



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

March 9, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Preliminary concept review of a proposal (DR 16-32) to demolish an existing commercial building in order to construct a new mixed-use commercial building that would include 3,702 square feet of commercial space, 8 dwelling units, and an underground garage. The project site is located in the Service Commercial (SC) Zoning District.

Recommendation:

Review the preliminary concept and provide direction to the applicant

Application: DR 16-032 **APN:** 010-138-021
Location: Mission Street four parcels southwest of Seventh Avenue
Block: 55 **Lot:** 1 and 3
Applicant: Erik Dyar **Property Owner:** Leidig/Draper

Background and Project Description:

The project site is located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District. The lot is currently developed with a two-story commercial building that includes retail on the lower level and office spaces on the upper level. The existing building is approximately 10,967 square feet in size and includes an underground garage with 9 parking spaces.

The applicant is proposing to demolish the existing building in order to construct a new modern-style two-story mixed-use building that includes 3,702 square feet of commercial space, 4 condominium units on the upper level, and 4 moderate-income rate apartments (2 on the upper level and 2 on the lower level). The project also includes an underground garage with 13 parking spaces and a courtyard with intra-block walkways, allowing circulation from Dolores Street to 5th Ave.

The street level would include three retail spaces totaling 3,702 square feet in size, a public restroom and 2 moderate income residential units, for a total street level square footage of 4,776 square feet. The second floor includes 2 moderate income apartments and 4 condominiums, each with two bedrooms and a mezzanine, for a total of 7,042 square feet. Staff notes the mezzanine would add a third level to the building, which will be discussed in a later section of this report.

With regard to commercial development, CMC 17.14.110 encourages applicants to present preliminary concept plans to the Commission for feedback and direction prior to formally submitting an application for design review. Staff has provided a cursory review of the project in order to provide a general analysis and address potential issues. Staff notes that this conceptual review by the Planning Commission is intended to provide feedback to the applicant on the proposal and does not constitute a guarantee of future approval.

PROJECT DATA FOR A 8,000-SQUARE FOOT SITE (Service Commercial District):			
Site Considerations	Allowed	Existing	Proposed
Floor Area	12,000 sf (150%)*	10,697 sf (133%)	11,818 sf (148%)
Building Coverage	7,600 sf (95%)	4,672 sf (42%)	7,312 sf (91%)
Building Height ⁱ	30 ft.	Not shown	29' – 3"
Parking Requirement	13 spaces	9 spaces	13 spaces
Proposed Floor Area – Street Level			
Retail Space 1	-	-	1,634 sf
Retail Space 2	-	-	1,539 sf
Retail Space 3	-	-	529 sf
Restroom	-	-	61 sf
Residential Unit 5 (Apt)	-	-	510 sf
Residential Unit 6 (Apt)	-	-	503 sf
			Total: 4,776 sf
Proposed Floor Area – Second Level			
Residential Unit 1 (Condo)	-	-	1,543 sf**
Residential Unit 2 (Condo)	-	-	1,547 sf**

Residential Unit 3 (Condo)	-	-	1,511 sf**
Residential Unit 4 (Condo)	-	-	1,442 sf**
Residential Unit 7 (Apt)	-	-	495 sf
Residential Unit 8 (Apt)	-	-	504 sf
			Total: 7,042 sf**
Setbacks	Minimum Required	Existing	Proposed
Front	0	2.5 ft. Dolores 0 ft. 5 th Ave	0
Rear	0	0	0
Side Yard	0	0	0
*Include 10% courtyard bonus and 5% Affordable House bonus			
**CMC 17.14.140 defines mezzanines are floor area			

Staff analysis:

Zoning District: This site is zoned Service Commercial (SC). CMC Section 17.14.010.B states that the following purpose of the SC Zoning District: *“To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.”* In staff’s opinion, the proposed use of the building complies with the intent of the SC Zoning District.

Housing Density: CMC Section 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with certain findings. The applicant is proposing 8 units on an 8,000 square foot site, which is a density of 43.7 du/acre.

On January 15, 2016, the City Council adopted an Ordinance amending the City’s Municipal Code as it pertains to the housing density bonus. The Municipal Code (CMC 17.64.190) was amended so that the project would have to meet the requirements of State Density Bonus Law (Gov. Code Section 65915) in order to obtain a density of 34-44 du/acre. The applicant is

proposing moderate-income rate apartments in order to obtain the density bonus; however, the proposed apartments may have to be reduced to low-income rate apartments in order to qualify for the bonus. Staff will continue to work with the applicant on this issue prior to the next review and adjustments will be made if necessary. In addition, an Affordable Housing Agreement will be required of the applicant, which will involve the assistance of the City Attorney.

Zoning Compliance: The proposed project complies with the floor area, building coverage, height, setback, and parking standards. With regard to floor area, the proposed building would be 11,818 square feet (148%) in size and complies with the zoning standards. The floor area ratio for a two-story building in the SC Zoning District is 135% of the site area; however, the applicant is entitled to a 10% bonus for the intra-block walkway/courtyard, and a 5% bonus for the moderate income housing (note: separate from density bonus regulations), bringing the total allowed floor area ratio to 150%. The applicant has deducted the mezzanines out of the floor area, but staff has included these in the calculations as required by CMC 17.14.140. Staff notes that CMC 17.14.140 specifically excludes underground parking and storage from the floor area calculations.

At a height of 29-feet 3-inches, the proposed building would be slightly below the allowed height limit of 30 feet. With regard to setbacks, the proposed building would have a zero setback from all property lines. CMC 17.14.130 requires a zero lot-line setback for at least 70% of the street frontage. A zero lot-line setback is also permitted for the side and rear-yard property lines.

With regard to parking, the proposed garage would include 13 spaces, which is the minimum required for this building. Pursuant to CMC 17.38.020 (Table A), 7 parking spaces are required for the 3,702 square feet of commercial floor area, 4 parking spaces are required for the 4 condominiums, and 2 parking spaces are required for the 4 moderate-income apartments. The dimensions of the parking spaces meet the requirements of CMC 17.38.020.E.

Mezzanine Level: The proposed building includes a third-level mezzanine above the each of the 4 condominiums. Pursuant to CMC 17.14.150, *“no building shall have more than two stories above grade.”* The Zoning Code does not address whether a mezzanine is defined as a story. The California Building Code defines a mezzanine as: *“An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the*

area of the room or space in which the level or levels are located. Mezzanines have sufficient elevation that space for human occupancy can be provided on the floor below.”

The City’s Zoning Code intends to minimize the mass of structures and ensure human-scale design by limiting structures to a maximum of two stories. The Planning Commission is charged with determining whether this project meets the intent of the Zoning Code, regardless of the Building Code definition of the mezzanine. The Commission should consider whether this third-level mezzanine should be defined as a story. Staff notes that it would be challenging to achieve the floor area allowed through the courtyard and housing bonuses, without having a mezzanine level.

The Commission should consider that the proposed building would still be below the allowed height limit of 30. In addition, the applicant has designed the project with the intent of avoiding a three-story appearance as depicted in the rendering included as Attachment B. The upper mezzanine level has been set back between 12 to 24 feet from the Dolores Street property line in order to avoid a tall wall at the street. In addition, the mezzanine has been proportioned in relation to the second level to appear similar to a clear story as opposed to a third story and is partially screened by rooftop landscaping.

Design Standards and Guidelines: The basic standard of review in the Commercial District is whether *“the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards”* (CMC 17.14.010). In staff’s opinion, the proposed project would be a substantial improvement over the existing building.

In addition to the above code section, the Commercial Design Guidelines provide the following guidance for reviewing projects:

Commercial Design Guideline Section A states that: *“Modifications to buildings should respect the history and traditions of the architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored”* and *“New Buildings should not imitate styles of the past but strive to achieve compatibility with the old.”*

Guidelines Section E states that *“building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged”* and *“building walls facing public streets and walkways should*

provide visual interest to pedestrian. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.”

Staff supports the contemporary-style (modern) design of the building and concludes that it would be consistent with the Commercial Design Guidelines. In staff’s opinion, the proposed design respects the traditions of the commercial district and does not imitate styles of the past, which may be typical of other architectural styles such as Spanish or European revival.

The proposed structure includes the use of stucco, stone on the ground level and wood windows and doors. The proposed finish material are consistent with the Guideline’s recommendation for natural materials and the building would provide visual interest as depicted in the renderings and elevations. The applicant has provided their own summary of how the project meets the objectives of the Design Guidelines, which is included as Attachment A.

Environmental Review: The proposed project is subject to CEQA will require environmental review. The first step is to prepare an Initial Study, which determines whether the project will require a Negative Declaration or full EIR. In staff’s opinion, the project will most likely require a Negative Declaration given that this would be an in-fill project without a substantial increase in footprint or intensity of use. The City will retain a consultant at the applicant’s expense to prepare the environmental documents and conduct the analysis.

ATTACHMENTS:

- Attachment A – Applicant Cover Letter
- Attachment B – Project Renderings
- Attachment C – Project Plans

Commercial Design Review Submission Cover Letter:

PROJECT: DEL DONO COURT MIXED-USE BUILDING
Southwest Corner of Fifth and Dolores
Carmel-by-the-Sea, California

DATE: January 25, 2015

TO: City of Carmel Community Planning and Building Department

FROM: Erik Dyar

The proposed Del Dono Court building was originally designed by late Carmel architect, John Thodos, FAIA in 2007 but was not formally submitted to the City. The owners, Leidig/Draper Properties, Inc. have now decided to move forward with the project. Having worked with John for many years and worked directly with him on this project, I'm pleased to now present it for the City's review.

The project includes commercial spaces and (2) moderate income apartments (to be utilized by the Carmel Foundation) on the street level, (4) market priced condominium units on the 2nd level along with (2) additional moderate income, Carmel Foundation apartments. The condominium units have a mezzanine loft space within them. The project also includes a courtyard with intra-block walkways allowing public circulation through the property from Dolores street to Fifth as does the existing building. Additionally there will be an underground garage to meet the parking requirements for the site.

The design is in a modern style that makes links to Carmel's past and is articulated to meet the commercial design guidelines and provide a new exciting presence for the town and the buildings users. The street facing commercial spaces are clad in stone with steel windows. This refers back to early commercial buildings in the town and gives a natural, crafted materiality for the street while still maintaining its modernity. The 2nd level units facing Dolores Street are set back significantly reducing the building mass and providing outside deck areas for the units. The form of the Fifth Avenue facing condominium unit also steps back from the street. The upper building is clad in stucco (typical building material for the commercial district. The complimentary combination of stone and stucco give the building a binary composition emphasizing the two floors. Green roofs are used throughout the building: with planters dividing the Dolores Street decks and on many of the roofs. The building is being designed to receive a LEED certification.

The following discusses how the Del Dono Court mixed use project addresses the City of Carmel Commercial Design Guidelines:

A. Conservation of Design

2. New buildings should not imitate styles of the past but strive to achieve compatibility with the old.

The project takes on a more modernist style yet is still has a Mediterranean feel with the use of stucco, stone terracotta tiles, steel and natural wood windows which connect to common features in the commercial historic district.

3. Building forms should complement the rhythms established by other building in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and window should be used as guides to establish the context for new or remodeled buildings.

There are two story buildings in the vicinity and the existing building replaced is two stories. The doors to the shops are 3'-0" x 7'-0" which are the typical size in town. The width of the openings at the street are similar to the adjacent structures as well as the height of these are similar. The stone cladding of the street level and the setback of the upper floor also allow the building to connect well with the one story buildings across the street.

4. Adding a new design element in order to create a separate business identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

The design is an integrated whole. The mass is broken up in different ways but no individual element (such as an individual storefront or particular dwelling unit) stands out of the composition of the building and creates separate architectural identity.

5. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

The project has deep openings which create an undulating relationship with the sidewalk. On both Dolores and Fifth streets, pedestrian walkways open up and invite people into the buildings intrablock walkway and courtyard.

6. Long blank walls should be avoided and building facades should be broken up visually to reflect the rhythm of typical storefronts, i.e. alterations, entrances or offsets every twenty to thirty feet.

This projects street façades undulate vertically and horizontally.. The deep openings, walkway openings and recessed doors add interest to the pedestrian and are not anything like a "long blank wall."

7. Roof forms should be complete and not present false fronts.

There are no “false fronts” on this project. All roof forms are part of the integrated forms of the building and serve a function.

8. Partial mansard roofs (typical of franchise architecture) and pitched roofs that do not reach a true peak or hip should be avoided.

This project has flat roofs many of which are decks or planted green roofs. There are not mansard or pitched roofs, Only the sloped forms are for the photovoltaic panels at the rear of the project away from the street.

- B. Façade Proportions. Each building should be treated as a consistent whole.

This is certainly true of this project. The building(s) is designed as a consistent whole.

2. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.

Again, the building is designed as a complex, but integrated whole. There is no mistaking that this building is ONE building complex.

3. If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

This will be the case in this project .

4. Buildings and storefronts in the core commercial area should establish a “pedestrian wall” close to the front property line (generally within 0” to 24”)

This project creates a pedestrian wall at the property line with recesses. The use of stone also emphasizes a “pedestrian wall” along the street which has penetrations for passersby to explore.

- B. Façade Proportions.

5. The pedestrian wall should not be without relief; it should be punctuated by occasional offsets produced by entries, window projections, small planters, and entrances to courtyards and intra-block walkways.

With this project’s pedestrian wall set on the property line, this plane is broken by deep wall recesses to windows and to entry doors, as well as having entrances to the intrablock walkways and courtyards.

8. The relationship between building wall space and openings (windows and doors) should be balanced. Wall space between openings should maintain a sense of visual substance or solidity. This reflects older building limitations common to unreinforced masonry or wood frame construction and avoids excessive transparency.

This building, especially on the street level, appears like it could be made from old masonry construction. It has solid corners and deep openings common to this construction technique. Although having some modernist tendencies in the design, it does NOT utilize typical modernist elements such as large cantilevers, large expanses of unbroken glass, nor does it expose unnatural, synthetic materials.

9. The relation Purely decorative balustrades and balconies are discouraged.

There are no purely decorative balustrade or balcony on this building design.

- C. Window Patterns. Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman , arched windows (Spain, colonial Revival), or banded window (Craftsman) are typical.

This project is a new building and does not have to stay consistent with the original. All the windows are true-divided light, wood framed without any fake division of lights.

1. Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.

The street level, as well as some other windows in the project, use divided lights, breaking up large areas of glass. Windows and doors which do not utilize divided lights are well setback from the street and are moderate in size.

2. Such window treatments as mitered corners, etched glass, and glass block are to be avoided.

None of these window treatments are proposed for this project.

3. Transom windows above doors or extending the width of the façade should be preserved or restored as exemplary of traditional storefront design.

Since this is a new building there is nothing to restore. This design, however, does propose transom window lights above the street level doors.

- D. Size, Shape, and Nature of Doors and Entries. Entrances to stores are typically recessed from the façade by creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.

1. Conserve or create recessed entries. Should two business entries be close to one another in the same building, a single recess may be designed to accommodate both.

This project utilizes recessed entries set back 2 feet from the property line. The project also recesses window to create interest along the sidewalk.

2. Business spaces located on a corner may substitute an angled or beveled entry instead of a recess to create variety and visual interest.

At the SW corner of Dolores and Fifth, the grade slopes up steeply making an angled entry awkward and not very feasible.

3. The floor of a recess should be differentiated from the adjoining sidewalk through contrasting stone, brick, or tile paving that does not extend beyond the property line.

This project proposes repaving the sidewalks adjacent to the building in concrete pavers set in sand. The recesses and intrablock walkways are to be pavers differentiated from the sidewalk, thus meeting this guideline.

4. Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors.

This project proposes using single doors for the retail store entrances at the street. These doors are within recesses which are not wide.

5. Simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate. Dutch doors are a Carmel Tradition.

This project proposes steel windows and dutch doors at the street level (which is common in the historic commercial district. Wood doors with a natural wood finish are used on the 2nd level. The natural wood finish adds richness to the elevations and compliments the stucco finish, which is typical of the Mediterranean style.

- E. Materials, Textures, and Colors. Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone as well as landscaping are encouraged.

The main building materials for this project are stucco, stone, steel and natural wood windows and doors, and tile. These are strongly established in the commercial district.

1. Paint should be applied as a solid color, without texture or mottling. Antiqued and faux finishes are inappropriate.

Only solid paint colors are proposed for this project.

2. Muted paint colors, which blend with the natural surroundings are appropriate. Bright and primary colors should be avoided. Contrasting colors should be saturated and earthen.

This project proposes an off white for the stucco color which is very common in the commercial district.

- E. Courtyards and Intra-Block Walkways. Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets defining a block.

This project proposes intra-block walkways and a courtyard.

1. A courtyard should maintain continuity of architecture, colors and materials.

The courtyard of this project separates the two buildings sections (East and West) and is designed so that the buildings' courtyard elevations are part of an integrated building form. They help form a unified exterior to the structures.

2. The area of a courtyard should be compatible with the size of the building site.

The courtyard and walkways proposed provide ample space for pedestrians and occupants and are a complimentary size for the buildings and the separation of the two sections.

- F. Landscaping: Carmel is noted as "the village in a forest", and the forest should not end at the boundaries of the commercial district. Improvements to property that incorporate trees and other living plant materials attractively arranged and maintained are desirable.

The courtyard of this project incorporates two new trees (bringing the urban forest into the interior of the block). The significant trees on the sidewalk will be maintained and their planter areas increased. The project also incorporates planted 'green' roofs which help alleviate storm runoff and keep the buildings insulated, but also increase enormously the plant material on the property. This occurs on almost all of the roofs. The 'green' roofs soften the architecture and integrate the building more into the natural environment. They will be planted with native, drought-resistant species.

1. Significant trees (as determined by the City Forester) need to be preserved, and site design should provide for additional trees. Healthy street trees are encouraged, as is the location of trees within the interior of blocks and away from street frontage in order to enhance the distribution of trees and to create a more effective canopy.

There are no significant trees within the existing courtyard. The significant street trees are being maintained. In addition two trees are being added to the proposed courtyard.

2. Permanently installed planter boxes are encouraged.

Planters for the courtyard and intra-block walkways are being designed and will be incorporated into the plan at Final Detail Review.

3. Street furniture—benches, trash containers, drinking fountains, etc.—can be a welcoming feature in the commercial area, but should be carefully selected for compatibility with the surrounding architecture and commercial activity. Benches should be carefully sited to avoid congestion and litter problems.

Street furniture will be integrated into the design and this will be presented at Final Detail Review.

4. Flower boxes under display windows, hanging baskets of floral displays in intra-block walkways, and formal flowerbeds are frequent and encouraged.

Planters and floral displays will be integrated into the intra-block and courtyard design. It should also be noted that this design utilizes planted 'green' roofs which will add to the softening of the architecture and also help integrate the building with the natural environment. The courtyard also introduces planted trees as well as smaller low growing plants.

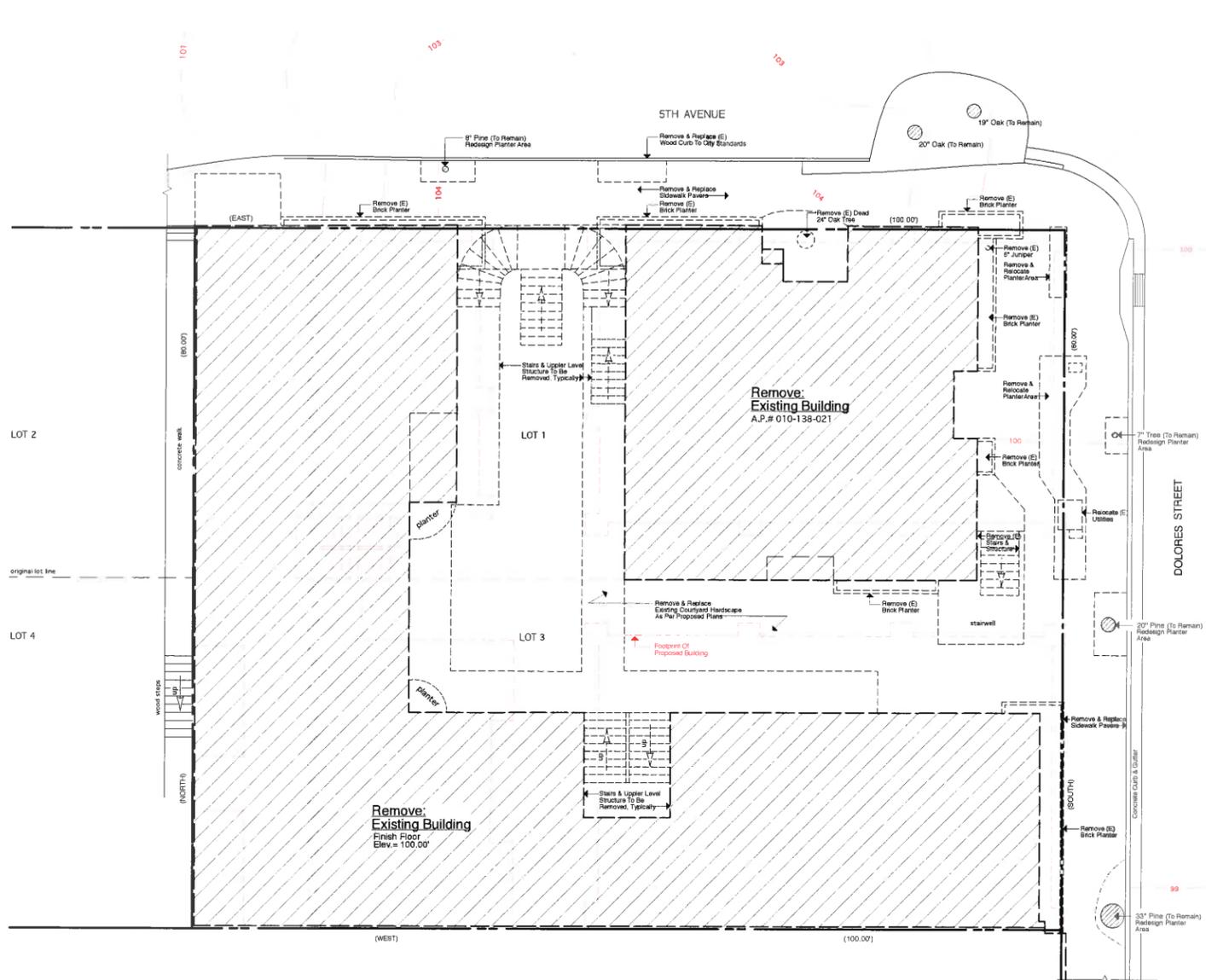
G. Lighting. Lighting should be the minimum required for public safety.

1. Harsh, unscreened, flashing, blinking and garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting and tree lighting.
2. Lighting fixtures should be discrete or compatible in design with the building and site.

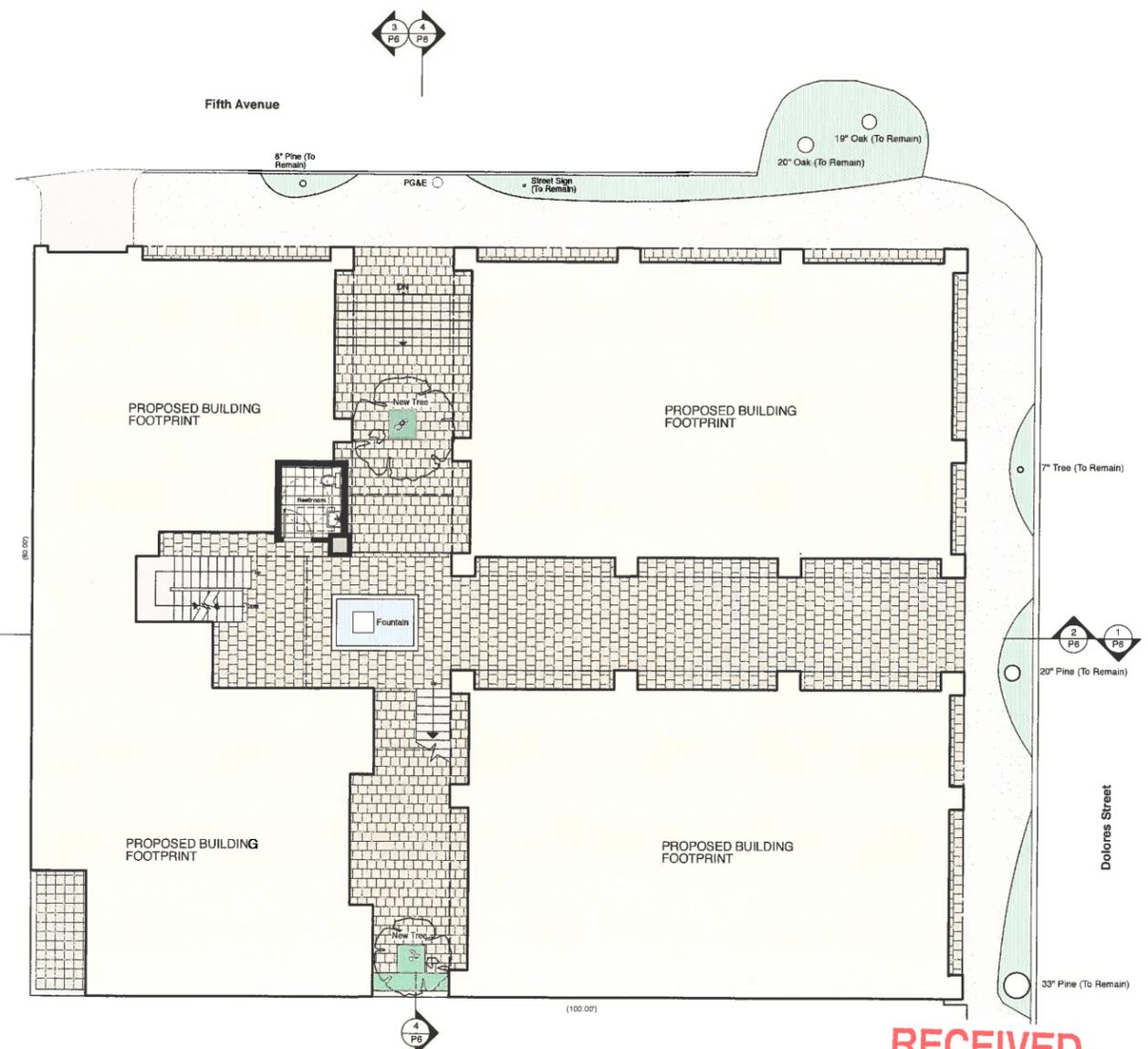
A exterior lighting plan for the project will be presented at Final Detail Review and will meet these guidelines.



JEFFREY M. GEORGE



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

Off-Street Parking

Proposed Number of Spaces	=	13
Minimum Spaces Required	=	13

Proposed Floor Area

Max. Allowable Floor Area**	=	12000 sf or 150%
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** Includes 10% Courtyard and Intra-Block Walkway Bonus and 5% Affordable House Bonus for (4) of (8) Units are for "Moderate Income"

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

Street Level

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

2nd Level

Unit 1 (Market Value Condo)	= 1169 sf
Main Floor = 1169 sf	
Mezzanine = 374 sf or 31%	
Unit 2 (Market Value Condo)	= 1165 sf *
Main Floor = 1165 sf	
Mezzanine = 382 sf or 32%	
Unit 3 (Market Value Condo)	= 1150 sf *
Main Floor = 1150 sf	
Mezzanine = 361 sf or 31%	
Unit 4 (Market Value Condo)	= 1095 sf *
Main Floor = 1095 sf	
Mezzanine = 347 sf or 32%	
Unit 7 (Moderate Income)	= 495 sf
Unit 8 (Moderate Income)	= 504 sf
Total Floor Area 2nd Level	= 5578 sf
Total Floor Area	= 10354 sf

* Per CBC 2007 Section 505.2, Mezzanines are not to be included as floor area.

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City of Carmel-by-the-Sea Planning & Building Dept.

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Del Dono Court
SUNSHINE COURT
Carmel-by-the-Sea, California

Owner: Leidy/Draper Properties

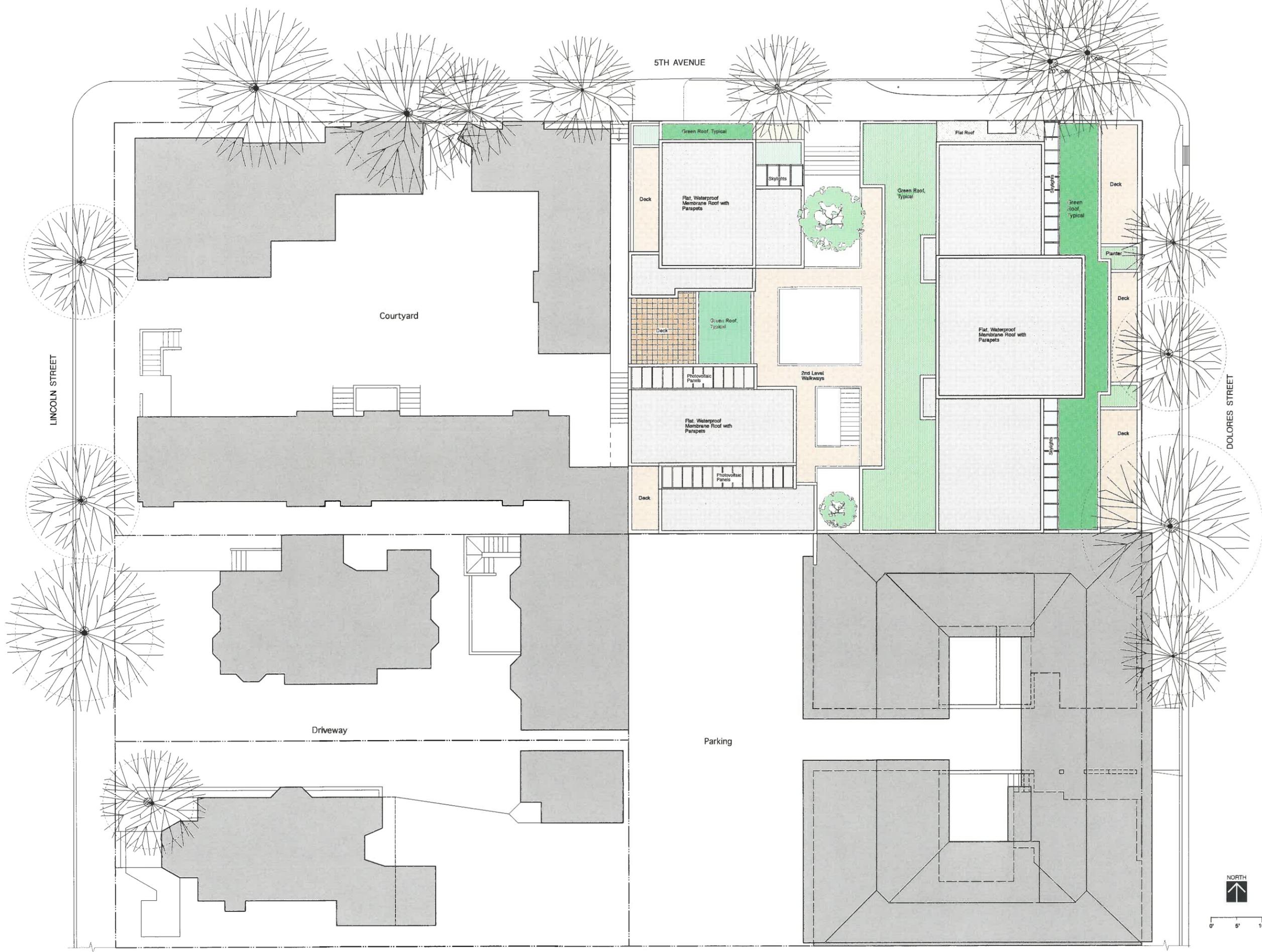
PROPOSED COURTYARD / SIDEWALK PLAN AND EXISTING SITE PLAN TAKEDOWN PLAN

P1

December 11, 2015

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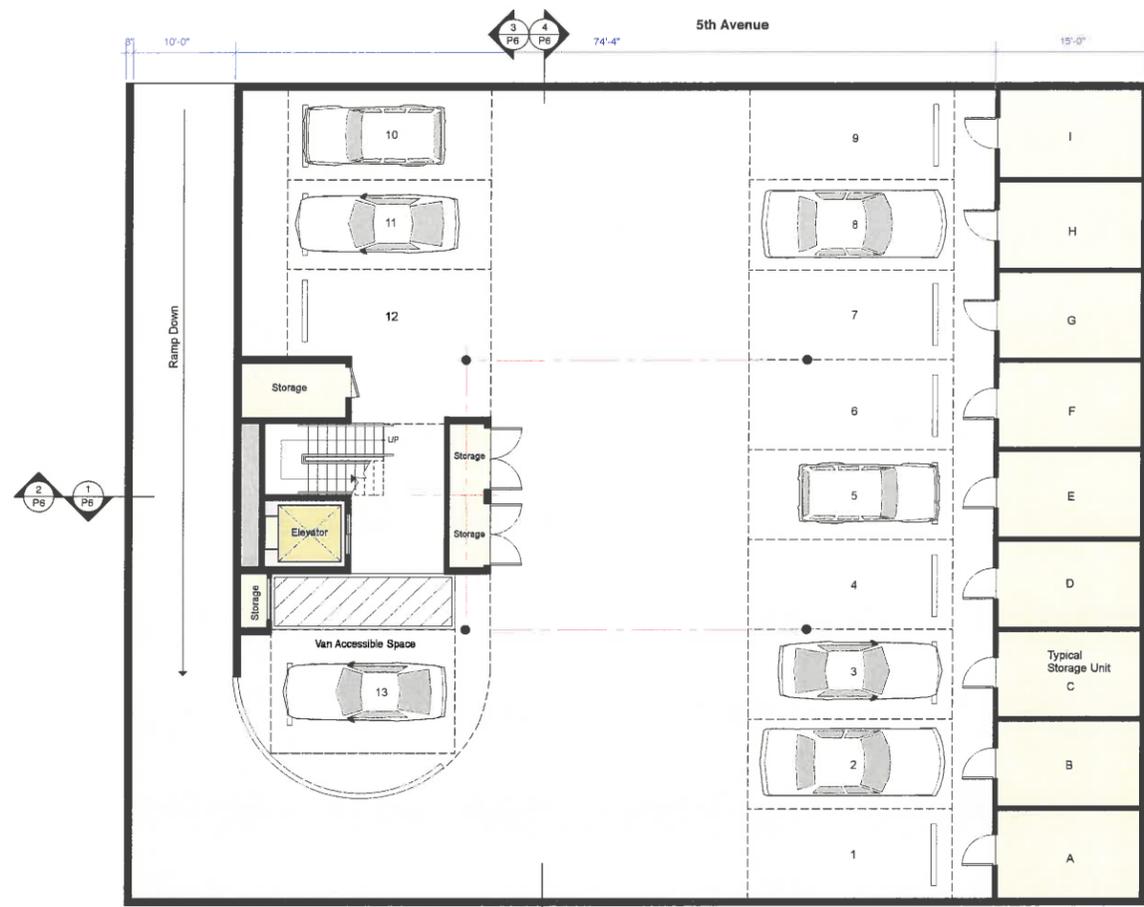
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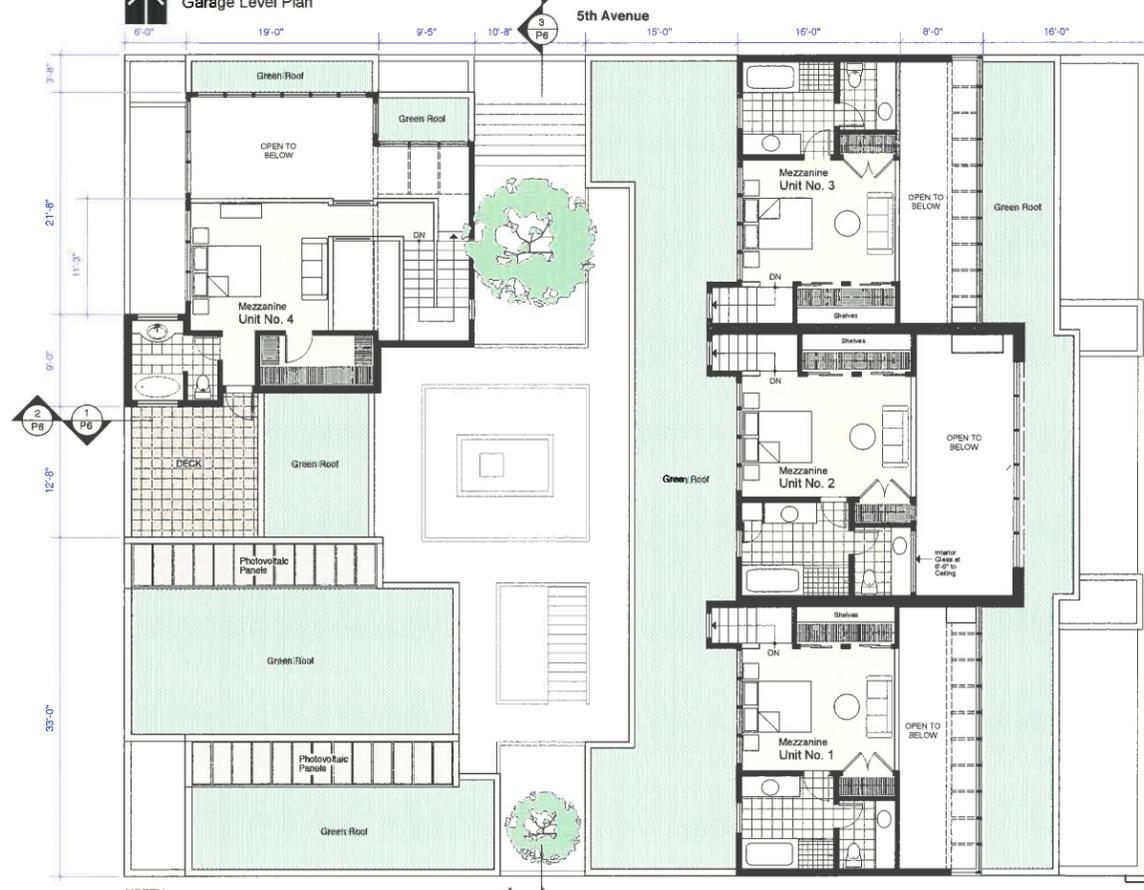
Del Dono Court
 SW Corner of Dolores and Fifth
 Carmel-by-the-Sea, California

CONTEXTUAL SITE PLAN/ROOF PLAN
 Scale: 1/8" = 1'-0"

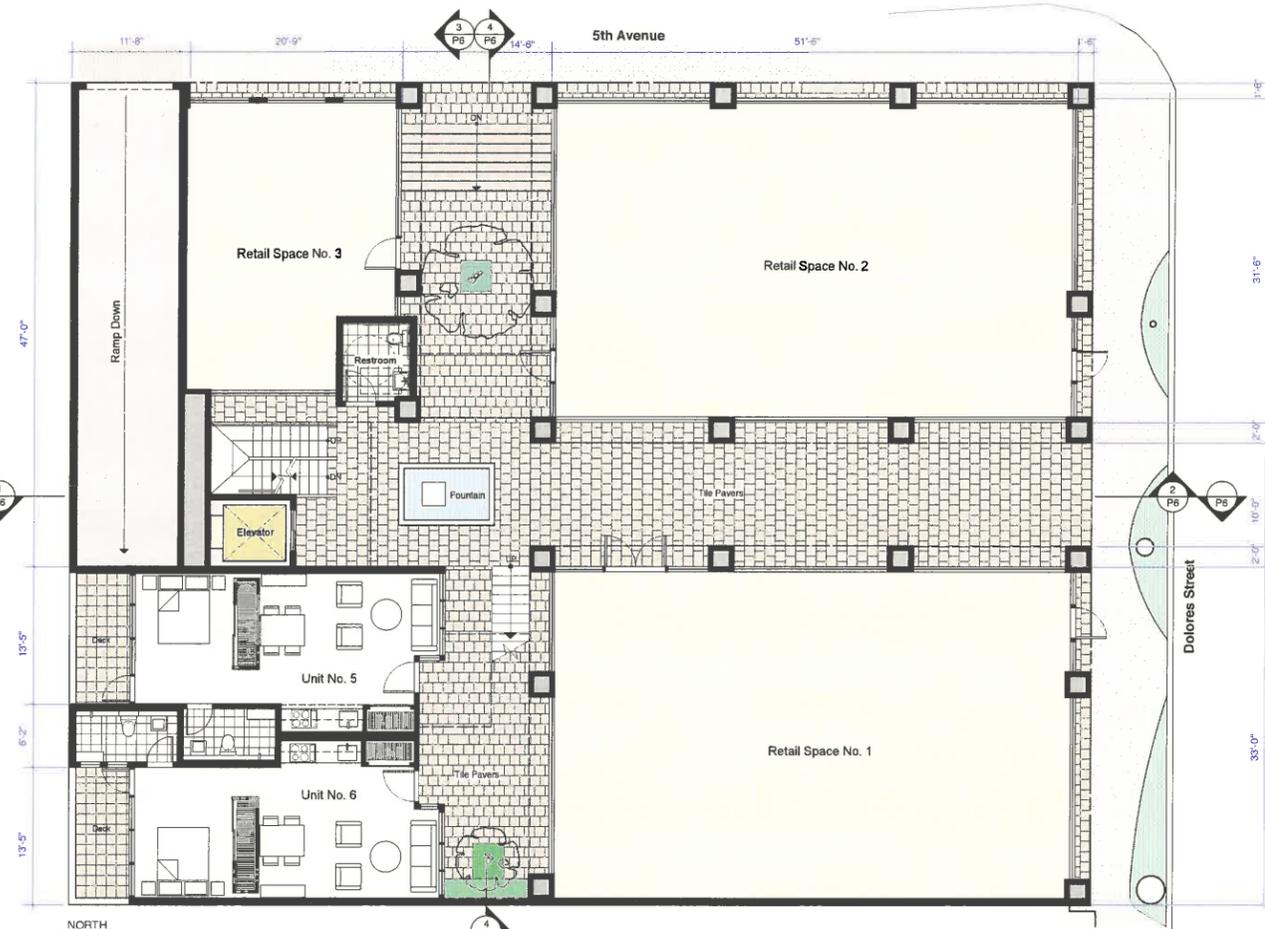
P2



NORTH
Garage Level Plan



NORTH
Mezzanine Level Plan



NORTH
Street Level Plan



NORTH
Second Level Plan

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December 11, 2015

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Owner: Lidig/Draper Properties

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

PROPOSED FLOOR PLANS
Scale: 1/8" = 1'-0"

P3



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December 11, 2015

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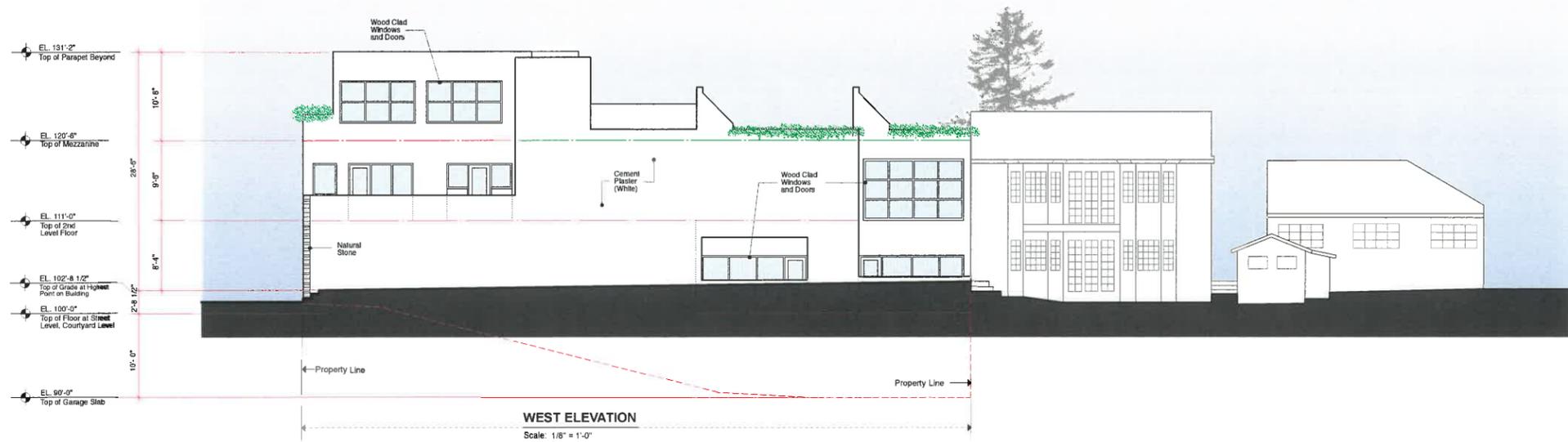
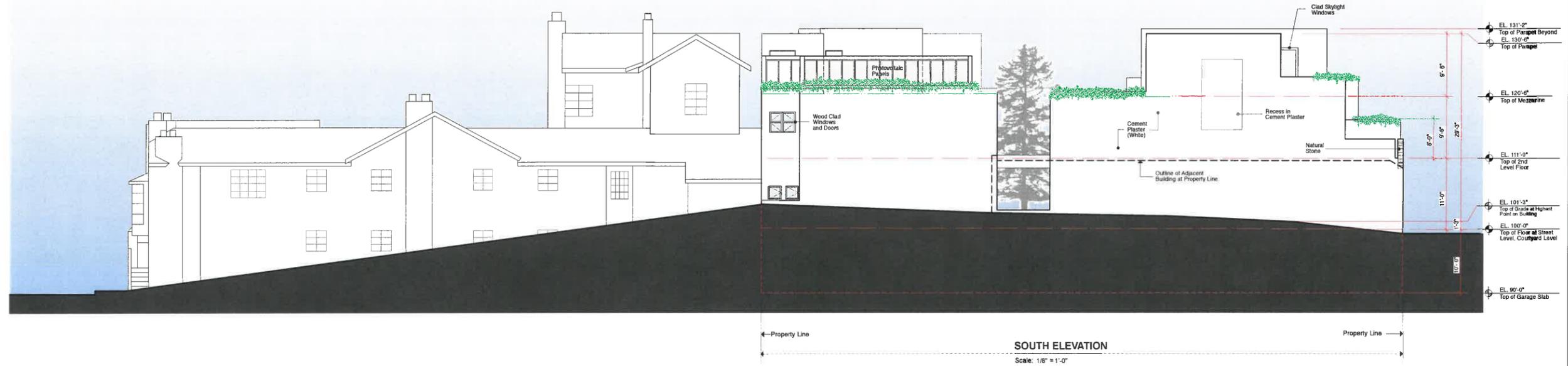
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Owner: Leilig/Draper Properties

Delo Court
 SW Corner of Dolores and Fifth
 CamelbytheSea, California

PROPOSED STREET ELEVATIONS
 Scale: 1/8" = 1'-0"

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December 11, 2015

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Owner: Leidig/Draper Properties

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

EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

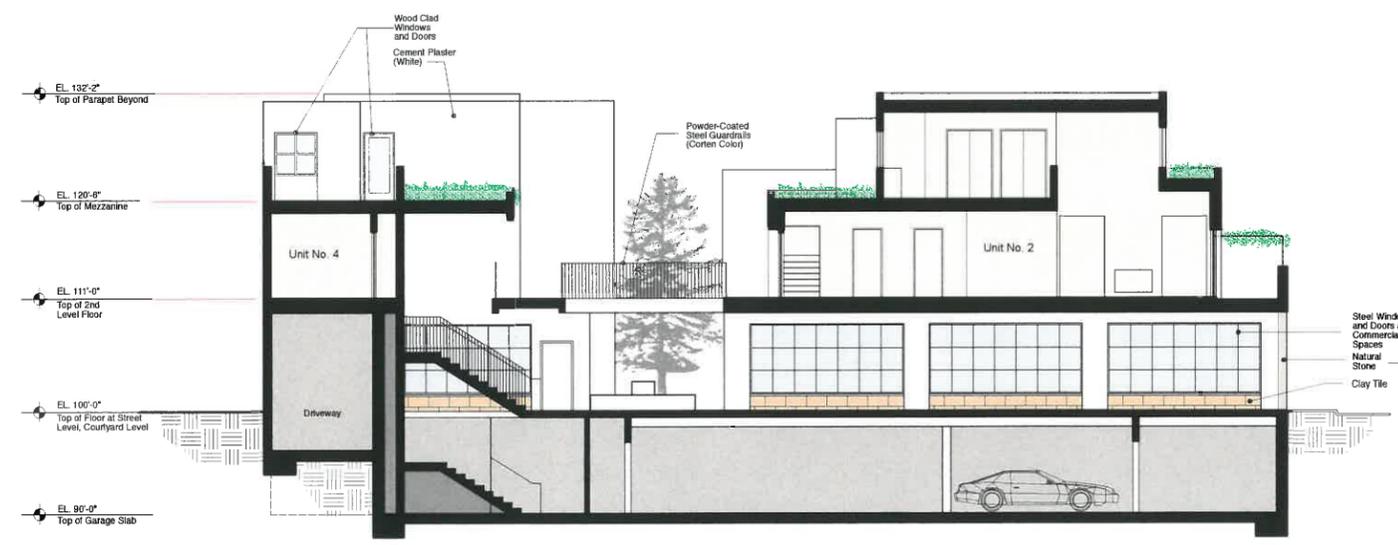
P5



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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BUILDING SECTIONS
 Scale: 1/8" = 1'-0"

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December 11, 2015