# ULR Corner of Carmel-By-

## ABBREVIATIONS

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

& ∠ @ <sub>€</sub> 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

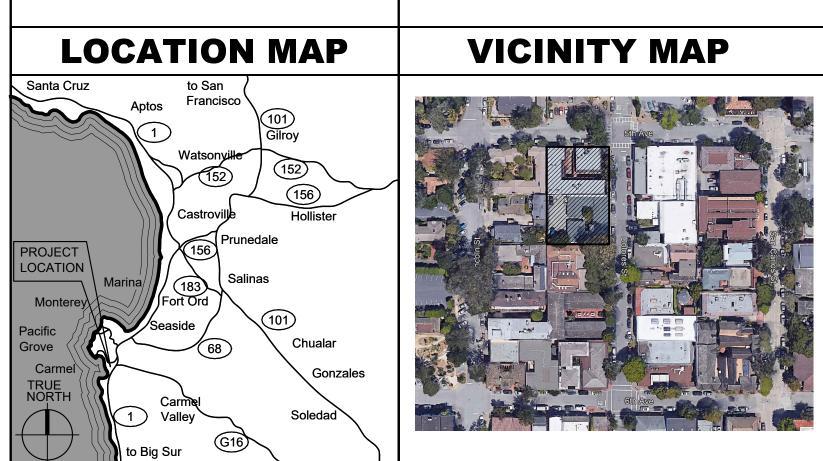
	EARTH
	ROCK
	SAND, MORTAR, PLASTER
	CONCRETE BLOCK
	CAST-IN-PLACE (C.I.) CONCRETE
	(E) STUD WALL
	(N) STUD WALL
	(E) STUD WALL TO BE REMOVED
~~~~~	SOUND INSULATED STUD WALL
// // // // //	METAL
	WOOD FINISH
$\ge$	WOOD FRAMING CONTINUOUS MEMB
	WOOD BLOCKING
	PLYWOOD
	GYPSUM WALLBOA

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		• <b>+</b>				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	<b>)</b> 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.

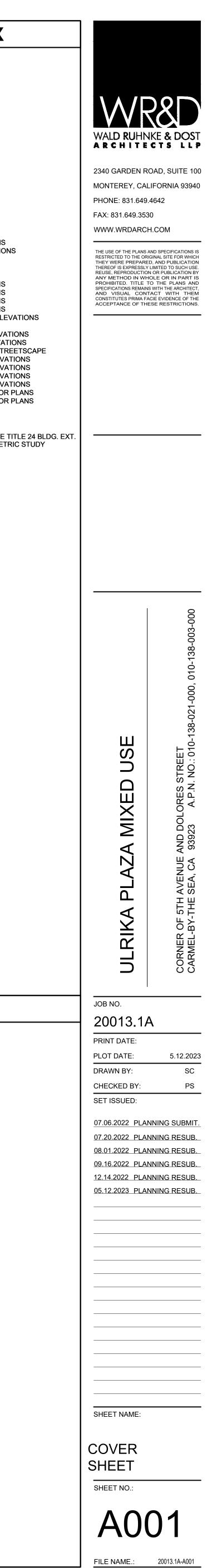
11,834 S.F.

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
<b></b>	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
<del>- 0 -</del>
+ 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

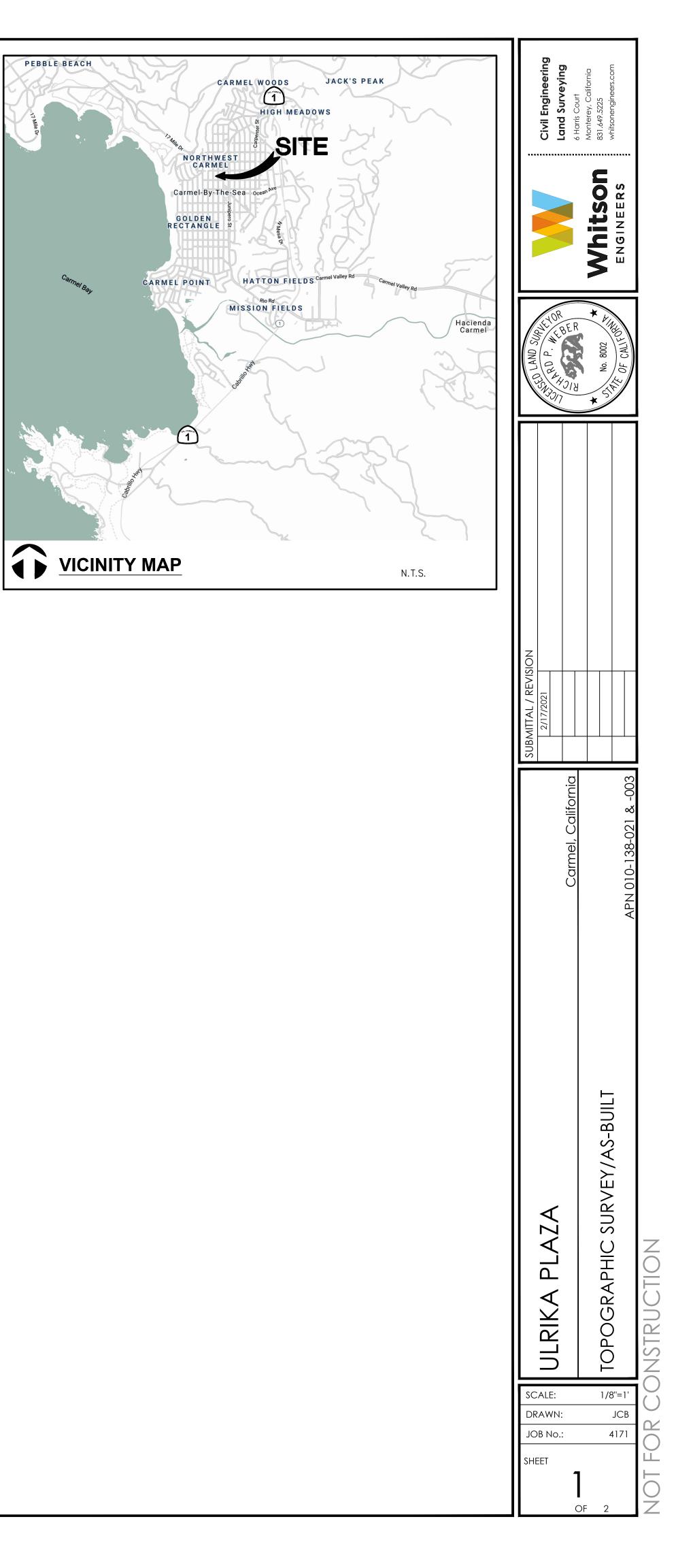
SIGN

HOSEBIB

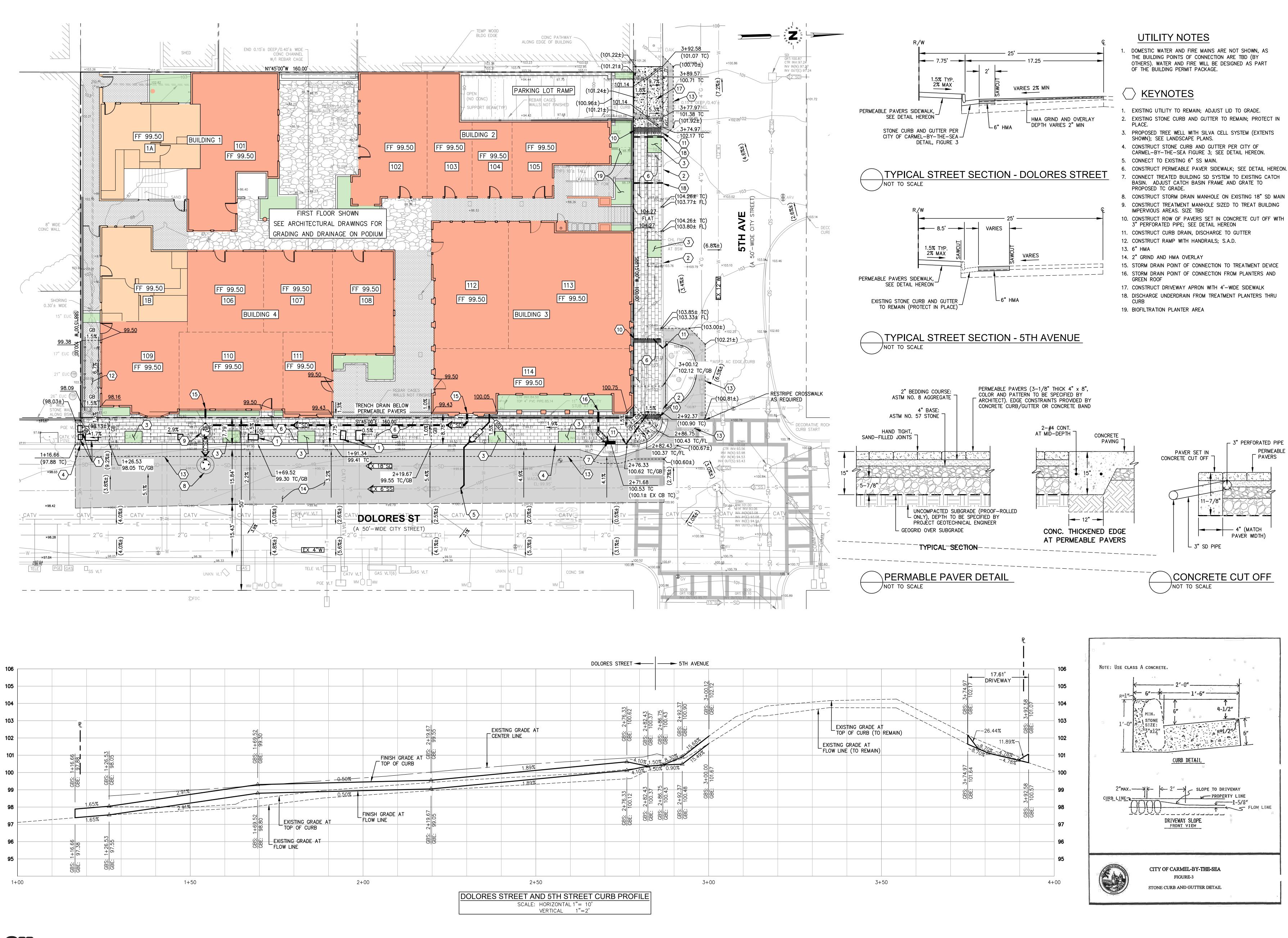
GAS VALVE

#### 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.







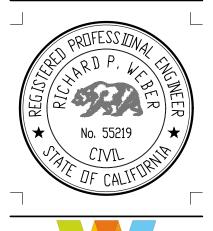






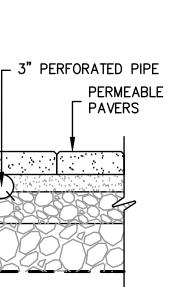
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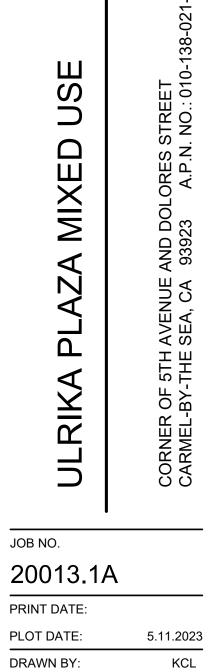
Whitson ENGINEERS **Civil Engineering** 

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.					

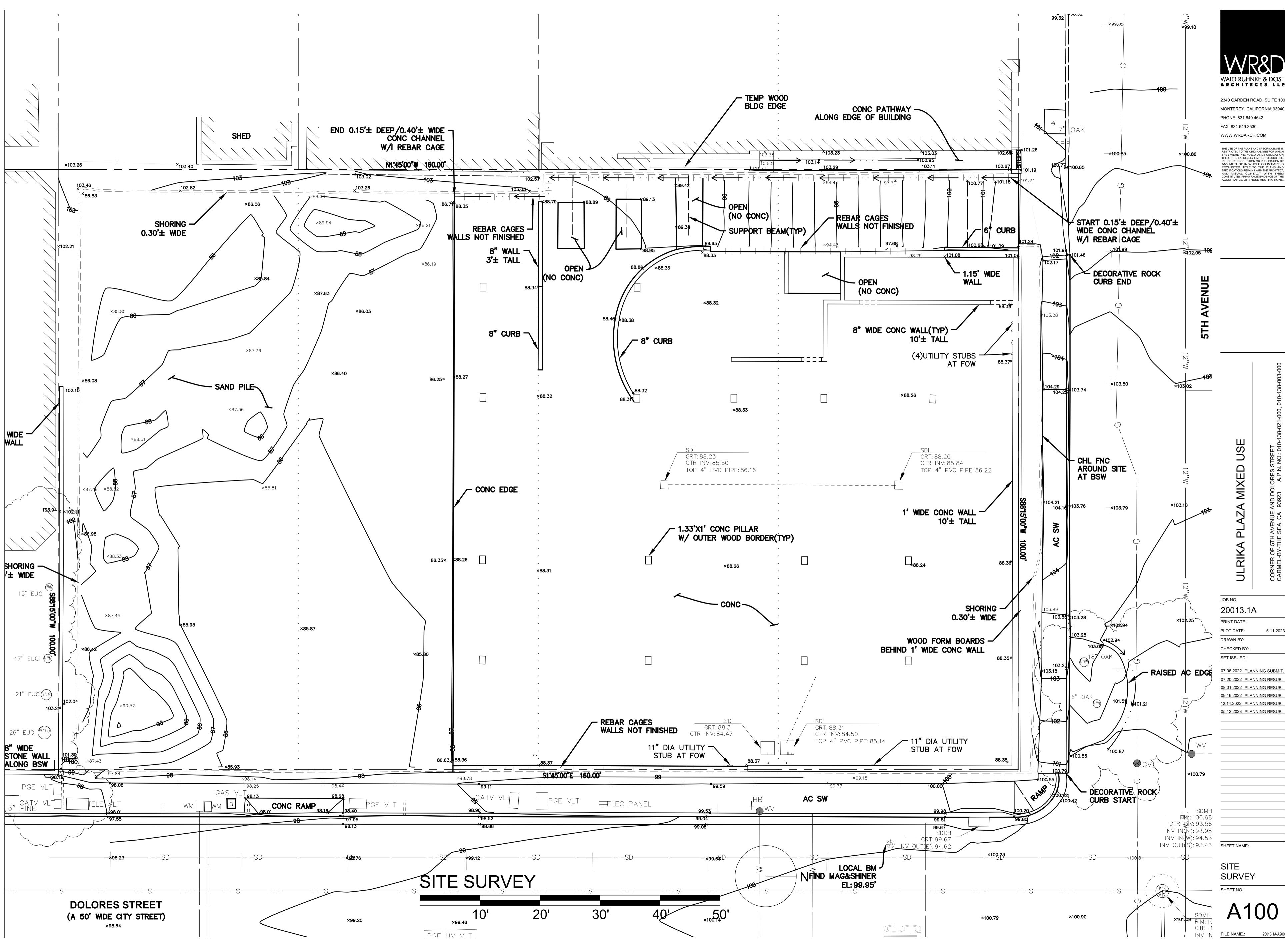
OFFSITE IMPROVEMENT PLAN

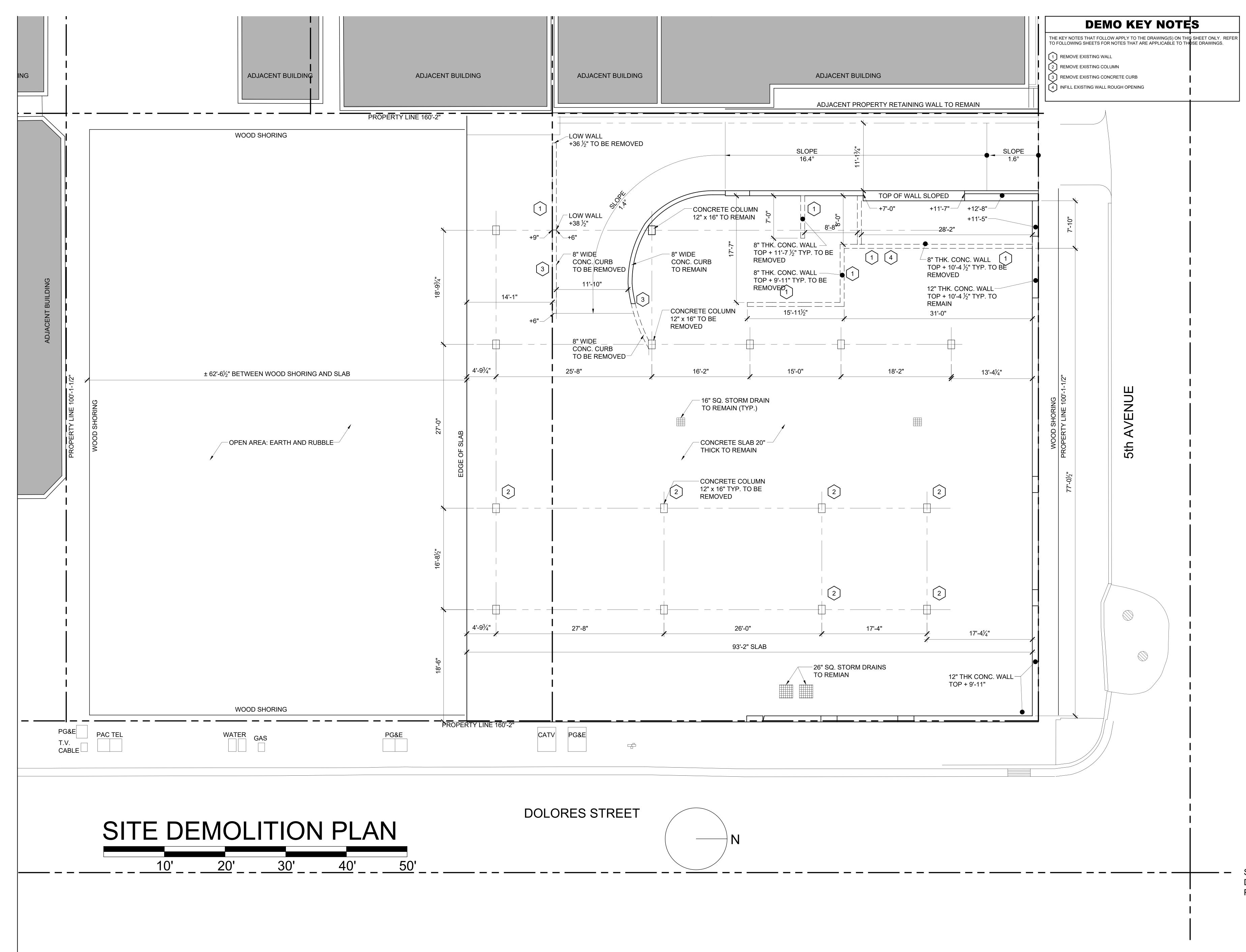
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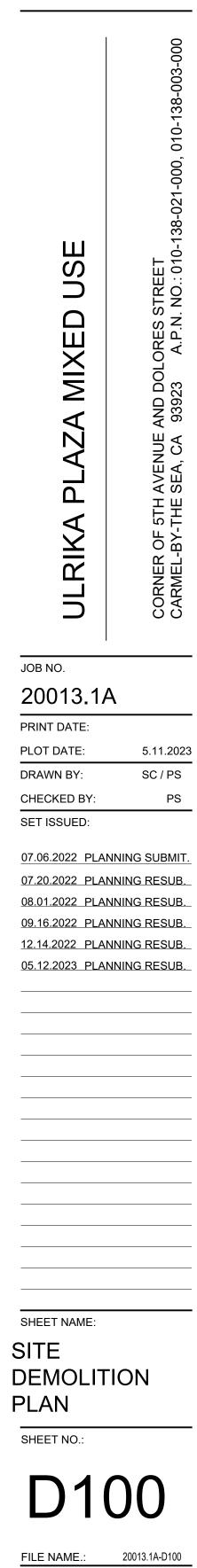


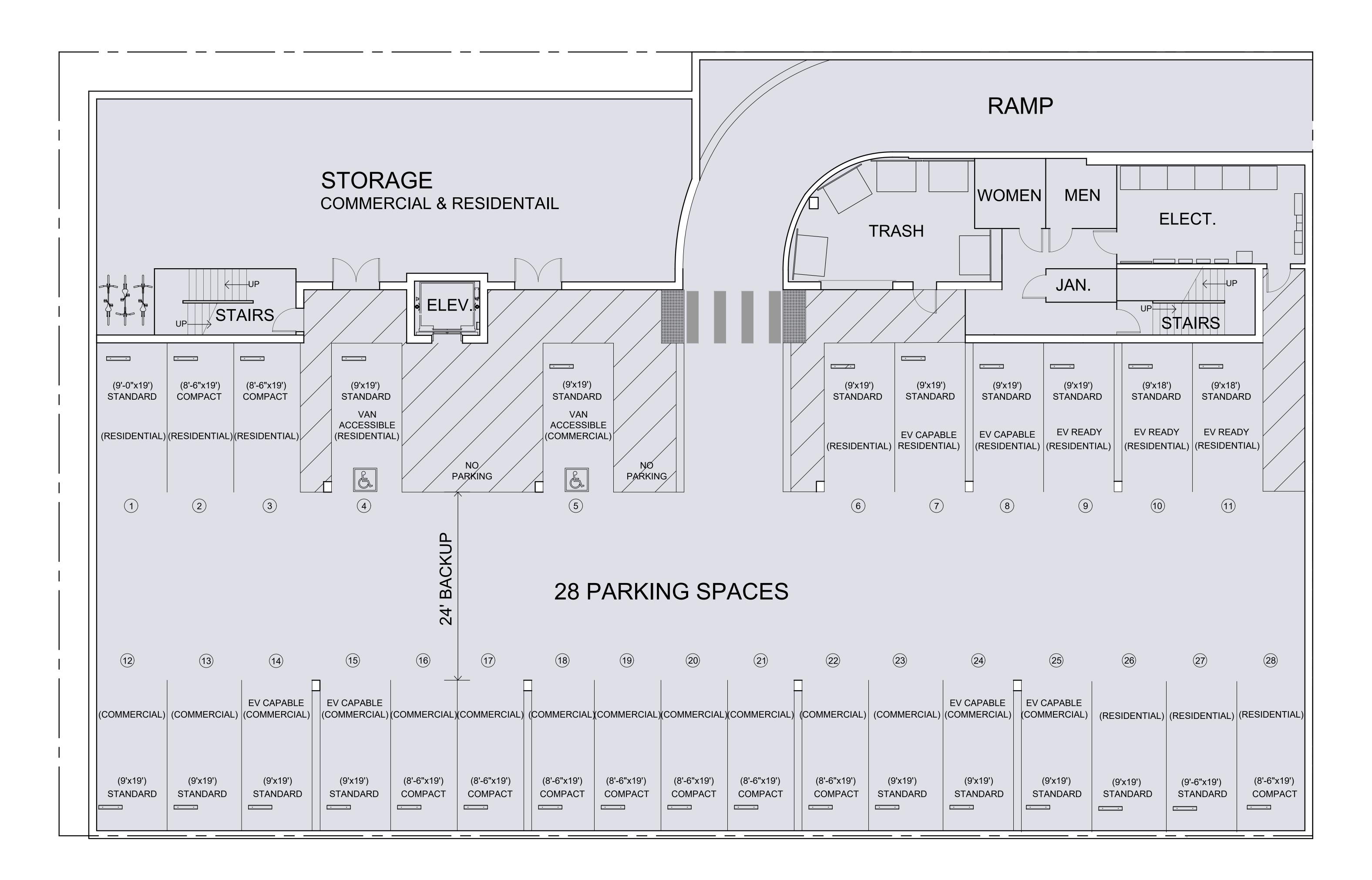




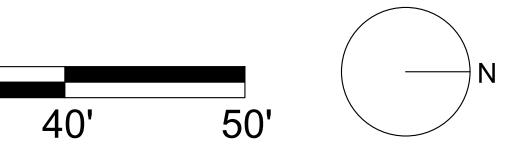
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# BASEMENT FLOOR PLAN 10' 20' 30'



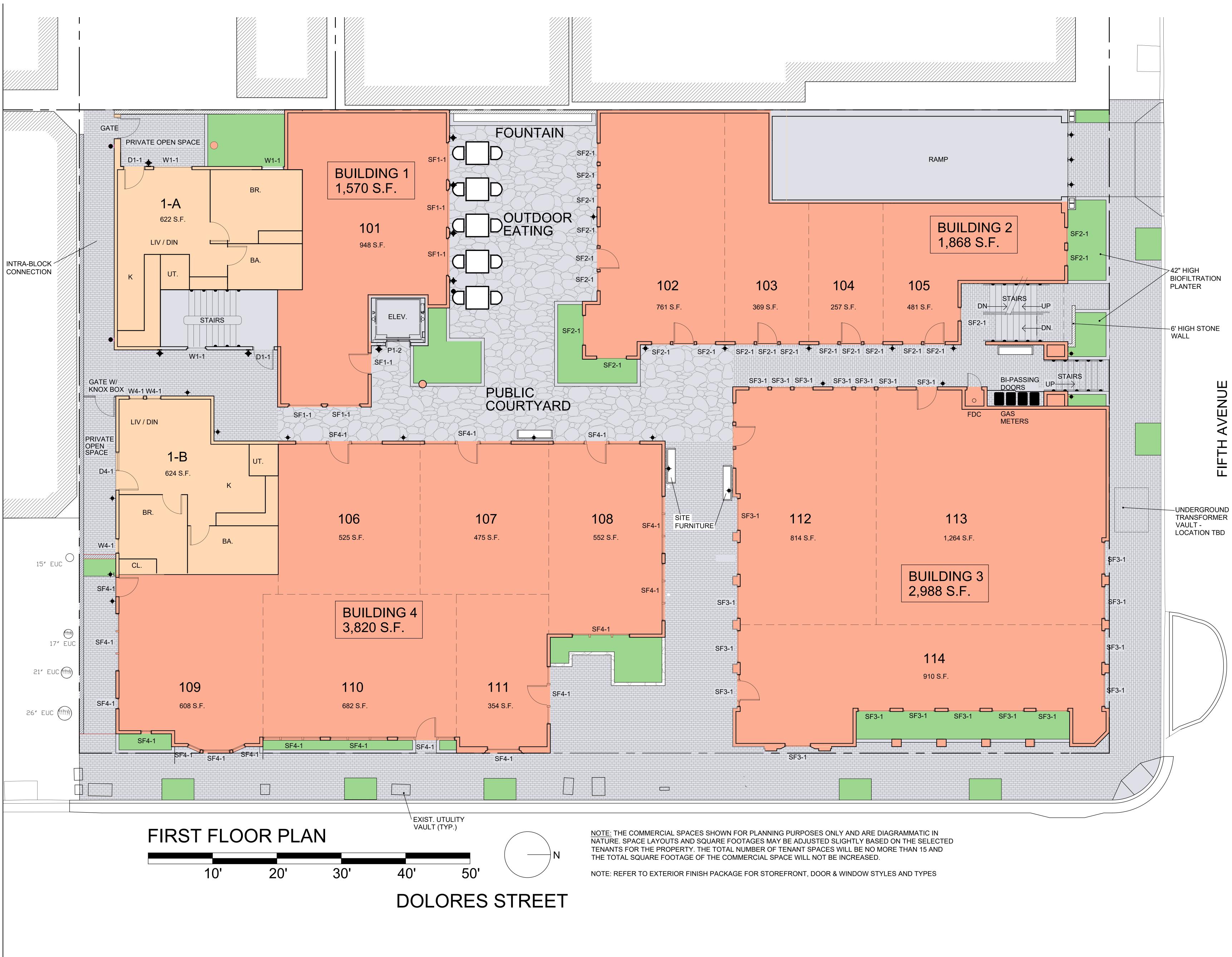


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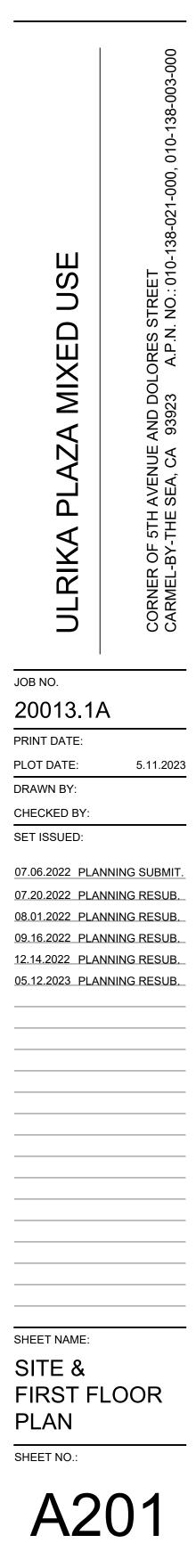


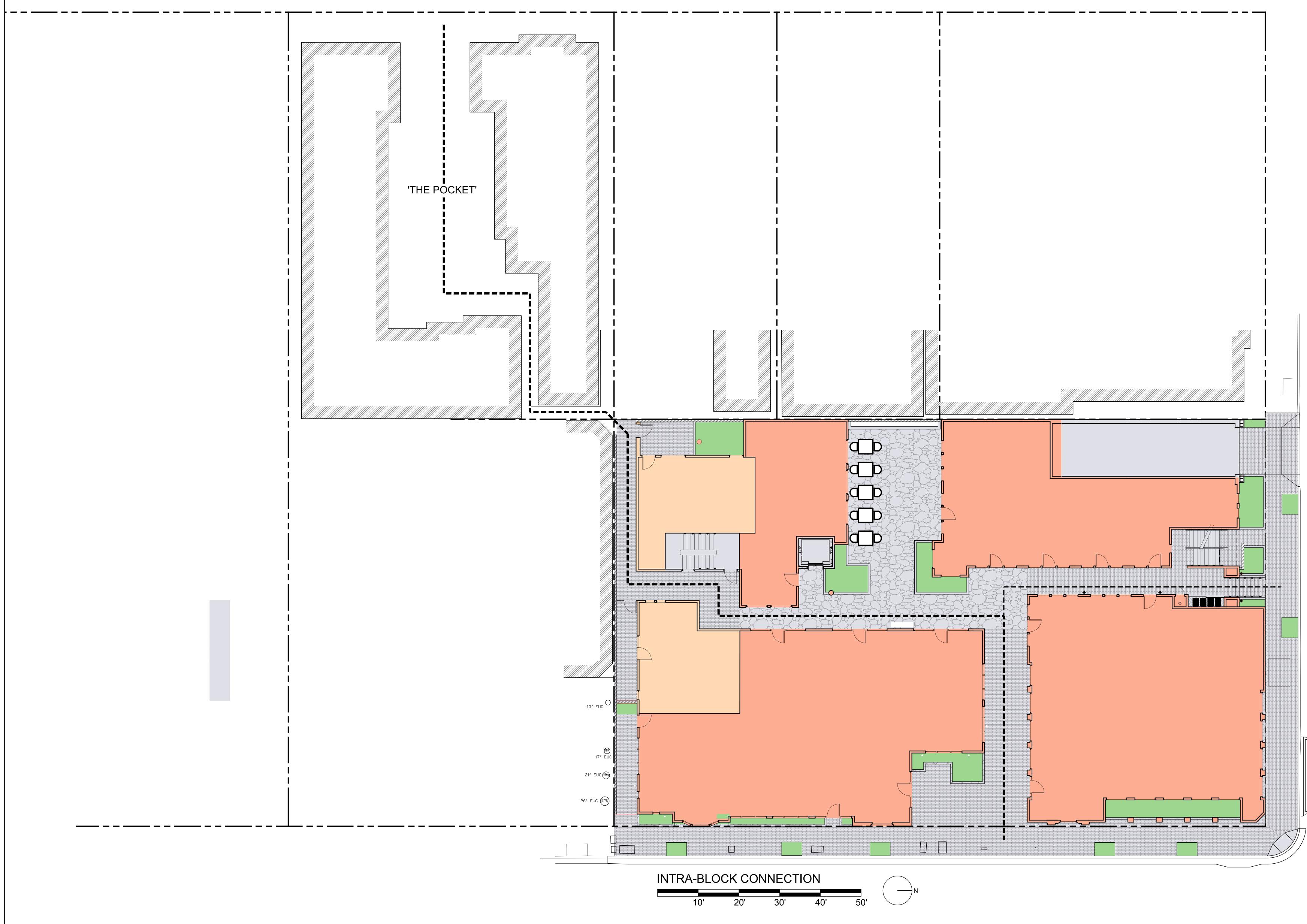




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DOLORES STREET

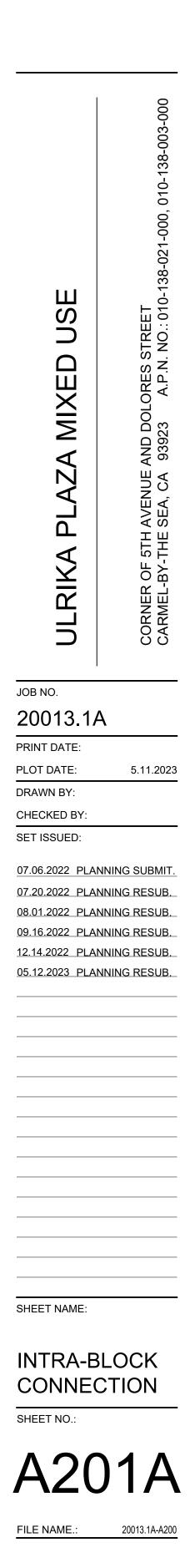


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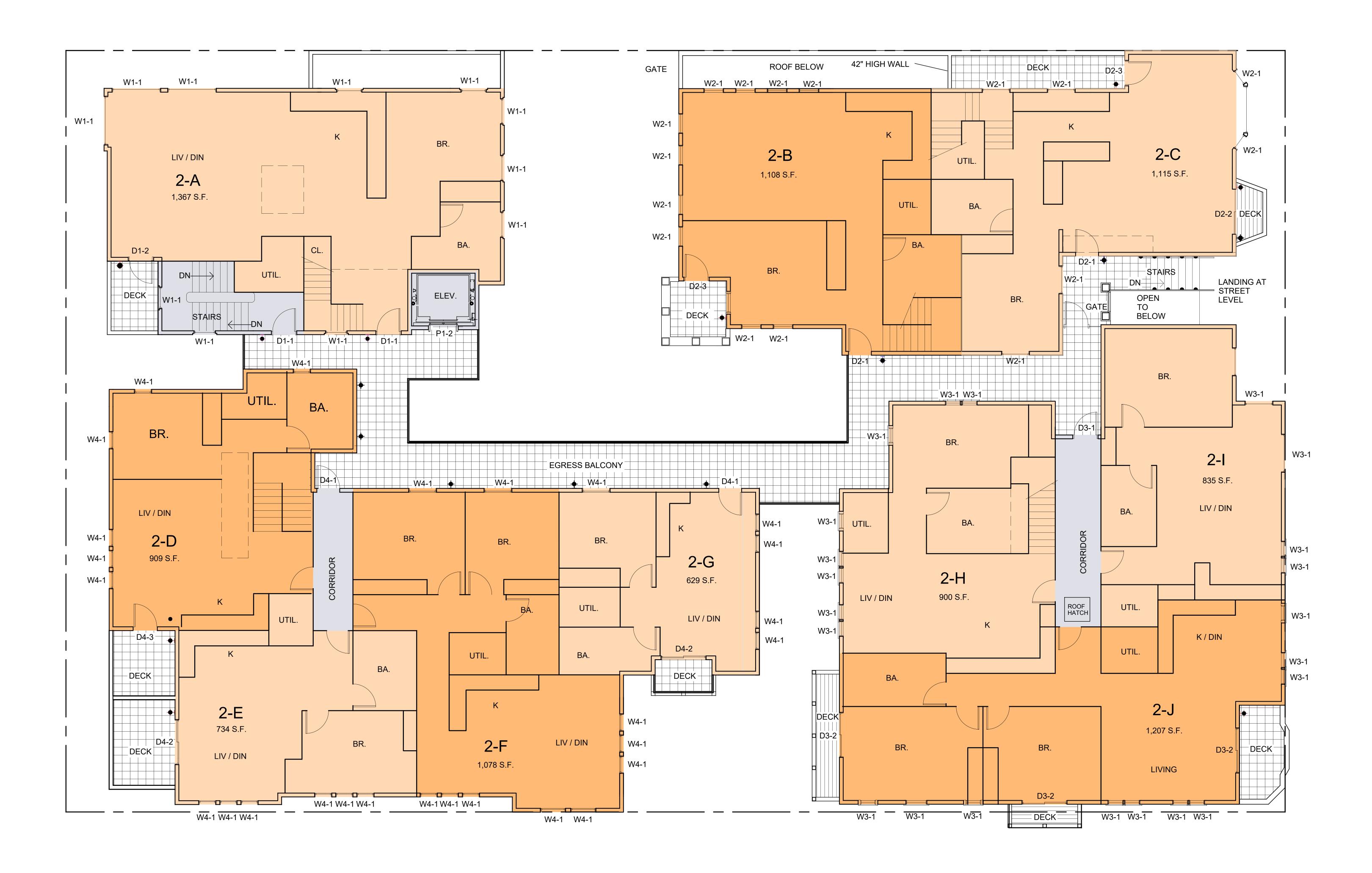
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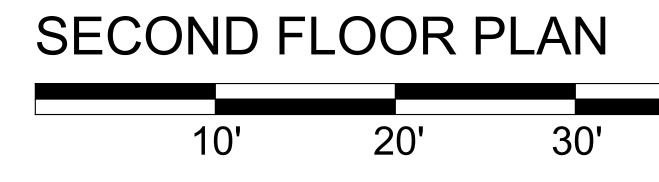
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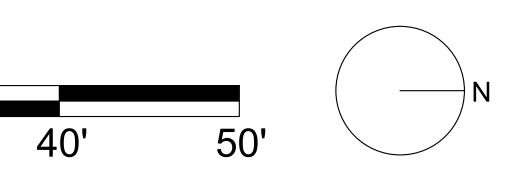


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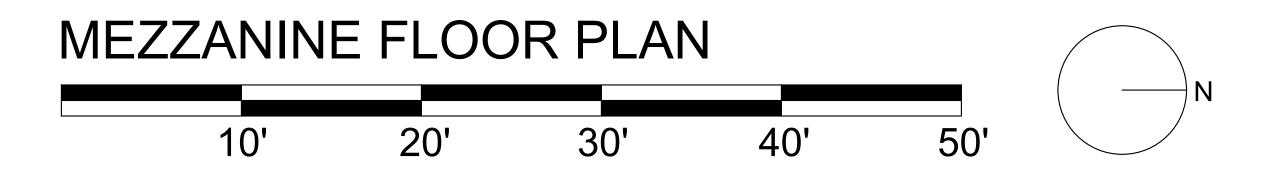


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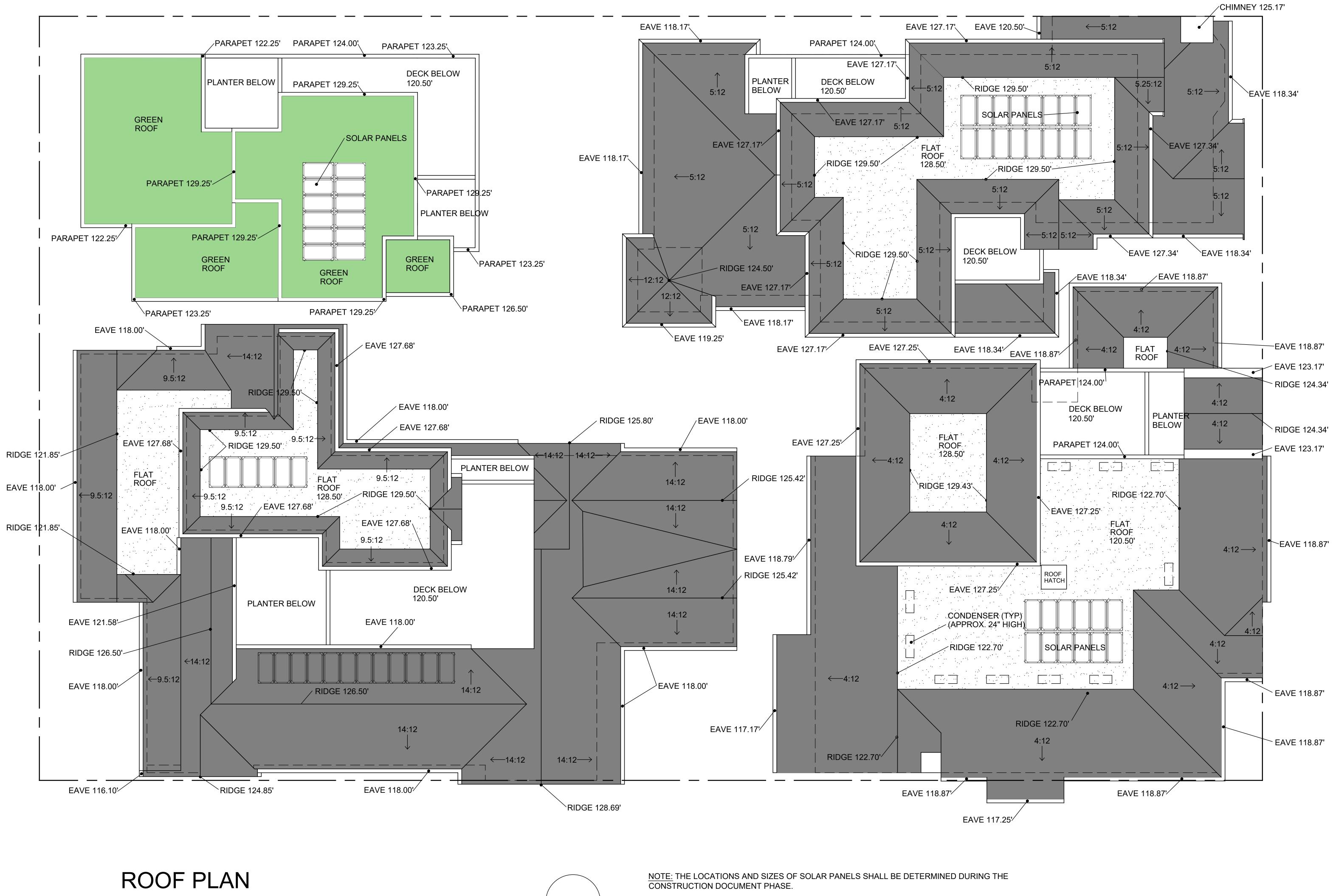




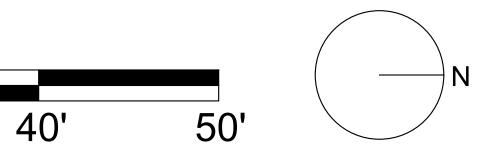
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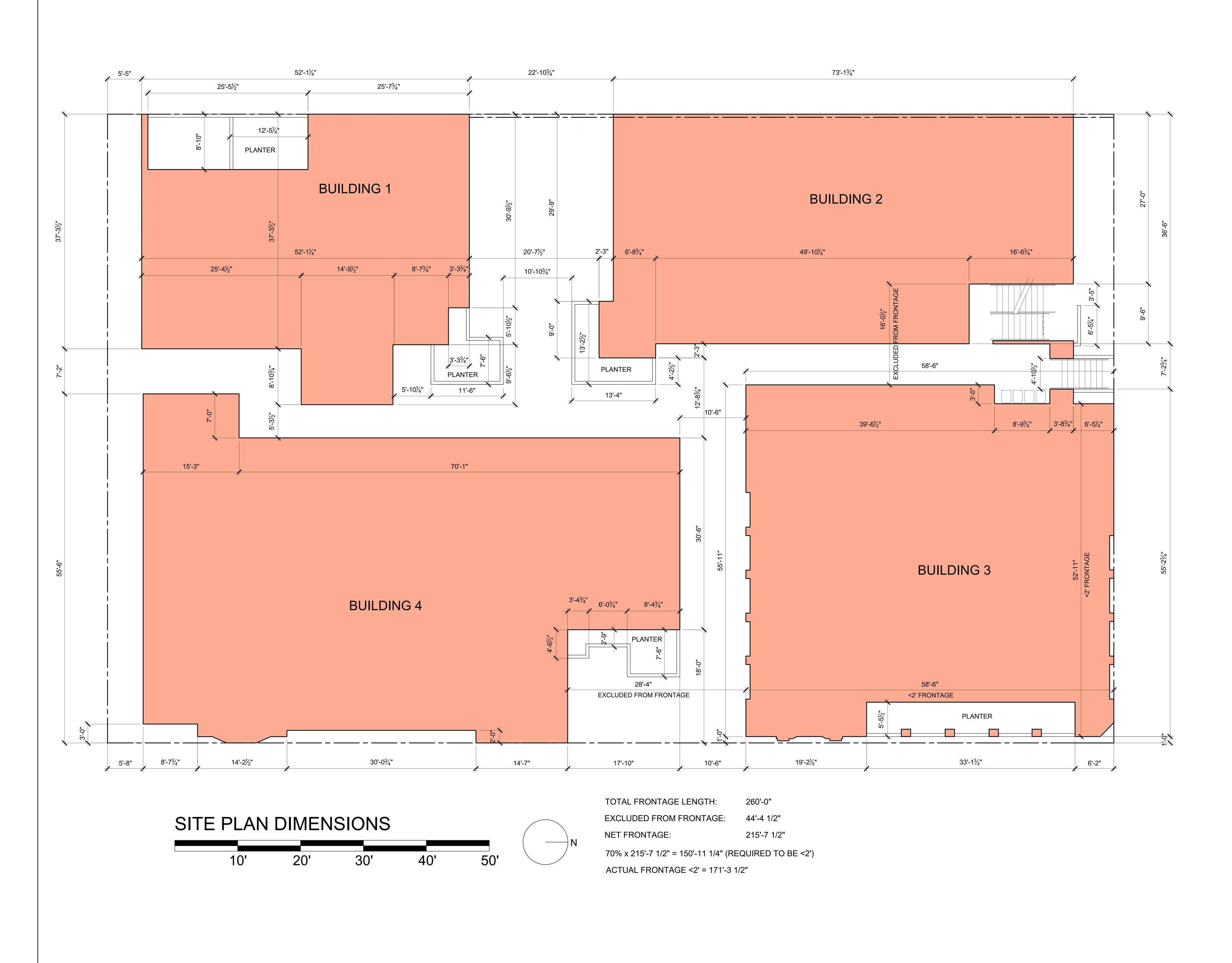




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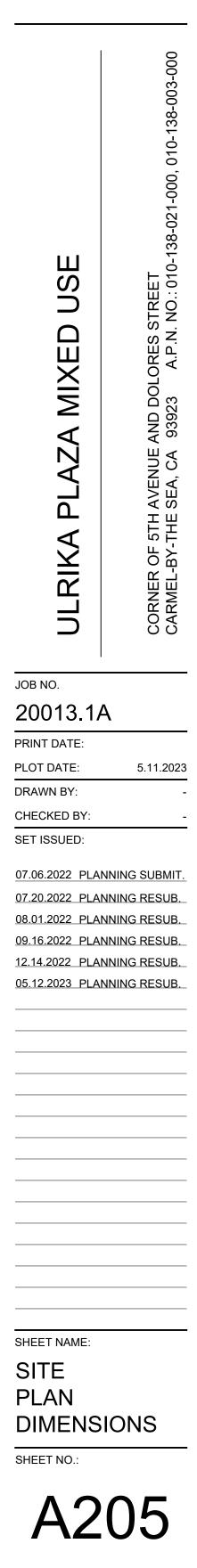


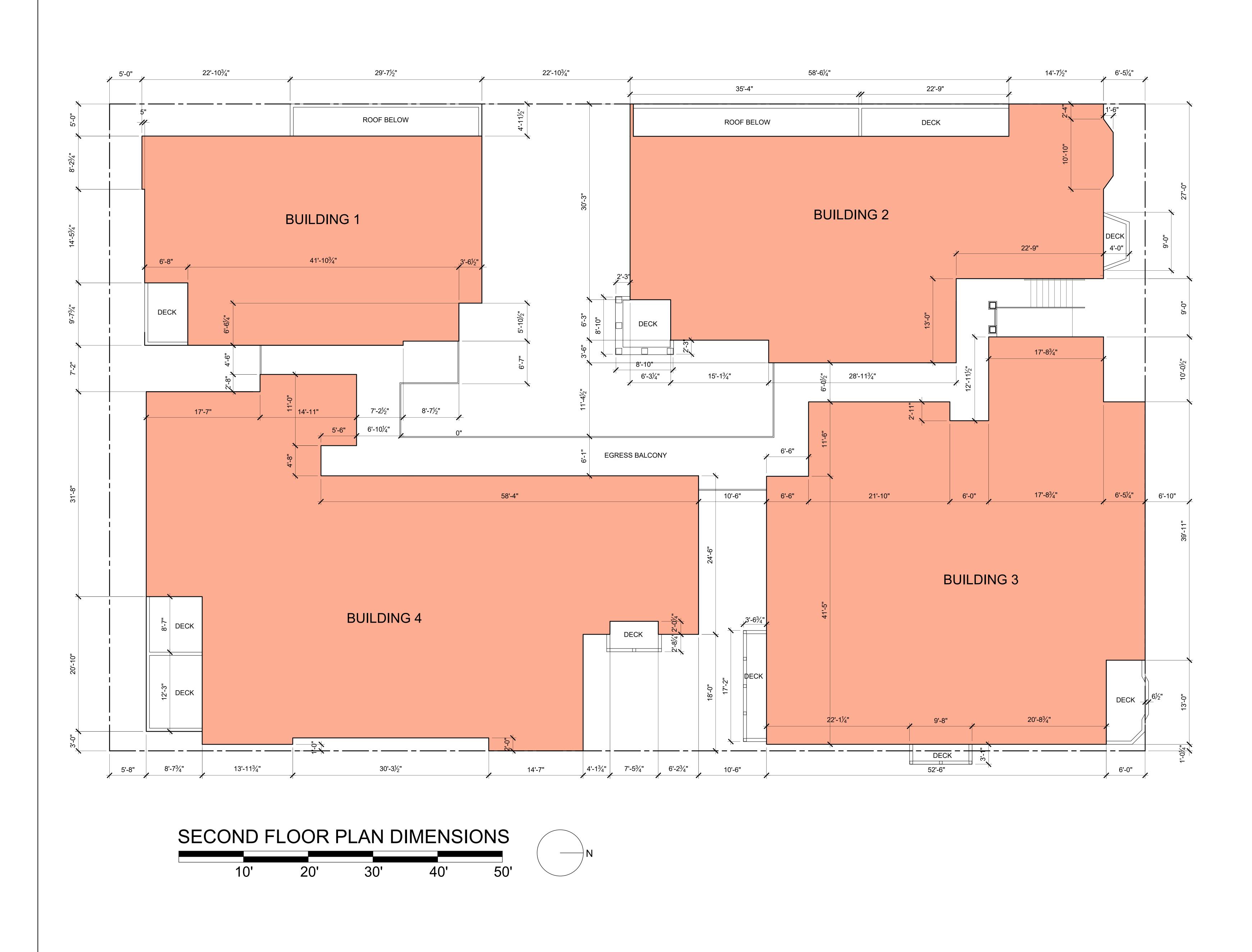


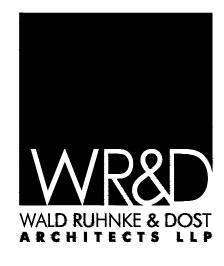


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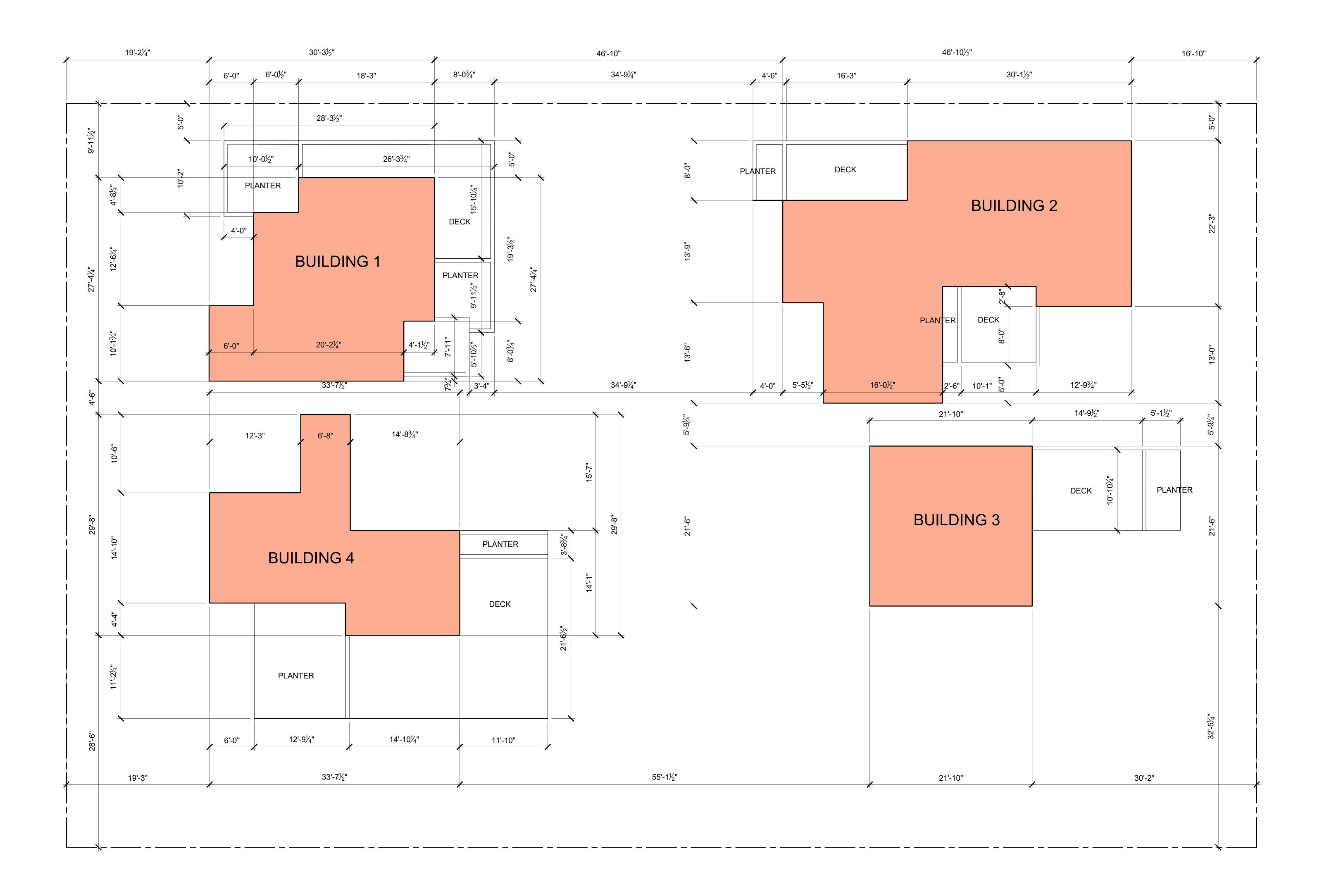


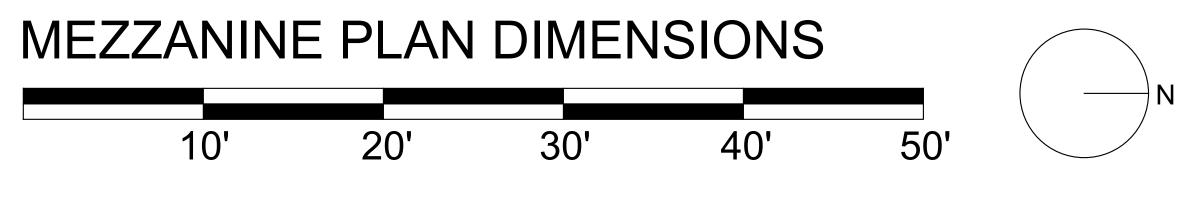


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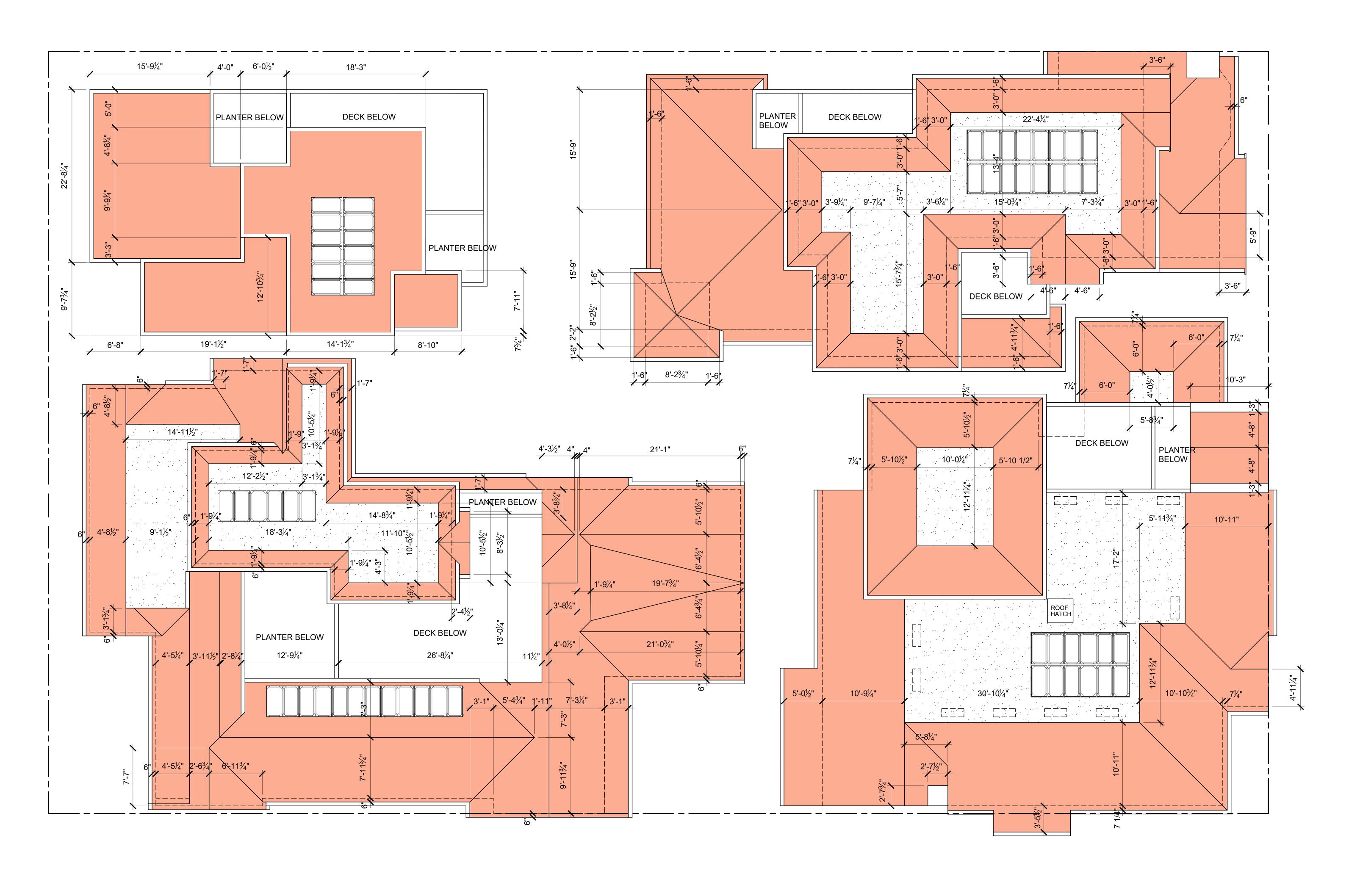


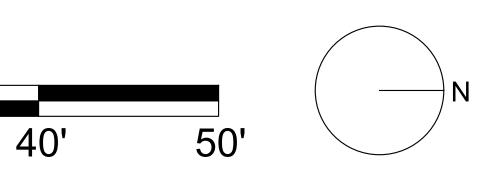


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**ROOF PLAN DIMENSIONS** 

20'

30'

10'



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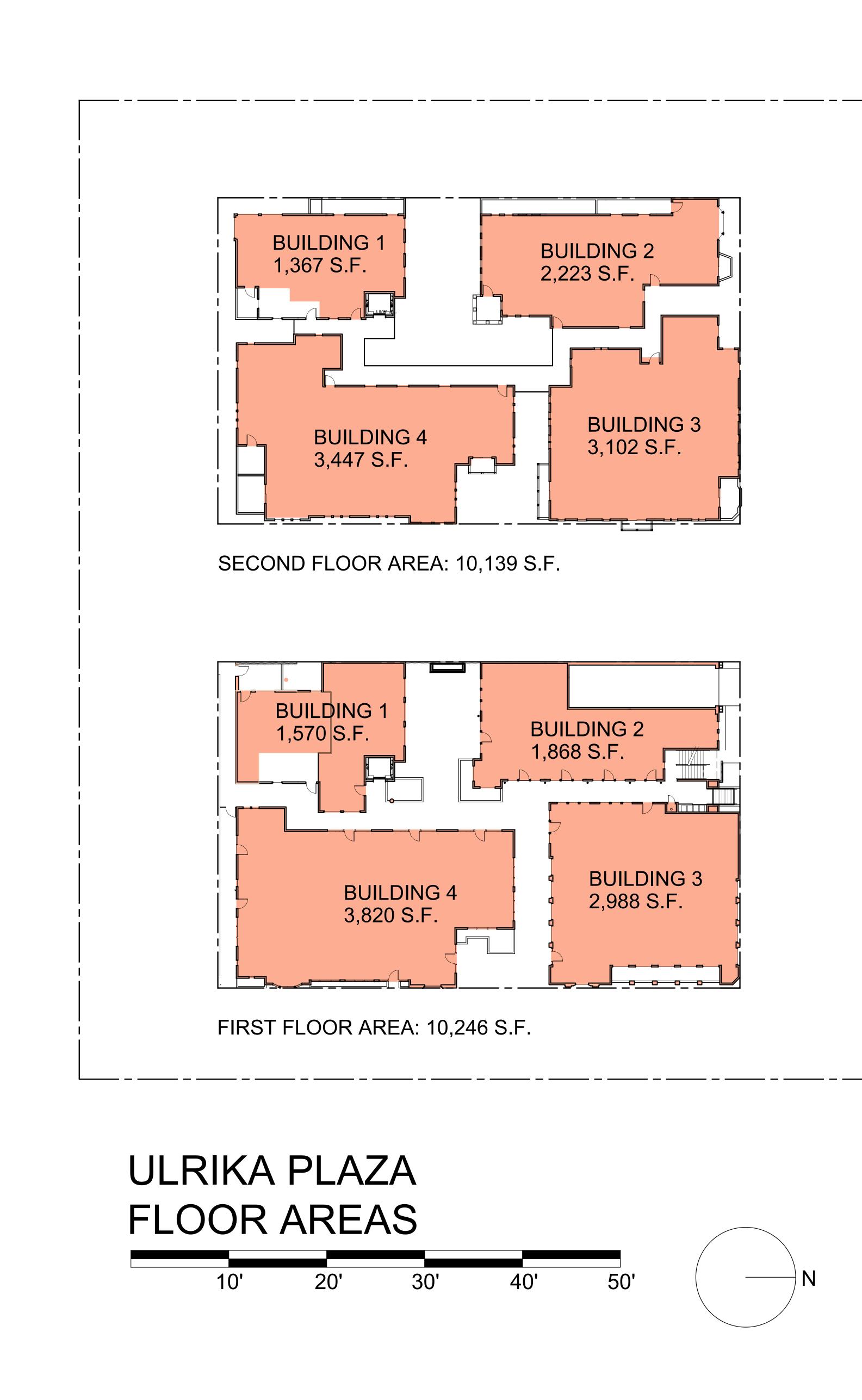


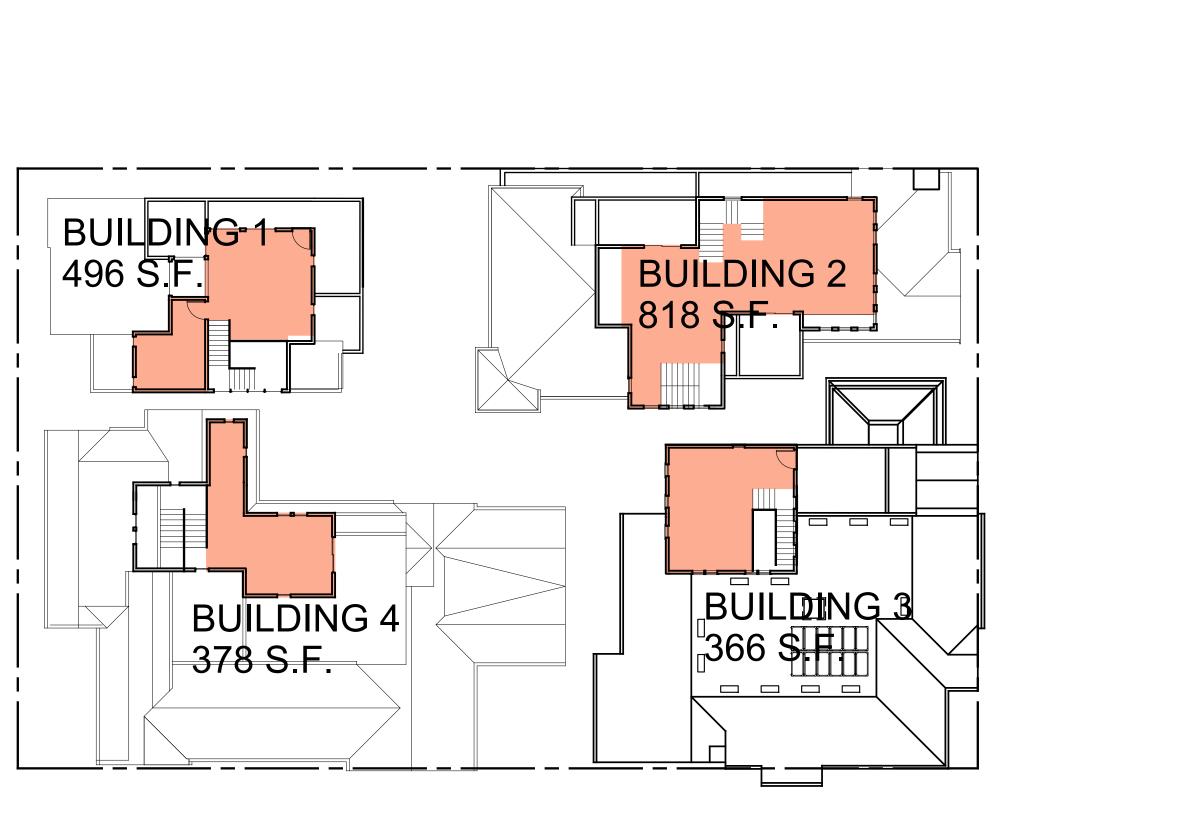


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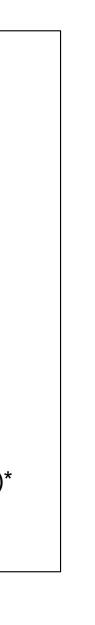




# MEZZANINE FLOOR AREA: 2,058 S.F.

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

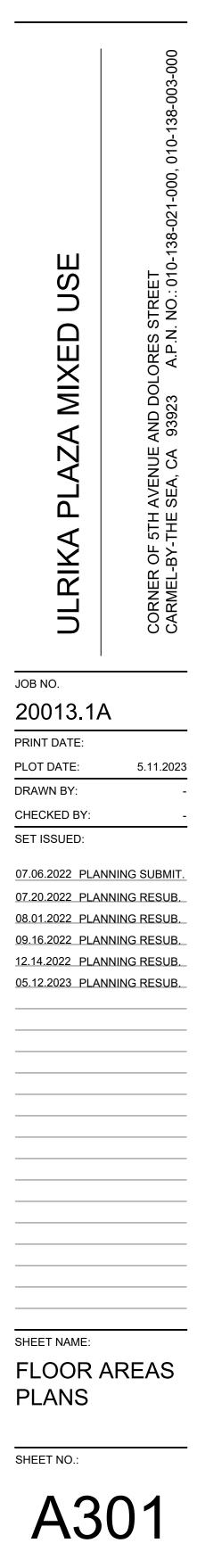




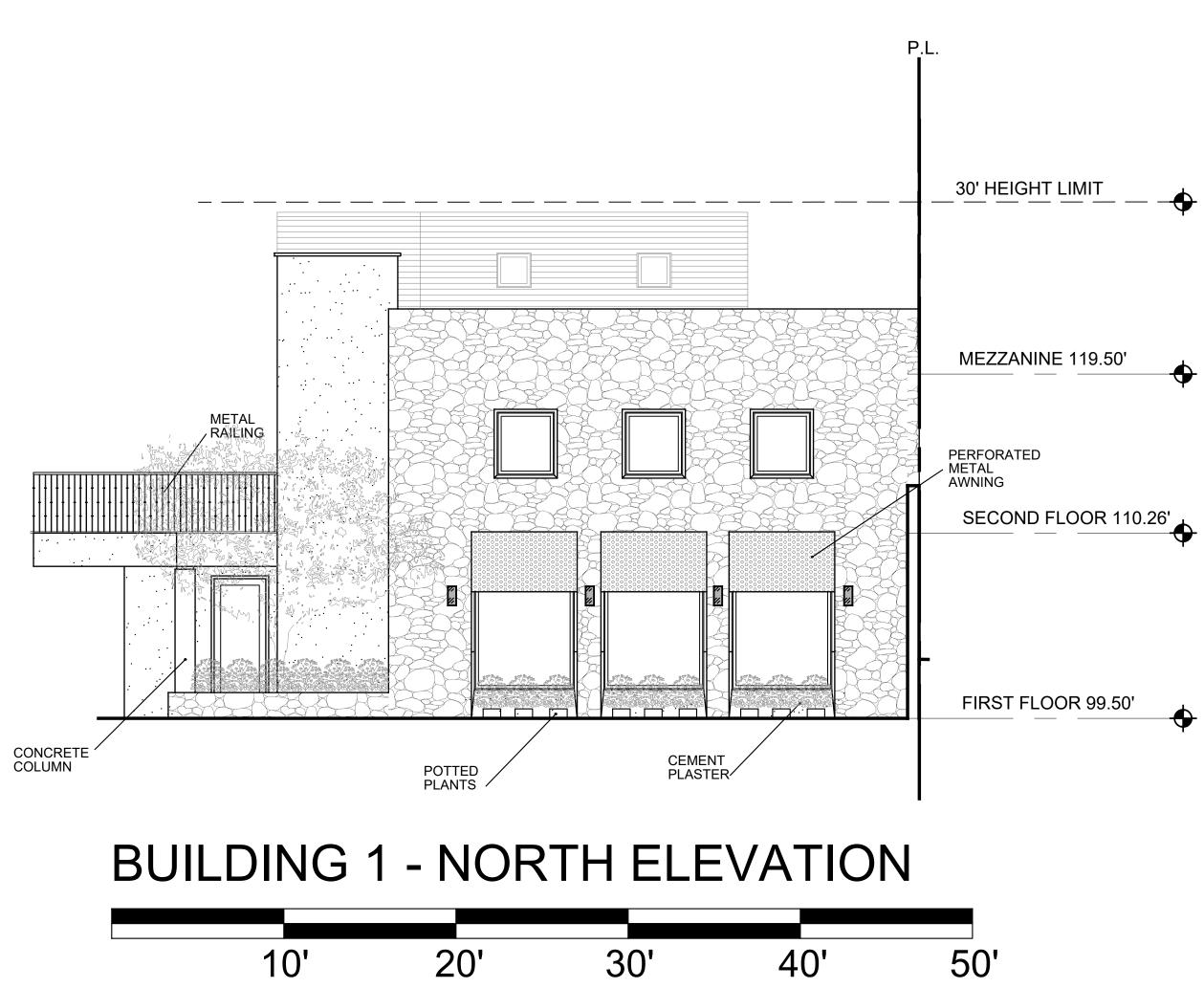
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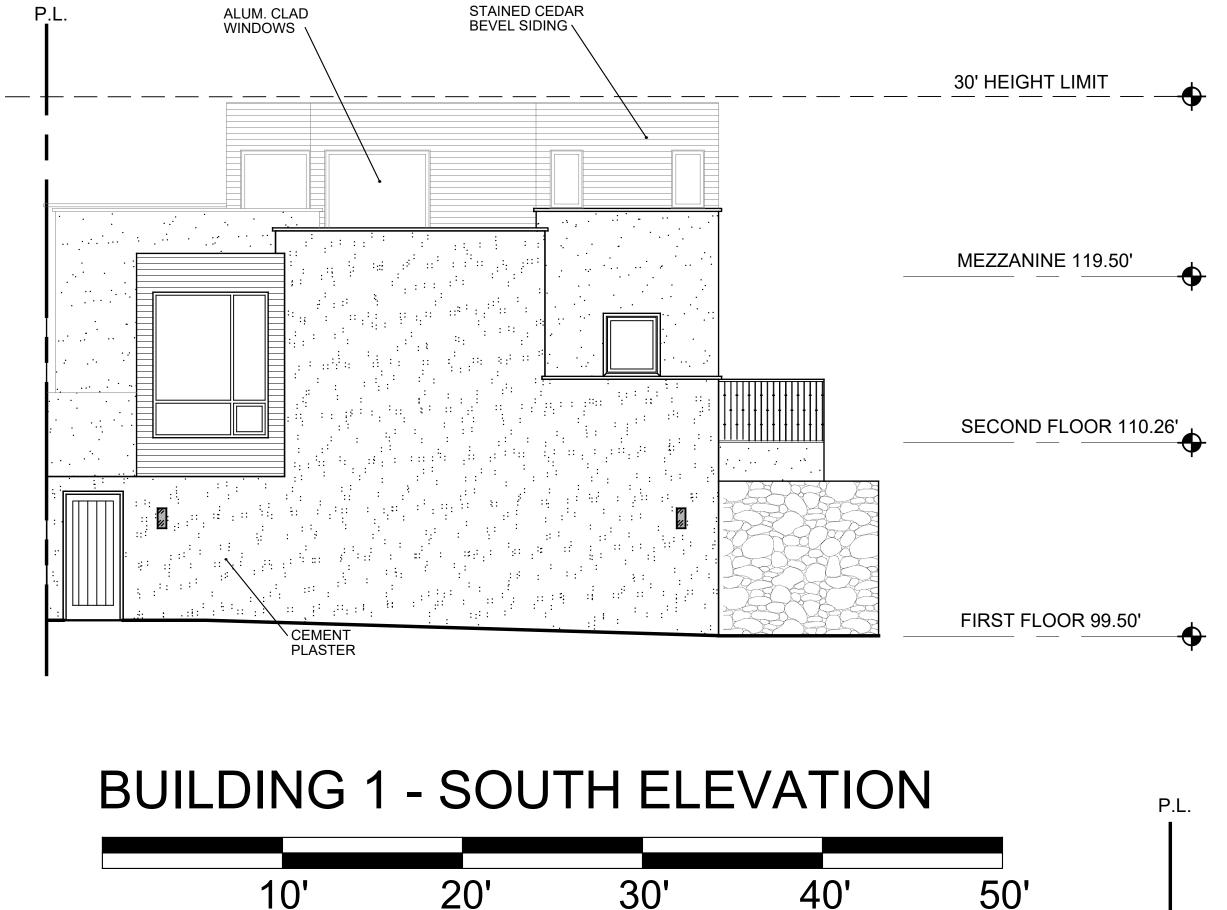
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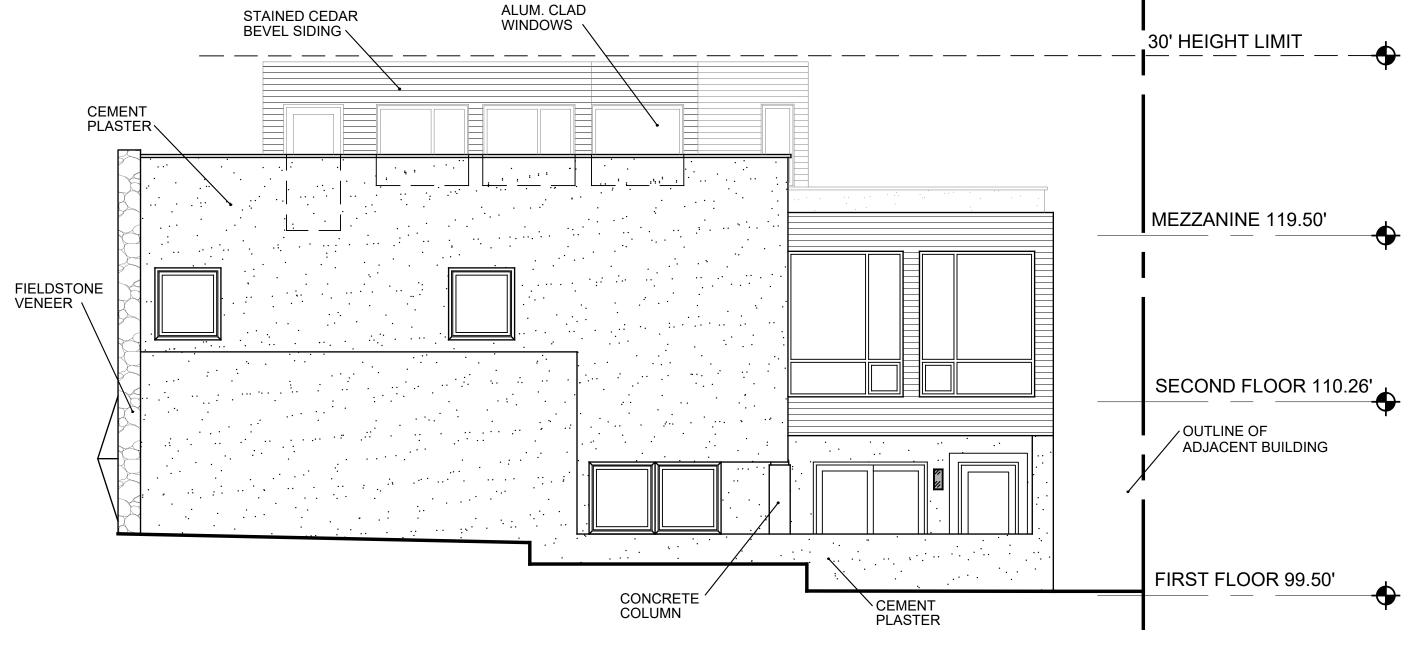
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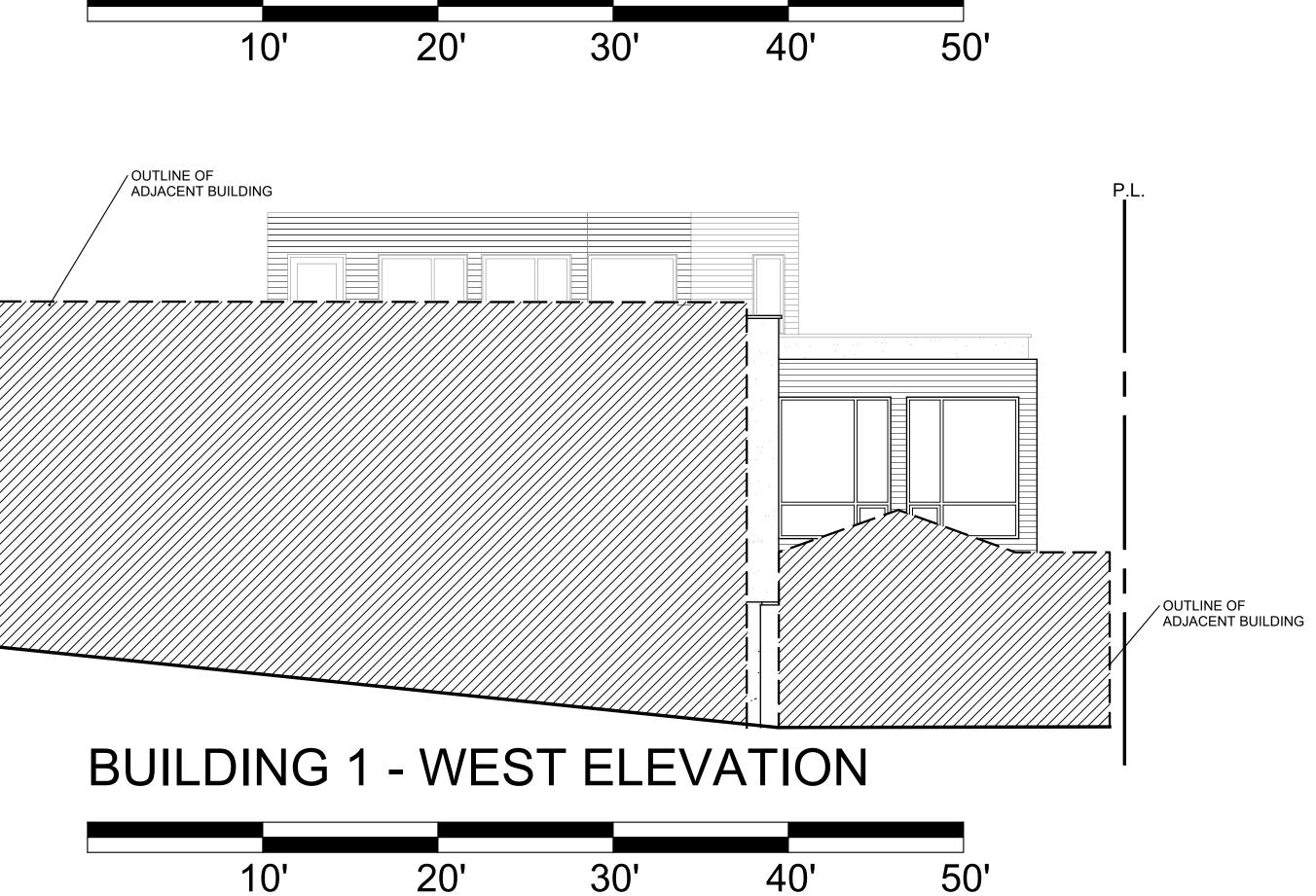


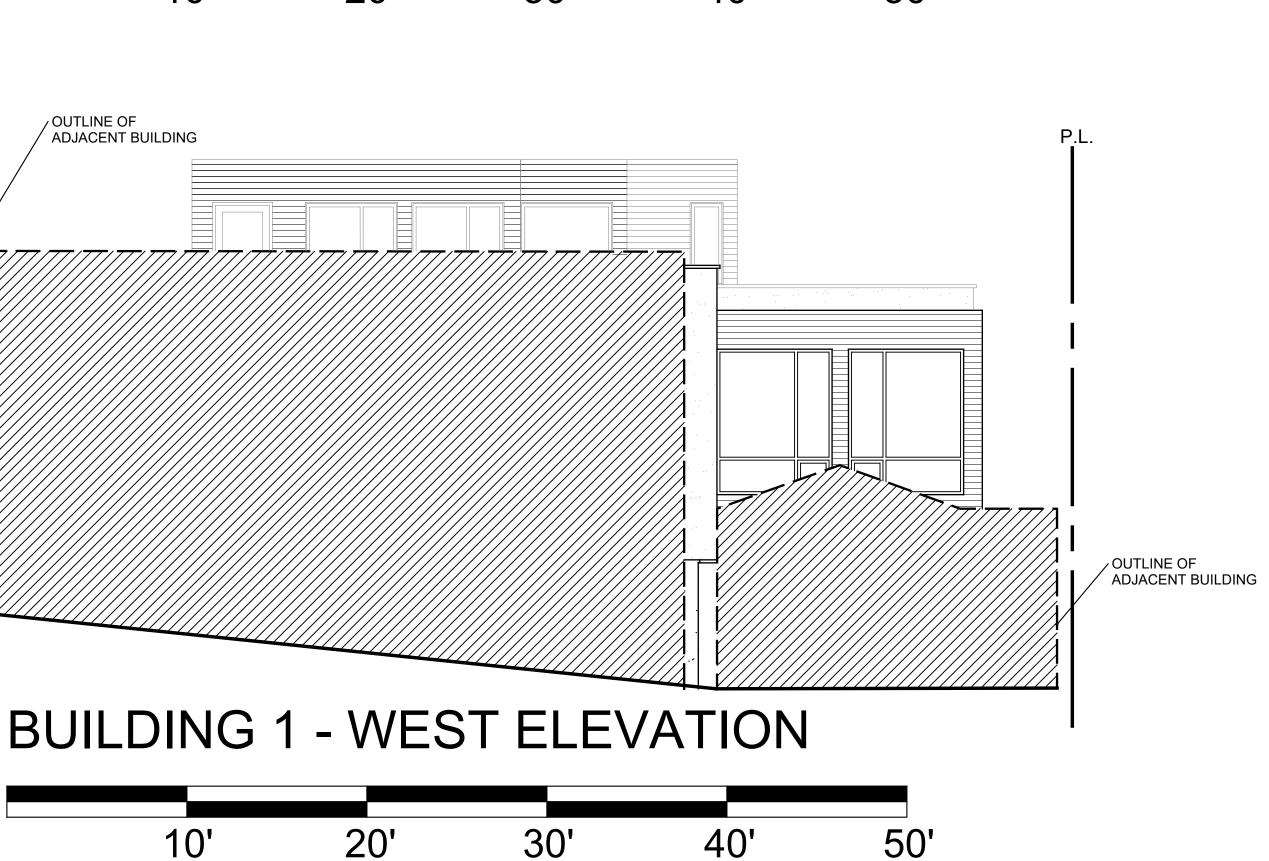


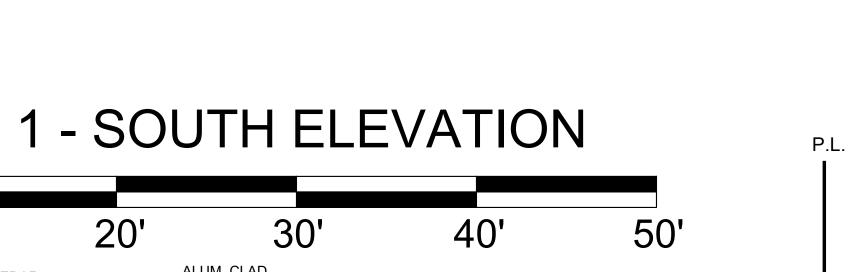










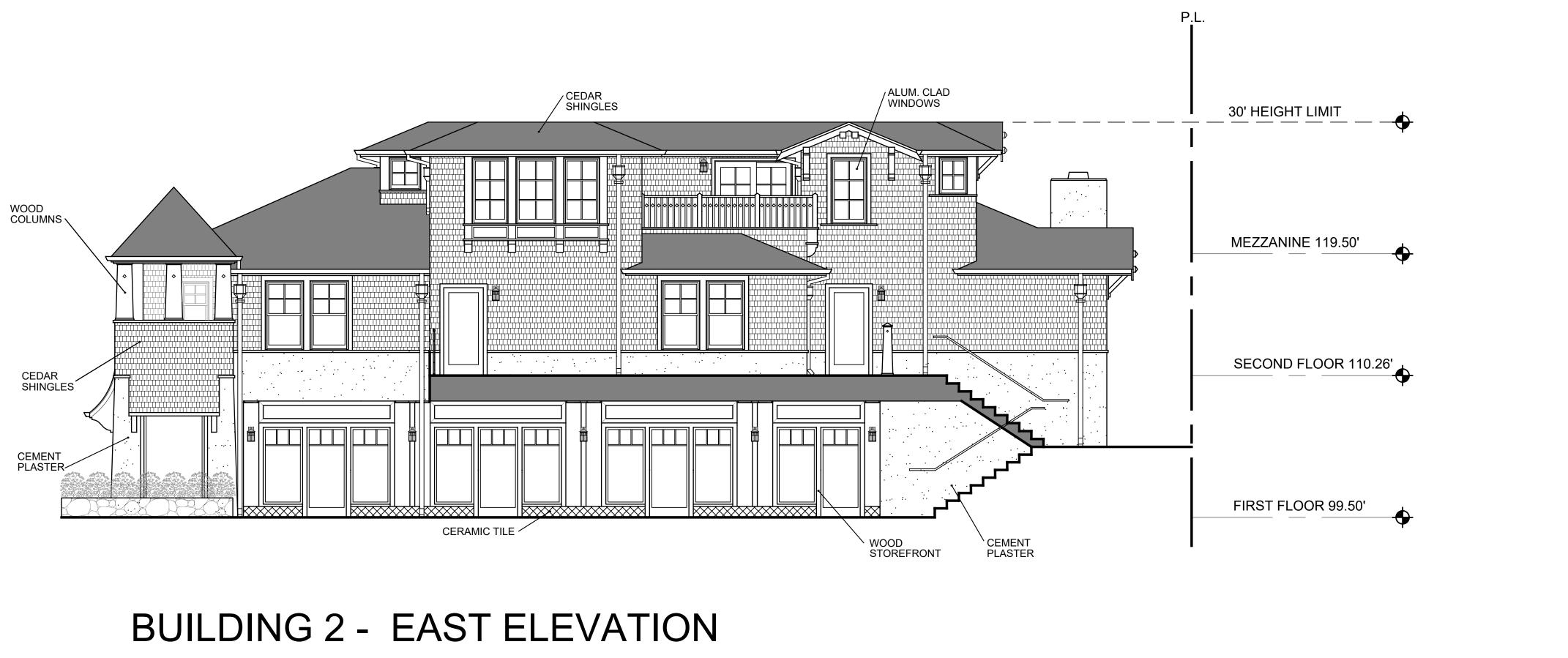


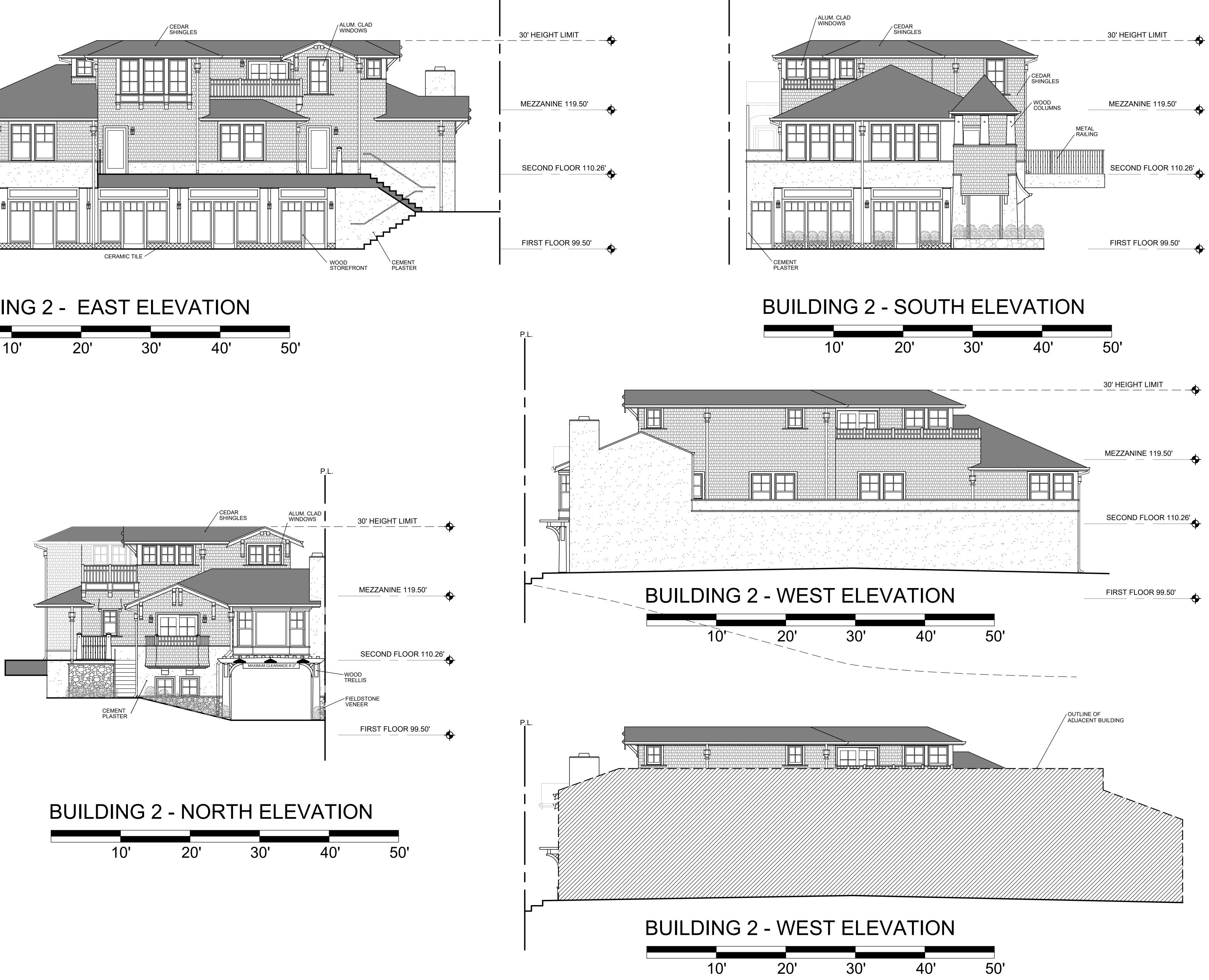


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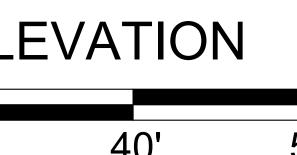


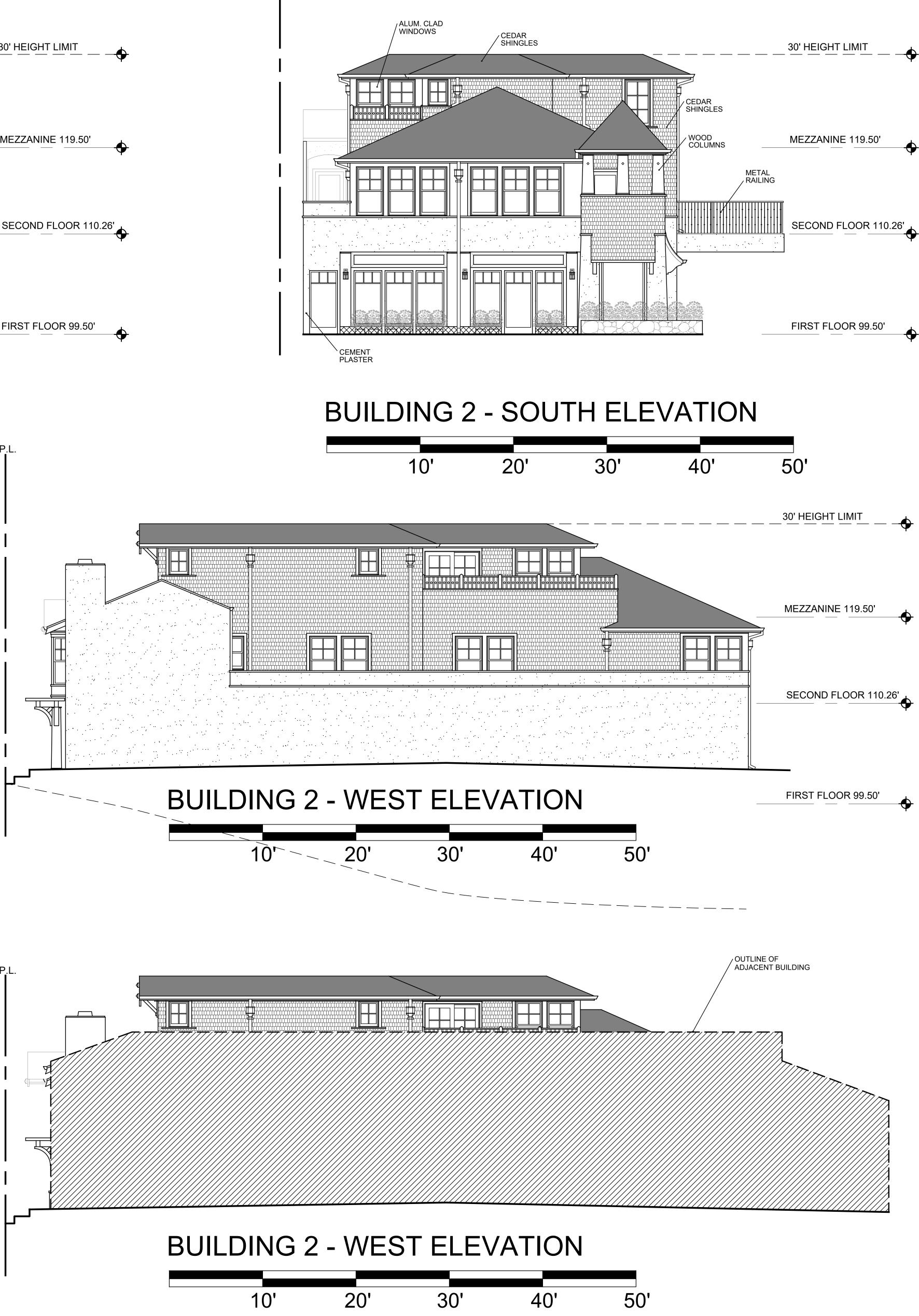




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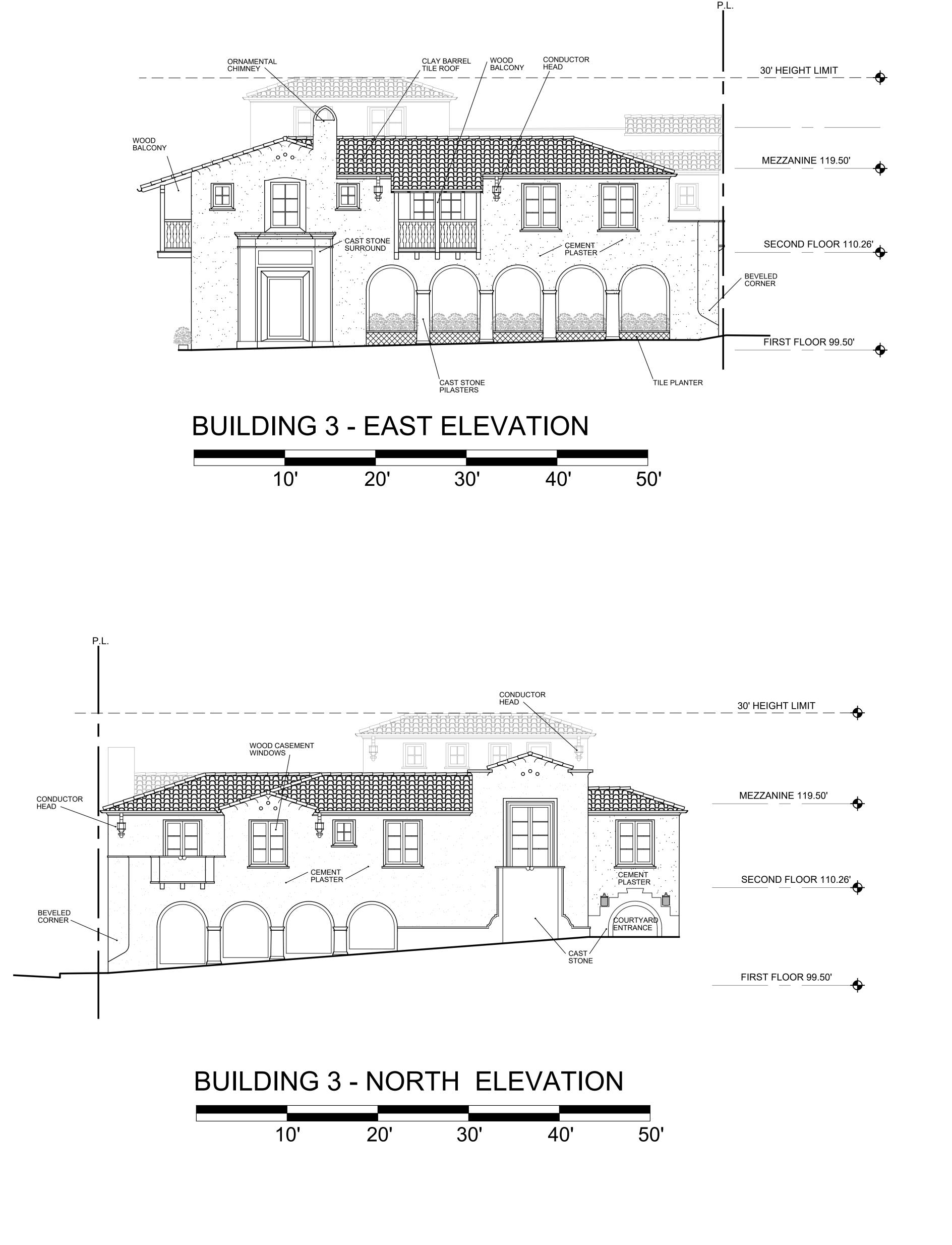


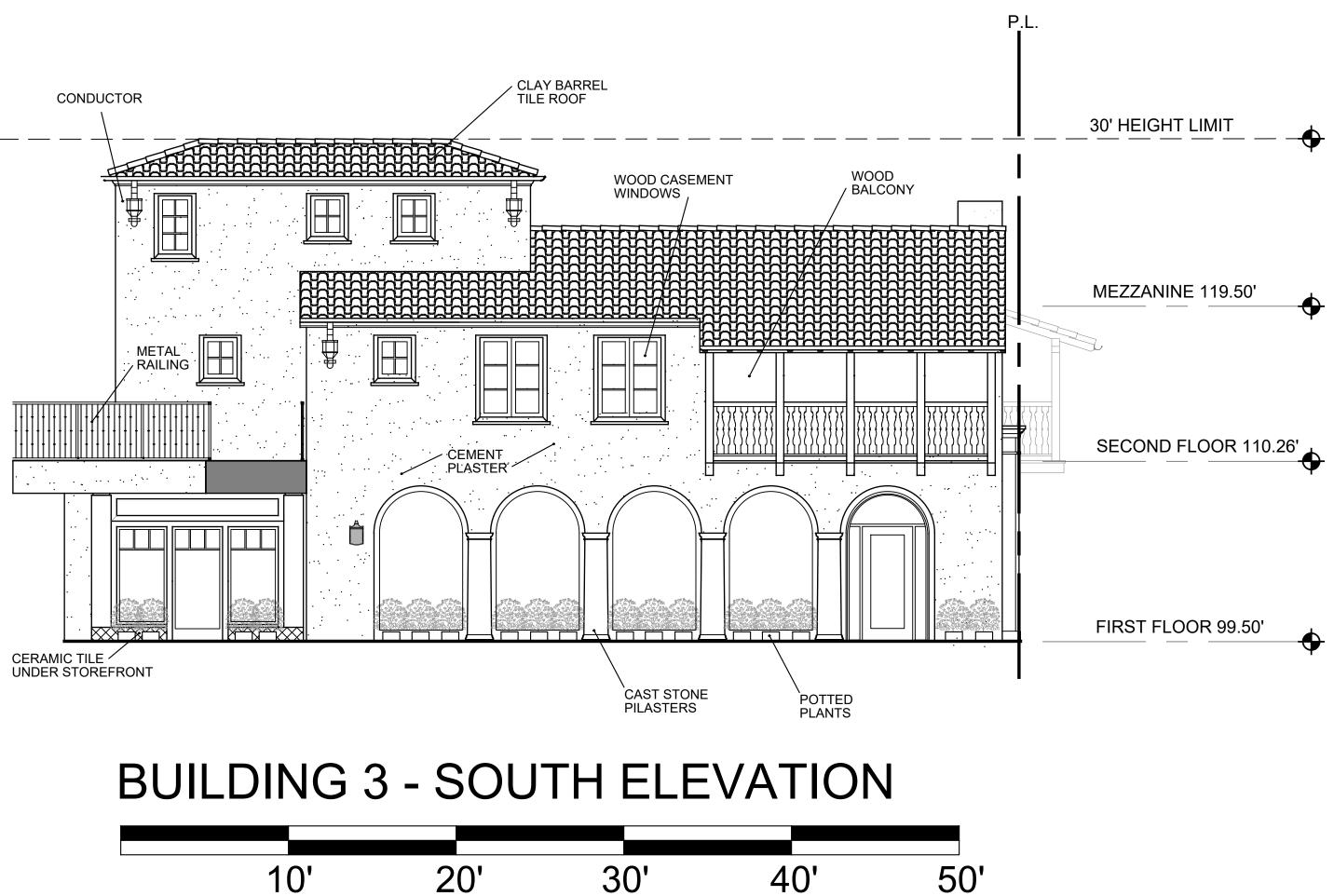
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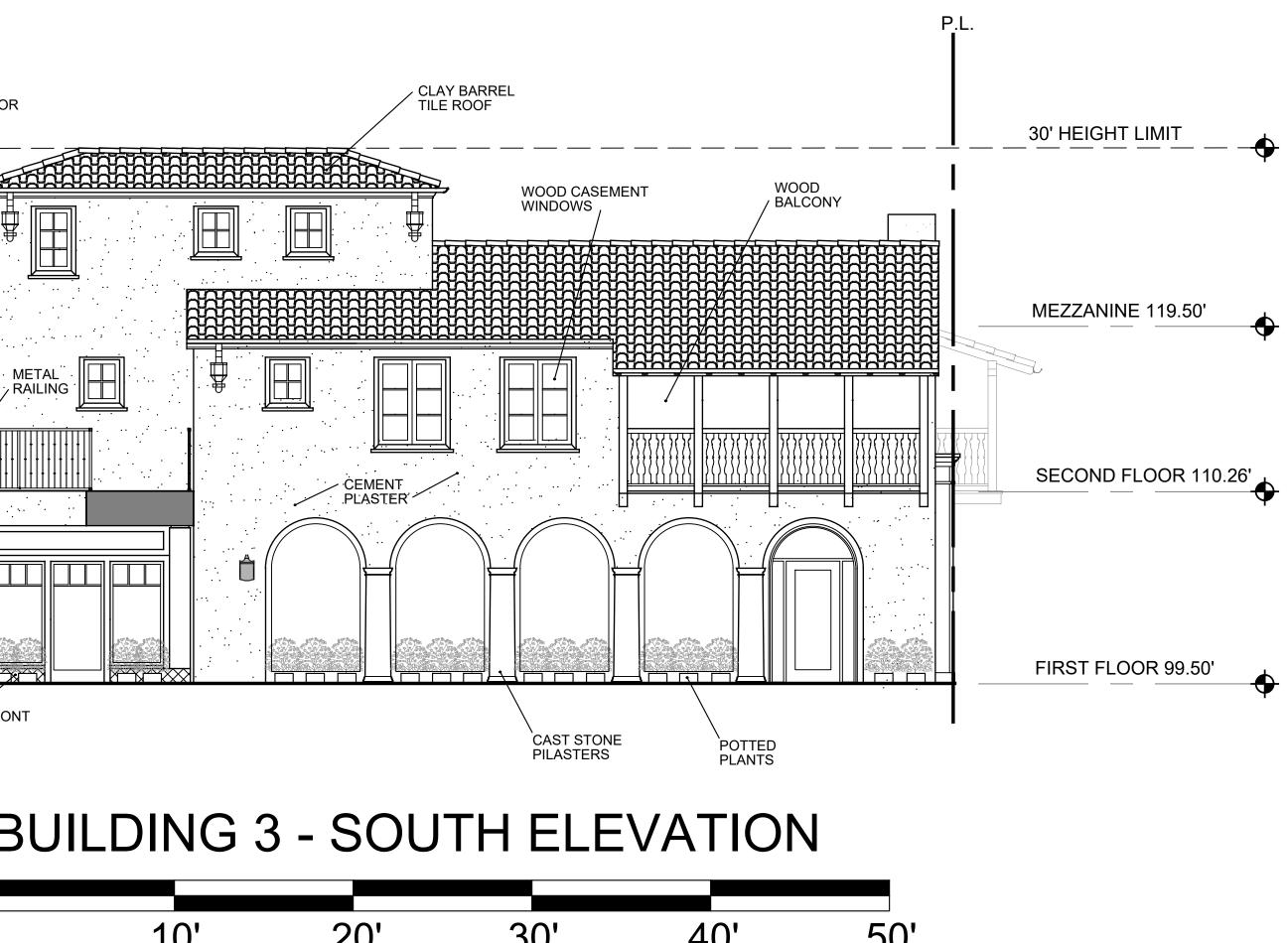
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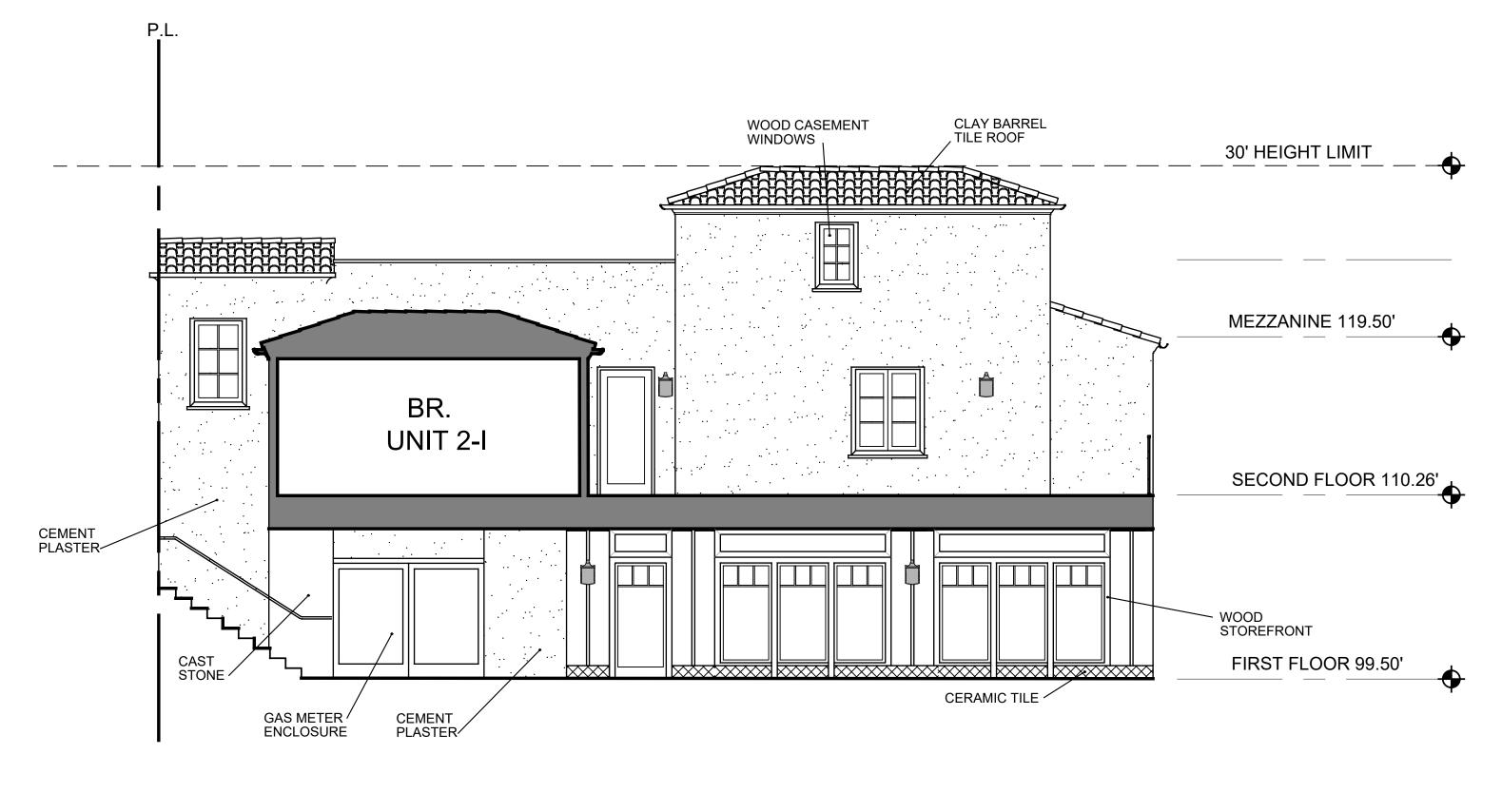
















30' 20' 10' 40'

# **BUILDING 3 - WEST ELEVATION**

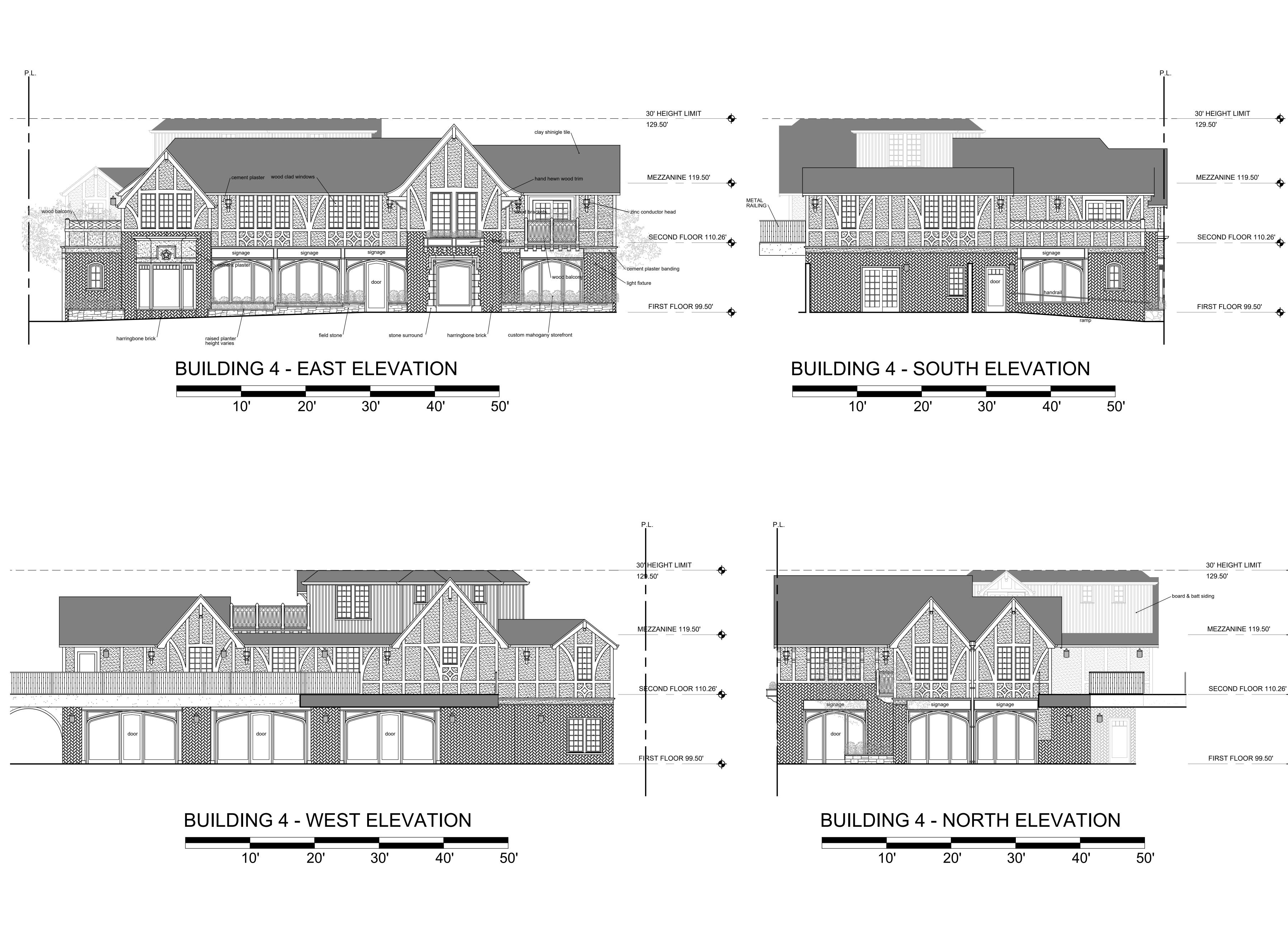


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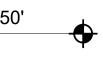




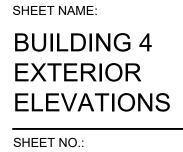


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USE MIXED N AV SE 5TH THE ULRIKA JOB NO. 20013.1A PRINT DATE: PLOT DATE: 5.11.2023 DRAWN BY: CHECKED BY: SET ISSUED: 07.06.2022 PLANNING SUBMIT. 07.20.2022 PLANNING RESUB. SECOND FLOOR 110.26 08.01.2022 PLANNING RESUB. 09.16.2022 PLANNING RESUB. 12.14.2022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

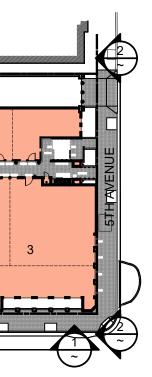


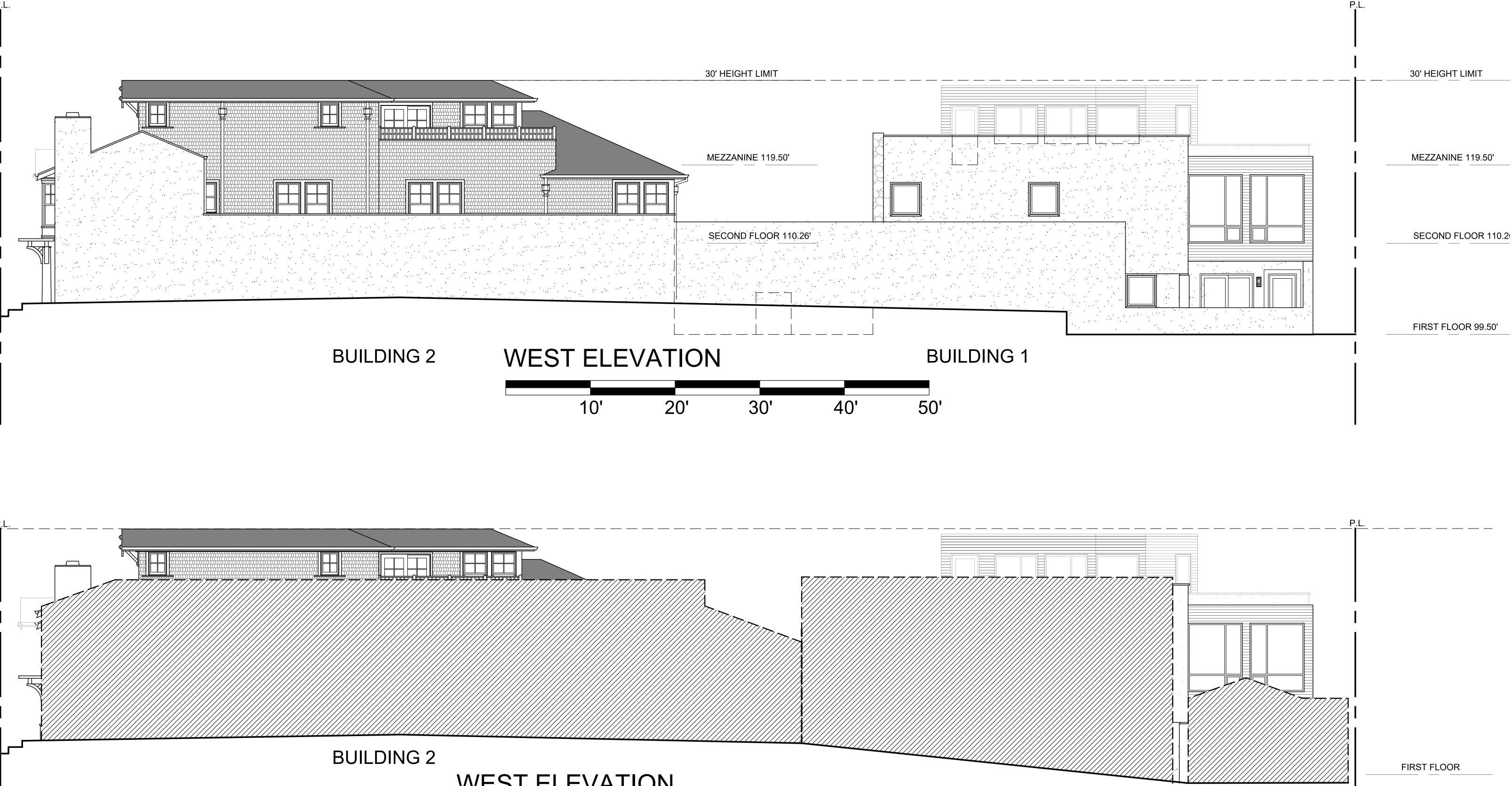
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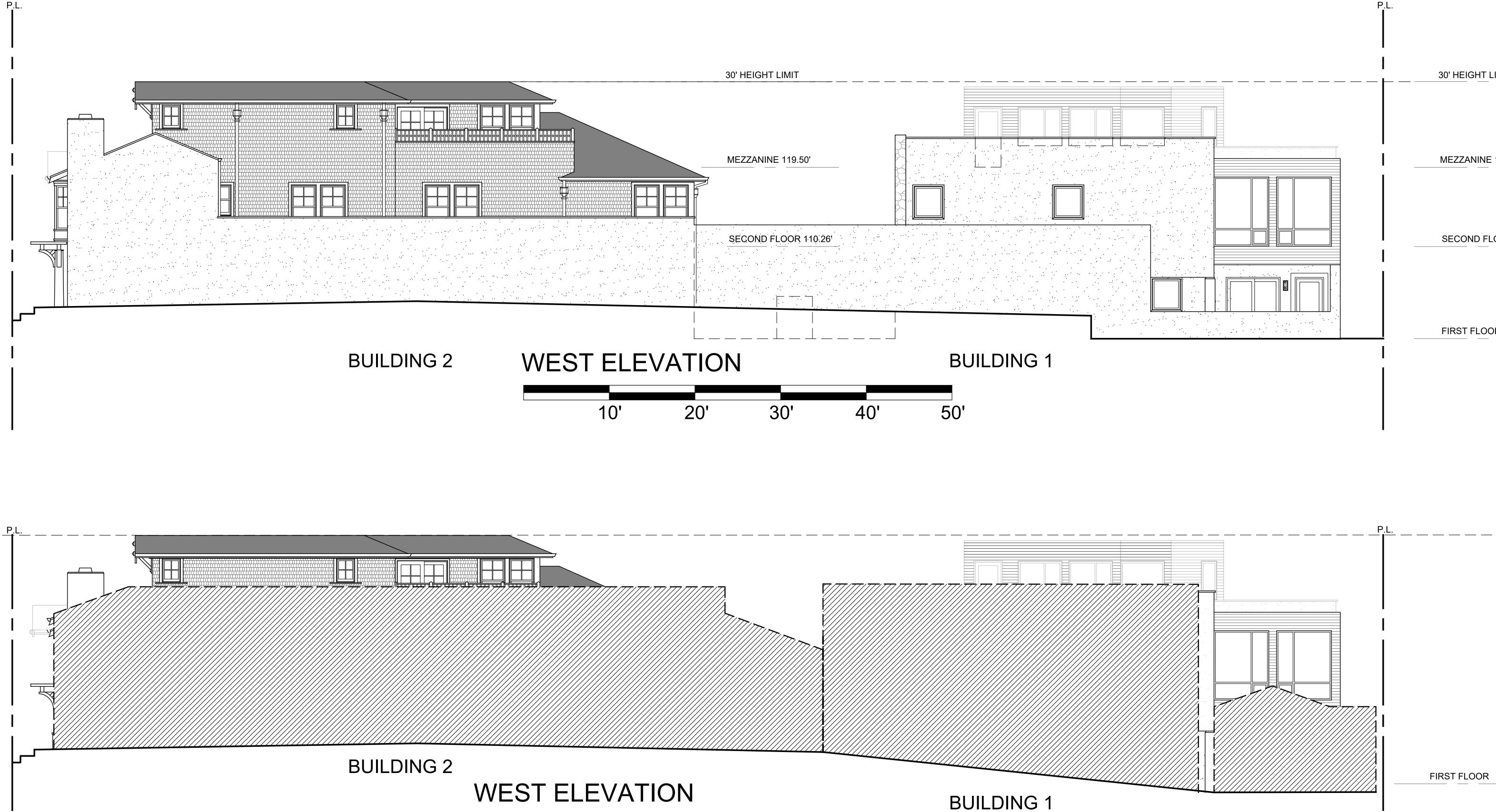
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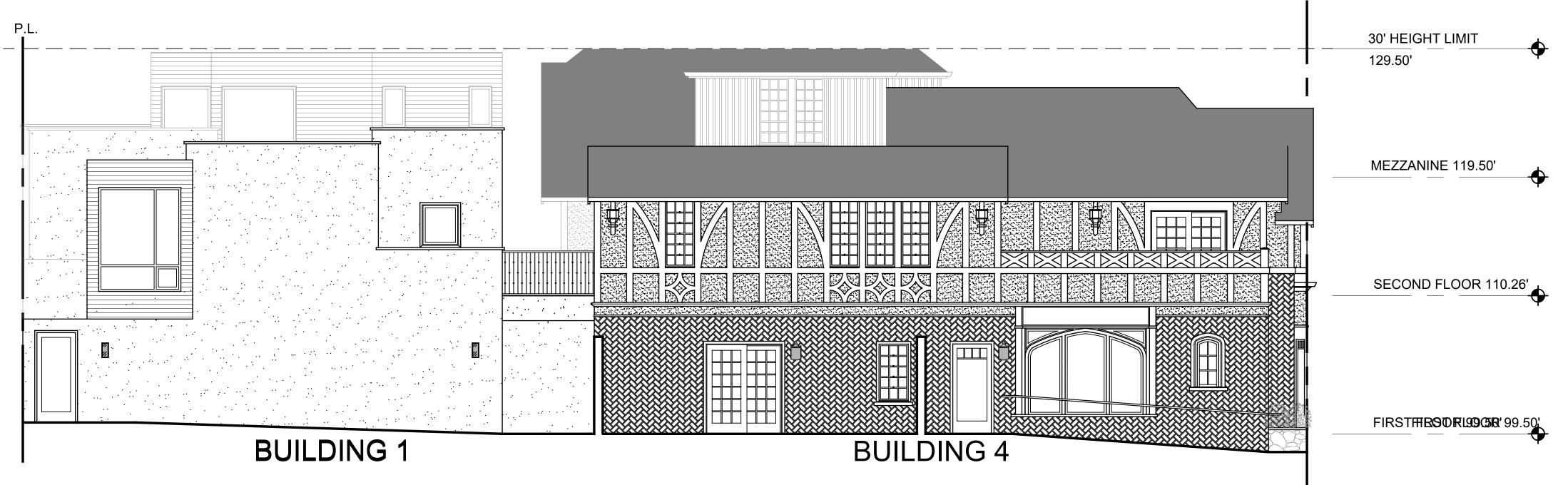
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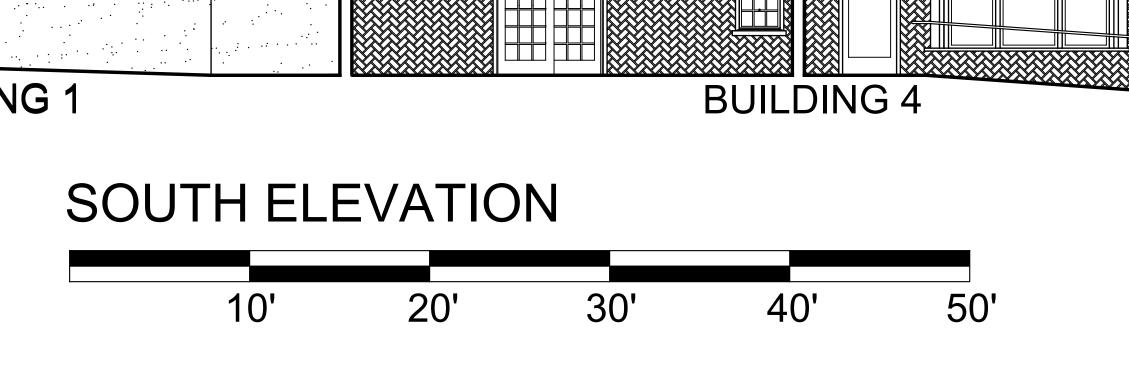


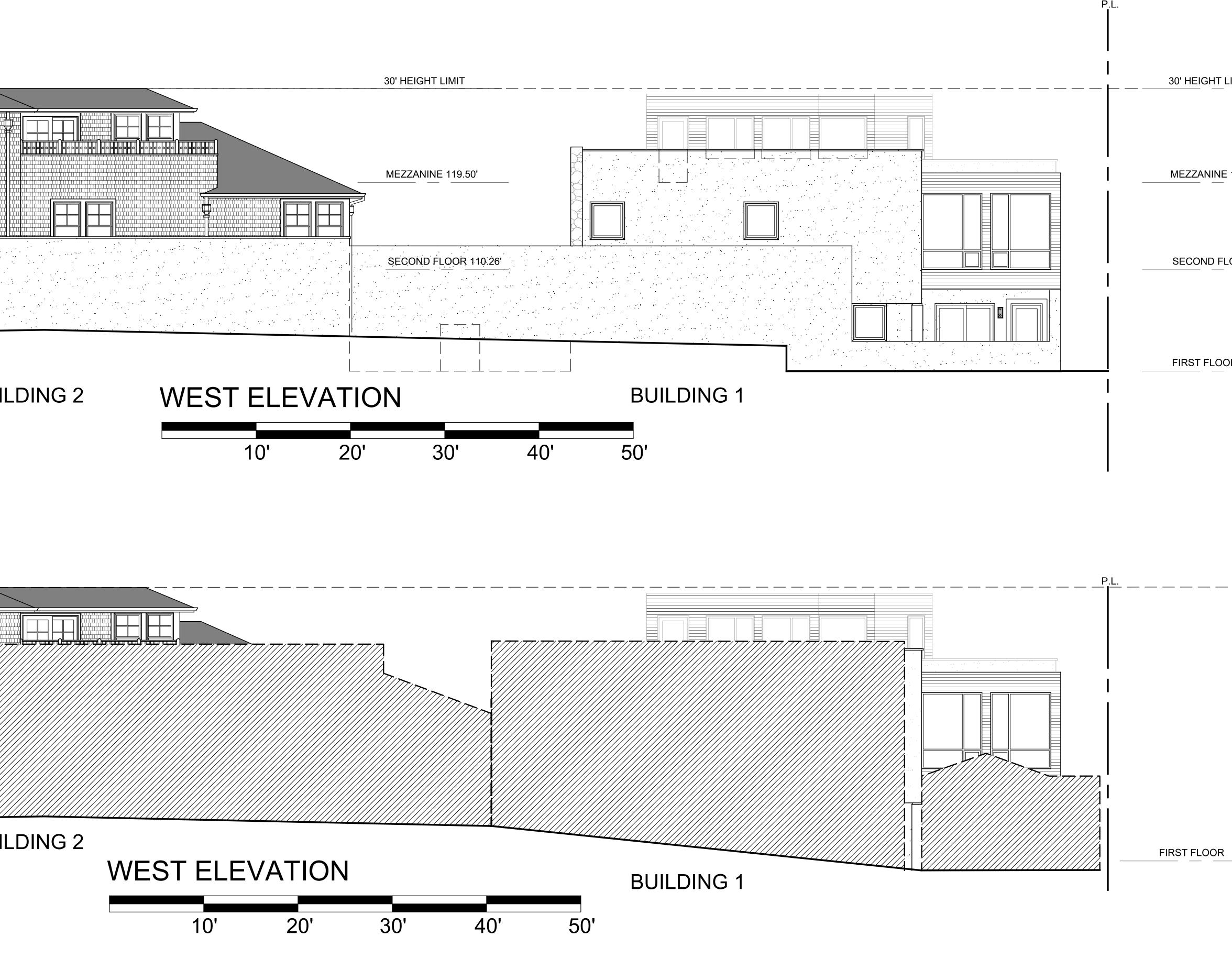


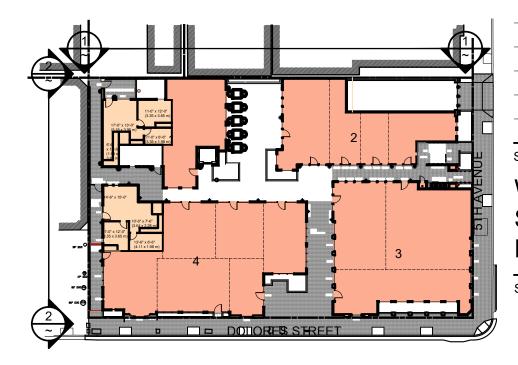












ELEVATION KEY PLAN

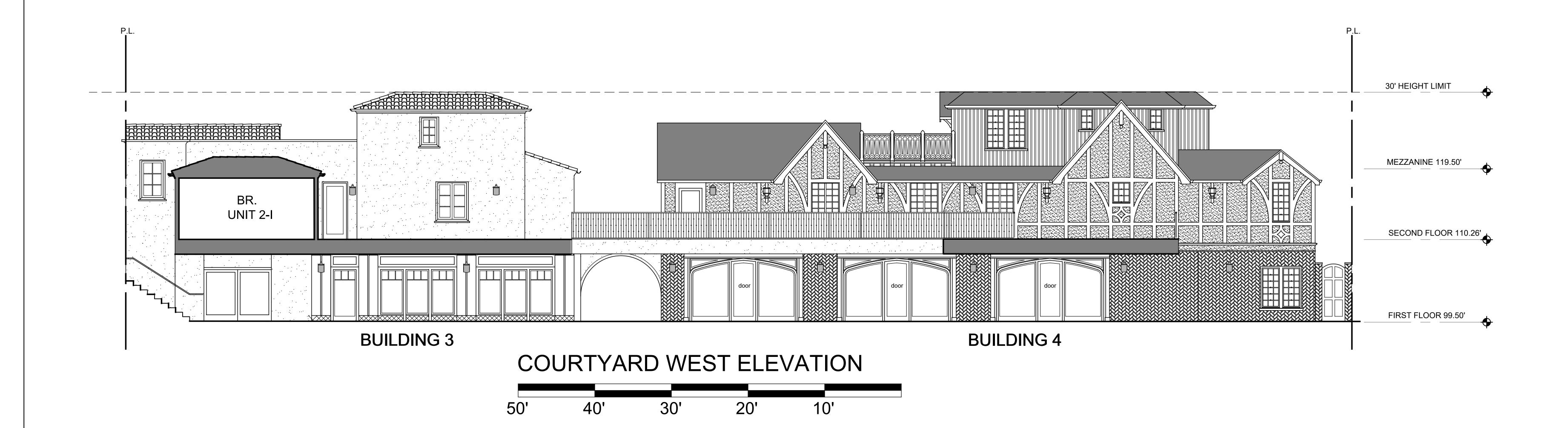


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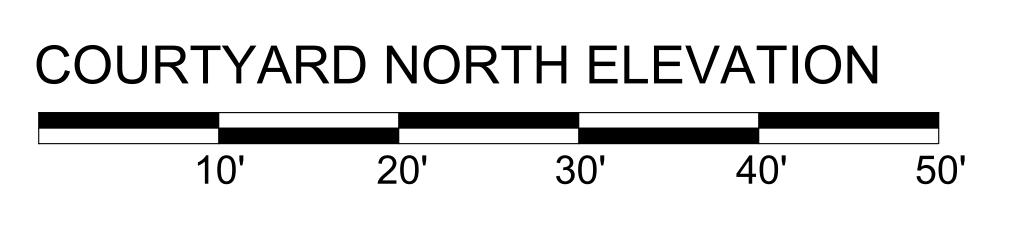
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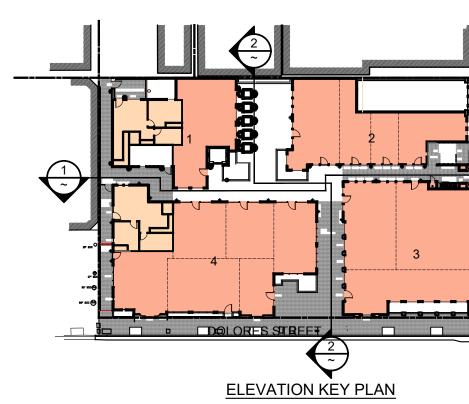
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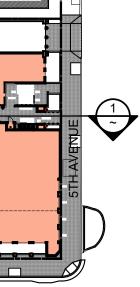




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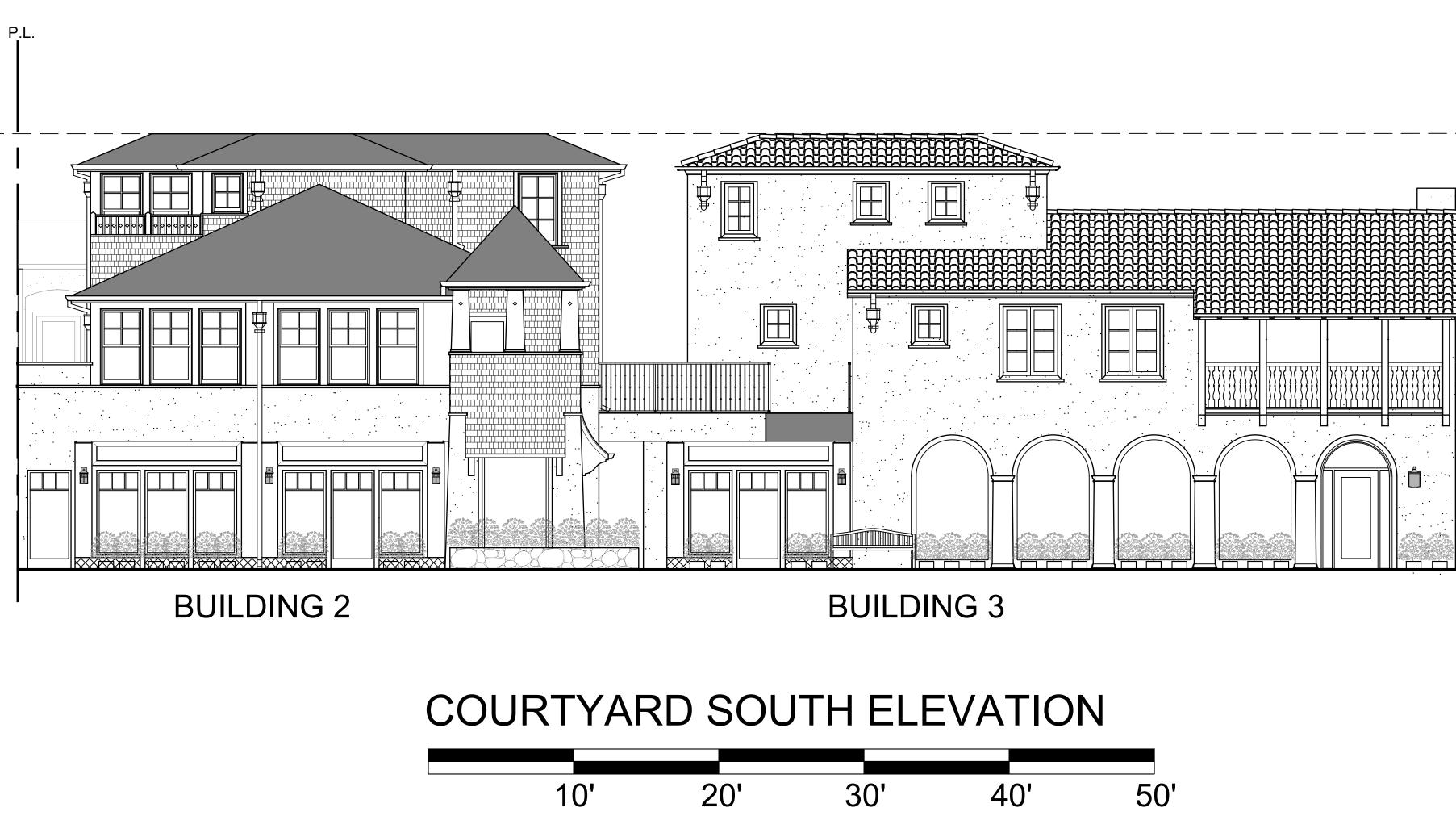
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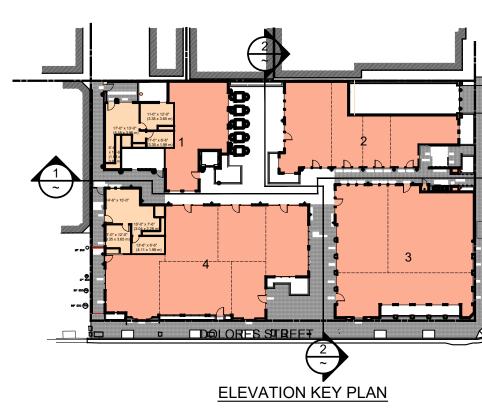


**BUILDING 1** 





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



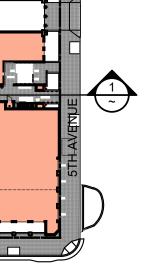


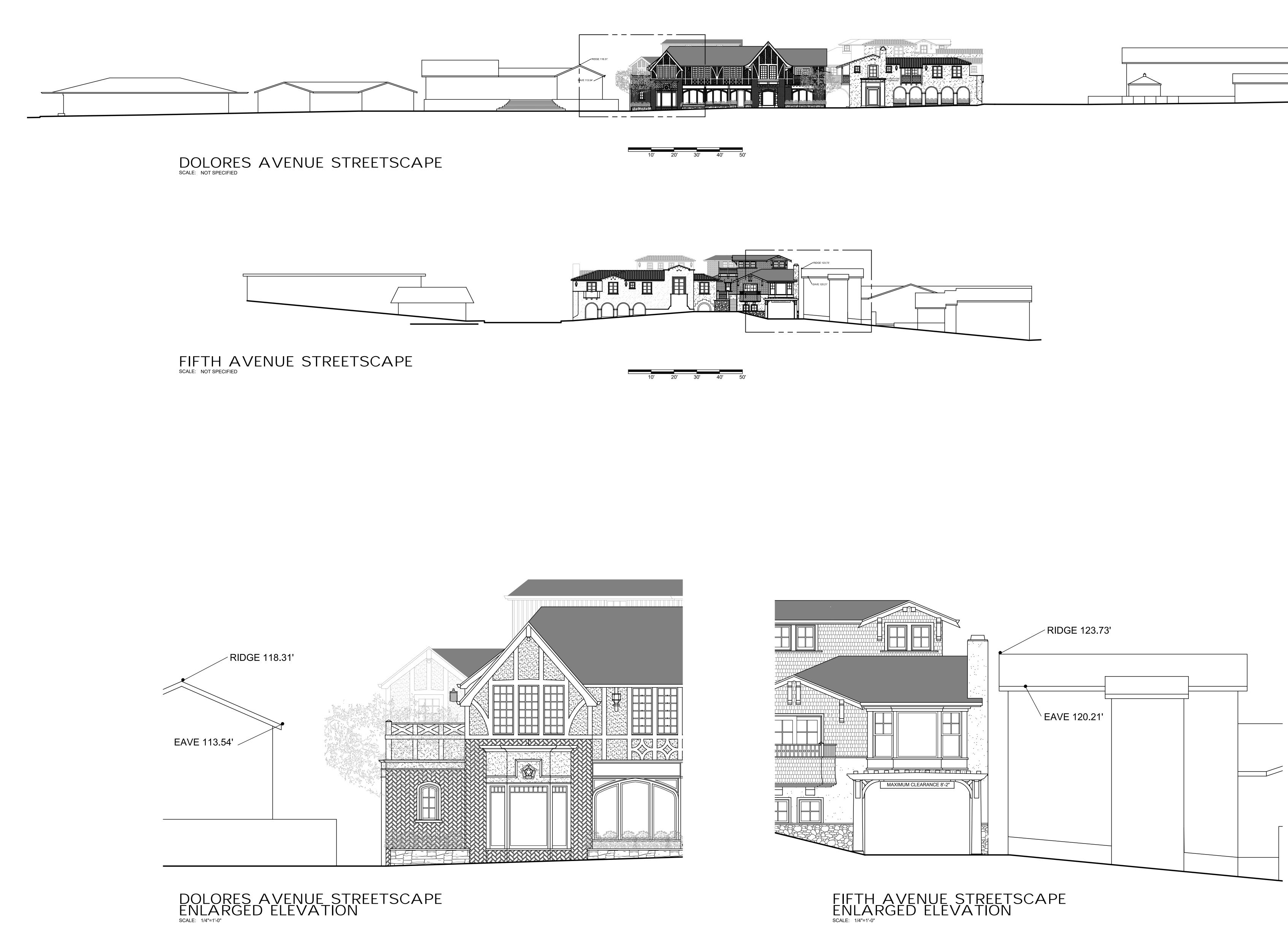
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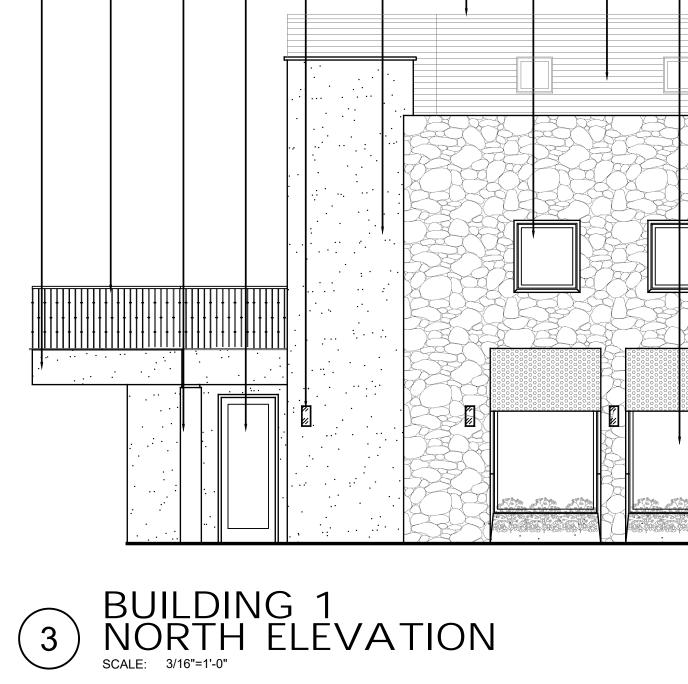
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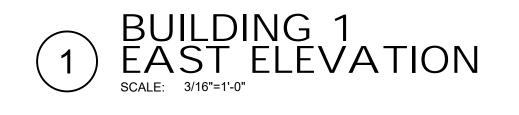


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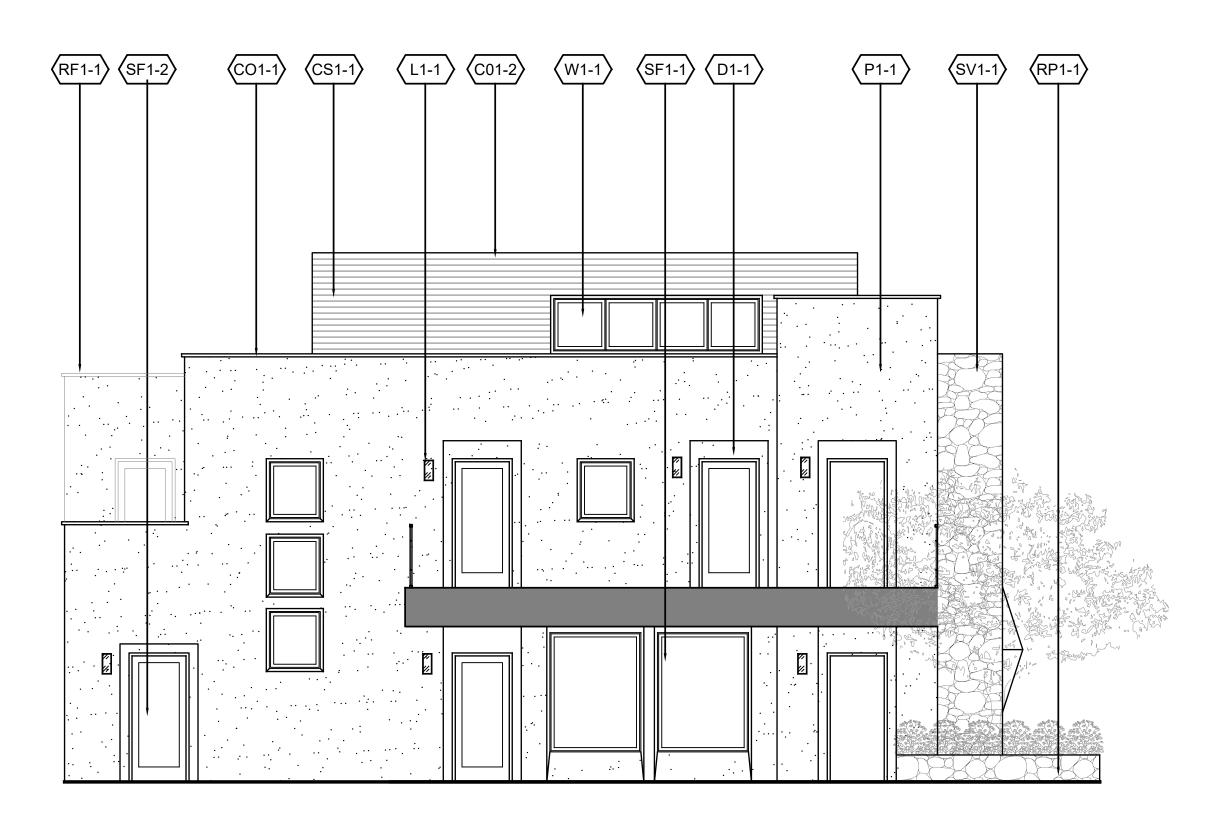
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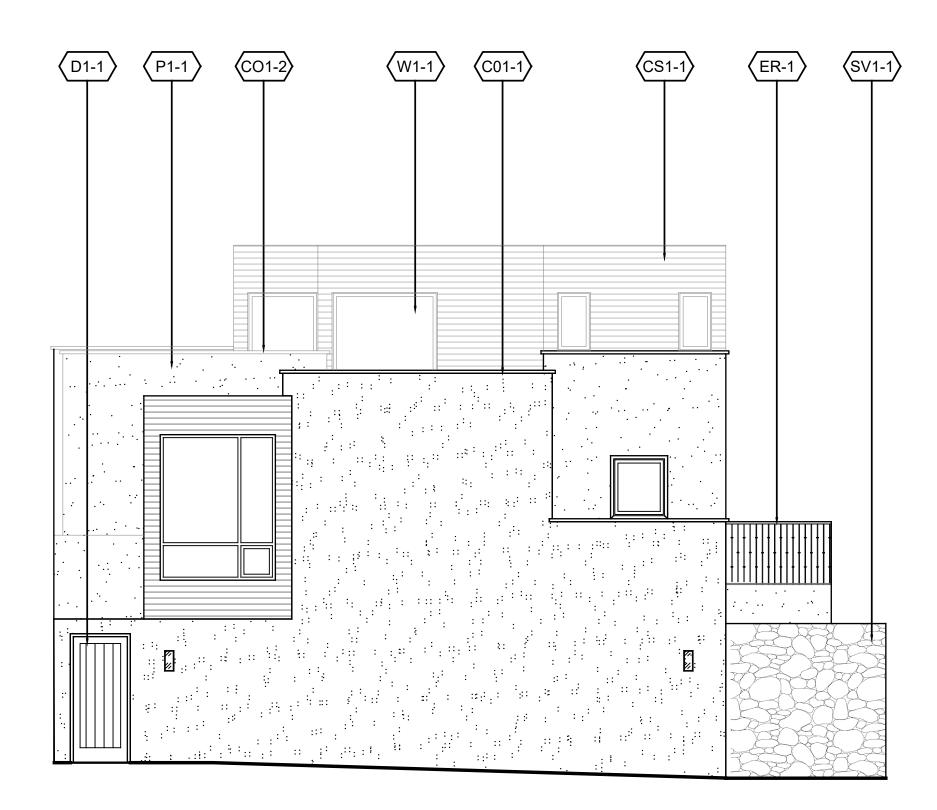




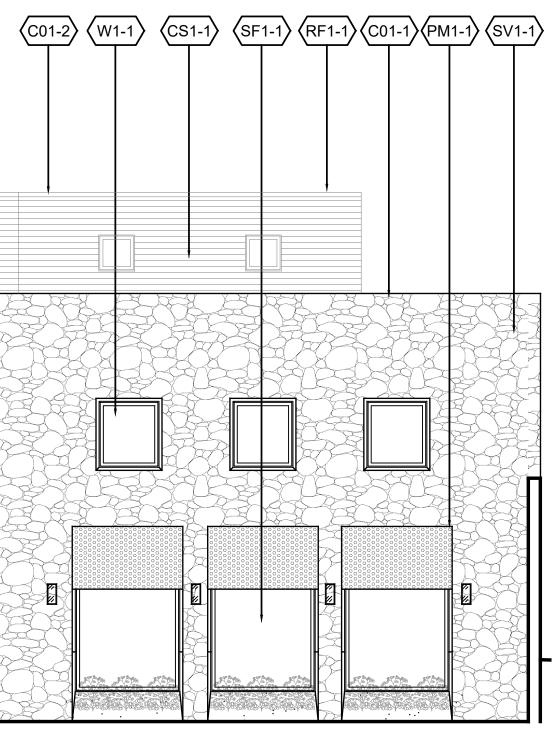


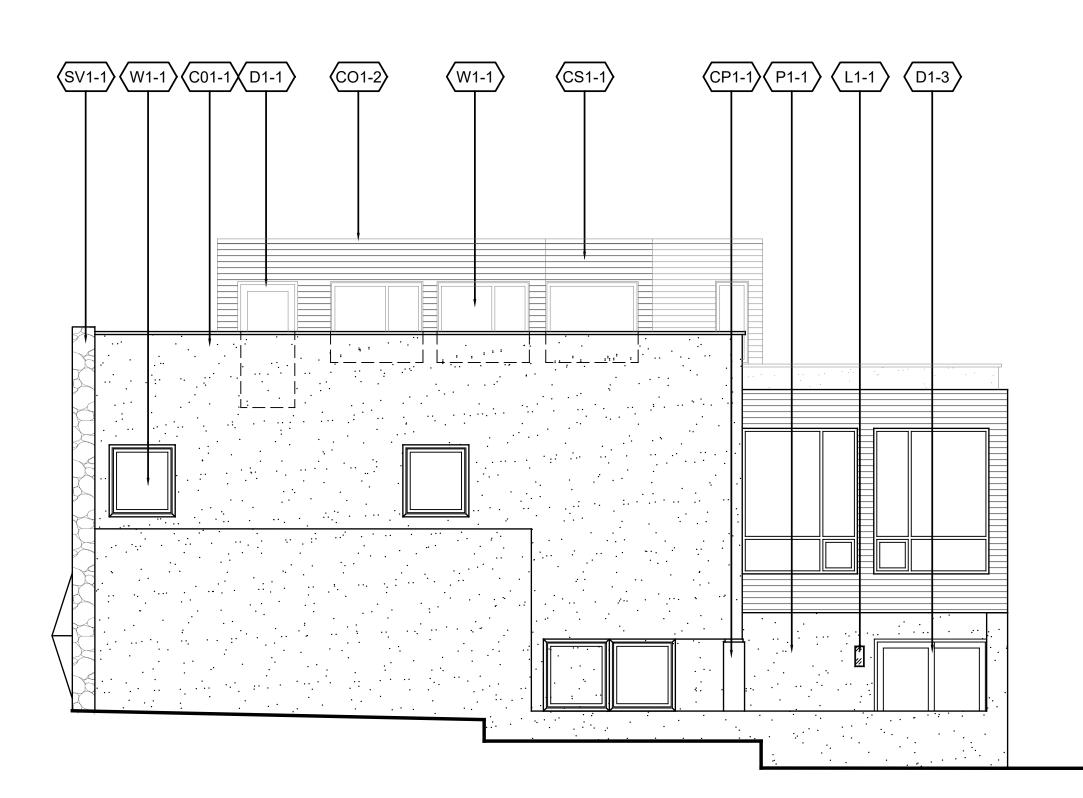
P1-1 (ER-1) (CP1-1) (SF1-2) (L1-1) (D1-1)





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











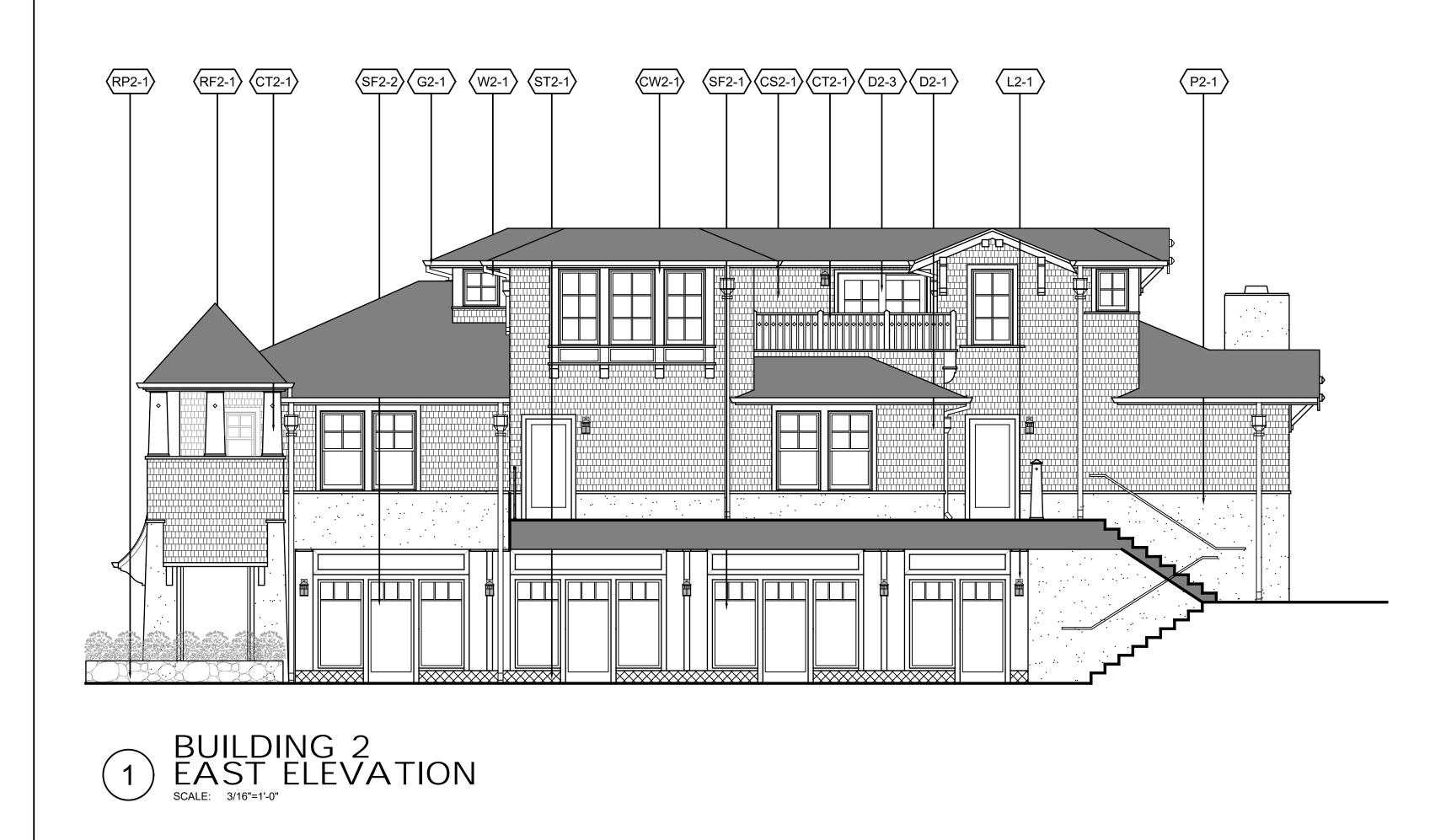
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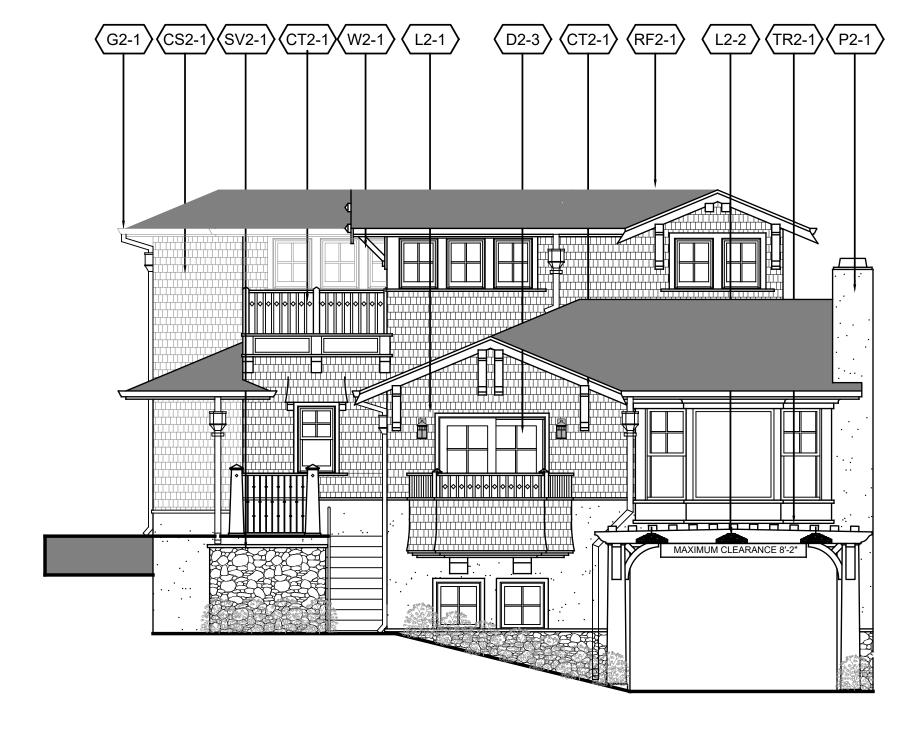
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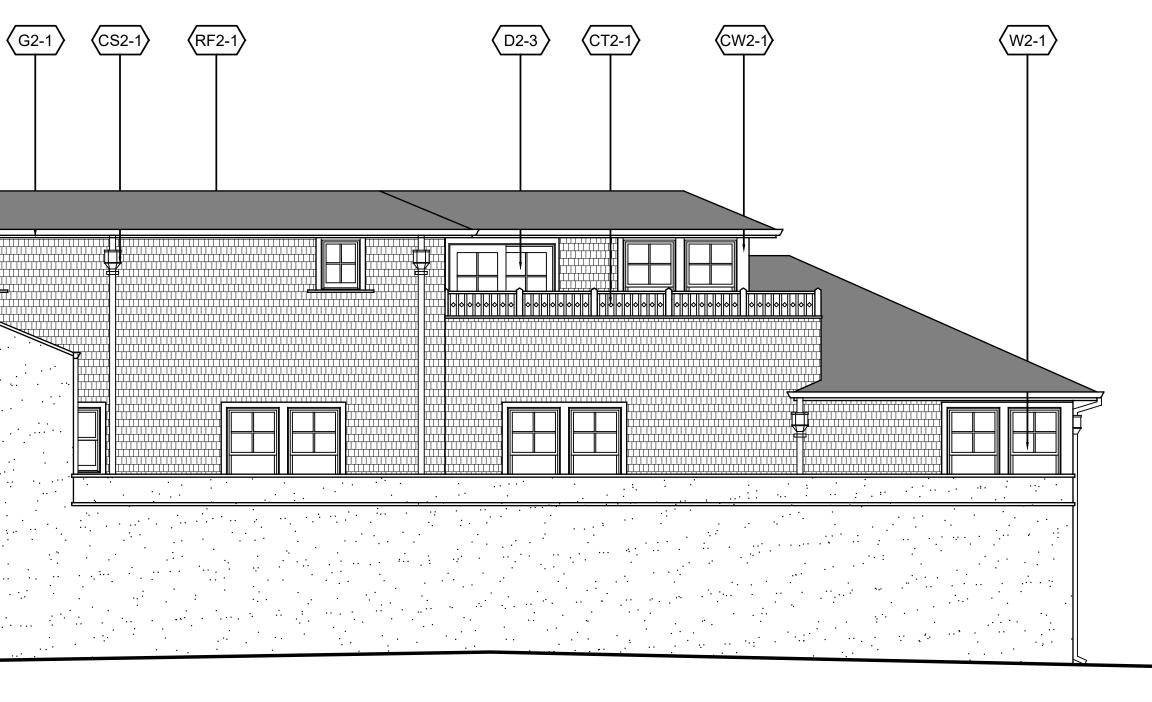
3 BUILDING 2 NORTH ELEVATION SCALE: 3/16"=1'-0"



 W21) (21) (52) (F21)

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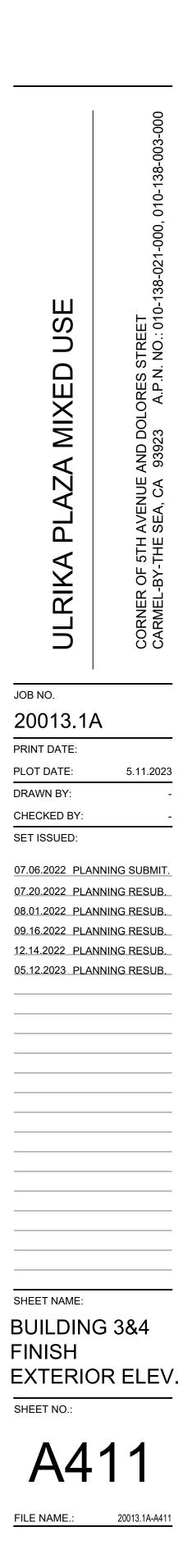




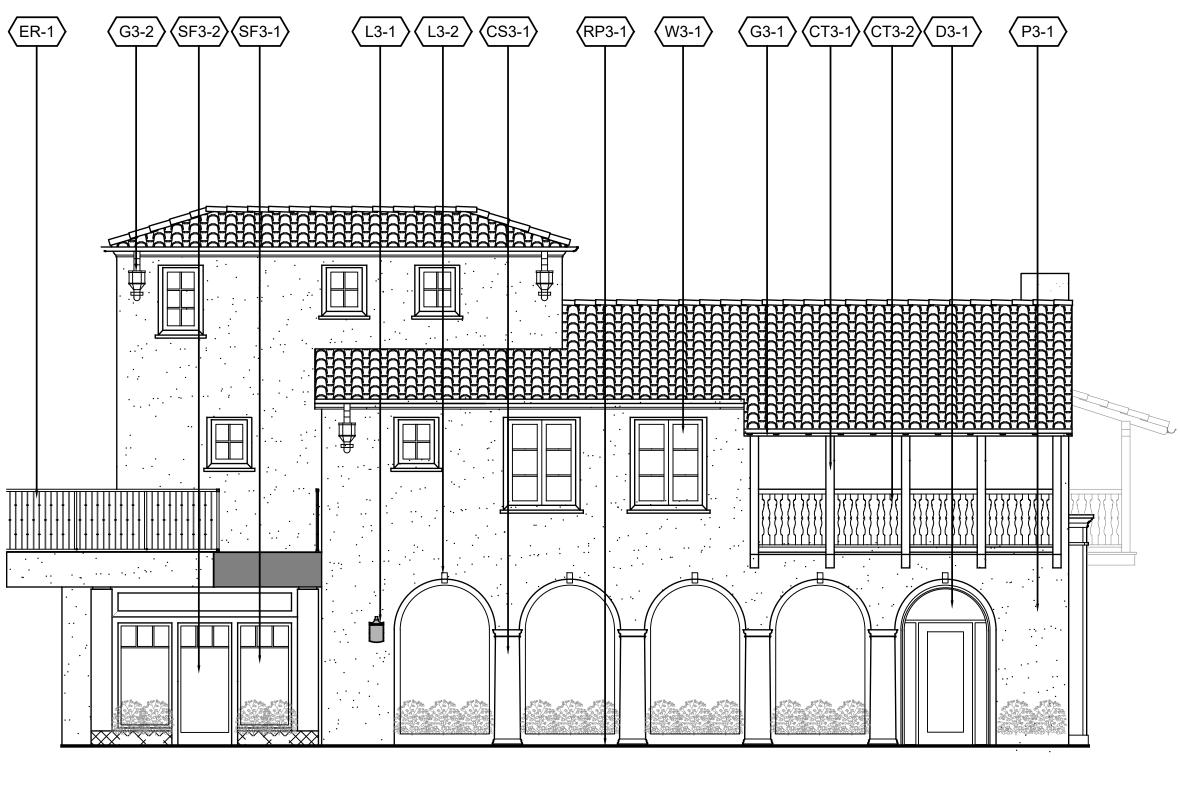
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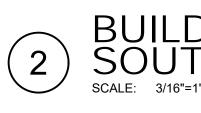
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BUILDING 3 SOUTH ELEVATION SCALE: 3/16"=1'-0"

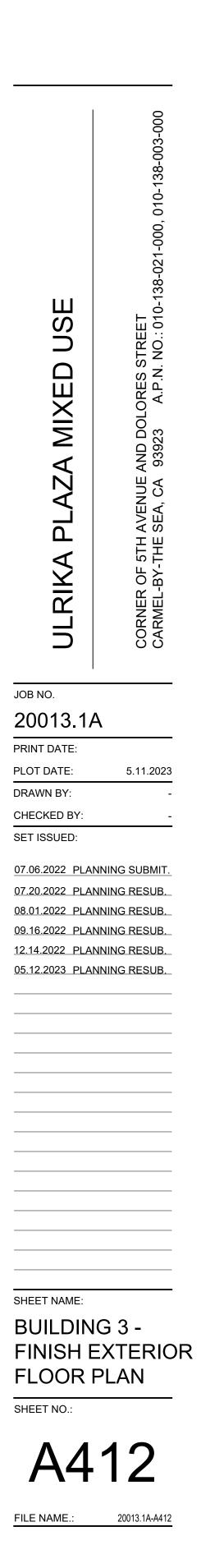
BUILDING 3 WEST ELEVATION SCALE: 3/16"=1'-0"



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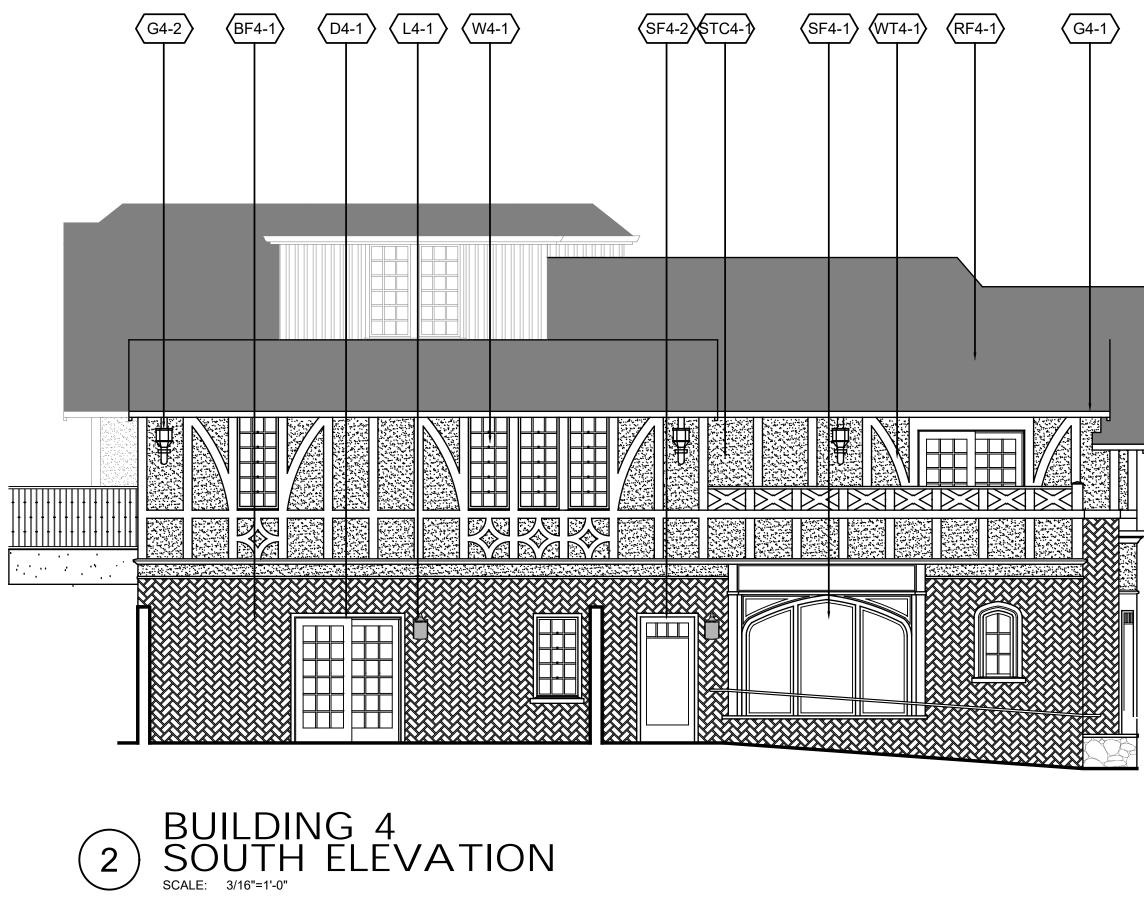
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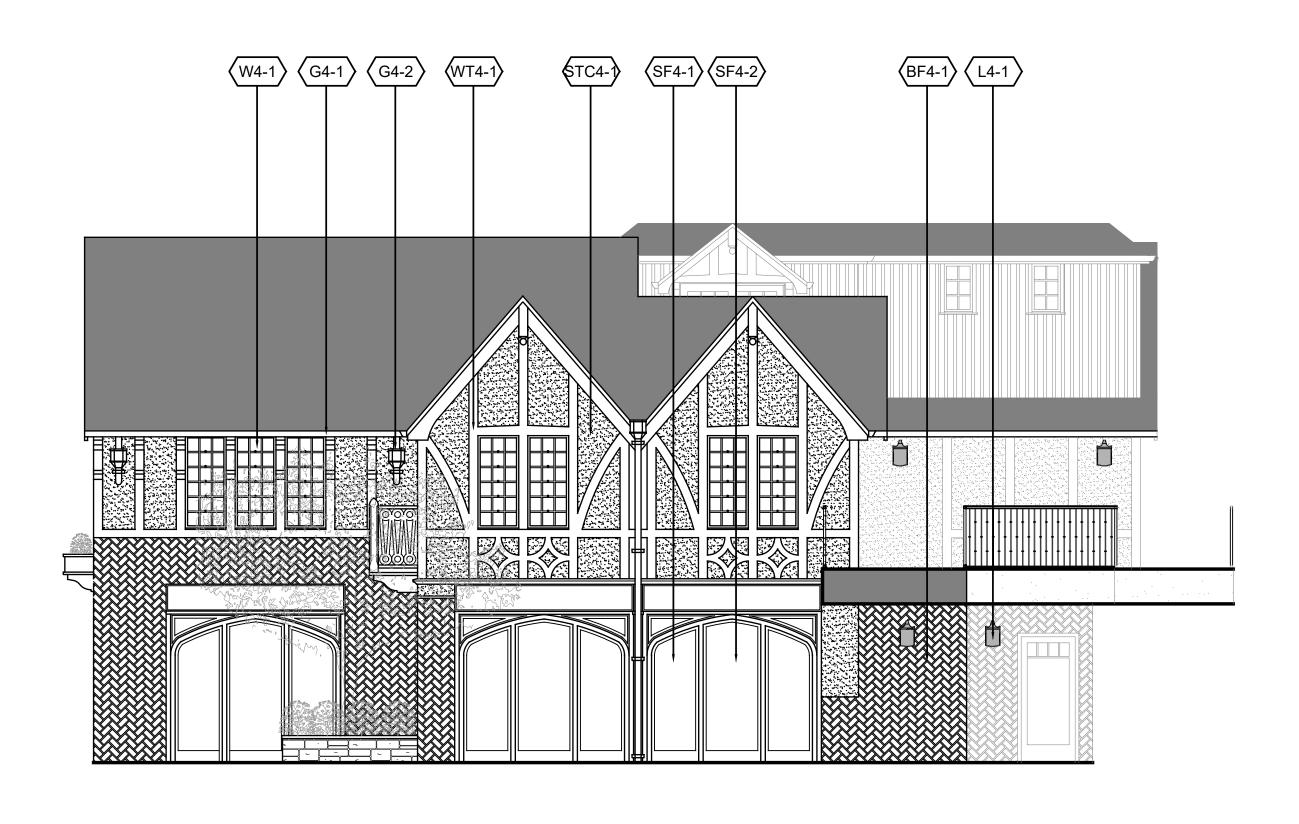
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3 BUILDING 4 NORTH ELEVATION SCALE: 3/16"=1'-0"







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

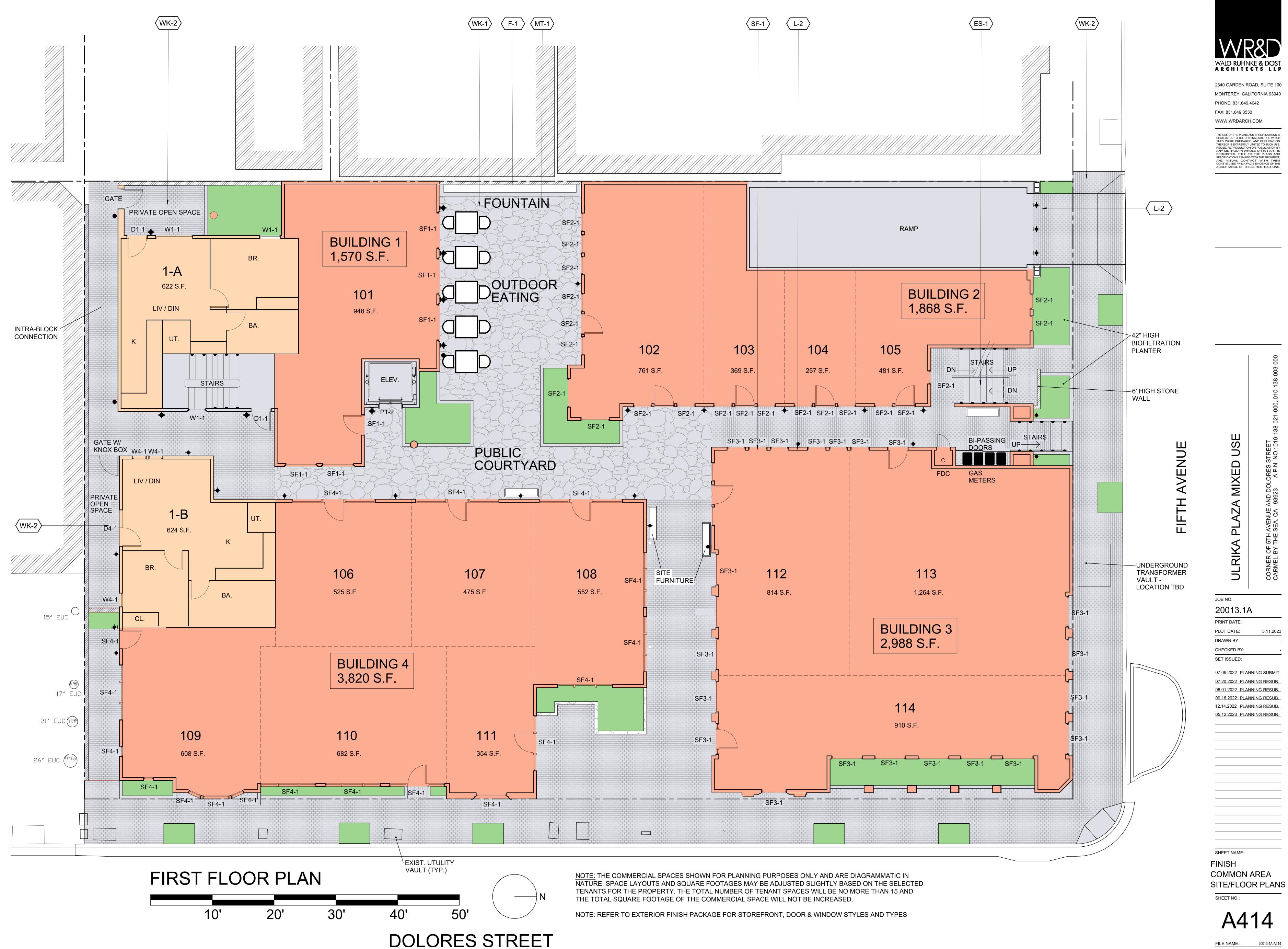


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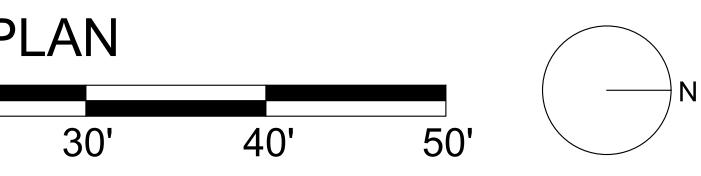
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SECOND FLOOR PLAN 10' 20' 30'





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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	<b>Н</b> 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	<b></b>	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 <sub>нс</sub>	LETTER INDICATES DUPLEX HALF
DRC	DIMMER ROOM CONTROLLER	п Ф <sup>с</sup>	CONTROLLED RECEPTACLE *
PC	PLUG LOAD CONTROLLER	Ψ	LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE <b>*</b>
RC	ROOM LIGHTING CONTROLLER	•	FLOOR MOUNTED DUPLEX RECEPT
LCP	LIGHTING CONTROL PANEL		FLOOR MOUNTED BOX
	DIGITAL DAYLIGHT SENSOR	<b>P</b>	POWER OUTLET - SEE PLANS FOR
\$	SINGLE POLE SWITCH **		POWER POLE
<b>\$</b> a	SINGLE POLE SWITCH, <del>**</del> a = CIRCUIT CONTROLLED	$\nabla$	WALL TELEPHONE OUTLET **
<b>\$</b> 3	THREE WAY SWITCH**	<b>T</b> [#]	VOICE/DATA WALL OUTLET *
↓ 3 \$ 4	FOUR WAY SWITCH**	<b>T</b> [#]	VOICE/DATA OUTLET MOUNTED AB COUNTER - FIELD VERIFY HEIGHT
<b>;</b> \$м	MANUAL MOTOR STARTER	<b>\T</b> <sup>[#]</sup>	SURFACE MOUNTED VOICE/DATA V
<b>\$</b> 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
<b>\$</b> <sub>M#</sub>	DIGITAL MULTI SCENE LIGHTING SWITCH <b>**</b>	$^{[\#]}$	VOICE/DATA OUTLET - FLOOR MOU
<b>\$</b> s	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **	$\mathbf{\nabla}$	TV OUTLET *
\$	WALL OCCUPANCY SENSOR **	<b>(</b> <sup>#</sup> ]	VOICE/DATA OUTLET - CEILING MOU
<b>▲</b> 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 <b>*</b> 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
	<b>●</b> – +	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 <b>*</b>		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
「 <b>*</b> *	—— E ——	CONDUIT EMERGENCY SYSTEM	FLUOR (F)	FUTURE		NO. NOM	NUMBER NOMINAL		
T <b>*</b>	— 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 <del>X</del>		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) -	<b>F</b>	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.

 $\langle 3 \rangle$ 

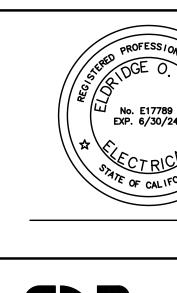
- 13. CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.
- STANDARDS:
- 1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- 5. 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 <sup>2</sup> )	7526
02	Climate Zone	3		04	Total Illuminated Hardscape Area (ft <sup>2</sup> )	/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 <sup>1</sup>	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.	
<sup>1</sup> 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	
<sup>4</sup> 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 <sup>1</sup>	# of Locations	Allowance per Location <sup>2</sup>	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

<sup>1</sup> FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities. <sup>2</sup> 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. <sup>3</sup> 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

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Schema Version: rev 20220101

CALIFORNIA ENERGY COMMISSION
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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	

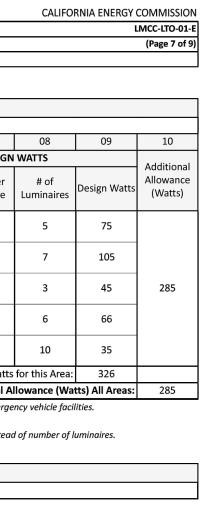
CALIFORNIA ENERGY COMMISSION

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

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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.		
						,				<b>,</b>				
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<sup>1,2</sup>

160.5(a)1

LED

<sup>1</sup>FOOTNOTE: 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 Downlights<sup>3</sup> 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

<sup>2</sup> Authority having jurisdiction may ask for cutsheets or other documentation to confirm of	compliance of light source.	
<sup>3</sup> 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
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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

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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

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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 

<sup>1</sup>FOOTNOTES: 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 <sup>1, 2</sup> determined	Luminaires <sup>2</sup>	Status <sup>3</sup>	170.2(e)6A	Design Watts	130.2(b) / 160.5(c)1 <sup>4</sup>	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)

<sup>1</sup>FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b) <sup>2</sup> 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. <sup>3</sup> 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

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CALIFORNIA ENERGY COMMISSION

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	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 <sup>2</sup> )	Table L Ice (AWA) N/ft <sup>2</sup> ) 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

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101

Generated Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220101

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CALIFORNIA ENERGY COMMISSION

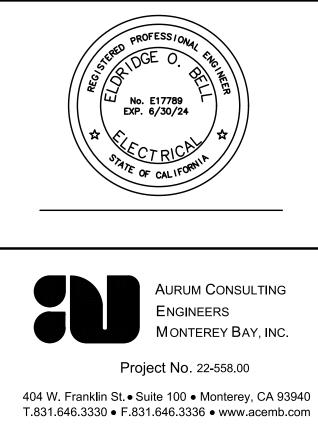
Documentation Software: Energy Code Ace

Compliance ID: 103332-0523-0009

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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)
<ol> <li>The energy features and performance specifications, materials, components, and of Title 24, Part 1 and Part 6 of the California Code of Regulations.</li> </ol>	manufactured devices for the building design or system design identified on this Certificate of	f Compliance conform to the requirements
<ol> <li>The building design features or system design features identified on this Certificat plans and specifications submitted to the enforcement agency for approval with t</li> </ol>	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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ENGINEERS MONTEREY BAY, INC.

Project No. 22-558.00 404 W. Franklin St. 

Suite 100 

Monterey, CA 93940

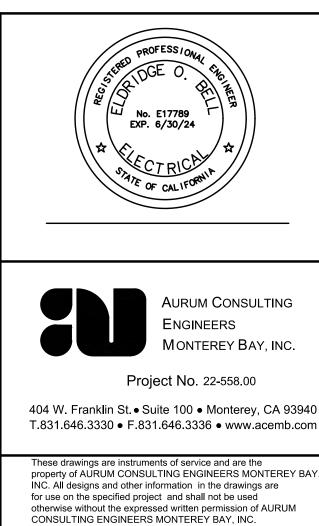
These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

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"



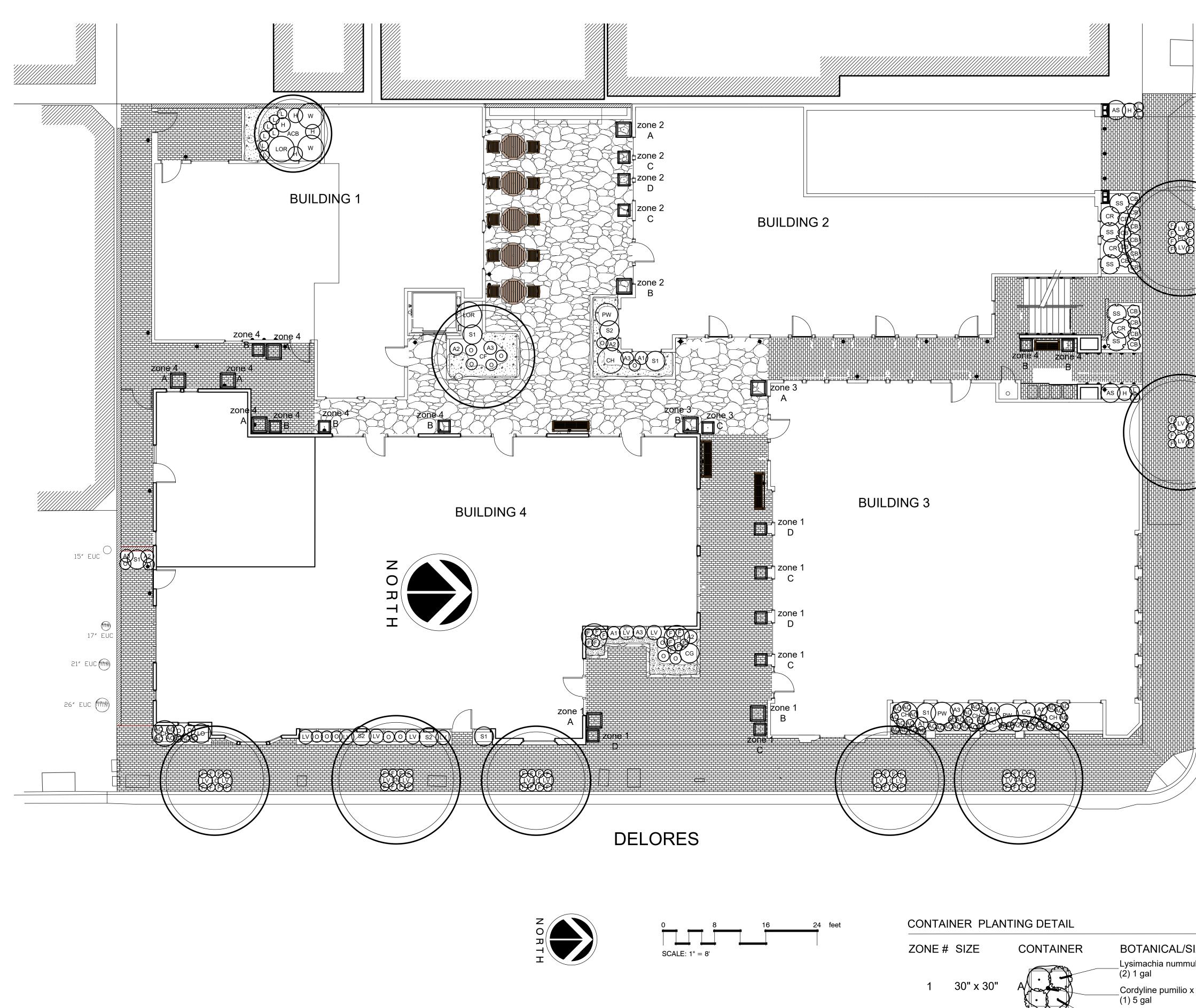
2340 GARDEN ROAD, SUITE 100 MONTEREY, CALIFORNIA 9394 PHONE: 831.649.464

FAX: 831.649.3530 WW WRDARCH CO

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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	<ul> <li>(1) 5 gal</li> <li>Camellia x 'Koto-no-kaori'</li> <li>(2) 1 gal</li> <li>Campanula portenschlagiana 'Birch'</li> <li>(3) 1 gal</li> <li>Dianella tasmanica 'Variegata'</li> <li>(1) 5 gal</li> </ul>	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"		<ul> <li>(1) 5 gal</li> <li>Loropetalum chinense 'Purple Pixie'</li> <li>(1) 5 gal</li> <li>Sutera cordata</li> <li>(4) 1 gal</li> </ul>	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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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

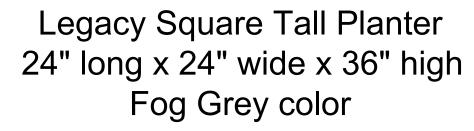
24X20 30X24 36X30 42X34 Clear

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

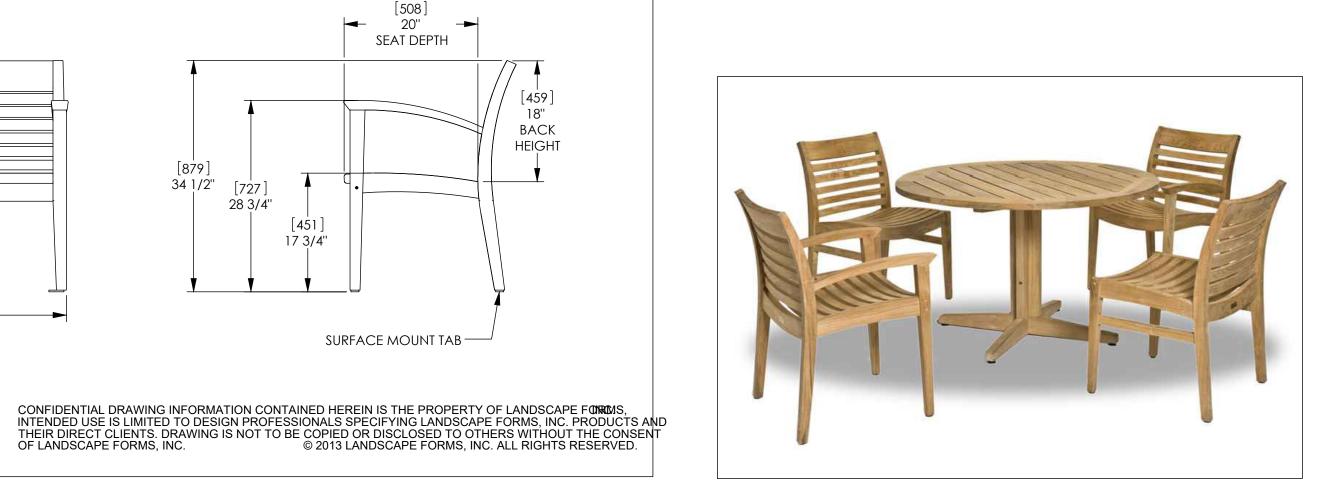
Wellspring

Material / Colors

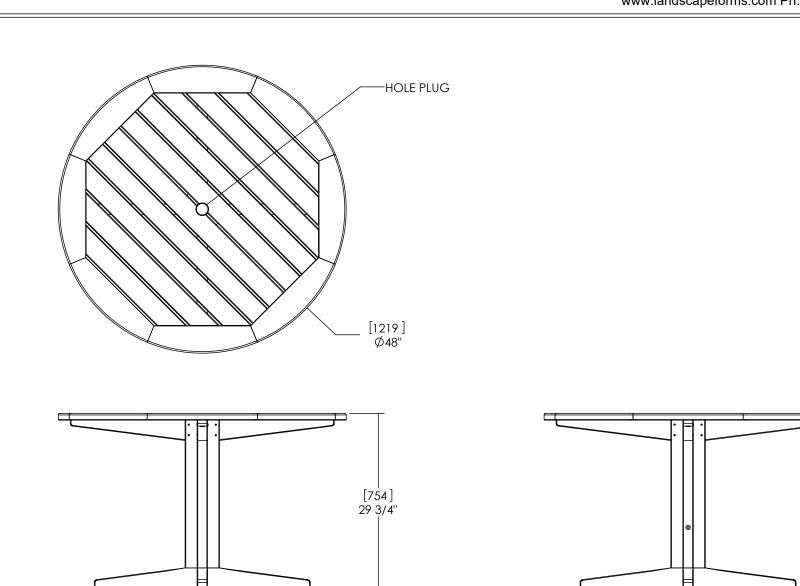
landscapeform

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

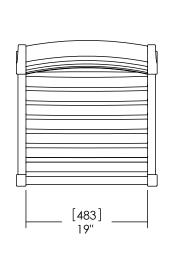


#### Date: 5/4/2010 www.landscapeforms.com Ph: 800.521.2546



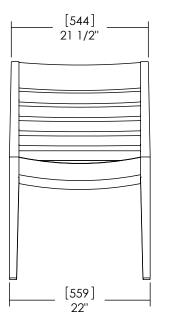
Wellspring® Chair, No Arms Product Drawing

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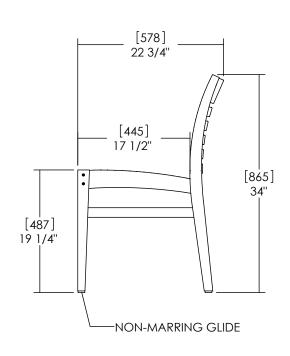


Drawing: WP568-01 Dimensions are in inches [mm]

[914]

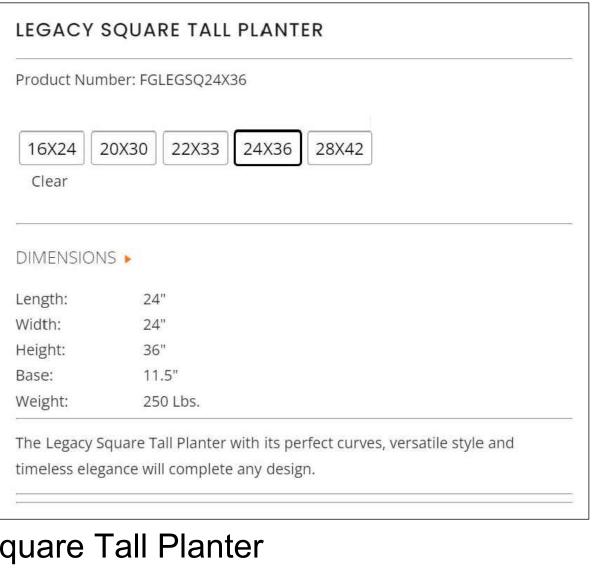


Drawing: WP569-01 Dimensions are in inches [mm]



ADJUSTABLE GLIDE ------

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## STREET TREES

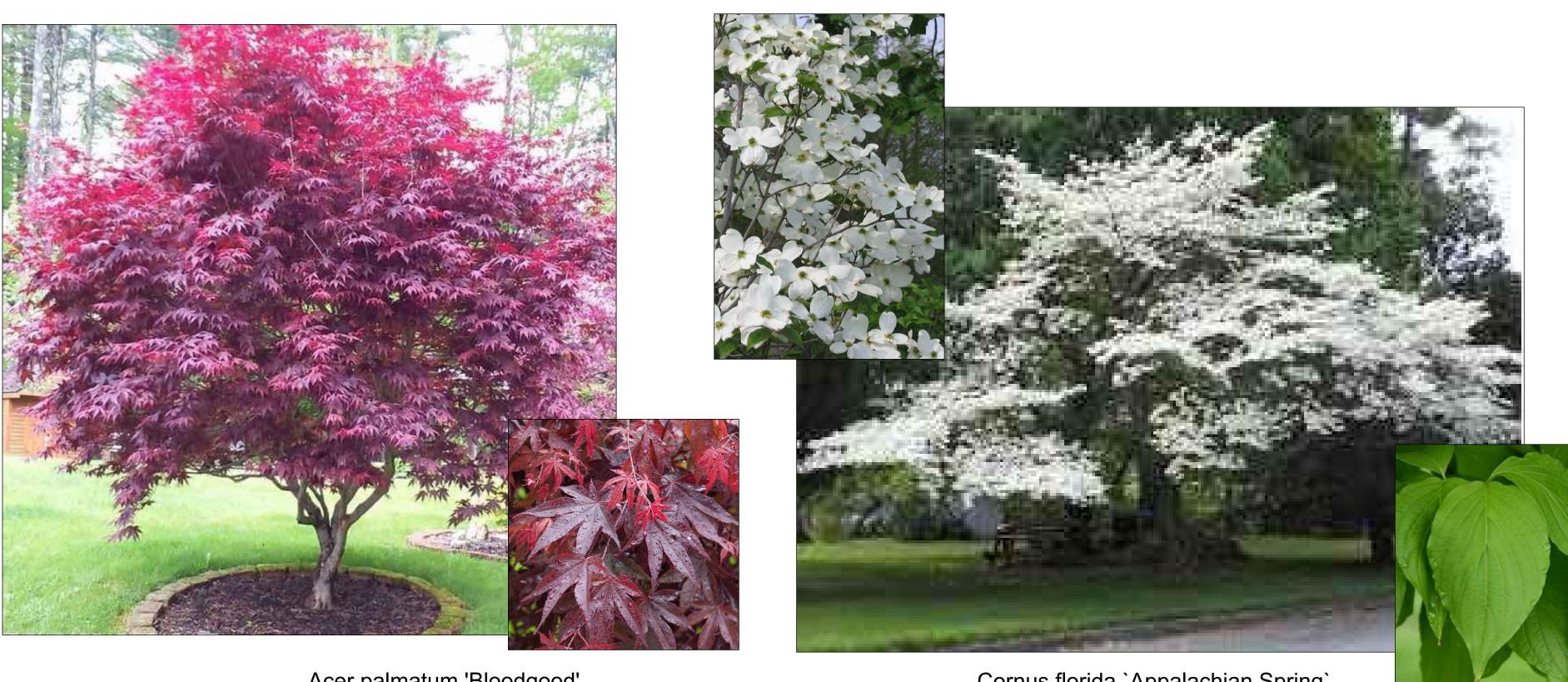


Cupressus macrocarpa Monterey Cypress









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



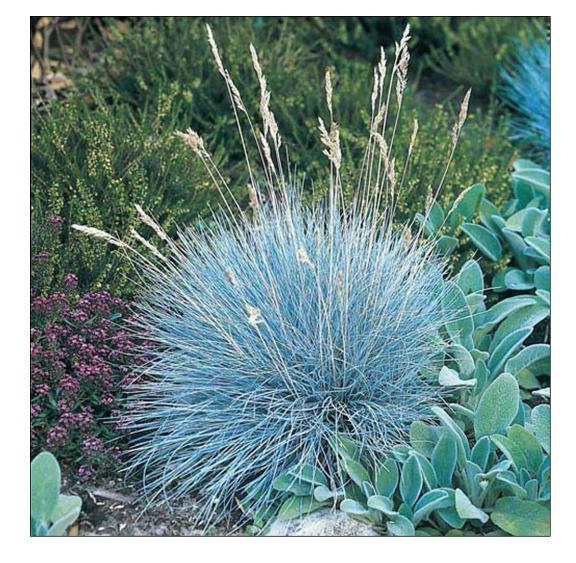
Alstromeria x 'Inca Sundance' Inca Sundance Peruvian Lily





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



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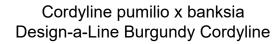
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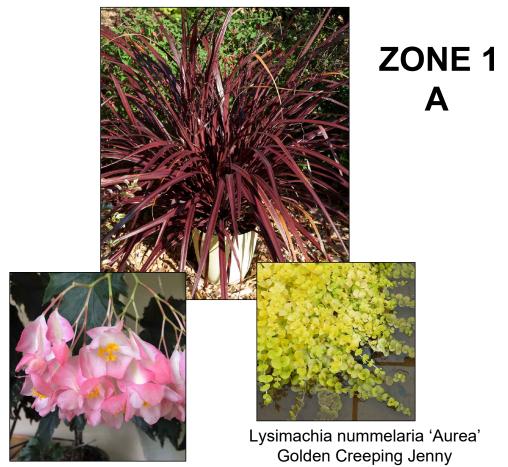
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USE STRE N. NO.: MIXED S A.P. AND 9392 AZA COF 5TH AVENUE / -BY-THE SEA, CA Ч ULRIKA ۲. JOB NO. 20013.1A PRINT DATE: PLOT DATE: 5.11.2023 DRAWN BY: CHECKED BY: SET ISSUED: 07.06.2022 PLANNING SUBMIT. 07.20.2022 PLANNING RESUB. 08.01.2022 PLANNING RESUB.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





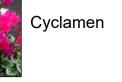
Begonia 'Irene Nuss'

Angel Wing Begonia

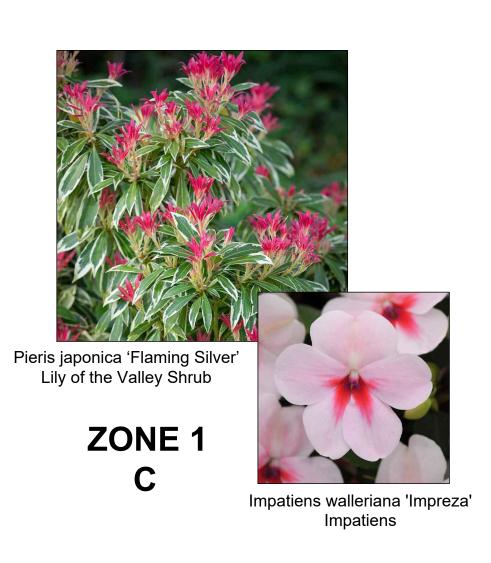


**ANNUALS:** Winter

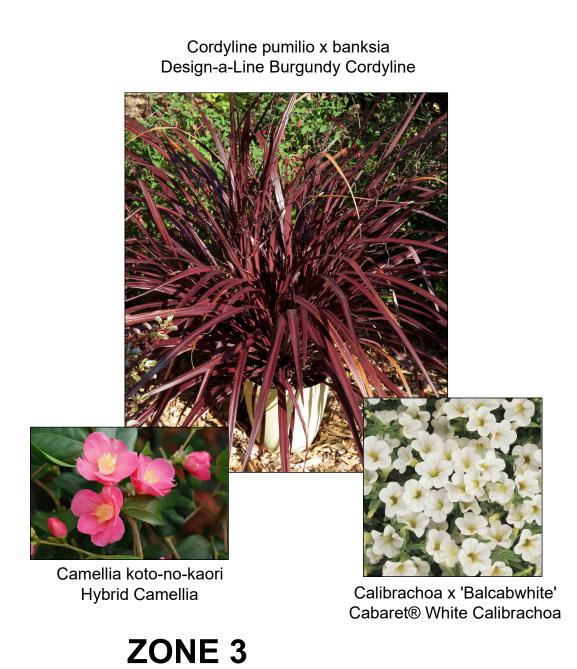








## ZONE 3: MID DAY SUN ONLY



Α

Tasman Flax Lily



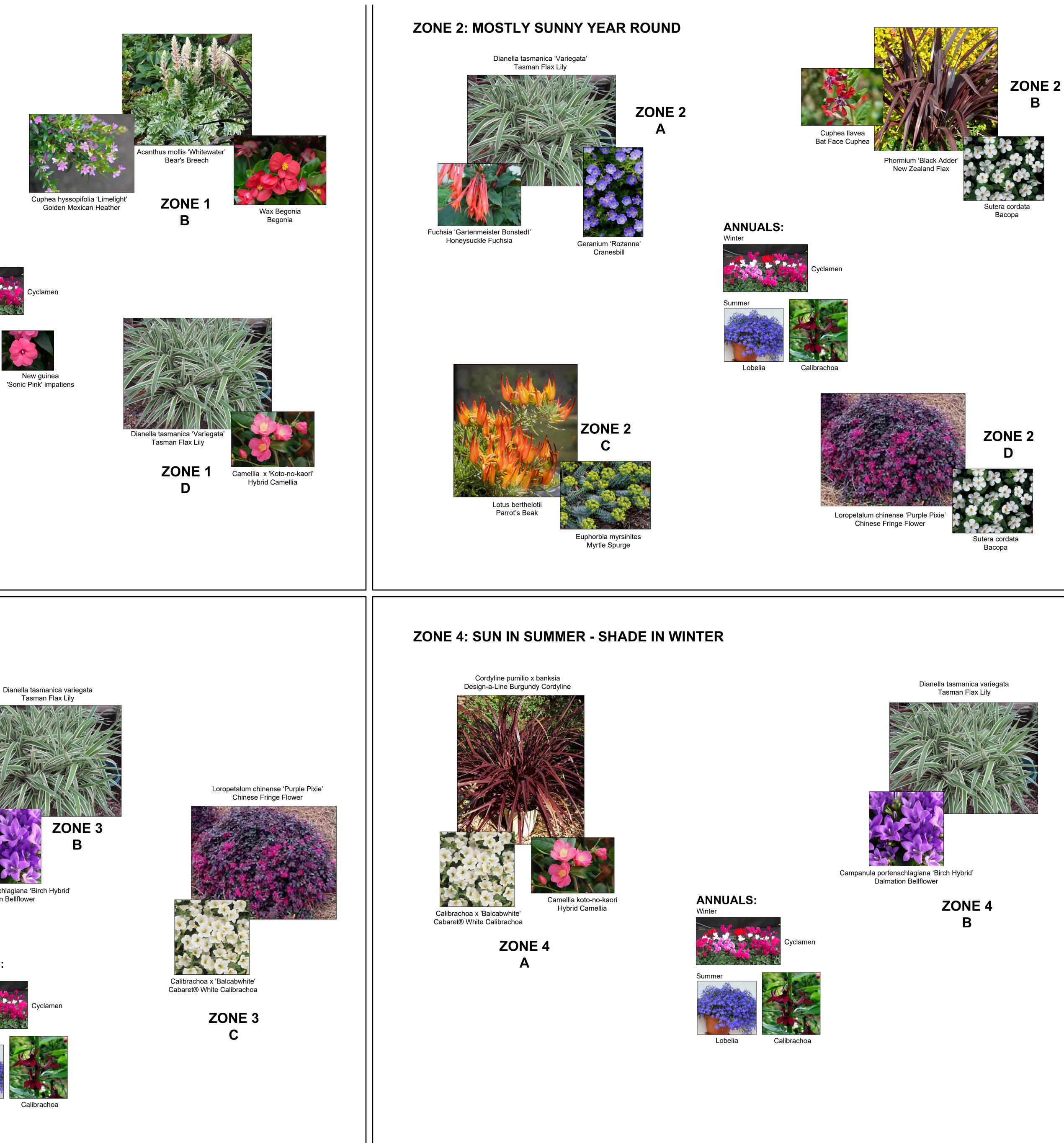
Campanula portenschlagiana 'Birch Hybrid' Dalmation Bellflower





Lobelia

Calibrachoa





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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