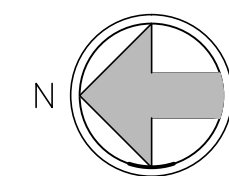
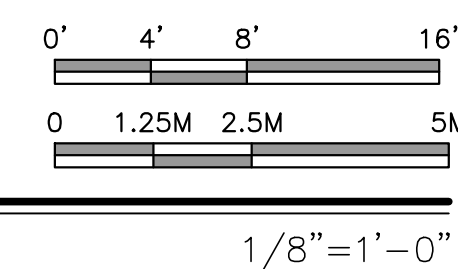


SITE PLAN

DOLOROS STREET
(PUBLIC STREET)



SHEET INDEX

- ARCHITECTURAL
 A1.0 SITE PLAN
 1 TOPOGRAPHICAL SURVEY
 A1.1 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
 A1.2 EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS
 A2.0 BASEMENT PLAN
 A3.0 GROUND FLOOR PLAN
 A4.0 2ND FLOOR PLAN
 A5.0 ROOF PLAN
 A6.0 ELEVATIONS
 A6.1 ELEVATIONS
 A6.2 ELEVATIONS & SECTIONS
 A6.3 ELEVATIONS & SECTIONS
 A6.4 ELEVATIONS & SECTIONS
 A6.5 SECTIONS
 A6.6 TERRACE DETAILS
 A6.7 TERRACE DETAILS
 A6.8 TERRACE DETAILS
 A8.1 JB-PASTOR STREETSCAPES
 A8.2 ADJACENT BUILDING ELEVATIONS
 A9.2 COLOR & MATERIAL BOARD

PLANNING INFO.

- PROPERTY OWNER:
 ESPERANZA CARMEL COMMERCIAL, LLC
 ATTN: RYAN AESCHLIMAN
 C/O INTERNATIONAL DESIGN GROUP, INC.
 721 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CA 93950
- ARCHITECT
 INTERNATIONAL DESIGN GROUP LLC
 JUN A. SILLANO, AIA
 JUN@IDG-INC.NET
 PHONE: (831) 646-1261
- PROJECT ADDRESS:
 DOLORES ST.
 2 SE OF 7TH AVE,
 CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
 DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR
 PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, &
 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR.

- OCCUPANCY: A-2, B, M, R-2, S-2
- CONST. TYPE: V-B, TYPE I-GARAGE
- A.P.N. 010-145-012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + UNDERGROUND GARAGE
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: 5,368 C.Y. CUT / 0 C.Y. FILL
- CUT / FILL CALCULATIONS

FOREST & BEACH
COMMISSION NOTES:

- TOTAL SIZE OF OPEN SPACE:
 AREA: 1,920 S.F.
- LANDSCAPING AREA REQUIRED:
 1,920 / 2 = 960 S.F.
- PLANT ALTERNATIVES ALLOWED:
 960 X 0.25 = 240 S.F.
- LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:
 720 S.F.
- LANDSCAPE AREAS PROVIDED:
 GROUND FLOOR: 176 S.F.
 GREEN ROOF: 1,026 S.F.
 TOTAL: 1,202 S.F.
- NEW TREE SUMMARY:
 UPPER CANOPY ON PRIVATE PROPERTY: 3
 UPPER CANOPY ON PUBLIC PROPERTY: 2
 TOTAL: 5
- LOWER CANOPY TREES ON ROOF: 3
 (SEE SHEET A5.0)
- NOTE:
 SEE SECTION D/A6.3 FOR TYPICAL EXCAVATION CUT

- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
 2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE
 & 2023 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
 17,141.130
 A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING
 COVERAGE OF 95 PERCENT = 95% (11,400 SF)

BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
TOTAL	-2,269 S.F.	692 S.F.	8,930 S.F.
TOTAL	-18.9%	5.77%	74.42%

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,622 SF (80.18%)

- FLOOR AREA RATIO (FAR) ALLOWED:
 FOR 2 STORIES = 135% (16,200 S.F.)
 + INTRABLOCK ACCESS = 10% (1,200 S.F.)
 TOTAL = 145% (17,400 S.F.)

FAR CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	-2,269 S.F.	692 S.F.	7,620 S.F.
SECOND FLOOR	-1,597 S.F.		7,731 S.F.
TOTAL	-3,866 S.F.	692 S.F.	15,351 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 16,043 (133.7%)

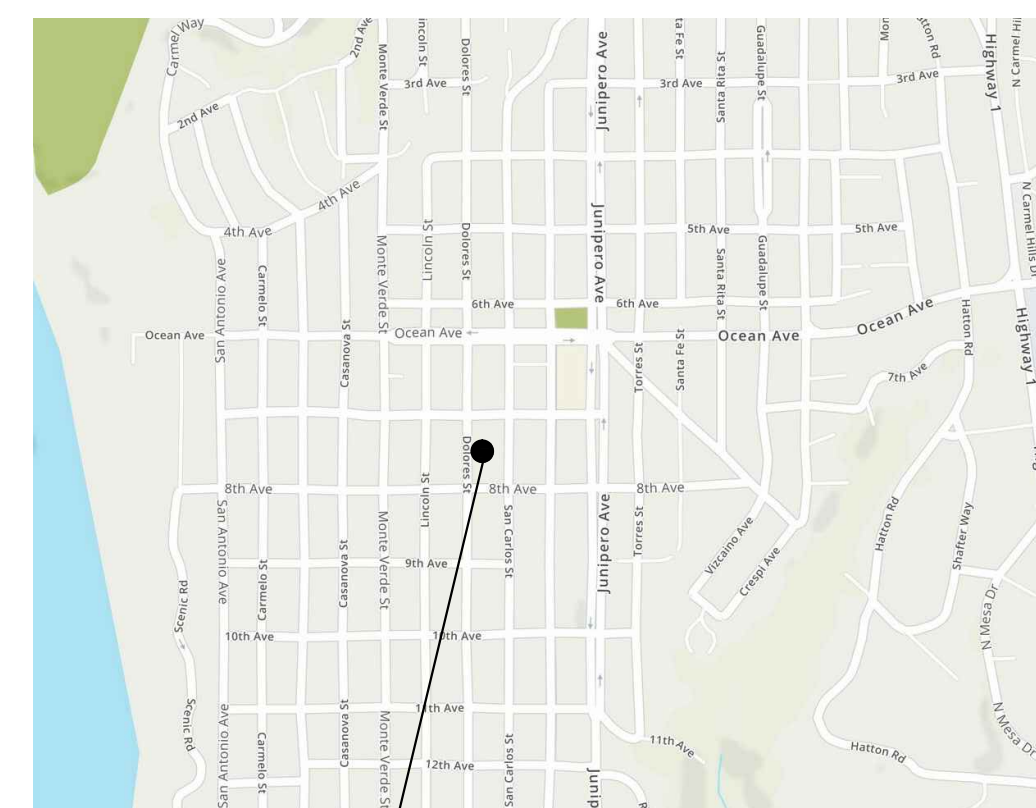
- NOT INCLUDED IN FAR CALCULATIONS

	EXISTING	PROPOSED
BASEMENT (GARAGE)	0	9805 S.F.

- PARKING REQUIREMENTS
 COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
 7476 / 600 S.F. = 12.46 = 13 SPACES
 RESIDENTIAL REQUIRES 1 PER UNIT
 8 UNITS = 8 SPACES
 TOTAL REQ. = 21 SPACES
- ACCESSIBILITY REQ.
 VAN PARKING REQ. = 1 PER 25 SPACES

- TOTAL REQ. = 10 COMPACT PARKING SPACES
 10 STANDARD PARKING SPACES
 1 ACCESSIBLE VAN PARKING SPACES
 21 SPACES
- TOTAL PROVIDED = 10 COMPACT PARKING SPACES
 10 STANDARD PARKING SPACES
 1 ACCESSIBLE VAN PARKING SPACES
 21 SPACES

VICINITY MAP



LOCATION OF PROJECT

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
 PACIFIC GROVE CA,
 93950

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

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

JB PASTOR
 BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
 OF 7TH
 CARMEL, CA
 93921

APN: 010-145-012
 022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

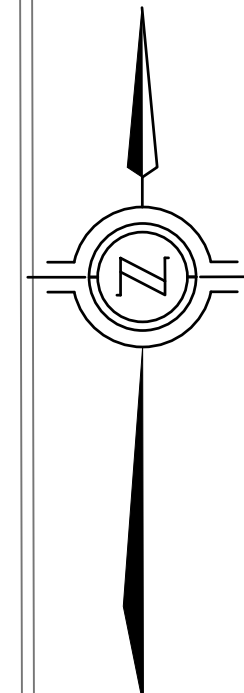
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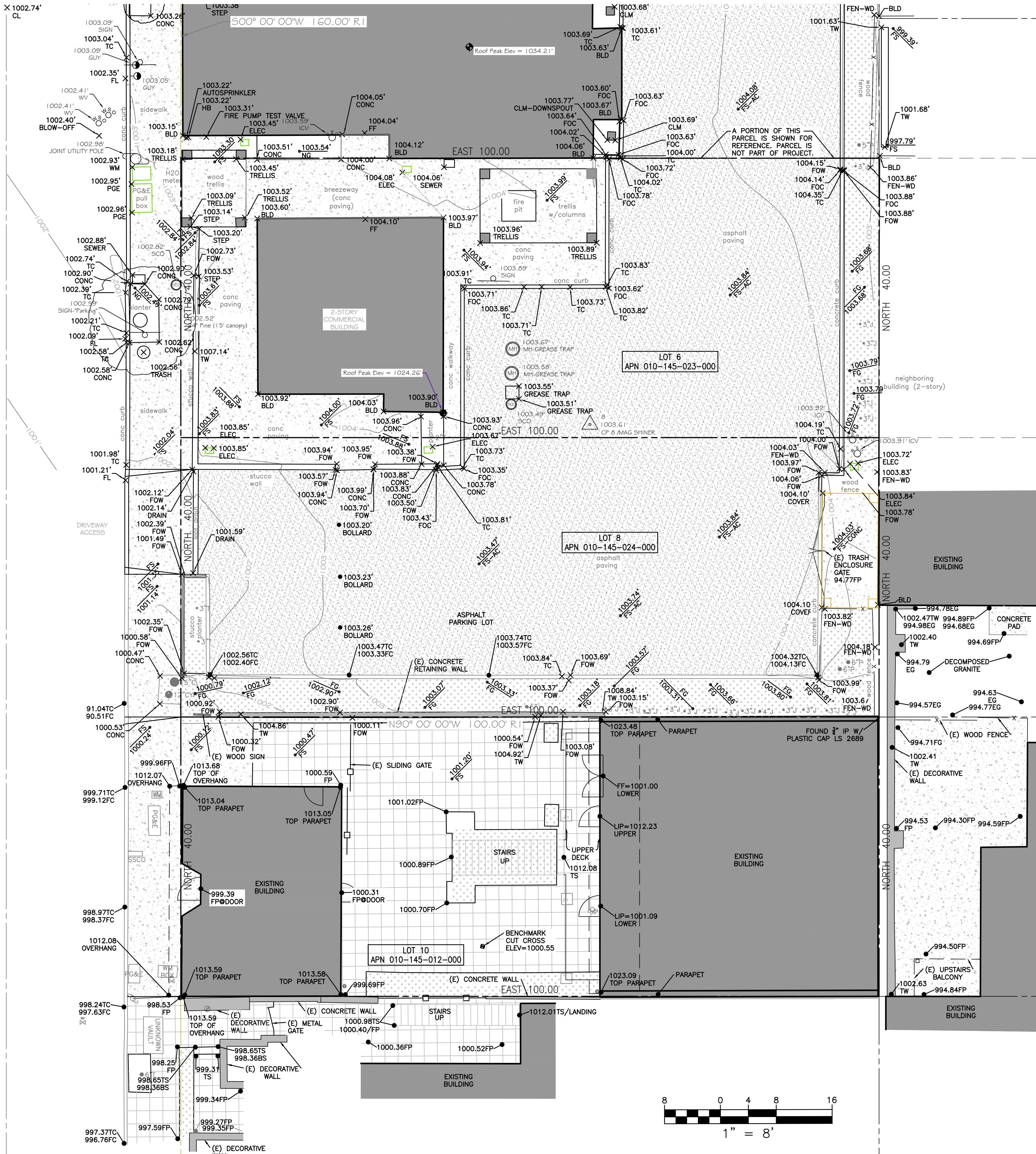
SITE
 PLAN

SHEET NO.

A1.0



DOLORES STREET



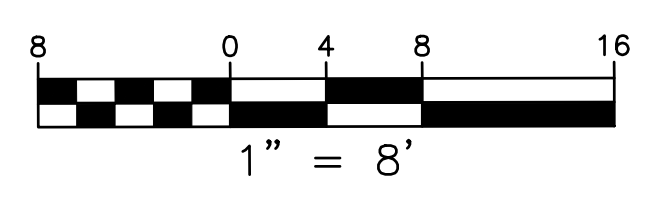
LEGEND

	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

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STAMPS:

PROJECT/CLIENT:

**JB PASTOR
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921**

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

REVISIONS:

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

**SITE DEMO &
HISTORIC BLDG.
PROTECTION PLAN**

SHEET NO.

A1.1

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"Ø	2
JUNIPER	4"Ø	1
JUNIPER	3"Ø	17
JUNIPER	2"Ø	1
PINE	6"Ø	2
PINE	3"Ø	2
CHERRY	2"Ø	1

TOTAL TO BE REMOVED: 26 - PRIVATE PROPERTY

CYPRESS	15"Ø	1
CYPRESS	12"Ø	1

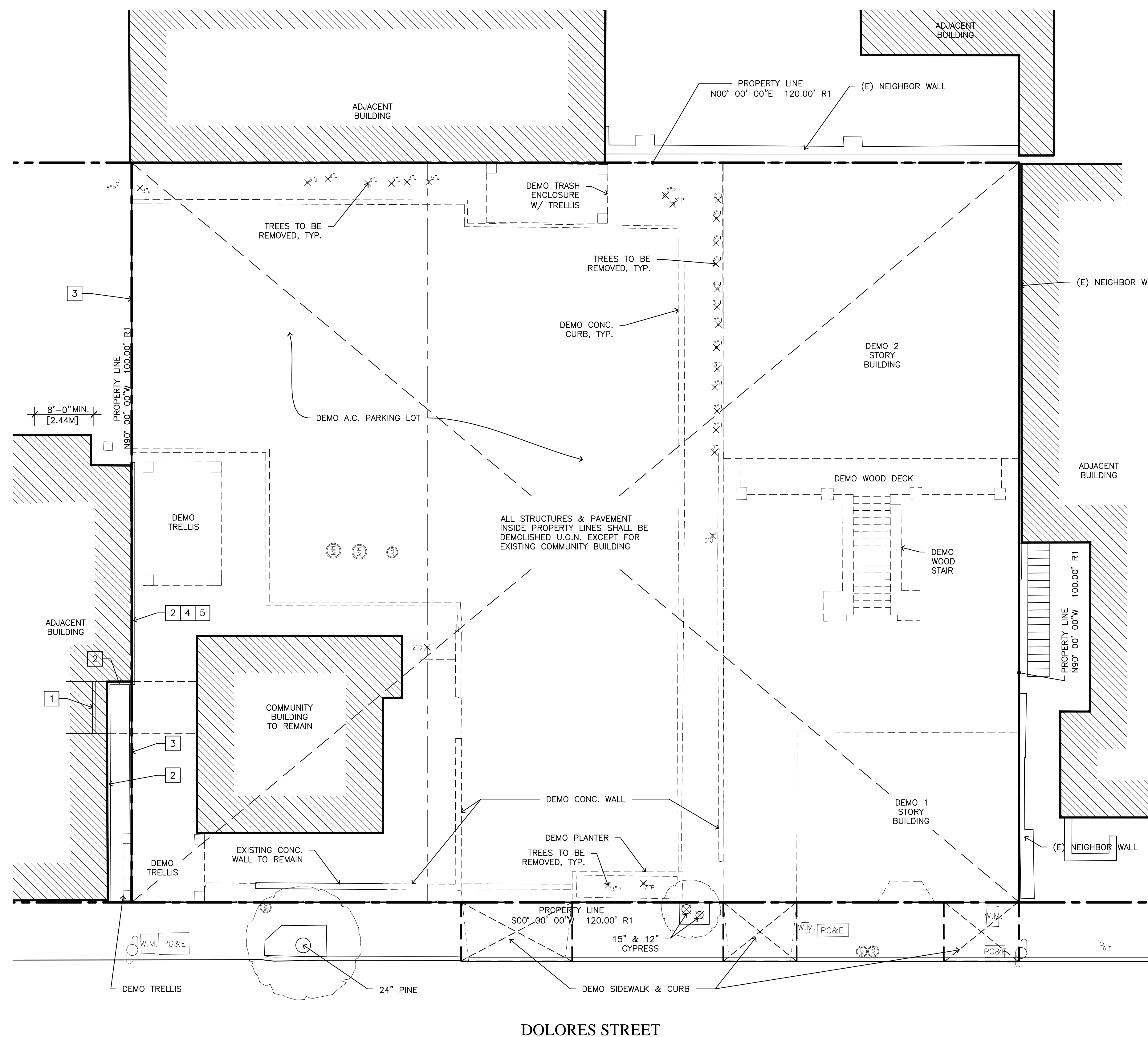
TOTAL TO BE REMOVED: 2 - PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

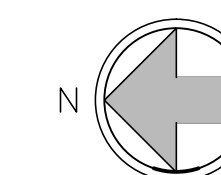
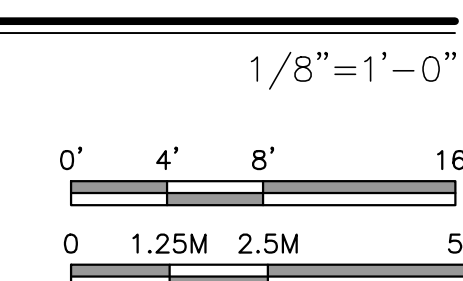
TOTAL TO BE REMOVED: 28

**HISTORIC BUILDING
PROTECTION PLAN KEY NOTES**

- 1 CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
- 2 PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
- 3 CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
- 4 ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.
- 5 DEVELOPMENT TEAM TO DESIGN & PROVIDE UNDERPINNING OF (E) BUILDING. FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.



SITE DEMOLITION PLAN



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BUILDING**

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CARMEL, CA
93921**

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

REVISIONS:

- △
- △
- △
- △
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**EXITING, F.A.R. &
BUILDING COVERAGE
DIAGRAMS**

SHEET NO.

A1.2

EXIT ANALYSIS

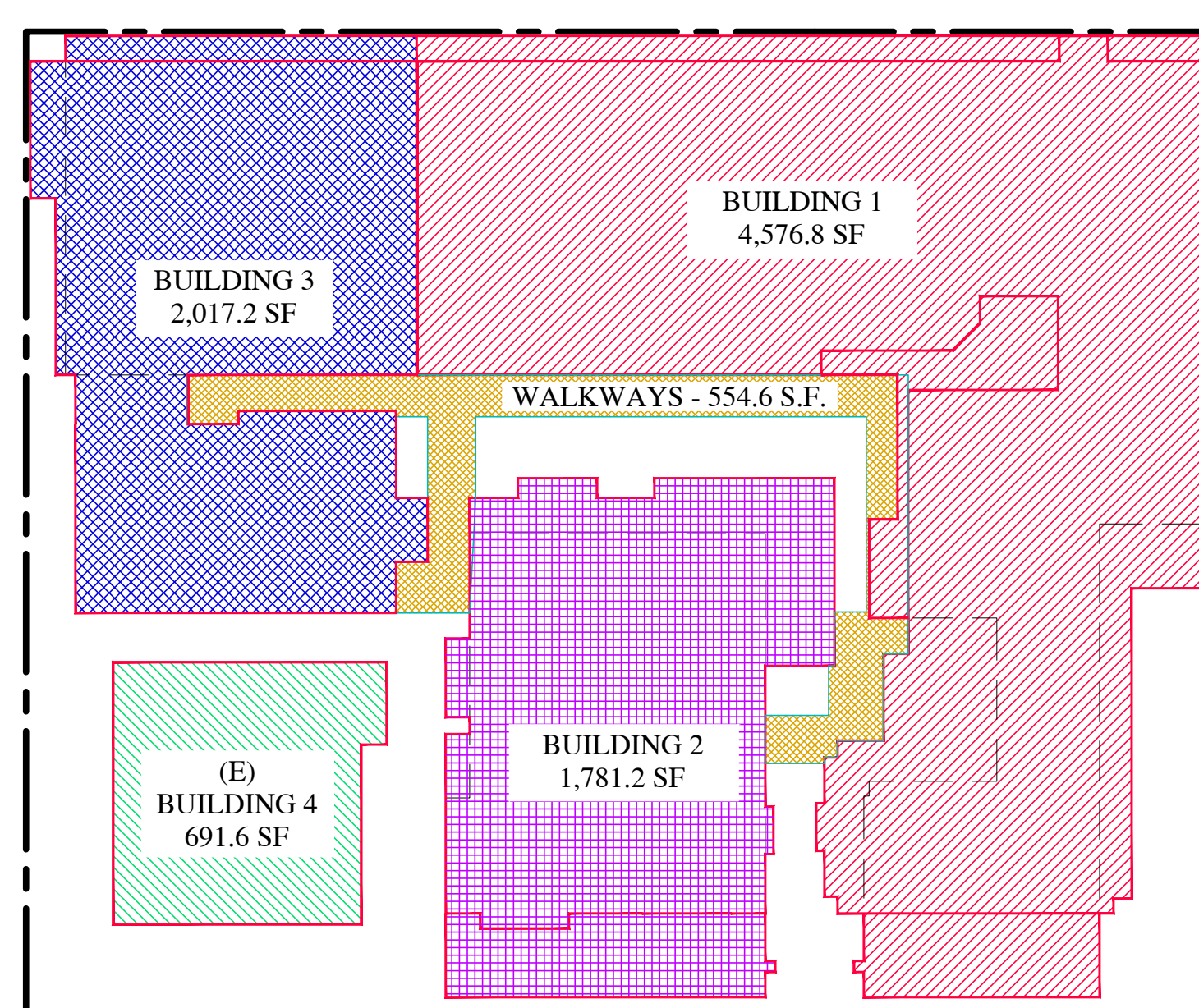
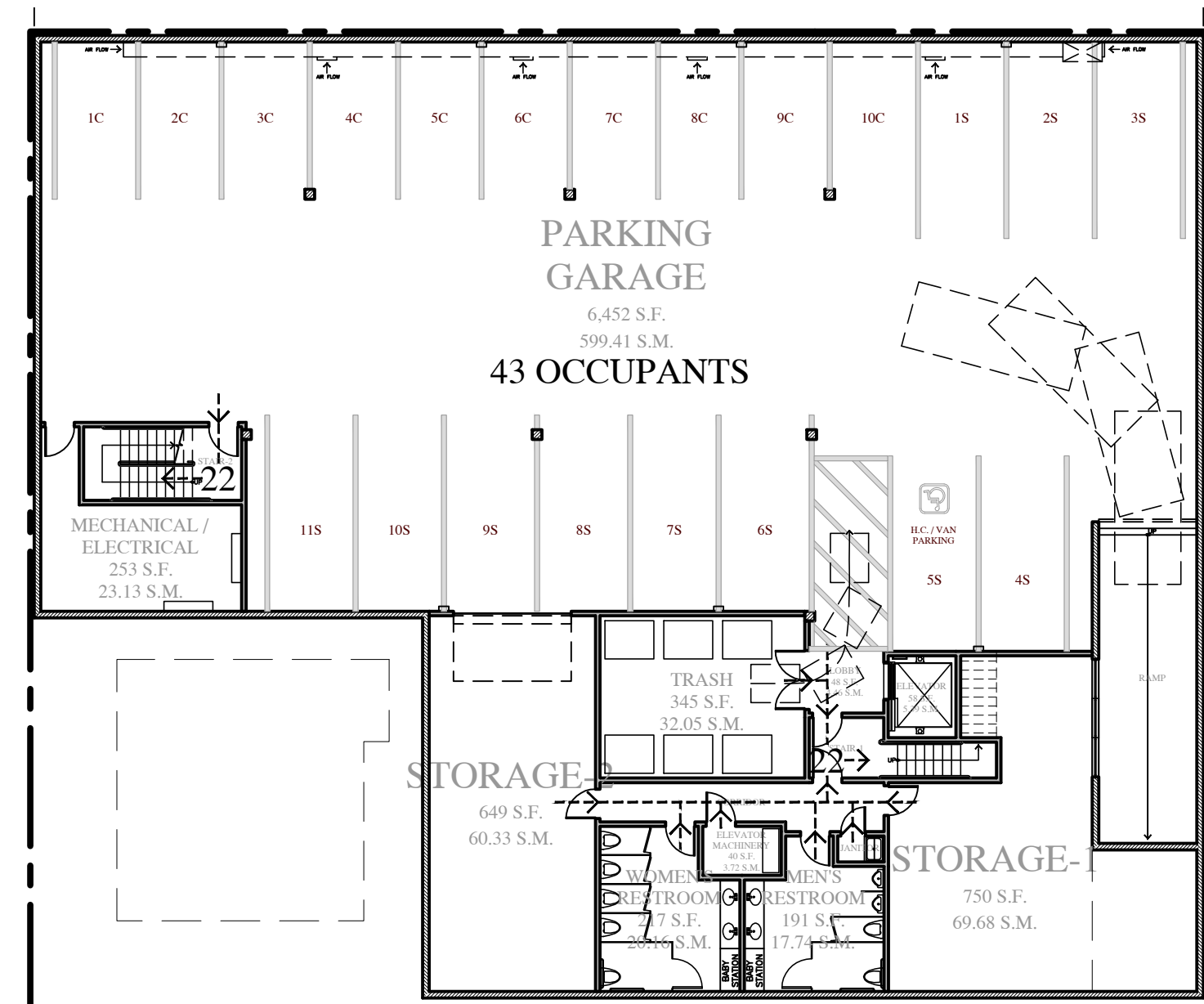
BASEMENT	
TYPE S-2 OCCUPANCY	
PARKING GARAGE	= 6,452/200 GROSS = 32.26 = 33 OCCUPANTS
TYPE S-3 OCCUPANCY	
STORAGE-1	= 750 SF
STORAGE-2	= 649 SF
MECHANICAL/ELECTRICAL	= 253 SF
STAIR-1	= 89 SF
STAIR-2	= 121 SF
TRASH	= 345 SF
ELEVATOR	= 58 SF
LOBBY	= 48 SF
MEN'S RESTROOM	= 191 SF
WOMEN'S RESTROOM	= 217 SF
ELEVATOR MECHANICAL	= 40 SF
JANITOR	= 12 SF
TOTAL	= 2,773 SF/300 GROSS = 9.24 = 10 OCCUPANTS
S-2, & S-3 OCCUPANT LOAD = 43 OCCUPANTS > 2 EXITS REQUIRED > 22 OCCUPANTS EACH	
EXIT WIDTH REQUIRED:	
48 X 0.2" = 9.6" @ DOOR > 72" PROVIDED	
48 X 0.3" = 14.4" @ STAIR > 88" PROVIDED	
GROUND FLOOR	
TYPE A-2 OCCUPANCY (ASSEMBLY)	
UNIT-108	= 501 SF/15 NET = 33.4 = 34 OCCUPANTS
UNIT-109	= 780 SF/15 NET = 52 = 52 OCCUPANTS
TYPE B OCCUPANCY (BUSINESS) 100 SF GROSS = OCCUPANTS	
TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS	
CALCULATED FOR TYPE M	
UNIT-101	= 781 SF
UNIT-102	= 764 SF
UNIT-103	= 959 SF
UNIT-104	= 662 SF
UNIT-105	= 662 SF
UNIT-106	= 1,224 SF
UNIT-107	= 377 SF
UNIT-110	= 766 SF
TOTAL	= 6,195 SF/60 GROSS = 103.25 = 104 OCCUPANTS
A-2 + M(B) OCCUPANT LOAD = 190 OCCUPANTS > 2 EXITS REQUIRED > 95 OCCUPANTS EACH	
EXIT WIDTH REQUIRED:	
95 X 0.2" = 19" @ DOOR > 72" PROVIDED	
95 X 0.3" = 28.5" @ STAIR > 88" PROVIDED	
2ND FLOOR	
TYPE R-2 OCCUPANCY	
APARTMENT-2A	= 1,308 SF
APARTMENT-2B	= 821 SF
APARTMENT-2C	= 589 SF
APARTMENT-2D	= 1,139 SF
APARTMENT-2E	= 608 SF
APARTMENT-2F	= 608 SF
APARTMENT-2G	= 1,200 SF
APARTMENT-2H	= 466 SF
TOTAL	= 6,739 SF/200 GROSS = 33.7 = 34 OCCUPANTS
R-2 OCCUPANT LOAD = 34 OCCUPANTS > 2 EXITS REQUIRED > 17 OCCUPANTS EACH	
EXIT WIDTH REQUIRED:	
17 X 0.2" = 3.4" @ DOOR > 72" PROVIDED	
17 X 0.3" = 5.1" @ STAIR > 88" PROVIDED	

F.A.R. CALCULATIONS

GROUND FLOOR		FAR BY BUILDING:
BUILDING 1	= 4,263 SF	BUILDING 1:
BUILDING 2	= 1,415 SF	8,256 SF
BUILDING 3	= 1,942 SF	BUILDING 2:
BUILDING 4	= 692 SF	2,933 SF
TOTAL	= 8,312 SF	BUILDING 3:
2ND FLOOR		3,930 SF
BUILDING 1	= 3,993 SF	BUILDING 4:
BUILDING 2	= 1,518 SF	924 SF
BUILDING 3	= 1,988 SF	
BUILDING 4	= 232 SF	
TOTAL	= 7,731 SF	
GROUND FLOOR + 2ND FLOOR (8,312 + 7,731) = 16,043 SF		
16,043 / 12,000 = 133.7%		

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE	
BUILDING 1	= 4,577 SF
BUILDING 2	= 1,781 SF
BUILDING 3	= 2,017 SF
BUILDING 4 (EXISTING)	= 692 SF
WALKWAYS	= 555 SF
TOTAL	= 9,622 SF
9,622 / 12,000 = 80.18%	

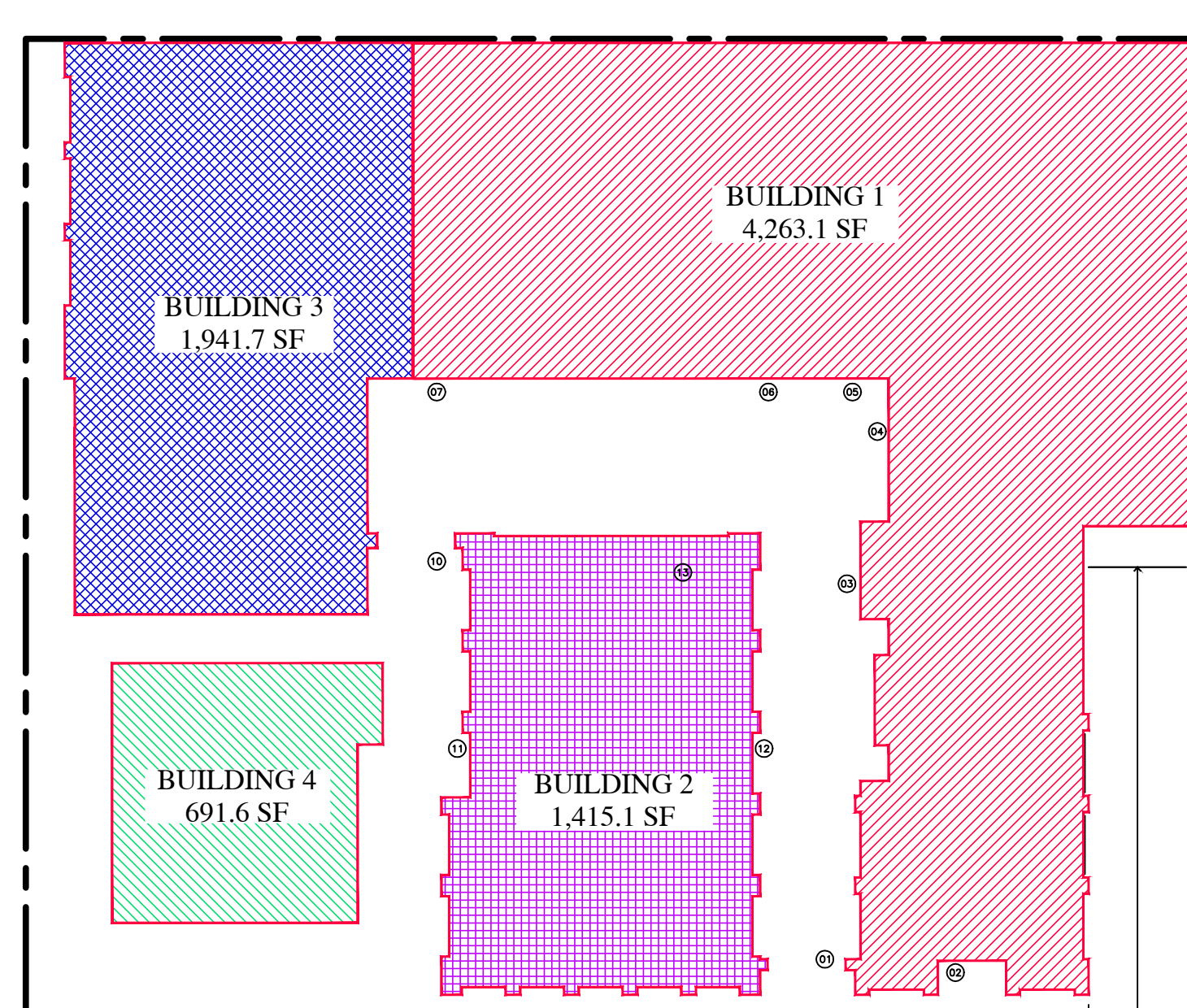
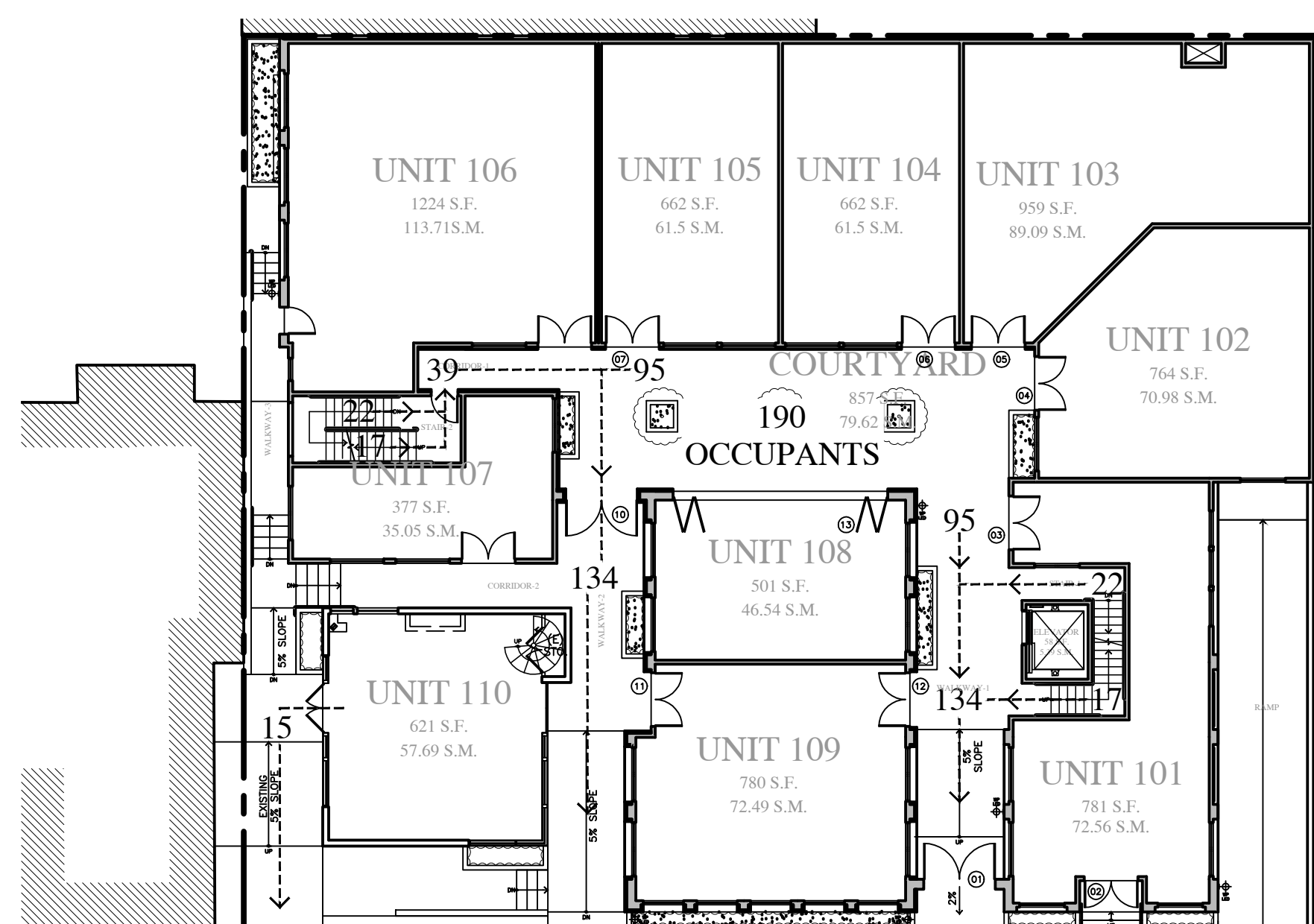


EXITING - BASEMENT PLAN

BUILDING COVERAGE

1/16"=1'-0"

1/16"=1'-0"

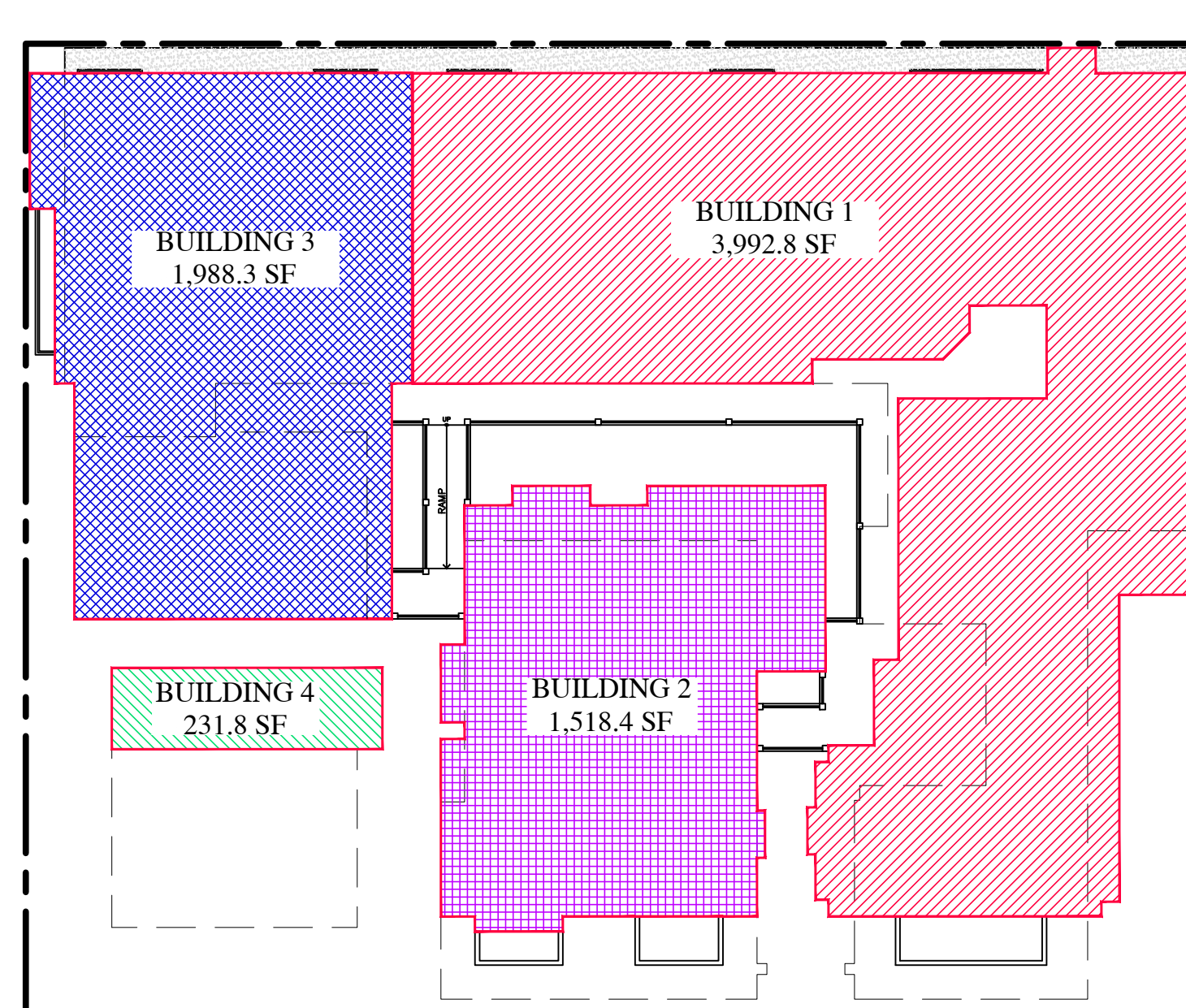
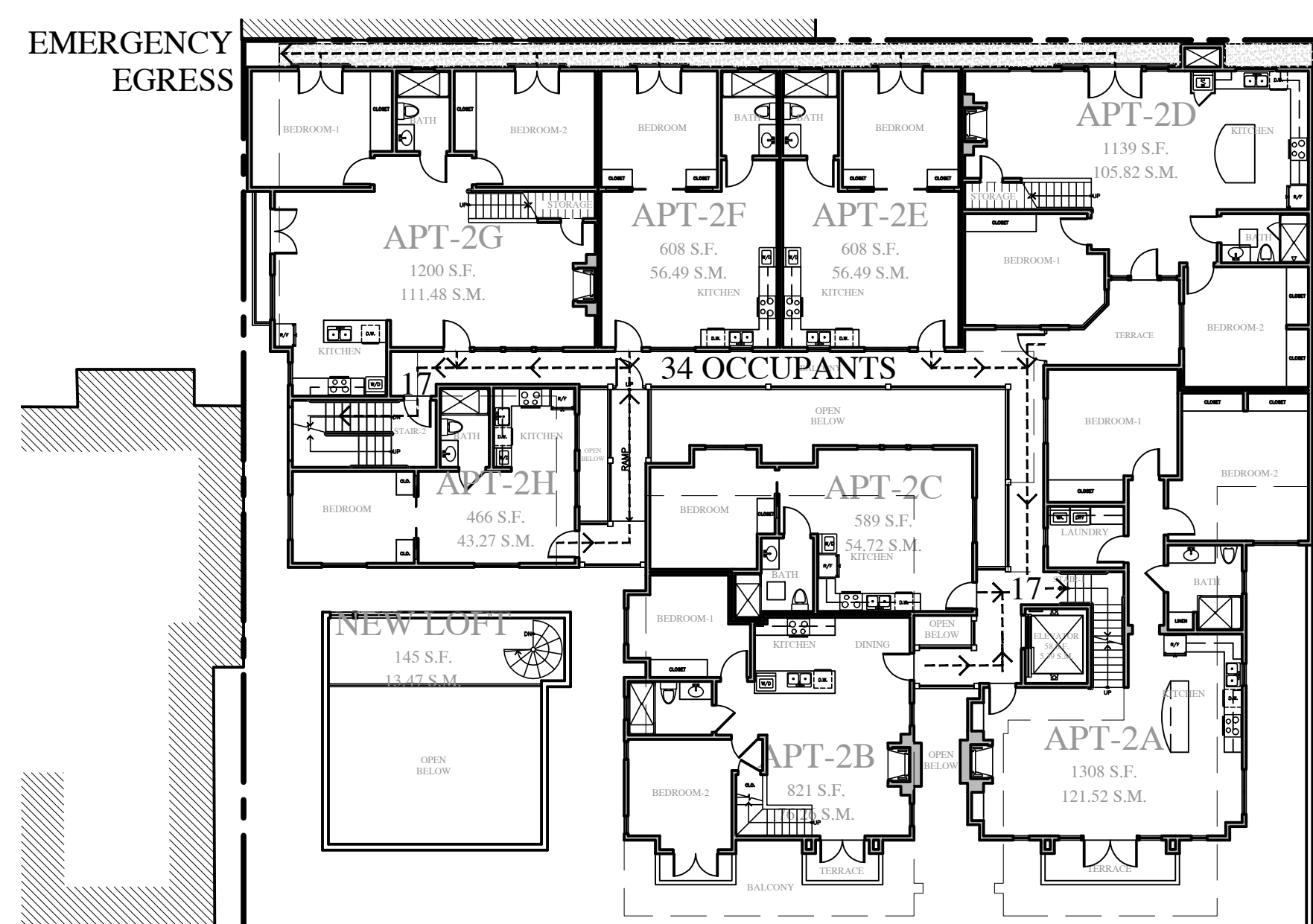


EXITING - GROUND FLOOR

F.A.R. - GROUND FLOOR

1/16"=1'-0"

1/16"=1'-0"



EXITING - 2ND FLOOR

F.A.R. - 2ND FLOOR

1/16"=1'-0"

1/16"=1'-0"

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STAMPS:

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BUILDING**

PROJECT ADDRESS:

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CARMEL, CA
93921**

APN: 010-145-012
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DATE: MAY 11, 2023

HRB SUBMITTAL

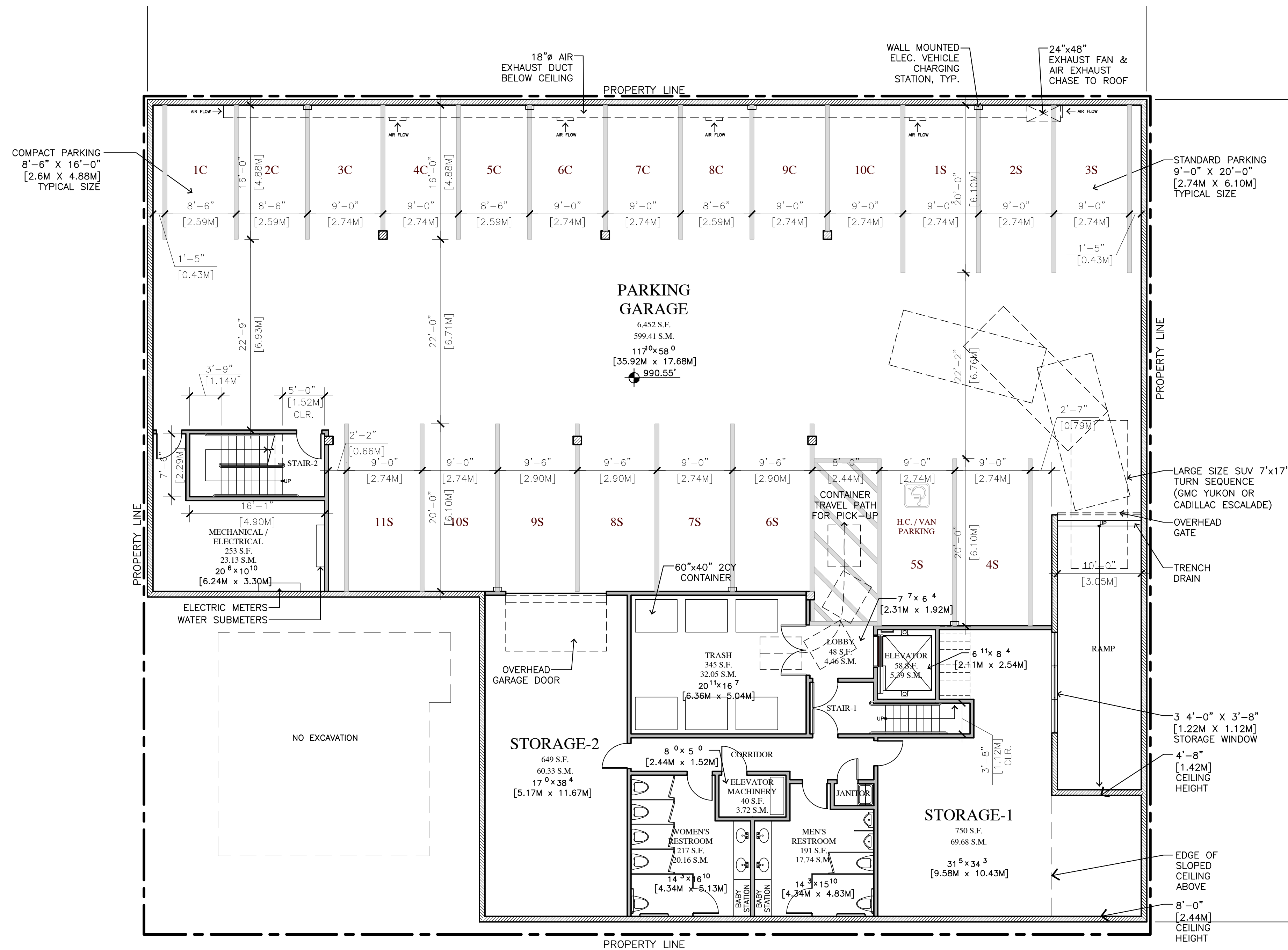
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**BASEMENT
PLAN**

SHEET NO.

A2.0

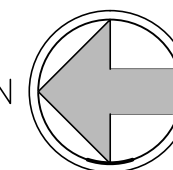


BASEMENT PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8" = 1'-0"



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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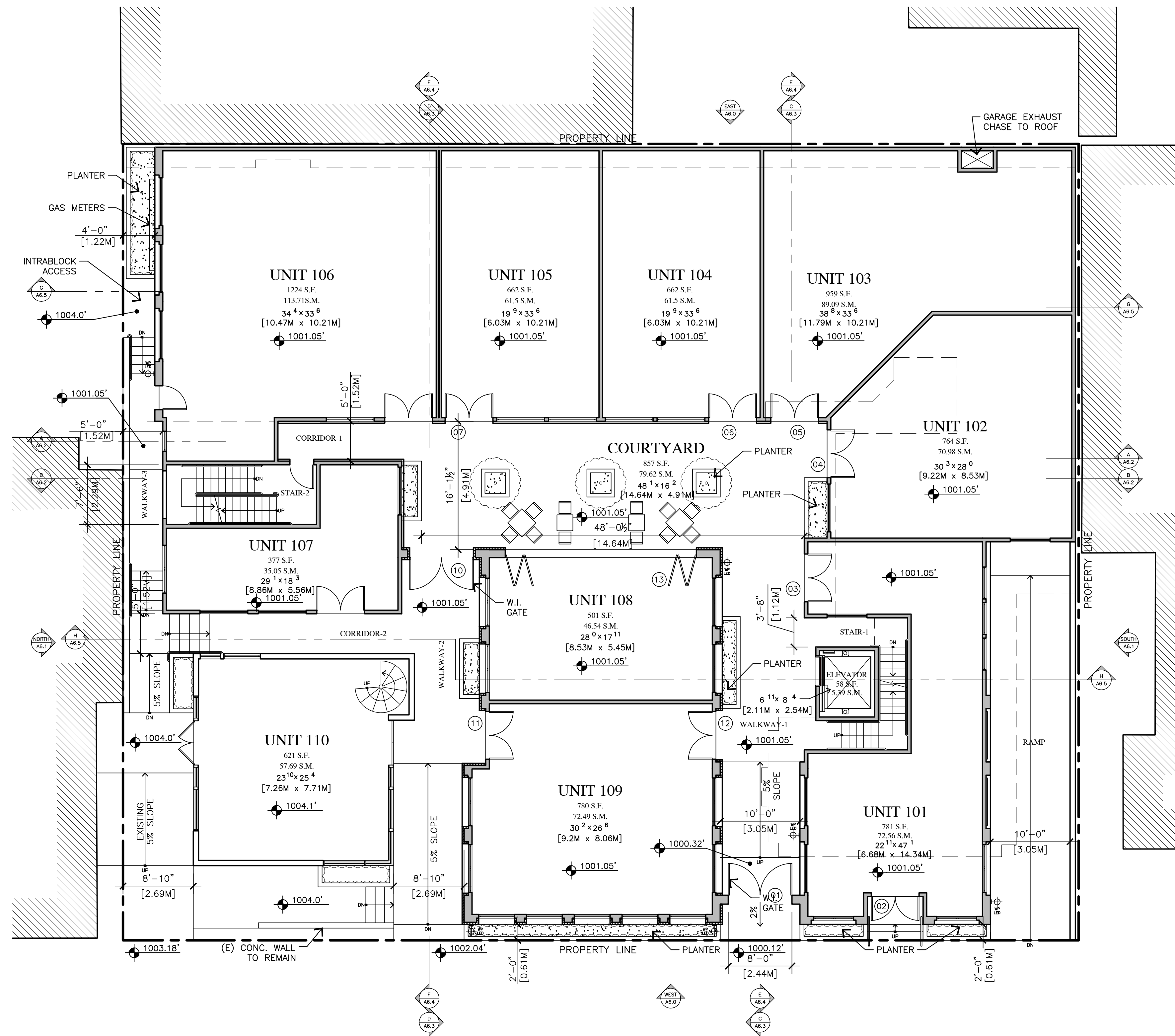
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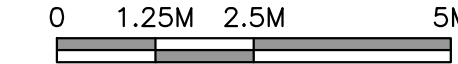
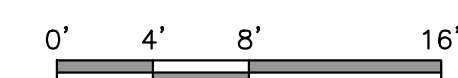
**GROUND
FLOOR PLAN**

SHEET NO.

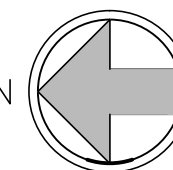
A3.0



GROUND FLOOR PLAN



1/8" = 1'-0"



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921**

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

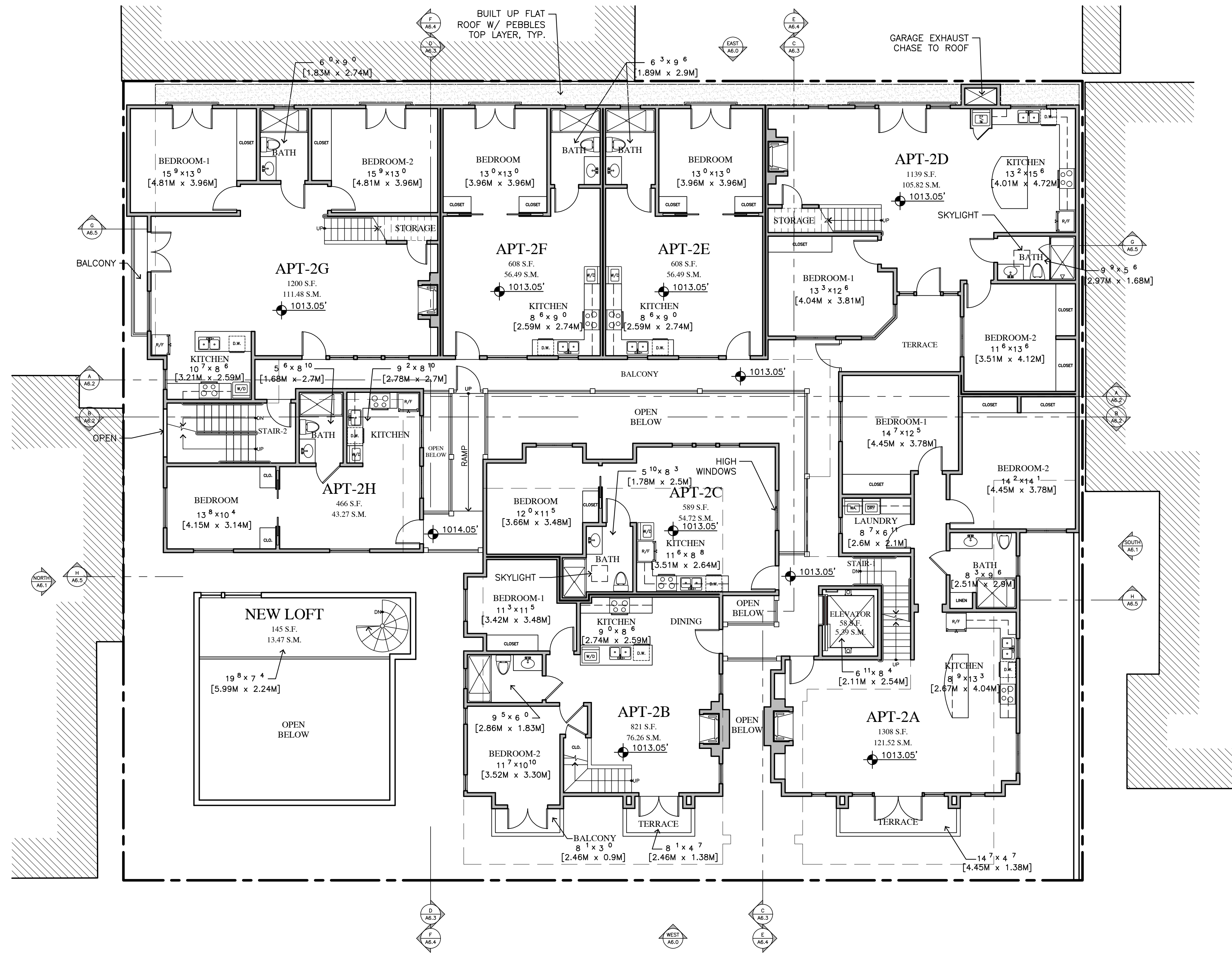
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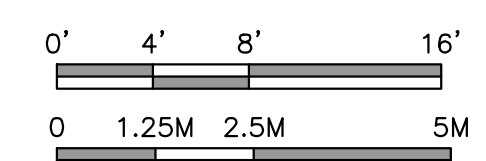
**SECOND
FLOOR PLAN**

SHEET NO.

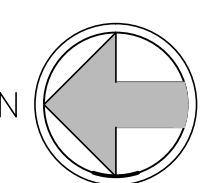
A4.0



SECOND FLOOR PLAN



1/8" = 1'-0"



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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**JB PASTOR
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921**

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

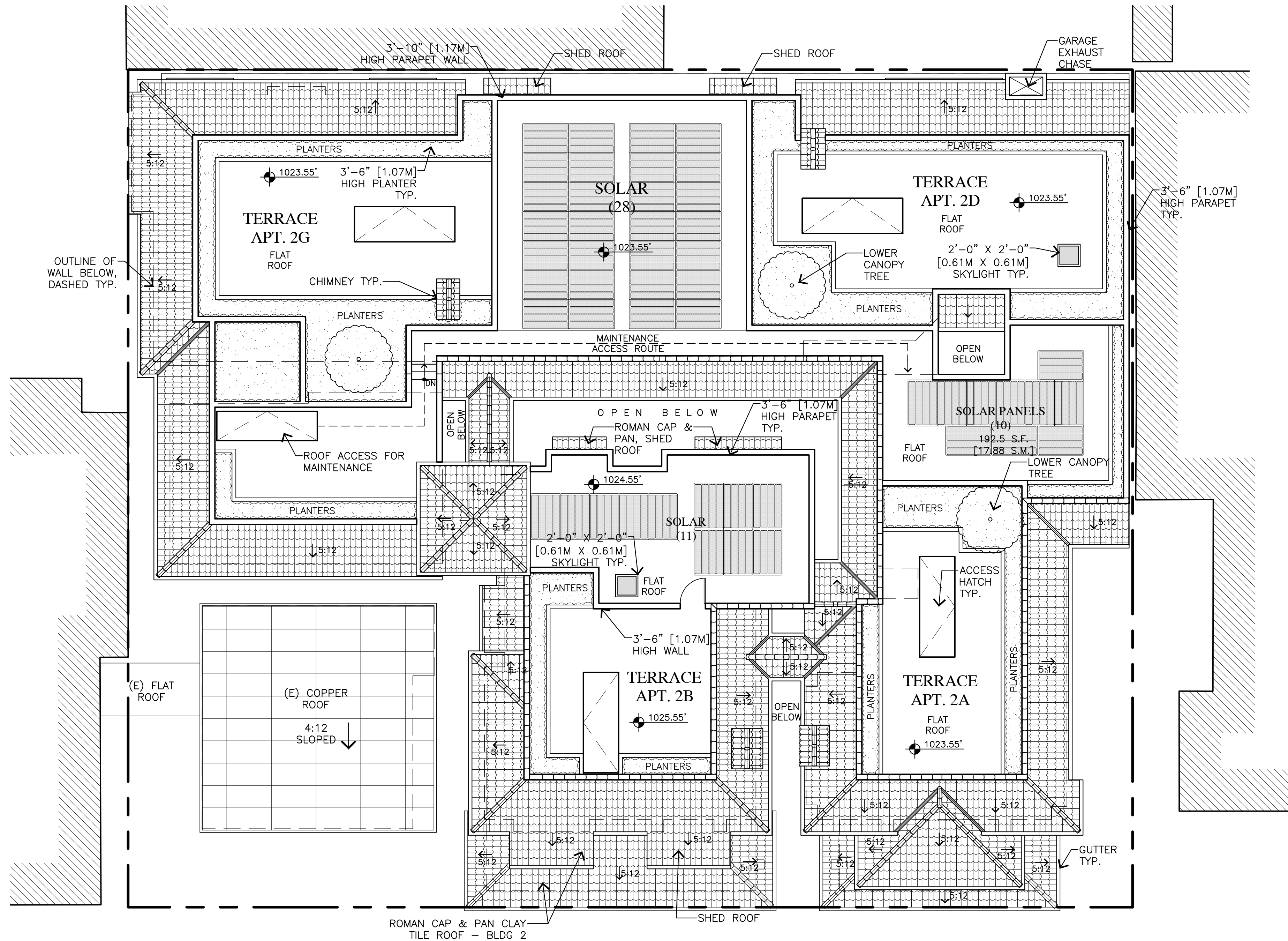
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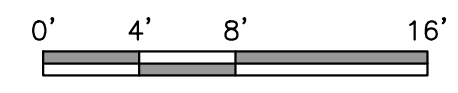
**ROOF
PLAN**

SHEET NO.

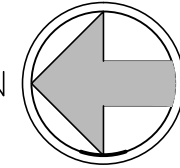
A5.0



ROOF PLAN



1/8" = 1'-0"



DOOR/WINDOW LEGEND

DENOTES A WINDOW

DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

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**JB PASTOR
BUILDING**

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93921**

APN: 010-145-012
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DATE: MAY 11, 2023

HRB SUBMITTAL

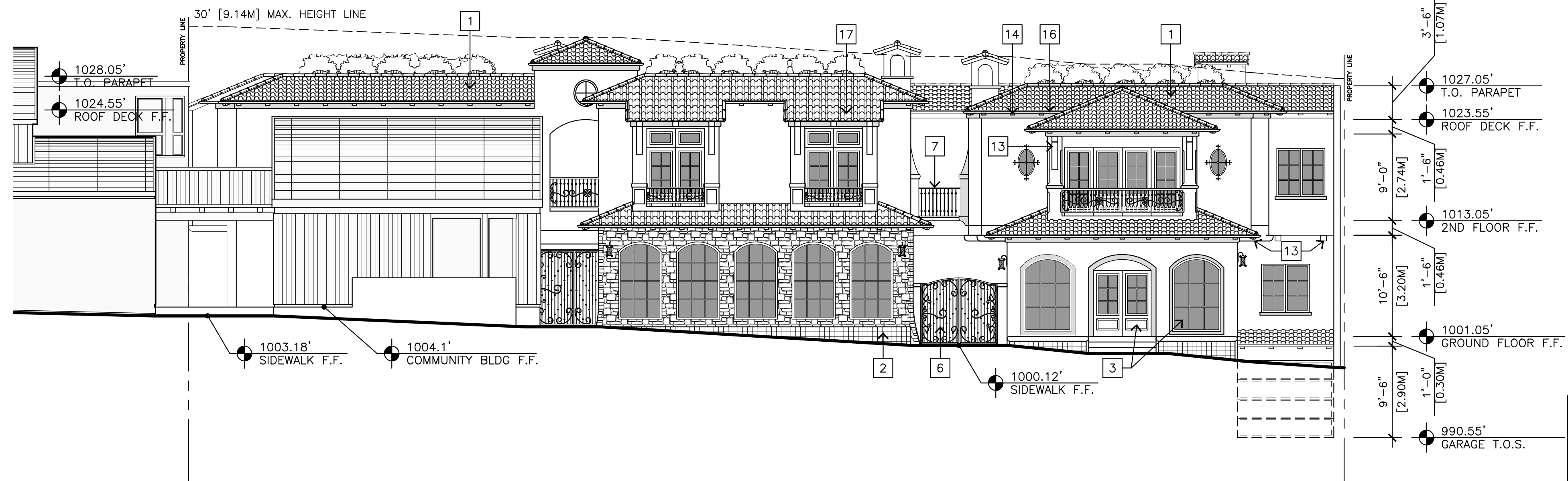
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ELEVATIONS

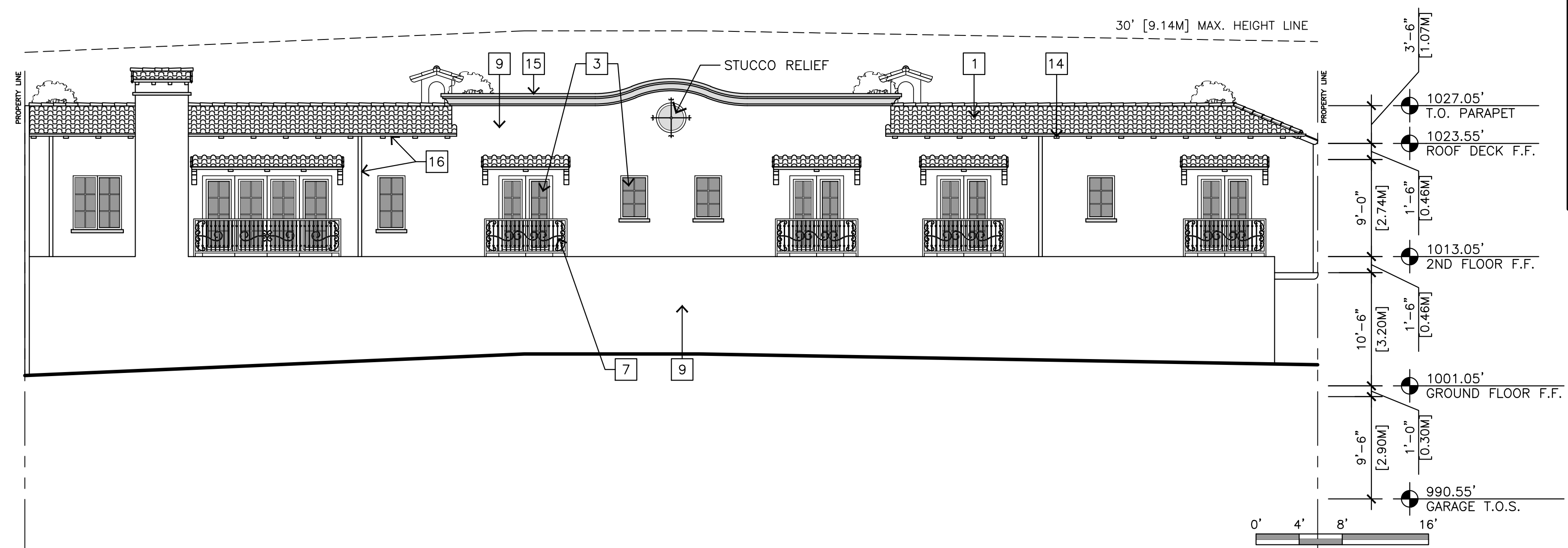
SHEET NO.

A6.0



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

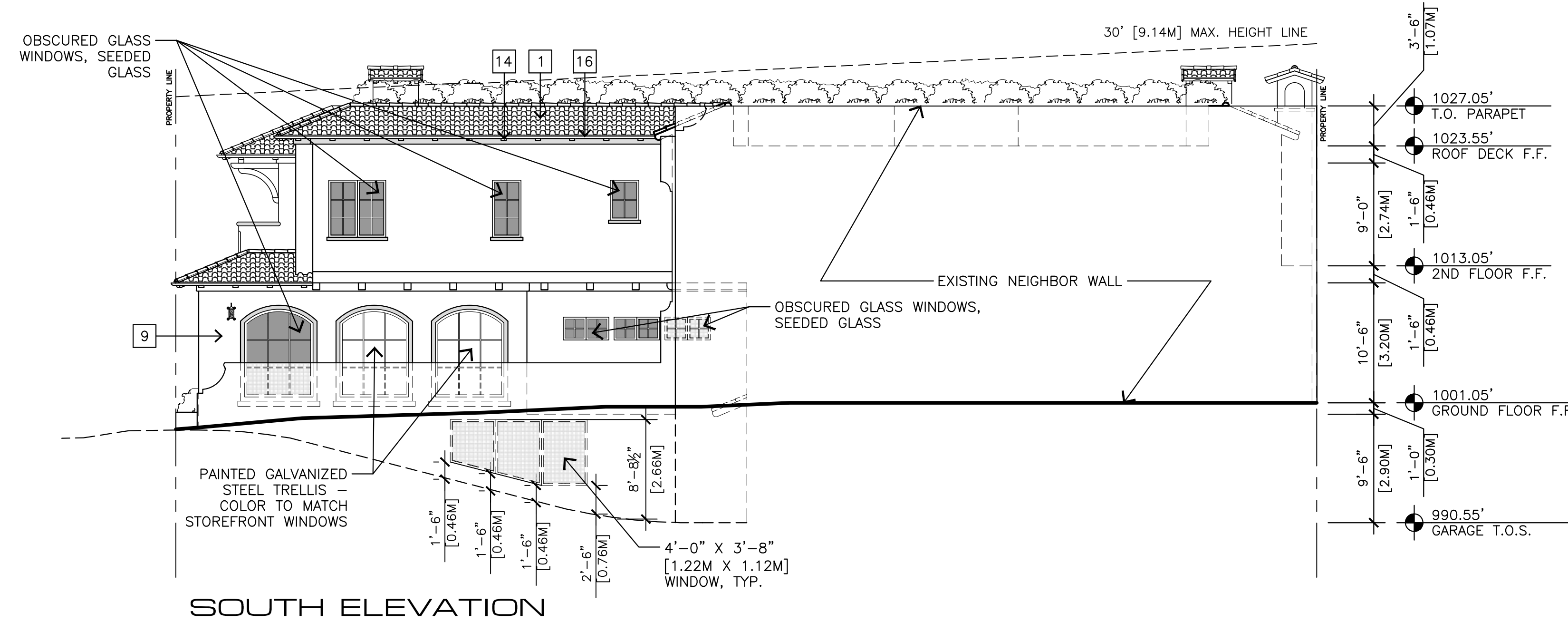
1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 METAL CLAD WOOD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
- 12 REDWOOD POST
- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 SIMULATED LIMESTONE PARAPET CAP
- 16 PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
- 17 ROMAN STYLE CAP & PAN CLAY TILE ROOF

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STAMPS:

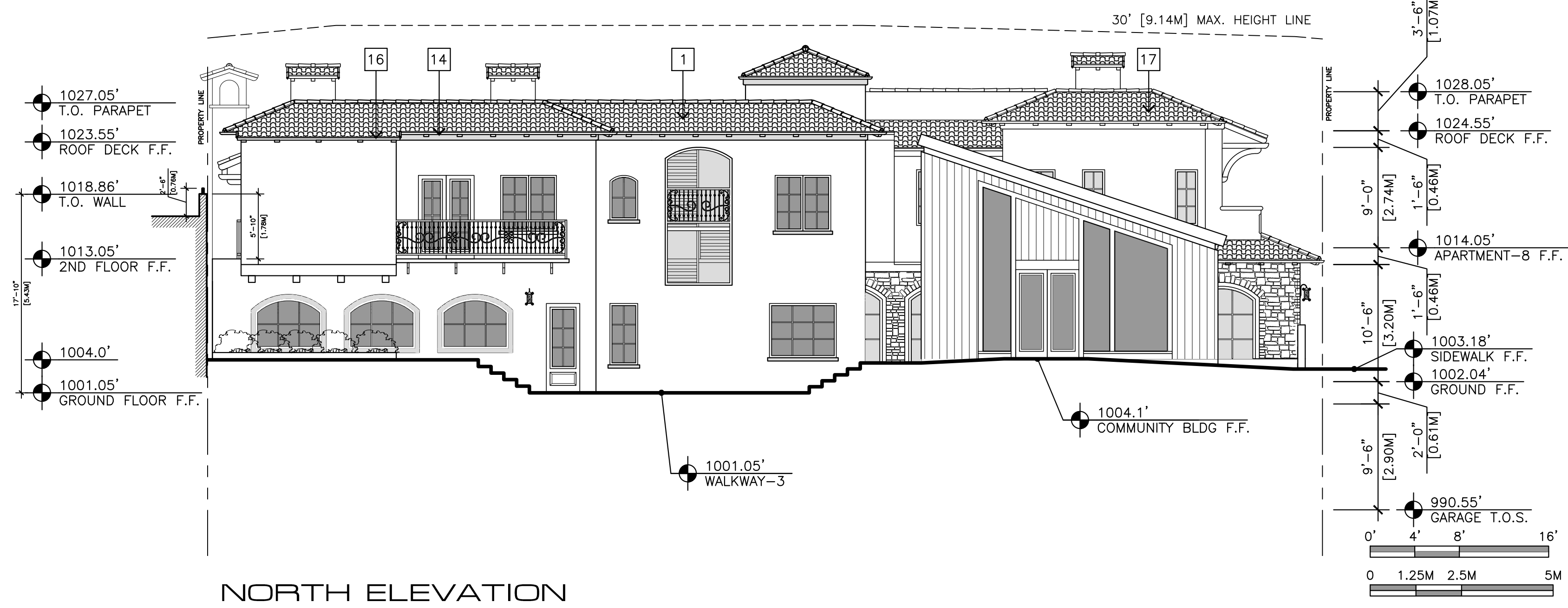


SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 METAL CLAD WOOD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
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- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 SIMULATED LIMESTONE PARAPET CAP
- 16 PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
- 17 ROMAN STYLE CAP & PAN CLAY TILE ROOF



NORTH ELEVATION

1/8"=1'-0"

PROJECT/CLIENT:

**JB PASTOR
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921**

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

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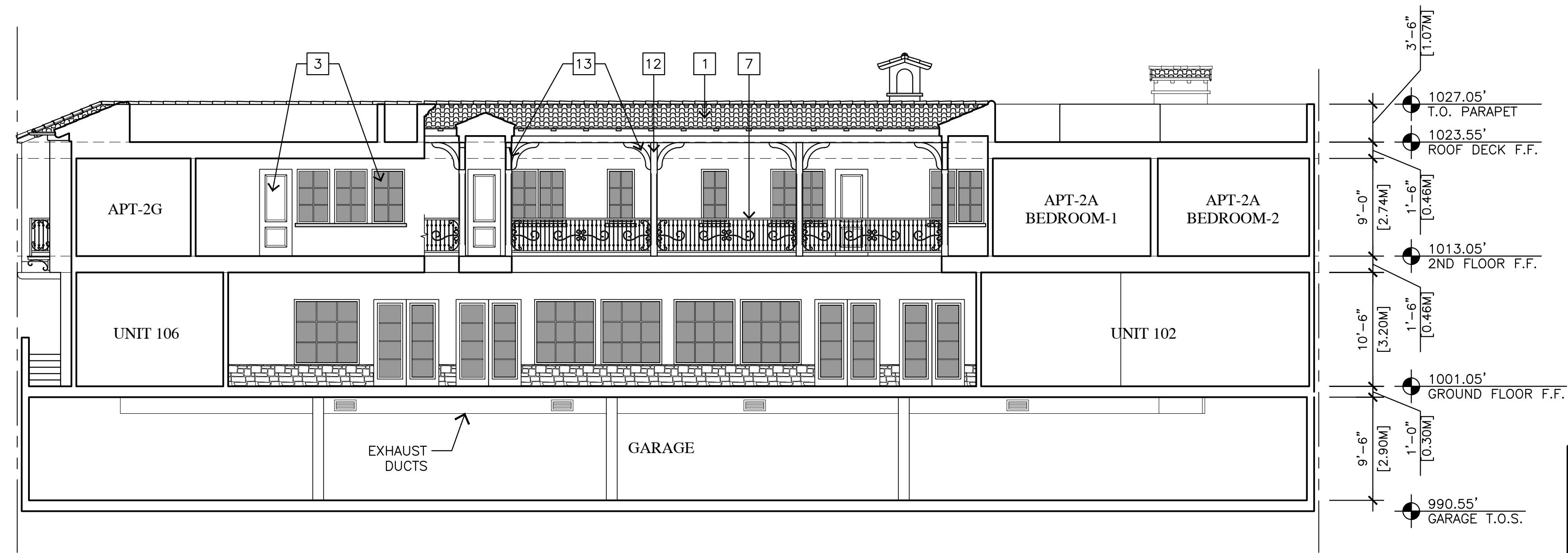
ELEVATIONS

SHEET NO.

A6.1

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STAMPS:



EAST COURTYARD / SECTION A

1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 METAL CLAD WOOD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
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- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 SIMULATED LIMESTONE PARAPET CAP
- 16 PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
- 17 ROMAN STYLE CAP & PAN CLAY TILE ROOF

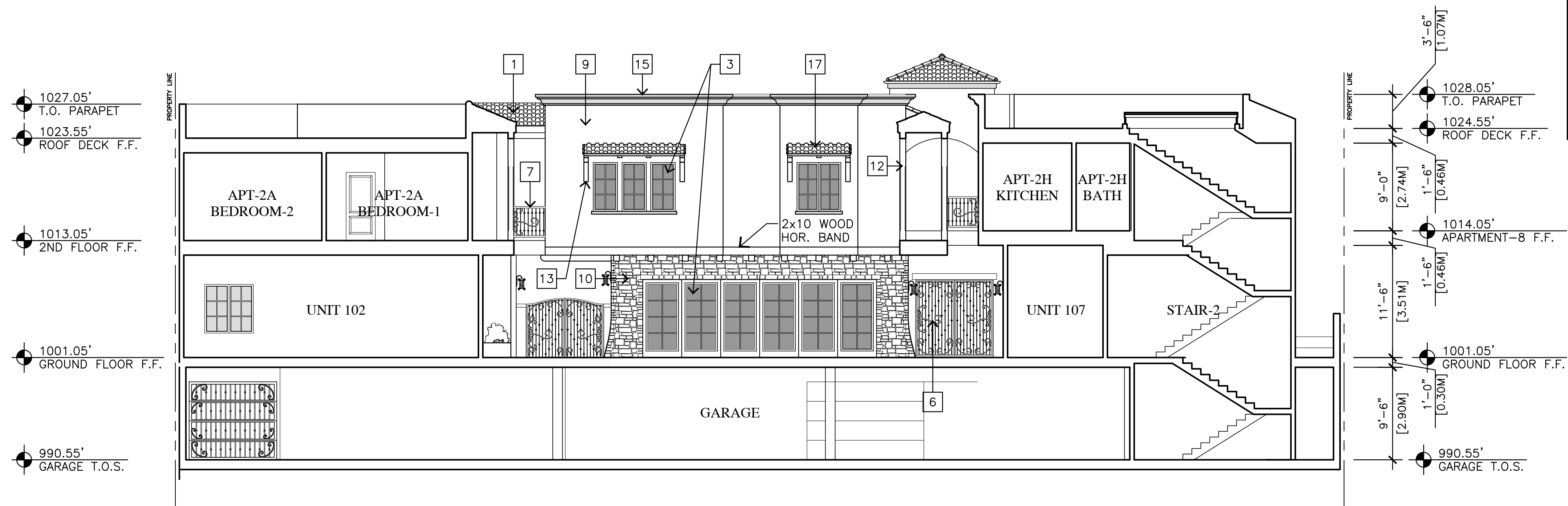
PROJECT/CLIENT:

JB PASTOR
BUILDING

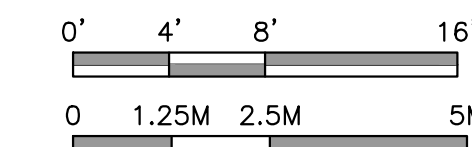
PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023



WEST COURTYARD / SECTION B



1/8" = 1'-0"

DATE: MAY 11, 2023

HRB SUBMITTAL

REVISIONS:

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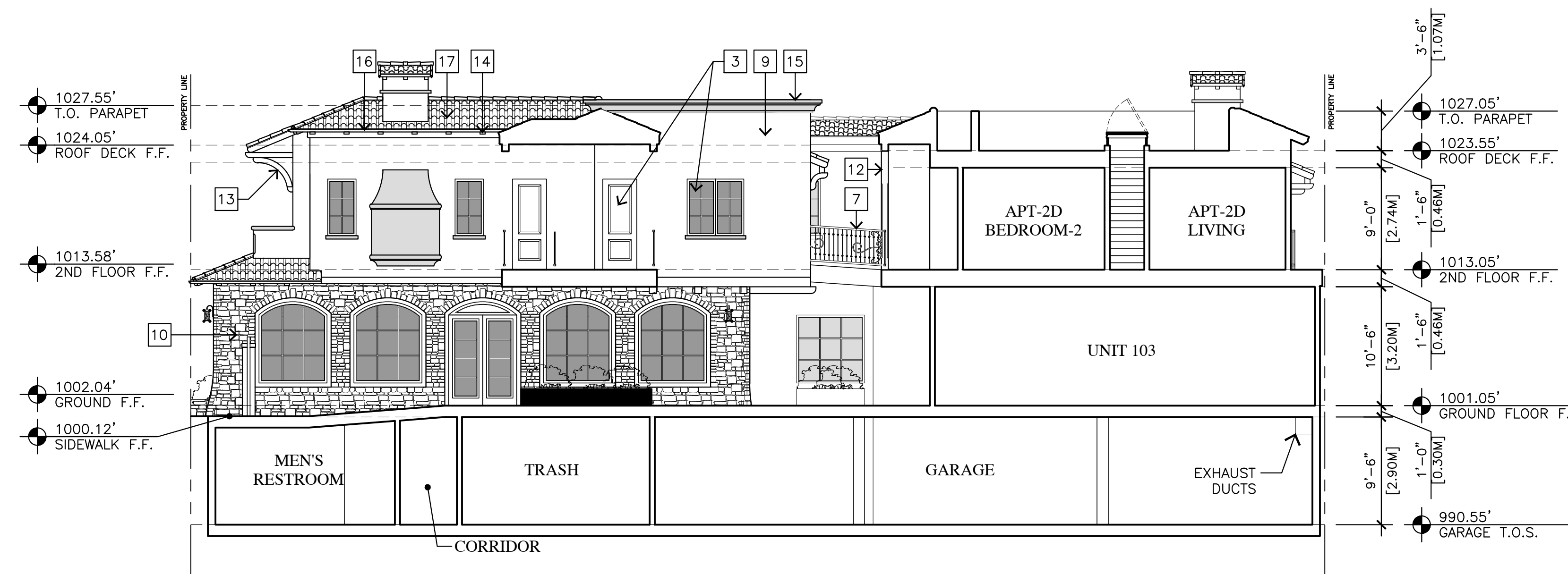
ELEVATIONS
& SECTIONS

SHEET NO.

A6.2

DISCLAIMER:
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STAMPS:



SOUTH WALKWAY-1 / SECTION C

1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 METAL CLAD WOOD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
- 12 REDWOOD POST
- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 SIMULATED LIMESTONE PARAPET CAP
- 16 PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
- 17 ROMAN STYLE CAP & PAN CLAY TILE ROOF

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

REVISIONS:

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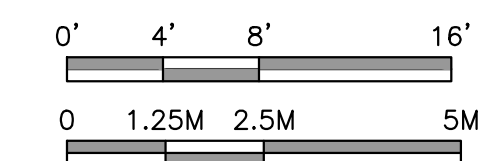
ELEVATIONS
& SECTIONS

SHEET NO.

A6.3



NORTH WALKWAY-2 / SECTION D



1/8" = 1'-0"

DISCLAIMER:
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STAMPS:



NORTH WALKWAY-1/ SECTION E

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 METAL CLAD WOOD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
- 12 REDWOOD POST
- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 SIMULATED LIMESTONE PARAPET CAP
- 16 PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
- 17 ROMAN STYLE CAP & PAN CLAY TILE ROOF

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
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HRB SUBMITTAL

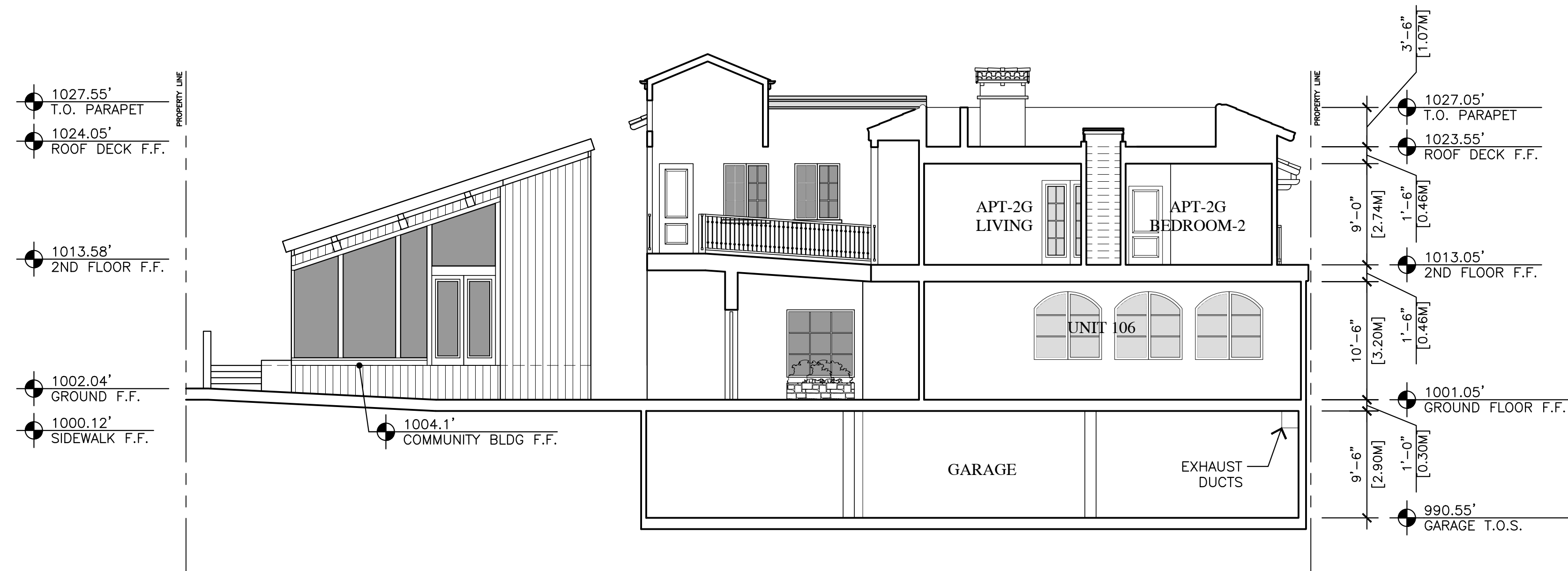
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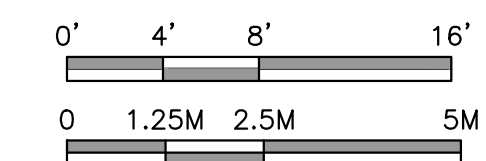
ELEVATIONS
& SECTIONS

SHEET NO.

A6.4



SOUTH COMMUNITY BUILDING / SECTION F



1/8"=1'-0"

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

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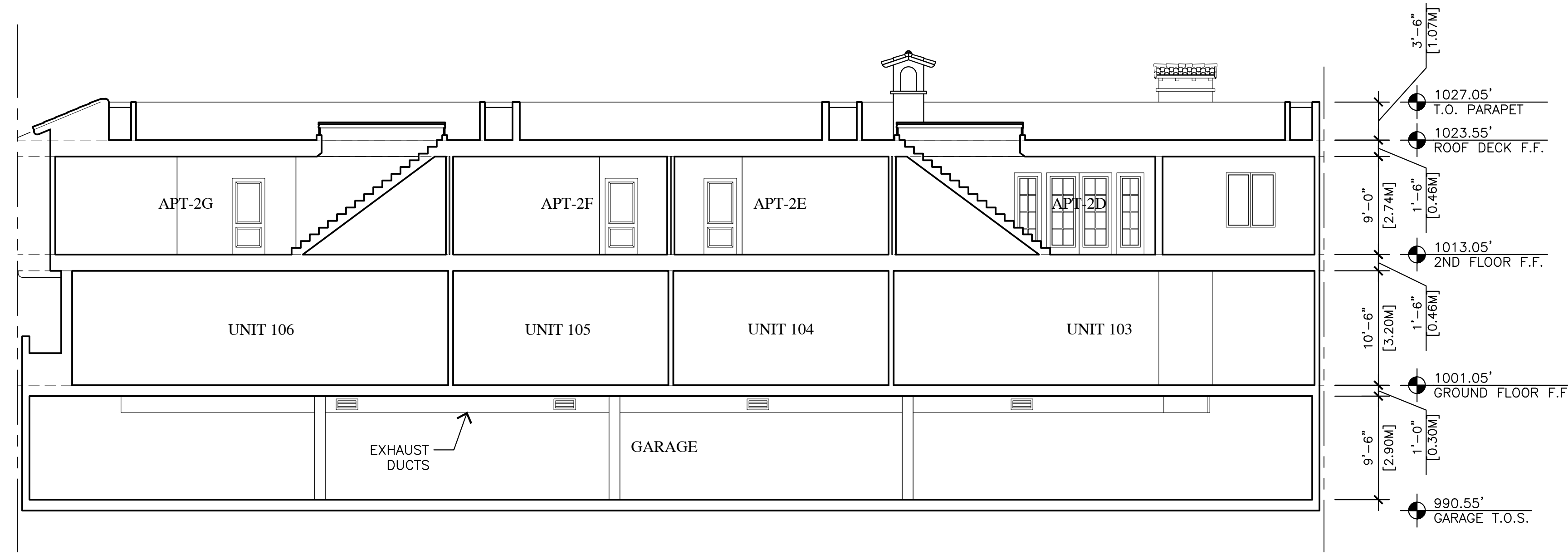
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SECTIONS

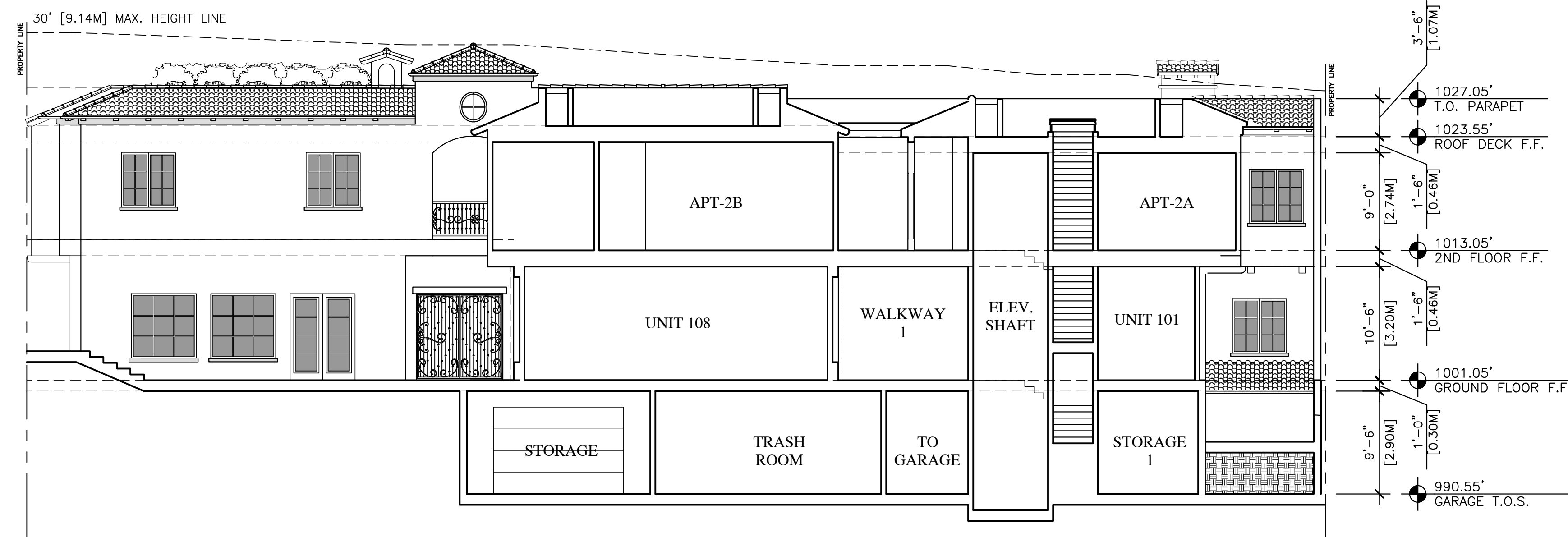
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A6.5

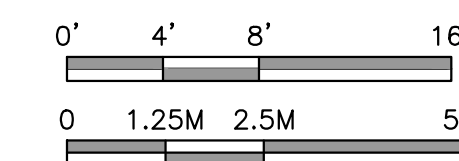


WEST - SECTION G

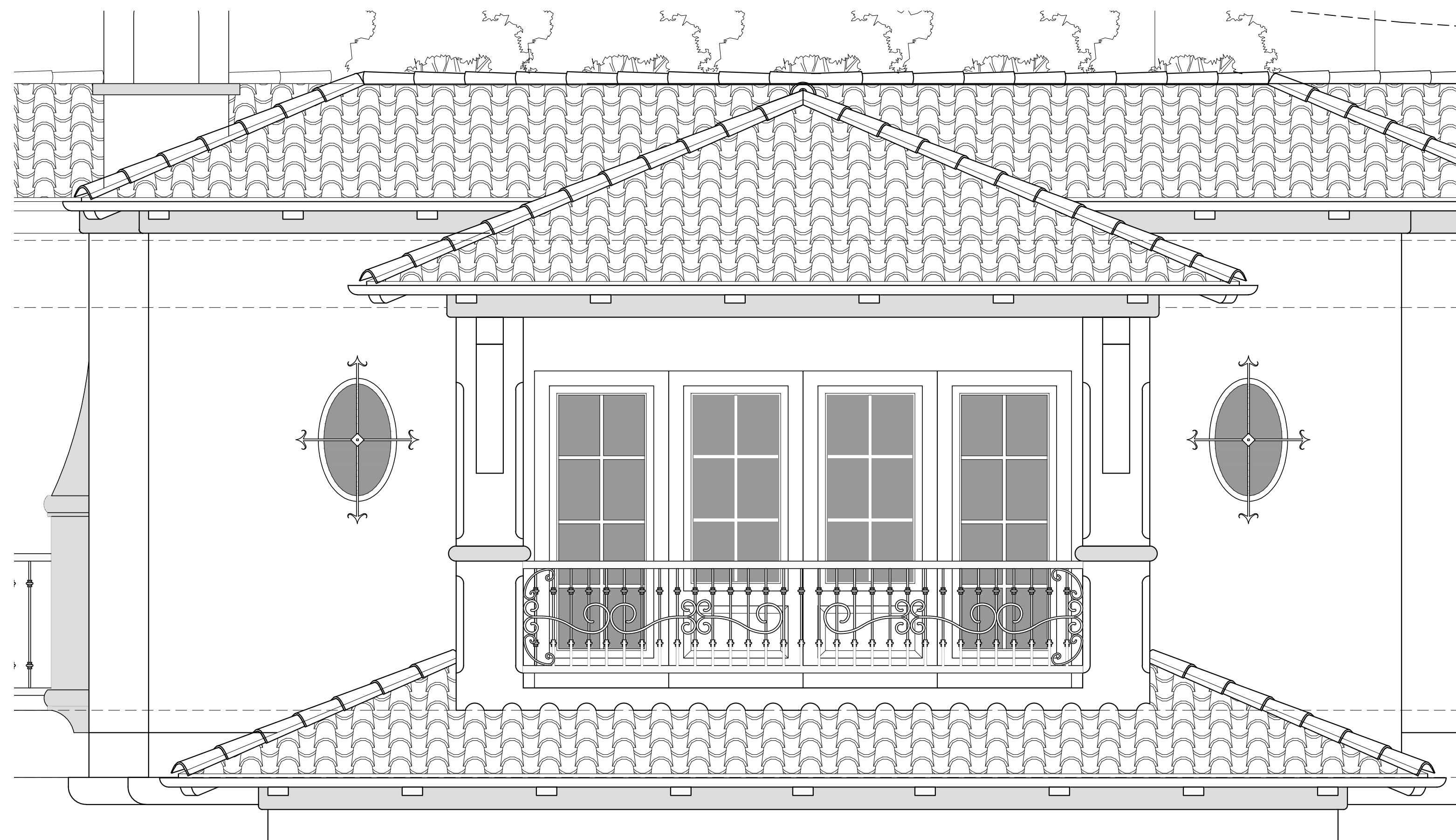
1/8"=1'-0"



WEST - SECTION H



1/8"=1'-0"



APARTMENT-2A TERRACE

1/2"=1'-0"



APARTMENT-2B TERRACES

1/2"=1'-0"

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BUILDING

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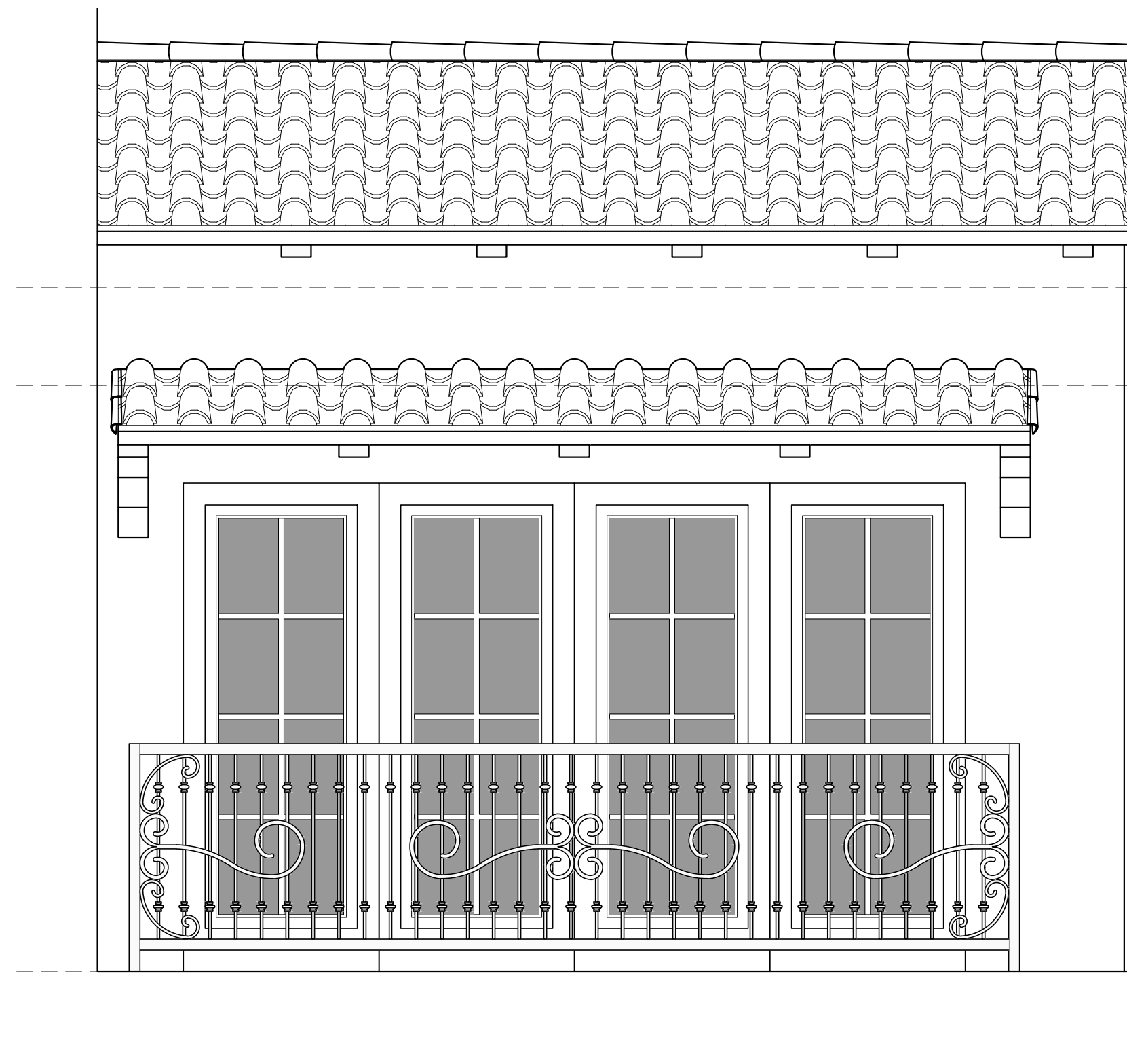
REVISIONS:

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TERRACE
DETAILS

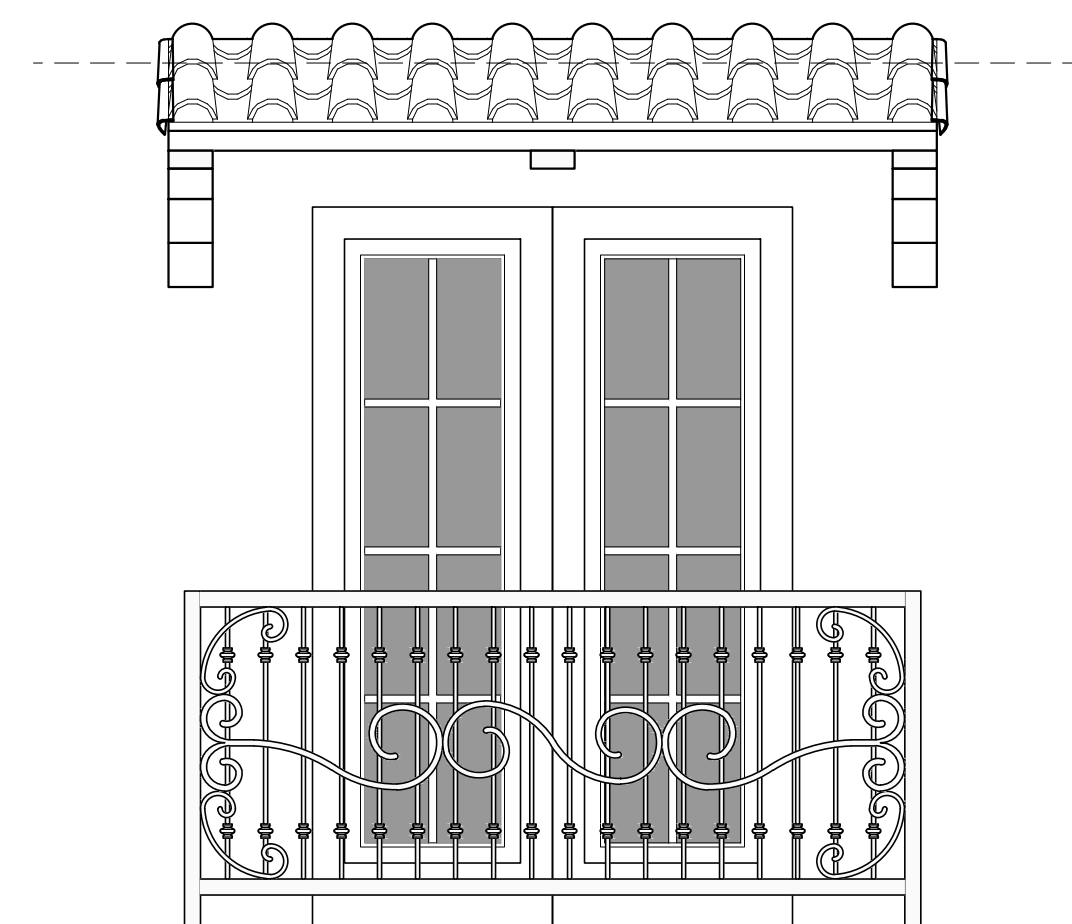
SHEET NO.

A6.7



APARTMENT-2D BALCONY

1/2"=1'-0"



TYP. BALCONY (APT. 2E, 2F, 2G)

1/2"=1'-0"

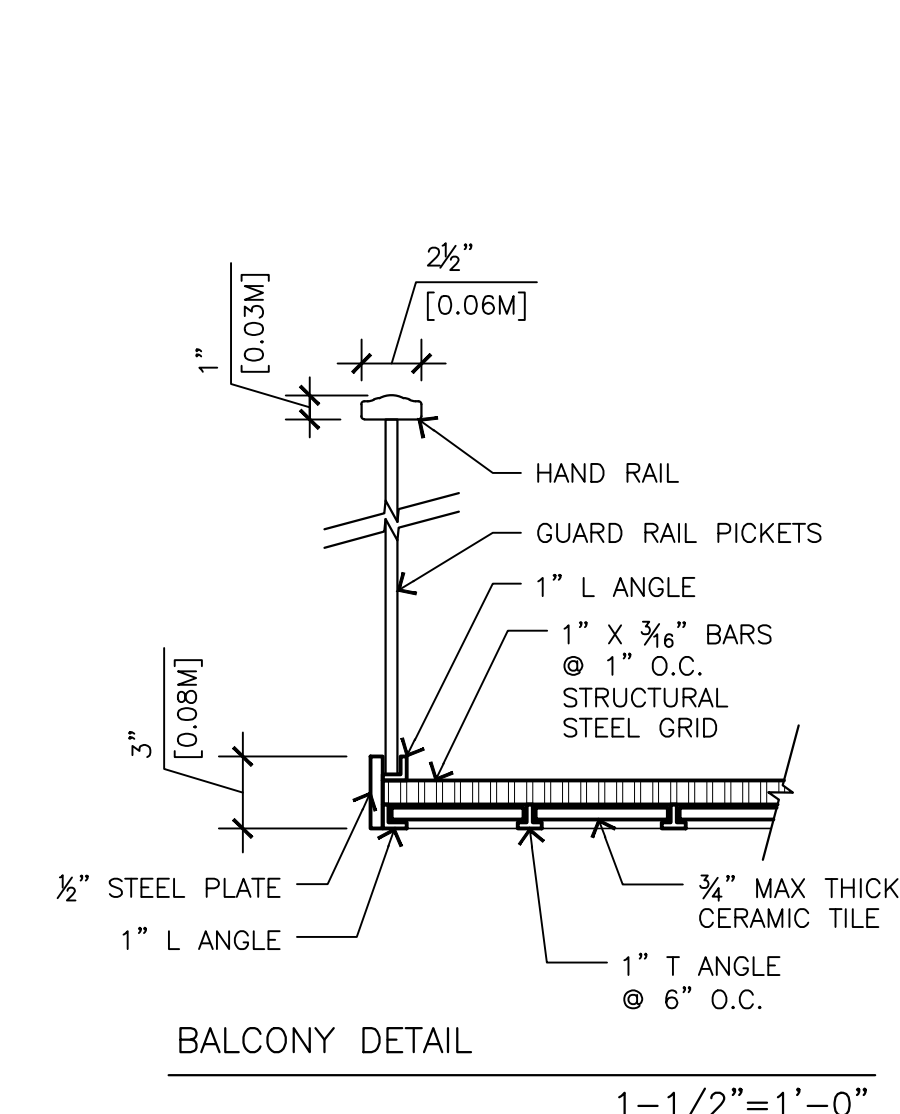


APARTMENT-2G BALCONY

1/2"=1'-0"

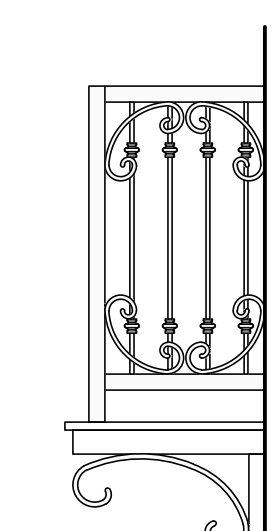
STAIR OPENING

1/2"=1'-0"



BALCONY DETAIL

1-1/2"=1'-0"



BALCONY PROFILE TYP.

1/2"=1'-0"

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023

HRB SUBMITTAL

REVISIONS:

△	
△	
△	
△	
△	
△	

TERRACE
DETAILS

SHEET NO.

A6.8

DISCLAIMER:
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- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

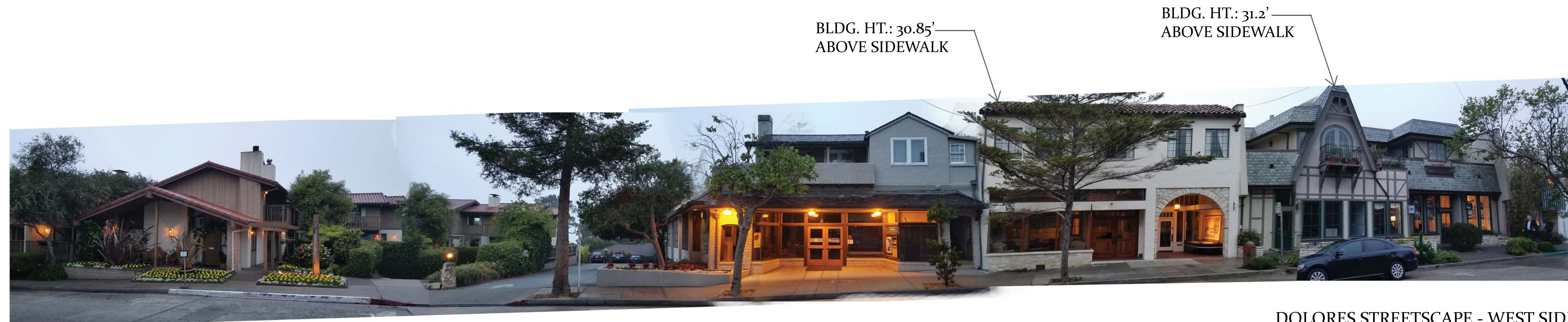
**STREETSCAPE
ELEVATIONS**

SHEET NO.

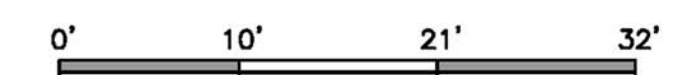
A8.1



DOLORES STREETSCAPE - EAST SIDE



DOLORES STREETSCAPE - WEST SIDE





ADJACENT BUILDING

N.T.S.



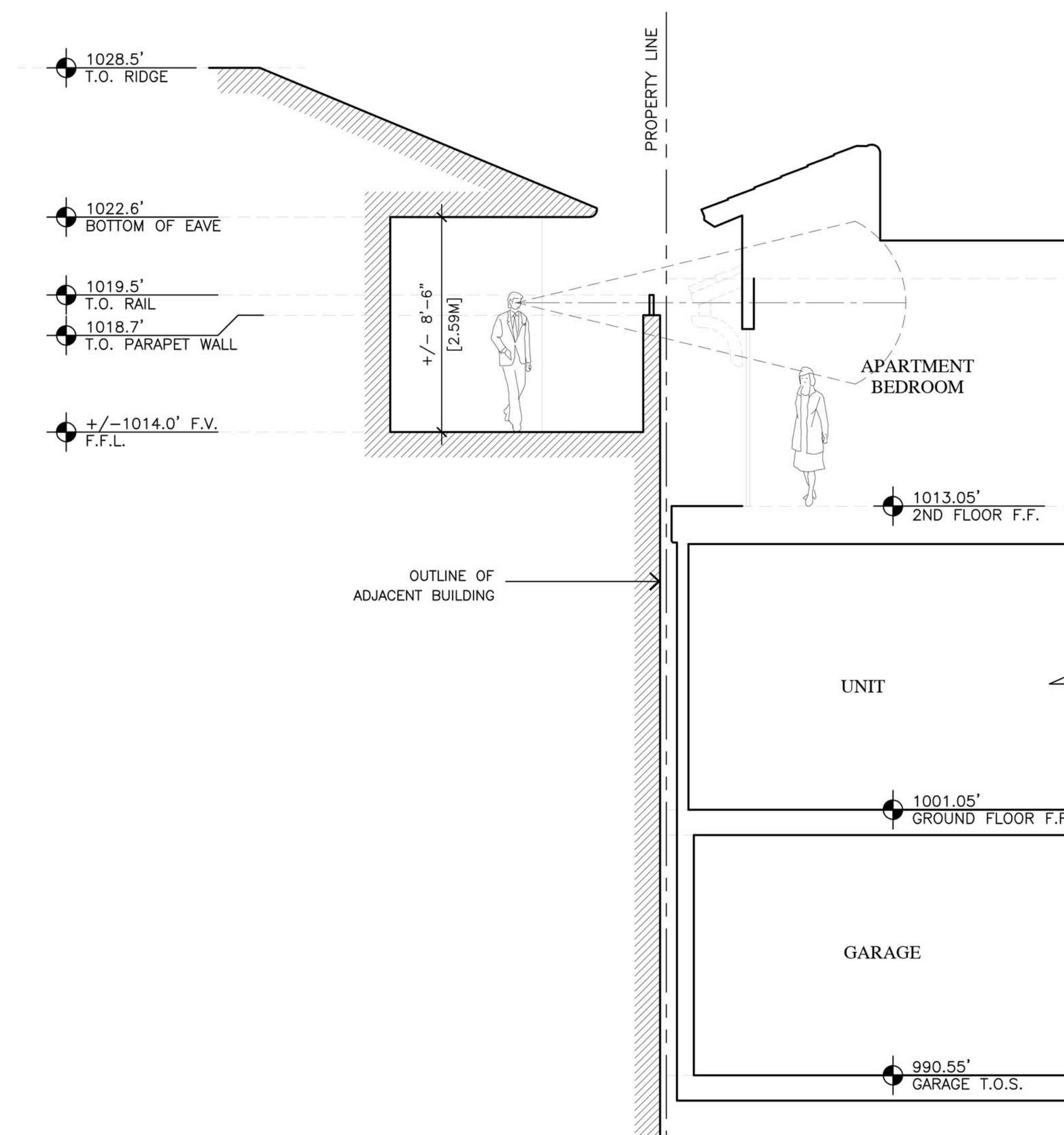
ADJACENT BUILDING

N.T.S.



ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

1/4" = 1'-0"



MISSION STYLE CAP & PAN CLAY TILE ROOF, TYP.



43171 Sandstone Flash Sandcast Blend



PAINTED IRON RAILINGS BRONZE COLOR - TYP.



SIMULATED LIMESTONE SURROUNDS & ACCENTS



LIGHT FIXTURES - TYP.



HLS4212 Windsor Toffee

PAINT SWATCH - TYP.



Gingersnap

DOOR & WINDOW COLOR - TYP.

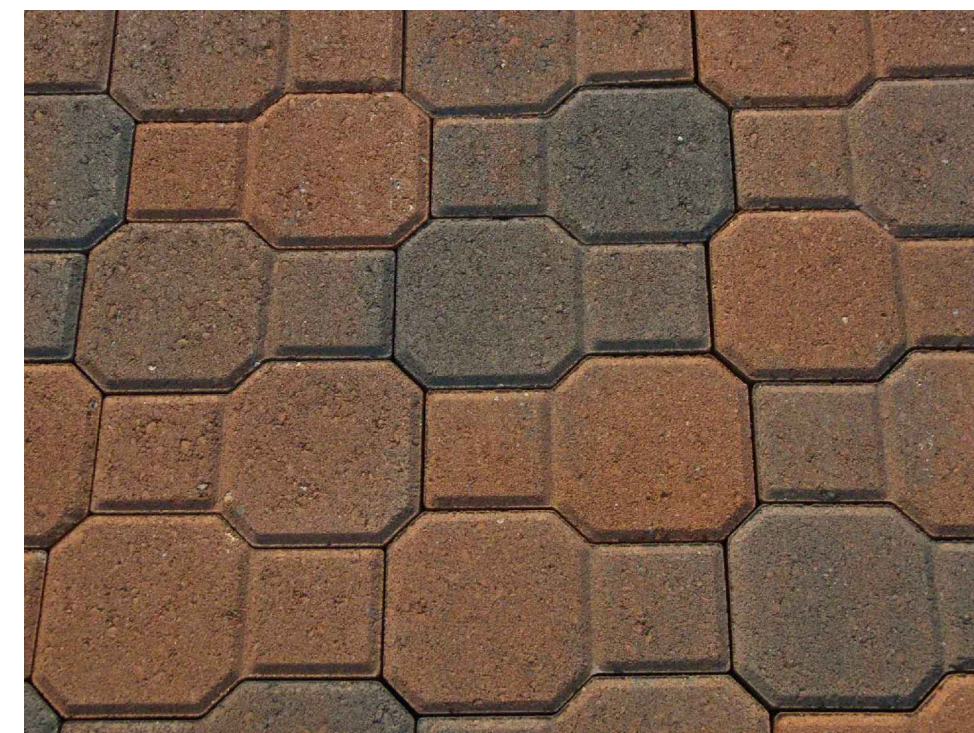


OBSCURED GLASS

METAL CLAD EXTERIOR DOORS & WINDOWS -TYP.



LIMESTONE TILE



DRIVEWAY PAVERS



PLANTER CERAMIC TILE



PAINTED GALVANIZED GUTTERS & DOWNSPOUTS



ROMAN STYLE CAP & PAN CLAY TILE ROOF, BUILDING-2



2251 Old Sedona Blend

6050 Old Sedona Blend



EXTERIOR RANDOM STONE VENEER BUILDING-2



HLS4201 Adobe White

PAINT SWATCH - BUILDING-2



Green Tea Leaf

DOOR & WINDOW COLOR - BUILDING-2

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- △ _____
- △ _____

COLOR & MATERIAL SAMPLES

SHEET NO.