



**HANNOUCHE
ARCHITECTS**

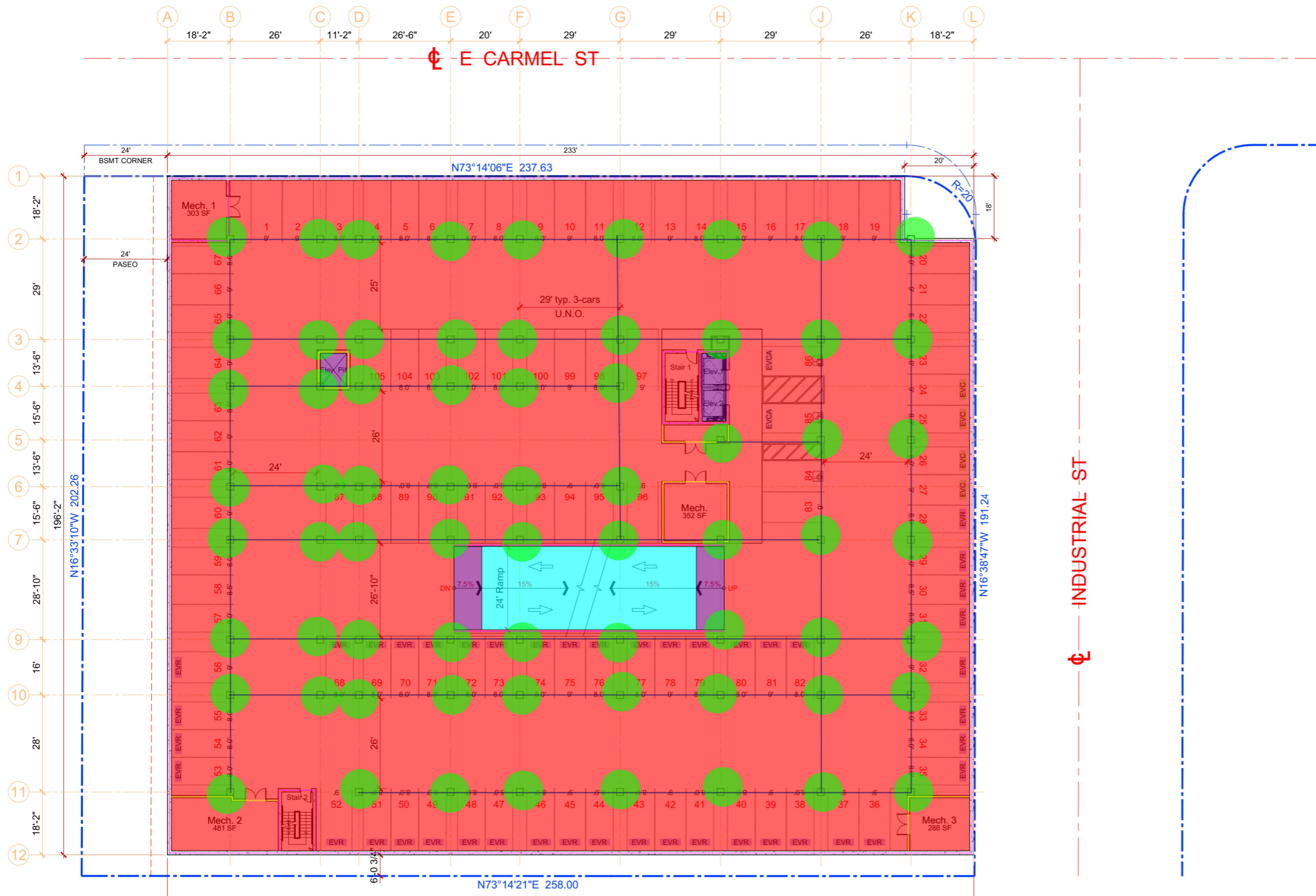
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT #

East Carmel Redevelopment

263 & 285 E CARMEL STREET, SAN MARCOS, CA

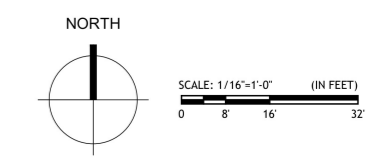
3D
Artist Rendering

GSABCD, LLC
18676 Aceituno St.
San Diego CA 92128



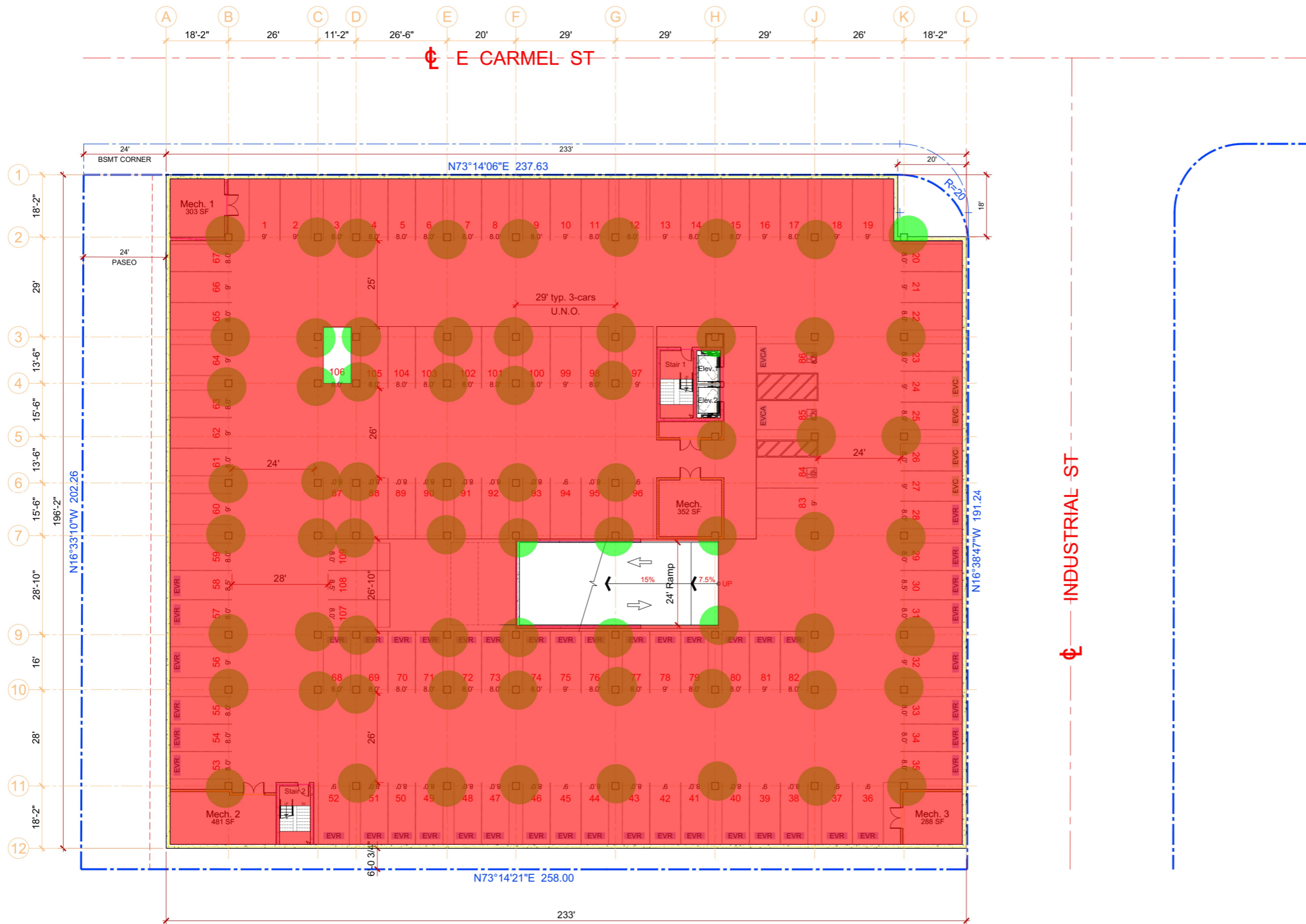
- 8" Post Tension Slab On Grade W/ Reinforced + Gravel Fill + Vapor Barrier
- 8" Post Tension Slab On Grade @ Ramp (15% Slope)
- 8" Post Tension Slab On Grade @ Ramp (7.5% Slope)
- 8" Post Tension Slab On Grade @ Ramp Elevator Pit
- 2' x 2' Concrete Column (10' H, Assumed Verify)
- 8" Thk CMU Wall (10' H, Assumed Verify)
- 10" Thk CMU Wall @ Elevator Pit (10' H, Assumed Verify)
- 12" Thk Concrete Retaining Wall (10' H, Verify)
- 10" Thk Concrete Wall (10' H, Verify)
- 12" Thk Concrete Wall (10' H, Assumed Verify)
- 24" x 24" Beam (Assumed. Please Verify)

■	42265.3 SQ FT
■	1491.6 SQ FT
■	391.5 SQ FT
■	214.4 SQ FT
●	68.0 EA
■	163.2 FT
■	34.8 FT
■	854.0 FT
■	176.2 FT
■	156.1 FT
■	1944.1 FT



East Carmel Redevelopment
263 & 285 E CARMEL STREET, SAN MARINO, CA

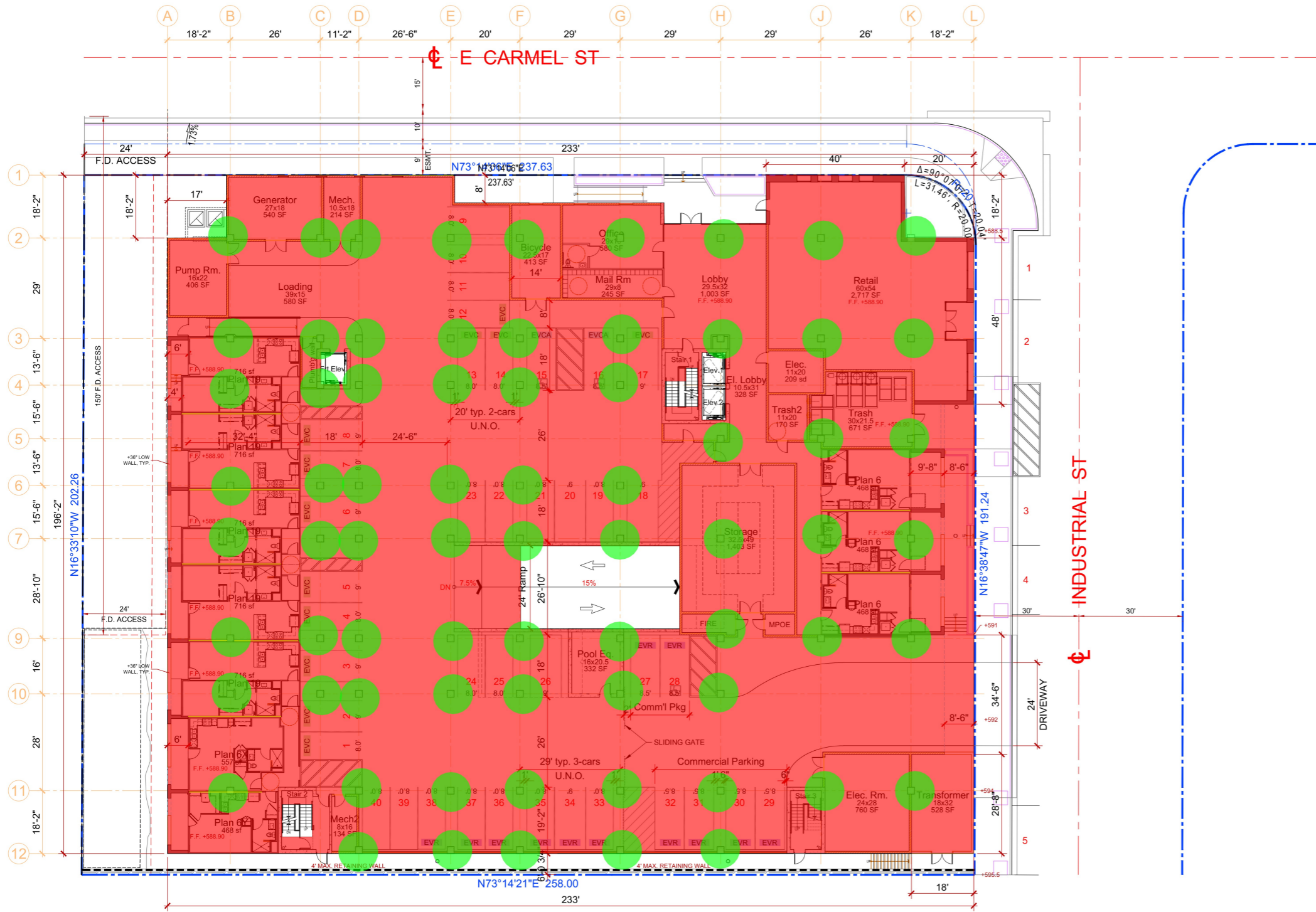
P-1
P1 BASEMENT
GSABCD, LLC
18676 Aceituno St.
San Diego CA 92128



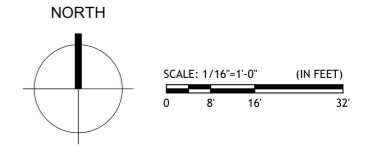
	10" Thk Concrete Wall (10' H, Assumed Verify)	176.2 FT
	10" Thk Concrete Wall (5' H, Assumed)	97.2 FT
	12" Thk Concrete Retaining Wall (10' H, Assumed Verify)	854.0 FT
	2' x 2' Concrete Column (10' H, Verify Assumed)	68.0 EA
	8" Thk CMU Wall (10' H, Verify Assumed)	163.2 FT
	8" Post Tension Slab W/ Reinforced	42528.4 SQ FT



P-2
P2 BASEMENT
 GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128



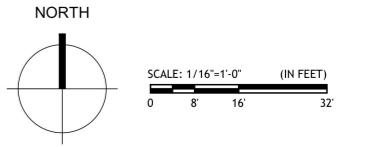
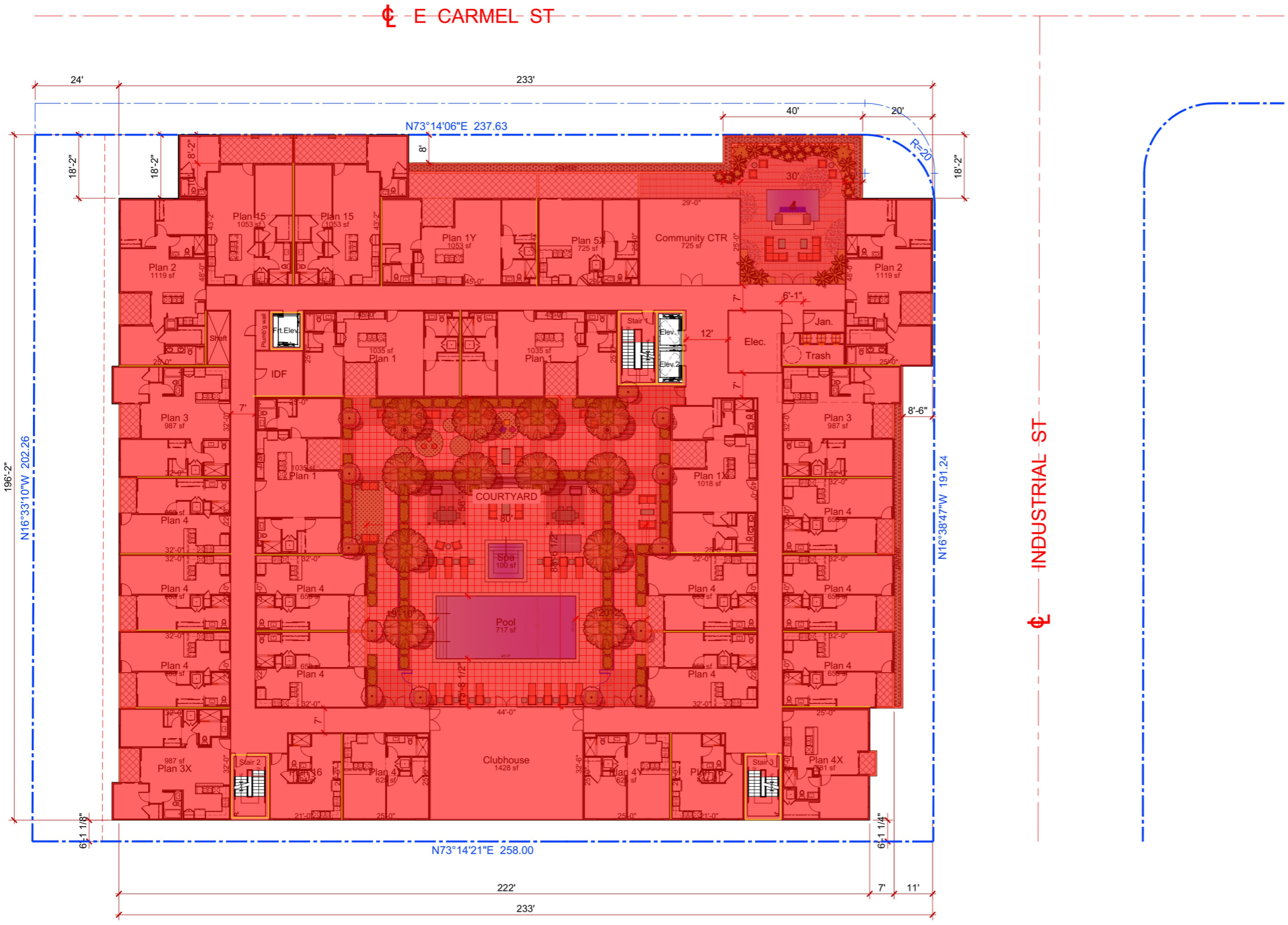
	9" Post Tension Slab W/ Reinforced	42657.9 SQ FT	
	2' x 2' Concrete Column (15' H)	71.0 EA	
	8" Thk CMU Wall (15' H)	986.2 FT	
	SW: Shear Wall (15' H)	218.1 FT	
	4" Thk CMU Wall (15' H)	26.0 FT	



A-1
FIRST FLOOR PLAN
 GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128



East Carmel Redevelopment
 263 & 285 E CARMEL STREET, SAN MARGUERITE, CA



East Carmel Redevelopment

A-2 SECOND FLOOR PLAN

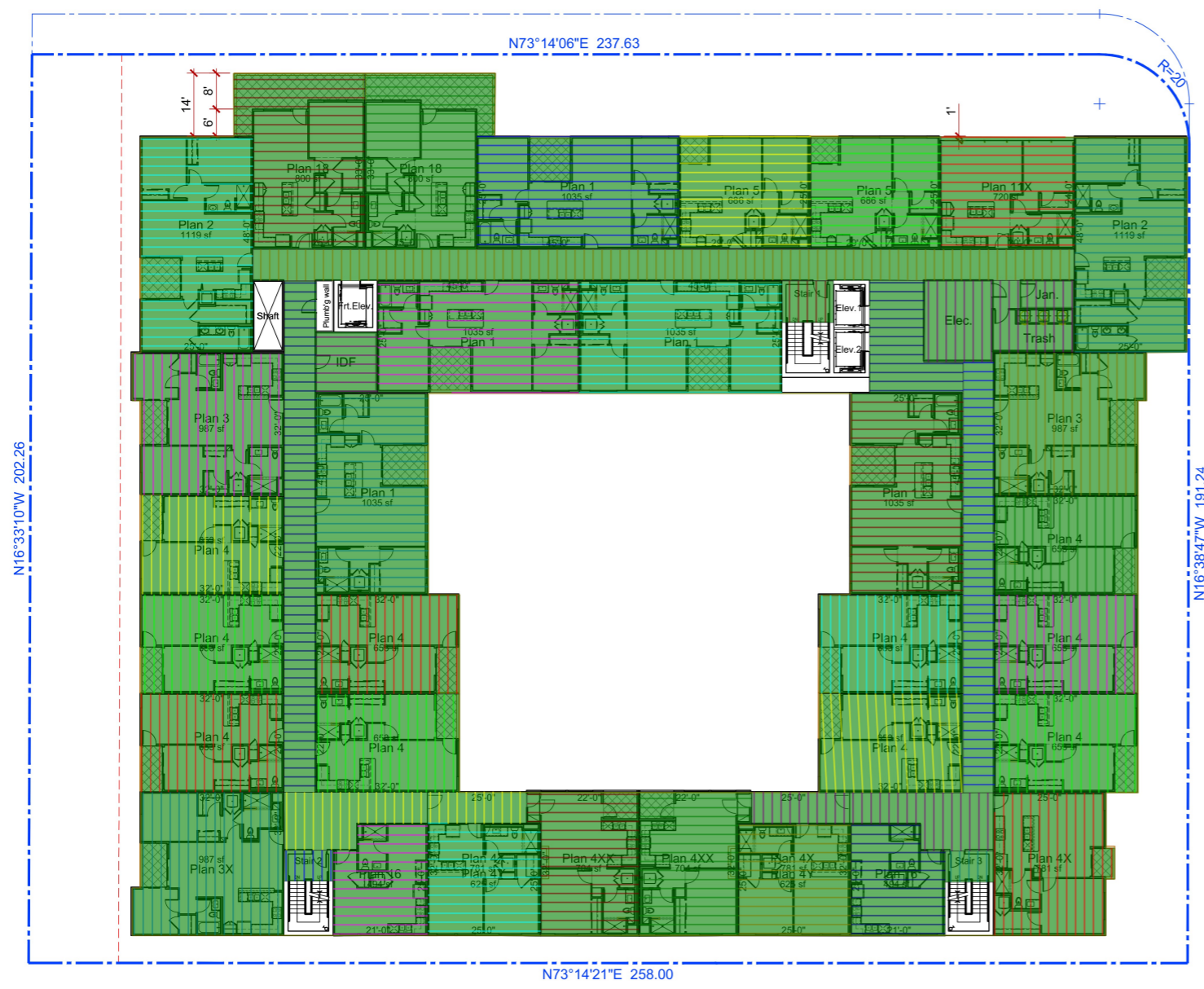
 12" Post Tension Slab W/ Reinforced
 SW: Shear Wall (9-6" H)

263 & 285 E CARMEL ST **42540.8 SQ FT** ARCOS, CA
845.1 FT

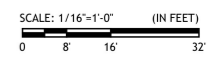
GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128

HANNOUCHE
 ARCHITECTS

E CARMEL ST



Rim Board	1226.1 FT
30" Deep Floor Trusses @ 24" O.C	31994.6 SQ FT
18" To 24" Deep Floor Trusses	520.6 FT
18" To 24" Deep Floor Trusses	349.9 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.7 FT
18" To 24" Deep Floor Trusses	518.4 FT
18" To 24" Deep Floor Trusses	600.0 FT
18" To 24" Deep Floor Trusses	503.2 FT
18" To 24" Deep Floor Trusses	526.5 FT
18" To 24" Deep Floor Trusses	631.9 FT
18" To 24" Deep Floor Trusses	407.0 FT
18" To 24" Deep Floor Trusses	95.9 FT
18" To 24" Deep Floor Trusses	550.6 FT
18" To 24" Deep Floor Trusses	353.3 FT
18" To 24" Deep Floor Trusses	350.1 FT
18" To 24" Deep Floor Trusses	238.6 FT
18" To 24" Deep Floor Trusses	41.3 FT
18" To 24" Deep Floor Trusses	257.4 FT
18" To 24" Deep Floor Trusses	305.9 FT
18" To 24" Deep Floor Trusses	362.9 FT
18" To 24" Deep Floor Trusses	363.3 FT
18" To 24" Deep Floor Trusses	324.7 FT
18" To 24" Deep Floor Trusses	256.2 FT
18" To 24" Deep Floor Trusses	239.8 FT
18" To 24" Deep Floor Trusses	34.7 FT
18" To 24" Deep Floor Trusses	415.3 FT
18" To 24" Deep Floor Trusses	351.4 FT
18" To 24" Deep Floor Trusses	353.4 FT
18" To 24" Deep Floor Trusses	334.5 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.0 FT
18" To 24" Deep Floor Trusses	549.9 FT
18" To 24" Deep Floor Trusses	351.8 FT
18" To 24" Deep Floor Trusses	522.8 FT
18" To 24" Deep Floor Trusses	192.9 FT
18" To 24" Deep Floor Trusses	289.5 FT
18" To 24" Deep Floor Trusses	600.8 FT
18" To 24" Deep Floor Trusses	384.9 FT
18" To 24" Deep Floor Trusses	347.3 FT
18" To 24" Deep Floor Trusses	379.9 FT
18" To 24" Deep Floor Trusses	587.3 FT
18" To 24" Deep Floor Trusses	566.7 FT
18" To 24" Deep Floor Trusses	586.7 FT
18" To 24" Deep Floor Trusses	46.3 FT



HANNOUCHE ARCHITECTS
 949.261.2070
 20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
 PROJECT # June 11, 2024

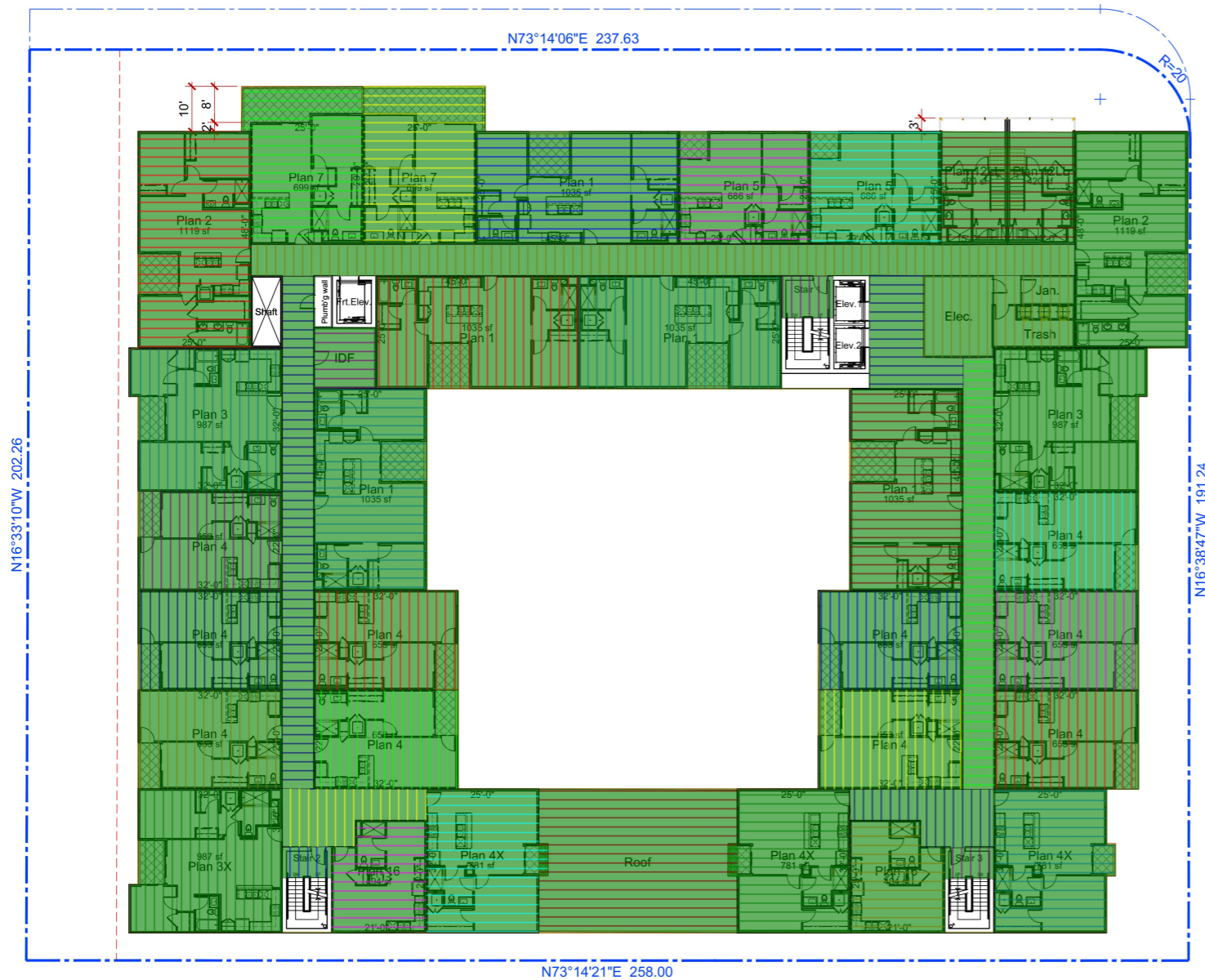
East Carmel Redevelopment

263 & 285 E CARMEL STREET, SAN MARCOS, CA

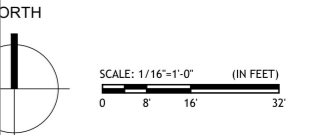
A-4 FOURTH FLOOR PLAN

GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128

E CARMEL ST



30" Deep Floor Trusses @ 24" O.C	31704.0 SQ FT
Rim Board	1217.6 FT
18" To 24" Deep Floor Trusses	520.6 FT
18" To 24" Deep Floor Trusses	349.9 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.7 FT
18" To 24" Deep Floor Trusses	518.4 FT
18" To 24" Deep Floor Trusses	600.0 FT
18" To 24" Deep Floor Trusses	433.7 FT
18" To 24" Deep Floor Trusses	458.8 FT
18" To 24" Deep Floor Trusses	542.2 FT
18" To 24" Deep Floor Trusses	350.6 FT
18" To 24" Deep Floor Trusses	376.2 FT
18" To 24" Deep Floor Trusses	357.2 FT
18" To 24" Deep Floor Trusses	600.9 FT
18" To 24" Deep Floor Trusses	631.9 FT
18" To 24" Deep Floor Trusses	401.4 FT
18" To 24" Deep Floor Trusses	95.9 FT
18" To 24" Deep Floor Trusses	575.6 FT
18" To 24" Deep Floor Trusses	353.3 FT
18" To 24" Deep Floor Trusses	350.1 FT
18" To 24" Deep Floor Trusses	158.6 FT
18" To 24" Deep Floor Trusses	34.4 FT
18" To 24" Deep Floor Trusses	237.7 FT
18" To 24" Deep Floor Trusses	404.9 FT
18" To 24" Deep Floor Trusses	707.9 FT
18" To 24" Deep Floor Trusses	407.5 FT
18" To 24" Deep Floor Trusses	235.3 FT
18" To 24" Deep Floor Trusses	160.3 FT
18" To 24" Deep Floor Trusses	34.7 FT
18" To 24" Deep Floor Trusses	405.4 FT
18" To 24" Deep Floor Trusses	351.4 FT
18" To 24" Deep Floor Trusses	334.5 FT
18" To 24" Deep Floor Trusses	353.0 FT
18" To 24" Deep Floor Trusses	351.0 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.8 FT
18" To 24" Deep Floor Trusses	549.8 FT
18" To 24" Deep Floor Trusses	522.8 FT
18" To 24" Deep Floor Trusses	289.6 FT
18" To 24" Deep Floor Trusses	184.1 FT
18" To 24" Deep Floor Trusses	55.6 FT
18" To 24" Deep Floor Trusses	573.0 FT
18" To 24" Deep Floor Trusses	571.6 FT



HANNOUCHE ARCHITECTS
 949.261.2070
 20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
 PROJECT # June 11, 2024

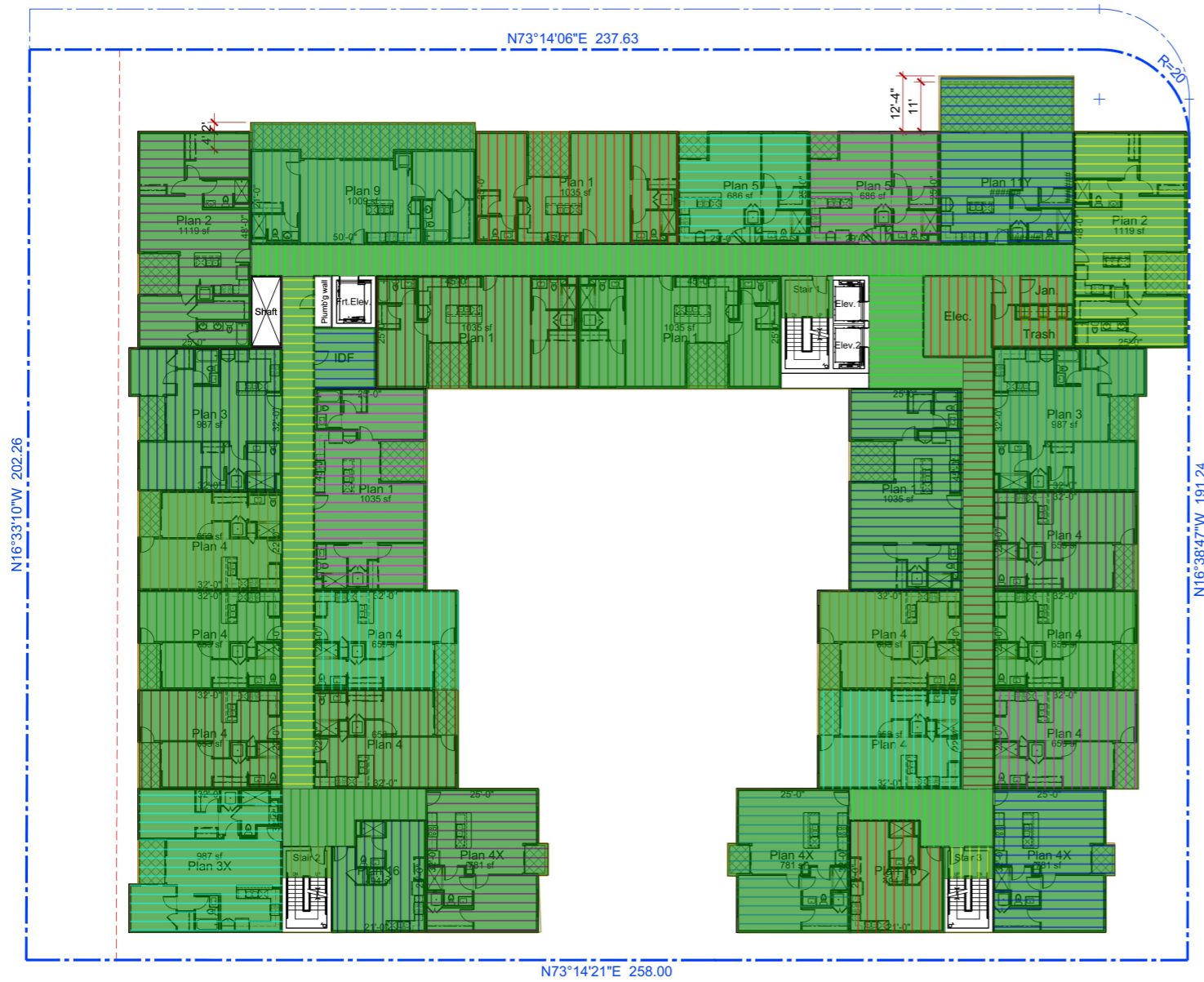
East Carmel Redevelopment

263 & 285 E CARMEL STREET, SAN MARCOS, CA

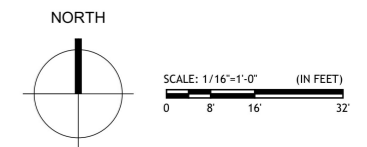
A-5 FIFTH FLOOR PLAN

GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128

E CARMEL ST



■ Rim Board	1210.2 FT
■ 30" Deep Floor Trusses @ 24" O.C	30222.7 SQ FT
■ 18" To 24" Deep Floor Trusses	521.6 FT
■ 18" To 24" Deep Floor Trusses	349.9 FT
■ 18" To 24" Deep Floor Trusses	330.8 FT
■ 18" To 24" Deep Floor Trusses	351.7 FT
■ 18" To 24" Deep Floor Trusses	491.2 FT
■ 18" To 24" Deep Floor Trusses	575.0 FT
■ 18" To 24" Deep Floor Trusses	676.7 FT
■ 18" To 24" Deep Floor Trusses	575.5 FT
■ 18" To 24" Deep Floor Trusses	631.9 FT
■ 18" To 24" Deep Floor Trusses	407.0 FT
■ 18" To 24" Deep Floor Trusses	95.9 FT
■ 18" To 24" Deep Floor Trusses	550.6 FT
■ 18" To 24" Deep Floor Trusses	353.3 FT
■ 18" To 24" Deep Floor Trusses	350.1 FT
■ 18" To 24" Deep Floor Trusses	158.6 FT
■ 18" To 24" Deep Floor Trusses	34.4 FT
■ 18" To 24" Deep Floor Trusses	231.8 FT
■ 18" To 24" Deep Floor Trusses	404.9 FT
■ 18" To 24" Deep Floor Trusses	381.0 FT
■ 18" To 24" Deep Floor Trusses	231.2 FT
■ 18" To 24" Deep Floor Trusses	160.3 FT
■ 18" To 24" Deep Floor Trusses	34.7 FT
■ 18" To 24" Deep Floor Trusses	405.4 FT
■ 18" To 24" Deep Floor Trusses	351.4 FT
■ 18" To 24" Deep Floor Trusses	353.0 FT
■ 18" To 24" Deep Floor Trusses	334.6 FT
■ 18" To 24" Deep Floor Trusses	352.8 FT
■ 18" To 24" Deep Floor Trusses	351.0 FT
■ 18" To 24" Deep Floor Trusses	574.8 FT
■ 18" To 24" Deep Floor Trusses	351.8 FT
■ 18" To 24" Deep Floor Trusses	522.8 FT
■ 18" To 24" Deep Floor Trusses	271.4 FT
■ 18" To 24" Deep Floor Trusses	184.1 FT
■ 18" To 24" Deep Floor Trusses	600.8 FT
■ 18" To 24" Deep Floor Trusses	563.4 FT
■ 18" To 24" Deep Floor Trusses	376.2 FT
■ 18" To 24" Deep Floor Trusses	350.8 FT
■ 18" To 24" Deep Floor Trusses	571.6 FT
■ 18" To 24" Deep Floor Trusses	573.0 FT
■ 18" To 24" Deep Floor Trusses	46.3 FT

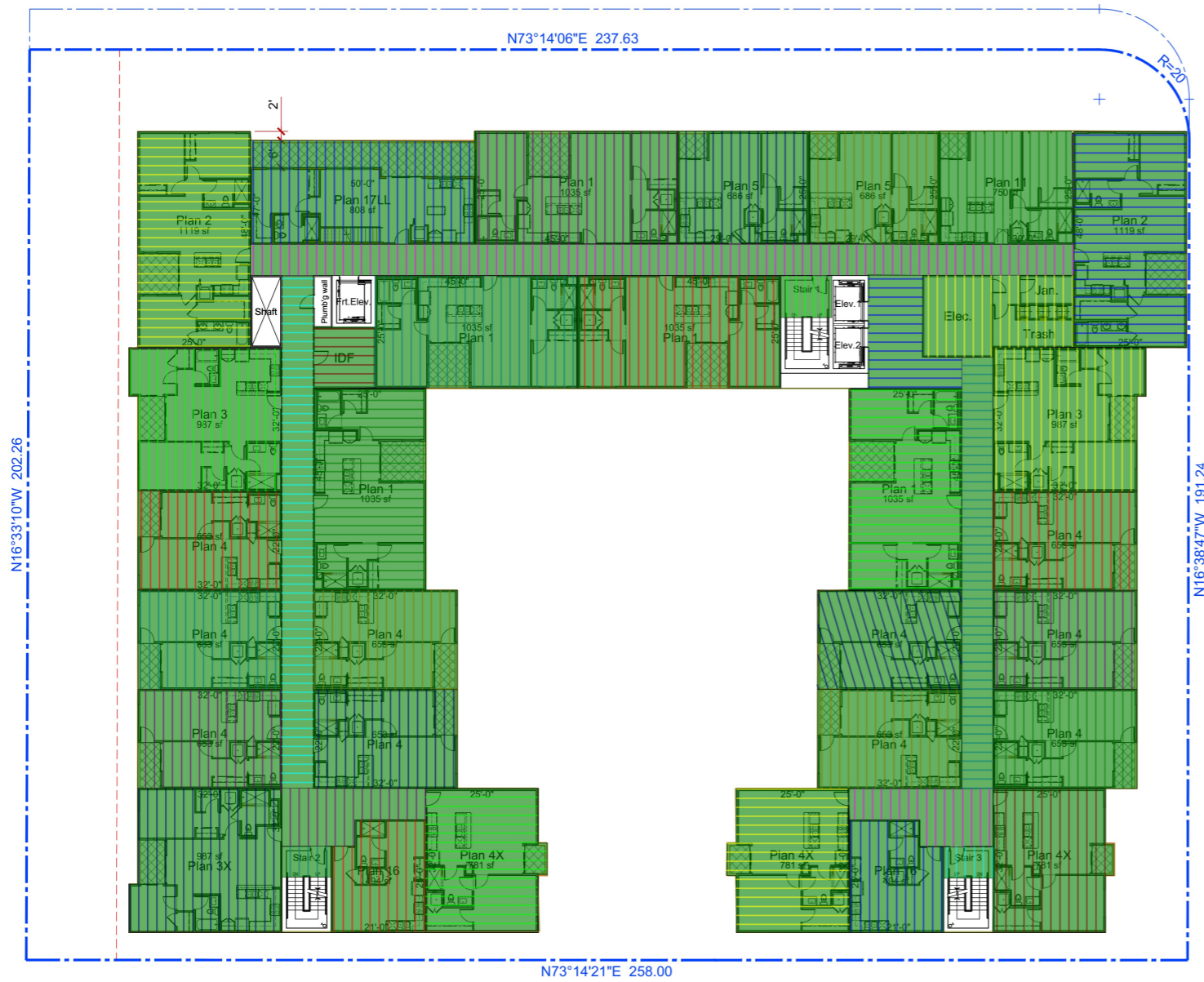


East Carmel Redevelopment

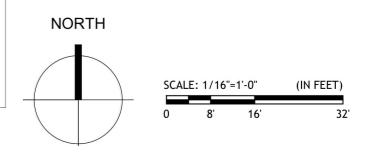
263 & 285 E CARMEL STREET, SAN MARCOS, CA

A-7 SEVENTH FLOOR PLAN

E CARMEL ST



30" Deep Floor Trusses @ 24" O.C	29655.0 SQ FT
Rim Board	1186.2 FT
18" To 24" Deep Floor Trusses	520.6 FT
18" To 24" Deep Floor Trusses	349.9 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.7 FT
18" To 24" Deep Floor Trusses	518.4 FT
18" To 24" Deep Floor Trusses	600.0 FT
18" To 24" Deep Floor Trusses	573.4 FT
18" To 24" Deep Floor Trusses	638.9 FT
18" To 24" Deep Floor Trusses	407.0 FT
18" To 24" Deep Floor Trusses	95.9 FT
18" To 24" Deep Floor Trusses	575.7 FT
18" To 24" Deep Floor Trusses	353.3 FT
18" To 24" Deep Floor Trusses	350.1 FT
18" To 24" Deep Floor Trusses	160.0 FT
18" To 24" Deep Floor Trusses	34.4 FT
18" To 24" Deep Floor Trusses	255.8 FT
18" To 24" Deep Floor Trusses	380.0 FT
18" To 24" Deep Floor Trusses	407.6 FT
18" To 24" Deep Floor Trusses	256.1 FT
18" To 24" Deep Floor Trusses	160.3 FT
18" To 24" Deep Floor Trusses	41.6 FT
18" To 24" Deep Floor Trusses	387.9 FT
18" To 24" Deep Floor Trusses	351.4 FT
18" To 24" Deep Floor Trusses	353.0 FT
18" To 24" Deep Floor Trusses	351.3 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	334.6 FT
18" To 24" Deep Floor Trusses	351.8 FT
18" To 24" Deep Floor Trusses	574.8 FT
18" To 24" Deep Floor Trusses	522.8 FT
18" To 24" Deep Floor Trusses	600.8 FT
18" To 24" Deep Floor Trusses	377.5 FT
18" To 24" Deep Floor Trusses	350.9 FT
18" To 24" Deep Floor Trusses	348.8 FT
18" To 24" Deep Floor Trusses	575.4 FT
18" To 24" Deep Floor Trusses	571.6 FT
18" To 24" Deep Floor Trusses	548.0 FT
18" To 24" Deep Floor Trusses	46.3 FT
18" To 24" Deep Floor Trusses	289.5 FT
18" To 24" Deep Floor Trusses	192.9 FT

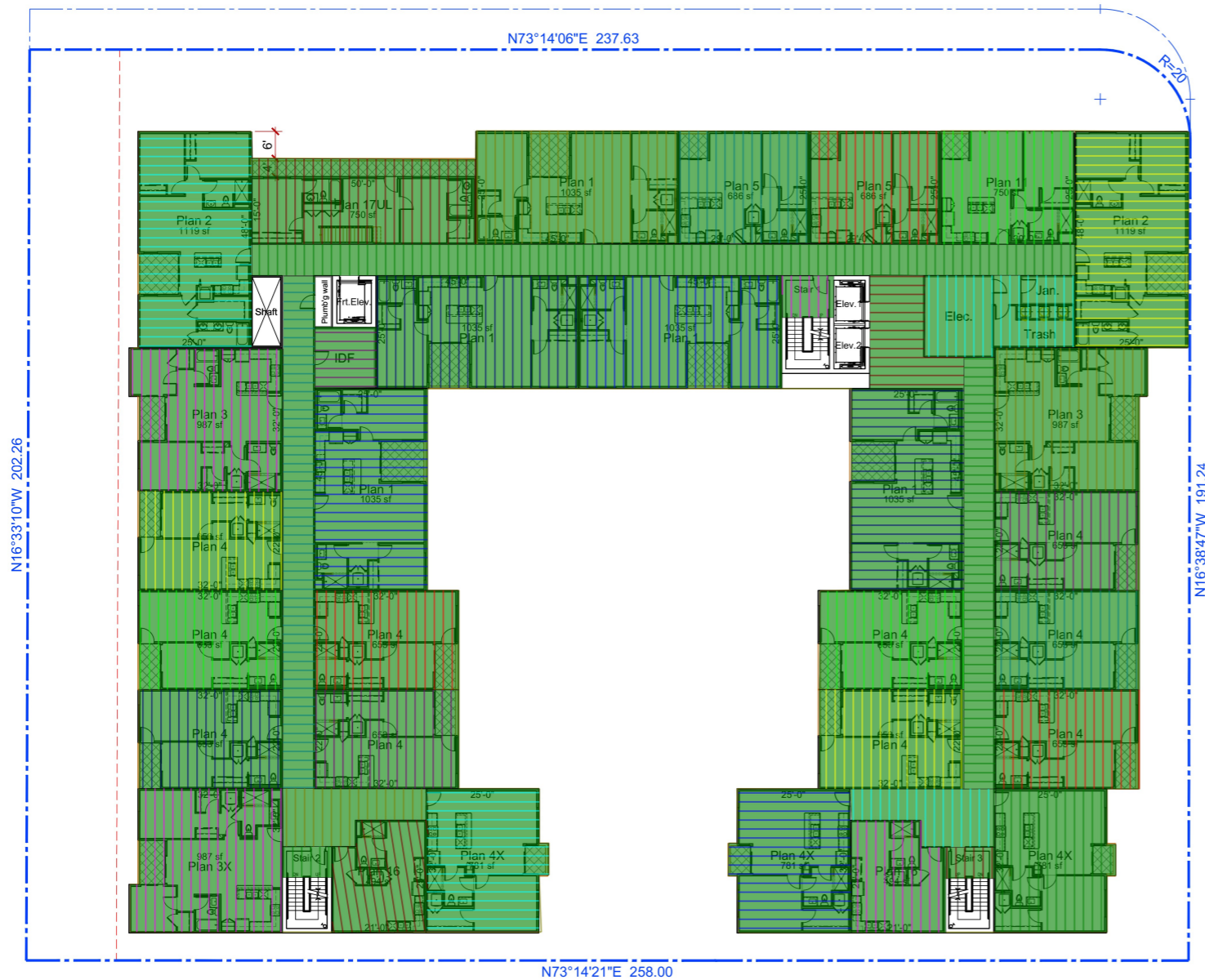


East Carmel Redevelopment

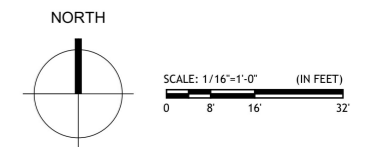
263 & 285 E CARMEL STREET, SAN MARCOS, CA

A-8 EIGHT FLOOR PLAN

E CARMEL ST



Rim Board	1194.1 FT
30" Deep Floor Trusses @ 24" O.C	29455.5 SQ FT
18" To 24" Deep Floor Trusses	520.6 FT
18" To 24" Deep Floor Trusses	407.0 FT
18" To 24" Deep Floor Trusses	245.7 FT
18" To 24" Deep Floor Trusses	41.3 FT
18" To 24" Deep Floor Trusses	158.7 FT
18" To 24" Deep Floor Trusses	349.9 FT
18" To 24" Deep Floor Trusses	350.1 FT
18" To 24" Deep Floor Trusses	407.1 FT
18" To 24" Deep Floor Trusses	353.3 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.5 FT
18" To 24" Deep Floor Trusses	550.7 FT
18" To 24" Deep Floor Trusses	518.4 FT
18" To 24" Deep Floor Trusses	600.0 FT
18" To 24" Deep Floor Trusses	472.9 FT
18" To 24" Deep Floor Trusses	631.9 FT
18" To 24" Deep Floor Trusses	575.5 FT
18" To 24" Deep Floor Trusses	571.6 FT
18" To 24" Deep Floor Trusses	95.9 FT
18" To 24" Deep Floor Trusses	373.8 FT
18" To 24" Deep Floor Trusses	350.9 FT
18" To 24" Deep Floor Trusses	377.5 FT
18" To 24" Deep Floor Trusses	600.8 FT
18" To 24" Deep Floor Trusses	548.1 FT
18" To 24" Deep Floor Trusses	50.5 FT
18" To 24" Deep Floor Trusses	289.5 FT
18" To 24" Deep Floor Trusses	192.9 FT
18" To 24" Deep Floor Trusses	334.5 FT
18" To 24" Deep Floor Trusses	522.8 FT
18" To 24" Deep Floor Trusses	574.8 FT
18" To 24" Deep Floor Trusses	351.8 FT
18" To 24" Deep Floor Trusses	352.8 FT
18" To 24" Deep Floor Trusses	351.4 FT
18" To 24" Deep Floor Trusses	351.2 FT
18" To 24" Deep Floor Trusses	353.0 FT
18" To 24" Deep Floor Trusses	407.7 FT
18" To 24" Deep Floor Trusses	237.2 FT
18" To 24" Deep Floor Trusses	160.3 FT
18" To 24" Deep Floor Trusses	41.6 FT
18" To 24" Deep Floor Trusses	387.9 FT

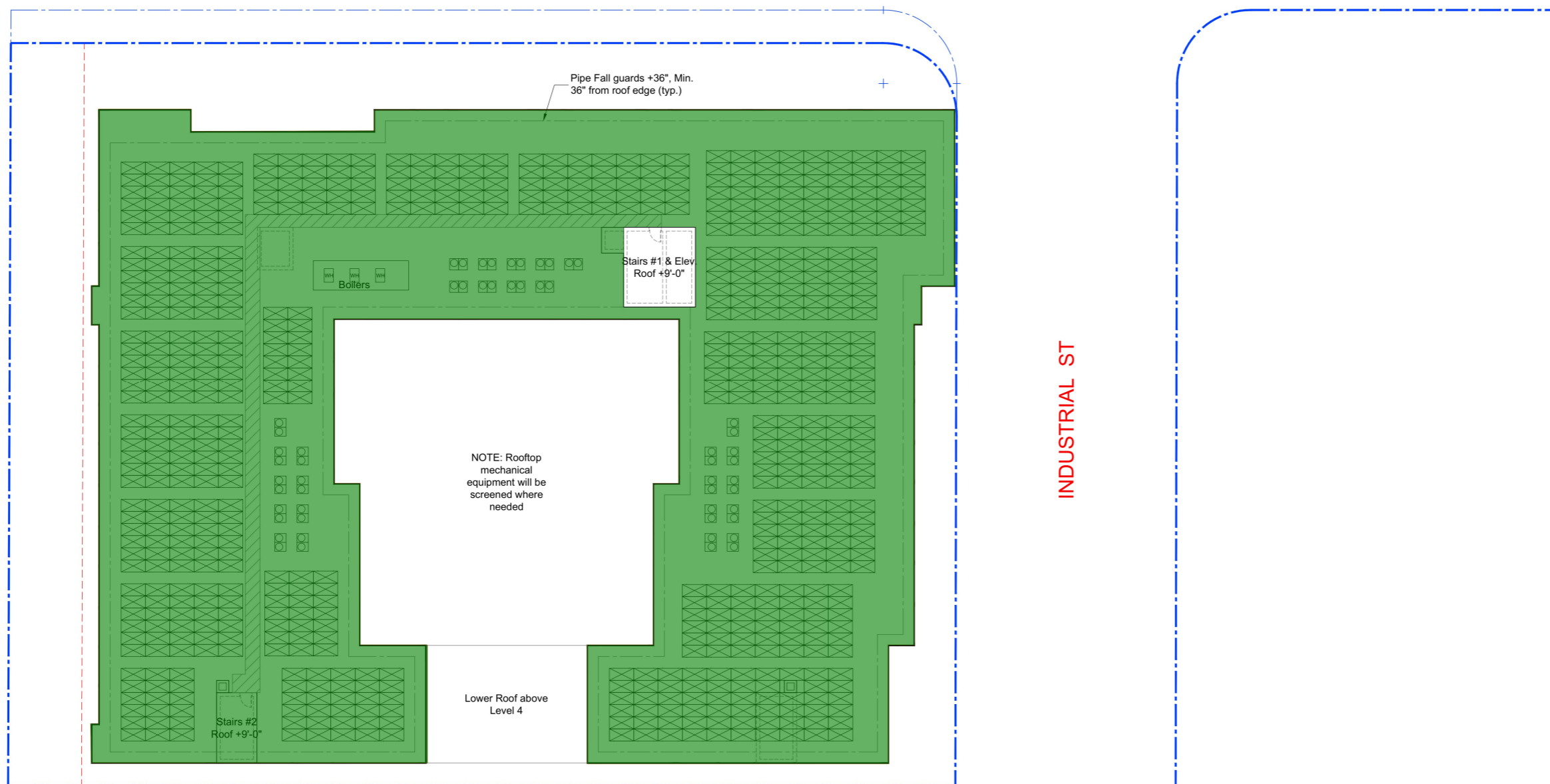


East Carmel Redevelopment

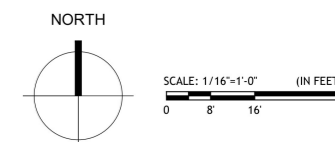
263 & 285 E CARMEL STREET, SAN MARCOS, CA

A-9 NINTH FLOOR PLAN

E CARMEL ST



INDUSTRIAL ST



 **30" Deep Roof Trusses @ 24" O.C**
 **Rim Board**

30039.8 SQ FT
1185.1 FT

Carmel St. Redevelopment Project

**A-10
ROOF PLAN**

263 & 285 E CARMEL STREET, SAN MARCOS, CA

GSABCD, LLC
 18676 Aceituno St.
 San Diego CA 92128

