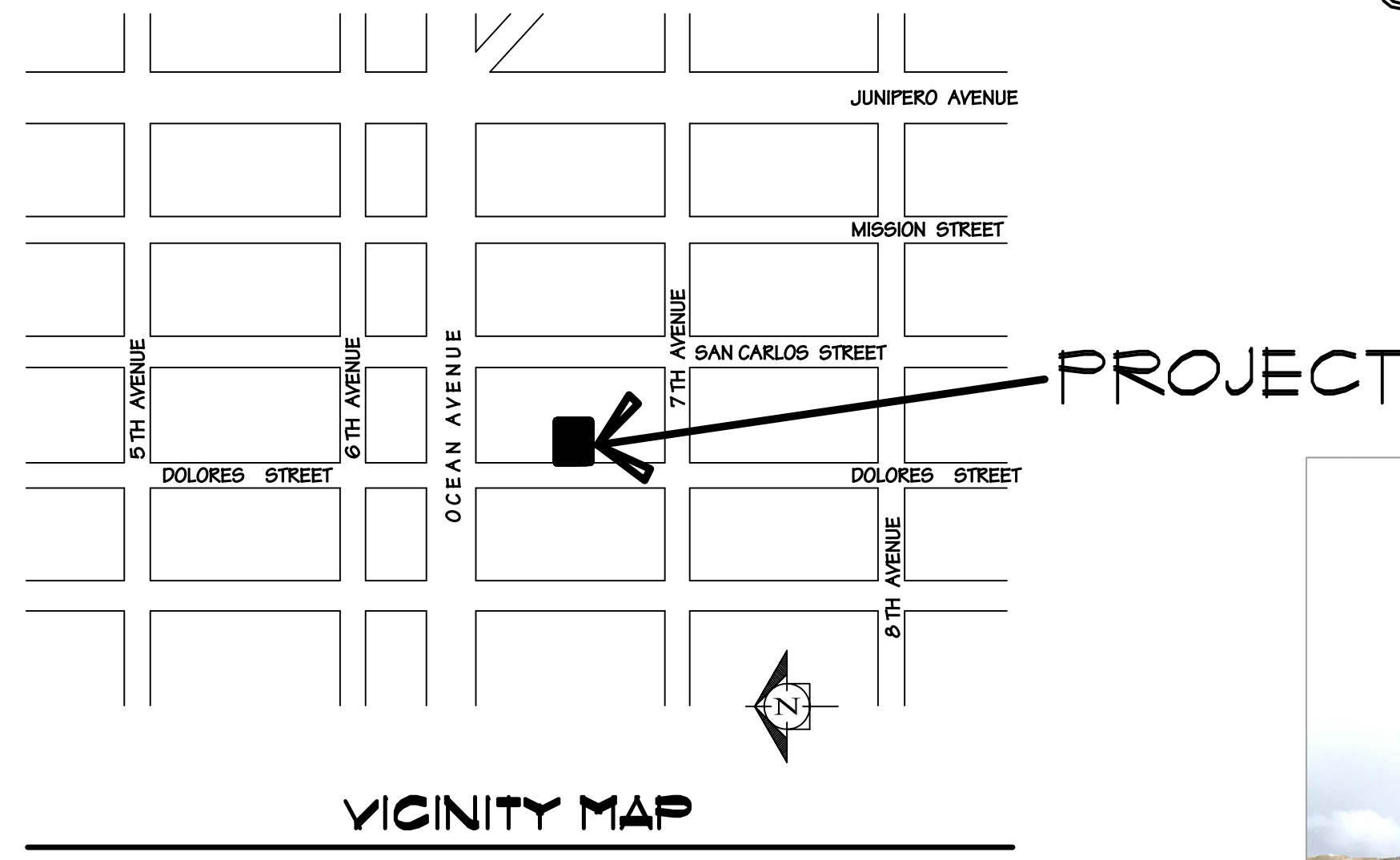


DOLORES STREET RESIDENCES

CARMEL BY THE SEA, CA. 93921

BLOCK 76 - LOT 14
APN 010-146-010



PROJECT INFORMATION

DOLORES STREET 4NE OF 7TH AVENUE
LOT 14 - BLOCK 76
CARMEL BY THE SEA, CA 93921

APN 010-146-010-000

SITE AREA: 4,000 SF. 0.092 ACRES

PROPOSED TREE REMOVAL (1)

PROPOSED TREE PLANTING (0)

PROPOSED GRADING: (0) CY CUT AND FILL

ZONING: CC

MAXIMUM ALLOWED BUILDING HEIGHT = 30'

PROPOSED BUILDING HEIGHT = 30'

OCCUPANCY: R-1, B-1

TYPE V CONSTRUCTION (SPRINKLERED)



NOTE: EXTERIOR ELEVATION TO REMAIN THE SAME

SCOPE OF WORK

1. ADDITION OF (3) RENTAL UNITS TO REAR OF
OF EXISTING COMMERCIAL BUILDING

OWNER INFORMATION

JACK HAKIM
550 WAVE STREET
MONTEREY, CA 93940
(831) 915-5522
baabaa.jack@bcglobal.net

LOT COVERAGE

ALLOWED	3,200 SF	80%
ALLOWED BONUS	600 SF	15%
EXISTING COMMERCIAL	2,754 SF	69%
PROPOSED COVERAGE	3,900 SF	95%

FLOOR AREA

ALLOWED	5,400 SF	135%
ALLOWED BONUS	600 SF	15%
EXISTING COMMERCIAL	2,754 SF	69%
PROPOSED APARTMENTS	2,461 SF	61%
PROPOSED COMMERCIAL	2,444 SF	61%
	4,905 SF	122%



PHOTO FROM NORTHWEST

SHEET INDEX:

- D-1 TITLE SHEET
- D-2 (E) and PROPOSED SITE PLAN
- D-3 PROPOSED FLOOR PLANS
- D-4 (P) ROOF & CROSS SECTION
- D-5 (P) DEMO AND DRAINAGE
- D-6 (P) EXTERIOR ELEVATIONS
- D-7 (E) EXTERIOR ELEVATIONS

TITLE SHEET

JOHN MANDURRAGO
DESIGN STUDIOS

P. O. BOX "R", CARMEL BY THE SEA, CA. 93921 831-625-1553

04-15-22

JOB NUMBER
1900

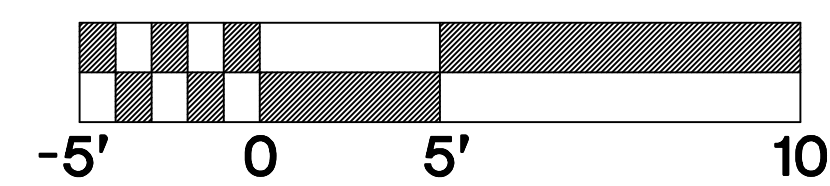
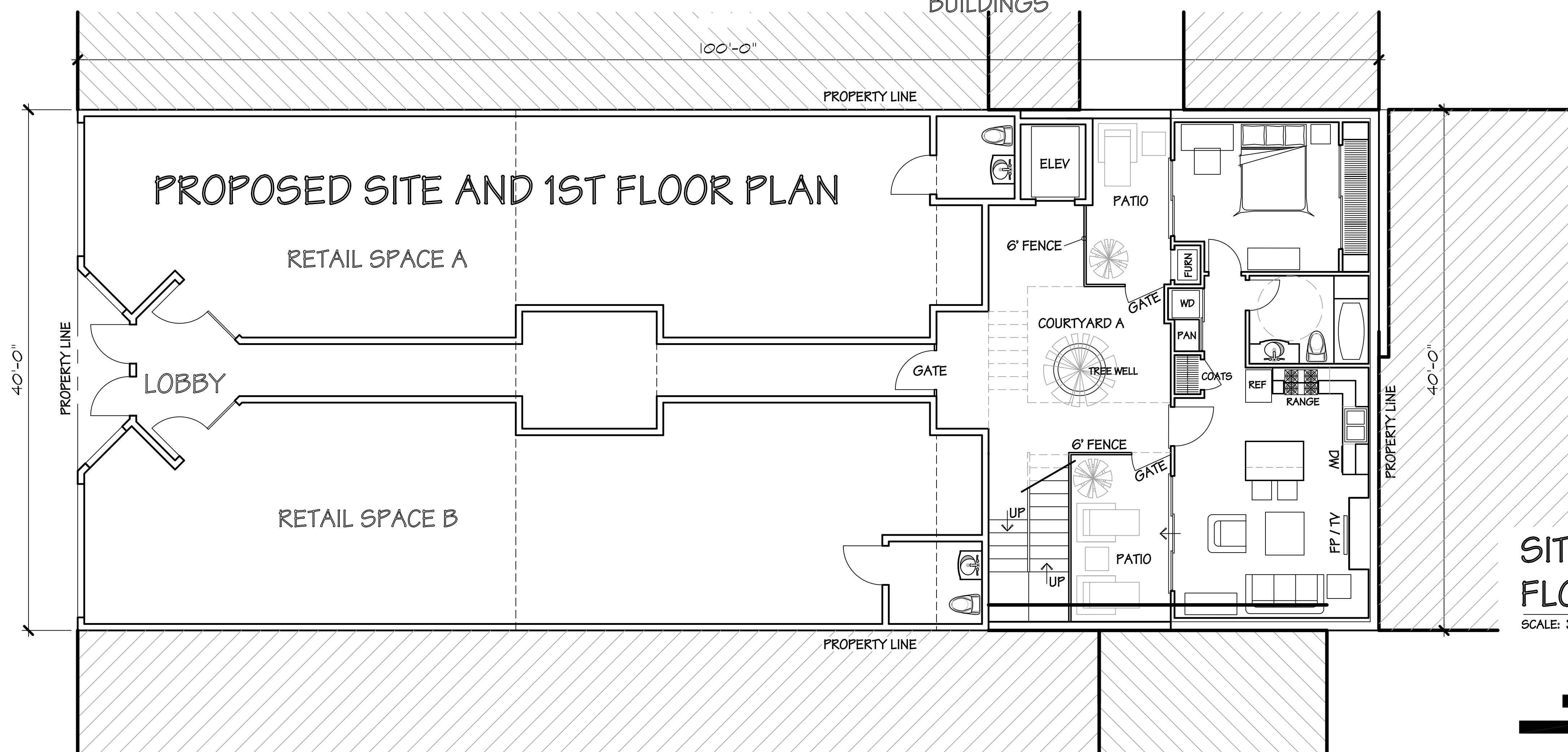
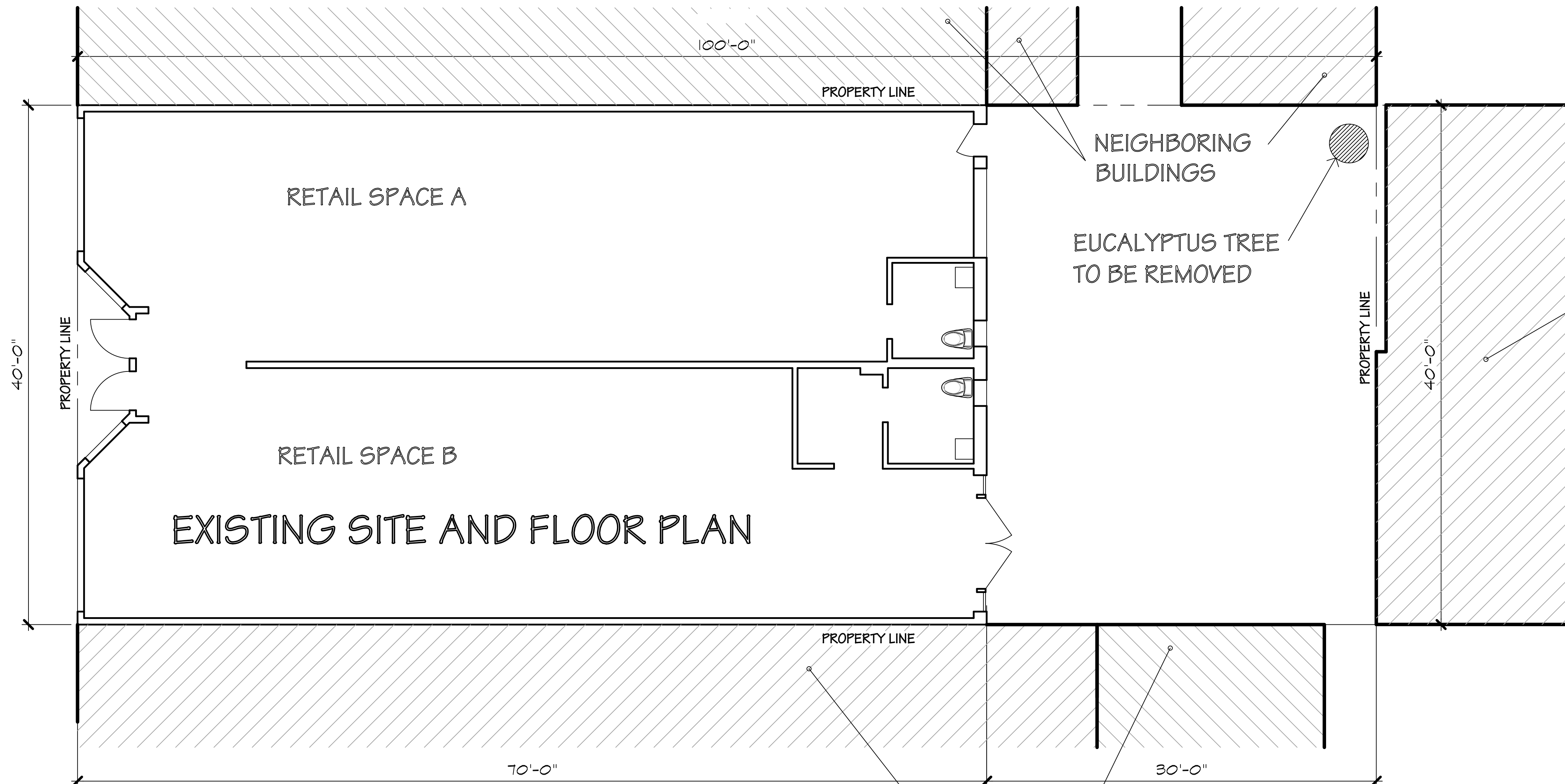
SHEET NUMBER
D1

DOLORES STREET RESIDENCES

CARMEL BY THE SEA, CA. 93921
APN 010-146-010

DOLORES STREET

CURB



SITE PLAN
FLOOR PLAN

SCALE: 3/16" = 1'-0"

JOHN MANDURRAGO
DESIGN STUDIO

P. O. BOX R CARMEL-BY-THE-SEA, CA 93921 831-625-1553

04-15-22

JOB NUMBER

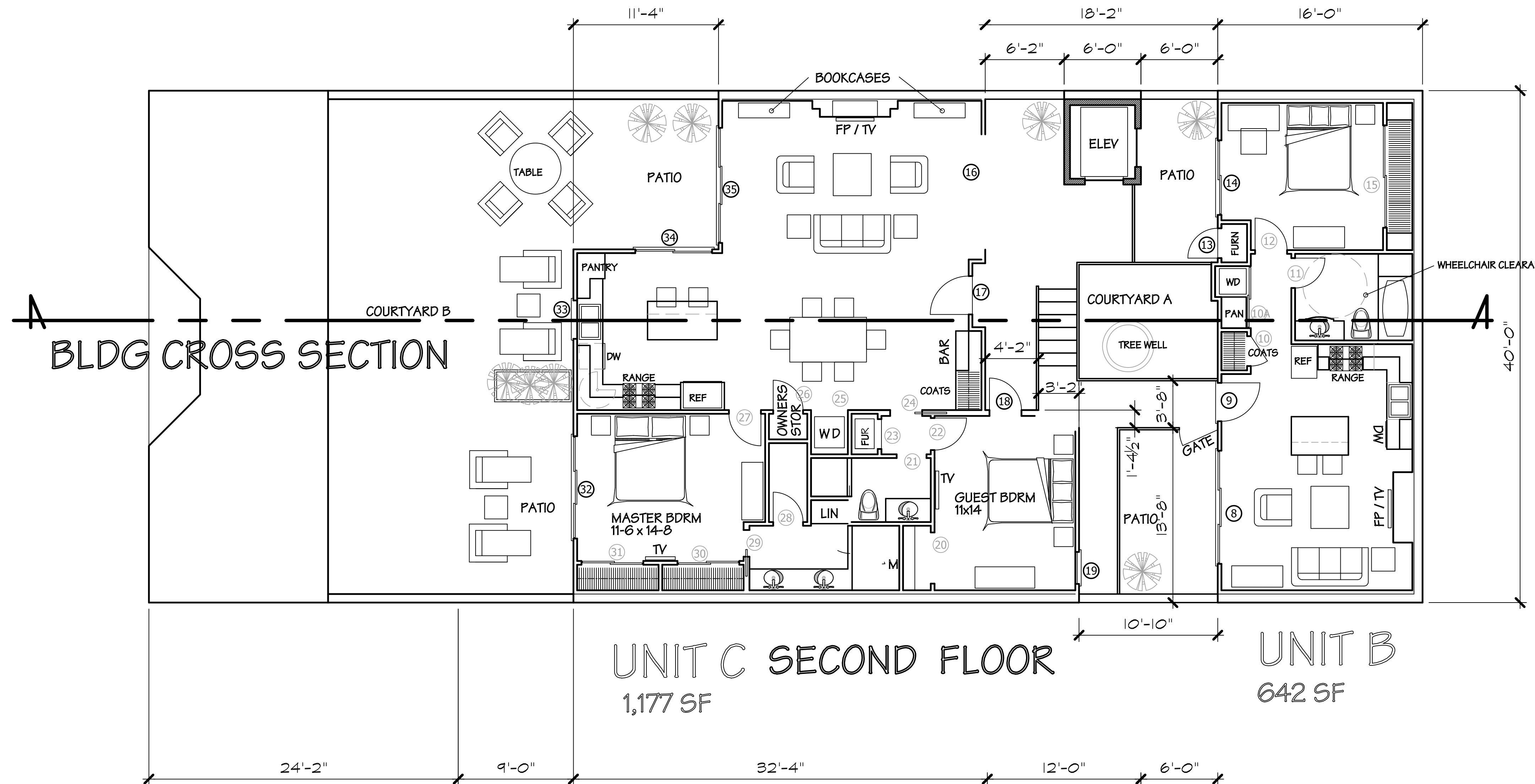
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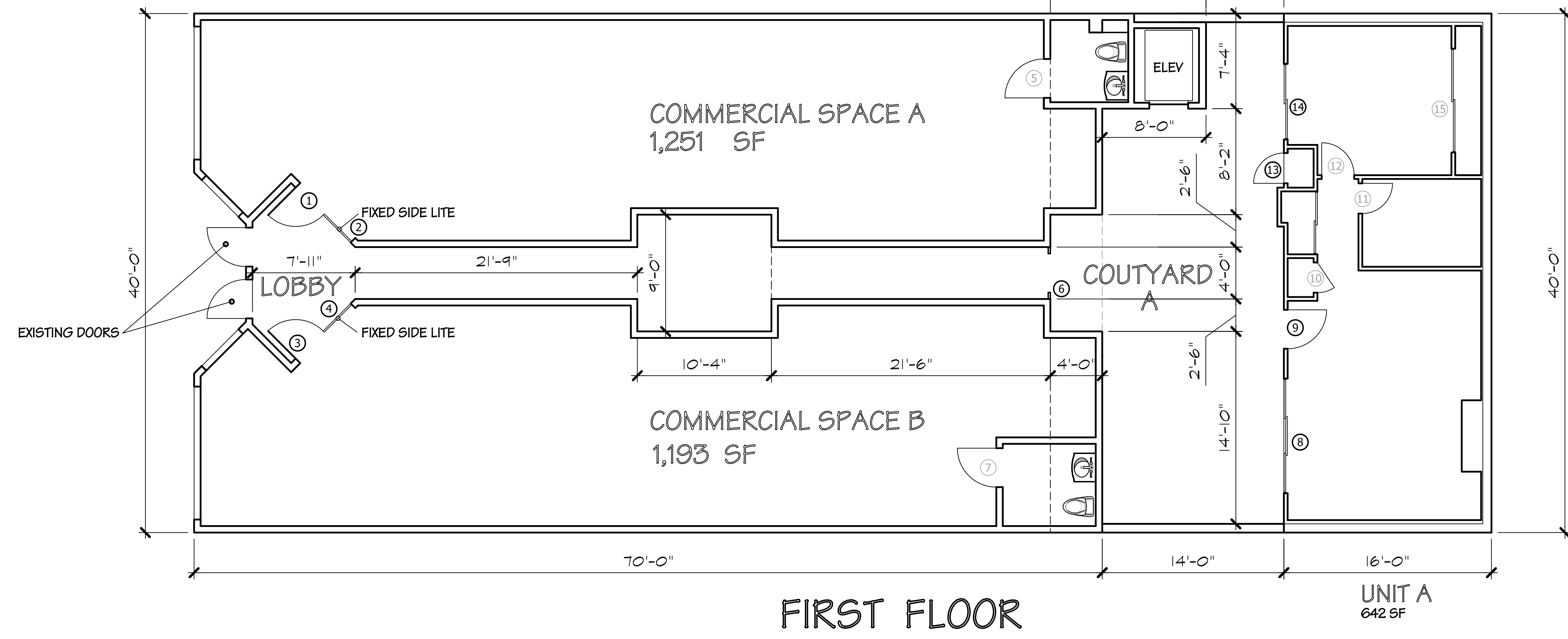
D2

DOLORES STREET RESIDENCES

CARMEL BY THE SEA, CA 93921
APN 010-146-010



WINDOW & DOOR SCHEDULE					
KOLBE & KOLBE ALUMINUM CLAD WOOD WINDOWS & SL GL DRS - DUAL GLAZED W/BRONZE FRAMES					
"T" DENOTES TEMPERED SAFETY GLASS					
"E" DENOTES EMERGENCY EGRESS WINDOW OR DOOR AS PER 2016 CRC SEC R310.					
ID	SIZE			STYLE	LOCATION
1	3070	T	E	DBL ACTING GLASS DOOR	ENTRY LOBBY
2	3060	T		FIXED DOOR PANEL	ENTRY LOBBY
3	3060	T	E	DBL ACTING GLASS DOOR	ENTRY LOBBY
4	3060	T		FIXED DOOR PANEL	ENTRY LOBBY
5					
6	3070		E	WROUGHT IRON GATE	COURTYARD
7					
8	(3)3070	T	E	SL GL DOOR	LIVING ROOM
9	3070	T	E	FRENCH DOOR	ENTRY
10					
10A					
11					
12					
13	2468			1H SOLID WOOD SLAB	FURNACE
14	6070	T	E	SL GL DOOR	BEDROOM
15					
16	(3)3070	T	E	SL GL DOOR	LIVING ROOM
17	3070	T	E	FRENCH DOOR	ENTRY
18	2668	T	E	FRENCH DOOR	GUEST BEDROOM
19	2636			CASEMENT	GUEST BEDROOM
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32	(3)2870	T	E	SL GL DOOR	MASTER BEDROOM
33	3036			CASEMENT	KITCHEN
34	(2)3070	T	E	SL GL DOOR	KITCHEN
35	(2)2040	T	E	SL GL DOOR	LIVING ROOM



N

-5' 0 5' 10'

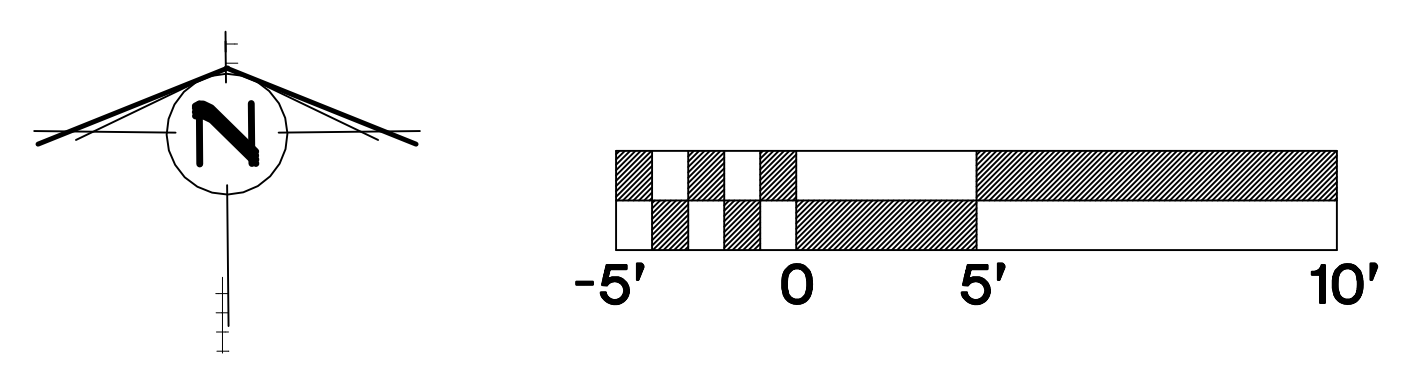
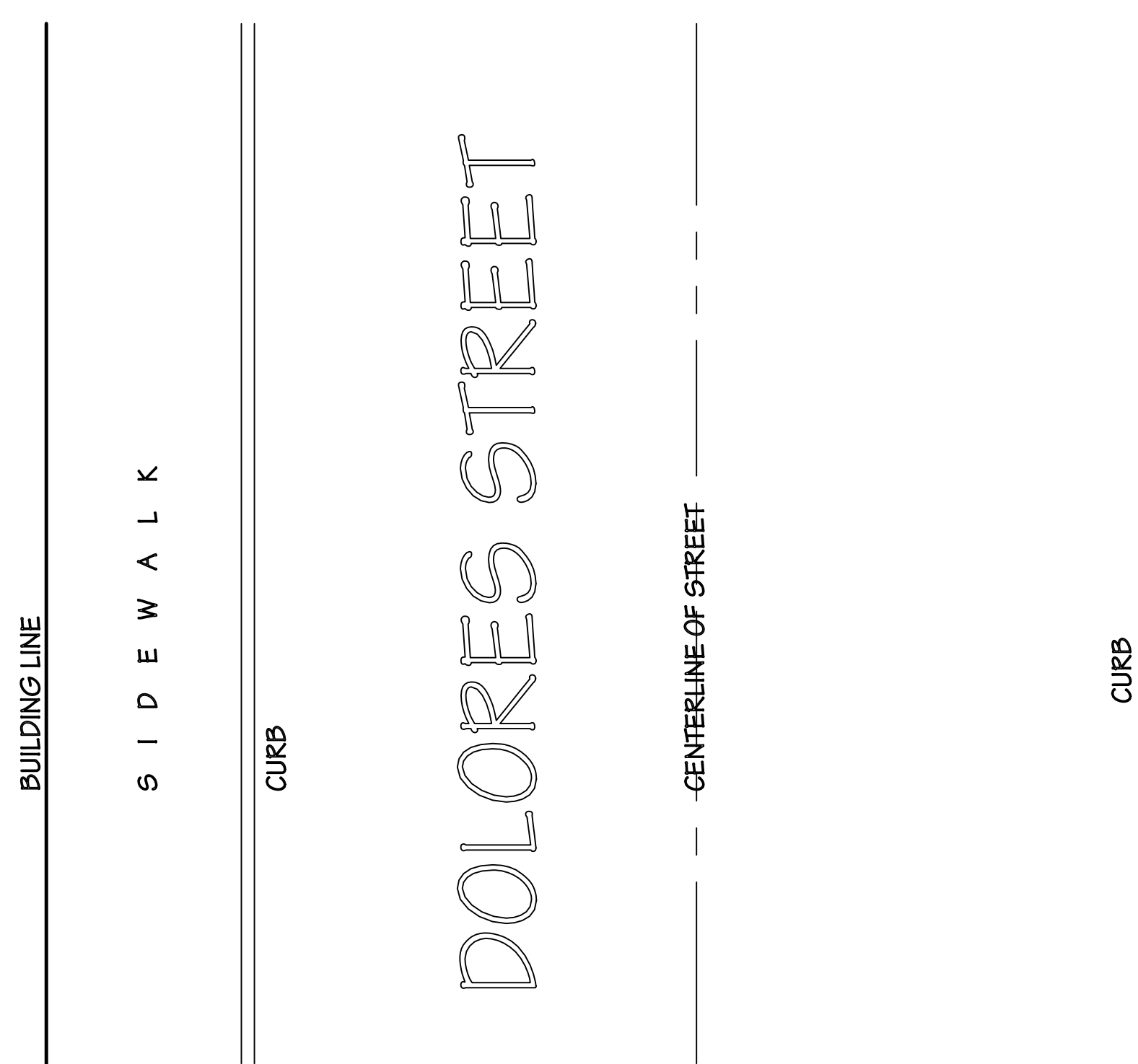
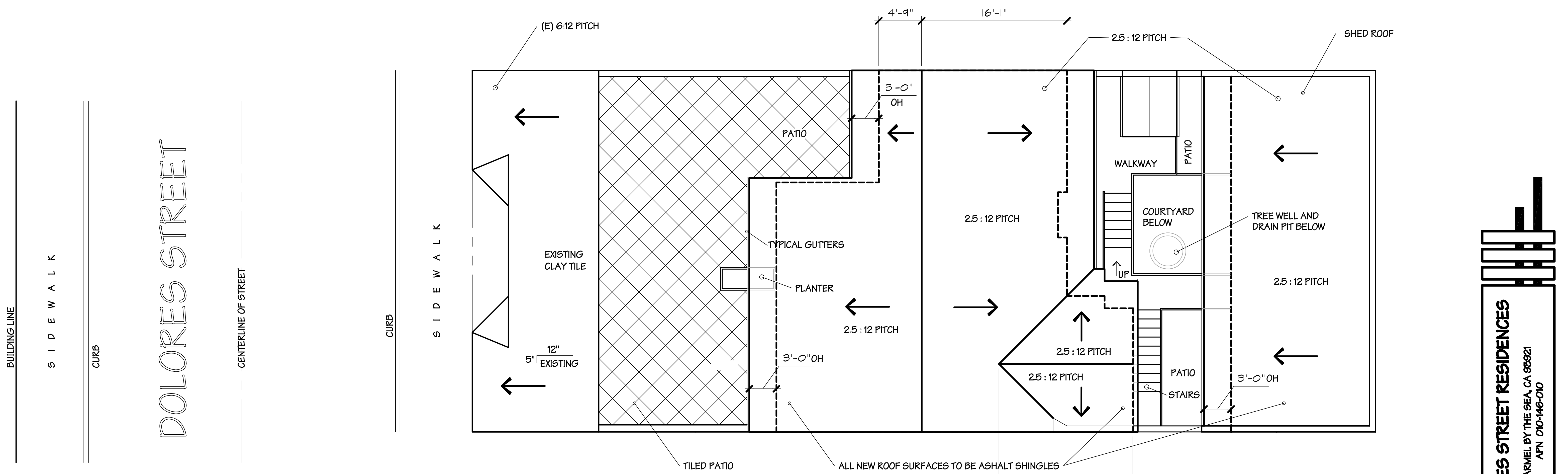
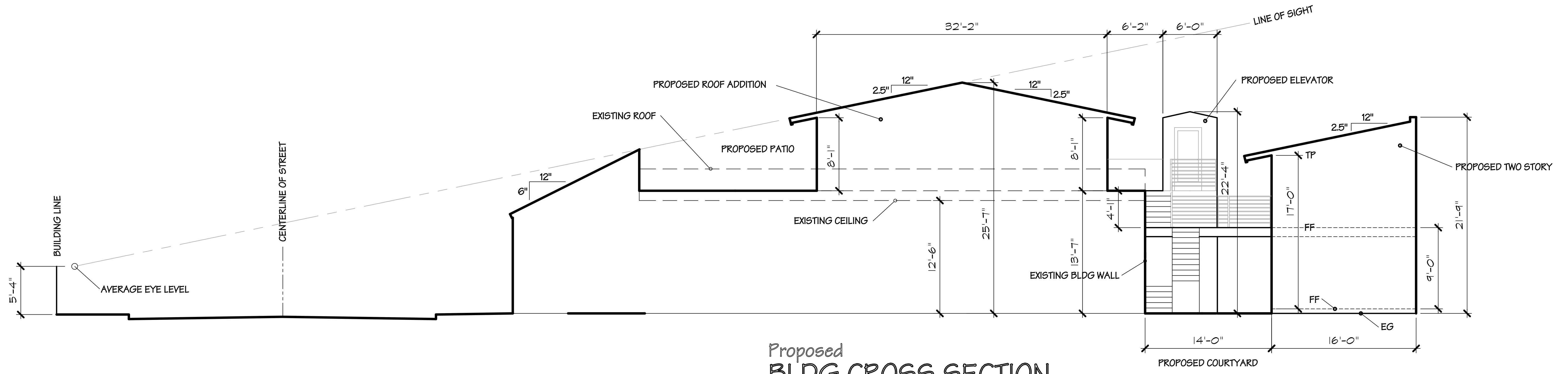
04-15-22

FLOOR PLANS
SCALE: 3/16" = 1'-0"

JOHN MANDURRAGO
DESIGN STUDIO
P. O. BOX R CARMEL-BY-THE-SEA, CA 93921 831-625-1553

JOB NUMBER 1900
SHEET NUMBER **D3**

DOLORES STREET RESIDENCES
CARMEL BY THE SEA, CA 93921
APN 010-146-010



SECTION ROOF PLAN

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 DESIGN STUDIO

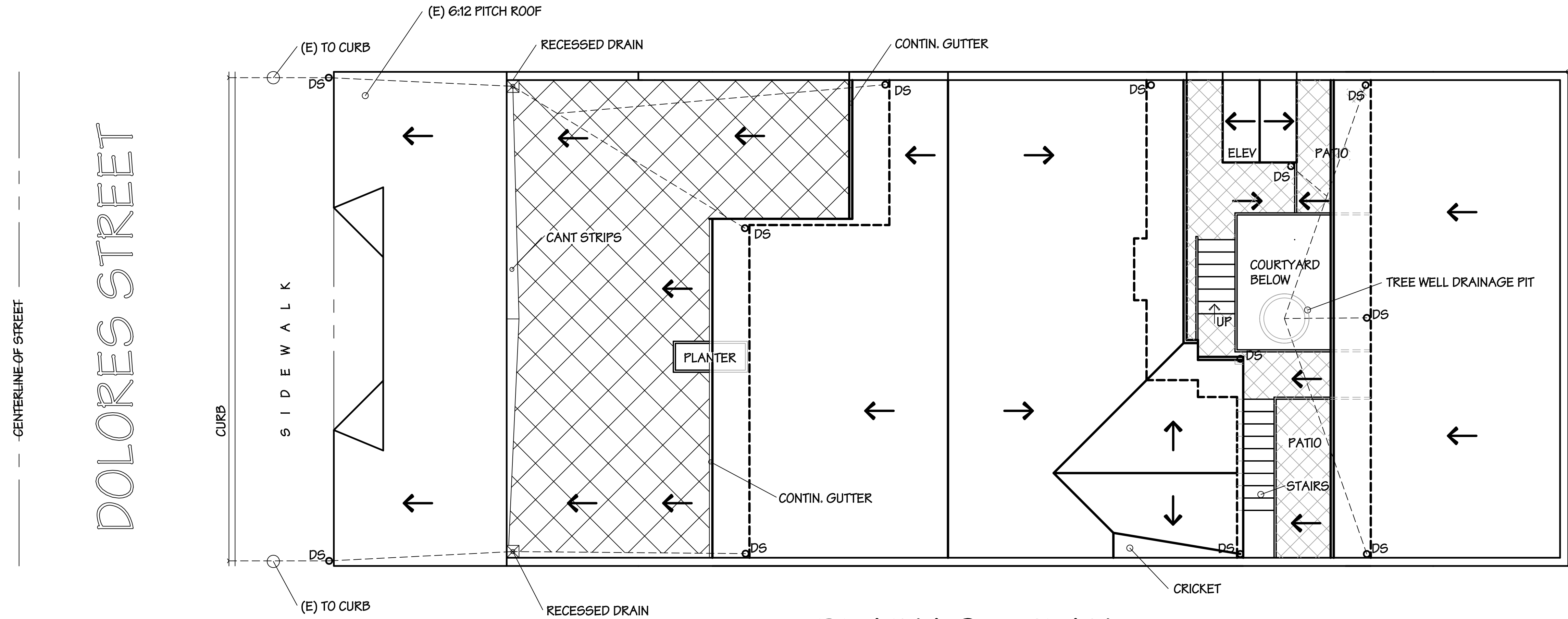
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04-15-22

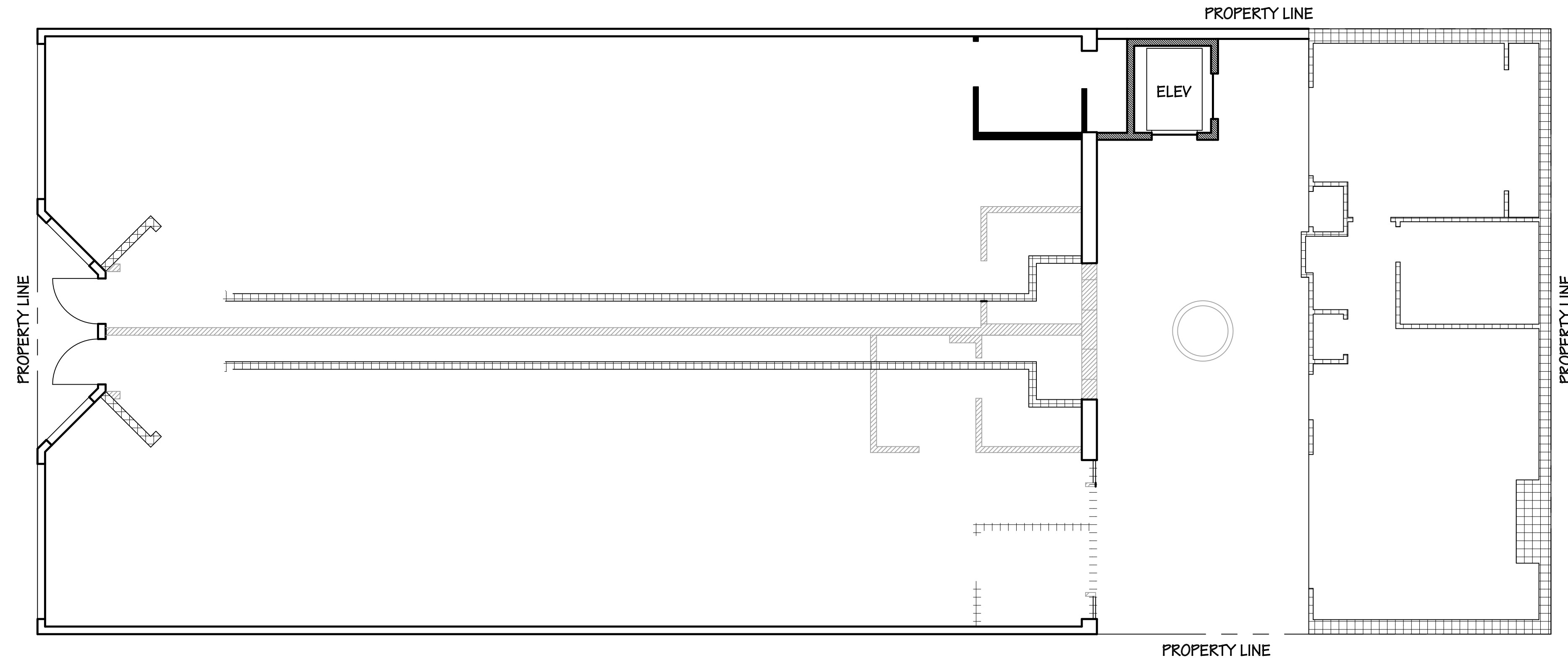
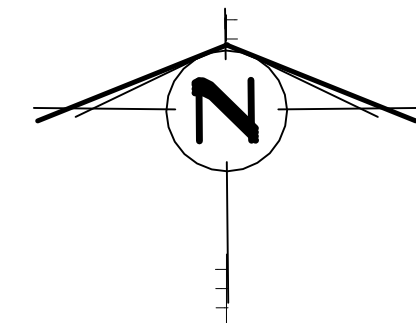
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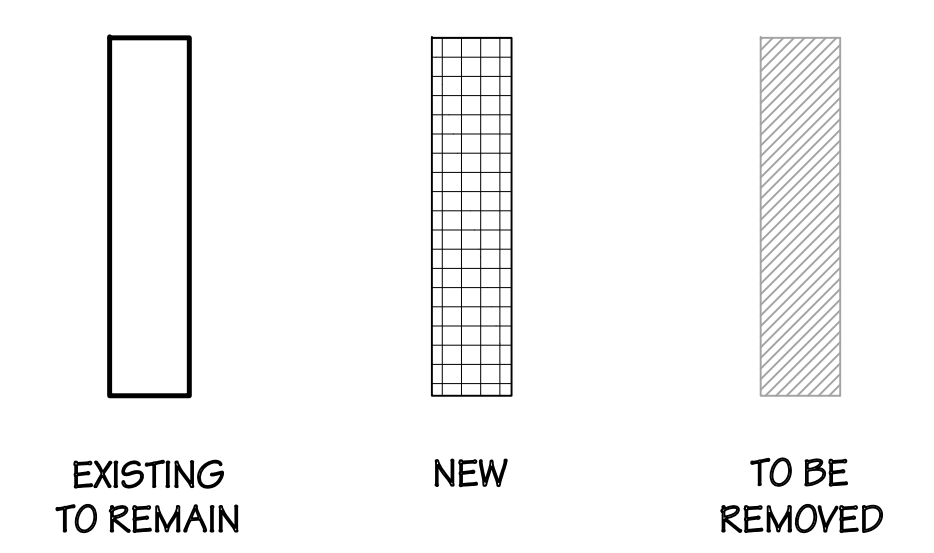
DOLORES STREET RESIDENCES
 CARMEL BY THE SEA, CA 93921
 APN 010-146-010



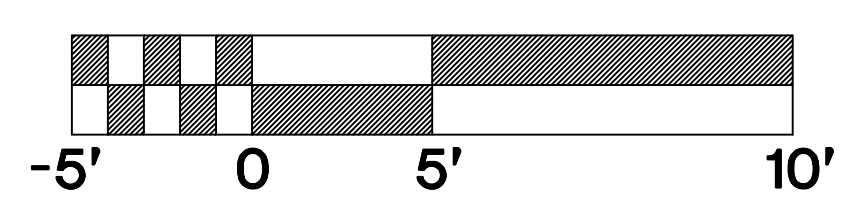
DRAINAGE PLAN
SCALE: 3/16" = 1'-0"



DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LEGEND



**DRAINAGE PLAN
DEMOLITION PLAN**

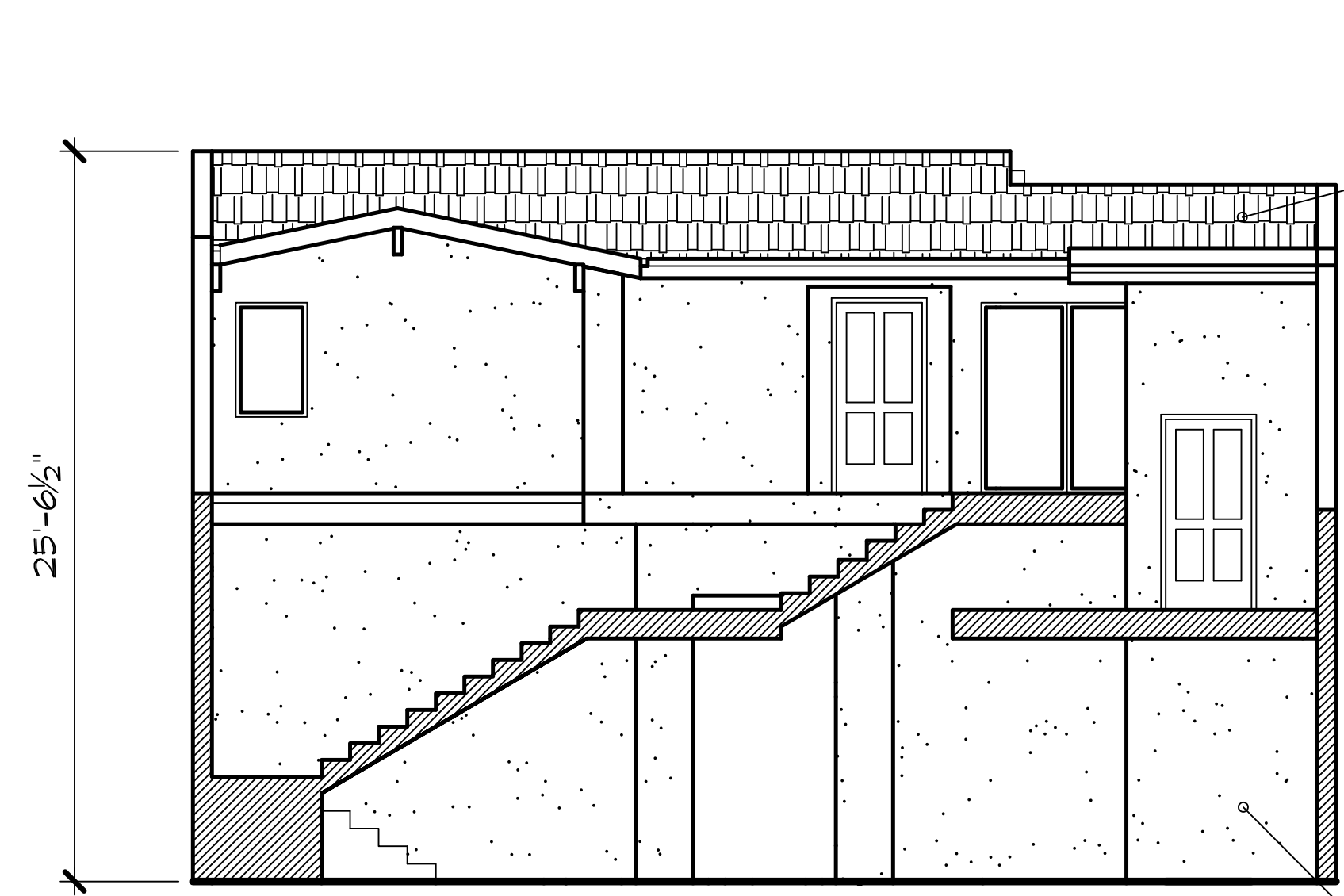
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CARMEL BY THE SEA, CA 93921
APN 010-146-010

04-15-22

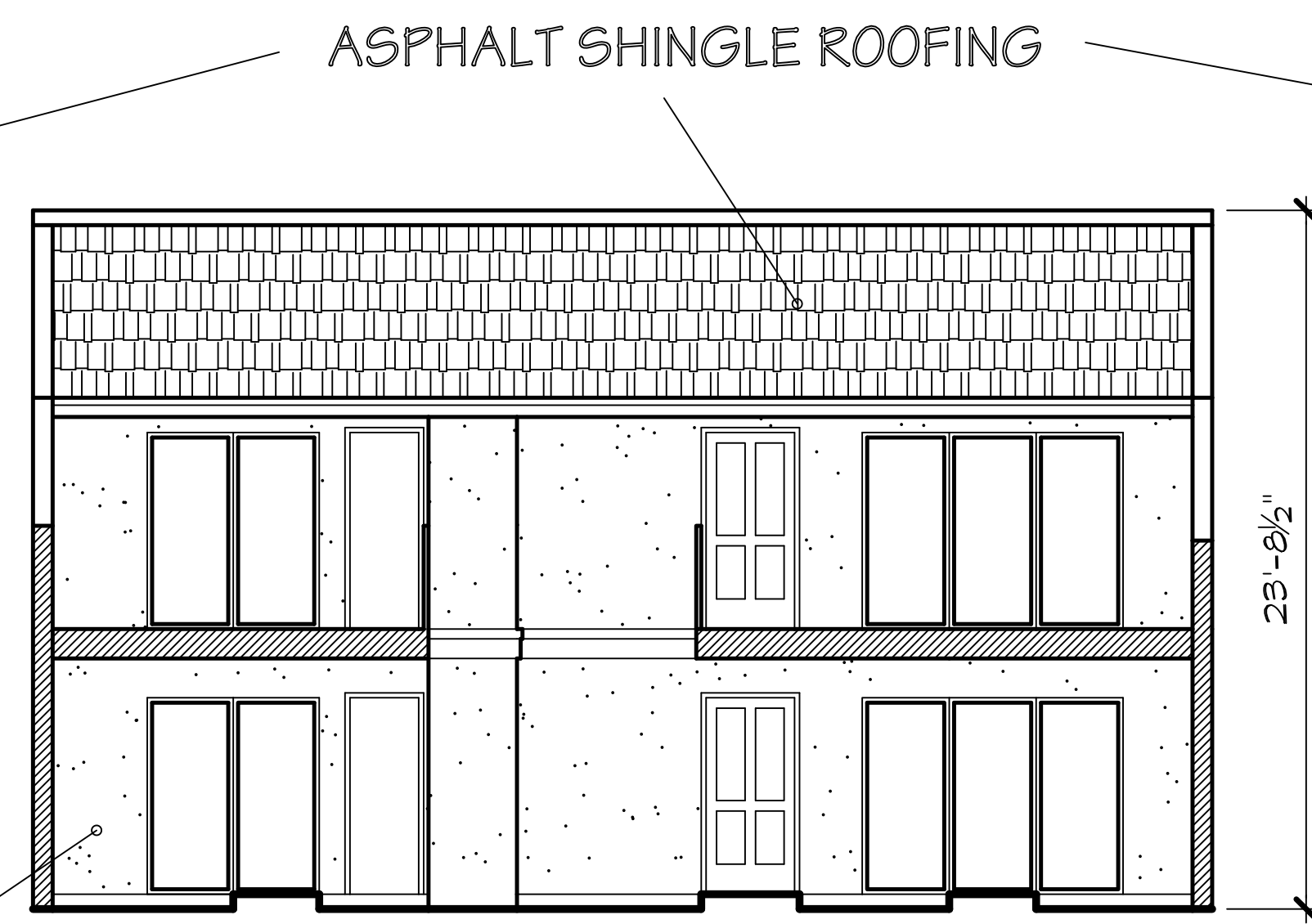
JOHN MANDURRAGO
DESIGN STUDIO

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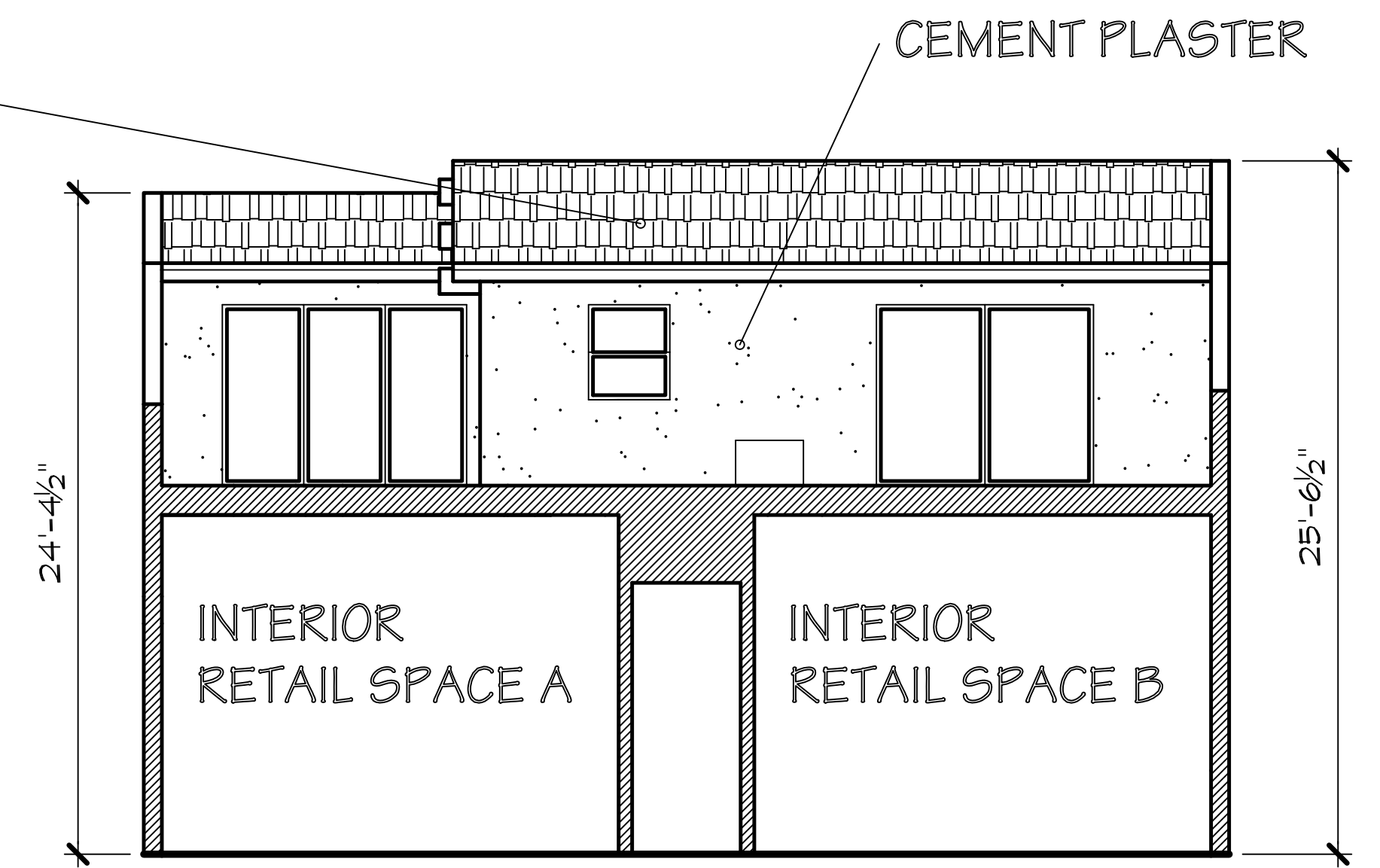
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SHEET NUMBER **D5**



WEST SIDE OF COURTYARD



EAST SIDE OF COURTYARD

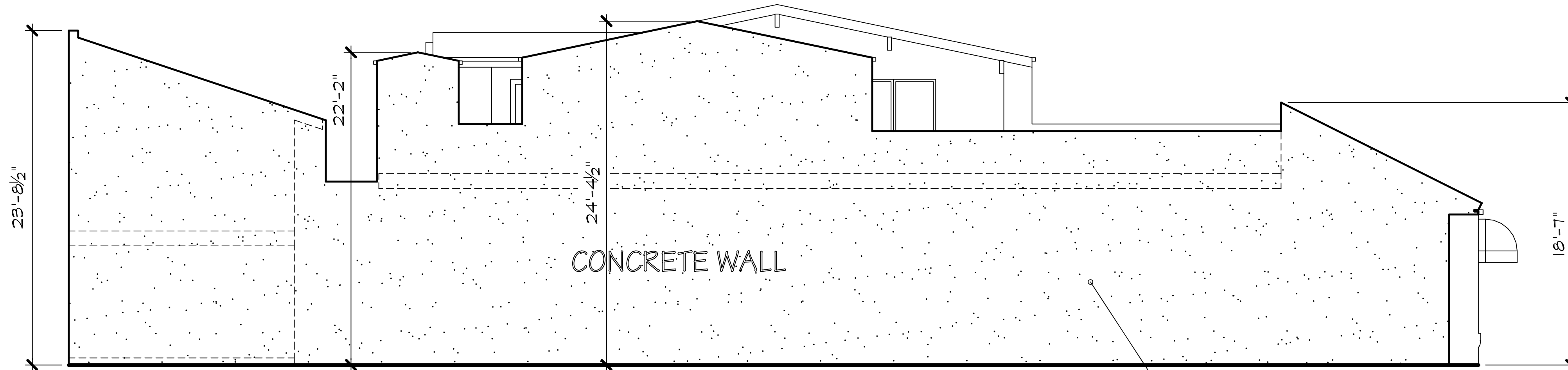


EAST SIDE OF ROOF PATIO

CEMENT PLASTER

ASPHALT SHINGLE ROOFING

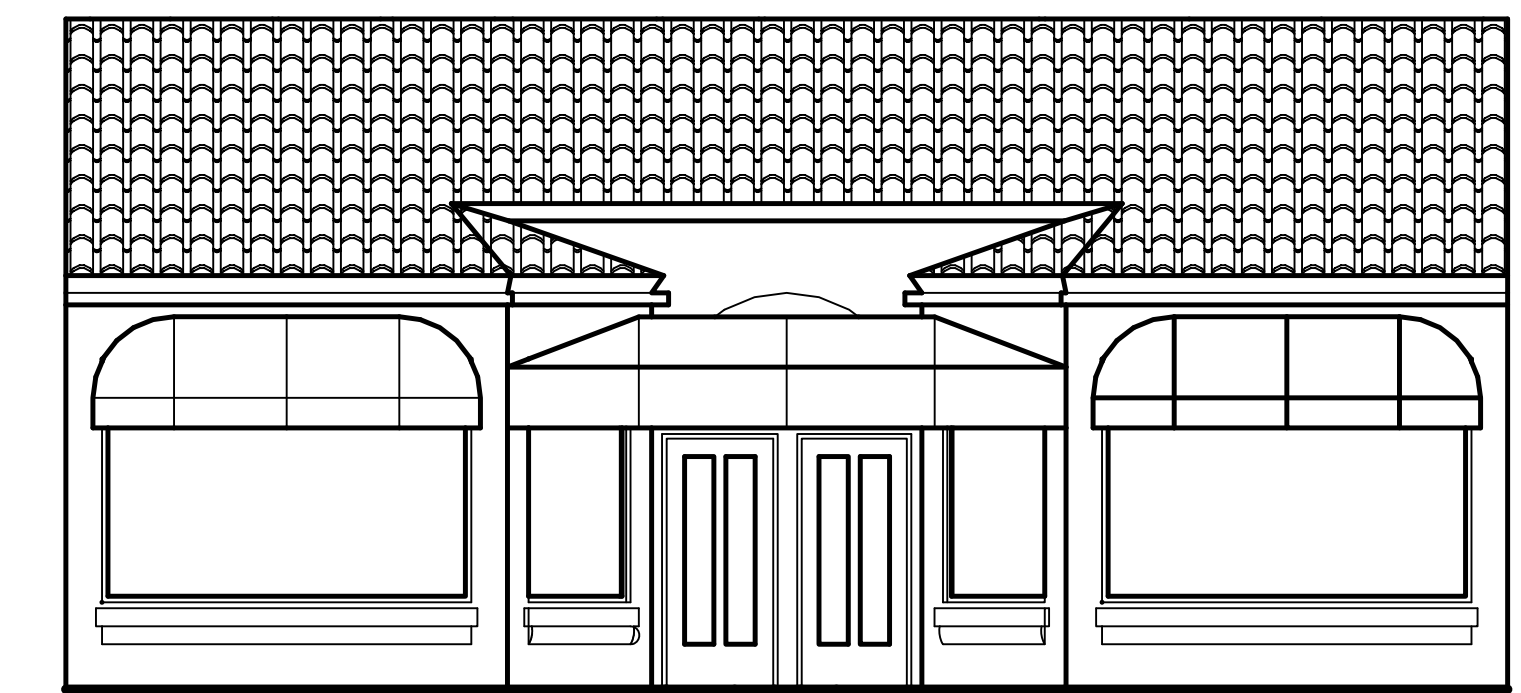
CEMENT PLASTER



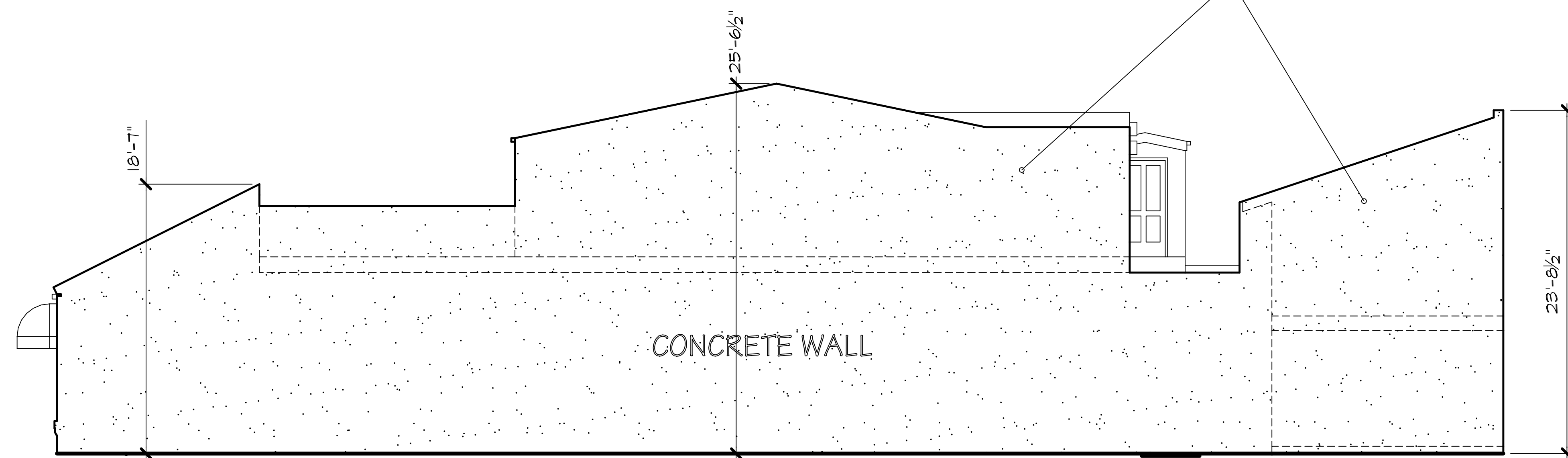
NORTH SIDE OF BUILDING

CONCRETE WALL

CONCRETE MASONRY UNITS

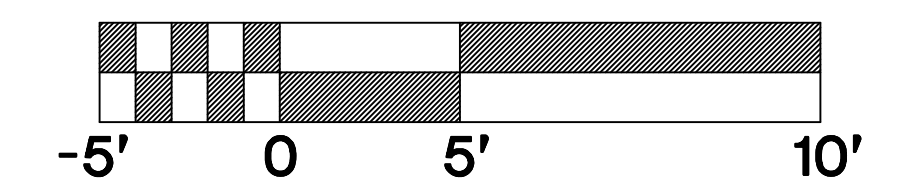


(E) FINISHES-NO CHANGE
DOLORES ST STOREFRONT



SOUTH SIDE OF BUILDING

CONCRETE WALL



PROPOSED
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

04-15-22

JOHN MANDURRAGO
DESIGN STUDIO

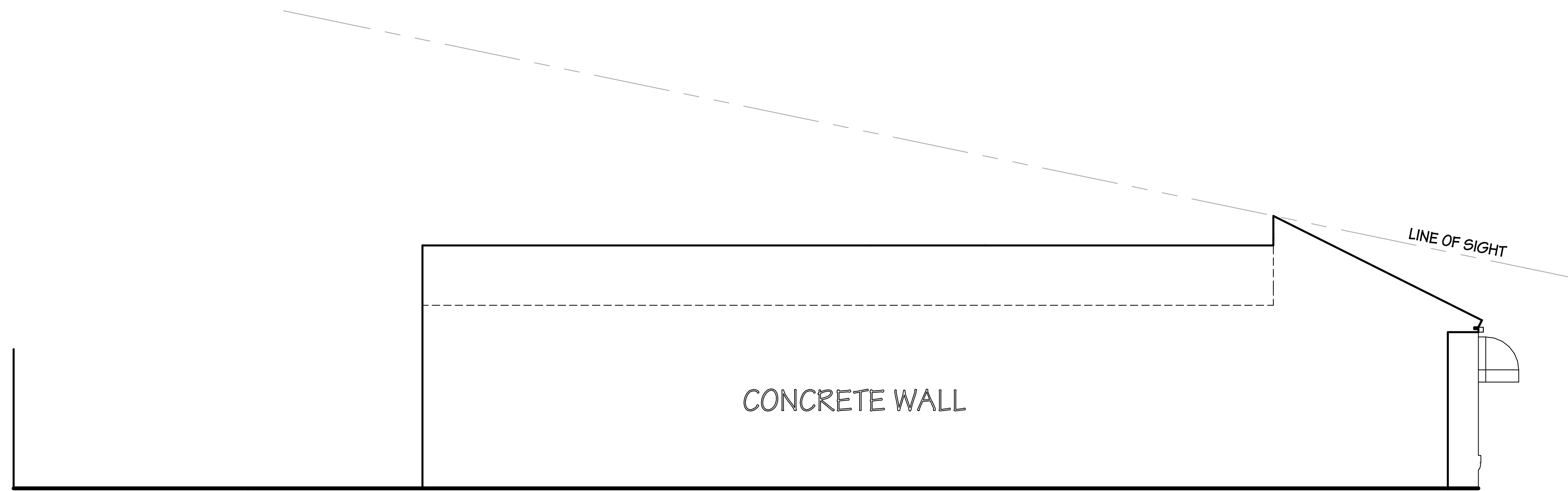
JOB NUMBER
1900

SHEET NUMBER
D6

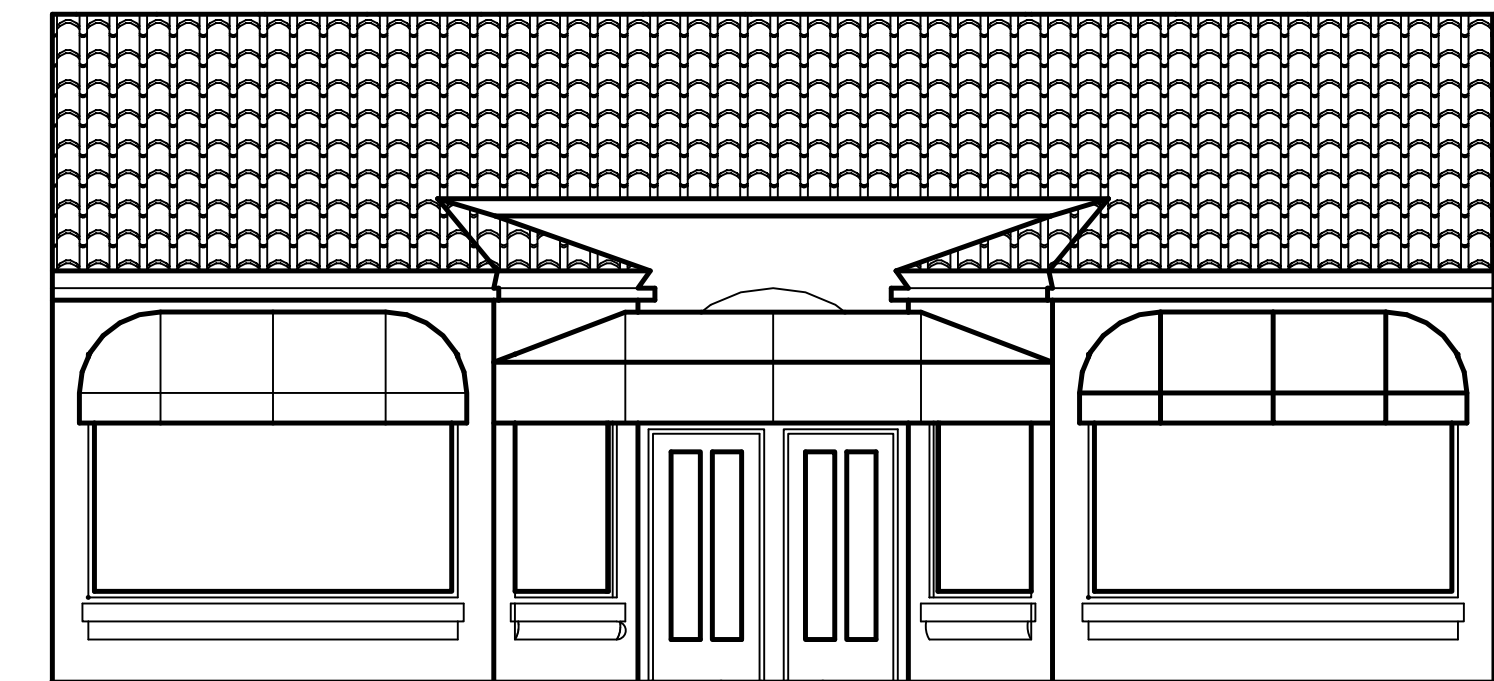
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DOLORES STREET RESIDENCES

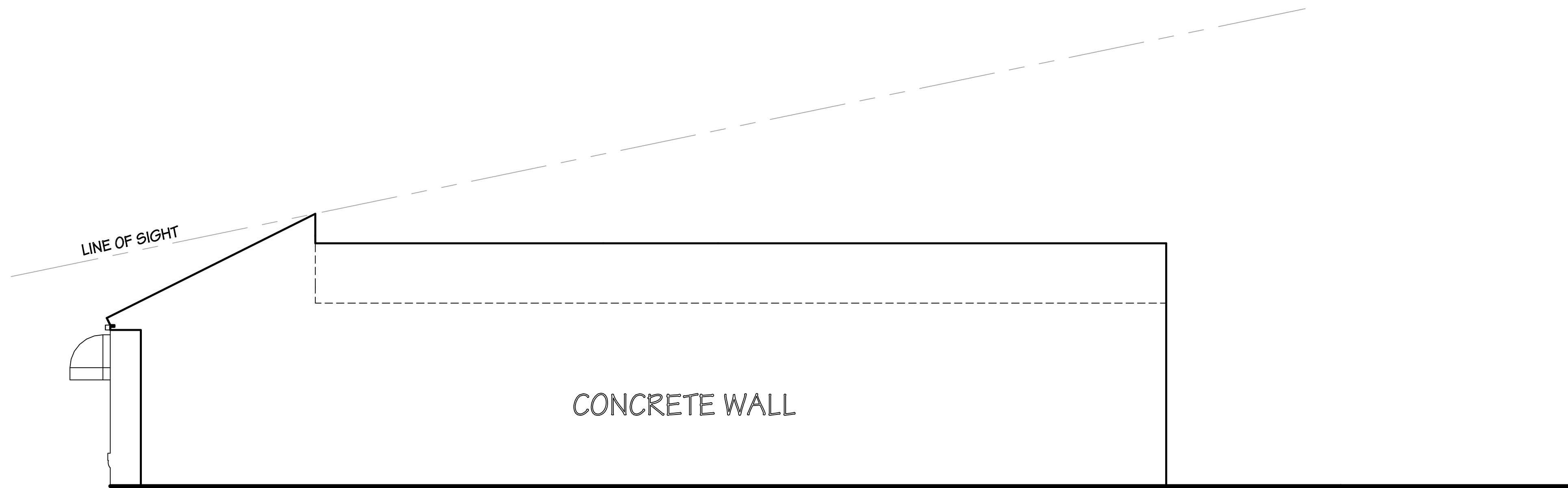
CARMEL BY THE SEA, CA 93921
APN 010-146-010



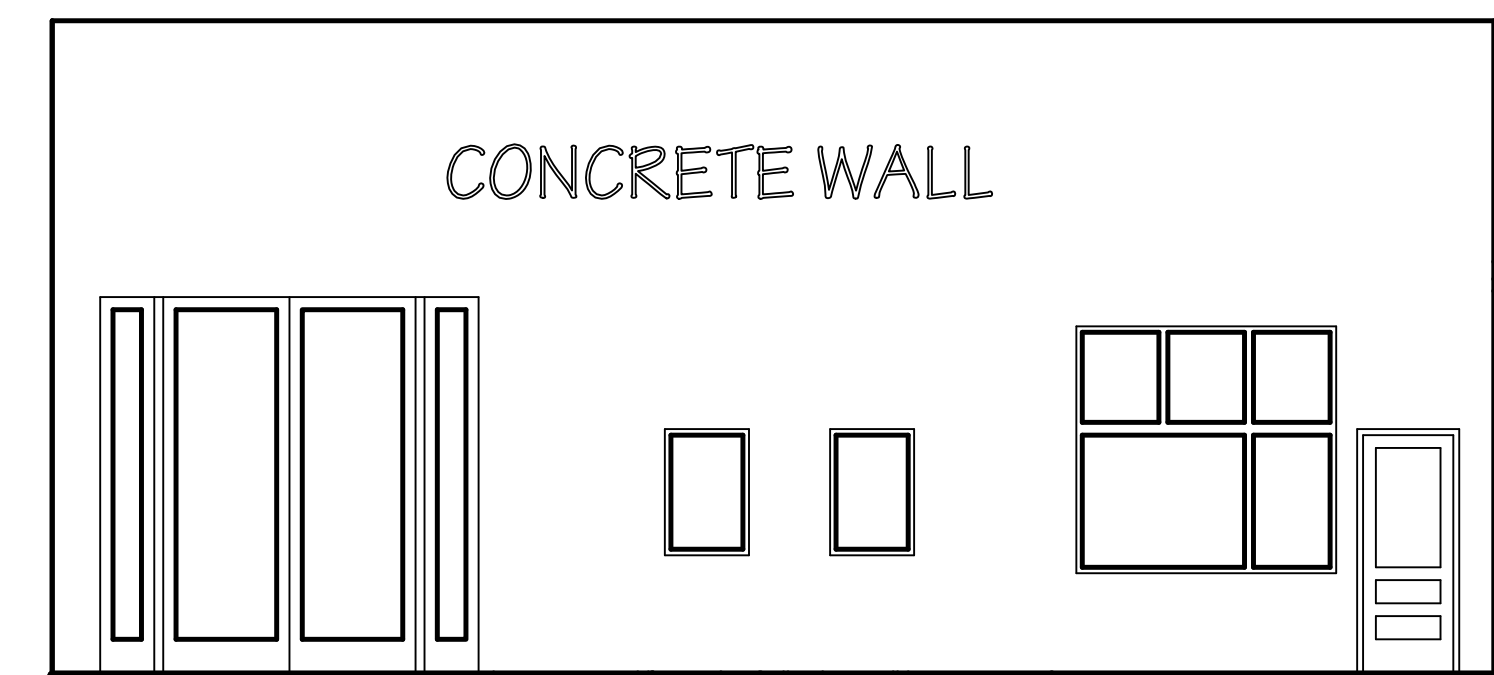
NORTH ELEVATION



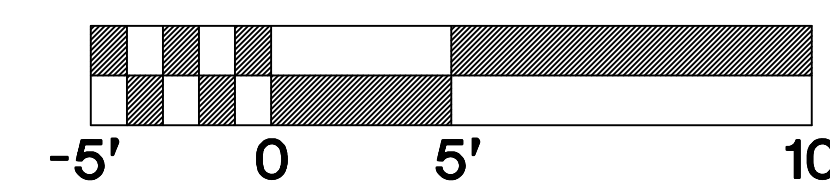
(E) WEST STOREFRONT



SOUTH ELEVATION



(E) EAST REAR ELEVATION



EXISTING
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

JOHN MANDURRAGO
DESIGN STUDIO

P. O. BOX R CARMEL-BY-THE-SEA, CA 93921 831-625-1553

04-15-22

JOB NUMBER 1900

SHEET NUMBER D7

DOLORES STREET RESIDENCES

CARMEL BY THE SEA, CA 93921

APN 010-146-010

