

Corner of 5th & Dolores St.
Carmel-By-The-Sea, CA 93921

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDCARCH.COM

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ULRIKA PLAZA MIXED USE

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

[illegible]

T:\Monterey Project\A171 - Ulrika Plaza\SURVEY\A171-Topo.dwg jld Feb 17, 2021 8:45am



ABBREVIATIONS

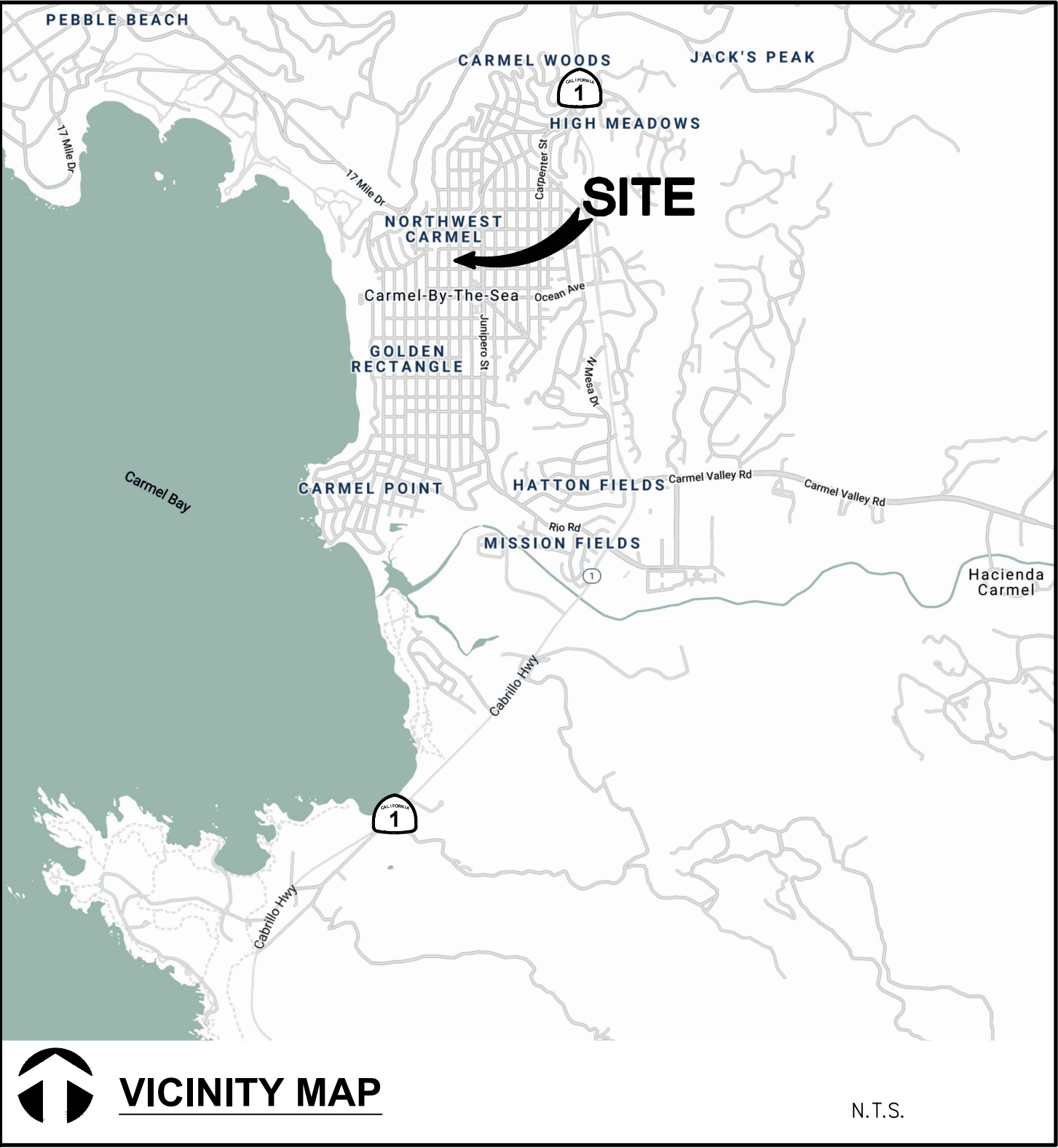
±	PLUS OR MINUS; APPROXIMATE
AC	ASPHALT
BLDG	BUILDING
BM	BENCHMARK
BSW	BACK OF SIDEWALK
CATV	CABLE TV
CHL	CHAIN LINK
CONC	CONCRETE
COMM	COMMUNICATION
CTR	CENTER
DIA	DIAMETER
DW	DRIVEWAY
EL	ELEVATION
ELEC	ELECTRIC
FNC	FENCE
FW	FACE OF WALL
GRT	GRATE
GV	GAS VALVE
HB	HOSE BIB
HV	HIGH VOLTAGE
INV	INVERT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

LEGEND

	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	OLD PROPERTY LINE
	WALL
	SHORING WALL
	REBAR CAGES (UNFINISHED WALL)
	FENCE
	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
	DRIPLINE
	TREE
	SIGN
	HOSEBIB
	WATER VALVE
	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.



Civil Engineering
Land Surveying
4 Hiram Court
Monterey, California
831.469.5252
whitsonengineers.com

UNLICENSED
LAND SURVEYOR
RICHARD P. WEEVER
No. 8007
STATE OF CALIFORNIA

ULRIKA PLAZA

TOPOGRAPHIC SURVEY/AS-BUILT

Carmel, California

APN 010-138-021 & -003

SCALE: 1/8"=1'

DRAWN: JCB

JOB No.: 4171

SHEET 1 OF 2

NOT FOR CONSTRUCTION

3:\monitors\Projects\4171 - Ulrika Plaza\SUBSET\4171-Topo.dwg Job Date: Feb 17, 2021 - 8:44am



Know what's below.
Call before you dig.

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

0 1 2 3 INCHES



Civil Engineering
Land Surveying
44441 Court
Menlo Park, California
831.449.5225
whitsonengineers.com

Whitson
ENGINEERS

REGISTERED LAND SURVEYOR
RICHARD P. WIEBER
No. 8007
STATE OF CALIFORNIA

SUBMITTAL / REVISION	
2/17/2021	

ULRIKA PLAZA

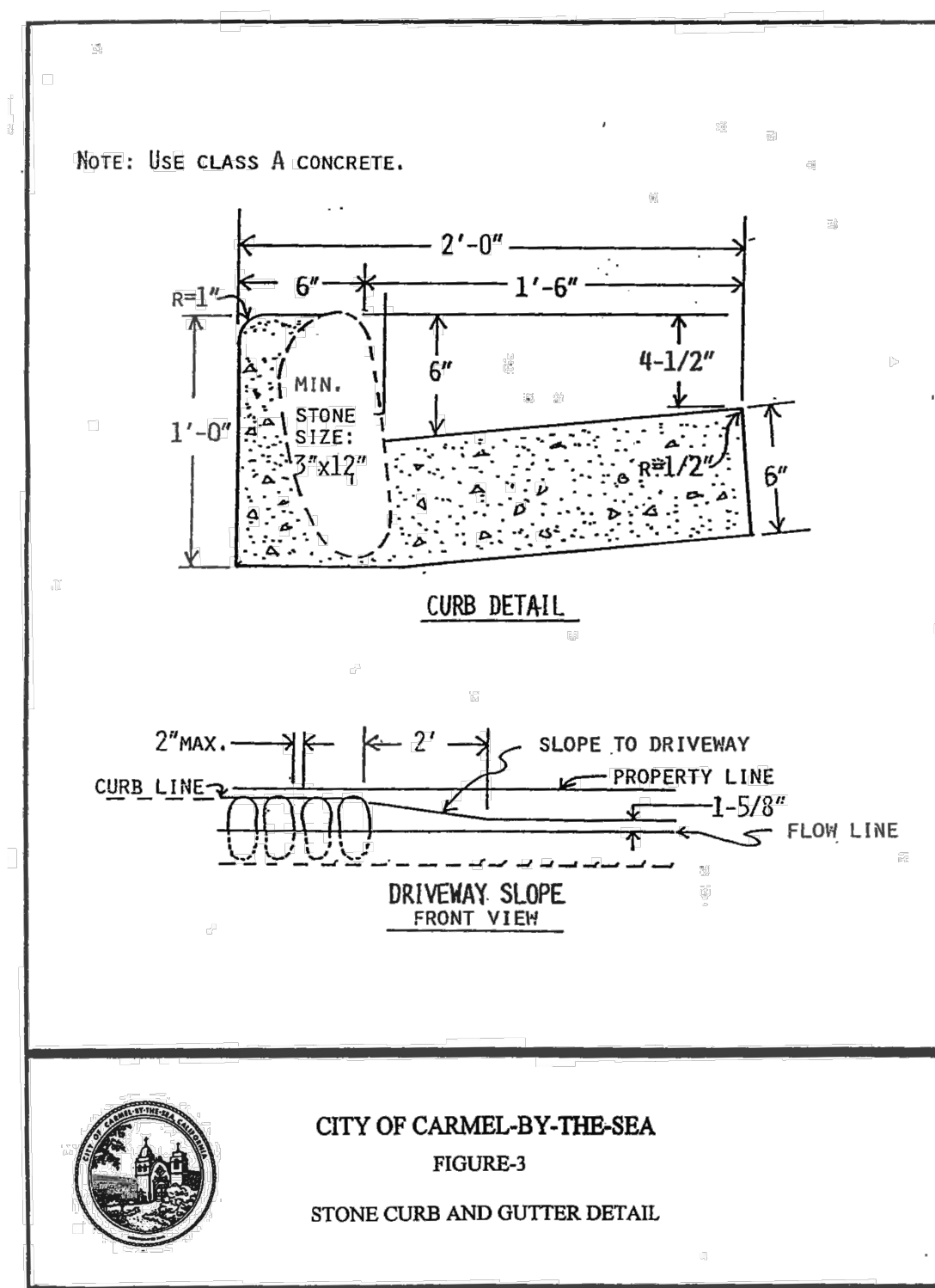
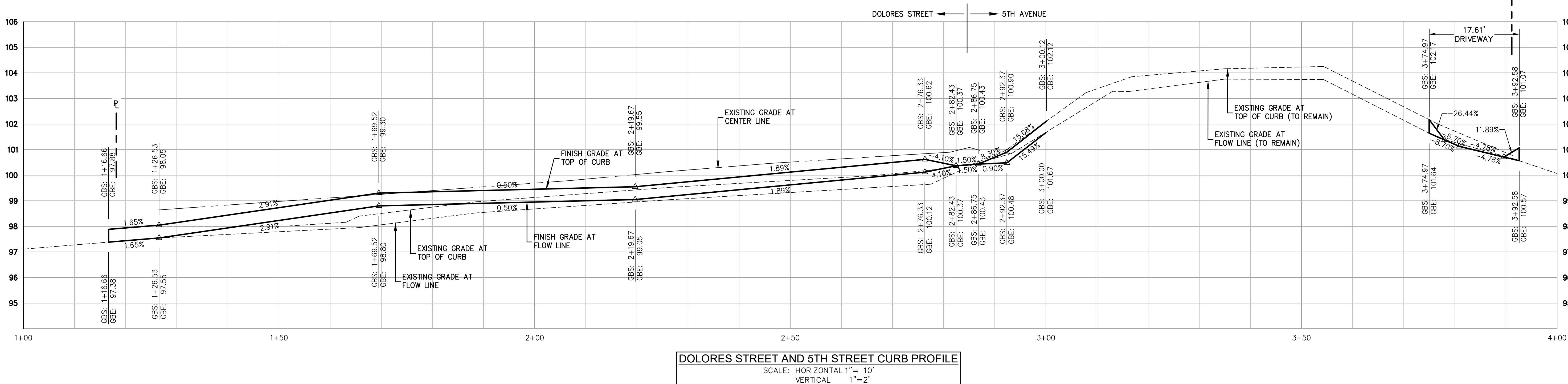
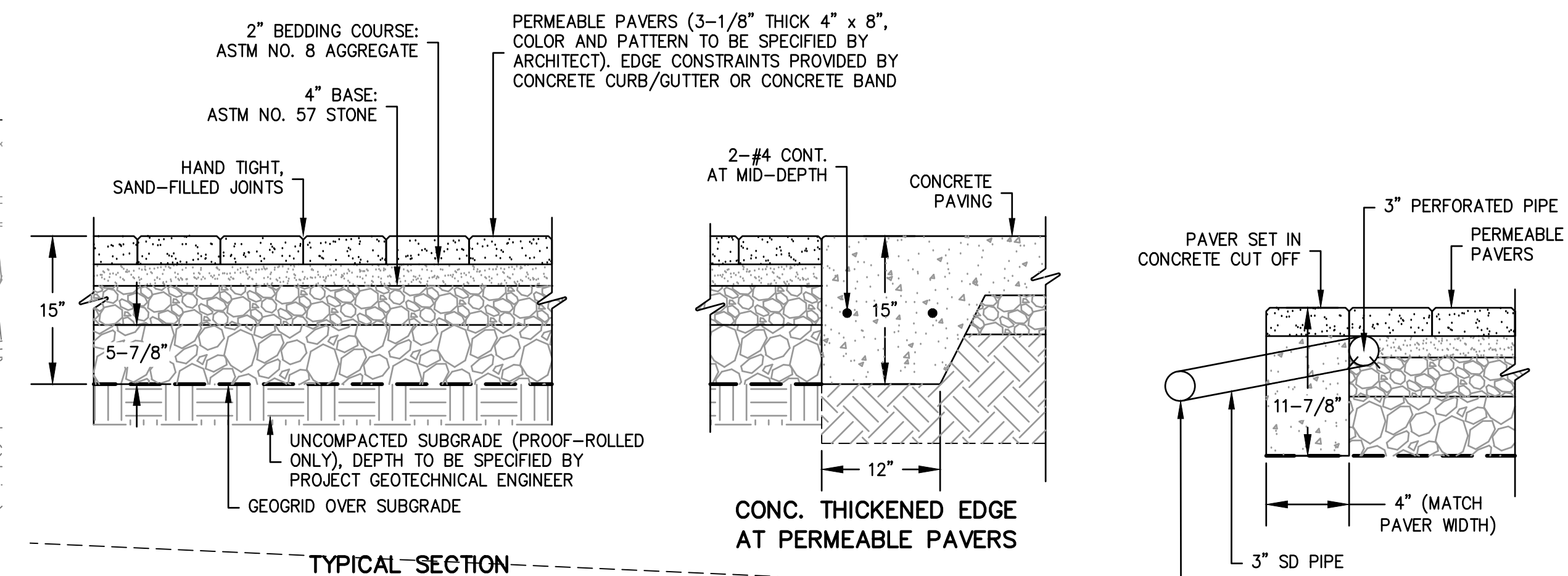
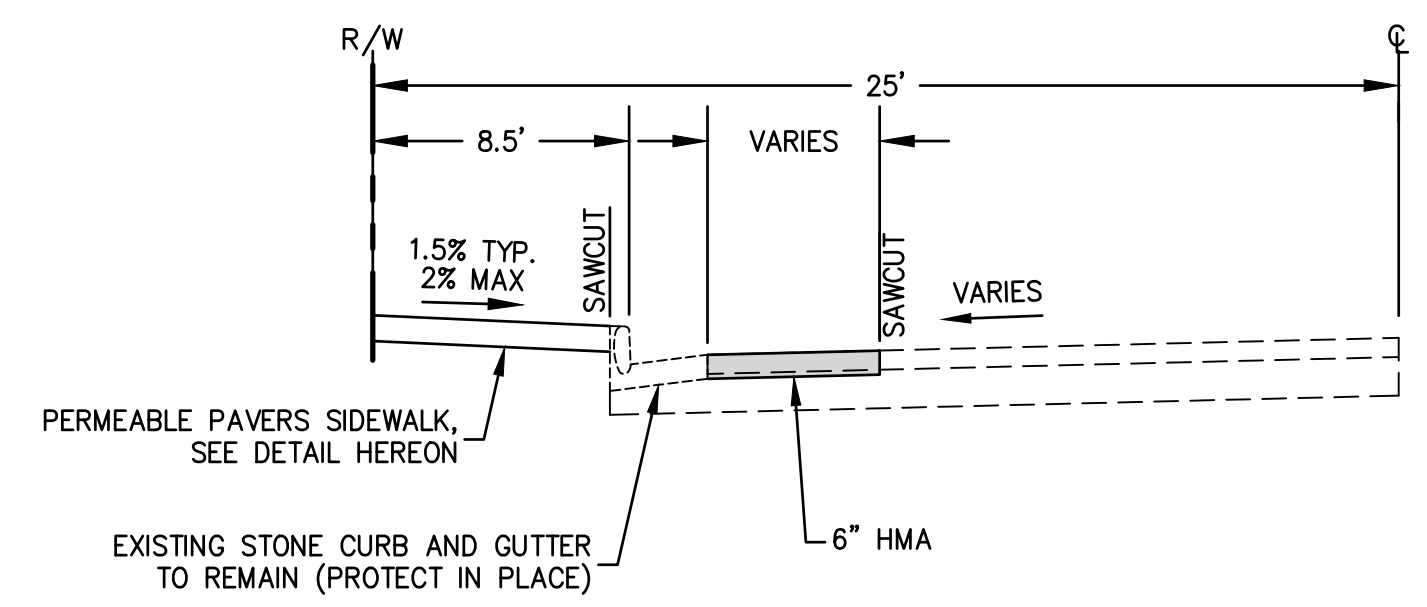
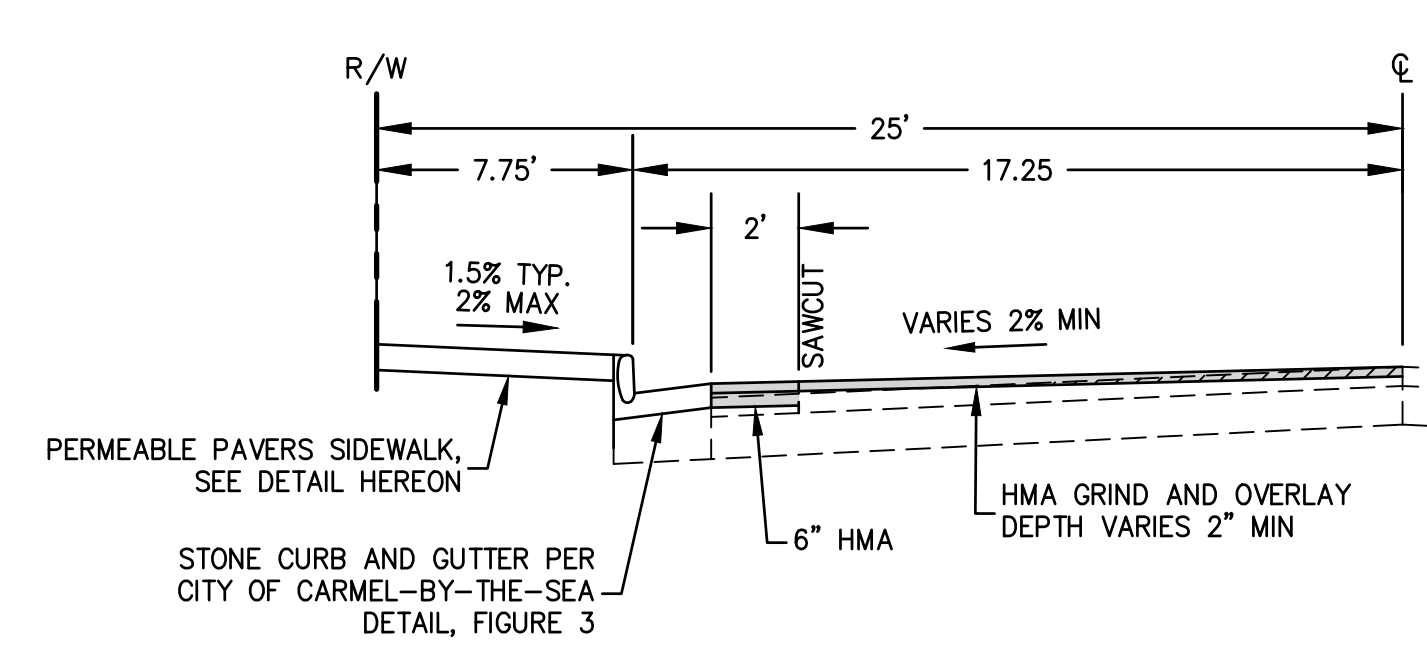
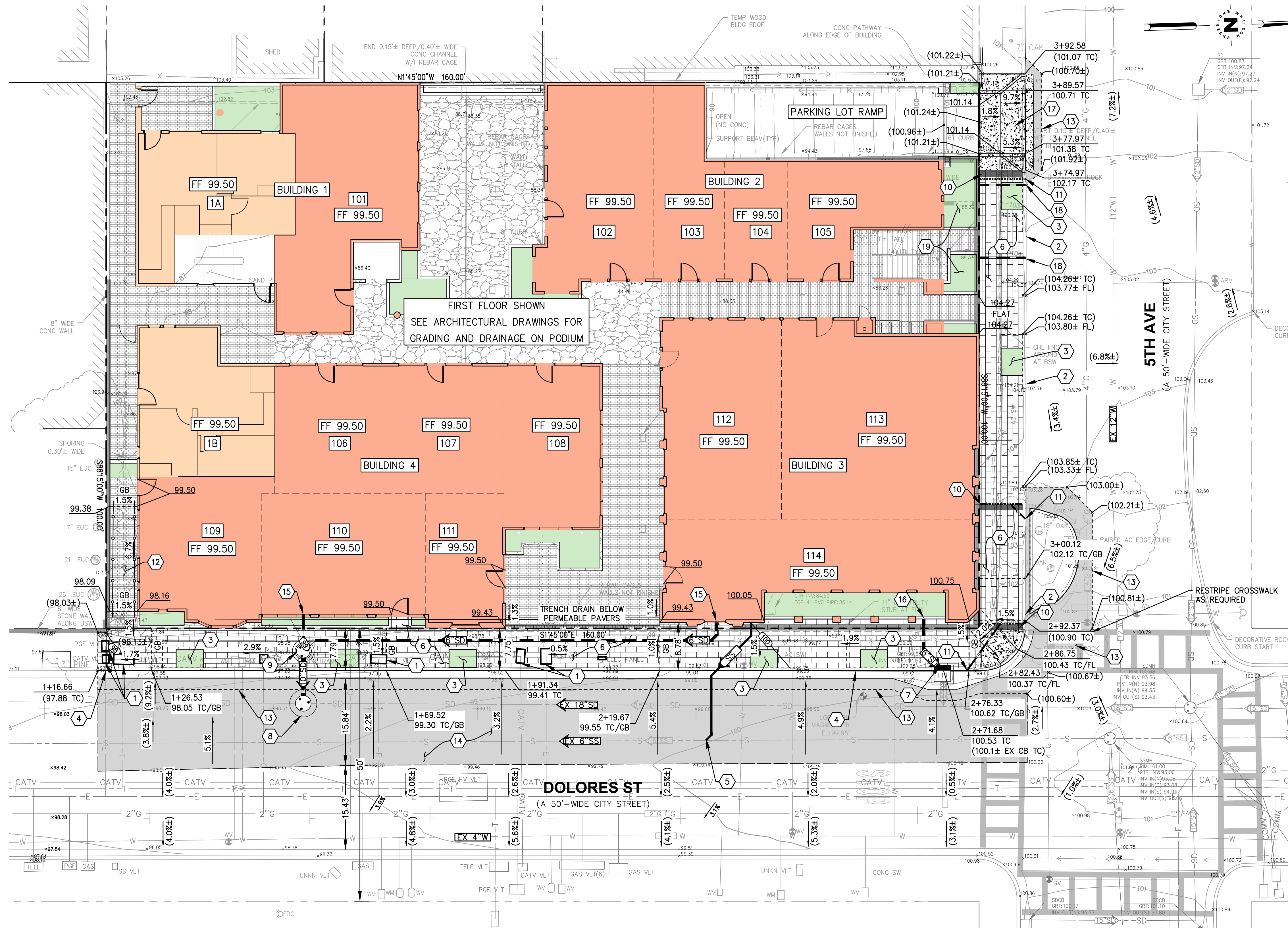
TOPOGRAPHIC SURVEY/AS-BUILT

SCALE: 1/8"=1'
DRAWN: JCB
JOB NO.: 4171
SHEET 2 OF 2

Carmel, California

APN 010-136-021 & -003

NOT FOR CONSTRUCTION



CITY OF CARMEL-BY-TH-SEA
FIGURE 3
STONE CURB AND GUTTER DETAIL

- ### UTILITY NOTES
- DOMESTIC WATER AND FIRE MAINS ARE NOT SHOWN, AS THE BUILDING POINTS OF CONNECTION ARE TBD (BY OTHERS). WATER AND FIRE WILL BE DESIGNED AS PART OF THE BUILDING PERMIT PACKAGE.
- ### KEYNOTES
- EXISTING UTILITY TO REMAIN; ADJUST LID TO GRADE.
 - EXISTING STONE CURB AND GUTTER TO REMAIN; PROTECT IN PLACE.
 - PROPOSED TREE WELL WITH SILVA CELL SYSTEM (EXTENTS SHOWN); SEE LANDSCAPE PLANS.
 - CONSTRUCT STONE CURB AND GUTTER PER CITY OF CARMEL-BY-TH-SEA FIGURE 3; SEE DETAIL HEREON.
 - CONNECT TO EXISTING 6" SS MAIN.
 - CONSTRUCT PERMEABLE PAVEMENT SIDEWALK; SEE DETAIL HEREON.
 - CONNECT TREATED BUILDING SD SYSTEM TO EXISTING CATCH BASIN. ADJUST CATCH BASIN FRAME AND GRATE TO PROPOSED TC GRADE.
 - CONSTRUCT STORM DRAIN MANHOLE ON EXISTING 18" SD MAIN.
 - CONSTRUCT TREATMENT MANHOLE SIZED TO TREAT BUILDING IMPERVIOUS AREAS. SIZE TBD.
 - CONSTRUCT ROW OF PAVERS SET IN CONCRETE CUT OFF WITH 3" PERFORATED PIPE; SEE DETAIL HEREON.
 - CONSTRUCT CURB DRAIN, DISCHARGE TO GUTTER.
 - CONSTRUCT RAMP WITH HANDRAILS; S.A.D.
 - 6" HMA
 - 2" GRIND AND HMA OVERLAY
 - STORM DRAIN POINT OF CONNECTION TO TREATMENT DEVICE
 - STORM DRAIN POINT OF CONNECTION FROM PLANTERS AND GREEN ROOF
 - CONSTRUCT DRIVEWAY APRON WITH 4"-WIDE SIDEWALK
 - DISCHARGE UNDERDRAIN FROM TREATMENT PLANTERS THRU CURB
 - BIOFILTRATION PLANTER AREA

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Whitson
ENGINEERS

Civil Engineering
Land Surveying

4 Harris Court
Monterey, California
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whitsonengineers.com

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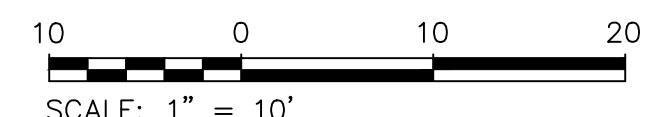
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CHECKED BY: RPW

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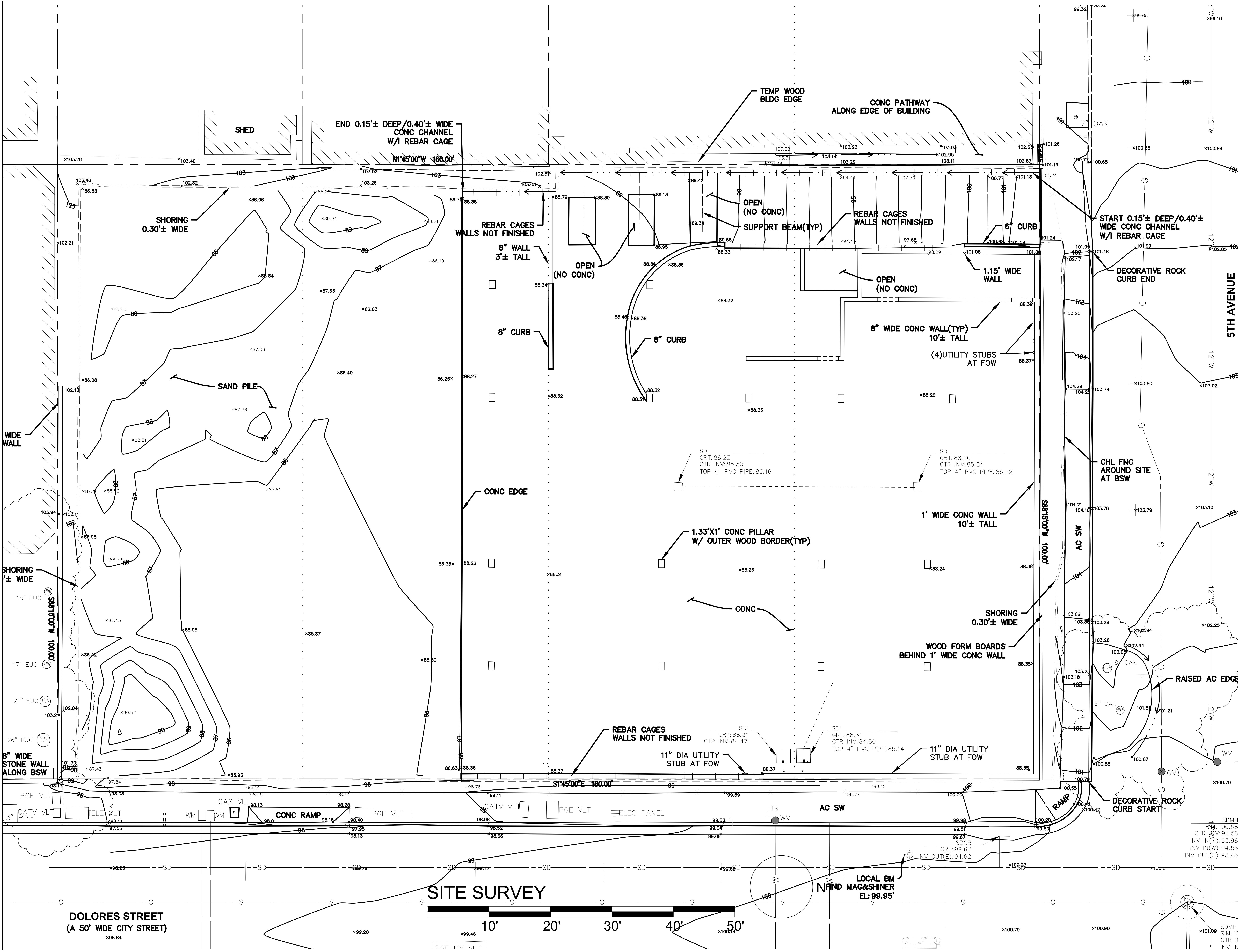
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PLAN

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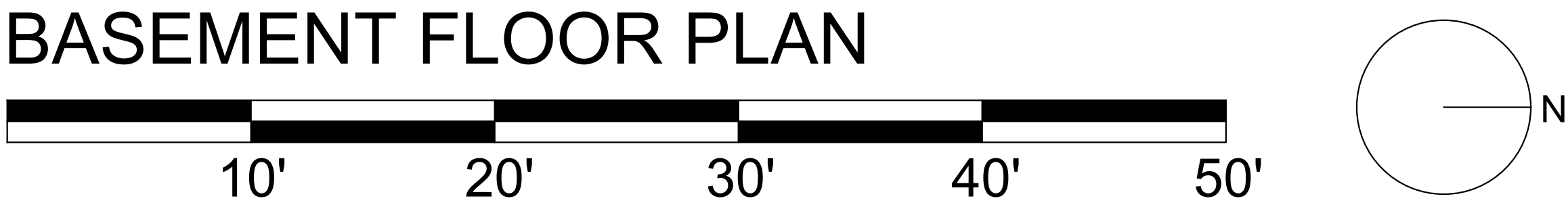
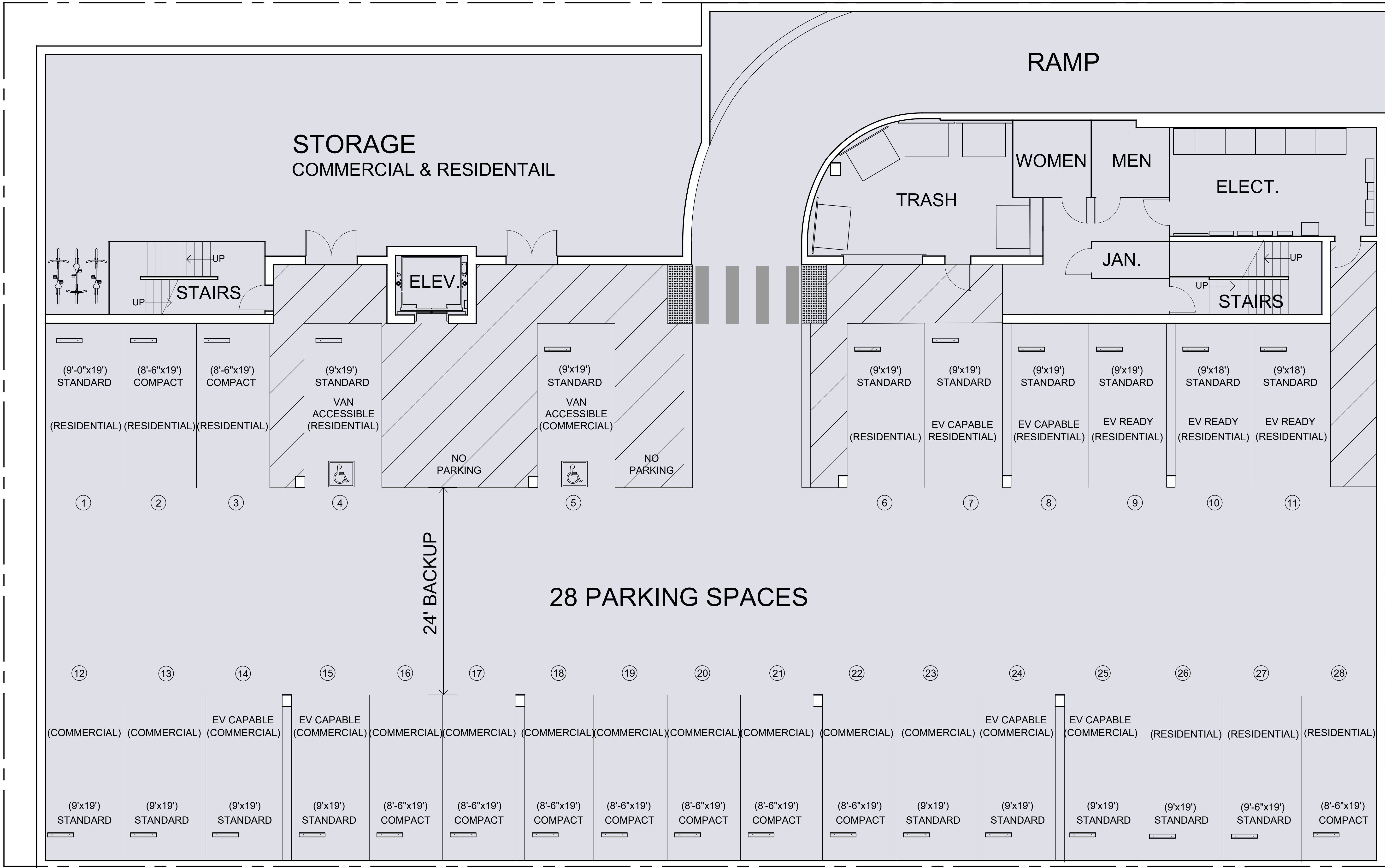


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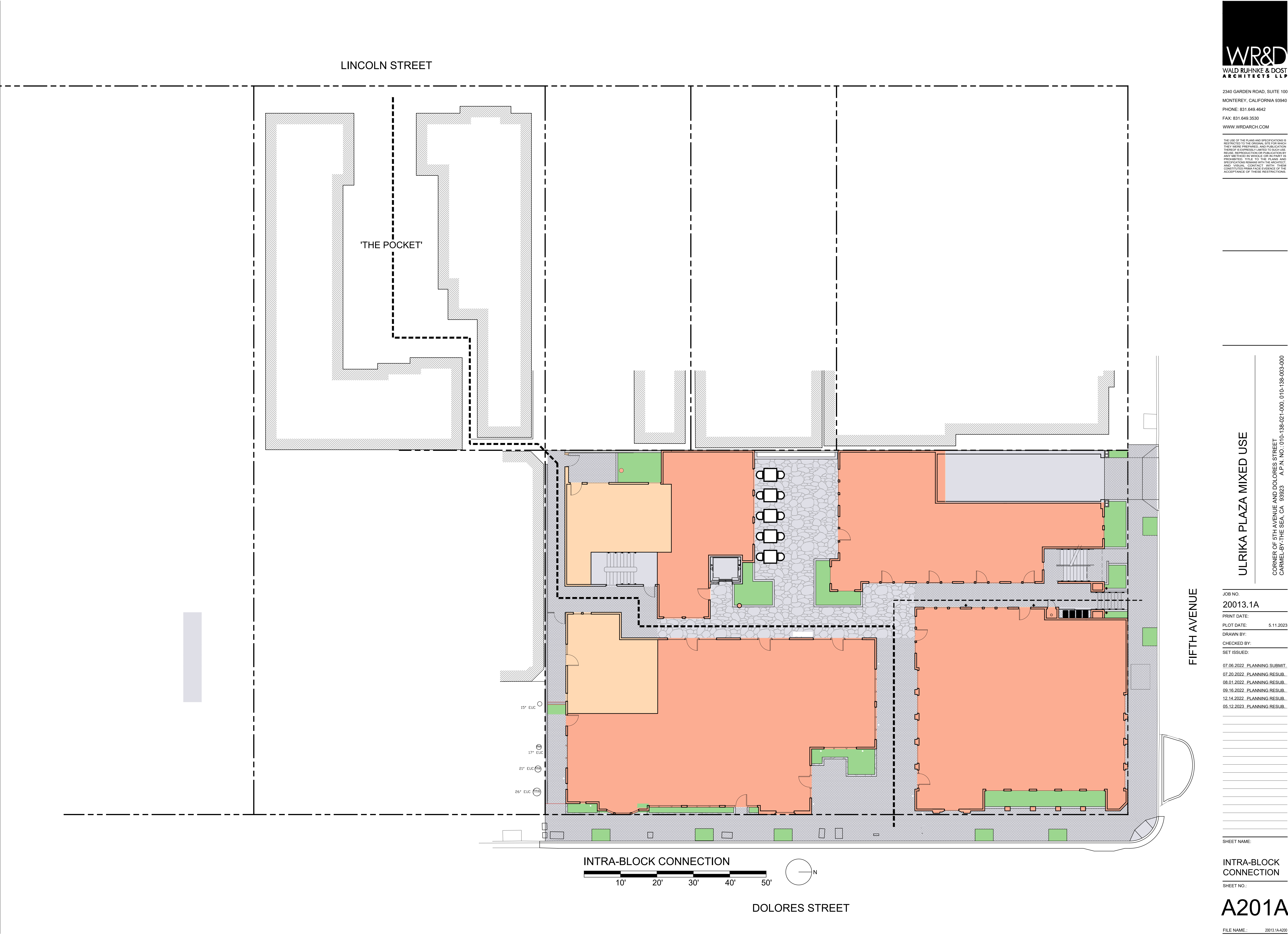
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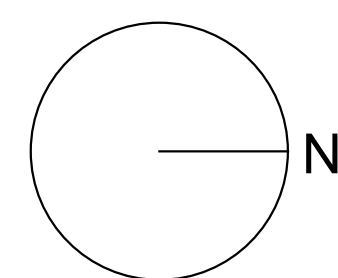
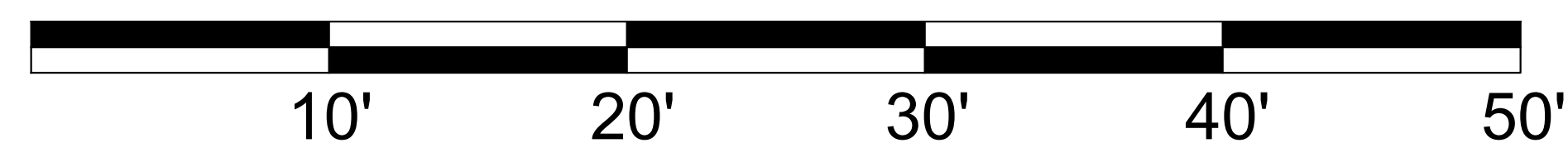


NOTE: REFER TO EXTERIOR FINISH PACKAGE FOR STOREFRONT, DOOR & WINDOW STYLES AND TYPES





SECOND FLOOR PLAN



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SECOND
FLOOR PLANS

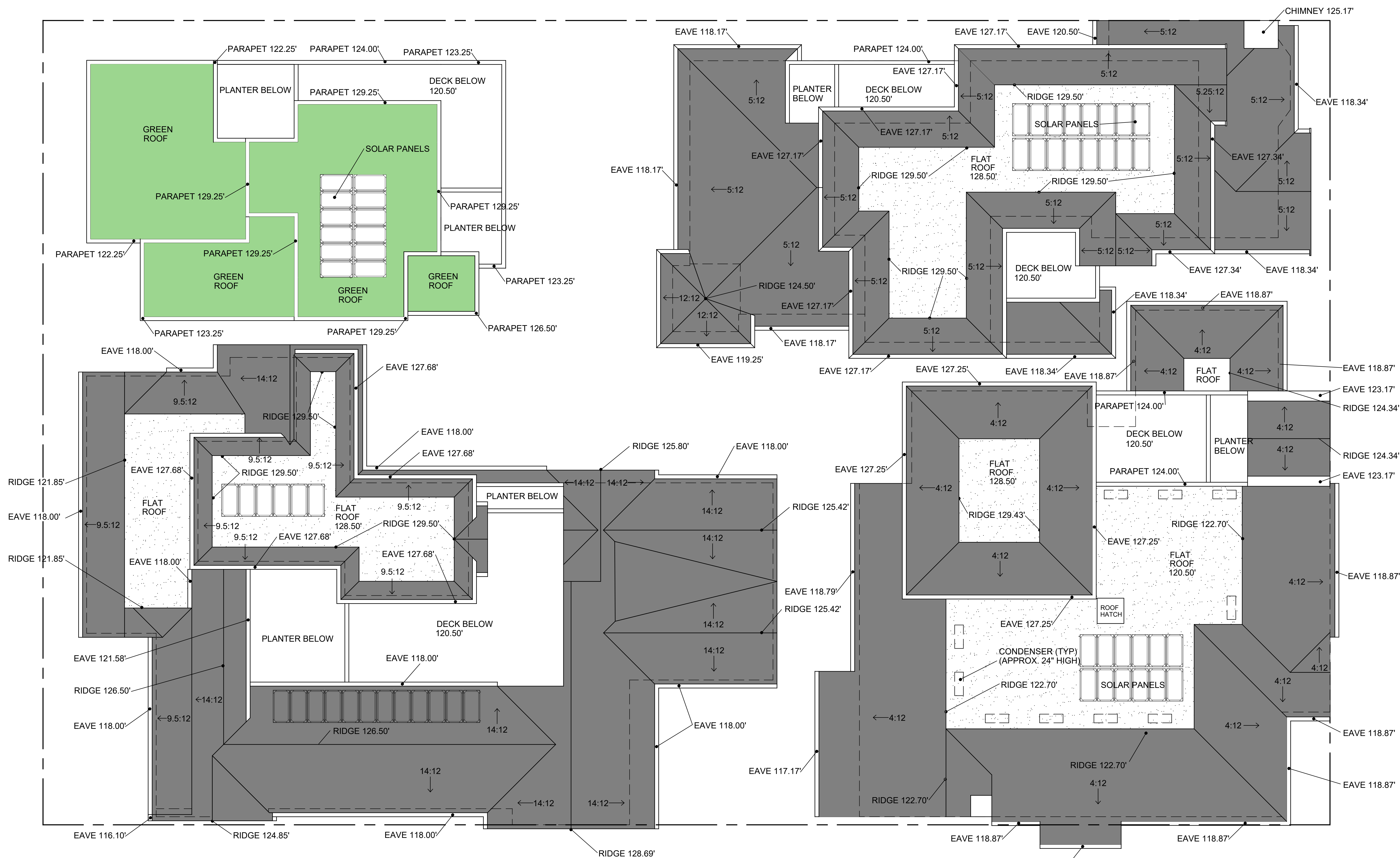
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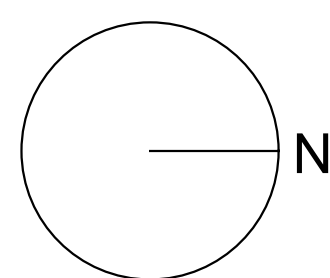
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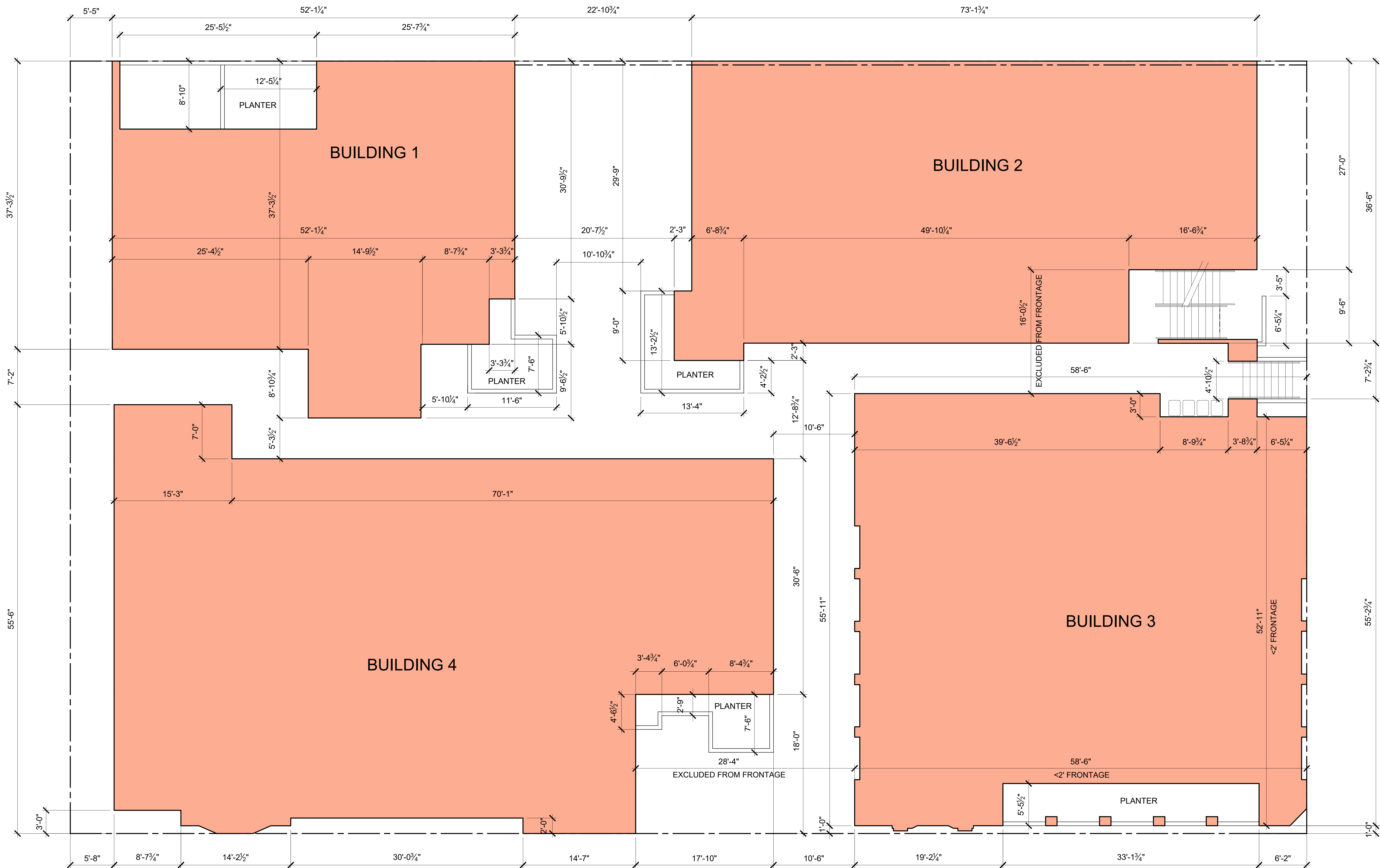
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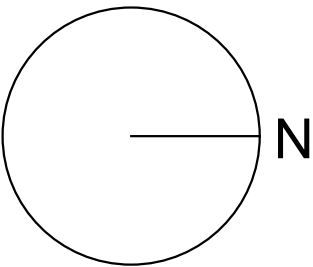
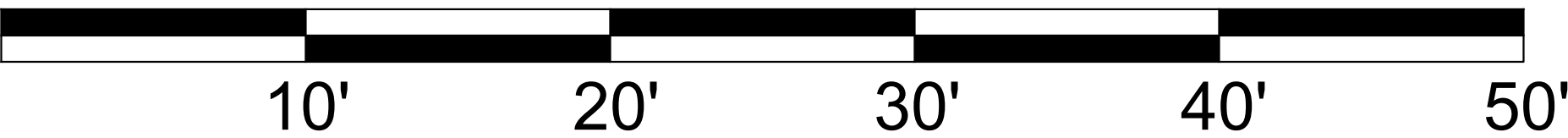
ROOF PLAN



NOTE: THE LOCATIONS AND SIZES OF SOLAR PANELS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.



SITE PLAN DIMENSIONS



TOTAL FRONTAGE LENGTH: 260'-0"
EXCLUDED FROM FRONTAGE: 44'-4 1/2"
NET FRONTAGE: 215'-7 1/2"
70% x 215'-7 1/2" = 150'-11 1/4" (REQUIRED TO BE <2')
ACTUAL FRONTAGE <2' = 171'-3 1/2"

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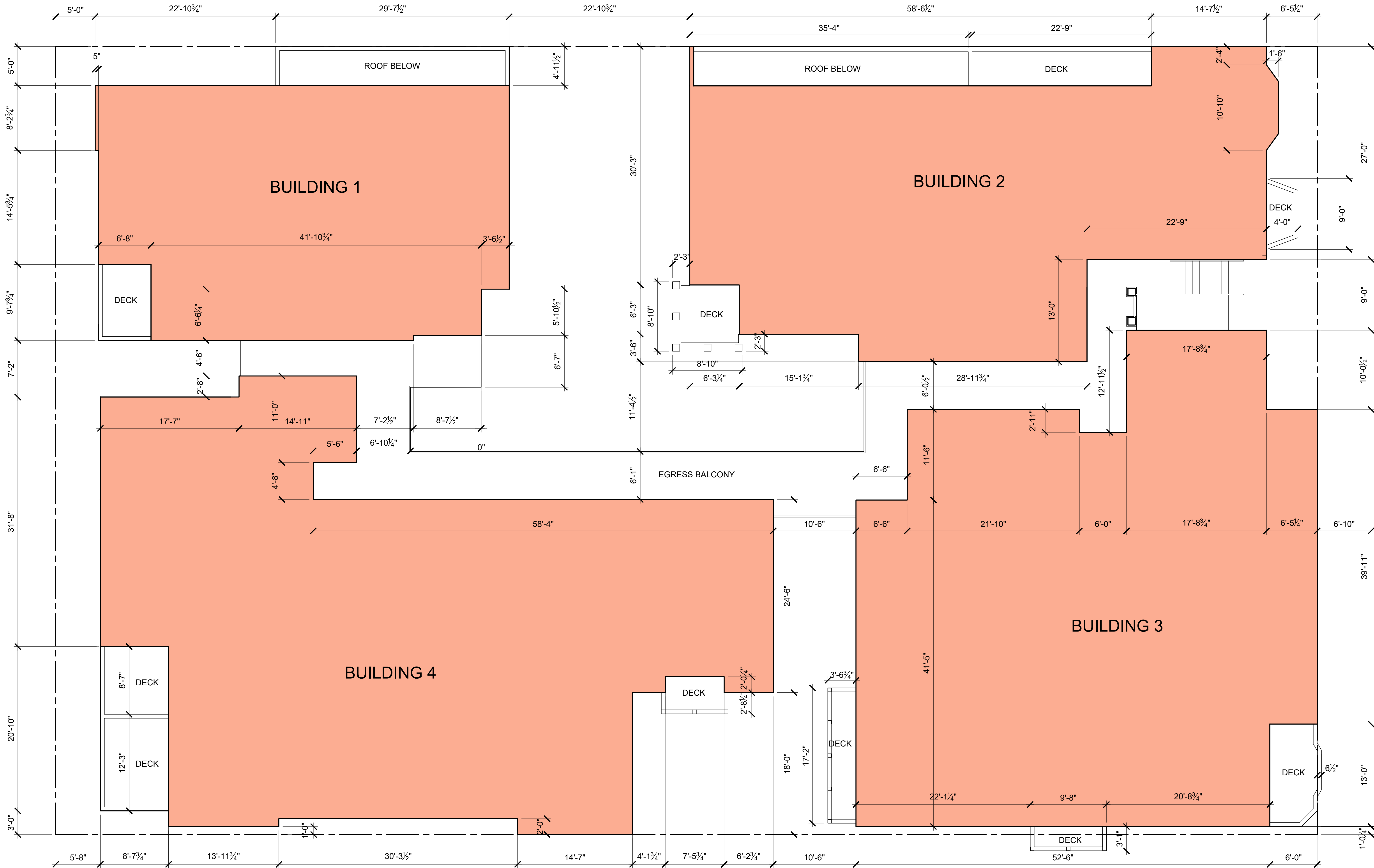
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SHEET NAME:
**SITE
PLAN
DIMENSIONS**

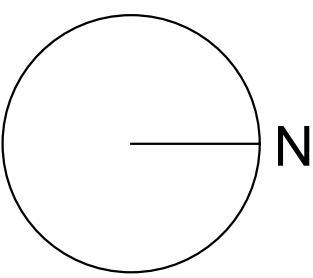
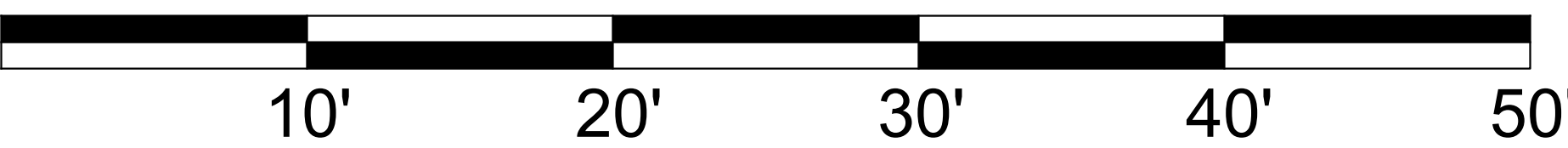
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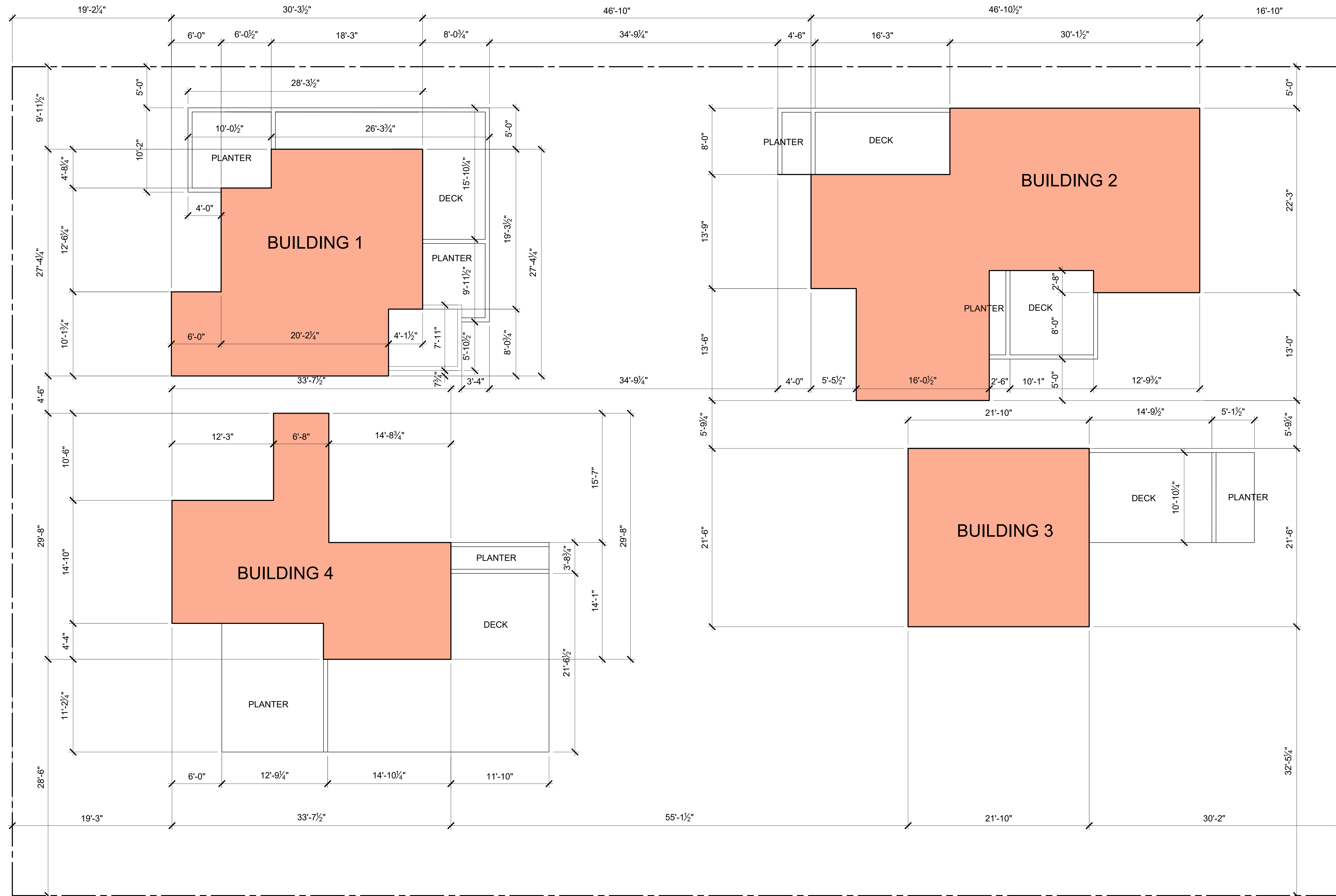
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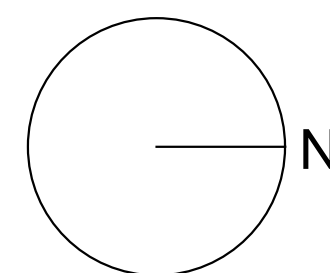
SECOND FLOOR PLAN DIMENSIONS

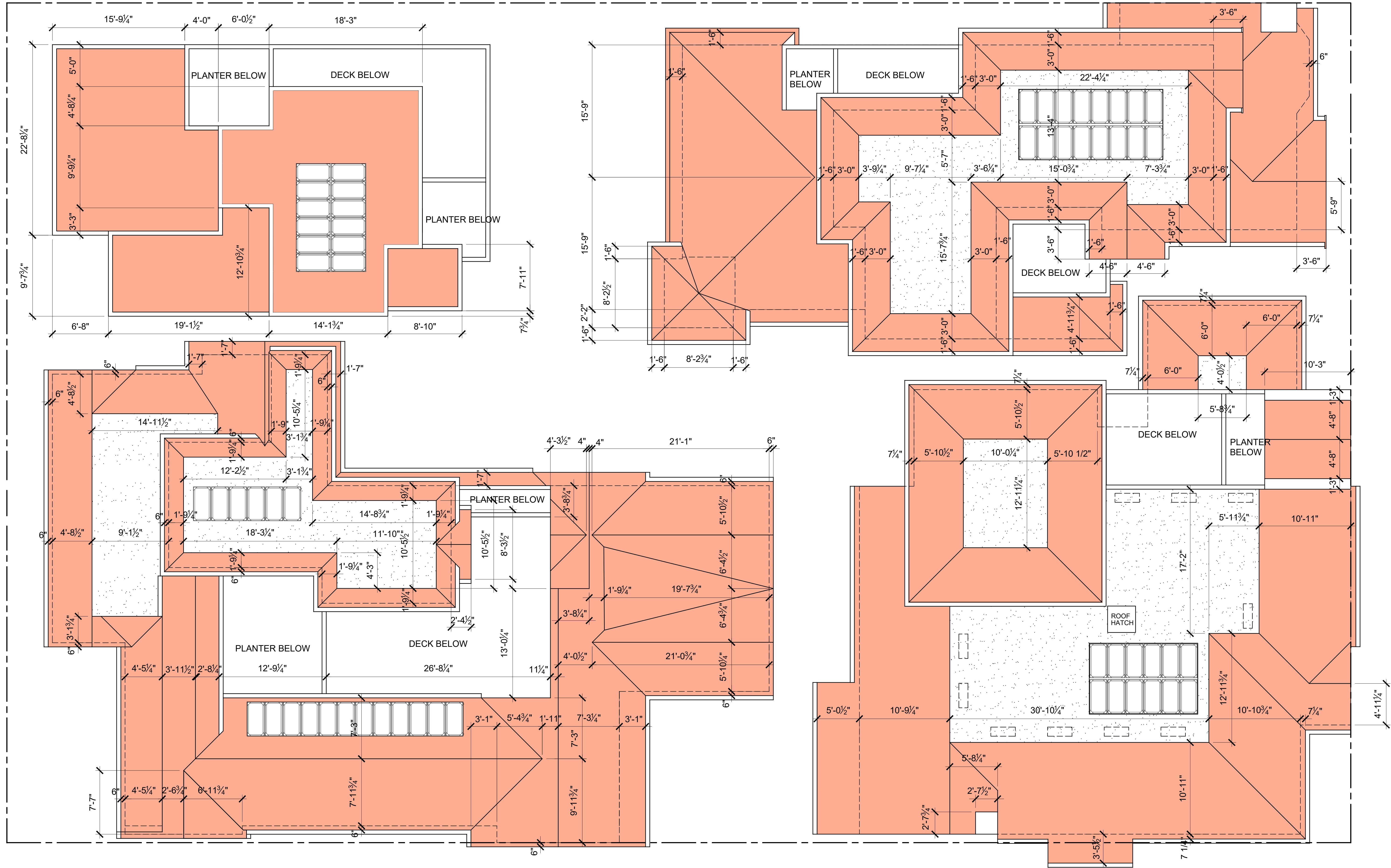


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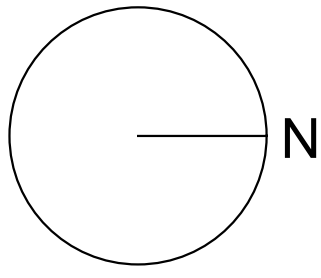
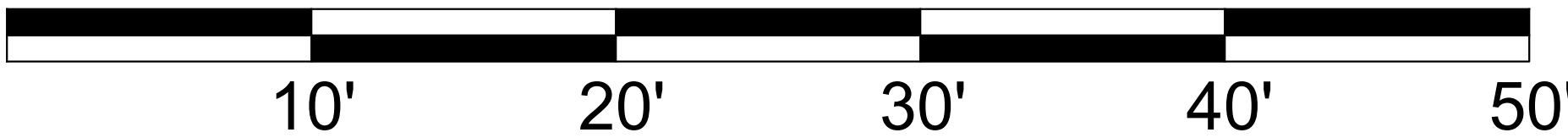


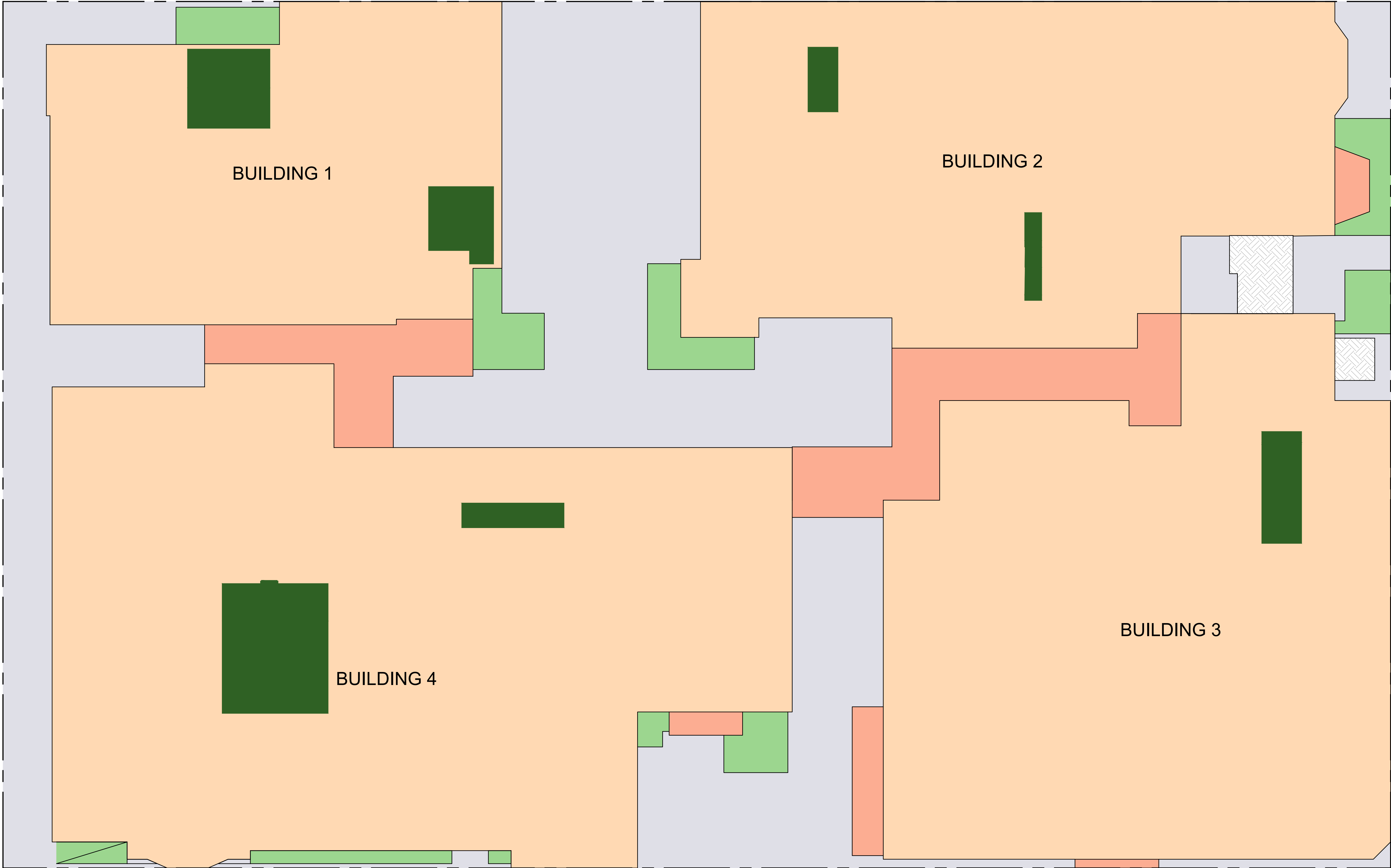
MEZZANINE PLAN DIMENSIONS



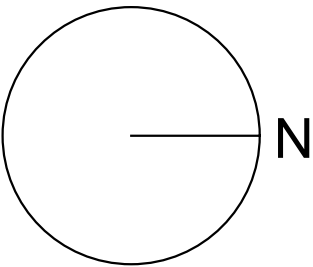
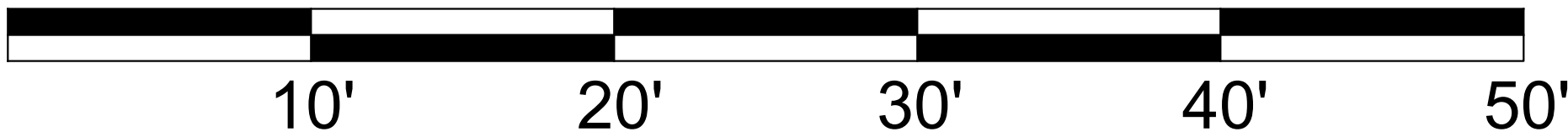


ROOF PLAN DIMENSIONS





COVERAGE DIAGRAM



16,000 S.F. PARCEL	
MAXIMUM ALLOWABLE: 16,000 X .9:	
1. BUILDING COVERAGE AREA:	14,400 S.F.
2. BALCONY COVERAGE AREA:	11,445 S.F.
3. EXTERIOR STAIR COVERAGE AREA:	742 S.F.
4. TOTAL COVERAGE (1+2+3):	84 S.F.
5. SOFTSCAPE AREA:	12,271 S.F.
6. HARDSCAPE AREA:	419 S.F.
7. OPEN SPACE AREA (5+6):	3,134 S.F.
8. SOFTSCAPE GREEN ROOF AREA:	3,563 S.F.
9. PRIVATE PLANTER AREAS:	994 S.F.
	474 S.F.

ULRIKA PLAZA MIXED USE

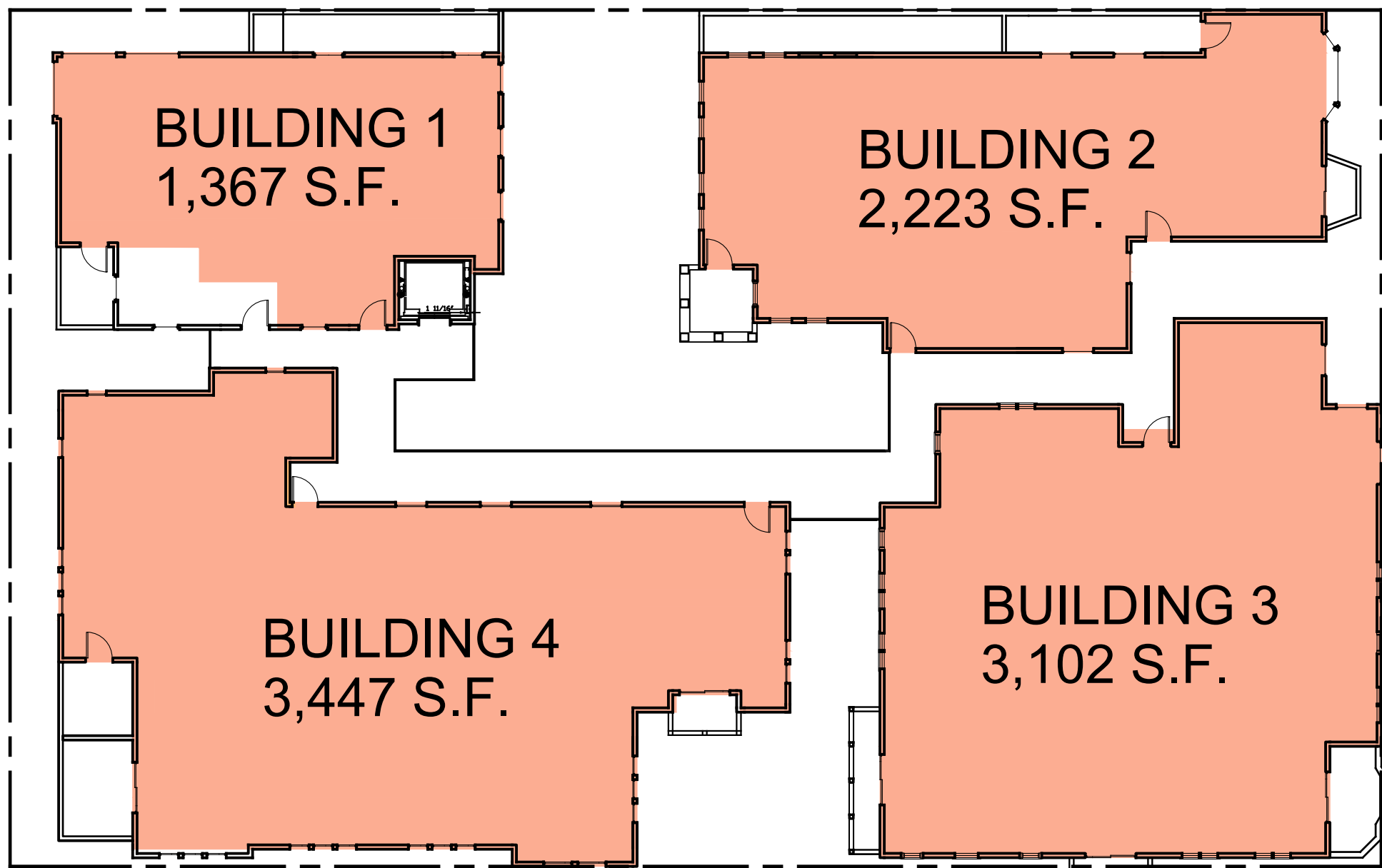
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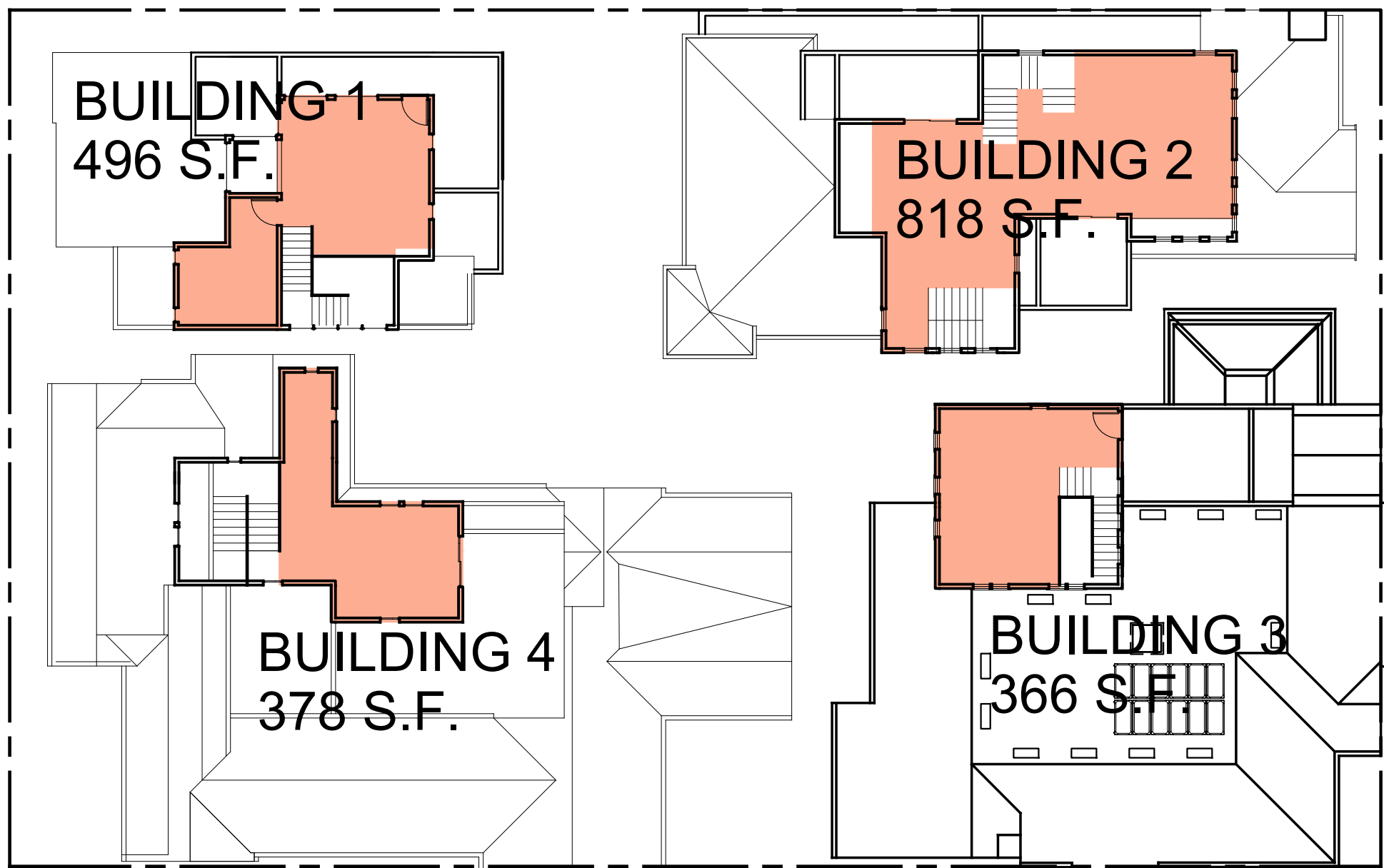
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BUILDING
AREA
DIAGRAMS
SHEET NO.:

A300

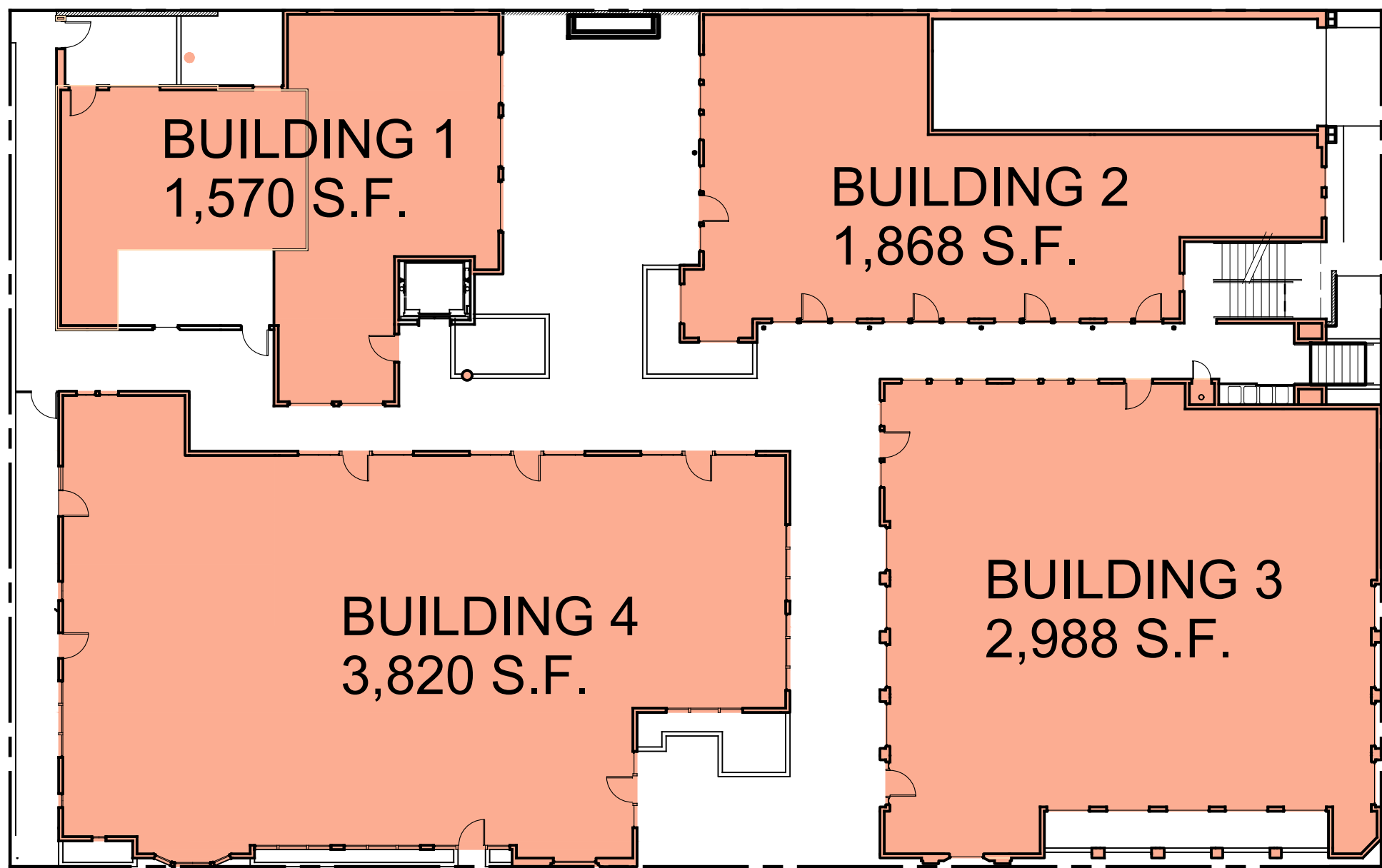
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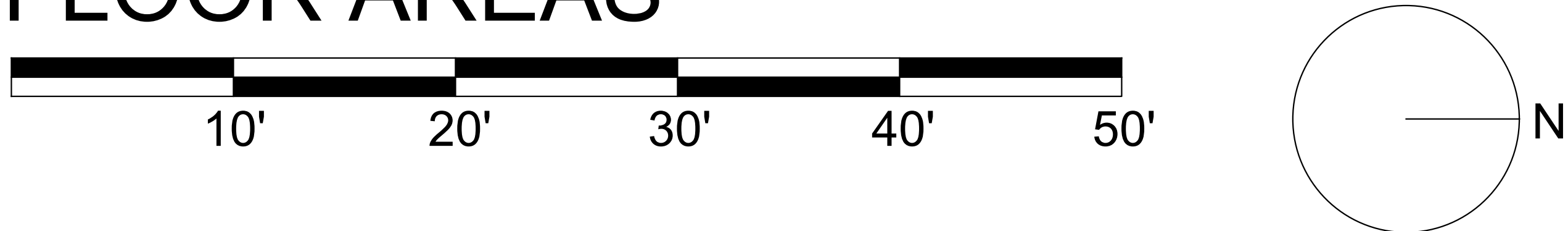
MEZZANINE FLOOR AREA: 2,058 S.F.



FIRST FLOOR AREA: 10,246 S.F.

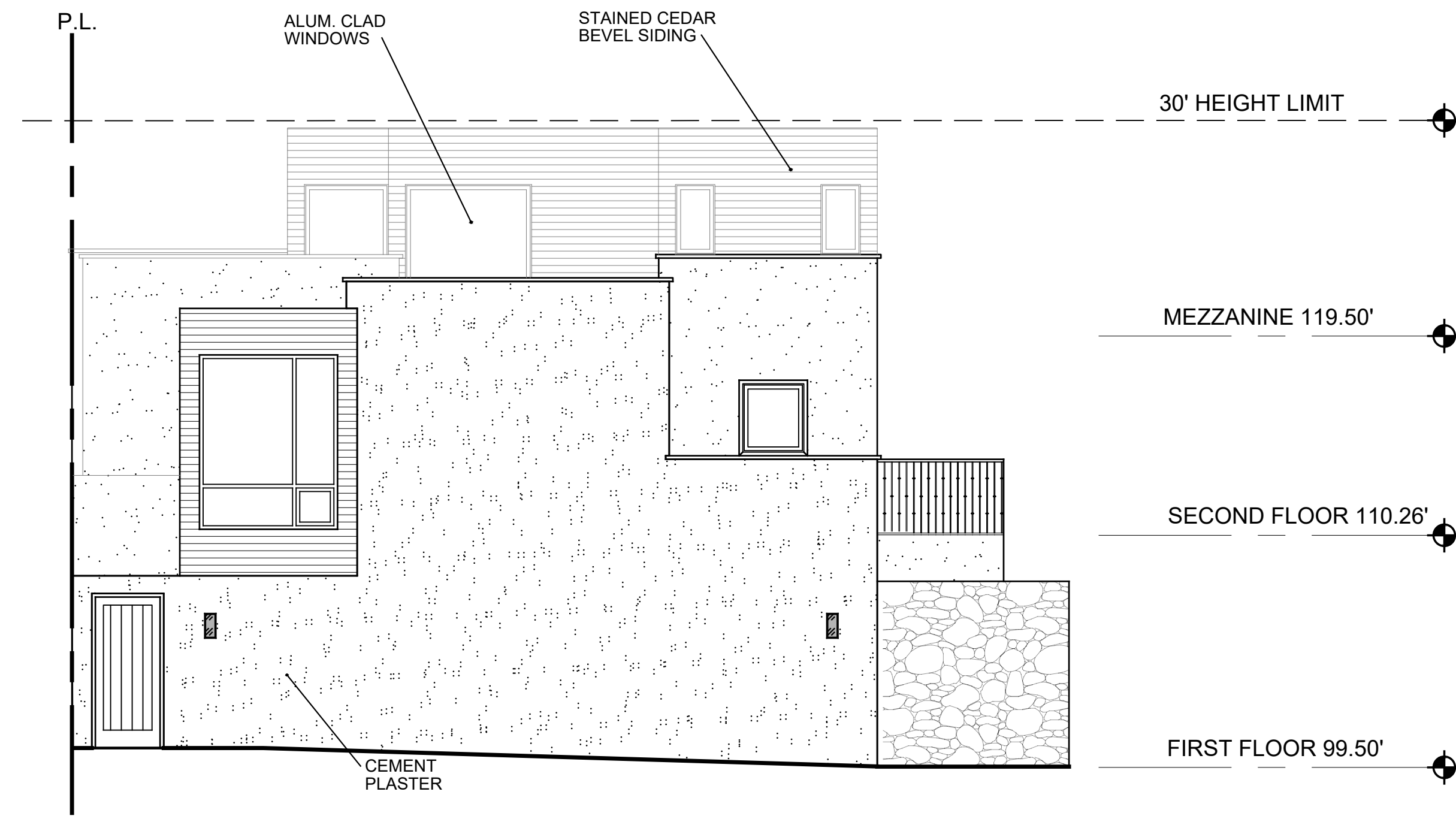
ACTUAL FLOOR AREA	
BUILDING 1:	3,469 S.F.
BUILDING 2:	4,909 S.F.
BUILDING 3:	6,456 S.F.
BUILDING 4:	7,609 S.F.
TOTAL:	22,443 S.F.
MAXIMUM ALLOWABLE AREA: (16,000 S.F. LOT AREA x 1.35 FAR) + (1.10)* (21,600) + (2,160) = 23,780 S.F. *10% INTRA-BLOCK WALKWAY BONUS	

ULRIKA PLAZA
FLOOR AREAS

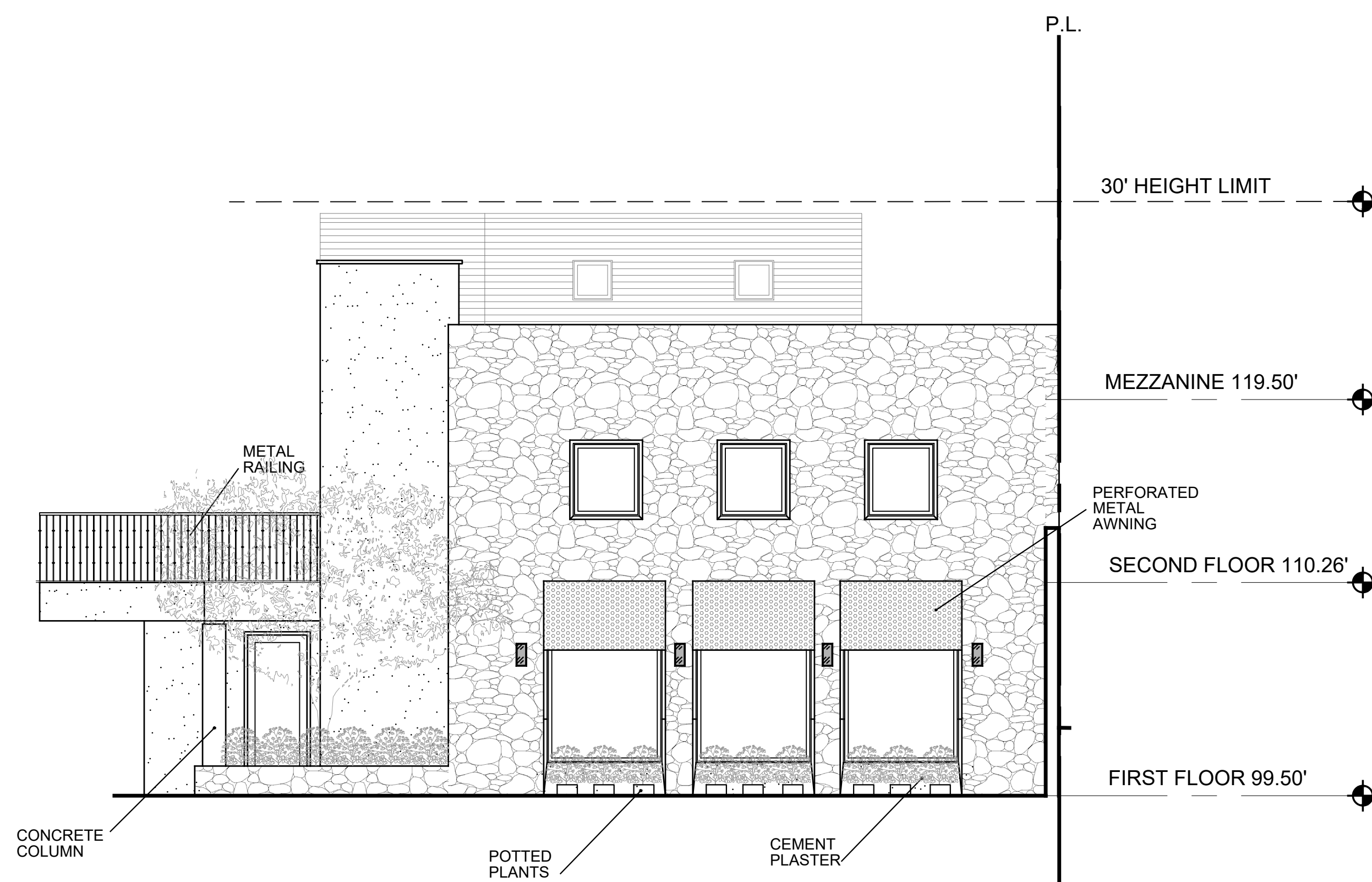




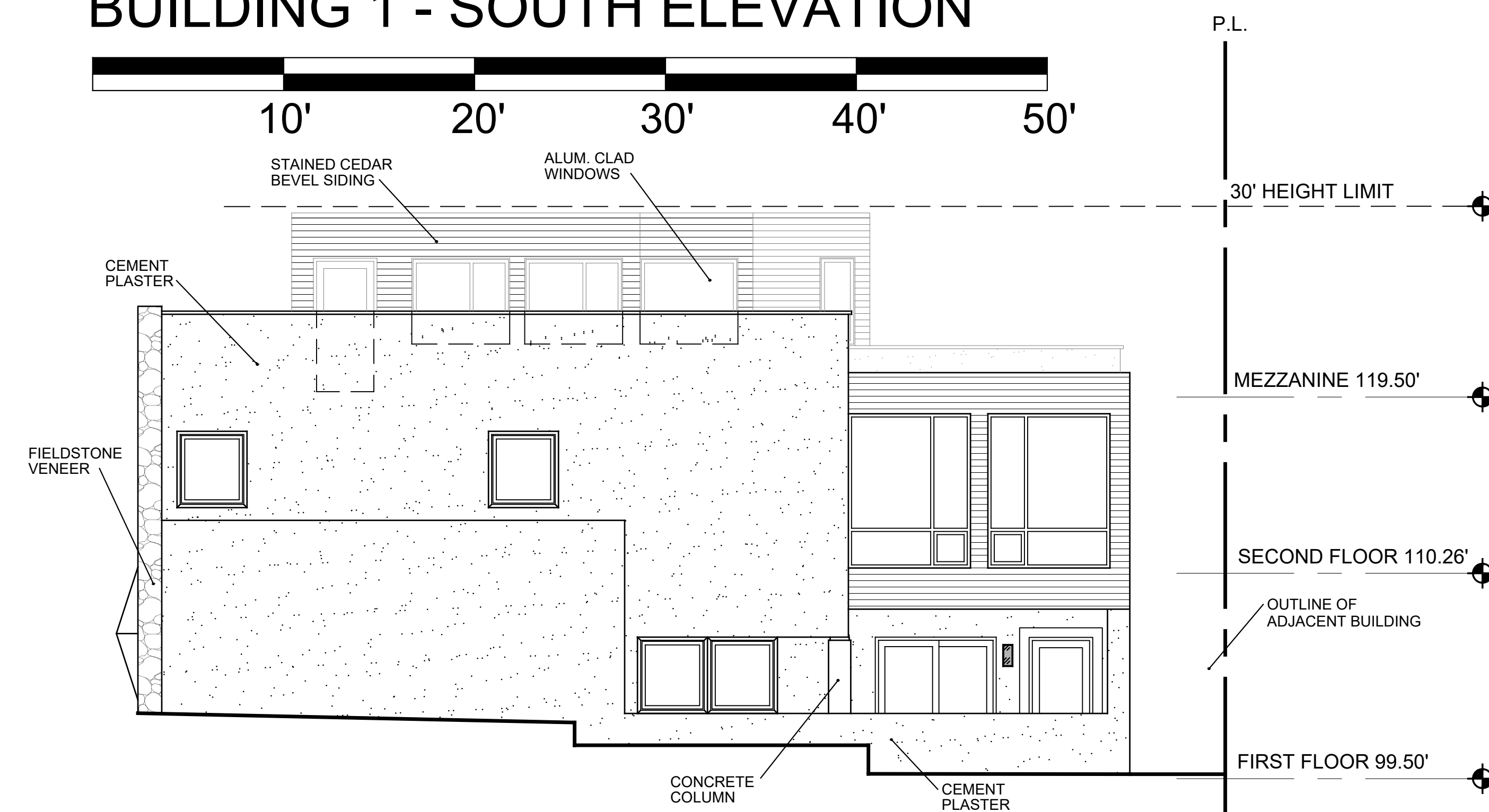
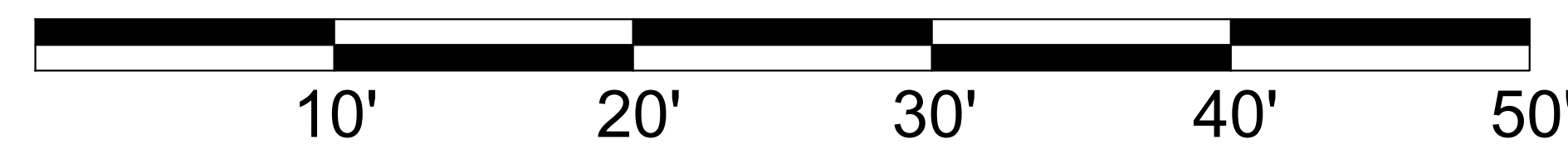
BUILDING 1 - EAST ELEVATION



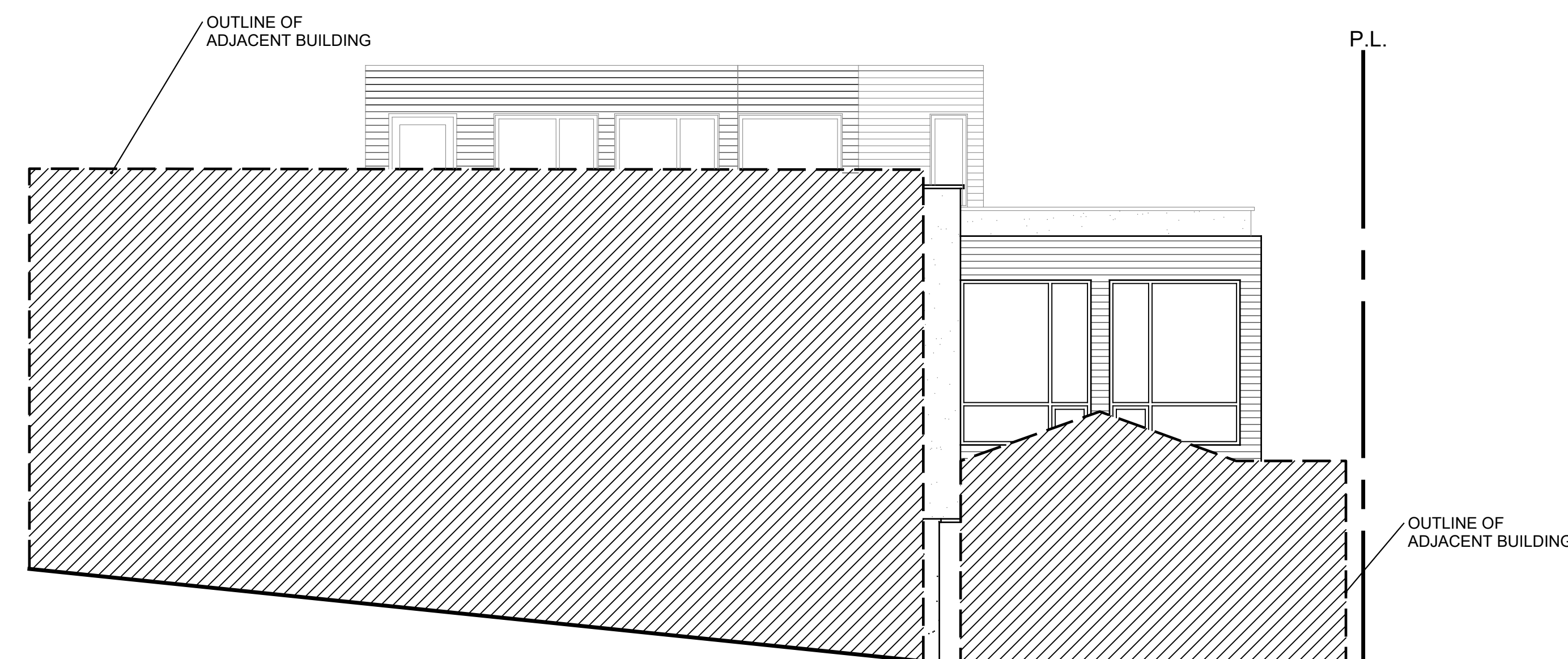
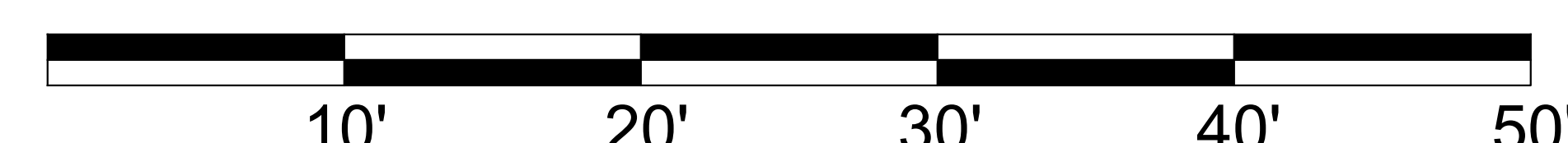
BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDING 1 - WEST ELEVATION



ULRIKA PLAZA MIXED USE

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

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.11.2023

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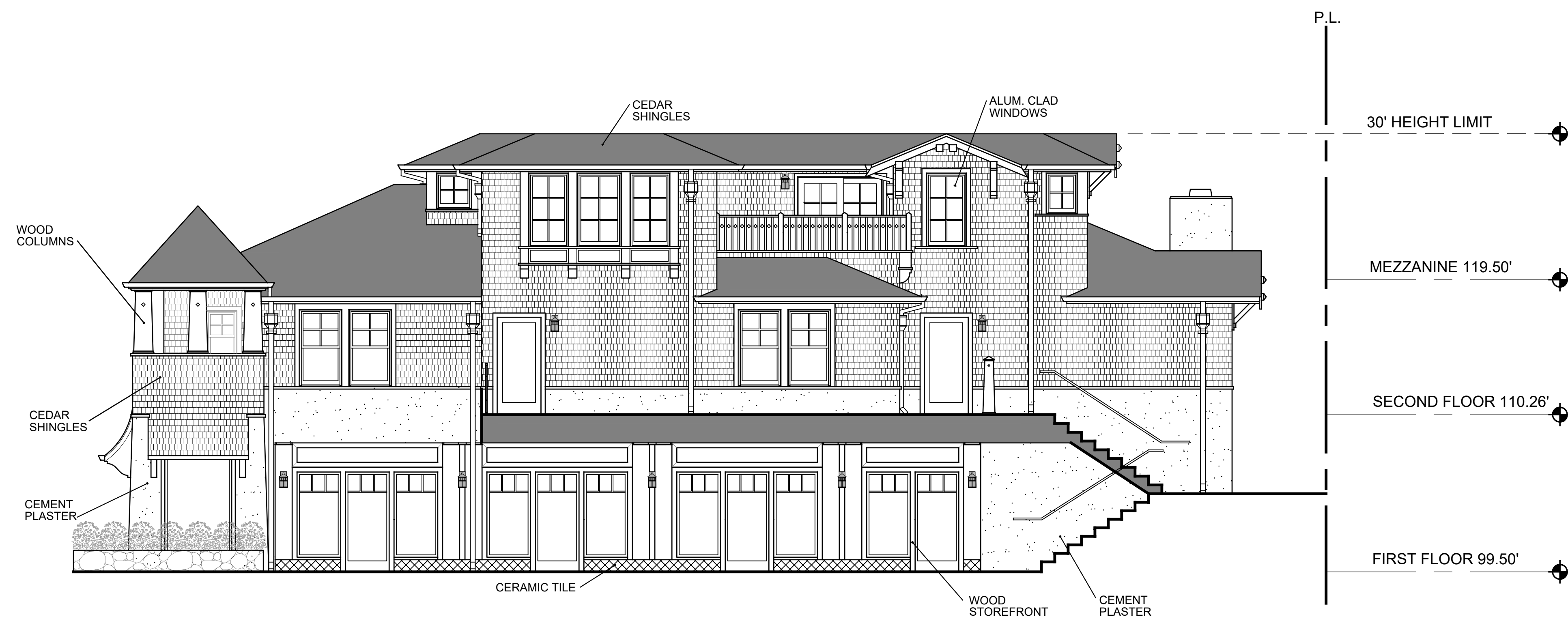
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
BUILDING 1
EXTERIOR
ELEVATIONS

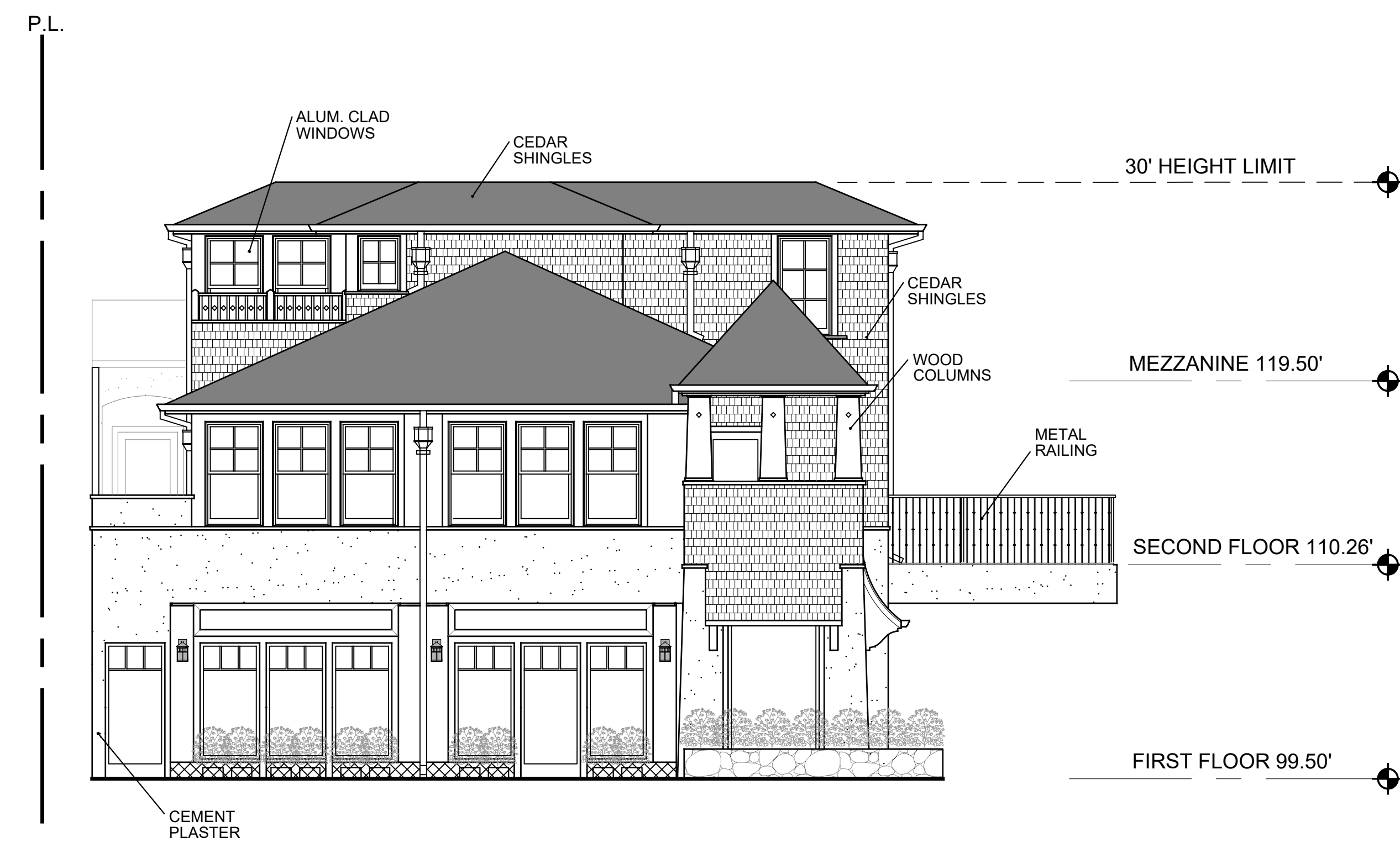
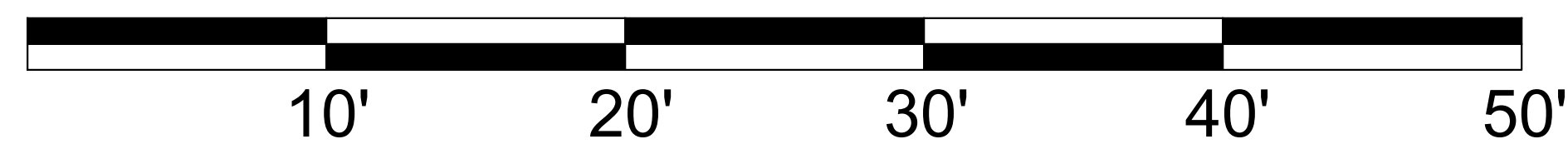
SHEET NO.:

A400

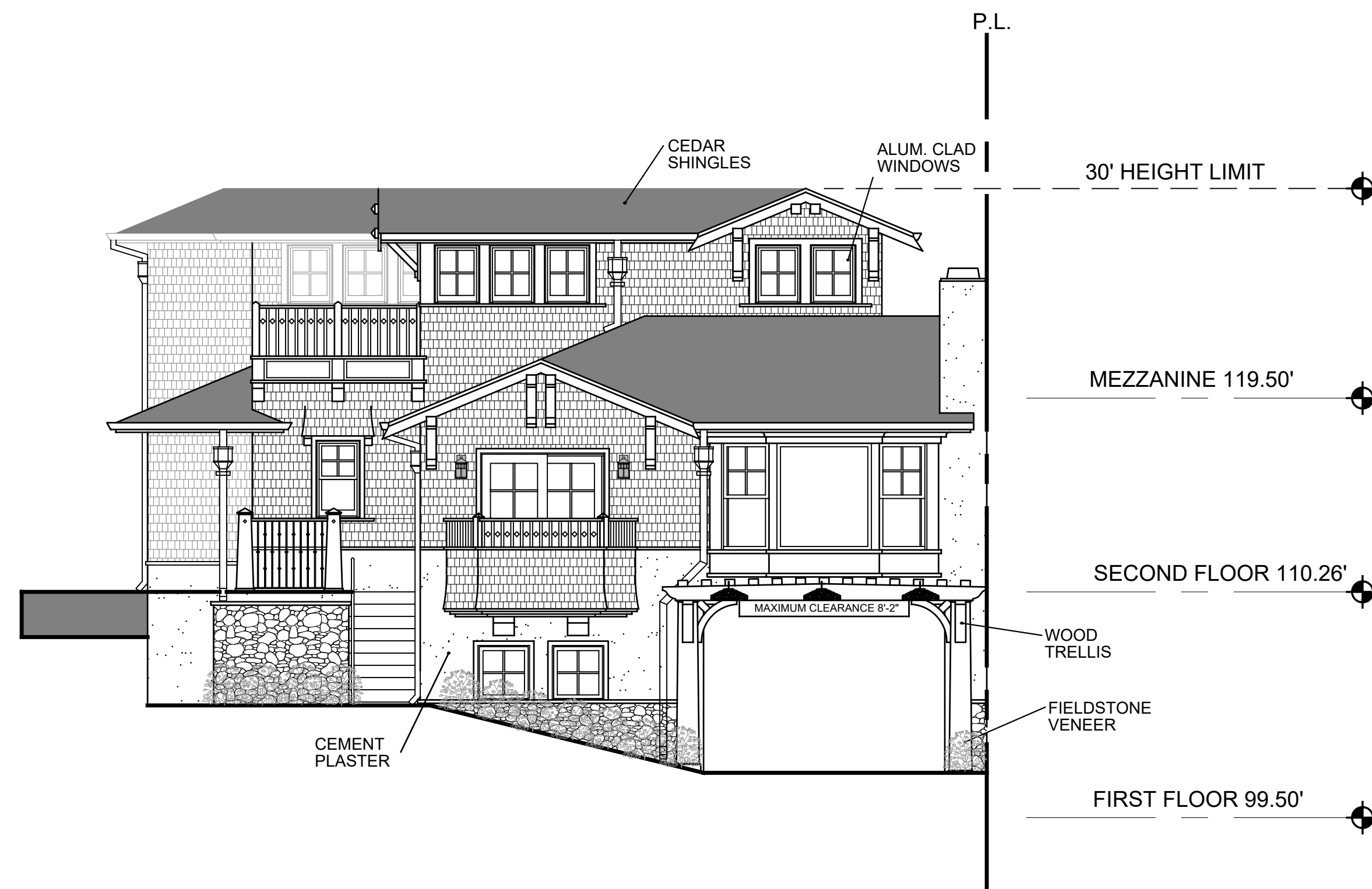
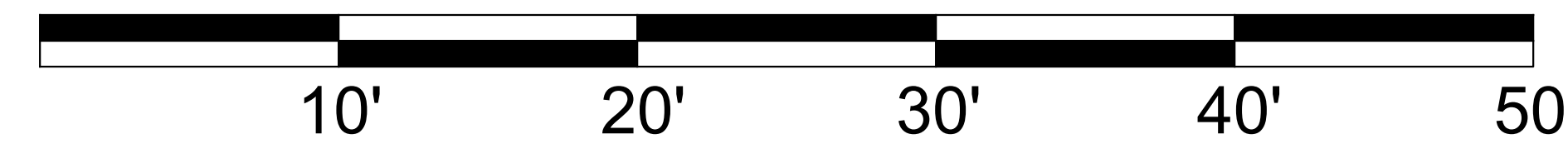
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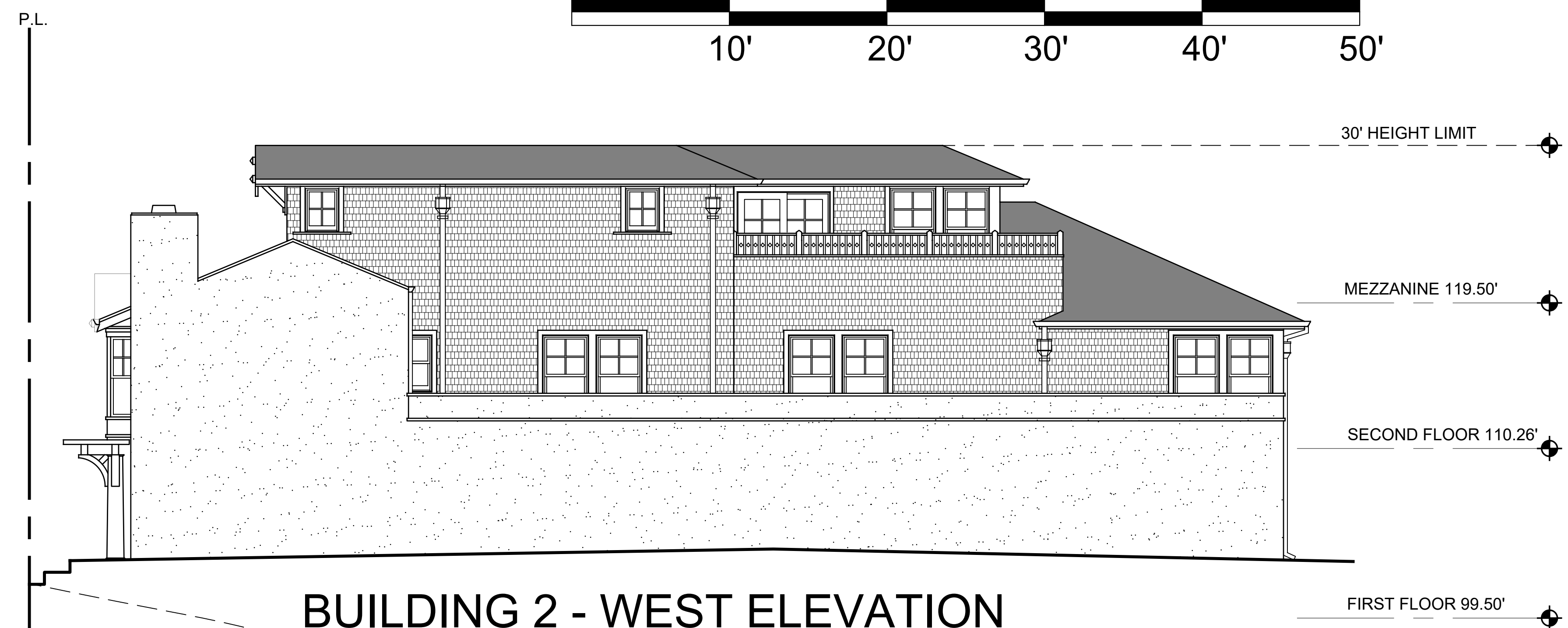
BUILDING 2 - EAST ELEVATION



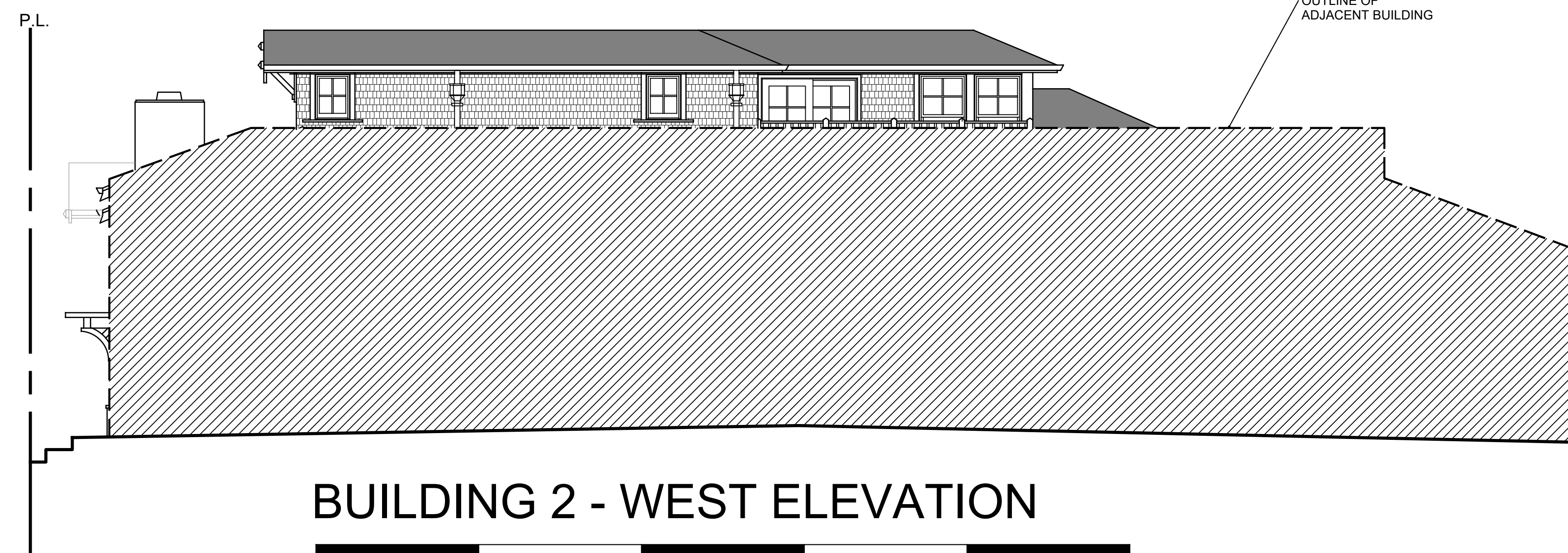
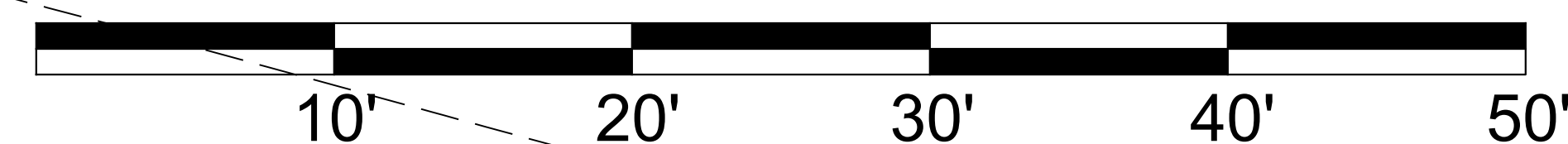
BUILDING 2 - SOUTH ELEVATION



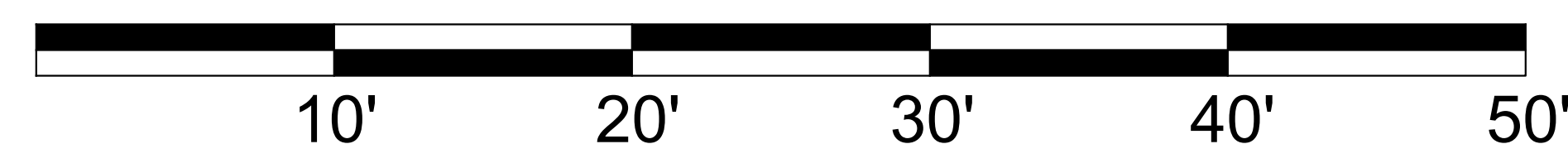
BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - WEST ELEVATION



ULRIKA PLAZA MIXED USE

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

JOB NO.
20013.1A
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PLOT DATE: 5.11.2023
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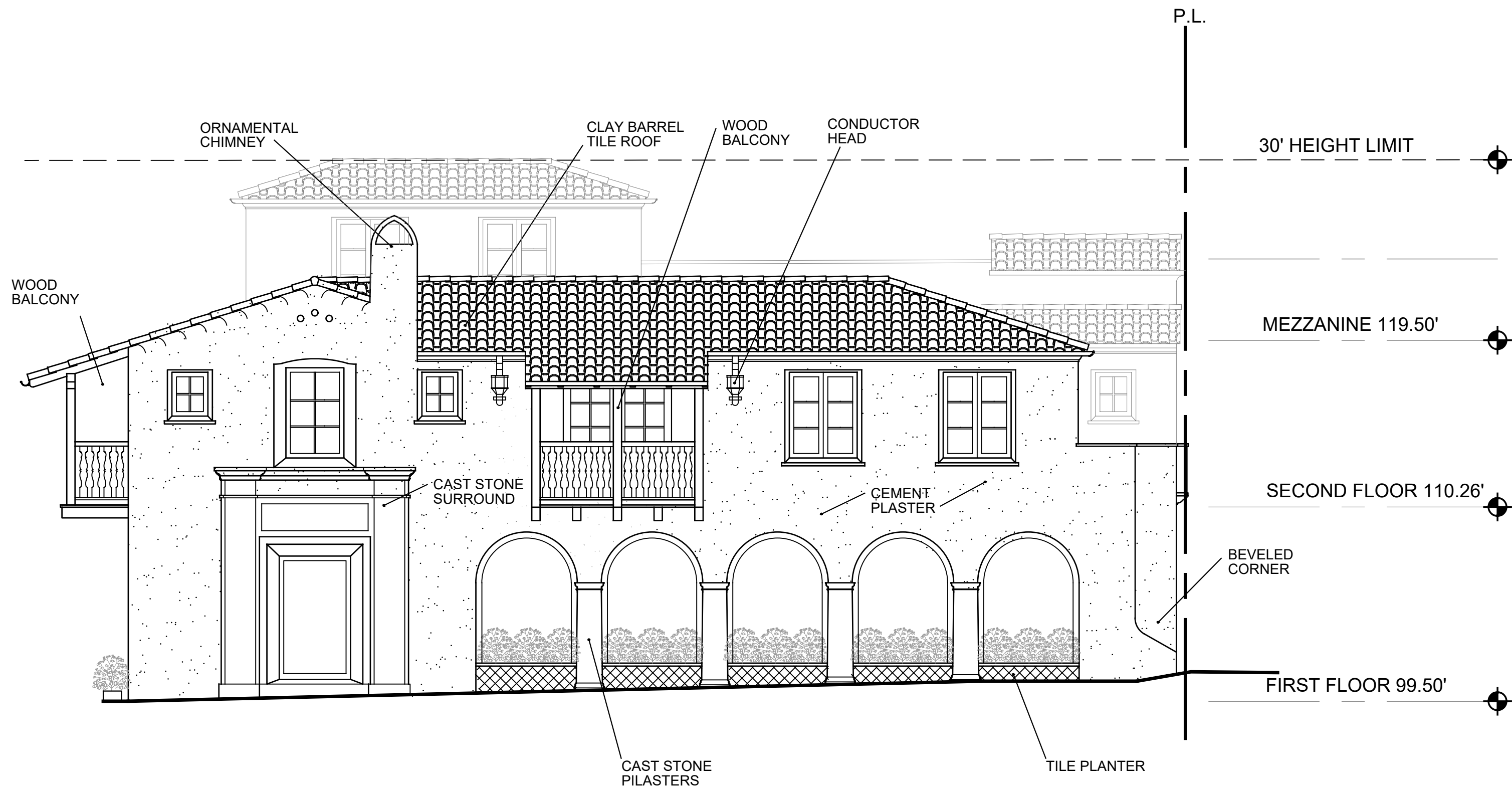
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07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
BUILDING 2
EXTERIOR
ELEVATIONS

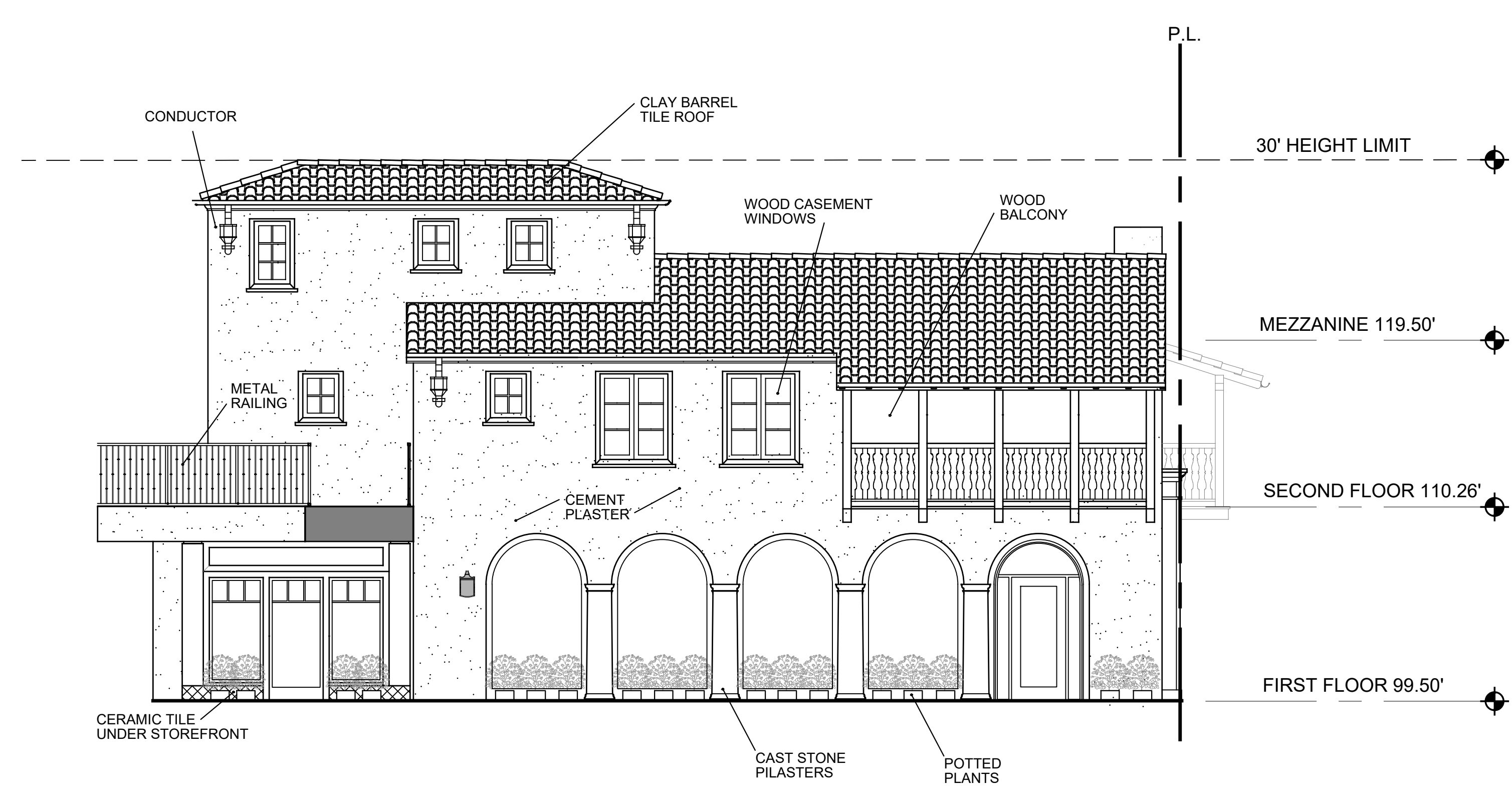
SHEET NO.:

A401

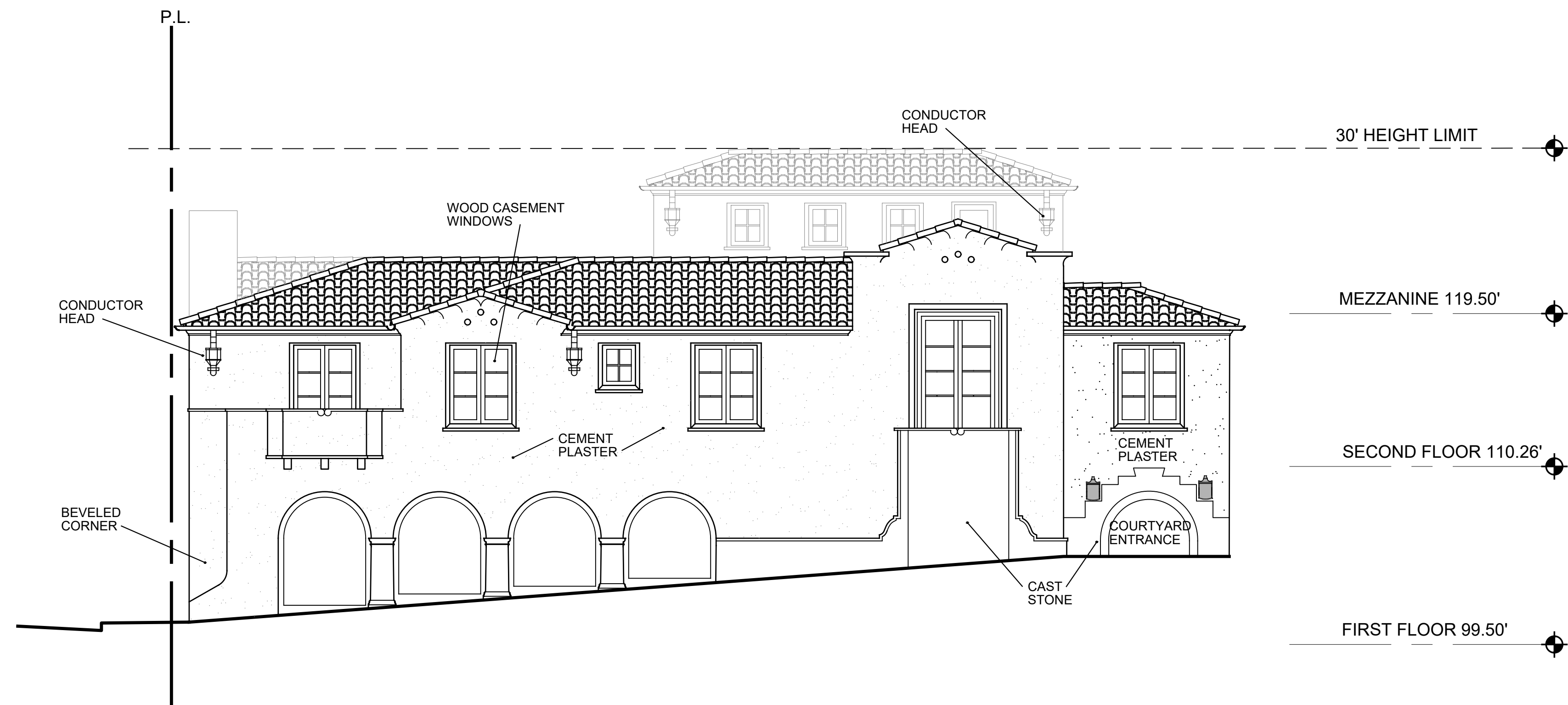
FILE NAME: 20013.1A-2023



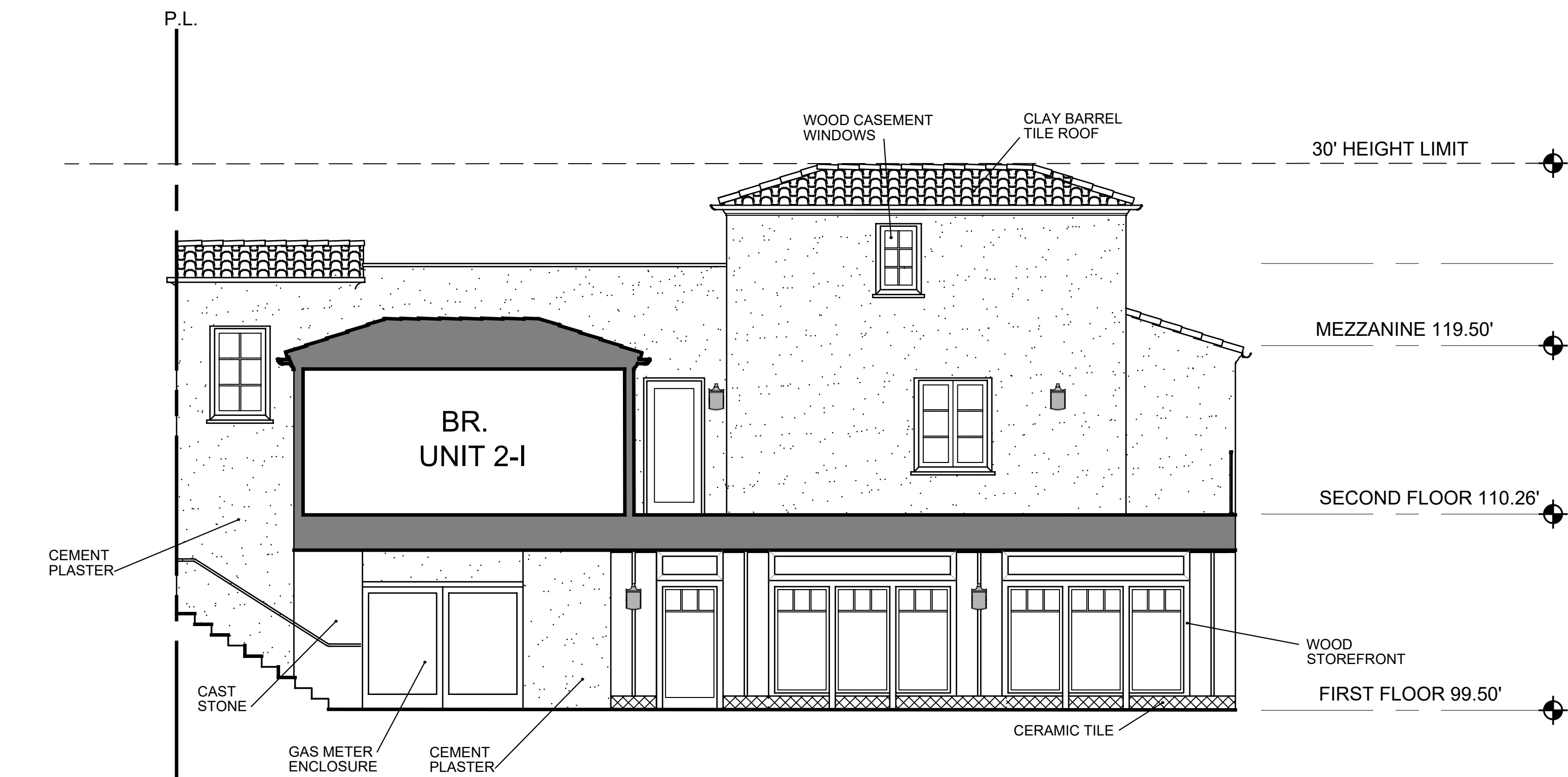
BUILDING 3 - EAST ELEVATION



BUILDING 3 - SOUTH ELEVATION

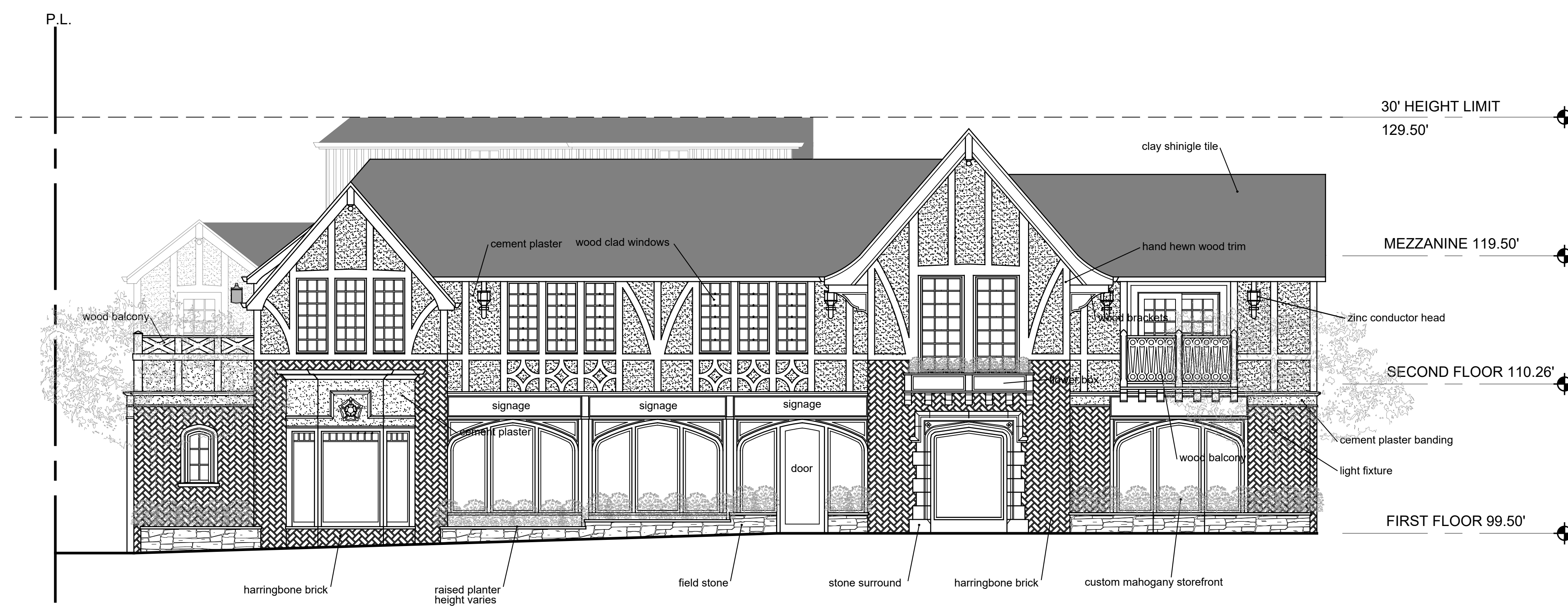


BUILDING 3 - NORTH ELEVATION

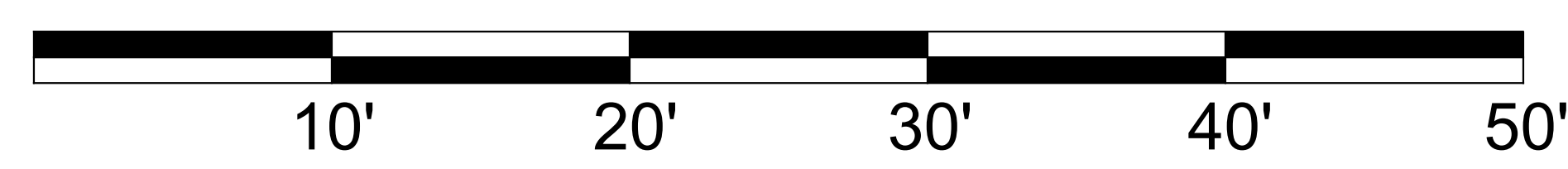


BUILDING 3 - WEST ELEVATION

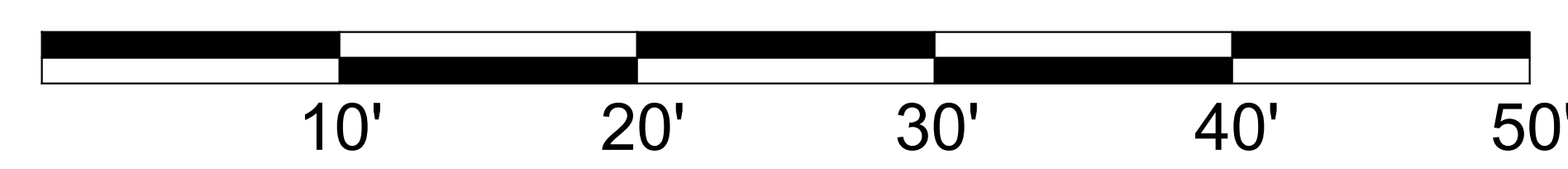




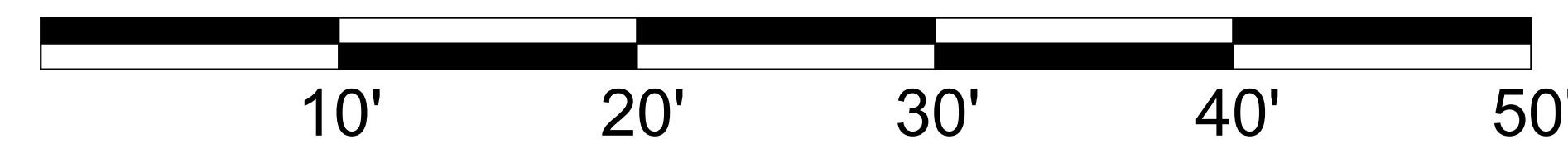
BUILDING 4 - EAST ELEVATION



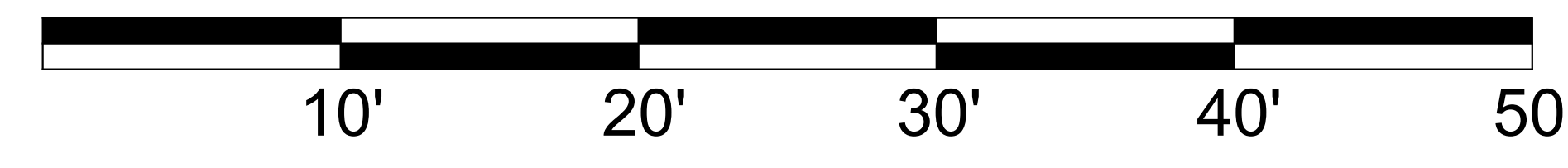
BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



ULRIKA PLAZA MIXED USE

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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:
BUILDING 4
EXTERIOR
ELEVATIONS
SHEET NO.:

A403

FILE NAME: 20013.1A-A203



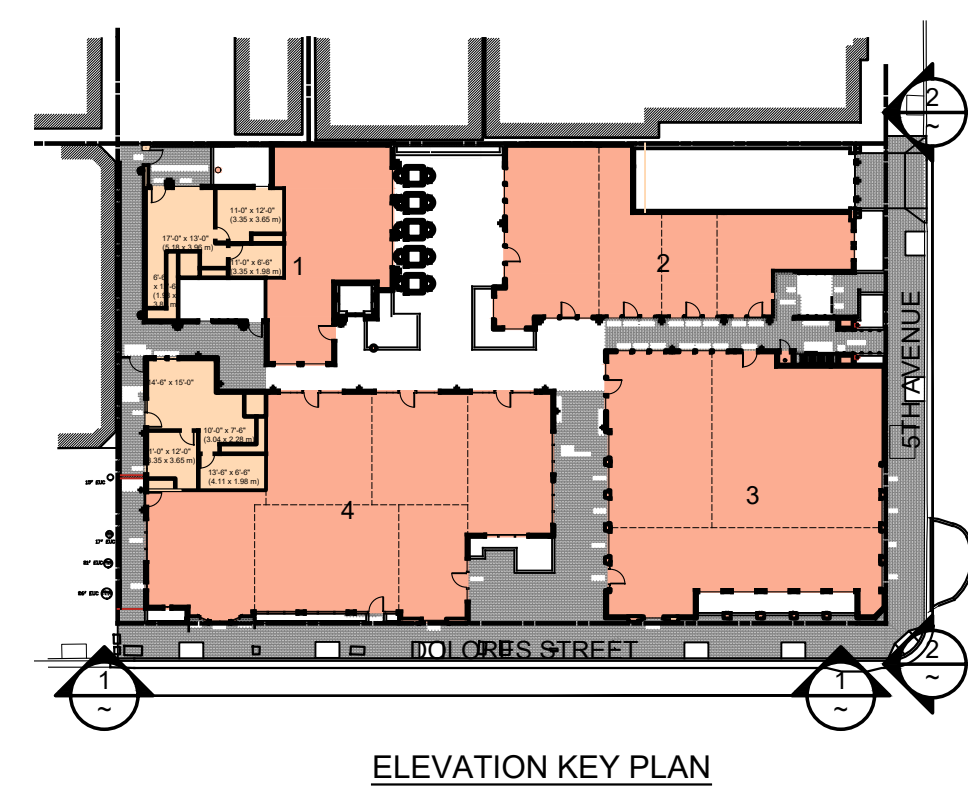
DOLORES STREET ELEVATION

10' 20' 30' 40' 50'



FIFTH AVENUE ELEVATION

10' 20' 30' 40' 50'



ULRIKA PLAZA MIXED USE

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

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DRAWN BY:
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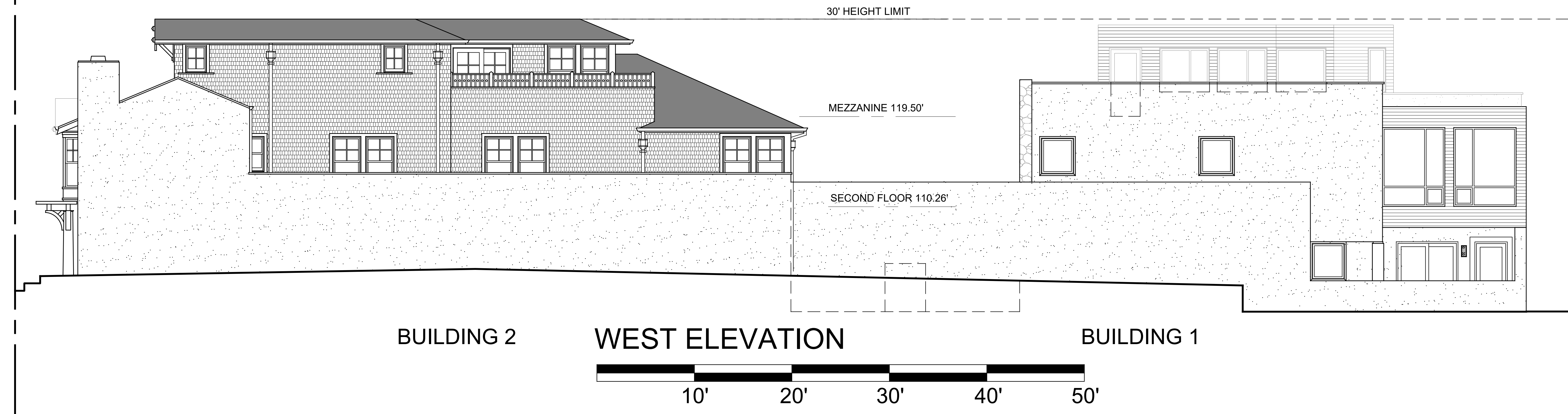
07.06.2022 PLANNING SUBMIT.
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08.01.2022 PLANNING RESUB..
09.16.2022 PLANNING RESUB..
12.14.2022 PLANNING RESUB..
05.12.2023 PLANNING RESUB..

SHEET NAME:
DOLORES STREET & FIFTH AVE. ELEVATIONS

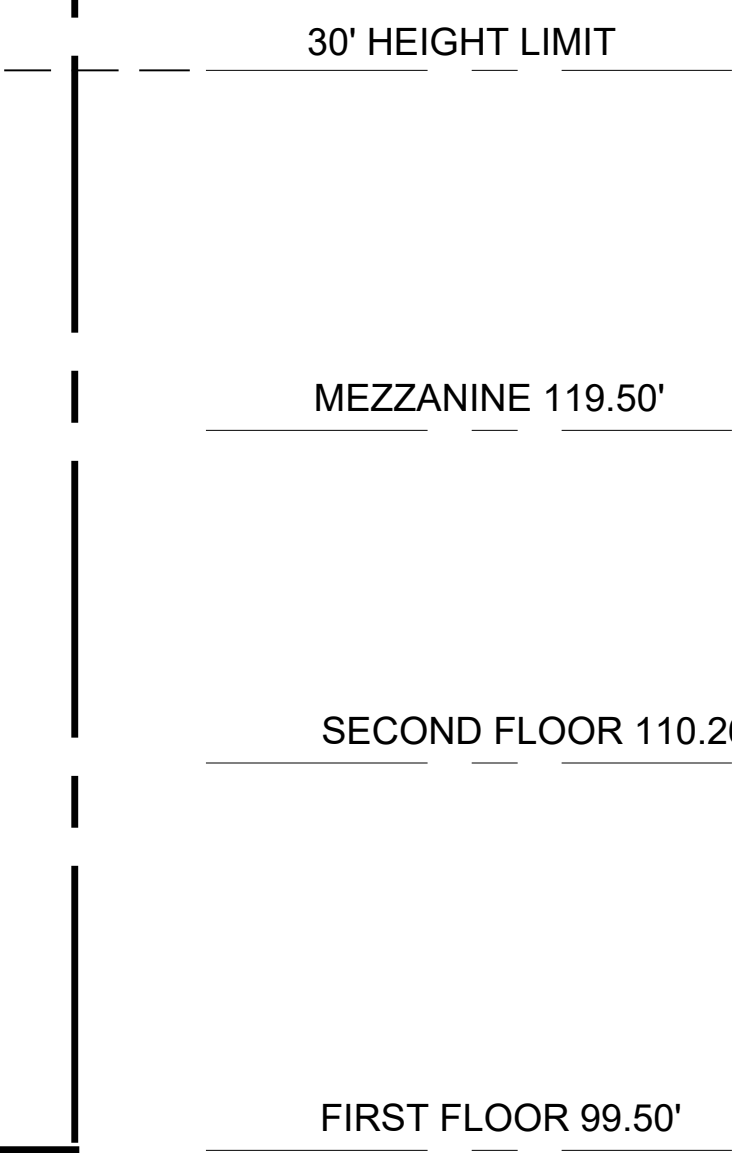
SHEET NO.:
A404

FILE NAME: 20013.1A-2023

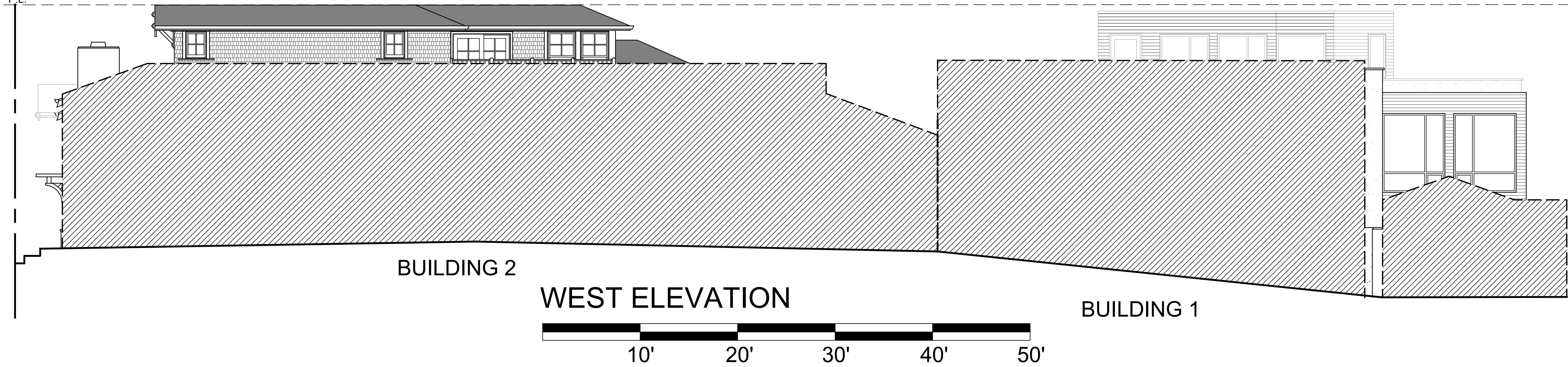
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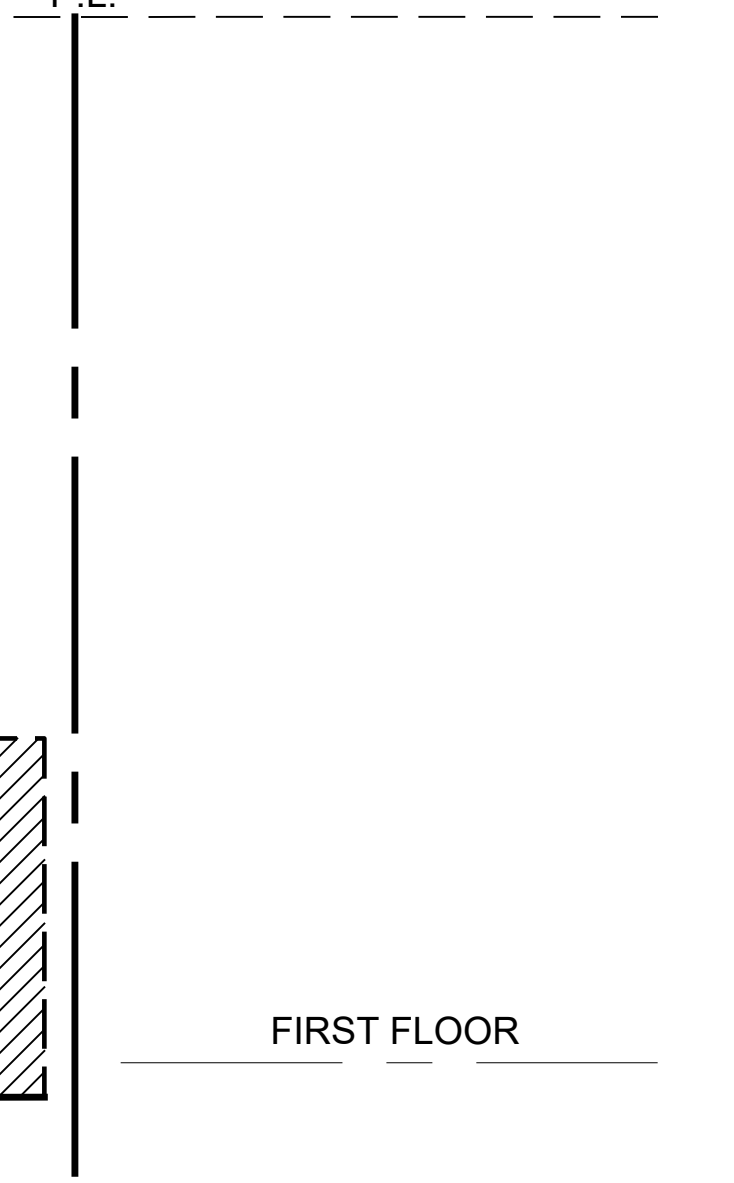
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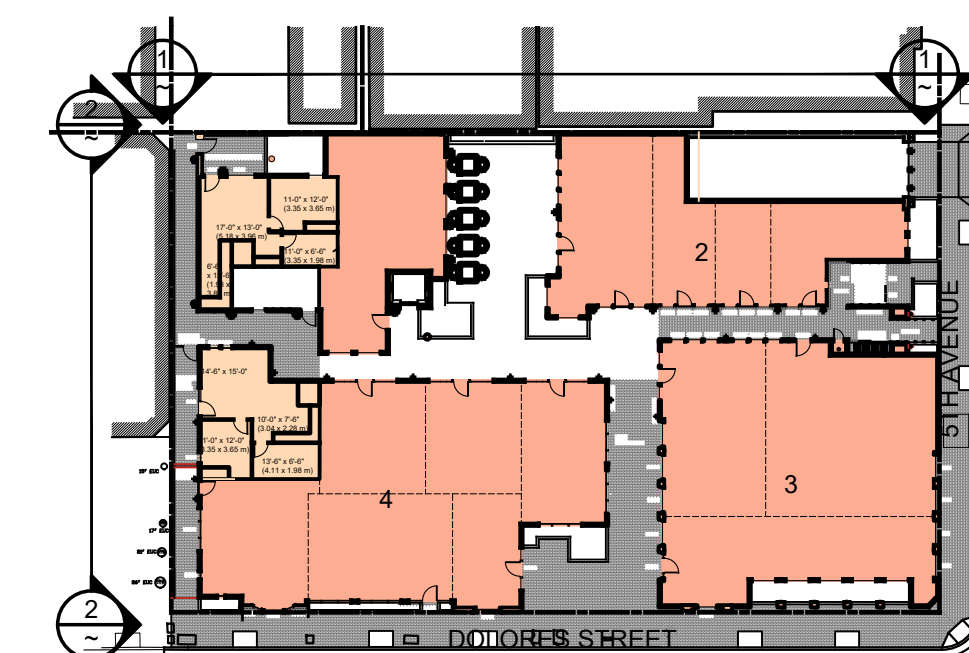
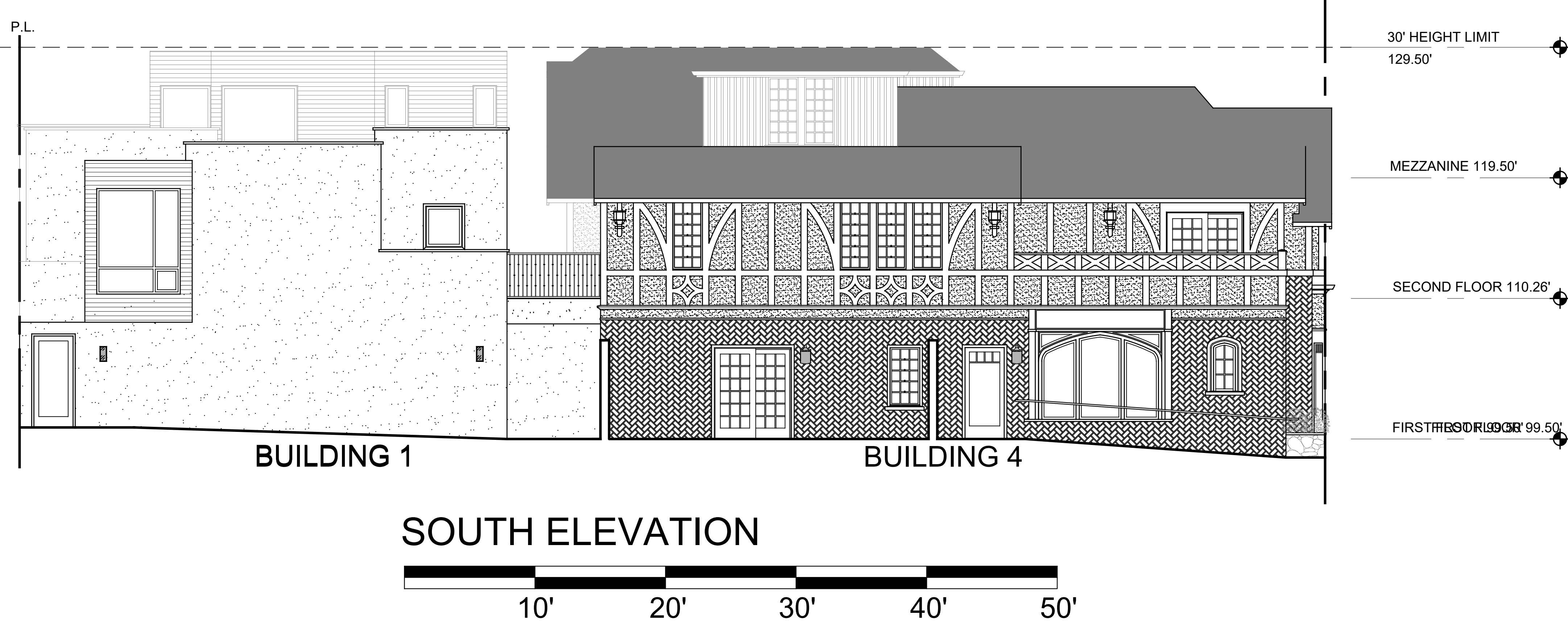
P.L.



P.L.



P.L.



WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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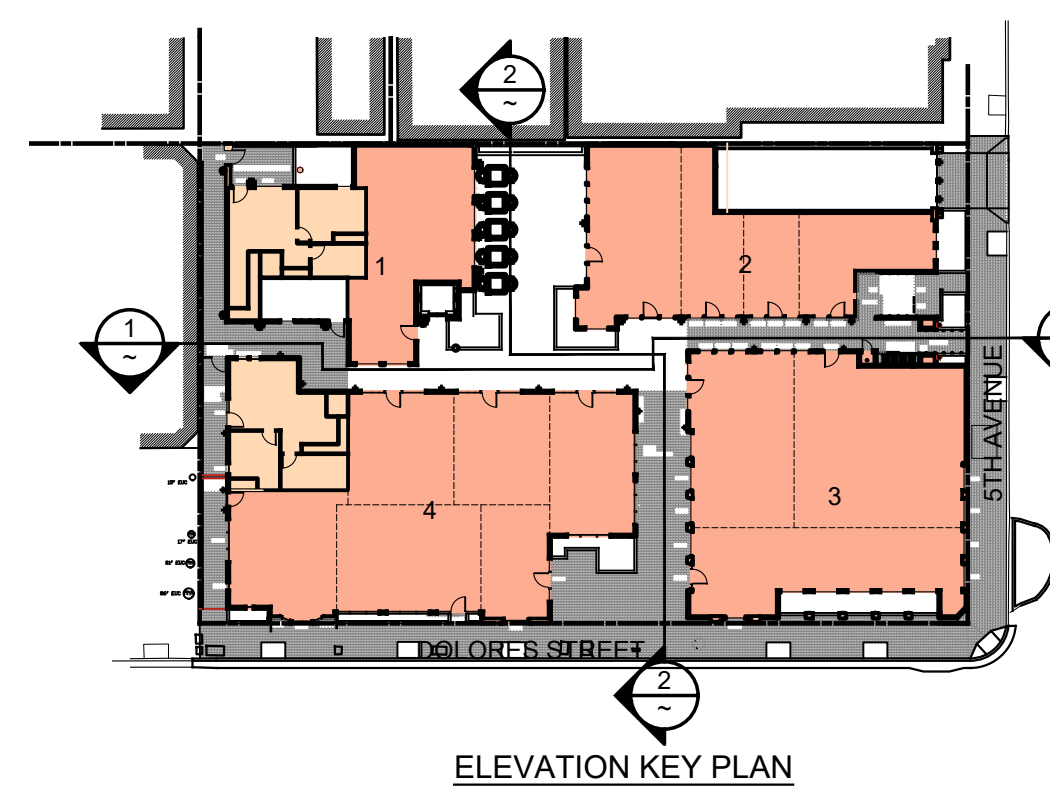
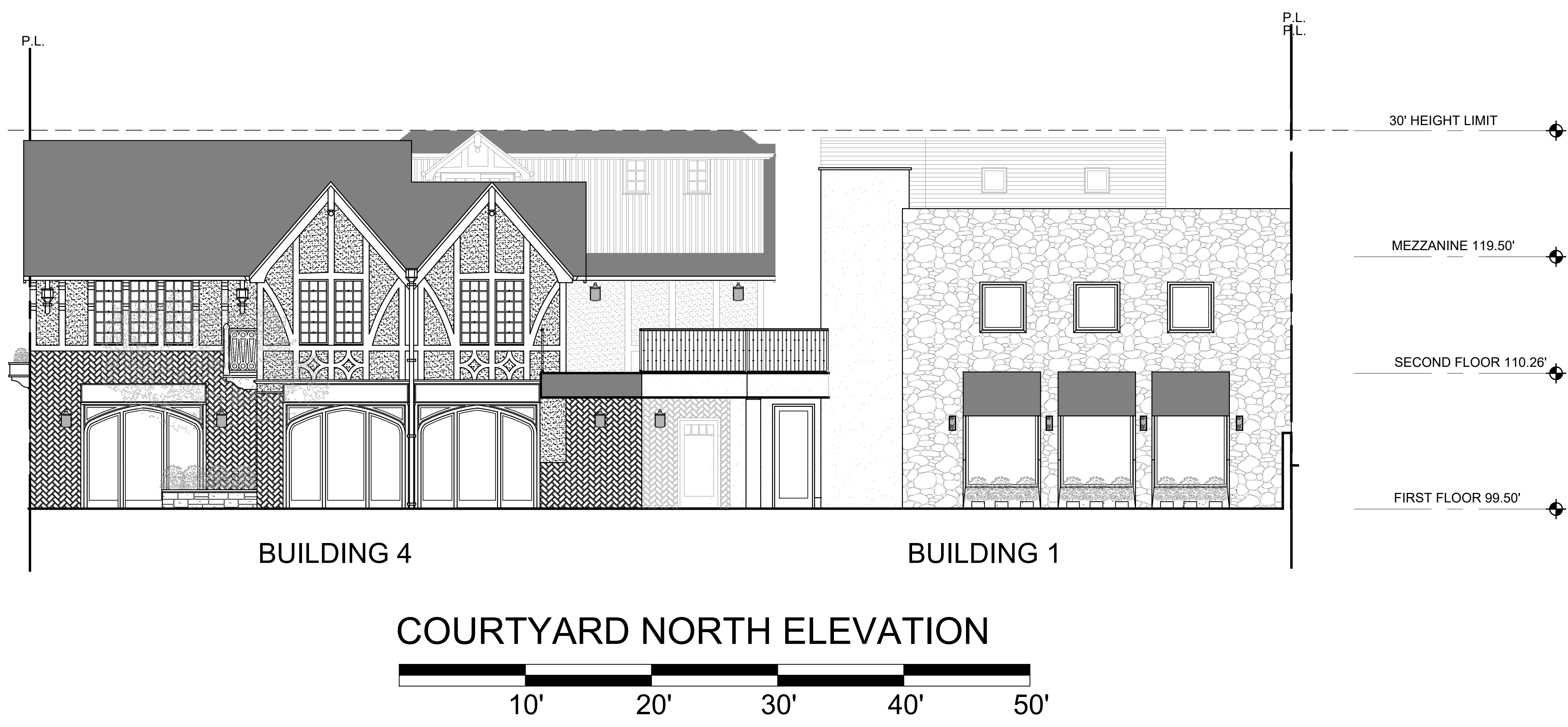
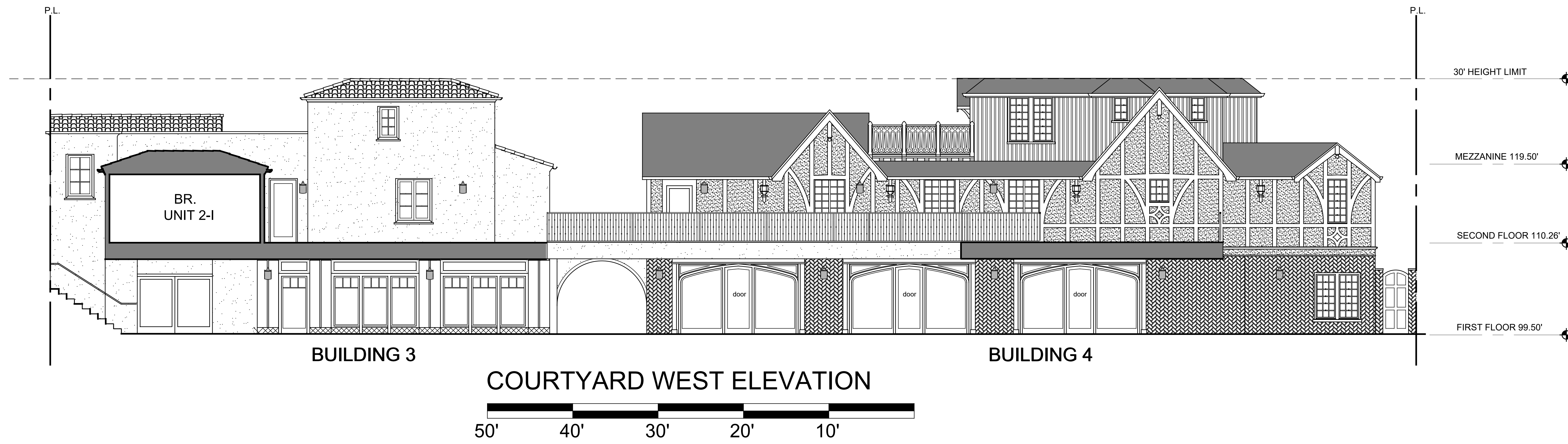
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07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
WEST &
SOUTH
ELEVATION

SHEET NO.:
A405

FILE NAME: 20013.1A-2023



ULRIKA PLAZA MIXED USE

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

JOB NO.
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PLOT DATE: 5.11.2023

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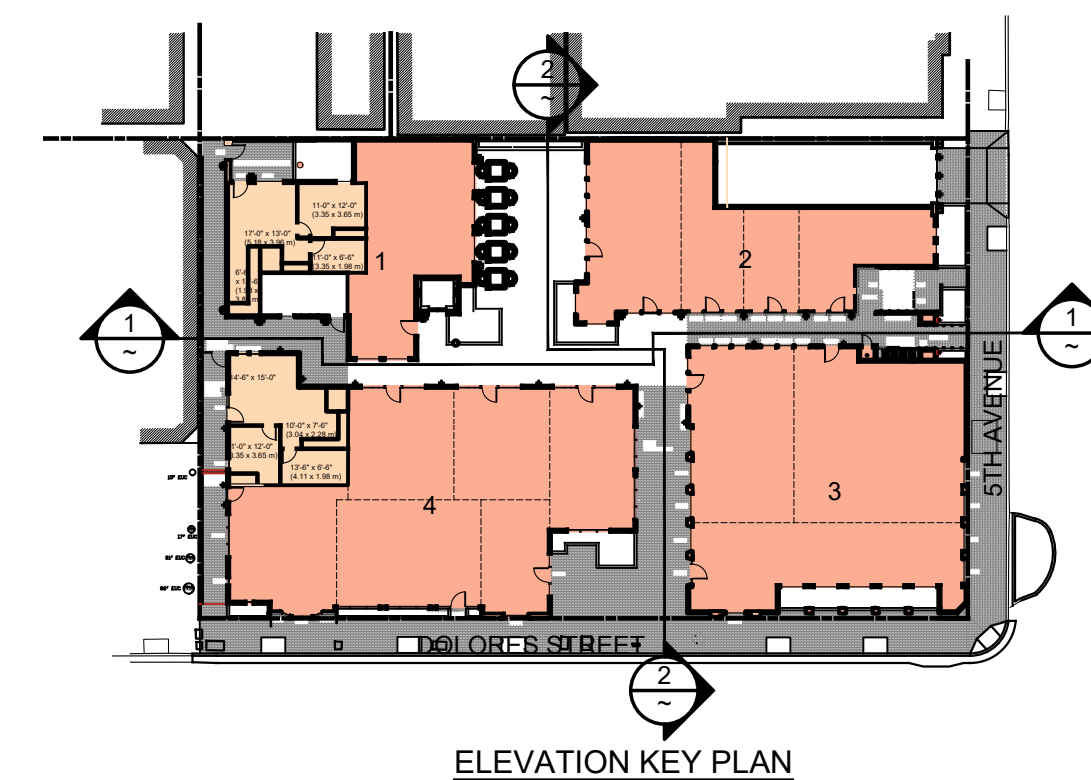
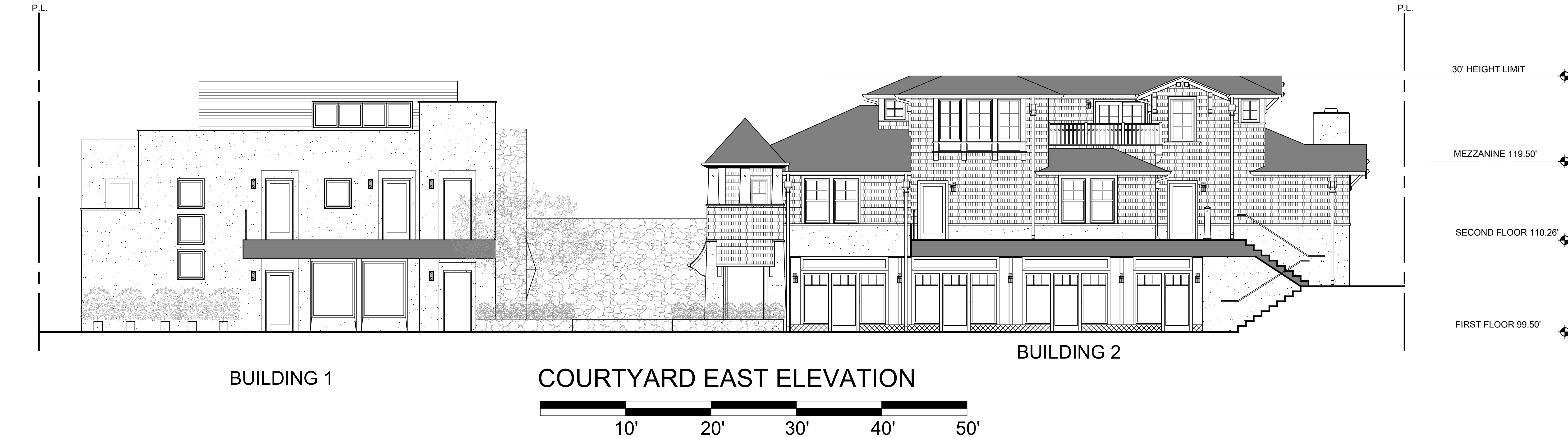
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB..
08.01.2022 PLANNING RESUB..
09.16.2022 PLANNING RESUB..
12.14.2022 PLANNING RESUB..
05.12.2023 PLANNING RESUB..

SHEET NAME:
COUNTRYARD
WEST & NORTH
ELEVATION

SHEET NO.:

A406

FILE NAME: 20013.1A-2023



ULRIKA PLAZA MIXED USE

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

JOB NO.

20013.1A

PRINT DATE:

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SET ISSUED:

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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:

COURTYARD
EAST & SOUTH
ELEVATION

SHEET NO.:

A407

FILE NAME: 20013.1A-2023



DOLORES AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



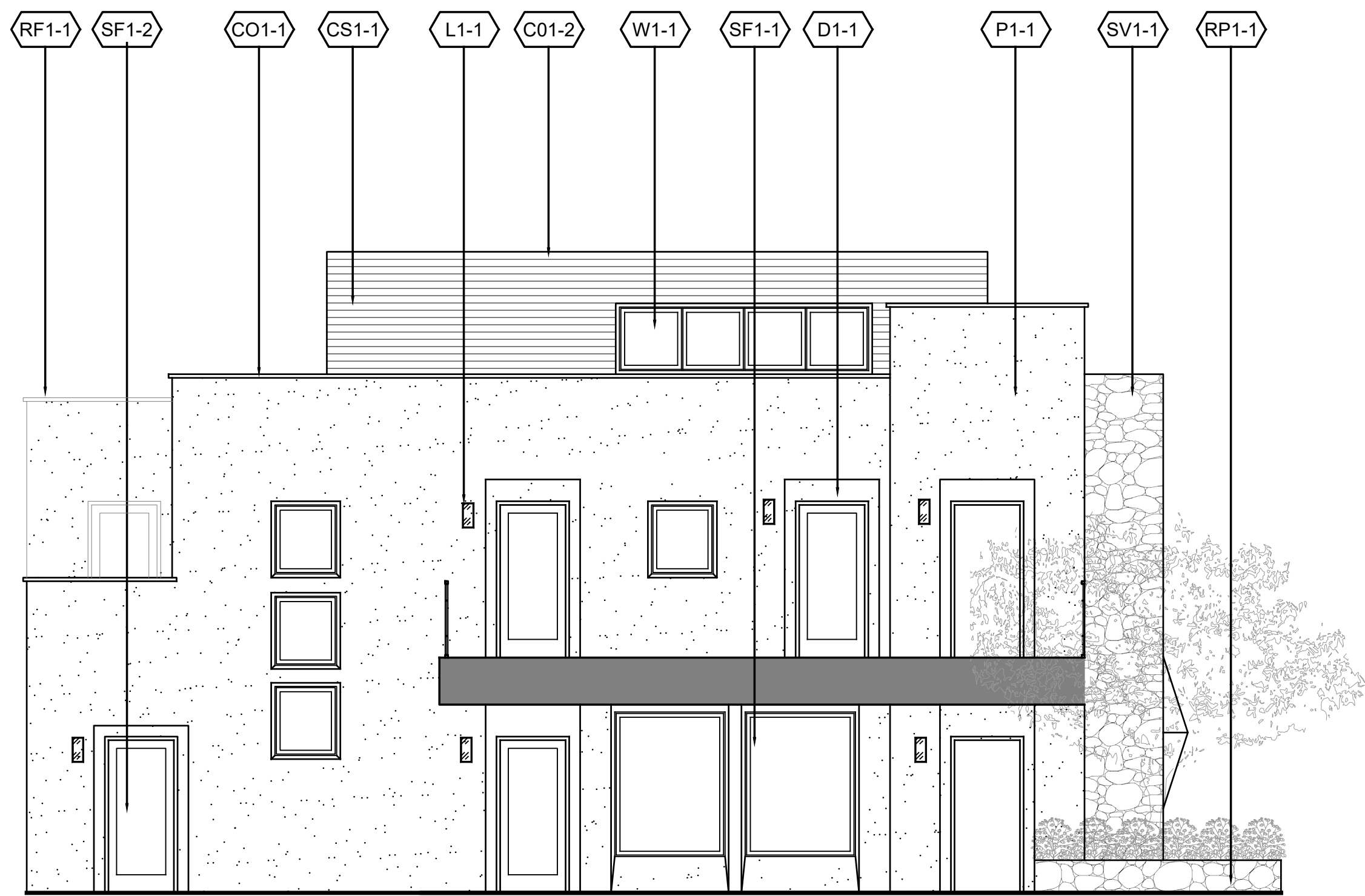
FIFTH AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



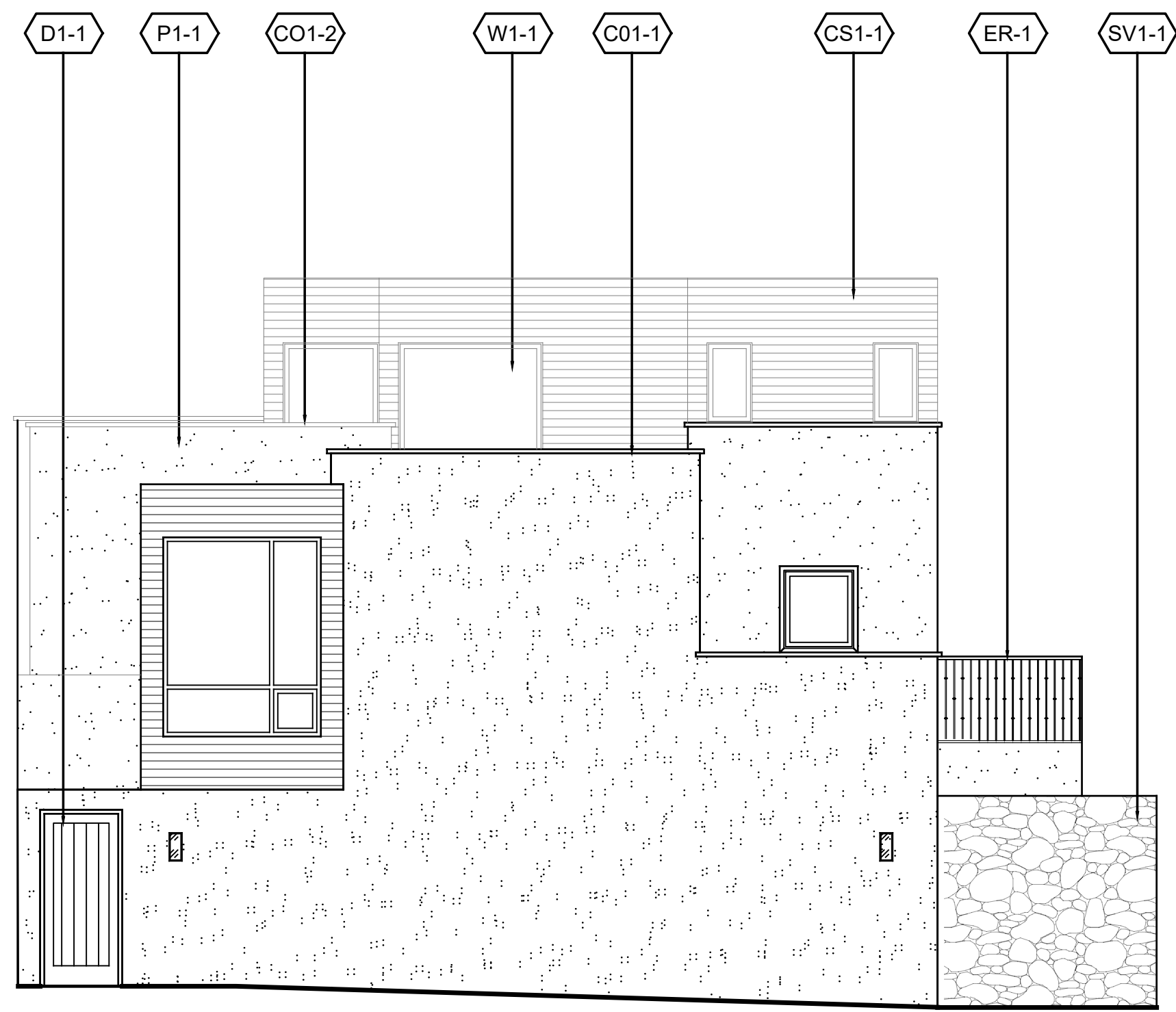
DOLORES AVENUE STREETSCAPE
ENLARGED ELEVATION
SCALE: 1/4"=1'-0"



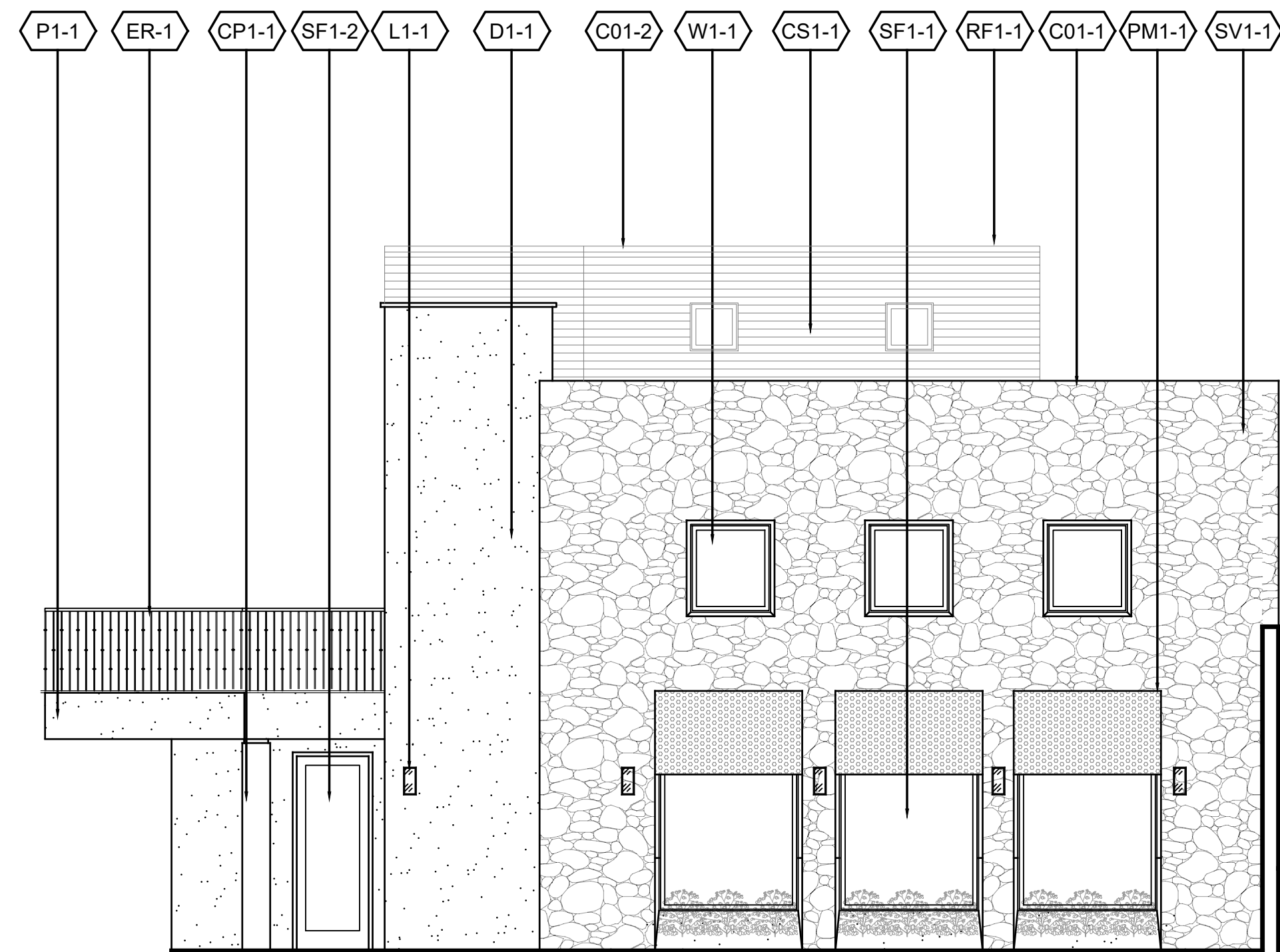
FIFTH AVENUE STREETSCAPE
ENLARGED ELEVATION
SCALE: 1/4"=1'-0"



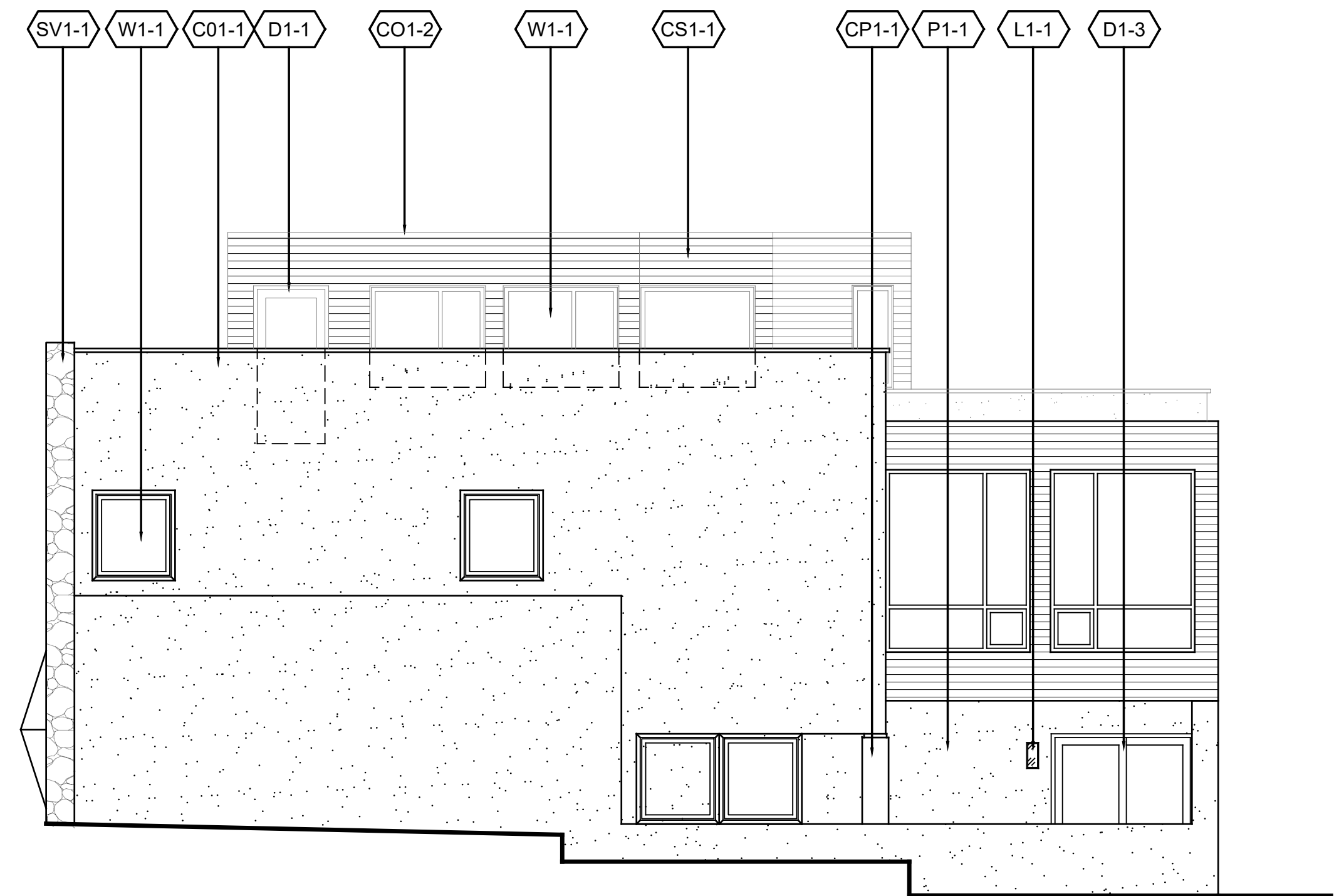
1 BUILDING 1
EAST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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



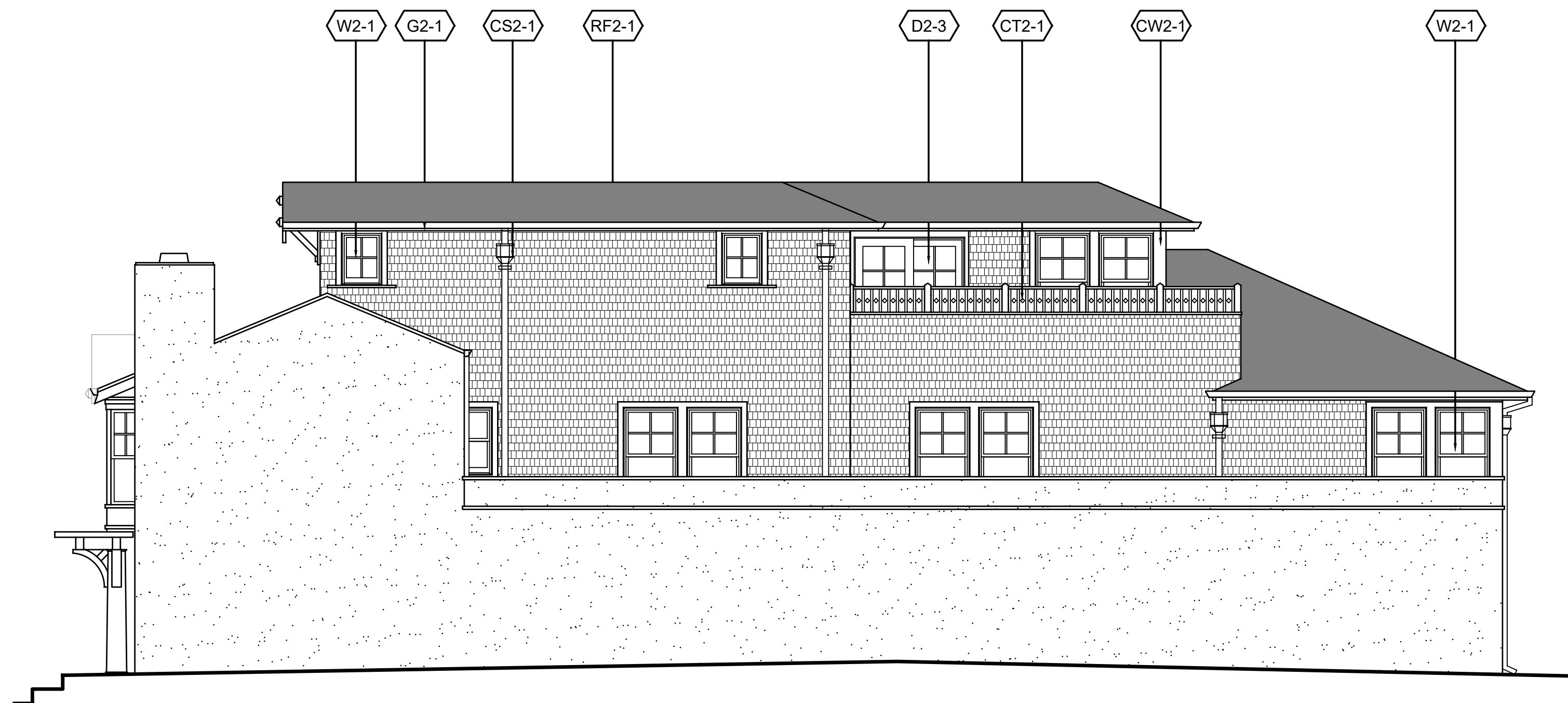
1 BUILDING 2
EAST ELEVATION
SCALE: 3/16"=1'-0"



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



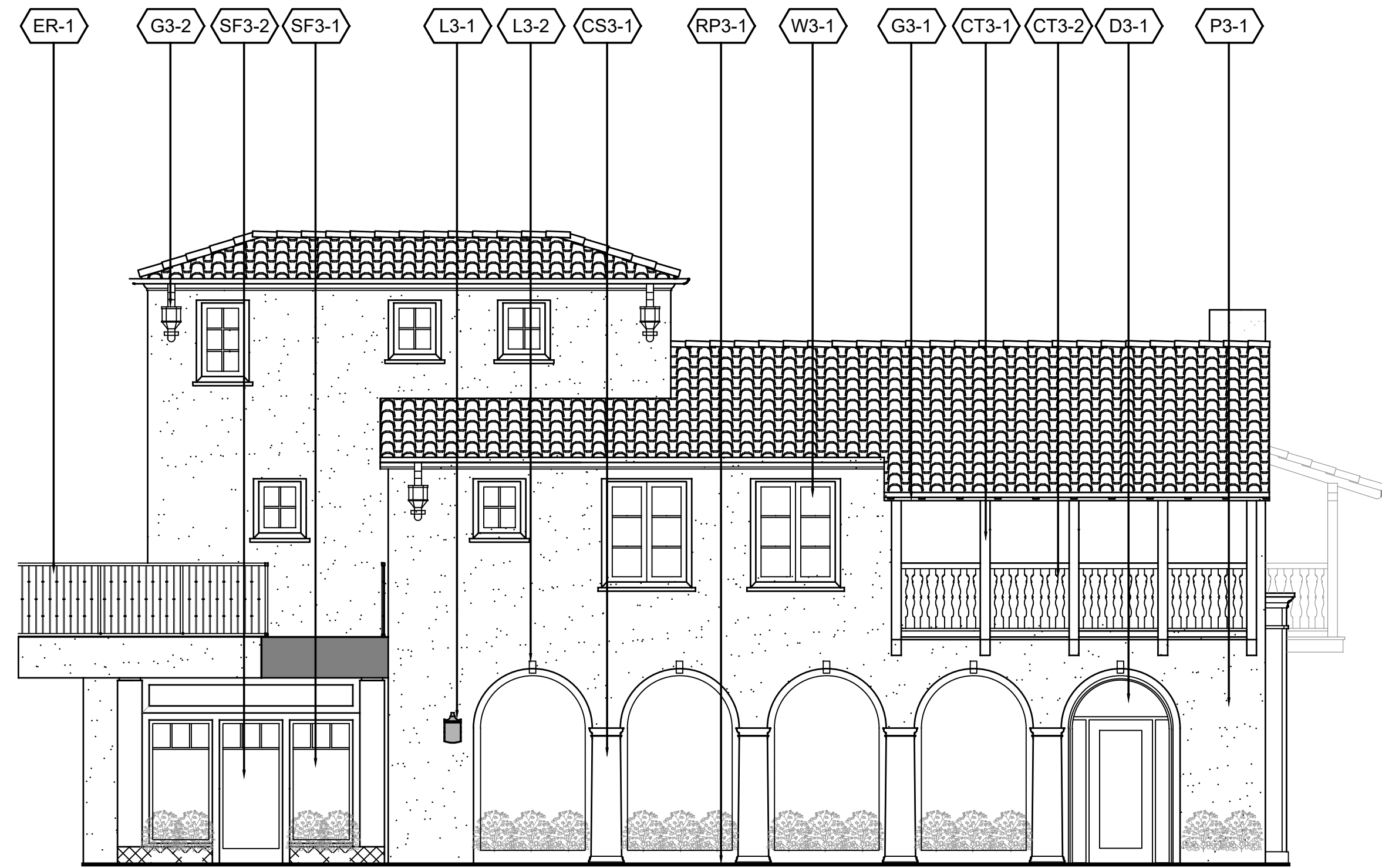
3 BUILDING 2
NORTH ELEVATION
SCALE: 3/16"=1'-0"



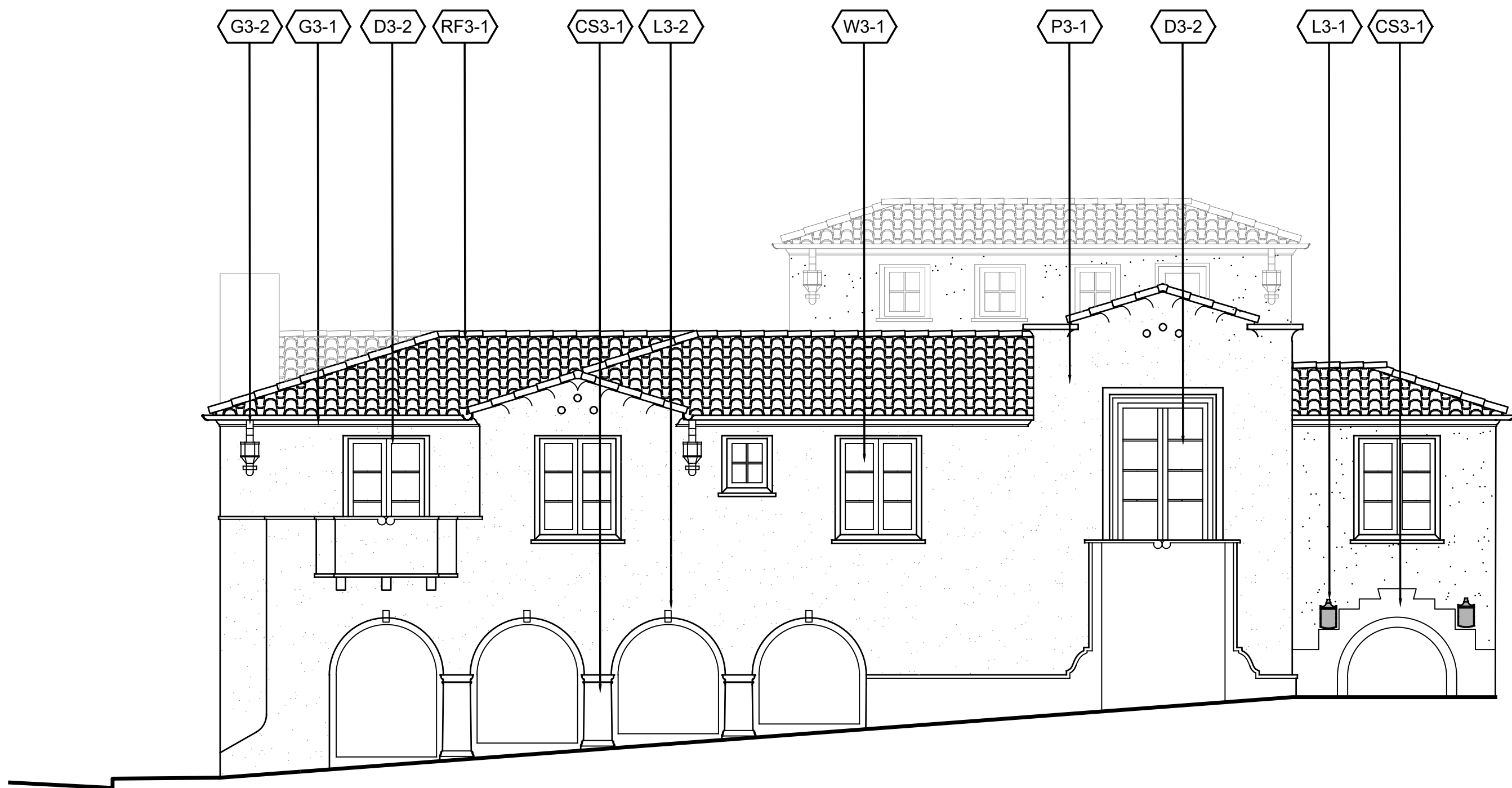
4 BUILDING 2
WEST ELEVATION
SCALE: 3/16"=1'-0"



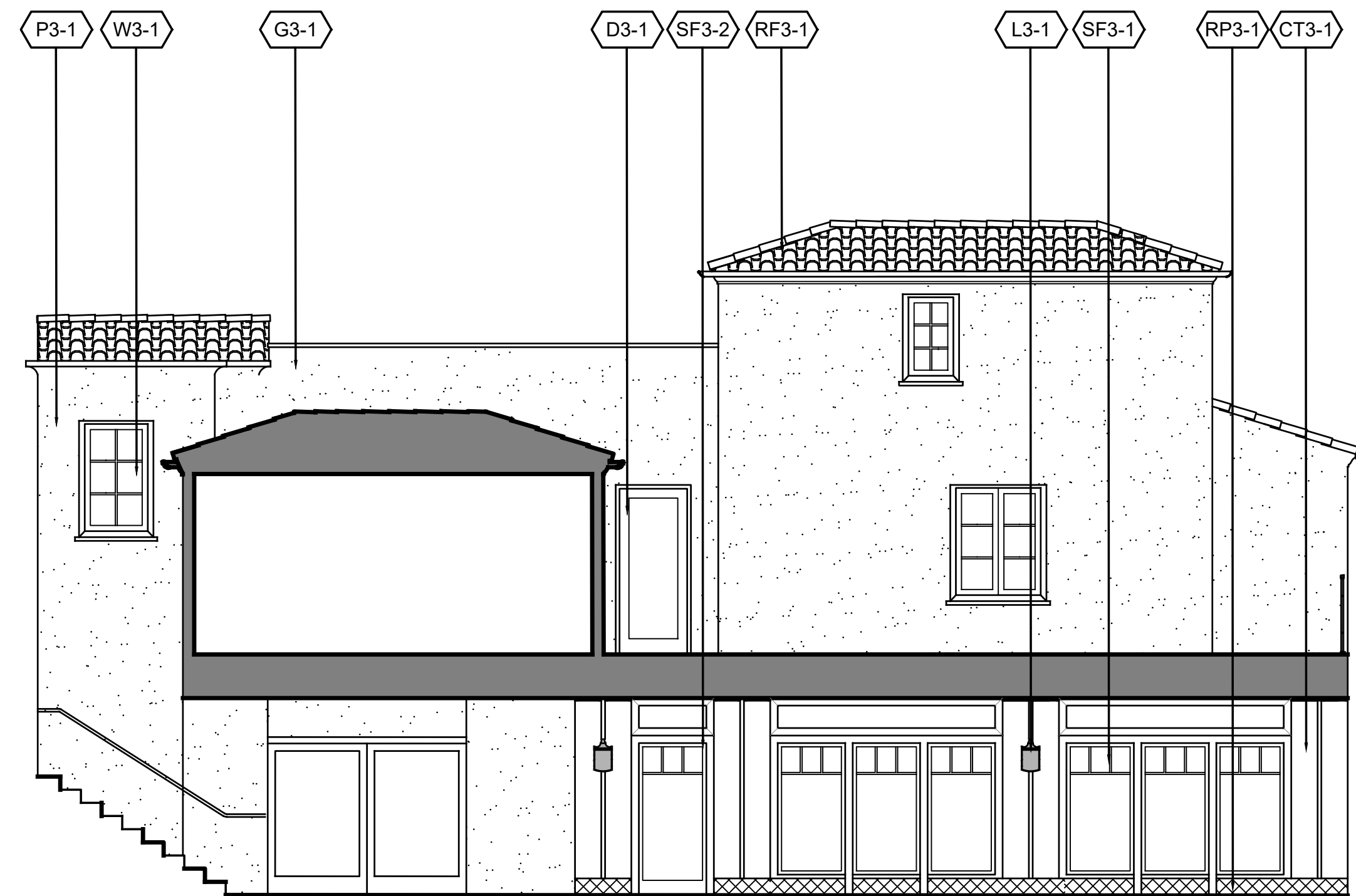
1 BUILDING 3
EAST ELEVATION
SCALE: 3/16"=1'-0"



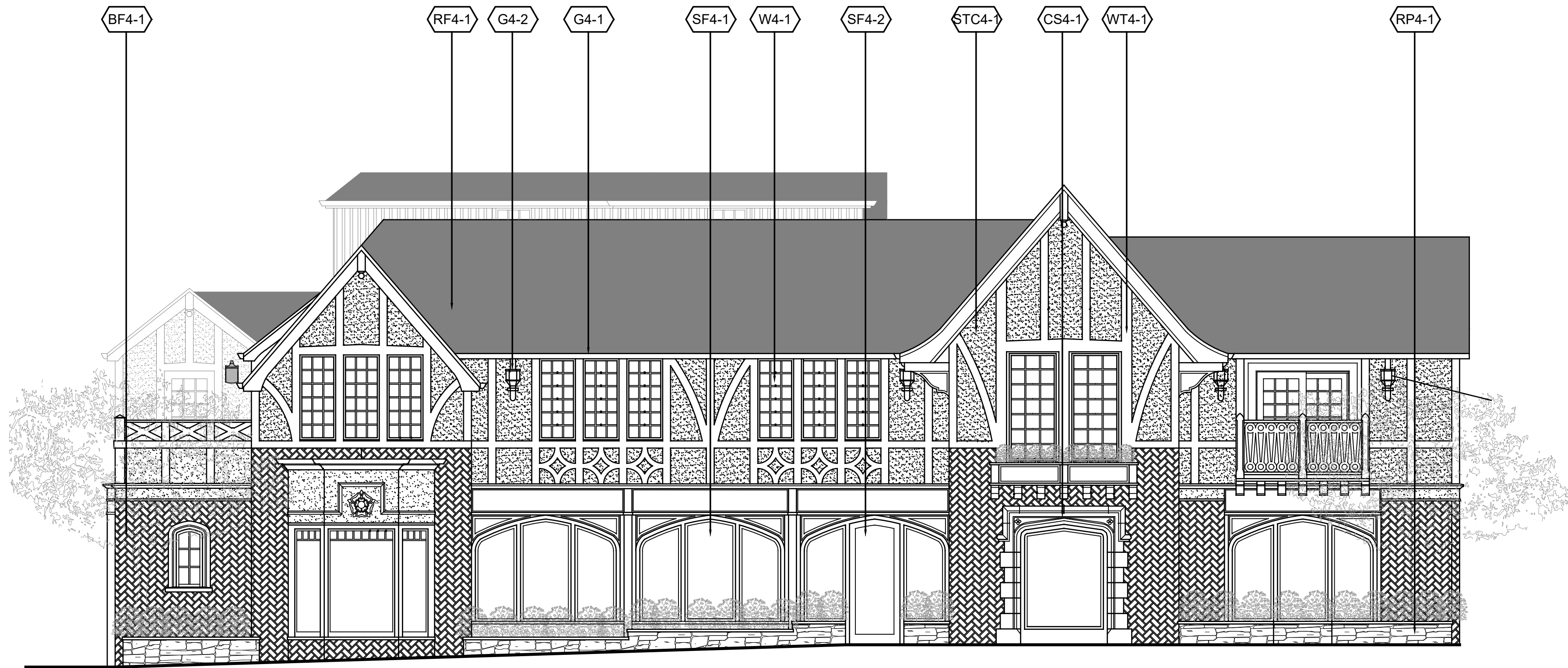
2 BUILDING 3
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



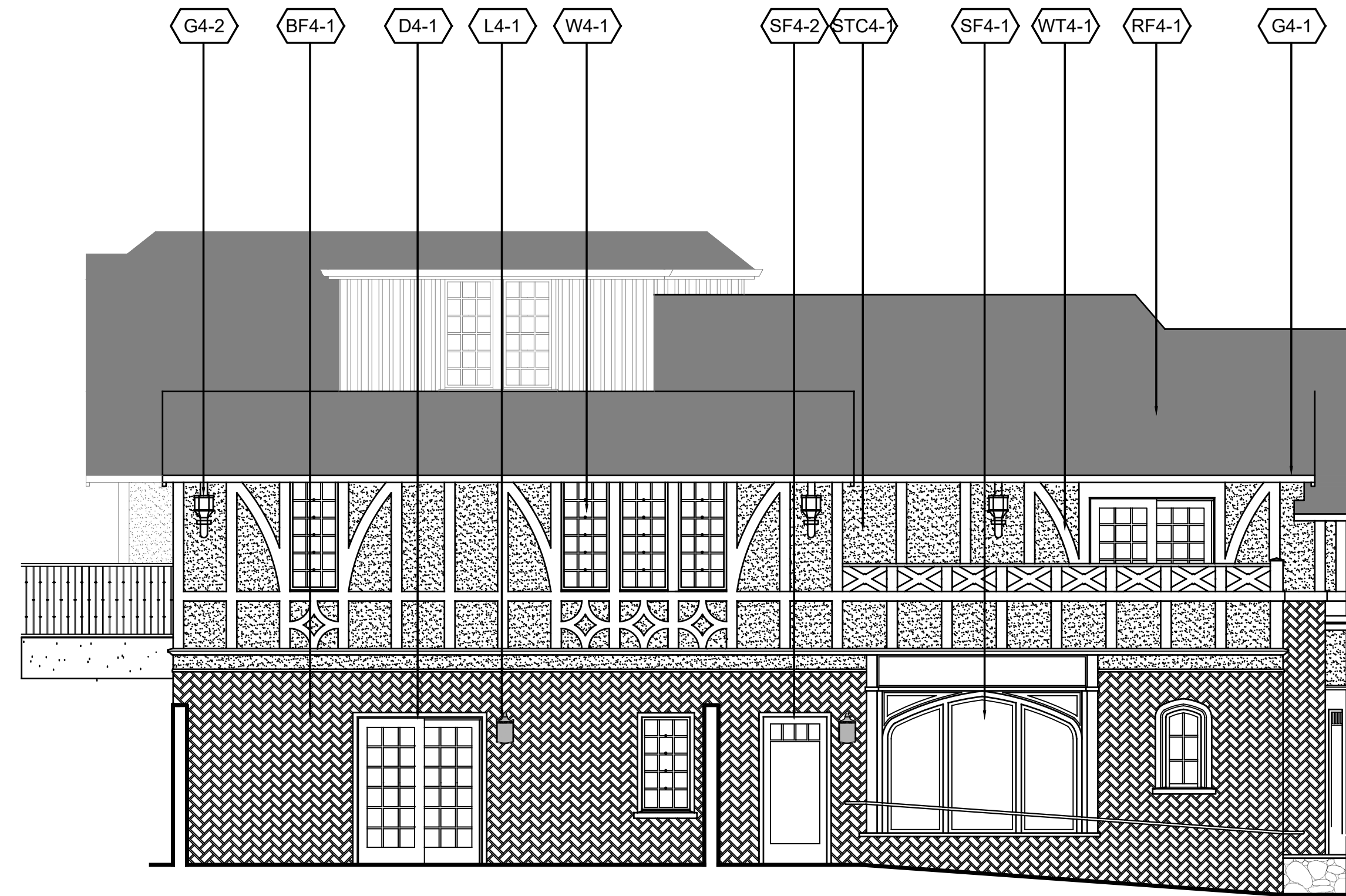
3 BUILDING 3
NORTH ELEVATION
SCALE: 3/16"=1'-0"



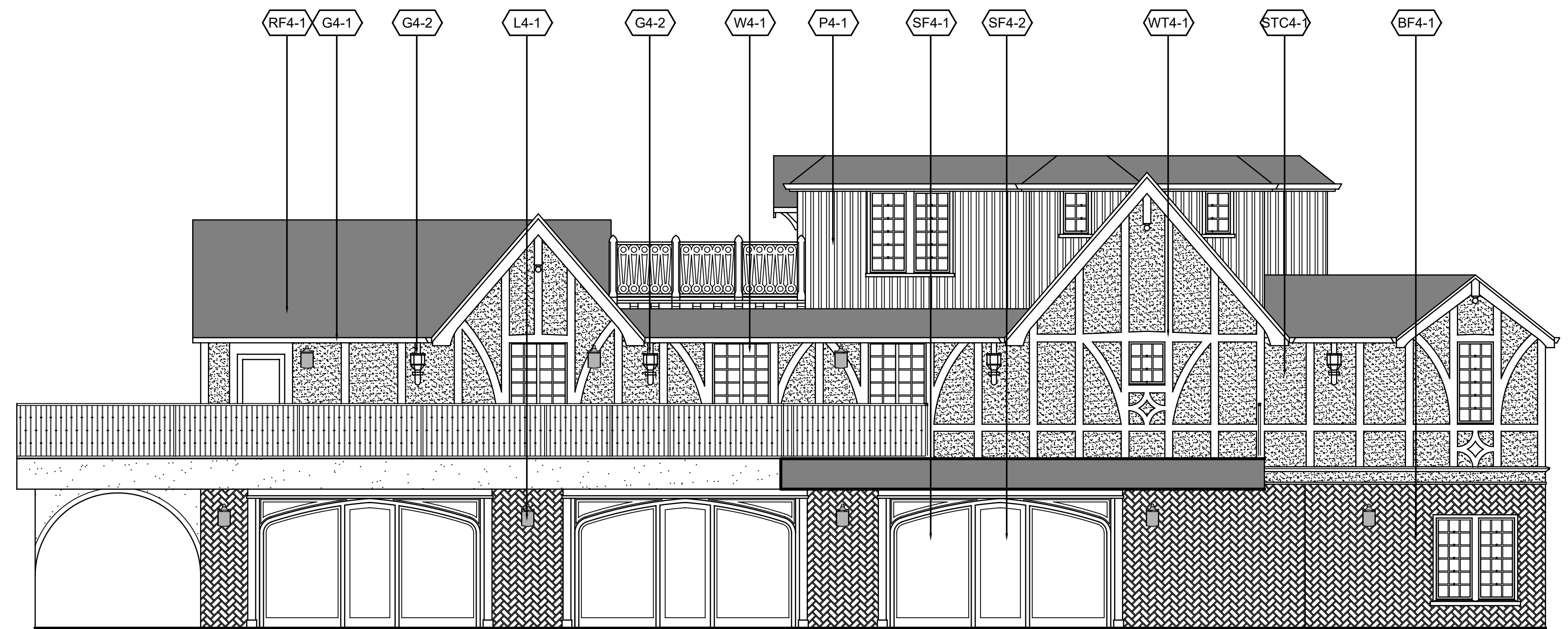
4 BUILDING 3
WEST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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



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

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ULRIKA PLAZA MIXED USE

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CARMEL-BY-SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
**FINISH
COMMON AREA
SITE/FLOOR PLANS**

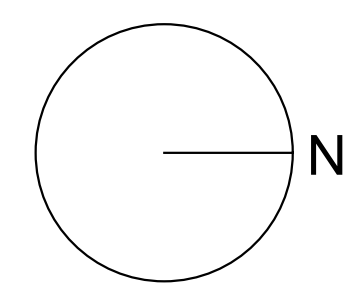
SHEET NO.:

A414

FILE NAME: 20013.1A.A414

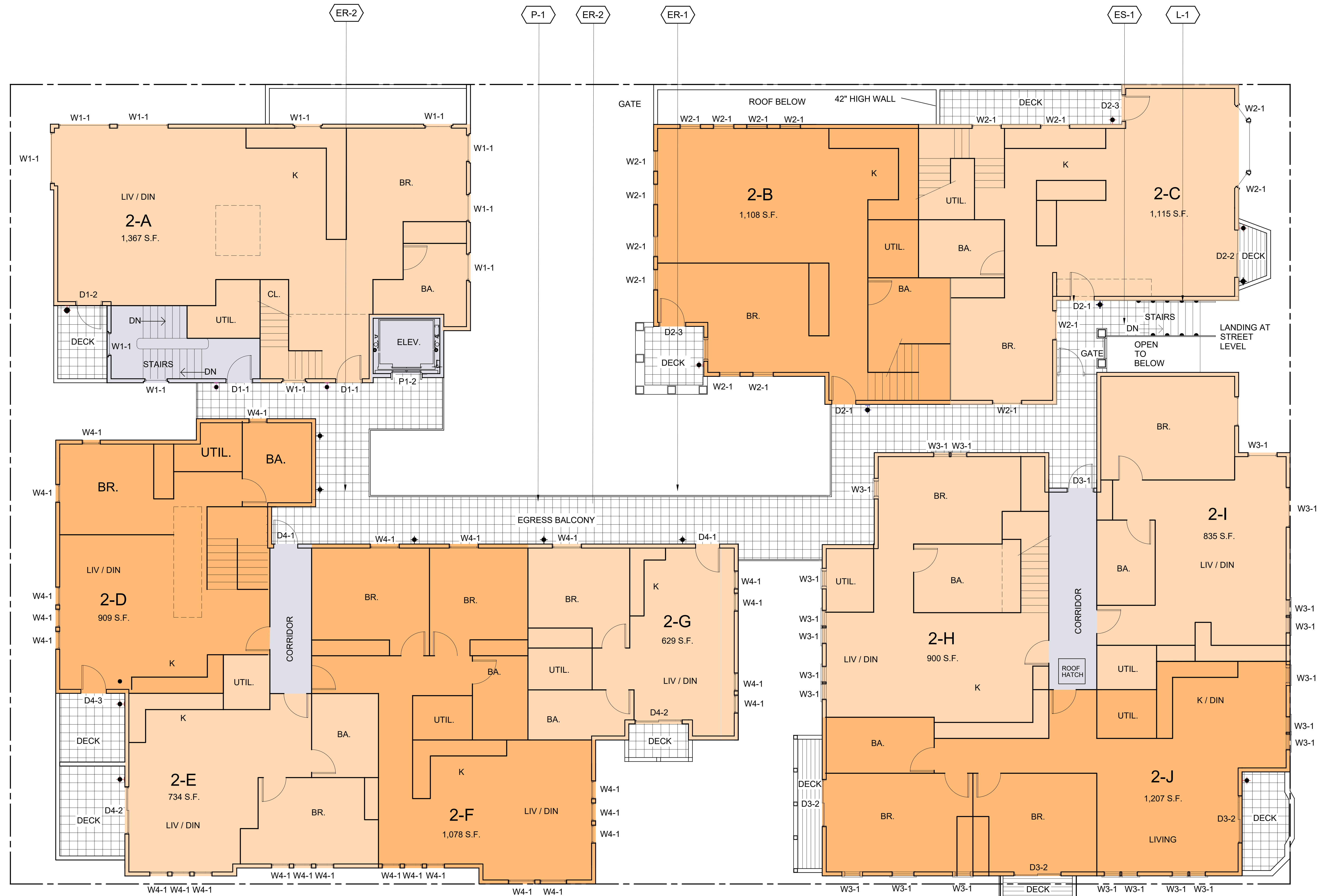


FIRST FLOOR PLAN

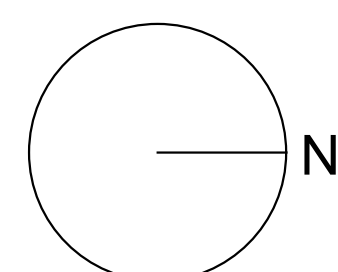
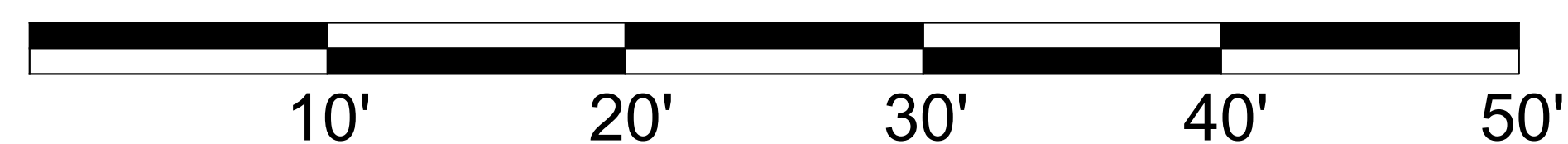


NOTE: THE COMMERCIAL SPACES SHOWN FOR PLANNING PURPOSES ONLY AND ARE DIAGRAMMATIC IN NATURE. SPACE LAYOUTS AND SQUARE FOOTAGES MAY BE ADJUSTED SLIGHTLY BASED ON THE SELECTED TENANTS FOR THE PROPERTY. THE TOTAL NUMBER OF TENANT SPACES WILL BE NO MORE THAN 15 AND THE TOTAL SQUARE FOOTAGE OF THE COMMERCIAL SPACE WILL NOT BE INCREASED.

NOTE: REFER TO EXTERIOR FINISH PACKAGE FOR STOREFRONT, DOOR & WINDOW STYLES AND TYPES



SECOND FLOOR PLAN



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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09.16.2022	PLANNING RESUB.
12.14.2022	PLANNING RESUB.
05.12.2023	PLANNING RESUB.




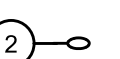




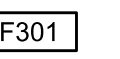

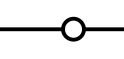


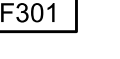




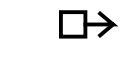





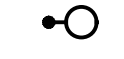
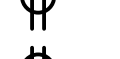











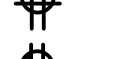


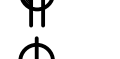
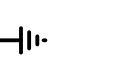


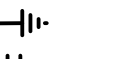
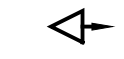



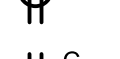












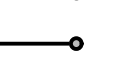
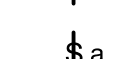

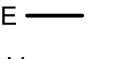
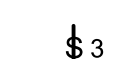
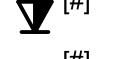

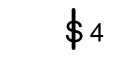

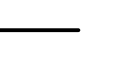
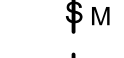

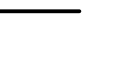
















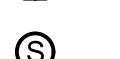











SHEET NAME:
FINISH
COMMON AREA
SITE/FLOOR PLANS
SHEET NO.:

A415

FILE NAME: 20013.1A.A415

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL.		DETAIL NUMBER DETAIL OR SECTION REFERENCE SHEET NUMBER
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		PANELBOARD - SURFACE MOUNTED		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL.		INDICATES QUANTITY OF TELEPHONE OUTLETS
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		EQUIPMENT PANEL - SURFACE MOUNTED		SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME DETAIL.		INDICATES QUANTITY OF DATA OUTLETS
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		METER W/ CURRENT TRANSFORMER	ABBREVIATIONS			
	RECESSED WALL WASHER		DOOR BELL PUSHBUTTON		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES	A	AMPERE	GFCI	GROUND FAULT
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED		MOTOR CONNECTION	AFF	ABOVE FINISHED FLOOR	GFI	OVERALL HEIGHT
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		RECEPTACLE - DUPLEX *		NON-FUSED DISCONNECT SWITCH	ALUMIAL	ALUMINUM	GRS	GROUND
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		FUSED DISCONNECT SWITCH, FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAME/PLATE DATA	ARCH	ARCHITECT	HT	HEIGHT
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX *		CIRCUIT BREAKER	AWG	AMERICAN WIRE	IDF	INTERCOM
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CLOSED CIRCUIT TV	CATV	CABLE TV	INCAND	INCANDESCENT
	TRACK LIGHTING - SEE SCHEDULE		RECEPTACLE - DOUBLE DUPLEX *		CENTER LINE	CB	CIRCUIT BREAKER	JB	JUNCTION BOX
	EMERGENCY LIGHT		HALF SWITCHED DUPLEX RECEPTACLE *		CEILING	CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR		SINGLE RECEPTACLE*		CONDUIT ONLY	CL	CIRCUIT	KVA	KILOVOLT AMPERES
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		DUPLEX RECEPTACLE - CEILING MOUNTED		DIMMER	CLG	CEILING	KW	KILOWATT
	DIMMER ROOM CONTROLLER		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		GROUND ROD WITH GROUNDWELL BOX	C.O.	CONDUIT	LCP	LIGHTING CONTROL
	PLUG LOAD CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		GROUND ELECTRODE	CTR	CIRCUIT BREAKER	LTG	LIGHTING
	ROOM LIGHTING CONTROLLER		FLOOR MOUNTED DUPLEX RECEPTACLE		NORMALLY OPEN CONTACT	D	DIMMER	LV	LOW VOLTAGE
	LIGHTING CONTROL PANEL		FLOOR MOUNTED BOX		NORMALLY CLOSED CONTACT	DM	DIMENSION	KCM	THOUSAND
	DIGITAL DAYLIGHT SENSOR		POWER POLE		TRANSFORMER - SEE SINGLE LINE FOR SIZE	DST	DISTRIBUTION	CIRCULAR	MILS
	SINGLE POLE SWITCH **		WALL TELEPHONE OUTLET **		PULLBOX	(E)	EXISTING	M.B.	MAIN CIRCUIT BREAKER
	THREE WAY SWITCH **		VOICE/DATA WALL OUTLET *		ERMS	(EL)	EVENING LIGHT	MCA	MINIMUM
	FOUR WAY SWITCH **		SURFACE MOUNTED VOICE/DATA WALL OUTLET *		FLEX CONDUIT WITH CONNECTION	EM	EMERGENCY	MDF	MECHANICAL
	MANUAL MOTOR STARTER		SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - UP	EMT	ELECTRICAL	MH	METAL HALIDE
	KEY OPERATED SWITCH **		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED		CONDUIT - DOWN	ERMS	ENERGY REDUCTION	MLO	MAIN LUGS ONLY
	LIGHTING DIMMER **		TV OUTLET *		CONDUIT EMERGENCY SYSTEM	FA	FIRE ALARM	MTD	MOUNTED
	DIGITAL ON/OFF SWITCH **		VOICE/DATA OUTLET - CEILING MOUNTED		LOW VOLTAGE WIRING	FL	FLOOR	MTG	MOUNTING
	DIGITAL DIMMER SWITCH **		INTERIOR SPEAKERS CEILING MOUNTED		SURFACE METAL OR NON-METALLIC RACEWAY	FLA	FULL LOAD AMPS	MOCP	MAXIMUM OVER CURRENT PROTECTION
	DIGITAL MULTI SCENE LIGHTING SWITCH **		INTERIOR SPEAKERS WALL MOUNTED		CONDUIT - CONCEALED IN WALLS OR CEILING	FIN	FINISH	(N)	NEW
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **		CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION		CONDUIT - EXISTING	FL	FLOOR	NIC	NOT IN CONTRACT
	WALL OCCUPANCY SENSOR **				CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.	FLC	FLOOR C	NI	NOT IN ELECTRICAL
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **				CAPPED OR STUB-OUT CONDUIT	(F)	FUTURE	WP	WEATHERPROOF
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **				CONDUIT CONTINUATION	GC	GENERAL CONTRACTOR	XFMR	TRANSFORMER
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **				CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.				
					SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				
					SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

- ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
- EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
- ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

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-BR2/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 LANTERN, 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 880 LUMENS 3,000° K LED	BARN LIGHT EMBLEM LED SIGN LIGHT

APPLICABLE CODES & STANDARDS

CODES:

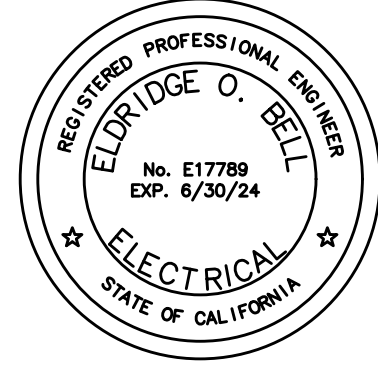
- 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
- 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.
- 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.
- 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- NATIONAL FIRE ALARM CODE (NFPA 72) 2019.
- CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- UNDERWRITER LABORATORIES (UL)
- 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).
- E2.1P ELECTRICAL SITE PLAN, PHOTOMETRIC STUDY.



AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.

Project No. 22-558.00

404 W. Franklin St • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.aacmb.com

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STATE OF CALIFORNIA

OUTDOOR LIGHTING

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-LTD-01-1

This document is used to demonstrate compliance with requirements in 110.0, 130.0, 130.2, 140.7, and 141.0B(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(e), 180.1(a) and 180.2(4)(b) for outdoor lighting scopes using the prescriptive path for low-rise multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: Ulrika Plaza Mixed Use

Report Page: (Page 1 of 9)

Date Prepared:

A. GENERAL INFORMATION				
01 Project Location (city)	Carmel by the Beach		04 Total Illuminated Hardscape Area (ft²)	7526
02 Climate Zone	3			
03 Outdoor Lighting Zone per Title 24 Part 1, 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
<input type="checkbox"/> 12.0: Very Low - Undeveloped Parkland	<input checked="" type="checkbox"/> 12.2: Moderate - Urban Clusters	<input type="checkbox"/> 12.4: High - Must be reviewed by CA Energy Commission for Approval		
<input type="checkbox"/> 12.5.1: Low - Rural Areas	<input type="checkbox"/> 12.5: Moderately High - Urban Areas			
05 Occupancy Types within Project				
• Multi-family/ MF Mixed-use 4 stories • Retail				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e) or 141.0B(2) / 180.2(4)(b) for alterations.

My Project Consists of:

☐ New Lighting System

☐ Altered Lighting System

☐ Alterations

☐ New Lighting System

Must Comply with Allowances from 140.7 / 170.2(e)

Is your alteration increasing the connected lighting load (Watts)?

☐ Yes

☐ No

05

Calculation Method

% of Existing Luminaires Being Altered¹

Sum Total of Luminaires Being Added or Altered

☐ < 10%

☐ >= 10% and < 50%

☐ >= 50%

Calculation Method

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.

FOOTNOTES: N: Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number:

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

Compliance ID: 103332-0523-0009

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

STATE OF CALIFORNIA

OUTDOOR LIGHTING

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-LTD-01-1

Project Name: Ulrika Plaza Mixed Use

Report Page: (Page 4 of 9)

Date Prepared:

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

This table demonstrates compliance with 140.7 / 170.2(e) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below. For altered lighting systems using the Existing Power method per 141.0B(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01

02

03

04

05

06

07

08

09

10

Compliance with mandatory shielding requirements is required for luminaires with initial luminaire output < 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (i.e., unaltered) and luminaires which are removed and reinstalled (being only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01

02

03

04

05

Area Description

Shut-Off 130.2(c)(1) / 160.5(c)

Auto-Schedule 130.2(c)(2) / 160.5(c)

Motion Sensor 130.2(c)(3) / 160.5(c)

Field Inspector

Pass

Fail

Sidewalk and Courtyards: "XA"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Sidewalk and Courtyards: "XB"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Sidewalk and Courtyards: "XC"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Sidewalk and Courtyards: "XE"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Sidewalk and Courtyards: "XF"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Sidewalk and Courtyards: "XG"

Astronomical Timer

Provided

NA: Each Luminaire < 40 Watts

☐

☐

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

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

Report Version: 2022.0.000

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STATE OF CALIFORNIA

OUTDOOR LIGHTING

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-LTD-01-1

Project Name: Ulrika Plaza Mixed Use

Report Page: (Page 7 of 9)

Date Prepared:

J. LIGHTING ALLOWANCE: PER APPLICATION									
This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-5.									
01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B¹	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location²	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Building Entrances	Building Entrance/Exit	19	15	285	XA	15	5	75	285
					XB	15	7	105	
					XC	15	3	45	
					XE	11	6	66	
					XF	3.5	10	35	
Total Design Watts for this Area:								326	
Total Allowance (Watts) All Areas:								285	

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 85W for each additional per Table 140.7-B / Table 170.2-5.

³ For luminaires indicated in Table F as linear, wattage in column 07 is W/ft 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:

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

Compliance ID: 103332-0523-0009

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

STATE OF CALIFORNIA

OUTDOOR LIGHTING

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-LTD-01-1

Project Name: Ulrika Plaza Mixed Use

Report Page: (Page 5 of 9)

Date Prepared:

C. COMPLIANCE RESULTS									
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 to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.									
Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e) or 141.0B(2) / 180.2(4)(b)									
01	02	03	04	05	06	07	08	09	
General Hardscape Allowance	Per Application	Sales Frontage	Ornamental	Per Specific Area	OR Existing Power Allowance	*	Total Allowed (Watts)	≥	Total Actual (Watts)
140.7(6) / 170.2(e) (See Table J)	140.7(6) / 170.2(e) (See Table J)	140.7(6) (See Table K)	140.7(6) / 170.2(e) (See Table L)	140.7(6) / 170.2(e) (See Table M)	141.0B(2) / 180.2(4)(b) (See Table N)	+			07 must be = 08
575.78	+	285	+	---	OR	---	860.78	≥	597
Shielding Compliance (See Table G for Details)									N/A
Controls Compliance (See Table H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number:

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

Report Version: 2022.0.000

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Compliance ID: 103332-0523-0009

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STATE OF CALIFORNIA

OUTDOOR LIGHTING

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-LTD-01-1

Project Name: Ulrika Plaza Mixed Use

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Date Prepared:

H. OUTDOOR LIGHTING CONTROLS			
Outdoor Lighting Controlled from Inside Multifamily Dwelling Units			
01	02	03	04
Space Name	Compliant Light Sources¹,² 160.5(a)(1)	Mandatory Controls 160.5(a) Shut-Off	Recessed Downlights³ 160.5(a)(1C)
Private Open Space	LED	Manual + Photocell + Auto Time switch	1. Shall not contain screw base lamp sockets; and 2. Have a label that certifies the luminaire is airtight with an leakage less than 2.0 dfm at 75 Pascals when tested in accordance with ASTM E2263. An exhaust fan housing with integral light shall not be required to be certified airtight; and 3. 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 manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and 4. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires; and 5. Lamps and other separable light sources that are not compliant with the AHJ elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

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

² Authority having jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.

³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempt from 1 and 2.

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Project Name: Ulrika Plaza Mixed Use

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Date Prepared:

I. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

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 E.

Additional Remarks: These documents must be provided to the building inspector during construction and can be found online

Form/Title

LMCC-LTD-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 E.

Additional Remarks: These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/106246/attcp/providers.html>

Form/Title

WCA-LTD-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

Systems/Spaces To Be Field Verified

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE									
For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below. For altered lighting systems using the Existing Power method per 141.0B(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.									
Designed Wattage:									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire¹	How is Wattage determined	Total Number Luminaires²	Luminaire Status³	Excluded per 140.7(e) / 170.2(e)(A)	Design Watts	Cutoff Req. > 6,200 initial luminaire output 130.2(b) / 160.5(c)¹	Field Inspector Pass Fail
XA	LED Wall Sconce	<input type="checkbox"/> Linear	15	Mfr. Spec	11	New	<input type="checkbox"/>	165	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
XB	Arm Mount LED Wall Sconce	<input type="checkbox"/> Linear	15	Mfr. Spec	8	New	<input type="checkbox"/>	120	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
XC	Arm Mounted LED Lantern	<input type="checkbox"/> Linear	15	Mfr. Spec	5	New	<input type="checkbox"/>	75	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
XE	Wall Mounted Lantern - Bulb Spec.	<input type="checkbox"/> Linear	11	Mfr. Spec	9	New	<input type="checkbox"/>	99	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
XF	Recessed LED Step Light	<input type="checkbox"/> Linear	3.5	Mfr. Spec	30	New	<input type="checkbox"/>	105	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
XG	Wall Mounted Sconce	<input type="checkbox"/> Linear	11	Mfr. Spec	3	New	<input type="checkbox"/>	33	NA: < 6200 lumens <input type="checkbox"/> <input type="checkbox"/>
Total Design Watts:							597		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.

(A) Luminaire is lighting a lattice. EXCEPTION to 130.2(b).

FOOTNOTES: Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b).

¹ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

² 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 the project scope.

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Project Name: Ulrika Plaza Mixed Use

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Date Prepared:

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))			
This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A; Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B / Table 170.2-5. Indicate which allowances are being used to expand sections for use input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.			
Calculated General Hardscape Lighting Power Allowance per Table 170.2-B for Multifamily & Multifamily Mixed-Use			
Area Description	01	02	03
	<input checked="" type="checkbox"/> General Hardscape Allowance Table I (below)	<input type="checkbox"/> "Use it or lose it" Allowance (select all that apply) (select all that apply)	<input type="checkbox"/> Per Application Table J
Sidewalk and Courtyards:	<input type="checkbox"/> Sales Frontage Table K	<input type="checkbox"/> Ornamental Table L	<input type="checkbox"/> Per Specific Area Table M
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)
Total General Hardscape Allowance (Watts):	7526	0.01	225.78
	Initial Wattage Allowance for Entire Site (Watts):		550
	Instances of Initial Wattage Allowance (12.0 only):		575.78

FOOTNOTES: Number of entrances to parking areas, trail heads, fire payment kiosks, outdoor bars and toilet facilities on site where lighting is within project scope.

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LMCC-LTD-01-1

Project Name: Ulrika Plaza Mixed Use

Report Page: (Page 7 of 9)

Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ulrika Plaza

Signature Date: 05/11/2023

Company: Aurum Consulting Engineers, Monterey

Address: 424 W. Franklin St., Suite 100, Monterey, CA 93940

City/State/Zip: 93940

Documentation Author Signature:

Signature Date: 05/11/2023

Company: Aurum Consulting Engineers, Monterey

Address: 424 W. Franklin St., Suite 100, Monterey, CA 93940

City/State/Zip: 93940

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 1 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy ratings and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available to the building permit issuer, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Ulrika Plaza

Date Signed: 05/11/2023

Company: Aurum Consulting Engineers, Monterey

Address: 424 W. Franklin St., Suite 100, Monterey, CA 93940

City/State/Zip: 93940

Responsible Designer Signature:

Signature Date: 05/11/2023

Company: Aurum Consulting Engineers, Monterey

Address: 424 W. Franklin St., Suite 100, Monterey, CA 93940

City/State/Zip: 93940

REGISTERED PROFESSIONAL ENGINEER

EDUARDO O. BELL

No. 517789

EXP. 6/30/24

ELECTRICAL

STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS

MONTEREY BAY, INC.

Project No. 22-558.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940

T. 831.646.3330 • F. 831.646.3336 • www.aacem.com

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ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 • A.P.N. NO. 010-038-021-000, 010-135-003-000

JOB NO.

2003.1A

PRINT DATE:

PLOT DATE: 5.11.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

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08.01.2022 PLANNING RESUB.

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12.14.2022 PLANNING RESUB.

05.12.2023 PLANNING RESUB.

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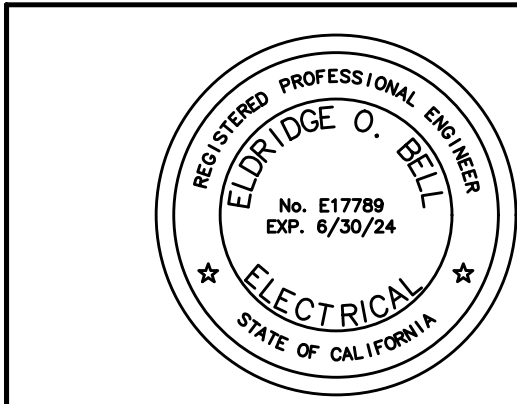
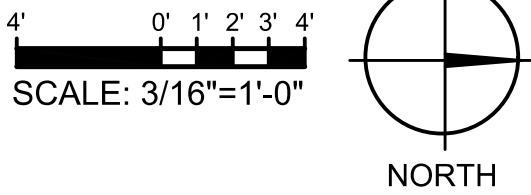
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Exterior	+	1.2 fc	16.3 fc	0.0 fc	N/A	N/A
Enclosed Staircase	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Schedule					Number Lamps	Lamp Output	LLF	Input Power
⊙	XA	11	ACCESS LIGHTING		1	1000		18.2
⊙	XB	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
⊙	XE	9	Soraa Inc.		1	800	0.89	11.2
■	XF	30	WAC LIGHTING	LED LIGHT	1	85	0.89	4.28779
♀	XG	3	BARN LIGHTING	PHOTOPIA - LMH2 - DOMED LENS - ASF	1	1250	0.89	16



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WWW.WRDARCH.COM

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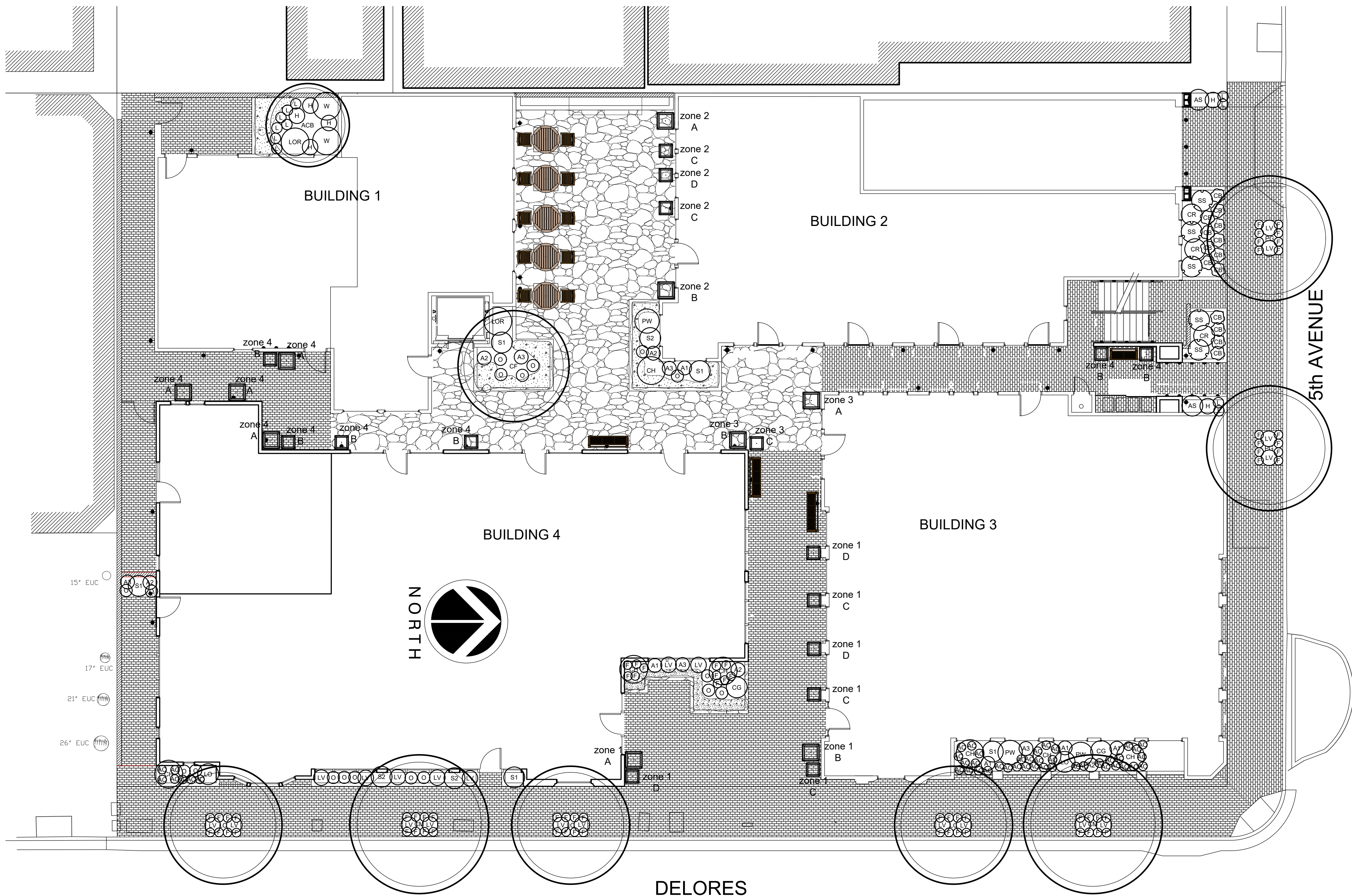
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05.12.2023 PLANNING RESUB.

SHEET NAME:
ELECTRICAL SITE PLAN,
PHOTOMETRIC STUDY

SHEET NO.:

E2.1P

FILE NAME.:



PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	CONT	QTY
ACB	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal	1
CF	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	15 gal	1
CM	Cupressus macrocarpa / Monterey Cypress	15 gal	2
LC	Lophostemon confertus / Brisbane Box	15 gal	3
PG	Podocarpus gracilior / Fern Pine	15 gal	2
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
A1	Alstroemeria x 'Casablanca' / Casablanca Peruvian Lily	1 gal	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
CH	Chamaedorea elegans / Parlour Palm	15 gal	7
CG	Choisya ternata 'Goldfingers' / Mexican Orange	5 gal	2
H	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
O	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
CONTAINERS	BOTANICAL / COMMON NAME	CONT	QTY
LO	Lotus berthelotii / Parrot's Beak	5 gal	2
FERNS	BOTANICAL / COMMON NAME	CONT	QTY
W	Woodwardia fimbriata / Giant Chain Fern	5 gal	2
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
F	Festuca californica 'Serpentine Blue' / California Fescue	1 gal	67
PW	Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax	5 gal	3
PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	45
RETENTION BASIN	BOTANICAL / COMMON NAME	CONT	QTY
CB	Carex barbarae / Santa Barbara Sedge	1 gal	14
CR	Chondropetalum tectorum / Cape Rush	1 gal	3
SS	Salvia spathacea / Hummingbird Sage	1 gal	5
	SEASONAL COLOR BED Cyclamen persicum / Persian Cyclamen Impatiens x 'Harmony White' / Harmony White New Guinea Impatiens Viola x 'Hearthrob' / Hearthrob Violet	4" pots	140 sf

AMEMITIES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	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

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>manufacturer</u>	<u>color/finish</u>	<u>size</u>
	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"

CONTAINER PLANTING DETAIL

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

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WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
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Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@ammonelandscape.com 831.462.4988

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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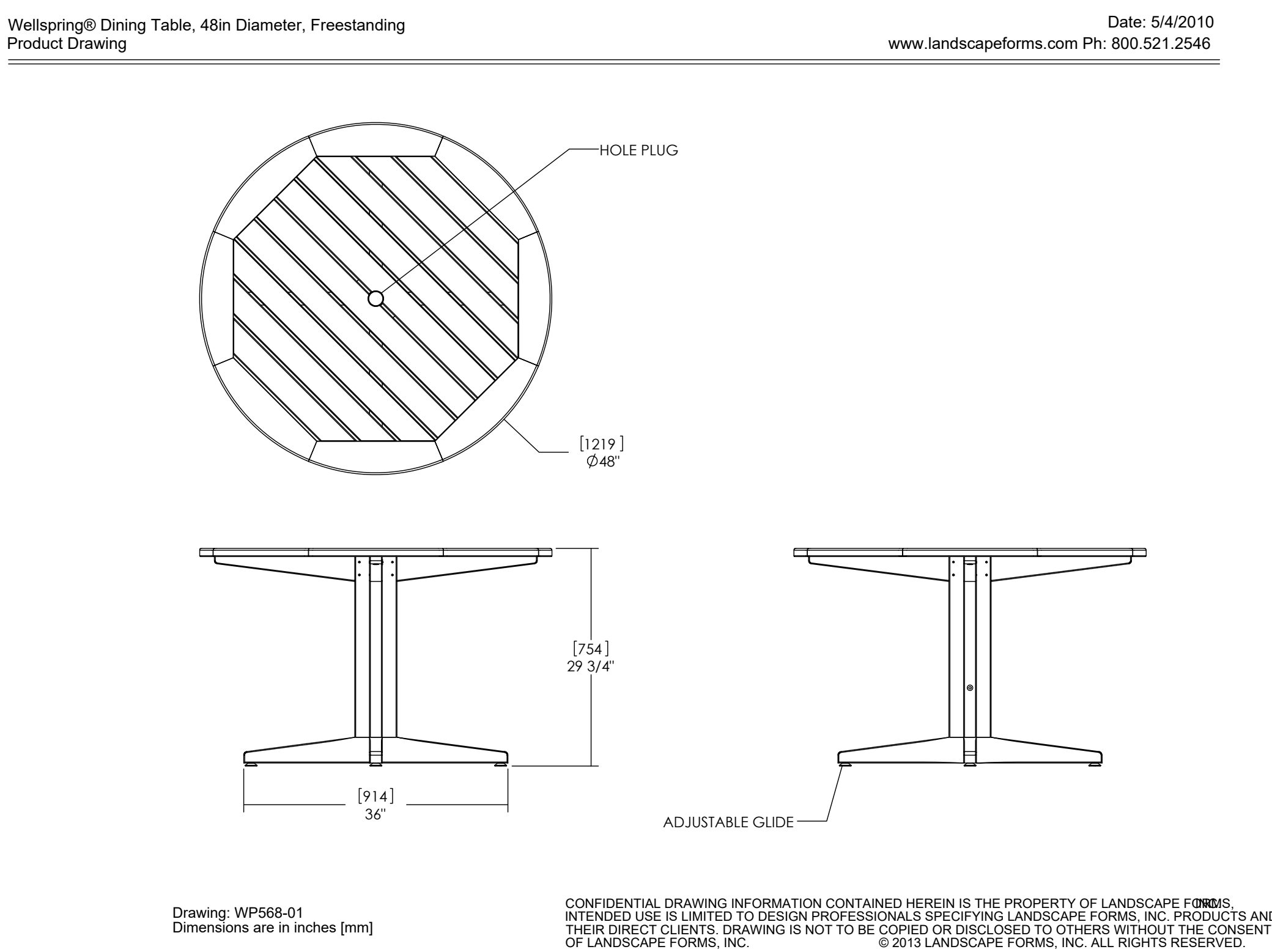
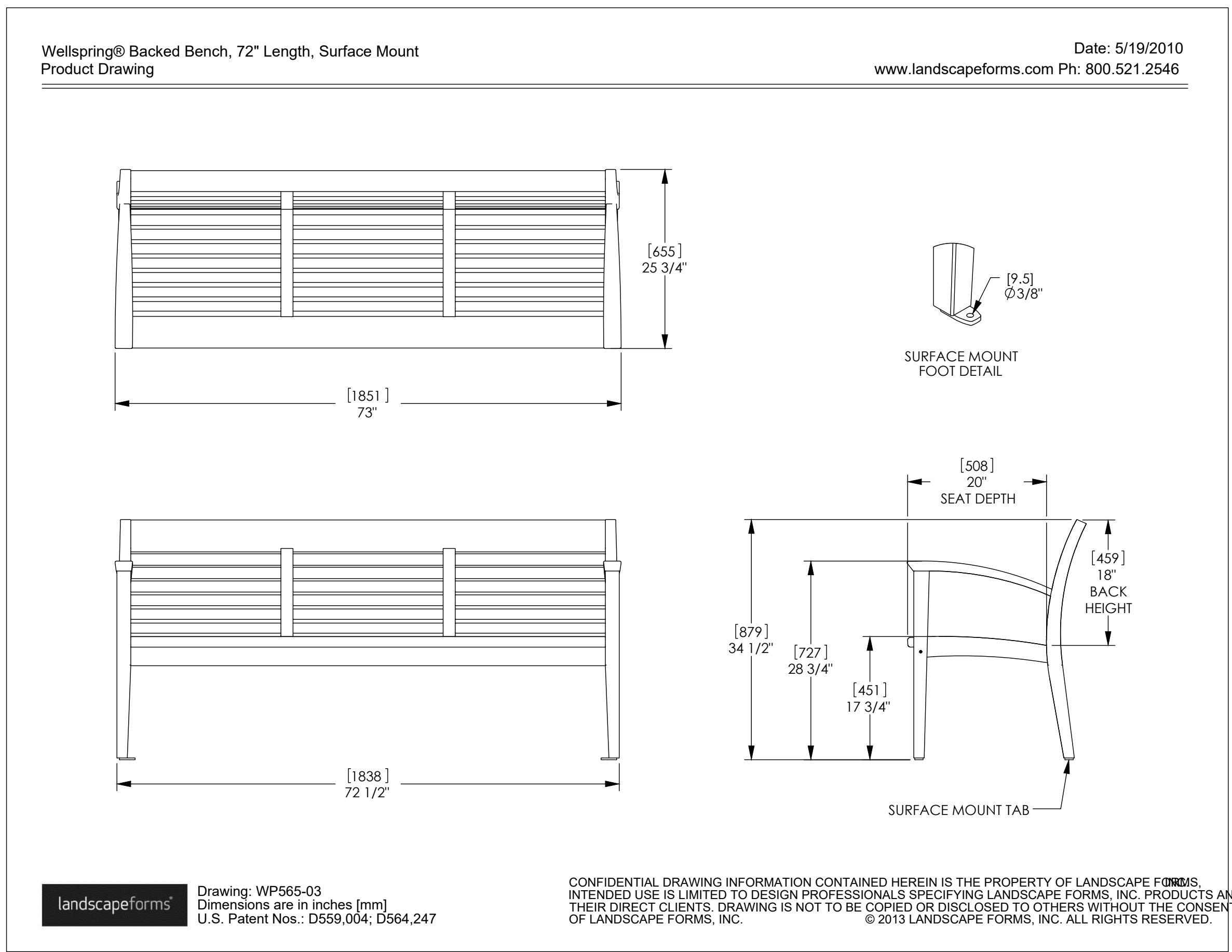
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SHEET NAME:
PLANTING PLAN &
SITE AMENITIES

SHEET NO.:



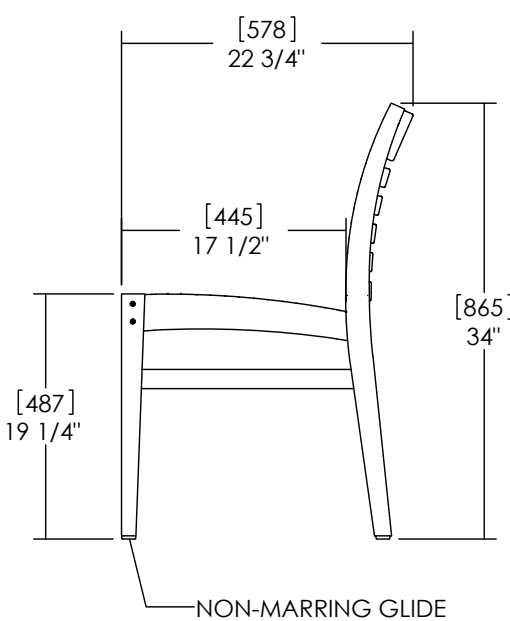
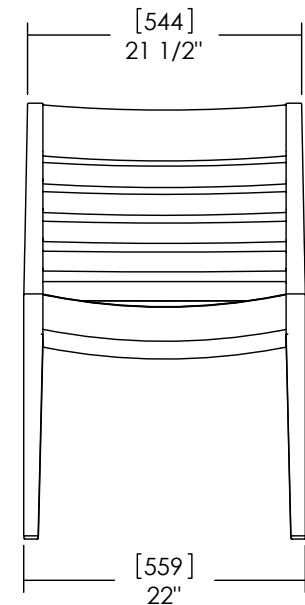
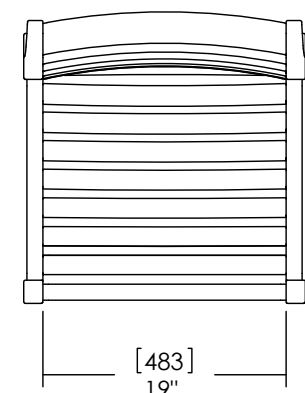
Wellspring

Material / Colors

Woodgrains (Exterior, No Finish)*

Teak

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



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

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LEGACY SQUARE PLANTER

Product Number: FGLEGSQ30X24

24X20 30X24 36X30 42X34

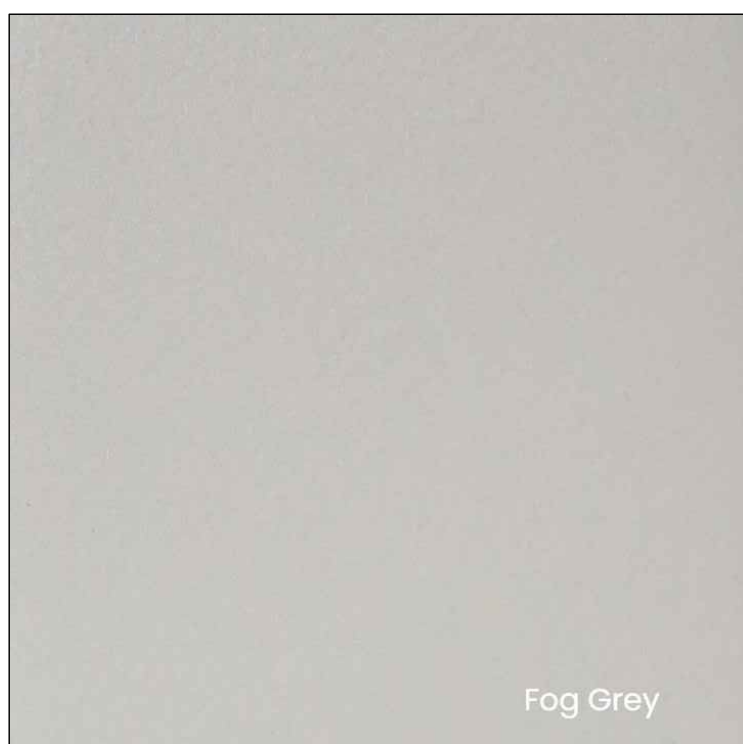
Clear

DIMENSIONS ▾

Length: 30"
Width: 30"
Height: 24"
Base: 14"
Weight: 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

LEGACY SQUARE TALL PLANTER

Product Number: FGLEGSQ24X36

16X24 20X30 22X33 24X36 28X42

Clear

DIMENSIONS ▾

Length: 24"
Width: 24"
Height: 36"
Base: 11.5"
Weight: 250 Lbs.

The Legacy Square Tall Planter with its perfect curves, versatile style and timeless elegance will complete any design.

Legacy Square Tall Planter
24" long x 24" wide x 36" high
Fog Grey color

STREET TREES



Cupressus macrocarpa
Monterey Cypress



Lophostemon confertus
Brisbane Box

INTERIOR COURTYARD TREE



Podocarpus gracilior
Fern Pine



Acer palmatum 'Bloodgood'
Bloodgood Japanese Mable



Cornus florida 'Appalachian Spring'
Appalachian Spring Dogwood

SHRUBS & PERENNIALS



Alstromeria x 'Casablanca'
Casablanca Peruvian Lily



Alstromeria x 'Flaming Star'
Flaming Star Peruvian Lily



Alstromeria x 'Inca Sundance'
Inca Sundance Peruvian Lily



Acorus gramineus 'Ogon'
Golden Variegated Sweetflag



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



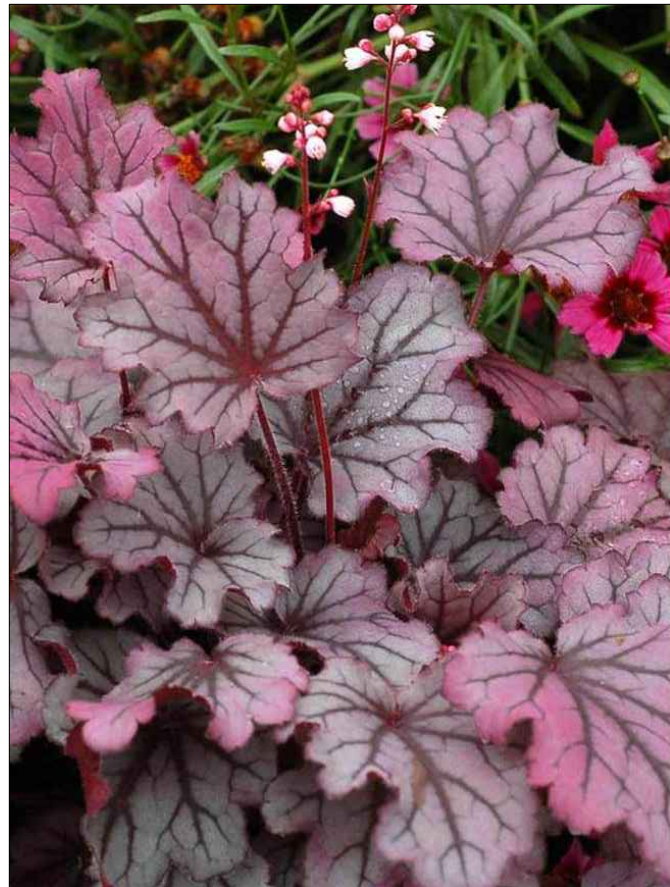
Chamaedorea elegans
Parlour Palm



Choisya ternata 'Goldfingers'
Mexican Orange



Choisya ternata
Mexican Orange



Heuchera Canyon Series 'Blushing Bells'
Coral Bells



Lavendula angustifolia 'Pacific Blue'
Pacific Blue Lavender



Liriope muscari 'Big Blue'
Big Blue Lilyturf



Loropetalum chinense 'Snow Dance'
Snow Dance Fringe Flower



Osteospermum x 'Voltage Yellow'
African Daisy



Salvia x 'Lime Light'
Sage



Salvia x 'Hot Lips'
Sage

ORNAMENTAL GRASSES



Festuca californica 'Serpentine Blue'
California Fescue



Phormium 'Yellow Wave'
Yellow Wave New Zealand Flax

FERNS



Dicksonia antarctica
Tasmanian Tree Fern



Woodwardia fimbriata
Giant Chain Fern

RETENTION PLANTERS

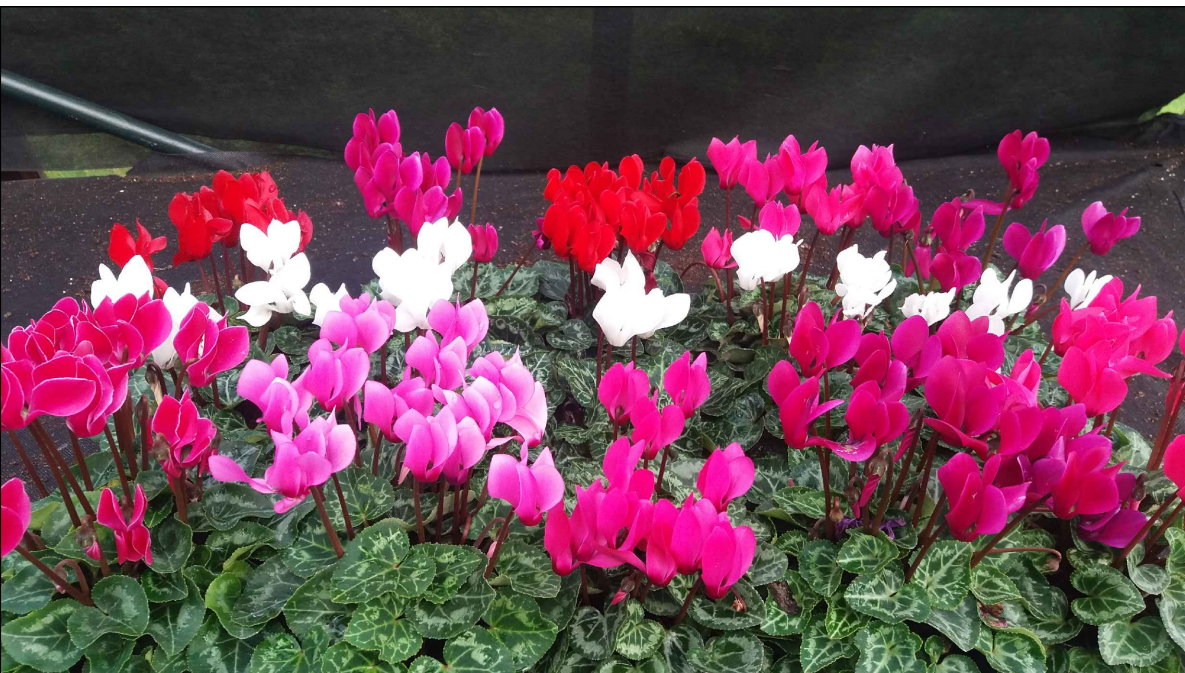


Carex barbarae
Santa Barbara Sedge



Chondropetalum tectorum
Cape Rush

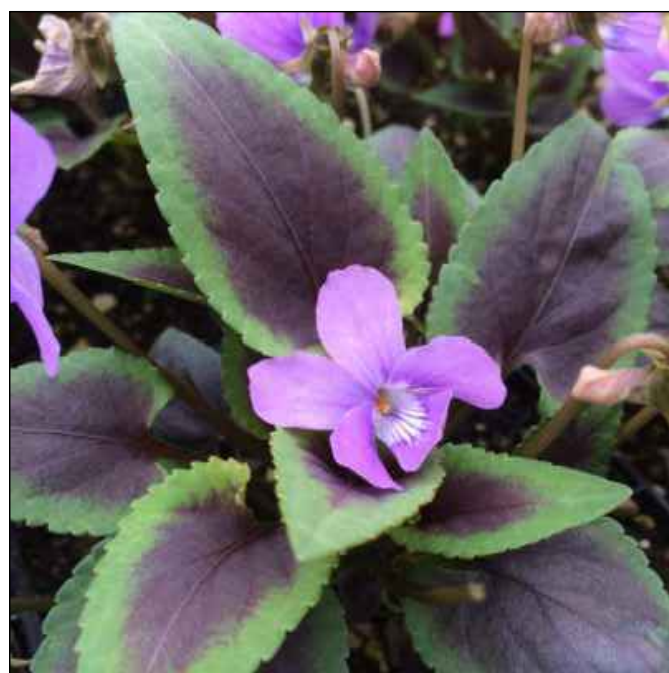
SEASONAL COLOR BEDS



Cyclamen
Variety of colors



Impatiens 'Harmony White'
Harmony White Impatiens



Viola 'Heartthrob'
Heartthrob Violet



Lobelia
Blue Lobelia



Impatiens New guinea 'Sonic Pink'
Sonic Pink Impatiens



Salvia spathecea
Hummingbird Sage

ZONE 1: AM SUN ONLY

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



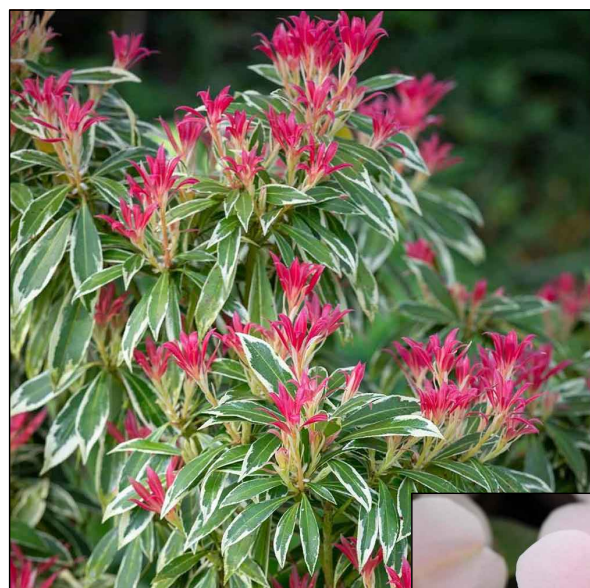
ZONE 1
A



Begonia 'Irene Nuss'
Angel Wing Begonia



Lysimachia nummularia 'Aurea'
Golden Creeping Jenny



Pieris japonica 'Flaming Silver'
Lily of the Valley Shrub

ZONE 1
C



Impatiens walleriana 'Impreza'
Impatiens



Cuphea hyssopifolia 'Limelight'
Golden Mexican Heather



Acanthus mollis 'Whitewater'
Bear's Breech



Wax Begonia
Begonia

ZONE 1
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



New guinea
'Sonic Pink' impatiens



Dianella tasmanica 'Variegata'
Tasman Flax Lily



Camellia x 'Koto-no-kaori'
Hybrid Camellia

ZONE 1
D

ZONE 3: MID DAY SUN ONLY

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



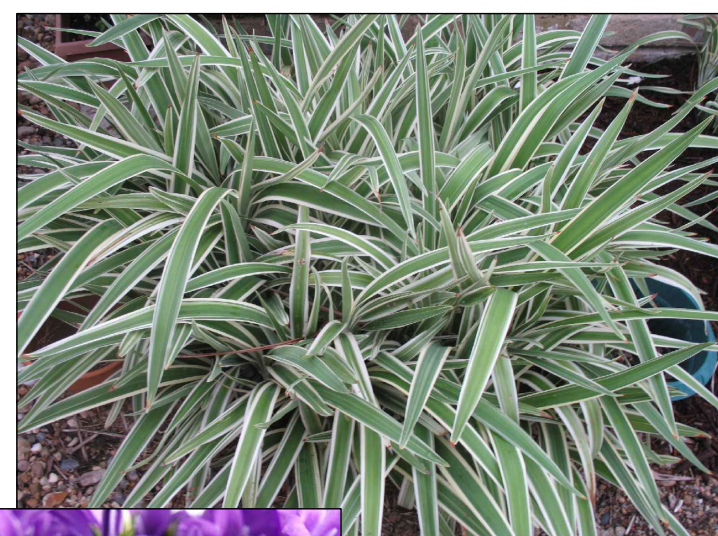
Camellia koto-no-kaori
Hybrid Camellia



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

ZONE 3
A

Dianella tasmanica variegata
Tasman Flax Lily

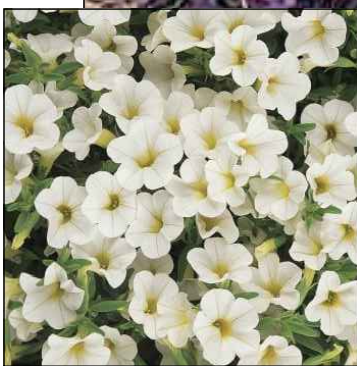


ZONE 3
B

Campanula portenschlagiana 'Birch Hybrid'

Dalmation Bellflower

Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower

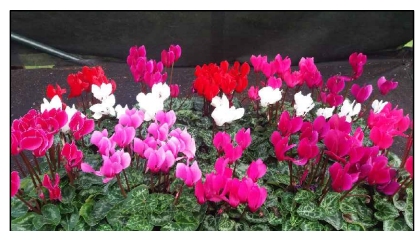


Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

ZONE 3
C

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa

ZONE 2: MOSTLY SUNNY YEAR ROUND

Dianella tasmanica 'Variegata'
Tasman Flax Lily



ZONE 2
A



Fuchsia 'Gartenmeister Bonstedt'
Honeysuckle Fuchsia



Geranium 'Rozanne'
Cranesbill



Lotus berthelotii
Parrot's Beak

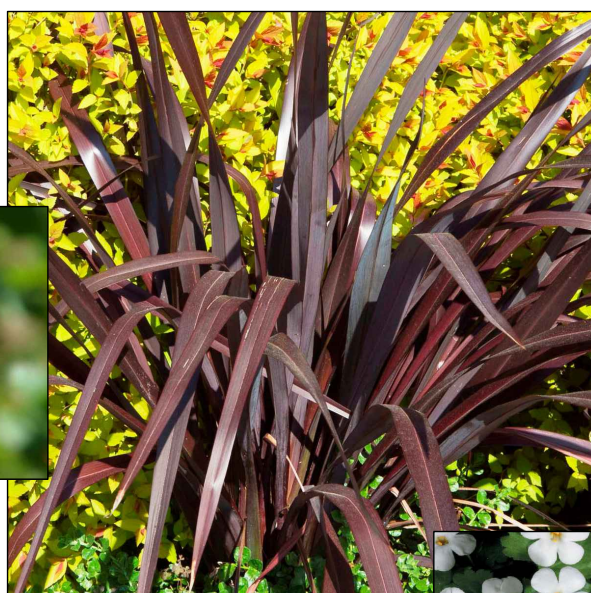


Euphorbia myrsinites
Myrtle Spurge

ZONE 2
C



Cuphea llavea
Bat Face Cuphea



Phormium 'Black Adder'
New Zealand Flax



Sutera cordata
Bacopa

ZONE 2
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa



Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower

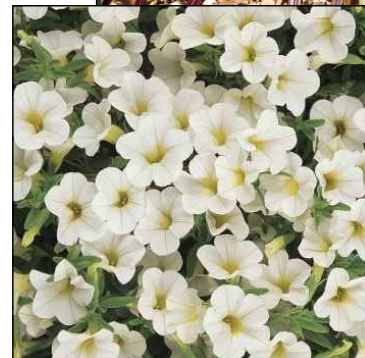


Sutera cordata
Bacopa

ZONE 2
D

ZONE 4: SUN IN SUMMER - SHADE IN WINTER

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



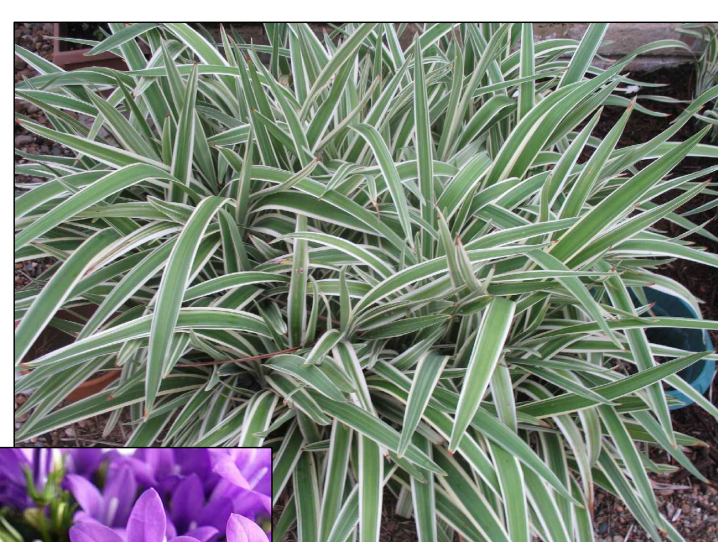
Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa



Camellia koto-no-kaori
Hybrid Camellia

ZONE 4
A

Dianella tasmanica variegata
Tasman Flax Lily



Campanula portenschlagiana 'Birch Hybrid'
Dalmation Bellflower

ZONE 4
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa

ULRIKA PLAZA MIXED USE

JOB NO.

20013.1A

PRINT 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

FILE NAME.: