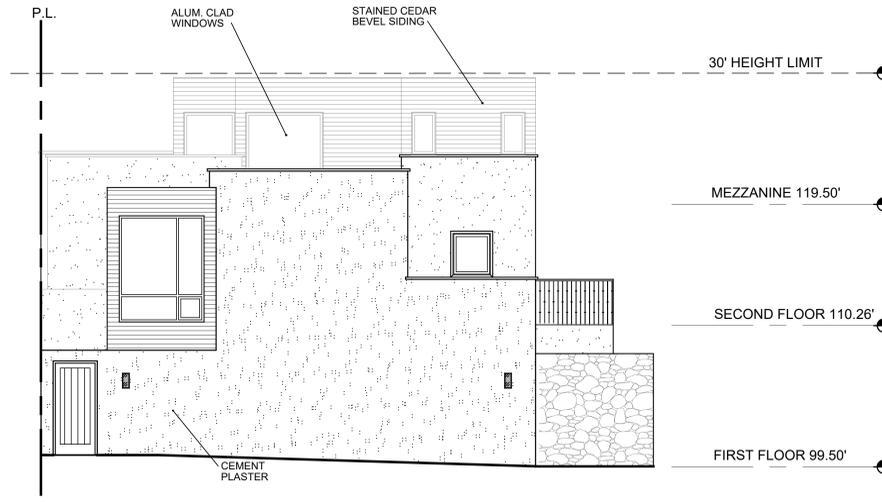
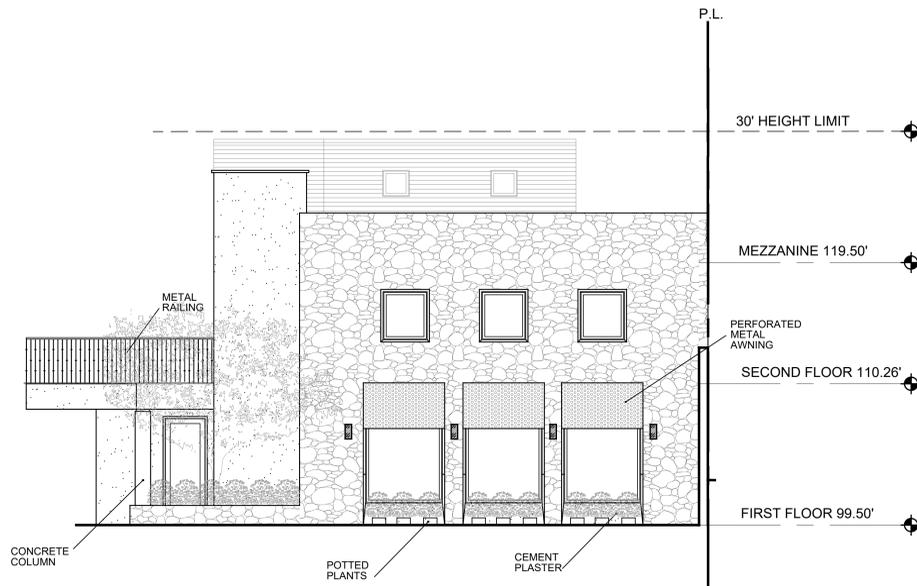




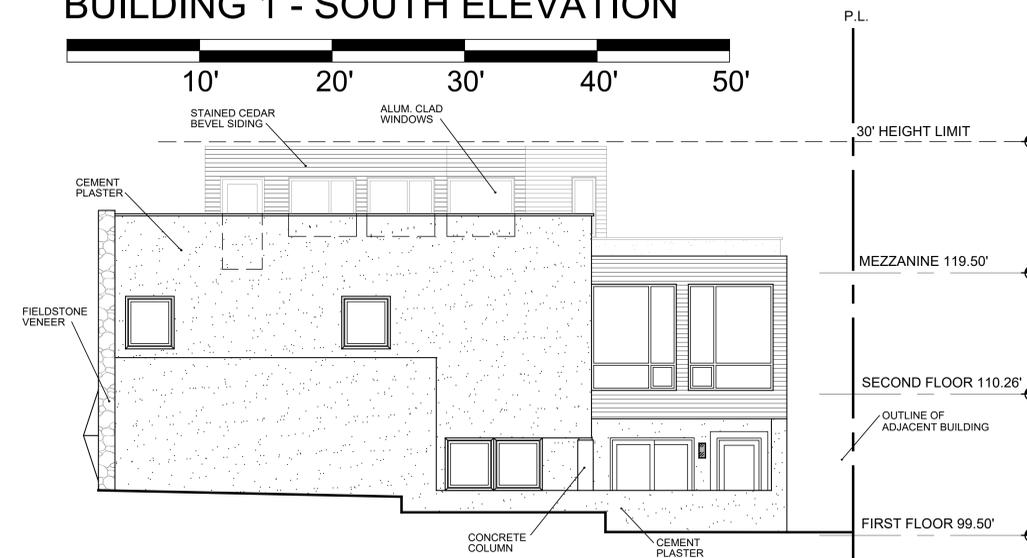
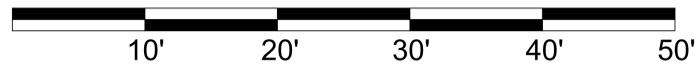
BUILDING 1 - EAST ELEVATION



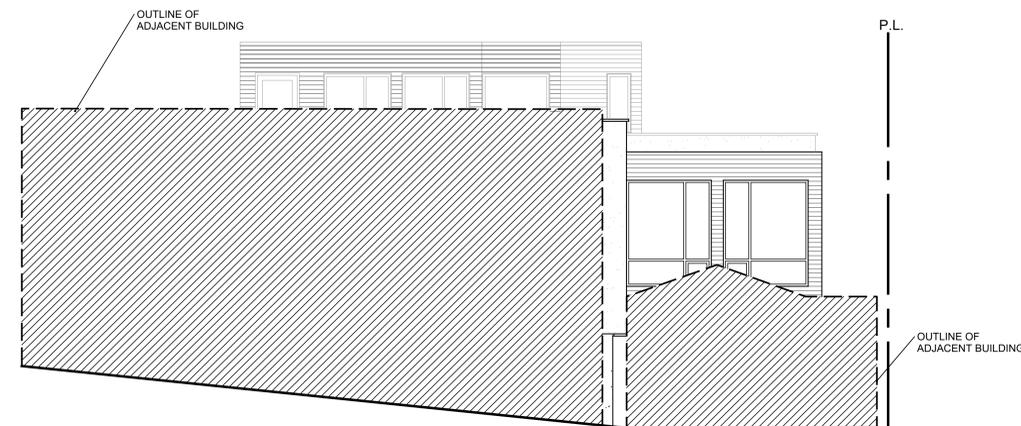
BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDING 1 - WEST ELEVATION

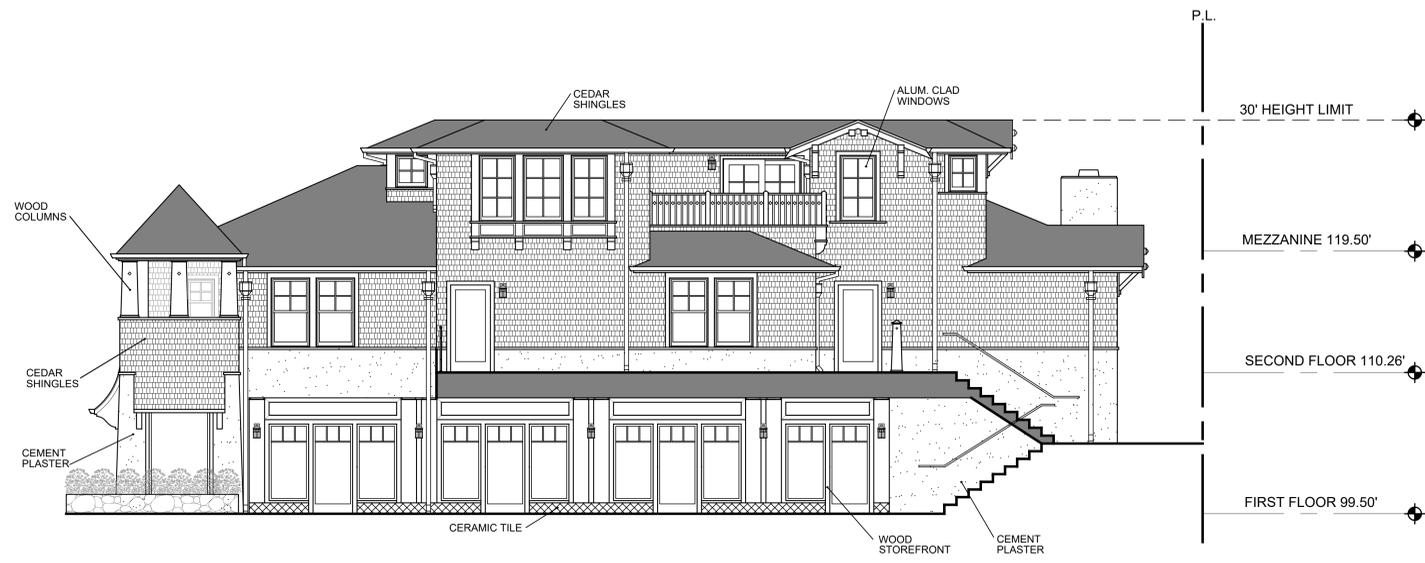


ULRIKA PLAZA MIXED USE
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

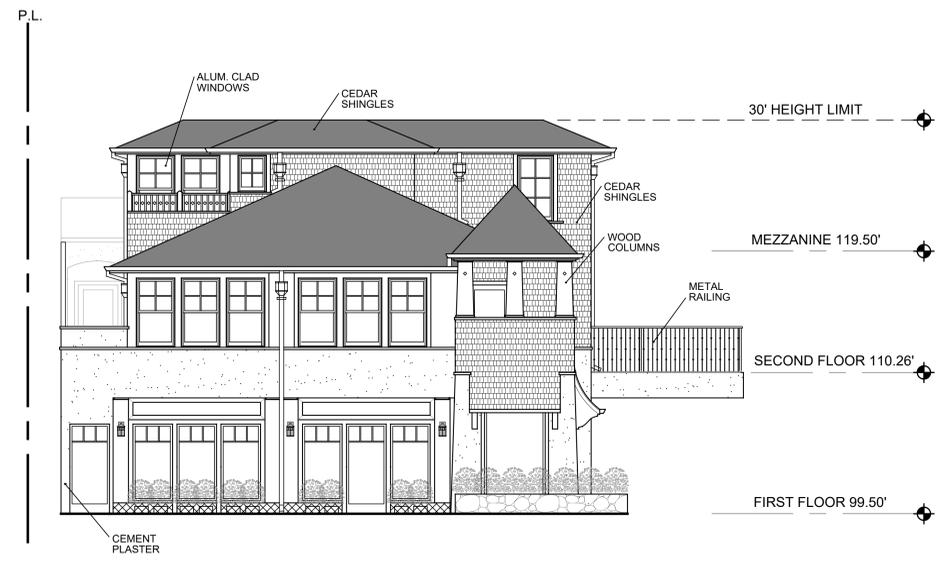
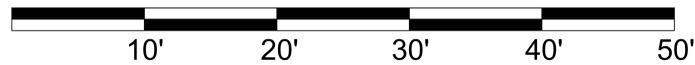
JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

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

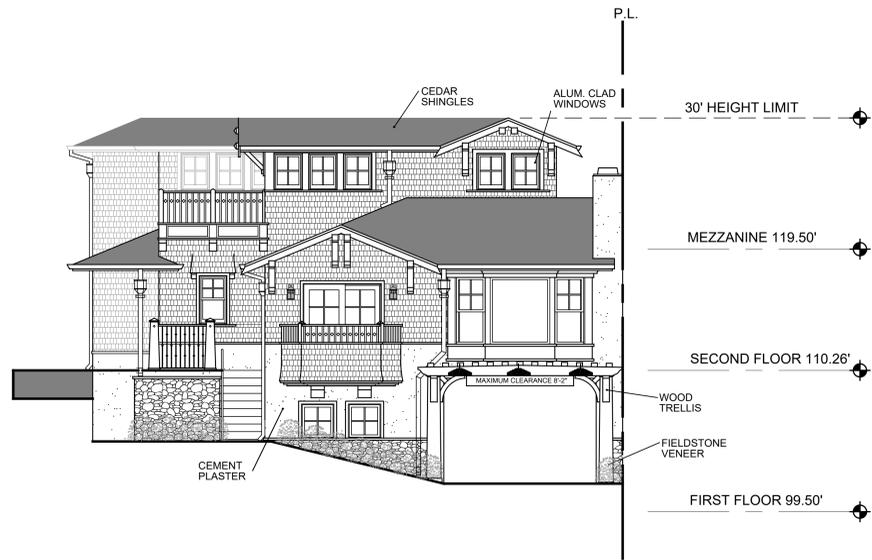
A400



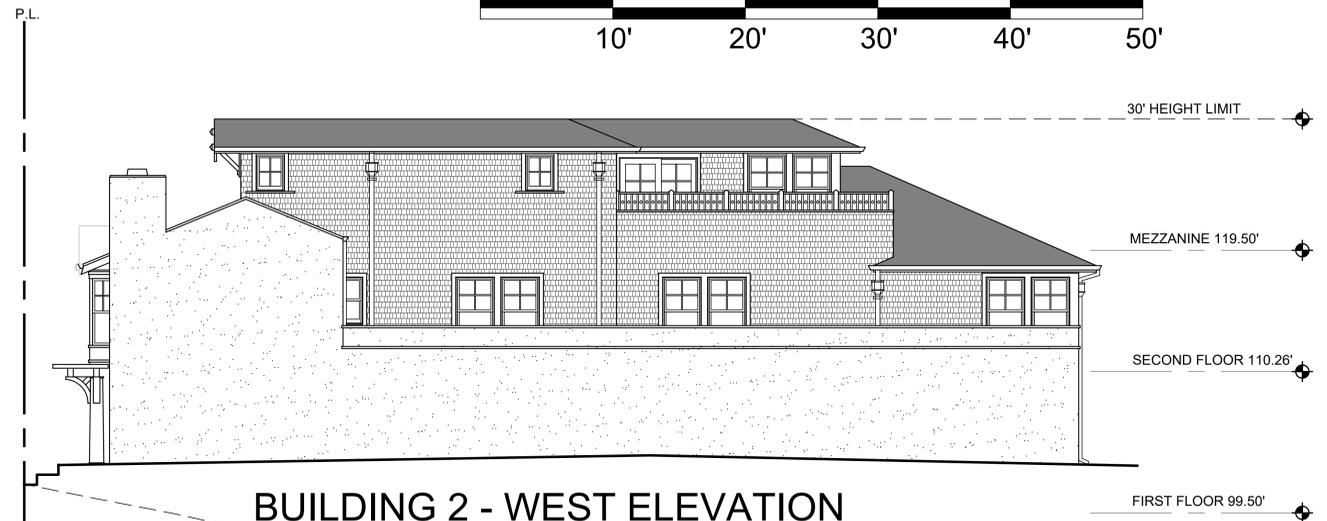
BUILDING 2 - EAST ELEVATION



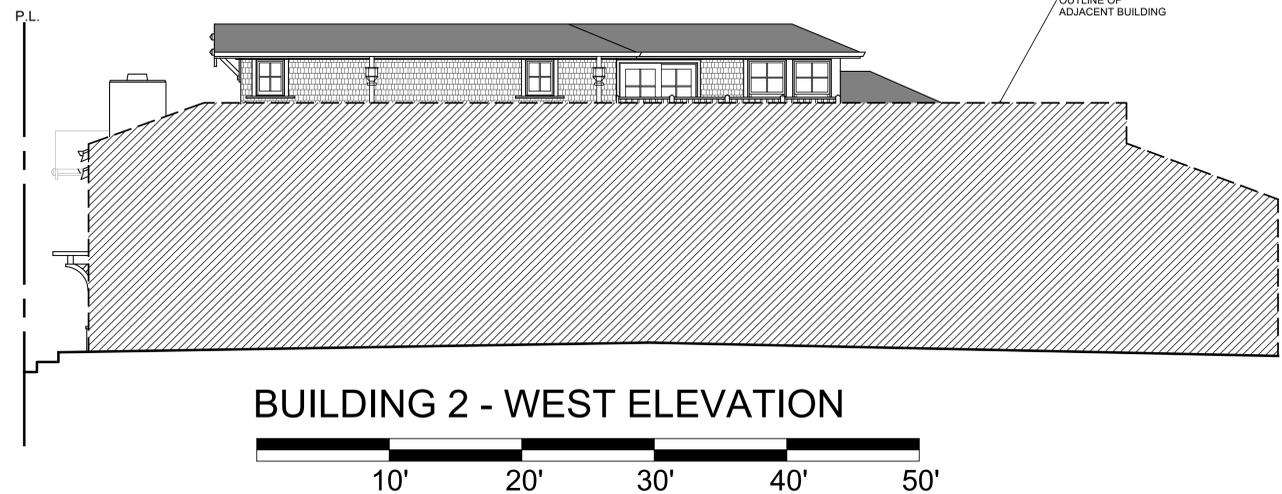
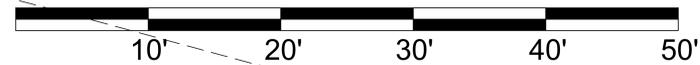
BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - WEST ELEVATION



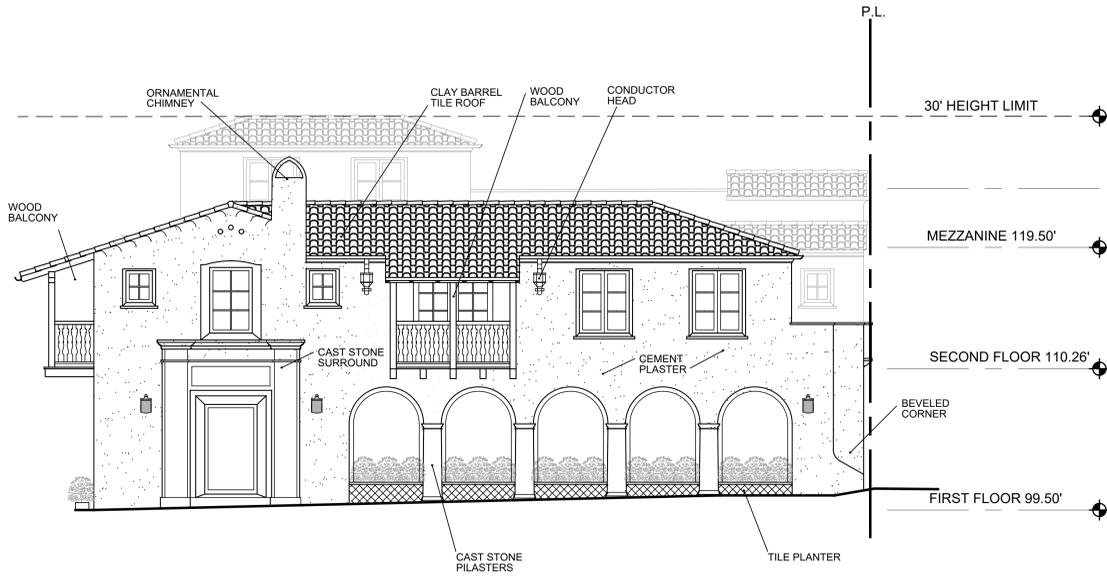
ULRIKA PLAZA MIXED USE

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

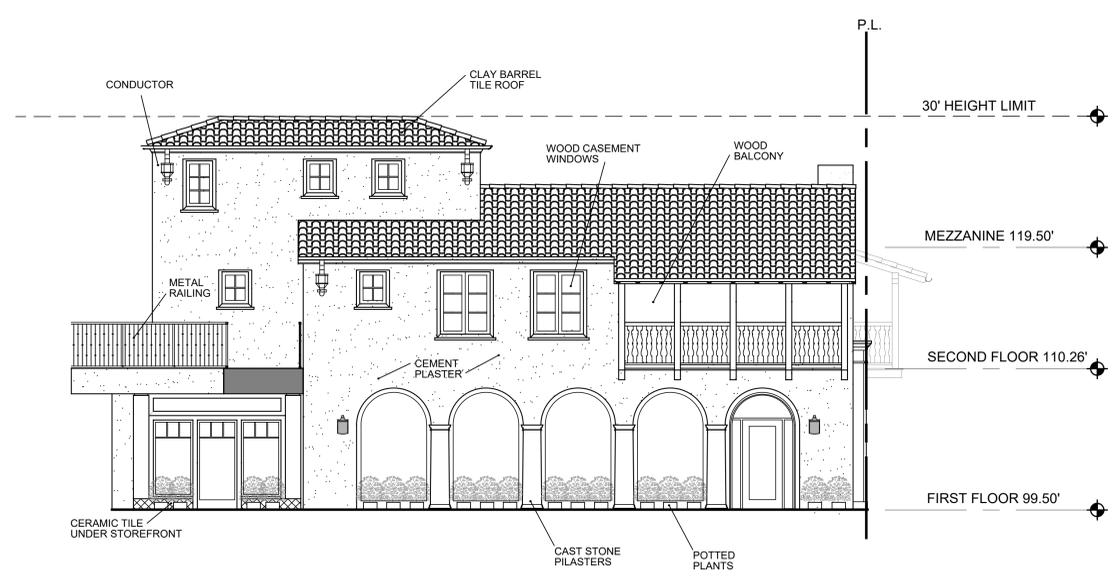
JOB NO.
20013.1A
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05.12.2023 PLANNING RESUB.

SHEET NAME:
**BUILDING 2
EXTERIOR
ELEVATIONS**
SHEET NO.:

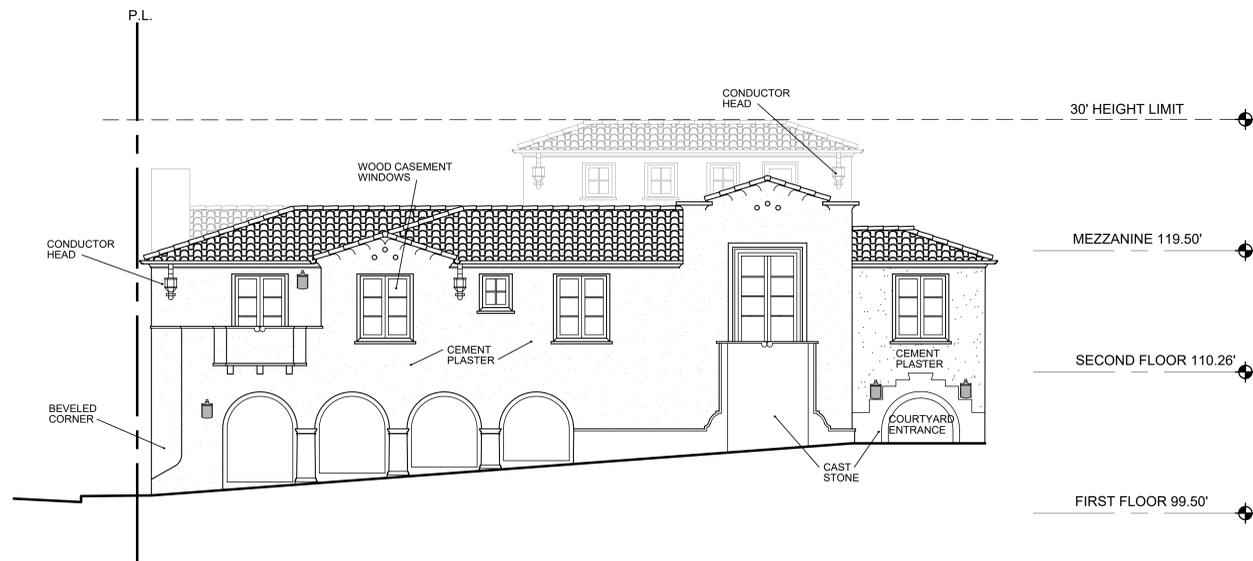
A401



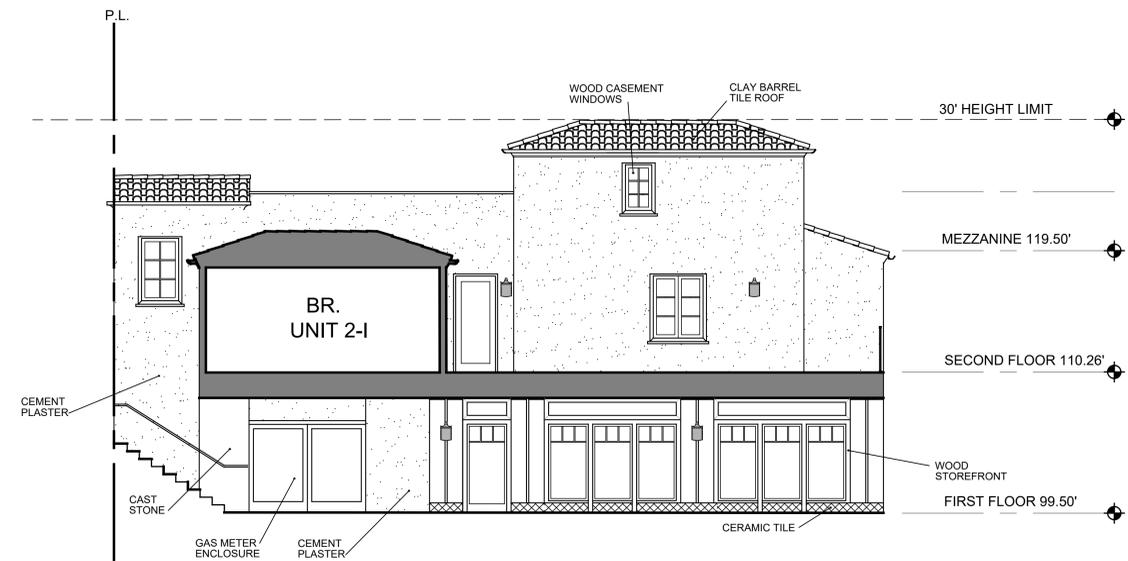
BUILDING 3 - EAST ELEVATION



BUILDING 3 - SOUTH ELEVATION

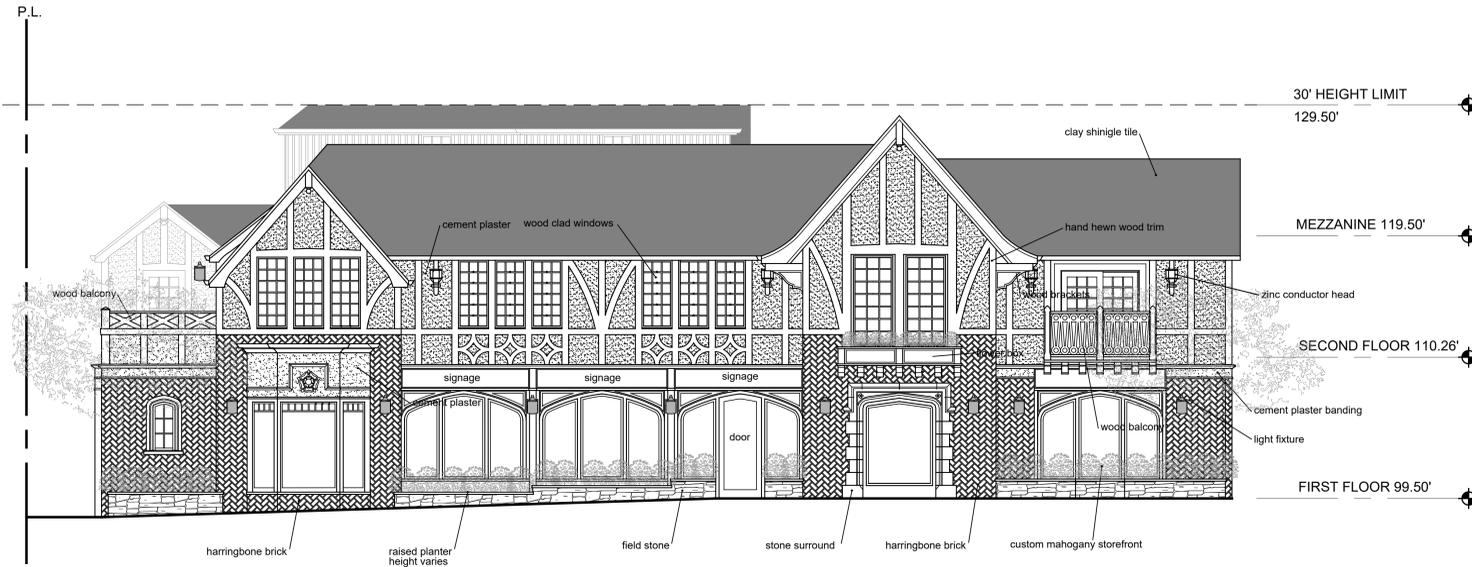


BUILDING 3 - NORTH ELEVATION

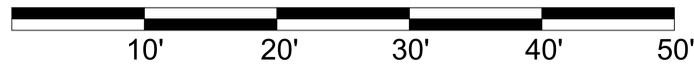


BUILDING 3 - WEST ELEVATION

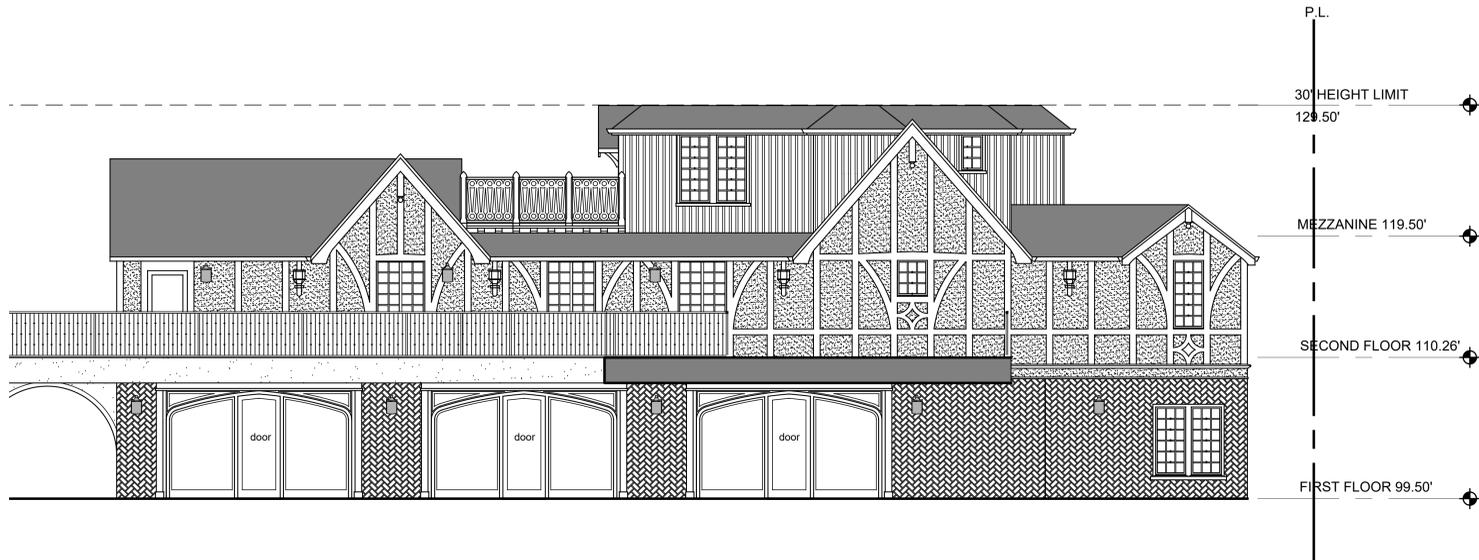
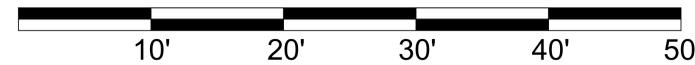




BUILDING 4 - EAST ELEVATION



BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



ULRIKA PLAZA MIXED USE

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

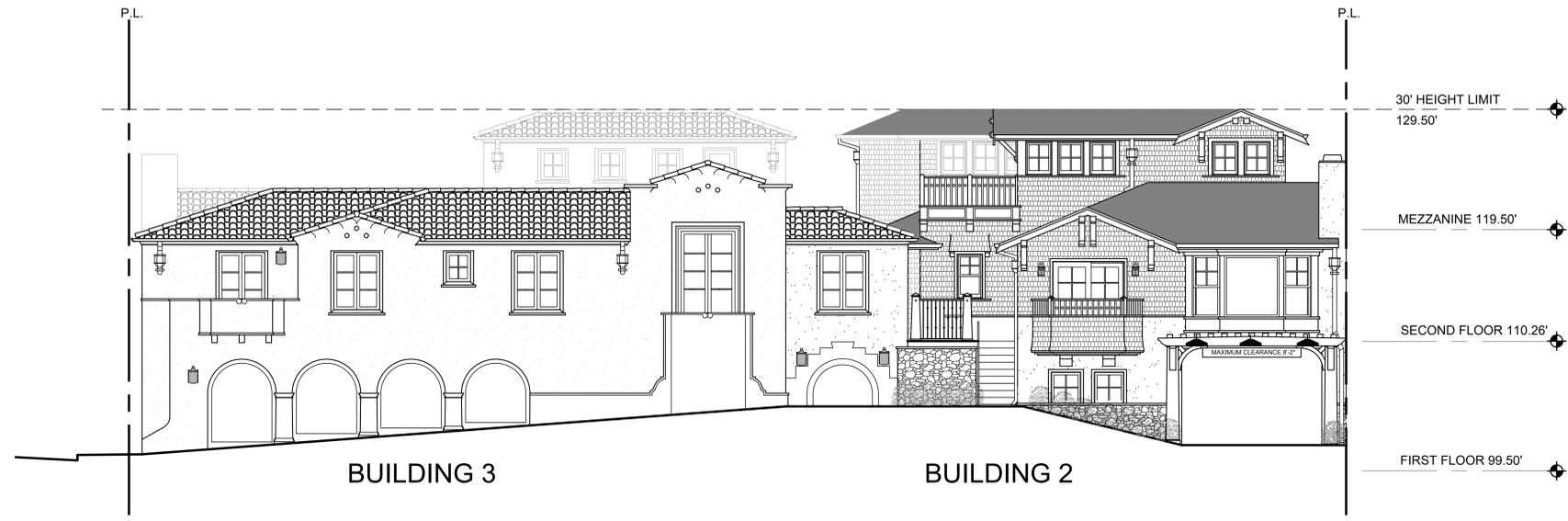
SHEET NAME:
**BUILDING 4
EXTERIOR
ELEVATIONS**
SHEET NO.:

A403

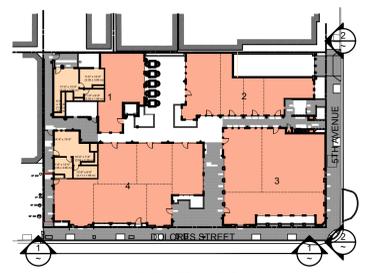
FILE NAME: 20013.1A-A203



DOLORES STREET ELEVATION



FIFTH AVENUE ELEVATION



ELEVATION KEY PLAN

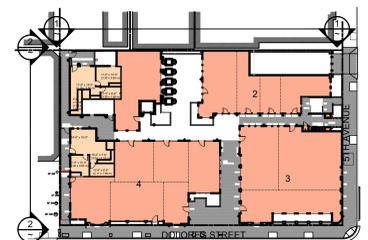
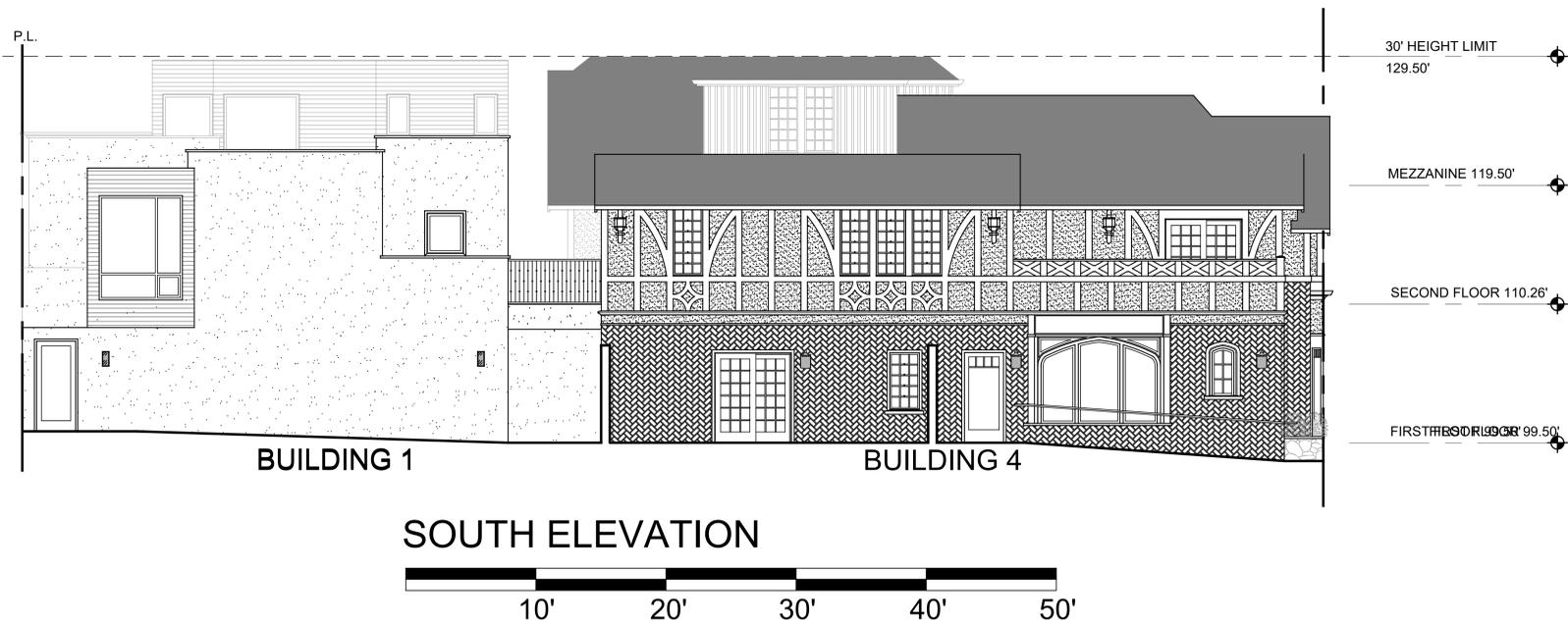
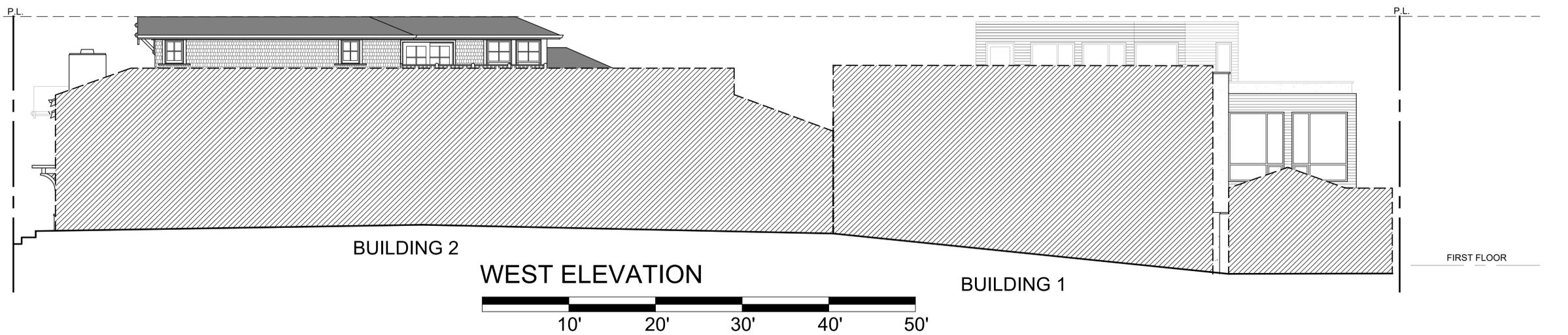
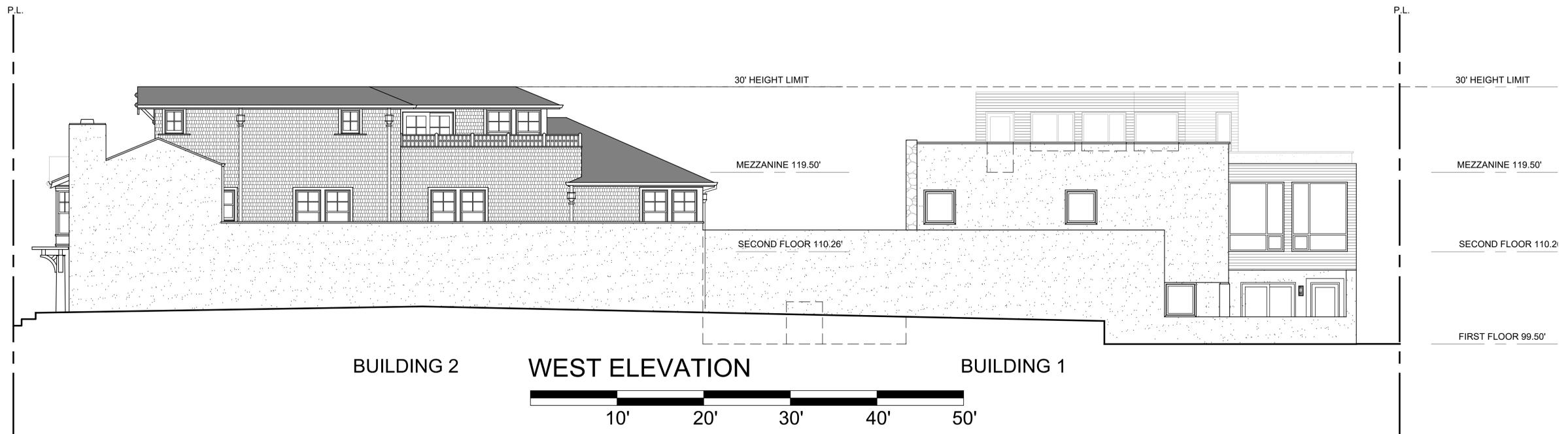
ULRIKA PLAZA MIXED USE

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

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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

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

A404



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

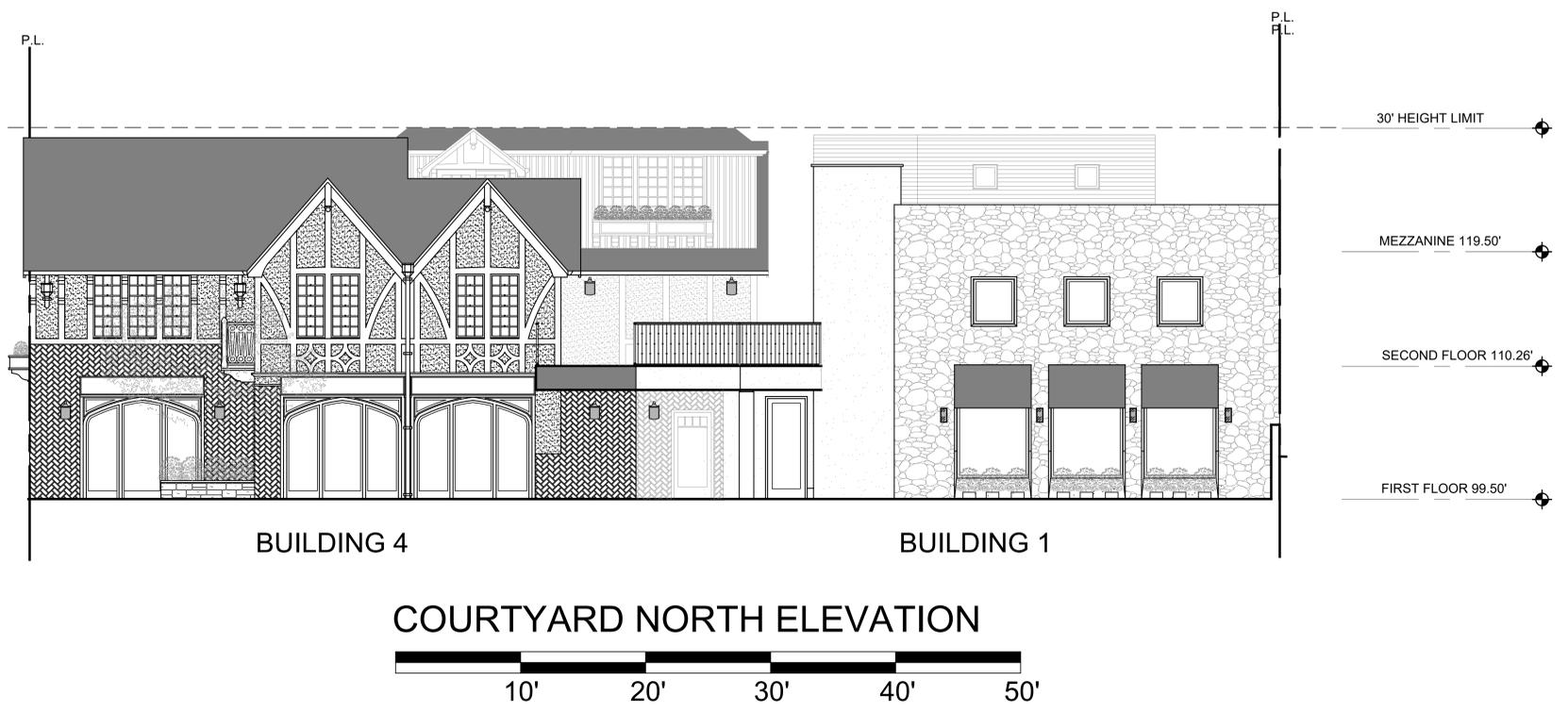
SHEET NAME:
WEST &
SOUTH
ELEVATION
SHEET NO.:

A405

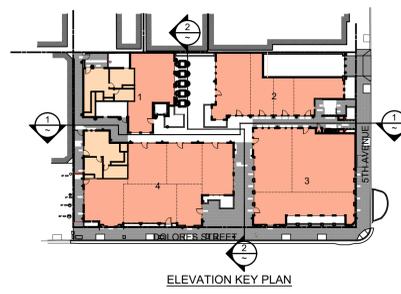
FILE NAME: 20013.1A-A203



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION



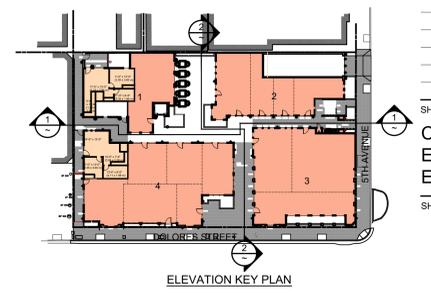
ULRIKA PLAZA MIXED USE

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

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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

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5.31.2023

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5.31.2023

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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
COURTYARD EAST & SOUTH ELEVATION

SHEET NO.:

A407

FILE NAME: 20013.1A-A203



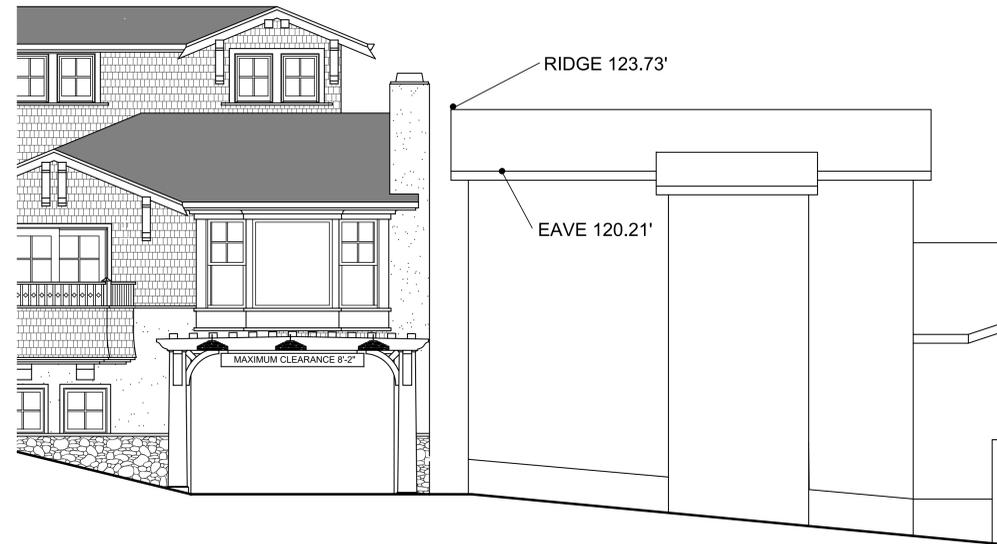
DOLORES AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



FIFTH AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



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



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

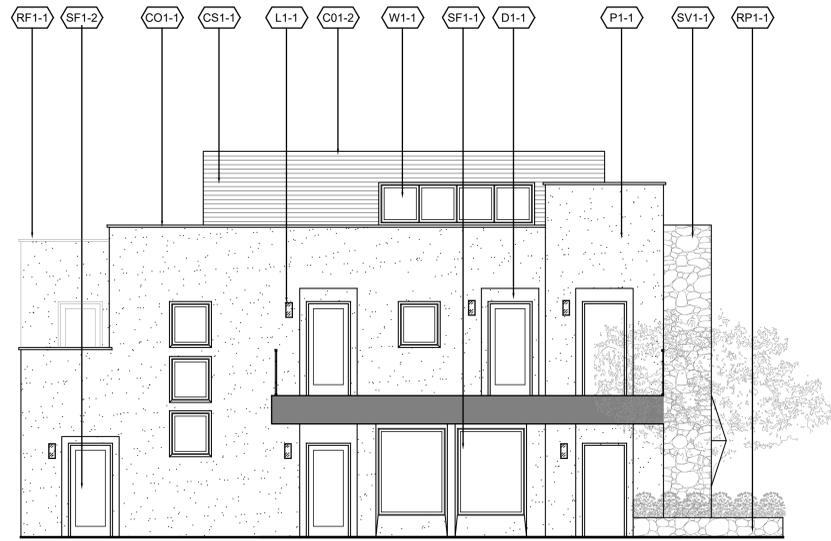
ULRIKA PLAZA MIXED USE

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

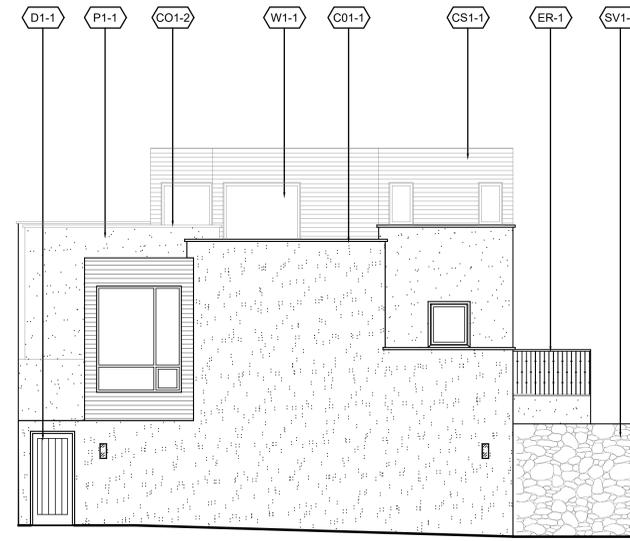
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12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

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

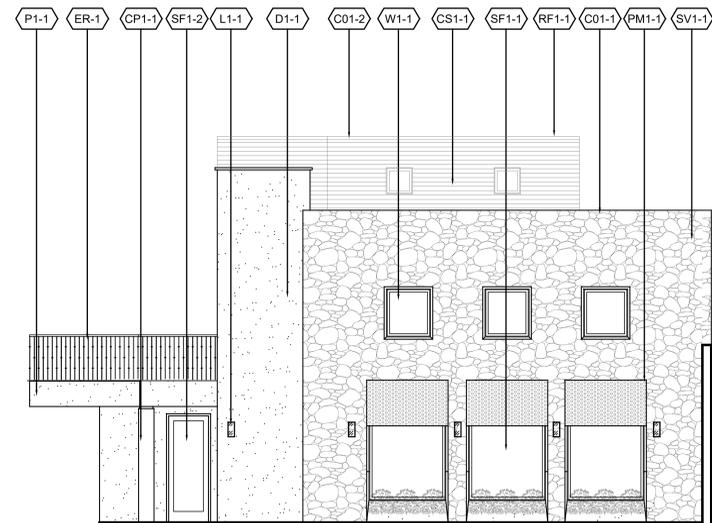
A408



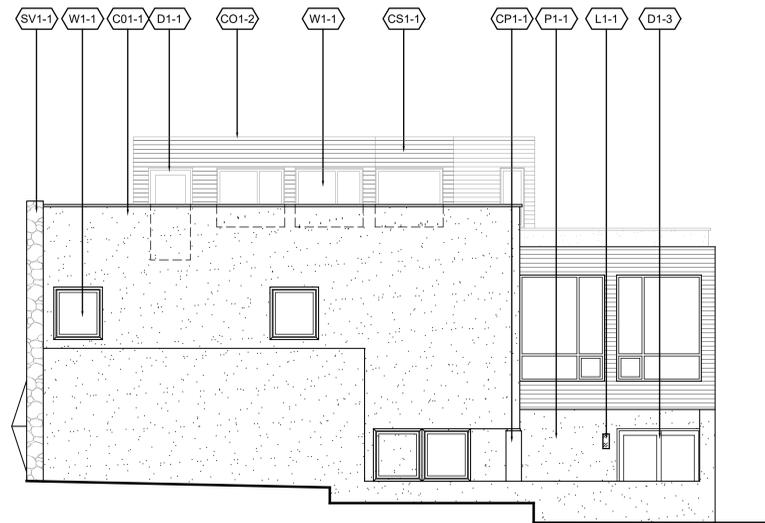
1 BUILDING 1
EAST ELEVATION
SCALE: 3/16"=1'-0"



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"



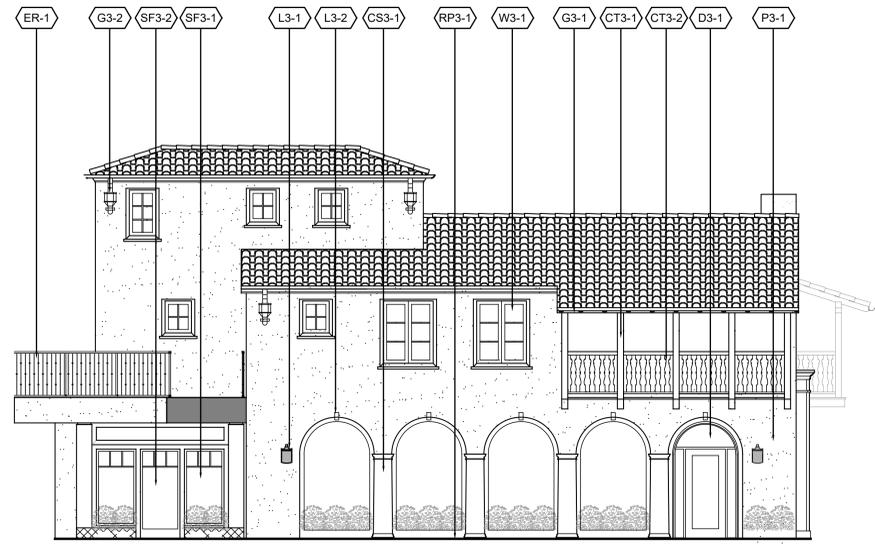
3 BUILDING 2
NORTH ELEVATION
SCALE: 3/16"=1'-0"



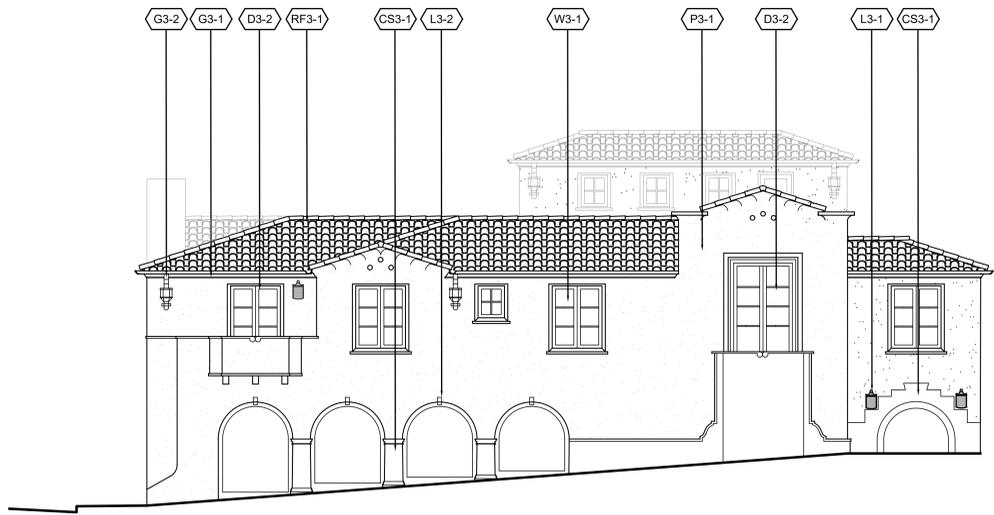
4 BUILDING 2
WEST ELEVATION
SCALE: 3/16"=1'-0"



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



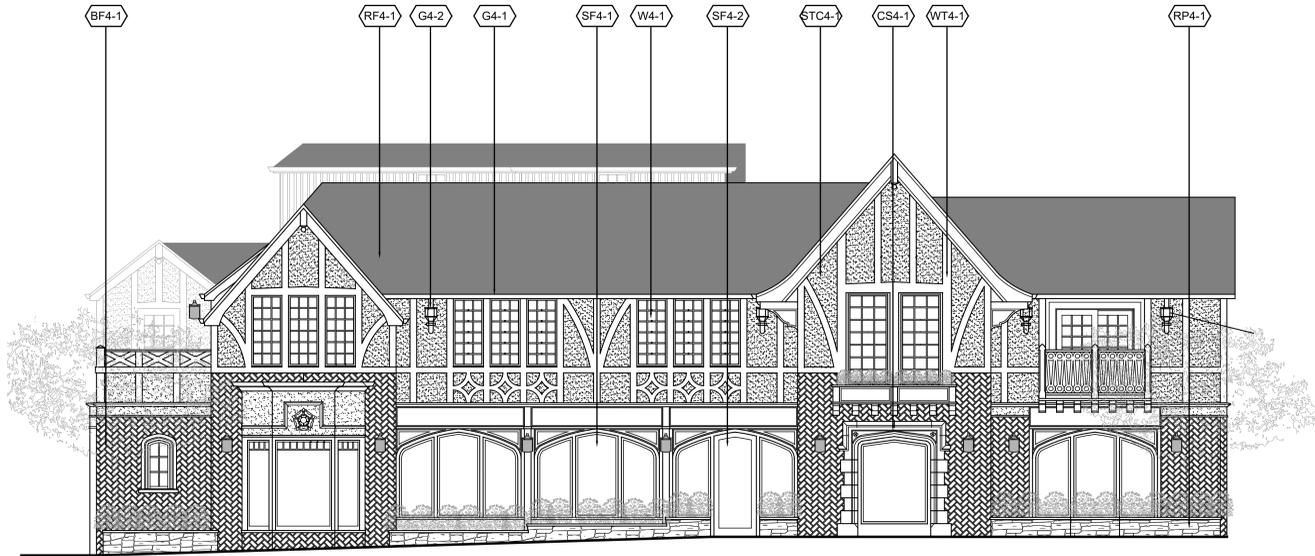
2 BUILDING 3
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



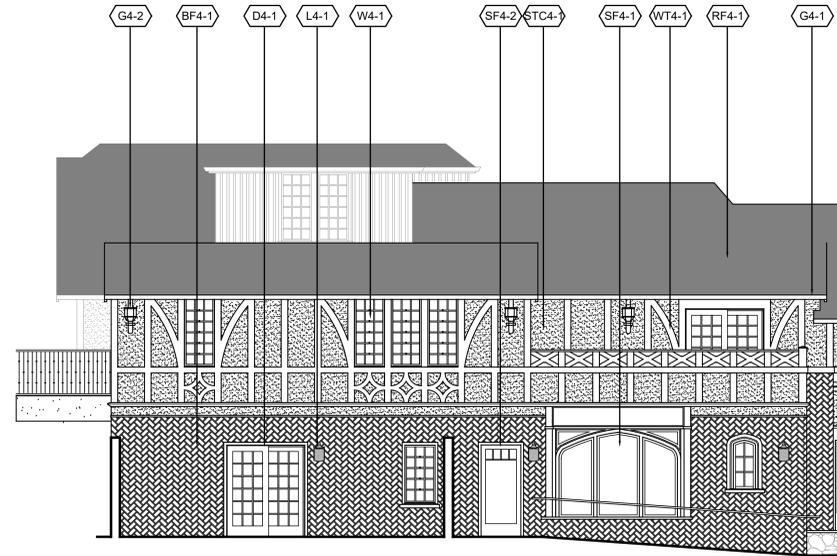
3 BUILDING 3
NORTH ELEVATION
SCALE: 3/16"=1'-0"



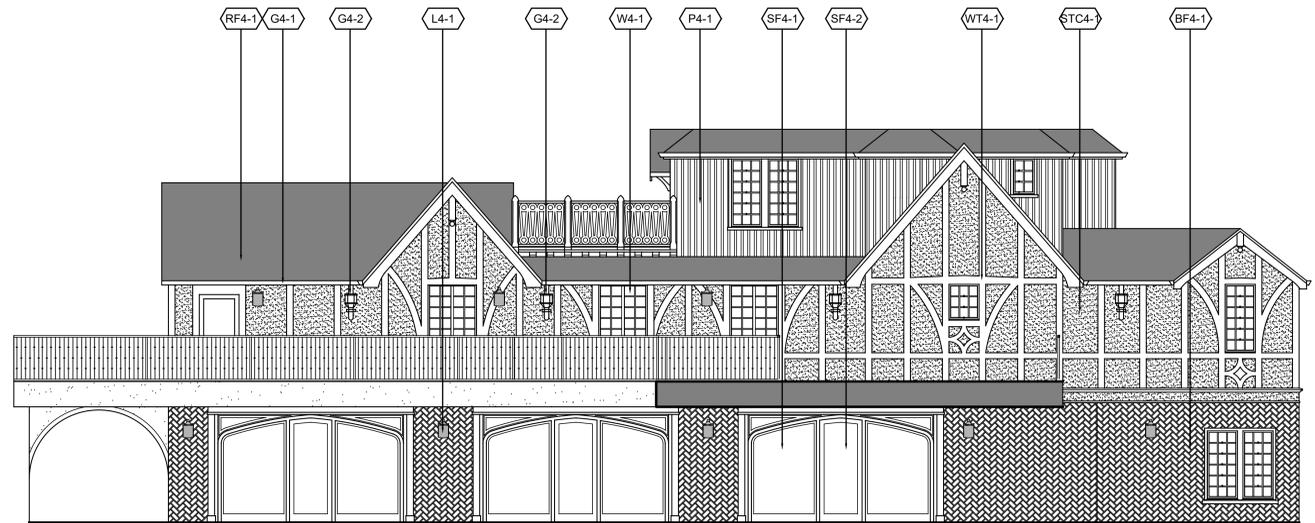
4 BUILDING 3
WEST ELEVATION
SCALE: 3/16"=1'-0"



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



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



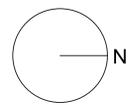
3 BUILDING 4
NORTH ELEVATION
SCALE: 3/16"=1'-0"



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



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

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

A414

FILE NAME: 20013.1AA414



SECOND FLOOR 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

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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

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ELECTRICAL SYMBOLS & ABBREVIATIONS

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

<p>○ FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE</p> <p>◻ EMERGENCY OR NIGHT LIGHT</p> <p>◻ STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE</p> <p>◻ LUMINAIRE - RECESSED - SEE SCHEDULE</p> <p>◻ RECESSED WALL WASHER</p> <p>○ LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE</p> <p>○ LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE</p> <p>○ LUMINAIRE - WALL MOUNTED SEE SCHEDULE</p> <p>○ BOLLARD OR PATH LIGHT - SEE SCHEDULE</p> <p>○ EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE</p> <p>○ EMERGENCY LIGHT</p> <p>○ DIGITAL DUAL TECHNOLOGY OCC. SENSOR</p> <p>△ LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED</p> <p>DRCD DIMMER ROOM CONTROLLER</p> <p>PLC PLUG LOAD CONTROLLER</p> <p>RLC ROOM LIGHTING CONTROLLER</p> <p>LCP LIGHTING CONTROL PANEL</p> <p>DS DIGITAL DAYLIGHT SENSOR</p> <p>1 SINGLE POLE SWITCH**</p> <p>2 THREE WAY SWITCH**</p> <p>3 FOUR WAY SWITCH**</p> <p>M MANUAL MOTOR STARTER</p> <p>K KEY OPERATED SWITCH**</p> <p>D LIGHTING DIMMER**</p> <p>DS DIGITAL ON/OFF SWITCH**</p> <p>DS DIGITAL DIMMER SWITCH**</p> <p>DS DIGITAL MULTI SCENE LIGHTING SWITCH**</p> <p>DS DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR**</p> <p>DS WALL OCCUPANCY SENSOR**</p> <p>DS DOUBLE SWITCHED WALL OCCUPANCY SENSOR**</p> <p>DS DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR**</p> <p>DS 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR**</p>	<p>◆ SECURITY DOOR CONTACTS</p> <p>HM SECURITY MOTION DETECTOR</p> <p>CCV CCTV CAMERA</p> <p>KPK SECURITY SYSTEM KEYPAD</p> <p>DB DOOR BELL PUSHBUTTON</p> <p>DC DOOR CHIME WITH LED</p> <p>RE RECEPTACLE - DUPLEX*</p> <p>RD DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT</p> <p>GFCDI GFCI CONVENIENCE RECEPTACLE - DUPLEX*</p> <p>GFCDI GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT</p> <p>RD RECEPTACLE DOUBLE DUPLEX*</p> <p>HS HALF SWITCHED DUPLEX RECEPTACLE *</p> <p>SR SINGLE RECEPTACLE*</p> <p>RD DUPLEX RECEPTACLE - CEILING MOUNTED</p> <p>HC LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *</p> <p>C LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *</p> <p>RD FLOOR MOUNTED DUPLEX RECEPTACLE</p> <p>OB FLOOR MOUNTED BOX</p> <p>PO POWER OUTLET - SEE PLANS FOR NEMA TYPE*</p> <p>PO POWER POLE</p> <p>VO WALL TELEPHONE OUTLET**</p> <p>VO VOICE/DATA WALL OUTLET*</p> <p>VO SURFACE MOUNTED VOICE/DATA WALL OUTLET ABOVE COUNTER - FIELD VERIFY HEIGHT</p> <p>VO SURFACE MOUNTED VOICE/DATA WALL OUTLET*</p> <p>VO SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT</p> <p>WAP WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED</p> <p>WAP WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT</p> <p>VO VOICE/DATA OUTLET - FLOOR MOUNTED</p> <p>VO TV OUTLET*</p> <p>VO VOICE/DATA OUTLET - CEILING MOUNTED</p> <p>IS INTERIOR SPEAKERS CEILING MOUNTED</p> <p>IS INTERIOR SPEAKERS WALL MOUNTED</p> <p>IS CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION</p>	<p>PF PANELBOARD - FLUSH MOUNTED</p> <p>EF EQUIPMENT PANEL - FLUSH MOUNTED</p> <p>PS PANELBOARD - SURFACE MOUNTED</p> <p>ES EQUIPMENT PANEL - SURFACE MOUNTED</p> <p>TR METER W/ CURRENT TRANSFORMER</p> <p>JB JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES</p> <p>MC MOTOR CONNECTION</p> <p>ND NON-FUSED DISCONNECT SWITCH</p> <p>FD FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA</p> <p>CS COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA</p> <p>MS MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED</p> <p>CB CIRCUIT BREAKER</p> <p>DM DIMMER</p> <p>EM EMERGENCY</p> <p>EMT ELECTRICAL METALLIC TUBING</p> <p>ERMS ENERGY REDUCTION MAINTENANCE SWITCH</p> <p>PULLBOX</p> <p>ERMS</p> <p>FC FLEX CONDUIT WITH CONNECTION</p> <p>CONDUIT - UP</p> <p>CONDUIT - DOWN</p> <p>CONDUIT EMERGENCY SYSTEM</p> <p>LV LOW VOLTAGE WIRING</p> <p>SM SURFACE METAL OR NON-METALLIC RACEWAY</p> <p>CONDUIT - CONCEALED IN WALLS OR CEILING</p> <p>CONDUIT - EXISTING</p> <p>CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.</p> <p>CAPPED OR STUB-OUT CONDUIT</p> <p>CONDUIT CONTINUATION</p> <p>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.</p> <p>2 SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET</p> <p>3 SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET</p>	<p>2 DETAIL NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME DETAIL</p> <p>F301 FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL</p> <p>1 DETAIL NUMBER</p> <p>E3.0 DETAIL OR SECTION REFERENCE SHEET NUMBER</p> <p>1 INDICATES QUANTITY OF TELEPHONE OUTLETS</p> <p>2 INDICATES QUANTITY OF DATA OUTLETS</p>
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ABBREVIATIONS

A AMPERE	GF CI GROUND FAULT INTERRUPTING	NTS NOT TO SCALE
AFF ABOVE FINISHED FLOOR	GRS GALVANIZED RIGID STEEL	OH OVERHEAD
ALUM ALUMINUM	HT HEIGHT	OC ON CENTER
ARCH ARCHITECT	IC INTERCOM	OF CI OWNER FURNACED CONTRACTOR INSTALLED
AWG AMERICAN WIRE	IDF INTERMEDIATE DISTRIBUTION FRAME	PA PUBLIC ADDRESS
BKR BREAKER	INCB INCANDESCENT	PF POWER FACTOR
C CONDUIT	JVB JUNCTION BOX	PH PHASE
CATV CABLE TV	KV KILOVOLT	PIR PASSIVE INFRARED
CB CIRCUIT BREAKER	KVA KILOVOLT AMPERES	PINEL PANEL
CCTV CLOSED CIRCUIT TV	KW KILOWATT	PV PHOTOVOLTAIC
CKT CIRCUIT	LCP LIGHTING CONTROL CENTER	PVC POLYVINYL CHLORIDE
CL CENTER LINE	LV LOW VOLTAGE	R (R) EXISTING TO BE REMOVED
CLG CEILING	LV LOW VOLTAGE	RECPTS RECEPTACLES
C.O. CONDUIT ONLY	LV LOW VOLTAGE	RECPTS RECEPTACLES
CTR CENTER	LV LOW VOLTAGE	RECPTS RECEPTACLES
D DIMMER	LV LOW VOLTAGE	RECPTS RECEPTACLES
DM DIMENSION	LV LOW VOLTAGE	RECPTS RECEPTACLES
DIST DISTRIBUTION	LV LOW VOLTAGE	RECPTS RECEPTACLES
(E) EXISTING	LV LOW VOLTAGE	RECPTS RECEPTACLES
EC ELECTRICAL CONTRACTOR	LV LOW VOLTAGE	RECPTS RECEPTACLES
(EL) EVENING LIGHT	LV LOW VOLTAGE	RECPTS RECEPTACLES
EM EMERGENCY	LV LOW VOLTAGE	RECPTS RECEPTACLES
EMT ELECTRICAL METALLIC TUBING	LV LOW VOLTAGE	RECPTS RECEPTACLES
ERMS ENERGY REDUCTION MAINTENANCE SWITCH	LV LOW VOLTAGE	RECPTS RECEPTACLES
EQUIP EQUIPMENT	LV LOW VOLTAGE	RECPTS RECEPTACLES
EV ELECTRICAL VEHICLE	LV LOW VOLTAGE	RECPTS RECEPTACLES
FA FIRE ALARM	LV LOW VOLTAGE	RECPTS RECEPTACLES
FAC FIRE ALARM CONTROL PANEL	LV LOW VOLTAGE	RECPTS RECEPTACLES
FC FOOT CANDLE	LV LOW VOLTAGE	RECPTS RECEPTACLES
FIN FINISH	LV LOW VOLTAGE	RECPTS RECEPTACLES
FL FLOOR	LV LOW VOLTAGE	RECPTS RECEPTACLES
FLA FULL LOAD AMPS	LV LOW VOLTAGE	RECPTS RECEPTACLES
FLUOR FLUORESCENT	LV LOW VOLTAGE	RECPTS RECEPTACLES
(F) FUTURE	LV LOW VOLTAGE	RECPTS RECEPTACLES
GC GENERAL CONTRACTOR	LV LOW VOLTAGE	RECPTS RECEPTACLES

FIRE ALARM

NOTE: SEE FIRE ALARM DRAWINGS FOR QUANTITIES AND MOUNTING HEIGHTS.

MANUAL PULL STATION	DUCT SMOKE DETECTOR	APS AUXILIARY POWER SUPPLY
STROBE ONLY	TAMPER SWITCH	FSA FIRE SYSTEM ANNUNCIATOR
HORN ONLY	FLOW SWITCH	FTR FIRE ALARM TRANSPONDER OR TRANSMITTER
MINI HORN	POST INDICATING VALVE	ESR ELEVATOR STATUS/RECALL
HORN/STROBE	FIRE SMOKE DAMPER	FAC FIRE ALARM COMMUNICATOR
CHIME/STROBE	NIGHT LIGHT	ANN REMOTE ANNUNCIATORS
HEAT DETECTOR	BELL (GONG)	EOL END OF LINE
SMOKE DETECTOR	FIRE ALARM CONTROL PANEL	
CARBON MONOXIDE ALARM		

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

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 20990 LEDMG-BRZ/ACR
XB	7.5" SQUARE x10" T ARM MOUNT WALL SCONCE 8-1/2" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS 120V/277V DRIVER	15W 1500 LUMENS 3,000° K LED	EVERGREEN LIGHTING SERIES 10
XC	11"DIA-18" TALL ARM MOUNTED LED LANTERN, 12" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS, 120V/277V DRIVER	15W 1500 LUMENS 3,000° K LED	EVERGREEN LIGHTING FLORENCE SERIES
XE	9-1/4" SQ. x21" Hx10" OUTDOOR WALL MOUNTED LANTERN FIXTURE WEATHERED COPPER FINISH, CLEAR SEEDED GLASS WITH WHITE ALUMINUM BACKING, 120V.	11W 666 LUMENS 3,000° K LED	GENERATION LIGHTING
XF	3"x5" RECESSED STEP LIGHT, DIE CAST ALUMINUM FACE PLATE WITH BRONZE FINISH, 120V DIMMABLE	3.5W 3,000° K LED	WAC LIGHTING WL - LED 100 SERIES
XG	GOOSENECK WALL SCONCE, 10" DIA. SHADE AND GOOSENECK WITH OIL RUBBED BRONZE FINISH, 120V LED DRIVER.	11W 850 LUMENS 3,000° K LED	BARN LIGHT EMBLEM LED SIGN LIGHT

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.

ULRIKA PLAZA MIXED USE
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE-SEA, CA 93923 A.P.N. NO. 010-010-038-021-000, 010-0138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.30.2023
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.

REGISTERED PROFESSIONAL ENGINEER
No. 517789
Exp. 01/30/24
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.aacomb.com

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

SHEET NAME:
SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX

SHEET NO.:

E0.1

FILE NAME:

STATE OF CALIFORNIA
Outdoor Lighting
 CALIFORNIA ENERGY COMMISSION
 LMCC-LTD-01-4
 CERTIFICATE OF COMPLIANCE
 Project Name: Ulrika Plaza Mixed Use
 Report Page: (Page 1 of 8)
 Date Prepared:

A. GENERAL INFORMATION
 01 Project Location (City): Carmel by the Beach
 02 Climate Zone: 3
 04 Total Illuminated Hardship Area (ft²): 7526
 03 Outdoor Lighting Zone per Title 24 Part 1.10.1.14 or as designated by Authority Having Jurisdiction (AHJ):
 L2-0: Very Low - Undeveloped Parkland
 L2-2: Moderate - Urban Clusters
 L2-4: High - Must be reviewed by CA Energy Commission for Approval
 L2-5: Low - Rural Areas
 L2-3: 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(a)(6) or 141.0(b)(2) / 180.2(b)(4)(b) for alterations.
 My Project Consists of:
 New Lighting System
 Altered Lighting System
 Existing Luminaire Being Altered?
 < 10%
 >= 10% and < 50%
 >= 50%
 Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.
 FOOTNOTES: N of 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: 103833-0923-0010
 Report Generated: 2023-05-30 14:40:53

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE
 For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(a)(6) 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 141.0(b)(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.
 Designated Wattage:
 Compliance with mandatory shielding requirements is required for luminaires with initial lumen output < 6,200 unless exempted by 130.0(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 (swing 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 Area Description	02 Shut-Off 130.2(c)(1) / 160.5(c)	03 Auto-Schedule 130.2(c)(2) / 160.5(c)	04 Motion Sensor 130.2(c)(3) / 160.5(c)	05 Field Inspector
Sidewalk and Courtyards: "XA"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Sidewalk and Courtyards: "XB"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Sidewalk and Courtyards: "XC"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Sidewalk and Courtyards: "XE"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Sidewalk and Courtyards: "XF"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Sidewalk and Courtyards: "XG"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass <input type="checkbox"/> Fail <input type="checkbox"/>

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
 CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance
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M. 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/908246/acceptanceproviders.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.

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: 103833-0923-0010
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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 on or see applicable Table referenced below.
 Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(a)(6) or 141.0(b)(2) / 180.2(b)(4)(b)

01	02	03	04	05	06	07	08	09			
General Hardship Allowance (Watts) 140.7(a)(1) / 170.2(a)(6) (See Table K)	Sales Frontage Allowance (Watts) 140.7(a)(2) / 170.2(a)(6) (See Table K)	Ornamental Allowance (Watts) 140.7(a)(3) / 170.2(a)(6) (See Table L)	Per Specific Area Allowance (Watts) 140.7(a)(4) / 170.2(a)(6) (See Table M)	Existing Power Allowance (Watts) 141.0(b)(2) / 180.2(b)(4)(b) (See Table N)	OR	Total Allowed (Watts)	>	Total Actual (Watts)			
575.78	>	285	>	---	>	---	>	860.78	>	737	COMPLIES

 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: 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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H. OUTDOOR LIGHTING CONTROLS
Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

01 Space Name	02 Compliant Light Sources ^{1,2} 160.5(a)(1)	03 Mandatory Controls 160.5(a) Shut-Off	04 Recessed Downlights ³ 160.5(a)(1)(C)

 FOOTNOTES: ¹Not has been abbreviated, please refer to Table 160.5-4 to confirm compliance with the specific light source technologies listed.
²Authority having jurisdiction may use for compliance or other documentation to confirm compliance of light source.
³Recessed luminaires moved for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from ii and iii.

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(a))
 This table includes areas using allowance calculations per 140.7 / 170.2(a). General Hardship Allowance is per Table 140.7-4/170.2-4 while "Use it or lose it" Allowance is per Table 140.7-7/170.2-7. Indicate which allowance are being used to expand sections for user 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 Hardship Lighting Power Allowance per Table 170.2-8 for Multifamily & Multifamily Mixed-Use

01 Area Description	02 Area Description	03 Illuminated Area (ft²)	04 Area Wattage Allowance (W/ft²)	05 Area Allowance (Watts)
Sidewalk and Courtyards	7526	0.03	225.78	350
Initial Wattage Allowance for Entire Site (Watts)				350
Instances of Initial Wattage Allowance (L2 & only)?				---
Total General Hardship Allowance (Watts)				350

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

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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: 103833-0923-0010
 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA
Outdoor Lighting
 CALIFORNIA ENERGY COMMISSION
 LMCC-LTD-01-4
 CERTIFICATE OF COMPLIANCE
 Project Name: Ulrika Plaza Mixed Use
 Report Page: (Page 6 of 8)
 Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION OF COMPLIANCE
 I certify that this Certificate of Compliance documentation is accurate and complete.
 Documentation Author Name: (Signature)
 Signature Date: 05/30/23
 Address: 404 W. Franklin St., Suite 100
 City/State/Zip: Monterey, CA, 93940
 Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I verify 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 9 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 features 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 this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, 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: (Signature)
 Date Signed: 05/30/23
 License: E17789 Exp: 05/30/24
 Address: 404 W. Franklin St., Suite 100
 City/State/Zip: Monterey, CA, 93940
 Phone: 831-646-3330

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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Outdoor Lighting
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 LMCC-LTD-01-4
 CERTIFICATE OF COMPLIANCE
 Project Name: Ulrika Plaza Mixed Use
 Report Page: (Page 6 of 8)
 Date Prepared:

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
 For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(a)(6) 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 141.0(b)(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.
 Designated Wattage:
 Compliance with mandatory shielding requirements is required for luminaires with initial lumen output < 6,200 unless exempted by 130.0(b) / 160.5(c)

01 Name or Item Tag	02 Complete Luminaire Description	03 Watts per Luminaire ^{1,2}	04 How is Wattage determined	05 Total Number of Luminaires ³	06 Luminaire Status ³	07 Excluded per 140.7(a) / 170.2(a)(6)	08 Design Watts	09 Cutoff Req. - 6,200 initial lumen output 130.0(b) / 160.5(c) ^{1,4}	10 Field Inspector
XA	LED Wall Sconce	15	Mfr. Spec	10	New	<input type="checkbox"/>	150	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
XB	Arm Mount LED Wall Sconce	15	Mfr. Spec	6	New	<input type="checkbox"/>	90	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
XC	Arm Mounted LED Lantern	15	Mfr. Spec	10	New	<input type="checkbox"/>	150	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
XE	Wall Mounted Lantern - Bulb Spec	11	Mfr. Spec	19	New	<input type="checkbox"/>	209	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
XF	Recessed LED Step Light	3.5	Mfr. Spec	30	New	<input type="checkbox"/>	105	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
XG	Wall Mounted Sconce	11	Mfr. Spec	3	New	<input type="checkbox"/>	33	NA < 6200 lumens	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
Total Design Watts:								737	

 FOOTNOTES: Selections with a "*" require a note in the space below explaining how compliance is achieved.
 1. Luminaire is lighting a surface. EXCEPT for 130.0(b).
 2. FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(b) / 160.5(c).
 3. 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.
 4. 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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 CALIFORNIA ENERGY COMMISSION
 LMCC-LTD-01-4
 CERTIFICATE OF COMPLIANCE
 Project Name: Ulrika Plaza Mixed Use
 Report Page: (Page 6 of 8)
 Date Prepared:

J. LIGHTING ALLOWANCE: PER APPLICATION
 This table includes areas using the wattage allowance per application from Table 140.7-8 / Table 170.2-8.

01 Area Description	02 Application per Table 140.7-8 ¹	03 CALCULATED ALLOWANCE (Watts)	04 Allowance per Location ²	05 Extra Allowance (Watts)	06 Luminaire Name or Item Tag	07 DESIGN WATTS	08 # of Luminaires	09 Design Watts	10 Additional Allowance (Watts)
Building Entrances	Building Entrance/Exit	19	15	285	XA	15	4	60	285
					XB	15	6	90	
					XC	15	3	45	
					XE	11	10	110	
					XF	3.5	10	35	
Total Design Watts for this Area:						340			
Total Allowance (Watts) All Areas:								285	

 FOOTNOTES: Primary entrance applications are only available for minor care facilities, health-care facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
 1. Allowance per Location for ATM is 100W for the first ATM and 50W for each additional per Table 140.7-8/170.2-8.
 2. 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.

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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
 CARMEL-BY-THE SEA, CA 93923 A.P.N. 010-010-138-0021-000, 010-438-003-000

JOB NO.
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 CHECKED BY:
 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:
 CALIFORNIA ENERGY
 COMPLIANCE
 TITLE 24 BUILDING
 EXTERIOR

SHEET NO.:

E0.2

FILE NAME:

REGISTERED PROFESSIONAL ENGINEER
 EDWARD O. BELL
 No. E17789
 Exp. 05/30/24
 ELECTRICAL
 STATE OF CALIFORNIA

AC 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.831.646.3330 • www.aacem.com

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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

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



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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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ALURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 22-558.00

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

NORTH

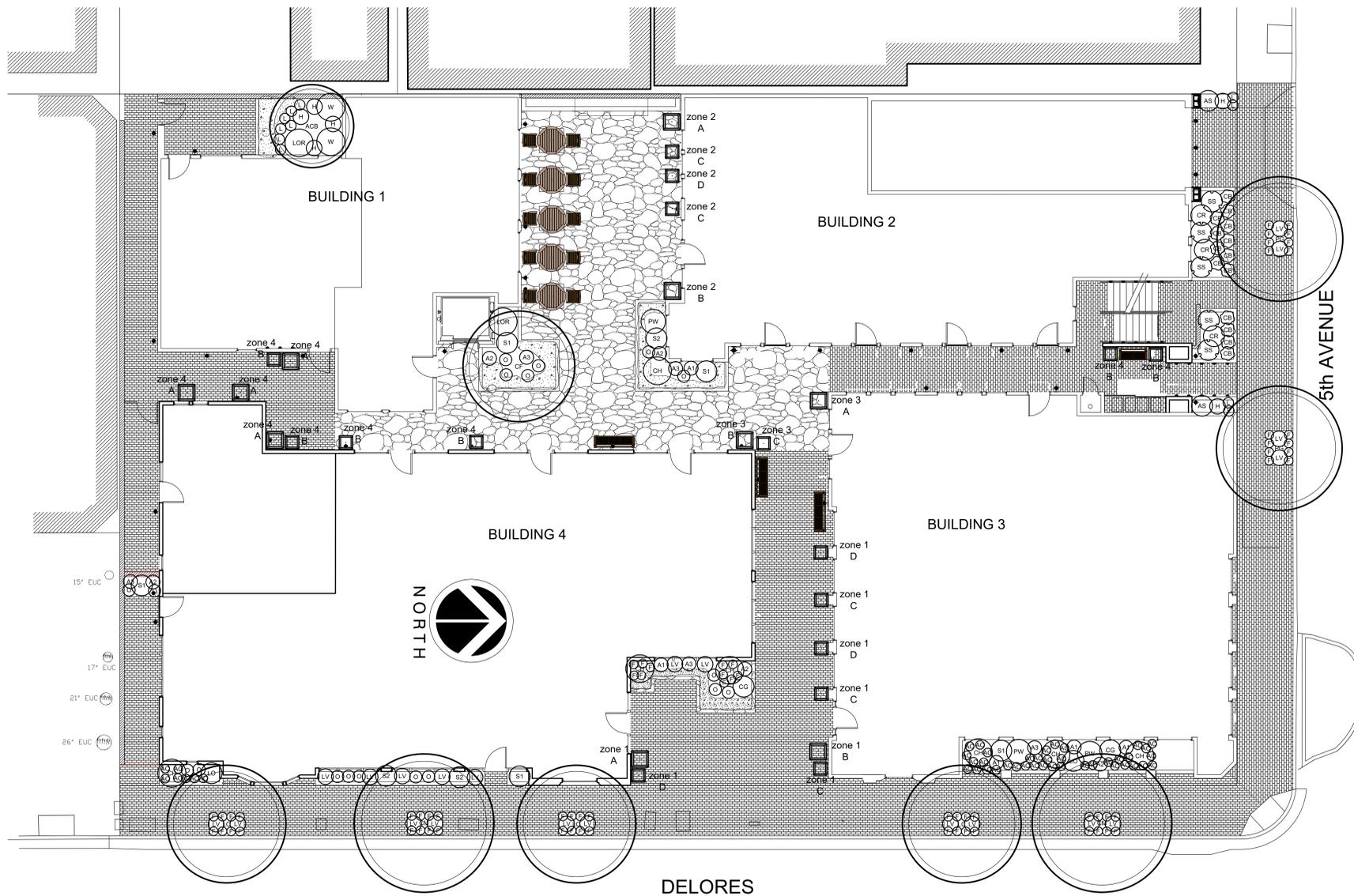
SHEET NAME:
**ELECTRICAL SITE PLAN
PHOTOMETRIC STUDY**

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 'Heartthrob' / Heartthrob Violet		



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	3
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' (1) 5 gal	2
2	24" x 24"	C	Sutera cordata (4) 1 gal	2
2	24" x 24"	D	Loropetalum chinense 'Purple Pixie' (1) 5 gal Sutera cordata (4) 1 gal	1

ZONE #	SIZE	CONTAINER	BOTANICAL/SIZE	QUANTITY
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' (2) 1 gal	4
4	30" x 30"	A	Calibrachoa x 'Balcabwhite' (2) 1 gal Campanula portenschlagiana 'Birch' (3) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal	6

AMEMITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY			
	Landscape Forms WELLSPRING-D Wellspring Dining Table.	.			
	Landscape Forms WELLSPRING-A Wellspring Backed Chair with Armrests, 24in. Length, Surface Mount	10			
	Landscape Forms WELLSPRING Wellspring Backed Bench, 72" surface	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"

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

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

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

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

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

Drawing: WP568-01
Dimensions are in inches (mm)

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Wellspring
Material / Colors

landscapiforms®

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

Wellspring® Chair, No Arms
Product Drawing

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

Drawing: WP569-01
Dimensions are in inches (mm)

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LEGACY SQUARE PLANTER

Product Number: FGLEGSQ30X24

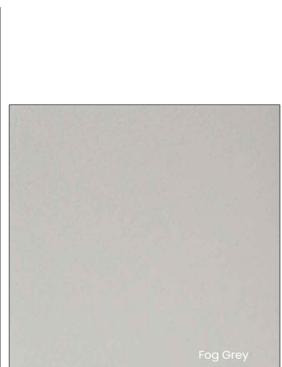
24X20 30X24 36X30 42X34
Clear

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

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

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 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



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



Pieris japonica 'Flaming Silver'
Lily of the Valley Shrub

**ZONE 1
C**



Impatiens walleriana 'Impreza'
Impatiens



Dianella tasmanica 'Variegata'
Tasman Flax Lily

**ZONE 1
D**



Camellia x 'Koto-no-kaori'
Hybrid Camellia

ZONE 2: MOSTLY SUNNY YEAR ROUND

Dianella tasmanica 'Variegata'
Tasman Flax Lily



**ZONE 2
A**



Fuchsia 'Gartenmeister Bonstedt'
Honeysuckle Fuchsia



Geranium 'Rozanne'
Cranesbill



Cuphea ilavea
Bat Face Cuphea



Phormium 'Black Adder'
New Zealand Flax

**ZONE 2
B**



Sutura cordata
Bacopa

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa



Lotus berthelotii
Parrot's Beak

**ZONE 2
C**



Euphorbia myrsinites
Myrtle Spurge



Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower

**ZONE 2
D**



Sutura cordata
Bacopa

ZONE 3: MID DAY SUN ONLY

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



Dianella tasmanica variegata
Tasman Flax Lily



**ZONE 3
B**



Camellia koto-no-kaori
Hybrid Camellia



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

**ZONE 3
A**

Campanula portenschlagiana 'Birch Hybrid'
Dalmation Bellflower



ANNUALS:

Winter



Cyclamen



Lobelia



Calibrachoa

Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

**ZONE 3
C**

ZONE 4: SUN IN SUMMER - SHADE IN WINTER

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



Dianella tasmanica variegata
Tasman Flax Lily



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

**ZONE 4
A**



Camellia koto-no-kaori
Hybrid Camellia



Campanula portenschlagiana 'Birch Hybrid'
Dalmation Bellflower

**ZONE 4
B**

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa