



SUNSET CENTER DESIGN
8th Ave & San Carlos St,
CARMEL BY THE SEA, CA 93921
USA

7th, Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93921
Office : +1 (831) 250-7669
Cell : +1 (831) 238-8260

Editor



FEASIBILITY

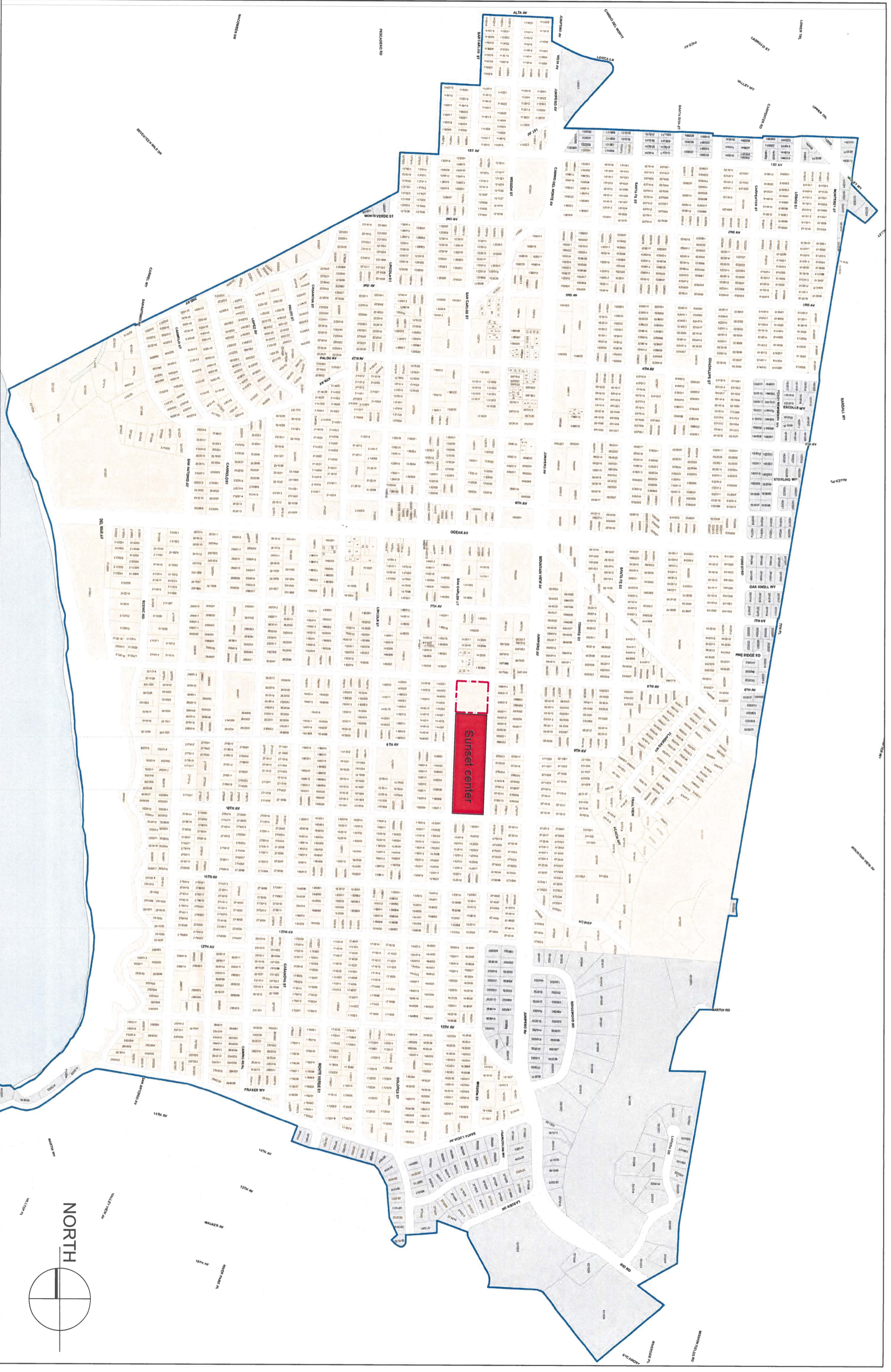
FAI 03

ARCHITECTURAL INTENT

SCALE	DATE	May 2023
Property developer :	Esperanza Carmel Commercial LLC	7th Ave & Monte Verde St, Carmel by the sea, CA 93921 USA Tél : 831 250 7669 Fax : E-mail



Revisions

n°	Date	Comments
0	10/05/23	Première diffusion
A	24/05/23	Projet de façades dans la continuité du bâtiment du Sunset Center
B	31/05/23	Mise à jour des plans du projet et insertion 3D



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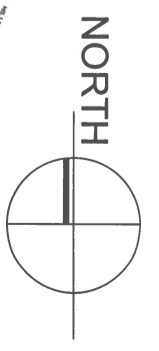
Location plan
 EXISTING STATE

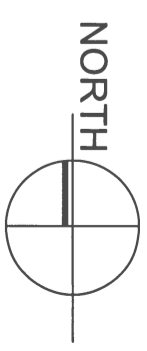
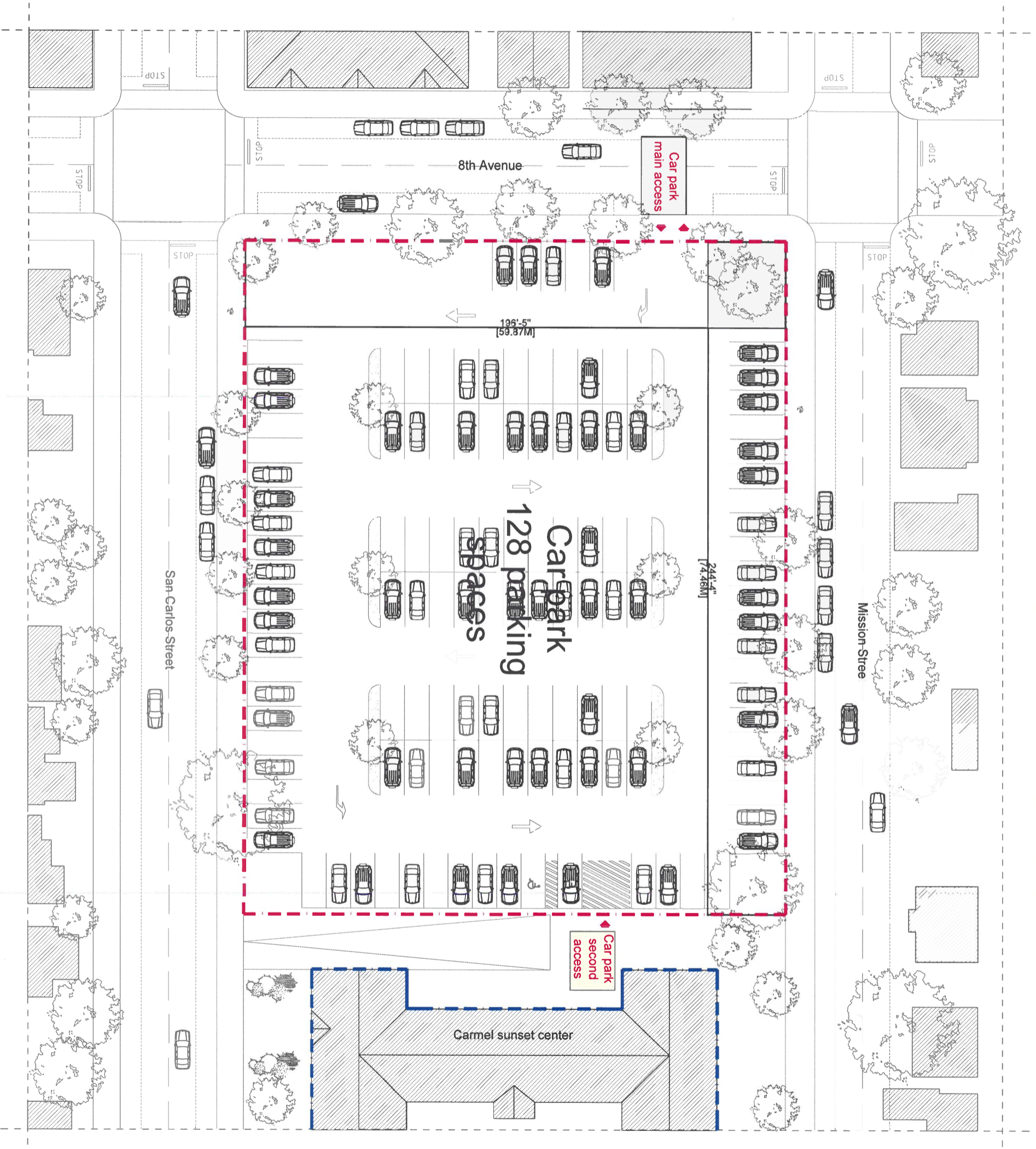
Legend :
 Sunset Center car park (project limits)
 Sunset Center building

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SUNSET CENTER DESIGN
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Site plan
 EXISTING STATE

Legend :
 [Red dashed line] Project limits
 [Blue dashed line] Sunset Center building

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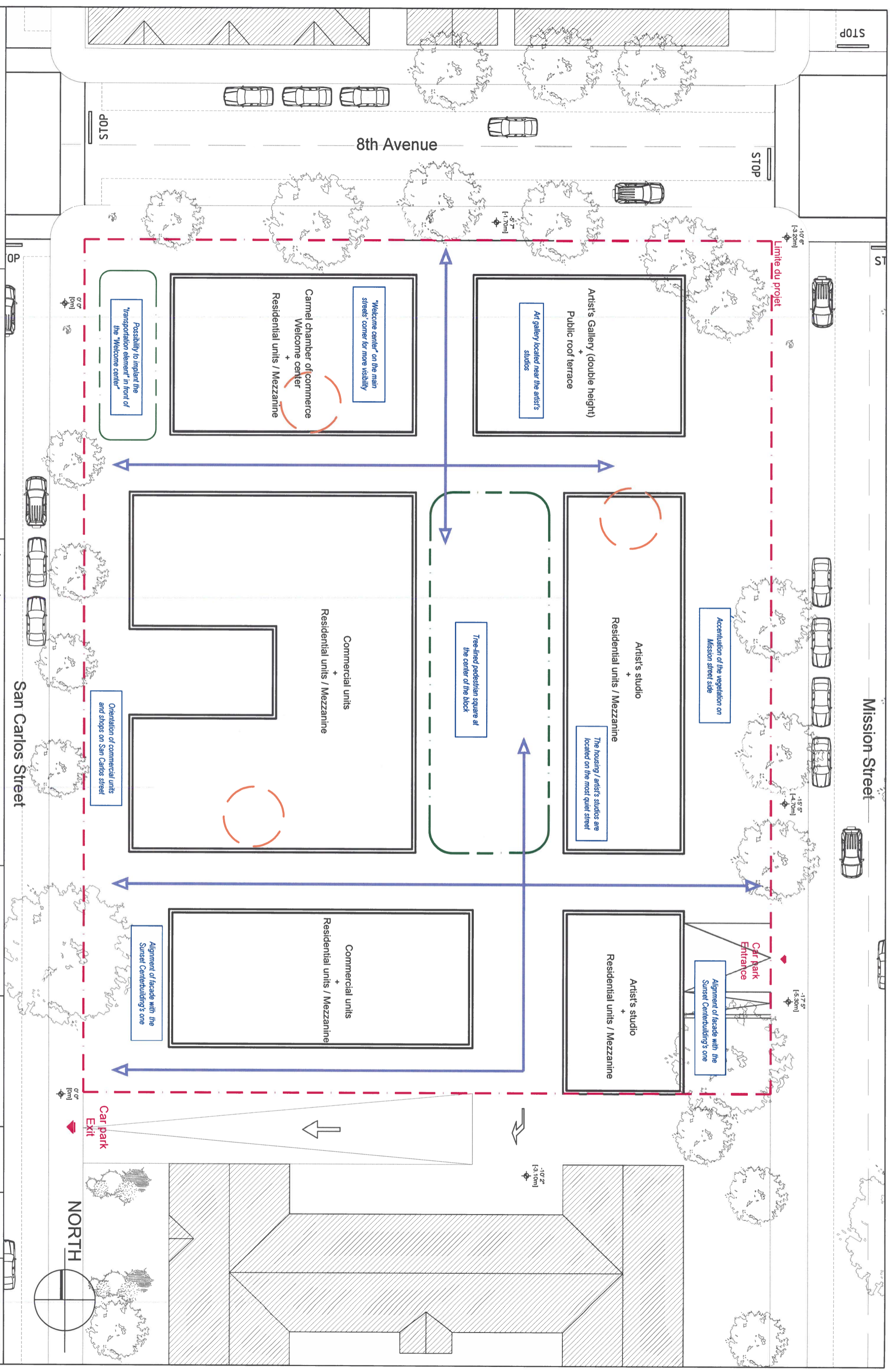
Sunset Center

Zoning district A-2

Feasibility

Design parameters :

- Site dimensions estimated 48,400 ft² [4 500 m²];
 - Parking space 71,000 ft² [6 600 m²];
- Commercial units for rental 12,130 ft² [1127 m²] + Art gallery 3,197 ft² [297 m²];
 - A new location for the "Carmel Welcome Center";
 - Life / works space for artists ;
 - Affordable housing element, 28 apartments ;
 - Public roof terrace;
 - Existing trees to be preserved;
 - Buildings can't be taller than 30 feet;
 - Public / community spaces, seating and walkways through the block need to be included;
 - Transportation element to transport people into town need to be considered;



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Program distribution plan

Legend :
 ◯ Vertical circulation
 ⇨ Horizontal circulation
 □ Square

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Sunset Center
Zoning district A-2

Plans

SUNSET CENTER DESIGN
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Carmel-by-the-Sea, CA 93921 - USA

Feasibility study

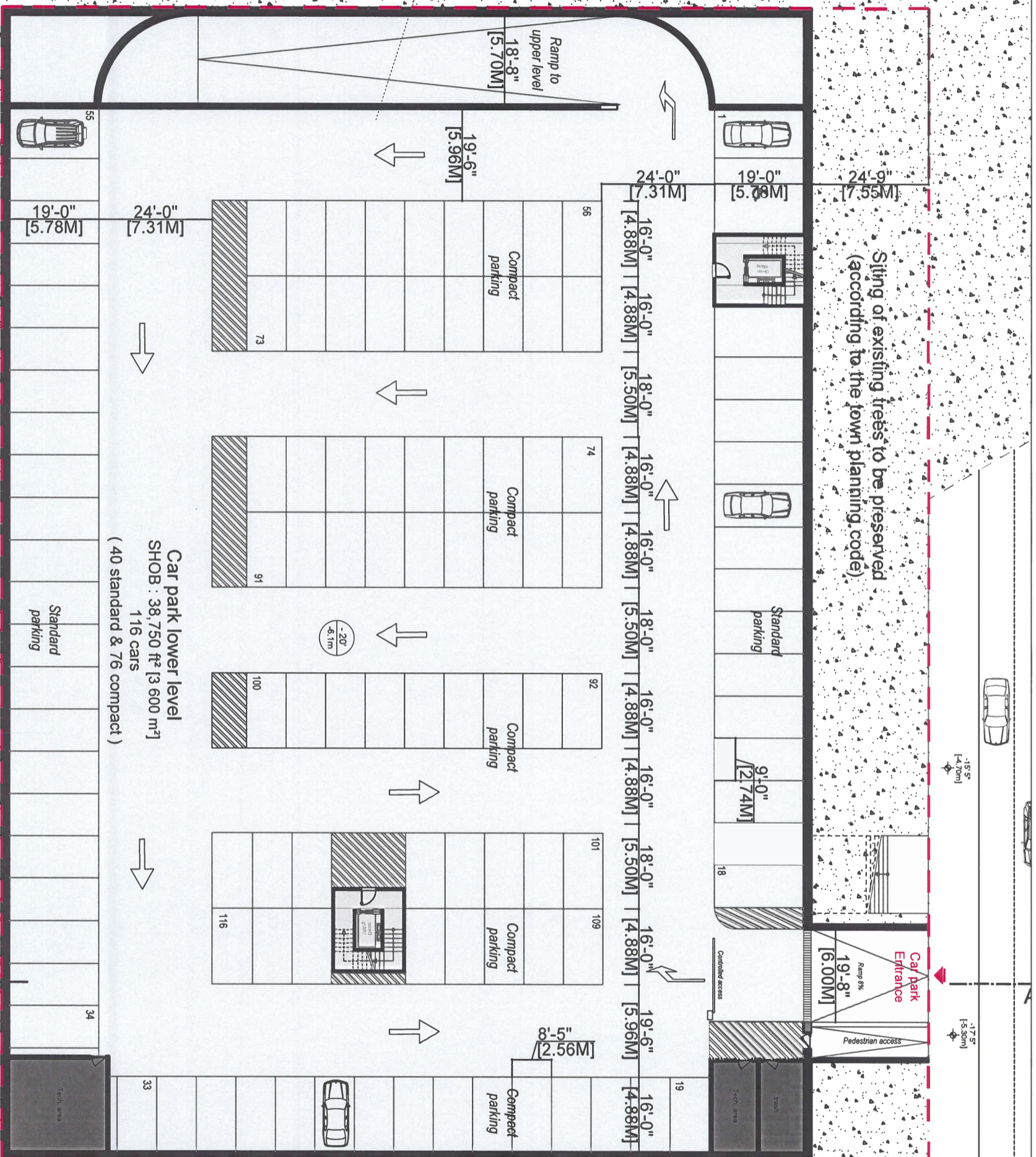
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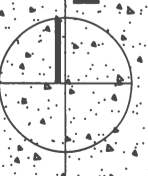
String of existing trees to be preserved (according to the town planning code)

Car park lower level
 SHOB : 38,750 ft² [3 600 m²]
 116 cars
 (40 standard & 76 compact)

Below are notes from Carmel Municipal Code Parking Requirements (CMC 17.38.020)

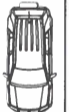
- Standard parking spaces are required to be 9 feet wide by 19 feet deep.
- Compact parking spaces are required to be 8.5 feet wide by 16 feet deep.
- Where parking spaces are perpendicular to vehicle travel lanes, 24 feet shall be provided for automobile backup room behind standard spaces and 18 feet behind compact spaces.
- Compact spaces may constitute 50% of the total required spaces. All spaces provided in excess of the minimum requirement may be compact spaces.
- Driveways. The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the entry and shall not exceed 10 percent in the last 10 feet near the level of the garage floor. The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

NORTH



STOP

MISSISSIPPI STREET



STOP

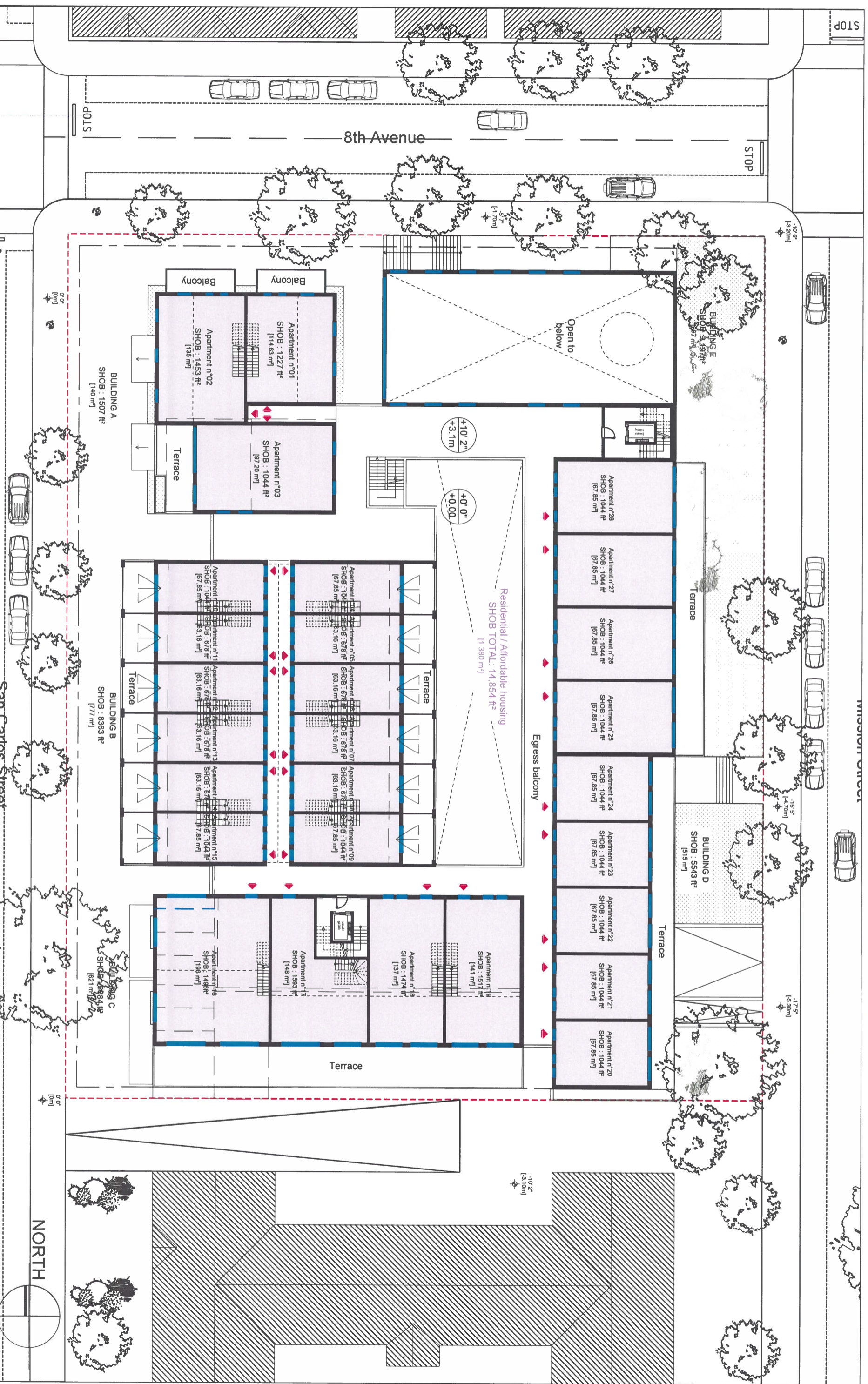
8th Avenue

STOP

STOP

San Carlos Street

NORTH



SUNSET CENTER DESIGN

8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

First Floor Plan

Legend :

- Artist's studio
- Art gallery
- Commercial unit
- Vertical circulation
- Landscaped area
- Welcome center

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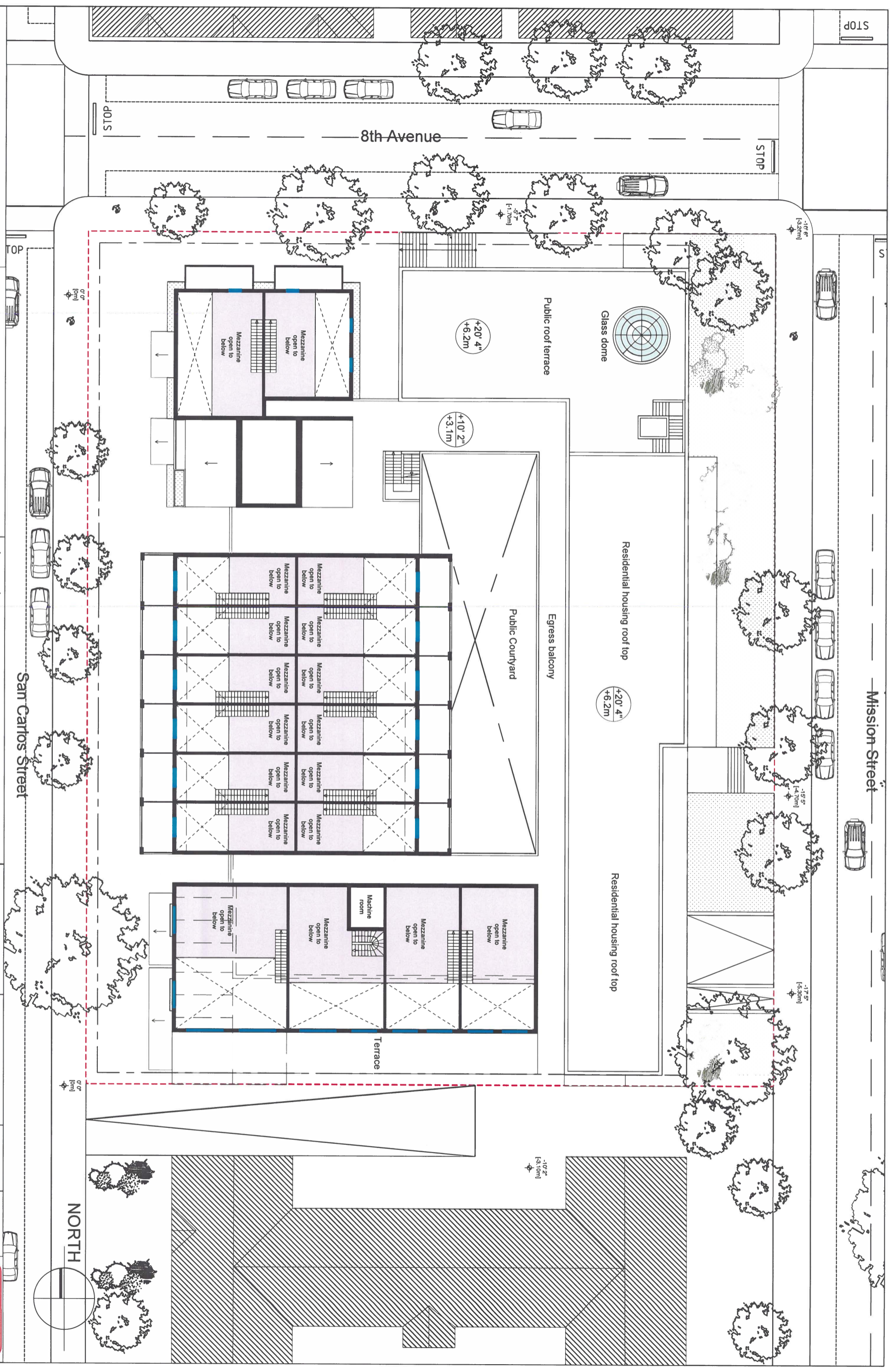
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STOP

STOP

Mission Street

8th Avenue

San Carlos Street

NORTH

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 8th Ave & San Carlos St,
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First Floor Plan

- Legend :**
- Artist's studio
 - Art gallery
 - Commercial unit
 - Vertical circulation
 - Landscaped area
 - Welcome center

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Sunset Center
Zoning district A-2

Sectional view

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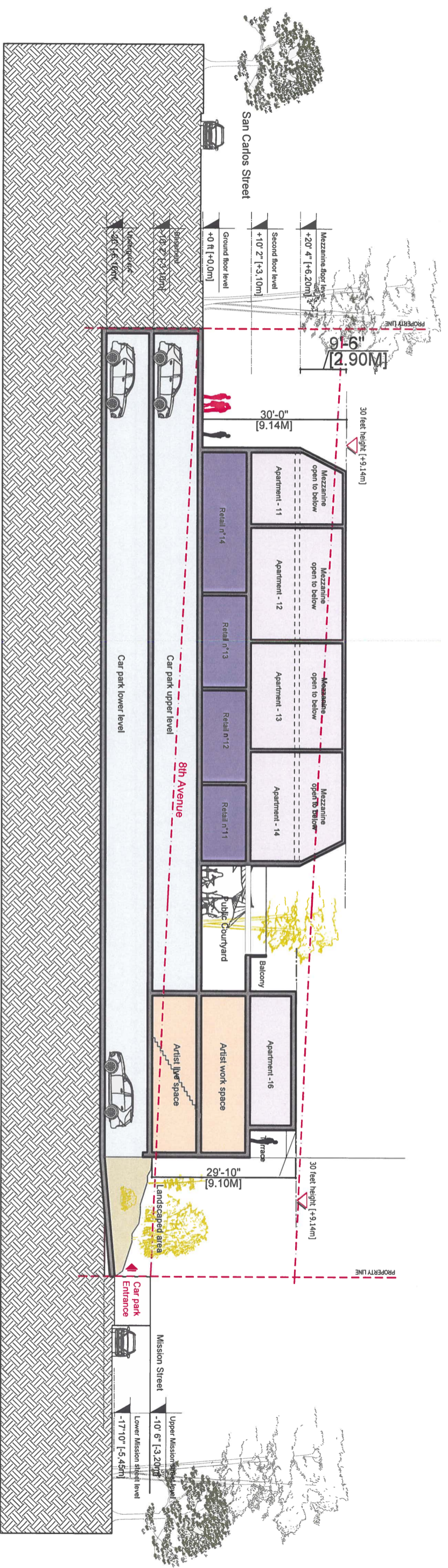
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Section "AA"
PROJECTED STATE

Legend :
 Artist's studio
 Landscaped area
 Housing
 Car park
 Commercial unit

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Sunset Center
Zoning district A-2

Surface distribution table

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8th Ave & San Carlos St,
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Feasibility study

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Opération "SUNSET CENTER DESIGN"
 8th Ave & San Carlos St,
 Carmel by the sea, CA 93921 - USA

31/05/2023

TABLEAU RECAPITULATIF DES SURFACES

**FAISABILITE - ETAT PROJETE
 PROGRAMME MIXTE**

	COTE NIVEAU FINI	Hauteurs bâtées (planchers à planchers)	Surfaces S.H.O.B. intérieures Parkings	Surfaces S.H.O.B. intérieures LT	Surfaces S.H.O.B. intérieures Commercial	Surfaces S.H.O.B. Artistes studio	Surfaces S.H.O.B. Artistes galerie	Surfaces S.H.O.B. Welcome center	Surfaces S.H.O.B. logements	Surfaces S.H.O.B. Par niveaux	RAPPEL PROGRAMME Surfaces S.H.O.B. Par niveaux
Sous-sol	-6,10	3,00 m	3 600,00 m ²	50,00 m ²						3650,00 m ²	3300,00 m ²
Entresol	-3,10	3,10 m	2 900,00 m ²	58,00 m ²	129,00 m ²	540,00 m ²				3627,00 m ²	3300,00 m ²
RDC (San Carlos Street)	+0,00	3,10 m			998,00 m ²	483,00 m ²	297,00 m ²	298,00 m ²	1 474,00 m ²	2076,00 m ²	2000,00 m ²
1° ETAGE	+3,10	3,10 m							579,00 m ²	1474,00 m ²	1700,00 m ²
2° ETAGE (MEZZANINE)	+6,20	2,90 m								579,00 m ²	370,00 m ²
TOITURE	+9,10										
TOTAL			6 500,00 m²	108,00 m²	1 127,00 m²	1 023,00 m²	297,00 m²	298,00 m²	2 053,00 m²		
SHOB Intérieure total :										11 406,00 m²	
SURFACE DU TERRAIN ESTIMEE										4470,00 m²	10670,00 m²

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Surface distribution table (In French)
 Square Meter

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FAISABILITE - ETAT PROJETE
PROGRAMME MIXTE

Tableau récapitulatif FAI 03

	Parking spaces	Stores number	Artist's workshop	Artist's Gallery	Welcome center	Apartments number

Faisabilité FAI 03 indice B						
Sous-sol	114					
Entresol	91	2				
RDC (San Carlos Street)		14	8		1	
1° ETAGE						28
2° ETAGE (MEZZANINE)						
TOTAL	205	16	8	1	1	28

Summary Table

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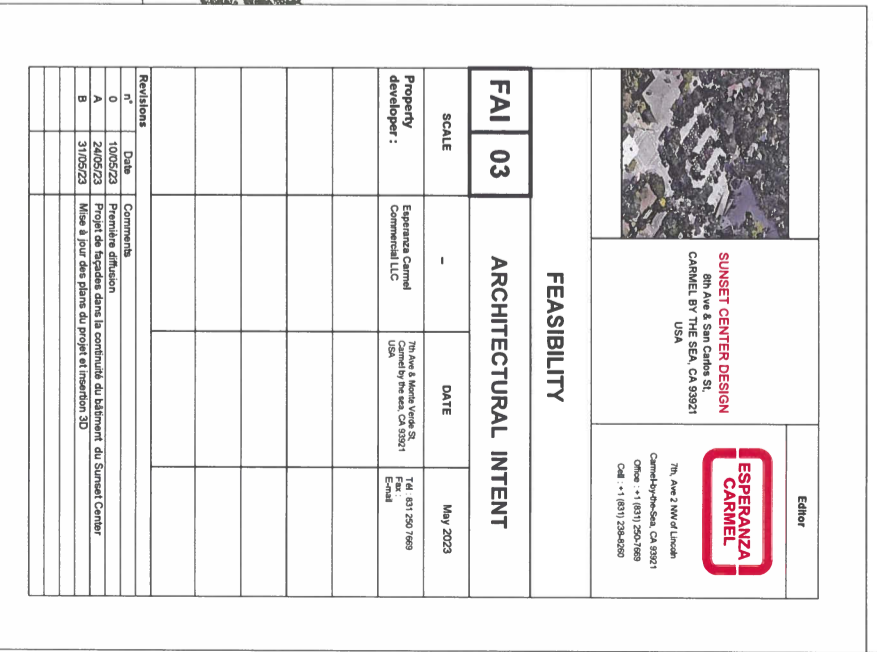
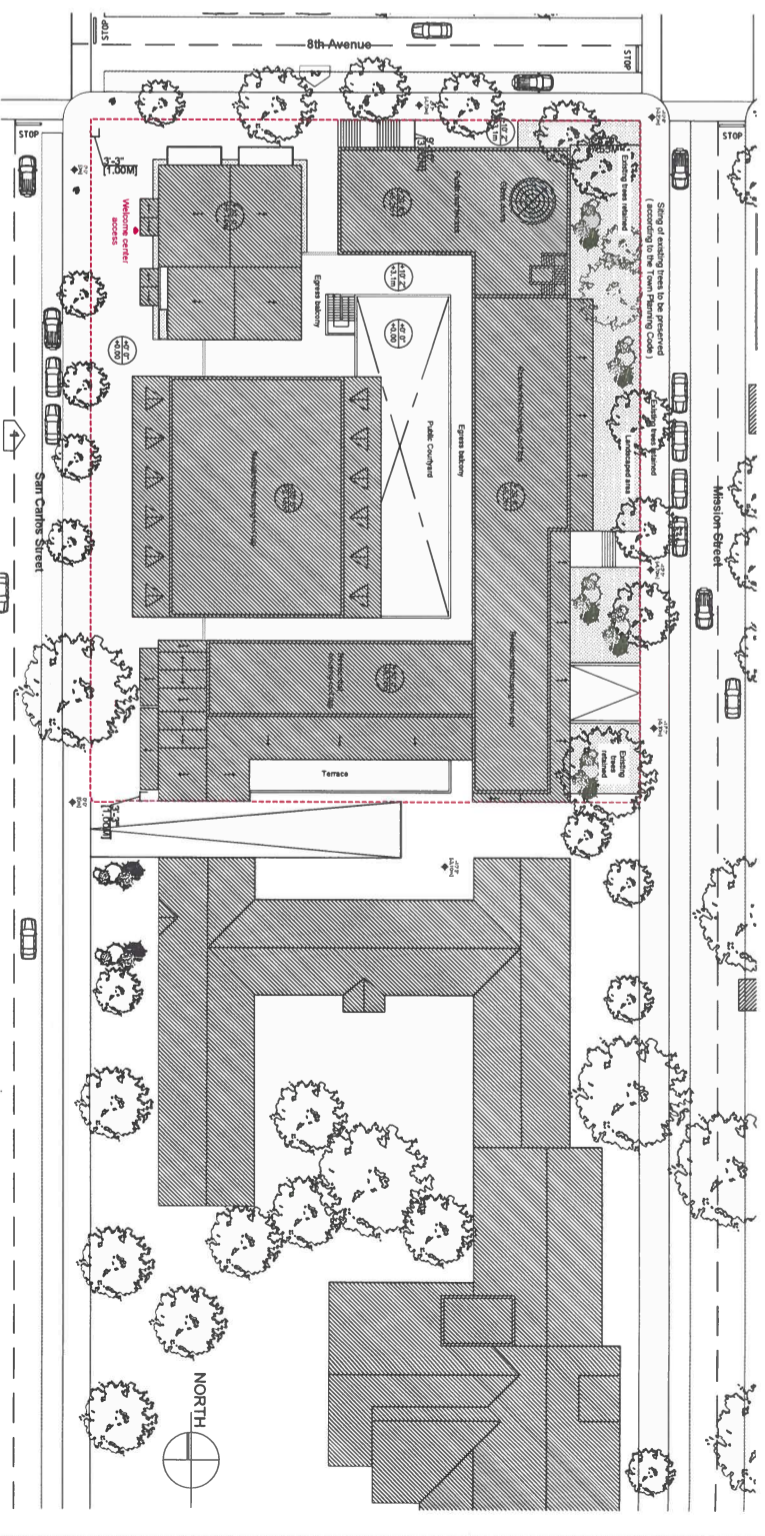
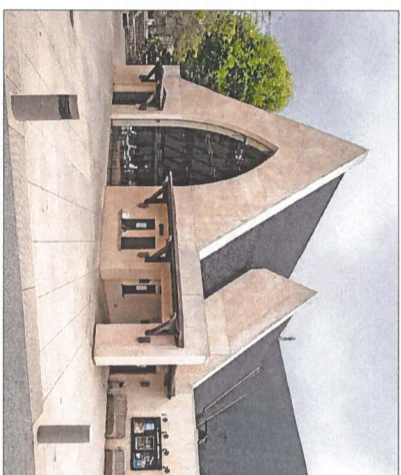
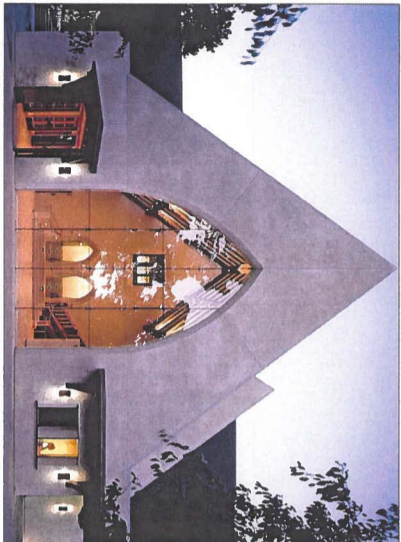
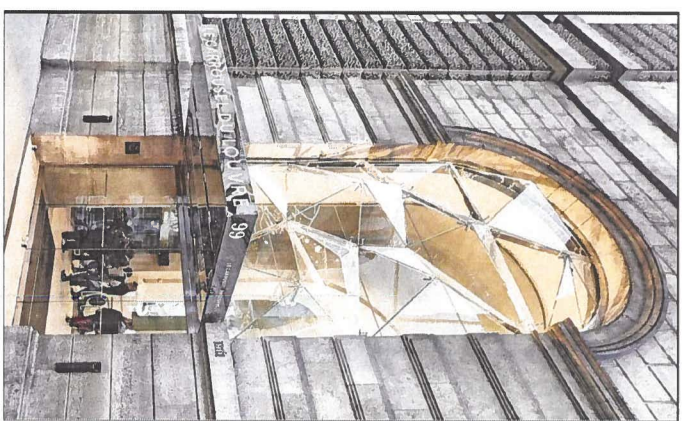
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ESPERANZA
CARMEL

References pictures :



FEASIBILITY

ARCHITECTURAL INTENT

FAI 03

SCALE - DATE May 2023

Property Esperanza Carmel
 developer : Esperanza Carmel Commercial LLC

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 7th Ave & Mission Street, USA
 7th Ave & Mission Street, USA

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 USA

ESPERANZA CARMEL
 Editor

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0	10/05/23	Prevision diffusion
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