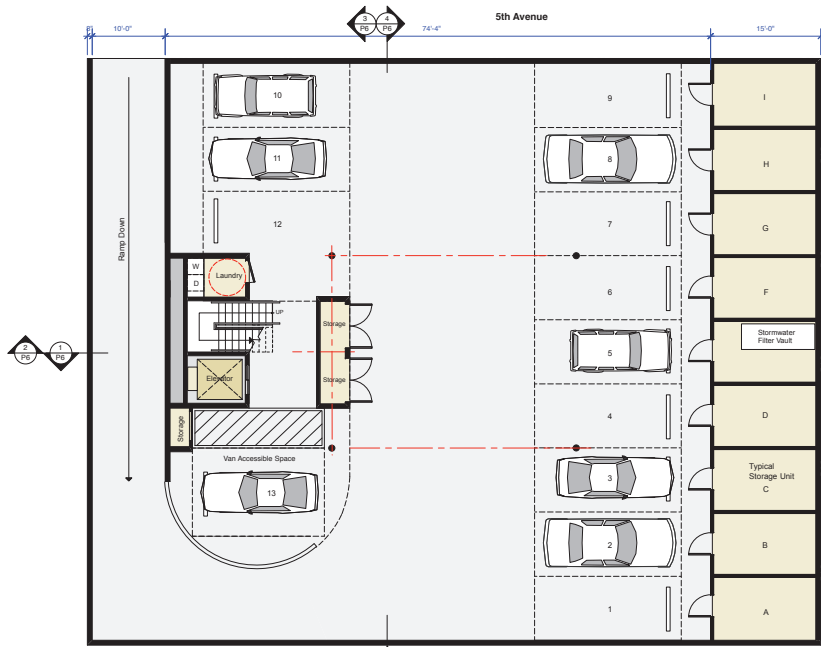
December 11, 2015  
Revisions:  
▲ May 15, 2016

**Contextual  
Site Plan/  
Roof Plan**

1/8" = 1'-0"



Sheet No.  
**P2**



**D**  
**A**

**DYAR ARCHITECTURE**

P.O. BOX 4709  
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Email: info@dyararchitecture.com

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Carmel, CA 95021

**Del Dono Court**  
SW Corner of Dolores and Fifth  
Carmel-by-the-Sea, California

Job No:  
**15-09**

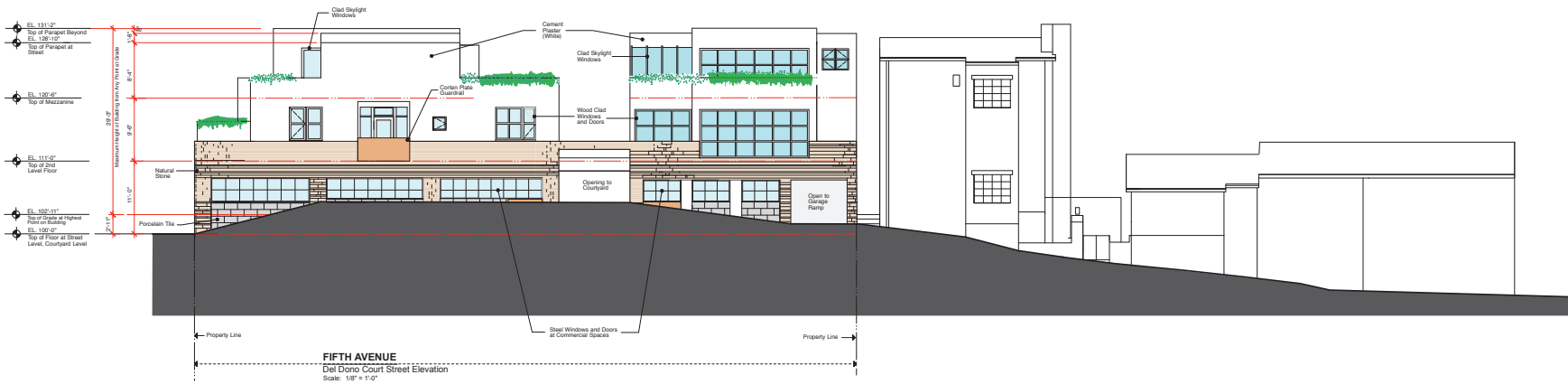
December 11, 2015  
Revisions:  
May 15, 2016

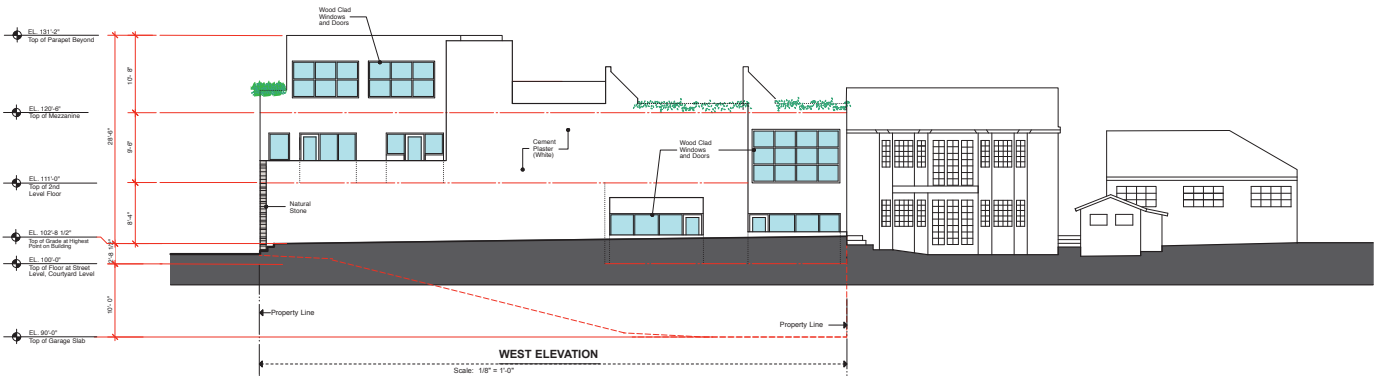
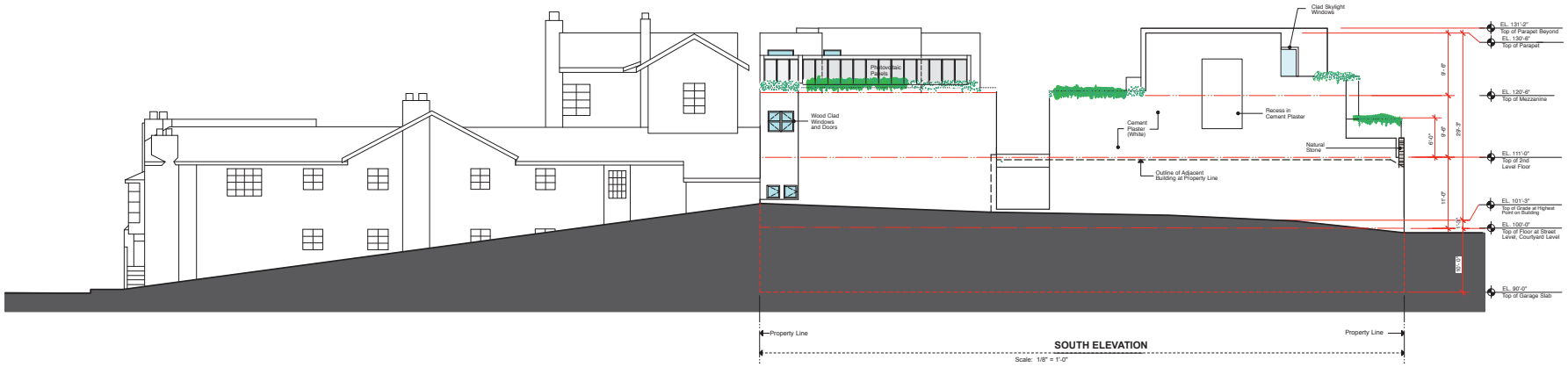
**Floor Plans**

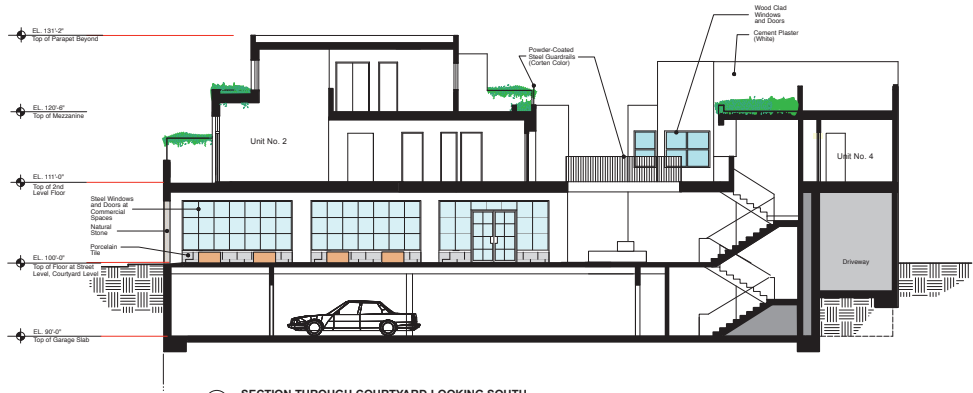
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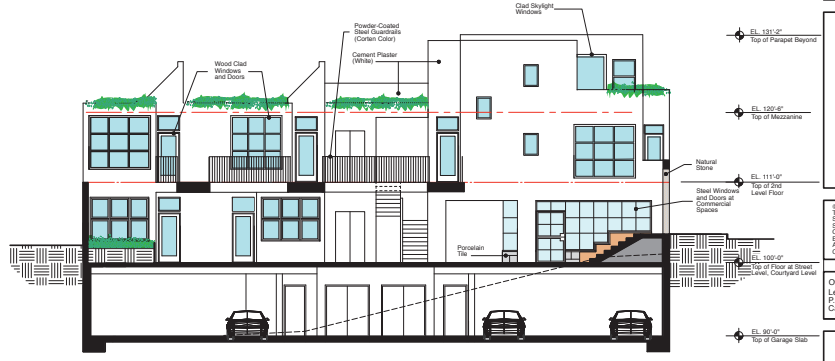
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**P3**



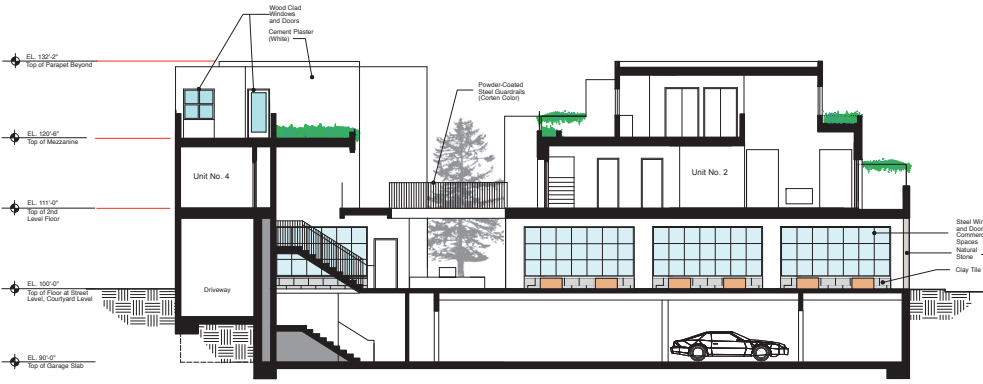




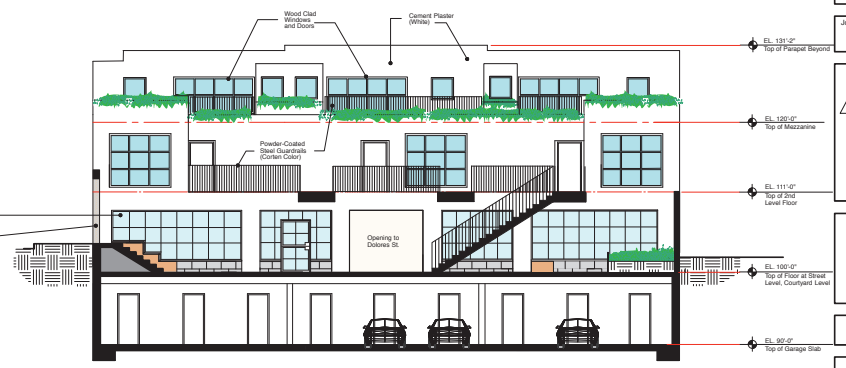
1 SECTION THROUGH COURTYARD LOOKING SOUTH



3 SECTION THROUGH COURTYARD LOOKING WEST



2 SECTION THROUGH COURTYARD LOOKING NORTH



4 SECTION THROUGH COURTYARD LOOKING EAST

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Carmel, CA 95021

**Del Dono Court**  
SW Corner of Dobson and Fifth  
Carmel-by-the-Sea, California

Job No. 15-09

December 11, 2015  
Revisions:  
May 15, 2016

Proposed Sections

1/8" = 1'-0"

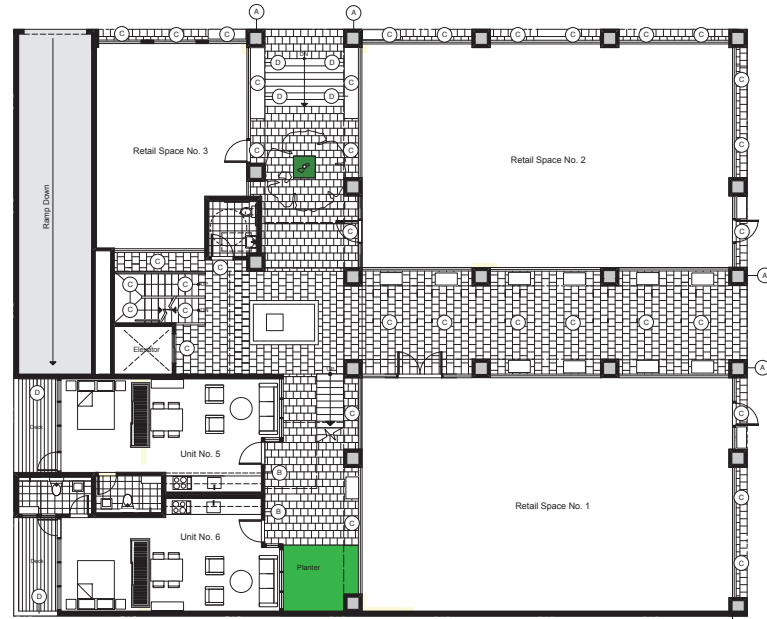
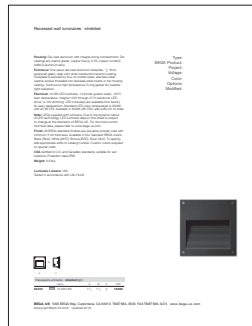
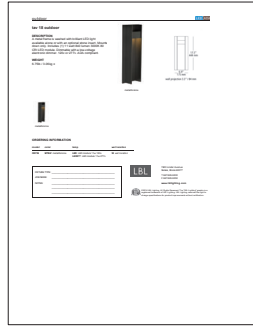


Sheet No. P6

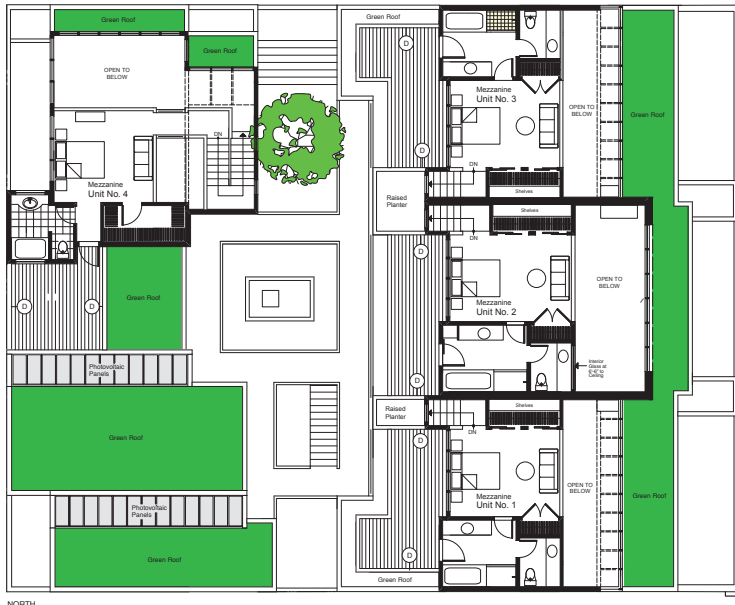


**ELECTRICAL LEGEND**

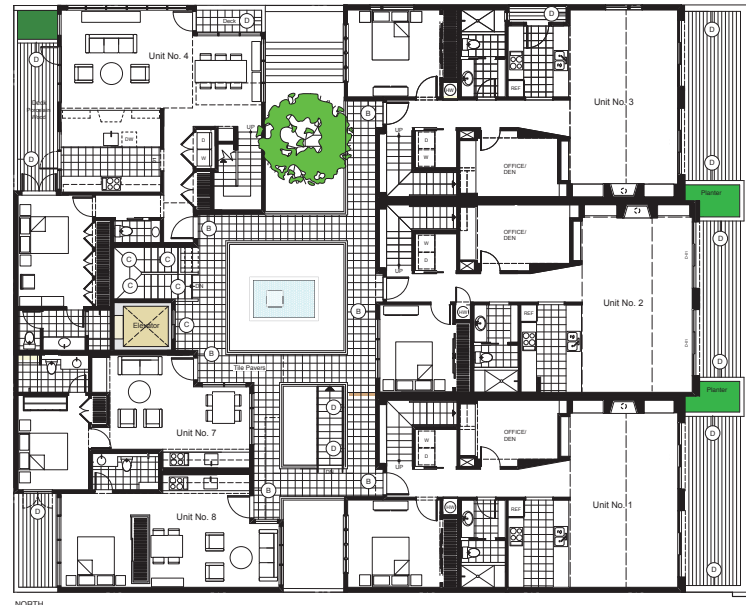
Symbol	Fixture	Location
(A)	1.8L Lighting: 1x18 Outdoor Bronze 11-watt LED, Model: CO735 MTRZ LED W. Wet Location Listed, ADA Compliant	Wall Mount at 6'-0" Max. Above Grade.
(B)	1.8L Lighting: 1x14 Outdoor Bronze 11-watt LED, Model: CO734 MTRZ LED W. Wet Location Listed, ADA Compliant	Wall Mount at 6'-0" Max. Above Grade.
(C)	Contrast Lighting: ECO2L3C 3 1/2" LED Recessed Downlight, 430 Lumens Max. Black Trim. Wet Location Listed	Recess in Soffit
(D)	Step Lighting: Recessed Step Light, Model: 22 3/2" Bronze Finish, 10.5-watt LED. Wet Location Listed	Recess in Wall, 12" from Paving to Centerline of Light, Typical



NORTH  
Street Level Plan



NORTH  
Mezzanine Level Plan



NORTH  
Second Level Plan  
0' 5' 10'



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Owner:  
Leading Digger Properties, Inc.  
P.O. Box 2265  
Carmel, CA 93921

**Del Dono Court**  
SW Corner of Delonora and Fifth  
Carmel-by-the-Sea, California

Job No. 15-09

May 15, 2016  
Revisions:

**Exterior  
Lighting  
Plans**

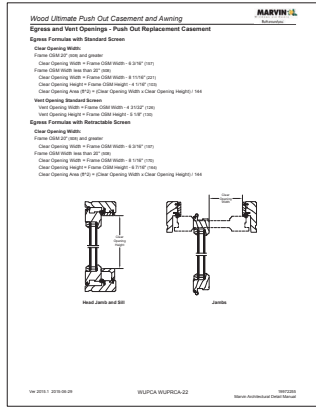
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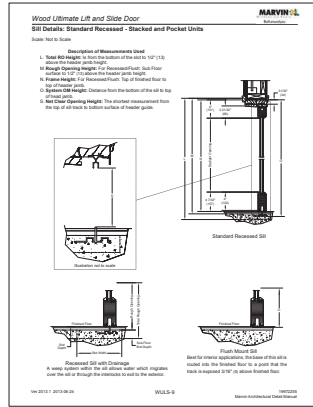
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**P7**

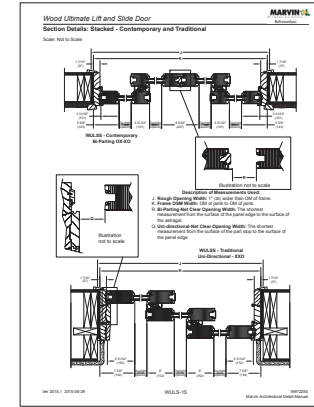
Delonora Street



**Wood Casement Windows with True-Divided Lights**



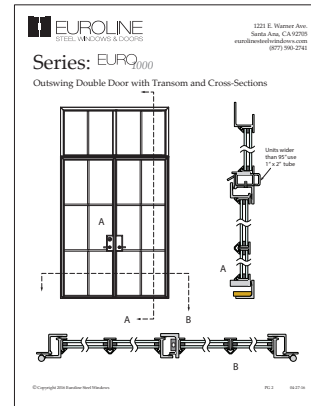
**Wood Lift-and-Slide Door Sill at Dolores Street Decks**



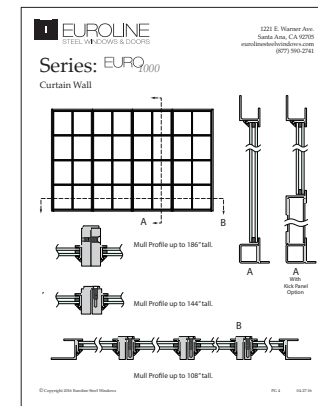
**Wood Lift-and-Slide Doors at Dolores Street Decks**



**Steel Door and Windows for Commercial Storefronts**



**Steel Door for Commercial Storefronts**



**Steel Windows for Commercial Storefronts**



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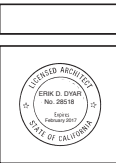
Owner:  
 LeRoy Casper Properties, Inc.  
 P.O. Box 2265  
 Carmel, CA 95021

**Del Dono Court**  
 SW Corner of Dolores and Fifth  
 Carmel-by-the-Sea, California

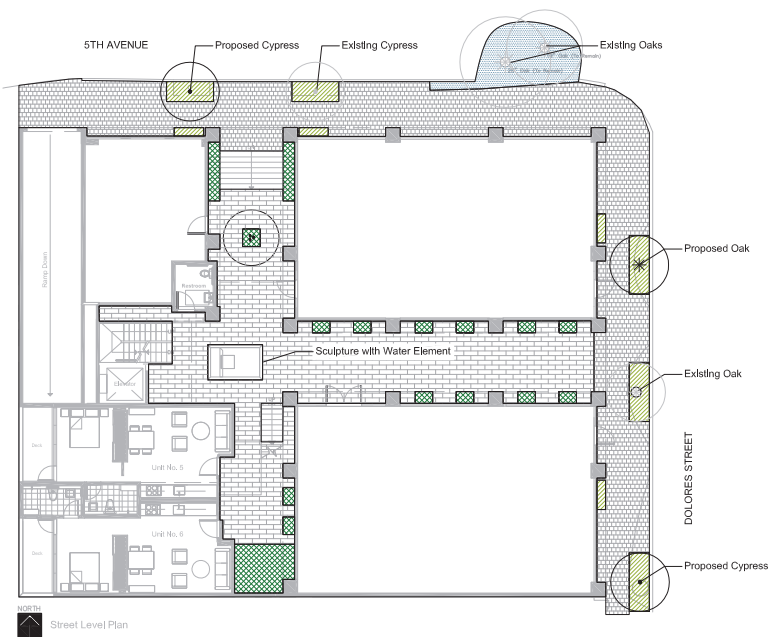
Job No. **15-09**

May 15, 2016  
 Revisions:

**Doors and Windows**



Sheet No.  
**P8**

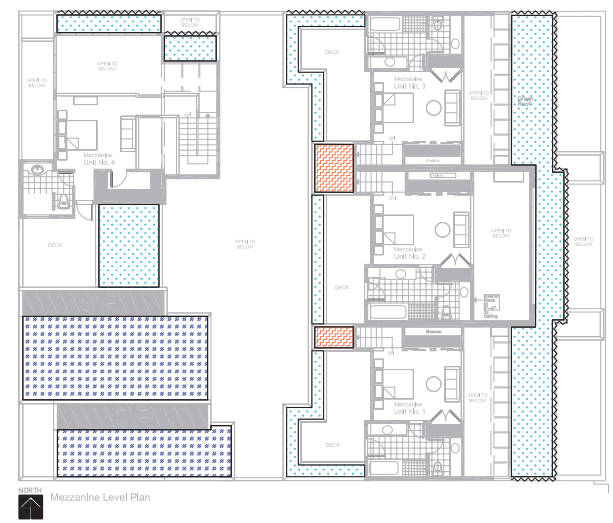


**LEGEND**

- Sidewalk Pavers: Pavestone Verona Series, Mixed Sizes, Random Pattern, Color: Tahoe Blend Platinum, Sand Set
- Courtyard Pavers: Stepstone CalArc Narrow Modular Concrete Paver, Color: Porcelain #1413, Medium Sandblast Finish, Pedestal Set

**PLANTING LEGEND**

Species	Common Name	Character
<b>STREET-FACING PLANTERS</b>		
	Aeonium spp.	Succulent Shrub, Multi-colored Options
	Dwarf Plumbago	Flowering Groundcover, Blue Flowers
	Painted Lady Echeveria	Flowering Succulent
	Hens and Chicks	Small Succulent Rosettes
<b>COURTYARD PLANTERS</b>		
	Saucer Magnolia	Flowering Tree
	Cast Iron Plant	Evergreen, Leafy
	Winchester Honeysuckle	Fragrant Flowering Vine on Trellis
	Snake Plant	Evergreen, Variegated
	Wandering Jew	Variegated Purple Trailing Foliage
	Seasonal Color Accent Planting	Mixed Annuals and Perennials
<b>BALCONY PLANTERS AND GREEN ROOF EDGING</b>		
	Trailing Lantana	Trailing, White Flowers
	New Zealand Flax	Bronze colored strappy leaves
	Trailing Rosemary	Trailing, Blue flowers
<b>GREEN ROOF, EXTENSIVE</b>		
	A mix of succulents, California native wildflowers, groundcovers, and small shrubs	
<b>GREEN ROOF, INTENSIVE</b>		
	Sedum Mat - mix of pre-established sedum succulents	
<b>MULCH</b>		
	2" of Wood Mulch Under Existing Oak Trees	



**D**  
**A**

**DYAR ARCHITECTURE**

800.709.4709  
10001, CALIFORNIA, 95021  
P.O. Box 1000  
Tel: (925) 500-9555  
Email: info@dyararchitecture.com

Consultant Title

**BFB LANDSCAPE ARCHITECTS**

2015 AIA AIAA  
2015 AIAA AIAA  
2015 AIAA AIAA

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Owner:  
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P.O. Box 2205  
Carmel, CA 95021

**Del Dono Court**  
SW Corner of Dolores and Fifth  
Carmel-by-the-Sea, California

Job No. **15-09**

December 11, 2015  
Revised:  
May 15, 2016

**LANDSCAPE PLAN**

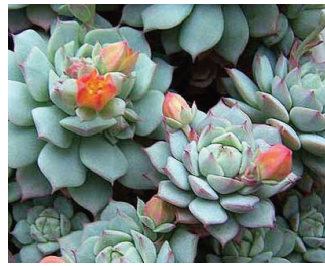
Scale: As Shown



Sheet No.  
**L1**



Semperivum arachnoideum - Hens and Chicks



Echeveria derenbergii - Painted Lady Echeveria



Aspidistra elatior - Cast Iron Plant



Sansevieria trifasciata - Snake Plant



Magnolia soulangiana - Saucer Magnolia



Aeonium speciosum - Aeonium



Cerastostigma plumbaginoides - Dwarf Plumbago



Tradescantia fluminensis - Wandering Jew



Corten Steel Planters

Street-facing planters



Phormium 'Bronze Baby' - New Zealand Flax



Lantana setiifolia 'Monma' - White Lightning' Trailing Lantana



Lonicera periclymenum 'Winchester' - Winchester Honeysuckle



Seasonal Color - Annuals and Perennials

Courtyard Planters



Rosmarinus officinalis 'Prostratus' - Rosemary



Intensive Garden Roof Assembly with Sedum Mats



Extensive Garden Roof Assembly with Grasses, Groundcovers, and Shrubs

Balcony Planters and Green Roof Edging

Green Roof



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Owner: Leding Duggan Properties, Inc. P.O. Box 2225 Carmel, CA 95021



Job No. 15-09

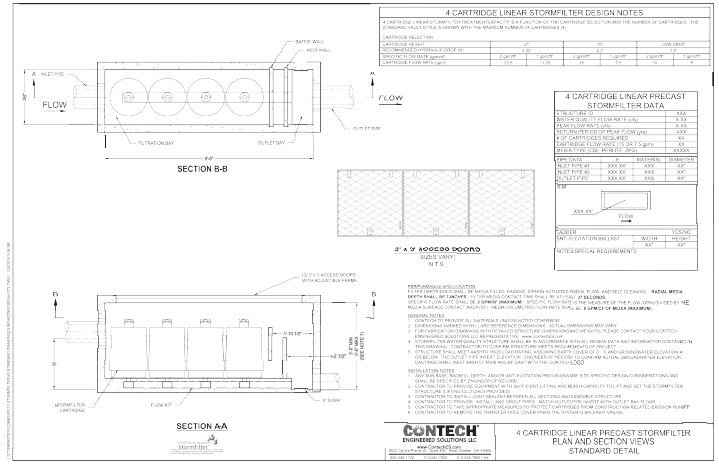
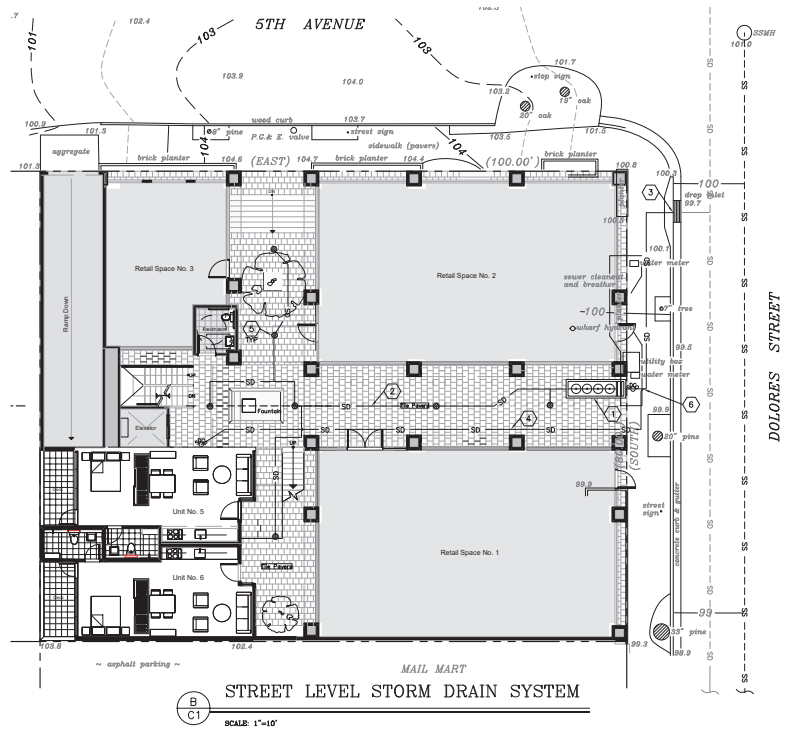
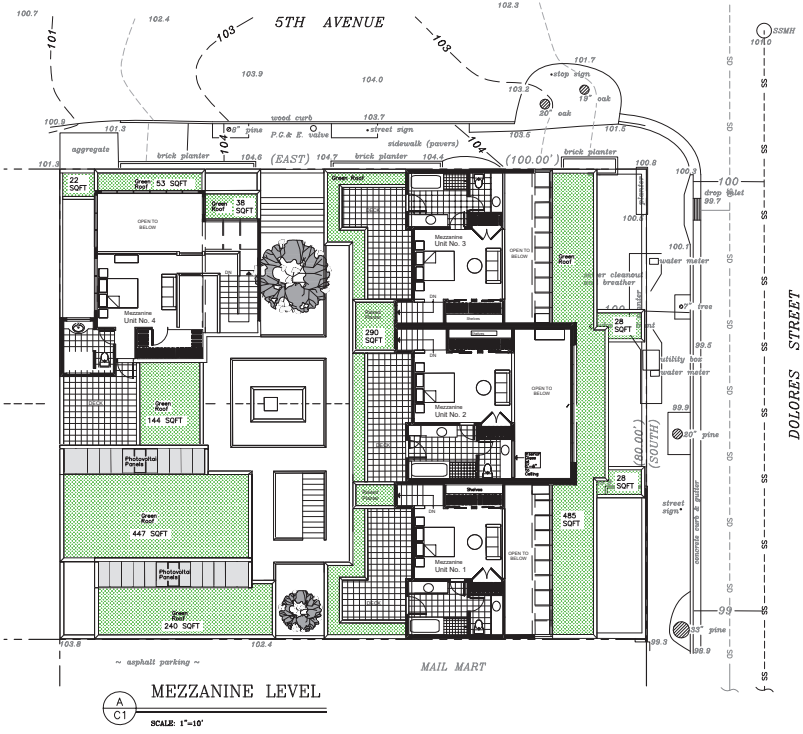
December 11, 2015  
Revisions:  
May 15, 2016

LANDSCAPE PLAN



Sheet No.

L2



- KEY NOTES**
- STORM WATER TREATMENT FILTER VAULT. SEE DETAIL C/C1. TOP OF VAULT TO BE FLUSH WITH NEW TILE PAVERS.
  - NON GREEN ROOF STORM DRAIN SYSTEM. INCLUDES ROOF, DECK AND WALKWAYS. FLOWS THROUGH FILTER VAULT.
  - STORM DRAIN CONNECTION TO (E) CITY STORM DRAIN SYSTEM.
  - GREEN ROOF AND PLANTER STORM DRAIN SYSTEM. MEZZANINE LEVEL PLANTERS TO CONNECT TO THIS PIPE. DOES NOT FLOW THROUGH FILTER VAULT.
  - AREA DRAIN. LOCATIONS ARE PRELIMINARY.
  - GREEN ROOF/PLANTER CONNECTION TO STORM DRAIN PIPING PAST FILTER VAULT.

- LEGEND**
- 200--- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPERTY LINE / RIGHT OF WAY
  - EXISTING STORM DRAIN (SIZE VARIES)
  - SS EXISTING SANITARY SEWER (GRAVITY)
  - SD NEW STORM DRAIN (SIZE VARIES)
- SYMBOLS**
- ⊙ AREA DRAIN
  - ⊕ STORM DRAIN CLEANOUT
  - ⊙⊕ ROOF DOWN SPOUT LOCATION

**CENTRAL COAST JOINT EFFORT STORM WATER INFORMATION**

- TOTAL PROJECT SITE AREA = 8016 SQFT
- TOTAL PRE-PROJECT (EXISTING) IMPERVIOUS AREA = 8016 SQFT
- TOTAL NEW IMPERVIOUS SURFACE AREA = 6241 SQFT
- TOTAL NEW PERVIOUS AREA (GREEN ROOF AND PLANTERS) = 1775 SQFT
- PERCENT IMPERVIOUS REDUCTION FROM EXISTING STRUCTURE = 22% (THROUGH PROPOSED GREEN ROOF/PLANTERS)
- THIS PROJECT FALLS UNDER PERFORMANCE REQUIREMENT REQUIREMENT NO. 2 - WATER QUALITY TREATMENT
- THE FILTER VAULT IS SIZED TO TREAT 0.2 INCHES PER HOUR INTENSITY PER PERFORMANCE REQUIREMENT NO. 2 SPECIFICATIONS. THE FILTER VAULT IS INTENDED TO TREAT STORM WATER RUNOFF WITH EQUIVALENT EFFECTIVENESS AS SECTION B.3.B.11 OF THE CENTRAL COAST JOINT EFFORT STORM WATER REQUIREMENTS.
- IMPERVIOUS SURFACE AREA TO BE TREATED THROUGH FILTER VAULT = 6241 SQFT.

**C C1** STORM WATER TREATMENT FILTER VAULT  
SCALE: 1"=10'

**ES ENGINEERING AND SURVEYING, INC.**  
2480 Garden Road, Suite C, Monterey, California 93940  
P: 831.855.2723 F: 831.855.3425  
landscaping@esinc.com

DESIGNED BY: CIS  
DATE: 5-23-16  
SCALE: 1"=10'  
JOB NUMBER: 16-067  
LAST REVISED: 16-067  
REVISED BY:

DEL DONO COURT  
SW CORNER OF DOLORES AND FIFTH  
CARMEL BY THE SEA, CALIFORNIA

PROPOSED STORM WATER SYSTEM  
LAYOUT AND TREATMENT

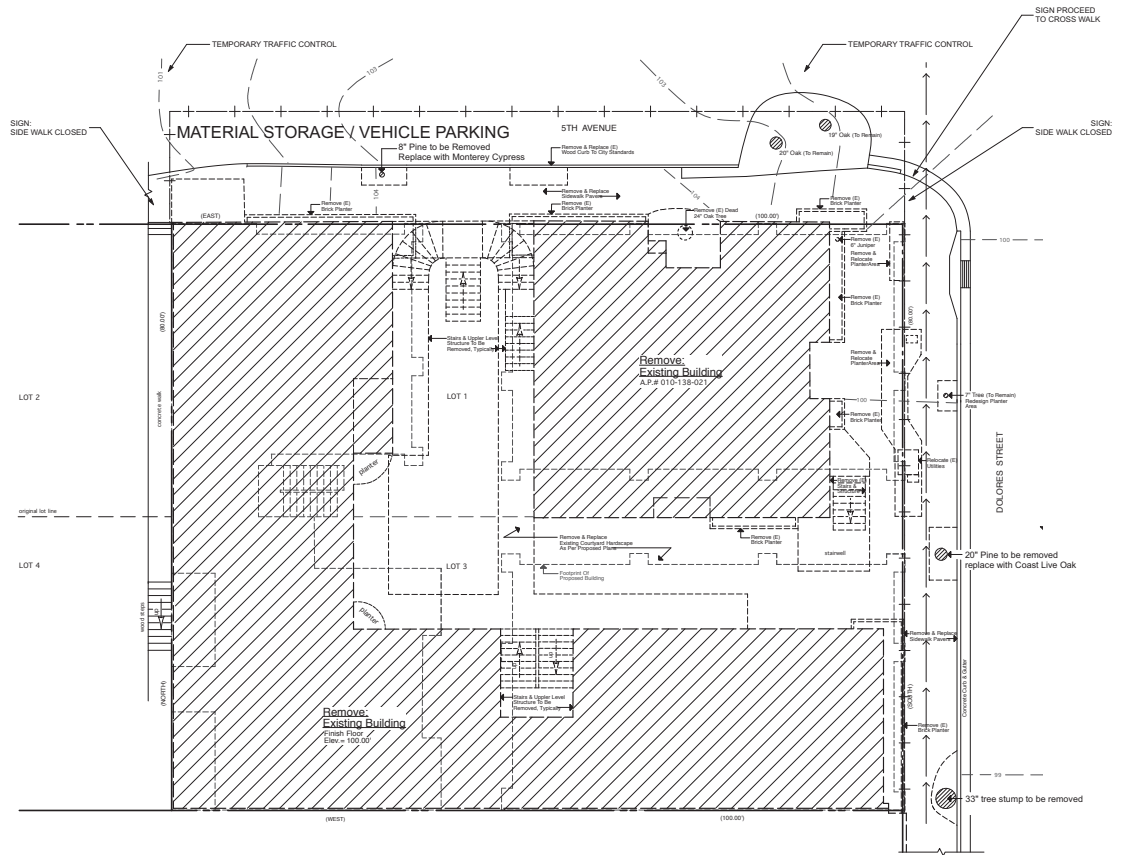
**SHEET C1**  
OF  
1 SHEET

ADDITIONAL MATERIALS AND SUPPLIES TO BE STORED IN STORAGE CONSTRUCTION STORAGE - ALL LOADS TO BE COVERED - SEE NOTES AND SPECIFICATIONS - 11/15/16 - 11/15/16 - 11/15/16



**PROPOSED TRUCK ROUTE**

DOLORES  
 OCEAN  
 JUNIPERO  
 2ND  
 CARPENTER  
 H1



**CONSTRUCTION MANAGEMENT PLAN**

**LEGEND:**

6" HIGH CYCLONE FENCE — + + + + —

PEDESTRIAN WALK WAY —> —> —

TRUCK ROUTE —————

**NOTE:**

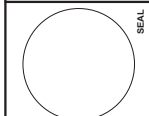
PROPOSED TRUCK HAUL TRIPS: 20

ALL LOADS TO BE COVERED

N.T.S.



SIGN: SIDE WALK CLOSED  
 TEMPORARY TRAFFIC CONTROL  
 SIGN: PROCEED TO CROSS WALK  
 SIGN: SIDE WALK CLOSED



Del Dono Court  
 SW Corner of Dolores and Fifth  
 Carmel-by-the-Sea, California  
**Stillwater Construction**  
 Inc.  
**Dan Silverie III**

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE WHICH IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

BY	REVISIONS	DATE

Date: 5/19/16  
 Scale: AS NOTED  
 Drawn: CB  
 Job:  
 Sheet:

**A**

Plotted On: 5/19/16

**CONSTRUCTION MANAGEMENT PLAN**