ULR Corner of Carmel-By-

ABBREVIATIONS

CONDITIONING INTERNATIONAL CODE U.O.N. UNLESS OTHERWISE NOTED UR. URINAL

| & ∠ @ _€ Ø H | AND ANGLE AT CENTERLINE DIAMETER OR ROUND | I.C.C. ID. INCL. |
|--|---|---|
| ዊ # | PERPENDICULAR PROPERTY LINE POUND OR NUMBER | INSUL. INT. |
| A.B. A.B.S. ABV. A.A. A/C | ANCHOR BOLT ACRYLONITRILE BUTADIENE ABOVE ASPHALTIC CONCRETE AIR CONDITIONING ACOUSTICAL ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM ANODIZED AMERICAN PLYWOOD ASSOCIATION | JAN. J.H. JT. |
| ACOUS. ADJ. A.F.F. AGGR. | ACOUSTICAL ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALLIMINUM | KIT. L. LAM. LAV |
| ALOM. ANOD. A.P.A APPROX. | ALOMINUM ANODIZED AMERICAN PLYWOOD ASSOCIATION APPROXIMATE ARCHITECTURAL ADJUSTABLE SHELF BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BENCH MARK | LAV. L.B. LOC. L.V.L. L.W. |
| ARCH. A.S. BD. | ARCHITECTURAL ADJUSTABLE SHELF BOARD | MAS. MAT. MAX. M.B. |
| BLDG. BLK. BLKG. BM | BITOMINOUS BUILDING BLOCK BLOCKING BEAM | M.D. M.C. M.H. MECH. MEMB. |
| BD. BIT. BLDG. BLKG. BM. BM. BOT. BRG. BTWN. B.U.R. B.W. | BITUMINOUS BUILDING BLOCK BLOCKING BEAM BENCH MARK BOTTOM BEARING BETWEEN BUILD-UP ROOFING BOTH WAYS | MEZZ. MFR. MIN. MIR. MISC. |
| B.U.R. B.W. CAB. C.B | CABINET | MISC. MLDG. M.I.W. M.O. MTD. |
| CAB. C.B. CBC CEM. CER. CFCI. | CATCH BASIN CALIFORNIA BUILDING CODE CEMENT CERAMIC CONTRACTOR FURNISHED, | MET. MULL. N. |
| C.F. C.I. C.J. | CONTRACTOR INSTALLED CUBIC FEET CAST IRON CONTROL JOINT CLOSET | NAT. N.I.C. NOM. N.T.S. |
| CLG. CLG. CLKG. CLR. C.M.U. COL. | CAULKING CLEAR(ANCE) CONCRETE MASONRY UNIT COLUMN COMPOSITION | O/ OBS. O.C. O.D. OFF |
| COMP. CONC. CONN. CONSTR. CONT. | CONFOSITION CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION CONTINUOUS | OFCI. OFOI. |
| COR. C.O.T.G. CSMT. CSWK. | CORRUGATED CLEAN-OUT TO GRADE CASEMENT CASEWORK | O.H. O.H.M.S. O.H.W.S. OPNG. |
| C.I. CTR. CTSK. C.Y. | CLEAR(ANCE) CONCRETE MASONRY UNIT COLUMN COMPOSITION CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSENTION CONTINUOUS CORRUGATED CLEAN-OUT TO GRADE CASEMENT CASEWORK CERAMIC TILE COUNTER COUNTERSINK CUBIC YARD DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DOUGLAS FIR DECOMPOSED GRANITE DOUBLE HUNG DIAGONAL DIAMETER DIMENSION DISPENSER/DISPOSER DOWN DOOR DRAWING DBL. STRENGTH B GRADE (GLASS) DOWNSPOUT | P.A.F. P.B. PART. TBI |
| DBL. DEPT. DET. DF. | DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN | PCF. P.D. P.G. PERF. |
| D.F. D.G. D.H. DIAG. DIA | DOUGLAS FIR DECOMPOSED GRANITE DOUBLE HUNG DIAGONAL DIAMETER | PLF PLAS. LAM PLAS. PLYWD. PR. |
| DIMEN. DISP. DN. DR. | DIMENSION DISPENSER/DISPOSER DOWN DOOR | PSF PSI P.T. PART. |
| DRWG. D.S.B. D.S. DWR | DRAWING DBL. STRENGTH B GRADE (GLASS) DOWNSPOUT DRAWER | P.T. DISP. P.V.C. R. R.A. |
| D.W. E. EA. | DBL. STRENGTH B GRADE (GLASS) DOWNSPOUT DRAWER DISH WASHER EAST EACH EXPANSION JOINT ELEVATION, ELEVATOR ELECTRIC(AL) EMERGENCY ENCLOSURE EQUIPMENT N.I.C. W/ WITH ELECTRIC WATER COOLER EXISTING EXHAUST EXPOSED/EXPANSION EXTERIOR FIRE ALARM FASTEN(ER) FLAT BAR FLOOR DRAIN FLOOR DRAIN FLOOR DRAIN | RAD. R.D. REG. REF. |
| E.J. ELEV. ELEC. EMER. ENCI | EXPANSION JOINT ELEVATION, ELEVATOR ELECTRIC(AL) EMERGENCY ENCLOSURE | REINF. REQ'D. REQMT. RESIL. REV |
| EQUIP. EWC. (E) EXH. | EQUIPMENT N.I.C. W/ WITH ELECTRIC WATER COOLER EXISTING EXHAUST | R.H.M.S. R.H.W.S. RM. R.O. |
| EXP. EXT. F.A. | EXPOSED/EXPANSION EXTERIOR FIRE ALARM | R.O.W. R.S. RUB. RWD. R W I |
| F.A. F.D. FEC. F.F. | FIRE ALARM FASTEN(ER) FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH GRADE FOUNDATION FIRE EXTINGUISHER | S. S.B. S.C. SCHED. |
| F. | FIBERGI ASS | SERV. |
| F.H.M.S. | FINISH(ED) FLATHEAD MECHANICAL SCREW FLATHEAD WOOD SCREW FLASHING | S.F. S.G. SH. SHWR. SHWR. SHT. |
| FLR. FLUOR. | FLOOR(ING) FLUORESCENT | SHT'G. SIM. |
| F.O.C. F.O.F. F.O.M. F.O.S. F.D | FACE OF FACE OF BLOCK FACE OF CONCRETE FACE OF FINISH FACE OF FINISH FACE OF STUD FIREPLACE FIBERGLASS REINF. PANEL FULL SIZE FOOT/FEET FOOTING FURRED(ING) FUTRE | S.S.D. S.M. S.M.S. SPEC. SQ |
| F.P. F.R.P. F.S. FT. FTG. | FIBERGLASS REINF. PANEL FULL SIZE FOOT/FEET FOOTING | STL. STD. STAG. STOR. |
| | | STRUCT. SUSP. SYM. SYS. |
| G.B. G.I. GL. G.L.B. | GAUGE/GAGE GALVANIZED GRAB BAR GALVANIZED IRON GLASS/GLAZING GLUE-LAM BEAM GRADE(ING) GYPSUM WALLBOARD | T. T.B. T.B.D. T.C. |
| GR. G.W.B. H.B. | GRADE(ING) GYPSUM WALLBOARD HOSE BIB | TEL. TEMP |
| HDD. H.A. HDR. HDWR. H.M. | HARDBOARD HOLLOW CORE HEADER HARDWARE HOLLOW METAL | THR. THRESH. T.J.I. T.O. T.P.H. |
| HORZ. H.S. HT. HTG. | HOSE BIB HARDBOARD HOLLOW CORE HEADER HARDWARE HOLLOW METAL HORIZONTAL HEAVY SHEET HEIGHT HEATING HOT WATER HARDWOOD HEATING/VENTILATING/AIR | T.Q. TV T.W. TYP. |
| H.W. HWD. HVAC. | HOT WATER HARDWOOD HEATING/VENTILATING/AIR | U/L U.N.O. |

| I.C.C. | INTERNATIONAL CODE COUNCIL | V.I.F. | VERIFY IN FIELD |
|---|--|--|--|
| INT. | INSIDE DIAMETER INCLUDE(D) (ING) INSULATE(D) (ING) INTERIOR INVERT | W. W/ W.C. WD. | WEST/WIDTH/WIDE WITH WATER CLOSET WOOD |
| JAN. J.H. JT. | JANITOR JOIST HANGER JOINT | WDW. W.H. WI. W/O W.P. | WINDOW WATER HEATER WOODWORK INSTITUTE WITHOUT WATERPROOF(ING) |
| LAM. LAV. L.B. LOC. L.V.L. | KITCHEN LENGTH LAMINATE LAVATORY LAG BOLT LOCATE(ION) LAMINATED VENEER LUMBER LIGHTWEIGHT | W.R. W.S. WSCT. WT. W.W.M. | WATER RESISTANT WOOD SCREW WAINSCOT WEIGHT WELDED WIRE MESH |
| MIR. MISC. MLDG. M.I.W. M.O. MTD. | MASONRY MATERIAL(S) MAXIMUM MACHINE BOLT MEDICINE CABINET MAN HOLE MECHANICAL MEMBRANE MEZZANINE MANUFACTURE(ER) MINIMUM MIRROR MISCELLANEOUS MOLDING/MOULDING MALLEABLE IRON WASHER MASONRY OPENING MOUNTED | | |
| MULL. N. (N) NAT. | METAL MULLION NORTH NEW NATURAL NOT IN CONTRACT NOMINAL NOT TO SCALE | | |
| N. 1. S. O/ OBS. O.C. OFF. OFCI. OFOI. OFOI. O.H. O.H.M.S. O.H.W.S. OPPG. OPP. | NOT TO SCALE OVER OBSCURE ON CENTER(S) OUTSIDE DIAMETER OFFICE OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER FURNISHED, OWNER FURNISHED, OWNER FURNISHED, OWNER FURNISHED, OVER HANG OVALHEAD MACHINE SCREW OVALHEAD WOOD SCREW OPENING ODDOSITE | | |
| P.A.F. P.B. PART. TBD. PCF. P.D. P.G. PERF. PLF PLAS. LAM. PLAS. PLYWD. PR. PSF PSI P.T. PART. P.T. DISP. | OPPOSITE POWDER ACTUATED FASTENER PANIC BAR PARTICLE BOARD POUNDS PER CUBIC FOOT POWDER DRIVEN PAINT GRADE PERFORATE POUNDS PER LINEAR FOOT PLASTIC LAMINATE PLASTER PLYWOOD PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION PAPER TOWEL DISPENSER POUNDING OF DEC | | |
| R. R.A. RAD. REG. REF. REINF. REQ'D. REQ'D. REQ'D. RESIL. REV. R.H.M.S. R.H.W.S. R.H.W.S. R.H. R.O. R.O. R.O. R.O. R.O. R.O. R.O | POLYVINYL CHLORIDE RISER RETURN AIR RADIUS ROOF DRAIN REGISTER REFRIGERATOR REUNFORCED REQUIRED REQUIRED REQUIREMENT REVERSED ROUNDHEAD MACHINE SCREW ROUNDHEAD WOOD SCREW ROUNDHEAD WOOD SCREW ROUGH OPENING RIGHT OF WAY RESAWN RUBBER REDWOOD | | |
| R.W.L. S. S.B. S.C. SCHED. S.A. SECT. SERV. S.F. S.F. S.F. S.H. SHWR. SHT. SHT. G. SJM. | RAIN WATER LEADER SOUTH SOLID BLOCKING SOLID CORE SCHEDULE STORM DRAIN SECTION SERVICE SQUARE FOOT STAIN GRADE SHELF/SHELVING SHOWER SHEET SHEATHING SIMILAR | | |
| S.S.D. S.M. S.M. SPEC. SQ. STL. STAG. STAG. STRUCT. SUSP. SYM. SYS. | STAINLESS STEEL SERVICE SINK SEE STRUCTURAL DRAWINGS SHEET METAL SHEET METAL SCREW SPECIFICATION SQUARE STEEL STANDARD STAGGERED STORAGE STRUCTURAL SUSPENDED SYMMETRY(ICAL) SYSTEM | | |
| T. T.B. T.C. TEL. TEMP. T.E.N. T & G THK. THRESH. T.J.I. T.O. | TREAD TOWEL BAR TO BE DETERMINED TOP OF CURB TELEPHONE TEMPERED TYPICAL EDGE NAILING TONGUE & GROOVE THICK(NESS) THRESHOLD TRUSS JOIST INTERNATIONAL TOP OF | | |
| T.P.H. T.Q. TV T.W. TYP. | TOILET PAPER HOLDER TOP OF PAVEMENT TELEVISION TOP OF WALL TYPICAL | | |
| U/L U.N.O. | UNDERWRITER'S LABORATORY UNLESS NOTED OTHERWISE | | |
| | | | |

LEGEND

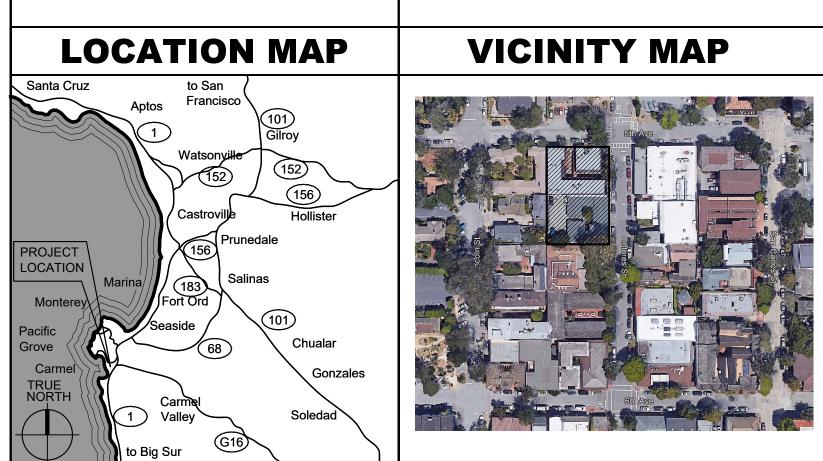
| | EARTH |
|----------------|----------------------------------|
| | ROCK |
| | SAND, MORTAR, PLASTER |
| | CONCRETE BLOCK |
| | CAST-IN-PLACE (C.I.) CONCRETE |
| | (E) STUD WALL |
| | (N) STUD WALL |
| | (E) STUD WALL TO BE REMOVED |
| ~~~~~ | SOUND INSULATED STUD WALL |
| // // // // // | METAL |
| | WOOD FINISH |
| \ge | WOOD FRAMING CONTINUOUS MEMB |
| | WOOD BLOCKING |
| | PLYWOOD |
| | GYPSUM WALLBOA |

| ROCK |
|------------------------------------|
| SAND, MORTAR, PLASTER |
| CONCRETE BLOCK |
| CAST-IN-PLACE (C.I.P.) CONCRETE |
| (E) STUD WALL |
| (N) STUD WALL |
| (E) STUD WALL TO BE REMOVED |
| SOUND INSULATED STUD WALL |
| METAL |

DD FRAMING TINUOUS MEMBER

SUM WALLBOARD

A.C. PAVING



| | | | | | | PROJ | ECT INFORMA | TION | S | SHEET INDEX |
|---|---|---|---|--|---|--|---|--|--|---|
| | | | | | | PROJECT ADDRESS: | SW CORNER OF 5TH AVENUE & DOLORE BLOCK 55, LOT: 1A | S ST. | SHT. # TITLE A001 | SHEET TITLE |
| | | | | | | A.P.N. ZONING: | 010-138-021-000, 010-138-003-000 SC - SERVICE COMMERCIAL DISTRICT | | A001 SURVEY | COVER SHEET |
| | 7 ^ | | | | | LOT SIZE: | 16,000 SF (0.37 ACRES) | | 1 2 | TOPOGRAPHIC SURVEY AS-BUILT TOPOGRAPHIC SURVEY AS-BUILT |
| RIKA PLAZ | | | | | | PROPOSED BUILDING AREA: | BASEMENT 15,292 SF BUILDING 1: 3,469 SF BUILDING 2: 4,909 SF BUILDING 3: 6,456 S.F. BUILDING 4: 7,609 S.F. | | CIVIL C3.1 ARCHITECTURAL A100 | OFFSITE IMPROVEMENT PLAN |
| f Eth 8 Dala | | • + | | | | BUILDING COVERAGE: | TOTAL: 37,735 S.F. MAX. ALLOWABLE BUILDING COVERAGE (90% OF LOT SIZE, BASED UPON COMPLI WITH CORE COMMERCIAL DESIGN GUIDI | | D100 A200 A201 A201A A202 | SITE DEMOLITION PLAN BASEMENT FLOOR PLAN SITE & FIRST FLOOR PLAN INTRA-BLOCK CONNECTION SECOND FLOOR PLAN |
| of 5th & Dolc | nes c |) L. | | | | PROJECT DESCRIPTION | PROPOSED BUILDING COVERAGE NEW MIXED-USE BUILDING WITH TWELVI UNITS (FIVE (5) OF WHICH HAVE MEZZAN | | A203 A204 A205 A206 A207 | MEZZANINE PLAN ROOF PLAN SITE PLAN DIMENSIONS SECOND FLOOR PLAN DIMENSIONS MEZZANINE FLOOR PLAN DIMENSIONS |
| -The-Sea, C | CA 93 | 921 | | | | CONSTRUCTION: | (14) RETAIL SPACES AND TWENTY-EIGHT CAR PARKING SPACES. TYPE VA SPRINKLERED | | A208 A300 A301 A400 | ROOF PLAN DIMENSIONS BUILDING COVERAGE DIAGRAM FLOOR AREA PLANS BUILDING 1 EXTERIOR ELEVATIONS |
| | | • — · | | | | MAX. FLOOR AREA ALLOWED: | (16,000 SF x 1.35%) + (1.10)* = 23,780 SF *10% INTRA-BLOCK WALKWAY BONUS | | A401 A402 A403 A404 | BUILDING 2 EXTERIOR ELEVATIONS BUILDING 3 EXTERIOR ELEVATIONS BUILDING 4 EXTERIOR ELEVATIONS DOLORES STREET & FIFTH AVE. ELEVAT |
| | | | | | | PROVIDED FLOOR AREA FLOOR AREA RATIO: | 22,443 SF (EXCLUDES BASEMENT) 22,443 SF / 23,780 SF = 94.37% | | A405 A406 A407 A408 | WEST & SOUTH ELEVATIONS COURTYARD WEST & NORTH ELEVATION COURTYARD EAST & SOUTH ELEVATION DOLORES STREET & FIFTH AVE. STREET |
| | | | | | | OFF-STREET PARKING A RESIDENTIAL REQUIRED COMMERCIAL REQUIRED | (1 PER UNIT): | 12 STALLS 15 STALLS | A410 A411 A412 A413 A414 | BUILDING 1 FINISH EXTERIOR ELEVATIO BUILDING 2 FINISH EXTERIOR ELEVATIO BUILDING 3 FINISH EXTERIOR ELEVATIO BUILDING 4 FINISH EXTERIOR ELEVATIO FINISH COMMON AREA SITE / FLOOR PL/ |
| | | | | | | TOTAL REQUIRED PARK TOTAL PROVIDED PARK | NG: | 27 STALLS 28 STALLS | A415 ELECTRICAL E0.1 | FINISH COMMON AREA SITE / FLOOR PLA SYMBOL ABRV. NOTES & INDEX |
| | | | | | | COMPACT SPACES PERI COMPACT SPACES PRO STANDARD SPACES PRO | VIDED: | 13 STALLS 10 STALLS (8'-6" x 18' 21 STALLS (9' X 19') | | CALIFORNIA ENERGY COMPLIANCE TITL ELECTRICAL SITE PLAN, PHOTOMETRIC |
| | | | | | | RESIDENTIAL VAN ACCE NON-RESIDENTIAL VAN | SSIBLE SPACES REQUIRED: SSIBLE SPACES PROVIDED: ACCESSIBLE SPACES REQUIRED: ACCESSIBLE SPACES PROVIDED: | 1 STALL 1 STALL (9' X 18') 1 STALL 1 STALL (9' X 8) | L1.0 L1.1 L1.2 L1.3 | PRELIMINARY PLANTING PLAN SITE AMENITIES & CUT SHEETS TREE IMAGES PLANT IMAGES |
| | | | | | | RESIDENTIAL EV CHARG | ING STATIONS REQUIRED: ING STATIONS PROVIDED: ARGING STATIONS REQUIRED: | 0 0 0 | | |
| | | | | | | RESIDENTIAL EV CAPAB RESIDENTIAL EV READY RESIDENTIAL EV CAPAB | LE CHARGING STATIONS REQUIRED: 10% x LE CHARGING STATIONS PROVIDED: CHARGING STATIONS REQUIRED: 25% x LE CHARGING STATIONS PROVIDED: HARGING STATIONS REQUIRED: | 2 STALLS (9' X 18') | | |
| SYMBOLS | PROJEC | T TEAM | GE | NERAL NO | TES | NON-RESIDENTIAL EV C | HARGNIG STATIONS PROVIDED: APABLE CHARGING STATIONS REQUIRED: APABLE CHARGING STATIONS PROVIDED: | 0 4 STALLS 4 STALLS (9' X 18') | | |
| DOOR SYMBOL | OWNER ESPERANZA CARMEL RE P.O. BOX 134 | | DIMENSIONS, GRADE | ES, AND OTHER CONDITIONS, AN S. GENERAL CONTRACTOR SHA | LE FOR THE VERIFICATION OF ALL ID SHALL CORRELATE AT THE JOB ALL REPORT ANY DISCREPANCIES | | | | | |
| XXX WINDOW SYMBOL X KEY TAG | CARMEL-BY-THE-SEA, C/ ph: (831) 250-7669 Email: ryan.aeschliman@p Contact: RYAN AESCHLIM | astor-realestate.com | WORK. 2. THE GENERAL CONT | RACTOR SHALL BE RESPONSIBI | ECTION PRIOR TO BEGINNING ANY LE FOR THE WORK AND THE GENCIES, AND SHALL PROVIDE ALL | | | | | |
| DEMOLITION TAG | ARCHITECT WALD, RUHNKE & DOST 2340 GARDEN ROAD, SUI MONTEREY, CA 93940 | | MATERIALS AND LAB WORK COMPLETE. | SOR (SHOWN OR INFERRED) ON | SIBILITY FOR THE SUPERVISION | - | | | | |
| WORK POINT, DATUM | ph: (831) 649-4642 fax: (8 Email: henry@wrdarch.cor Contact: HENRY RUHNKE | n | 4. THE ARCHITECT ASS | SUMES NO RESPONSIBILITY FOR ECUTION OF THE SAME. | THE SUPERVISION OF THE WORK | | | | | |
| POINT OR CONTROL VERTICAL OR HORIZONTAL DIAPHRAGM KEY | CIVIL ENGINEEF WHITSON ENGINEERS 6 HARRIS COURT | 2 | | ICIES SHALL BE REPORTED TO 1 | VER SCALED DIMENSIONS. ANY THE ARCHITECT IMMEDIATELY, | | | | | |
| SECTION X SECTION IDENTIFICATION | MONTEREY, CA 93940 ph: (831) 649-5225 Email: rweber@whitsoneng Contact: RICHARD WEBER | | RESPONSIBILITY OF MATERIALS NECESS/ THESE DRAWINGS, E | HALL BE CONSIDERED SUBSTAN THE GENERAL CONTRACTOR TO ARY TO RENDER THE WORK CON EITHER SHOWN OR INFERRED HI |) provide all labor and Mplete, as is the intent of | | | | | |
| AX.X SHEET WHERE SECTION IS DRAWN | LANDSCAPE AR MICHAEL ARNONE & ASS 3370 SAMUEL PLACE | | 7. EXISTING CONSTRUC SUBSTANTIALLY COF GENERAL CONTRACT | TRUCTION PRACTICES. CTION DETAILS SHOWN HEREIN RRECT AND MAY NOT DEPICT TH TOR SHALL VERIFY (E) CONDITIO | HE ACTUAL CONDITION. THE | | | | | |
| AX.X DETAIL DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN | SANTA CRUZ, CA 9562 ph: (831) 462-498 Email: rknown1@hotmail.co Contact: MICHAEL ARNON | | 8. ANY PROPOSED SHU | S PRIOR TO COMMENCEMENT O JT DOWN OF UTILITIES SHALL BE DRKING DAYS IN ADVANCE. REQ | | | | | | |
| FINISH GRADE (SPOT) | ELECTRICAL EN AURUM CONSLTING ENG 404 W. FRANKLIN STREE | INEERS | | | DANCE WITH SECTION 708 OF THE | | | | | |
| +XXX.X - EXISTING GRADE (SPOT) | MONTEREY, CA. 93940 ph: (831) 646-3330 fax: (8 Email: Steve@acemb.com Contact: STEVEN CATE | 331) 646-3336 | | | | | | | | |
| +XXX.X = ELEVATION +XXX.X = SURFACE | | | | AREA | TABULATIO | DNS | | | | |
| PROPERTY LINE REVISION | | | | | | | | | | |
| | | | RESIDEN | TIAL FLOOR AREA TABUL | ATION | | COMMERCI | AL TENANT FLOOR | AREA TABULATION |] |
| | UNIT NO. | TYPE ONE BEDROOM | (A) MAIN FLOOR AREA 622 S.F. | B UNENCLOSED MAIN FLOOR AREA | A* © MEZZANINE AREA (< 50% OF (B))** | TOTAL AREA 622 S.F. | TENANT NO | . FIRST F | LOOR AREA | - |
| | 1-A 1-B 2-A | ONE BEDROOM ONE BEDROOM TWO BEDROOM | 622 S.F. 624 S.F. 1,367 S.F. | 1,090 S.F. | 496 S.F. | 622 S.F. 624 S.F. 1,863 S.F. | 101 102 | | 48 S.F. 61 S.F. | - |
| | 2-B | TWO BEDROOM | 1,108 S.F. | 965 S.F. | 324 S.F. | 1,432 S.F. | 103 | 36 | 69 S.F. | - |
| | 2-C 2-D | TWO BEDROOM | 1,115 S.F. 909 S.F. | 999 S.F. 757 S.F. | 494 S.F. | 1,609 S.F. 1,287 S.F. | 104 105 | | 57 S.F. 81 S.F. | - |
| | 2-D 2-E | TWO BEDROOM ONE BEDROOM | 909 S.F. 734 S.F. | 101 O.F. | 378 S.F. | 1,287 S.F. 734 S.F. | 105 | | 25 S.F. | |
| | 2-F | TWO BEDROOM | 1,078 S.F. | | | 1,078 S.F. | 107 | | 75 S.F. | 4 |
| | 2-G 2-H | | 629 S.F. | 721 0 5 | 266.0 5 | 629 S.F. | 108 109 | | 52 S.F. 08 S.F. | - |
| | 2-H 2-I | TWO BEDROOM | 900 S.F. 835 S.F. | 731 S.F. | 366 S.F. | 1,266 S.F. 835 S.F. | 110 | | 82 S.F. | 1 |
| | 2-1 2-J | TWO BEDROOM | 1,207 S.F. | | | 1,207 S.F. | 111 | | 54 S.F. | 1 |
| | | CORRIDOR | 706 S.F. | | | 706 S.F. | 112 | 81 | 14 S.F. | |

TOTAL RESIDENTIAL AREA (EXCLUDES AREA OF CORRIDORS)

TOTAL

*UNENCLOSSED MAIN FLOOR AREA EXCLUDES UTILITY CLOSETS AND BATHROOMS **CBC 505.2.1 ALLOWS MEZZANINES TO NOT EXCEED 50% OF THE FLOOR AREA OF THE UNENCLOSED SPACE BELOW IN A FULLY SPRINKLERED BUILDING.

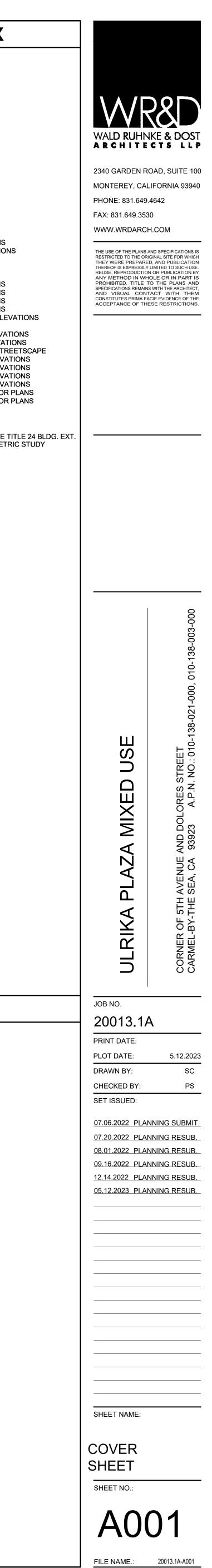
11,834 S.F.

| COMMERCIAL TENANT FLOOR AREA TABULATION | | | | | | | |
|---|---------------------------|--|--|--|--|--|--|
| TENANT NO. FIRST FLOOR AREA | | | | | | | |
| 101 948 S.F. | | | | | | | |
| 102 | 761 S.F. | | | | | | |
| 103 | 369 S.F. | | | | | | |
| 104 | 257 S.F. | | | | | | |
| 105 | 481 S.F. | | | | | | |
| 106 | 525 S.F. | | | | | | |
| 107 | 475 S.F. | | | | | | |
| 108 552 S.F. | | | | | | | |
| 109 608 S.F. | | | | | | | |
| 110 682 S.F. | | | | | | | |
| 111 | 111 354 S.F. | | | | | | |
| 112 | 12 814 S.F. | | | | | | |
| 113 | 1,264 S.F. | | | | | | |
| 114 | 910 S.F. | | | | | | |
| TOTAL | 9,000 S.F. | | | | | | |
| COMMERC | IAL FLOOR AREA TABULATION | | | | | | |
| BUILDING NO. | FIRST FLOOR AREA | | | | | | |
| 1 948 S.F. | | | | | | | |
| 2 | 1,904 S.F. | | | | | | |
| 3 | 2,988 S.F. | | | | | | |
| 4 | 4 3,160 S.F. | | | | | | |
| TOTAL 9,000 S.F. | | | | | | | |

13,892 S.F.

13,186 S.F.

2,165 S.F.



ABBREVIATIONS

| ± AC | PLUS OR MINUS; APPROXIMATE ASPHALT |
|-------------|---------------------------------------|
| BLDG | BUILDING |
| BM | BENCHMARK |
| BSW | BACK OF SIDEWALK |
| CATV | CABLE TV |
| CHL | CHAIN LINK |
| CONC | CONCRETE |
| COMM | COMMUNICATION |
| CTR | CENTER |
| DIA DW | DIAMETER DRIVEWAY |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| FNC | FENCE |
| FOW | FACE OF WALL |
| GRT | GRATE |
| GV | GAS VALVE |
| HB | HOSE BIB |
| HV | HIGH VOLTAGE |
| IN V OH | IN VERT OVERHANG |
| SDCB | STORM DRAIN CATCH BASIN |
| SDUD | STORM DRAIN INLET |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TELE | TELEPHONE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| UNKN VLT | UNKNOWN VAULT |
| W/I | WITHIN |
| WM | WATER METER |
| WV | WATER VALVE |
| | |

LEGEND

_____ ADJACENT PROPERTY LINE · · · · · · · · · · · · · · · · OLD PROPERTY LINE WALL

| | | | | | | | | | | | | REBAR CAGES (UNFINISHED WALL)

| X | FENCE |
|---|------------|
| | UTILITY VA |
| | CONCRETE |
| | BENCHMAF |
| | UNDERGRO |
| | SEWER UT |
| | STORM DR |
| W | WATER UT |
| —————————————————————————————————————— | GAS UTILI |
| <u>//////</u> | BUILDING |
| | BUILDING |
| // | ASPHALT |
| 100 | GROUND C |
| + 928.30 | SPOT GRA |
| <u> </u> | TOPO GRA |
| ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | DRIPLINE |
| ⊜ 12" OAK | TREE |
| | |

| ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
|---|
| ⊜ 12" OAK |
| - 0 - |
| + HB |
| ♥WV |
| ∕€GV |
| |



_____ SUBJECT PROPERTY LINE

= = = = = = = = SHORING WALL

UTILITY VAULT, AS INDICATED

CONCRETE

BENCHMARK

UNDERGROUND CURB DRAIN

SEWER UTILITY LINE

STORM DRAIN UTILITY LINE

WATER UTILITY LINE

- GAS UTILITY LINE

BUILDING EDGE

- BUILDING ROOF OVERHANG

— ASPHALT EDGE

- GROUND CONTOUR

SPOT GRADE

— TOPO GRADE BREAK

WATER VALVE

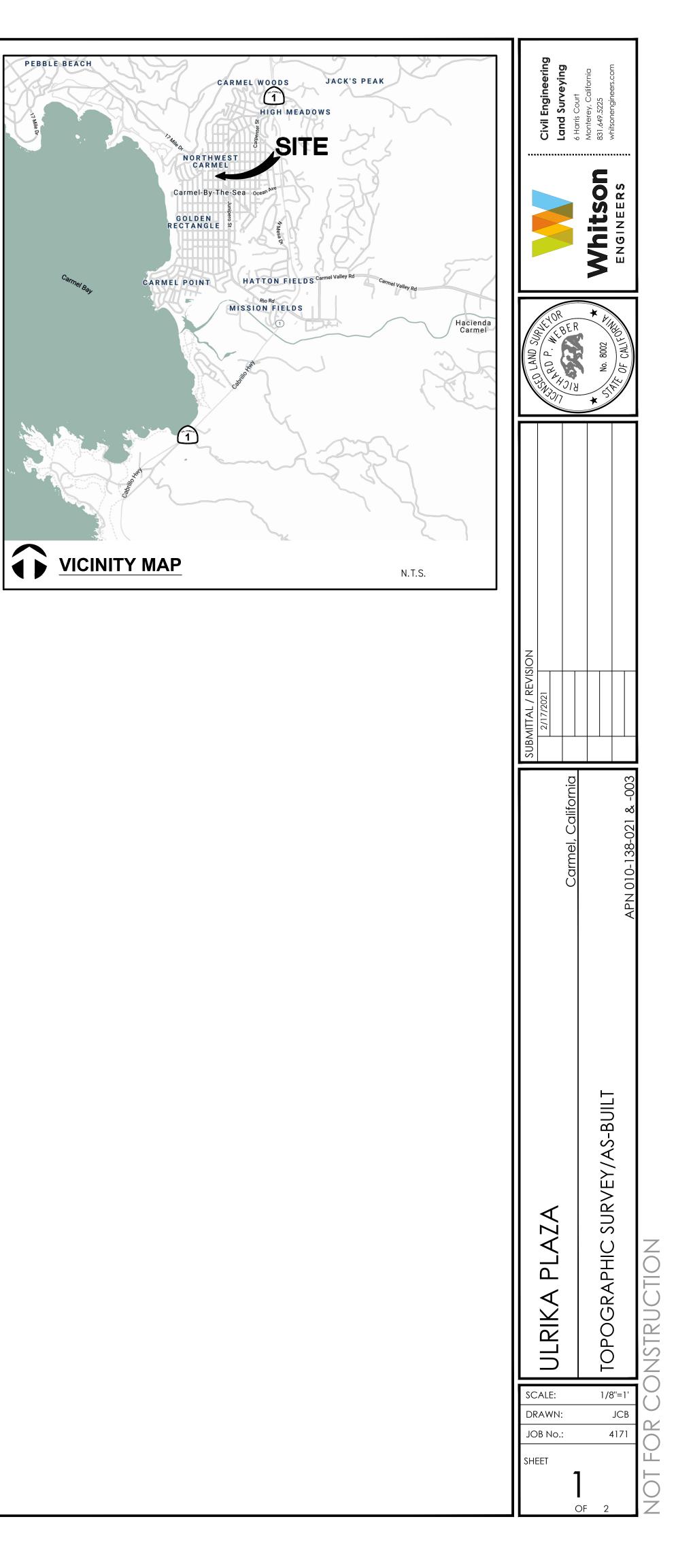
SIGN

HOSEBIB

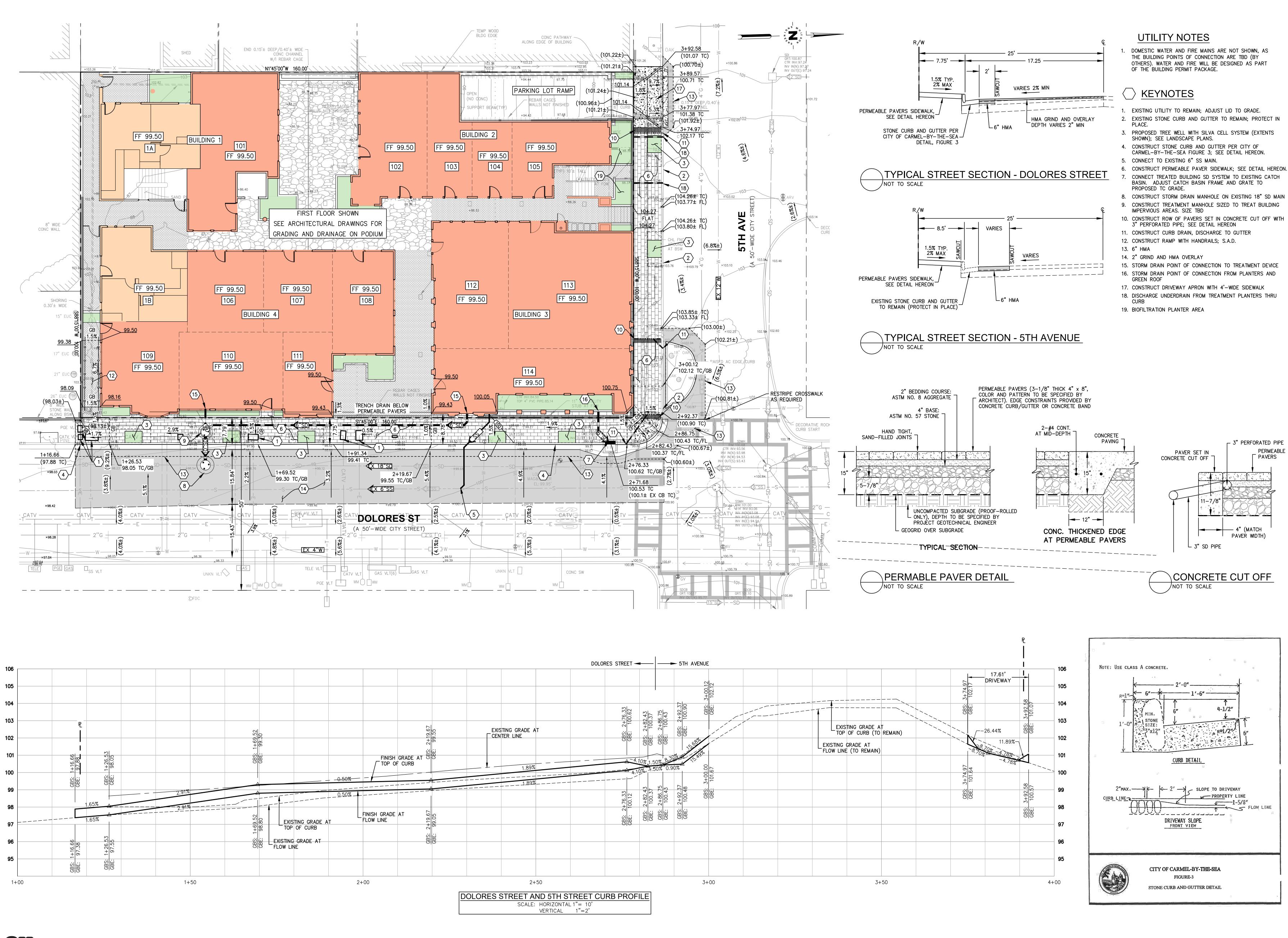
GAS VALVE

TOPOGRAPHIC MAP NOTES:

- 1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON FEBRUARY 3 AND 11 OF 2021. ORTHORECTIFIED AERIAL IMAGERY WAS GATHERED ON FEBRUARY 11, 2021 USING AN UNMANNED AERIAL SYSTEM(UAS)
- 2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
- 3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
- 4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 5. LOCAL BENCHMARK: FOUND MAG NAIL AND SHINER. ELEVATION: 99.95'(ASSUMED)
- 6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN.
- 7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
- 8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.













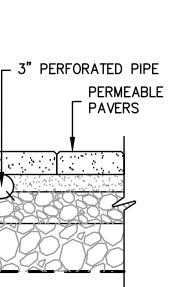
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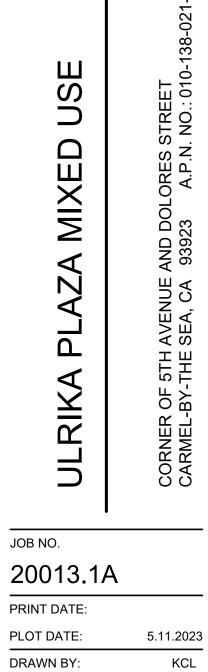
Whitson ENGINEERS **Civil Engineering**

Land Surveying 6 Harris Court Monterey, California 831.649.5225 whitsonengineers.com



I PAVER WIDTH)





| CHECKED I | BY: | RPW | | | | | |
|--------------------------|----------|---------|--|--|--|--|--|
| SET ISSUED: | | | | | | | |
| WHITSON PROJECT: 4171.00 | | | | | | | |
| 07.06.2022 | PLANNING | SUBMIT. | | | | | |
| 07.20.2022 | PLANNING | RESUB. | | | | | |
| 08.01.2022 | PLANNING | RESUB. | | | | | |
| 09.16.2022 | PLANNING | RESUB. | | | | | |
| 12.14.2022 | PLANNING | RESUB. | | | | | |
| 5.12.2023 | PLANNING | RESUB. | | | | | |
| | | | | | | | |

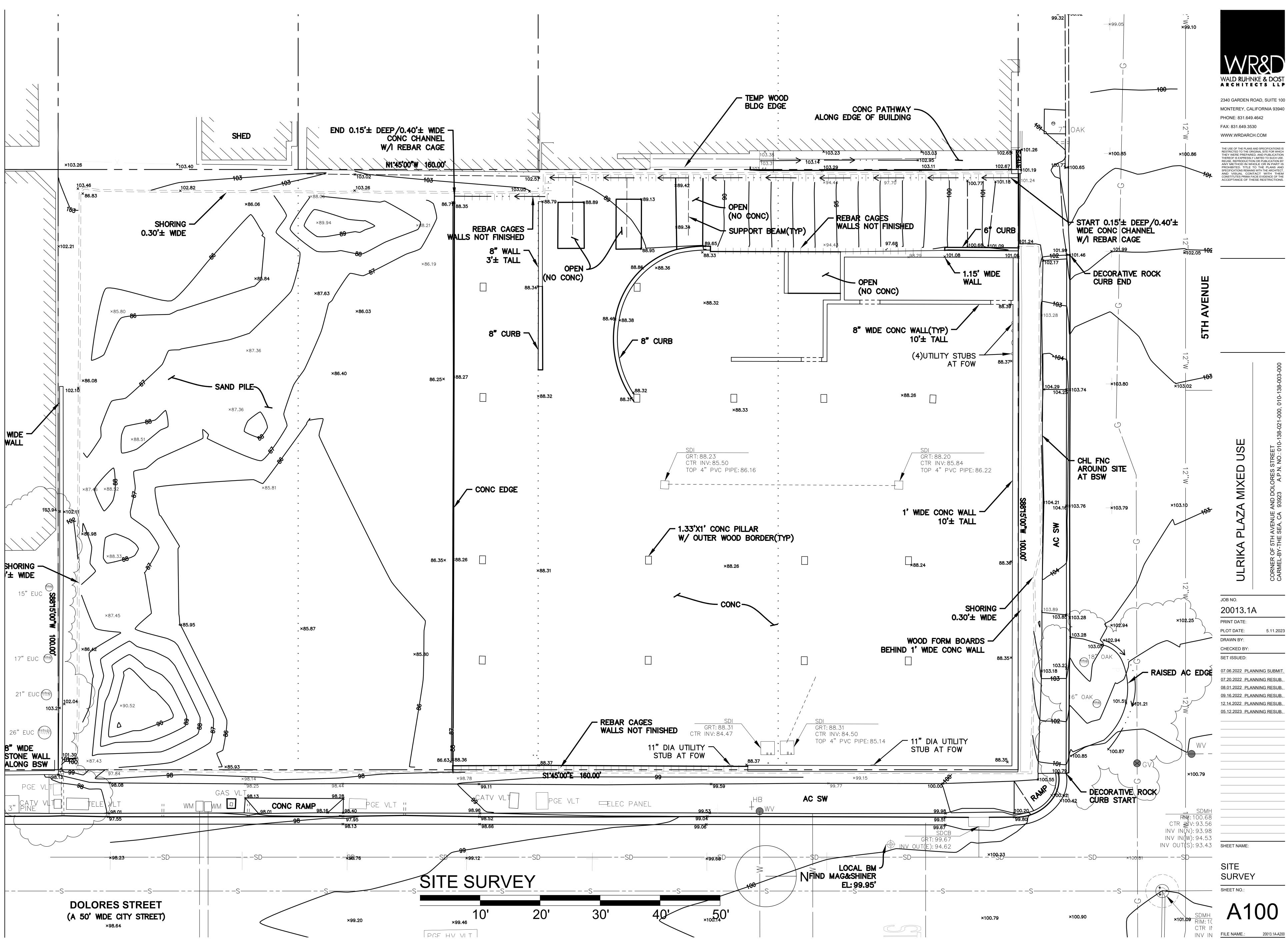
OFFSITE IMPROVEMENT PLAN

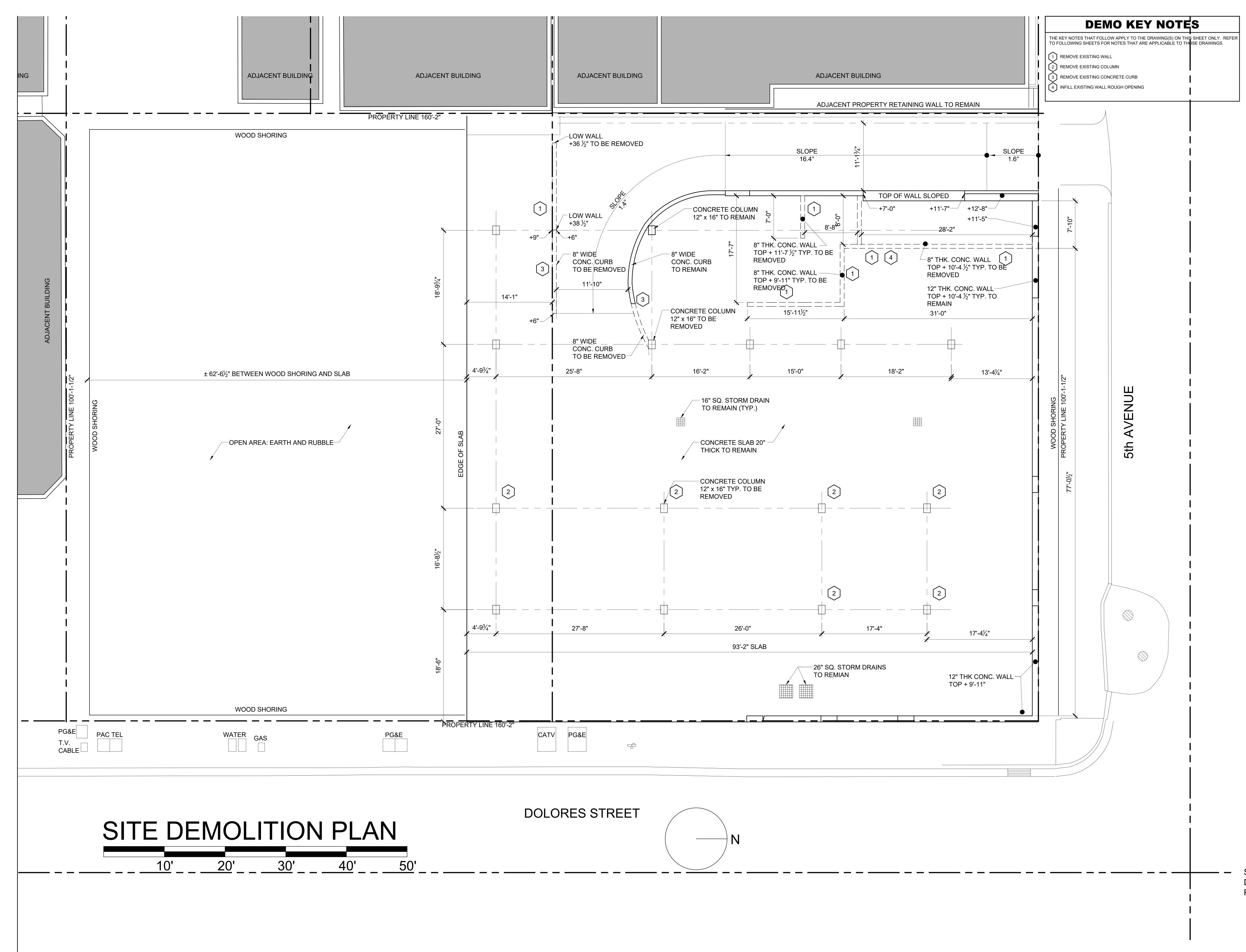
SHEET NO .:

SHEET NAME:



FILE NAME .:

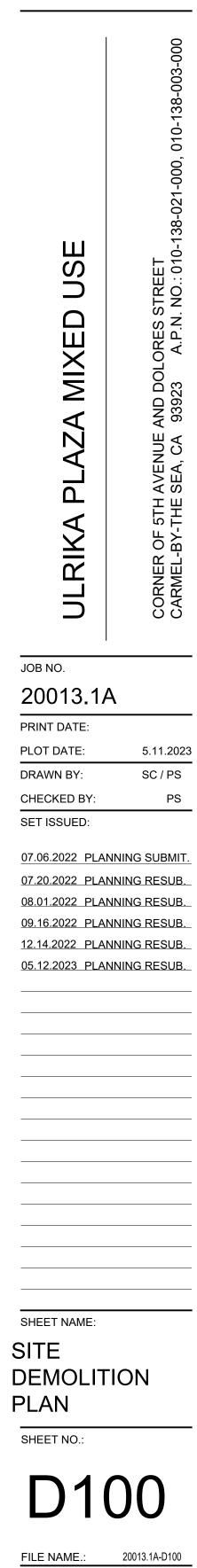


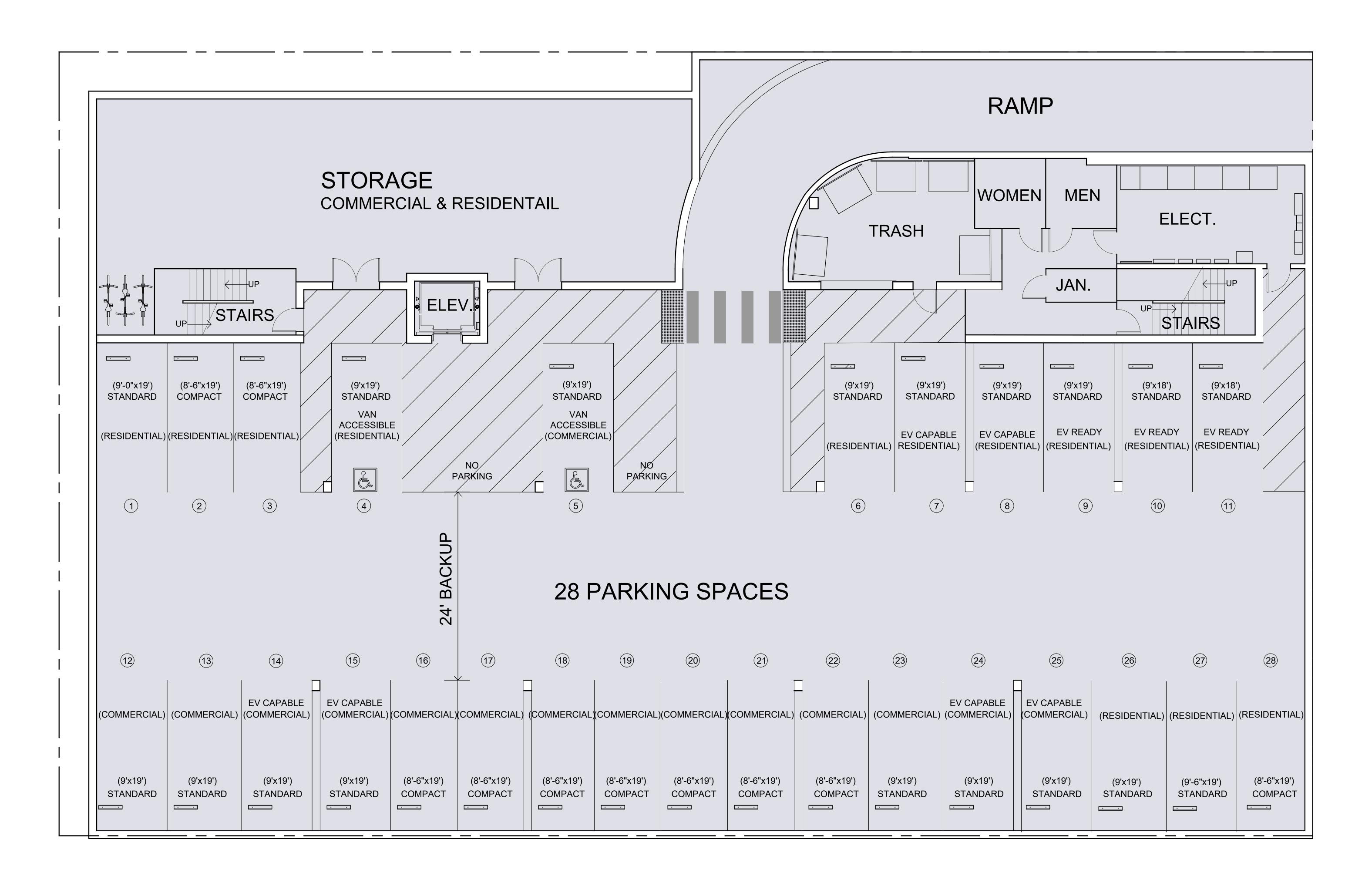




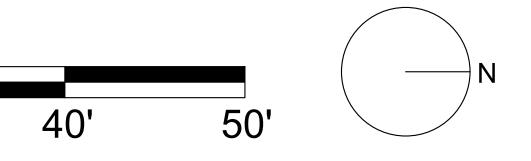
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BASEMENT FLOOR PLAN 10' 20' 30'



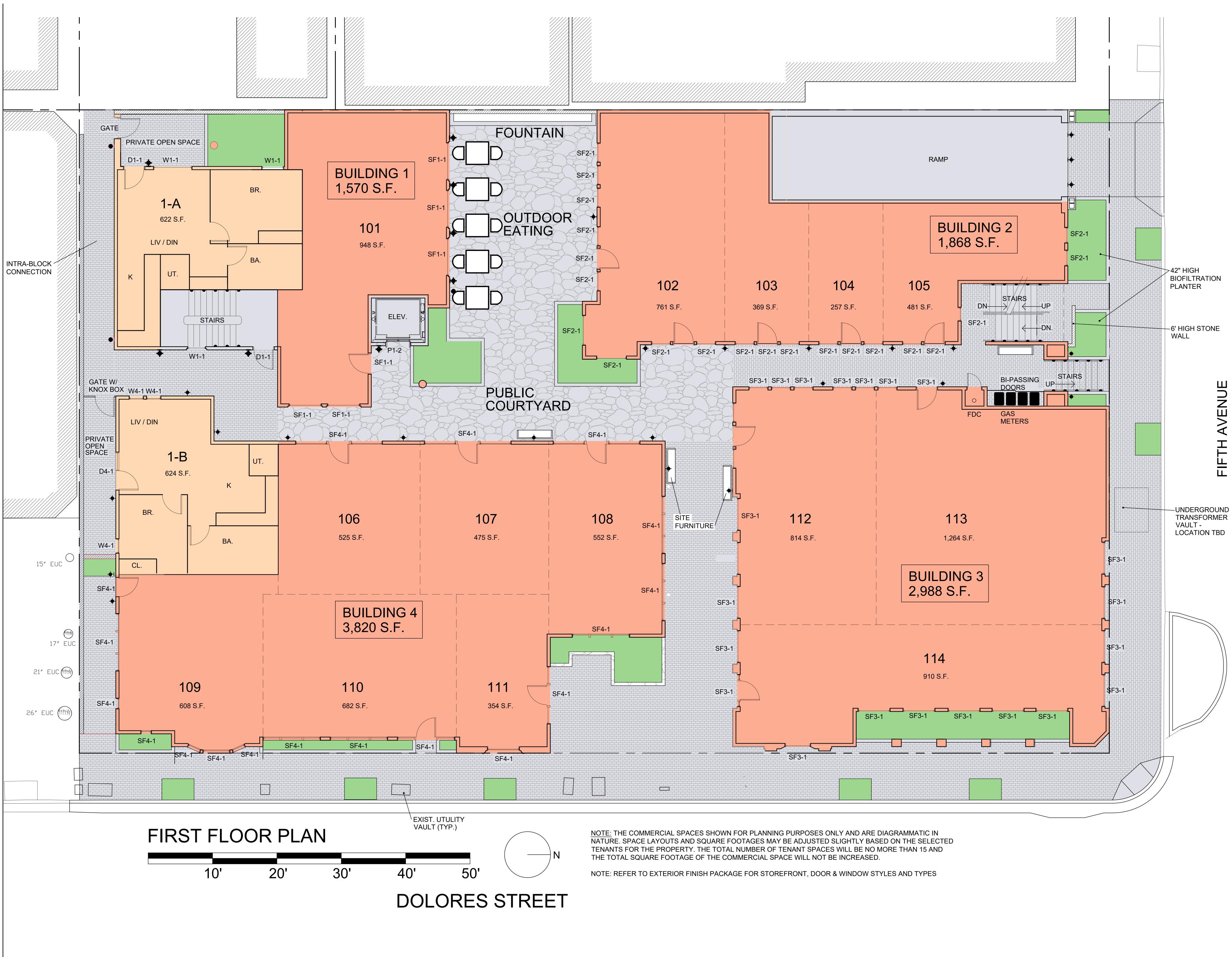


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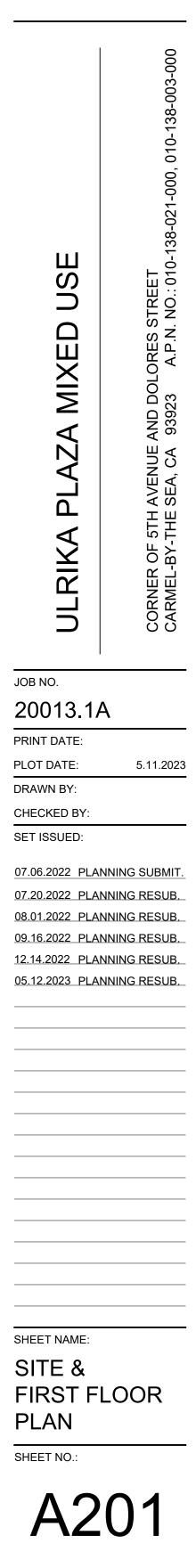


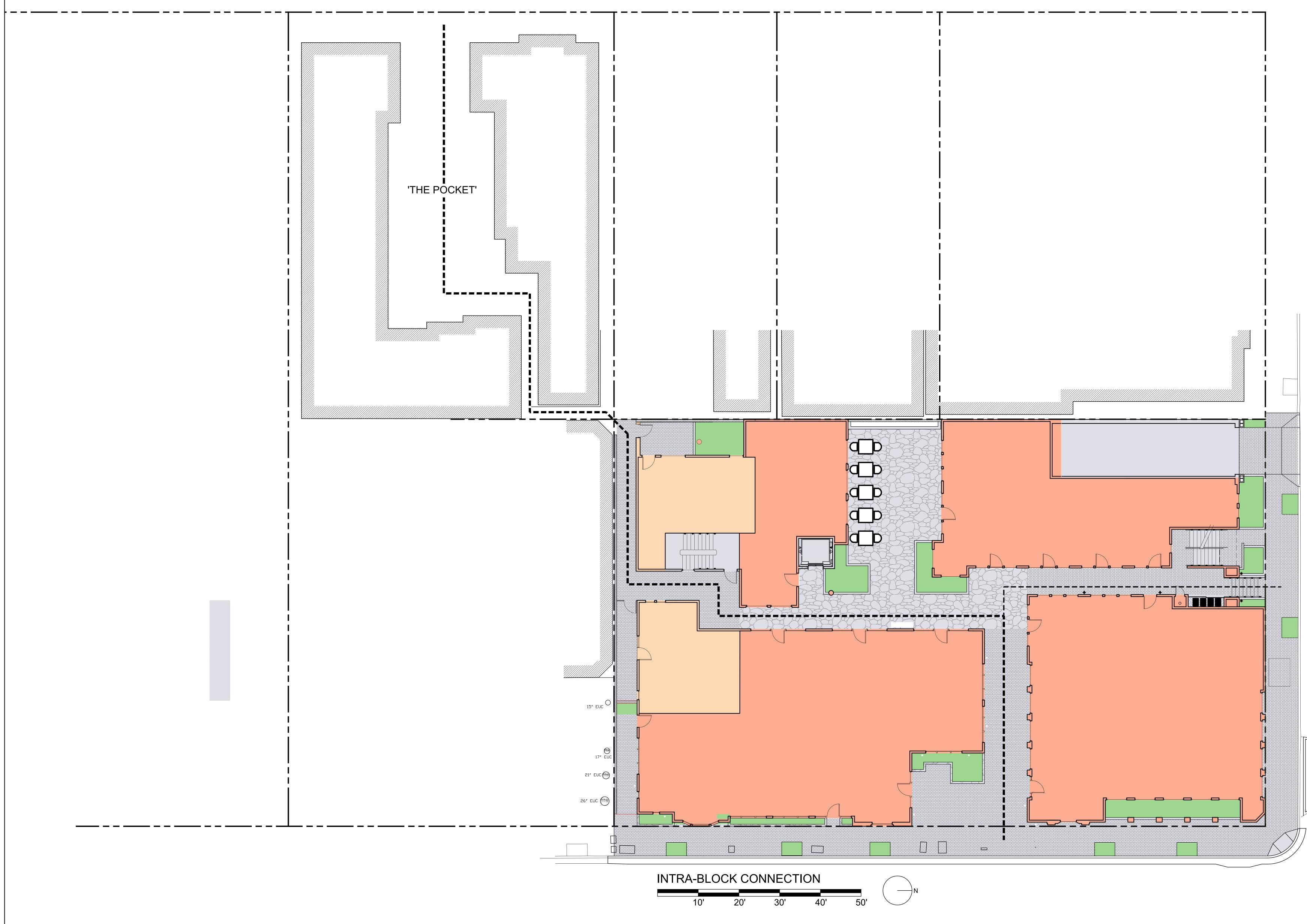




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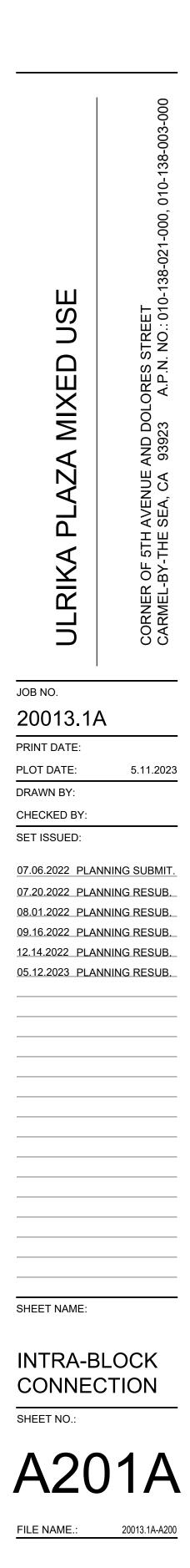
DOLORES STREET



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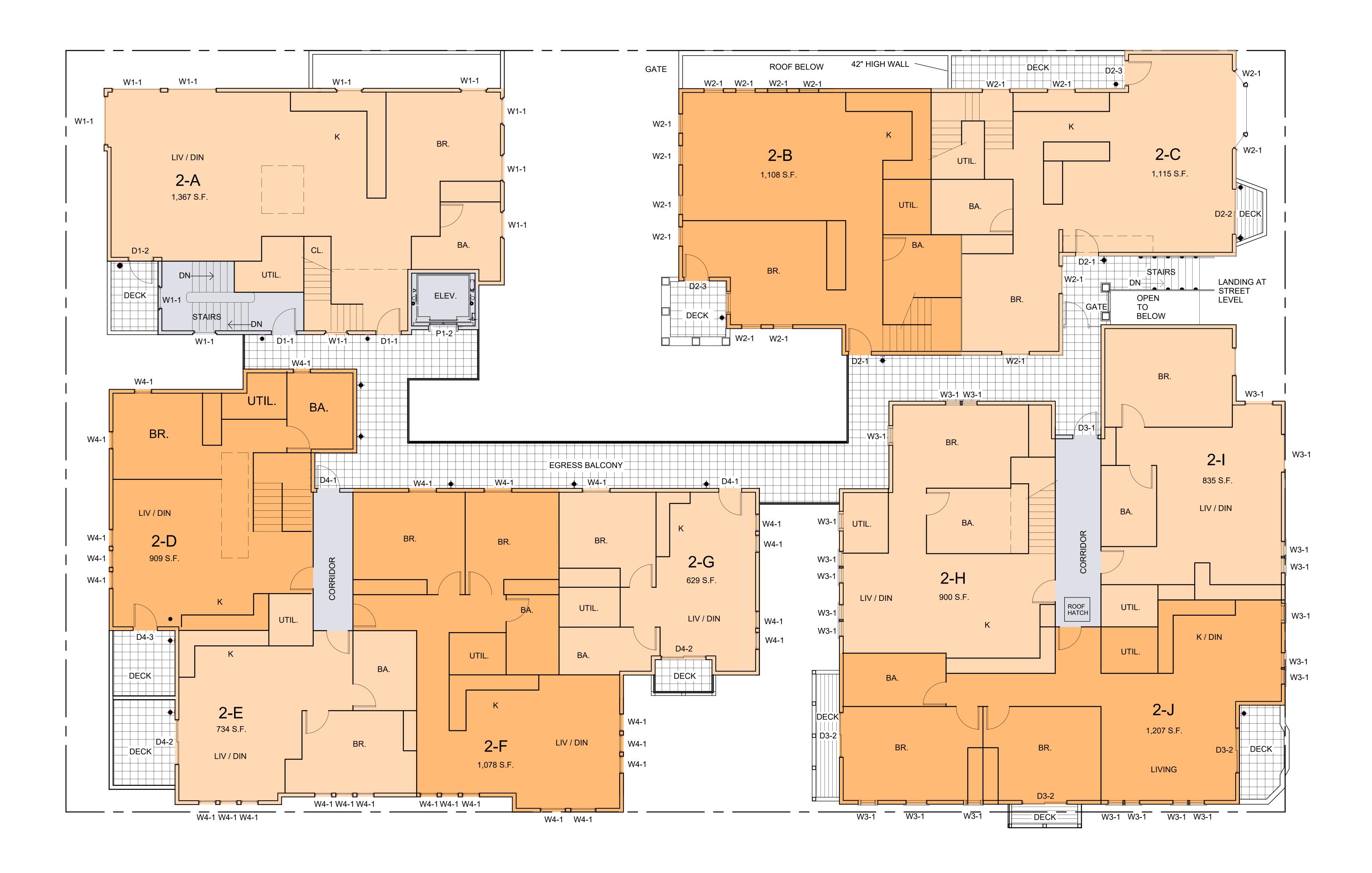
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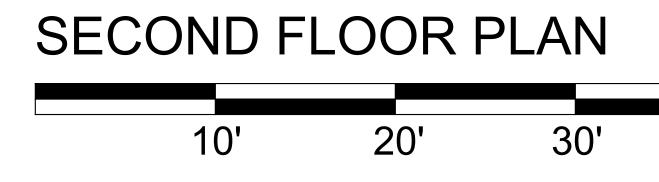
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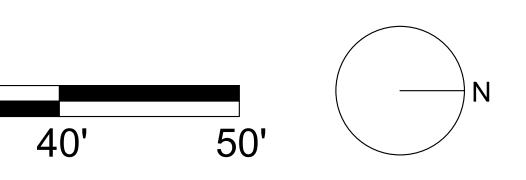


AVENUE ΗH





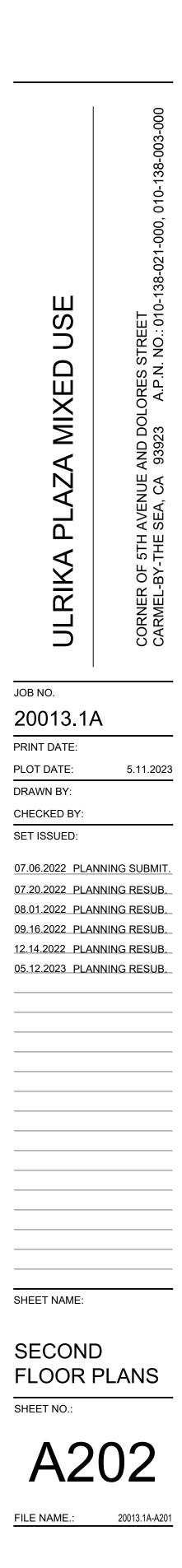




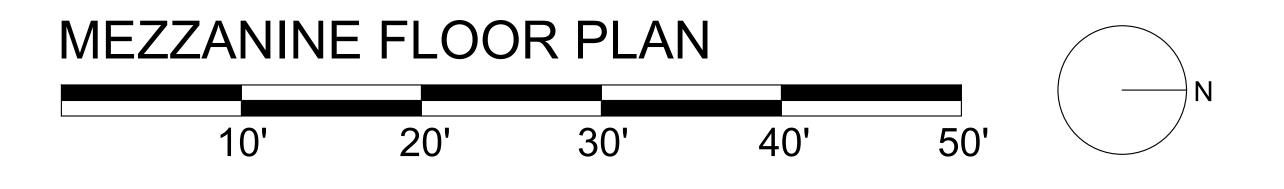


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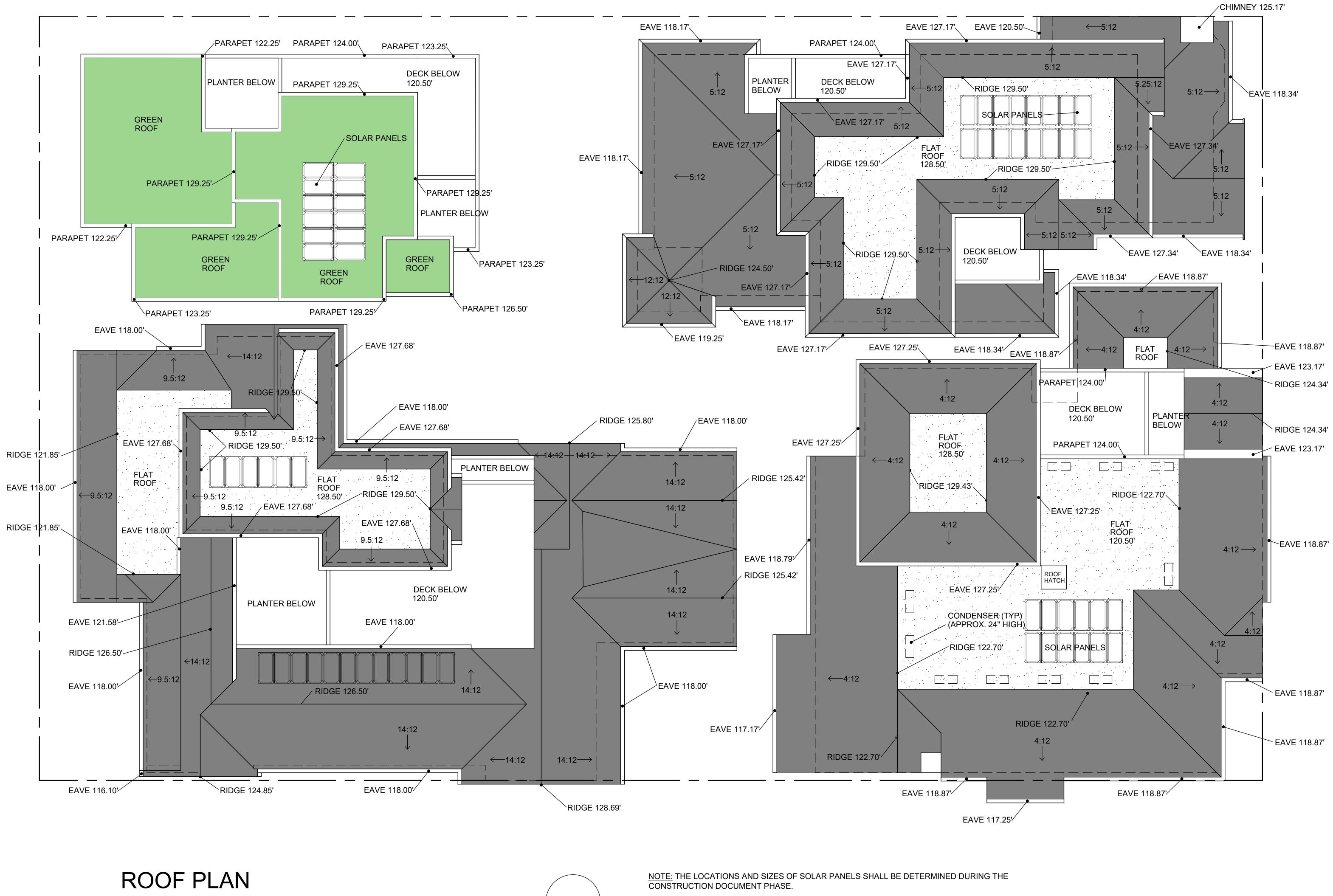


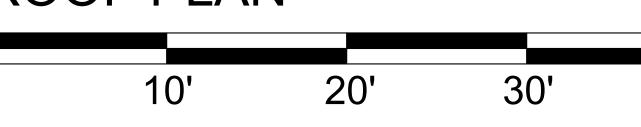


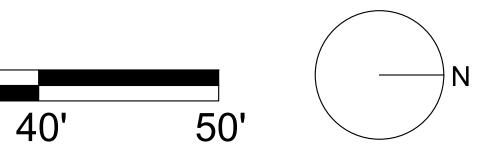
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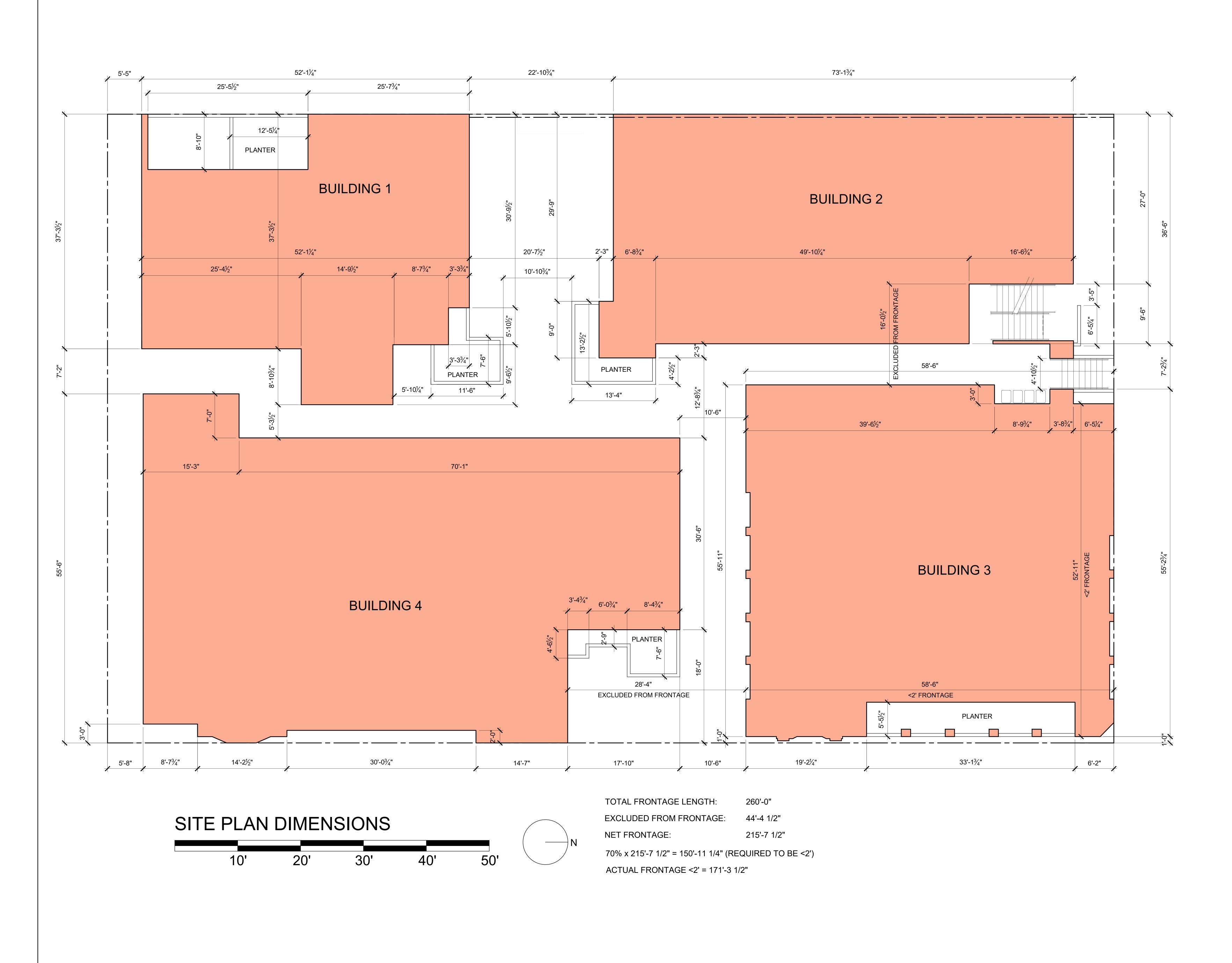




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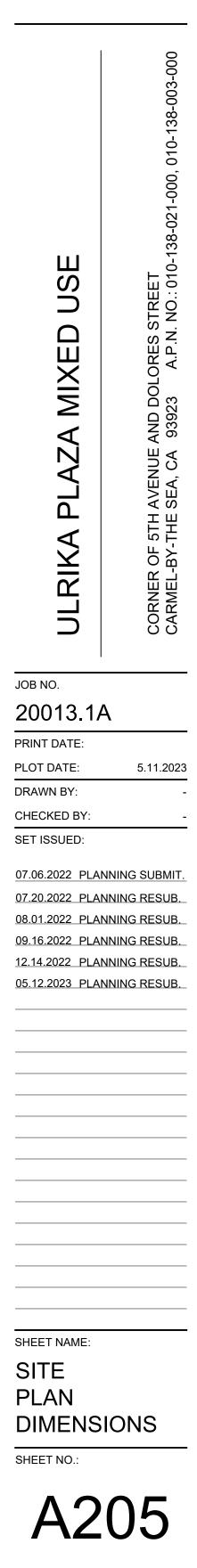


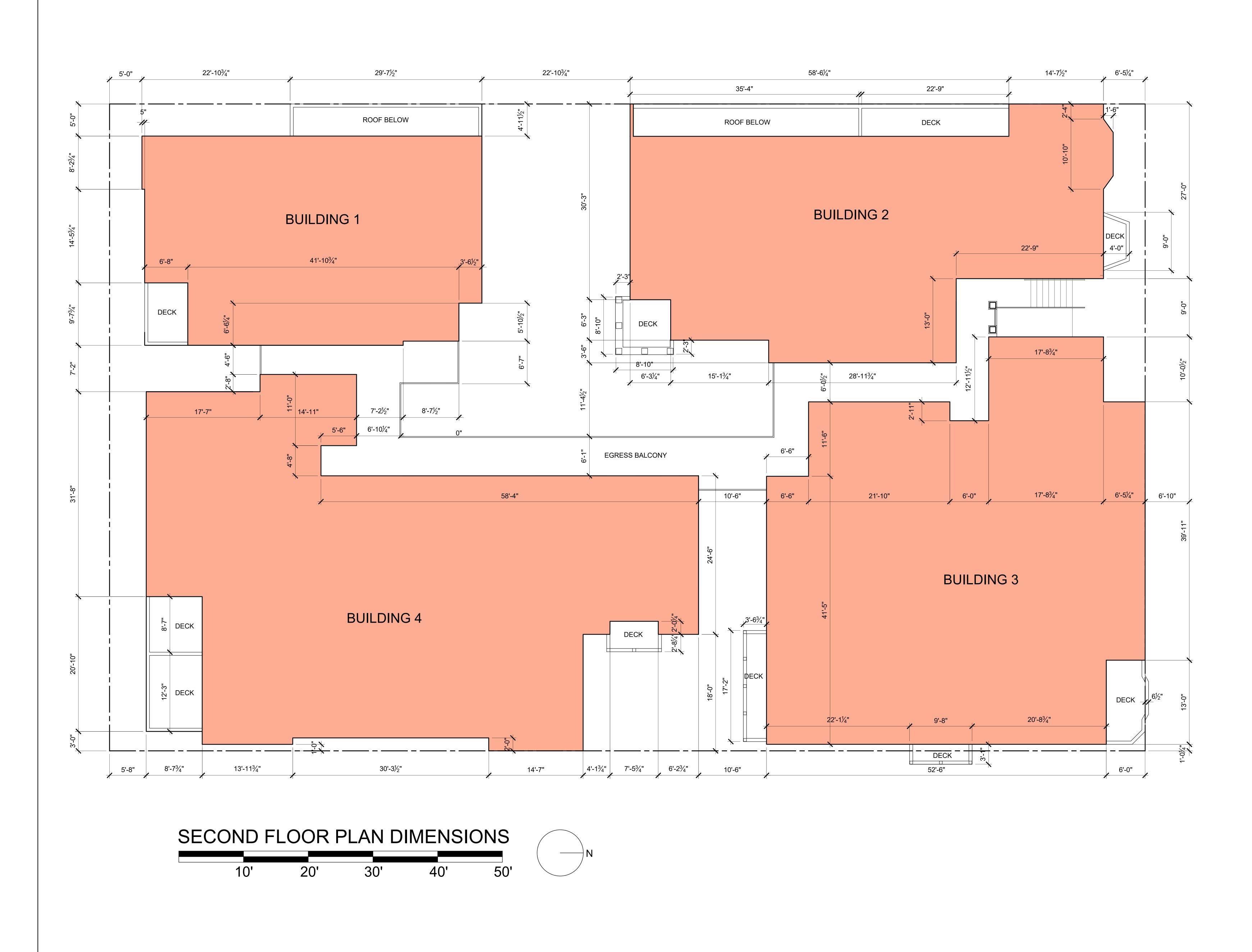


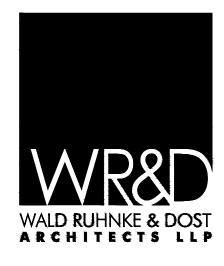


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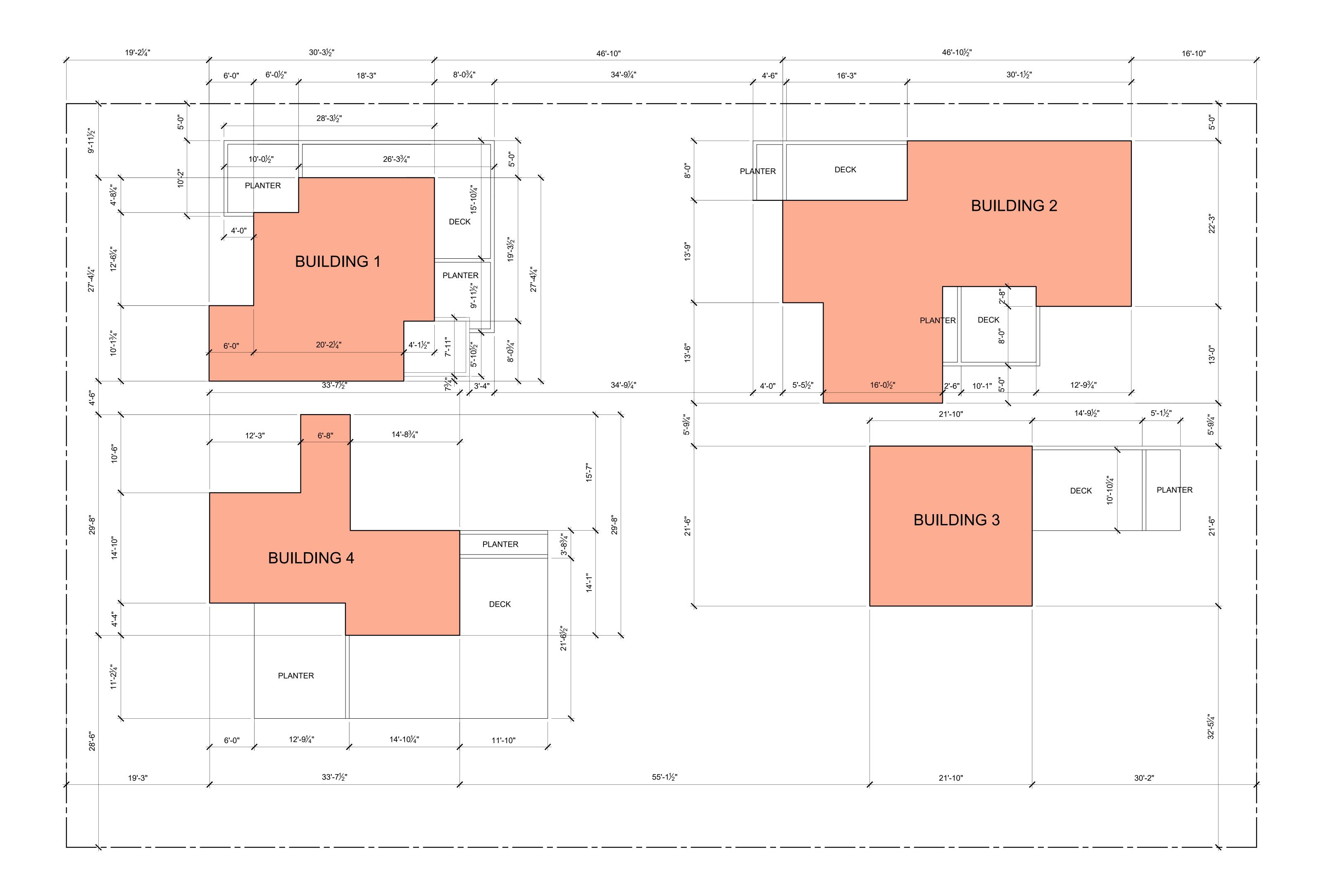


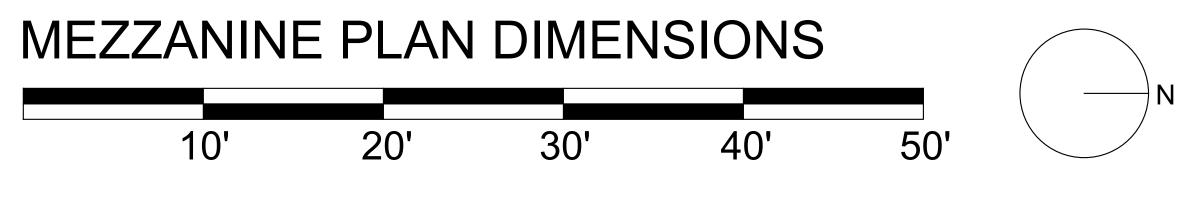


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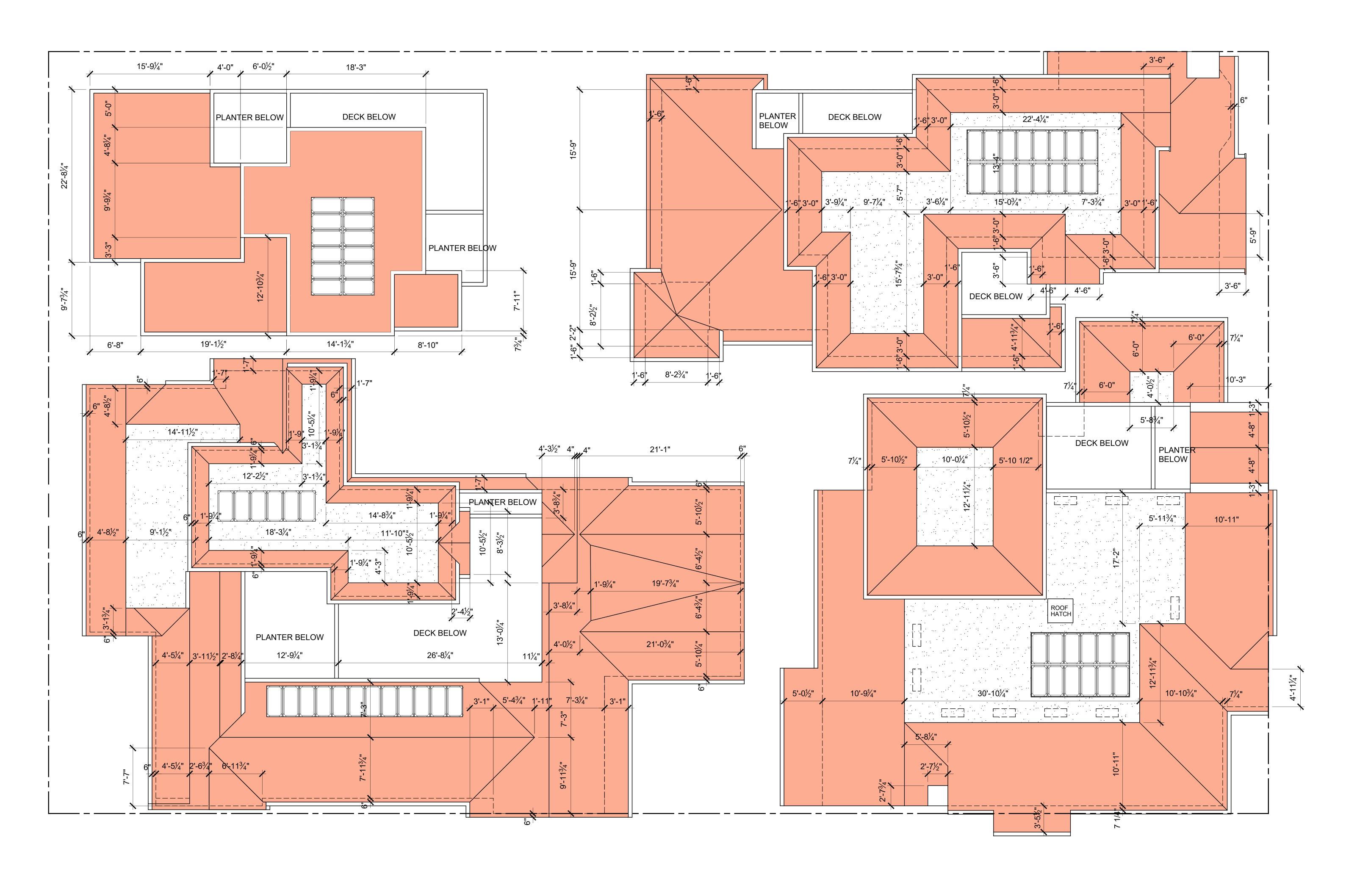


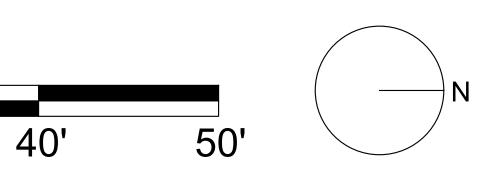


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ROOF PLAN DIMENSIONS

20'

30'

10'



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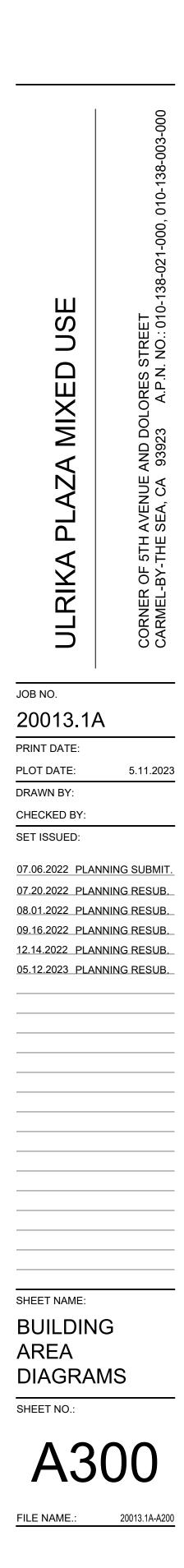


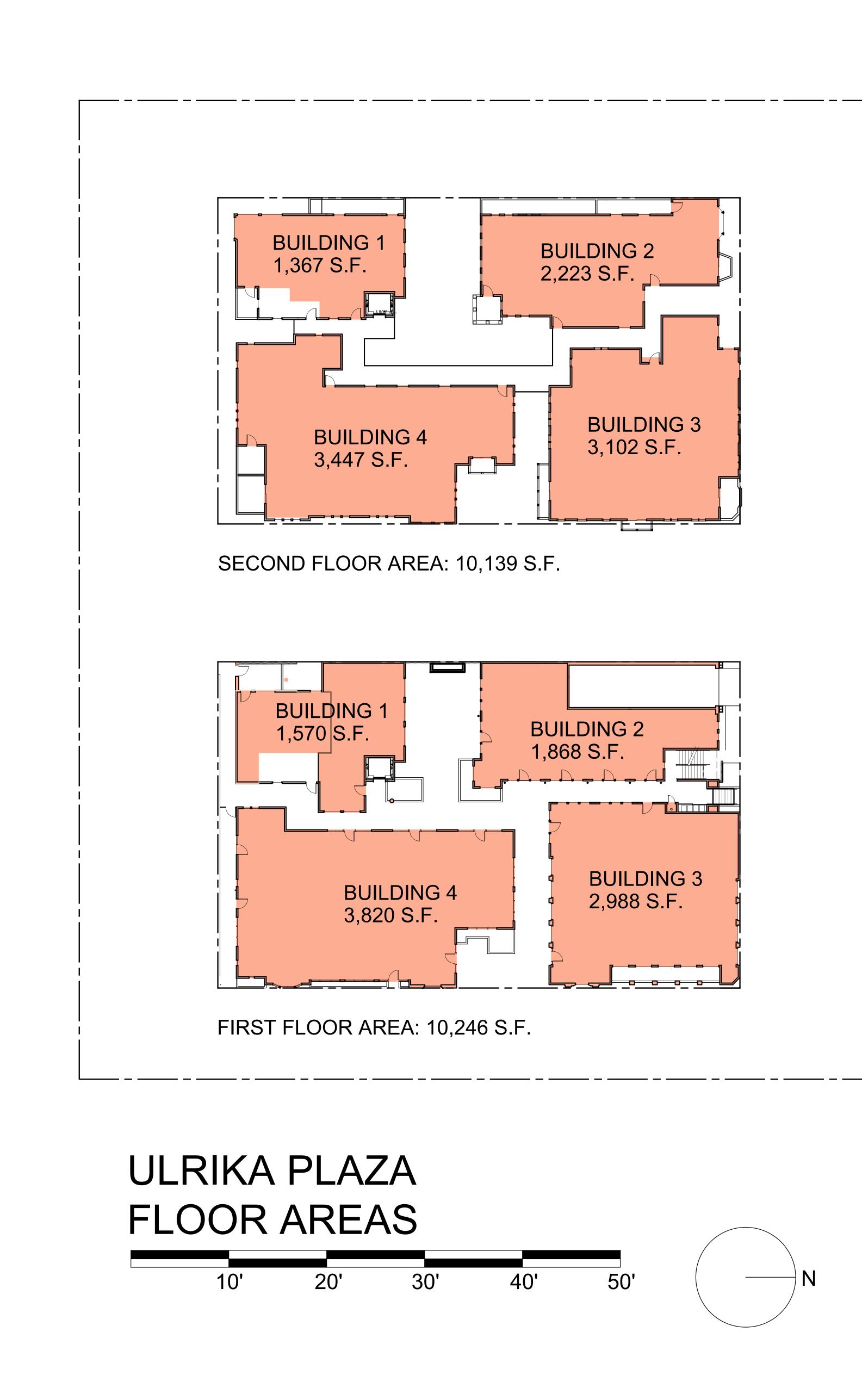


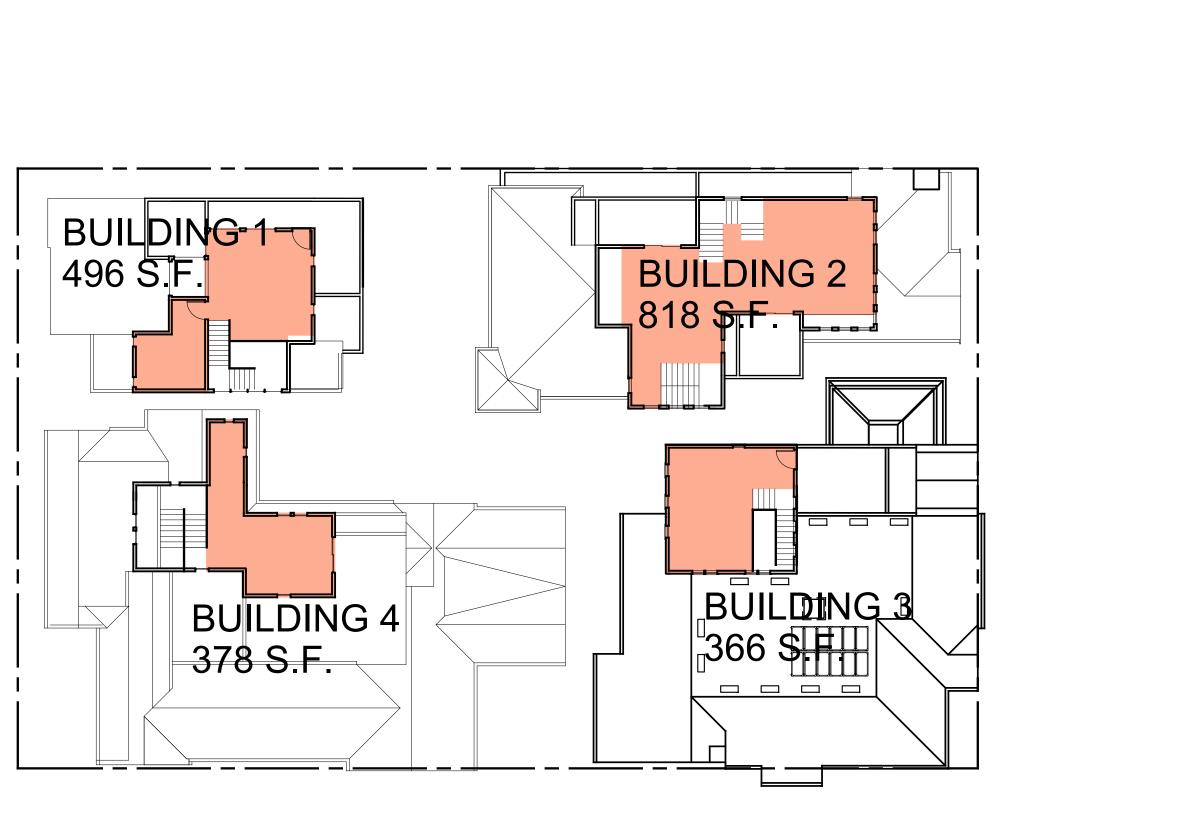


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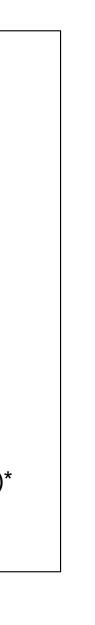




MEZZANINE FLOOR AREA: 2,058 S.F.

| ACTUAL FLOOR AREA | | | | | | |
|-------------------|-------------|--|--|--|--|--|
| BUILDING 1: | 3,469 S.F. | | | | | |
| BUILDING 2: | 4,909 S.F. | | | | | |
| BUILDING 3: | 6,456 S.F. | | | | | |
| BUILDING 4: | 7,609 S.F. | | | | | |
| TOTAL: | 22,443 S.F. | | | | | |

MAXIMUM ALLOWABLE AREA: (16,000 S.F. LOT AREA x 1.35 FAR) + (1.10)* (21,600) + (2,160) = 23,780 S.F. *10% INTRA-BLOCK WALKWAY BONUS

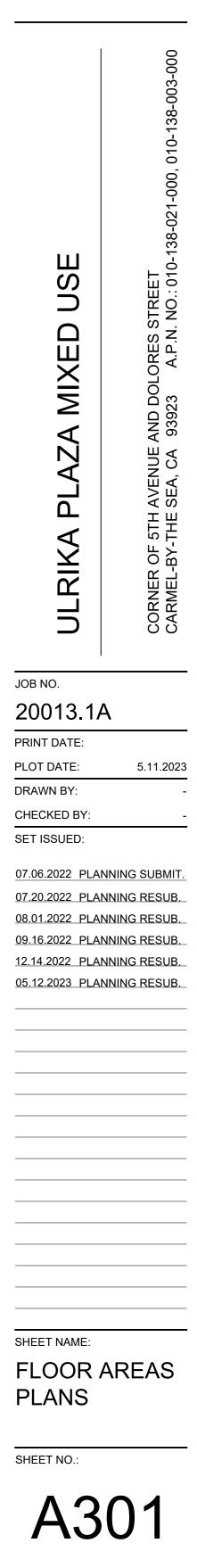




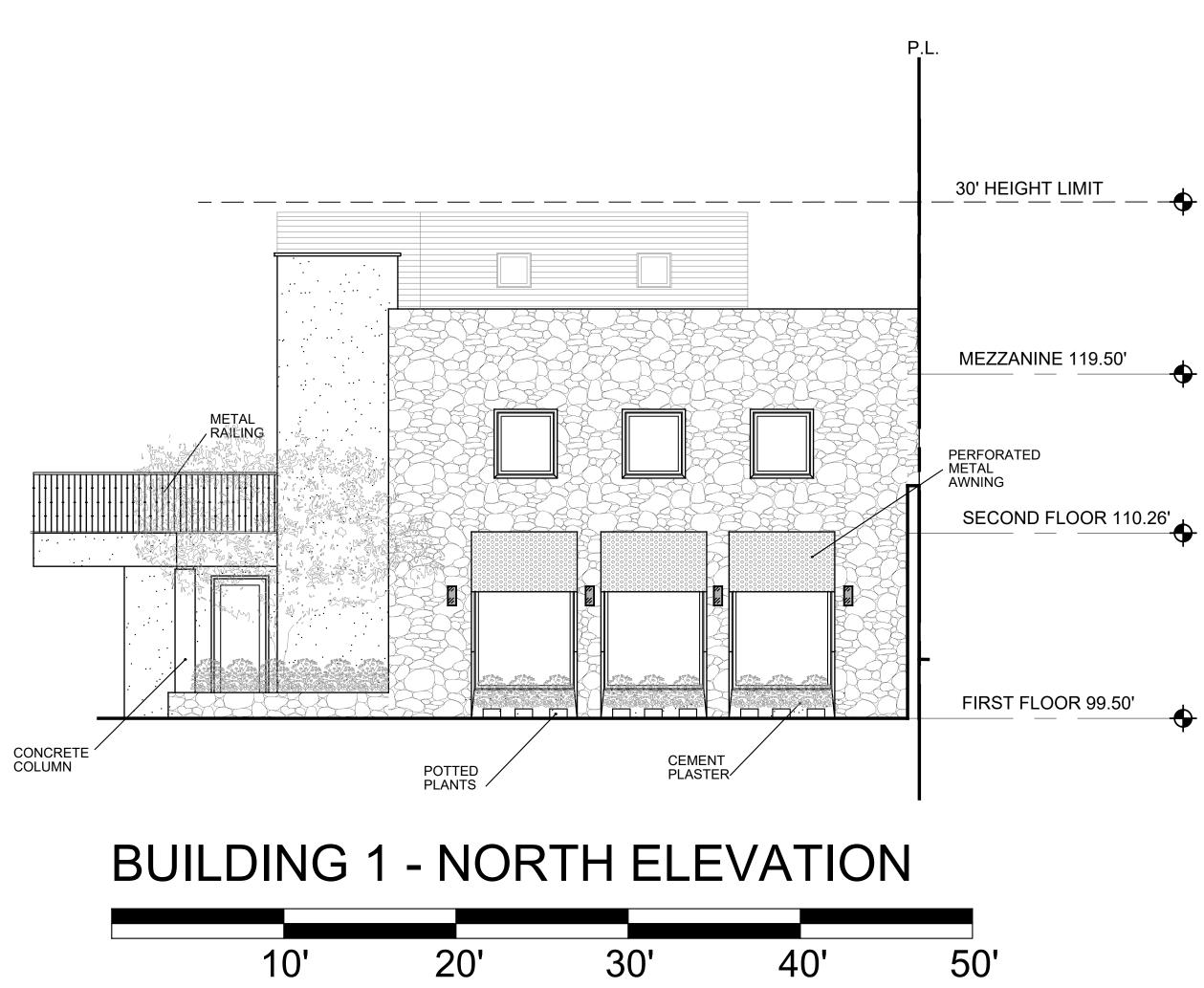
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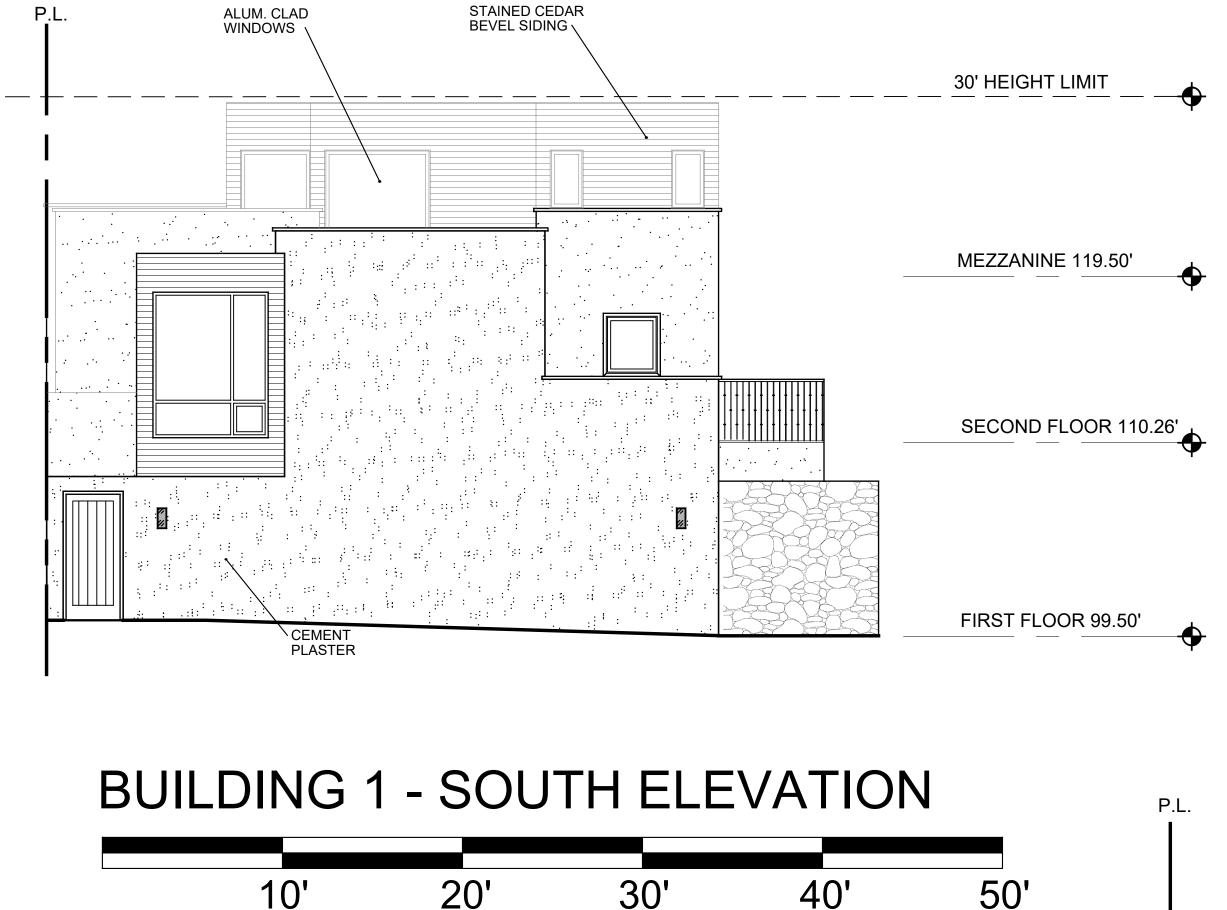
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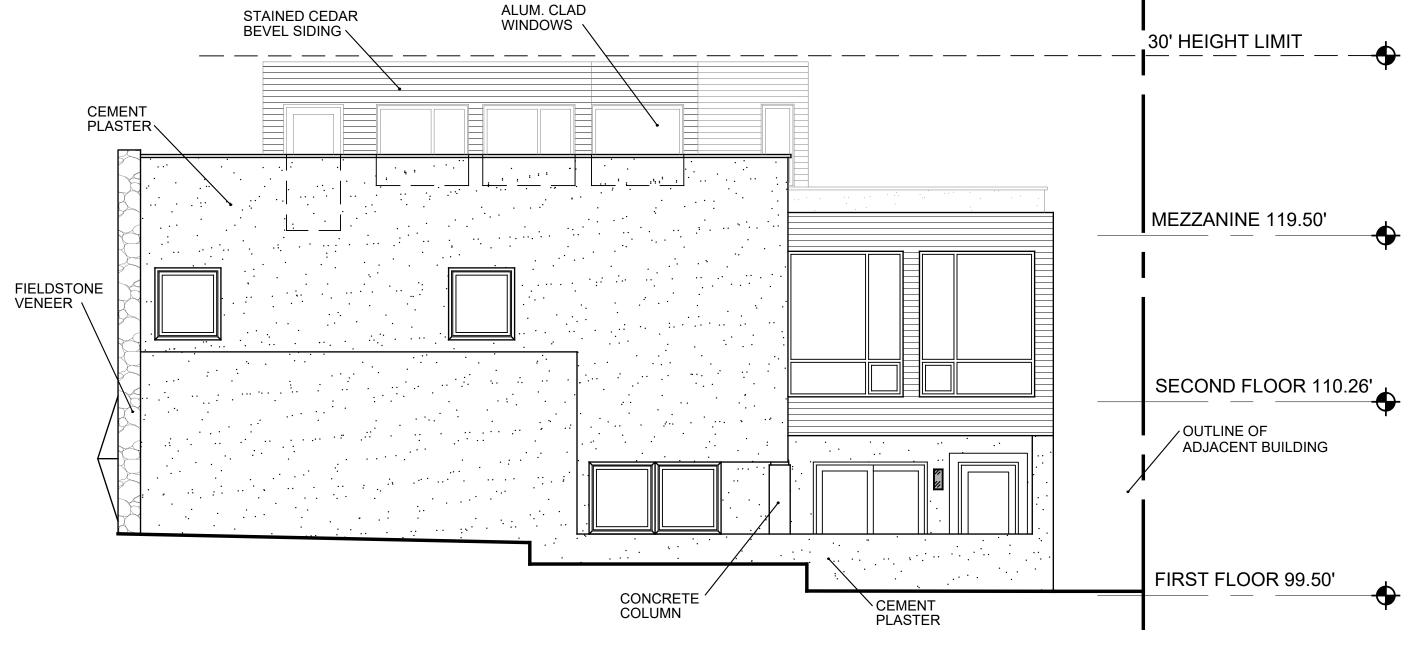
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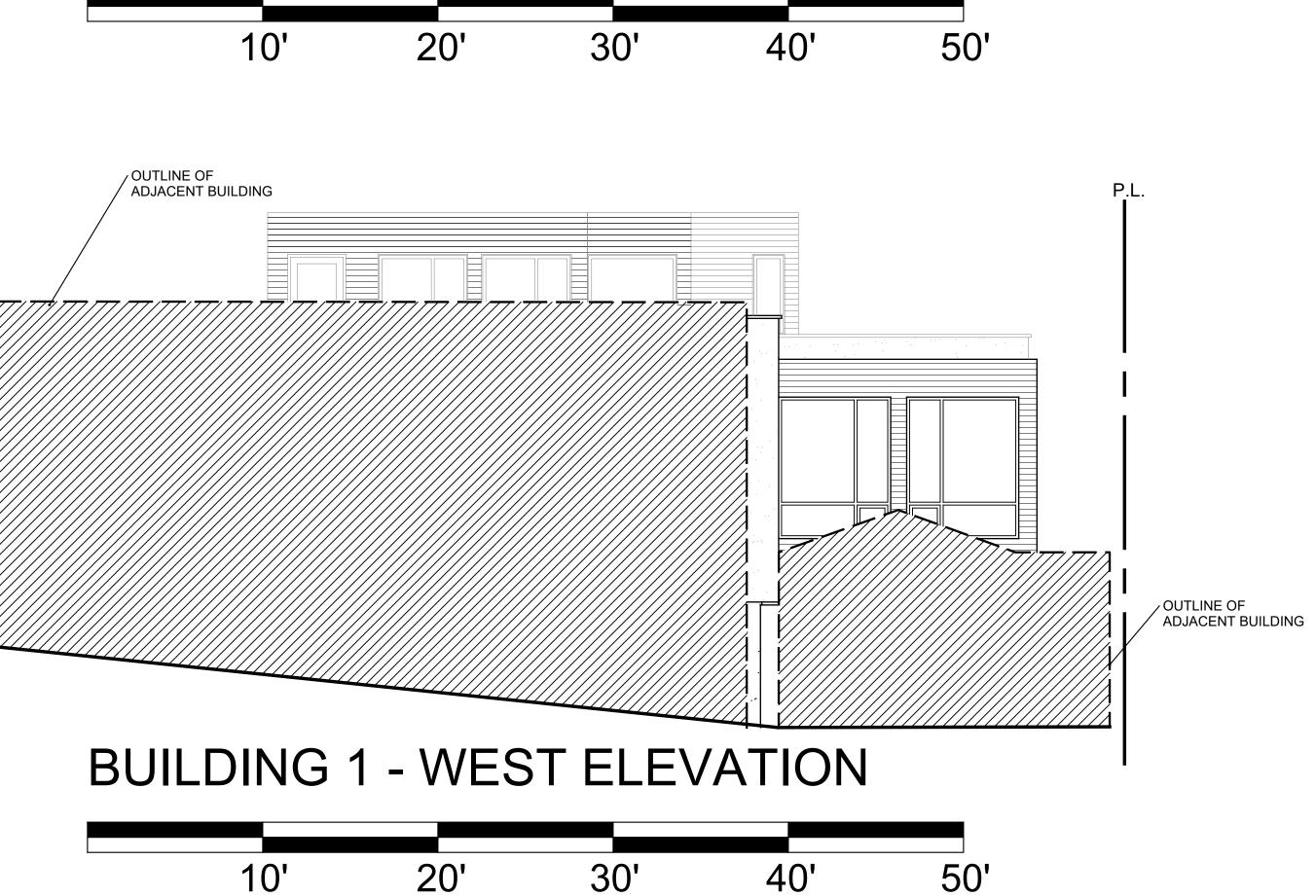


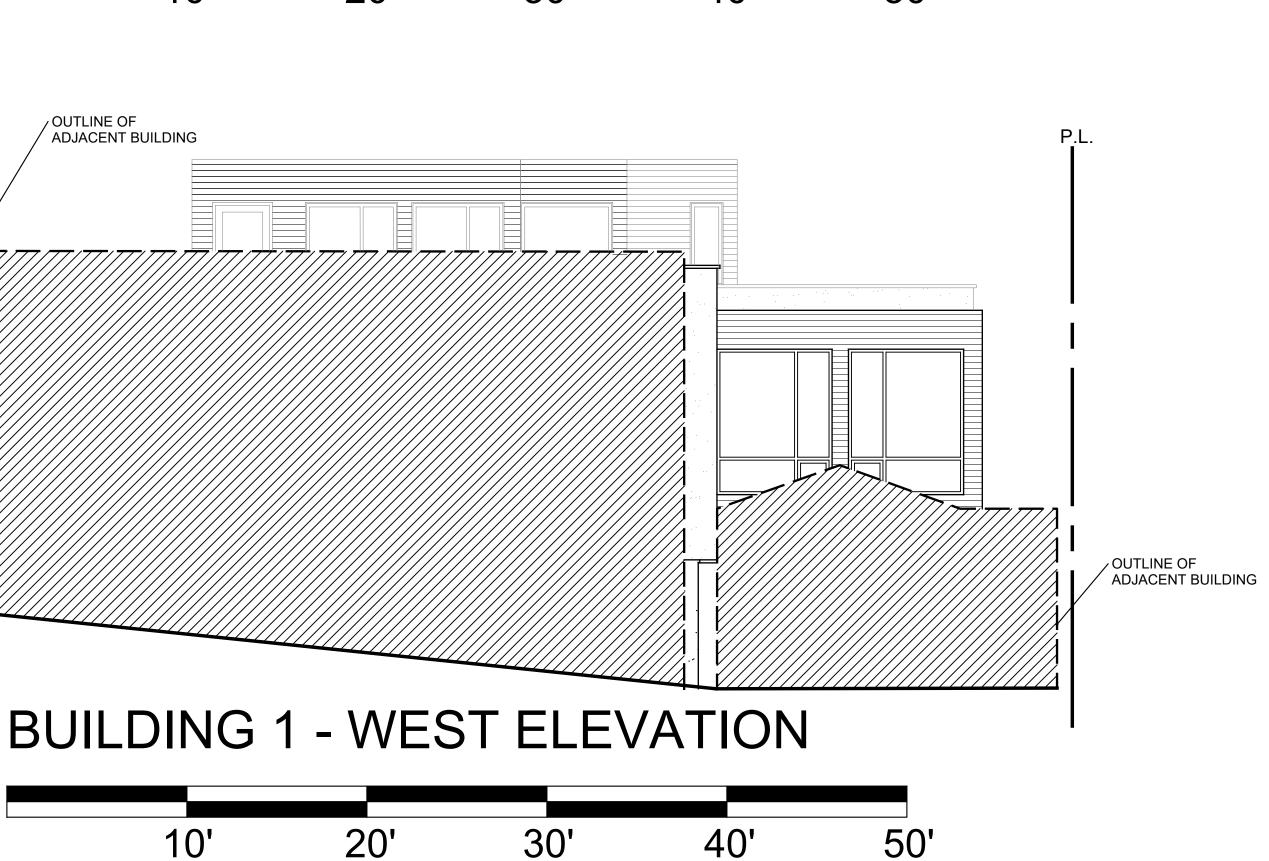










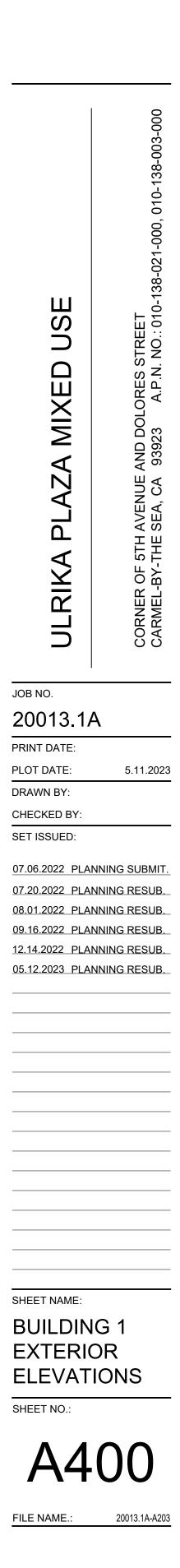


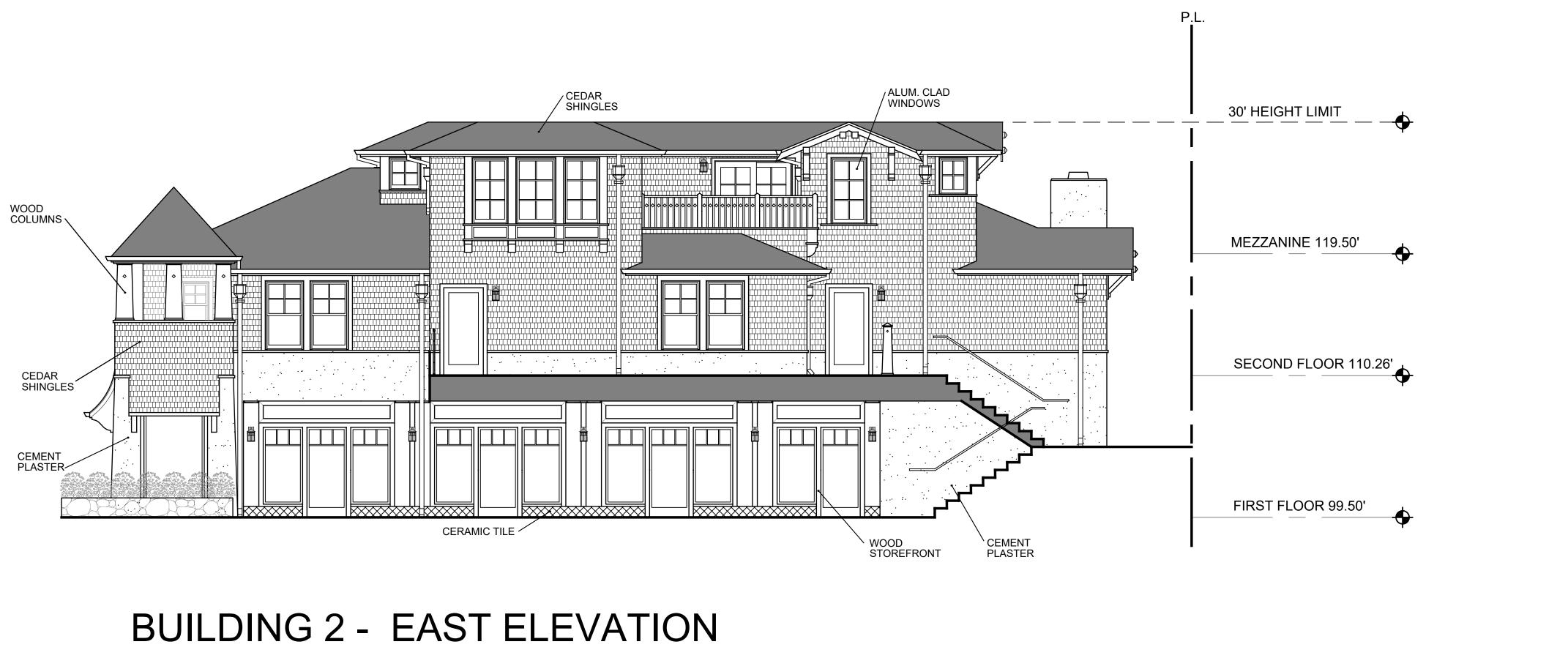


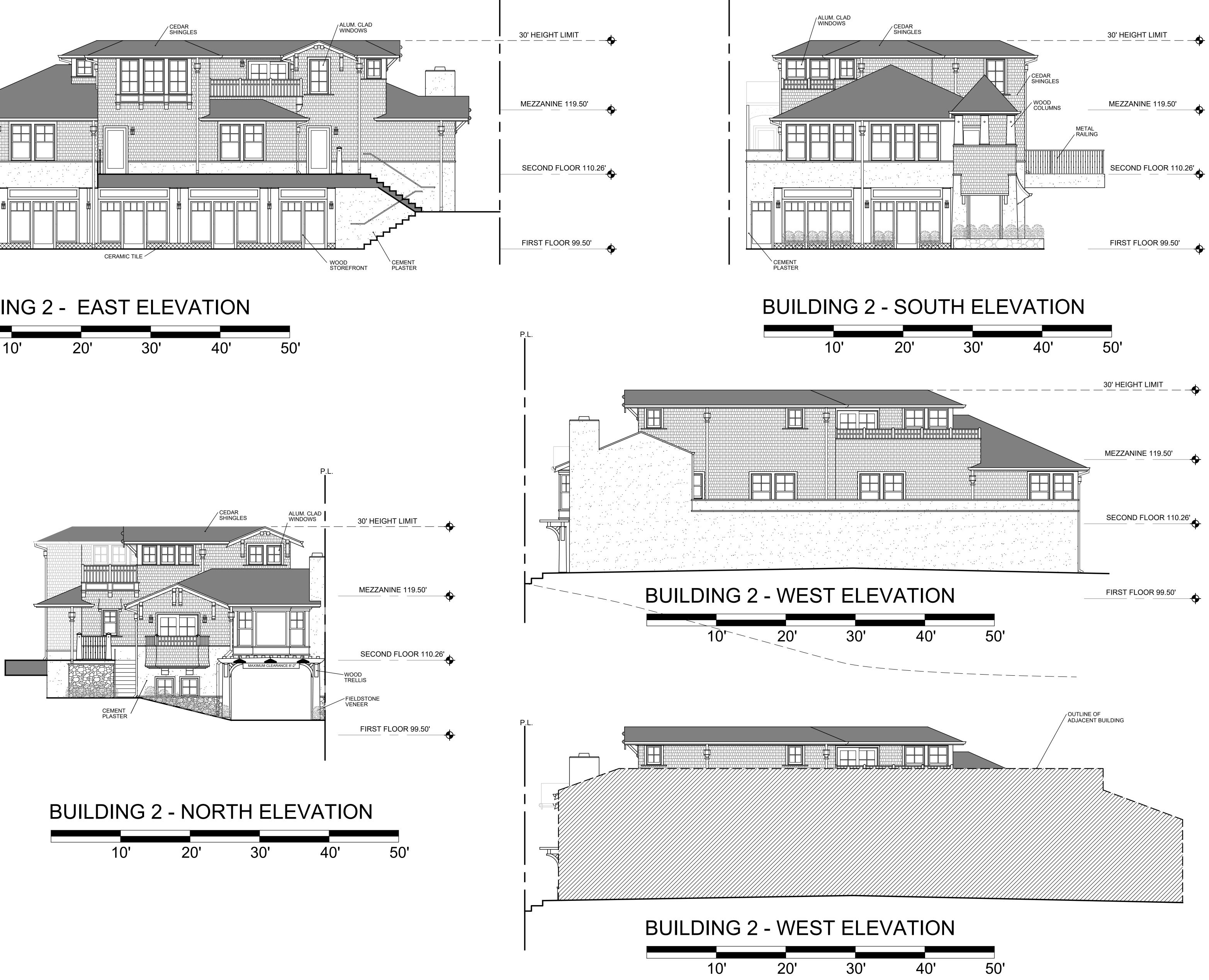


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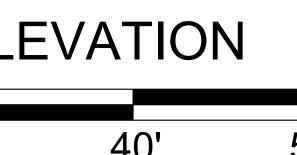


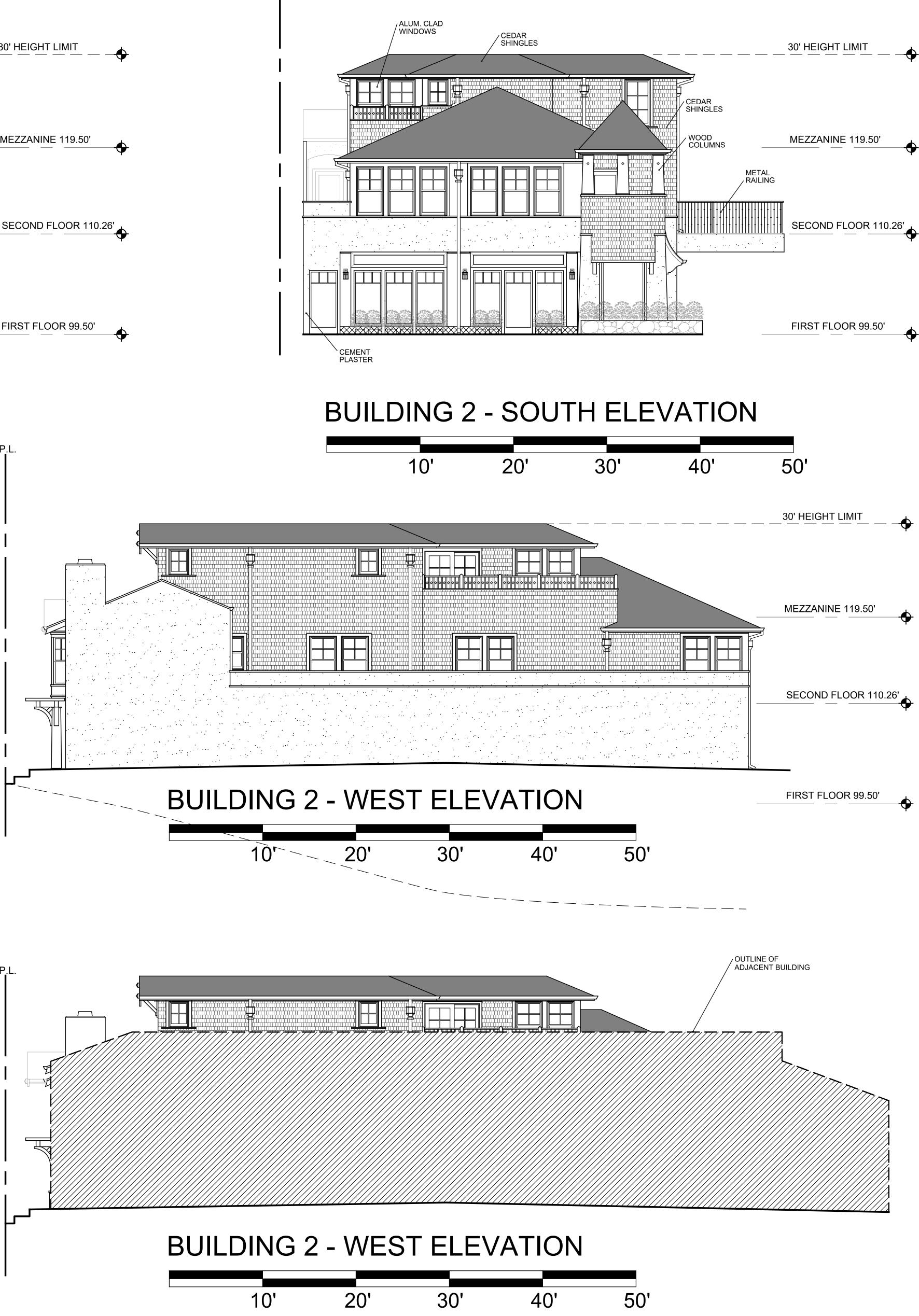




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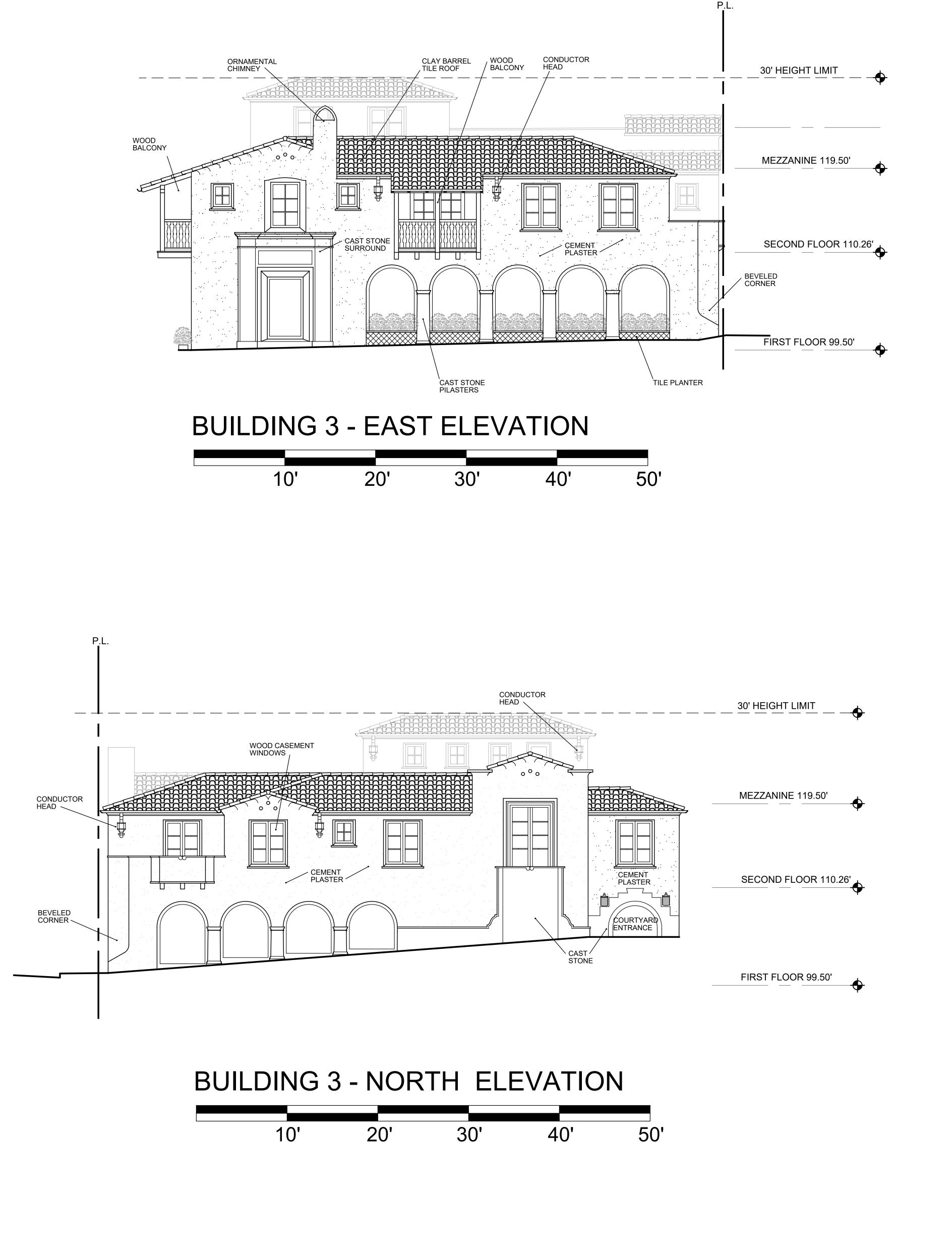


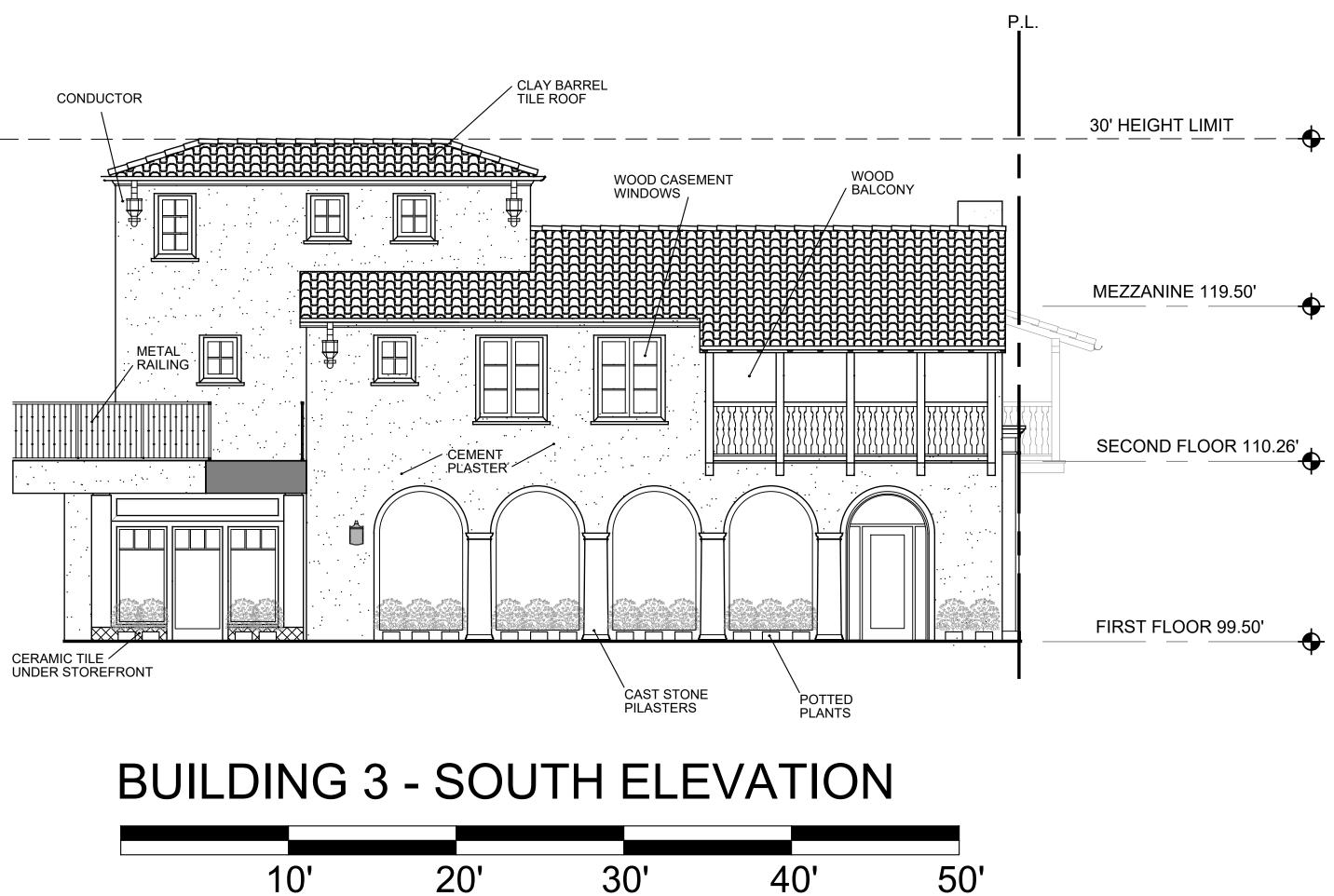
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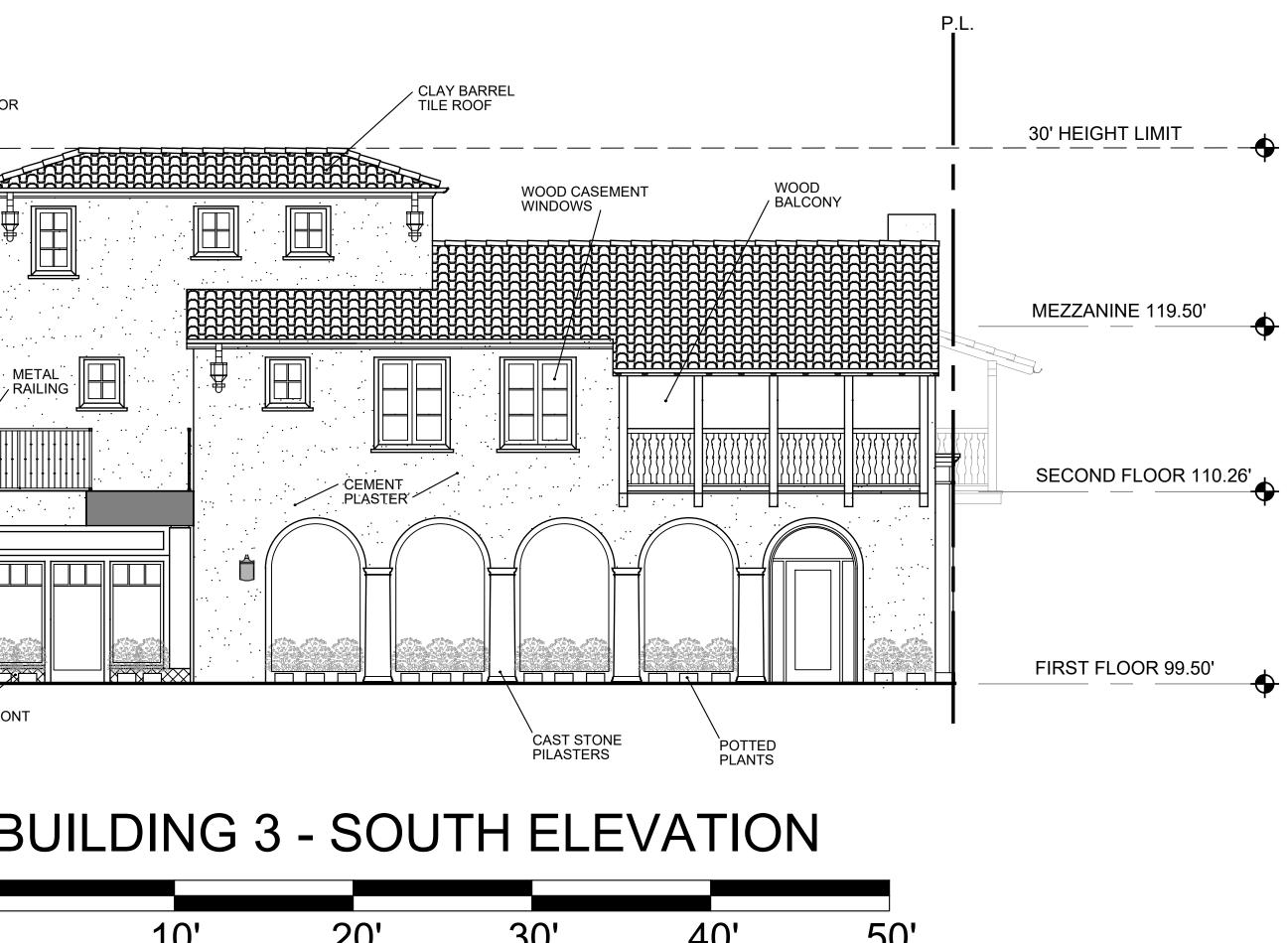
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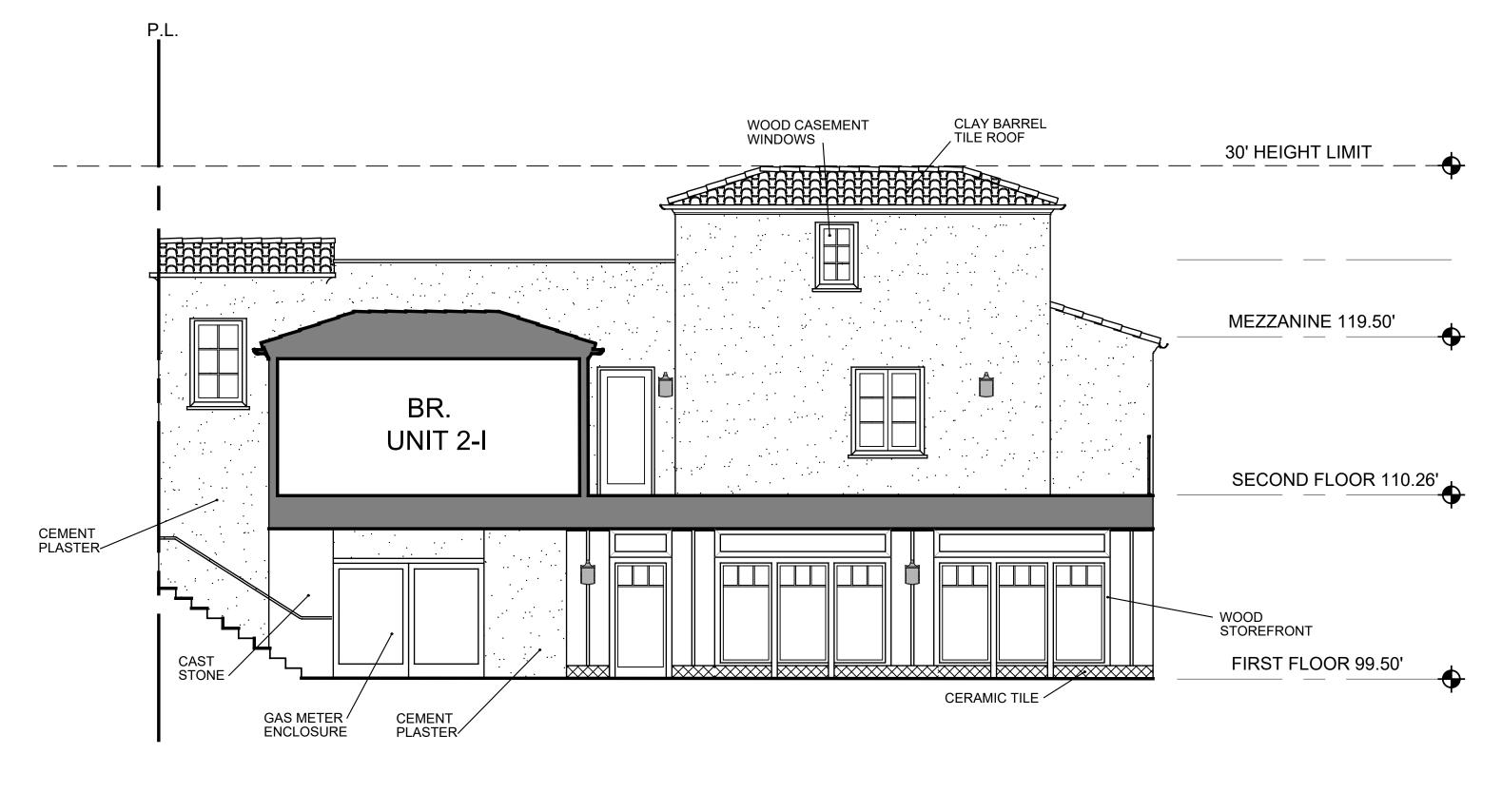
















30' 20' 10' 40'

BUILDING 3 - WEST ELEVATION

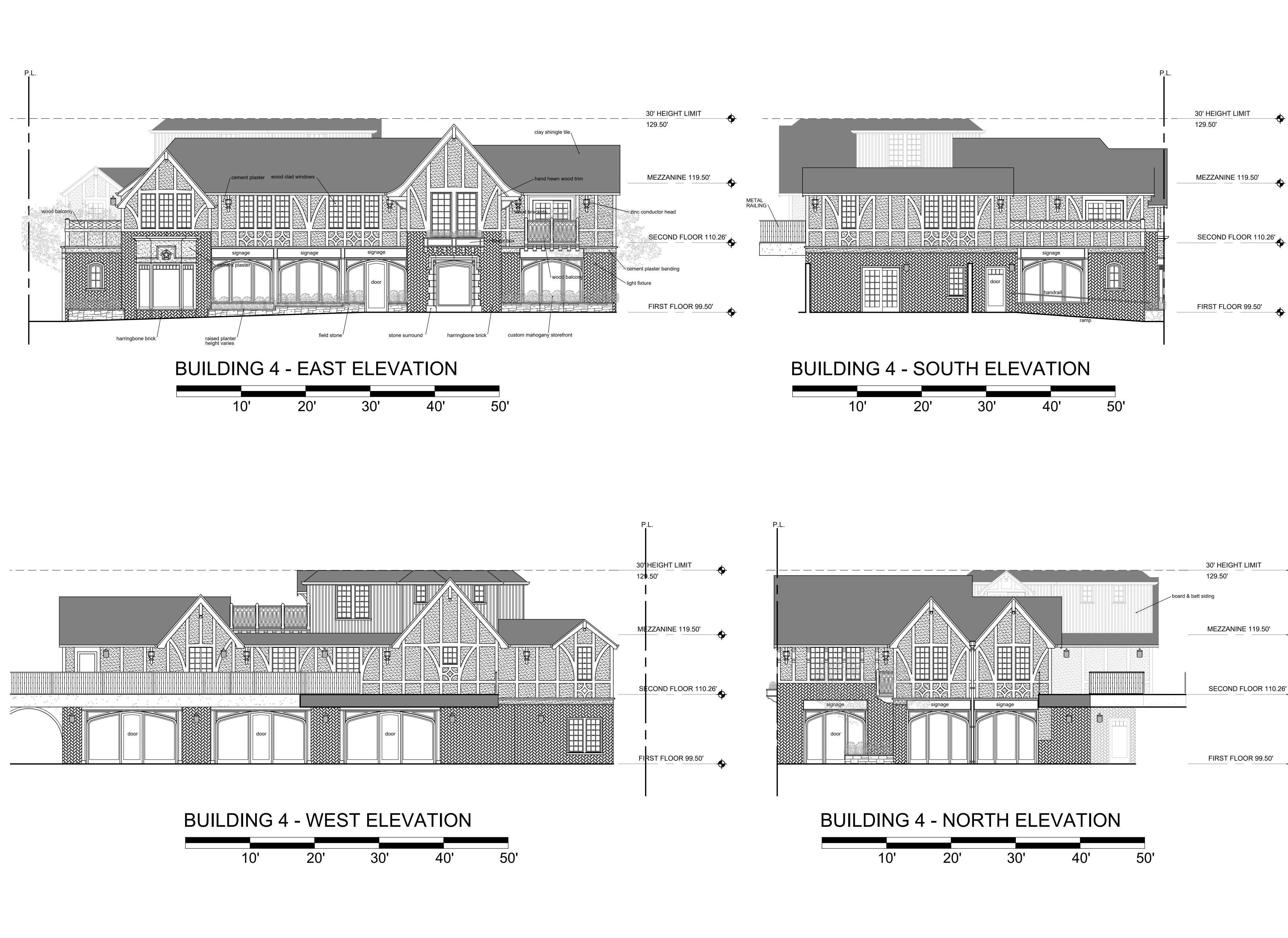


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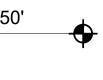




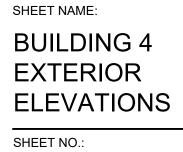


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USE MIXED N AV SE 5TH THE ULRIKA JOB NO. 20013.1A PRINT DATE: PLOT DATE: 5.11.2023 DRAWN BY: CHECKED BY: SET ISSUED: 07.06.2022 PLANNING SUBMIT. 07.20.2022 PLANNING RESUB. SECOND FLOOR 110.26 08.01.2022 PLANNING RESUB. 09.16.2022 PLANNING RESUB. 12.14.2022 PLANNING RESUB. 05.12.2023 PLANNING RESUB. SHEET NAME:











129.50'

MEZZANINE 119.50' _____

SECOND FLOOR 110.26

FIRST FLOOR 99.50'

ELEVATION KEY PLAN

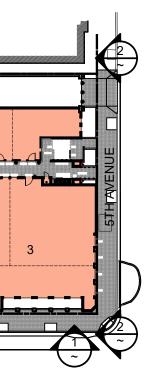


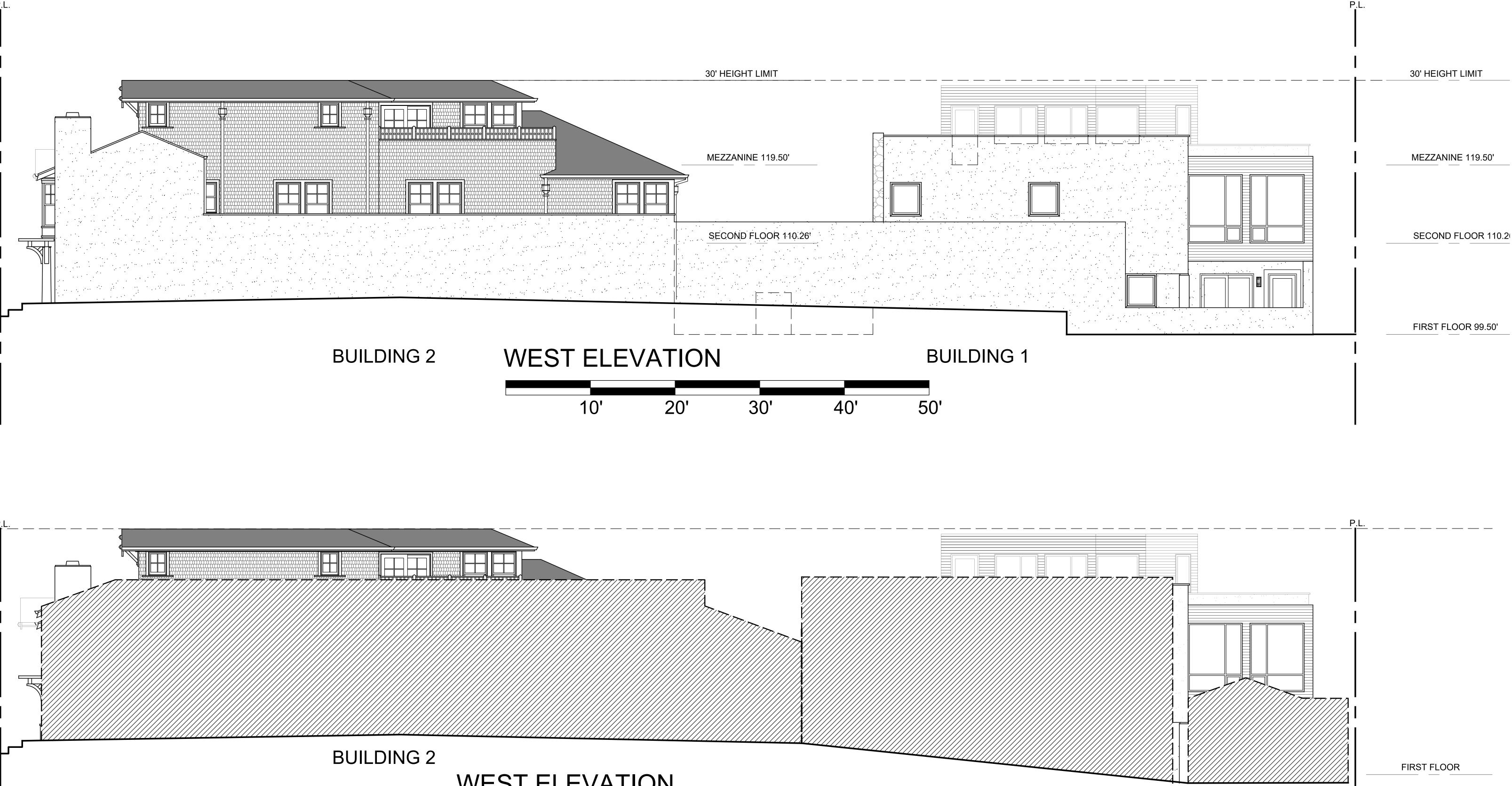
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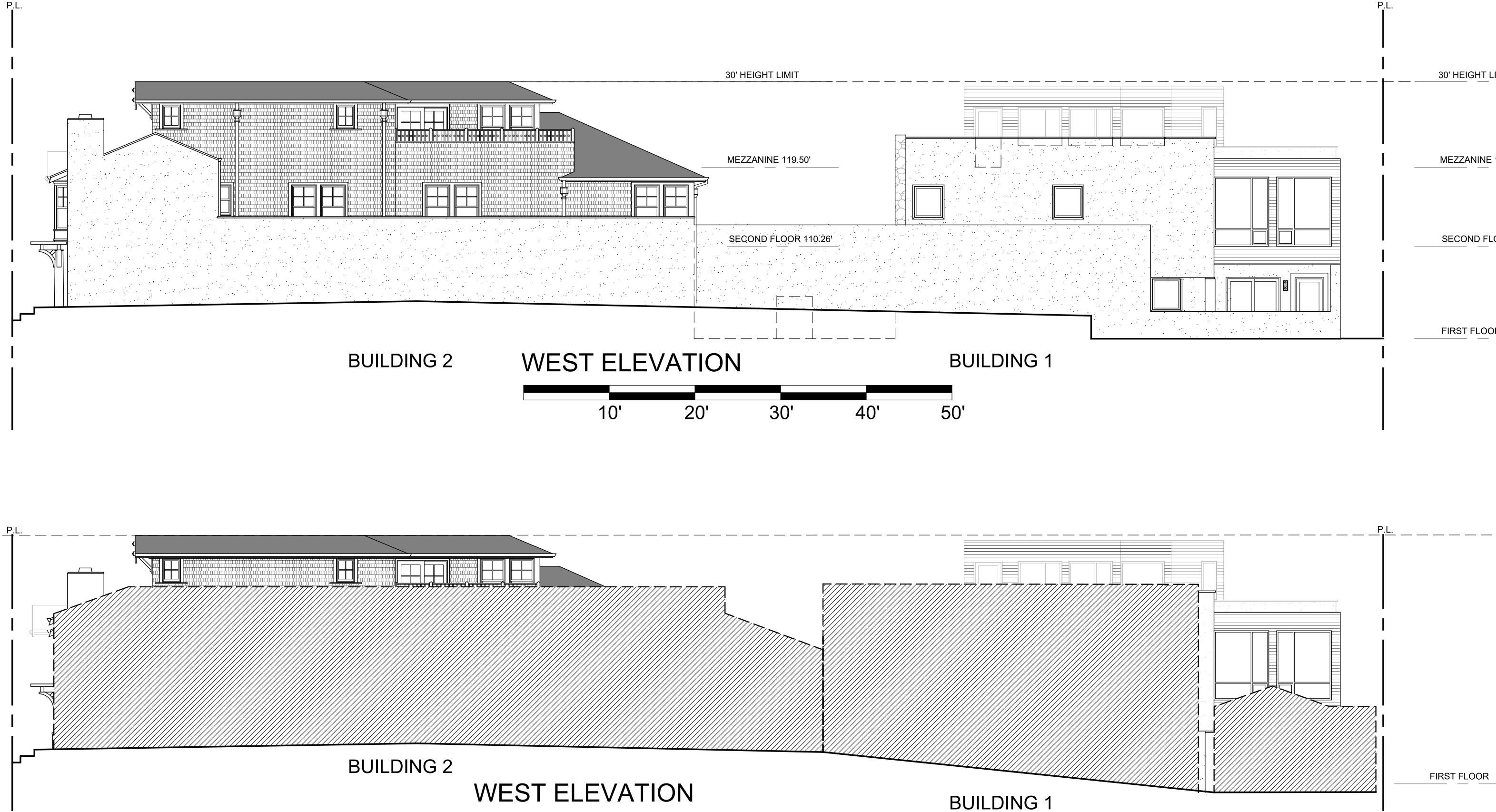
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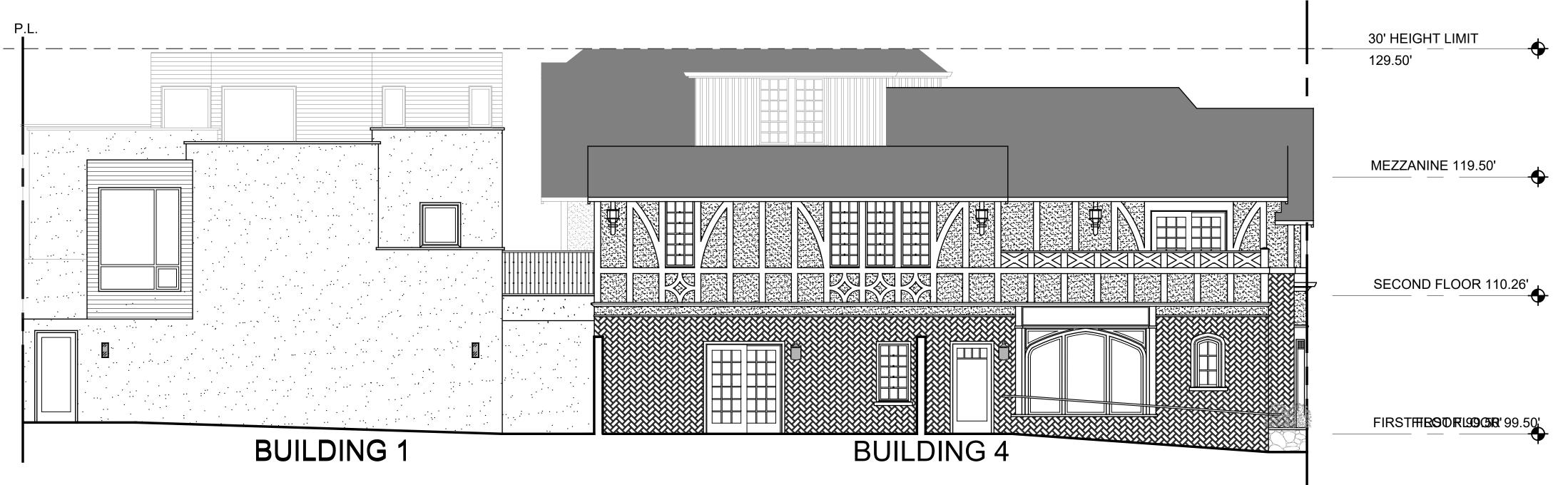
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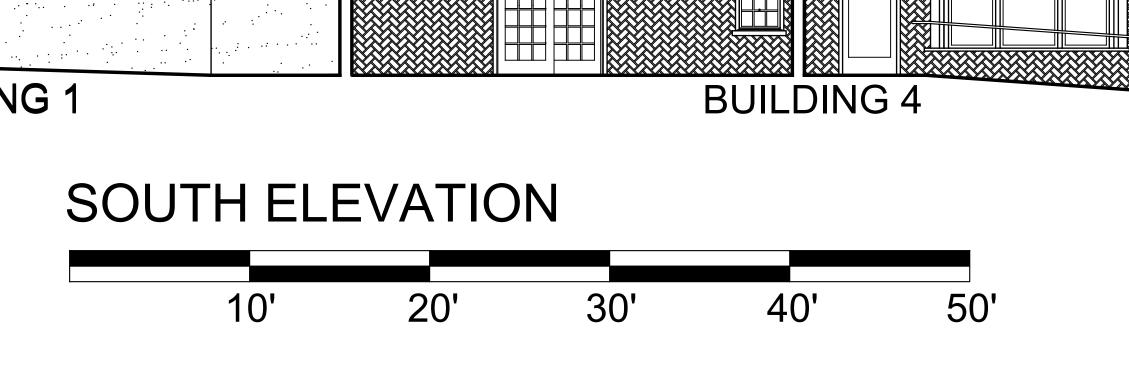


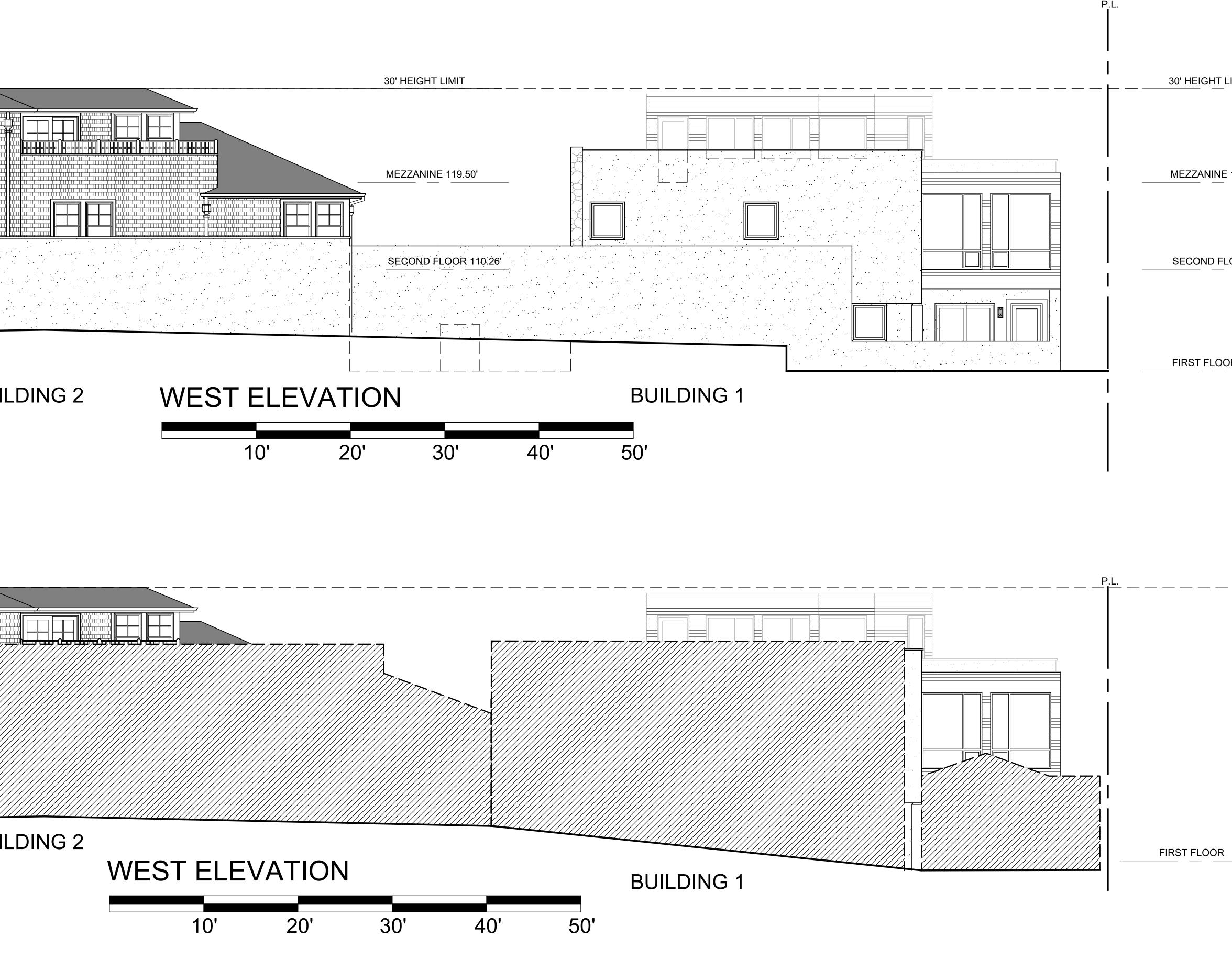


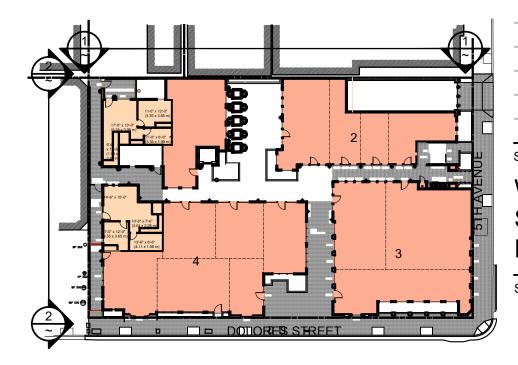












ELEVATION KEY PLAN

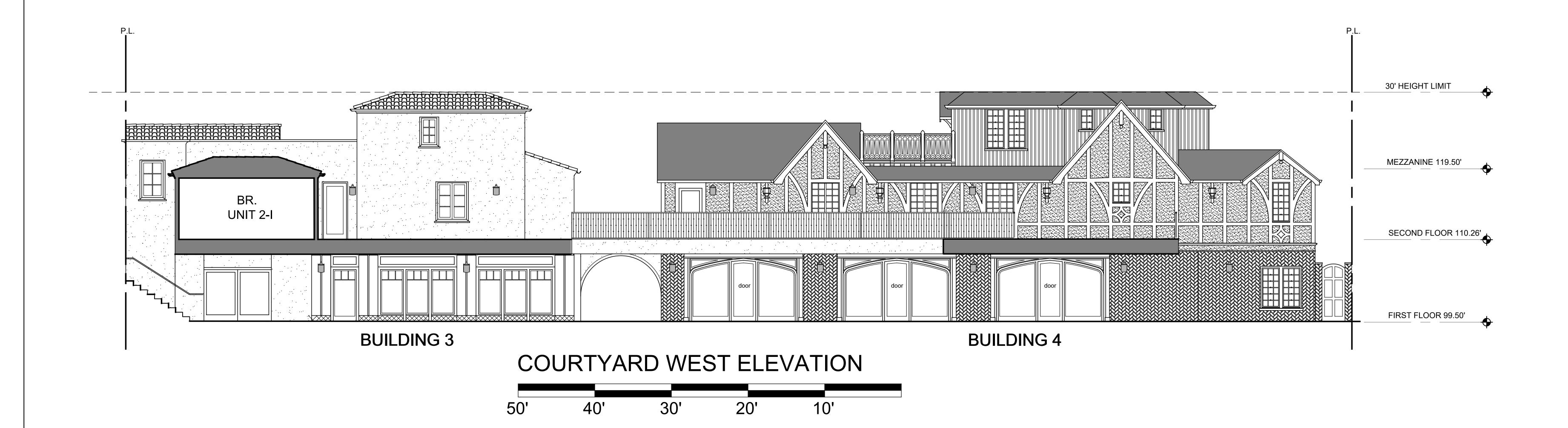


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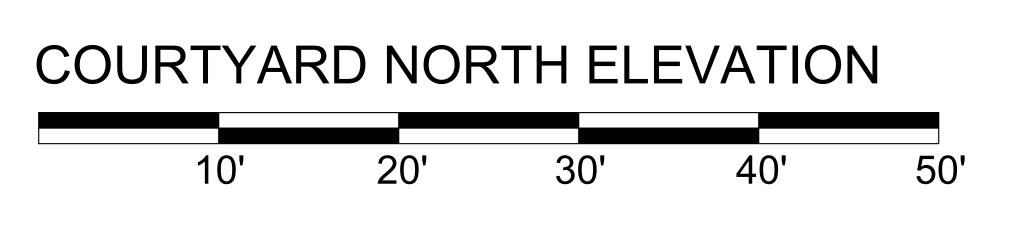
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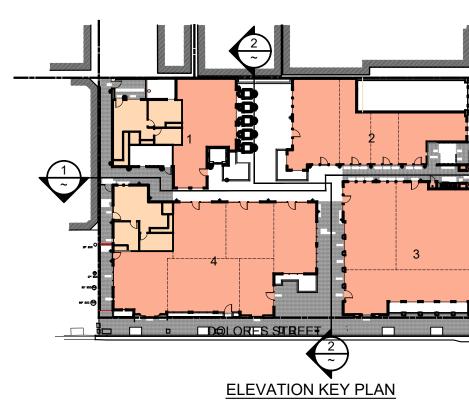
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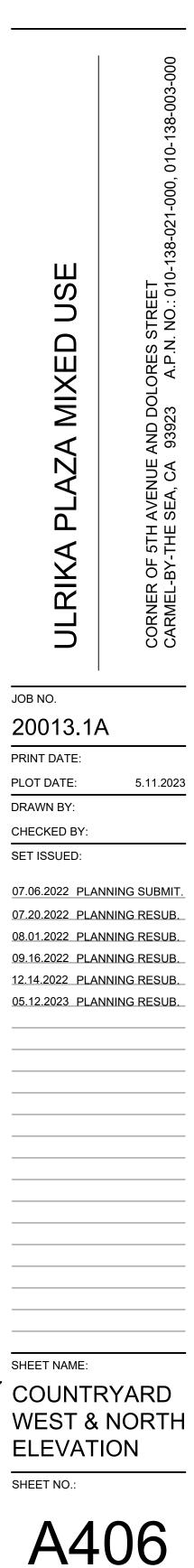






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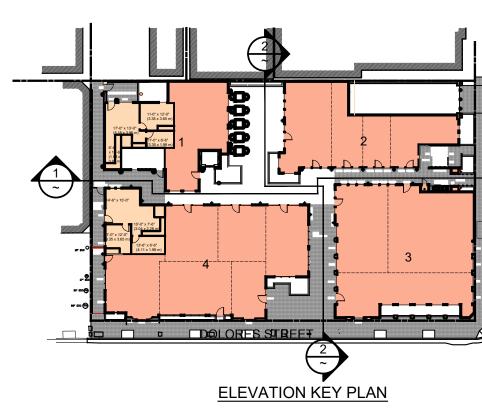


BUILDING 1





P.L. 30' HEIGHT LIMIT MEZZANINE 119.50' SECOND FLOOR 110.26' FIRST FLOOR 99.50'

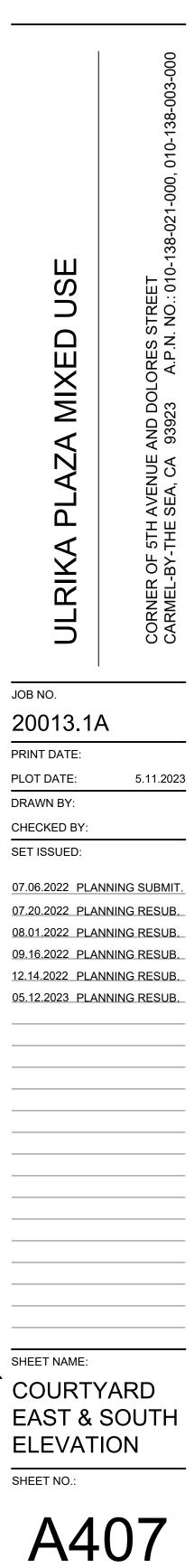


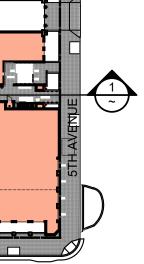


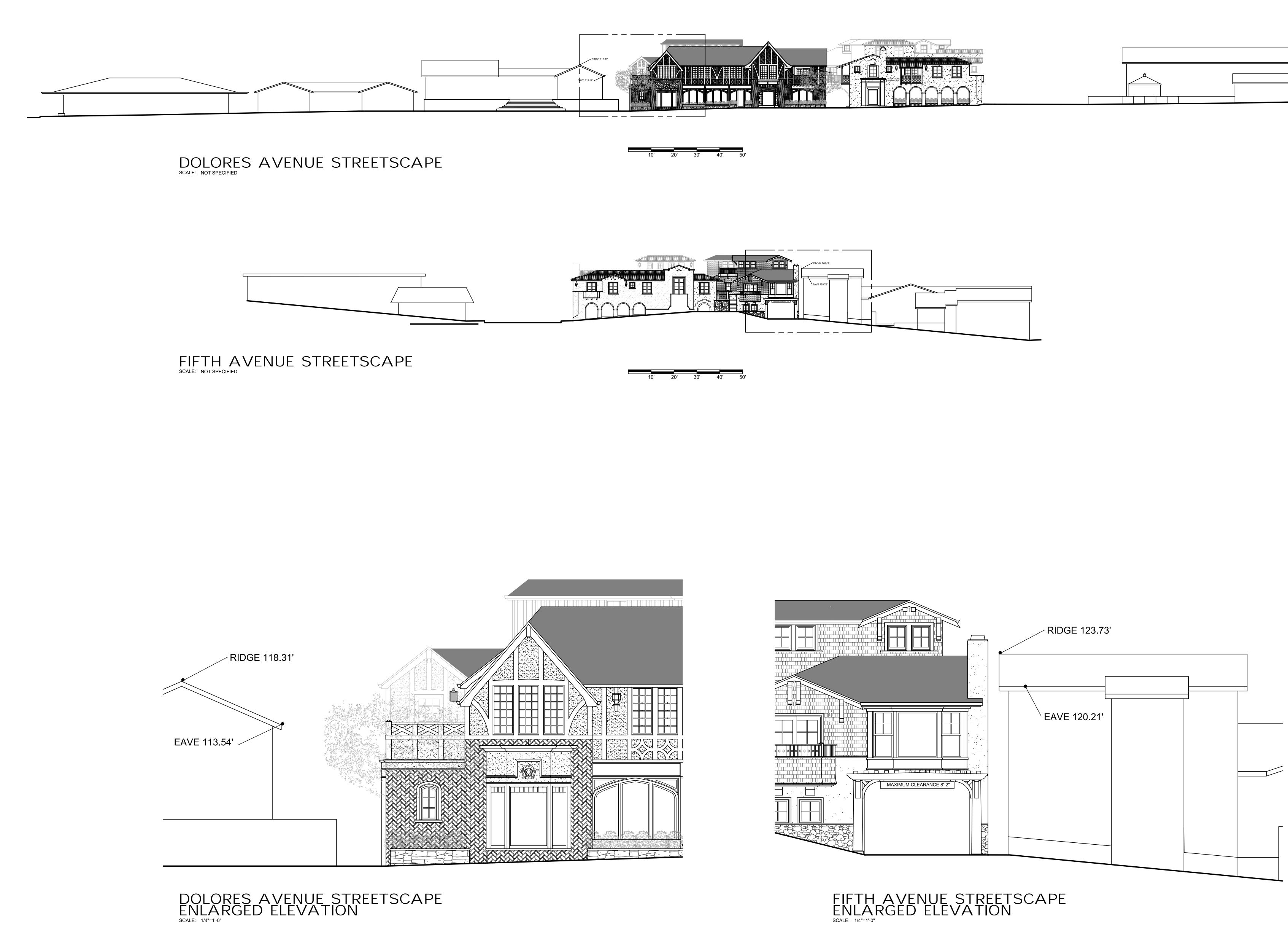
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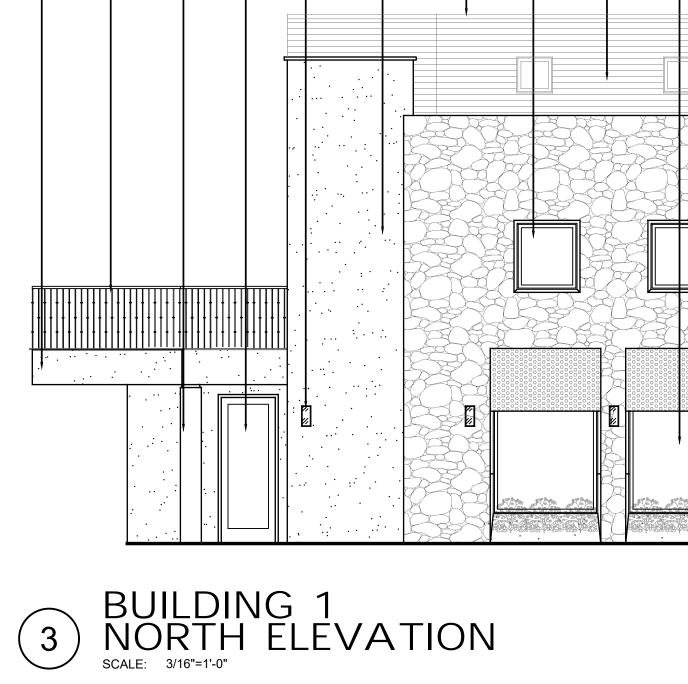
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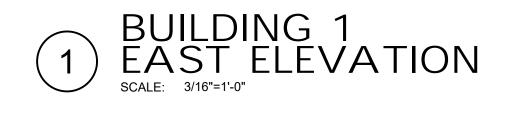


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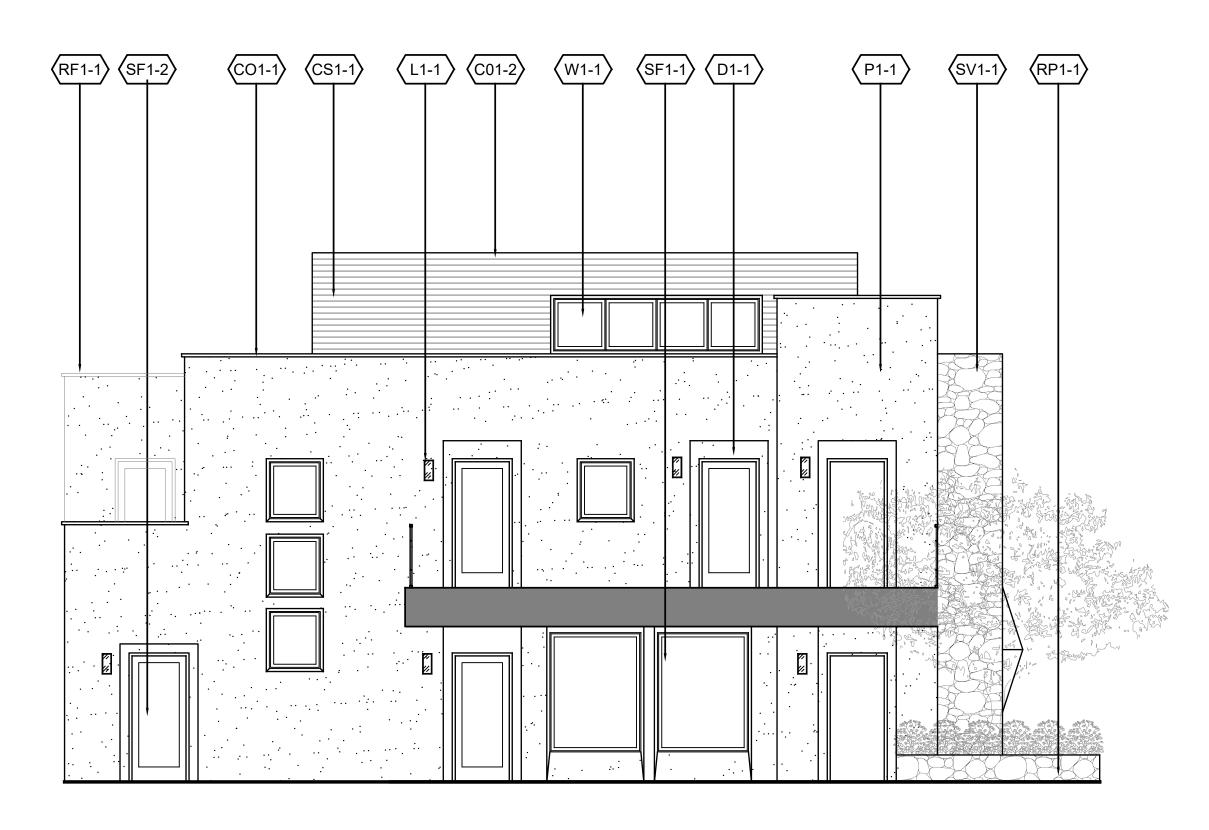
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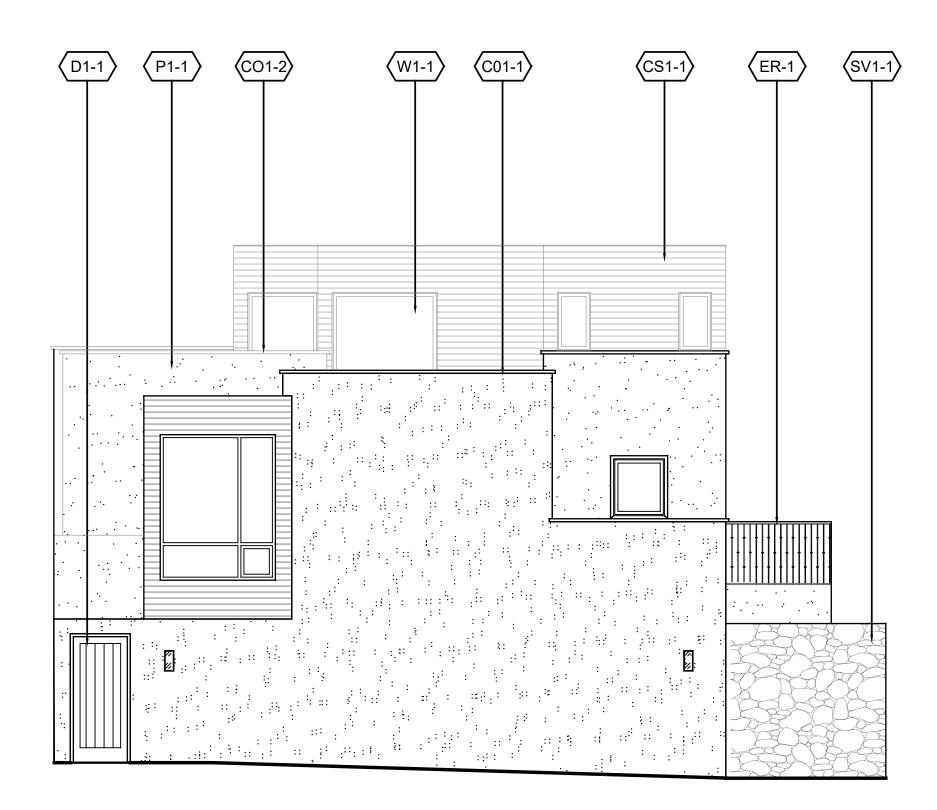




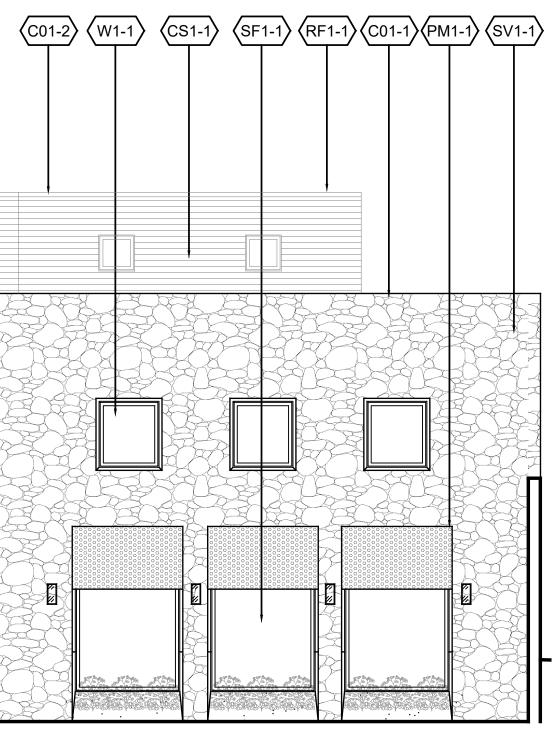


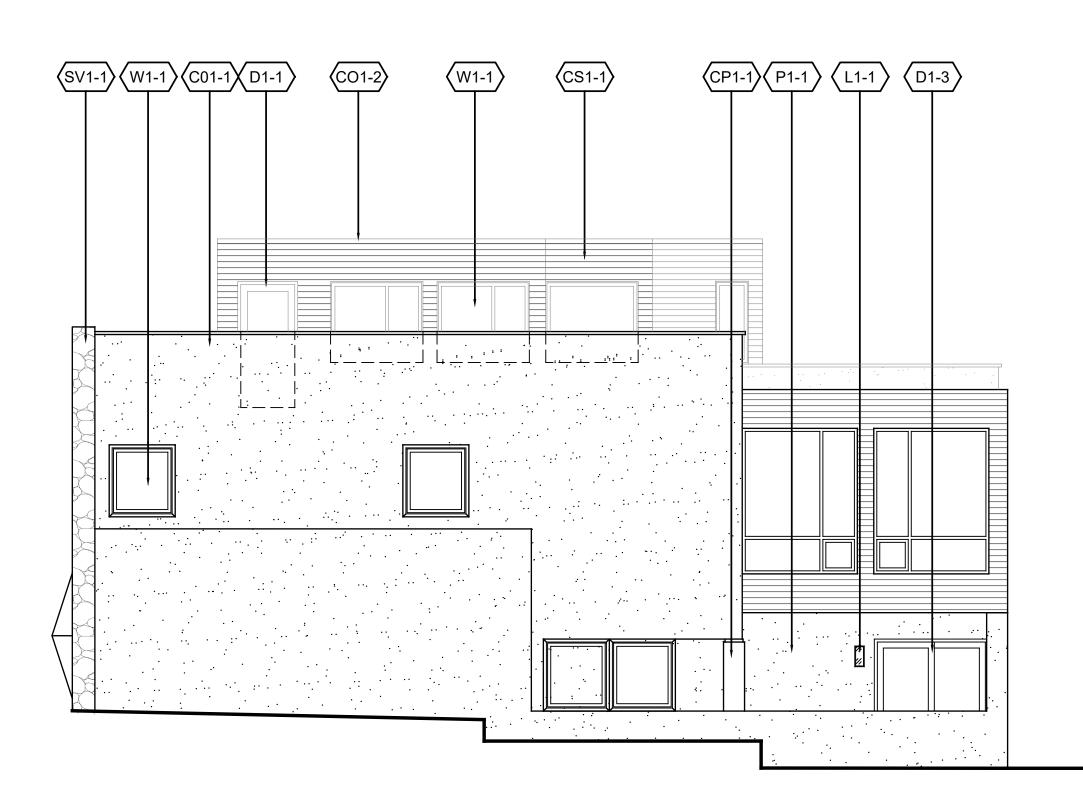
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2 BUILDING 1 SOUTH ELEVATION SCALE: 3/16"=1'-0"









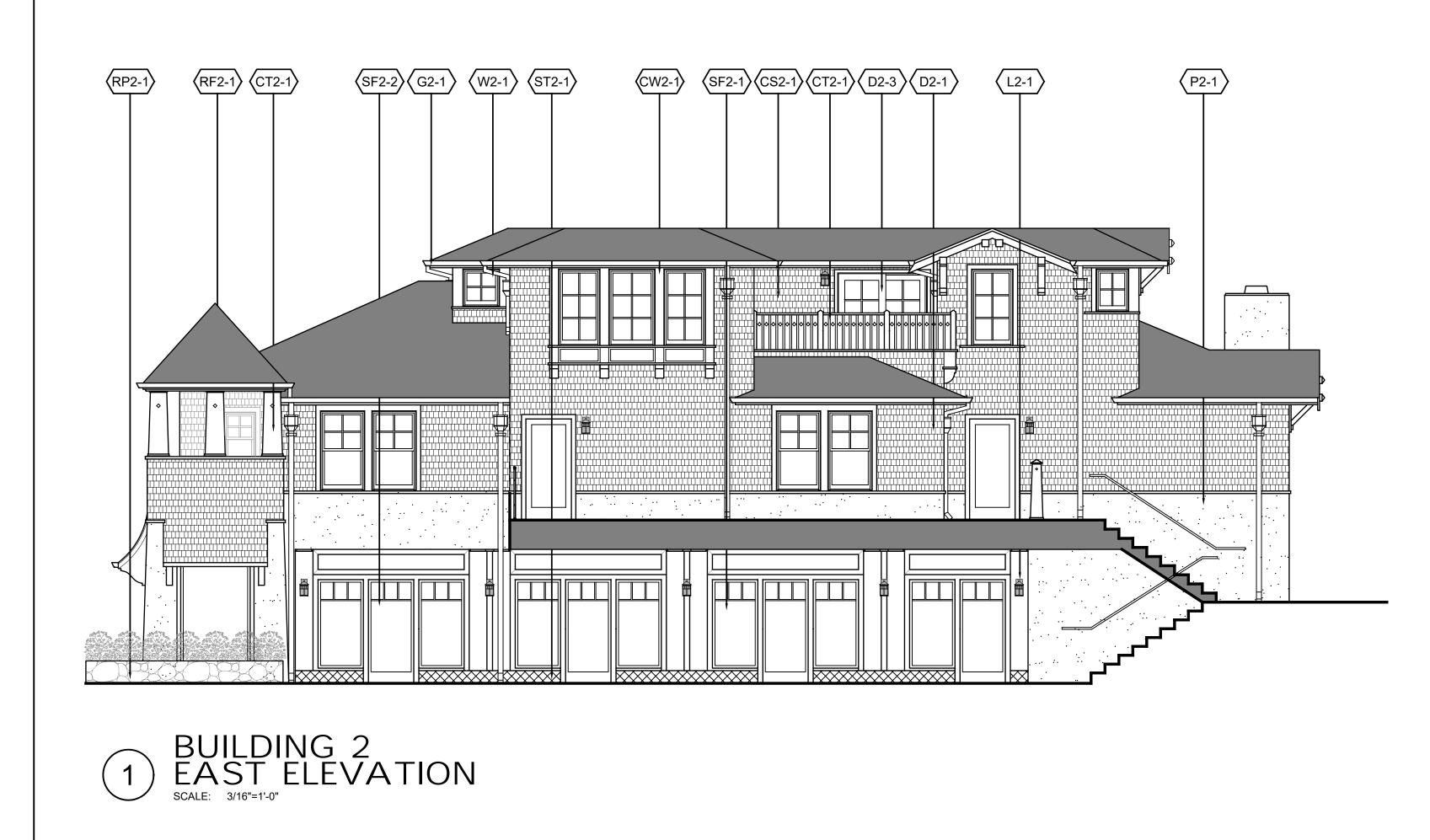


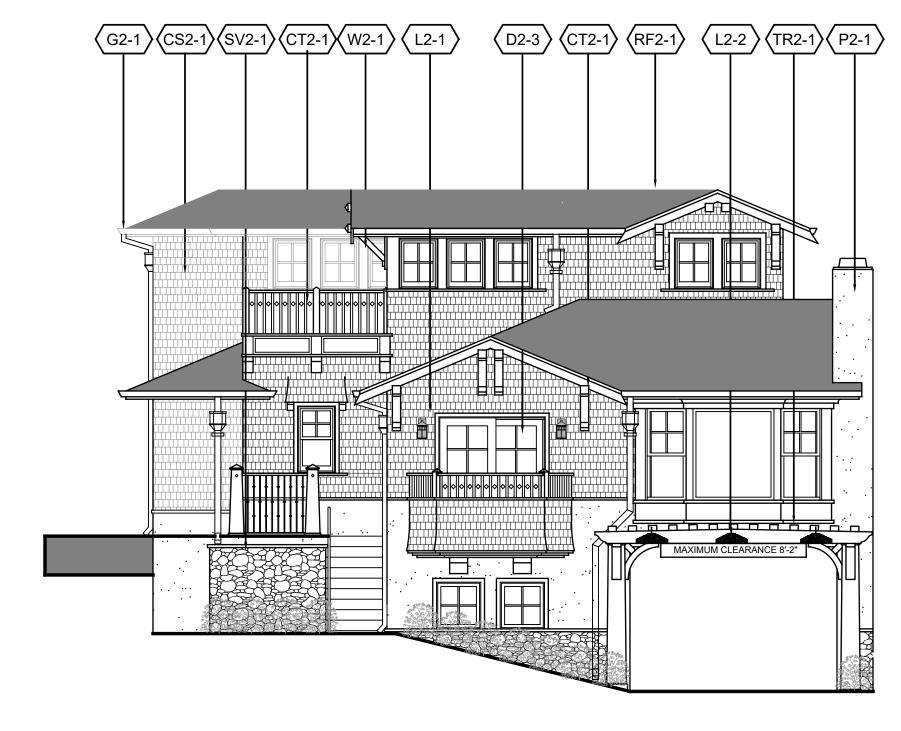
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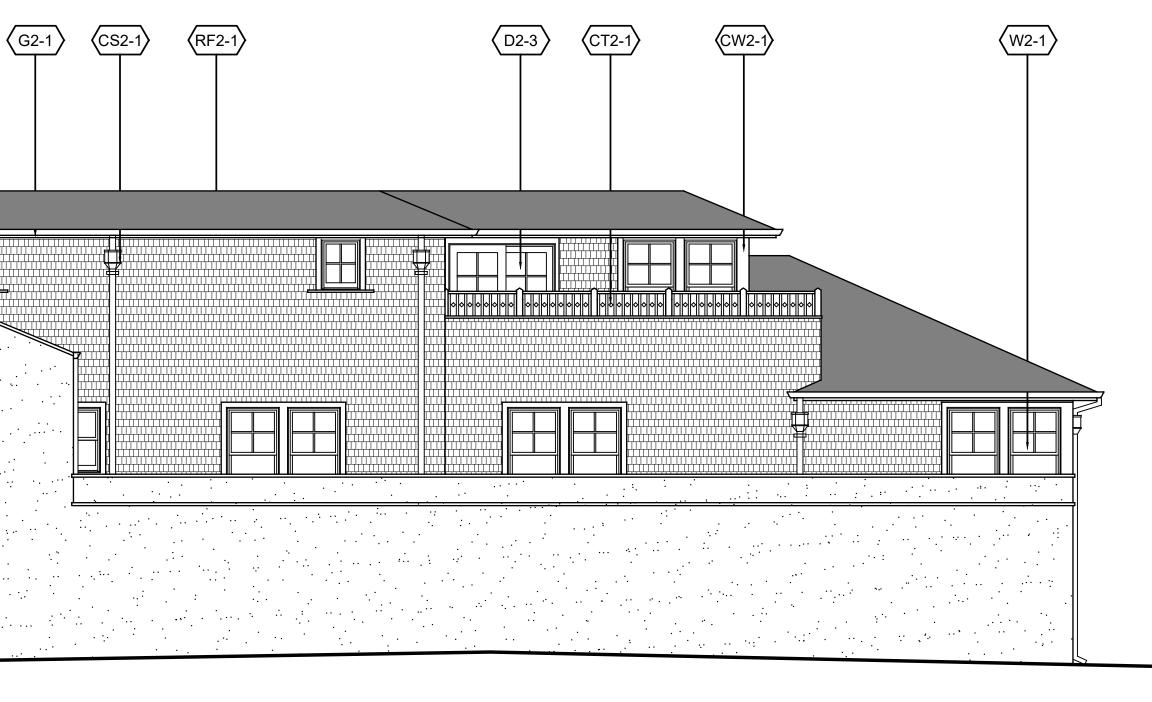
3 BUILDING 2 NORTH ELEVATION SCALE: 3/16"=1'-0"



 W21) (21) (52) (F21)

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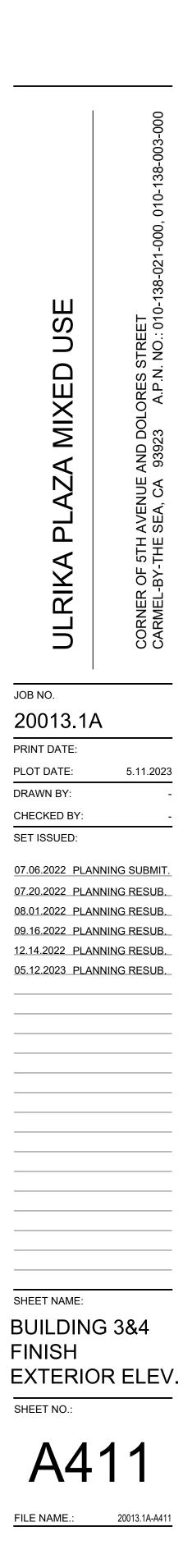




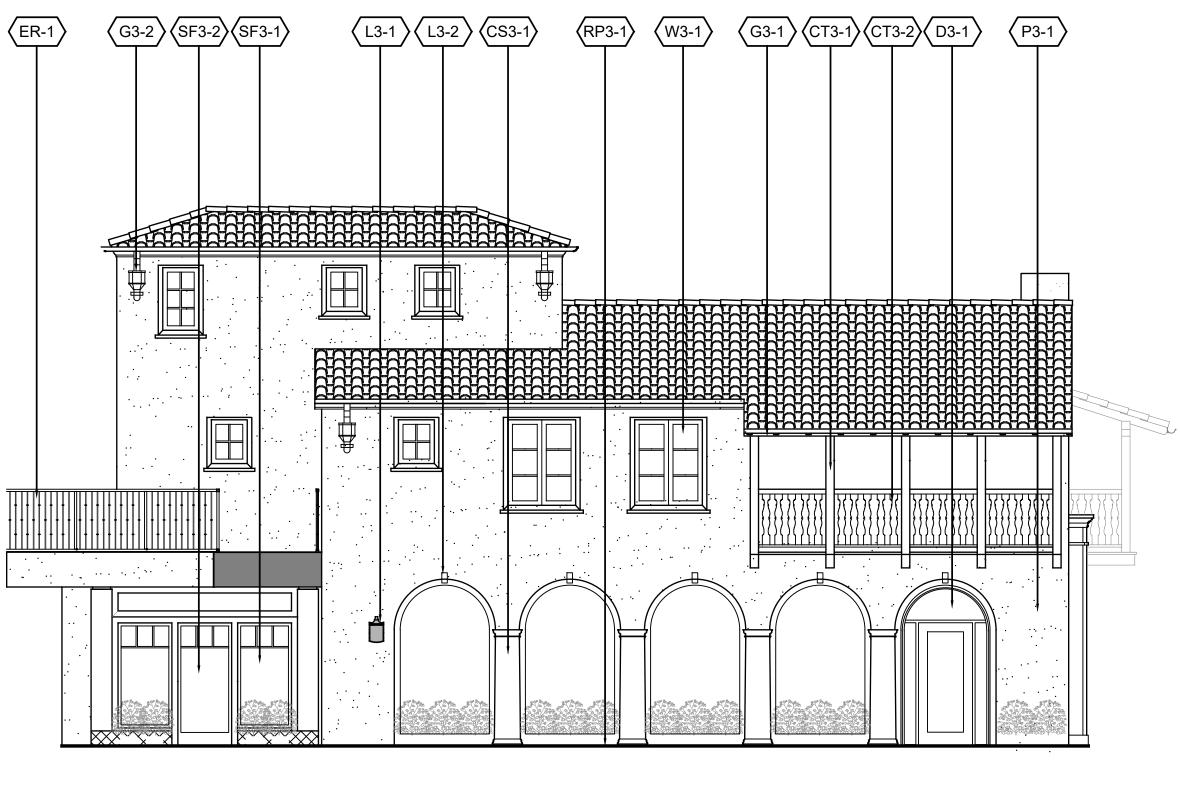
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BUILDING 3 SOUTH ELEVATION SCALE: 3/16"=1'-0"

BUILDING 3 WEST ELEVATION SCALE: 3/16"=1'-0"



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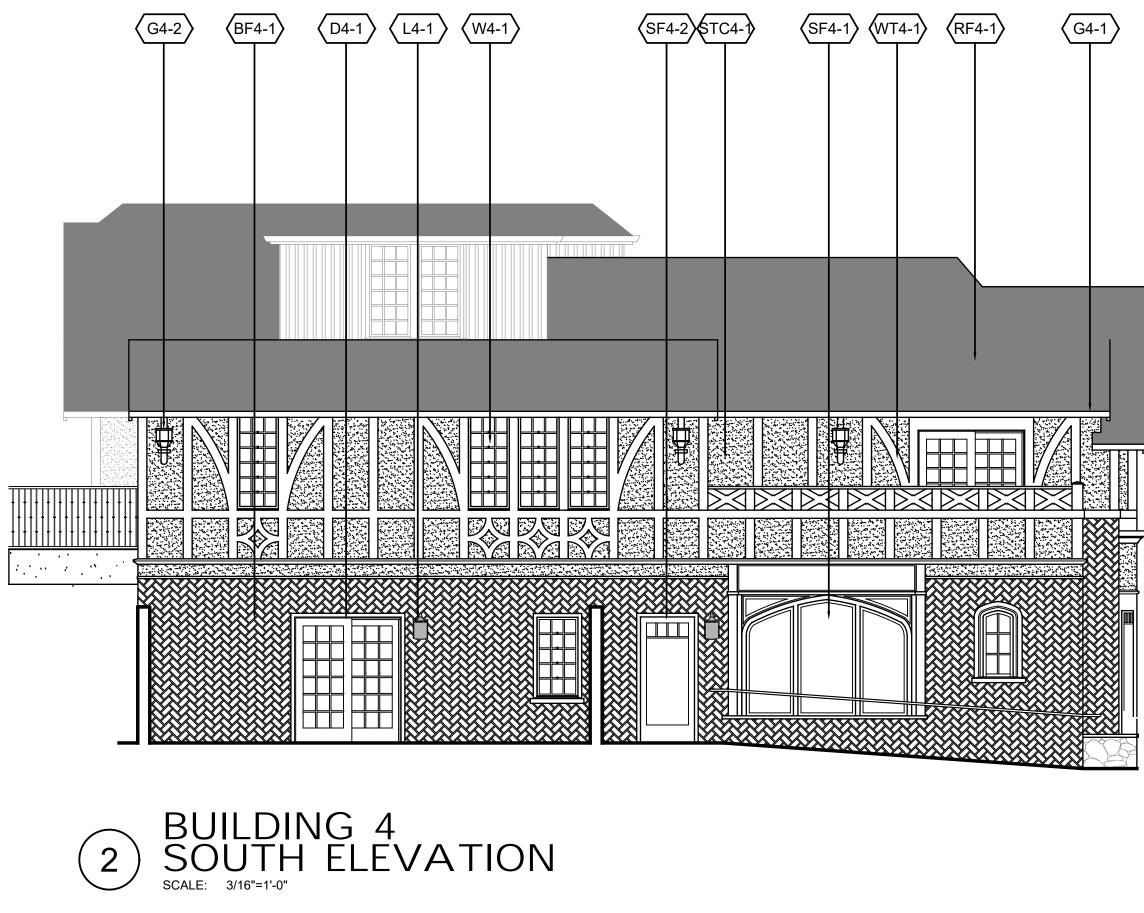
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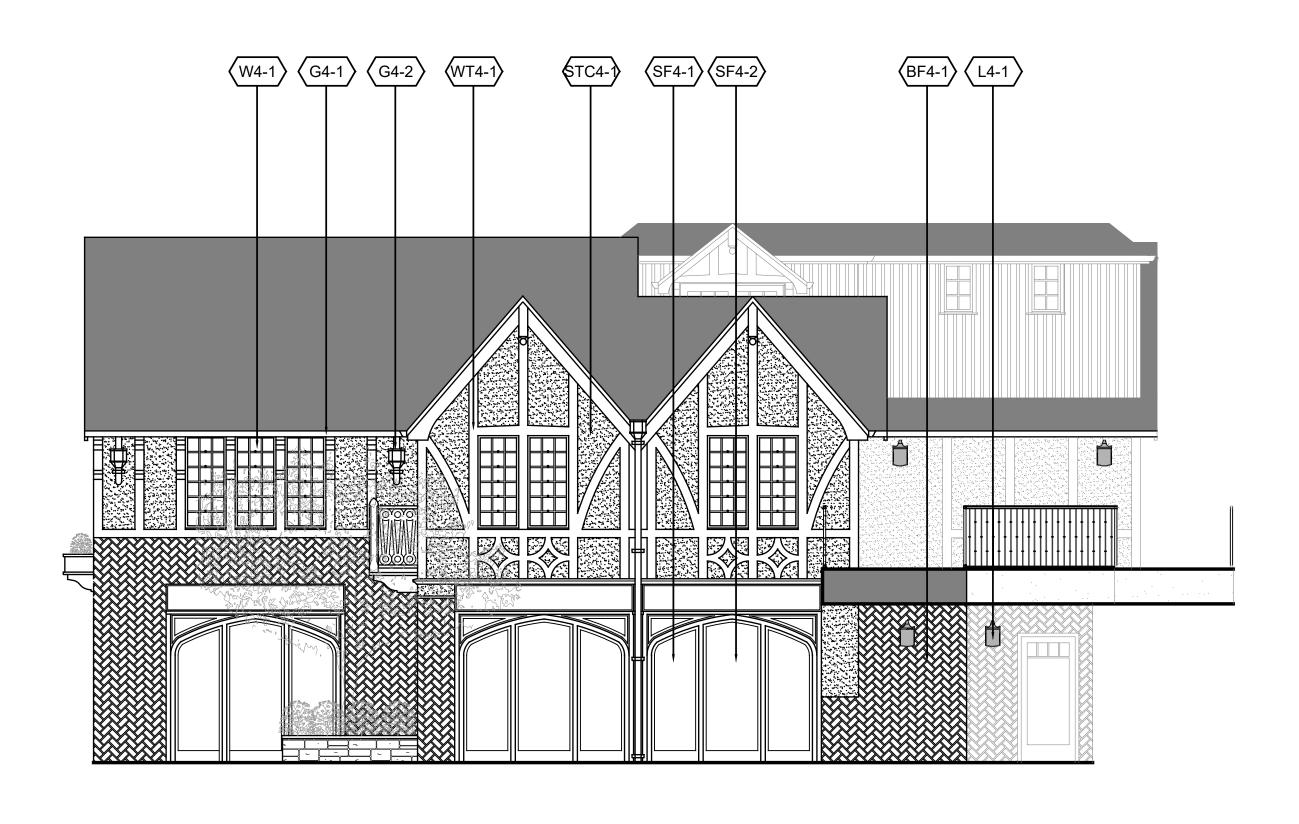
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3 BUILDING 4 NORTH ELEVATION SCALE: 3/16"=1'-0"







) BUILDING 4 WEST ELEVATION SCALE: 3/16"=1'-0"



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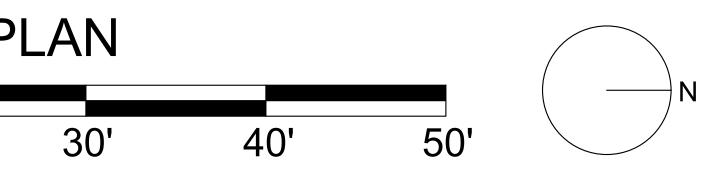
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SECOND FLOOR PLAN 10' 20' 30'





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| CAI | . LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFAC LIFORNIA ENERGY COMMISSION STANDARDS AND REQUIRE ACES. | | |
|---------------|---|---------------------------------------|--|
| MIN 5. ALL | T SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH I IIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT . RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOI TALLED IN INSULATED CEILINGS. | OF A POWER OL | JTAGE/FAILURE. |
| TYPE | DESCRIPTION | LAMPS | MANUFACTURER |
| XA | 6.5"Wx12"Tx3.5"D LED WALL SCONCE, STEEL FRAME WITH BRONZE FINISH, ACRYLIC LENS 120V, DIMMABLE | 15W 1040 LUMENS 3,000° K LED | ACCESS LIGHTING 20090 LEDMG-BRZ/ACR |
| XB | 7.5" SQUARE x10"T ARM MOUNT WALL SCONCE 8-1/2" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS 120/277V DRIVER | 15W 1500 LUMENS 3,000° K LED | EVERGREEN LIGHTING SERIES 10 |
| xc | 11"DIA.x18" TALL ARM MOUNTED LED LATERN, 12" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS, 120/277V DRIVER | 15W 1500 LUMENS 3,000° K LED | EVERGREEN LIGHTING FLORENCE SERIES |
| XE | 9-1/4"SQ.x21"Hx10" OUTDOOR WALL MOUNTED LANTERN FIXTURE WEATHERED COPPER FINISH, CLEAR SEEDED GLASS WITH WHITE ALUMINUM BACKING, 120V. | 11W 666 LUMENS 3,000° K LED | GENERATION LIGHTING |
| XF | 3"x5" RECESSED STEP LIGHT, DIE CAST ALUMINUM FACE PLATE WITH BRONZE FINISH, 120V DIMMABLE | 3.5W 3,000° K LED | WAC LIGHTING WL - LED 100 SERIES |
| XG | GOOSENECK WALL SCONCE, 10" DIA. SHADE AND GOOSENECK WITH OIL RUBBED BRONZE FINISH, 120V LED DRIVER. | 11W 850 LUMENS 3,000° K LED | BARN LIGHT EMBLEM LED SIGN LIGHT |
| | | | |

LIGHT FIXTURE SCHEDULE

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.

2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR

FIXTURE NOTES:

MORE INFORMATION).

| | | | EL |
|----------------------------|---|--------------------------|---|
| | | | SYMBOLS & ABBRE |
| 0 | FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE | • | SECURITY DOOR CONTACTS |
| | EMERGENCY OR NIGHT LIGHT | HMD→ | SECURITY MOTION DETECTOR |
| | STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE | HSC⊲ | CCTV CAMERA |
| | LUMINAIRE - RECESSED - SEE SCHEDULE | Н КР | SECURITY SYSTEM KEYPAD |
| \rightarrow | RECESSED WALL WASHER | H• | DOOR BELL PUSHBUTTON |
| 0 | LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE | НСН | DOOR CHIME WITH LED |
| •• | LUMINAIRE - POLE OR POST MOUNTED - | Ф | RECEPTACLE - DUPLEX * |
| | SEE SCHEDULE | • | DUPLEX RECEPTACLE MOUNTED A FIELD VERIFY HEIGHT |
| Ю | | Ф | GFCI CONVENIENCE RECEPTACLE |
| -@- | BOLLARD OR PATH LIGHT - SEE SCHEDULE | | GFCI CONVENIENCE DUPLEX RECE MOUNTED ABOVE COUNTER - FIELD |
| $\overrightarrow{\otimes}$ | EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE | # | RECEPTACLE DOUBLE DUPLEX * |
| <u> </u> | TRACK LIGHTING - SEE SCHEDULE | ф | HALF SWITCHED DUPLEX RECEPTA |
| | EMERGENCY LIGHT | $\overset{\Pi}{\Phi}$ | SINGLE RECEPTACLE* |
| \bigcirc | DIGITAL DUAL TECHNOLOGY OCC. SENSOR | $\overset{T}{\Phi}$ | DUPLEX RECEPTACLE - CEILING MC |
| <- | LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED | ф _{нс} | LETTER INDICATES DUPLEX HALF |
| DRC | DIMMER ROOM CONTROLLER | п Ф ^с | CONTROLLED RECEPTACLE * |
| PC | PLUG LOAD CONTROLLER | Ψ | LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE * |
| RC | ROOM LIGHTING CONTROLLER | • | FLOOR MOUNTED DUPLEX RECEPT |
| LCP | LIGHTING CONTROL PANEL | | FLOOR MOUNTED BOX |
| | DIGITAL DAYLIGHT SENSOR | P | POWER OUTLET - SEE PLANS FOR |
| \$ | SINGLE POLE SWITCH ** | | POWER POLE |
| \$ a | SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED | ∇ | WALL TELEPHONE OUTLET ** |
| \$ 3 | THREE WAY SWITCH** | T [#] | VOICE/DATA WALL OUTLET * |
| ↓ 3 \$ 4 | FOUR WAY SWITCH** | T [#] | VOICE/DATA OUTLET MOUNTED AB COUNTER - FIELD VERIFY HEIGHT |
| ; \$м | MANUAL MOTOR STARTER | \T ^[#] | SURFACE MOUNTED VOICE/DATA V |
| \$ к | KEY OPERATED SWITCH ** | | SURFACE MOUNTED VOICE/DATA C MOUNTED ABOVE COUNTER - FIELD |
| \$ | LIGHTING DIMMER ** | - | WIRELESS ACCESS POINT (WAP) - |
| \$ | DIGITAL ON/OFF SWITCH ** | Ψ | CEILING MOUNTED WIRELESS ACCESS POINT (WAP) - |
| ₿D | DIGITAL DIMMER SWITCH ** | -₩- | WALL MOUNTED - FIELD VERIFY HE |
| \$ _{M#} | DIGITAL MULTI SCENE LIGHTING SWITCH ** | $^{[\#]}$ | VOICE/DATA OUTLET - FLOOR MOU |
| \$ s | DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR ** | $\mathbf{\nabla}$ | TV OUTLET * |
| \$ | WALL OCCUPANCY SENSOR ** | ([#]] | VOICE/DATA OUTLET - CEILING MOU |
| ▲ 2 | DOUBLE SWITCHED WALL OCCUPANCY SENSOR ** | S | INTERIOR SPEAKERS CEILING MOL |
| | DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ** | н® | INTERIOR SPEAKERS WALL MOUNT |
| | 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ** | Ю | CLOCK +8'-0" AFF U.O.N. VERIFY BE INSTALLATION |
| | WALL SWITCH OCCUPANCE SENSOR ** | | |

| ELECTRIC | CAL SI | MBOLS & ABBREVIATI | ON S | S | | | | | |
|---|------------------------------|---|-------------------------|--|--------------------|---------------------------|--|------------------------|--|
| ABBREVIATIONS SHOW | /N ARE FOR G | GENERAL USE. DISREGARD THOSE WHICH DO NOT | APPEAR | ON THE PLANS. | | | | | |
| rs | | PANELBOARD - FLUSH MOUNTED EQUIPMENT PANEL - FLUSH MOUNTED | 2- | - DETAIL NOTE REFERI SEE ASSOCIATED NO | ENCE SY | YMBOL SAME DETA | | | TION REFERENCE |
| TOR | | PANELBOARD - SURFACE MOUNTED EQUIPMENT PANEL - SURFACE MOUNTED | F301 | FEEDER DESIGNATIO | | | | ET NUMBEF CATES QUA | X NTITY OF TELEPHO |
| | | METER W/ CURRENT TRANSFORMER | | SEE ASSOCIATED NO | | | $\sqrt{2}$ | CATES QUA | NTITY OF DATA OU |
| D | | JUNCTION BOX - CEILING OR WALL MOUNTED, | <u>ABB</u> | REVIATIONS | | | | | |
| | ୢ୰/⊦ୢୢ | SIZE PER CODE, TAPE AND TAG WIRES | A AFF | AMPERE ABOVE FINISHED FLOO | DR | GFCI GFI | GROUND FAULT INTERRUPTING | NTS OAH | NOT TO SCALE OVERALL HEIGH |
| | Ŋ | MOTOR CONNECTION | ALUM// ARCH | ARCHITECT | | GND, G GRS | GROUND GALVANIZED RIGID | OC OH | ON CENTER OVERHEAD |
| | C | | AWG | AMERICAN WIRE GAUGE | | HT | STEEL HEIGHT | OFCI | OWNER FURNAC |
| JNTED ABOVE COUNTER - | Ľ | FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA | BKR C CATV | BREAKER CONDUIT CABLE TV | | IC IDF | INTERCOM INTERMEDIATE DISTRIBUTION FRAME | PA PB PF | PUBLIC ADDRES PULL BOX POWER FACTOR |
| PTACLE - DUPLEX * EX RECEPTACLE ER - FIELD VERIFY HEIGHT | 凶 | COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA | CB CCTV CKT CL | CIRCUIT BREAKER CLOSED CIRCUIT TV CIRCUIT CENTER LINE | | INCAND JB KV KVA | INCANDESCENT JUNCTION BOX KILOVOLT KILOVOLT AMPERES | PH PIR PNL PV | PHASE PASSIVE INFRAF PANEL PHOTOVOLTAIC |
| PLEX* | | MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED | CLG C.O. CTR | CEILING CONDUIT ONLY CENTER | | KW LCP | KILOWATT LIGHTING CONTROL PANEL | PVC PWR | POLYVINYL CHLORIDE POWER |
| RECEPTACLE * | | CIRCUIT BREAKER | D DIM | DIMMER DIMENSION | | LTG LV | LIGHTING LOW VOLTAGE | (R) (RP) | EXISTING TO BE REMOVABLE PO |
| | ● – + | GROUND ROD WITH GROUNDWELL BOX | DIST | DISTRIBUTION EXISTING | | KCM | THOUSAND CIRCULAR MILS | · · · | 'S RECEPTACLES REQUIRED |
| | • +- | GROUND ELECTRODE | (E) EC | ELECTRICAL CONTRAC | CTOR | M.B. | MAIN CIRCUIT BREAKER | | L'S REQUIREMENT(S SHEET |
| ILING MOUNTED | | NORMALLY OPEN CONTACT | (EL) EM | EVENING LIGHT EMERGENCY | | MCA | MINIMUM CIRCUIT AMPS | SLD | SINGLE LINE DIA SYSTEMS TERM |
| X HALF E ★ | _ <u>/</u> [| NORMALLY CLOSED CONTACT | EMT | ELECTRICAL METALLIC TUBING | | MDF MECH | MAIN DISTRIBUTION FRAME MECHANICAL | sw | CABINET SWITCH |
| X FULLY | \boxtimes | TRANSFORMER - SEE SINGLE LINE FOR SIZE | ERMS | ENERGY REDUCTION MAINTENANCE SWITCH | 4 | MH MLO MPOE | METAL HALIDE MAIN LUGS ONLY MAIN POINT OF ENTRANCE | SWBD | SWITCHBOARD TELEPHONE TEF |
| E * | | PULLBOX | EQUIP | | | MTD | MAIN FOINT OF ENTRANCE MOUNTED MOUNTING | TYP | BACKBOARD TYPICAL |
| (RECEPTACLE | ${igodot}$ | ERMS | EV FA | ELECTRICAL VEHICLE FIRE ALARM | | MTG MOCP | MOUNTING MAXIMUM OVER CURRENT PROTECTION | UON UG | UNLESS OTHER |
| | \sim | FLEX CONDUIT WITH CONNECTION | FACP | FIRE ALARM CONTROL PANEL | | (N) NIC | NEW NOT IN CONTRACT | V VD | VOLT VOLTAGE DROP |
| NS FOR NEMA TYPE★ | o | CONDUIT - UP | FC FIN | FOOT CANDLE FINISH | | NIEC | NOT IN ELECTRICAL CONTRACT | W W/ | WATT WITH |
| | 0 | CONDUIT - DOWN | FL FLA | FLOOR FULL LOAD AMPS | | (NL) | NIGHT LIGHT | WP XFMR | WEATHERPROO |
| 「 * * | —— E —— | CONDUIT EMERGENCY SYSTEM | FLUOR (F) | FUTURE | | NO. NOM | NUMBER NOMINAL | | |
| T * | — LV— | LOW VOLTAGE WIRING | GC | | DR | | | | |
| | | SURFACE METAL OR NON-METALLIC RACEWAY | | E ALARM : SEE FIRE ALARM DRAWING | GS FOR | QUANTITIE | ES AND MOUNTING HEIGHTS. | | |
| HEIGHT E/DATA WALL OUTLET X | | CONDUIT - CONCEALED IN WALLS OR CEILING | | | | | | | |
| E/DATA OUTLET R - FIELD VERIFY HEIGHT | | CONDUIT - EXISTING CONDUIT - BELOW SLAB OR | | MANUAL PULL STATION | 2 \\ \\ | TAMPER | MOKE DETECTOR | | AUXILIARY POWER S |
| (WAP) - | F | UNDERGROUND: 3/4"MIN. CAPPED OR STUB-OUT CONDUIT | Ā | HORN ONLY | • | | | | |
| (WAP) - | <u>ر</u> | CONDUIT CONTINUATION | | | \diamond | FLOW SV | WITCH | | FIRE ALARM TRANSF OR TRANSMITTER |
| ERIFY HEIGHT | #10 | CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH | | MINI HORN | Ŕ | POST INI | DICATING VALVE | ESR | ELEVATOR STATUS/ |
| OOR MOUNTED | \langle | CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS | | HORN/STROBE | | FIRE SM | OKE DAMPER | FAC F | FIRE ALARM COMMU |
| ING MOUNTED | | AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG. | | CHIME/STROBE | $\widehat{\Gamma}$ | BELL (GO | , | | REMOTE ANNUNCIA |
| ING MOUNTED | | SIZE OTHER THAN #12 AWG. SHEET NOTE REFERENCE SYMBOL; | | HEAT DETECTOR | FCP | FIRE ALA | ARM CONTROL PANEL | EOLE | END OF LINE |
| L MOUNTED | $\left< \frac{2}{2} \right>$ | SHEET NOTE REFERENCE STINBOL, SEE ASSOCIATED NOTE ON SAME SHEET | (\mathbf{S}) | SMOKE DETECTOR | | | | | TO BOTTOM OF E |

INTED BEFORE

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.

2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.

SCHEDULE SYMBOL; SEE ASSOCIATED

APPLICABLE CODES & STANDARDS

NOTE ON SAME SHEET

- 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS. 4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE
- 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE
- 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
- 6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
- 8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- 11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS. 12. NATIONAL FIRE ALARM CODE (NFPA 72) 2019.

 $\langle 3 \rangle$

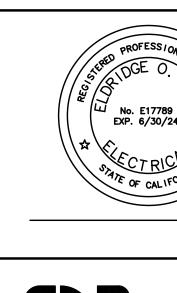
- 13. CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.
- STANDARDS:
- 1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- 5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- 6. UNDERWRITER LABORATORIES (UL)
- 7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

- E0.1 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX.
- E0.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).

CO CARBON MONOXIDE ALARM

E2.1P ELECTRICAL SITE PLAN, PHOTOMETRIC STUDY.





N REFERENCE ITY OF TELEPHONE OUTLET ITY OF DATA OUTLETS NOT TO SCALE OVERALL HEIGHT ON CENTER OVERHEAD OWNER FURNACED CONTRACTOR INSTALLED PUBLIC ADDRESS PULL BOX POWER FACTOR PHASE PASSIVE INFRARED PANEL PHOTOVOLTAIC POLYVINYL CHLORIDE POWER EXISTING TO BE REMOVED REMOVABLE POLE RECEPTACLES REQUIRED REQUIREMENT(S) SHEET SINGLE LINE DIAGRAM SYSTEMS TERMINATION CABINET SWITCH SWITCHBOARD TELEPHONE TERMINAL BACKBOARD TYPICAL UNLESS OTHERWISE NOTED UNDERGROUND VOLT VOLTAGE DROP WATT WITH WEATHERPROOF TRANSFORMER

ILIARY POWER SUPPLY

E SYSTEM ANNUNCIATOR E ALARM TRANSPONDER

VATOR STATUS/RECALL

E ALARM COMMUNICATOR

IOTE ANNUNCIATORS OF LINE

 ★+15" A.F.F. TO BOTTOM OF BOX, U.O.N.
 ★★+48" A.F.F. TO TOP OF BOX, U.O.N. [#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).



2340 GARDEN ROAD, SUITE 100 MONTEREY, CALIFORNIA 93940 PHONE: 831.649.4642

FAX: 831.649.3530 WWW.WRDARCH.COM

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JOB NO. 20013.1A

PRINT DATE: PLOT DATE: 5.11.2023

DRAWN BY: CHECKED BY: SET ISSUED:

| 07.06.2022 | PLANNING SUBMIT. |
|------------|------------------|
| 07.20.2022 | PLANNING RESUB. |
| 08.01.2022 | PLANNING RESUB. |
| 09.16.2022 | PLANNING RESUB. |
| 12.14.2022 | PLANNING RESUB. |
| 05.12.2023 | PLANNING RESUB. |
| | |



ENGINEERS MONTEREY BAY, INC.

Project No. 22-558.00 404 W. Franklin St. • Suite 100 • Monterey, CA 93940

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ABBREVIATIONS, LIGHT FIXTURE SCHEDULE,

CODES, STANDARDS,

NOTES & SHEET INDEX

FILE NAME.:

SHEET NO .:

SHEET NAME: SYMBOLS,

STATE OF CALIFORNIA Outdoor Lighting CERTIFICATE OF COMPLIANCE

| Proje | ect Name: Ulrika Plaza Mixed Use | | | Repo | rt Page: | |
|-------|--|-------------|---------------------------------------|------------|--|--------|
| Proje | ect Address: | | | Date | Prepared: | |
| | | | | | | |
| 4. G | ENERAL INFORMATION | | | | | |
| 01 | Project Location (city) | Carr | nel by the Beach | 04 | Tatal Illuminated Llandscape Area (ft ²) | 7526 |
| 02 | Climate Zone | 3 | | 04 | Total Illuminated Hardscape Area (ft ²) | /520 |
| 03 | Outdoor Lighting Zone per Title 24 Part 1 | 10. | 114 or as designated by Authority Hav | ing Jurisc | liction (AHJ): | |
| | LZ-0: Very Low - Undeveloped Parkland | \boxtimes | LZ-2: Moderate - Urban Clusters | | LZ-4: High - Must be reviewed by CA En | ergy C |
| | LZ-1: Low - Rural Areas | | LZ-3: Moderately High - Urban Areas | | | |
| 05 | Occupancy Types within Project | | | | | |
| • M | lulti-family/ MF Mixed-use 4 stories • Ret | tail | | | | |
| | | | | | | |
| | | | | | | |
| 3. P | ROJECT SCOPE | | | | | |

| My Project Consists of: | | |
|---|--|--------------|
| 01 | 02 | |
| New Lighting System | Must Comply with Allowances from 140.7 / 170.2(e)6 | |
| Altered Lighting System | Is your alteration increasing the connected lighting load (Watts)? | \bigcirc |
| 03 | 04 | |
| % of Existing Luminaires Being Altered ¹ | Sum Total of Luminaires Being Added or Altered | |
| □ < 10% □ >= 10% and < 50% □ >= 50% | | |
| Please proceed to Table F. Outdoor Lighting Fixture Schedule | e to define the project's luminaires. | |
| ¹ FOOTNOTES: % of Existing Lumingires Being Altered = (Sum | Total of Luminaires Being Added or Altered / Existing Luminaires wit | hin the Scop |

Registration Number:

STATE OF CALIFORNIA

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000 Schema Version: rev 20220101

Report Page:

Date Prepared:

Generated Date/Time:

Outdoor Lighting CERTIFICATE OF COMPLIANCE roject Name: Ulrika Plaza Mixed Use

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

| | | | | | | | _ |
|---|---|--|--------------------|--|-------------------------------------|----------------------------------|-----------|
| the spaces covered l installed and replace | ghting systems demonstrating complianc by the permit application are included in t ement luminaires being installed as part c ached to multifamily buildings and contro pere. | the Table below. of the project sci | For altered light | iting systems usi d (ie, existing lun | ing the Existing minaires remain | Power method ning or existing | pe lun |
| Designed Wattage: | | | | | | | _ |
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | |
| ⁴ Compliance with mar | datory shielding requirements is required for | luminaires with iı | nitial lumen outpu | ıt >= 6,200 unless | exempted by 130 | 0.2(b)/ 160.5(c) | |

G. SHIELDING REQUIREMENTS (BUG) This section does not apply to this project.

| his table demonstrates compliance with contr xisting to remain (ie untouched) and luminair he permit application. Dutdoor lighting for nonresidential buildings, p nultifamily buildings and controlled from the i | es which are removed and reinstalled parking garages and common service | d (wiring only) do not need to be in | cluded in this table ever |
|--|--|---------------------------------------|----------------------------|
| Nandatory Controls for Nonresidential Occup | oancies, Parking Garages & Common | Areas in Multifamily Buildings | |
| 01 | 02 | 03 | 04 |
| Area Description | Shut-Off 130.2(c)1 / 160.5(c) | Auto-Schedule 130.2(c)2 / 160.5(c) | Motion Se 130.2(c)3 / 1 |
| Sidewalk and Courtyards: "XA" | Astronomical Timer | Provided | NA: Each Luminai |
| Sidewalk and Courtyards: "XB" | Astronomical Timer | Provided | NA: Each Luminai |
| Sidewalk and Courtyards: "XC" | Astronomical Timer | Provided | NA: Each Luminai |
| Sidewalk and Courtyards: "XE" | Astronomical Timer | Provided | NA: Each Luminai |
| Sidewalk and Courtyards: "XF" | Astronomical Timer | Provided | NA: Each Luminai |
| Sidewalk and Courtyards: "XG" | Astronomical Timer | Provided | NA: Each Luminai |

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000 Schema Version: rev 20220101

Report Page:

Date Prepared:

STATE OF CALIFORNIA **Outdoor Lighting** CERTIFICATE OF COMPLIANCE

Project Name: Ulrika Plaza Mixed Use

J. LIGHTING ALLOWANCE: PER APPLICATION

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|--------------------|--|-------------------|---|-------------------------------|----------------------------------|------------------------|
| | | CALCULAT | ED ALLOWAN | CE (Watts) | | DESIG |
| Area Description | Application per Table 140.7-B ¹ | # of Locations | Allowance per Location ² | Extra Allowance (Watts) | Luminaire Name or Item Tag | Watts per Luminaire |
| | | | | | ХА | 15 |
| | | | | | ХВ | 15 |
| Building Entrances | Building Entrance/Exit | 19 | 15 | 285 | ХС | 15 |
| | | | | | XE | 11 |
| | | | | | XF | 3.5 |
| | · | | • | | Tota | I Design Wat |
| | | | | | | Total |

¹ FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities. ² The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S. ³ For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL This section does not apply to this project.

Registration Number:

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Generated Date/Time: Report Version: 2022.0.000

Schema Version: rev 20220101

| CALIFORNIA ENERGY COMMISSION |
|---------------------------------------|
| LMCC-LTO-01-E |
| ising the prescriptive path for |
| nts in 160.5, 170.2(e)6, 180.1(a) and |
| nior living facilities. |
| (Page 1 of 9) |
| |
| |
| |
| 6 |
| |
| Commission for Approval |
| |
| |
| |
| |
| |
| escriptive path outlined in 140.7 / |
| |
| |
| Yes No |
| 05 |
| Calculation Method |
| |
| |
| of the Permit Application) x 100. |
| |

STATE OF CALIFORNIA

General

Hardscape

Allowance

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

C. COMPLIANCE RESULTS

Project Name: Ulrika Plaza Mixed Use

02

Per

Application

140.7(d)2 /

| ocumentation Software: Energy Code Ace | |
|--|--|
| Compliance ID: 103332-0523-0009 Report Generated: 2023-05-11 09:15:44 | |

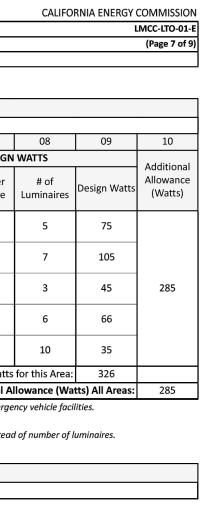
CALIFORNIA ENERGY COMMISSION

LMCC-LTO-01-E

(Page 4 of

| ninaires remaining per 141.0(b)2L onl minaires being m ided here. All othe | ly new luminai loved are not i | res being ncluded). |
|---|--|---|
| 08 | 09 | 10 |
| | | |
| | | |
| | | |
| | | |
| | | |
| For alteration pro | iasta luminair | as which are |
| For alteration pro on if they are with rately from outdo | in the spaces o | covered by |
| n if they are with | in the spaces of the spaces of the spaces of the space of | covered by tached to |
| n if they are with | in the spaces o | covered by tached to |
| en if they are with wately from outdo Sensor | in the spaces of por lighting att | covered by tached to |
| n if they are with trately from outdo | in the spaces of por lighting att | covered by tached to |
| en if they are with wately from outdo Sensor | in the spaces of por lighting attended of the space of th | covered by tached to 5 spector |
| en if they are with wrately from outdo Sensor 160.5(c) | in the spaces of por lighting attended of the space of th | covered by tached to 5 spector |
| en if they are with wrately from outdo Sensor 160.5(c) wire < 40 Watts | in the spaces of por lighting attended of the space of th | covered by tached to 5 spector |
| en if they are with wrately from outdo Sensor 160.5(c) hire < 40 Watts hire < 40 Watts | in the spaces of por lighting attended of the space of th | covered by tached to 5 spector |
| en if they are with mately from outdo Sensor 160.5(c) hire < 40 Watts hire < 40 Watts | in the spaces of por lighting attended of the space of th | covered by tached to 5 spector |

Documentation Software: Energy Code Ace Compliance ID: 103332-0523-0009 Report Generated: 2023-05-11 09:15:44



| 140.7(d)1 / 170.2(e)6 (See Table I) | | 140.7(d)27 170.2(e)6 (See Table J) | | 140.7(d)2 (See Table K) | | 170.2(e)6 (See Table L) | | 140.7(d)27 170.2(e)6 (See Table M) | | 141.0(b)2L / 180.2(b)4Bv (See Table N) | | (Watts) | | (Wat |
|---|--------|--|--------|----------------------------|--------|----------------------------|-------|--|--------|--|-------|---------|---|------|
| 575.78 | + | 285 | + | | + | | + | | OR | | = | 860.78 | ≥ | 59 |
| | | | | Sh | ieldiı | ng Compliance | (See | Table G for Det | ails) | | | | | |
| | | | | C | ontro | ols Compliance | (See | Table H for Det | ails) | | | | | |
| | | | | | | | | | | | | | | |
| D. EXCEPTIO | NAL (| CONDITIONS | | | | | | | | | | | | |
| This table is au | to-fil | led with unedit | able | comments beca | use d | of selections ma | ade o | r data entered i | in tal | oles throughout | the f | form. | | |
| | | | | | | , | | | | , | | | | |
| E. ADDITION | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| This table inclu | ides r | emarks made b | by the | e permit applica | int to | the Authority | Havir | ng Jurisdiction. | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

Report Page:

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer

Per Specific

140.7(d)2 /

Date Prepared:

Area OR Allowance =

Report Page: Date Prepared:

Mandatory Controls 160.5(a)

Shut-Off

Manual + Photocell + Auto

Time-switch

06

Existing

Power

Total Allowed

| Registration Number: | Generated Date/Time: |
|--|--|
| CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 |

Compliant Light Sources^{1,2}

160.5(a)1

LED

¹FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.

STATE OF CALIFORNIA Outdoor Lighting CERTIFICATE OF COMPLIANCE roject Name: Ulrika Plaza Mixed Use

Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

H. OUTDOOR LIGHTING CONTROLS

01

Space Name

Private Open Space

Registration Number:

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Sales

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv

 Frontage
 +
 140.7(d)2 /

 140.7(d)2
 170.2(e)6

03 04 05

Ornamental

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manufacturer's instructions to maintain airtightness between

the luminaire housing and ceiling; and iv. Meet the clearance

and installation requirements of California Electrical Code

Section 410.116 for recessed luminaires; and v. Lamps and

other separable light sources that are not compliant with the

JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

CALIFORNIA ENERGY COMMISSION

LMCC-LTO-01-E

CALIFORNIA ENERGY COMMISSION

Compliance Result

Total Actual

(Watts)

LMCC-LTO-01-E

(Page 2 of 9)

07 must be >= 08

COMPLIES

(Page 5 of 04 Recessed Downlights³ 160.5(a)1C i. Shall not contain screw base lamp sockets; and ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per

| ² Authority having jurisdiction may ask for cutsheets or other documentation to confirm of | compliance of light source. | |
|---|---|---|
| ³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires in | installed in non-insulated ceilings are excepted from ii ar | nd iii. |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace |
| registration manufer. | Ocherated Date/ fille. | Documentation softwares Energy courses |
| CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance | Report Version: 2022.0.000 | Compliance ID: 103332-0523-0009 |
| | Schema Version: rev 20220101 | Report Generated: 2023-05-11 09:15:44 |
| STATE OF CALIFORNIA | | |
| Outdoor Lighting | | CALIFORNIA ENERGY COMMISSION |
| | | CALIFORNIA ENERGY COMMISSION |
| | Dowort Dago | |
| Project Name: Ulrika Plaza Mixed Use | Report Page: | (Page 8 of 9) |
| | Date Prepared: | |
| | | |
| | | |
| | | |
| M. LIGHTING ALLOWANCE: PER SPECIFIC AREA | | |
| This section does not apply to this project. | | |

his section does not apply to this projec N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only) This section does not apply to this project. O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table dditional Remarks. These documents must be provided to the building inspector during construction and can be found online Form/Title LMCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certificat. rovider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html Systems/Spaces T Form/Title Verified NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

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Report Version: 2022.0.000

Schema Version: rev 20220101

Generated Date/Time:

| | Address: | |
|---|--------------------------|--|
| | City/State | /Zip: |
| | RESPO | NSIBLE PERSON'S DE |
| | I certify th | ne following under penalty o |
| 2. I am eligible under Div 3. The energy features a of Title 24, Part 1 and 4. The building design fe plans and specification 5. I will ensure that a con inspections. I understa Responsible Designer Name: | The information provided | |
| | 2. | I am eligible under Divisio |
| | 3. | The energy features and p of Title 24, Part 1 and Par |
| | 4. | The building design featu plans and specifications s |
| J | 5. | I will ensure that a compl inspections. I understand |
| | Responsit | le Designer Name: |
| | Company | : |
| e E. | Aurum | Consulting Engineers, I |
| tion | Address: | |
| | City/State | /Zip: |
| Fo Be Field I | | |
| | | |

Documentation Software: Energy Code Ace

Report Generated: 2023-05-11 09:15:44

Compliance ID: 103332-0523-0009

STATE OF CALIFORNIA

the project scope. **Registration Number:**

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE Project Name: Ulrika Plaza Mixed Use I. LIGHTING POWER This table includes area Hardscape Allowance is Allowances are per Tabl used to expand sections lose it" allowances shal Outdoor lighting attach dwelling unit are includ outdoor lighting is inclu Calculated General Har

¹FOOTNOTES: Number kiosks, outhouses and scope.

Registration Number: CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance STATE OF CALIFORNIA **Outdoor Lighting** CERTIFICATE OF COMPLIANCE

Registration Number: CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

| Outdoor Lighting | | CALIFORNIA ENERGY COMMISSION |
|--------------------------------------|----------------|------------------------------|
| CERTIFICATE OF COMPLIANCE | | LMCC-LTO-01-E |
| Project Name: Ulrika Plaza Mixed Use | Report Page: | (Page 3 of 9) |
| | Date Prepared: | |
| | | |
| | | |
| F. OUTDOOR LIGHTING FIXTURE SCHEDULE | | |

| installed and replacement luminaires being installed as part of the proj Outdoor lighting attached to multifamily buildings and controlled from lighting is included here. Designed Wattage: 01 02 03 | the inside of a dwe | ., | | 5 | | • | | | | |
|---|-------------------------------|-------------------------|---------------------|---------------|--------------|--------------------------------------|--------------|--|--------------------|--|
| | | | | | | | | | | |
| 01 02 03 | | | | | | | | | | |
| | 04 | 05 | 06 | 07 | 08 | 09 | 1 | 0 | | |
| Name or Item Complete Luminaire Description Watts | ' I Wattage | | | Total Number | Luminaire | Excluded per 140.7(a) / | Design Watts | Cutoff Req. > 6,200 initial lumen output | Field Inspector | |
| Tag luminai | re ^{1, 2} determined | Luminaires ² | Status ³ | 170.2(e)6A | Design Watts | 130.2(b) / 160.5(c)1 ⁴ | Pass | Fail | | |
| XA LED Wall Sconce Linear 15 | Mfr. Spec | 11 | New | | 165 | NA: < 6200 lumens | | | | |
| XB Arm Mount LED Wall Sconce 🛛 Linear 15 | Mfr. Spec | 8 | New | | 120 | NA: < 6200 lumens | | | | |
| XC Arm Mounted LED Lantern 🛛 Linear 15 | Mfr. Spec | 5 | New | | 75 | NA: < 6200 lumens | | | | |
| XE Wall Mounted Lantern - Bulb Specs. Linear 11 | Mfr. Spec | 9 | New | | 99 | NA: < 6200 lumens | | | | |
| XF Recessed LED Step Light Linear 3.5 | Mfr. Spec | 30 | New | | 105 | NA: < 6200 lumens | | | | |
| XG Wall Mounted Sconce Linear 11 | Mfr. Spec | 3 | New | | 33 | NA: < 6200 lumens | | | | |
| · · · · · | | | Tota | Design Watts: | 597 | | | | | |

EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

¹FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b) ² For linear luminaires, wattage should be indicated as W/If instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires. ³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of

Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000 Schema Version: rev 20220101

Report Page:

Compliance ID: 103332-0523-0009 Report Generated: 2023-05-11 09:15:44

CALIFORNIA ENERGY COMMISSION

LMCC-LTO-01-E

(Page 6 of

| | Date Prepared: | | | | | | |
|--|--|---------------------------------|--------------|----------------------------------|--|-----------------------|---------------------------------|
| | | | | | | | |
| ER ALLOWANCE (per 140.7 / 170.2(e)) | | | | | | | |
| reas using allowance calculations per 140.7 / 170.2(e). General | | | | 01 | | | |
| e is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Table 140.7-B /Table 170.2-S. Indicate which allowances are bein | a | "Use it | : or lose it | " Allowance (select | all th | at apply) (seled | ct all that apply) |
| ions for user input. Luminaires that qualify for one of the "Use it hall not qualify for another "Use it or lose it" allowance. ached to multifamily buildings and controlled from the inside of cluded in Table H. and are not included here. All other multifamily ncluded here. | or ⊠ General Hardscape Allowance | ☑ Per Application Table J | | □ Sales Frontage Table K | | Ornamental Table L | Per Specific Area Table M |
| Hardscape Lighting Power Allowance per Table 170.2-R for Multi | family & Multifamily Mi> | ked-Use | | | | | |
| 02 | 03 | | | 04 | | | 05 |
| Area Description | | | Area Wa | attage Allowance (A | WA) | | |
| Alea Description | Illuminated Area (| ft²) | Allov | wed Density (W/ft ²) | Table L Ice (AWA) N/ft ²) Area Allov e (Watts): | vance (Watts) | |
| Sidewalk and Courtyards | 7526 | | | 0.03 | | 2: | 25.78 |
| ber of entrances to parking areas, trail heads, fee payment | Initial \ | Nattage A | Allowance | e for Entire Site (Wa | atts): | | 350 |
| nd toilet facilities on site where lighting is within project | Instance | s of Initia | l Wattage | e Allowance (LZ 0 o | nly)1 | | |
| | То | tal Gener | al Hardso | ape Allowance (Wa | atts): | 5 | 75.78 |
| | | | | | | | |

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Generated Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220101

Documentation Software: Energy Code Ace Compliance ID: 103332-0523-0009 Report Generated: 2023-05-11 09:15:44

CALIFORNIA ENERGY COMMISSION

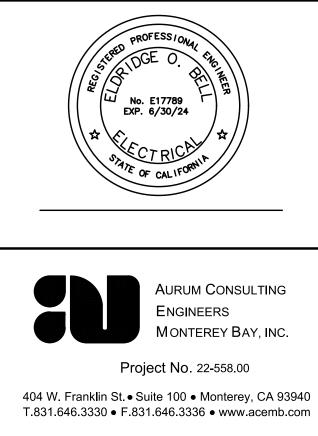
Documentation Software: Energy Code Ace

Compliance ID: 103332-0523-0009

Report Generated: 2023-05-11 09:15:44

LMCC-LTO-01-E

| | | Elfice Elo 01 E |
|---|---|--|
| Project Name: Ulrika Plaza Mixed Use | Report Page: | (Page 9 of 9) |
| Project Address: | Date Prepared: | |
| | | |
| | | |
| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT | | |
| I certify that this Certificate of Compliance documentation is accur | ate and complete. | |
| Documentation Author Name: | Documentation Author Signature: | |
| Eldridge O. Bell | | |
| Company: | Signature Date: | |
| Aurum Consulting Engineers, Monterey | | |
| Address: | CEA/ HERS Certification Identification (if applicable): | |
| City/State/Zip: | Phone: | |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT | | |
| I certify the following under penalty of perjury, under the laws of the State of California: | | |
| 1. The information provided on this Certificate of Compliance is true and correct. | | |
| 2. I am eligible under Division 3 of the Business and Professions Code to accept resp | onsibility for the building design or system design identified on this Certificate of Compliance | (responsible designer) |
| The energy features and performance specifications, materials, components, and of Title 24, Part 1 and Part 6 of the California Code of Regulations. | manufactured devices for the building design or system design identified on this Certificate of | f Compliance conform to the requirements |
| The building design features or system design features identified on this Certificat plans and specifications submitted to the enforcement agency for approval with t | e of Compliance are consistent with the information provided on other applicable complianc his building permit application. | e documents, worksheets, calculations, |
| | e made available with the building permit(s) issued for the building, and made available to the oliance is required to be included with the documentation the builder provides to the building | |
| Responsible Designer Name: | Responsible Designer Signature: | |
| Company: | Date Signed: | |
| Aurum Consulting Engineers, Monterey | | |
| Address: | License: | |
| City/State/Zip: | Phone: | |





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Monterey, CA 93940

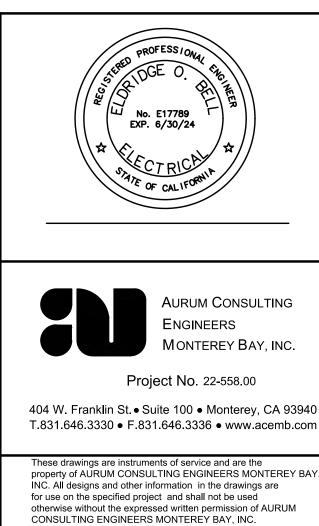
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FILE NAME.:



| | | | | | | Sch |
|-------|--------|---------|--------|---------|---------|-----|
| /mbol | Avg | Max | Min | Max/Min | Avg/Min | Syr |
| + | 1.2 fc | 16.3 fc | 0.0 fc | N/A | N/A | -(|
| + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A | |
| | | | | | | - |
| | | | | | | |

| Schedule | | | | | | | | |
|----------|-------|-----|--------------------|--|-----------------|----------------|------|----------------|
| Symbol | Label | QTY | Manufacturer | Description | Number Lamps | Lamp Output | LLF | Input Power |
| ф | XA | 11 | ACCESS LIGHTING | | 1 | 1000 | 0.89 | 18.2 |
| ¢ | ХВ | 8 | EVERGREEN LIGHTING | 12 1/2"H. X 9 3/8"W X 10 1/2"D. 10 SERIES LED ARM MOUNT ALUMINUM REFLECTOR IN ROOF LEDS WITH OPTICS- DARK SKY | 1 | 2200 | 0.89 | 20 |
| ¢ | XC | 5 | EVERGREEN LIGHTING | LED FLORENCE SERIES. WALL UNIT. OPAL ACRYLIC LENS. OPEN BOTTOM 40 WATTS | 1 | 4400 | 0.89 | 40 |
| Ŷ | XE | 9 | Soraa Inc. | | 1 | 800 | 0.89 | 11.2 |
| | XF | 30 | WAC LIGHTING | LED LIGHT | 1 | 85 | 0.89 | 4.28779 |
| ç | XG | 3 | BARN LIGHTING | PHOTOPIA - LMH2 - DOMED LENS - ASF | 1 | 1250 | 0.89 | 16 |



0' 1' 2' 3' 4'

NORTH

SCALE: 3/16"=1'-0"



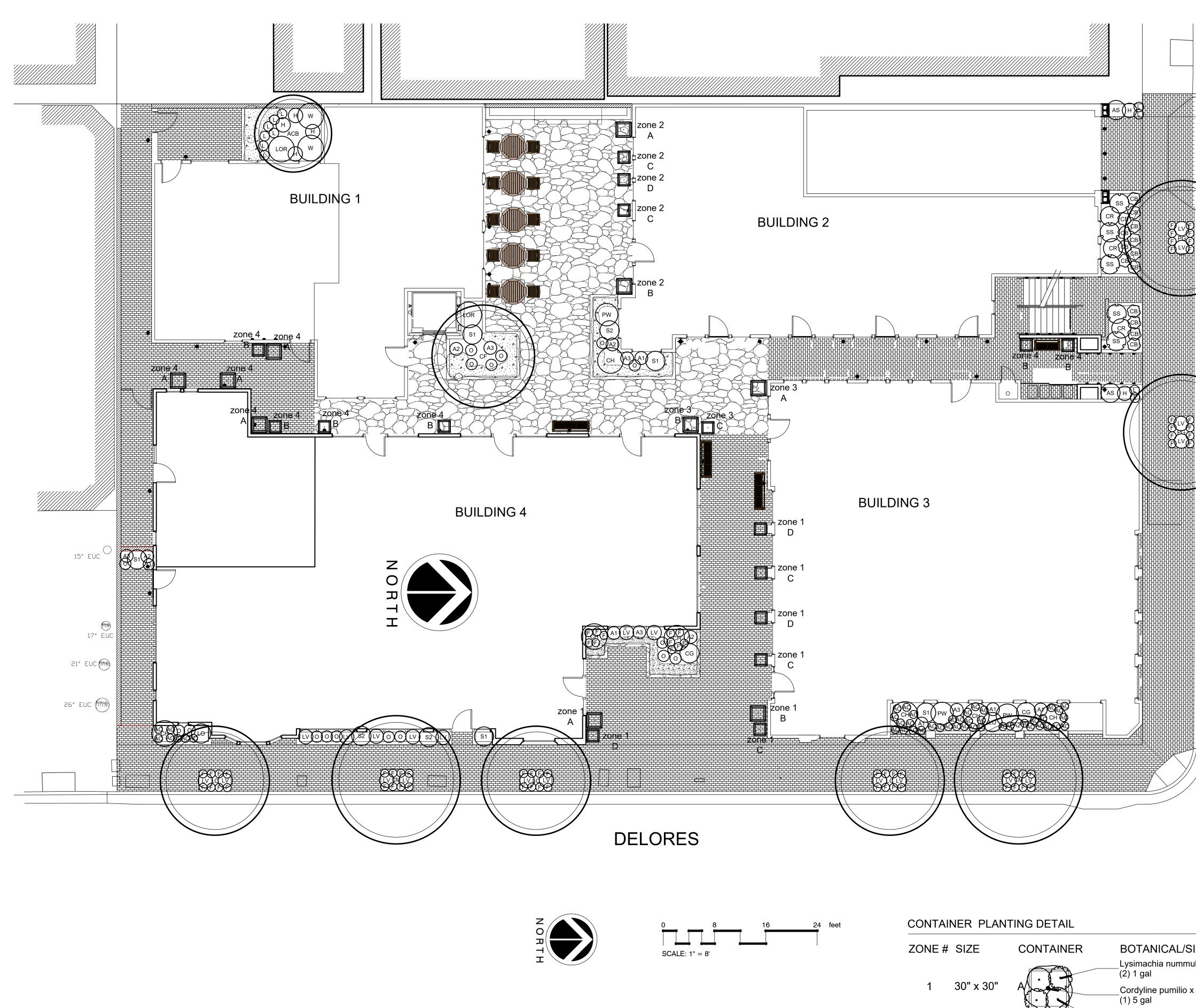
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FILE NAME .:



AMEMITIES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | | | |
|--------|--|-----|--------------|--------------|-----------------|
| | Landscape Forms WELLSPRING-D Wellspring Dining Table. | 5 | | | |
| | Landscape Forms WELLSPRING-A Wellspring Backed Chair with Armrests, 24in. Length, Surface Mount | 10 | | | |
| | Landscape Forms WELLSPRING Wellspring Backed Bench, 72" surface mount | 3 | | | |
| SYMBOL | DESCRIPTION | QTY | manufacturer | color/finish | size |
| | ARCHPOT LEGACY SQUARE PLANTER | 10 | ARCHPOT | FOG GREY | 30 X 30 X 24 |
| | ARCHPOT LEGACY SQUARE TALL PLANTER | 16 | ARCHPOT | FOG GREY | 24" X 24" X 36" |

| ZONE # | SIZE | CONTAINER | BOTANICAL/SIZE | QUANTITY | ZONE # S | SIZE | CONTAINER | BOTANICAL/SIZE | QUANTITY |
|--------|-----------|-----------|--|----------|----------|-----------|-----------|--|----------|
| 1 | 30" x 30" | A | Lysimachia nummularia 'Aurea' (2) 1 gal Cordyline pumilio x banksia (1) 5 gal | 1 | 3 3 | 30" x 30" | A | Calibrachoa x 'Balcabwhite' (2) 1 gal Cordyline pumilio x banksia (1) 5 gal Camellia x 'Koto-no-kaori' | 1 |
| 1 | 30" x 30" | B | Begonia x 'Irene Nuss' (2) 1 gal Cuphea Ilavea (2) 1 gal Acanthus x 'Whitewater' (1) 5 gal | 1 | 3 3 | 30" x 30" | B | (2) 1 gal Campanula portenschlagiana 'Birch' (4) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal | 1 |
| 1 | 24" x 24" | c | Begonia cucullata (2) 1 gal Pieris japonica 'Flaming Silver' (1) 5 gal | 3 | 3 2 | 24" x 24" | C | Loropetalum chinense 'Purple Pixie' (1) 5 gal Calibrachoa x 'Balcabwhite' | 1 |
| 1 | 24" x 24" | | Impatiens walleriana 'Impreza' (3) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal | 3 | | | | (3) 1 gal Calibrachoa x 'Balcabwhite' | |
| | | | Camellia x 'Koto-no-kaori' (3) 1 gal | | 4 ; | 30" x 30" | | (2) 1 gal Cordyline pumilio x banksia | 4 |
| 2 | 30" x 30" | A | Fuchsia x 'Gartenmeister Bonstedt' (2) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal Geranium x 'Rozanne' (2) 1 gal | 1 | 4 2 | 24" x 24" | B | (1) 5 gal Camellia x 'Koto-no-kaori' (2) 1 gal Campanula portenschlagiana 'Birch' (3) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal | 6 |
| 2 | 30" x 30" | B | Cuphea llavea (2) 1 gal Phormium x 'Black Adder' (1) 5 gal Sutera cordata (2) 1 gal | 1 | | | | (1) 0 ga | |
| 2 | 24" x 24" | | Euphorbia myrsinites (3) 1 gal Lotus berthelotii | 2 | | | | | |
| 2 | 24" x 24" | | (1) 5 gal Loropetalum chinense 'Purple Pixie' (1) 5 gal Sutera cordata (4) 1 gal | 1 | | | | | |

PLANT SCHEDULE SITE PLAN

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| TREES ACB | <u>BOTANICAL / COMMON NAME</u> Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple | <u>CONT</u> 15 gal | <u>QTY</u> 1 |
|-------------------------|---|-----------------------|------------------|
| CF | Cornus florida `Appalachian Spring` / Appalachian Spring Dogwood | 15 gal | 1 |
| СМ | Cupressus macrocarpa / Monterey Cypress | 15 gal | 2 |
| LC | Lophostemon confertus / Brisbane Box | 15 gal | 3 |
| PG | Podocarpus gracilior / Fern Pine | 15 gal | 2 |
| <u>SHRUBS</u> A1 | <u>BOTANICAL / COMMON NAME</u> Alstroemeria x 'Casablanca' / Casablanca Peruvian Lily | <u>CONT</u> 1 gal | QTY 5 |
| A2 | Alstroemeria x 'Flaming Star' / Flaming Star Peruvian Lily | 1 gal | 5 |
| A3 | Alstroemeria x 'Inca Sundance' / Inca Sundance Peruvian Lily | 1 gal | 5 |
| AS | Aspidistra elatior `Lennon`s Green` / Lennon`s Green Cast Iron Plant | 5 gal | 2 |
| СН | Chamaedorea elegans / Parlour Palm | 15 gal | 7 |
| CG | Choisya ternata `Goldfingers` / Mexican Orange | 5 gal | 2 |
| Н | Heuchera x `Sugar Berry` TM / Sugar Berry Little Cutie Coral Bells | 1 gal | 6 |
| LV | Lavandula angustifolia 'Pacific Blue' / Pacific Blue English Lavender | 5 gal | 21 |
| L | Liriope muscari 'Big Blue' / Big Blue Lilyturf | 1 gal | 11 |
| LOR | Loropetalum chinense / Green Loropetalum | 5 gal | 2 |
| 0 | Osteospermum x 'Voltage Yellow' / African Daisy | 1 gal | 18 |
| S1 | Salvia microphylla 'Hot Lips' / Hot Lips Graham Sage | 5 gal | 5 |
| S2 | Salvia x `Lime Light` / Sage | 5 gal | 3 |
| <u>CONTAINERS</u> LO | <u>BOTANICAL / COMMON NAME</u> Lotus berthelotii / Parrot's Beak | <u>CONT</u> 5 gal | <u>QTY</u> 2 |
| FERNS W | <u>BOTANICAL / COMMON NAME</u> Woodwardia fimbriata / Giant Chain Fern | <u>CONT</u> 5 gal | <u>QTY</u> 2 |
| <u>GRASSES</u> F | <u>BOTANICAL / COMMON NAME</u> Festuca californica `Serpentine Blue` / California Fescue | <u>CONT</u> 1 gal | <u>QTY</u> 67 |
| PW | Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax | 5 gal | 3 |
| <u>PERENNIALS</u> AC | <u>BOTANICAL / COMMON NAME</u> Acorus gramineus 'Ogon' / Golden Variegated Sweetflag | <u>CONT</u> 1 gal | <u>QTY</u> 45 |
| RETENTION BASIN CB | <u>BOTANICAL / COMMON NAME</u> Carex barbarae / Santa Barbara Sedge | <u>CONT</u> 1 gal | <u>QTY</u> 14 |
| CR | Chondropetalum tectorum / Cape Rush | 1 gal | 3 |
| SS | Salvia spathacea / Hummingbird Sage | 1 gal | 5 |
| | <u>SEASONAL COLOR BED</u> Cyclamen persicum / Persian Cyclamen | 4" pots | 140 sf |

0 0

Cyclamen persicum / Persian Cyclamen Impatiens x 'Harmony White' / Harmony White New Guinea Impatiens Viola x 'Heartthrob' / Heartthrob Violet



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Michael Arnone + Associates mike@arnonelandscape.com 831.462.4988



| Wellspring® Backed Bench, 72" Length, Surface Mount Product Drawing |
|---|
| |
| |
| |
| |
| [1851] 73" |
| |
| |
| |
| |
| [1838] 72 1/2" |
| |
| landscapeforms Drawing: WP565-03 Dimensions are in inches [mm] U.S. Patent Nos.: D559,004; D564,247 |



LEGACY SQUARE PLANTER

Product Number: FGLEGSQ30X24

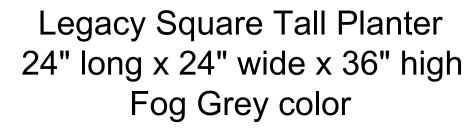
24X20 30X24 36X30 42X34 Clear

DIMENSIONS 🕨

| ength: | 30" |
|---------|----------|
| Vidth: | 30" |
| leight: | 24" |
| lase: | 14" |
| Veight: | 203 Lbs. |
| | |

The Legacy square with its perfect angles curves by Archpot, versatile style and timeless elegance will complete any design. Made in the USA

Legacy Square Planter 30" long x 30" wide x 24" high Fog Grey color



Fog Grey



Product Number: FGLEGSQ24X36

Clear

Length: Width:

Height:

Weight:

Base:

DIMENSIONS 🕨

24"

24" 36"

11.5"

250 Lbs.

Woodgrains (Exterior, No Finish) Exterior woods weather to a warm, pewter gray; no finish is applied so no maintenance is required. Available in Ipe, Jarrah, and Domestically Sourced Thermally Modified Ash (DSTMA); and if applicable, Redwood, Teak, or Alaskan Yellow Cedar. Pricing for standard woods and options varies. (P) = Premium Woods * All colors and woodgrains shown are approximate and may vary

SURFACE MOUNT TAB -----

Woodgrains (Exterior, No Finish)* Teak

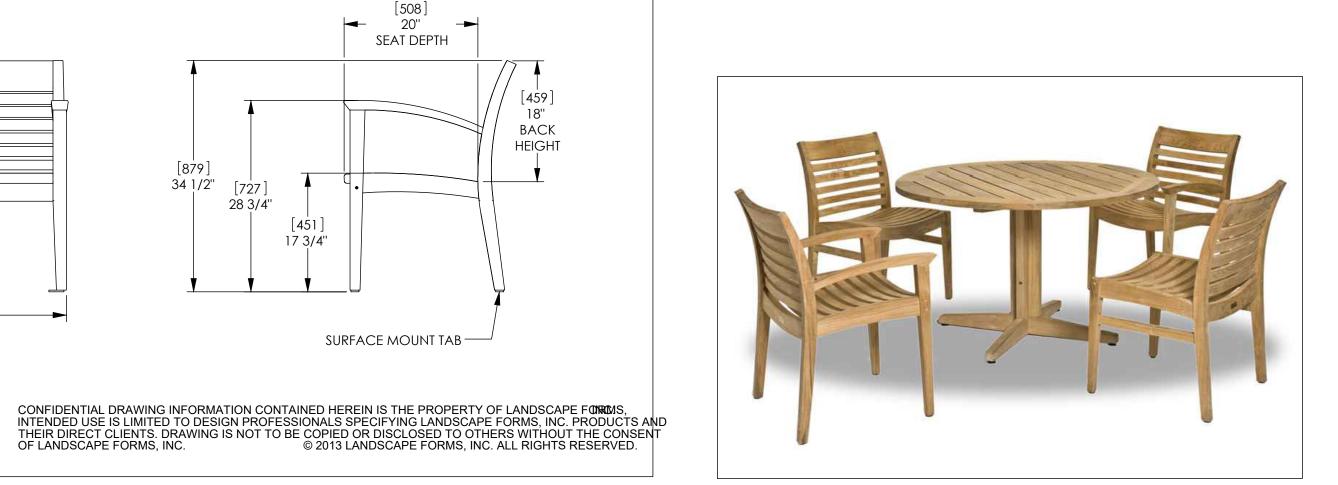
Wellspring

Material / Colors

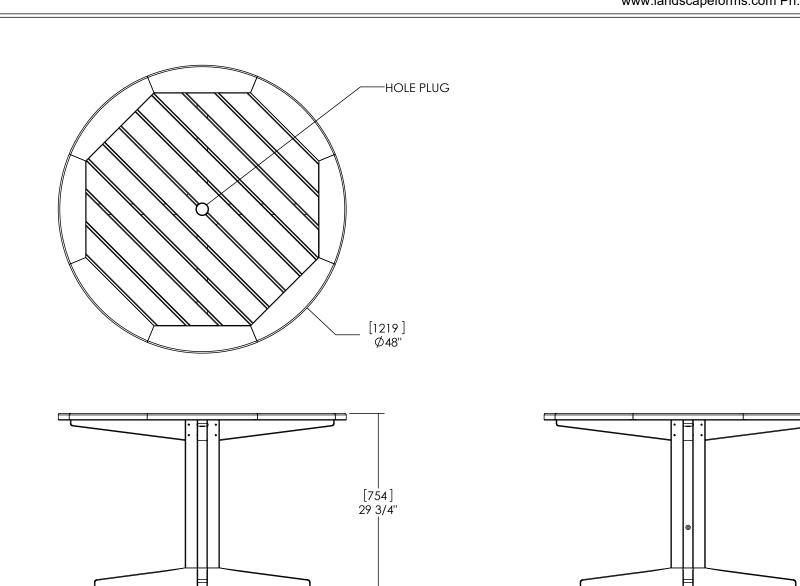
landscapeform

www.landscapeforms.com Ph: 800.521.2546 [655] 25 3/4" - [9.5] Ø3/8' SURFACE MOUNT FOOT DETAIL SEAT DEPTH 459 18" BACK HEIGHT [879] 34 1/2" 727 28 3/4" 451 17 3/4"

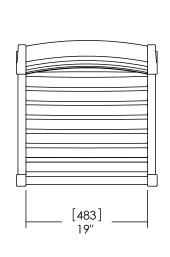
Date: 5/19/2010



Date: 5/4/2010 www.landscapeforms.com Ph: 800.521.2546

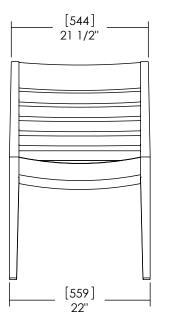


Wellspring® Chair, No Arms Product Drawing

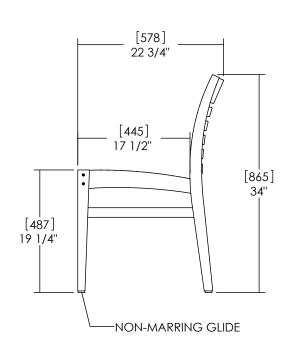


Drawing: WP568-01 Dimensions are in inches [mm]

[914]

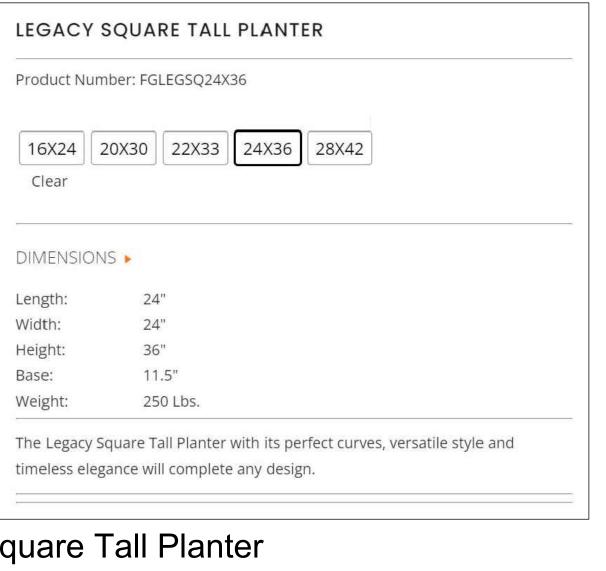


Drawing: WP569-01 Dimensions are in inches [mm]



ADJUSTABLE GLIDE ------

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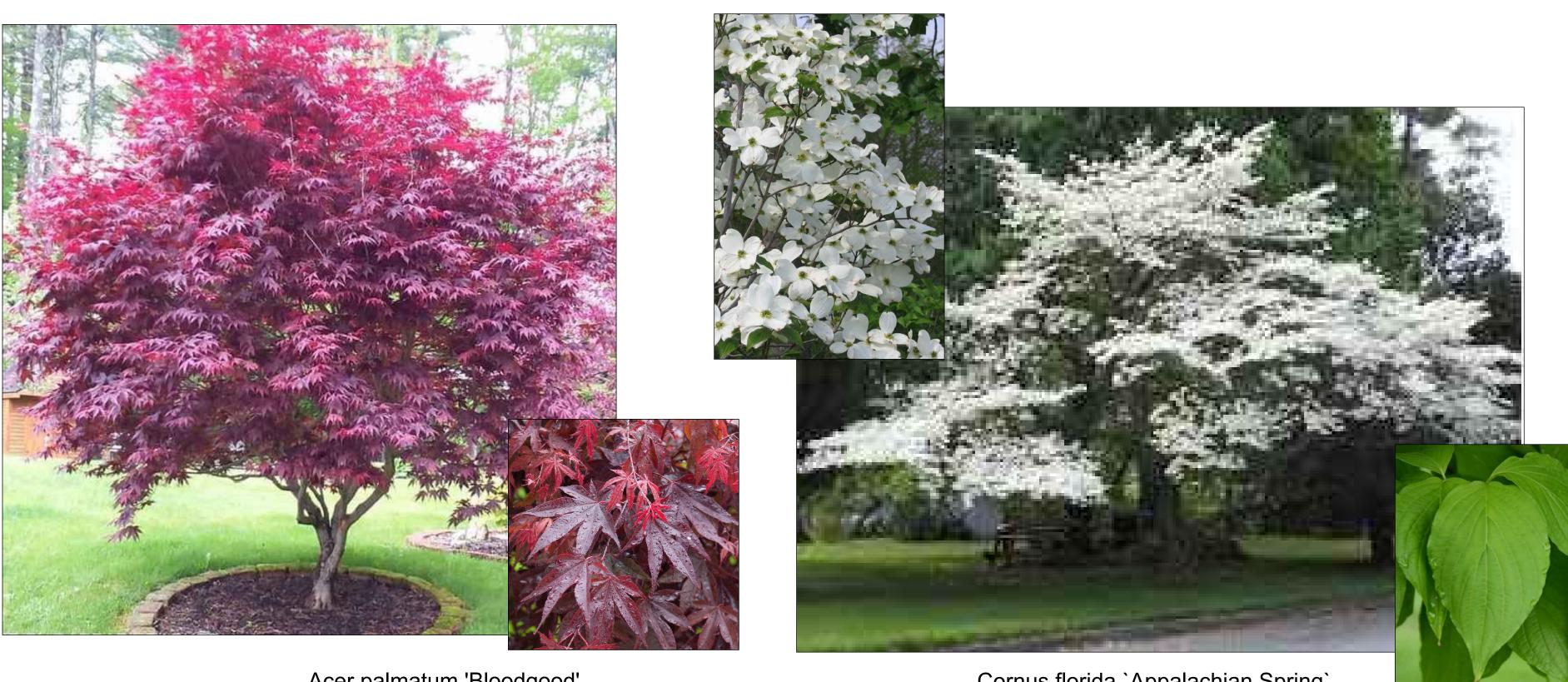


Cupressus macrocarpa Monterey Cypress









Acer palmatum 'Bloodgood' Bloodgood Japanese Mable

Cornus florida `Appalachian Spring` Appalachian Spring Dogwood



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SHRUBS & PERENNIALS



Alstromeria x 'Casablanca' Casablanca Peruvian Lily



Alstromeria x 'Flaming Start' Flaming Star Peruvian Lily



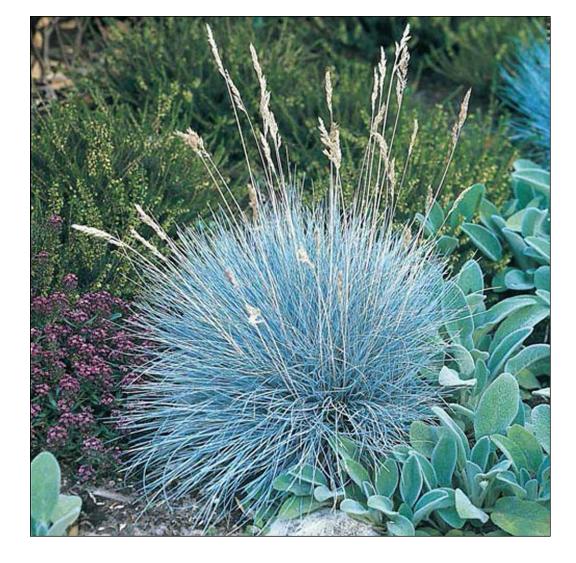
Alstromeria x 'Inca Sundance' Inca Sundance Peruvian Lily





Heuchera Canyon Series `Blushing Bells` Lavendula angustifolia 'Pacific Blue' Coral Bells Pacific Blue Lavender

ORNAMENTAL GRASSES



Festuca californica `Serpentine Blue` California Fescue



Phormium 'Yellow Wave' Yellow Wave New Zealand Flax

SEASONAL COLOR BEDS



Cyclamen Variety of colors



Impatiens 'Harmony White' Harmony White Impatiens



Acorus gramineus 'Ogon' Golden Variegated Sweerflag



Aspidistra elatior `Lennon`s Green` Lennon`s Green Cast Iron Plant



Chamaedorea elegans Parlour Palm



Liriope muscari 'Big Blue' Big Blue Lilyturf



Loropetalum chinense 'Snow Dance' Snow Dance Fringe Flower



Osteospermum x 'Voltage Yellow' African Daisy







Dicksonia antarctica Tasmanian Tree Fern



Woodwardia fimbriata Giant Chain Fern



Viola 'Hearttrhob Hearttrob Violet



Lobelia Blue Lobelia



Choisya ternata 'Goldfingers' Mexican Orange

Choisya ternata Mexican Orange



Salvia x 'Lime Light' Sage



Salvia x 'Hot Lips' Sage





Carex barbarae Santa Barbara Sedge



Chondropetalum tectorum Cape Rush



Salvia spathecea Hummingbird Sage

Impatiens New guinea 'Sonic Pink' Sonic Pink Impatiens



2340 GARDEN ROAD, SUITE 100 MONTEREY, CALIFORNIA 93940 PHONE: 831.649.4642 FAX: 831.649.3530 WWW.WRDARCH.COM

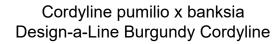
THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE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

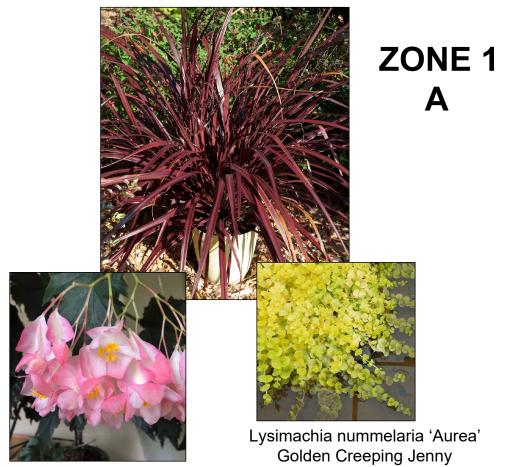
Michael Arnone + Associate mike@arnonelandscape.com 831.462.4988

USE STRE N. NO.: MIXED S A.P. AND 9392 AZA COF 5TH AVENUE / -BY-THE SEA, CA Ч ULRIKA ۲. JOB NO. 20013.1A PRINT DATE: PLOT DATE: 5.11.2023 DRAWN BY: CHECKED BY: SET ISSUED: 07.06.2022 PLANNING SUBMIT. 07.20.2022 PLANNING RESUB. 08.01.2022 PLANNING RESUB. 09.16.2022 PLANNING RESUB. 12.14.2022 PLANNING RESUB. 05.12.2023 PLANNING RESUB. SHEET NAME: PLANT IMAGES SHEET NO .: .3 L-1

FILE NAME.

ZONE 1: AM SUN ONLY





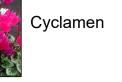
Begonia 'Irene Nuss'

Angel Wing Begonia

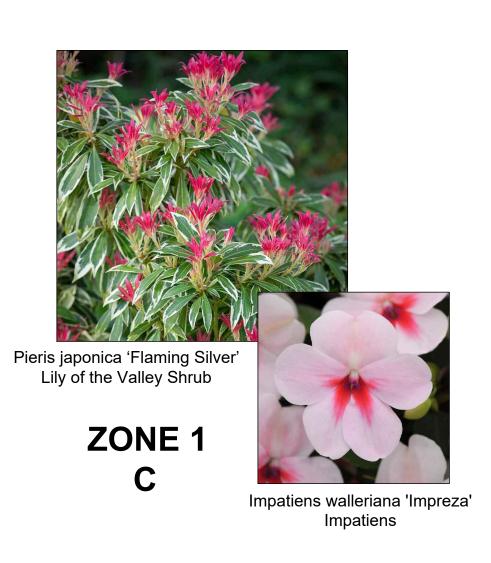


ANNUALS: Winter

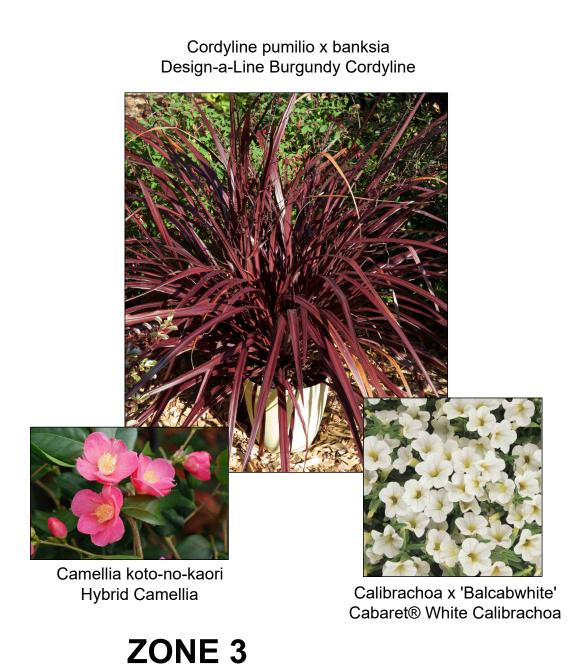






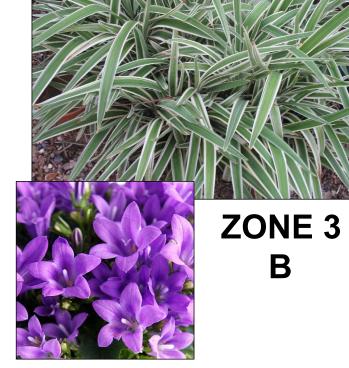


ZONE 3: MID DAY SUN ONLY



Α

Tasman Flax Lily



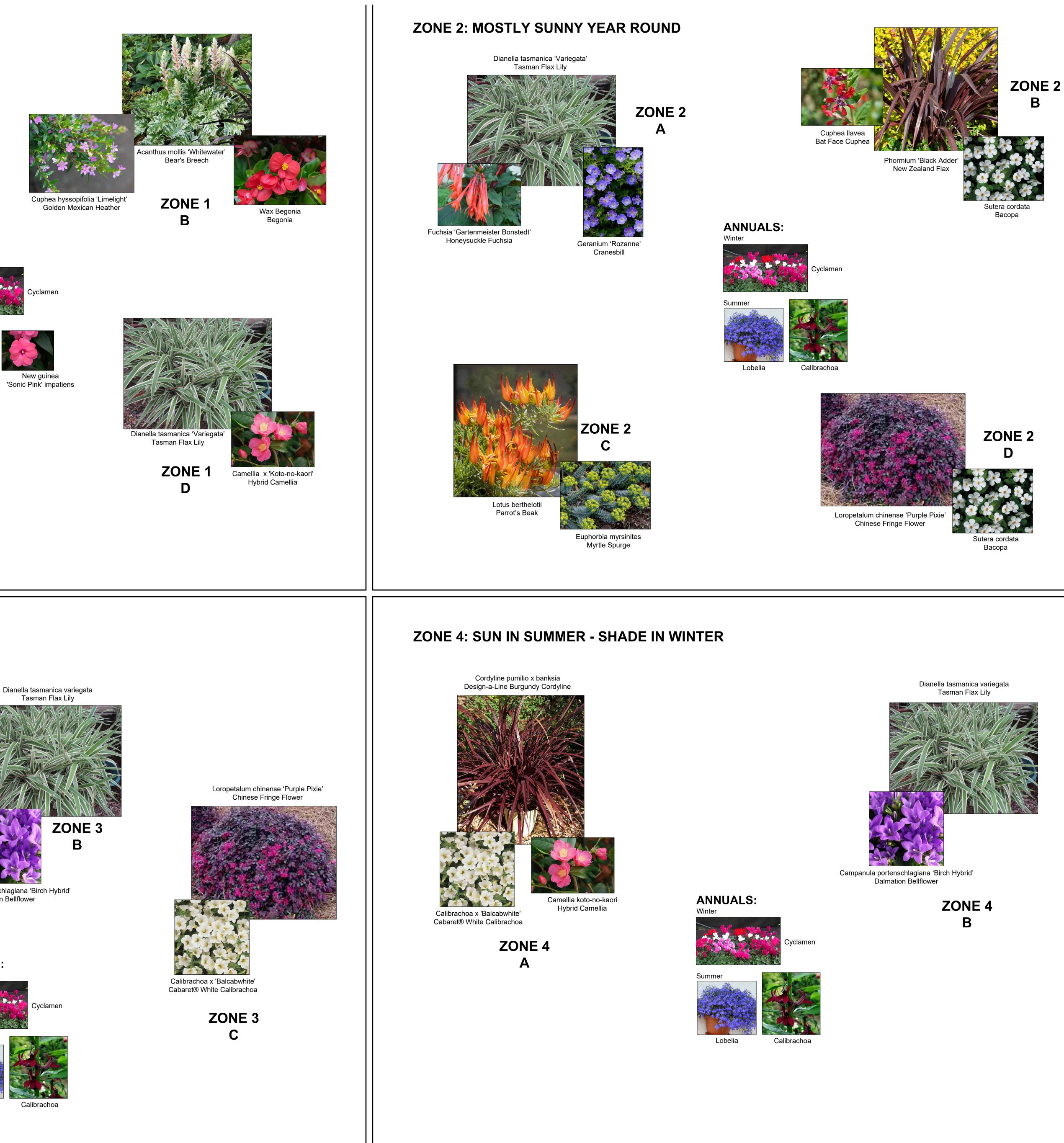
Campanula portenschlagiana 'Birch Hybrid' Dalmation Bellflower





Lobelia

Calibrachoa





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Michael Arnone + Associates mike@arnonelandscape.com 831.462.4988

USE NO. MIXED RES S A.P.N. D m AND 9392 NUE CA AV SE Ц 5TH THE ULRIKA Р Ч О Г О Г Ľ CORN JOB NO. 20013.1A PRINT DATE: PLOT DATE: 5.11.2023 DRAWN BY: CHECKED BY: SET ISSUED: 07.06.2022 PLANNING SUBMIT. 07.20.2022 PLANNING RESUB. 08.01.2022 PLANNING RESUB. 09.16.2022 PLANNING RESUB. 12.14.2022 PLANNING RESUB. 05.12.2023 PLANNING RESUB. SHEET NAME: **CONTAINER PLANT** IMAGES SHEET NO .: L-1.4