

ABBREVIATIONS

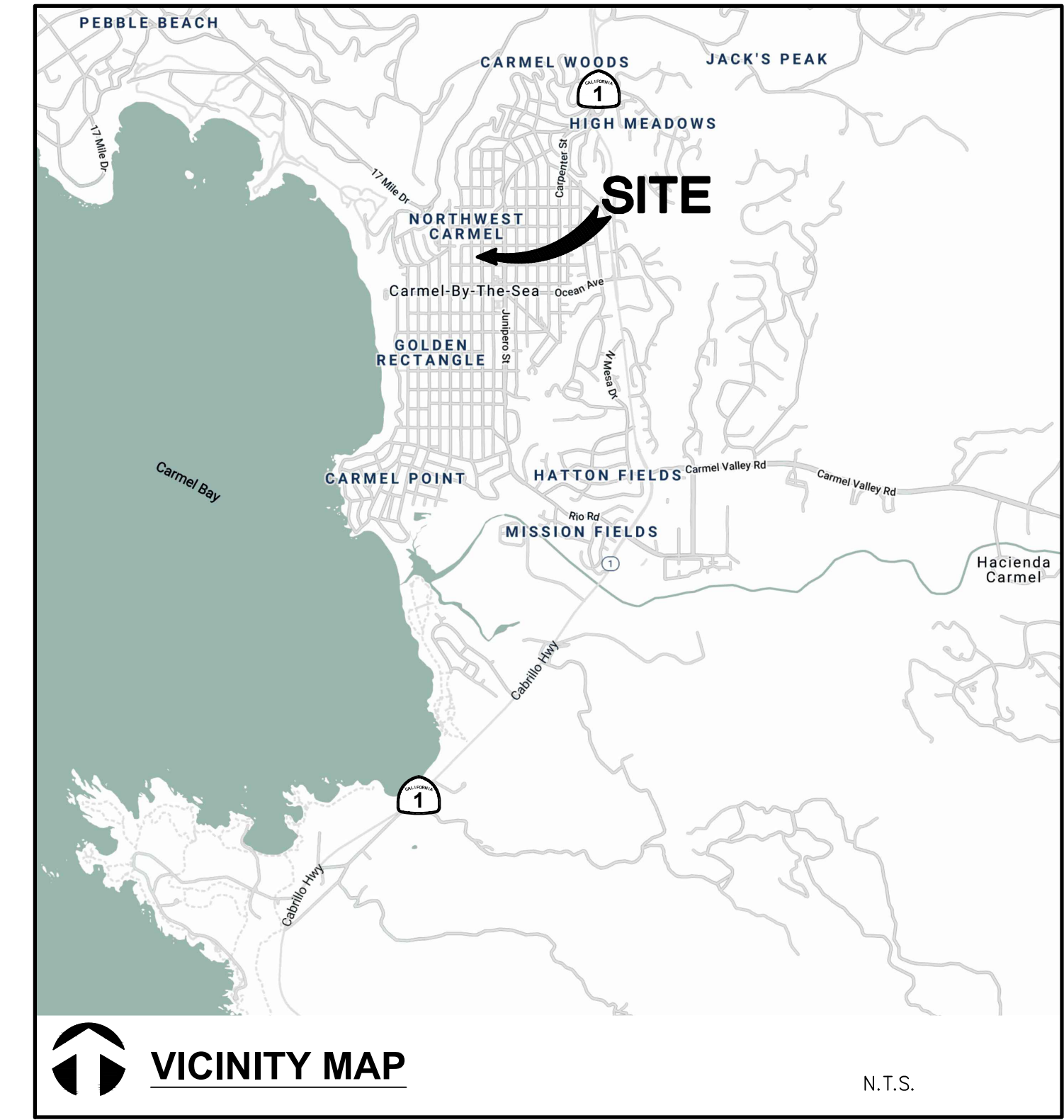
±	PLUS OR MINUS; APPROXIMATE
AC	ASPHALT
BLDG	BUILDING
BM	BENCHMARK
BSW	BACK OF SIDEWALK
CATV	CABLE TV
CHL	CHAIN LINK
CONC	CONCRETE
COMM	COMMUNICATION
CTR	CENTER
DIA	DIAMETER
DW	DRIVEWAY
EL	ELEVATION
ELEC	ELECTRIC
FNC	FENCE
FW	FACE OF WALL
GRT	GRATE
GV	GAS VALVE
HB	HOSE BIB
HV	HIGH VOLTAGE
INV	INVERT
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
VT	VAULT
W/I	WITHIN
WM	WATER METER
WV	WATER VALVE

LEGEND

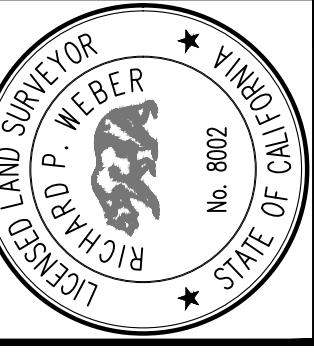
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	OLD PROPERTY LINE
	WALL
	SHORING WALL
	REBAR CAGES (UNFINISHED WALL)
	FENCE
	UTILITY VAULT, AS INDICATED
	CONCRETE
	BENCHMARK
	UNDERGROUND CURB DRAIN
	SEWER UTILITY LINE
	STORM DRAIN UTILITY LINE
	WATER UTILITY LINE
	GAS UTILITY LINE
	BUILDING EDGE
	BUILDING 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.



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SUBMITTAL / REVISION
2/17/2021

ULRIKA PLAZA
Carmel, California

TOPOGRAPHIC SURVEY/AS-BUILT
APN 010-136-021 & -003

SCALE: 1/8"=1'
DRAWN: JCB
JOB No.: 4171

SHEET
1
OF 2

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

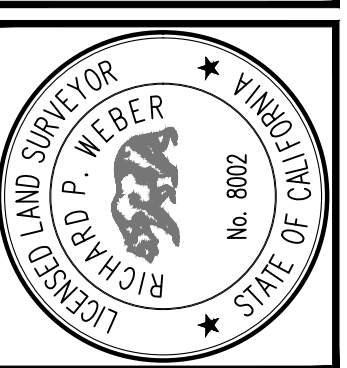


811
Know what's below.
Call before you dig.

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

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 INCHES

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2/17/2021

NO.	DATE	DESCRIPTION
1	2/17/2021	ISSUED FOR PERMIT
2		
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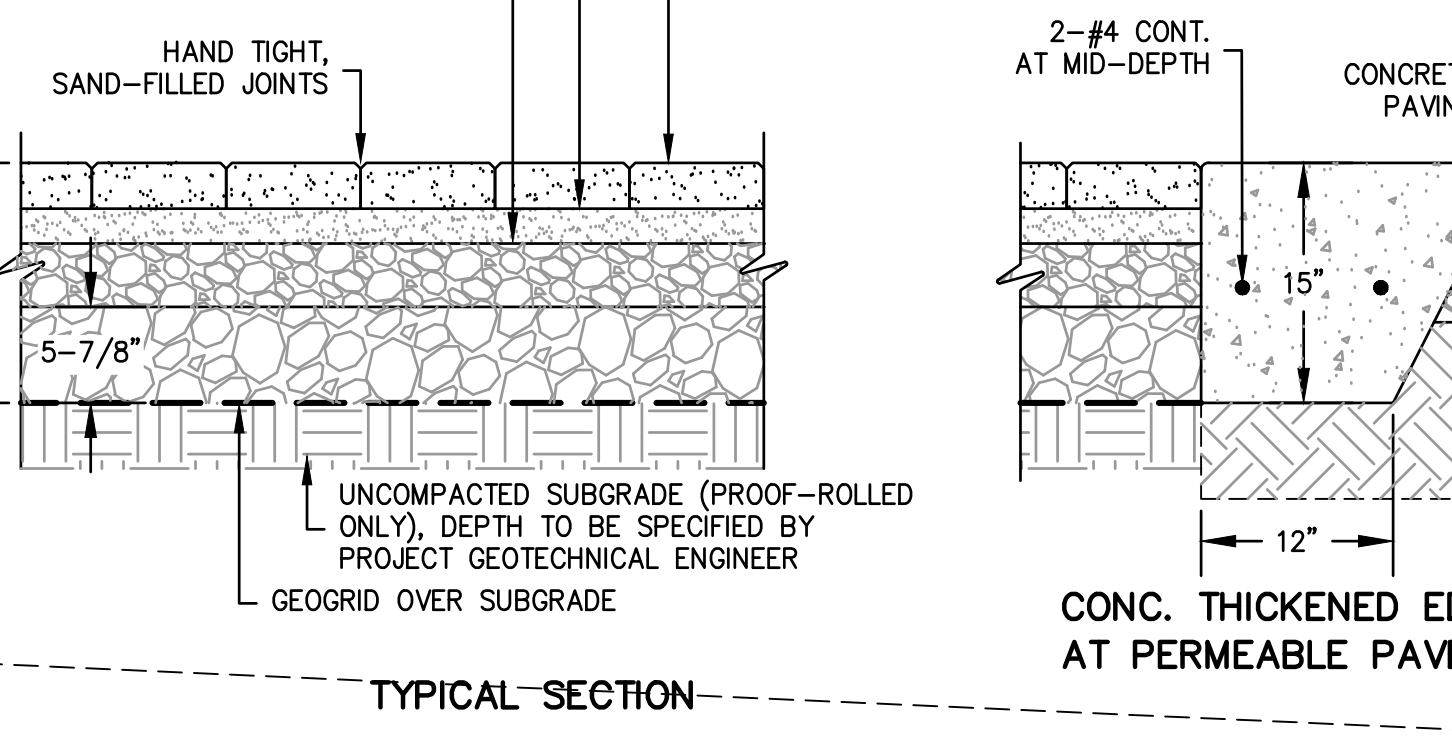
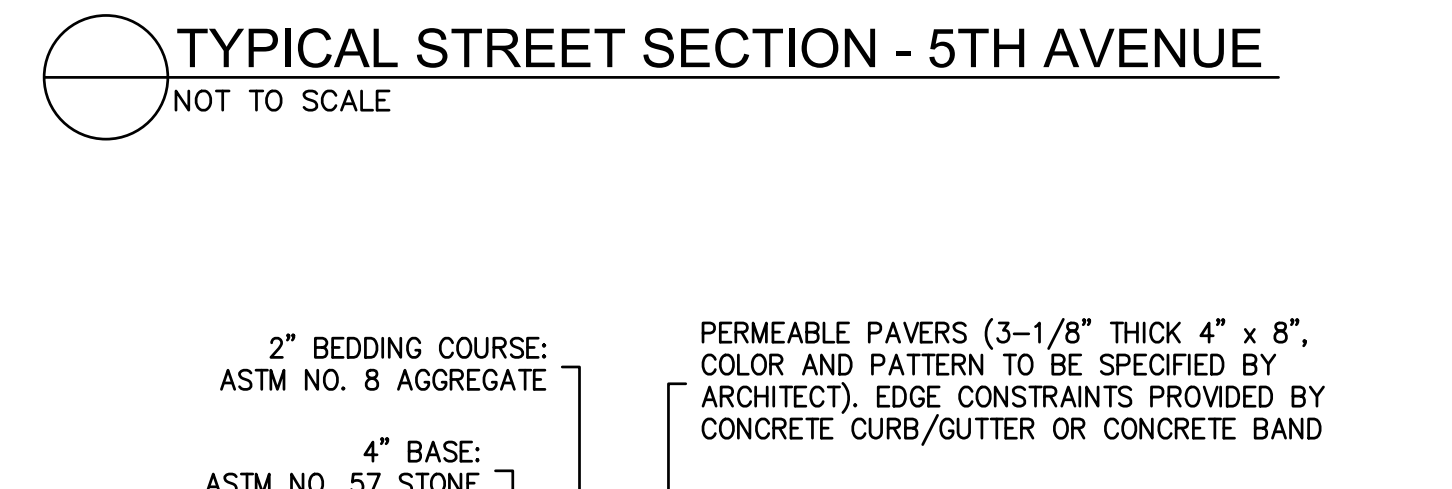
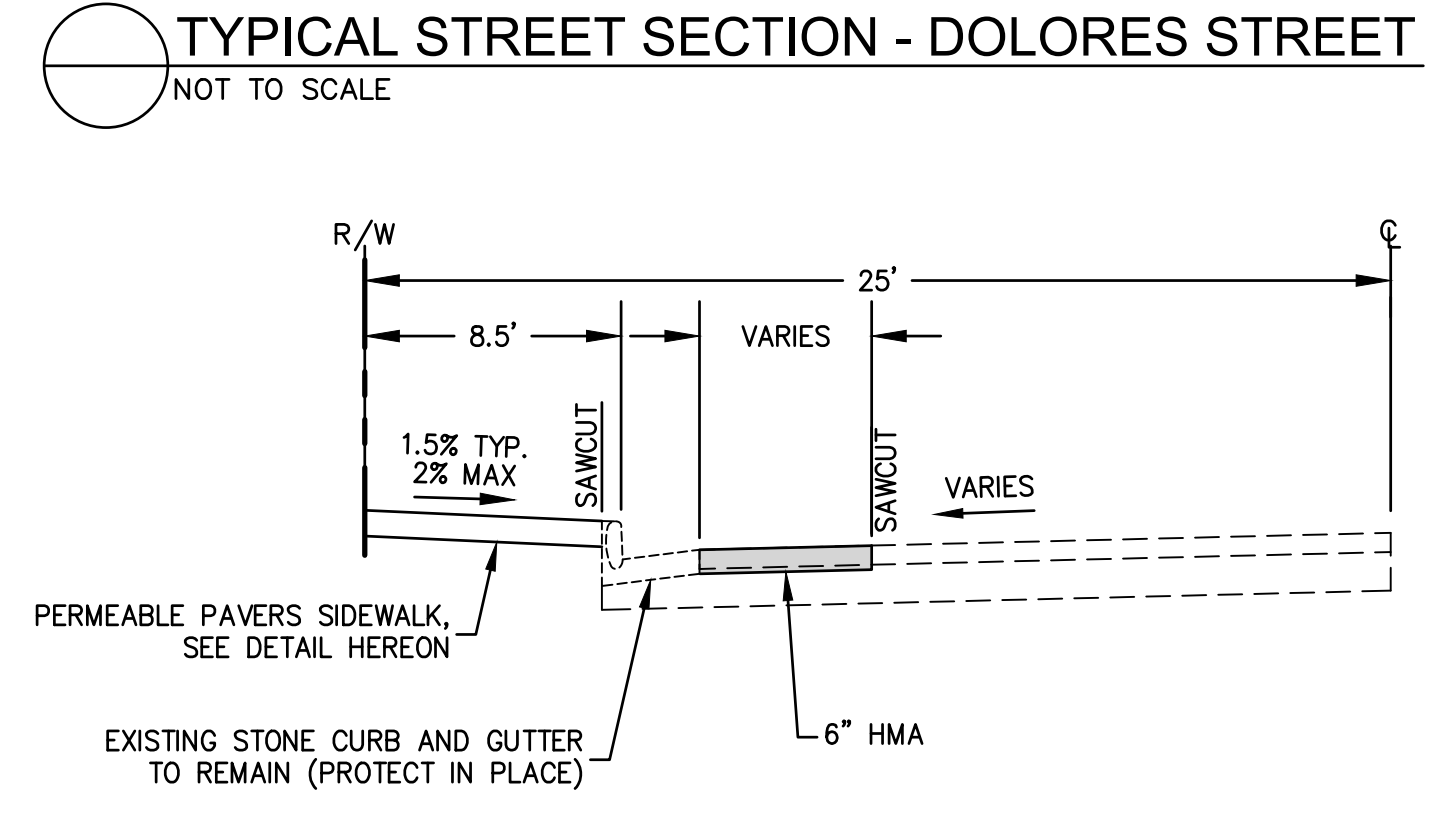
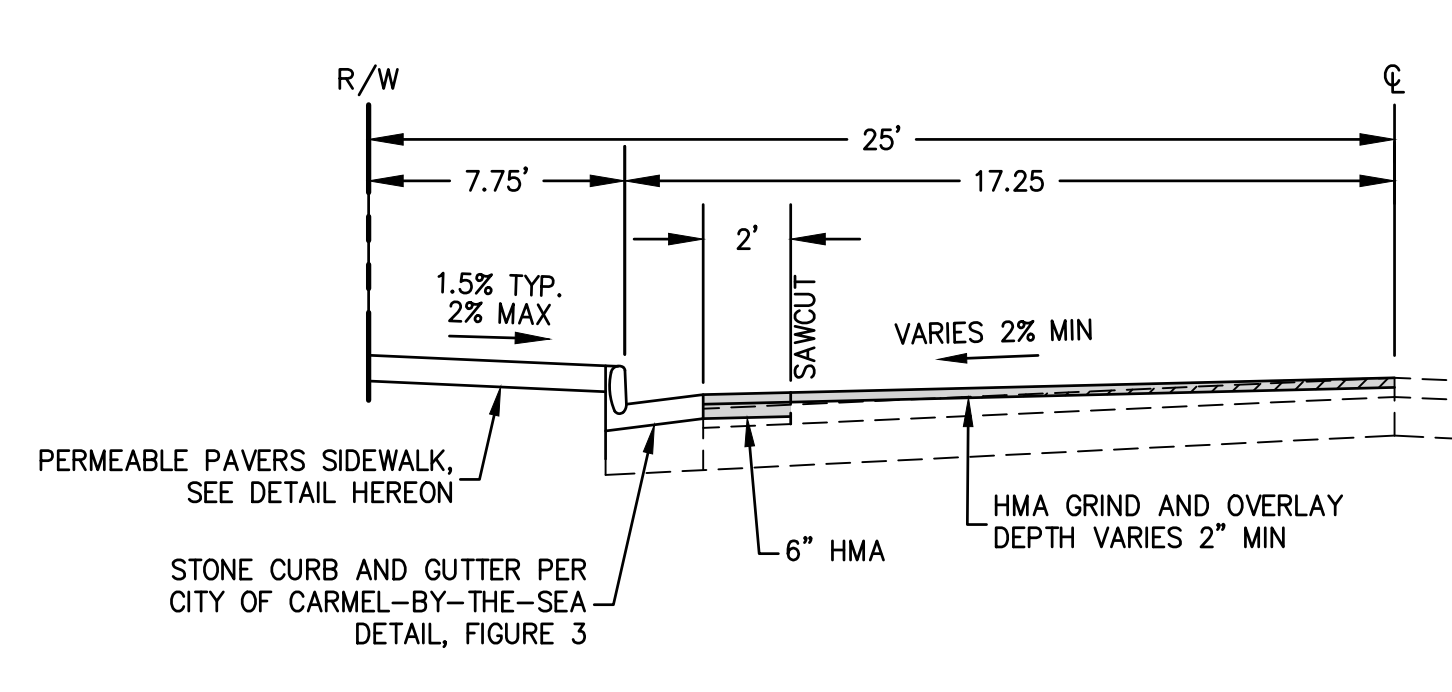
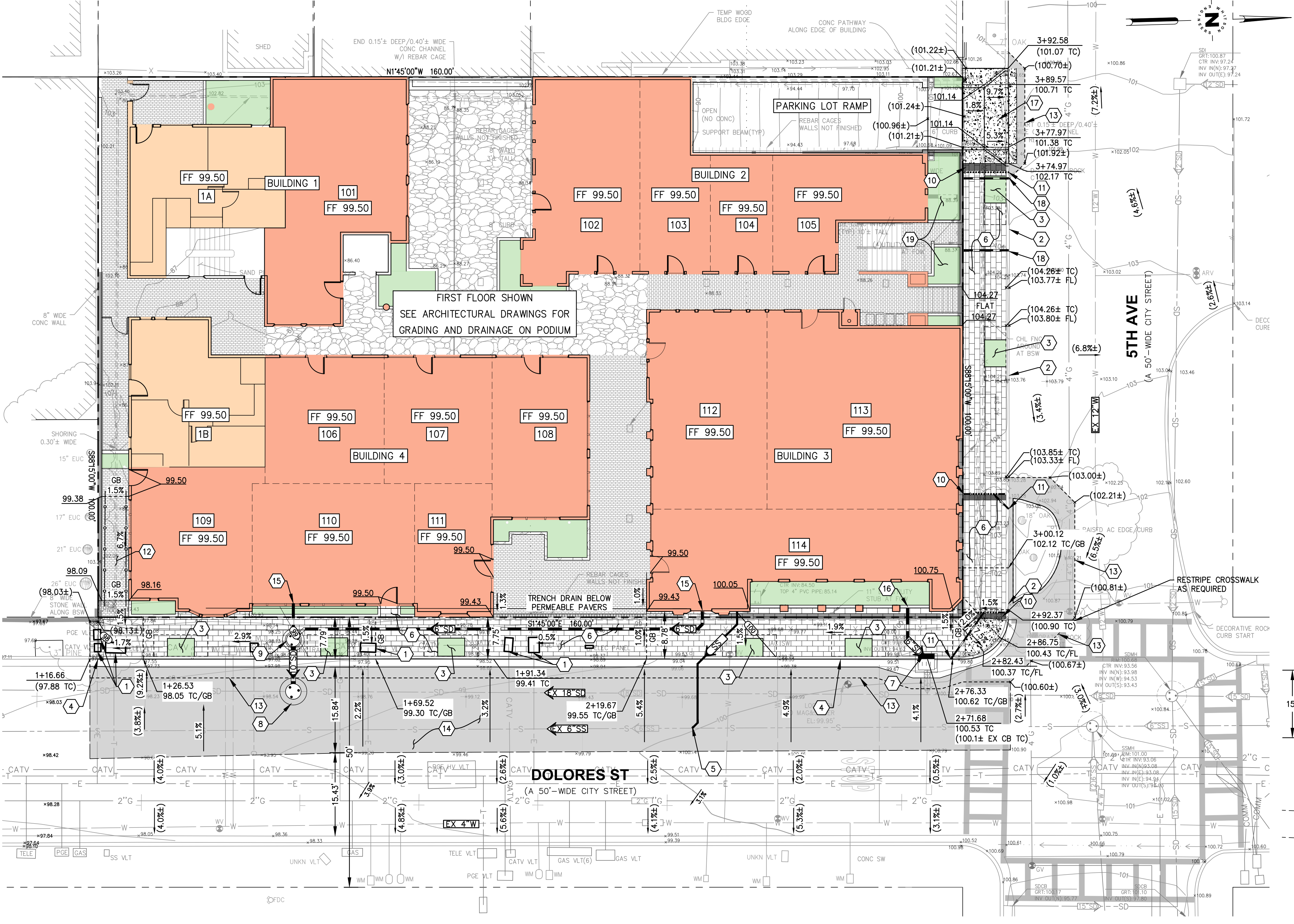
APN 010-136-021 & -003

Carmel, California

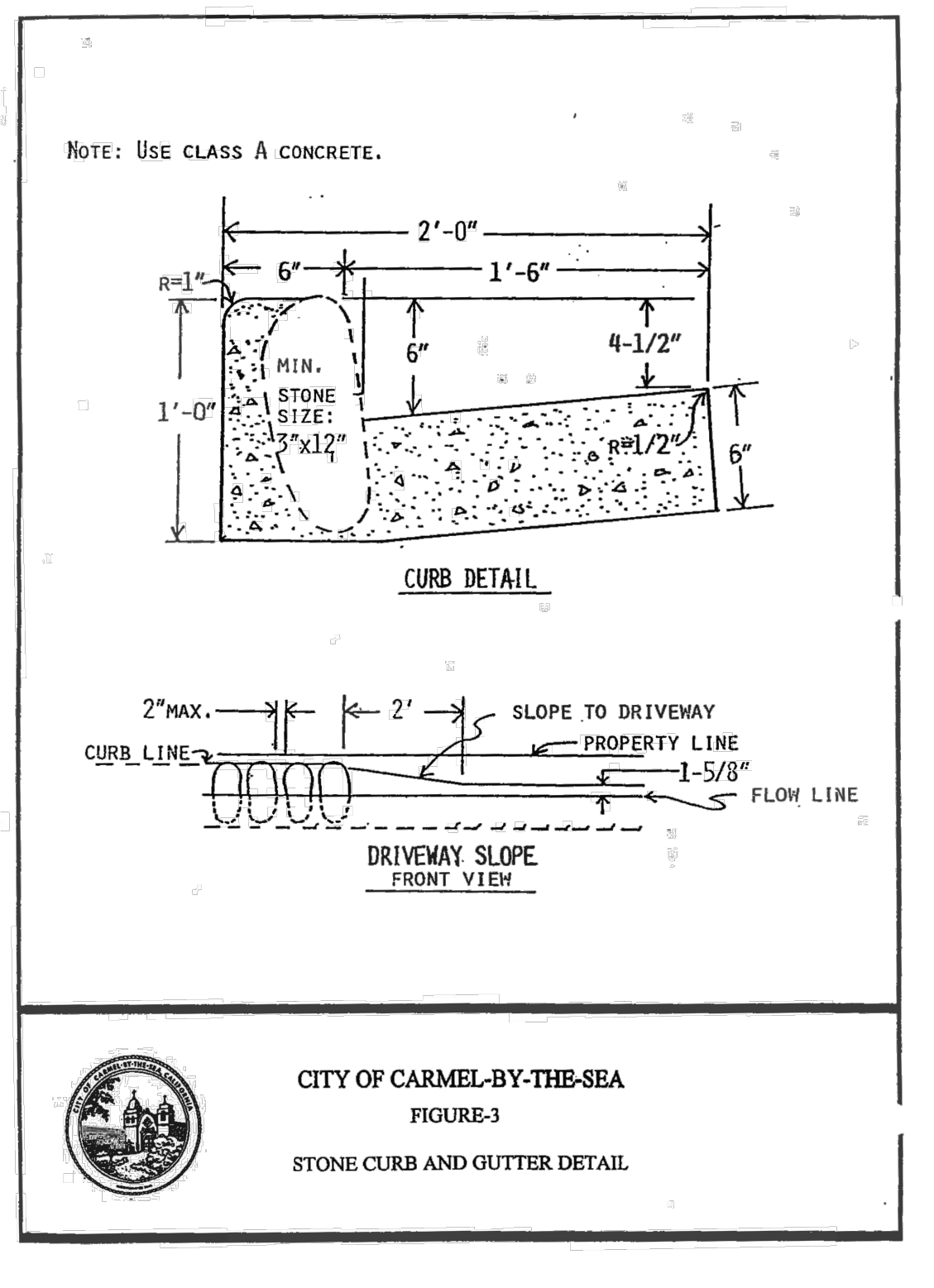
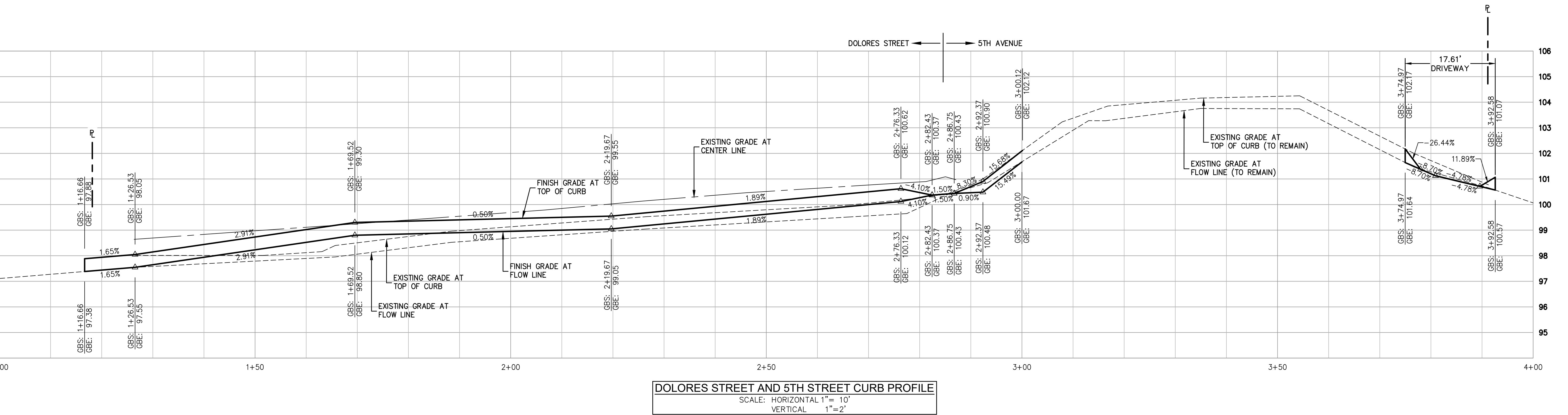
ULRIKA PLAZA
TOPOGRAPHIC SURVEY/AS-BUILT

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

NOT FOR CONSTRUCTION



- ### 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-THE-SEA FIGURE 3; SEE DETAIL HEREON.
 - CONNECT TO EXISTING 6\"/>



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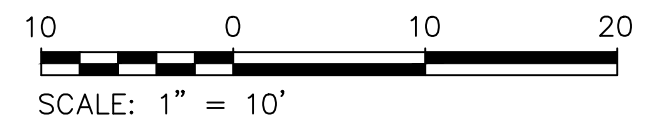
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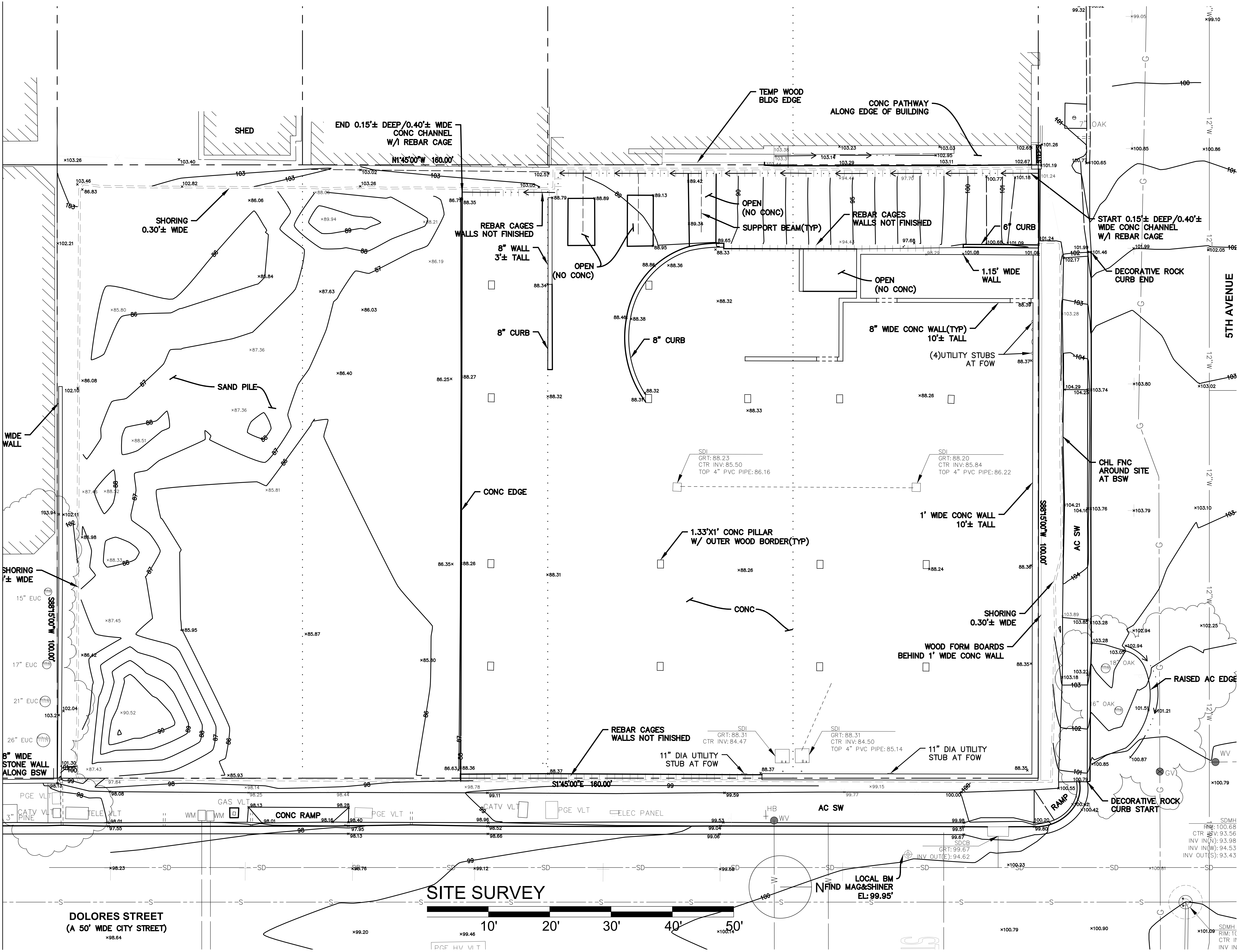
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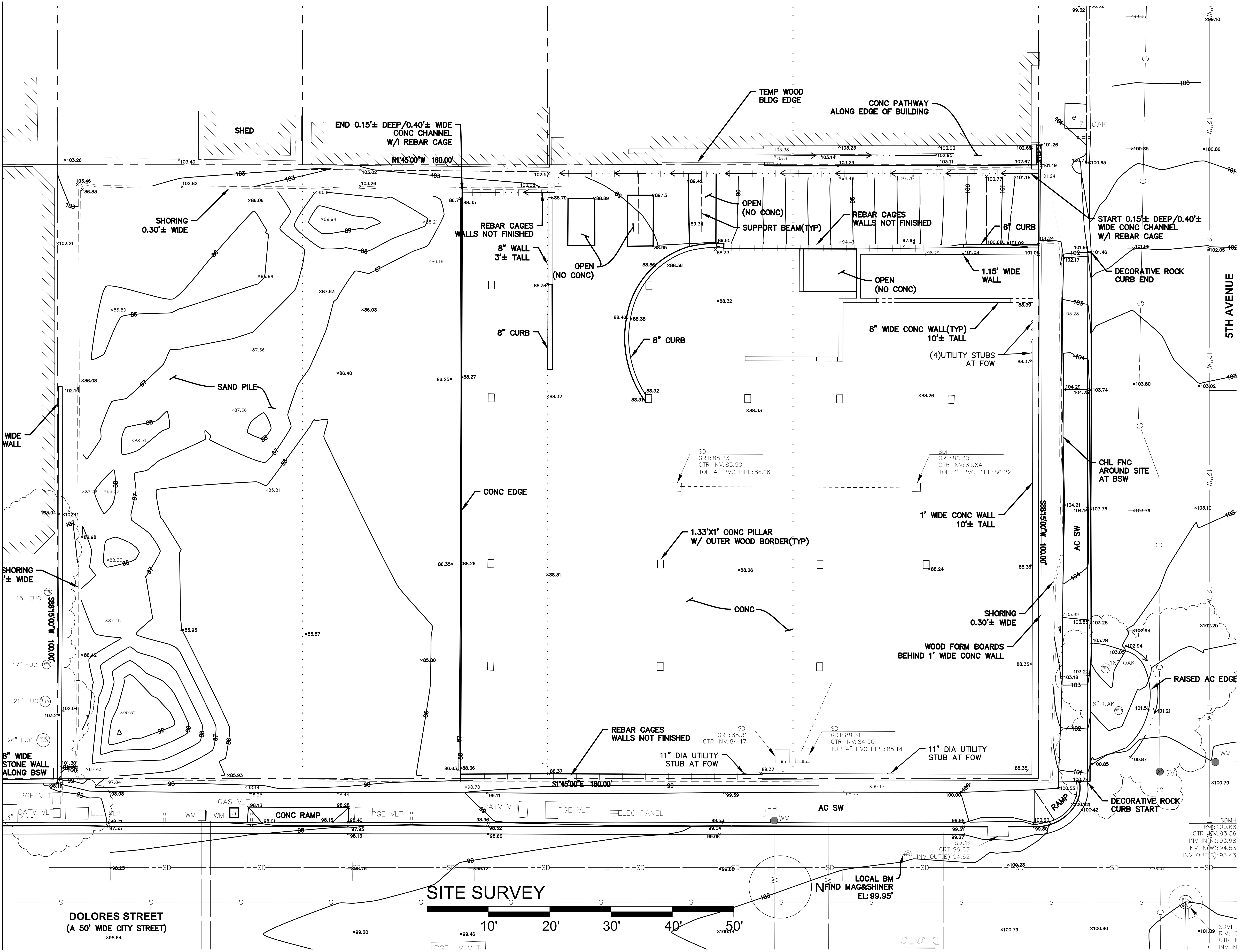
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SDMH
RIM: 100.68
CTR INV: 93.56
INV IN(W): 93.98
INV IN(S): 94.53
INV OUT(S): 93.43

SHEET NAME:
SITE SURVEY

SHEET NO.:
A100

FILE NAME: 20013.1A.A200



5TH AVENUE

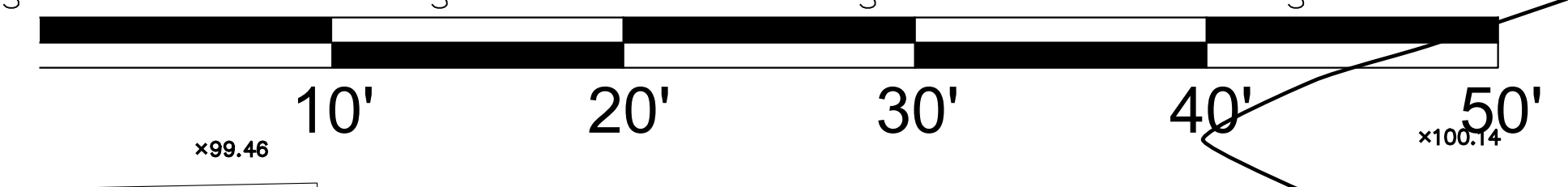
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05.12.2023 PLANNING RESUB.

SDMH
RIM: 100.68
CTR INV: 93.56
INV IN(W): 93.98
INV IN(S): 94.53
INV OUT(S): 93.43
SHEET NAME:
SITE SURVEY
SHEET NO.:
A100
FILE NAME: 20013.1A.A200

SITE SURVEY



DOLORES STREET
(A 50' WIDE CITY STREET)

LOCAL BM
N FIND
MAG & SHINER
EL: 99.95'

DEMO KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THESE DRAWINGS.

- 1 REMOVE EXISTING WALL
- 2 REMOVE EXISTING COLUMN
- 3 REMOVE EXISTING CONCRETE CURB
- 4 INFILL EXISTING WALL ROUGH OPENING



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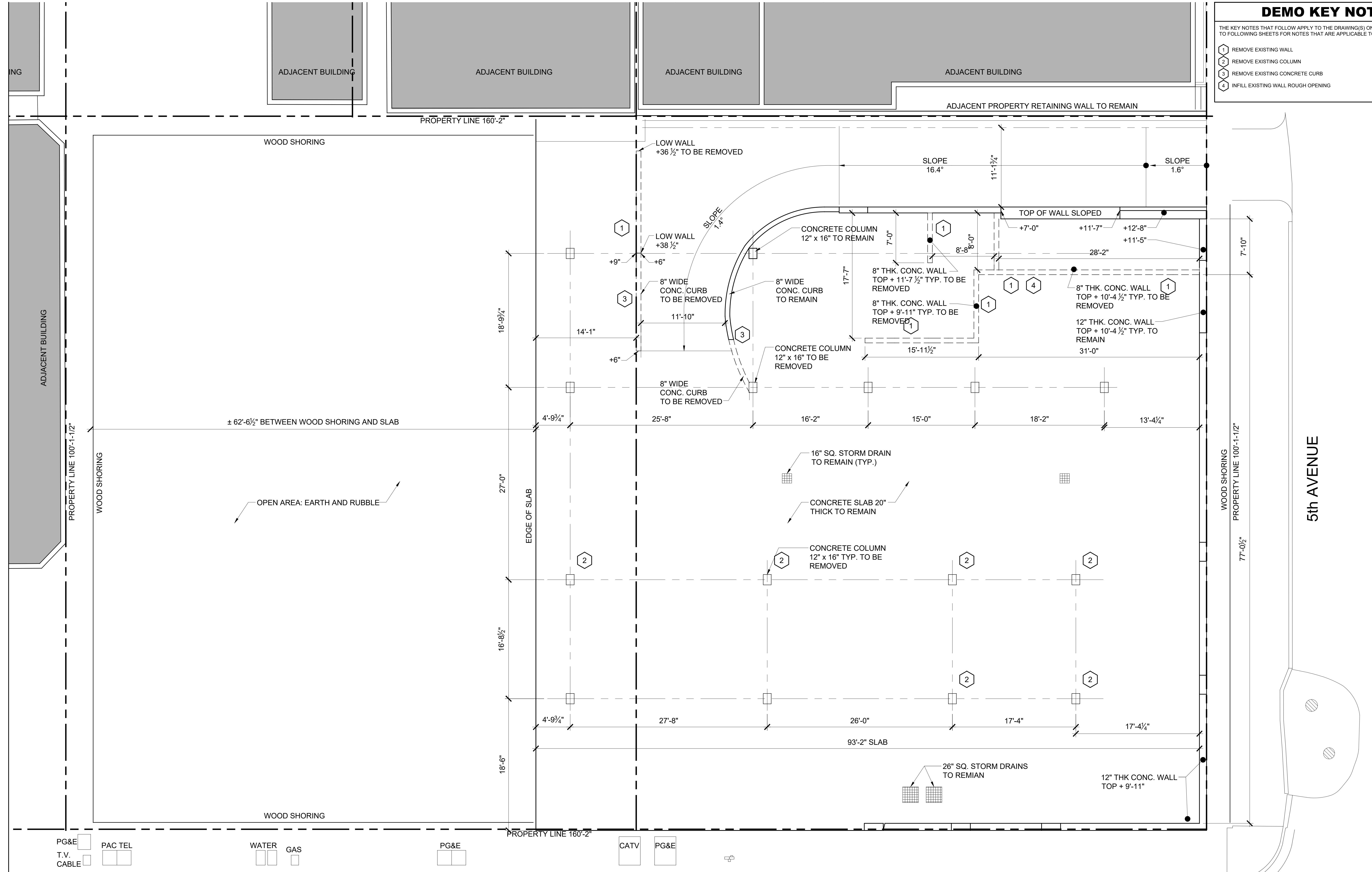
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SITE DEMOLITION PLAN
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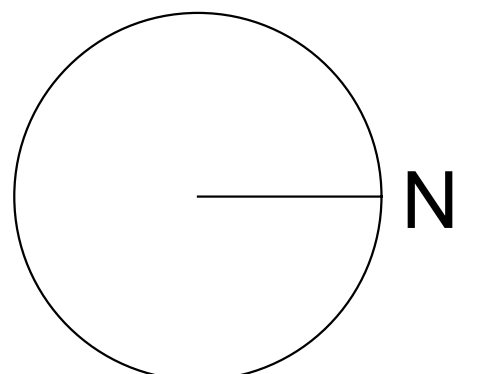
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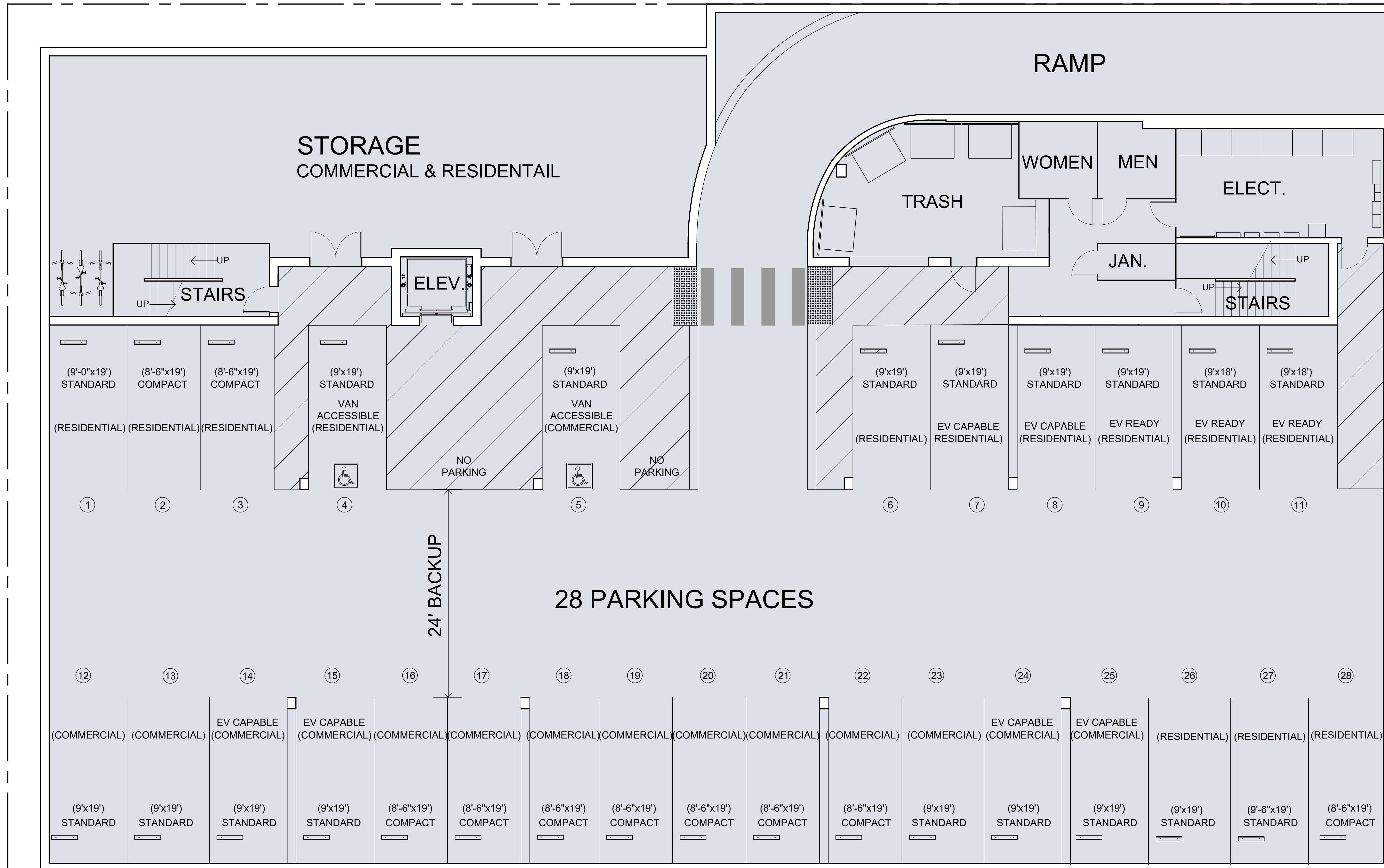
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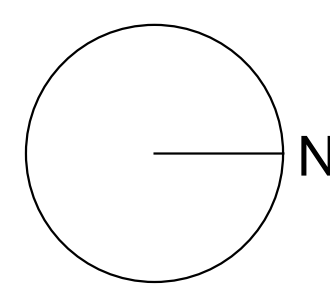
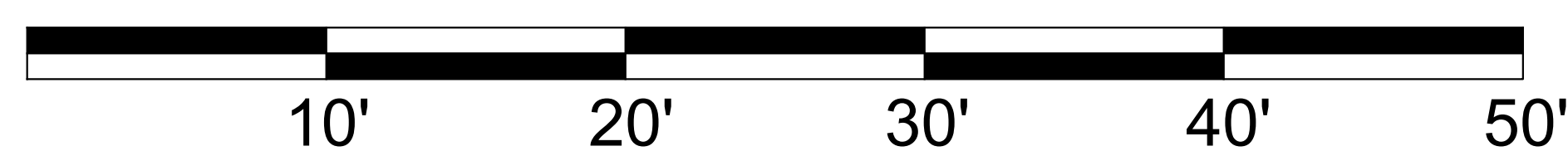
DOLORES STREET



5th AVENUE



BASEMENT FLOOR PLAN



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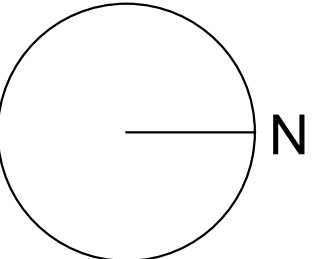
SHEET NO.:

A200

FILE NAME: 20013.1A-A200



FIRST FLOOR PLAN



DOLORES STREET

NOTE: THE COMMERCIAL SPACE LAYOUTS MAY BE ADJUSTED BASED ON THE SELECTED TENANTS FOR THE PROPERTY.
NOTE: REFER TO EXTERIOR FINISH PACKAGE FOR STOREFRONT, DOOR & WINDOW STYLES AND TYPES

FIFTH AVENUE

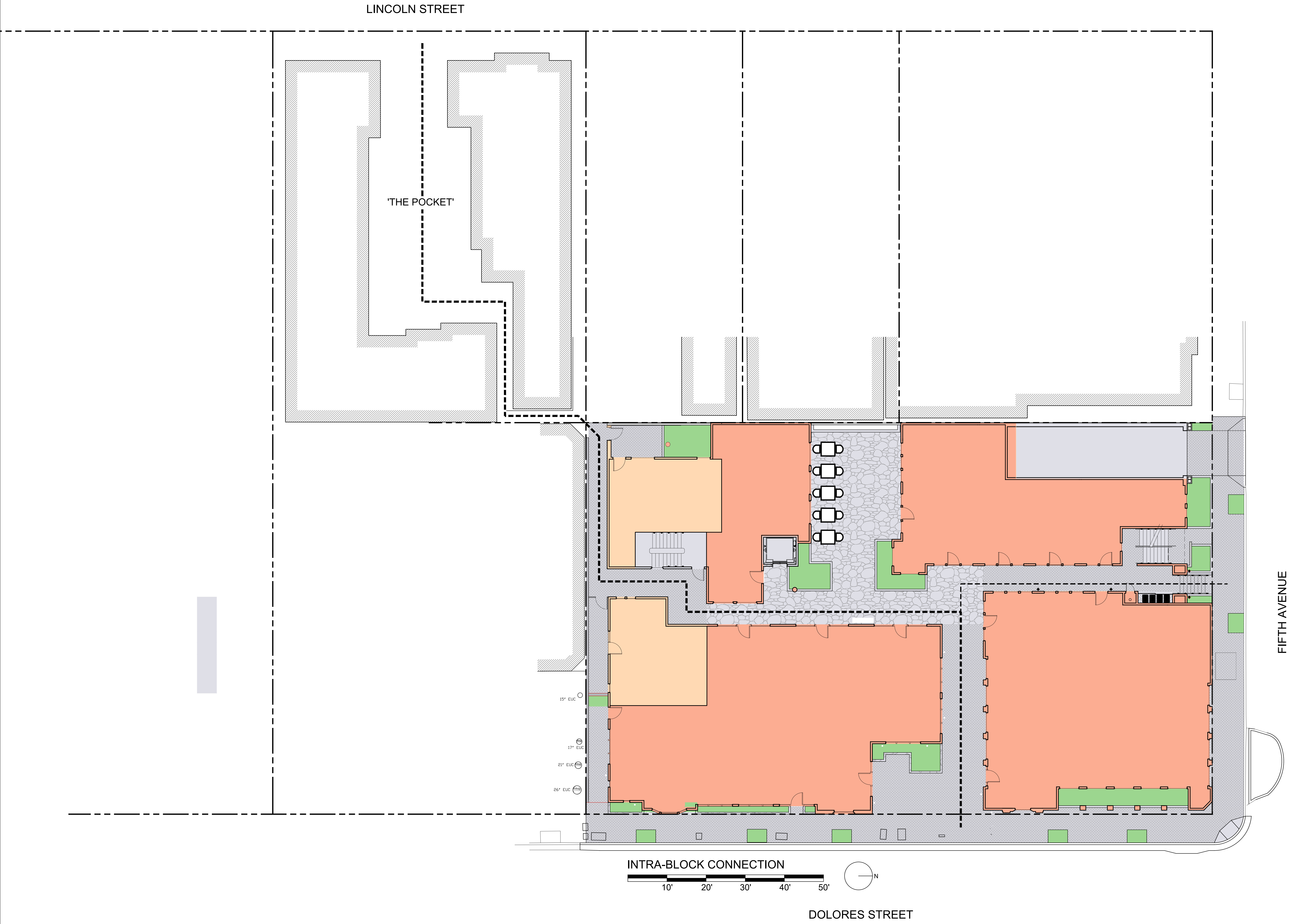
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CORNER OF 5TH AVENUE AND DOLORES STREET
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SITE & FIRST FLOOR PLAN

A201

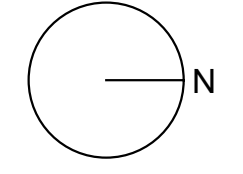
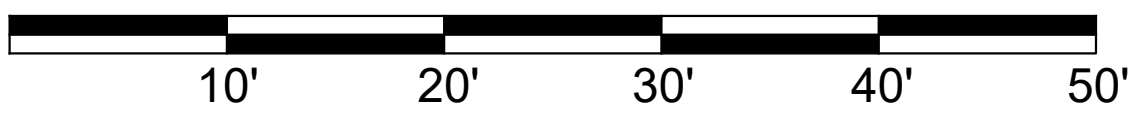


LINCOLN STREET

'THE POCKET'

FIFTH AVENUE

INTRA-BLOCK CONNECTION



DOLORES STREET

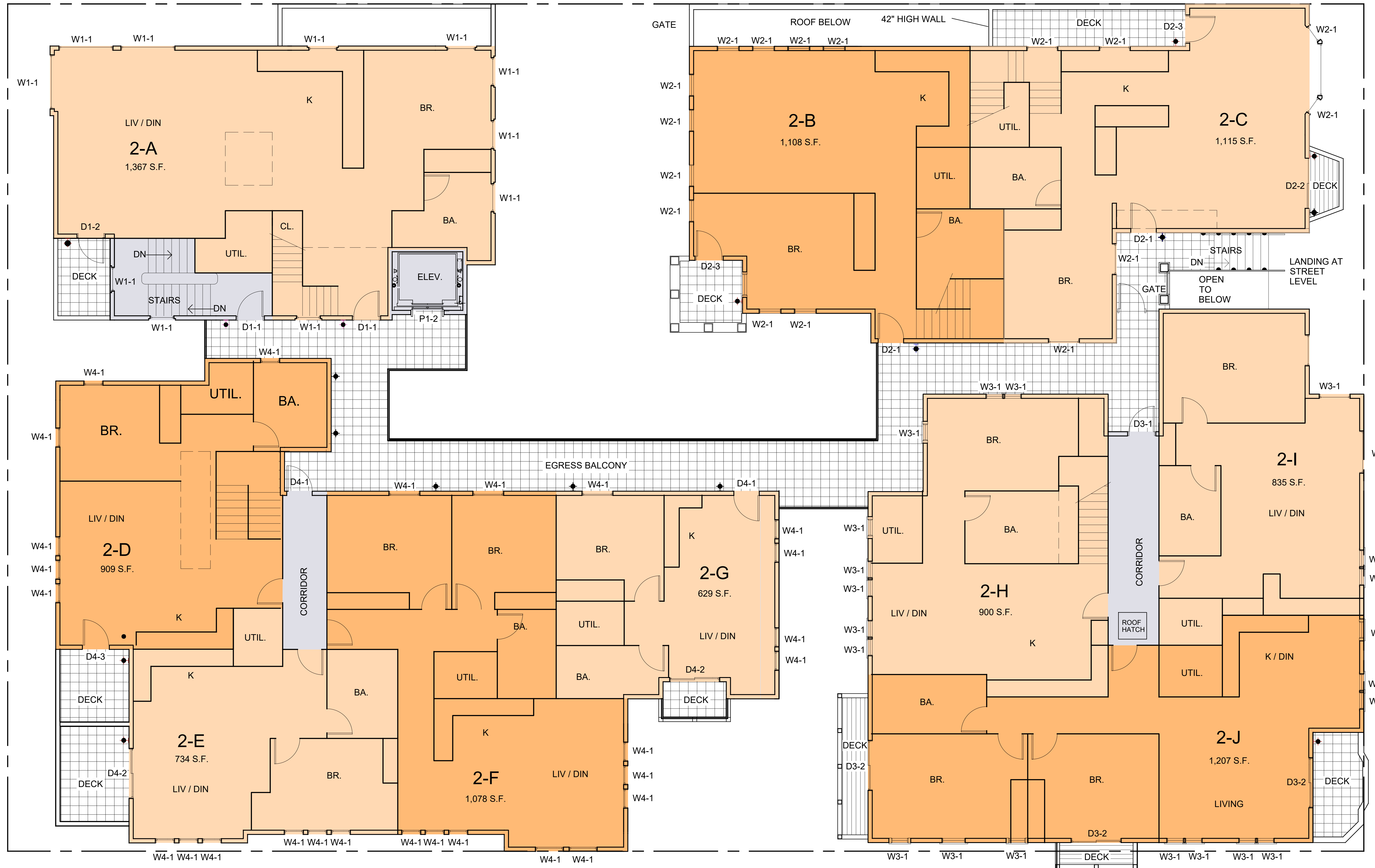
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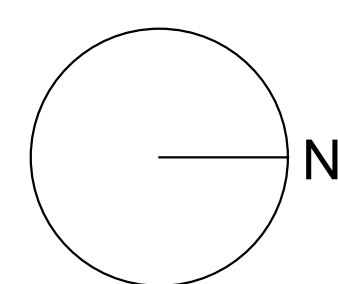
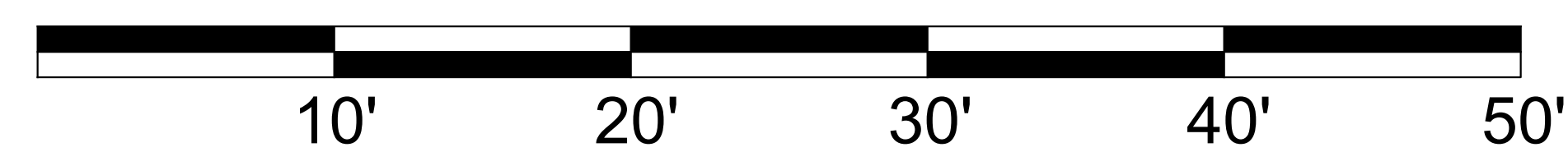
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INTRA-BLOCK CONNECTION
SHEET NO.:

A201A



SECOND FLOOR PLAN



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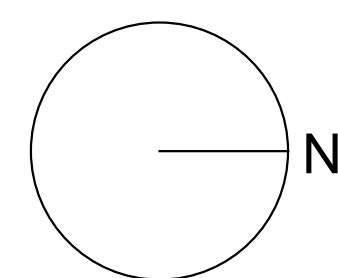
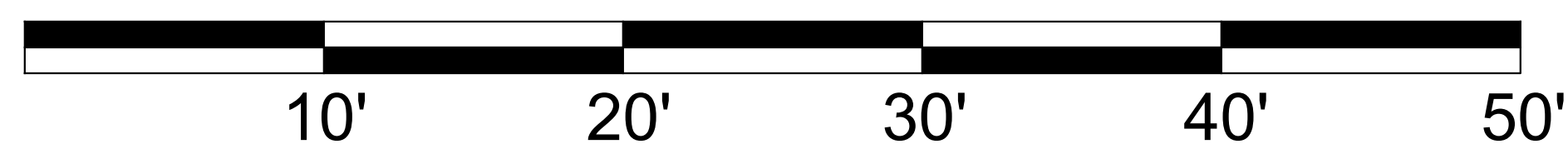
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SECOND FLOOR PLANS

SHEET NO.:

A202



MEZZANINE FLOOR PLAN



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
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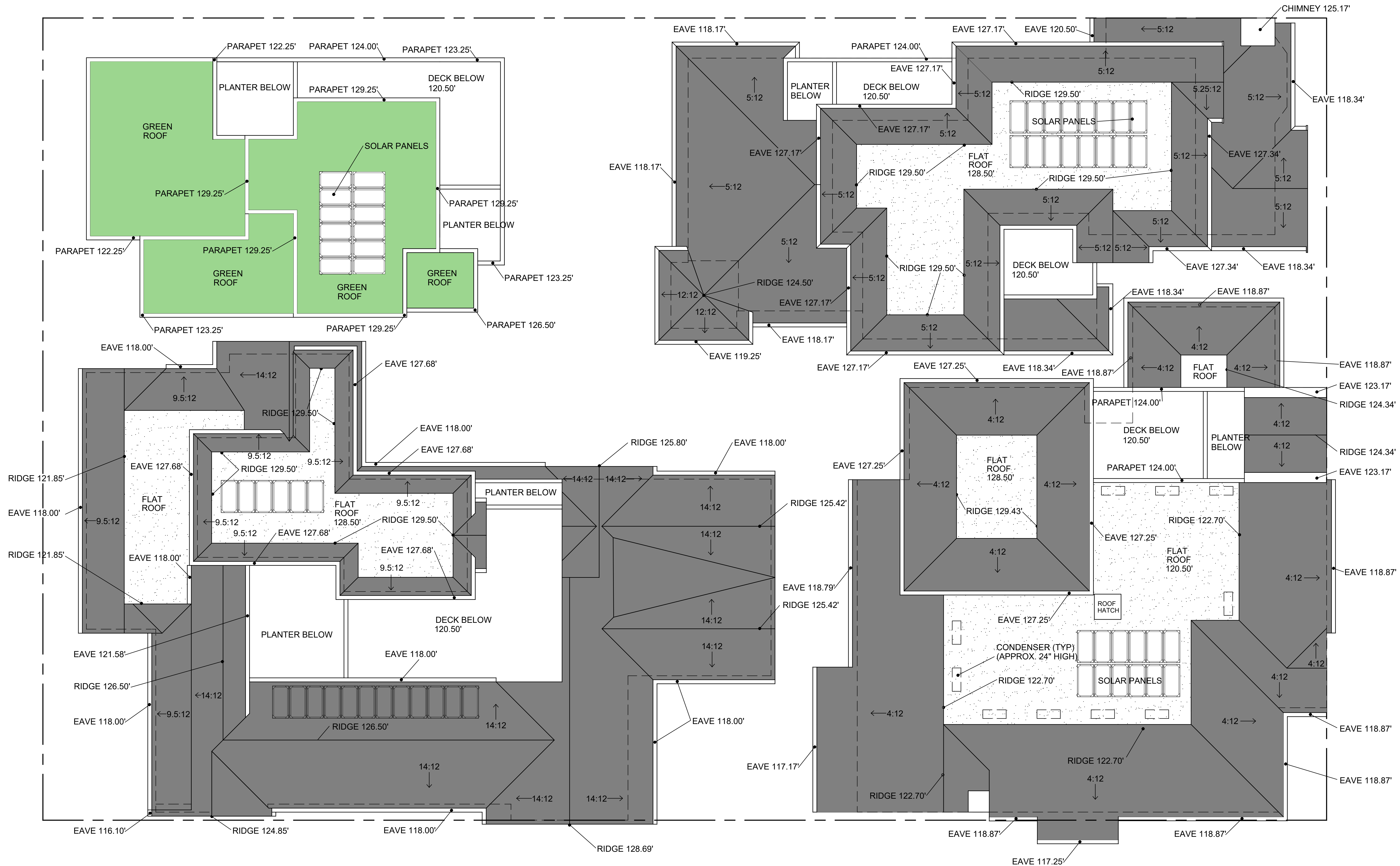
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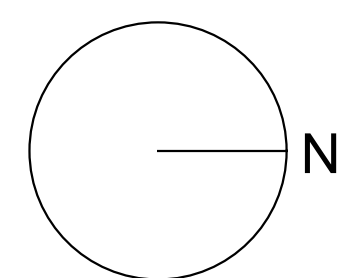
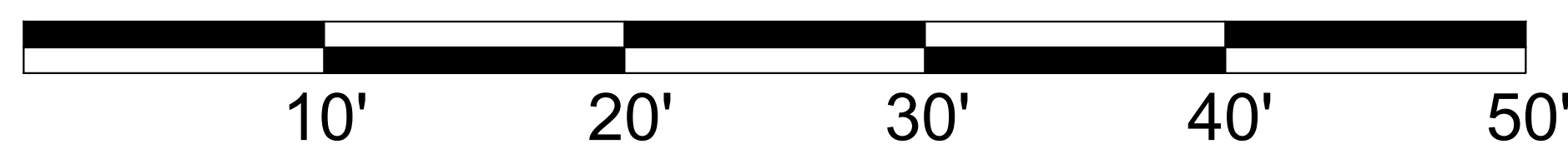
SHEET NO.:

A203

FILE NAME: 20013.1A-A203



ROOF PLAN



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

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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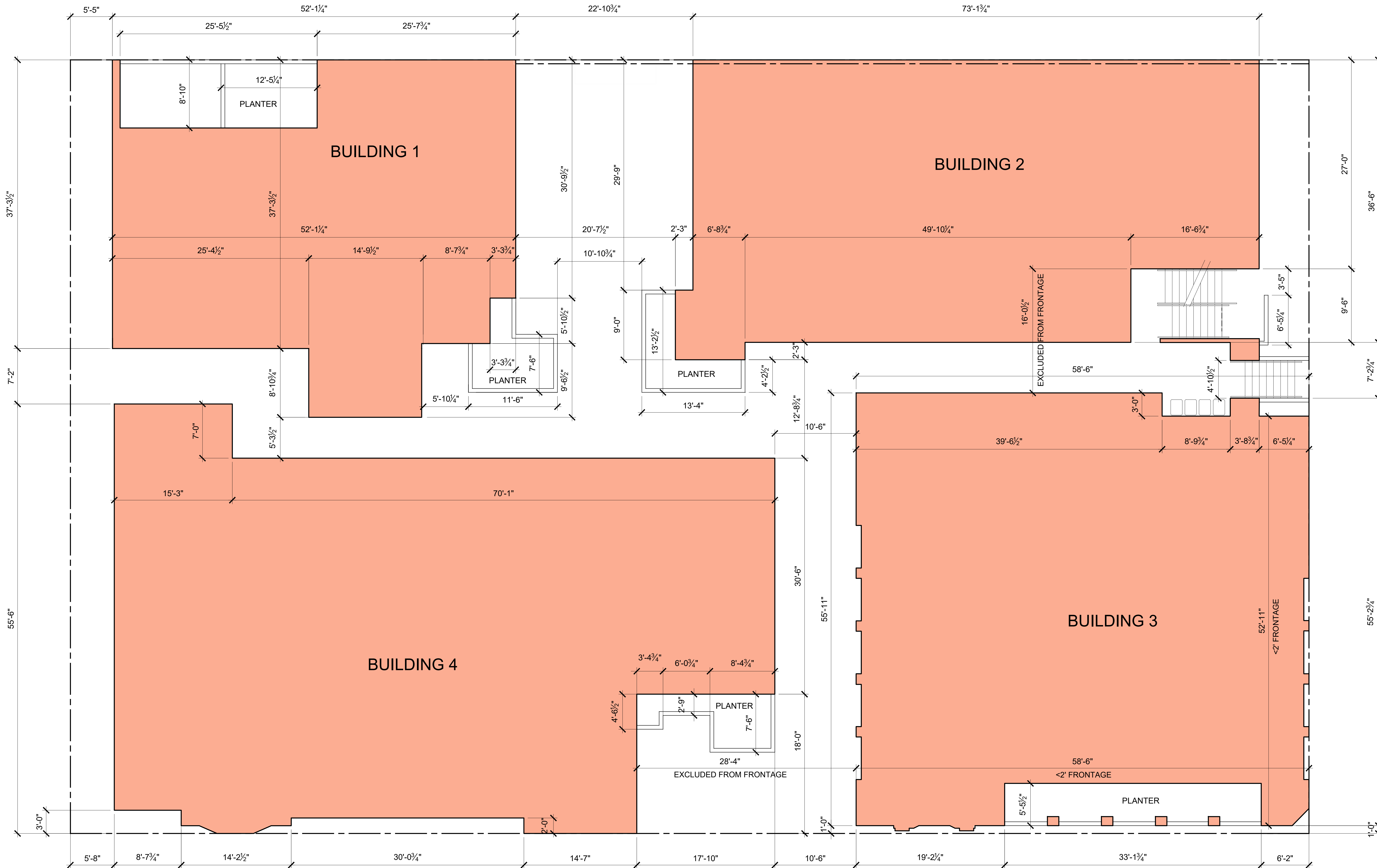
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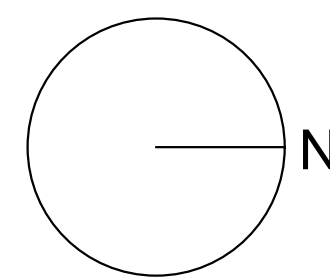
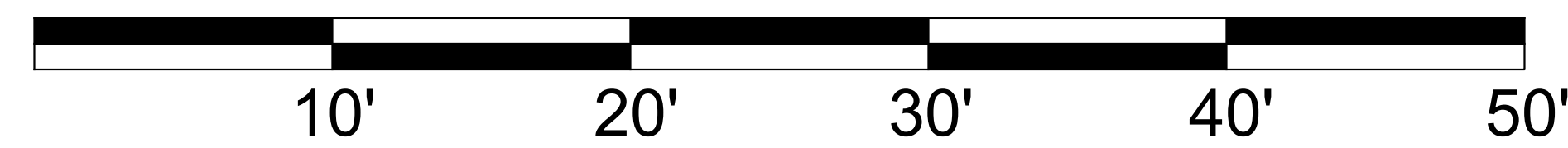
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A204

FILE NAME: 20013.1A-A201



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"

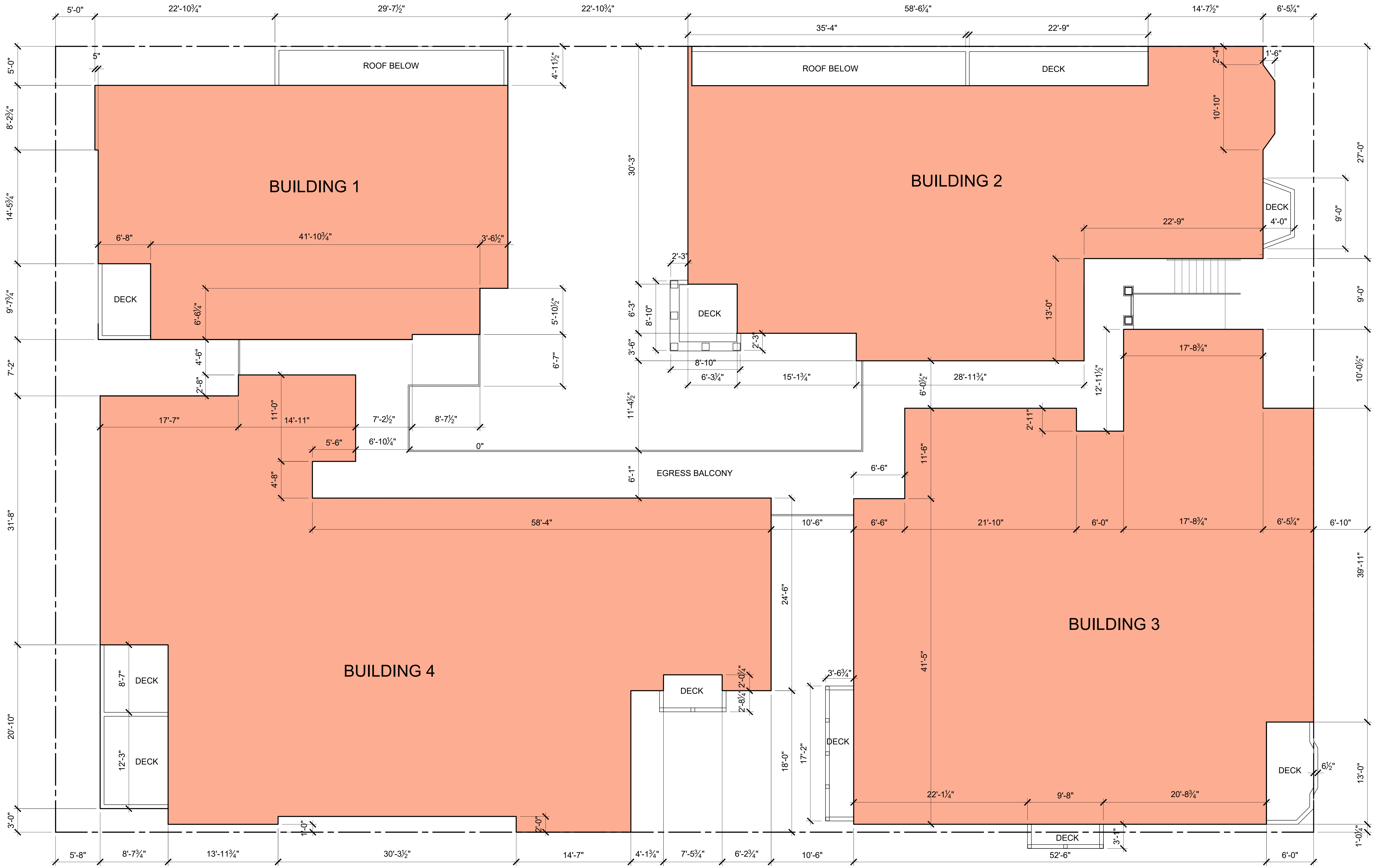
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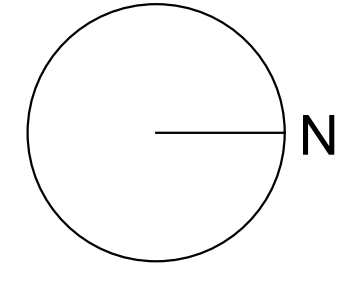
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A205



SECOND FLOOR PLAN DIMENSIONS



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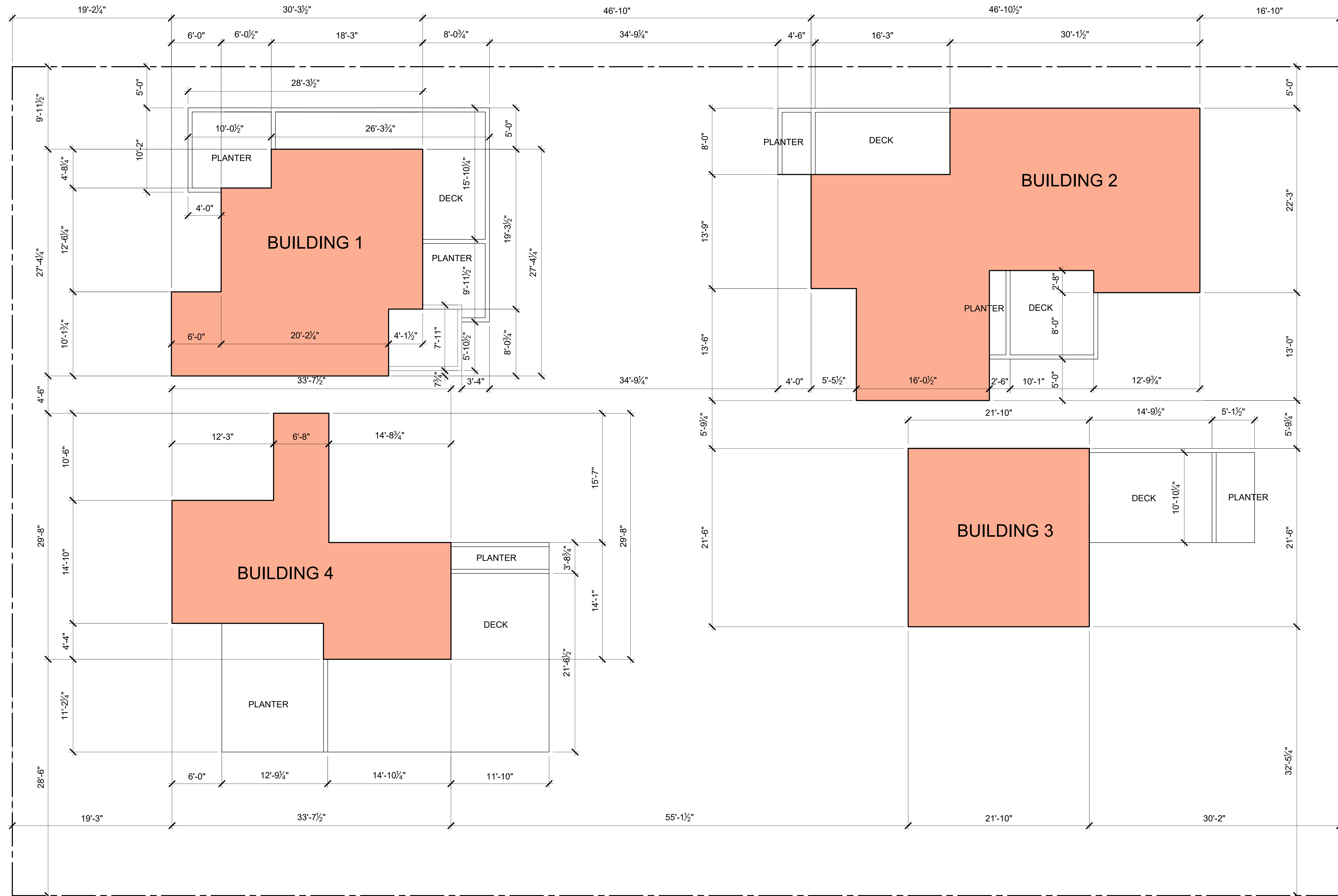
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07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
SECOND FLOOR PLAN DIMENSIONS

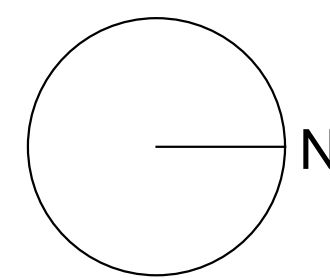
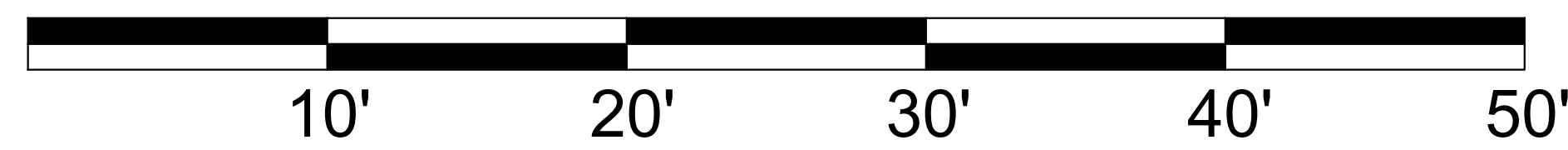
SHEET NO.:

A206

FILE NAME: LOOR PLAN



MEZZANINE PLAN DIMENSIONS



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

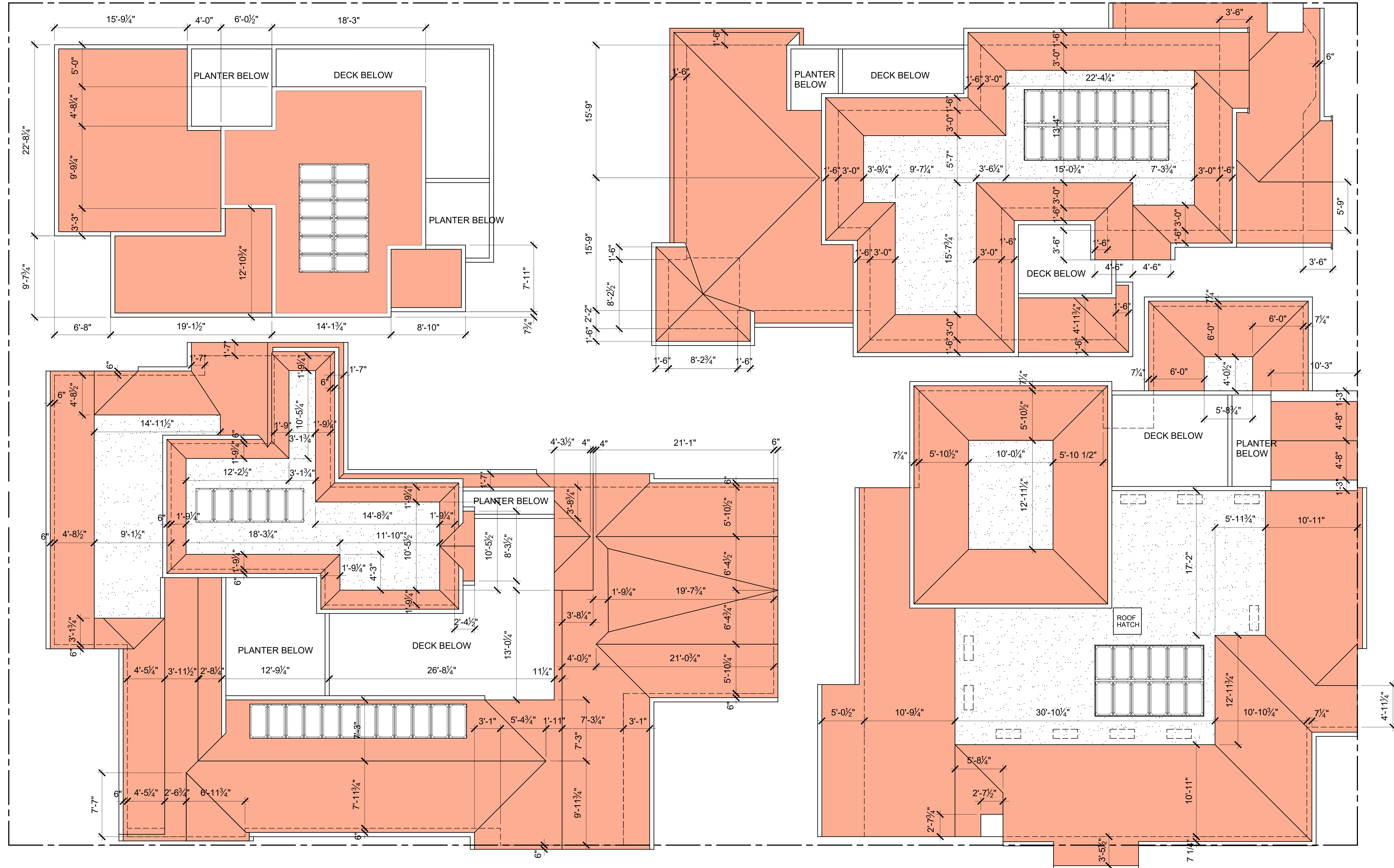
JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.26.2023
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07.20.2022 PLANNING RESUB.
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09.16.2022 PLANNING RESUB.
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05.12.2023 PLANNING RESUB.

SHEET NAME:
**MEZZANINE
FLOOR PLAN
DIMENSIONS**

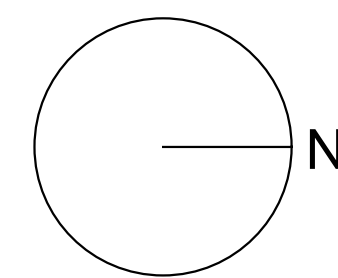
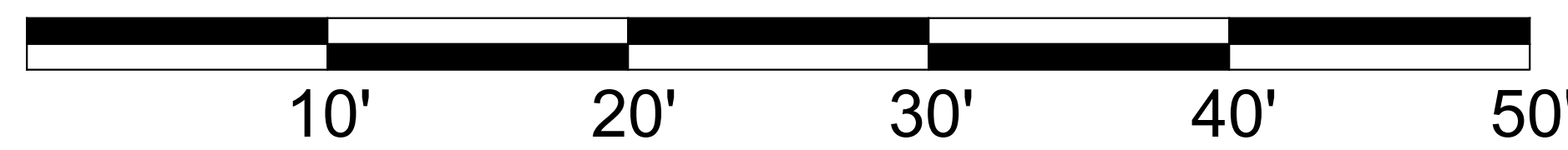
SHEET NO.:

A207

FILE NAME: 20013.1A-A207



ROOF PLAN DIMENSIONS



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-001-000, 010-138-003-000

JOB NO. 20013.1A

PRINT DATE: 5.26.2023

PLOT DATE: 5.26.2023

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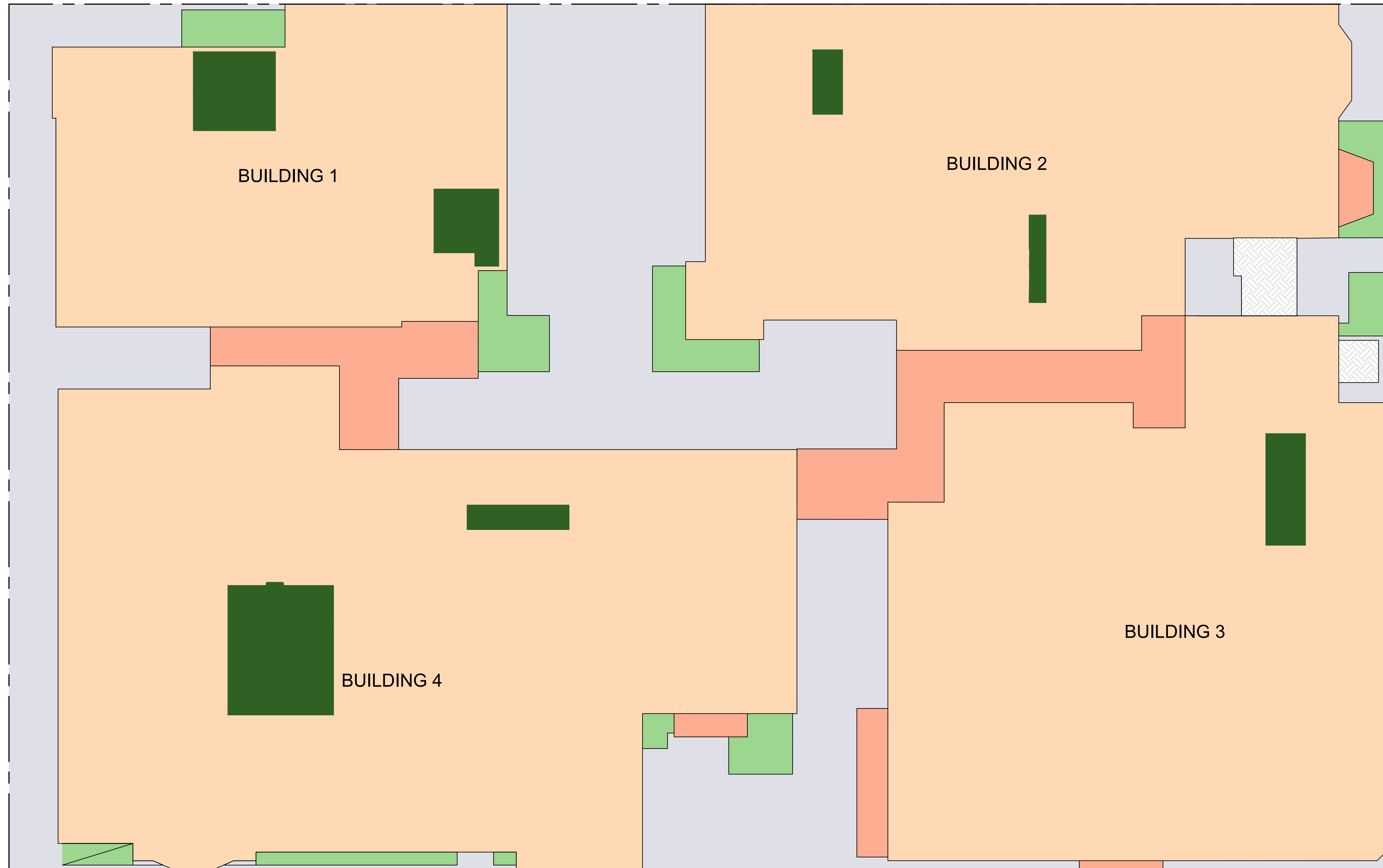
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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

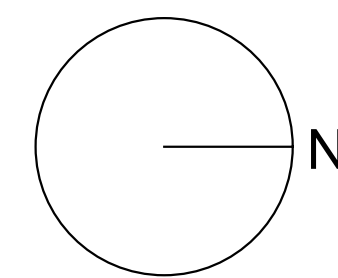
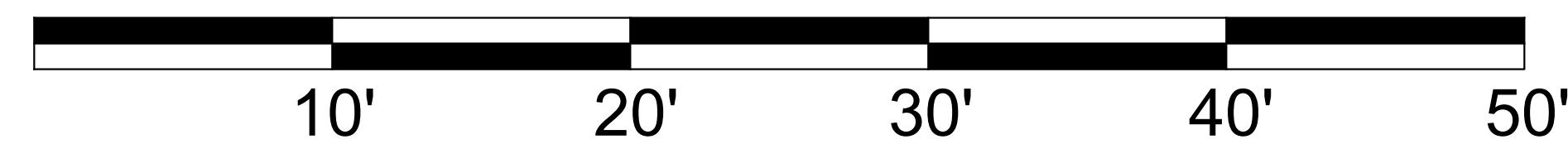
SHEET NAME:
ROOF PLAN DIMENSIONS

SHEET NO.:

A208



COVERAGE DIAGRAM



16,000 S.F. PARCEL	
MAXIMUM ALLOWABLE: 16,000 X .9:	14,400 S.F.
1. BUILDING COVERAGE AREA:	11,445 S.F.
2. BALCONY COVERAGE AREA:	742 S.F.
3. EXTERIOR STAIR COVERAGE AREA:	84 S.F.
4. TOTAL COVERAGE (1+2+3):	12,271 S.F.
5. SOFTSCAPE AREA:	419 S.F.
6. HARDSCAPE AREA:	3,134 S.F.
7. OPEN SPACE AREA (5+6):	3,553 S.F.
8. SOFTSCAPE GREEN ROOF AREA:	994 S.F.
9. PRIVATE PLANTER AREAS:	474 S.F.

ULRIKA PLAZA MIXED USE

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

JOB NO.
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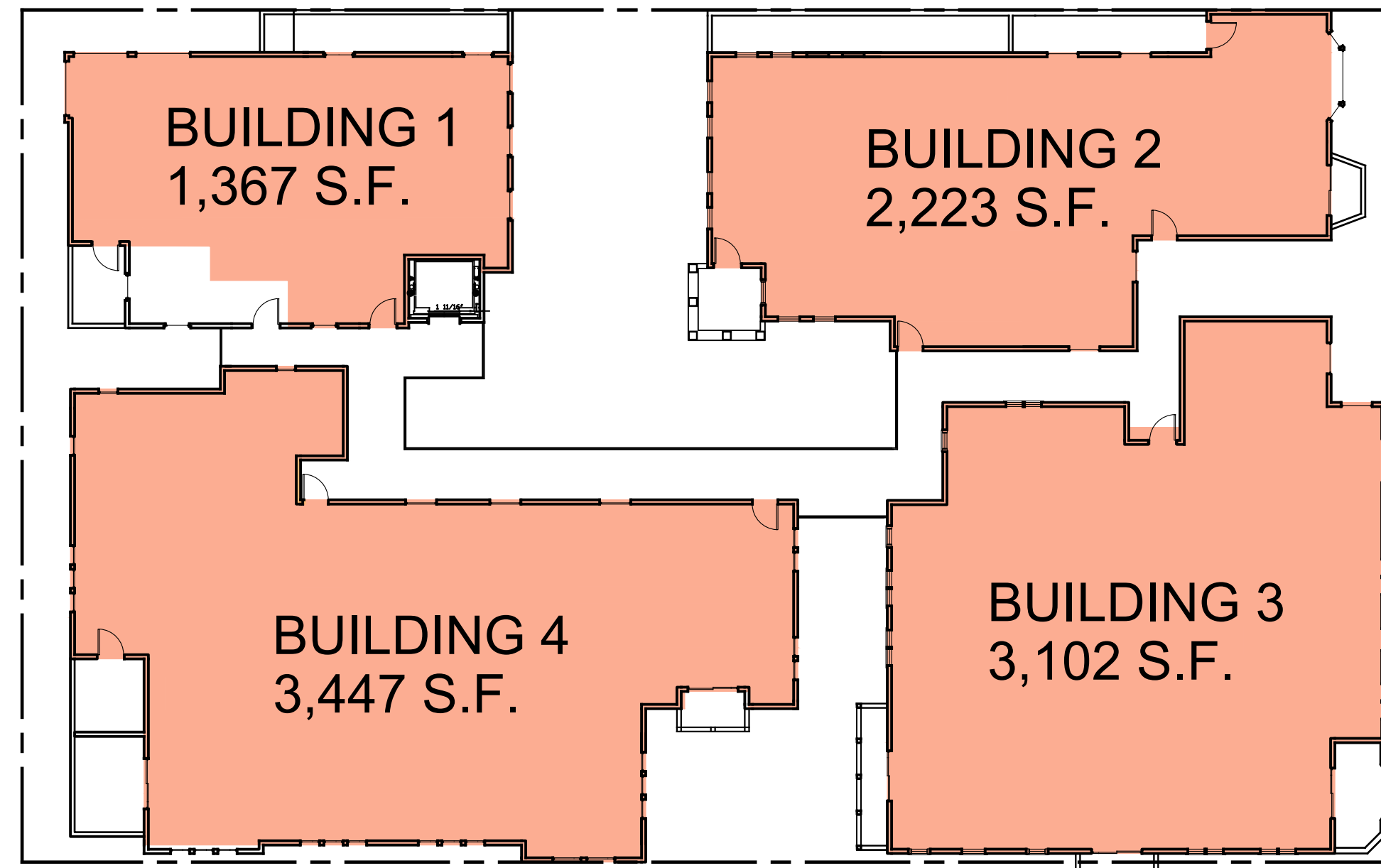
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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
BUILDING AREA DIAGRAMS

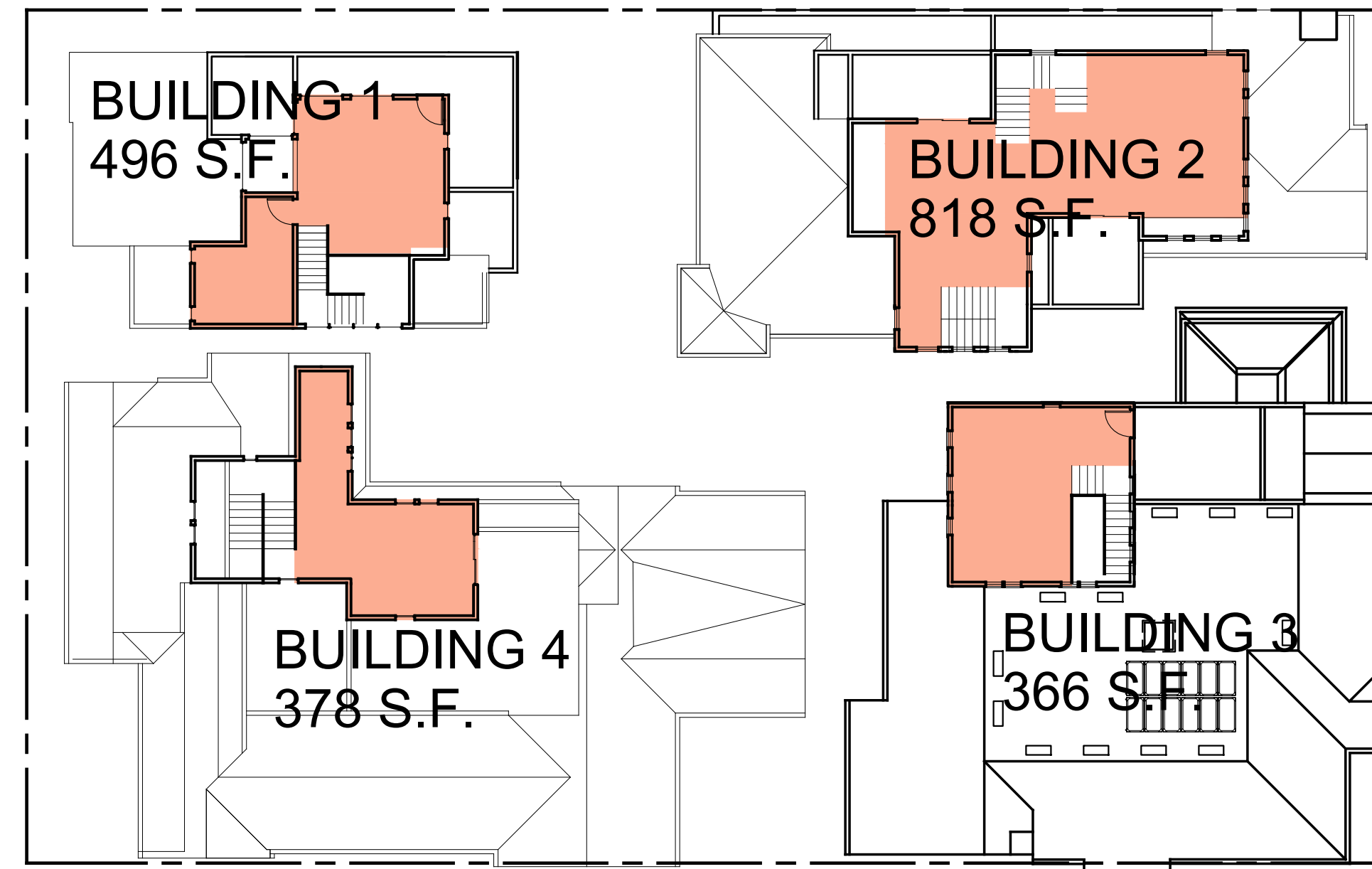
SHEET NO.:

A300

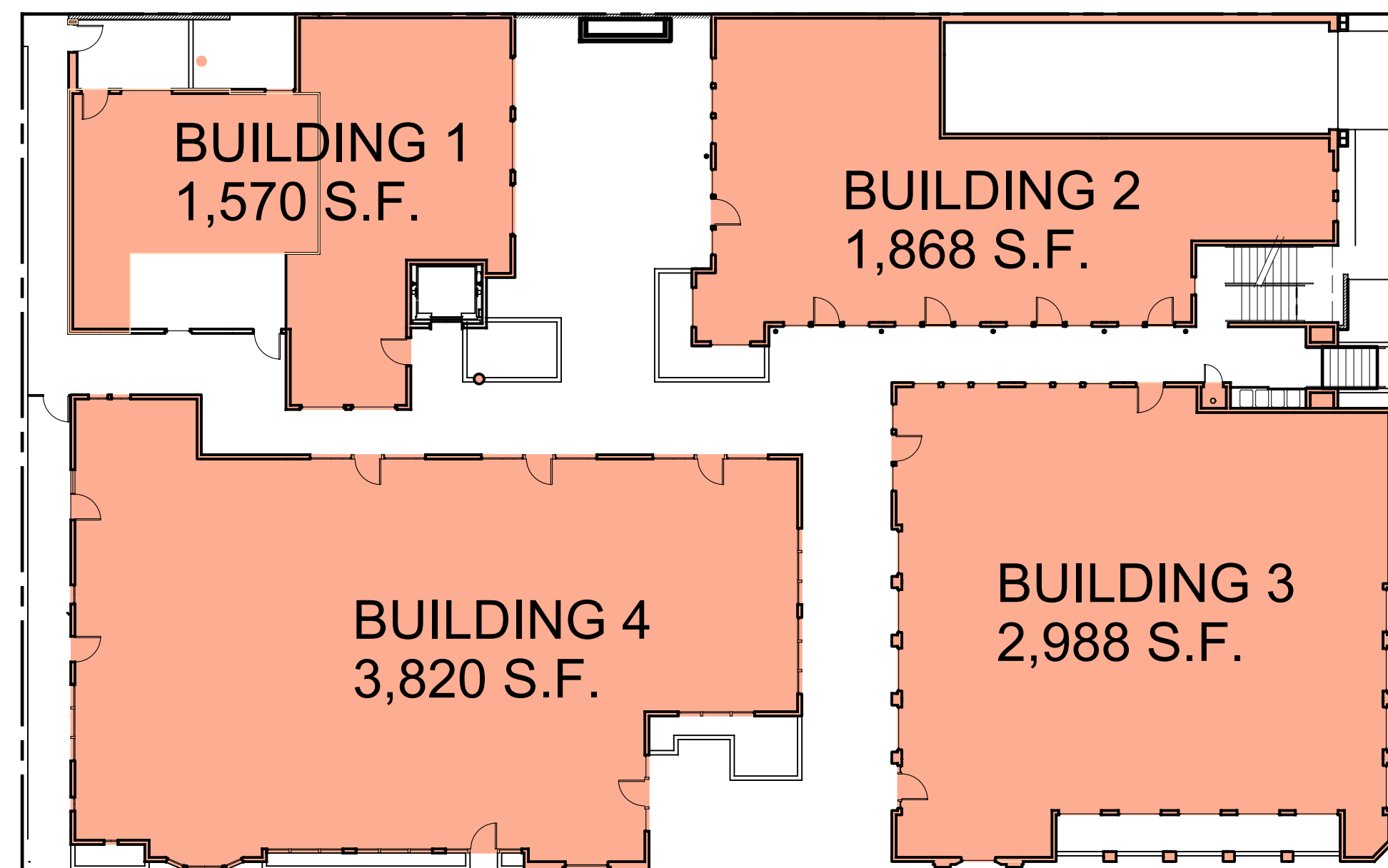
FILE NAME: 20013.1A-A200



SECOND FLOOR AREA: 10,139 S.F.



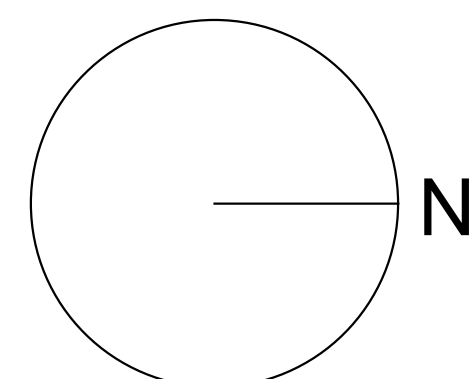
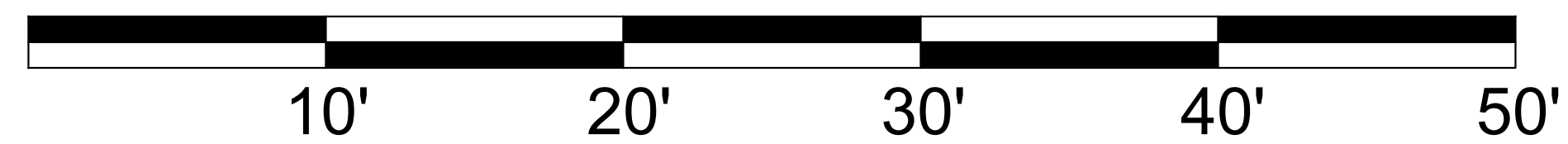
MEZZANINE FLOOR AREA: 2,058 S.F.



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) = 23,760 S.F.	
*10% INTRA-BLOCK WALKWAY BONUS	

ULRIKA PLAZA FLOOR AREAS



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

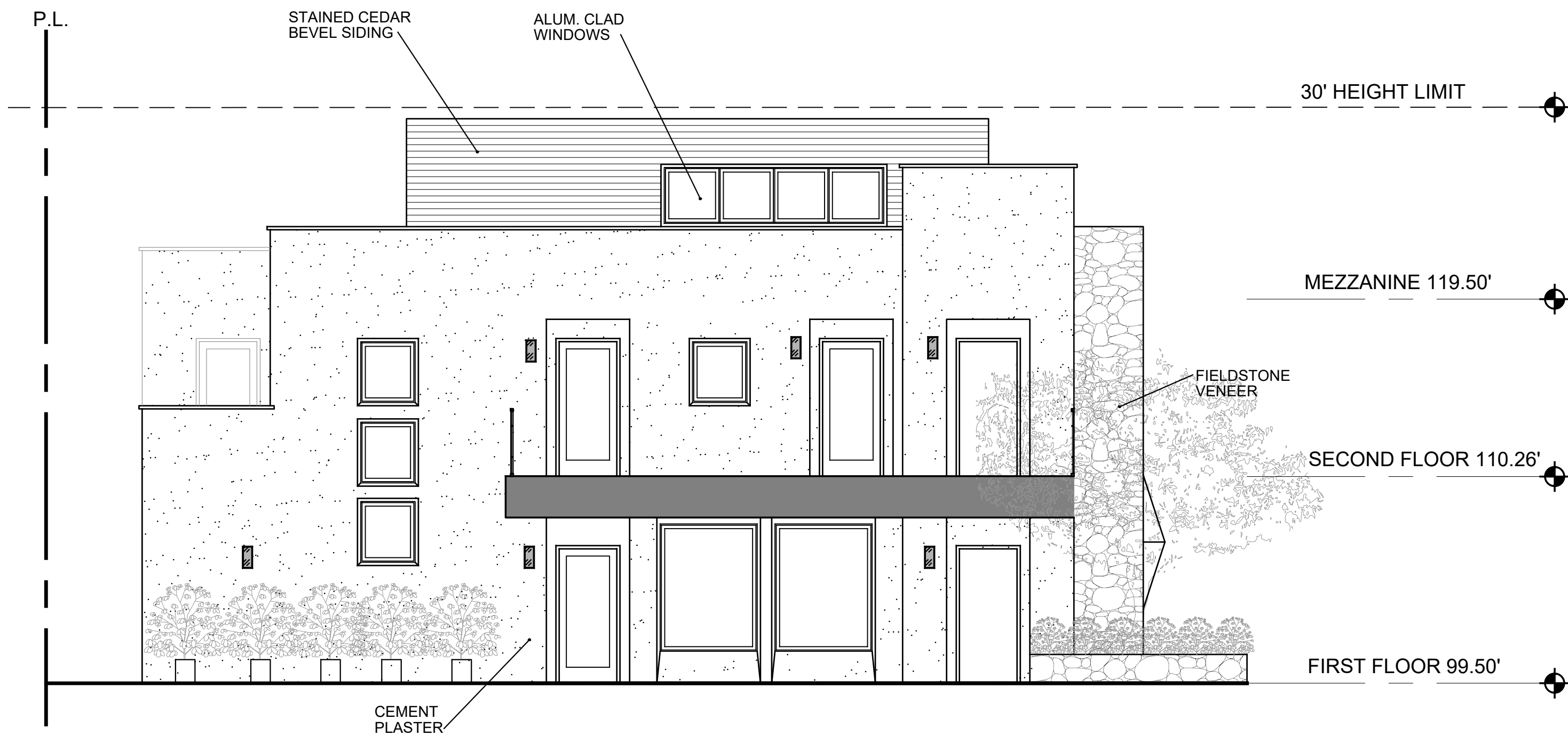
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20013.1A
PRINT DATE:
PLOT DATE: 5.26.2023
DRAWN BY:
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08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
**FLOOR AREAS
PLANS**

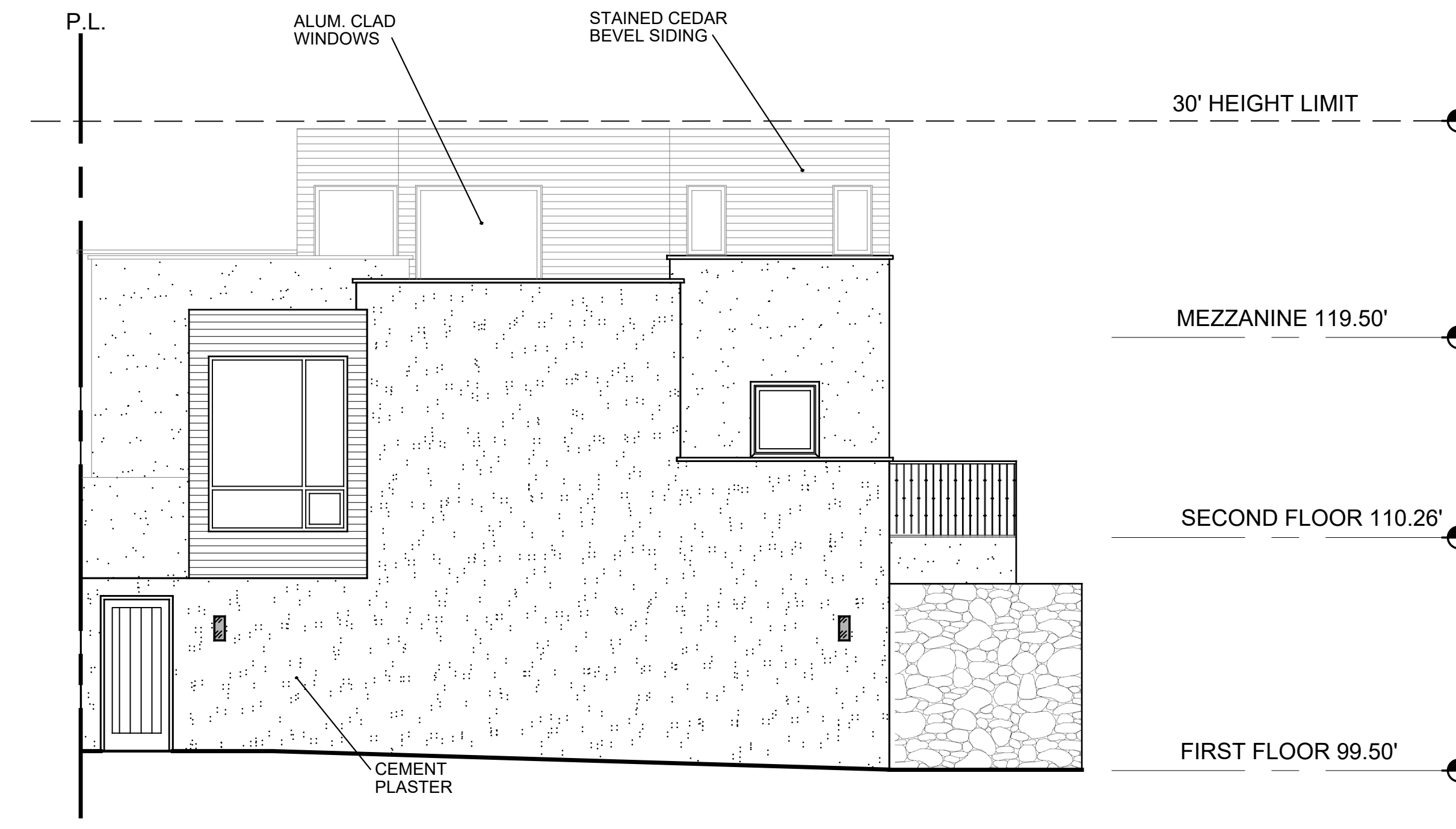
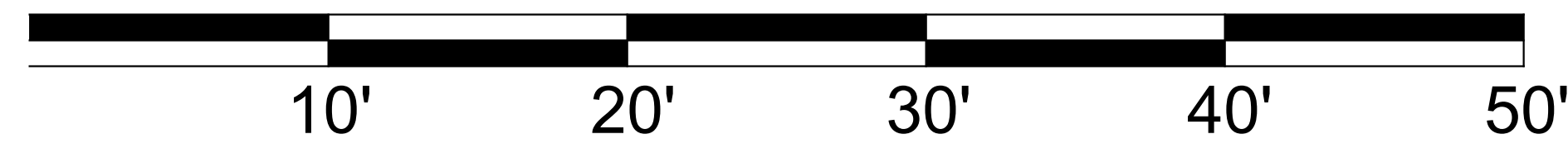
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A301

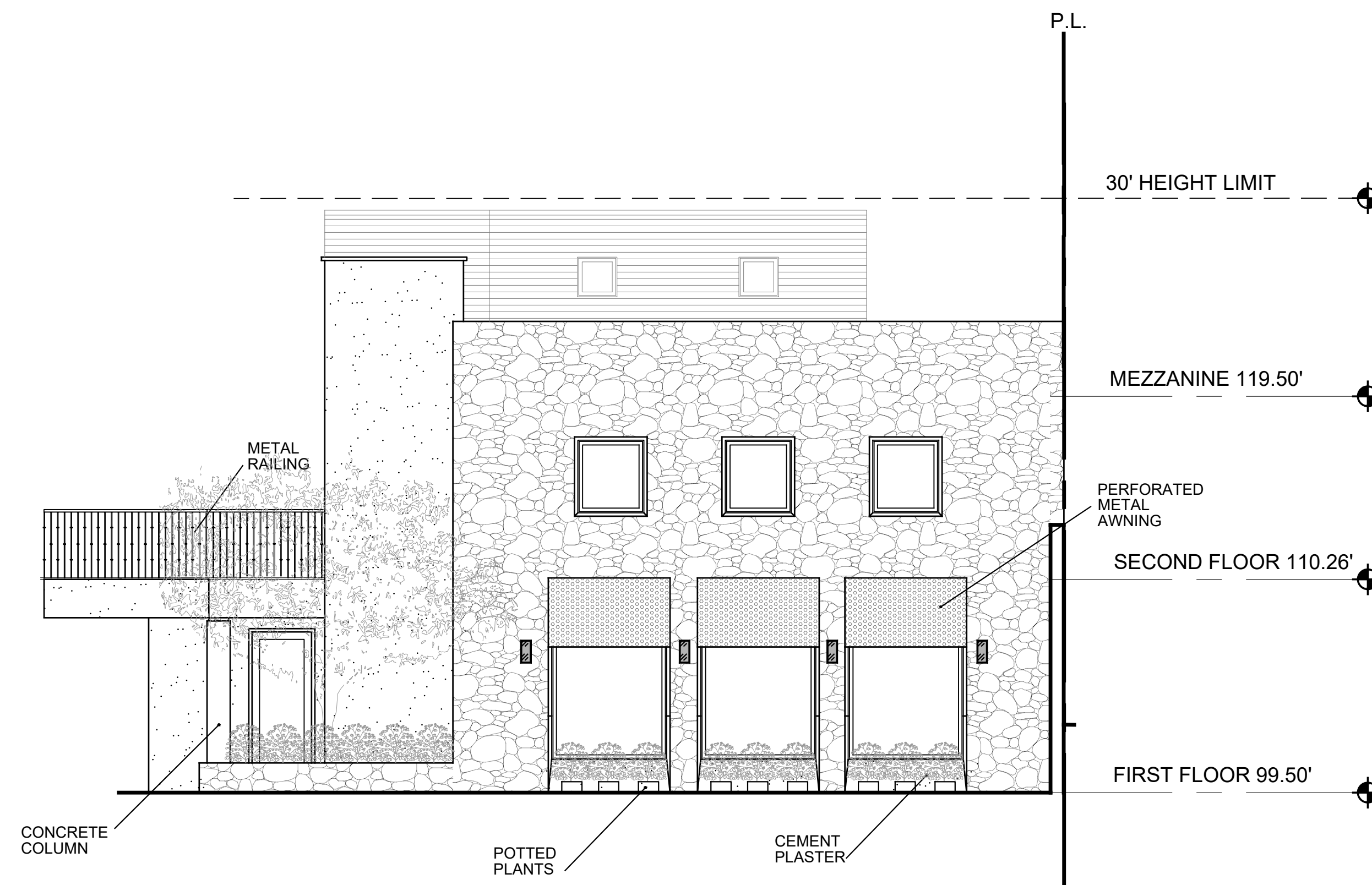
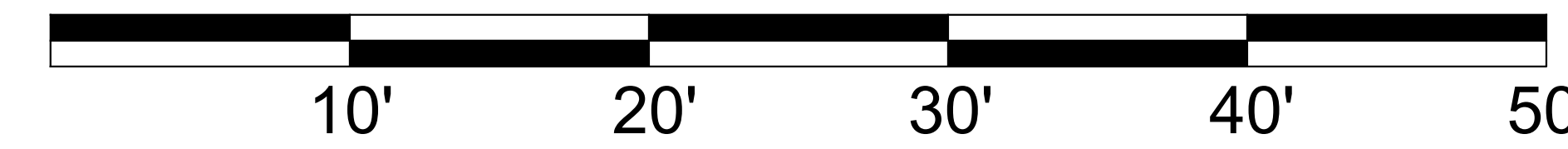
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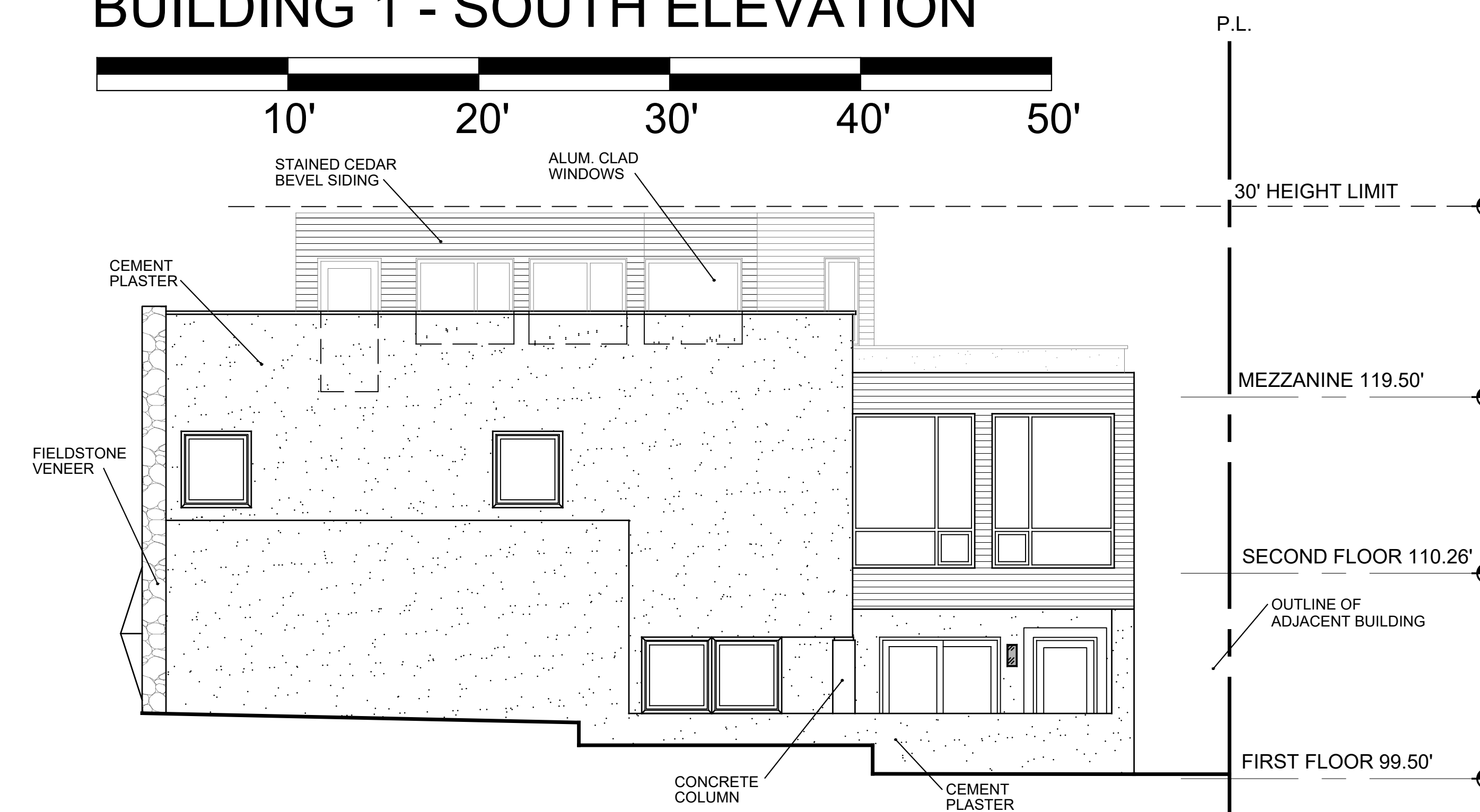
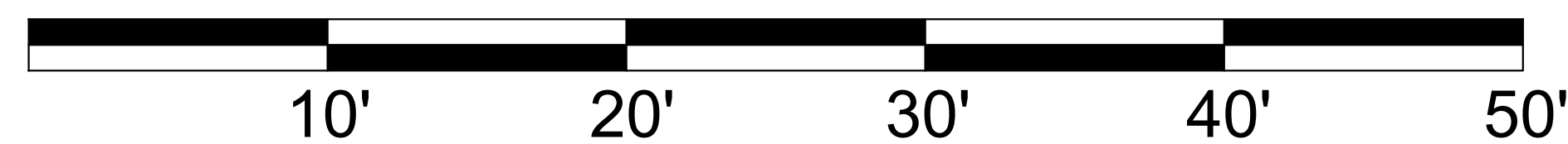
BUILDING 1 - EAST ELEVATION



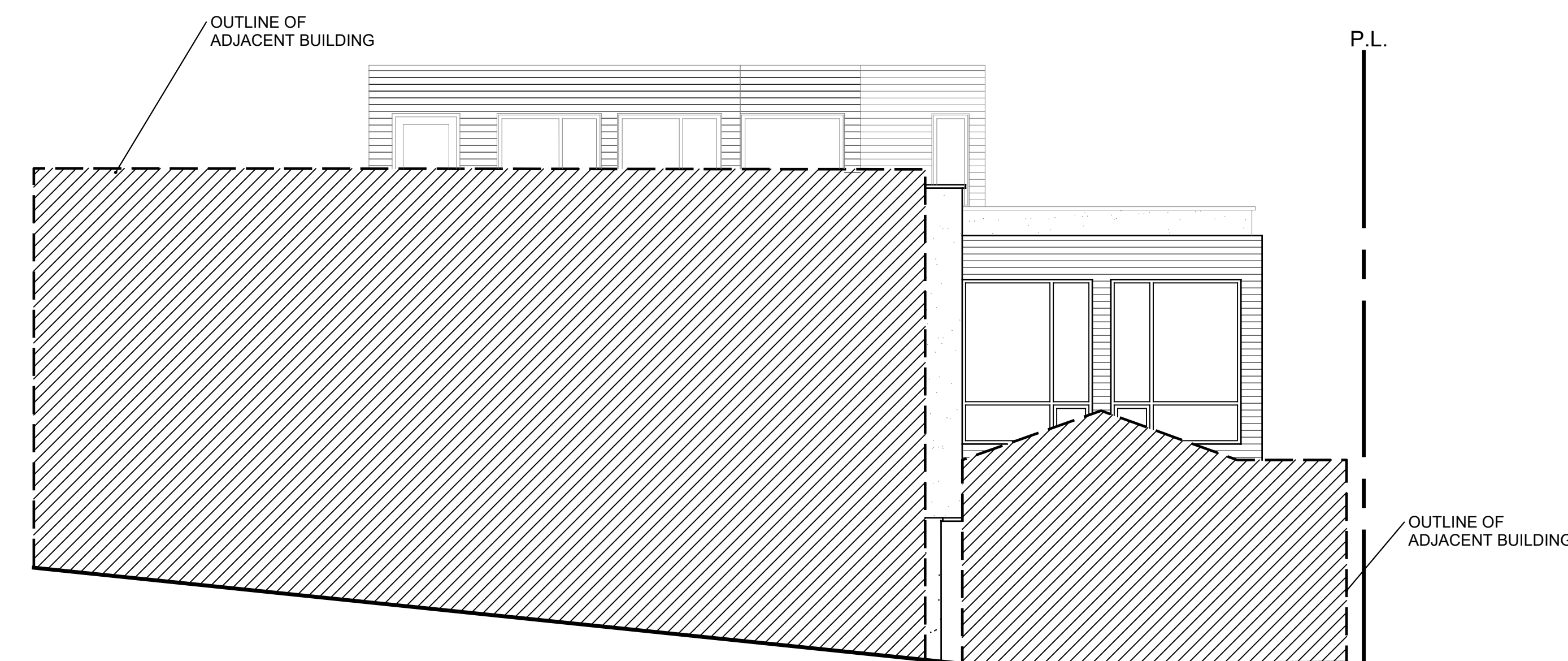
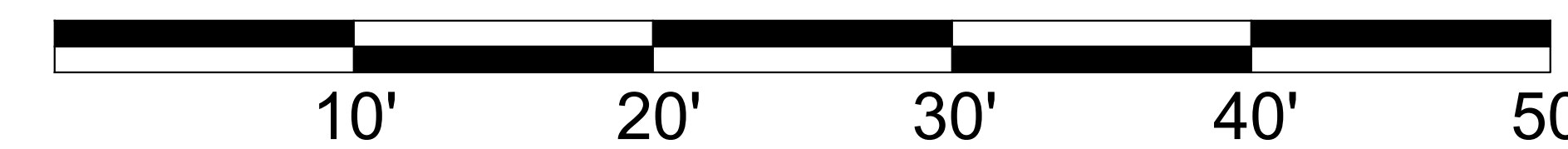
BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDING 1 - WEST ELEVATION

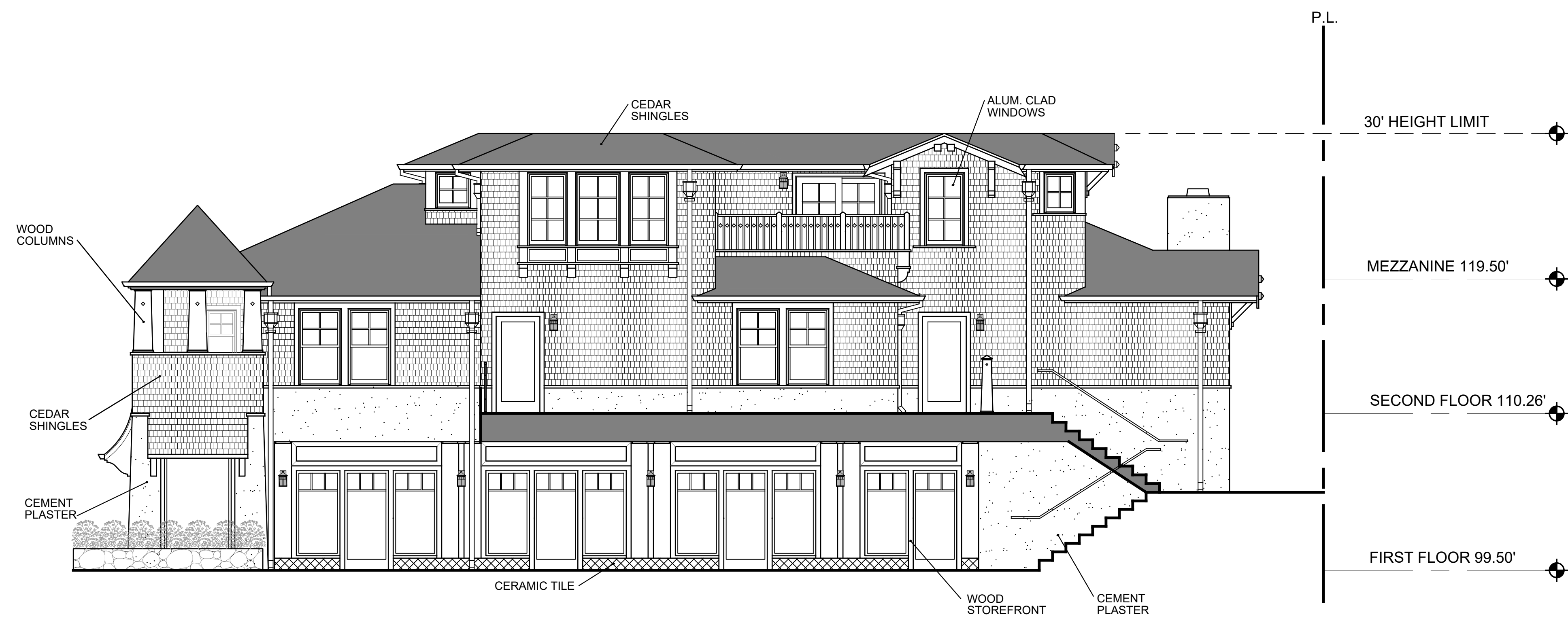


ULRIKA PLAZA MIXED USE
 CORNER OF 5TH AVENUE AND DOLORES STREET
 CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

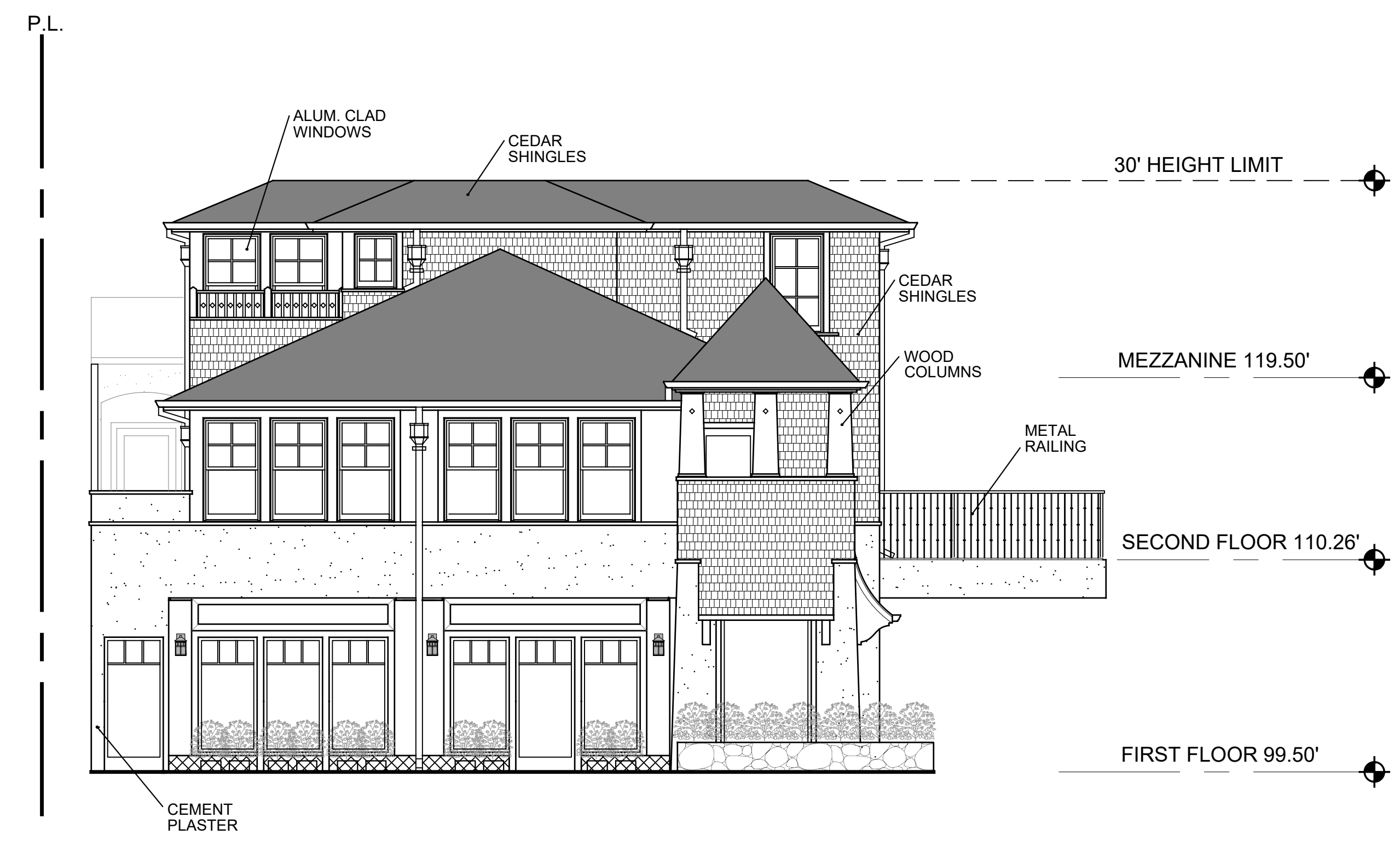
JOB NO.
20013.1A
 PRINT DATE:
 PLOT DATE: 5.26.2023
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:
 07.06.2022 PLANNING SUBMIT.
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 08.01.2022 PLANNING RESUB.
 09.16.2022 PLANNING RESUB.
 12.14.2022 PLANNING RESUB.
 05.12.2023 PLANNING RESUB.

SHEET NAME:
**BUILDING 1
 EXTERIOR
 ELEVATIONS**
 SHEET NO.:

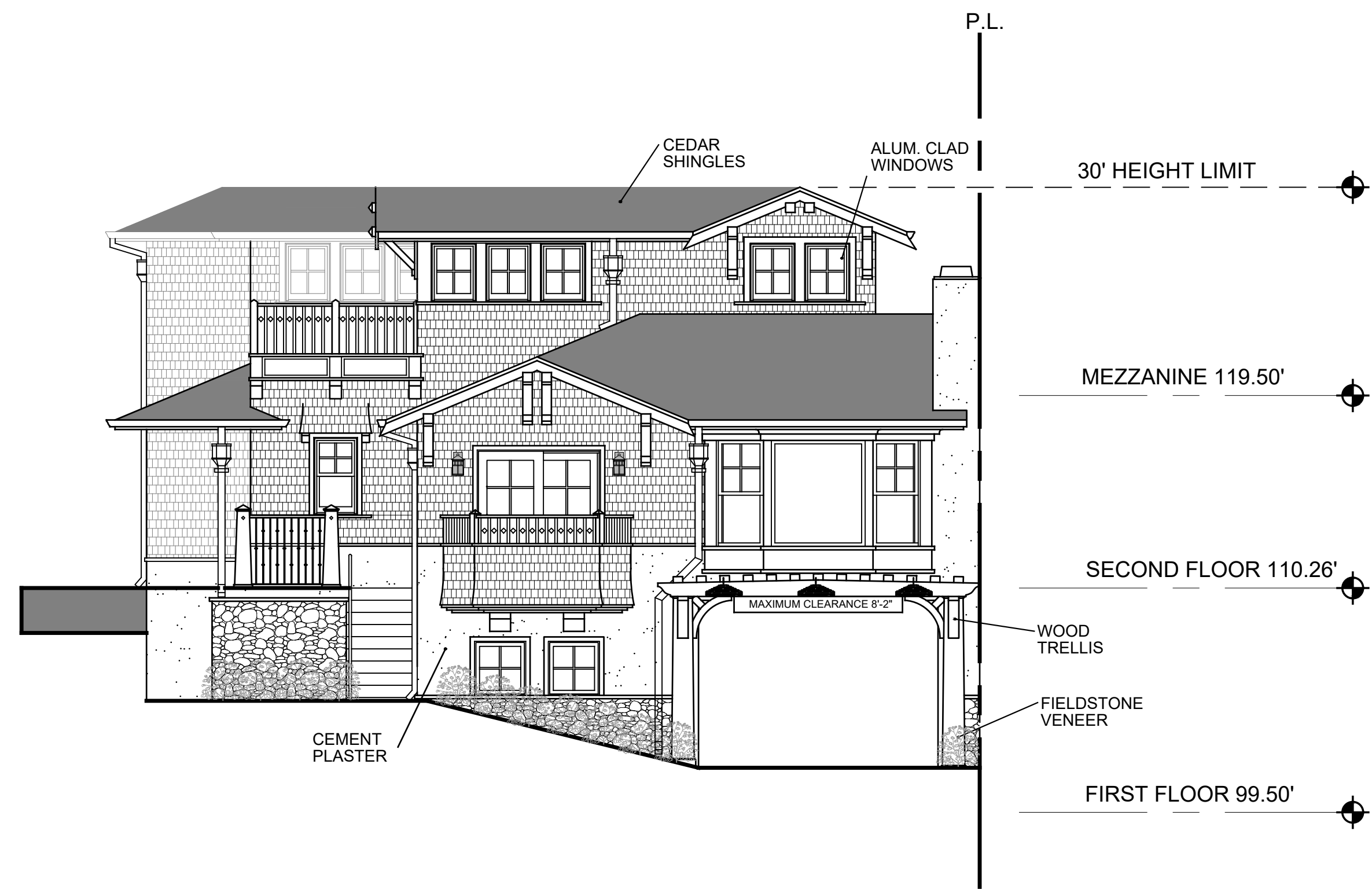
A400



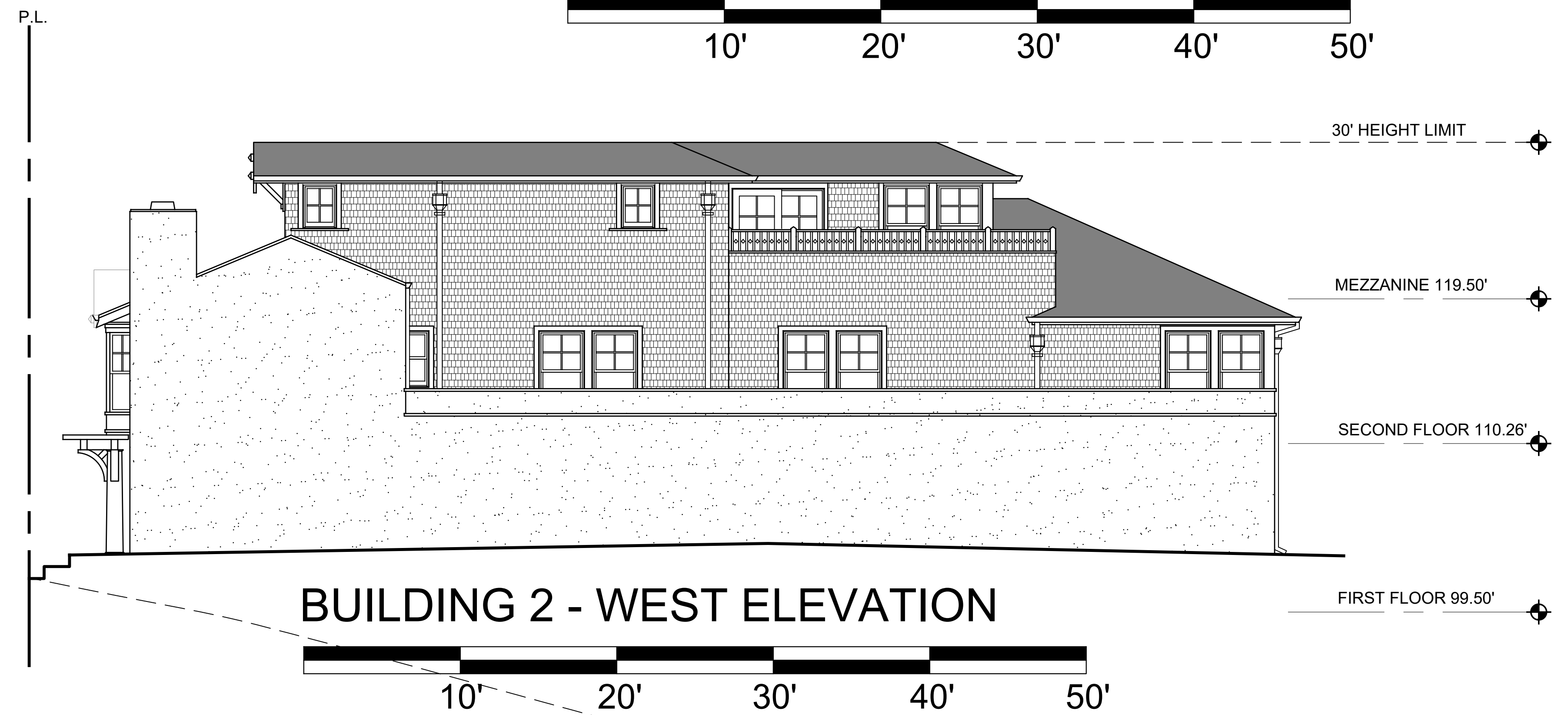
BUILDING 2 - EAST ELEVATION



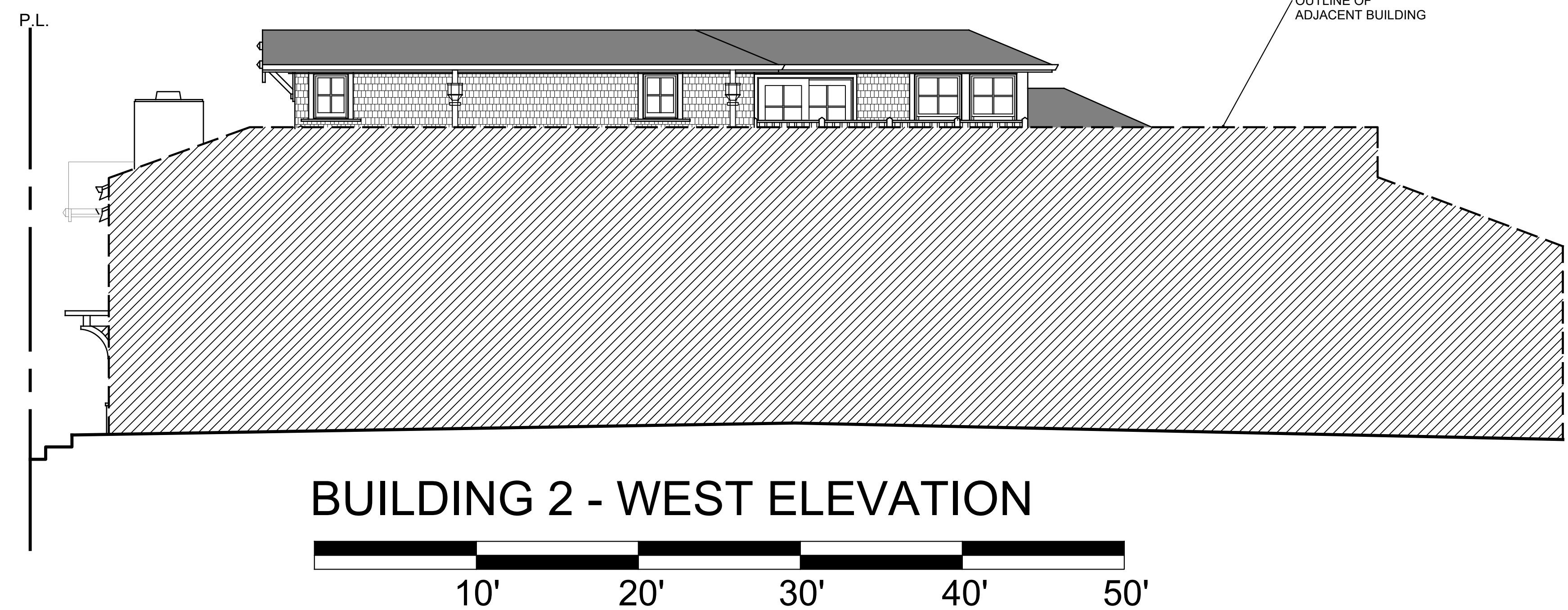
BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - WEST ELEVATION

ULRIKA PLAZA MIXED USE

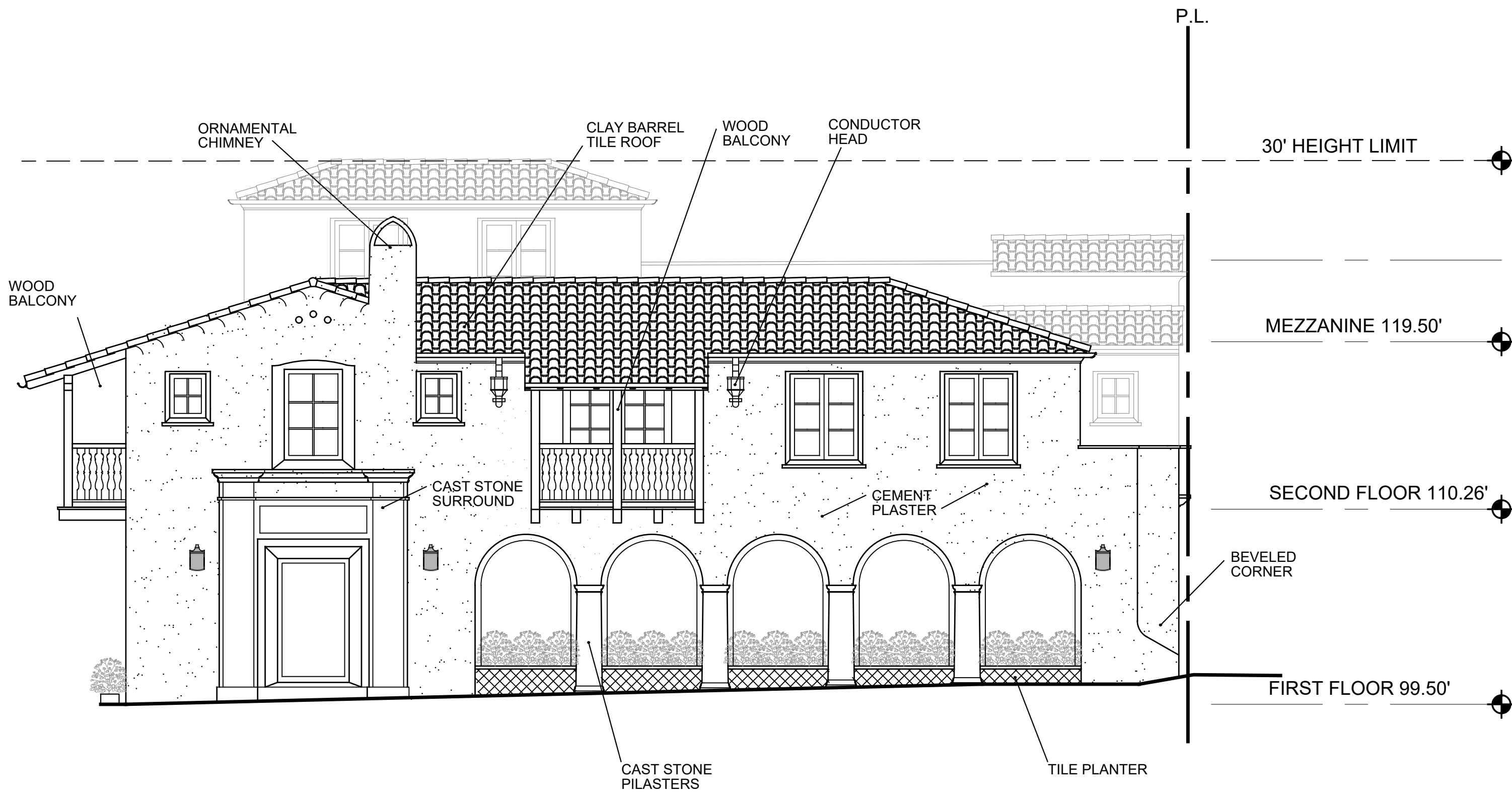
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
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07.20.2022 PLANNING RESUB.
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05.12.2023 PLANNING RESUB.

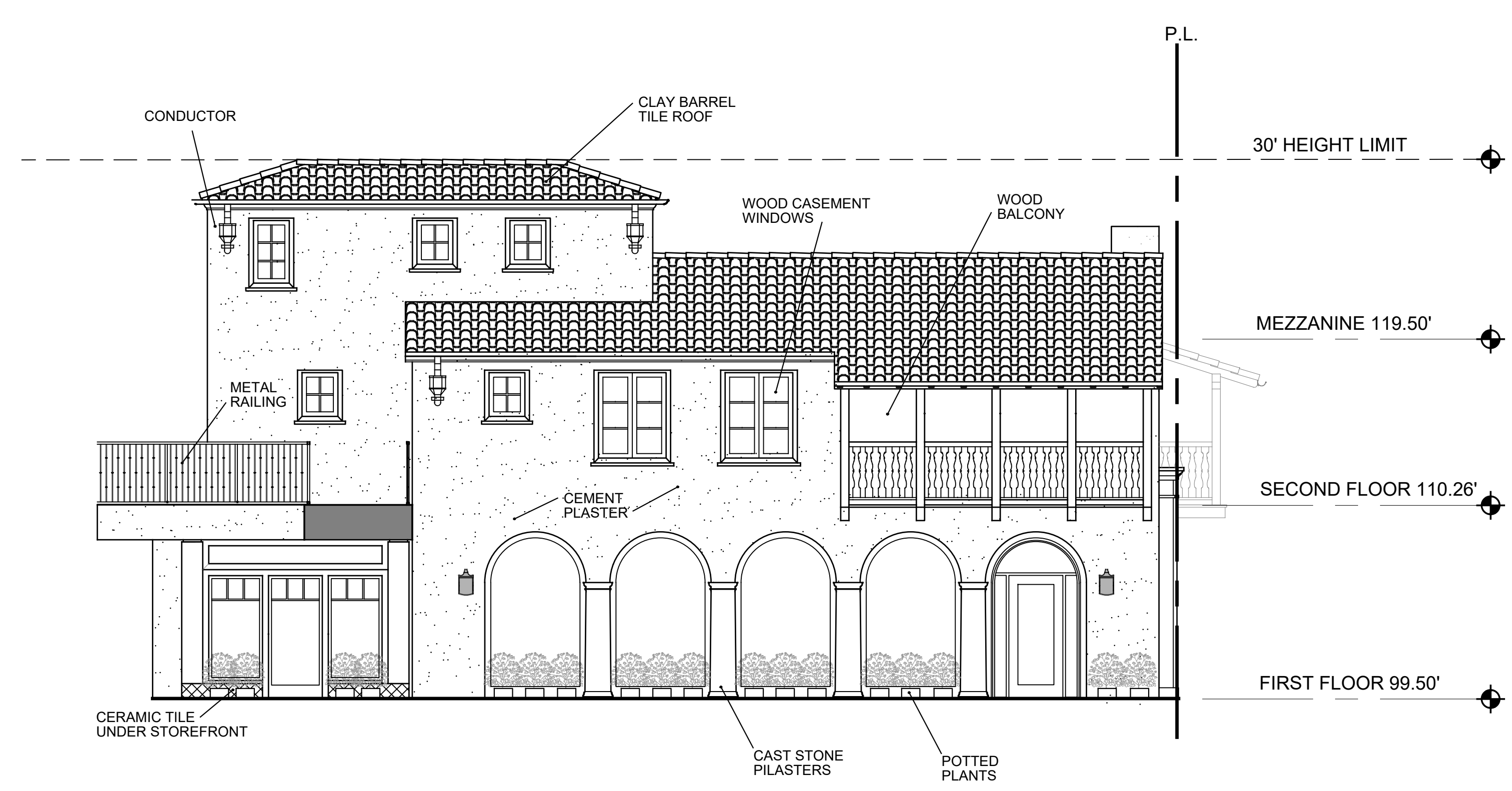
SHEET NAME:
BUILDING 2
EXTERIOR
ELEVATIONS
SHEET NO.:

A401

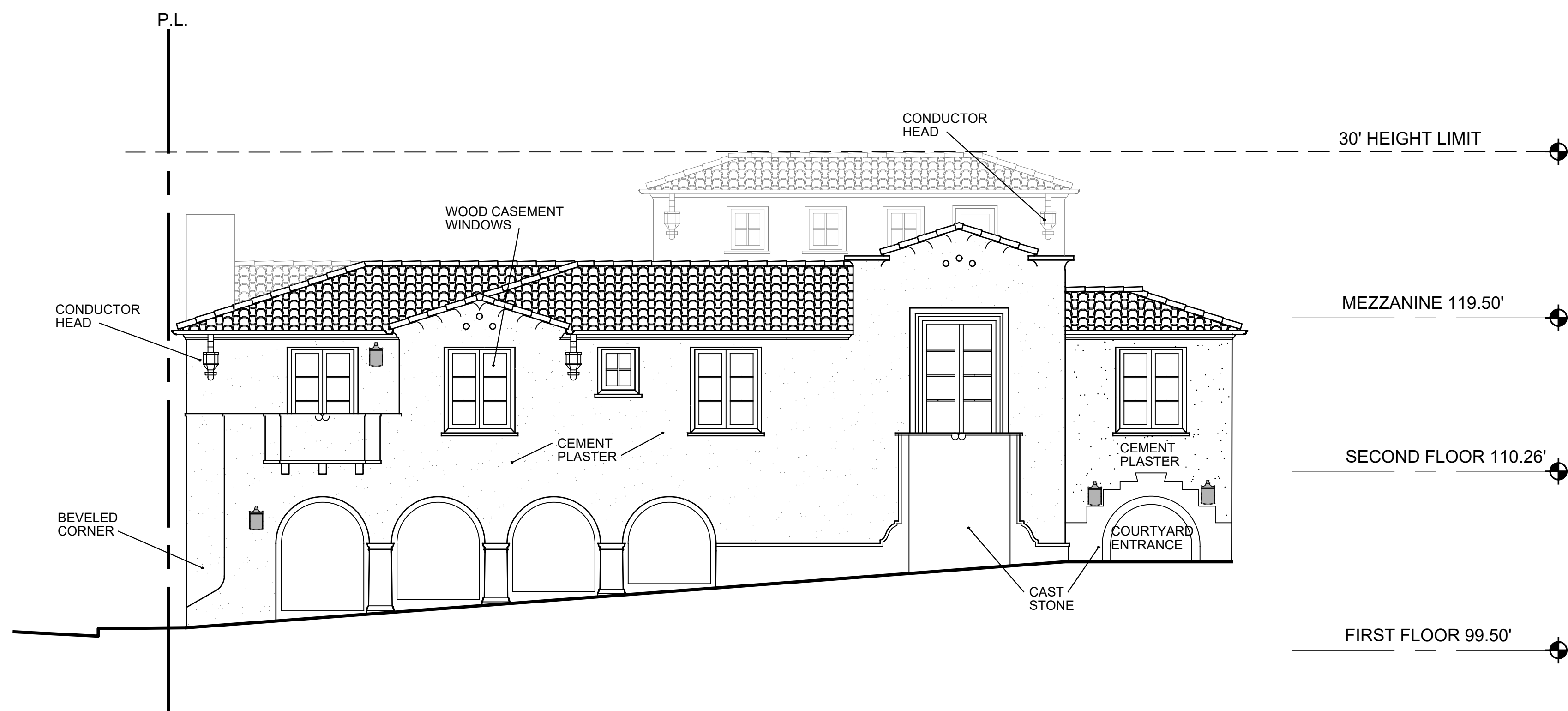
FILE NAME: 20013.1A-2023



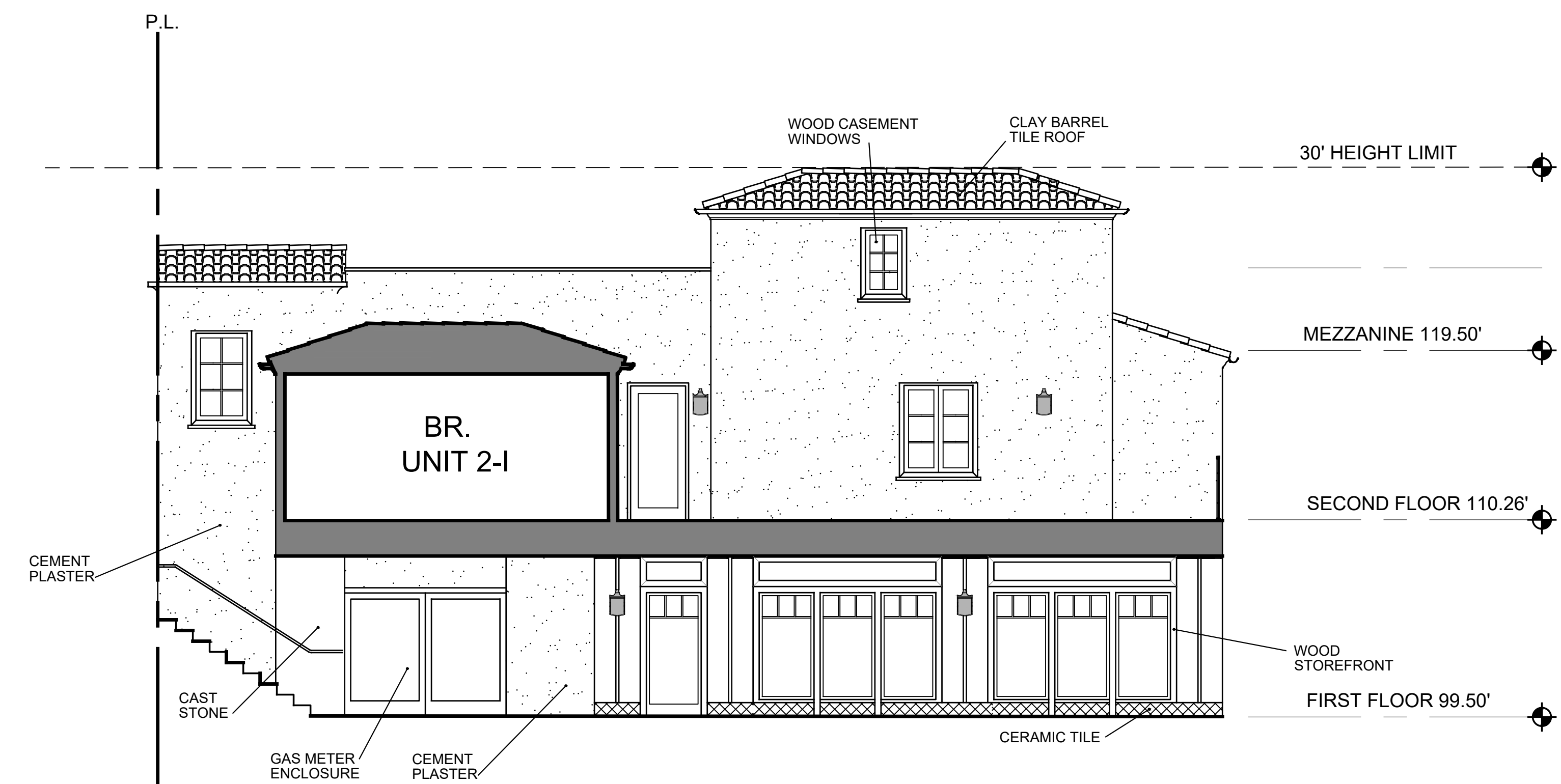
BUILDING 3 - EAST ELEVATION



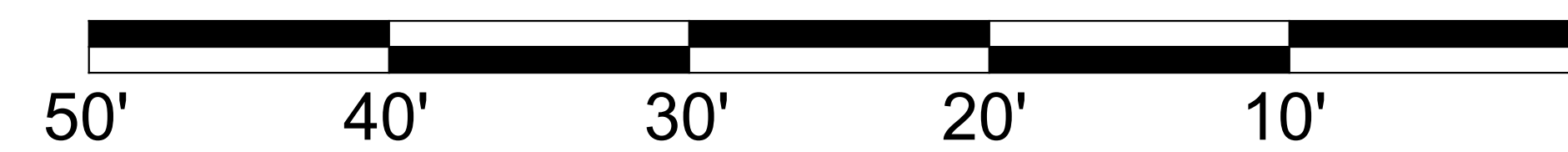
BUILDING 3 - SOUTH ELEVATION

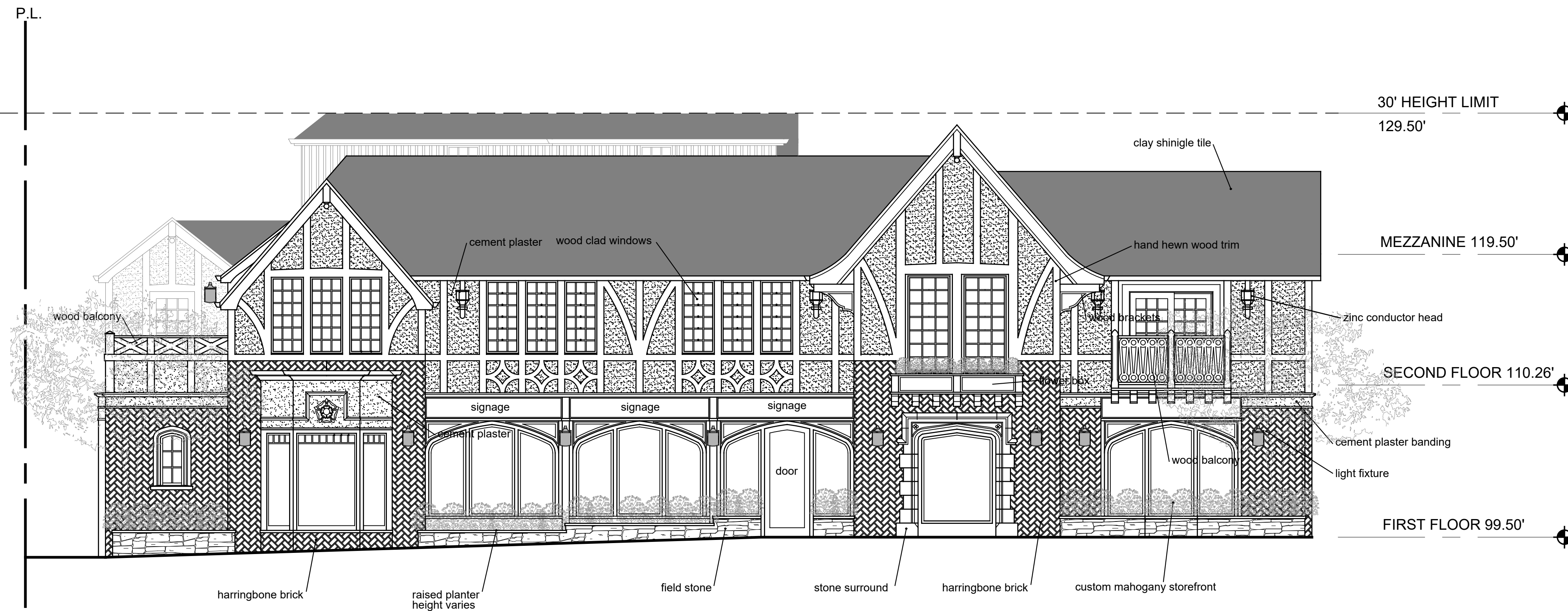


BUILDING 3 - NORTH ELEVATION

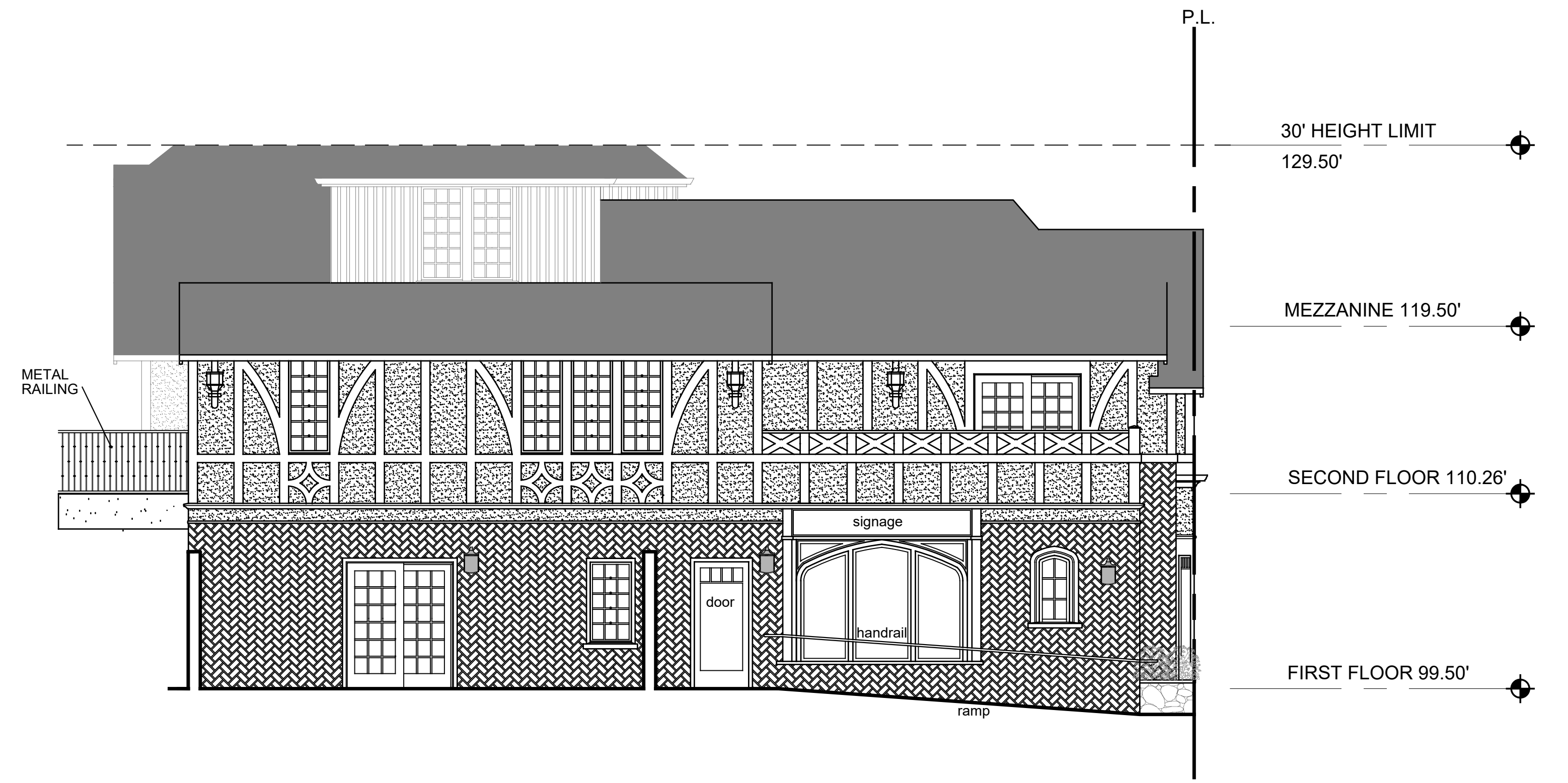
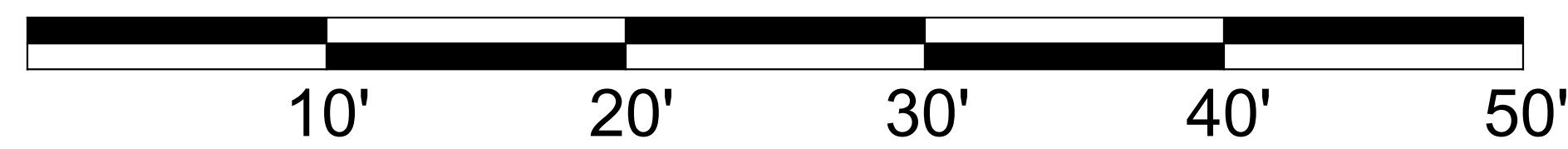


BUILDING 3 - WEST ELEVATION

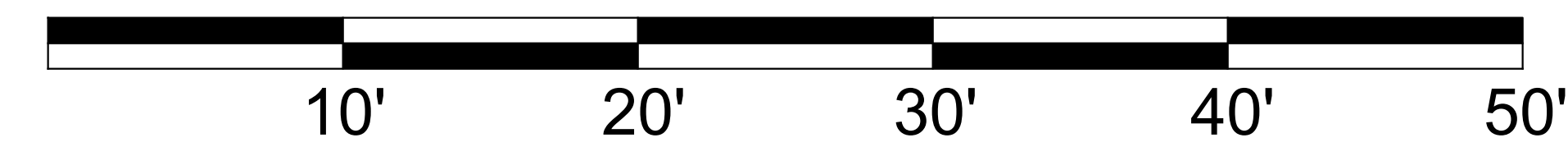




BUILDING 4 - EAST ELEVATION



BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



ULRIKA PLAZA MIXED USE

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: 5.26.2023
DRAWN BY:
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SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
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05.12.2023 PLANNING RESUB.

SHEET NAME:
**BUILDING 4
EXTERIOR
ELEVATIONS**
SHEET NO.:

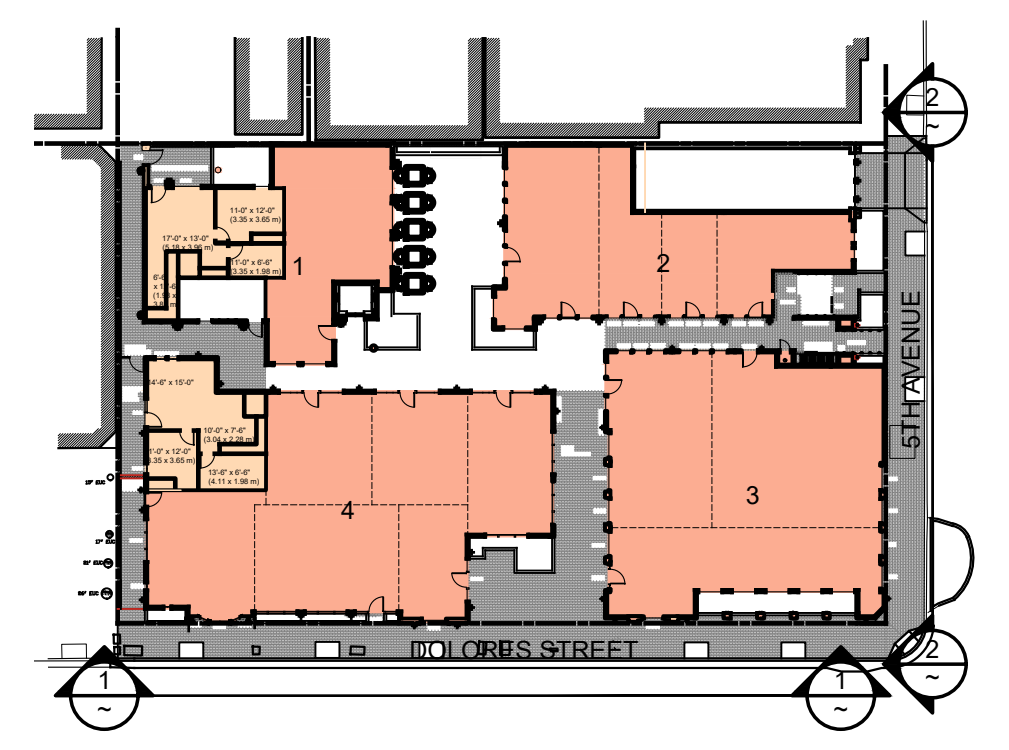
A403



DOLORES STREET ELEVATION



FIFTH AVENUE ELEVATION



ELEVATION KEY PLAN

ULRIKA PLAZA MIXED USE

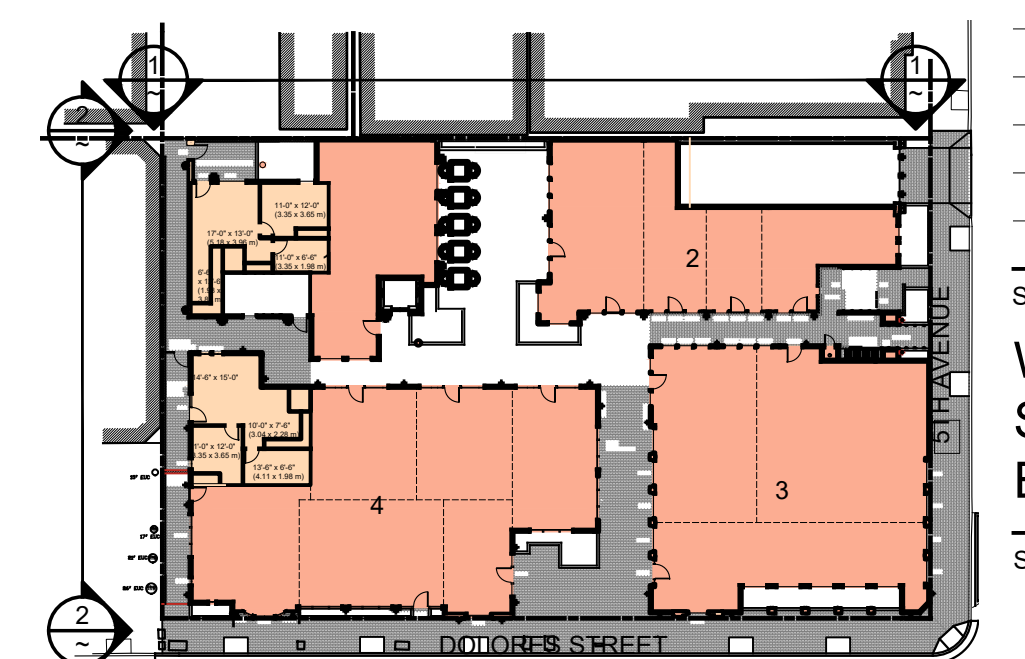
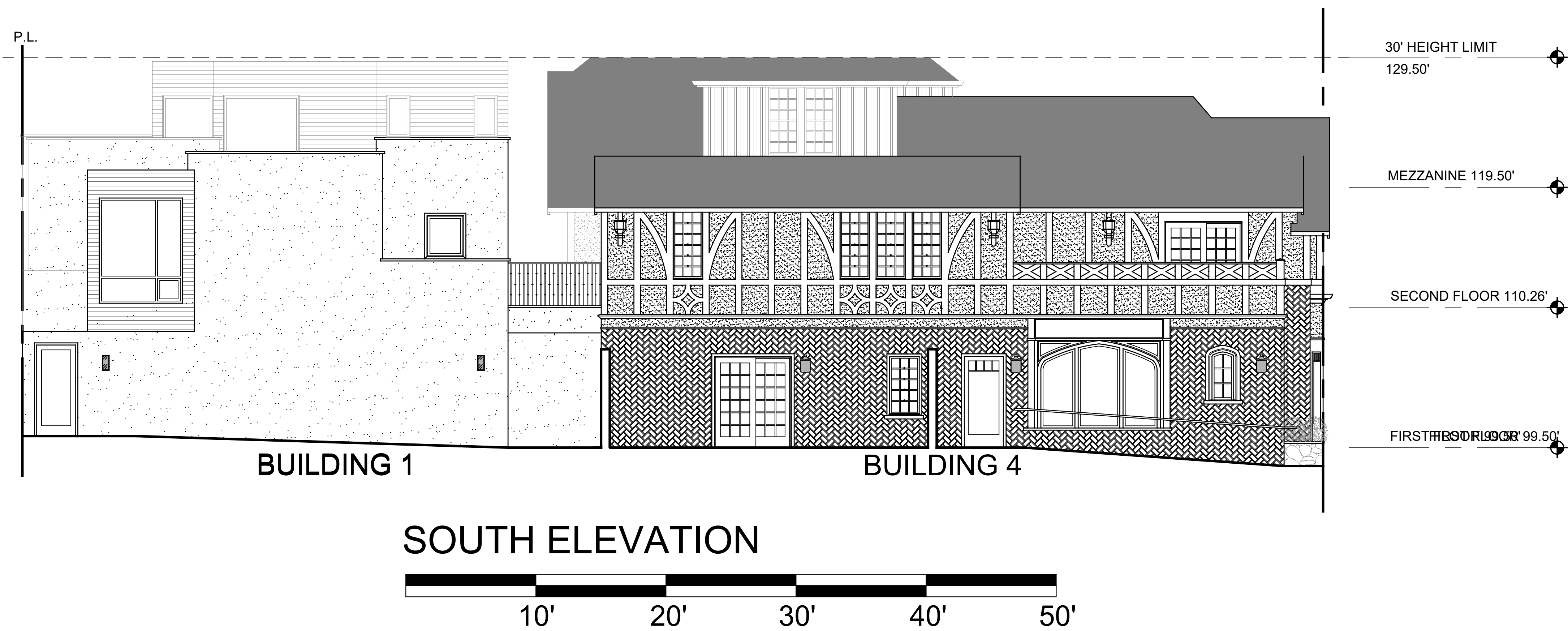
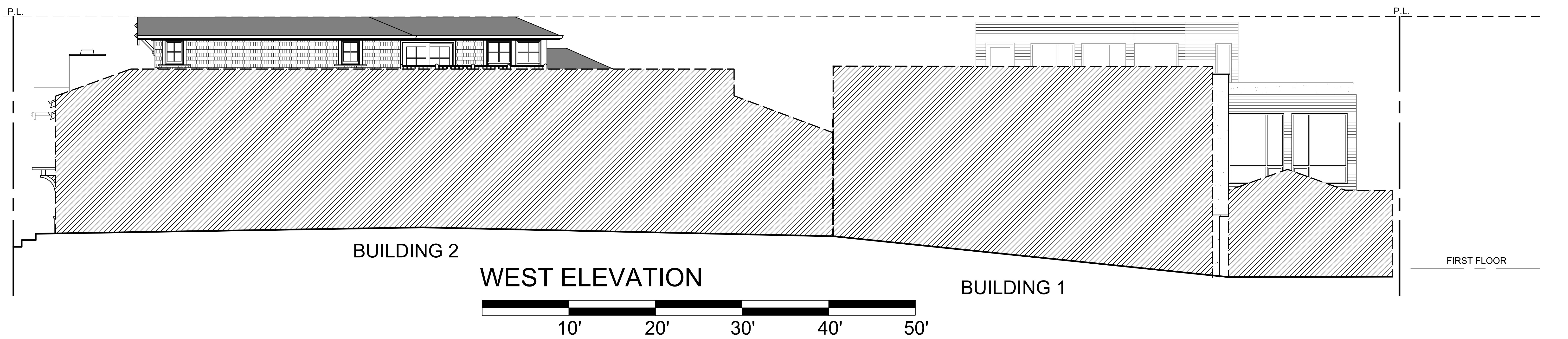
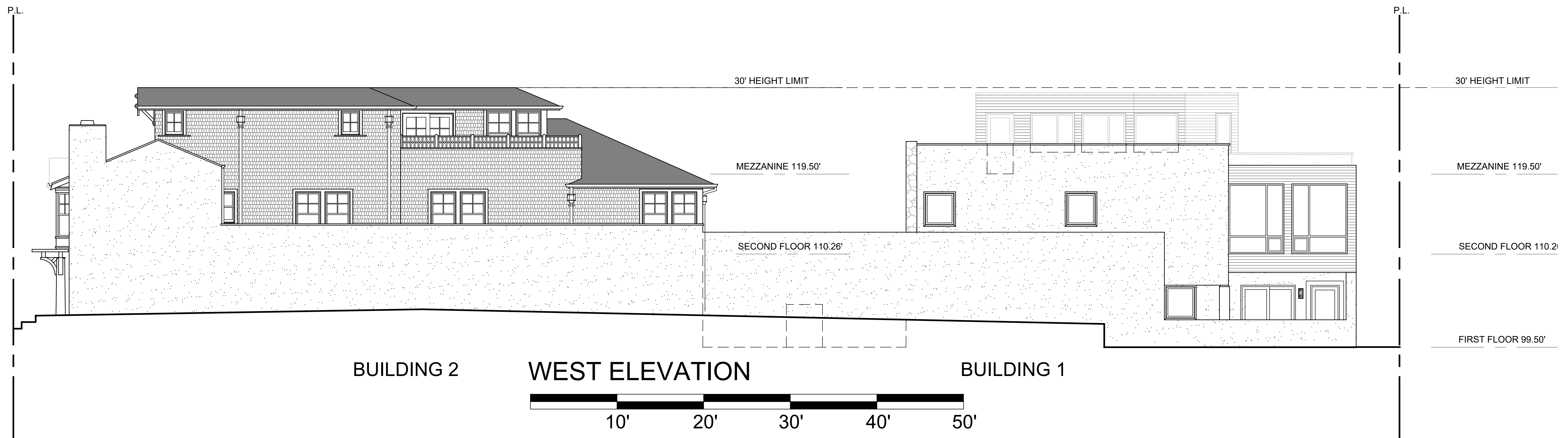
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
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CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
DOLORES STREET & FIFTH AVE. ELEVATIONS
SHEET NO.:

A404

FILE NAME: 20013.1A-A203



ULRIKA PLAZA MIXED USE

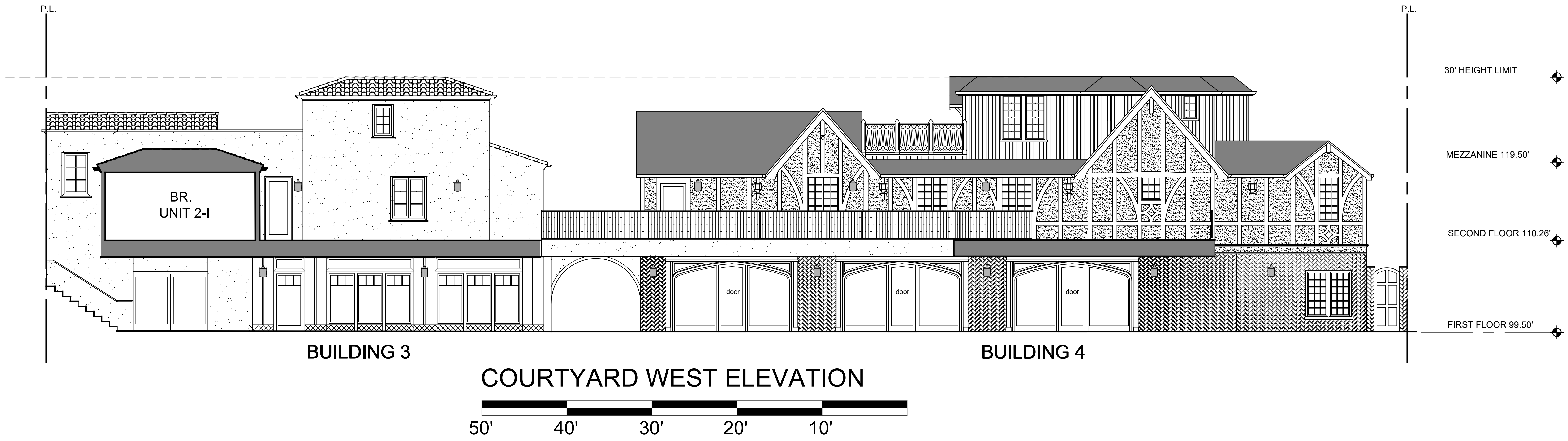
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
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07.06.2022 PLANNING SUBMIT.
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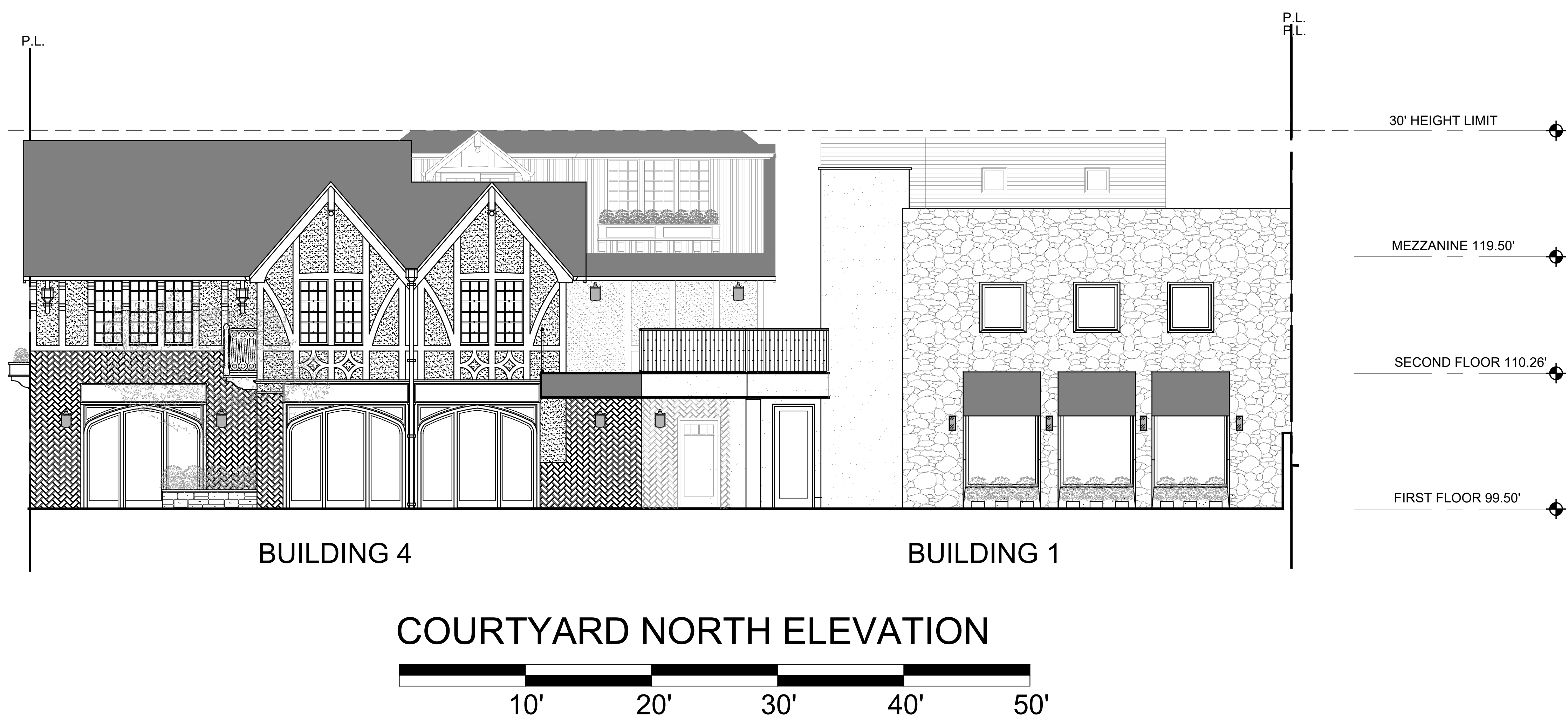
SHEET NAME:
WEST & SOUTH ELEVATION
SHEET NO.:

A405

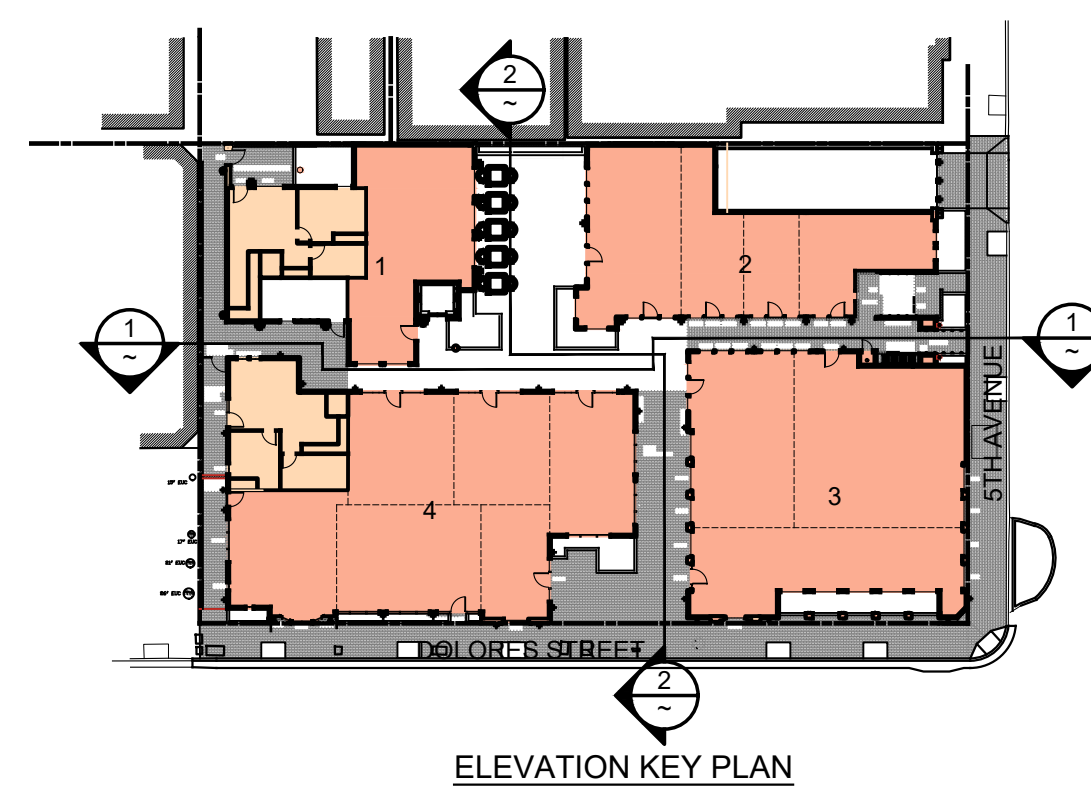
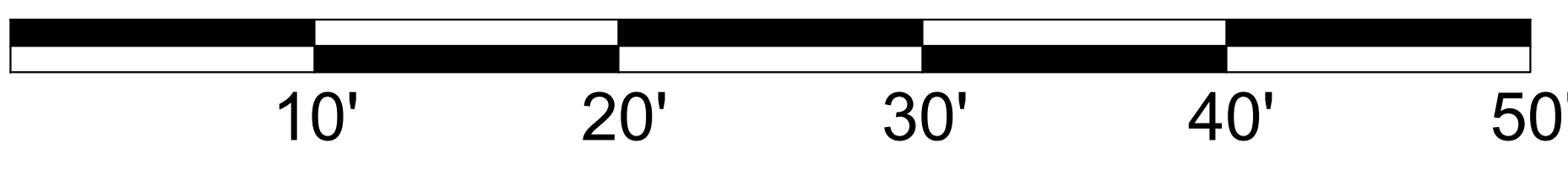
FILE NAME: 20013.1A-A203



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION



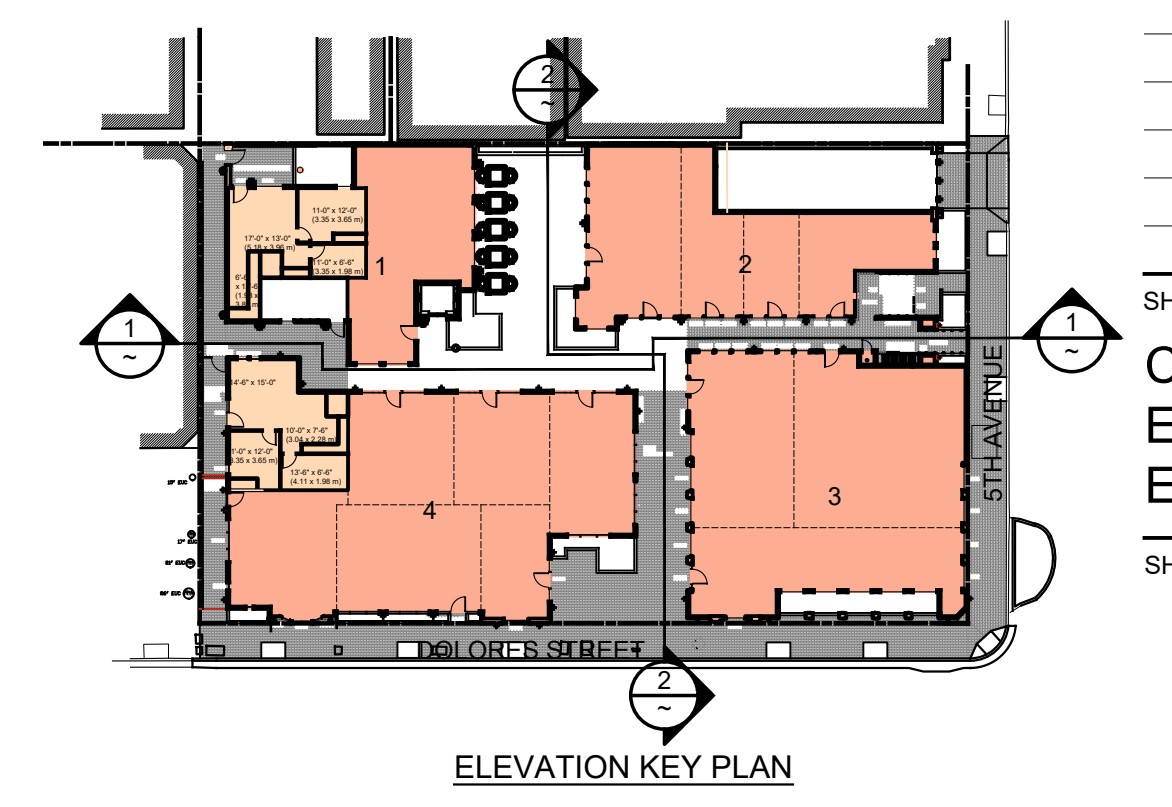
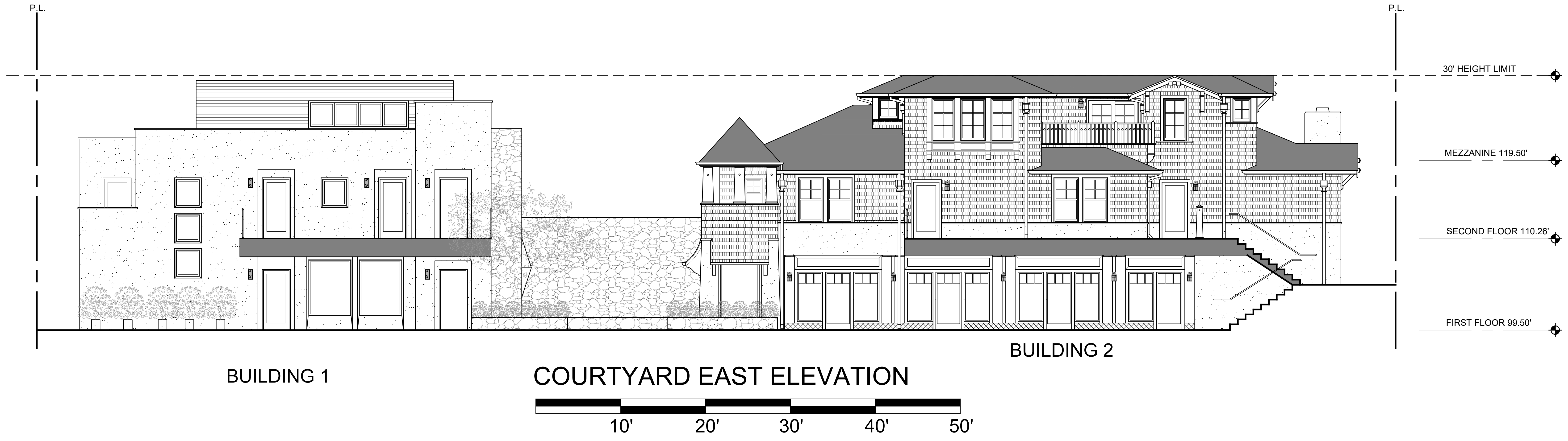
ULRIKA PLAZA MIXED USE

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

JOB NO.
20013.1A
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PLOT DATE: 5.26.2023
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SET ISSUED:
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09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
COUNTRY WEST & NORTH ELEVATION
SHEET NO.:

A406
FILE NAME: 20013.1A-A203



ULRIKA PLAZA MIXED USE

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

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.26.2023

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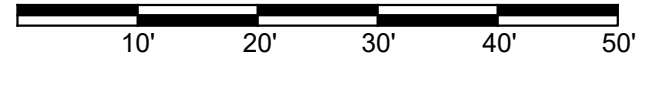
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09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
COURTYARD EAST & SOUTH ELEVATION

SHEET NO.:

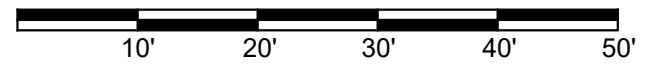
A407

FILE NAME: 20013.1A-A203



DOLORES AVENUE STREETSCAPE

SCALE: NOT SPECIFIED



FIFTH AVENUE STREETSCAPE

SCALE: NOT SPECIFIED

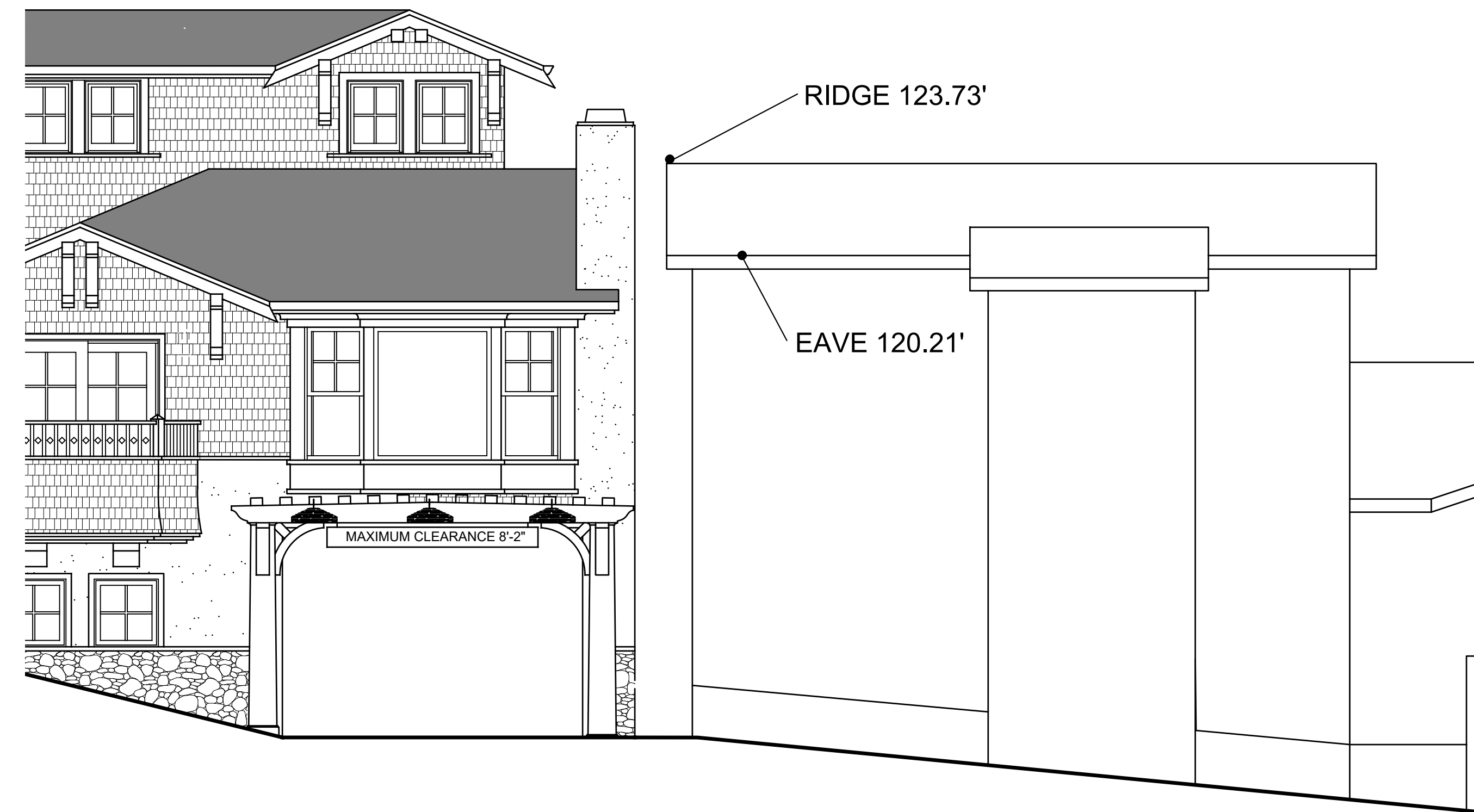


RIDGE 118.31'

EAVE 113.54'

**DOLORES AVENUE STREETSCAPE
ENLARGED ELEVATION**

SCALE: 1/4"=1'-0"



RIDGE 123.73'

EAVE 120.21'

**FIFTH AVENUE STREETSCAPE
ENLARGED ELEVATION**

SCALE: 1/4"=1'-0"

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:

5.26.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

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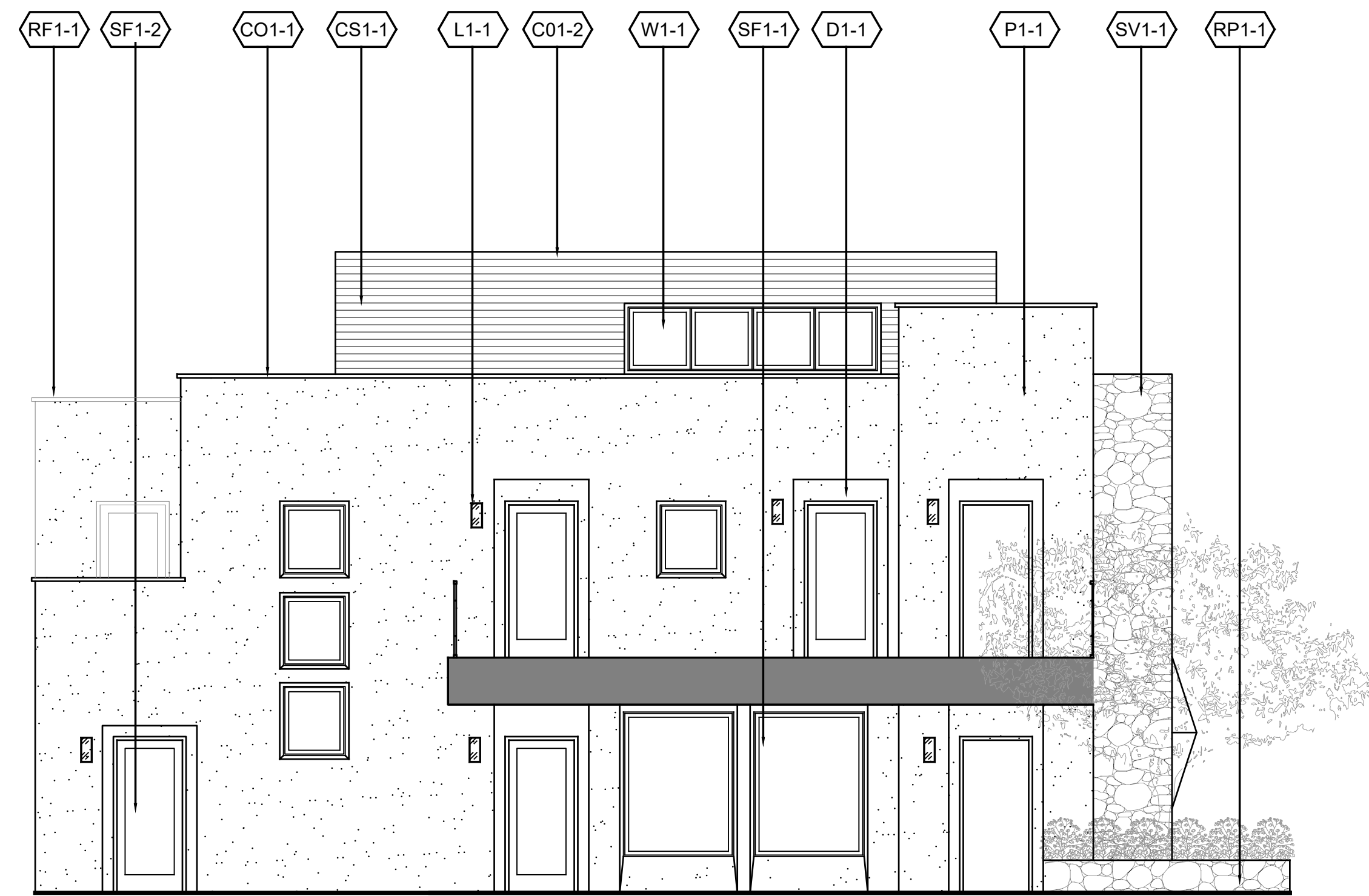
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**DOLORES STREET
& FIFTH AVE.
STREETSCAPE**

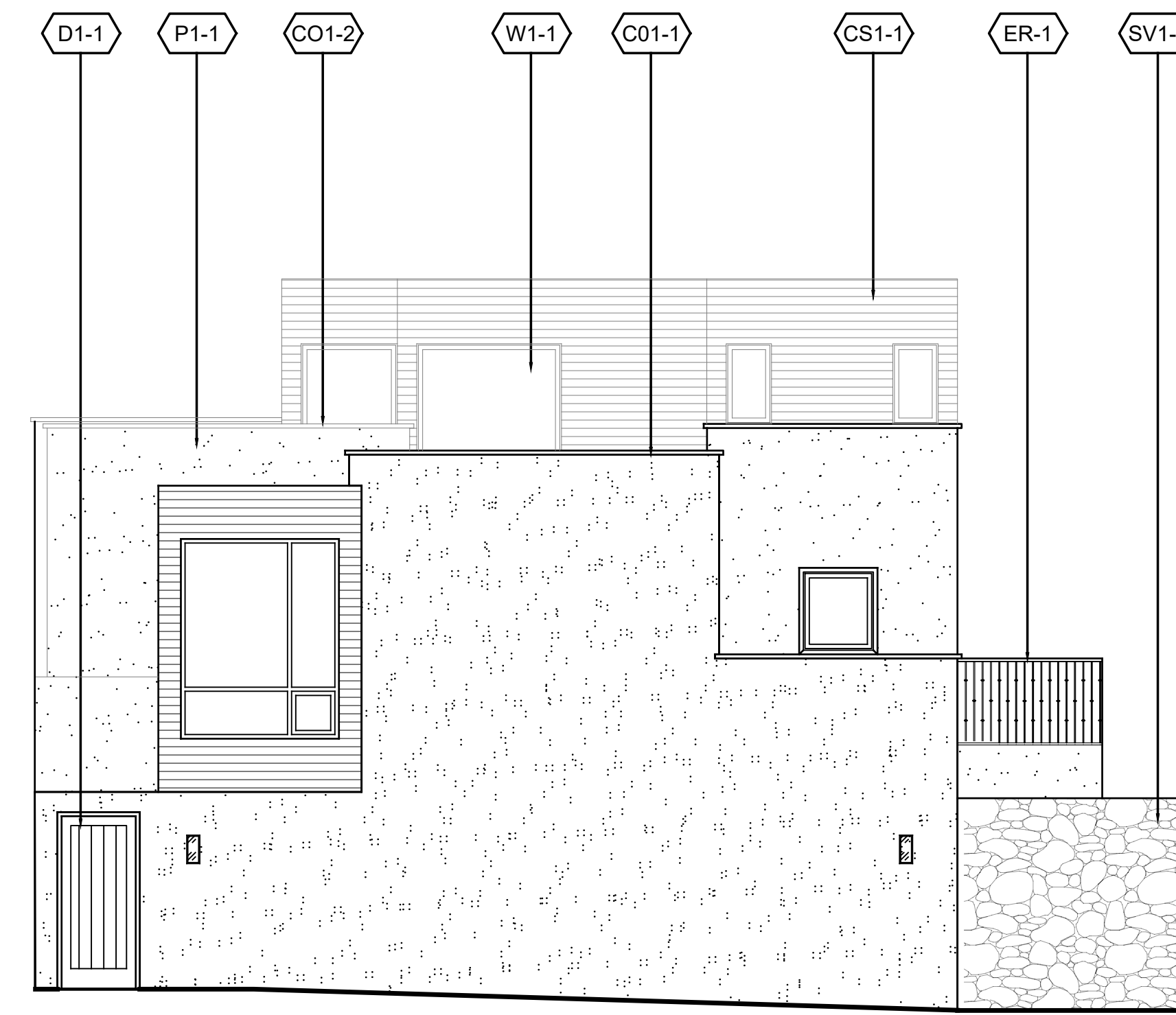
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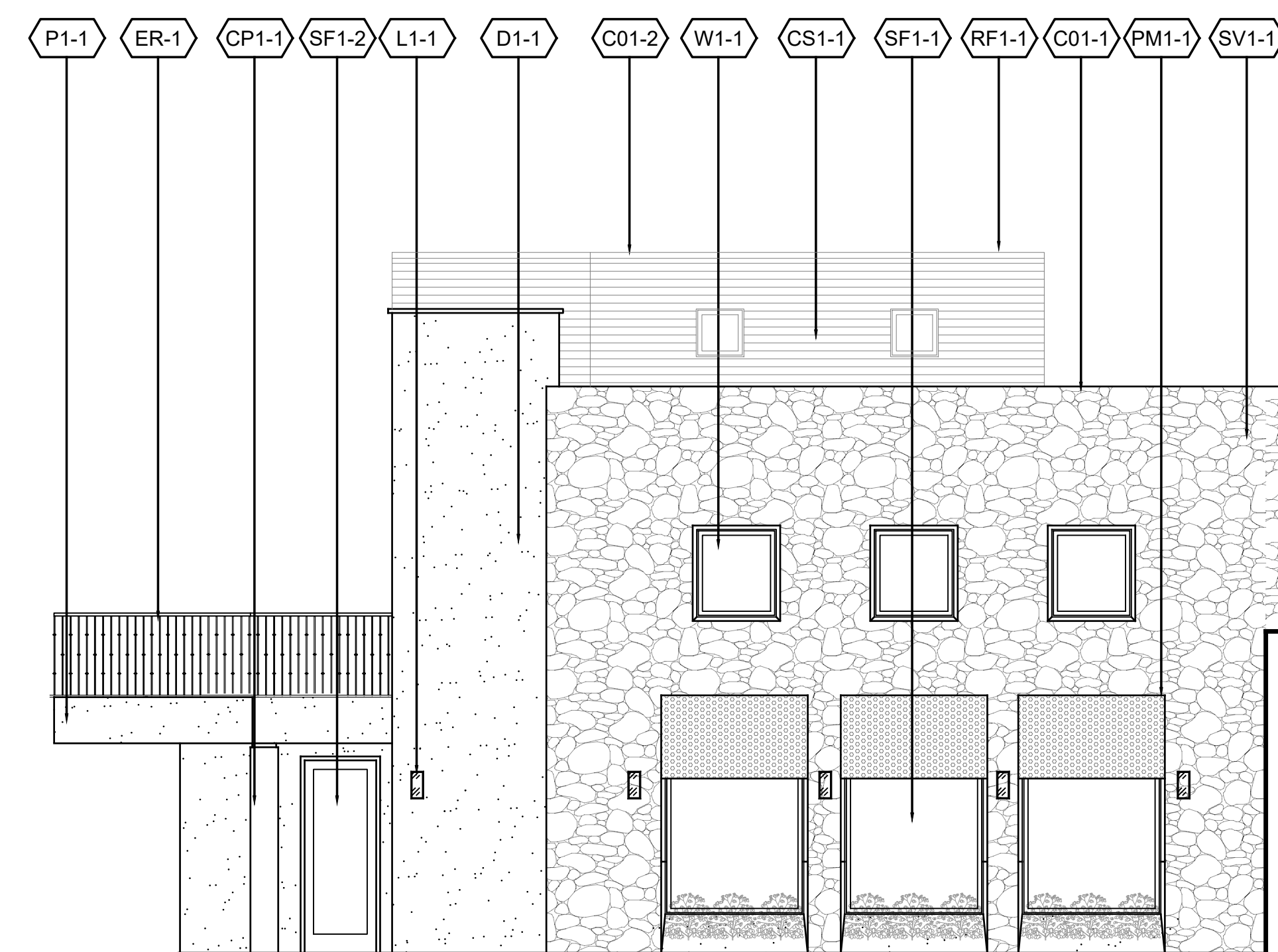
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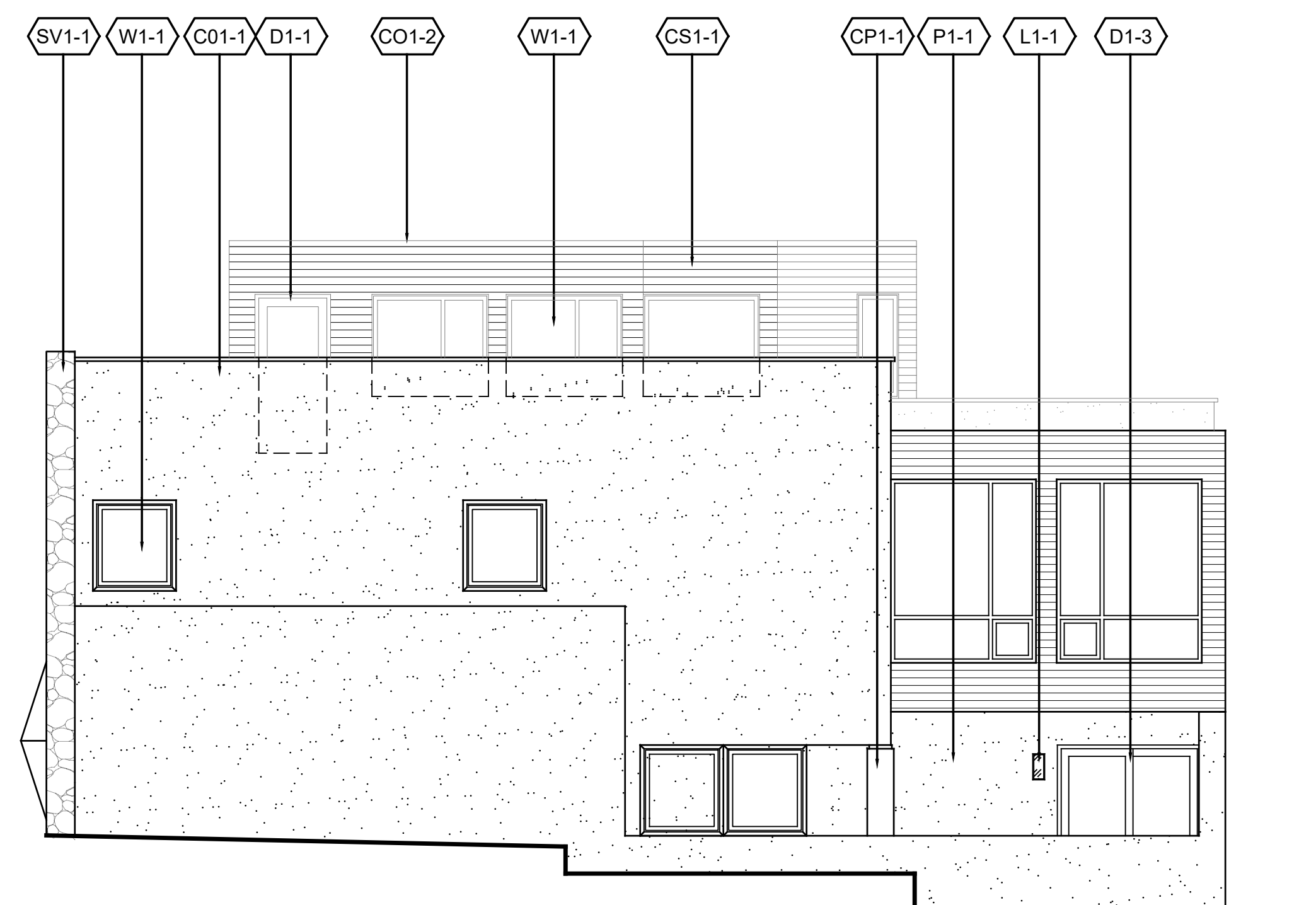
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EAST ELEVATION
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2 BUILDING 1
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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



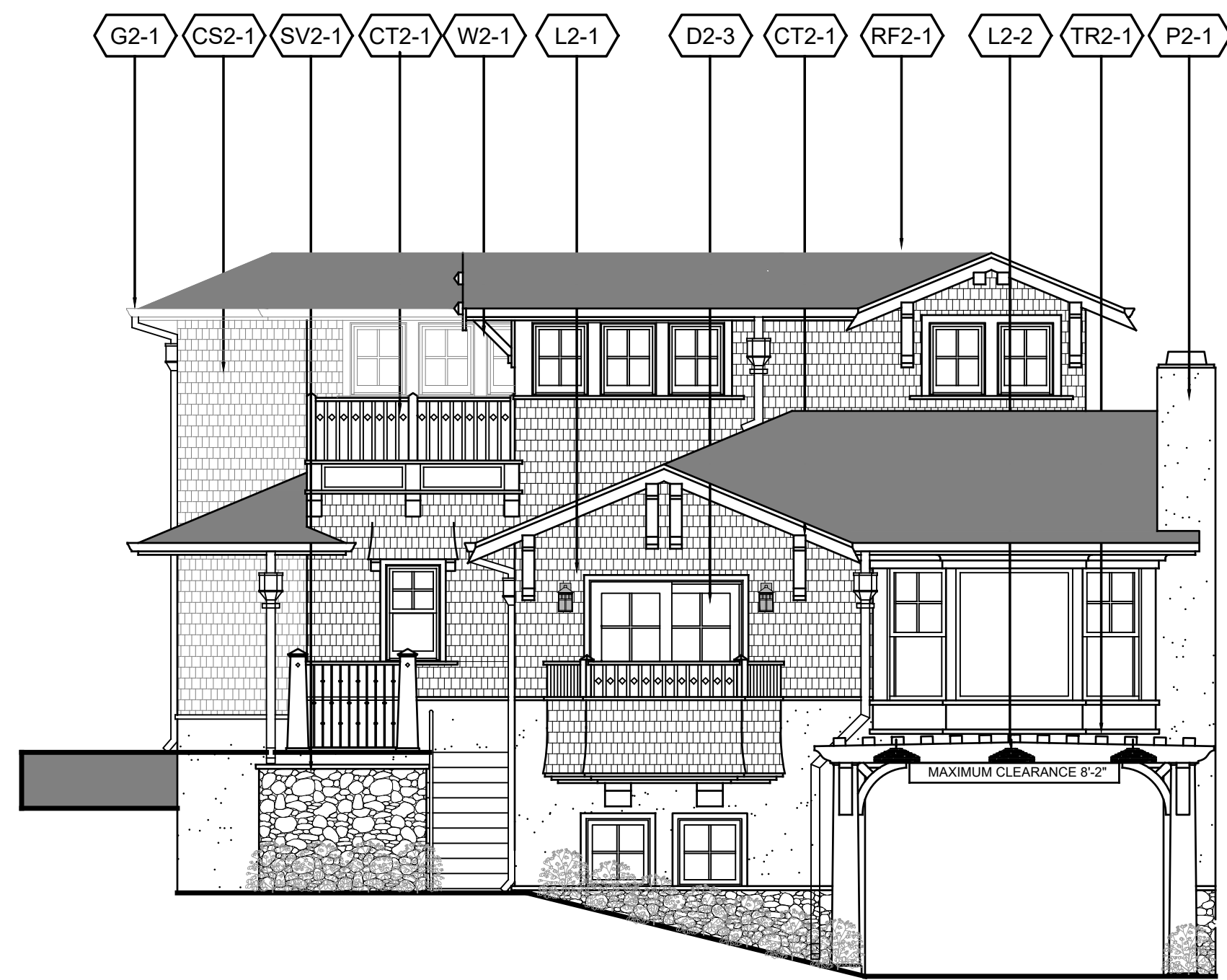
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1 BUILDING 2
EAST ELEVATION
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2 BUILDING 2
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



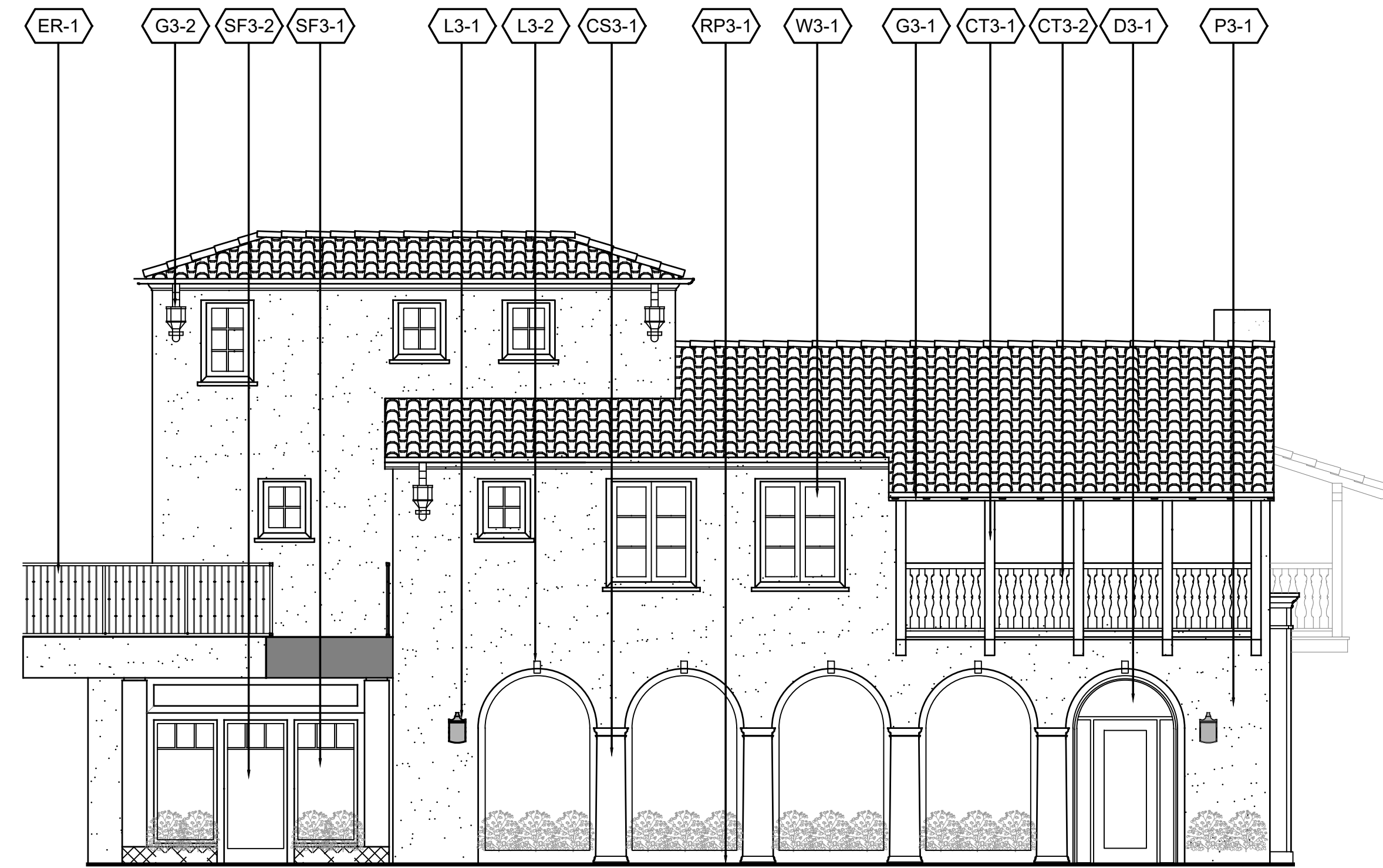
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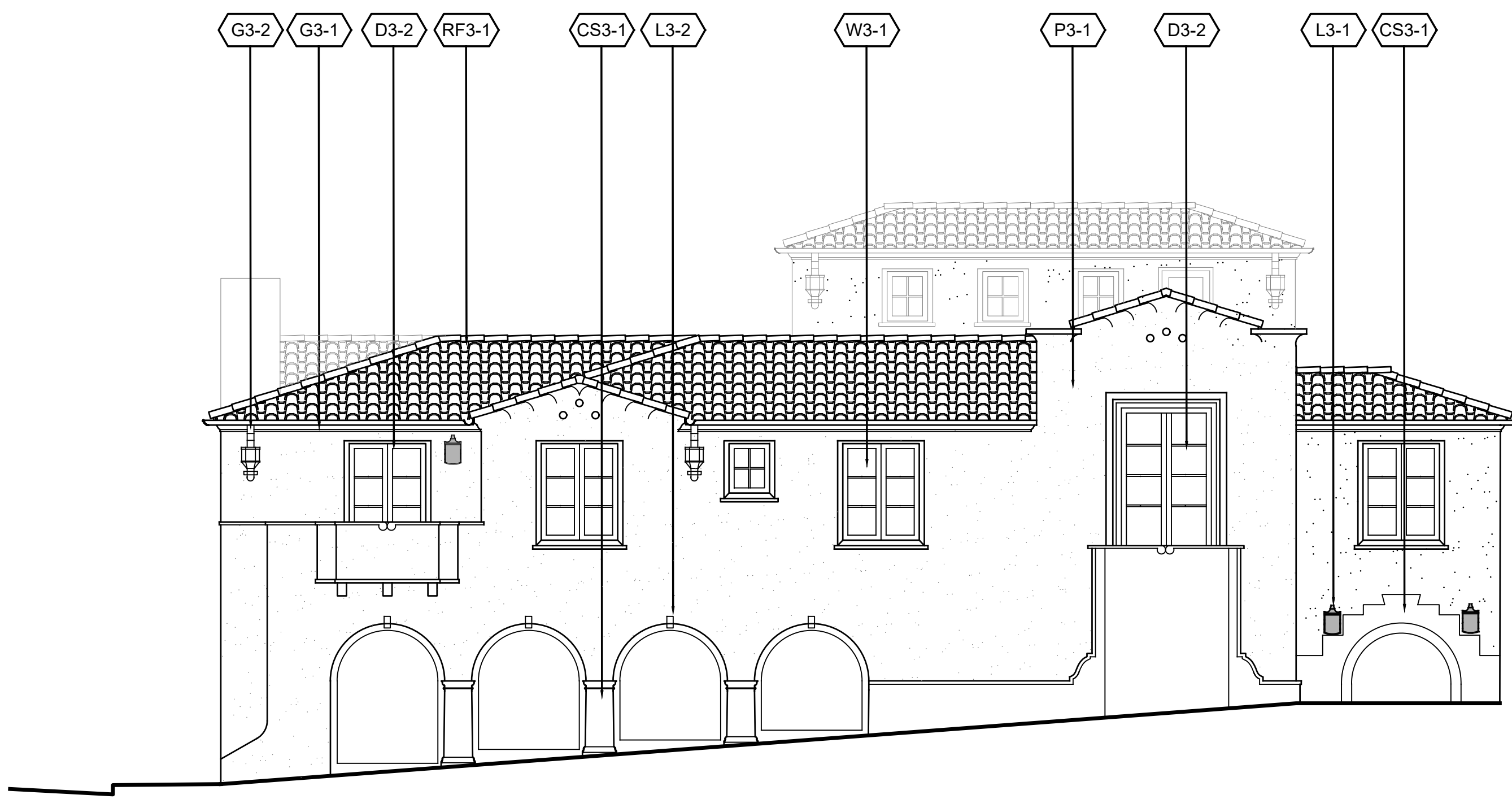
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1 BUILDING 3
EAST ELEVATION
SCALE: 3/16"=1'-0"



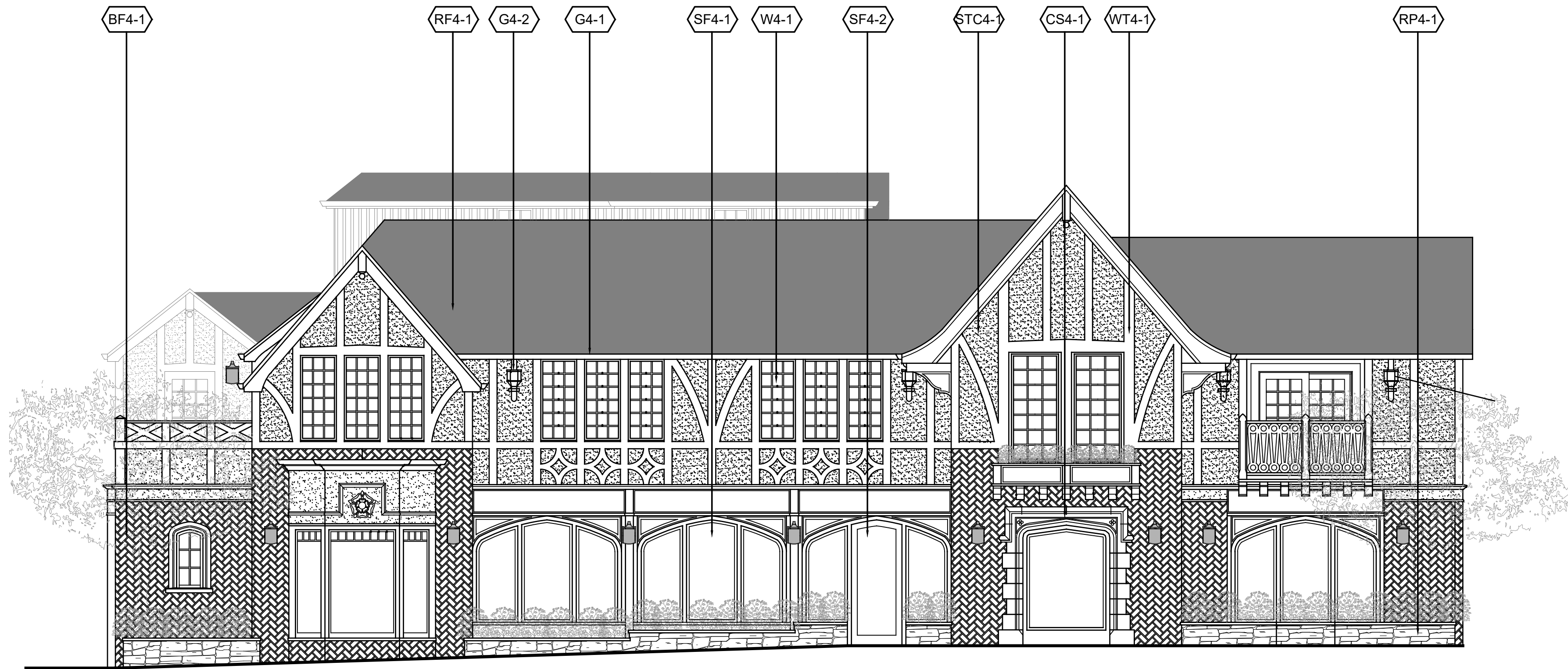
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SOUTH ELEVATION
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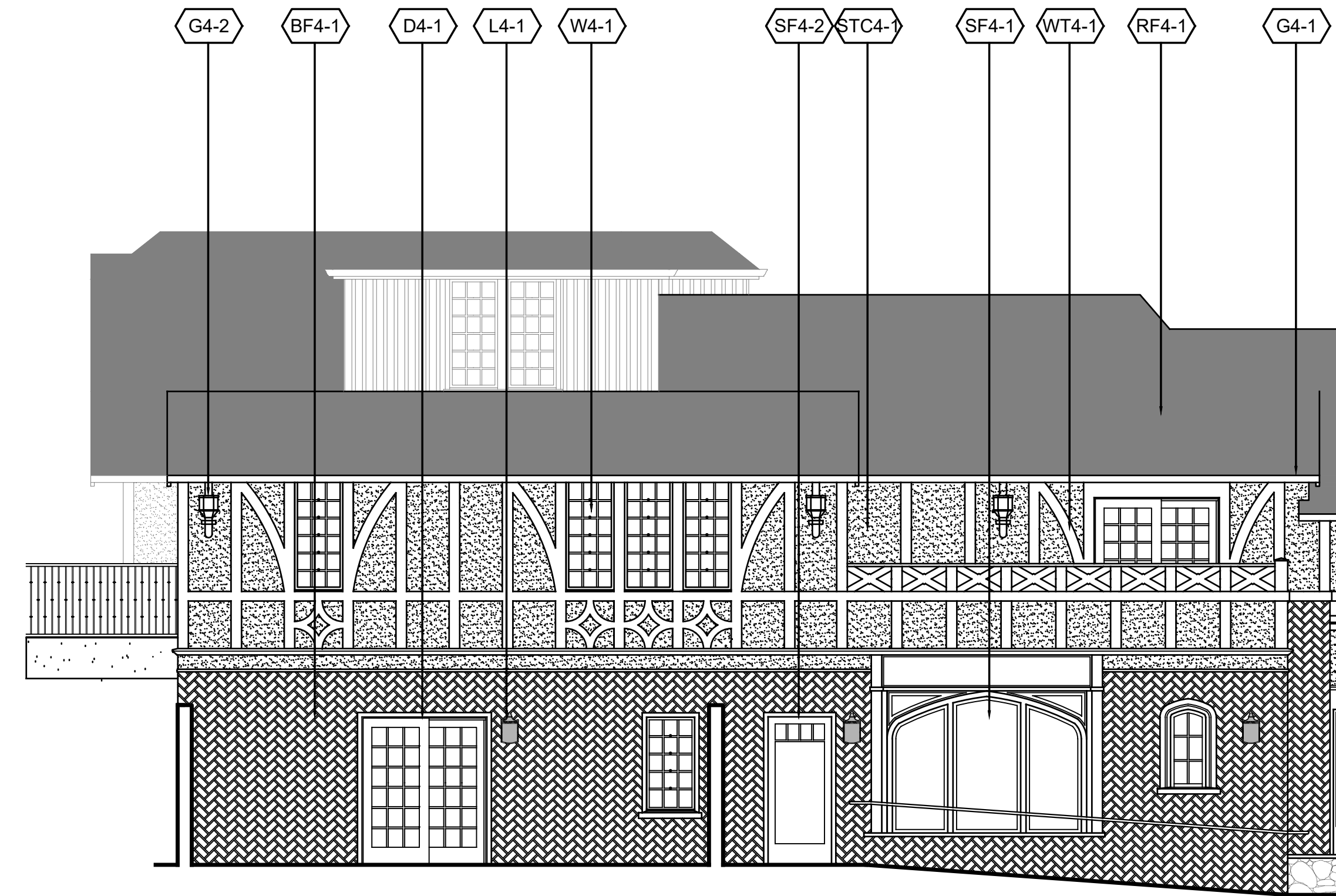
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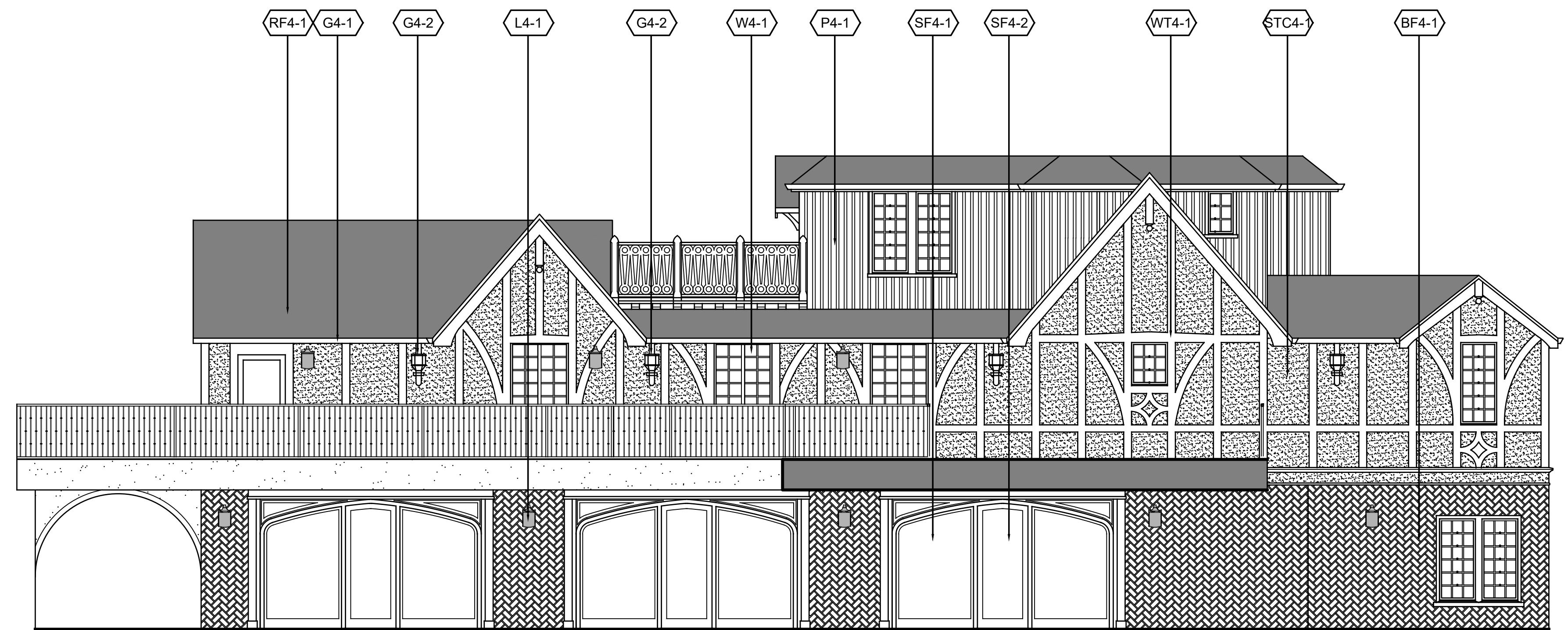
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1 BUILDING 4
EAST ELEVATION
SCALE: 3/16"=1'-0"



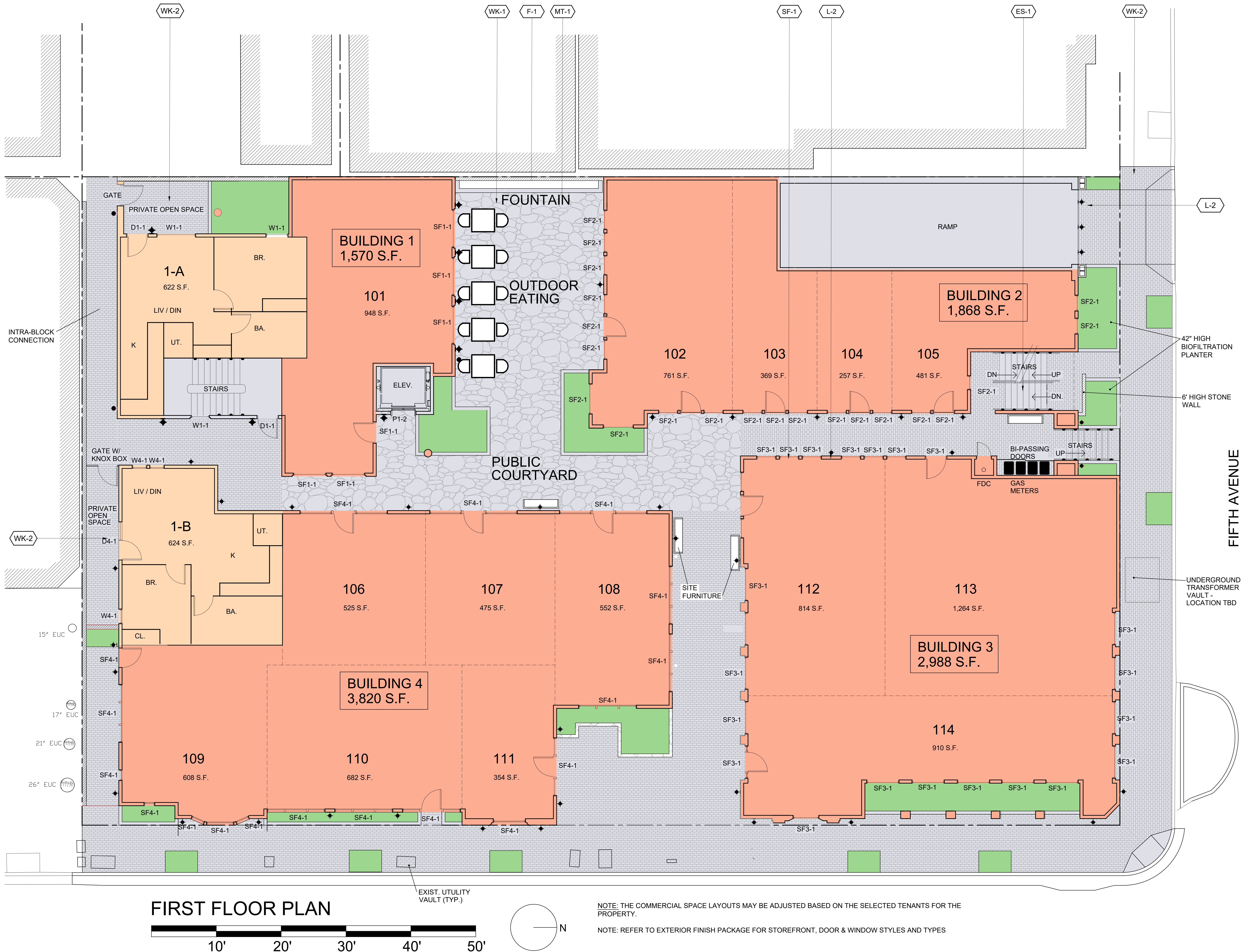
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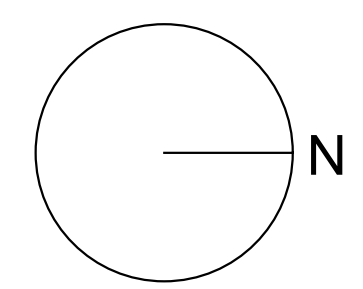
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NORTH ELEVATION
SCALE: 3/16"=1'-0"



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



FIRST FLOOR PLAN



DOLOROS STREET

NOTE: THE COMMERCIAL SPACE LAYOUTS MAY BE ADJUSTED BASED ON THE SELECTED TENANTS FOR THE PROPERTY.
NOTE: REFER TO EXTERIOR FINISH PACKAGE FOR STOREFRONT, DOOR & WINDOW STYLES AND TYPES

FIFTH AVENUE

ULRIKA PLAZA MIXED USE

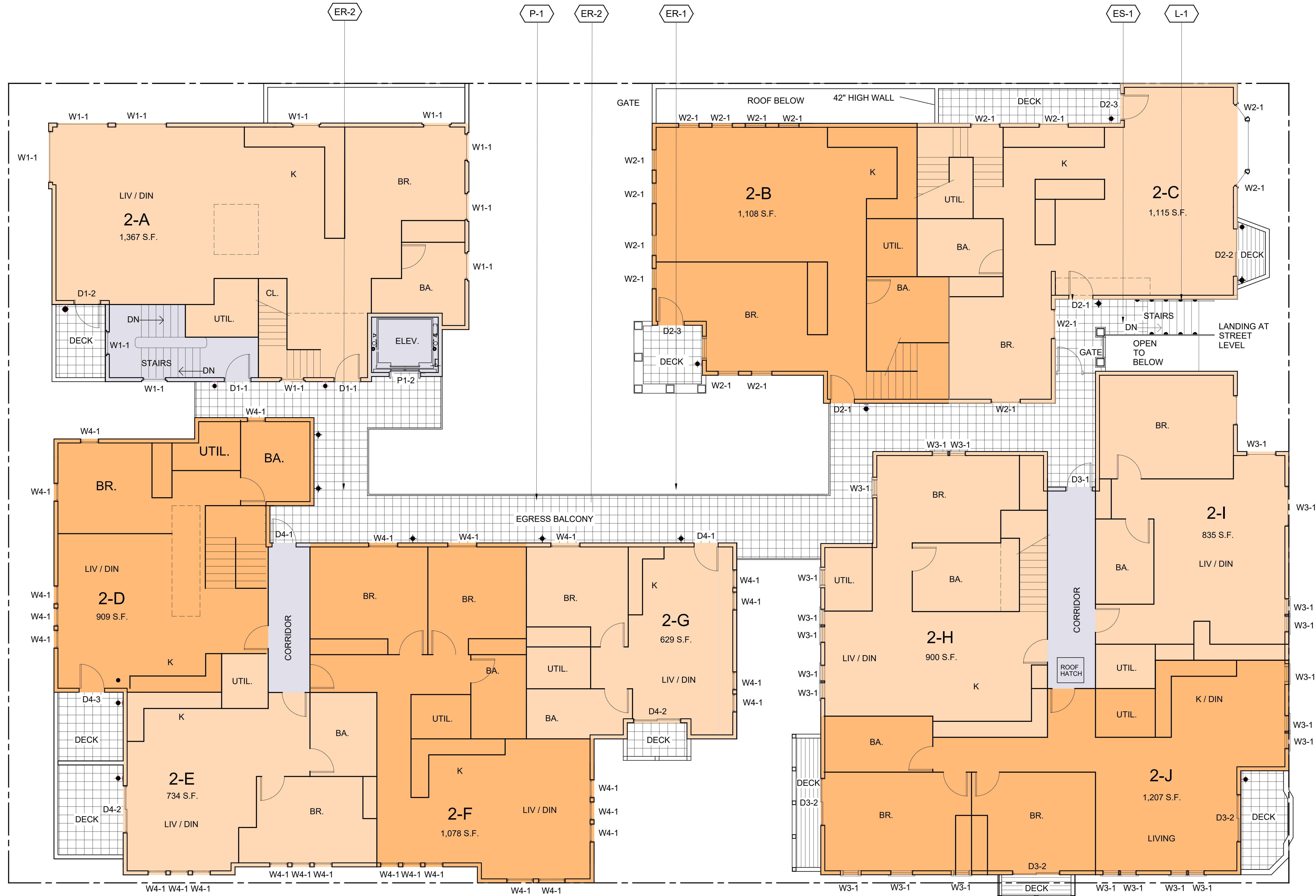
CORNER OF 5TH AVENUE AND DOLOROS STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
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05.12.2023 PLANNING RESUB.

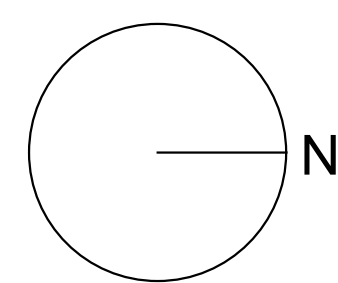
SHEET NAME:
FINISH COMMON AREA SITE/FLOOR PLANS
SHEET NO.:

A414

FILE NAME: 20013.1AA414



SECOND FLOOR PLAN



ULRIKA PLAZA MIXED USE

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CARMEL-BY-THE 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.:

A415

FILE NAME: 20013.1A.A415

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Exterior	+	1.5 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								
Symbol	Label	QTY	Manufacturer	Description	Number Lamps	Lamp Output	LLF	Input Power
⊕	XA	10	ACCESS LIGHTING		1	1000	0.89	18.2
⊕	XB	6	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	10	EVERGREEN LIGHTING	LED FLORENCE SERIES. WALL UNIT, OPAL ACRYLIC LENS. OPEN BOTTOM 40 WATTS	1	4400	0.89	40
⊕	XE	19	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

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

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ALURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 22-558.00

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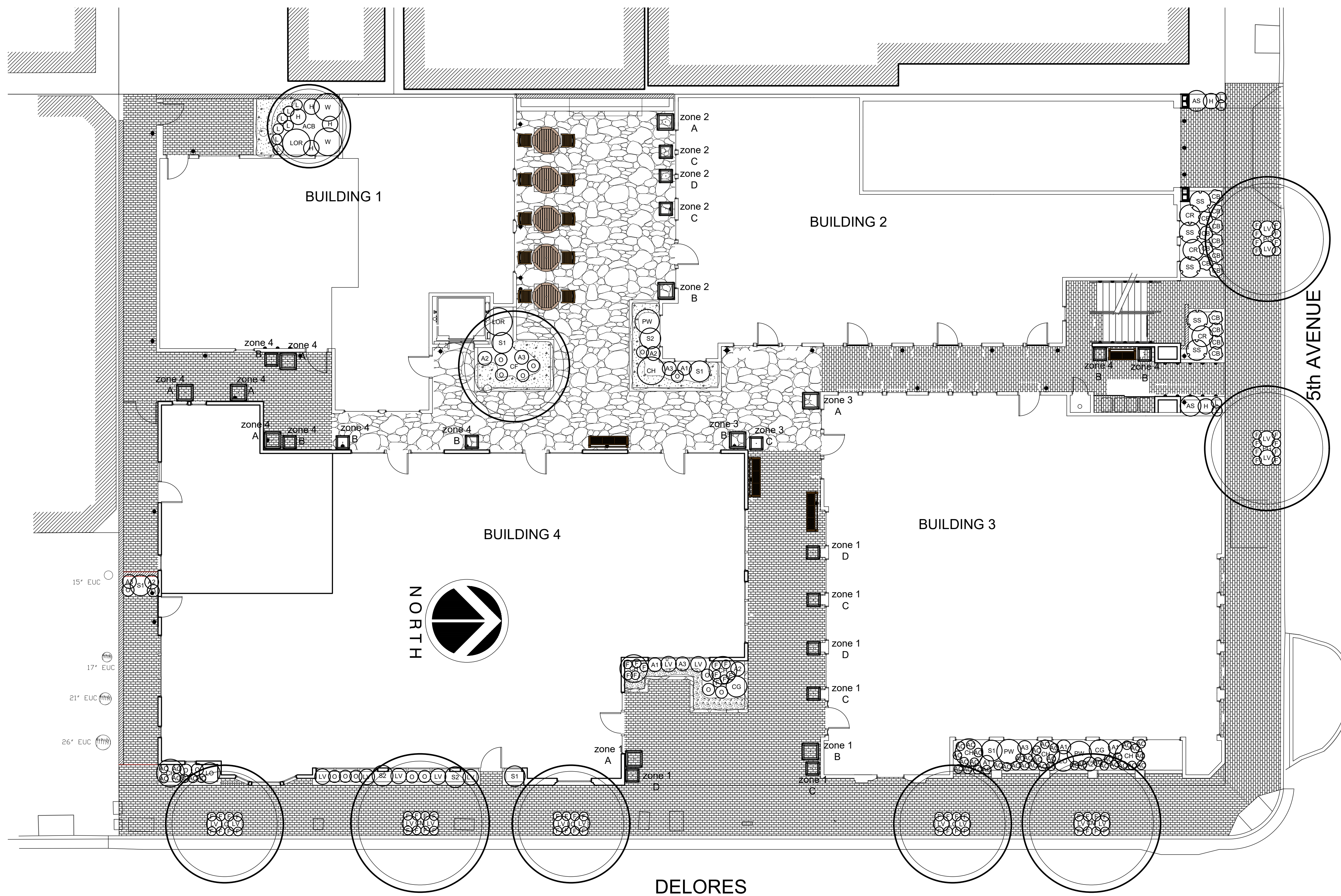
NORTH

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	4" pots	140 sf
	Cyclamen persicum / Persian Cyclamen		
	Impatiens x 'Harmony White' / Harmony White New Guinea Impatiens		
	Viola x 'Hearthrob' / Hearthrob Violet		

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"

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 ilavea (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	1
1	24" x 24"	C	Dianella tasmanica 'Variegata' (1) 5 gal Camellia x 'Koto-no-kaori' (3) 1 gal	3
1	24" x 24"	D	Fuchsia x 'Gartenmeister Bonstedt' (2) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal Geranium x 'Rozanne' (2) 1 gal Cuphea ilavea (2) 1 gal	1
2	30" x 30"	A	Phormium x 'Black Adder' (1) 5 gal Sutera cordata (2) 1 gal	1
2	30" x 30"	B	Euphorbia myrsinites (3) 1 gal Lotus berthelotii (1) 5 gal Loropetalum chinense 'Purple Pixie' (2) 1 gal	2
2	24" x 24"	C	Sutera cordata (4) 1 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' (4) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal	1
3	30" x 30"	B	Loropetalum chinense 'Purple Pixie' (1) 5 gal Calibrachoa x 'Balcabwhite' (3) 1 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
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' (4) 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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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, 010-138-003-000-000

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SHEET NAME:

PLANTING PLAN & SITE AMENITIES

SHEET NO.:

L-1.0

FILE NAME:

Wellspring® Backed Bench, 72" Length, Surface Mount
Product Drawing

Date: 5/19/2010
www.landscapeforms.com Ph: 800.521.2546

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landscapeforms® Drawing: WP565-03
Dimensions are in inches (mm)
U.S. Patent Nos.: D559,004; D564,247



Wellspring® Dining Table, 48in Diameter, Freestanding
Product Drawing

Date: 5/4/2010
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Drawing: WP568-01
Dimensions are in inches (mm)



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

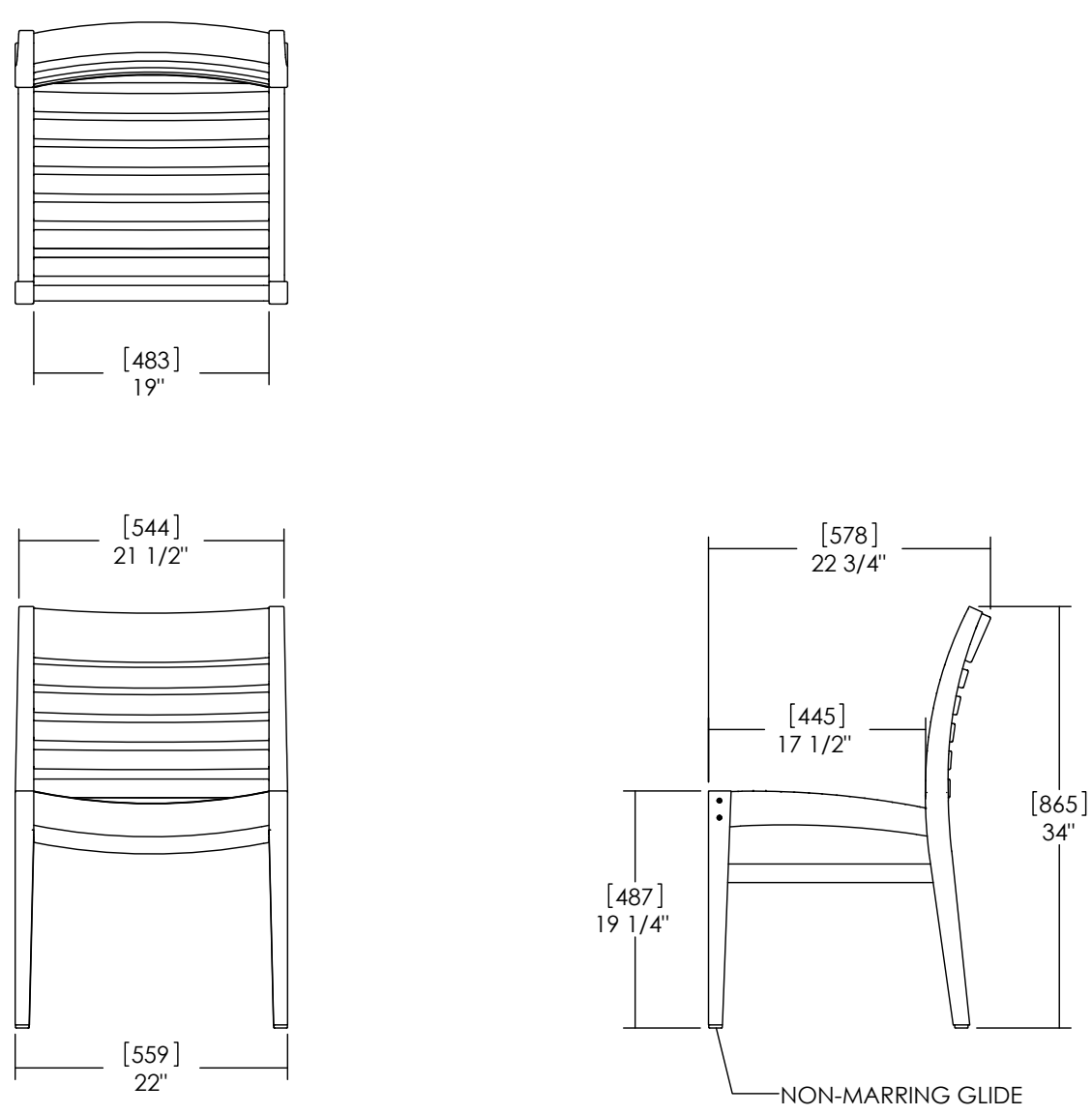
landscapeforms®

Wellspring® Chair, No Arms
Product Drawing

Date: 5/4/2010
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Drawing: WP569-01
Dimensions are in inches (mm)



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

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

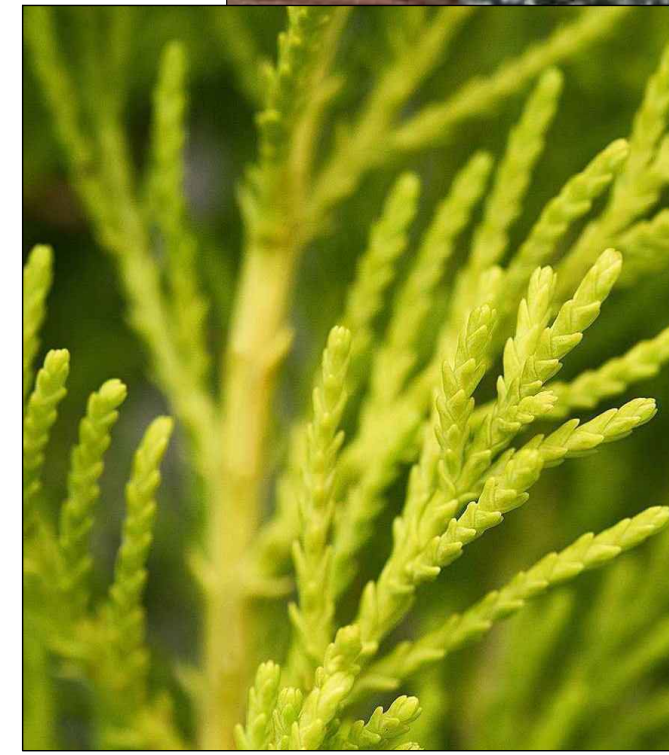
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SHEET NAME:
**SITE AMENITIES
& CUT SHEETS**

SHEET NO.:
L-1.1
FILE NAME:

STREET TREES



Cupressus macrocarpa
Monterey Cypress



Lophostemon confertus
Brisbane Box



Podocarpus gracilior
Fern Pine

INTERIOR COURTYARD TREE



Acer palmatum 'Bloodgood'
Bloodgood Japanese Maple



Cornus florida 'Appalachian Spring'
Appalachian Spring Dogwood

