

# CRI ON CARPENTER INC.

## Carpenter & Guadalupe Street between 1st & 2nd Avenue CARMEL-BY-THE-SEA, CA 93921

PDF

GENERAL NOTES	PROJECT DATA	PROJECT TEAM	SHEET INDEX
<p>1. <b>CONTRACTOR LICENSE:</b> THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.</p> <p>2. <b>SCOPE:</b> THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.</p> <p>3. <b>QUALITY CONTROL:</b> IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.</p> <p>4. <b>WARRANTY:</b> THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.</p> <p>5. <b>PERMITS:</b> UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES, THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.</p> <p>6. <b>LEGAL/NOTICES/CODE COMPLIANCE:</b> THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)</p> <p>7. <b>CONSTRUCTION RESPONSIBILITY:</b> THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.</p> <p>8. <b>JOB SITE SAFETY:</b> THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.</p> <p>9. <b>INSURANCE:</b> LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.</p> <p>10. <b>INDEMNIFICATION:</b> THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.</p> <p>11. <b>CLEANING UP:</b> THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.</p> <p>12. <b>EXISTING CONDITION:</b> CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.</p> <p>13. <b>CONSTRUCTION NOTES:</b> ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.</p> <p>14. <b>BUILDING CODES:</b> BUILDING SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODES/CALIFORNIA RESIDENTIAL CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.</p>	<p>ADDRESS: CARPENTER &amp; GUADALUPE STREET BETWEEN 1st &amp; 2nd AVENUE CARMEL - BY-THE-SEA, CA 93921</p> <p>LOT SIZE: 64,000 S.F. A.P.N.: 010-021-002-000 BLOCK: 17 LOT: 1 THRU 16 ZONING: R1 TYPE OF CONSTRUCTION: (V-B) FRONT SETBACK: 15.0 MIN. SIDE SETBACKS: 25% OF SITE WIDTH (MIN. 3 FT.) REAR SETBACK: 15.0 MIN. MAX. BUILDING HEIGHT: 24'-0" ONE STORY PLATE HEIGHT: 12'-0" TWO STORY PLATE HEIGHT: 18'-0"</p> <p><b>PROJECT DESCRIPTION:</b></p> <p>CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER &amp; GUADALUPE STREET BETWEEN 1st &amp; 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921</p> <p><b>LOT AREA</b></p> <p>8 LOTS ALONG CARPENTER STREET 32,000 S.F. 8 LOTS ALONG GUADALUPE STREET 32,000 S.F. NET LOT SIZE 64,000 S.F.</p> <p><b>FLOOR AREA</b></p> <p><b>RESORT COTTAGES ALONG CARPENTER STREET</b></p> <p>(16) - ONE BEDROOM UNIT @ 900 S.F. PER UNIT 14,400 S.F. RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR 350 S.F. SPA &amp; OFFICE @ BASEMENT 2,060 S.F.</p> <p><b>SINGLE FAMILY DWELLING ALONG GUADALUPE STREET</b></p> <p>(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT 14,400 S.F.</p>	<p>OWNER: CRI ON CARPENTER INC. 1240 MUNRAS AVENUE MONTEREY, CA 93940 PH: 510-853-2100</p> <p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE: 831-372-0410</p> <p>SURVEYOR: LUCIDO SURVEYORS 2 SAUCITO AVENUE DEL REY OAKS, CA 93940 PH: 831-620-5032 CONTACT: FRANK LUCIDO JR.</p>	<p><b>ARCHITECTURAL</b></p> <p>A-0.1 COVER SHEET A-1.1 MAIN FLOOR SITE DEVELOPMENT PLAN A-1.2 UPPER FLOOR SITE DEVELOPMENT PLAN A-1.3 BASEMENT FLOOR SITE DEVELOPMENT PLAN A-2.0 RESORT COTTAGES - BASEMENT FLOOR PLAN POOL &amp; SPA A-2.1 RESORT COTTAGES - PARTIAL MAIN FLOOR PLAN A-2.2 RESORT COTTAGES - PARTIAL UPPER FLOOR PLAN A-2.3 RESORT COTTAGES - TYPICAL FLOOR PLAN T-1 TOPOGRAPHIC SURVEY</p>
<p><b>OWNERSHIP NOTES</b></p> <p>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</p> <p>1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER. HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED:</p> <p>2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.</p> <p>3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.</p> <p>4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.</p>	<p><b>LOCATION MAP</b></p>	<p><b>VICINITY MAP</b></p>	

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

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CRI ON CARPENTER INC.  
Carpenter & Guadalupe Street  
Between 1st & 2nd Avenue  
Carmel-by-the-Sea, CA 93921  
CIC-021-002

CARPENTER STREET  
(A 50 FOOT WIDE CITY STREET)

LEGEND:

LEGEND (cont'd):

- FOUND 1/2" IRON PIPE, PLS 4247 (UNLESS NOTED OTHERWISE)
- FOUND 2x2 REDWOOD HUB (UNLESS NOTED OTHERWISE)
- FOUND RUSTED NAIL REPLACED WITH SPIKE & BRASS DISC, PLS 8368
- FOUND CUT CROSS ON TOP OF CARMEL STONE WALL
- SET 3/4" IRON BAR, PLS 8368 (UNLESS NOTED OTHERWISE)
- SET SPIKE & BRASS DISC, PLS 8368 (UNLESS NOTED OTHERWISE)
- SET DURA NAIL & BRASS DISC, PLS 8368 (UNLESS NOTED OTHERWISE)
- CORNER FALLS IN UTILITY VAULT (MONUMENT NOT SET)
- CORNER FALLS IN BUILDING (MONUMENT NOT SET)
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- BACK OF CURB
- SIDEWALK
- DRIVEWAY
- FLOWLINE
- BUILDING OUTLINE
- CHIMNEY
- APPROXIMATE THRESHOLD ELEVATION
- DECK
- CONC PAD
- STEP
- PLANTER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER CLEAN-OUT
- STORM DRAIN MANHOLE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
- UTILITY POLE
- UTILITY LID
- GUY WIRE
- ELECTRIC VAULT
- UTILITY VAULT
- ELECTRIC METER
- STREET LIGHT
- LAMP POST
- TELEPHONE STANDARD
- CABLE TELEVISION BOX
- GAS METER
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- SIGN POST
- MAIL BOX
- BOLLARD
- PILLAR
- BLOCK RETAINING WALL
- ROCKS
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- ASPHALT CONCRETE
- CARMEL STONE
- CONCRETE PAD
- CONCRETE
- DECOMPOSED GRANITE
- EXPOSED AGGREGATE
- FIRE PIT
- PORTLAND CEMENT CONCRETE
- PAVER STONE
- RIDGE HEIGHT ELEVATION
- SIDEWALK
- TRASH ENCLOSURE
- EDGE OF FOLIAGE
- TREE WITH SIZE AND TYPE
- ACACIA
- CYPRESS
- OAK
- PINE
- REDWOOD
- TREE
- SPOT ELEVATION

FIRST AVENUE  
(A 50 FOOT WIDE CITY STREET)

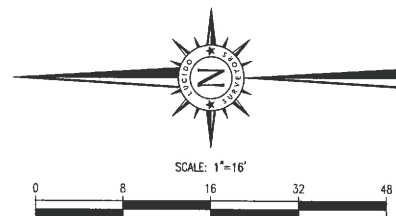
GUADALUPE STREET  
(A 50 FOOT WIDE CITY STREET)

- 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 ON FILE. A SERIES OF CORNER RECORDS ARE CURRENTLY IN THE SUBMITTAL PROCESS TO THE COUNTY SURVEYOR. (SEE CORNER RECORD 2053).
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS. PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - NOT ALL THE DETAIL OF EVERY PHYSICAL FEATURE ON THE SITE ARE SHOWN. ONLY THE NECESSARY DETAILS CONSIDERED BY THE ARCHITECT TO CONVEY THE GENERAL CONDITIONS OF THE SITE ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2018, MARCH AND APRIL OF 2019.

SQUARE FOOTAGE CALCULATIONS:

- Lots 1 through 16 total 64,000 square feet.
- The buildings and/or structures are shown approximate only due to measurement limitations, irregular shape of materials, pop-outs, bull nose corners, etc. The square footage number (shown as SQ. FT.) for each structure is also approximate only. The criteria for calculating the square footage for a building and/or structure can vary, depending on the needs of the interested parties. The interested parties have requested an approximate only calculation, based on approximate building and/or structure measurements. All of these figures are preliminary only, and subject to revision at a later date.

BENCHMARK:  
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY (SAID BENCHMARK NOT SHOWN).



TOPOGRAPHIC SITE SURVEY

OF  
Lots 1 thru 16 in Block 17  
per

Volume 1 of Cities and Towns at Page 52

Records of Monterey County

PREPARED FOR  
Don Desai

BY  
LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping  
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue  
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com  
(831) 620-5332

SCALE: 1"=16'

PROJECT No. 2163

APRIL 2019

CITY OF CARMEL

COUNTY OF MONTEREY

STATE OF CALIFORNIA

CARPENTER STREET  
(A 50 FOOT WIDE CITY STREET)

FIRST AVENUE  
(A 50 FOOT WIDE CITY STREET)

GUADALUPE STREET  
(A 50 FOOT WIDE CITY STREET)

SITE DEVELOPMENT & TREE REMOVAL PLAN

SCALE: 1/8" = 1'-0"



PROJECT DATA

ADDRESS: CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE  
CARMEL - BY-THE-SEA, CA 93921

LOT SIZE: 64,000 S.F.  
A.P.N.: 010-021-002-000  
BLOCK: 17  
LOT: 1 THRU 16  
ZONING: R1  
TYPE OF CONSTRUCTION: (V-B)  
FRONT SETBACK: 15.0' MIN.  
SIDE SETBACKS: 25% OF SITE WIDTH (MIN. 3 FT.)  
REAR SETBACK: 15.0' MIN.  
MAX. BUILDING HEIGHT: 24'-0"  
ONE STORY PLATE HEIGHT: 12'-0"  
TWO STORY PLATE HEIGHT: 18'-0"

PROJECT DESCRIPTION:

CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER &  
GUADALUPE STREET BETWEEN 1st & 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921

LOT AREA

8 LOTS ALONG CARPENTER STREET 32,000 S.F.  
8 LOTS ALONG GUADALUPE STREET 32,000 S.F.  
NET LOT SIZE 64,000 S.F.

FLOOR AREA

RESORT COTTAGES ALONG CARPENTER STREET

(16) - ONE BEDROOM UNIT @ 900 S.F. PER UNIT 14,400 S.F.  
RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR 350 S.F.  
SPA & OFFICE @ BASEMENT 2,060 S.F.

SINGLE FAMILY DWELLING ALONG GUADALUPE STREET

(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT 14,400 S.F.

LEGEND

TREES TO BE REMOVED

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (5) 24" DIA., (3) 20" DIA., (3) 18" DIA., (2) 16" DIA., (3) 14" DIA., (7) 12" DIA., (3) 10" DIA., (4) 8" DIA., & (14) 6" DIA.,	44 - TREE
(K) OAK (1) 28" DIA., (1) 12" DIA., & (1) 6" DIA.	3 - OAK
(C) CYPRESS (1) 6" DIA.	1 - CYPRESS
(P) PINE (1) 16" DIA.	1 - PINE
(R) REDWOOD (1) 16" DIA.	1 - REDWOOD

CARPENTER STREET  
(A 50 FOOT WIDE CITY STREET)

FIRST AVENUE  
(A 50 FOOT WIDE CITY STREET)

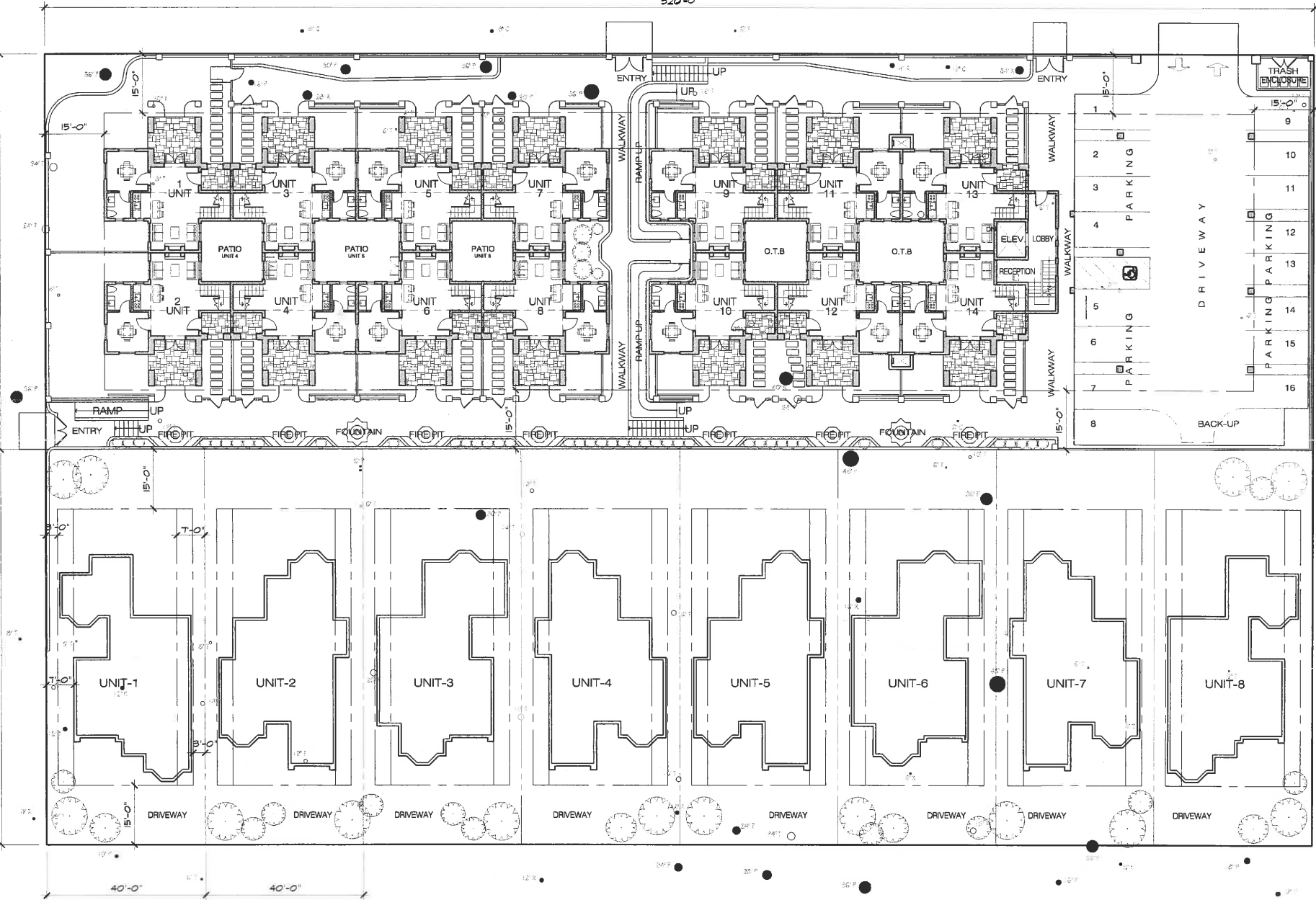
GUADALUPE STREET  
(A 50 FOOT WIDE CITY STREET)

SITE DEVELOPMENT PLAN

SCALE: 1/6" = 1'-0"



Half-Size on 12x18



PROJECT DATA

ADDRESS: CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE  
CARMEL - BY-THE-SEA, CA 93921

LOT SIZE: 64,000 S.F.  
A.P.N.: 010-021-002-000  
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CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER &  
GUADALUPE STREET BETWEEN 1st & 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921

LOT AREA

8 LOTS ALONG CARPENTER STREET 32,000 S.F.  
8 LOTS ALONG GUADALUPE STREET 32,000 S.F.  
NET LOT SIZE 64,000 S.F.

FLOOR AREA

RESORT COTTAGES ALONG CARPENTER STREET

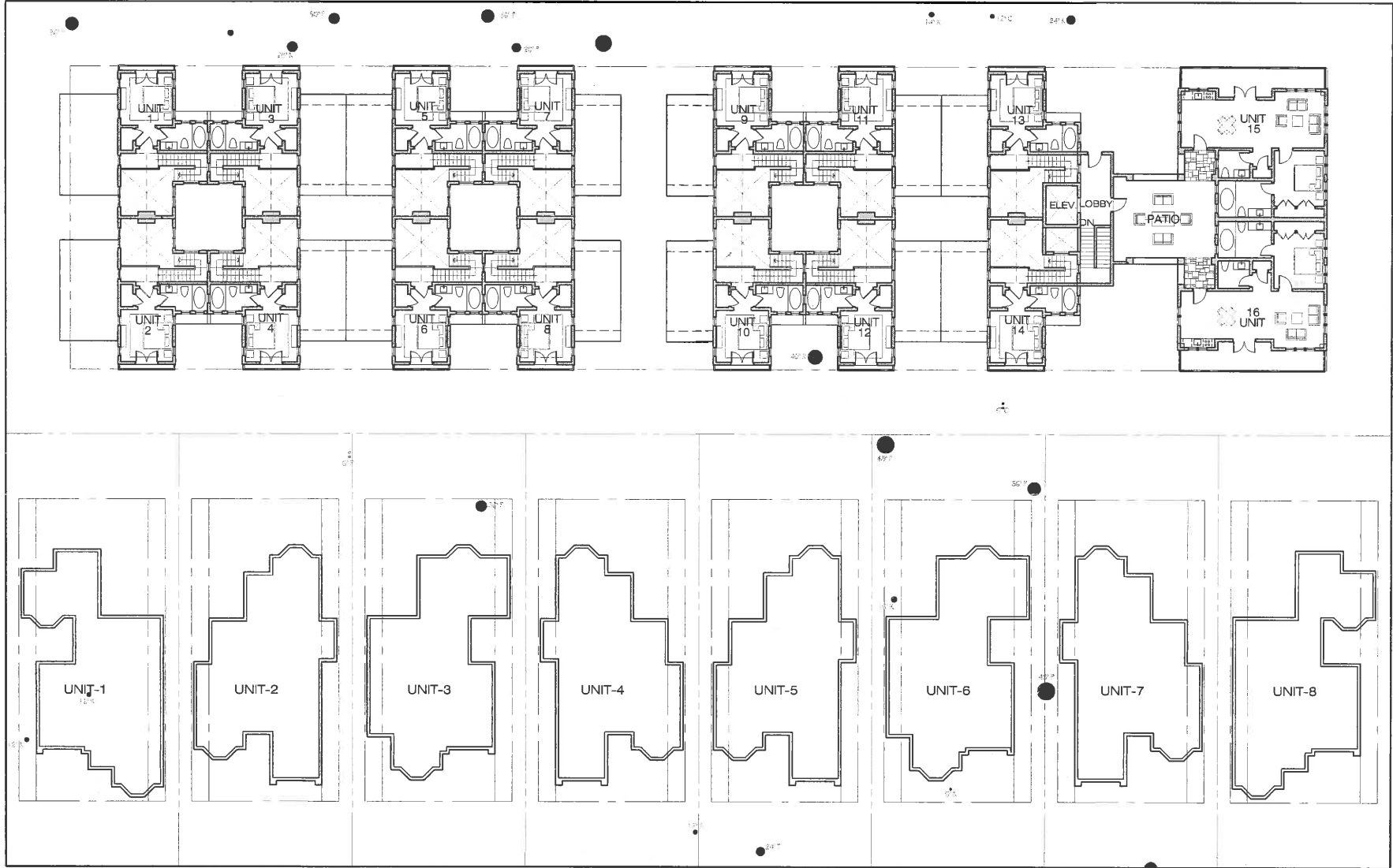
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RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR 350 S.F.  
SPA & OFFICE @ BASEMENT 2,060 S.F.

SINGLE FAMILY DWELLING ALONG GUADALUPE STREET

(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT 14,400 S.F.

Half-Size on 12x18

**FIRST AVENUE**  
(A 50 FOOT WIDE CITY STREET)



**GUADALUPE STREET**  
(A 50 FOOT WIDE CITY STREET)

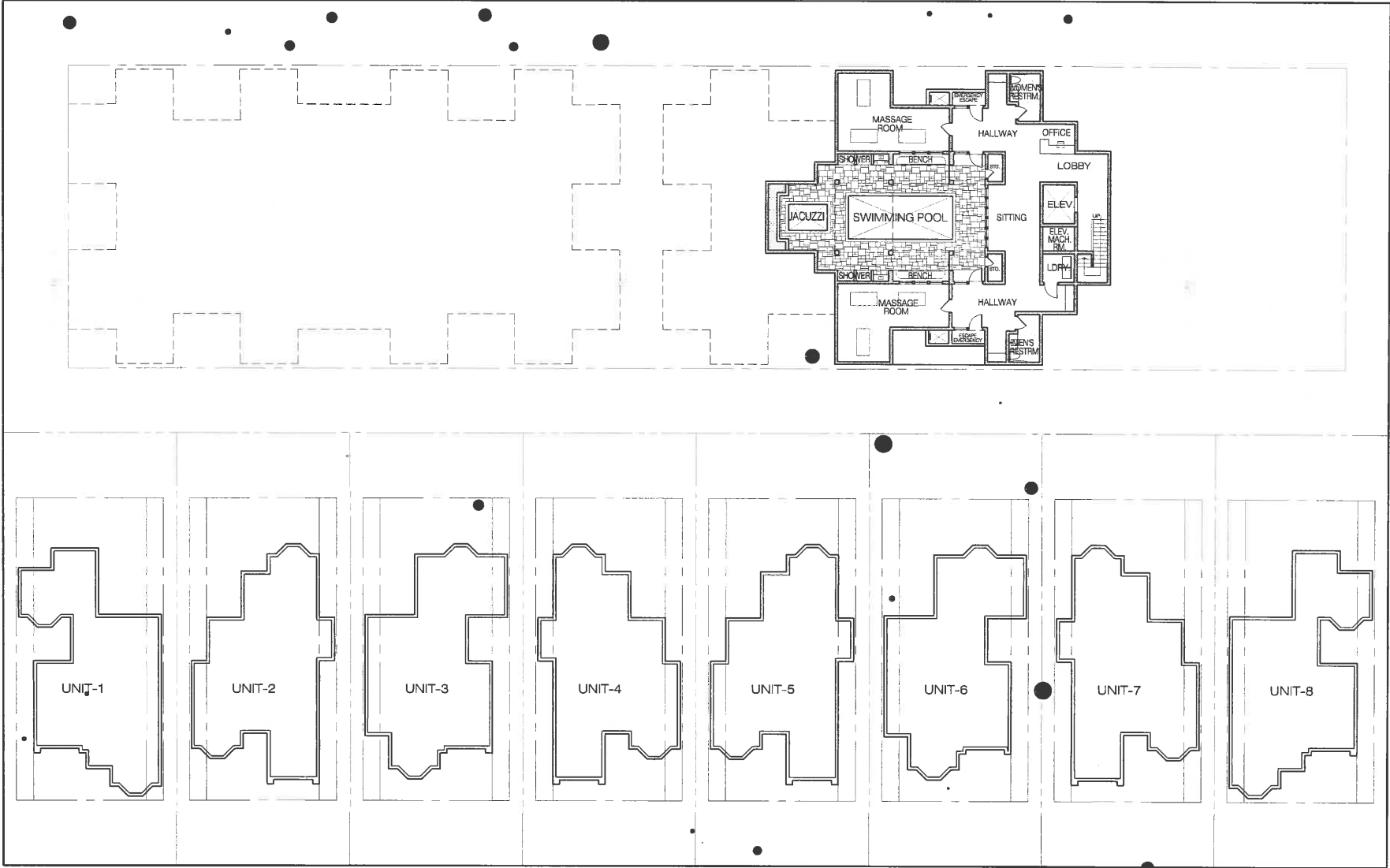
**UPPER LEVEL  
SITE DEVELOPMENT PLAN**

SCALE: 1/8" = 1'-0"



Half-Size on 12x18

**FIRST AVENUE**  
(A 50 FOOT WIDE CITY STREET)



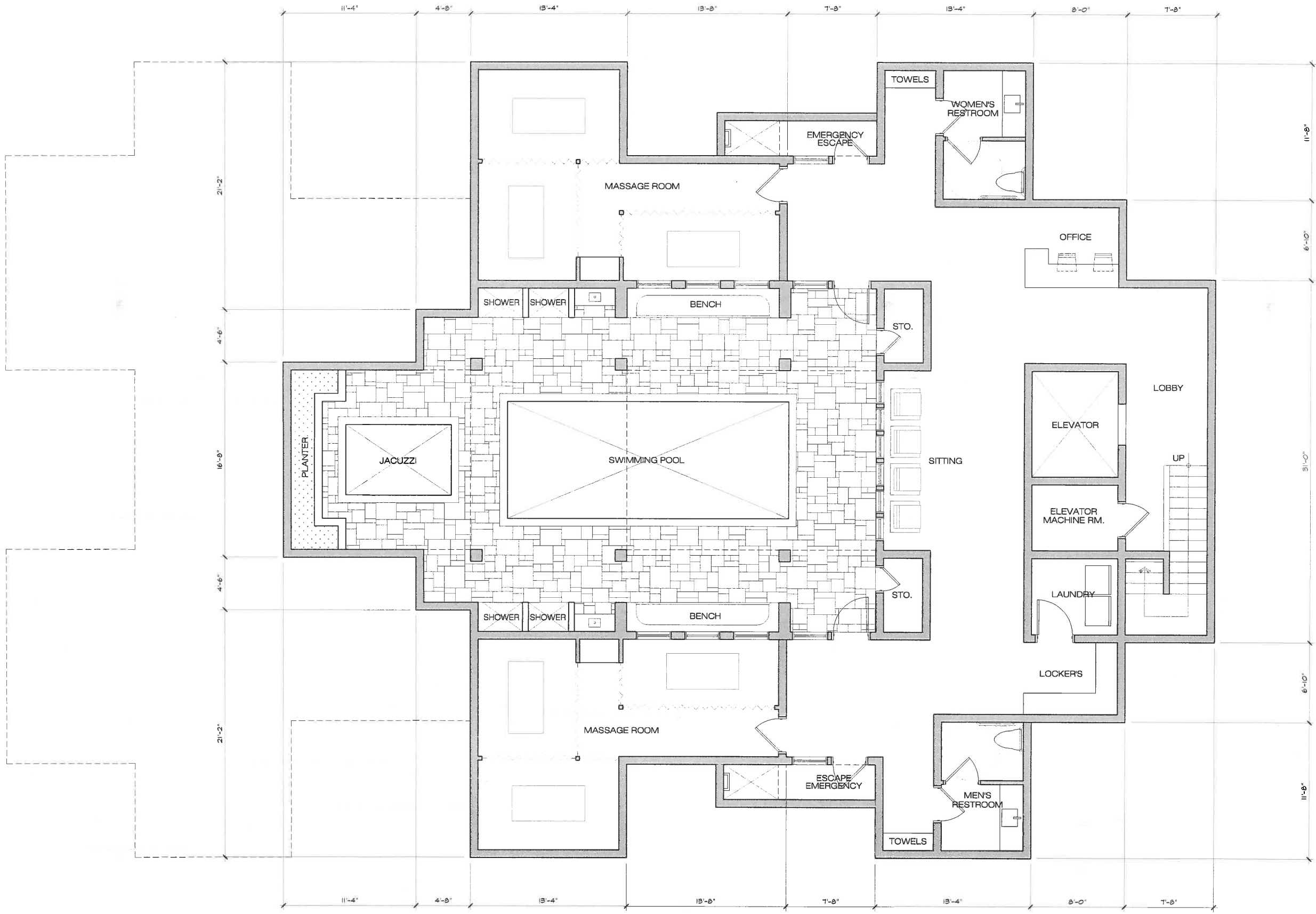
**CARPENTER STREET**  
(A 50 FOOT WIDE CITY STREET)

**GUADALUPE STREET**  
(A 50 FOOT WIDE CITY STREET)

**BASEMENT LEVEL  
SITE DEVELOPMENT PLAN**

SCALE: 1/8" = 1'-0"





**RESORT - POOL & SPA  
BASEMENT FLOOR PLAN**

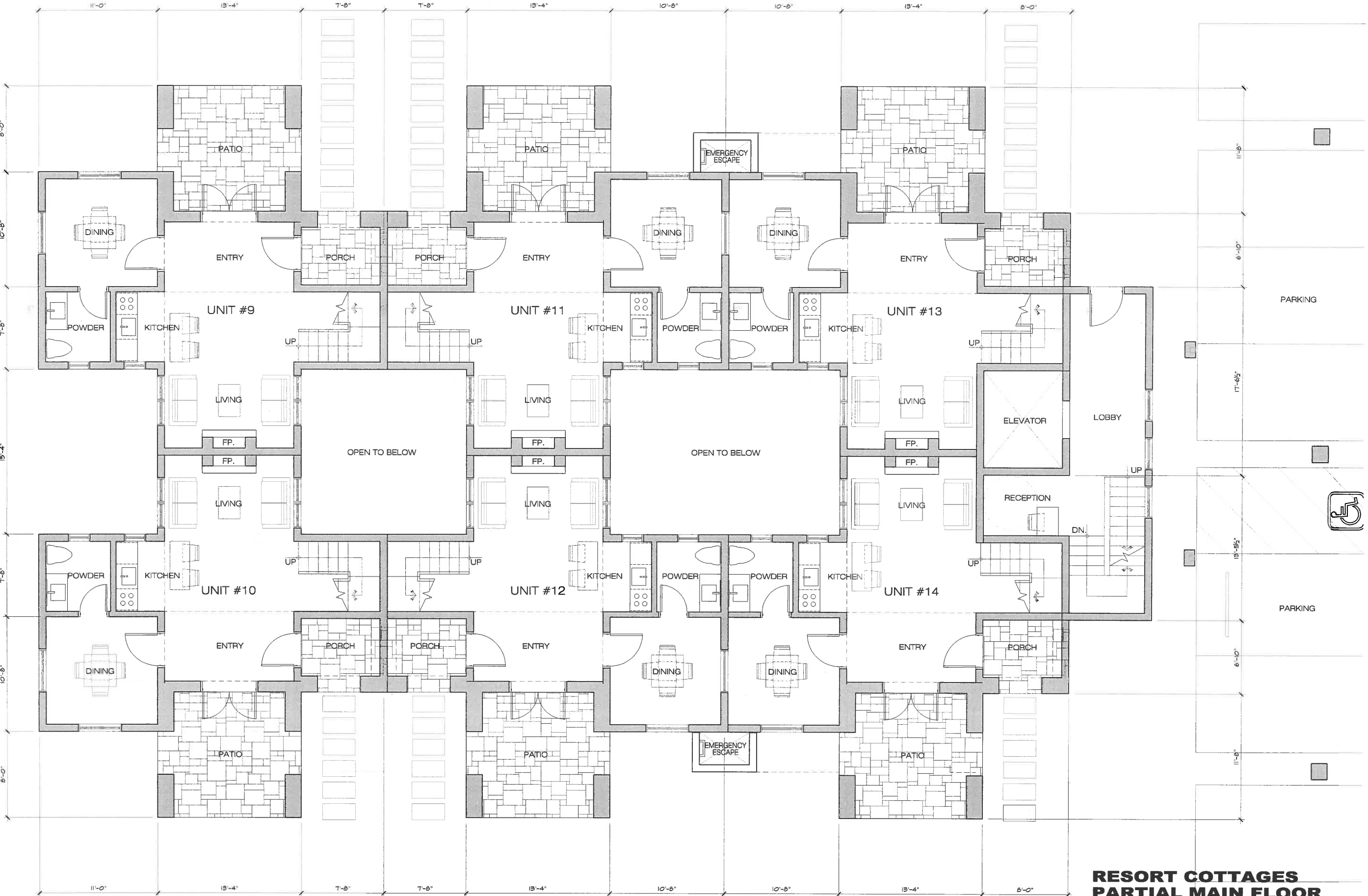
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 12' 16' 20'

SPA FLOOR AREA 2,060 S.F.



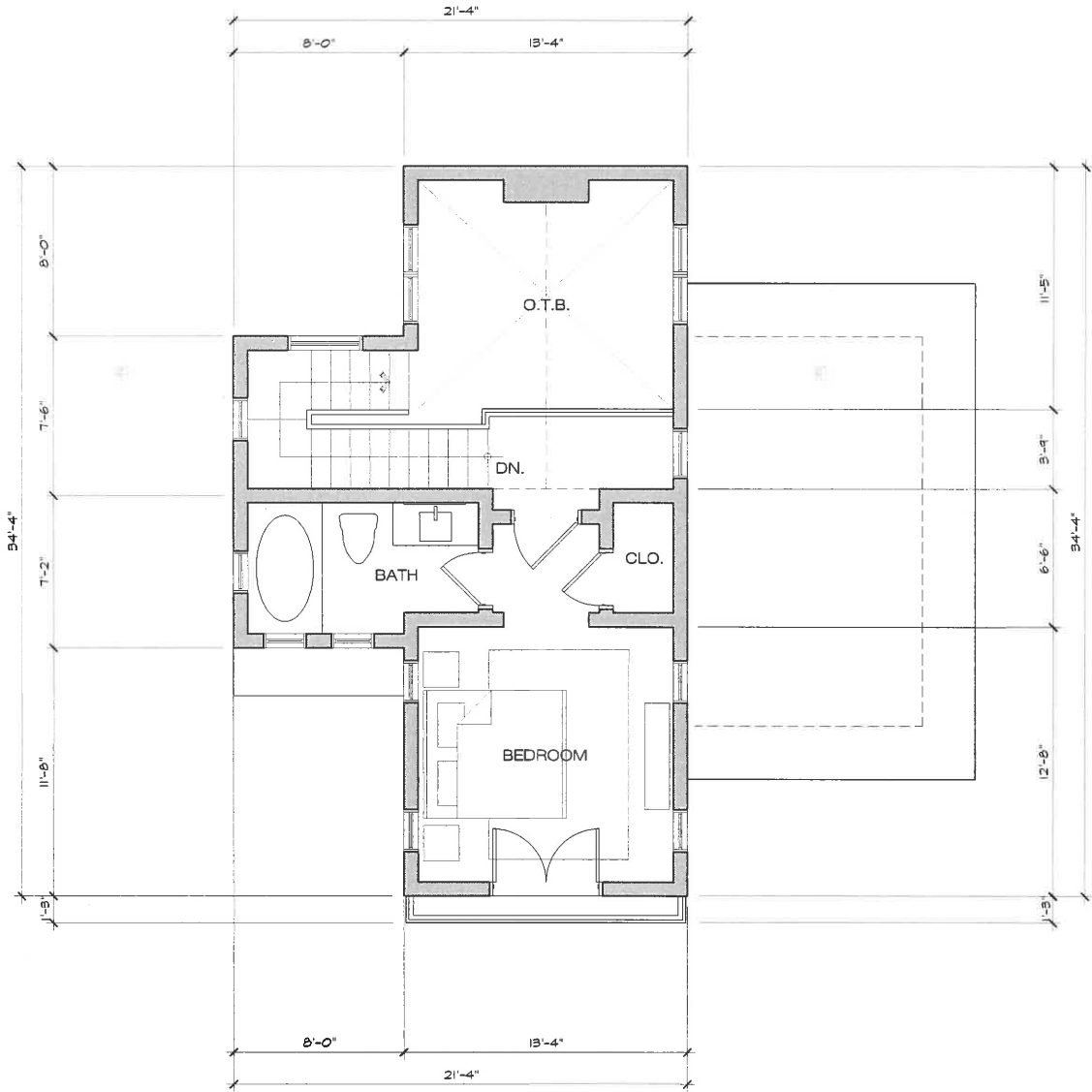
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**RESORT COTTAGES  
PARTIAL MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

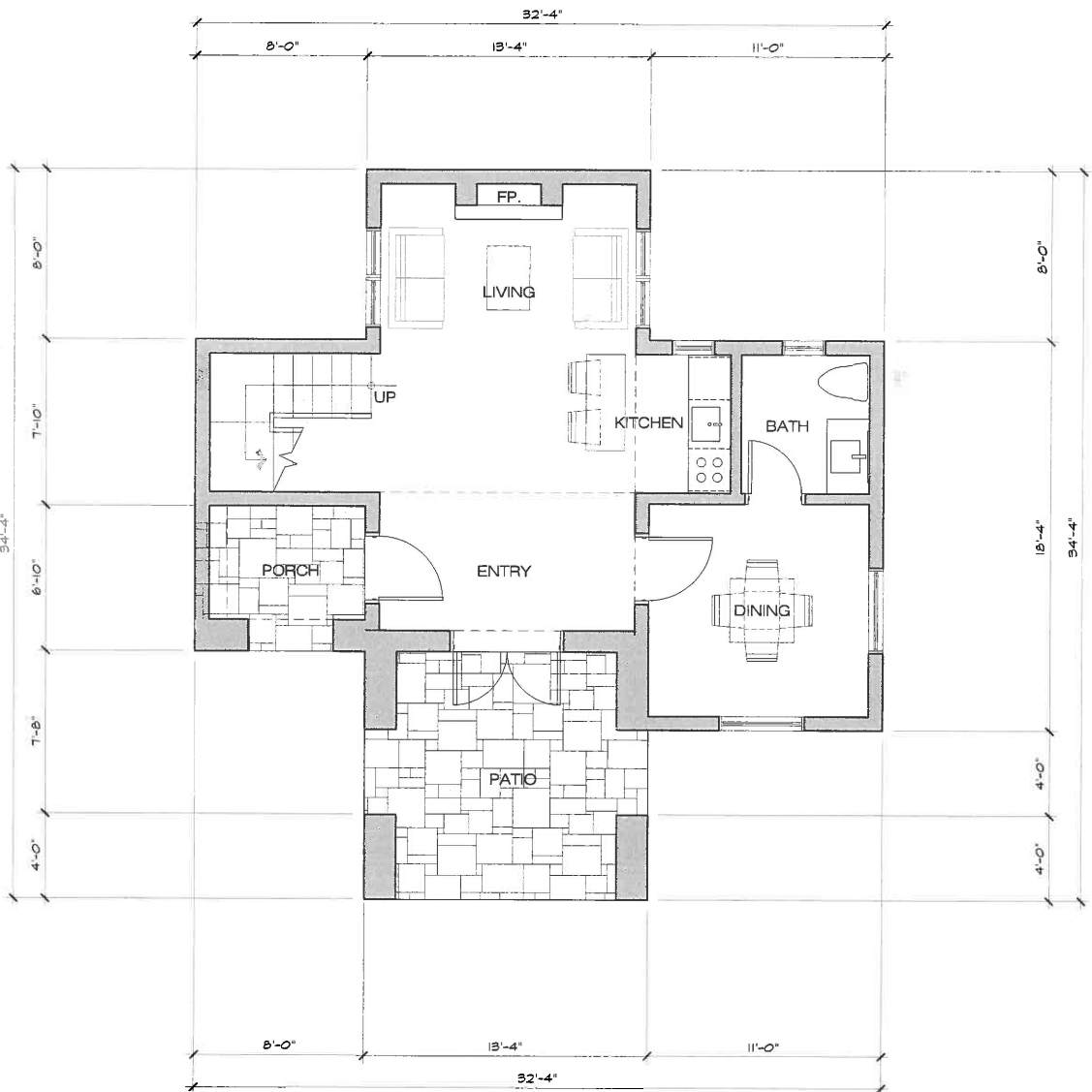






TYPICAL COTTAGE UNIT # 1 TO #14  
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



TYPICAL COTTAGE UNIT # 1 TO #14  
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN FLOOR AREA	570 S.F.
UPPER FLOOR AREA	330 S.F.
TOTAL	900 S.F.

