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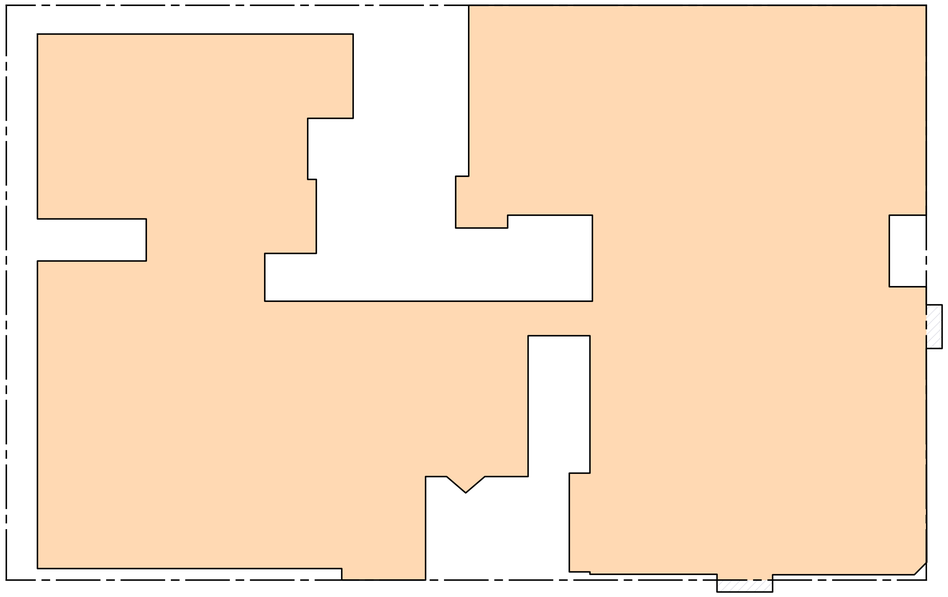


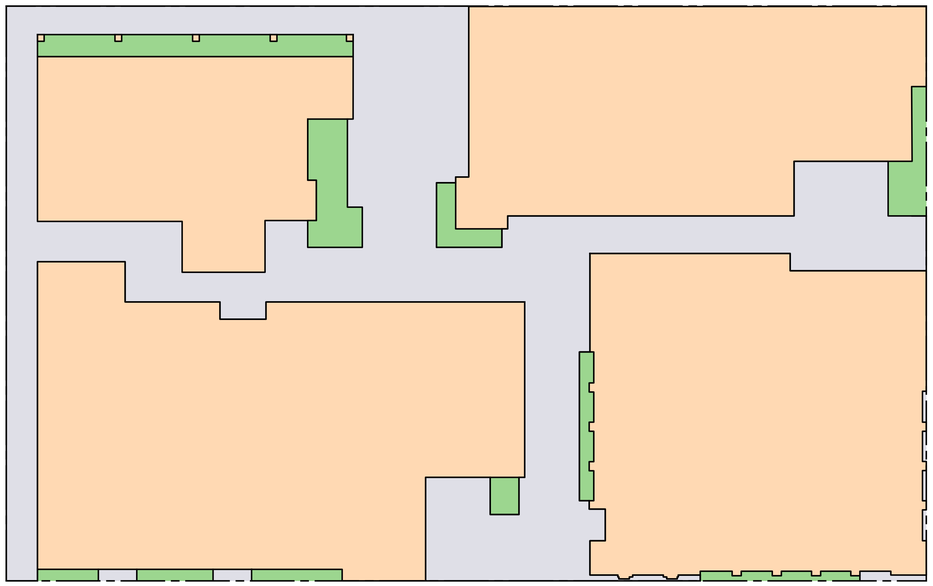
ULRIKA PLAZA
BUILDING COVERAGE

10' 20' 30' 40' 50'

N

16,000 S.F. PARCEL
12,483 S.F. BUILDING COVERAGE

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



ULRIKA PLAZA
LANDSCAPE AREAS

10' 20' 30' 40' 50'

N

669 S.F. SOFTSCAPE AREA
3,9001 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

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SHEET NAME:
BUILDING
AREA
DIAGRAMS

SHEET NO.:
A100

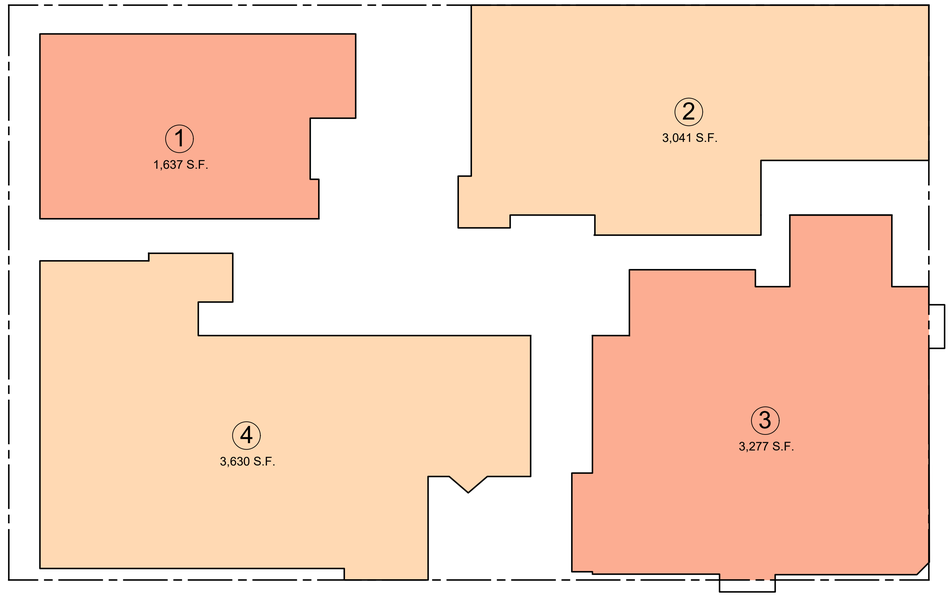
FILE NAME.: 20013.1A-A200

ULRIKA PLAZA
MEZZANINE BUILDINGS

10' 20' 30' 40' 50'

N

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

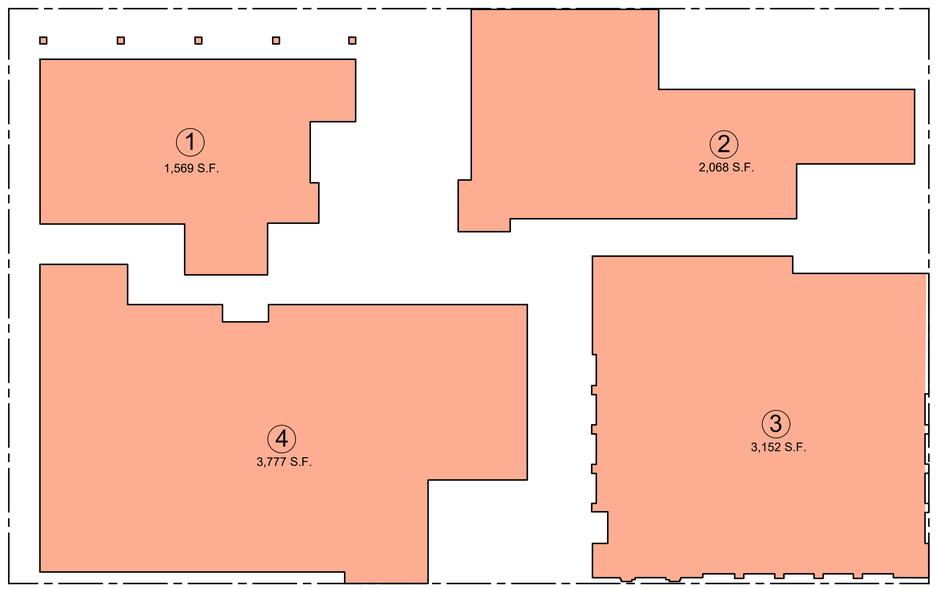


ULRIKA PLAZA
SECOND FLOOR BUILDINGS

10' 20' 30' 40' 50'

N

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

10' 20' 30' 40' 50'

N

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

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ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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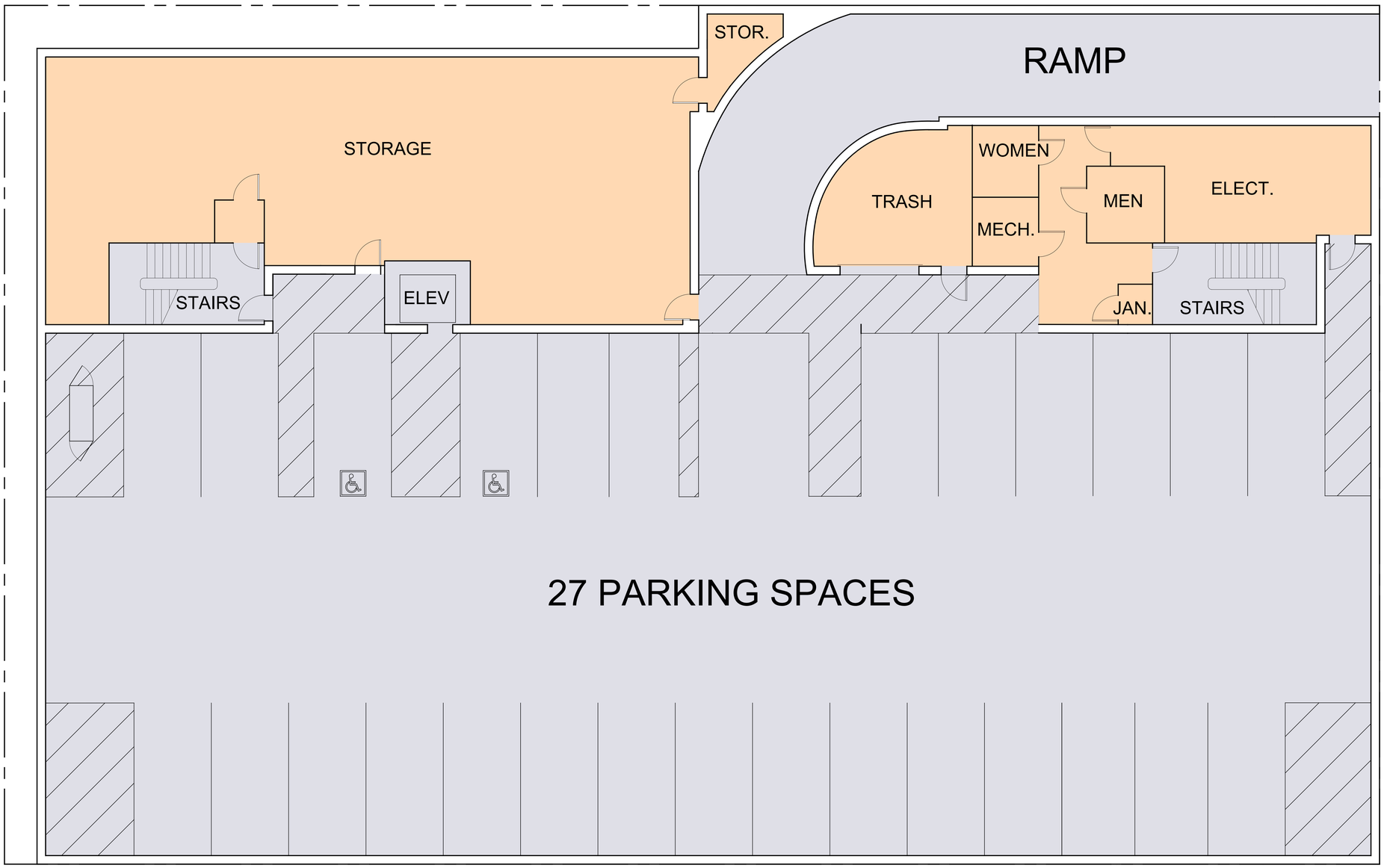
SHEET NAME:

BUILDING LAYOUT

SHEET NO.:

A101

FILE NAME.: 20013.1A-A200



ULRIKA PLAZA
BASEMENT SCHEMATIC

10' 20' 30' 40' 50'

N

55

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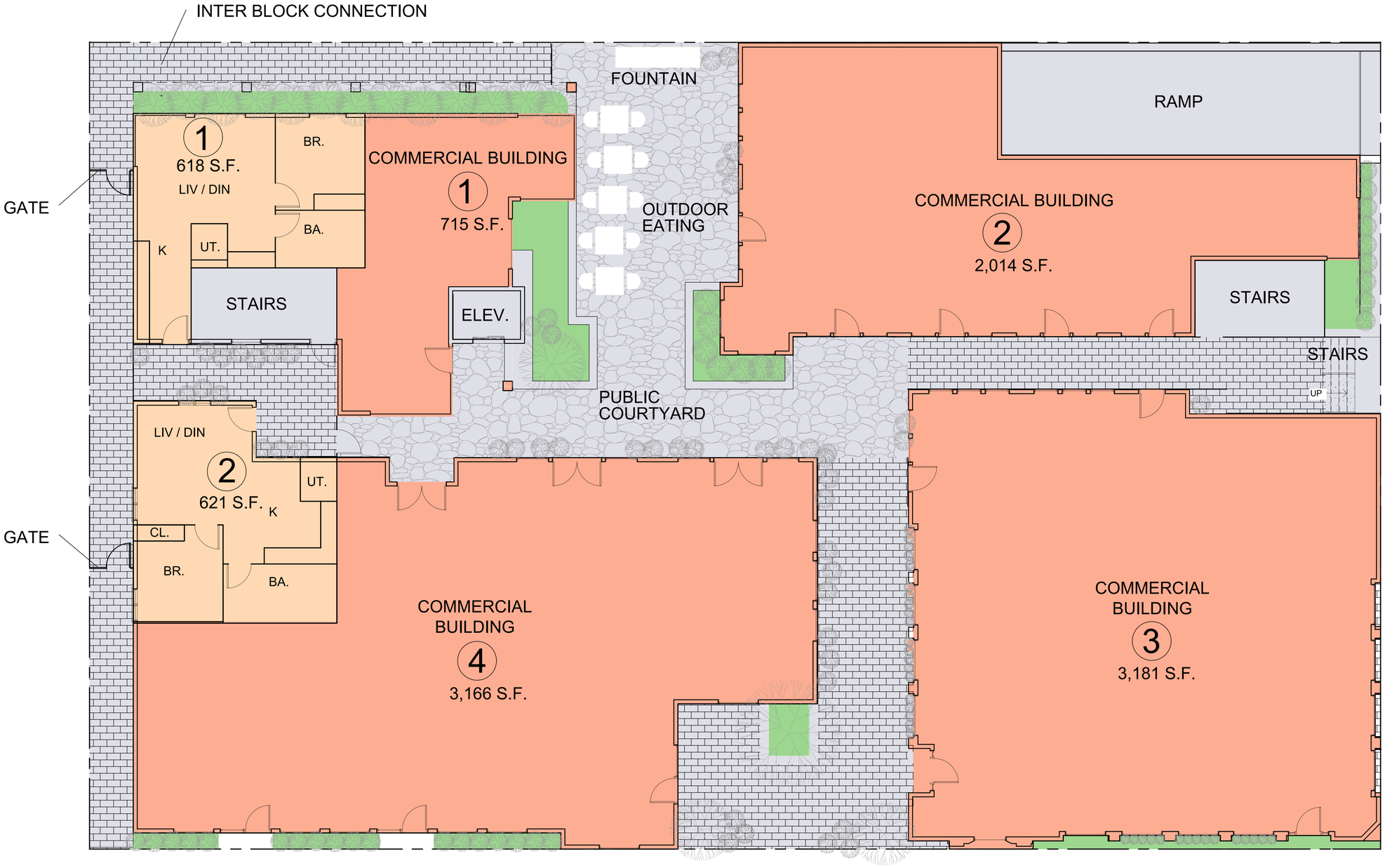
SHEET NAME:

BASEMENT SCHEMATICS

SHEET NO.:

A200

FILE NAME.: 20013.1A-A200



ULRIKA PLAZA
FIRST FLOOR PLAN SCHEMATIC

10' 20' 30' 40' 50'

N

55

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SHEET NAME:
FIRST FLOOR SCHEMATICS
SHEET NO.:
A201
FILE NAME.: 20013.1A-A200

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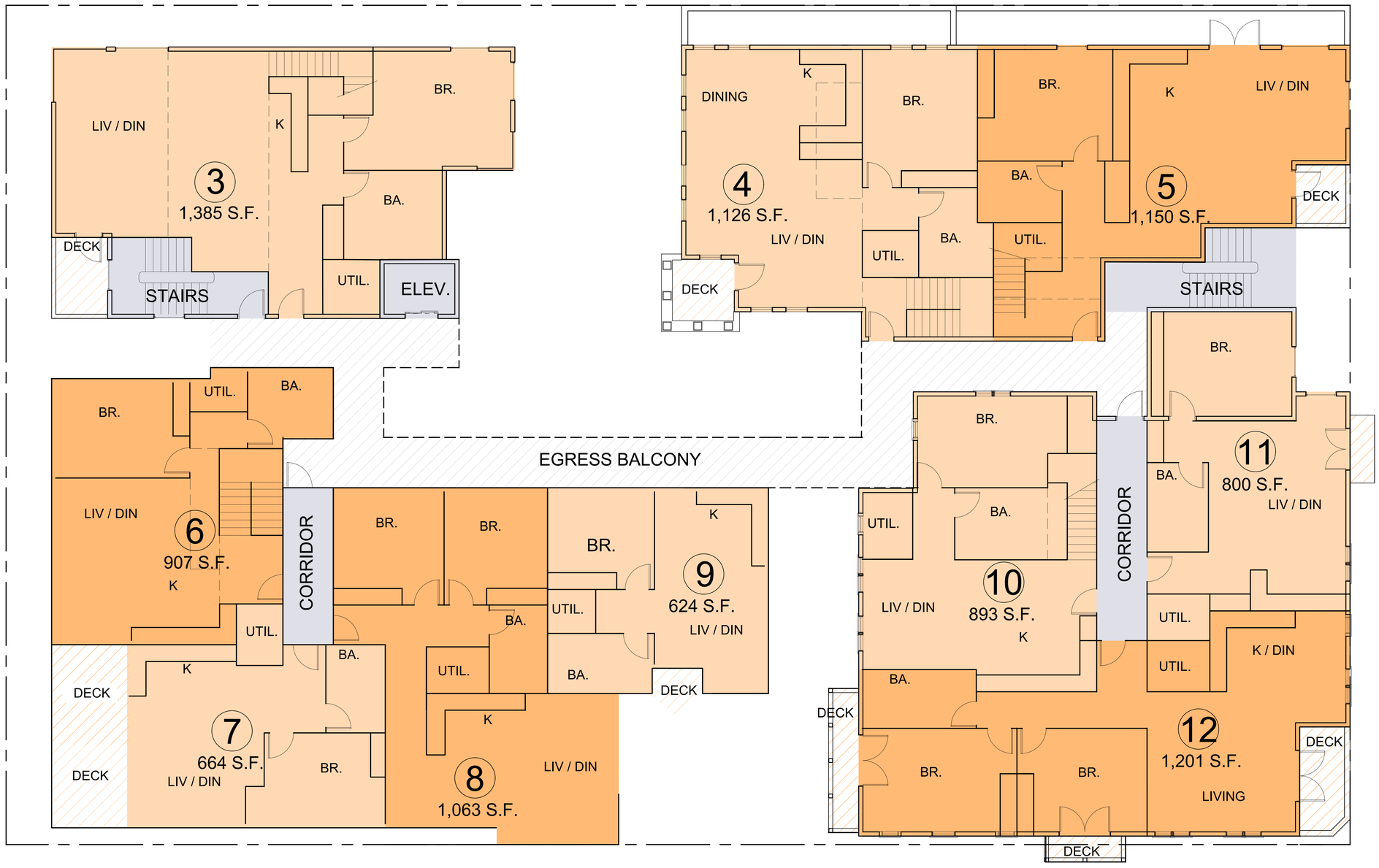

ULRIKA PLAZA
SECOND FLOOR PLAN SCHEMATIC

10' 20' 30' 40' 50'

N

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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07.20.2022 PLANNING RESUB..

SHEET NAME:
SECOND FLOOR PLANS
SHEET NO.:
A202
FILE NAME.: 20013.1A-A201

ULRIKA PLAZA
MEZZANINE PLAN SCHEMATIC

10' 20' 30' 40' 50'

N

55

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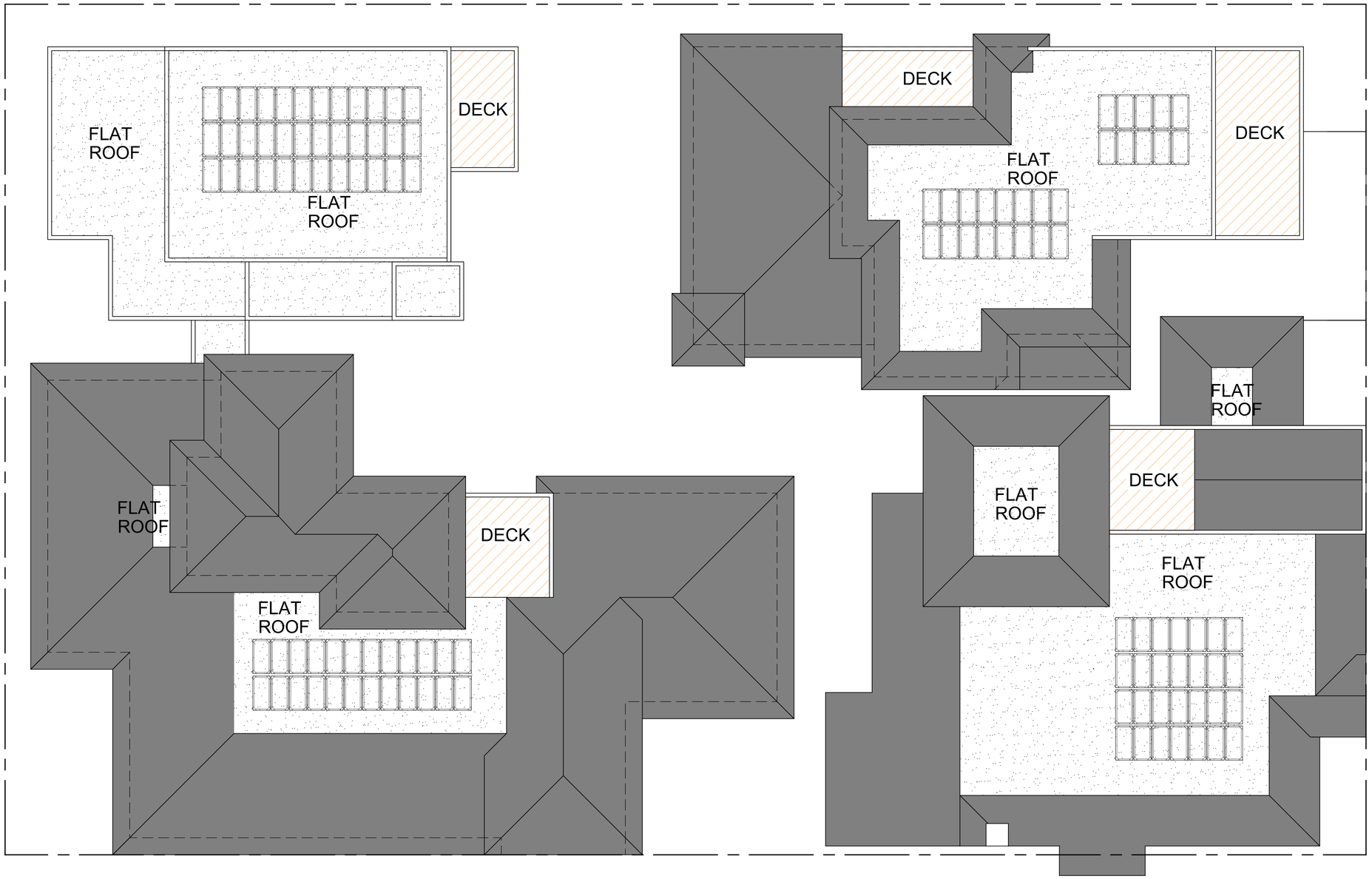
SHEET NAME:

MEZZANINE
FLOOR PLANS

SHEET NO.:

A203

FILE NAME.: 20013.1A-A201



ULRIKA PLAZA
ROOF PLAN SCHEMATIC

10' 20' 30' 40' 50'

N

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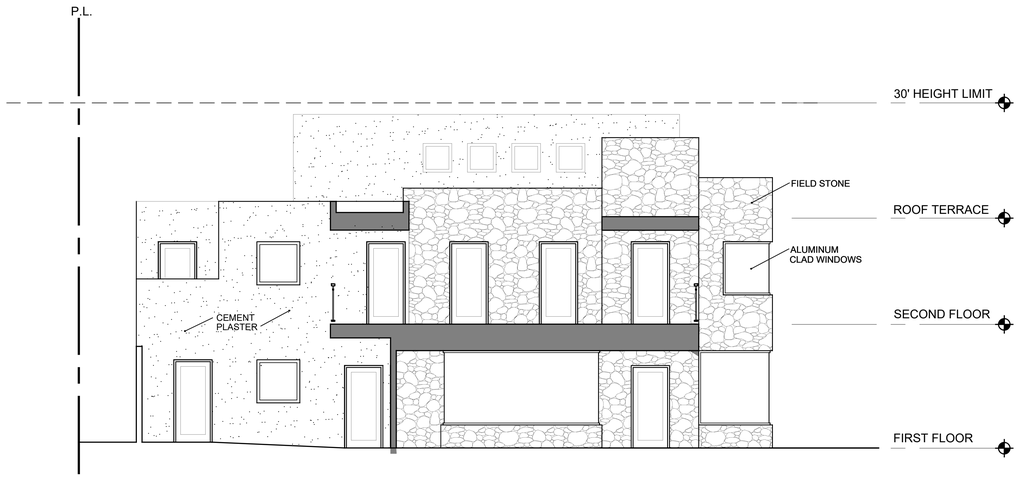
SHEET NAME:

ROOF PLANS

SHEET NO.:

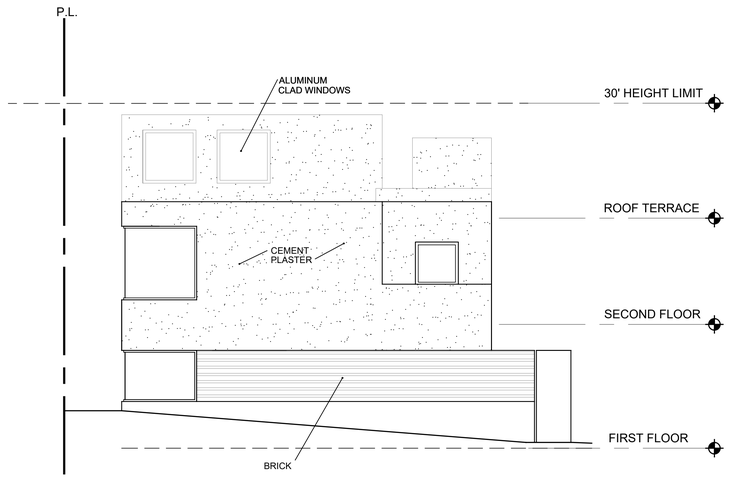
A204

FILE NAME.: 20013.1A-A201



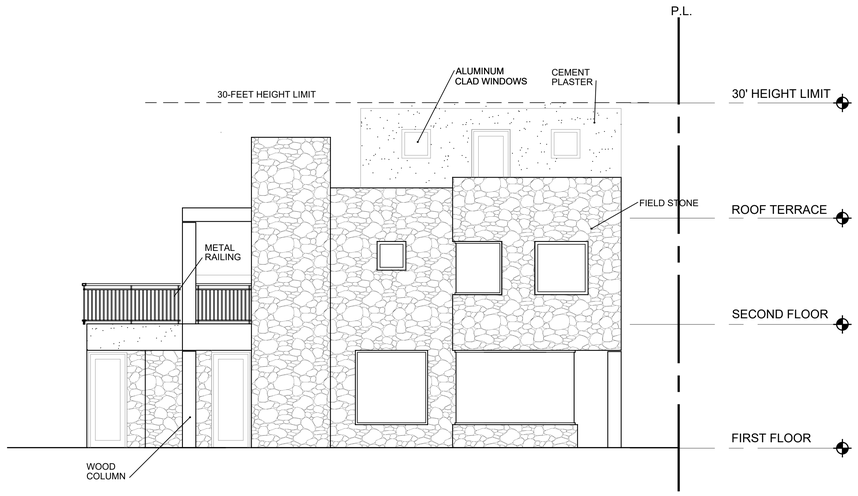
BUILDING 1 - EAST ELEVATION

10' 20' 30' 40' 50'



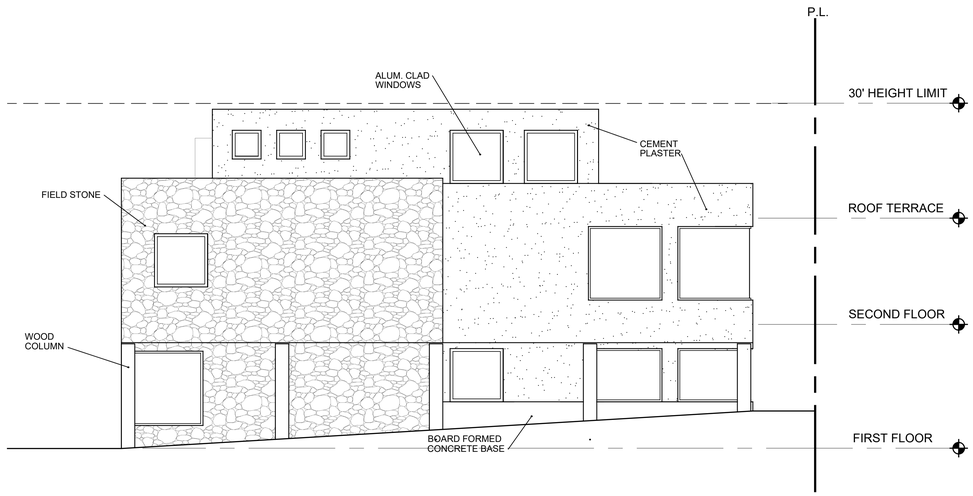
BUILDING 1 - SOUTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 1 - NORTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 1 - WEST ELEVATION

10' 20' 30' 40' 50'

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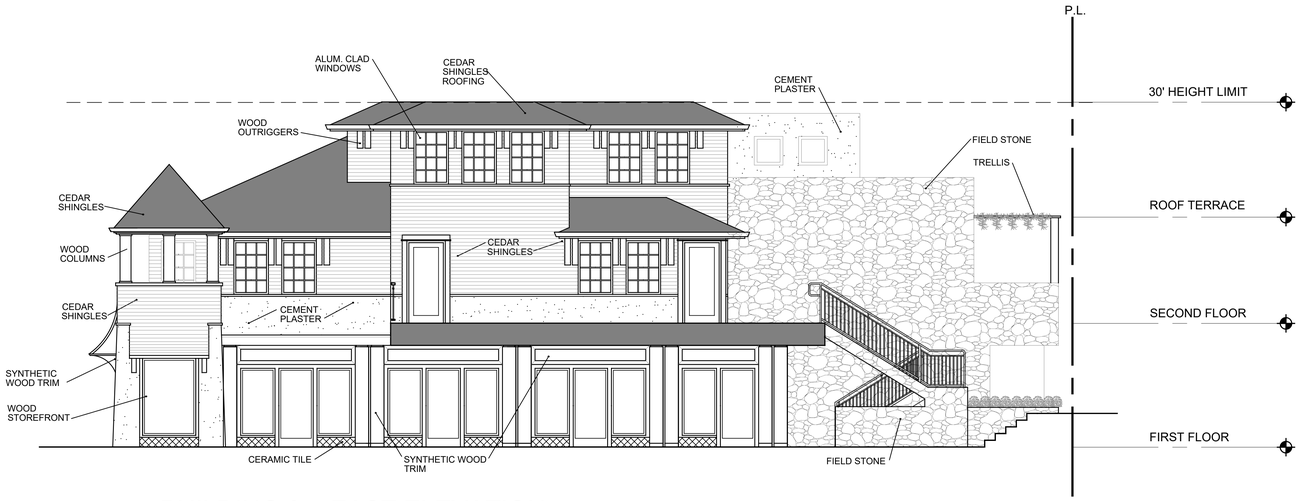
SHEET NAME:
EXTERIOR ELEVATIONS - BUILDING 1

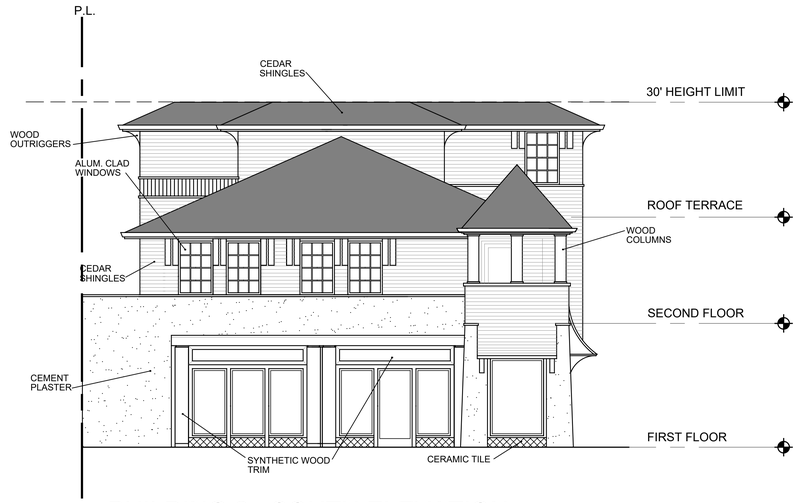
SHEET NO.:
A205

FILE NAME.: 20013.1A-A203



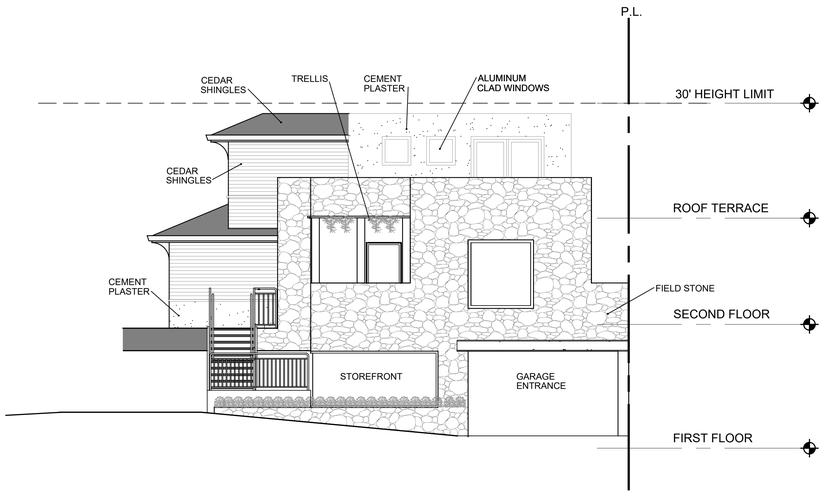
BUILDING 2 - EAST ELEVATION

10' 20' 30' 40' 50'



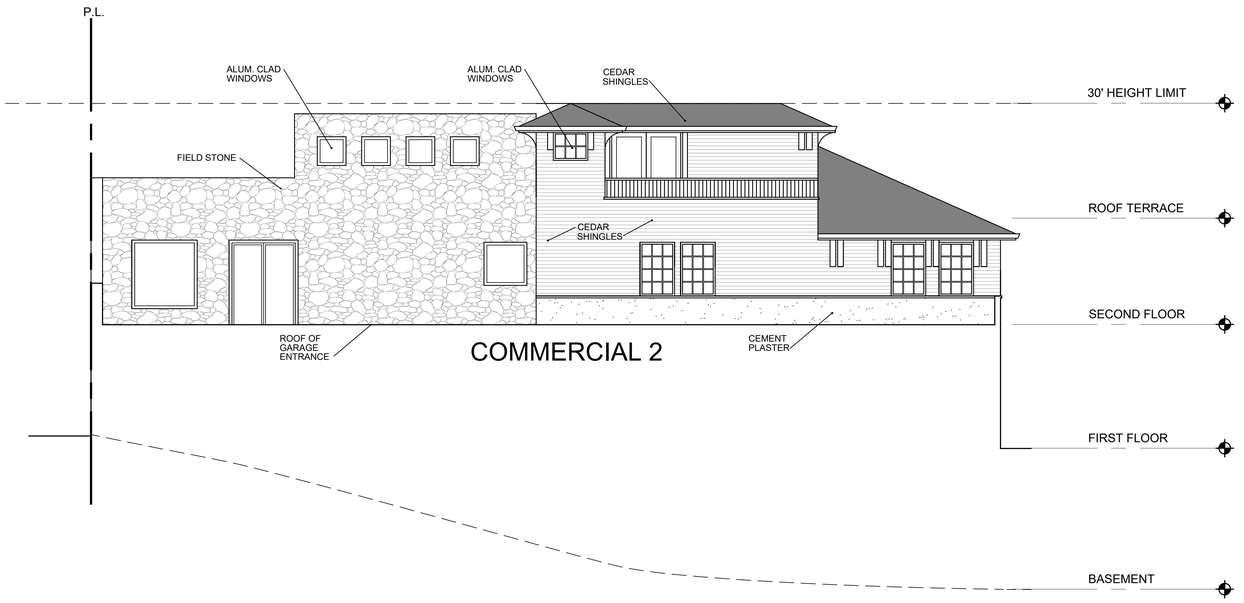
BUILDING 2 - SOUTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 2 - NORTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 2 - WEST ELEVATION

10' 20' 30' 40' 50'

55

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ULRIKA PLAZA MIXED USE

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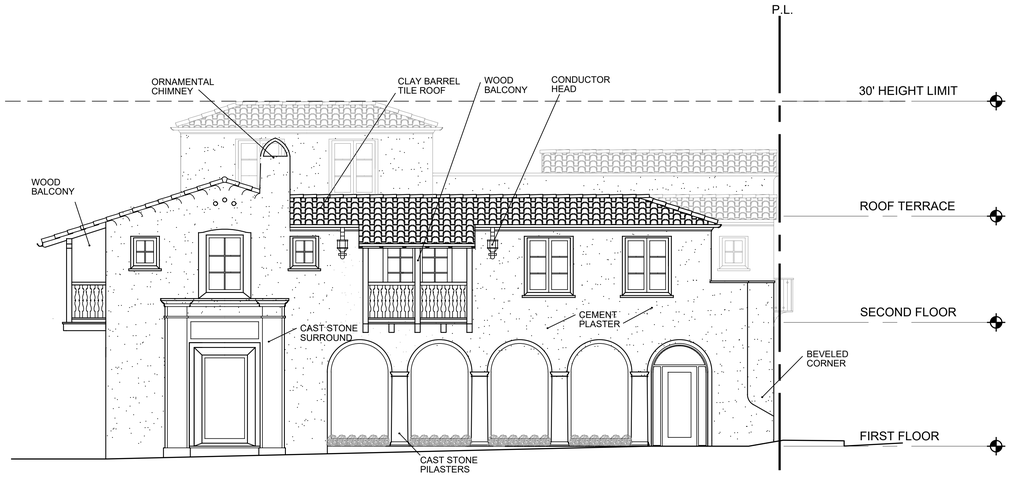
SHEET NAME:
EXTERIOR ELEVATIONS - BUILDING 2

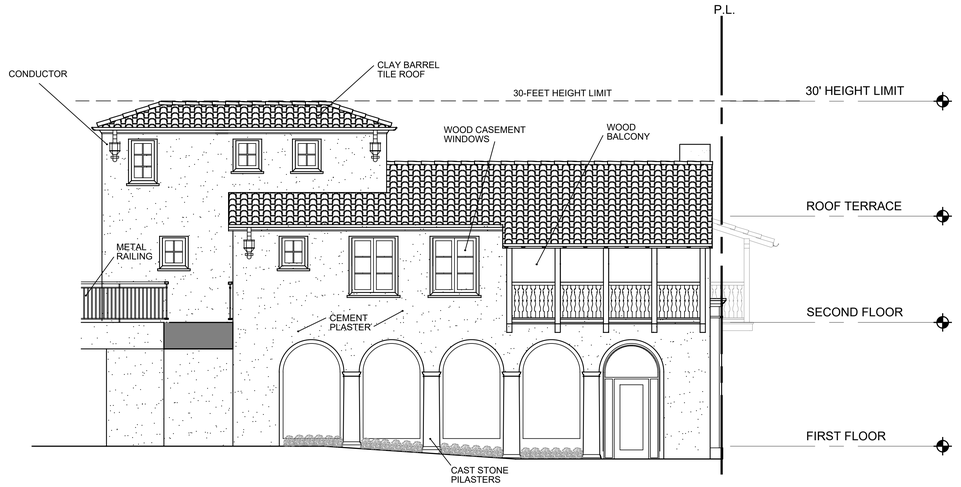
SHEET NO.:
A206

FILE NAME.: 20013.1A-A203



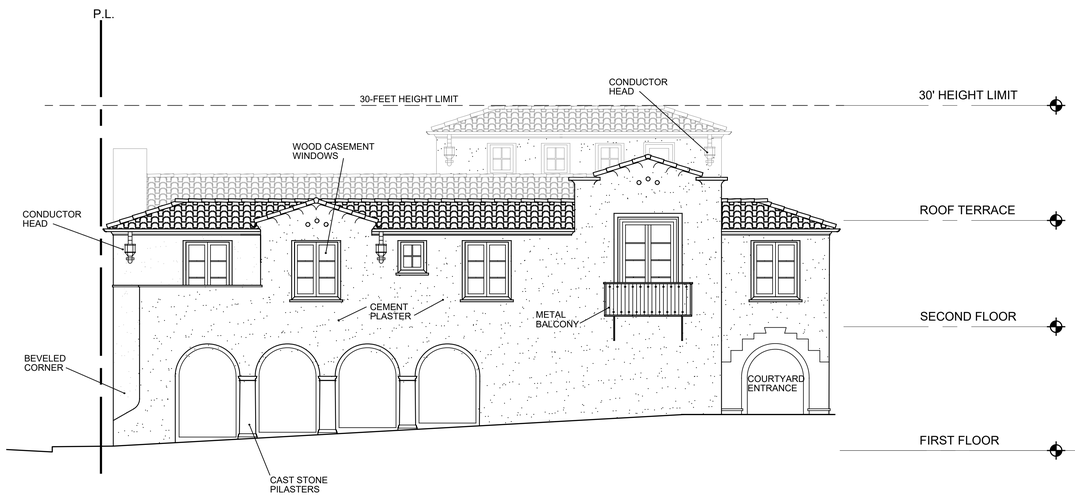
BUILDING 3 - EAST ELEVATION

10' 20' 30' 40' 50'



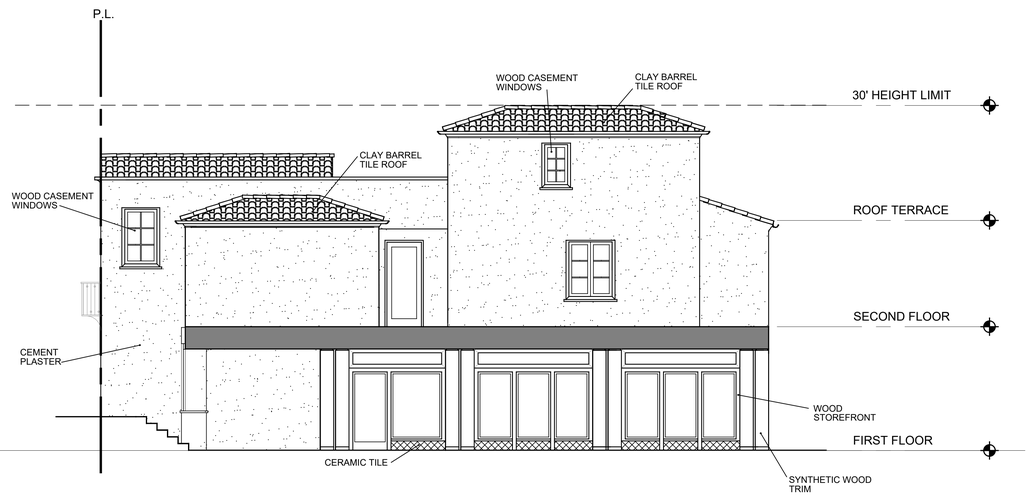
BUILDING 3 - SOUTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 3 - NORTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 3 - WEST ELEVATION

50' 40' 30' 20' 10'

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ULRIKA PLAZA MIXED USE

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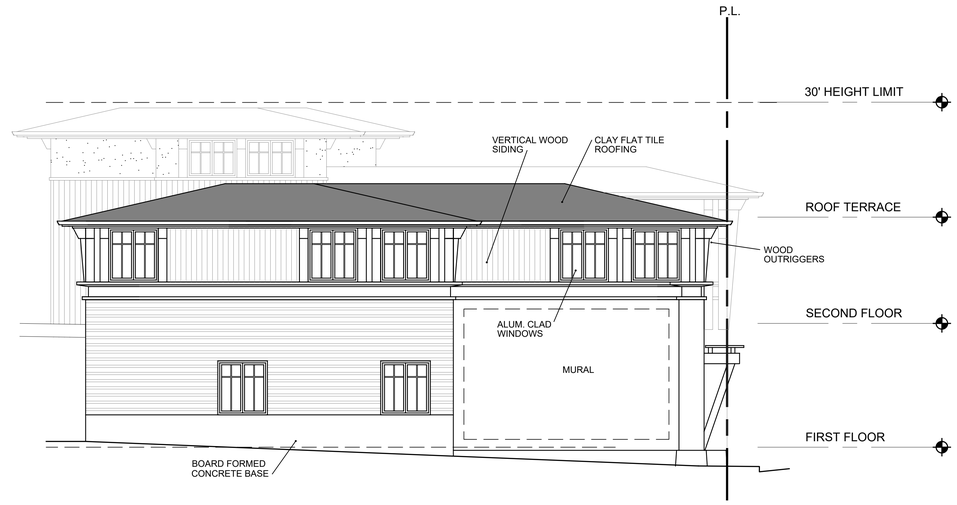
SHEET NAME:
EXTERIOR ELEVATIONS - BUILDING 3

SHEET NO.:
A207

FILE NAME.: 20013.1A-A203

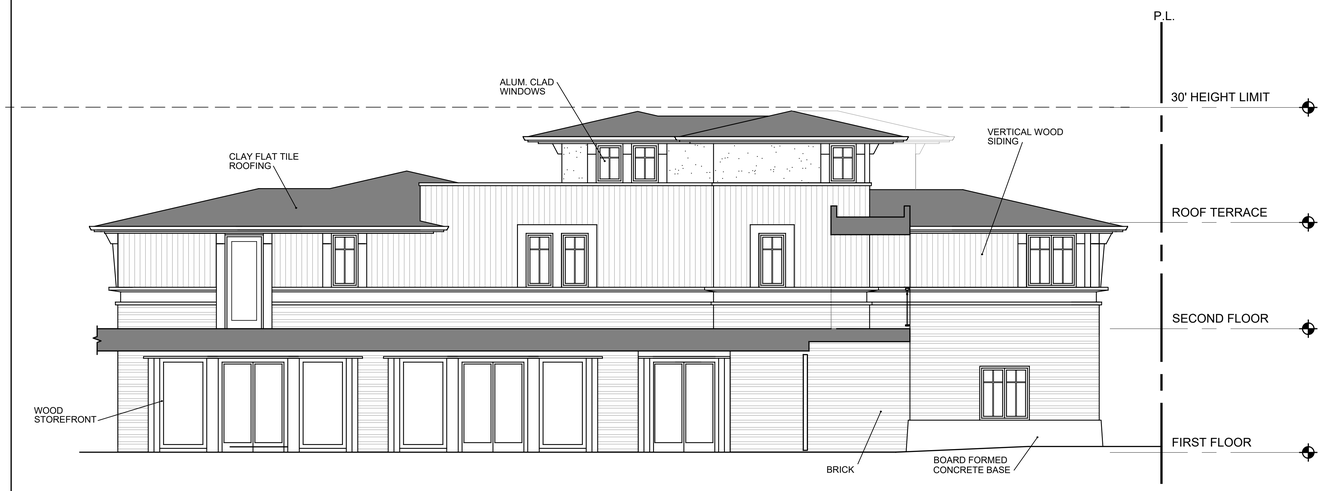
BUILDING 4 - EAST ELEVATION

10' 20' 30' 40' 50'



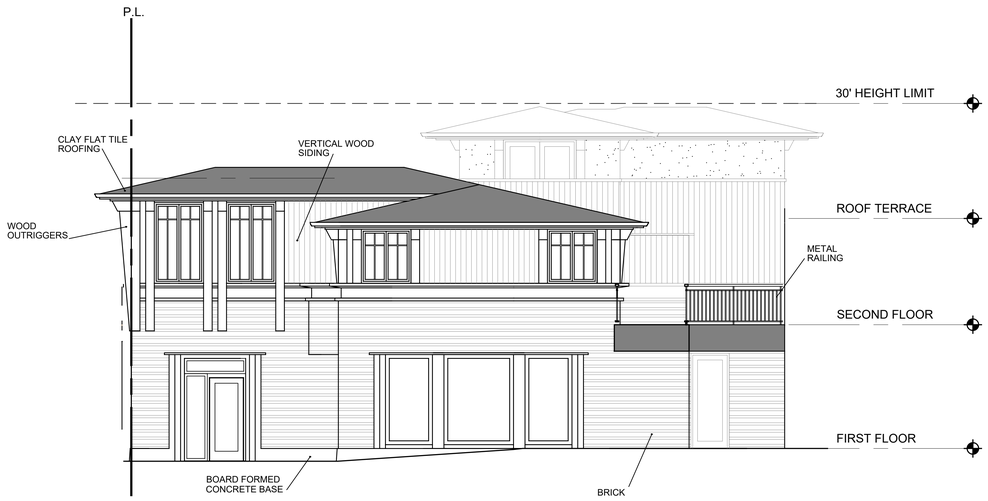
BUILDING 4 - SOUTH ELEVATION

10' 20' 30' 40' 50'



BUILDING 4 - WEST ELEVATION

50' 40' 30' 20' 10'



BUILDING 4 - NORTH ELEVATION

10' 20' 30' 40' 50'

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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

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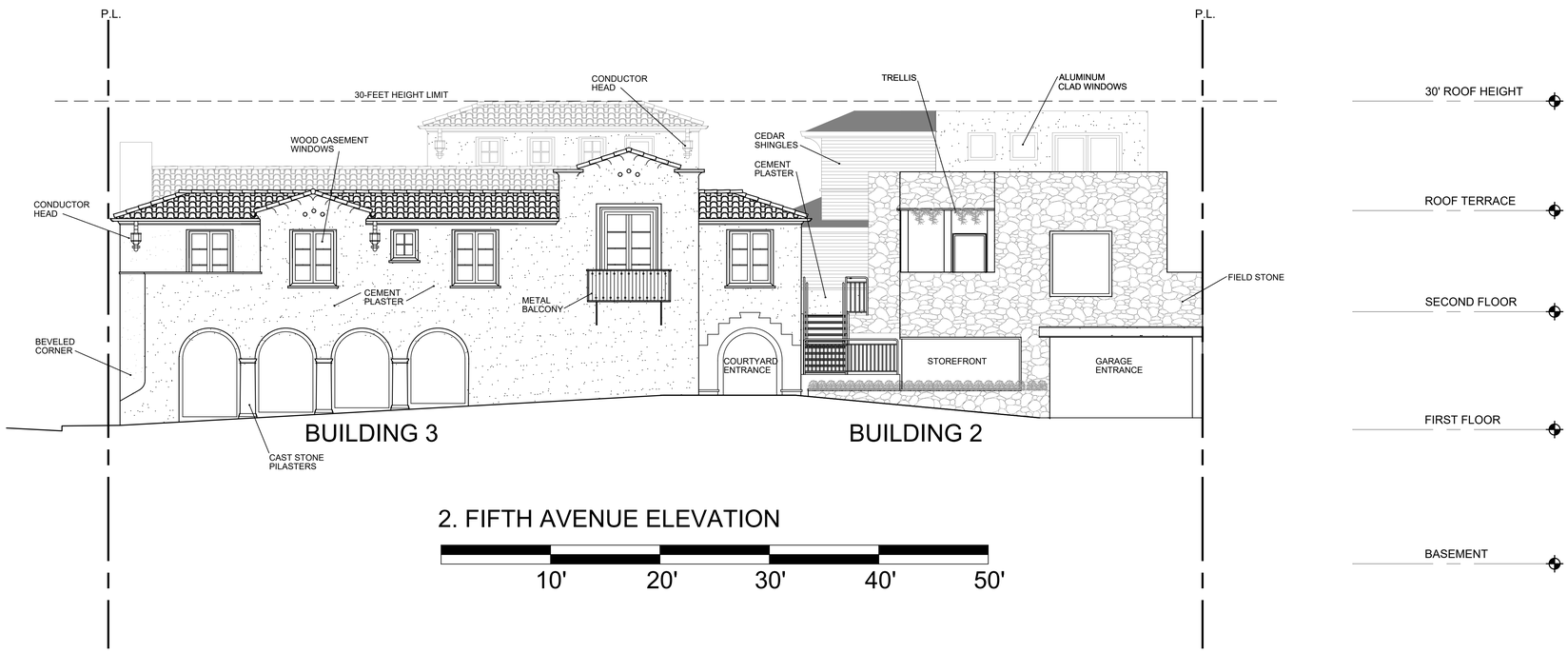
SHEET NAME:
EXTERIOR ELEVATIONS - BUILDING 4

SHEET NO.:
A208

FILE NAME.: 20013.1A-A203

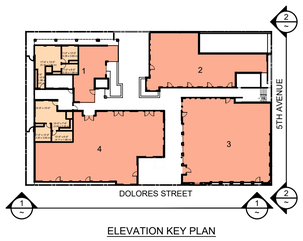
1. DOLORES STREET ELEVATION

10' 20' 30' 40' 50'



2. FIFTH AVENUE ELEVATION

10' 20' 30' 40' 50'



ELEVATION KEY PLAN

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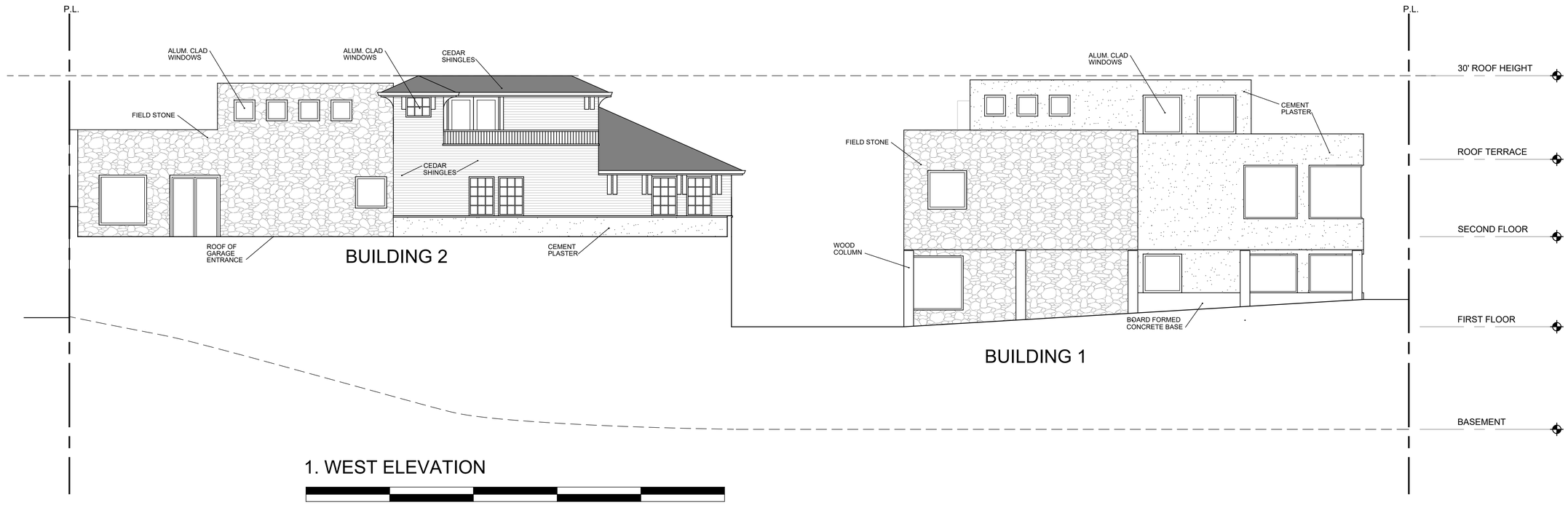
SHEET NAME:
EXTERIOR ELEVATIONS - COMPOSITE

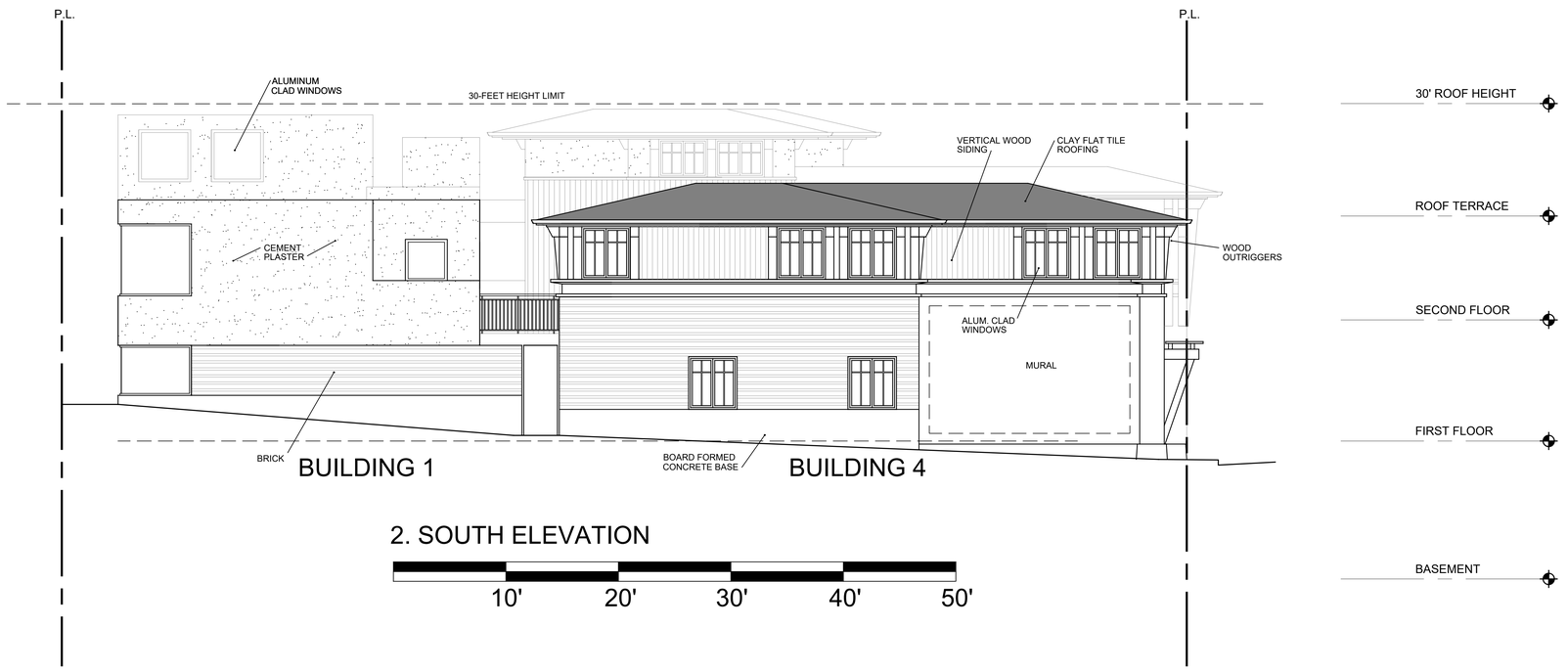
SHEET NO.:
A209

FILE NAME.: 20013.1A-A203



1. WEST ELEVATION

10' 20' 30' 40' 50'



2. SOUTH ELEVATION

10' 20' 30' 40' 50'

ELEVATION KEY PLAN

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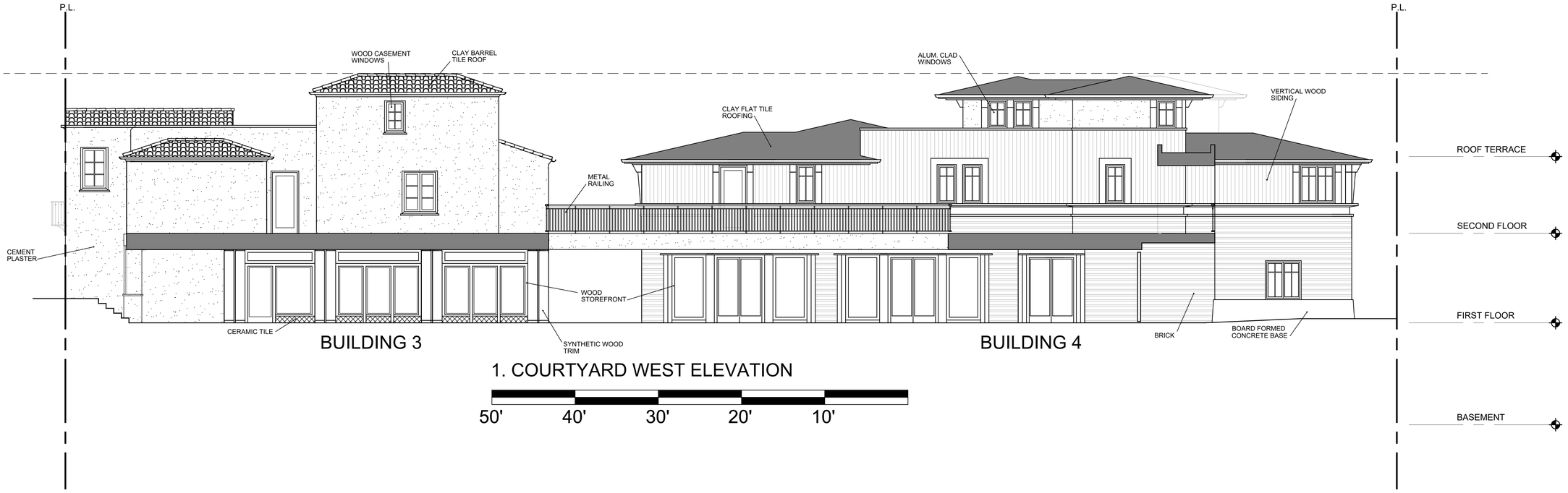
EXTERIOR ELEVATIONS - COMPOSITE

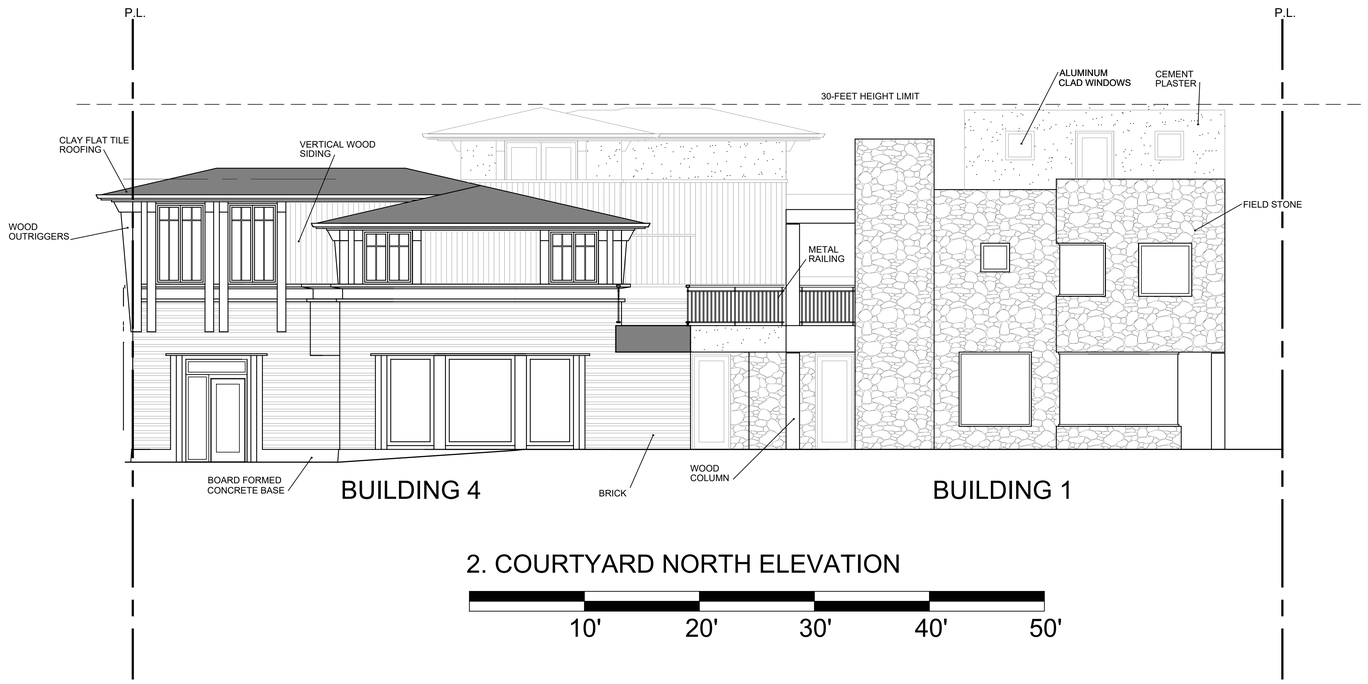
SHEET NO.:
A210

FILE NAME.: 20013.1A-A203



1. COURTYARD WEST ELEVATION

50' 40' 30' 20' 10'



2. COURTYARD NORTH ELEVATION

10' 20' 30' 40' 50'

ELEVATION KEY PLAN

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EXTERIOR ELEVATIONS - COMPOSITE

SHEET NO.:
A211

FILE NAME.: 20013.1A-A203

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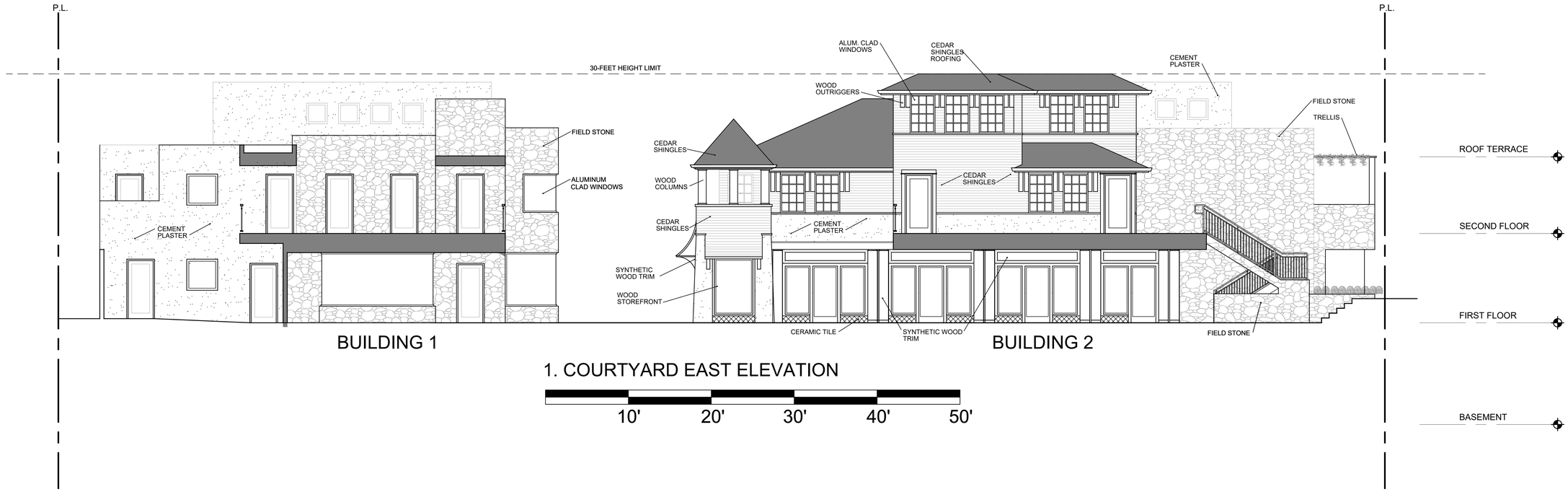

1. COURTYARD EAST ELEVATION

10' 20' 30' 40' 50'

2. COURTYARD SOUTH ELEVATION

10' 20' 30' 40' 50'

ELEVATION KEY PLAN

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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EXTERIOR ELEVATIONS - COMPOSITE

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A212

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VIEW FROM DOLORES STREET

VIEW FROM THE CORNER OF DOLORES AND 5TH STREET

ULRIKA PLAZA MIXED USE

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3D IMAGES

SHEET NO.:
A900

FILE NAME.: 20013.1A-A900

VIEW FROM 5TH AVENUE

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SHEET NAME:
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SHEET NO.:
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FILE NAME.: 20013.1A-A901