

PLANNING INFO.

- PROPERTY OWNER:
D&K DOLORES, LLC
1777 S. BASCOM AVE
CAMPBELL, CA 95008
- ARCHITECT
INTERNATIONAL DESIGN GROUP LLC
JUN A. SILLANO, AIA
JUN@IDG-INC.NET
PHONE: (831) 646-1261
- PROJECT ADDRESS:
DOLORES ST.
1 SE OF 7TH AVE,
CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
RELOCATION OF COMMUNITY BUILDING FROM LOT 6 TO LOT 4.
PARTIAL DEMO OF (E) RAISED DECK, CONC. CURB. REMOVE 1
PINE TREE.
- OCCUPANCY: A-2
- CONST. TYPE: V-B
- A.P.N. 010-145-022, 010-145-023
- LEGAL DESC.: LOTS: 2, 4, & 6 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: EXISTING
- CUT/FILL: N/A
- TREE REMOVAL: ONE 5" PINE
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE
& 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 8,000 S.F. (0.184 AC.)
- COVERAGE CALCULATIONS (010-145-022):

| | EXISTING | PROPOSED ADDITION | PROPOSED REMOVAL | PROPOSED TOTAL |
|--------------|-------------|-------------------|------------------|----------------|
| RAISED DECK | 1361 | 0 | -108 | 1253 |
| PAVEMENT | 766 | 0 | 0 | 766 |
| WALKWAYS | 977 | 0 | -486 | 491 |
| TOTAL | 3104 | 0 | -594 | 2510 |

- EXISTING COVERAGE: 3,104 SF (38.8%)
- COVERAGE PROPOSED: 2,510 SF (31.4%)

■ FLOOR AREA CALCULATIONS (010-145-022):

| | EXISTING | PROPOSED ADDITION | PROPOSED TOTAL |
|----------------|--------------|-------------------|----------------|
| MAIN BUILDING | | | |
| MAIN LEVEL | 3418 | 0 | 3418 |
| UPPER LEVEL | 764 | 0 | 764 |
| BASEMENT | 1207 | 0 | 1207 |
| COMMUNITY ROOM | 0 | 608 | 608 |
| TOTAL | 5,389 | 608 | 5997 |

- EXISTING FLOOR AREA: 5,389 SF (67.4%)
- PROPOSED FLOOR AREA: 5,997 SF (75.0%)

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1260
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

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APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

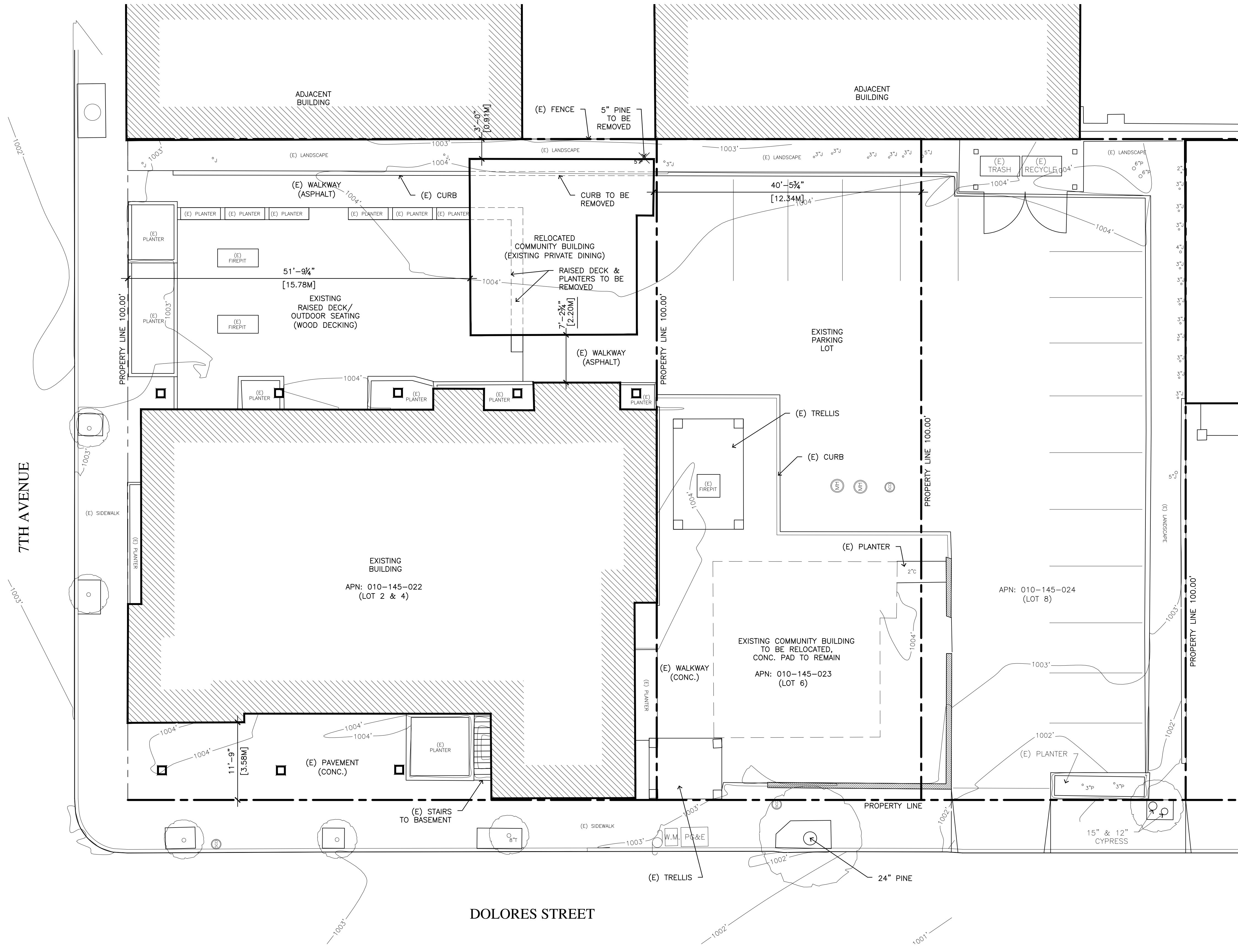
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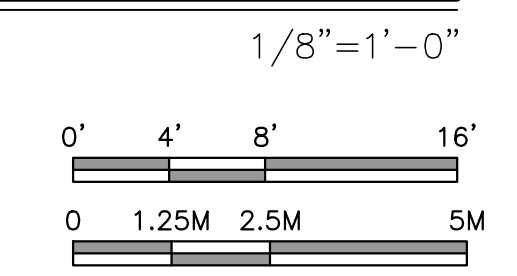
**PROPOSED
SITE PLAN**

SHEET NO.

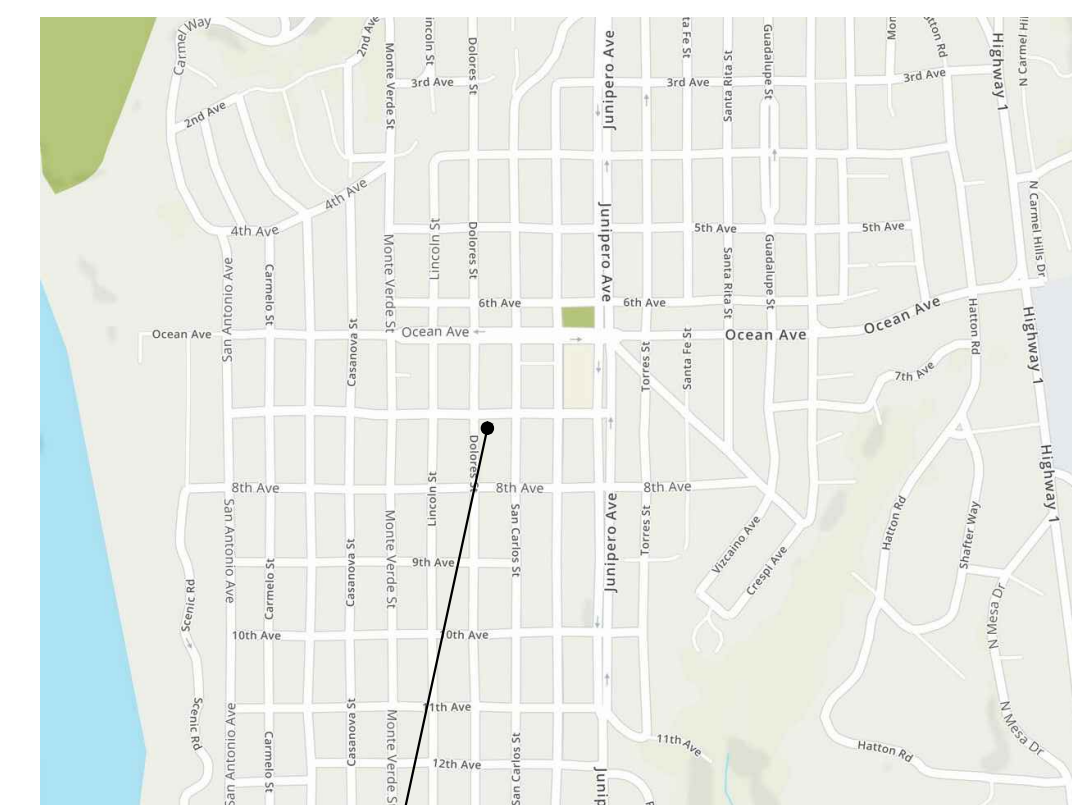
A1.0



PROPOSED SITE PLAN



VICINITY MAP



LOCATION OF PROJECT

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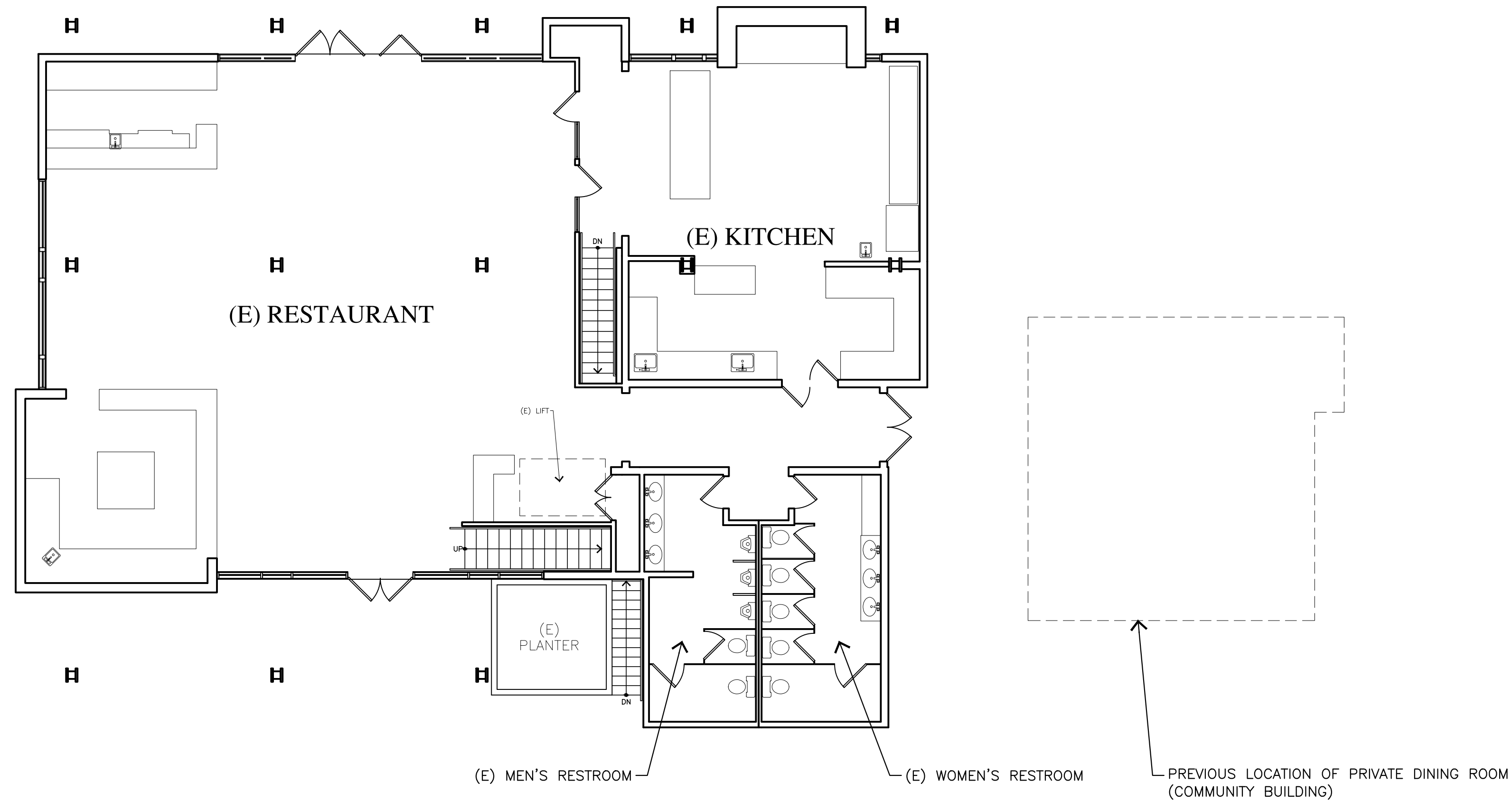
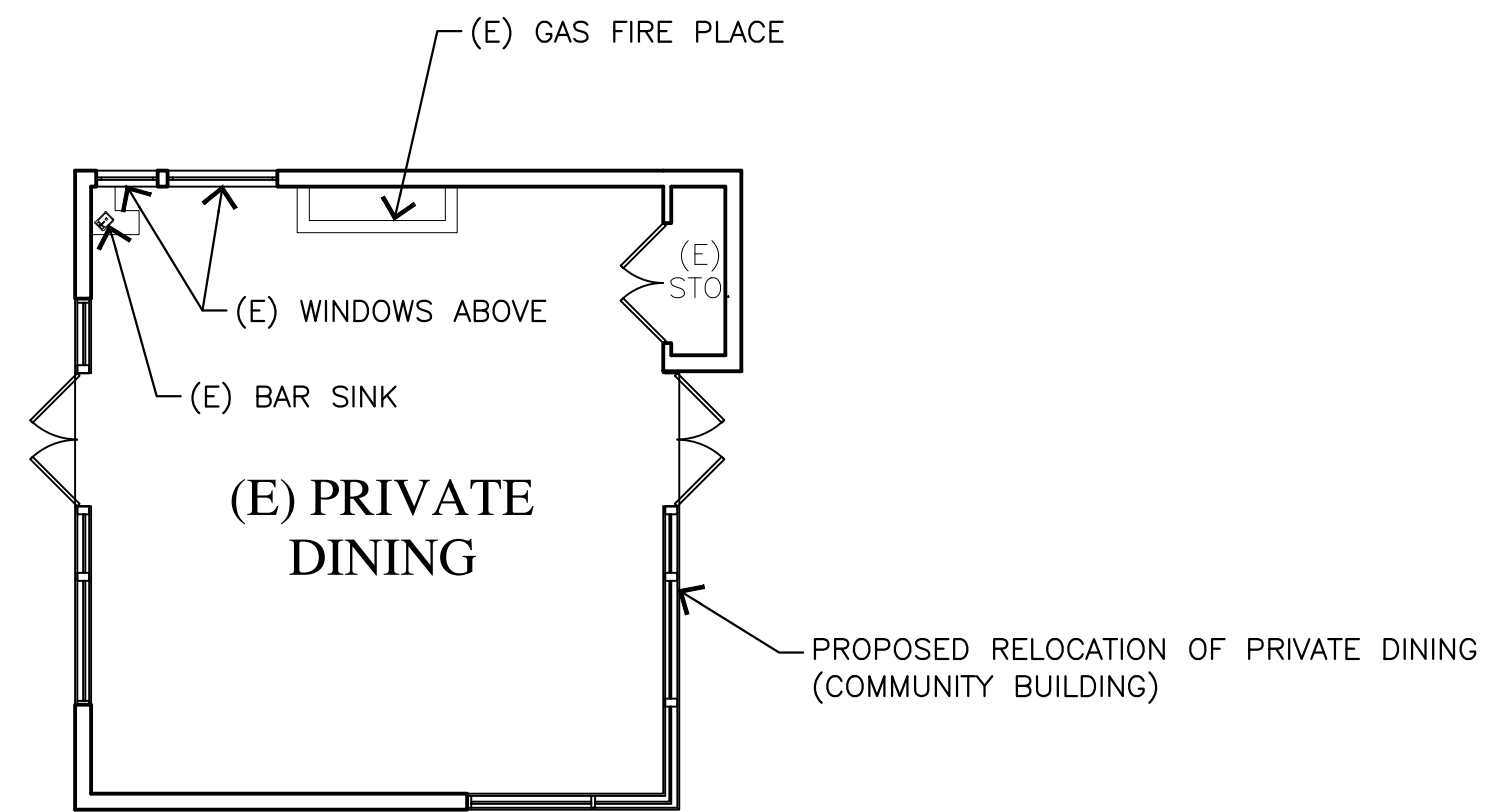
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**PROPOSED
MAIN LEVEL PLAN**

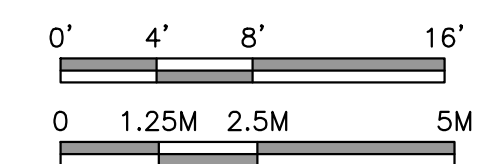
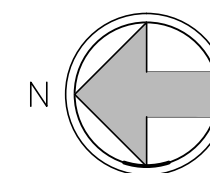
SHEET NO.

A2.0



PROPOSED FLOOR PLANS

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- - - (E) DOOR OR WINDOW TO BE REMOVED
- - - 2X EXISTING WALL TO BE REMOVED



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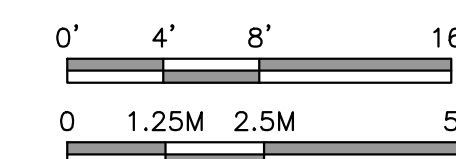
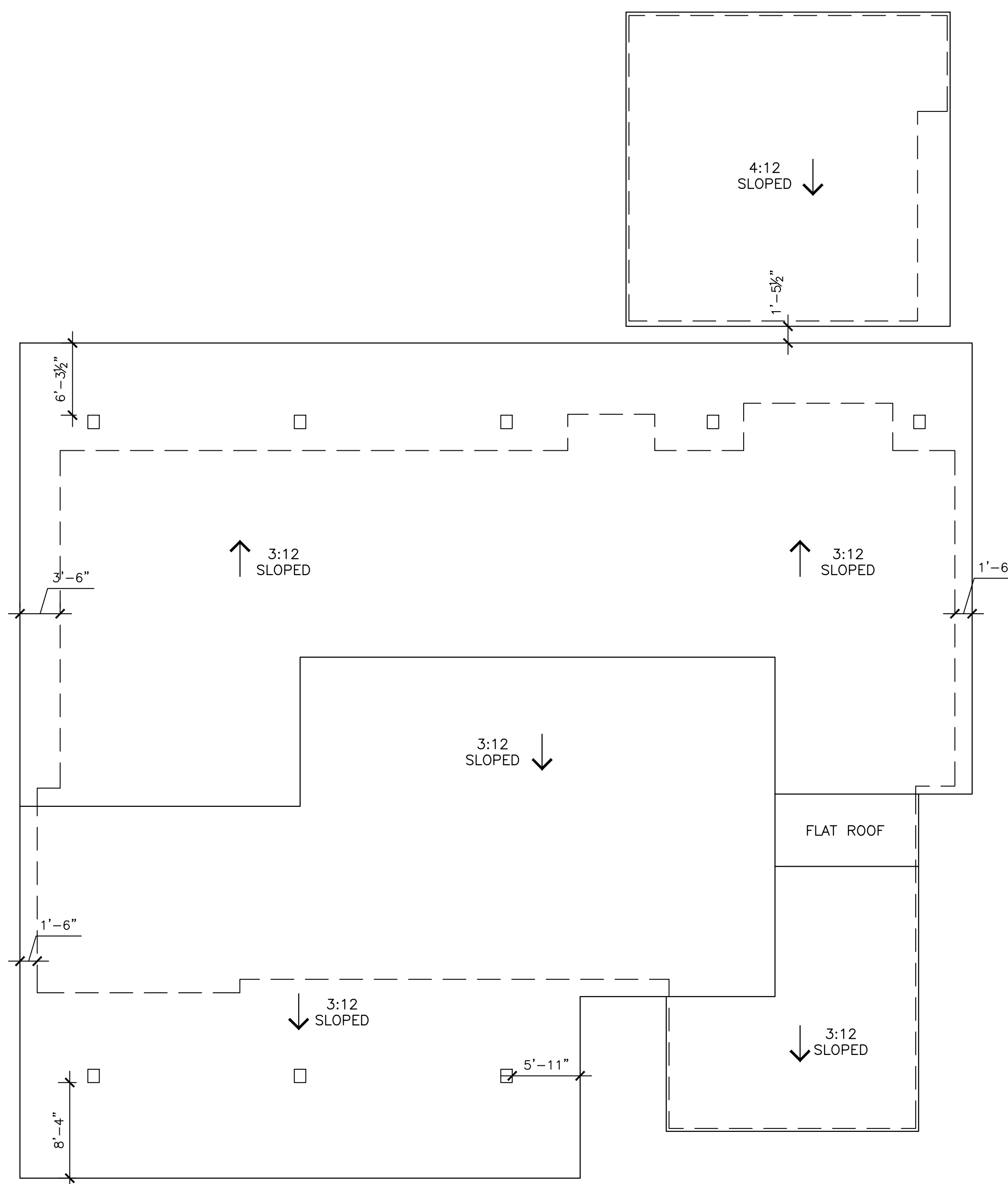
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PROPOSED
ROOF PLAN

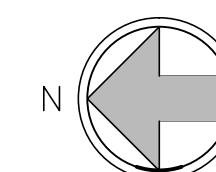
SHEET NO.

A5.0



PROPOSED ROOF PLAN

1/8"=1'-0"



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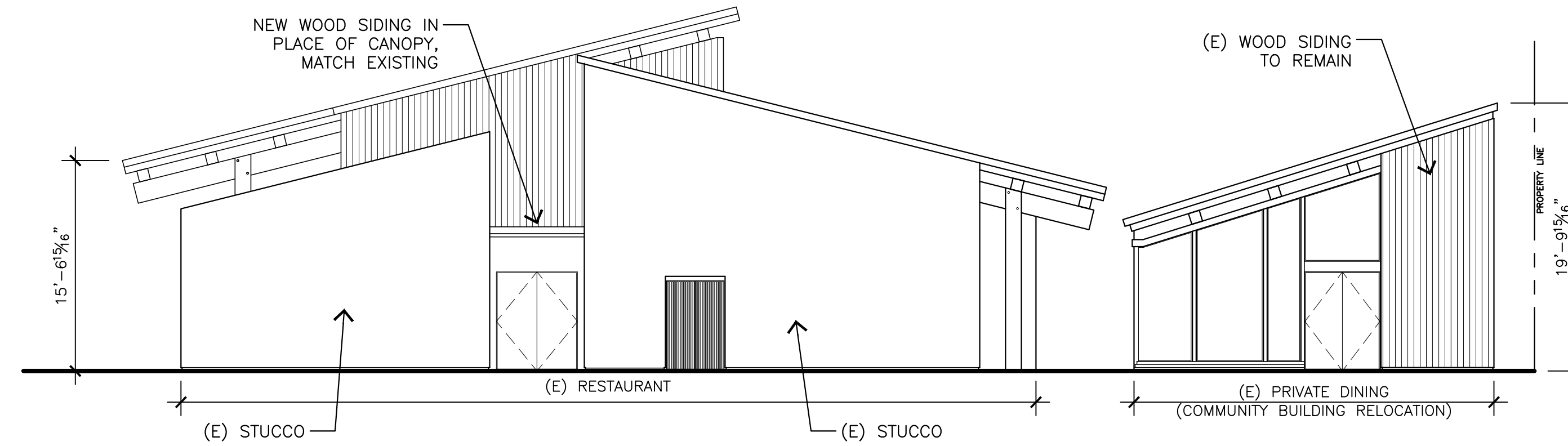
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**PROPOSED
ELEVATIONS**

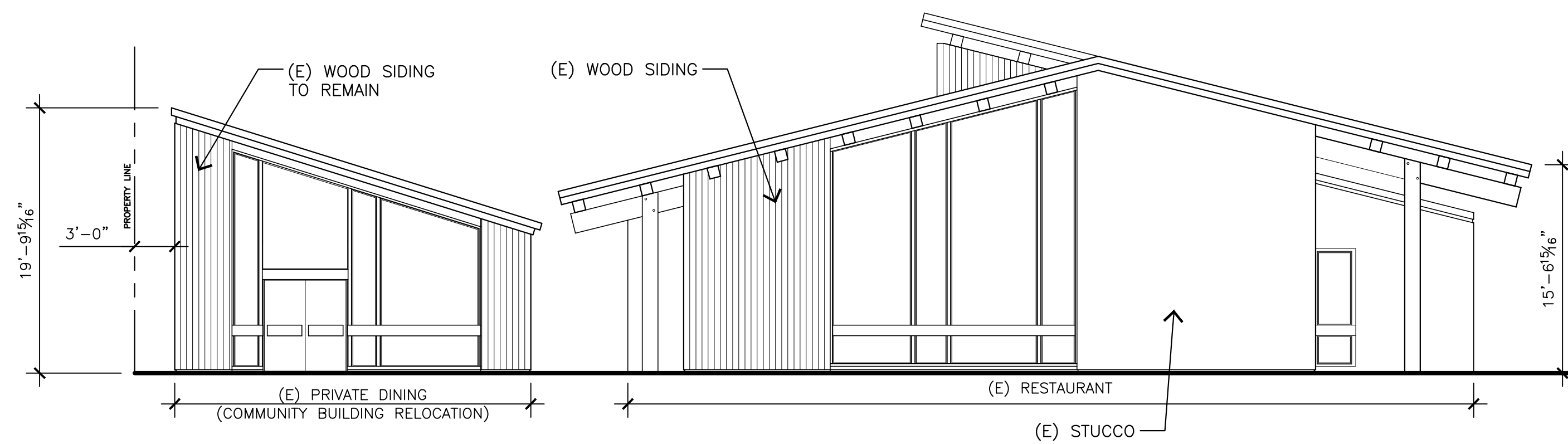
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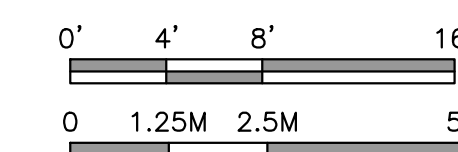
PROPOSED SOUTH ELEVATION

1/8"=1'-0"



PROPOSED NORTH ELEVATION

1/8"=1'-0"



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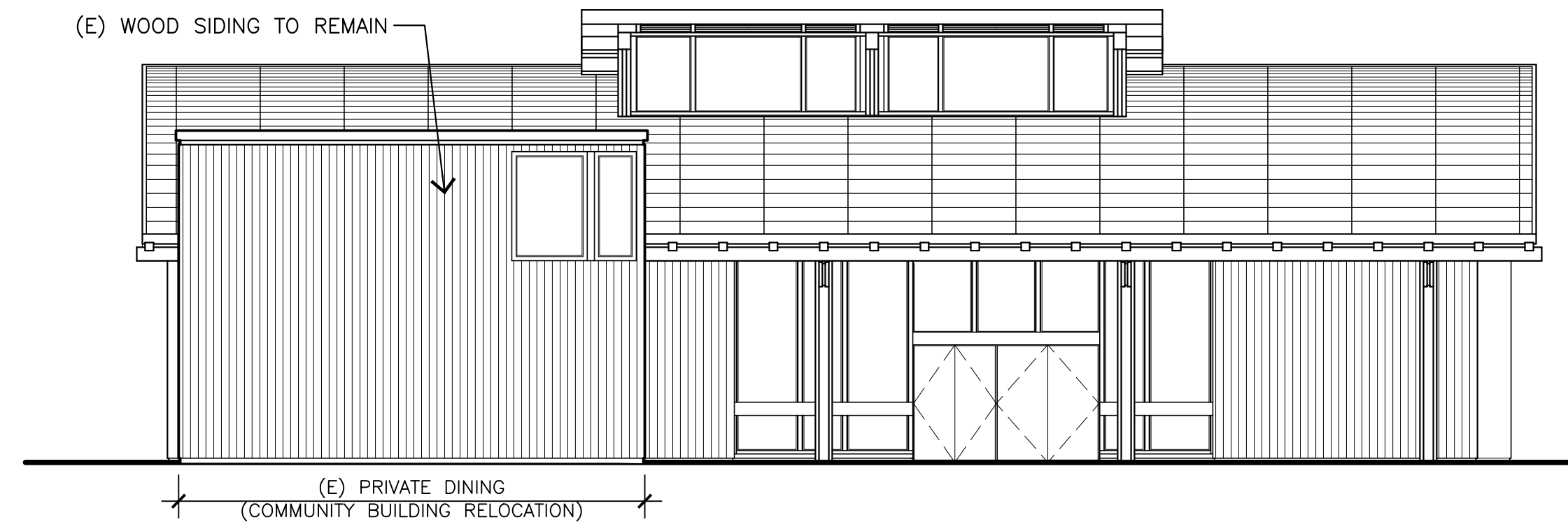
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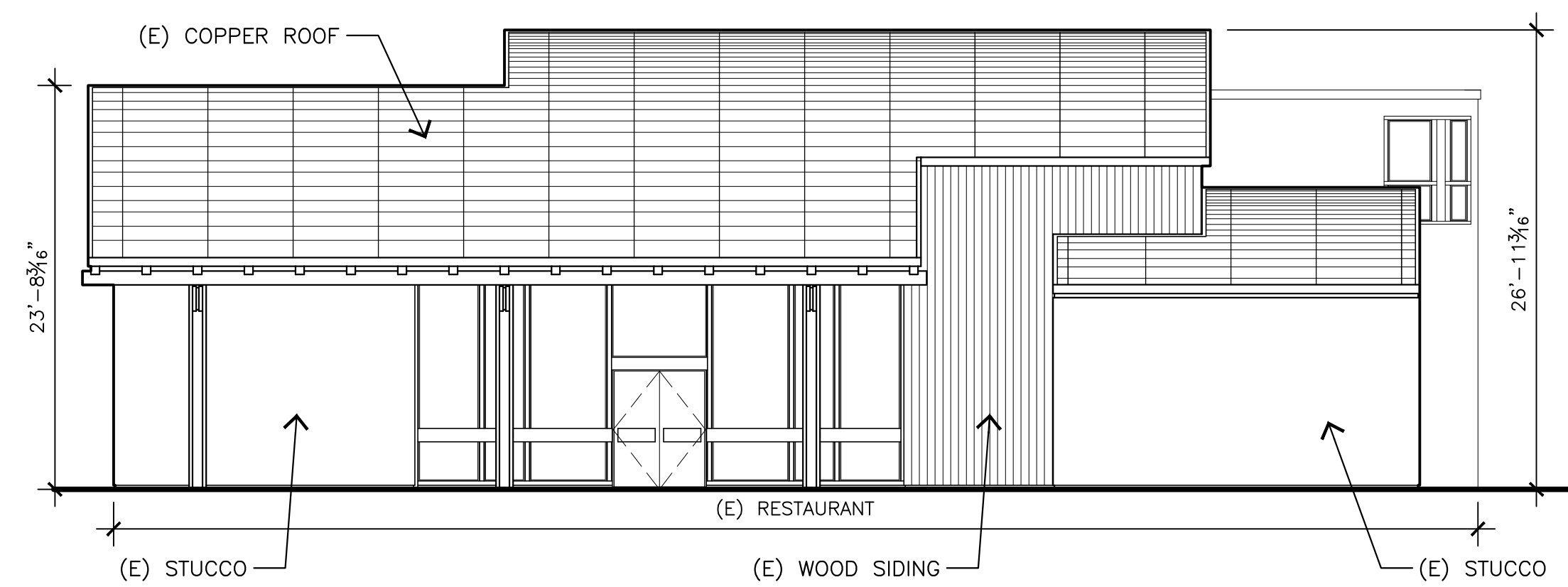
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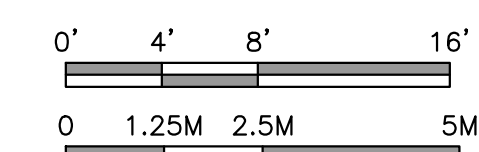
PROPOSED EAST ELEVATION - W/ COMMUNITY BLDG

1/8"=1'-0"



PROPOSED WEST ELEVATION

1/8"=1'-0"



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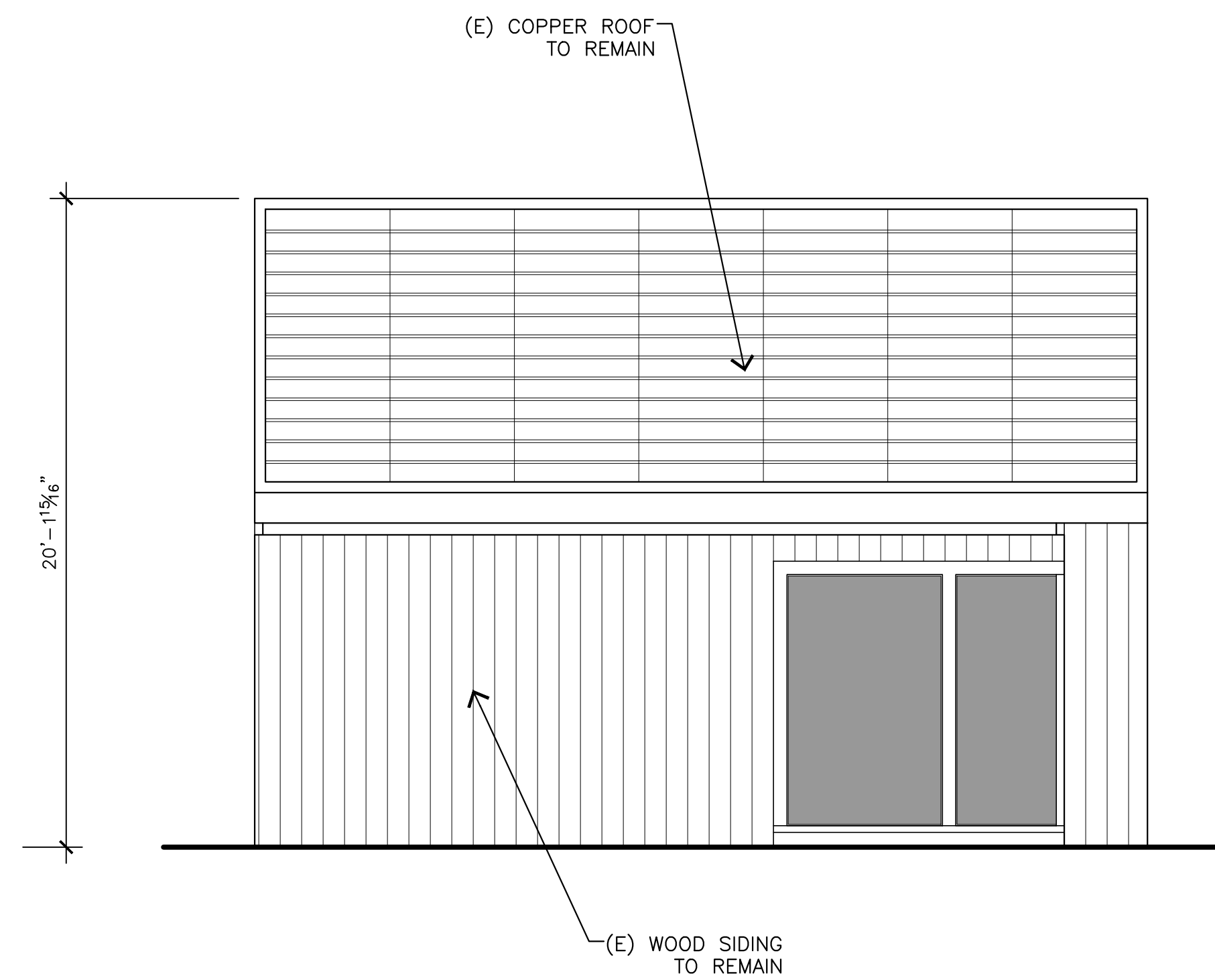
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**PROPOSED
ELEVATIONS**

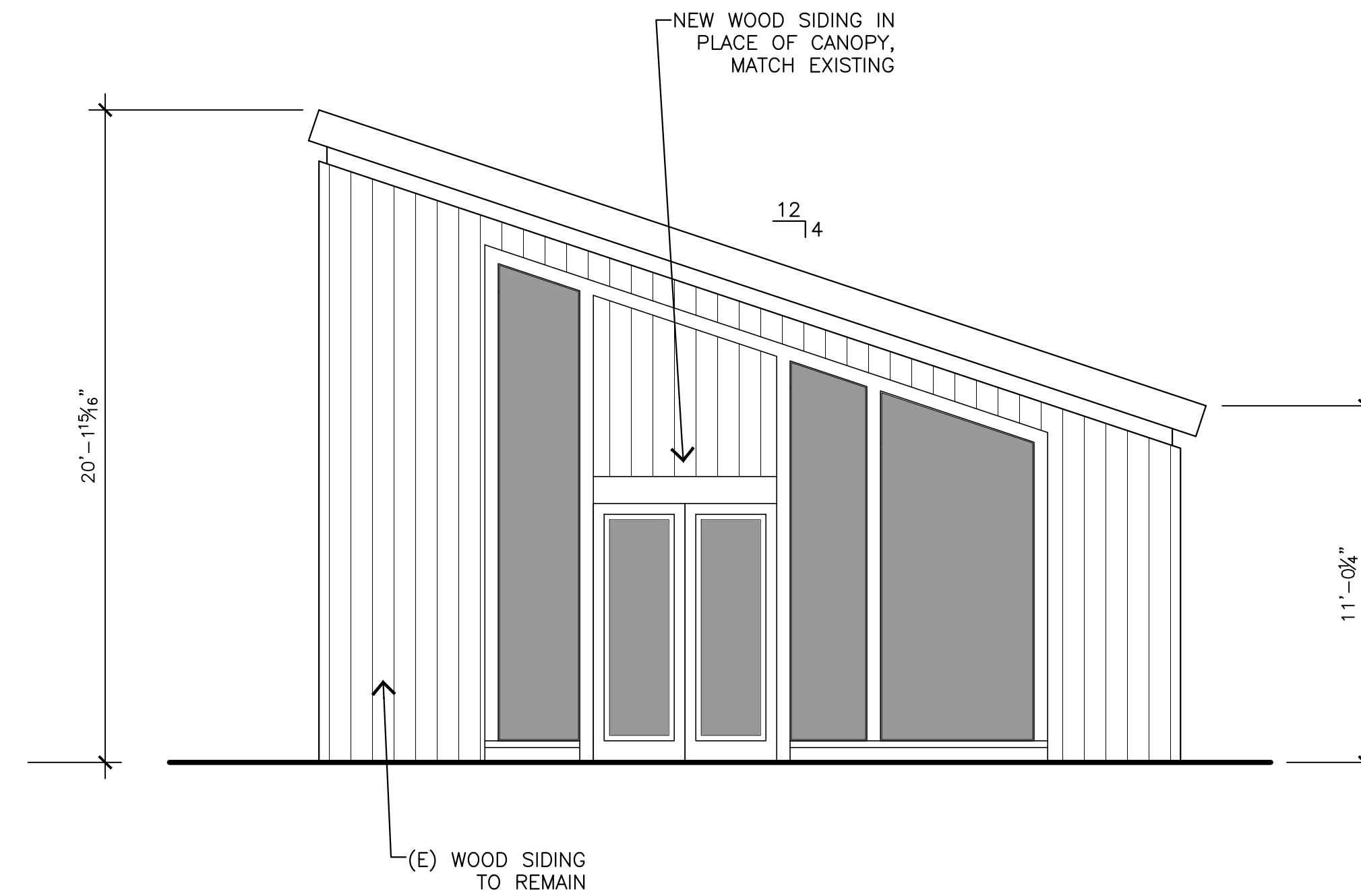
SHEET NO.

A6.2



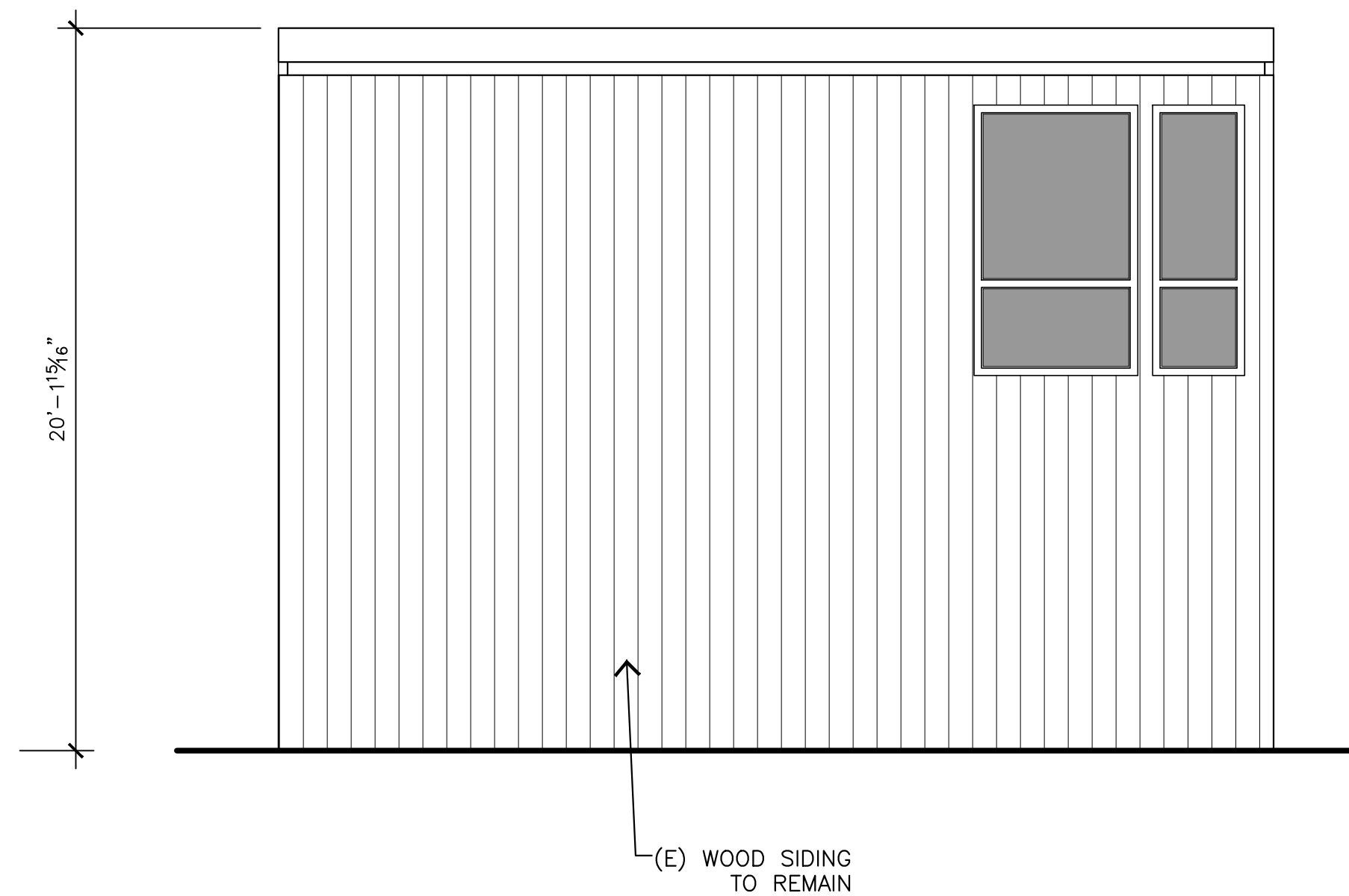
WEST ELEVATION

1/4"=1'-0"



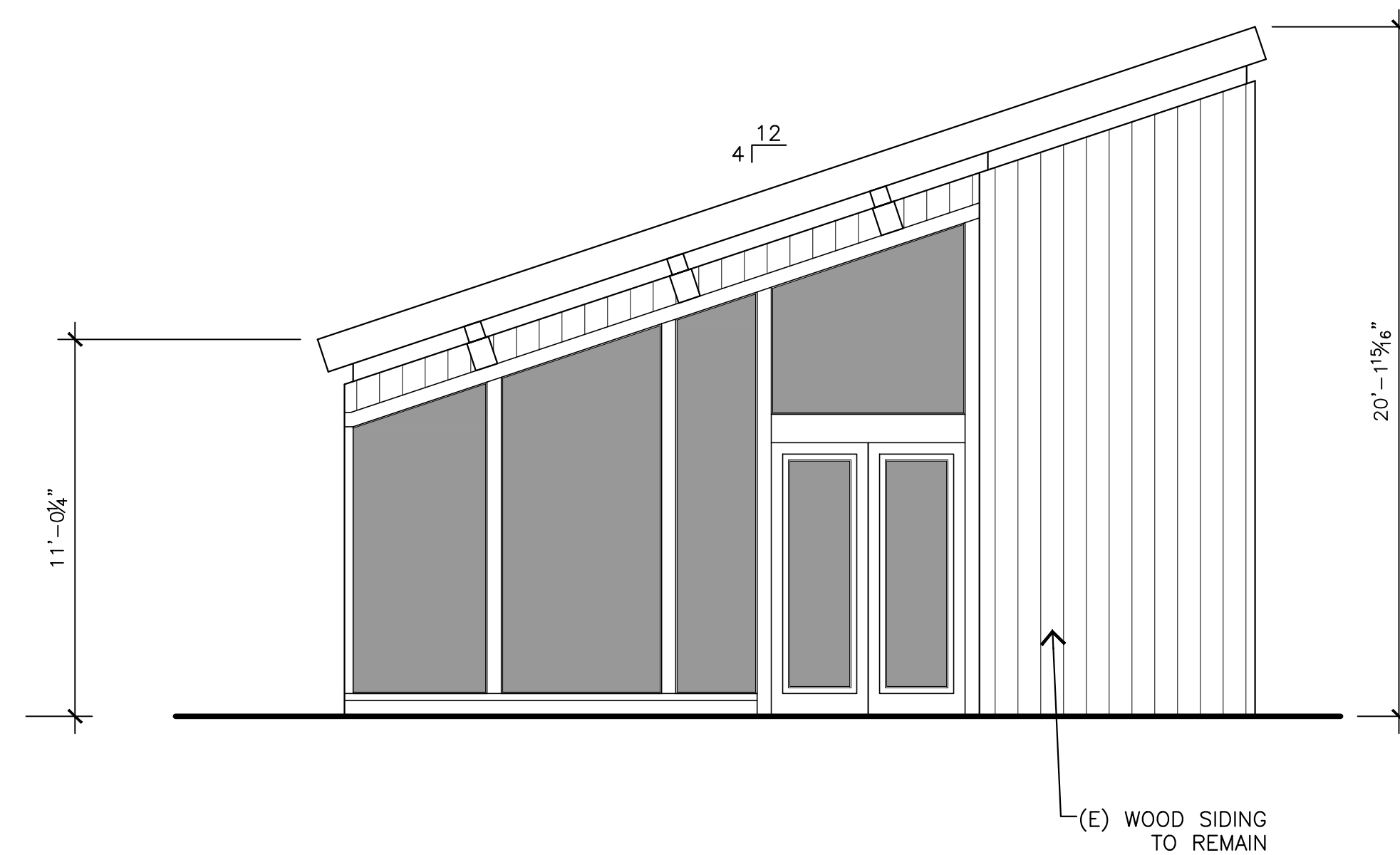
PROPOSED NORTH ELEVATION

1/4"=1'-0"



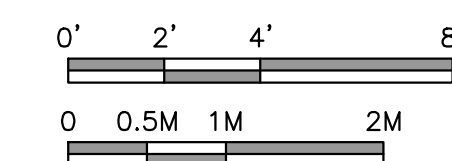
EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



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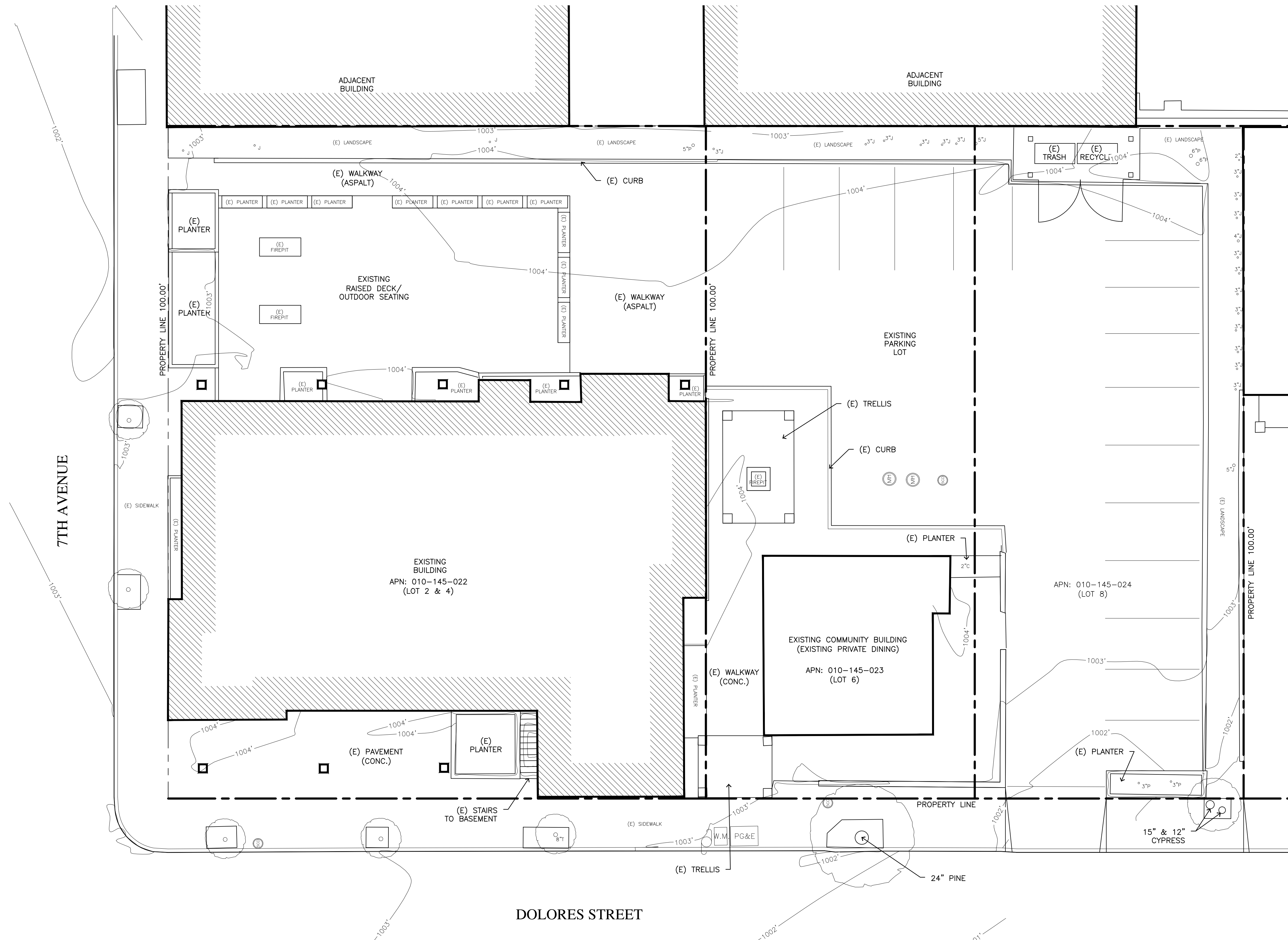
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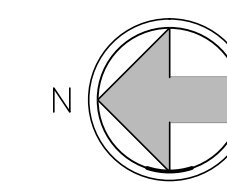
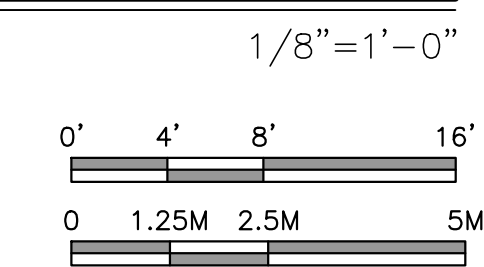
**EXISTING
SITE PLAN**

SHEET NO.

E1.0



EXISTING SITE PLAN



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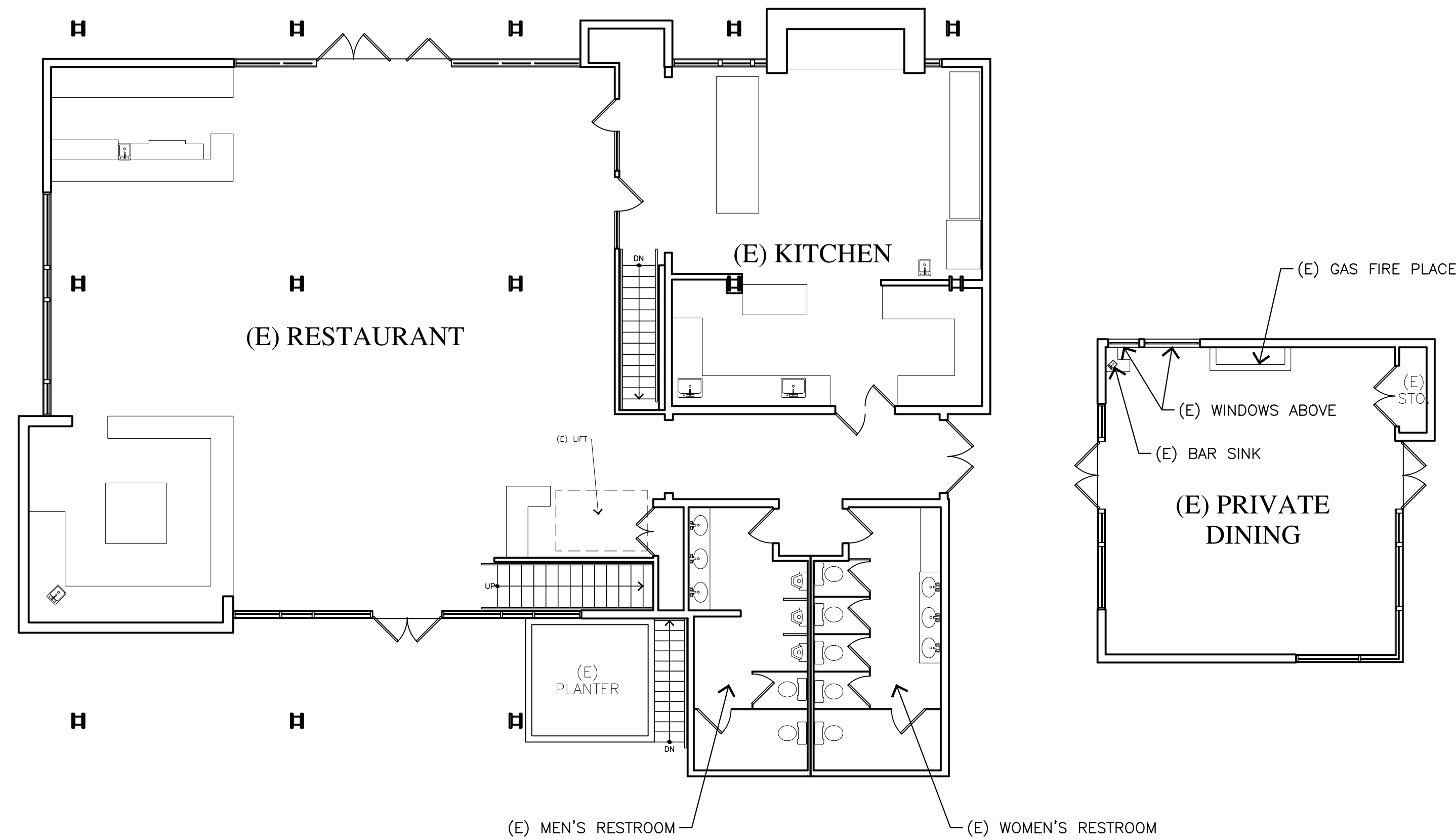
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EXISTING MAIN
LEVEL PLAN

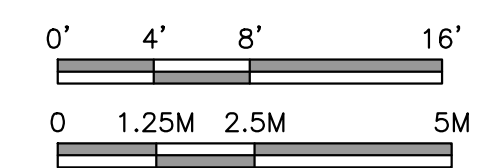
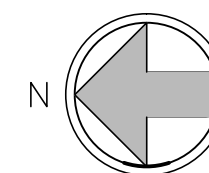
SHEET NO.

E2.0



EXISTING MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- - - - (E) DOOR OR WINDOW TO BE REMOVED
- - - - 2X EXISTING WALL TO BE REMOVED

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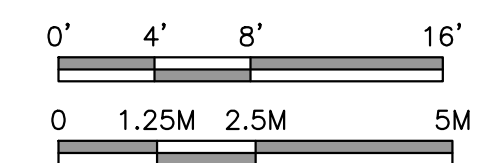
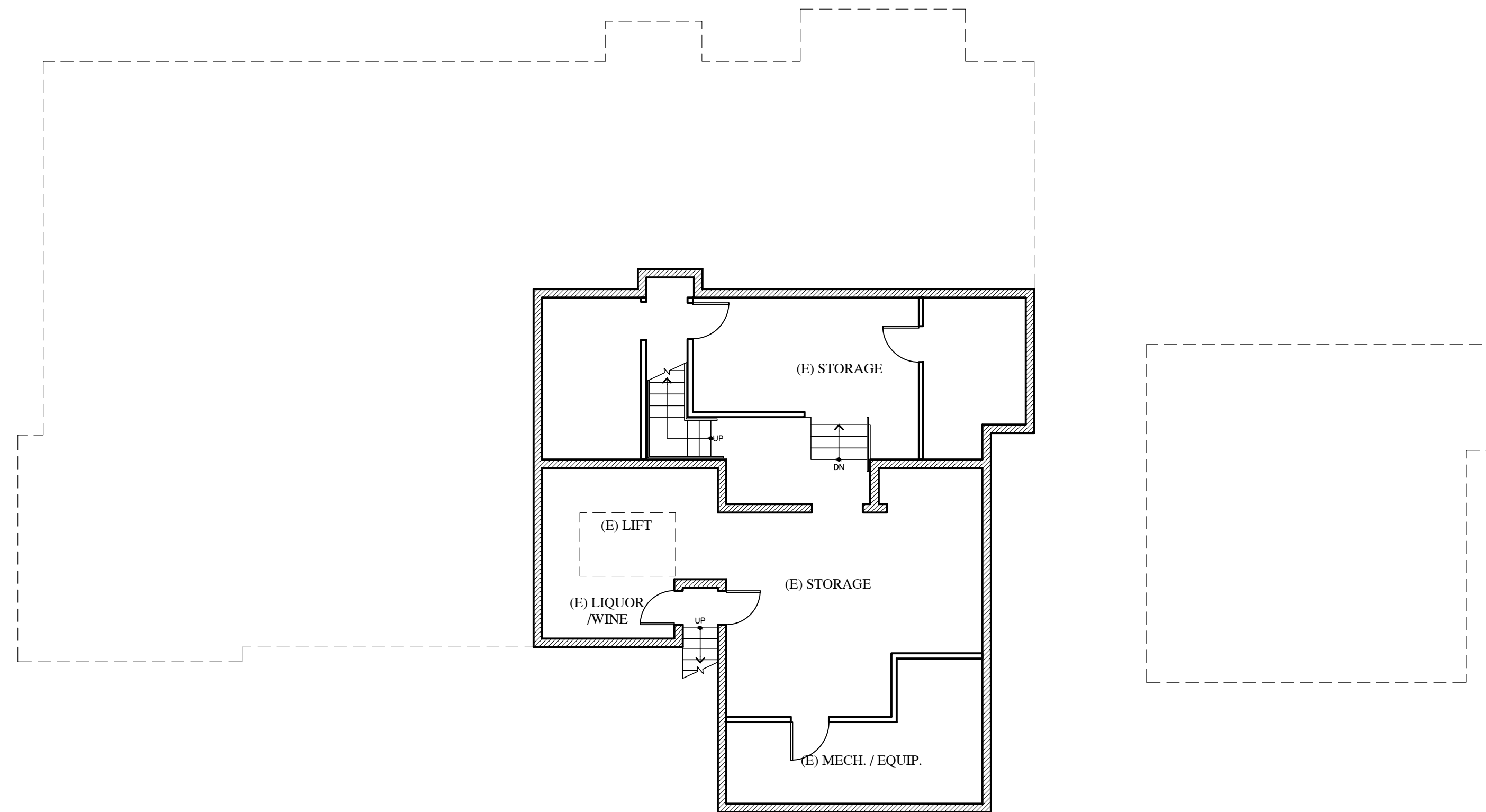
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EXISTING
BASEMENT PLAN

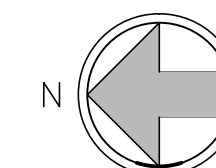
SHEET NO.

E4.0



EXISTING BASEMENT PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- - - - 2X EXISTING WALL TO BE REMOVED



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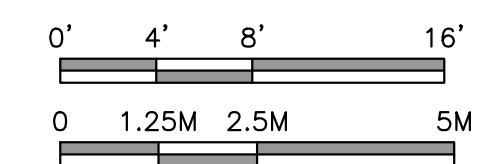
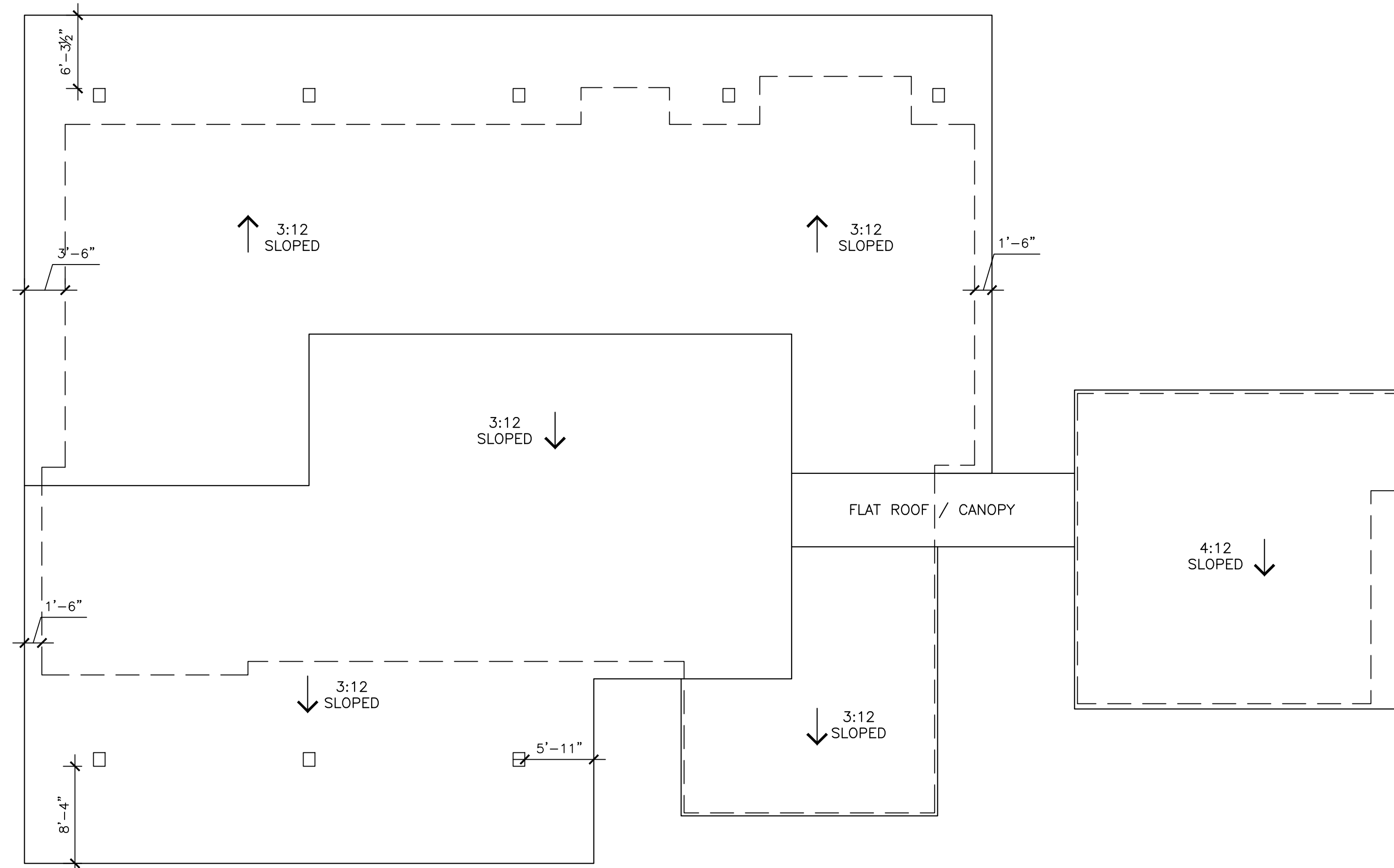
REVISIONS:

| | |
|---|-------|
| △ | _____ |
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**EXISTING
ROOF PLAN**

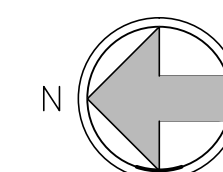
SHEET NO.

E5.0



EXISTING ROOF PLAN

1/8"=1'-0"



DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

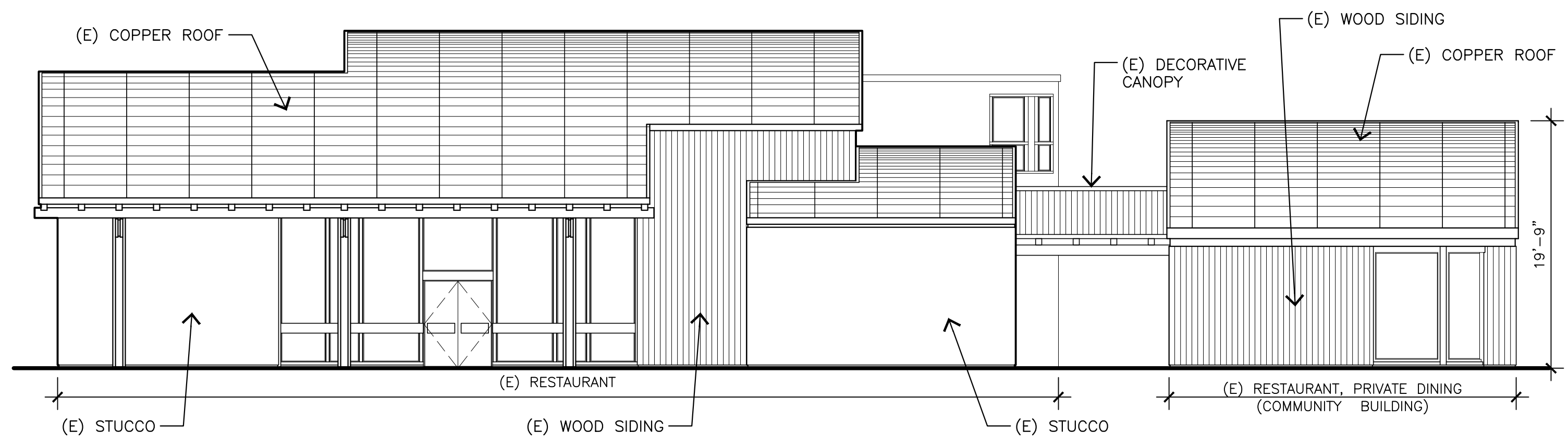
REVISIONS:

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- △ _____
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- △ _____
- △ _____

EXISTING
ELEVATIONS

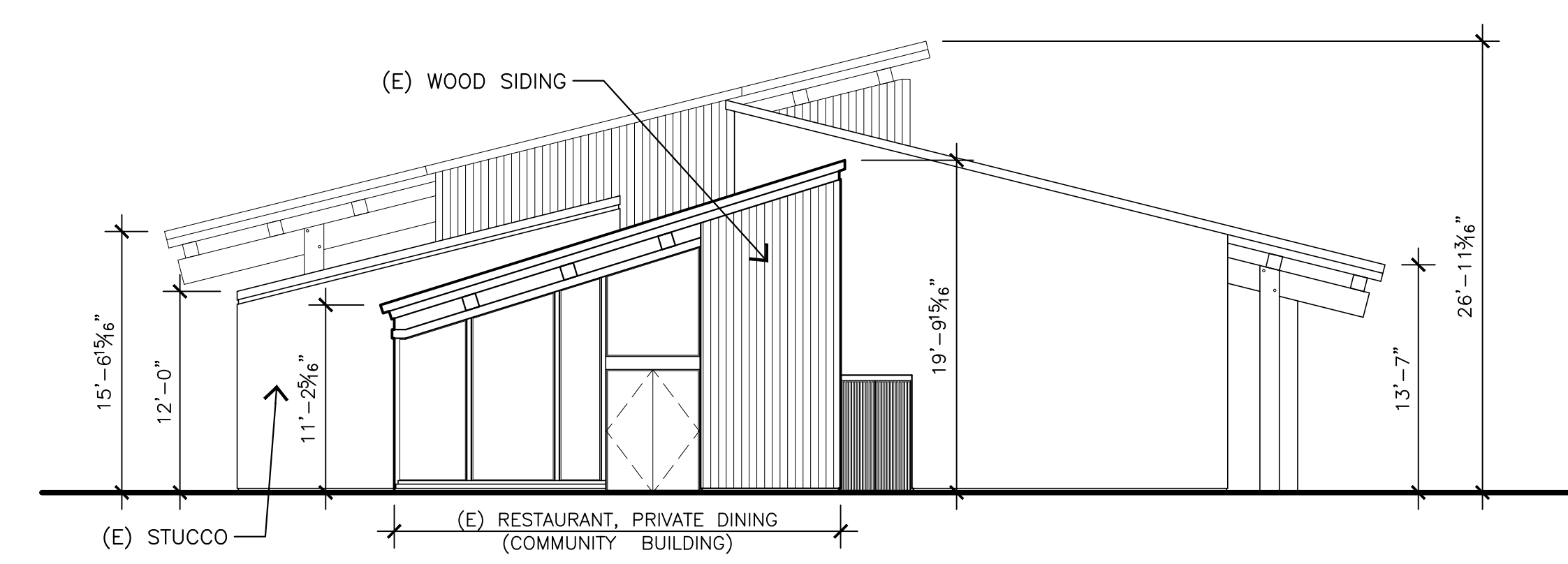
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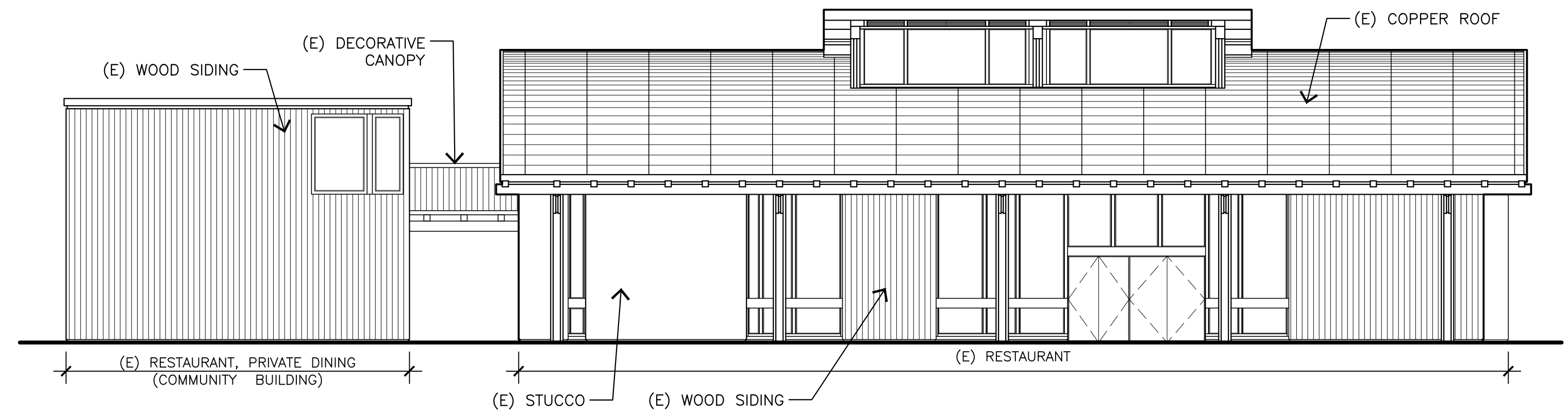
EXISTING WEST ELEVATION

1/8"=1'-0"



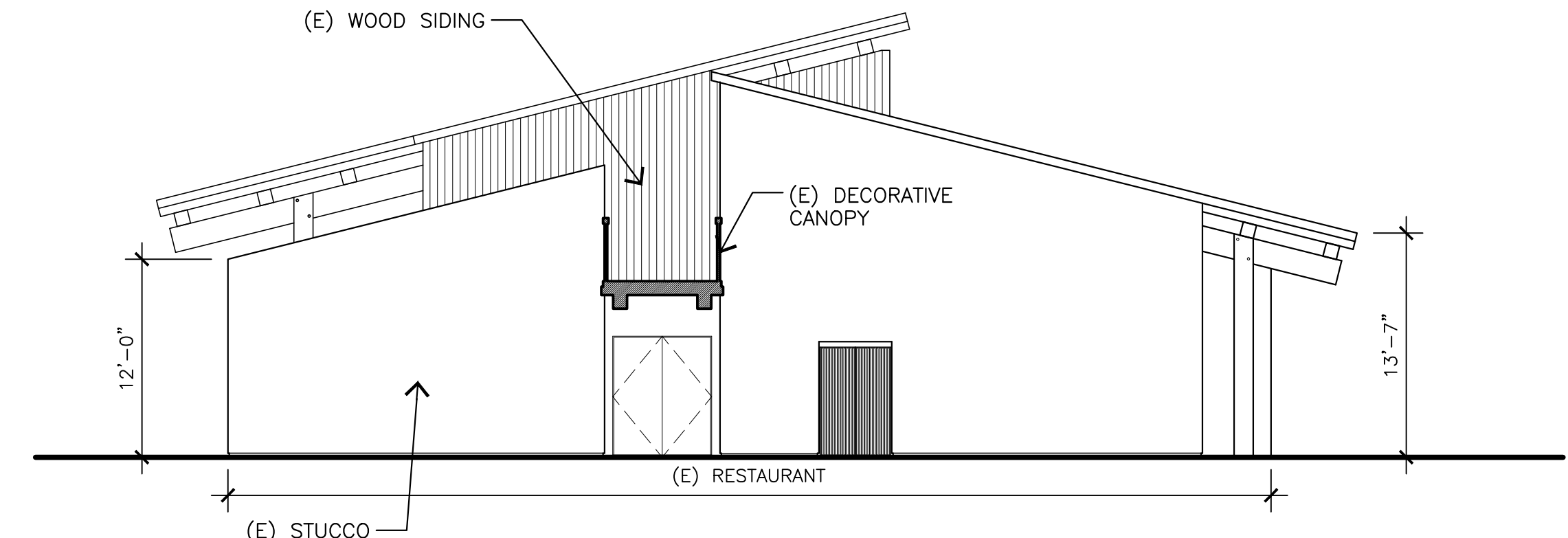
EXISTING SOUTH ELEVATION W/ COMMUNITY BLDG

1/8"=1'-0"



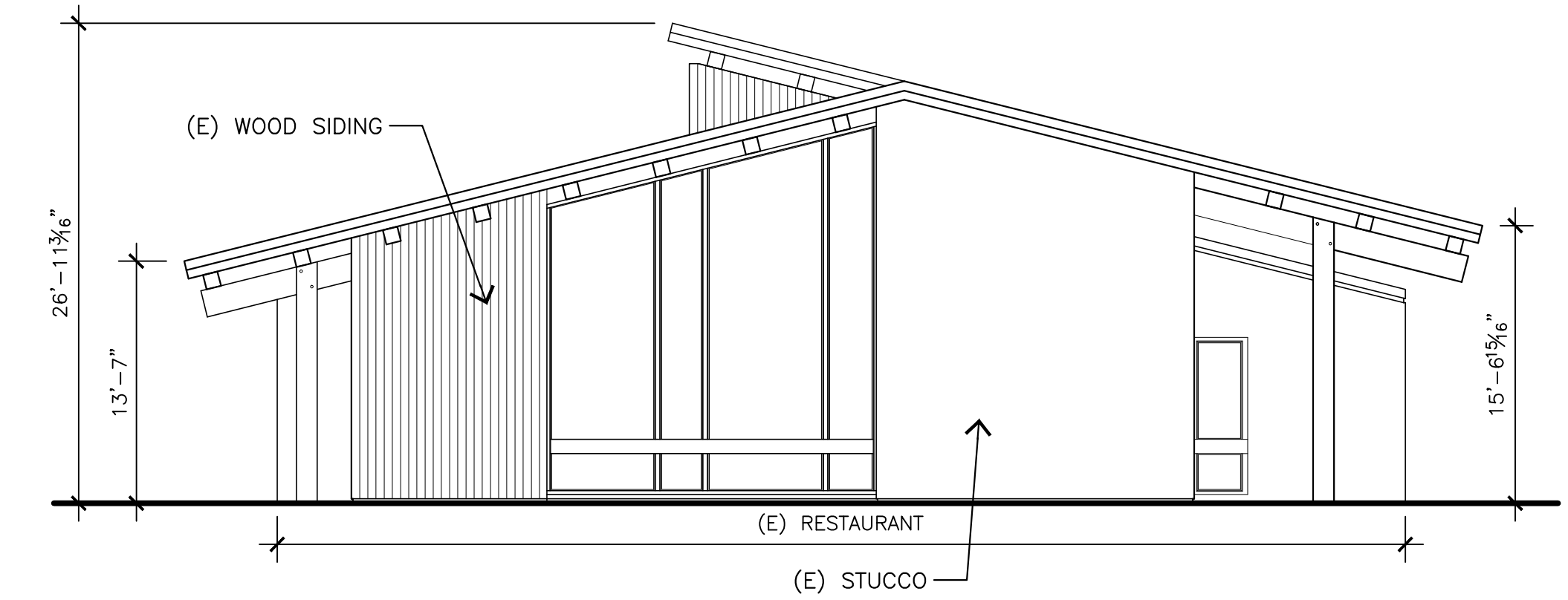
EXISTING EAST ELEVATION

1/8"=1'-0"



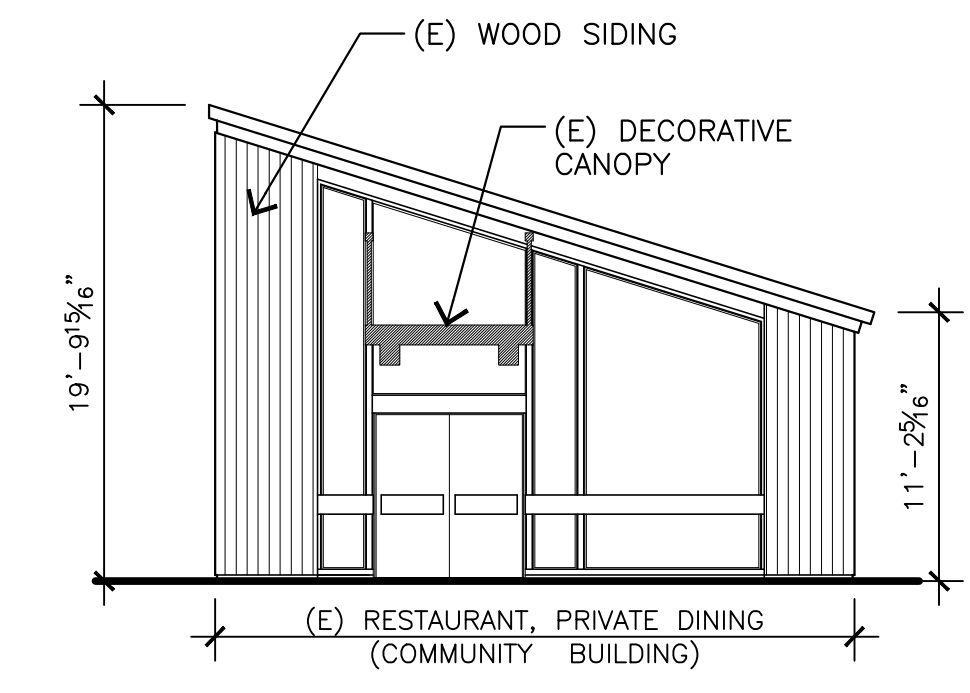
EXISTING SOUTH ELEVATION

1/8"=1'-0"



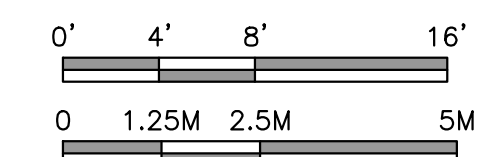
EXISTING NORTH ELEVATION - RESTAURANT

1/8"=1'-0"



EXISTING NORTH ELEVATION - COMMUNITY BLDG

1/8"=1'-0"



DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-020
010-145-023

DATE: DECEMBER 5, 2022

RELOCATION PLAN

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING
STREETSCAPE

SHEET NO.

E10.0



EXISTING STREETSCAPE - DOLORES

1/16"=1'-0"



EXISTING STREETSCAPE - 7TH

1/16"=1'-0"

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-020
010-145-023

DATE: DECEMBER 5, 2022

RELOCATION PLAN

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

PROPOSED
STREETSCAPE

SHEET NO.

E11.0



PROPOSED STREETSCAPE - DOLORES

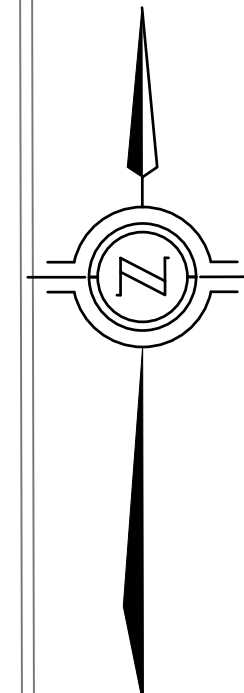
1/16"=1'-0"

PROPOSED COMMUNITY
ROOM LOCATION

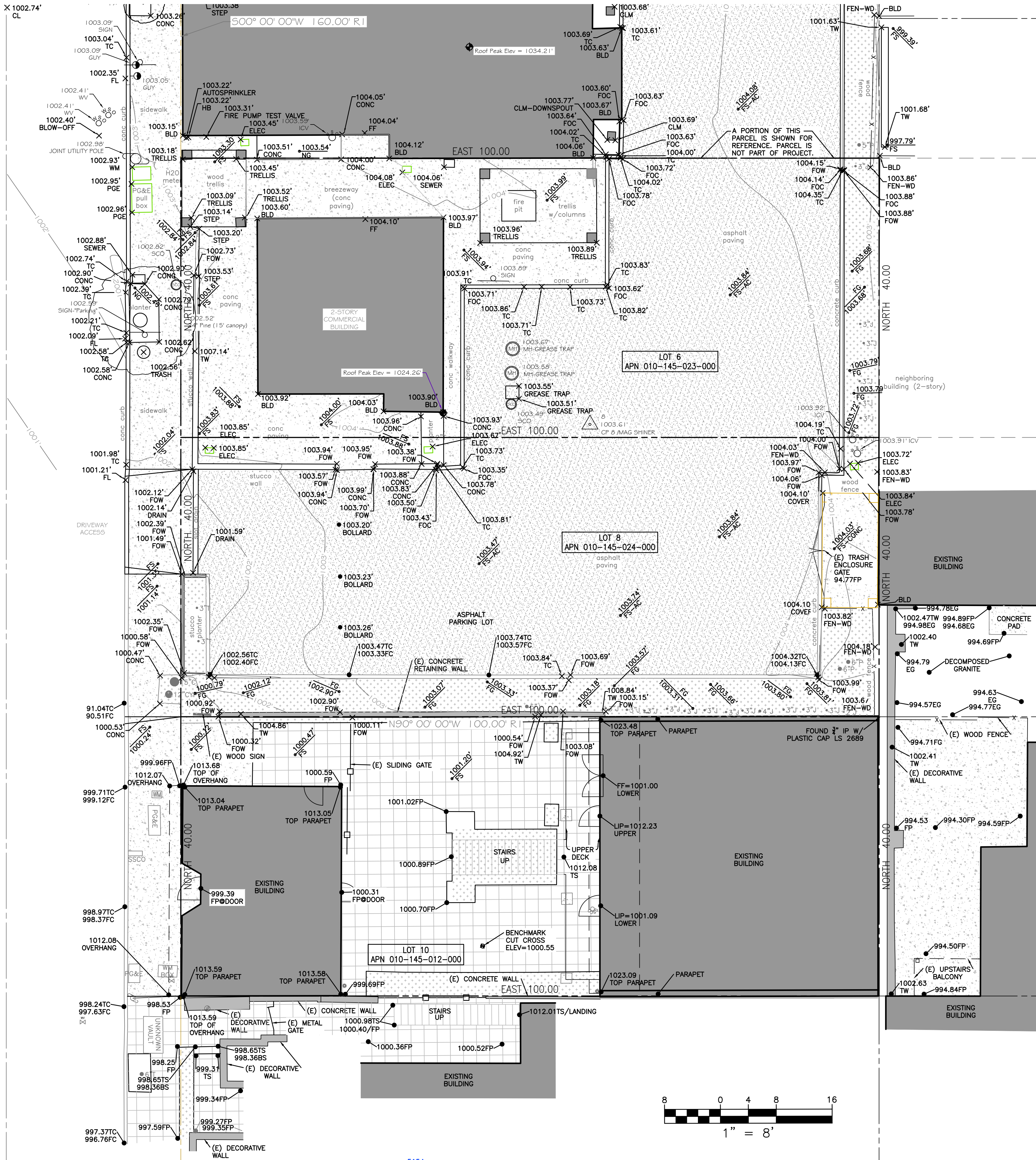


PROPOSED STREETSCAPE - 7TH

1/16"=1'-0"



DOLORES STREET



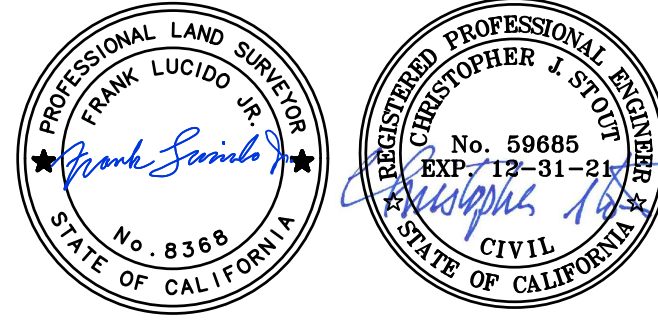
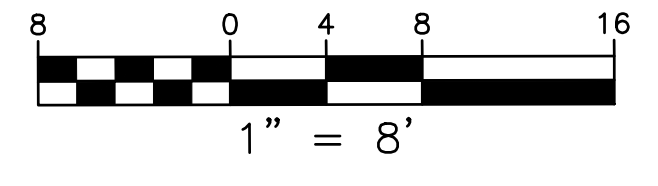
LEGEND

| | | | |
|--|----------------------------|--|------------------------|
| | WATER METER | | PROPERTY BOUNDARY LINE |
| | WATER VALVE | | BUILDING OVERHANG |
| | HOSE BIB | | METAL FENCE |
| | FIRE DEPARTMENT CONNECTION | | CONCRETE CURB |
| | IRRIGATION CONTROL VALVE | | CONCRETE |
| | JOINT POLE | | PAVERS |
| | ELECTRICAL METER | | PLANTER |
| | DOWNSPOUT | | ASPHALT |
| | CLEANOUT | | |
| | CONTROL POINT | | |
| | FIRE HYDRANT | | |
| | LIGHT STANDARD | | |
| | MANHOLE | | |
| | SEWER CLEANOUT | | |
| | SIGN(POLE) | | |
| | SEWER MANHOLE | | |
| | TELEPHONE MANHOLE | | |
| | WATER SHUTOFF | | |

ABBREVIATIONS

| | |
|-----|-------------------|
| CLM | COLUMN |
| E | EXISTING |
| EG | EXISTING GRADE |
| FF | FINISH FLOOR |
| FOC | FACE OF CURB |
| FW | FACE OF WALL |
| FP | FINISH PAVEMENT |
| TS | JUNIPER TREE/BUSH |
| TS | TOP OF STAIR |
| TW | TOP OF WALL |

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
 - THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDE AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - CUT CROSS - ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

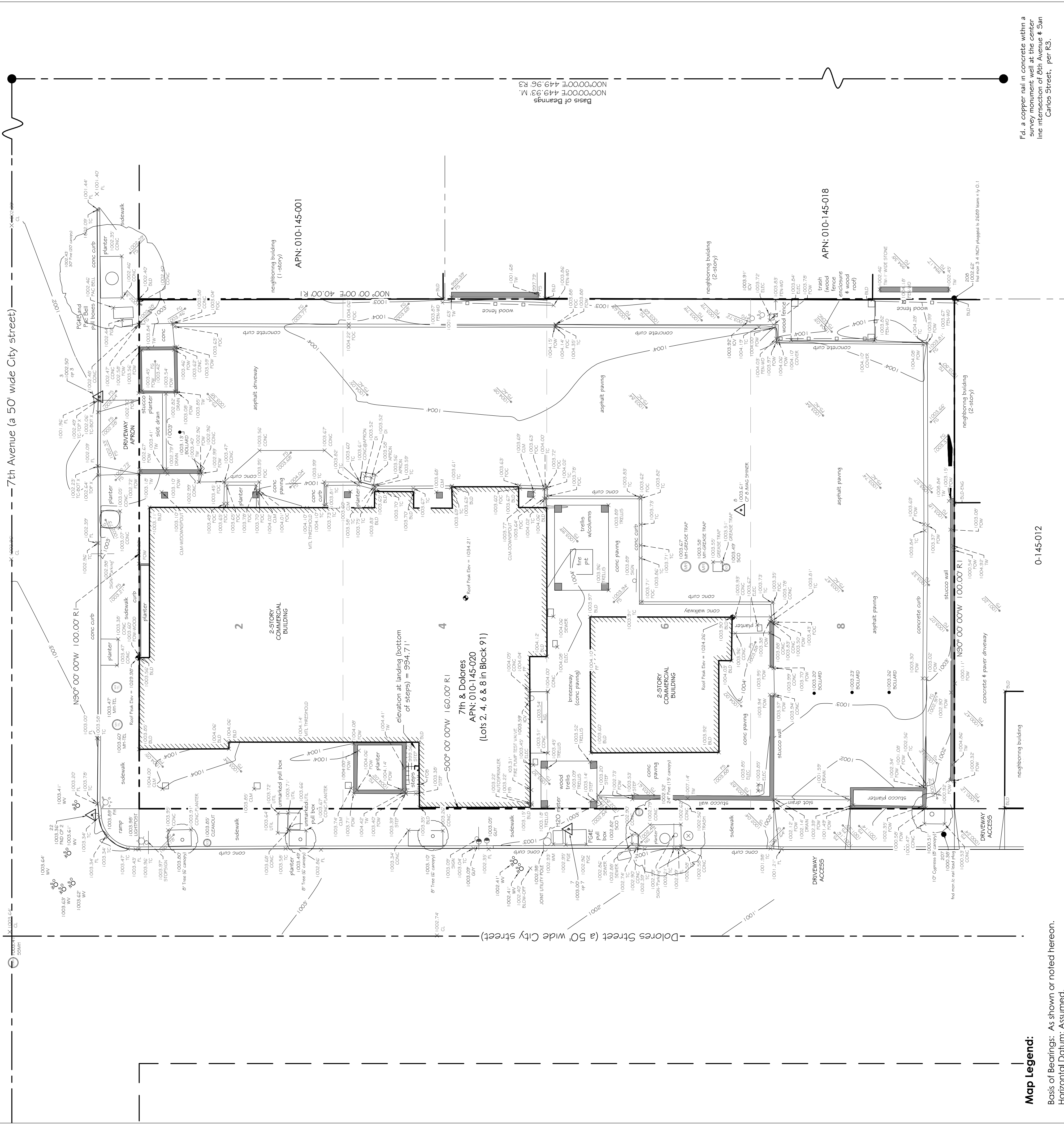


DRAWN BY: P/M
 DESIGNED BY: N/A
 DATE: 12/21/18
 SCALE: 1" = 8'
 JOB NUMBER: 19-47
 LAST REVISED: 7/27/20
 REVISED BY: C/S

PREPARED FOR:
INTERNATIONAL DESIGN GROUP, INC
 721 LIGHTHOUSE AVE
 PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY
 DOLORES, 2SE OF 7TH
 LOTS 6, 8, & 10
 CARMEL-BY-THE-SEA

Fd. a copper nail in concrete within a survey monument well at the center line intersection of 7th Avenue & San Carlos Street, per R3.



Map Legend:

Basis of Bearings: As shown or noted hereon.
 Horizontal Datum: Assumed.
 Vertical Datum: Assumed.

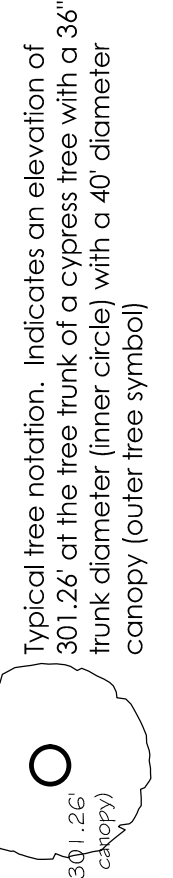
Benchmark: Control Point #1, a PK nail in handicap ramp at southwest corner of 7th Avenue & San Carlos Street Datum. Elevation = 1000.00' (not shown).

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

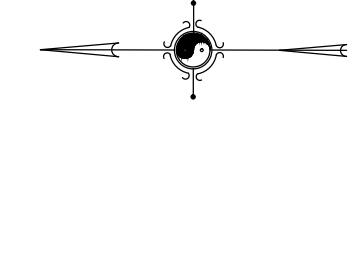
Record Map References:

- R1 = Grant Deed to CFinex 7, LLC recorded August 10, 2011 as Document No. 20110483633 of Official Records of Monterey County, State of California.
- R2 = Map of Carmel-by-the-Sea filed on March 7, 1902 in Volume 1 of Maps 'Cities & Towns' at Page 2 in the Monterey County Recorder's Office, State of California.
- R3 = Parcel Map & Condominium Plan recorded November 28, 2001 in Volume 21 of Parcel Maps at Page 47, filed in the Monterey County Recorder's Office, State of California.

- AC = ASPHALT CONCRETE
- A.G.S. = ABOVE GROUND SURFACE
- AP = ANGLE POINT
- BC = BRASS CAP OR BEGIN CURVE
- B.C. = BELOW GROUND SURFACE
- BL = BUILDING
- BLD = BUILDING
- BLDR(S) = BOLDER(S)
- BM = BENCHMARK
- BM/BOT = BOTTOM
- BL = BOUNDARY LINE
- CL = CENTERLINE
- CATV = CABLE TV
- CF = CURB FACE
- CL = CENTERLINE
- CLM=COLUMN
- COMM = COMMUNICATIONS
- CON = CONCRETE
- COR = CORNER
- C/O = CLEAN OUT
- CP = CONTROL POINT
- CL = CONTROL
- DG = DECOMPOSED GRANITE
- DI = DRIVE
- DR = DRIVE (LINE) (TREE)
- DWY = DRIVEWAY
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- ENCL = ENCLOSURE
- ENCL/ENCL = ENCLOSURE
- EV/ND = FOUND
- FEN = FENCE
- FEN-CL = CHAINLINK FENCE
- FEN-GS = GRAPESTAKE FENCE
- FEN-WI = WROUGHT IRON FENCE
- FEN-WD = WOOD FENCE
- FR = FIRE HYDRANT
- FR = FIRE HYDRANT
- FF = FINISHED FLOOR
- FNIN = FOUNTAIN
- FS = FACE OF CURB
- FOC = FINISHED SURFACE
- FLC = FROM TRIE CORNER
- GAR = GARAGE
- G/GRD = GROUND ELEV
- GB = GRADE BREAK
- GM=GMAS METER
- GV = GAS VALVE
- HDS = HEDGE
- ICV = IRRIGATION CONTROL VALVE
- I.P. = IRON PIPE
- INT = INTERSECTION
- IRR = IRRIGATION
- LOG = LOG
- LOG (RANGE OF CONIC GUTTER
- LS = LAND SURVEYOR
- LT = LIGHT
- M-T/M&T = MAG NAIL & TAG
- MAG = MAG NAIL
- MON = MONUMENT
- N-T/N&T = NAIL & TAG
- NG = NATURAL GRADE
- OPN = OPEN
- P = POOL
- PLTR = PLANTER
- PH = PAIS
- PTO = PATIO
- RCE = REGISTERED CIVIL ENGINEER
- RCK = ROCK
- RDG = RIDGE
- ROW = RIGHT OF WAY OUT
- SDWK = SIDEWALK
- SDWK = SIDEWALK
- SMH = SEWER MANHOLE
- SPK = SPIKE
- STC = STUCCO
- STR = STRIP
- STL = STREET LIGHT
- STR = STRIP
- SWM = SWALE
- TC/TOC = TOP OF CURB
- TICN = TOP OF CONCRETE
- TIG = TOP OF GATE
- TOP = TOP OF SLOPE
- TOE = TOE OF SLOPE
- TW/TOW = TOP OF WALL
- UTL = UTILITY
- WL = WATER LINE
- WM = WATER METER
- WV = WATER VALVE



- INDICATES MONUMENT FOUND AS NOTED
- PARCEL BOUNDARY
- ADJOINING PARCEL BOUNDARY
- RIGHT OF WAY
- RIGHT OF WAY CENTERLINE



Topographic Survey

1 southeast of 7th Avenue & Dolores Street, APN: 010-145-020
 Located in Carmel-by-the-Sea, Monterey County, State of California
 Prepared For & Requested By: Adam Jesechik, Architect
 September 2017
Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

