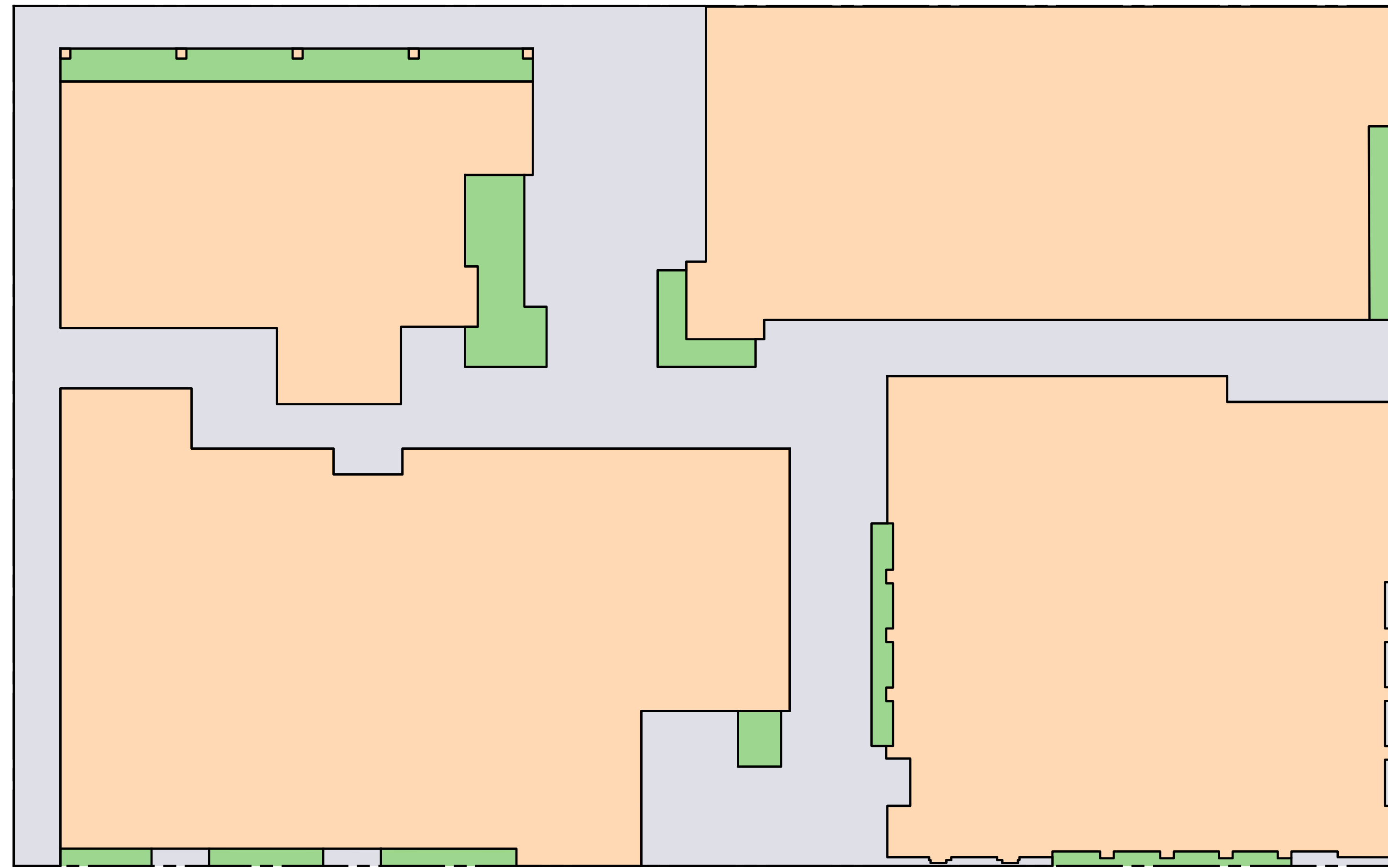
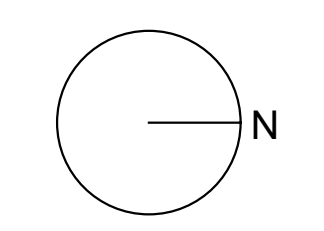


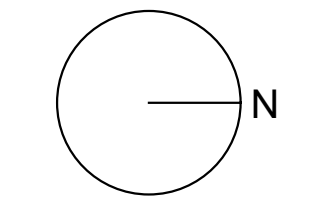
**ULRIKA PLAZA
BUILDING COVERAGE**

16,000 S.F. PARCEL
12,483 S.F. BUILDING COVERAGE
12,483 S.F. / 16,000 = 78%



**ULRIKA PLAZA
LANDSCAPE AREAS**

669 S.F. SOFTSCAPE AREA
3,901 S.F. HARDSCAPE AREA



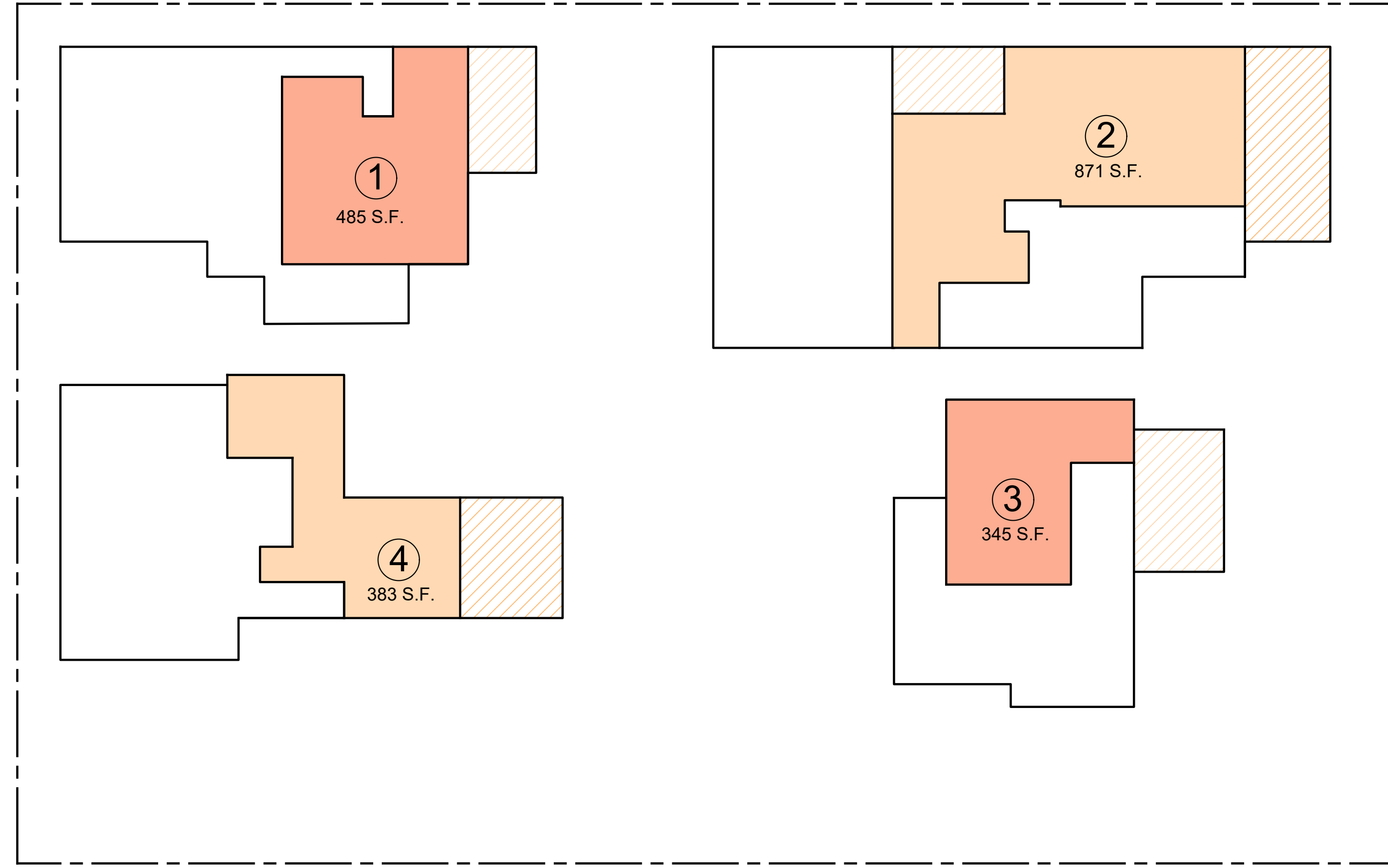
ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

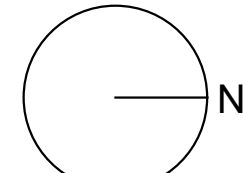

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:
**BUILDING
AREA
DIAGRAMS**
SHEET NO.:

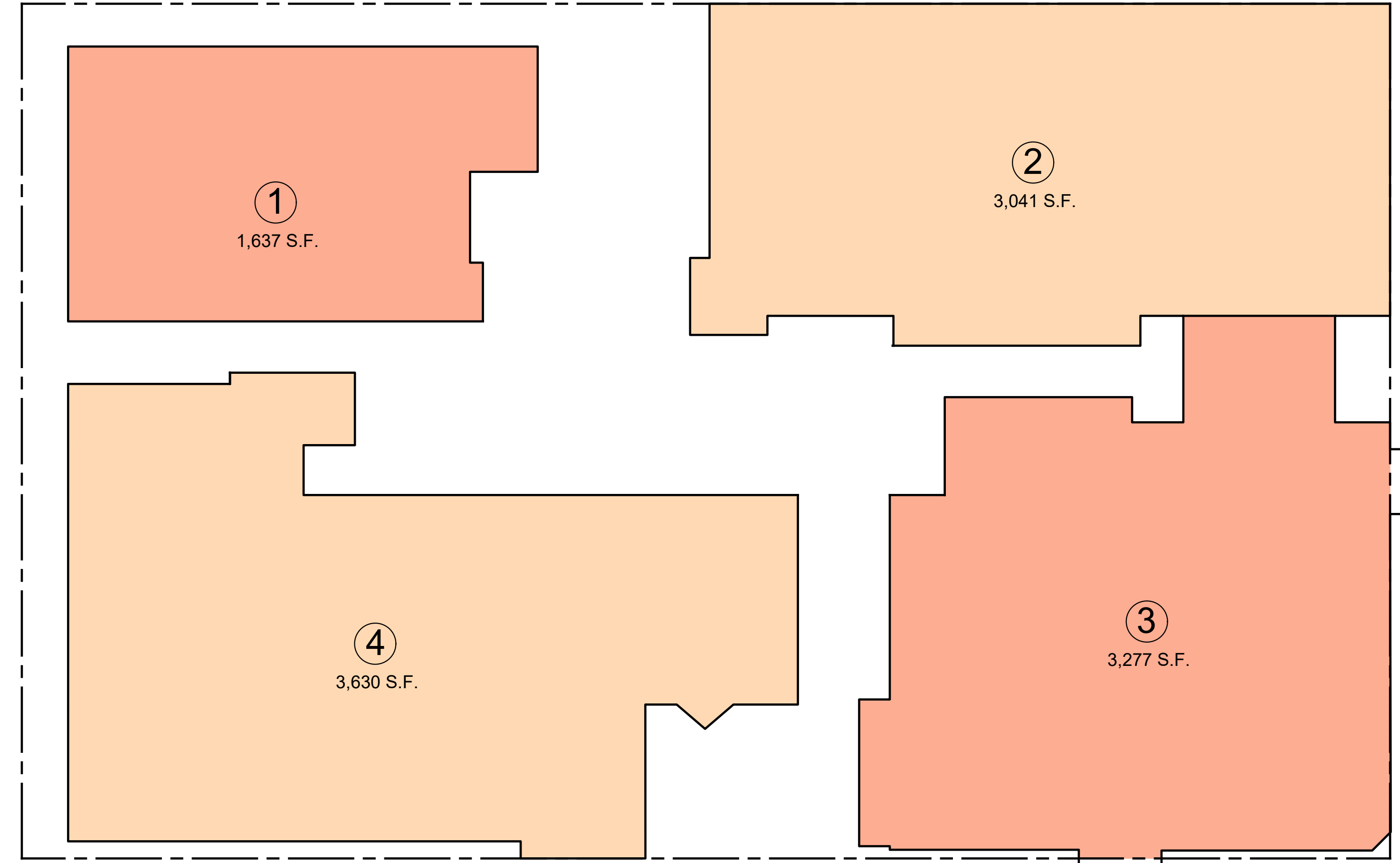
A100
FILE NAME: 20013.1A-A200



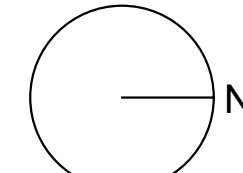

ULRIKA PLAZA
MEZZANINE BUILDINGS



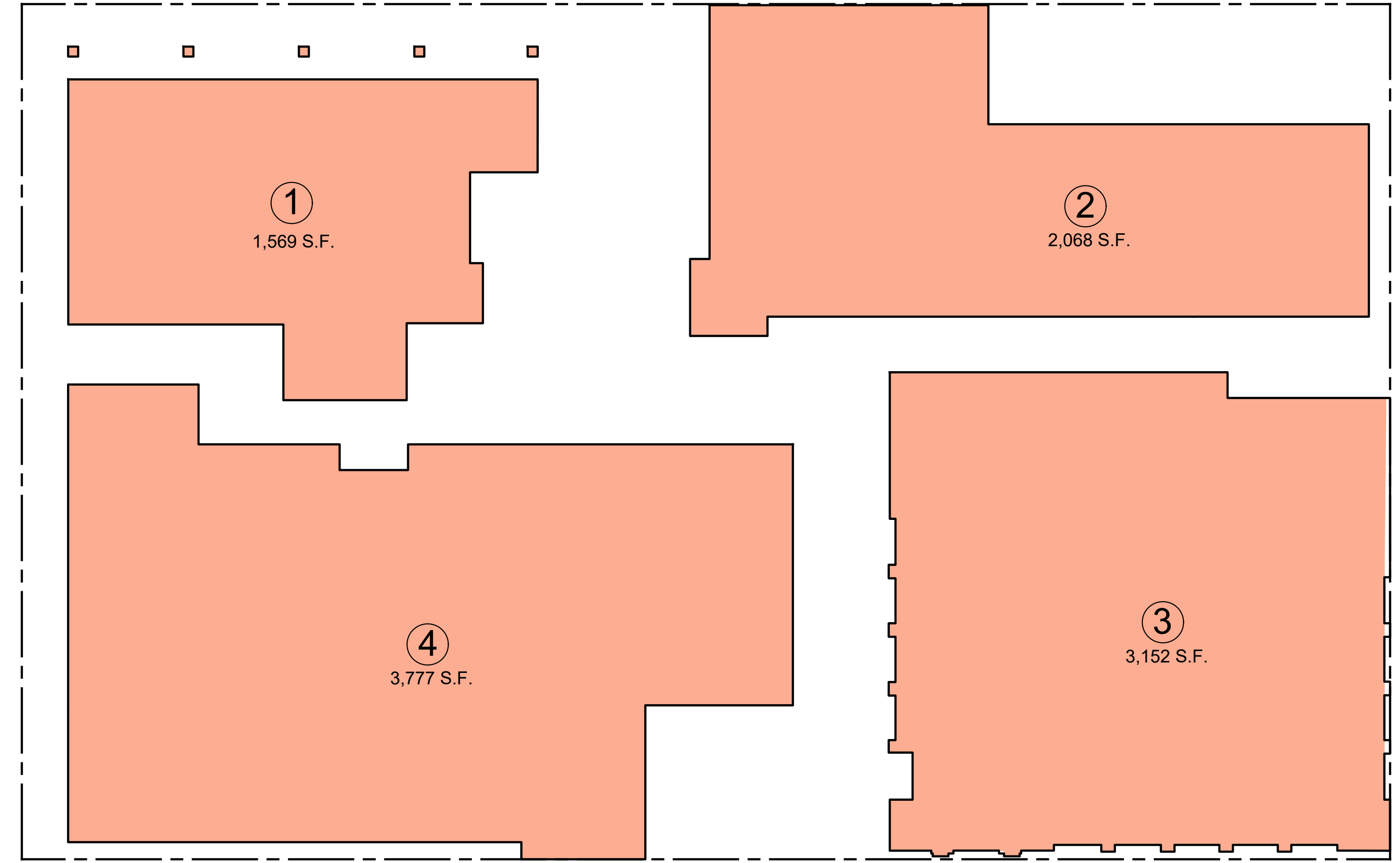
- BUILDING 1: 3,691 S.F.
- BUILDING 2: 5,980 S.F.
- BUILDING 3: 6,774 S.F.
- BUILDING 4: 7,790 S.F.



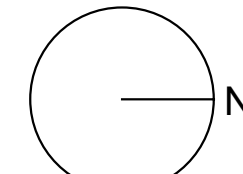

ULRIKA PLAZA
SECOND FLOOR BUILDINGS



- BUILDING 1: 3,691 S.F.
- BUILDING 2: 5,980 S.F.
- BUILDING 3: 6,774 S.F.
- BUILDING 4: 7,790 S.F.



ULRIKA PLAZA
FIRST FLOOR BUILDINGS



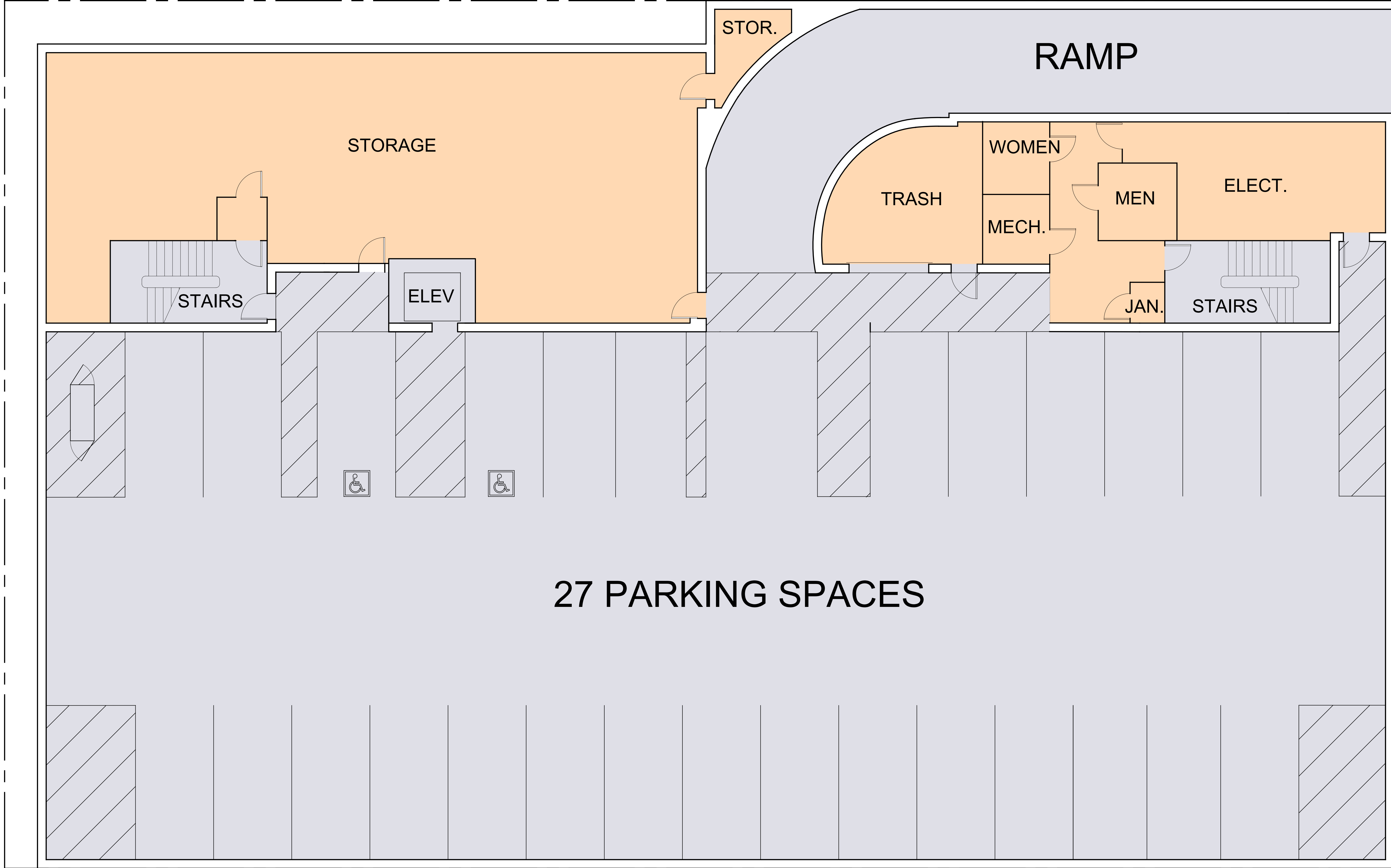
- BUILDING 1: 3,691 S.F.
- BUILDING 2: 5,980 S.F.
- BUILDING 3: 6,774 S.F.
- BUILDING 4: 7,790 S.F.

ULRIKA PLAZA MIXED USE

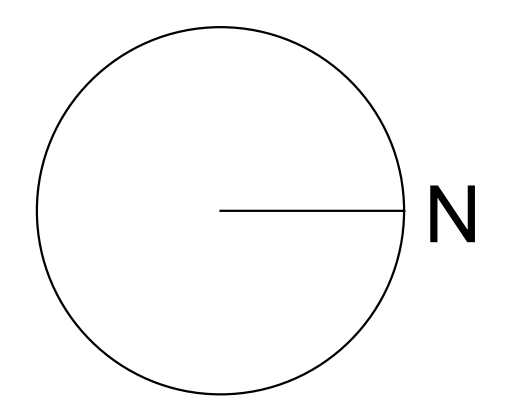
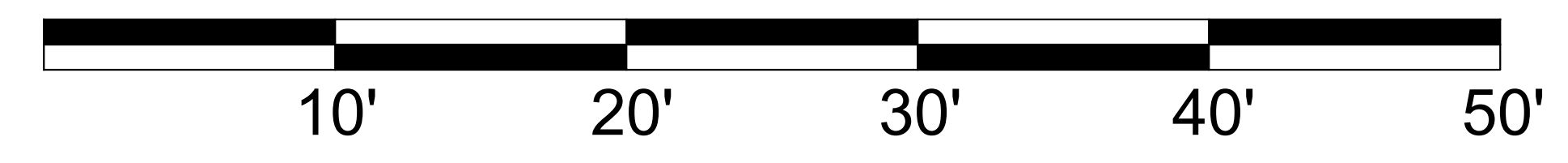
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:
BUILDING LAYOUT
SHEET NO.:



ULRIKA PLAZA BASEMENT SCHEMATIC



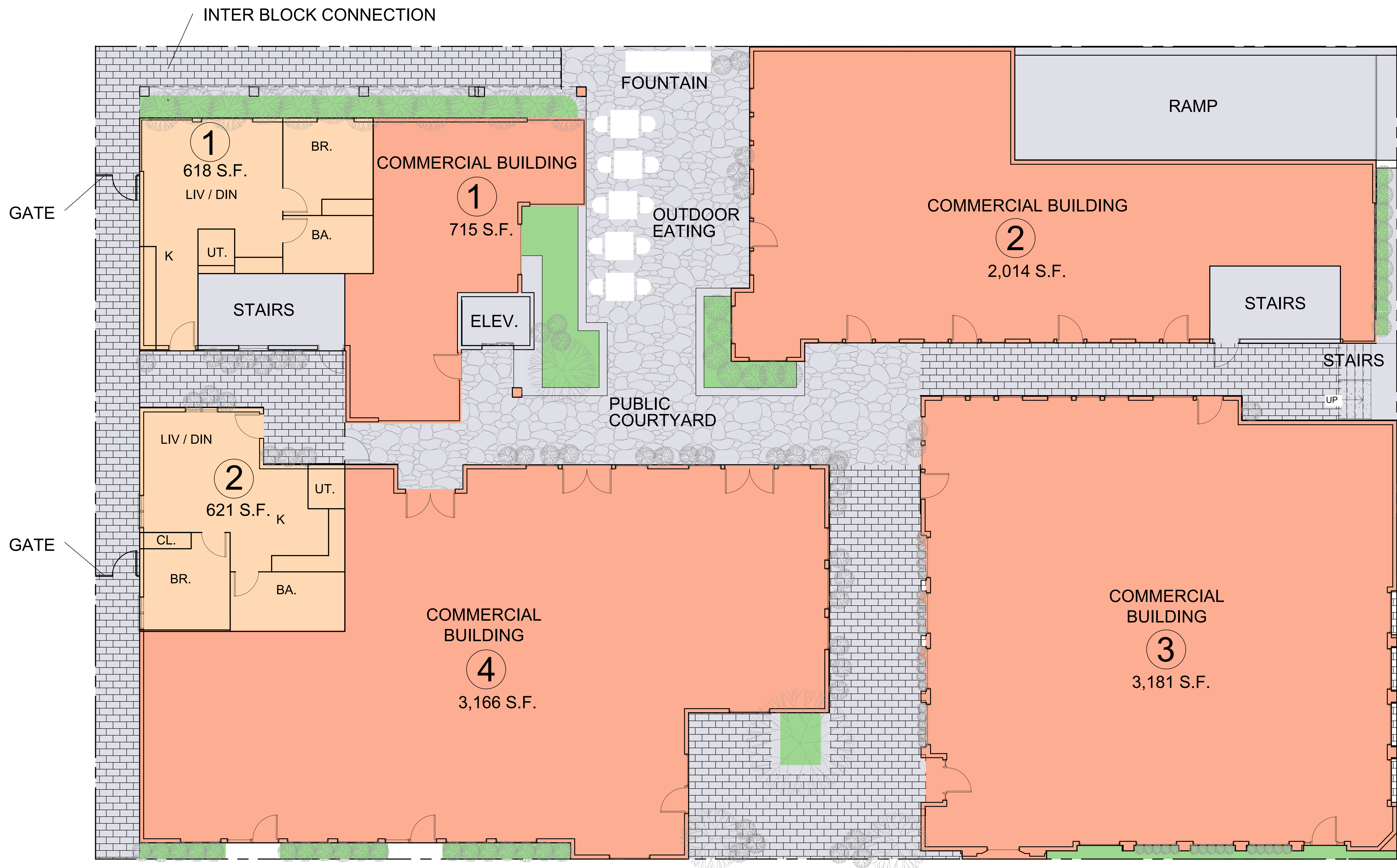
ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

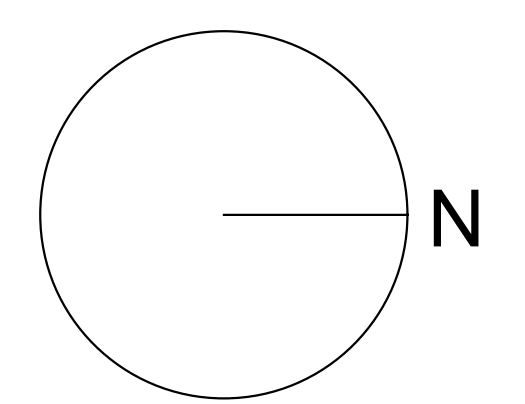
JOB NO:
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:
BASEMENT SCHEMATICS
SHEET NO.:

A200
FILE NAME: 20013.1A-A200



ULRIKA PLAZA FIRST FLOOR PLAN SCHEMATIC

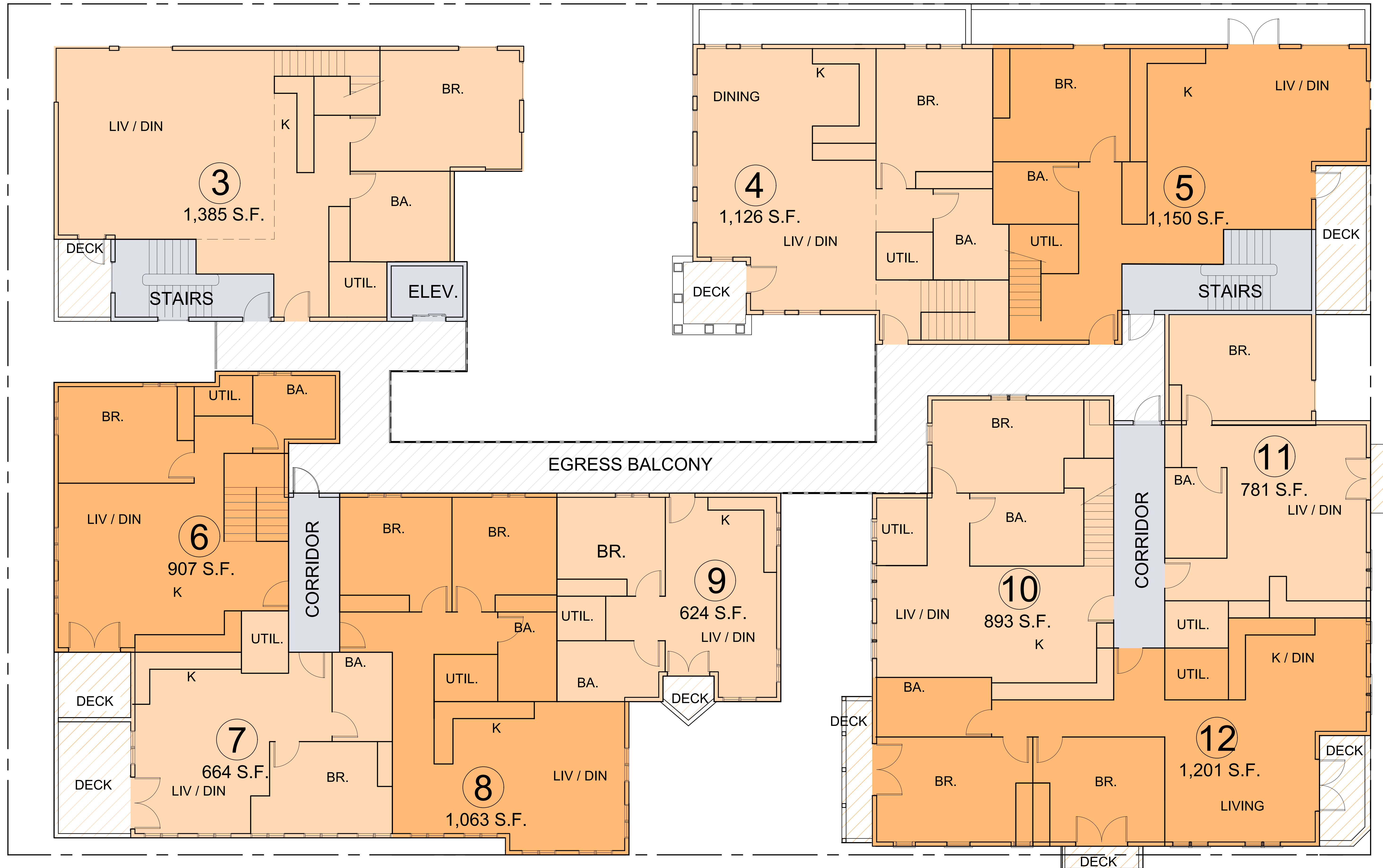


ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

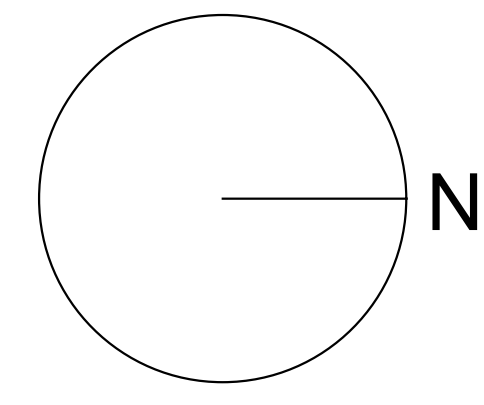
JOB NO.
20013.1A
 PRINT DATE:
 PLOT DATE: 7.5.2022
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

SHEET NAME:
FIRST FLOOR SCHEMATICS
 SHEET NO.:

A201
 FILE NAME: 20013.1A-A201



ULRIKA PLAZA SECOND FLOOR PLAN SCHEMATIC



ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

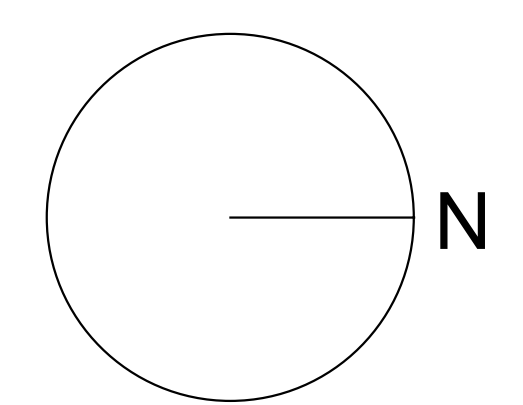
JOB NO.
20013.1A
 PRINT DATE: 7.5.2022
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

SHEET NAME:
SECOND FLOOR PLANS
 SHEET NO.:

A202
 FILE NAME: 20013.1A-A201



ULRIKA PLAZA MEZZANINE PLAN SCHEMATIC



ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
 PRINT DATE: 7.5.2022
 PLOT DATE:
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

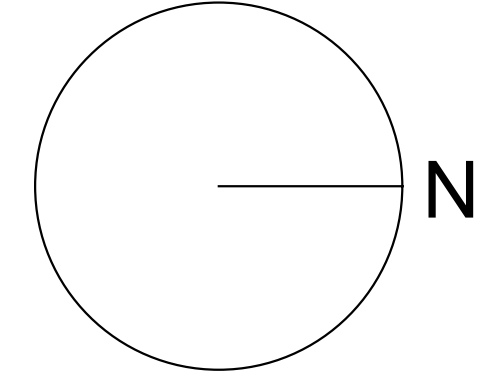
SHEET NAME:
**MEZZANINE
 FLOOR PLANS**
 SHEET NO.:

A203
FILE NAME: 20013.1A-A201

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE SPECIAL USE FOR WHICH THEY WERE PREPARED AND PUBLISHED. THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES A MAJOR BREACH OF THE ACCEPTANCE OF THESE RESTRICTIONS.



ULRIKA PLAZA ROOF PLAN SCHEMATIC



ULRIKA PLAZA MIXED USE
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO:
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

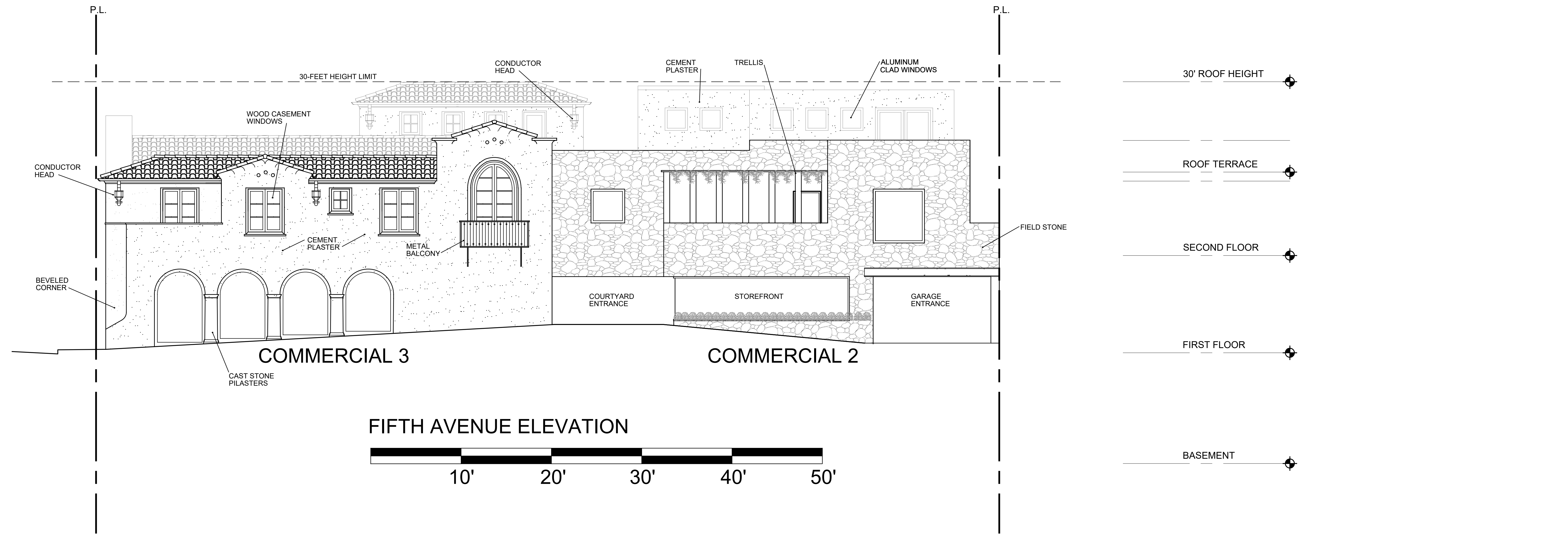
A series of horizontal lines for project notes, starting with 'SHEET NAME:' and followed by several blank lines for text entry.

ROOF PLANS
SHEET NO.:

A204



DOLORES STREET ELEVATION



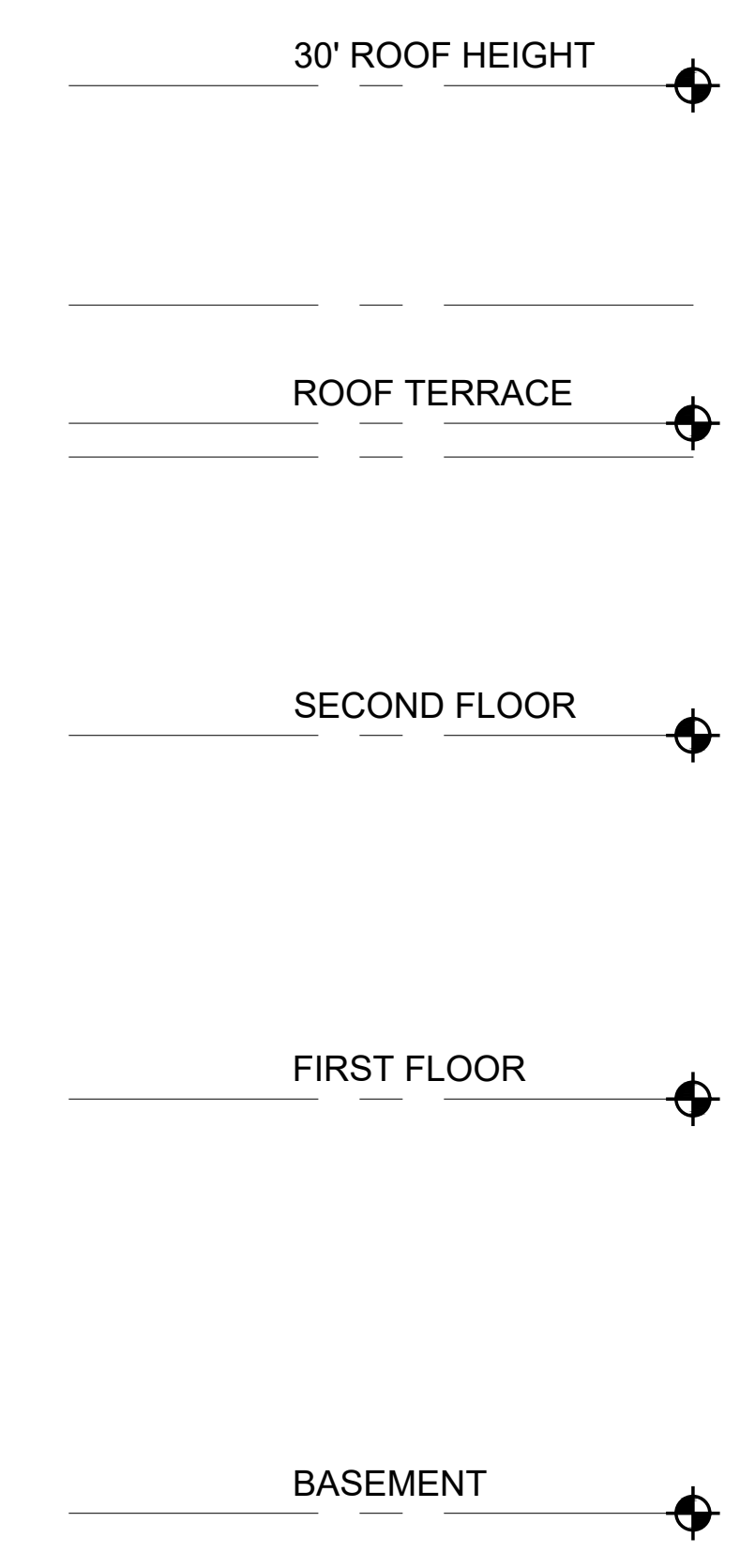
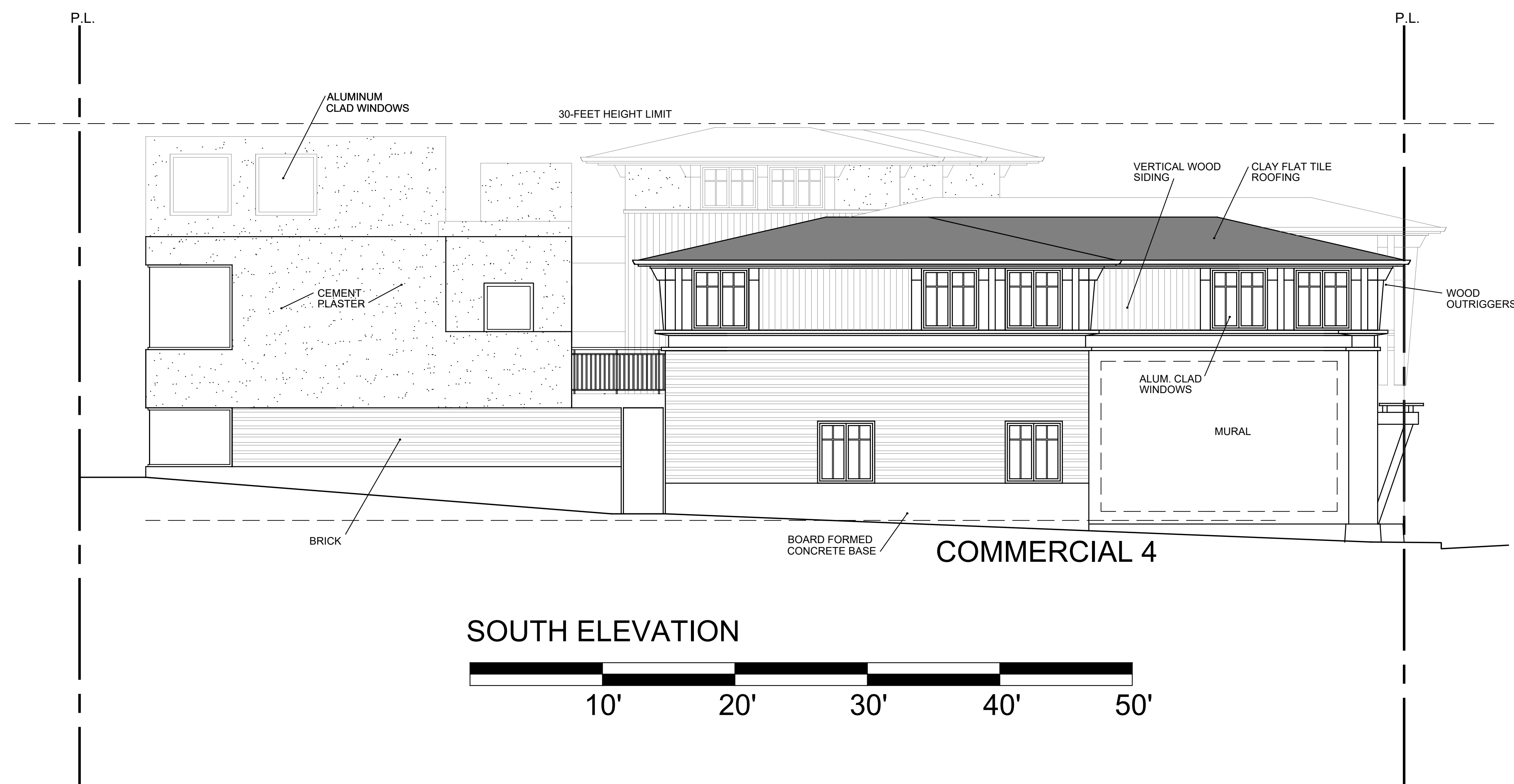
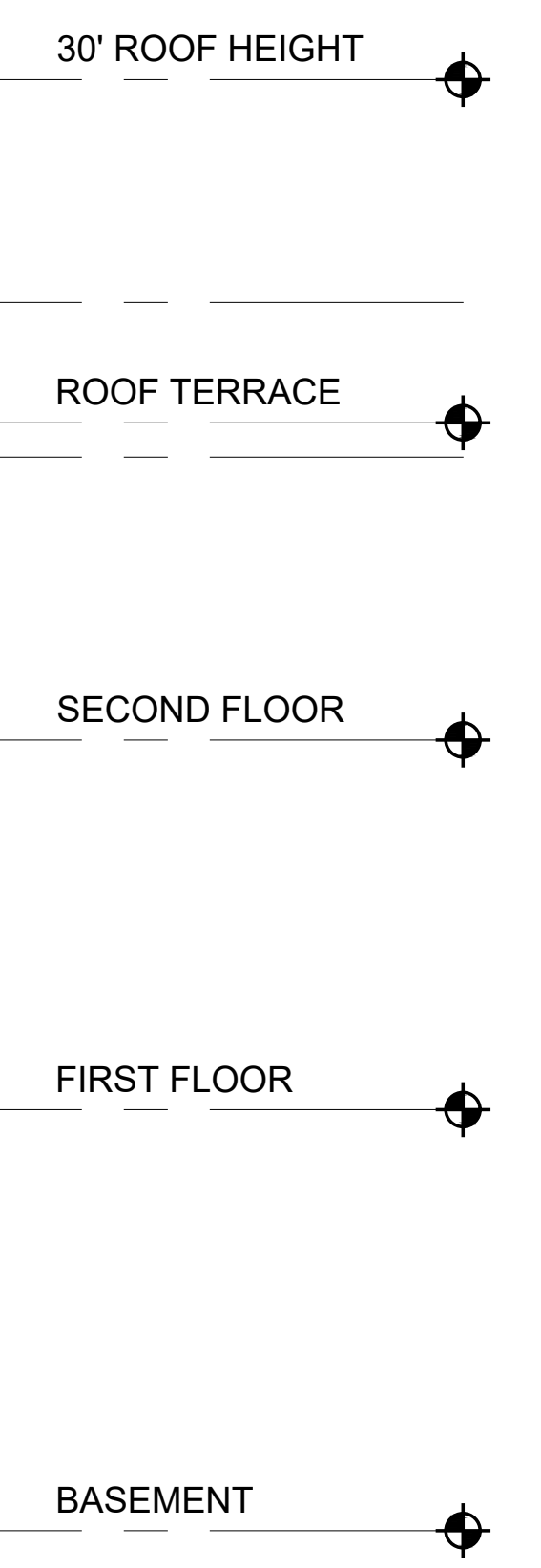
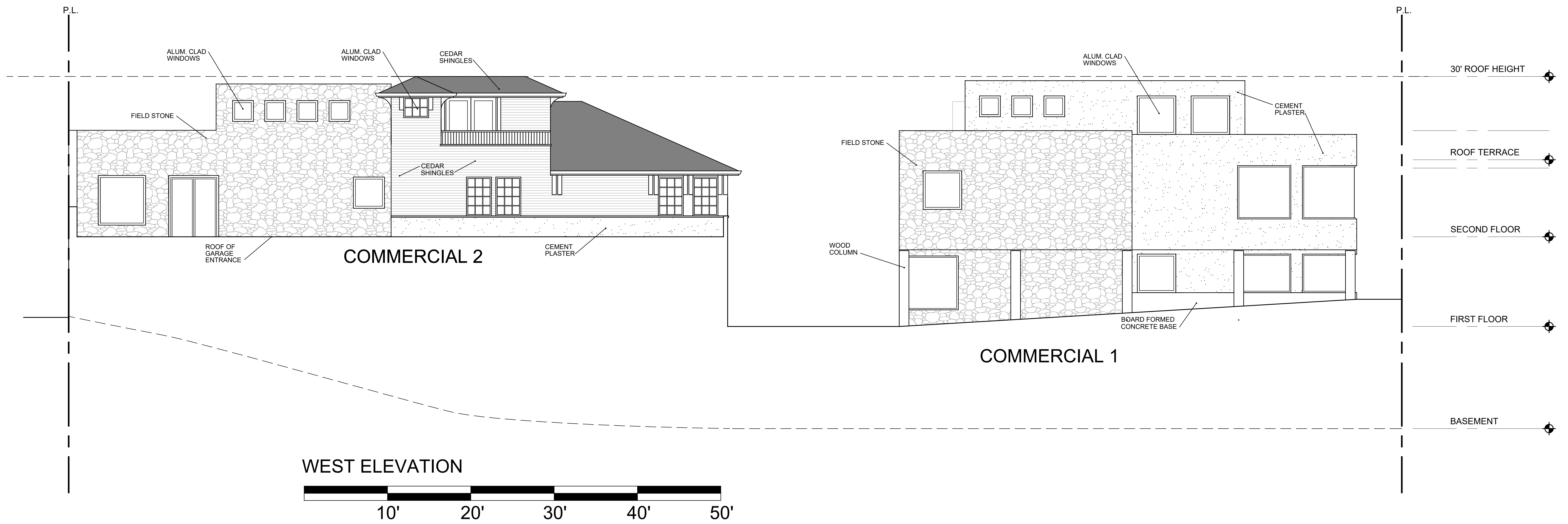
FIFTH AVENUE ELEVATION

ULRIKA PLAZA MIXED USE
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:
EXTERIOR ELEVATIONS
SHEET NO.:

A205

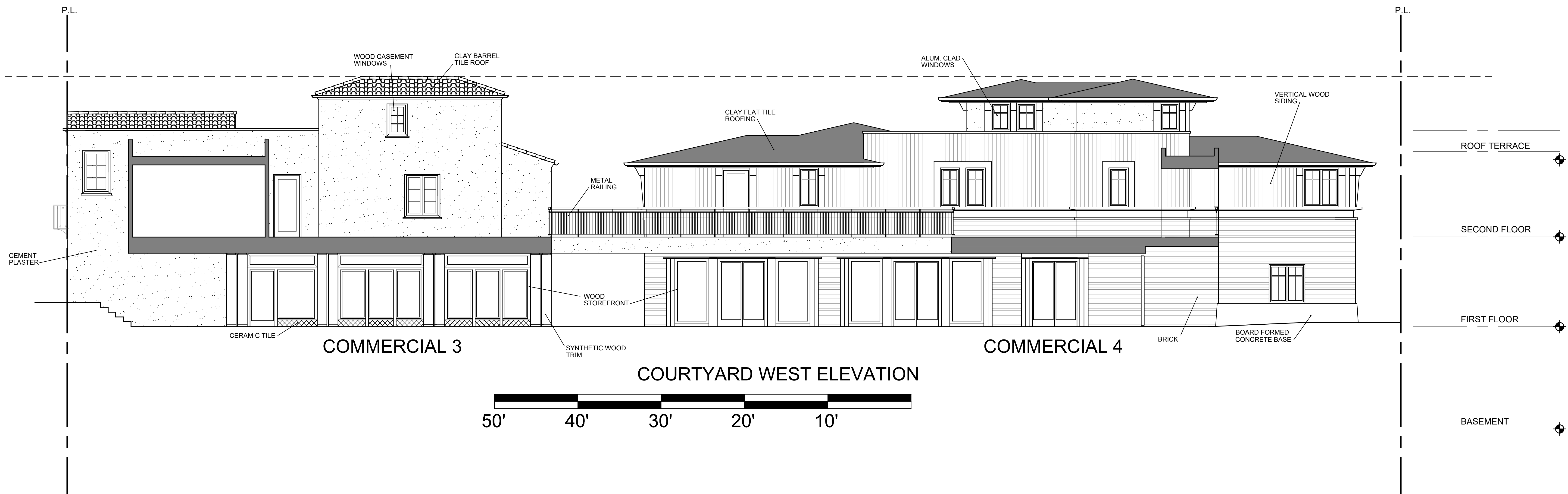


ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE-SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

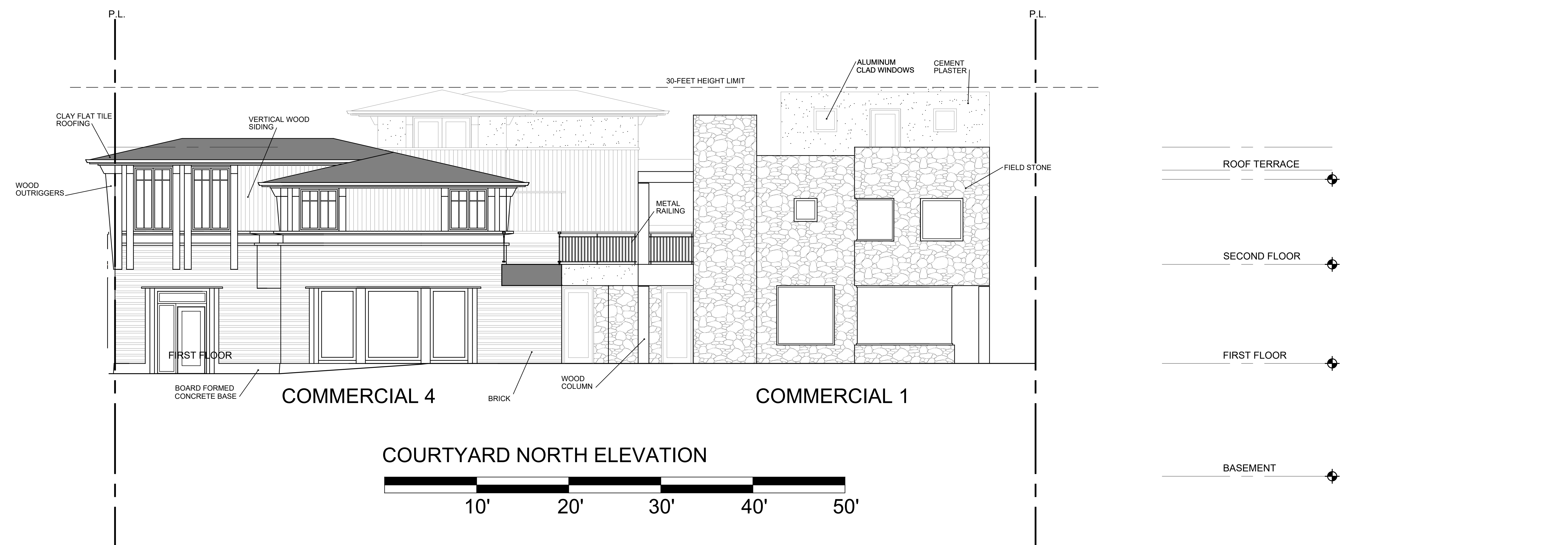
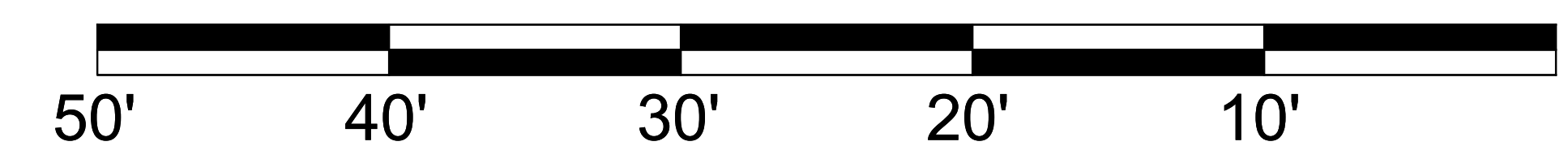
JOB NO.
20013.1A
 PRINT DATE: 7.5.2022
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

SHEET NAME:
EXTERIOR ELEVATIONS
 SHEET NO.:

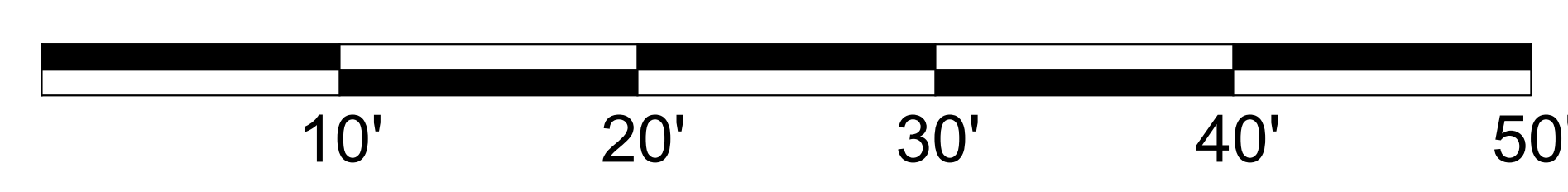
A206
 FILE NAME: 20013.1A-A203



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION



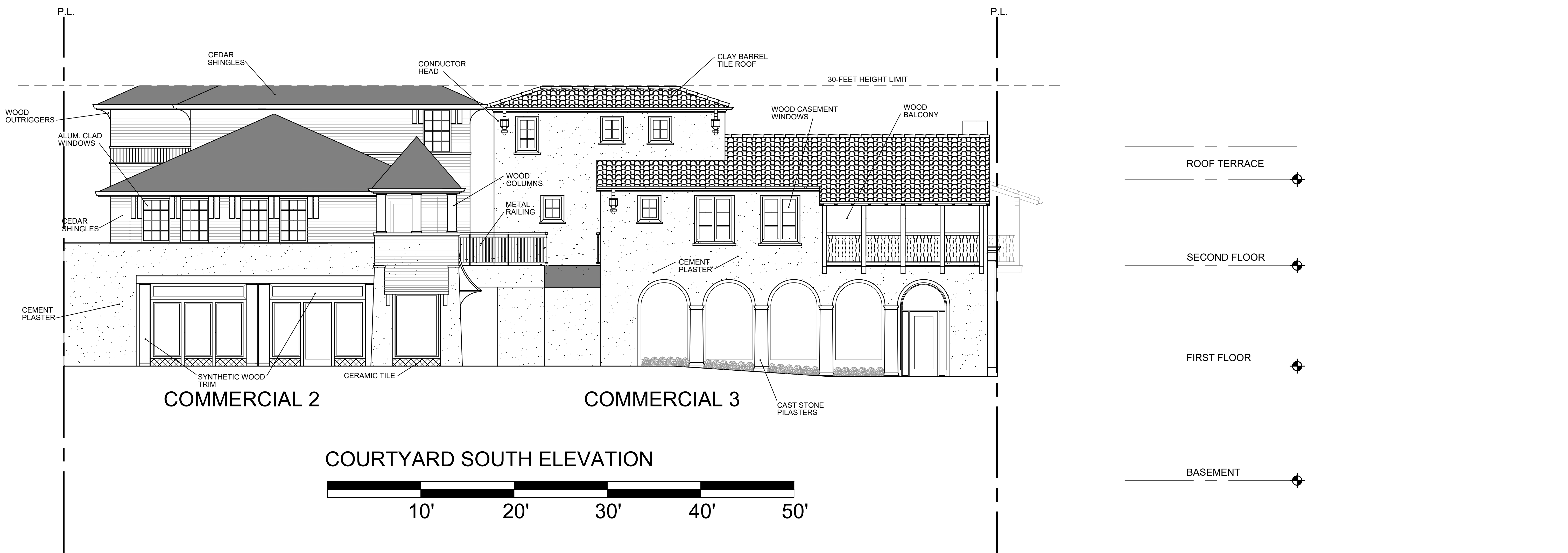
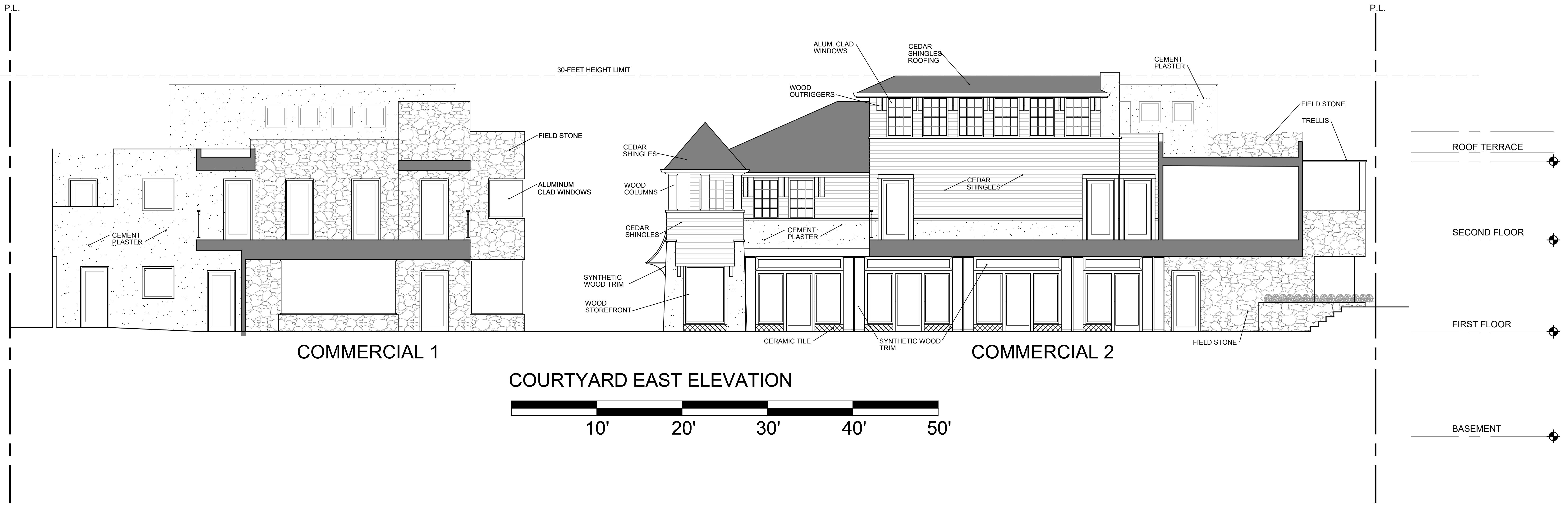
ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:
EXTERIOR
ELEVATIONS

SHEET NO.:
A207
FILE NAME: 20013.1A-A203

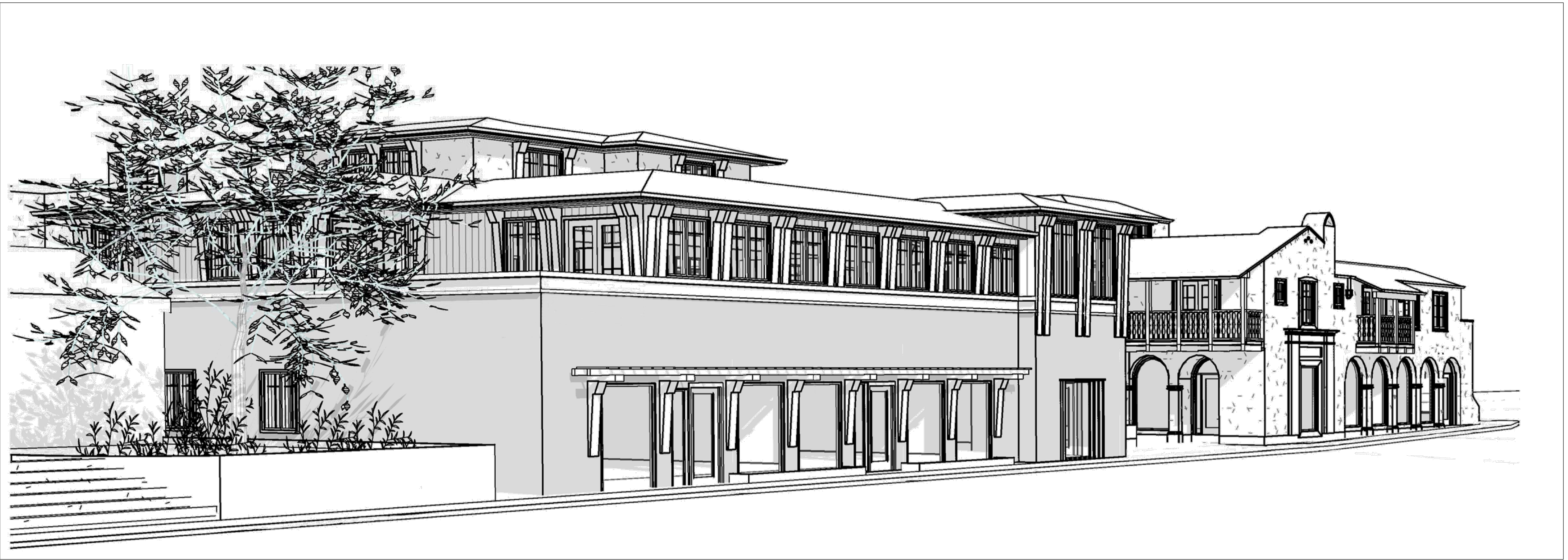


ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
 PRINT DATE: 7.5.2022
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

SHEET NAME:
EXTERIOR ELEVATIONS
 SHEET NO.:

A208
 FILE NAME: 20013.1A-A203



VIEW FROM DOLORES STREET



VIEW FROM THE CORNER OF DOLORES AND 5TH STREET

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE: 7.5.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME:

3D IMAGES

SHEET NO.:

A900

FILE NAME: 20013.1A-A900