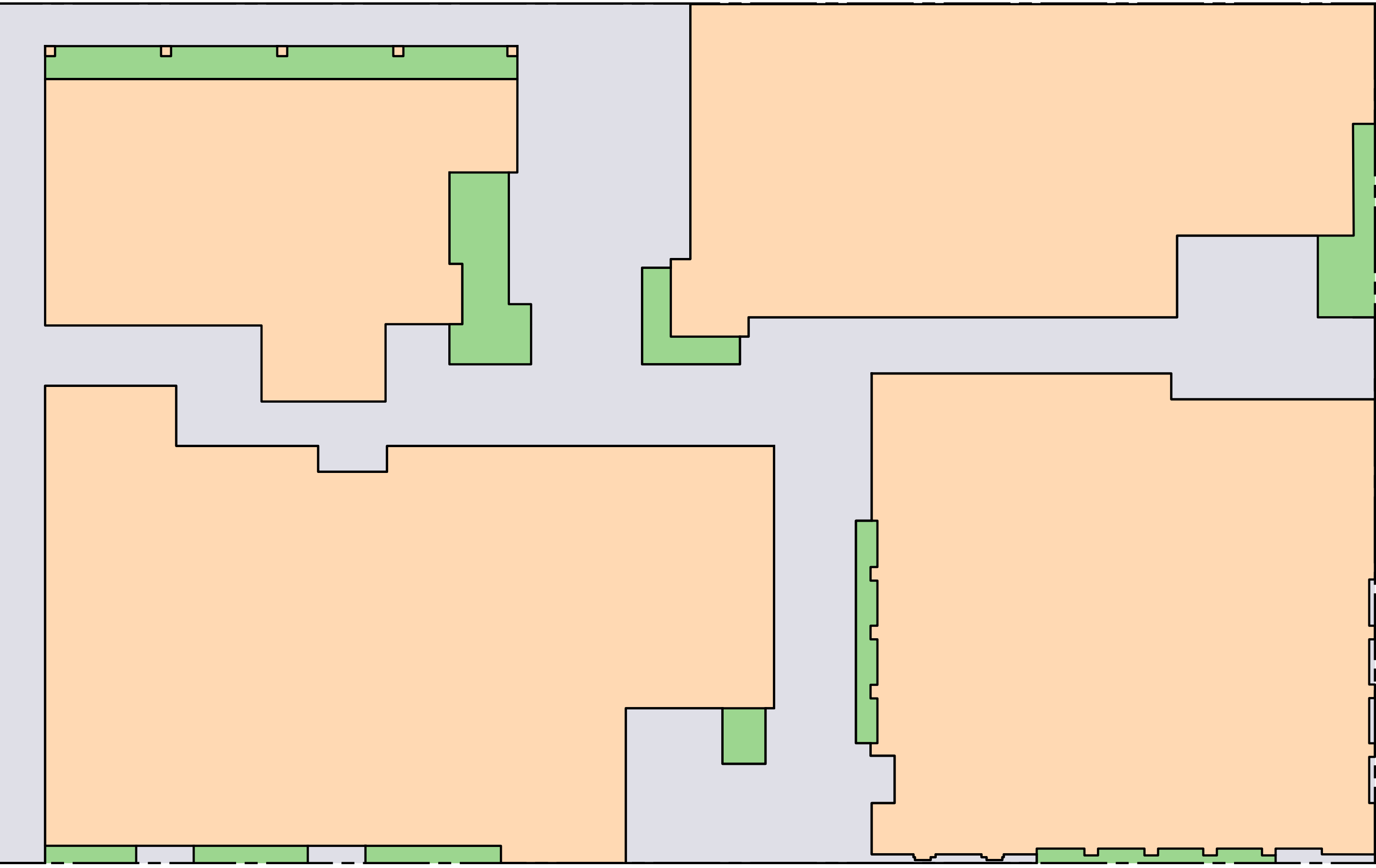


ULRIKA PLAZA  
BUILDING COVERAGE

16,000 S.F. PARCEL  
12,483 S.F. BUILDING COVERAGE  
  
12,483 S.F. / 16,000 = 78%



ULRIKA PLAZA  
LANDSCAPE AREAS

669 S.F. SOFTSCAPE AREA  
3,9001 S.F. HARDSCAPE AREA

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: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

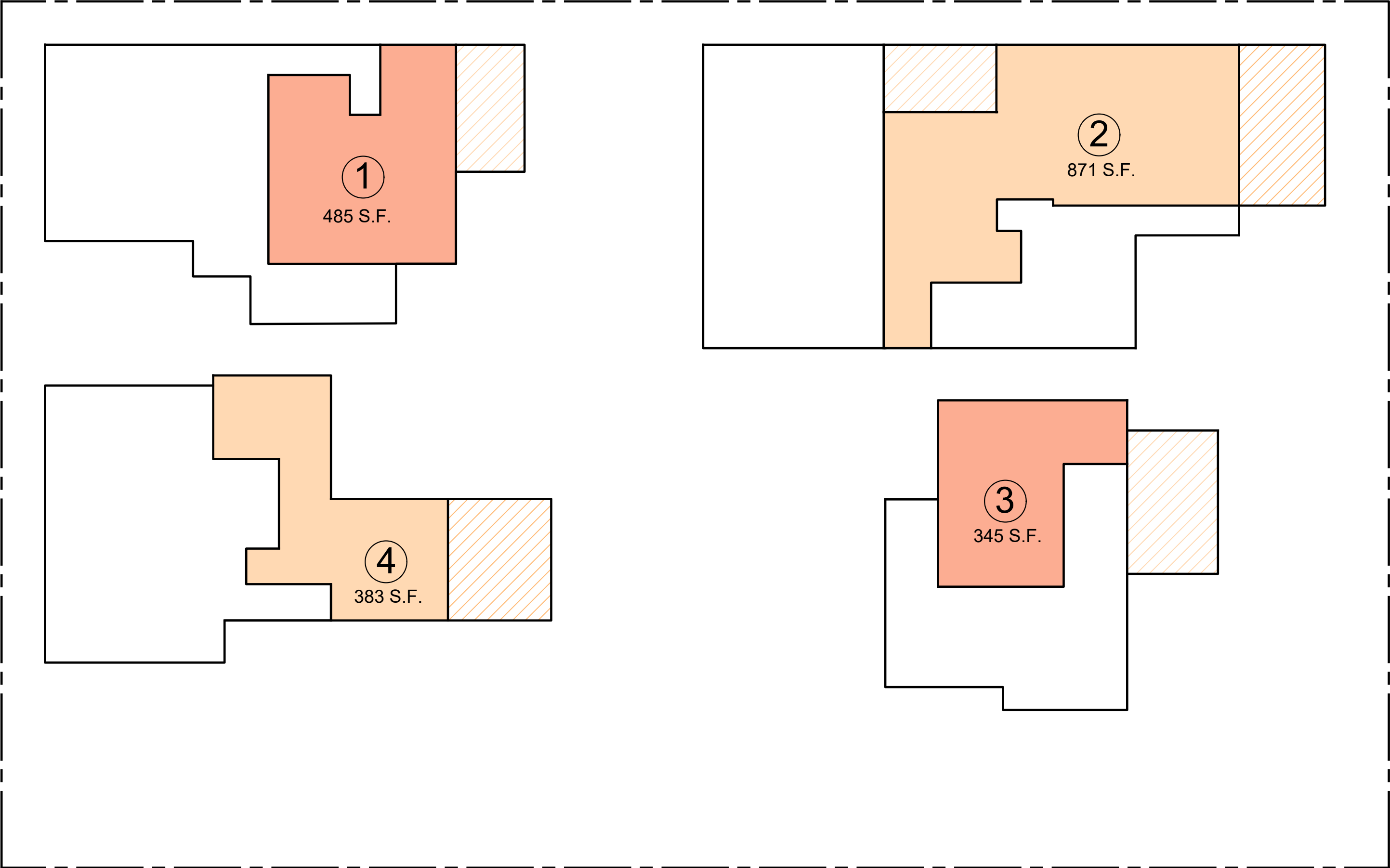
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB..  
08.01.2022 PLANNING RESUB..

SHEET NAME:  
BUILDING  
AREA  
DIAGRAMS

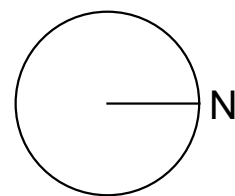
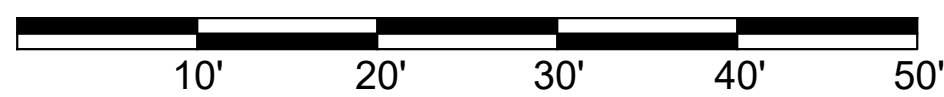
SHEET NO.:

A100

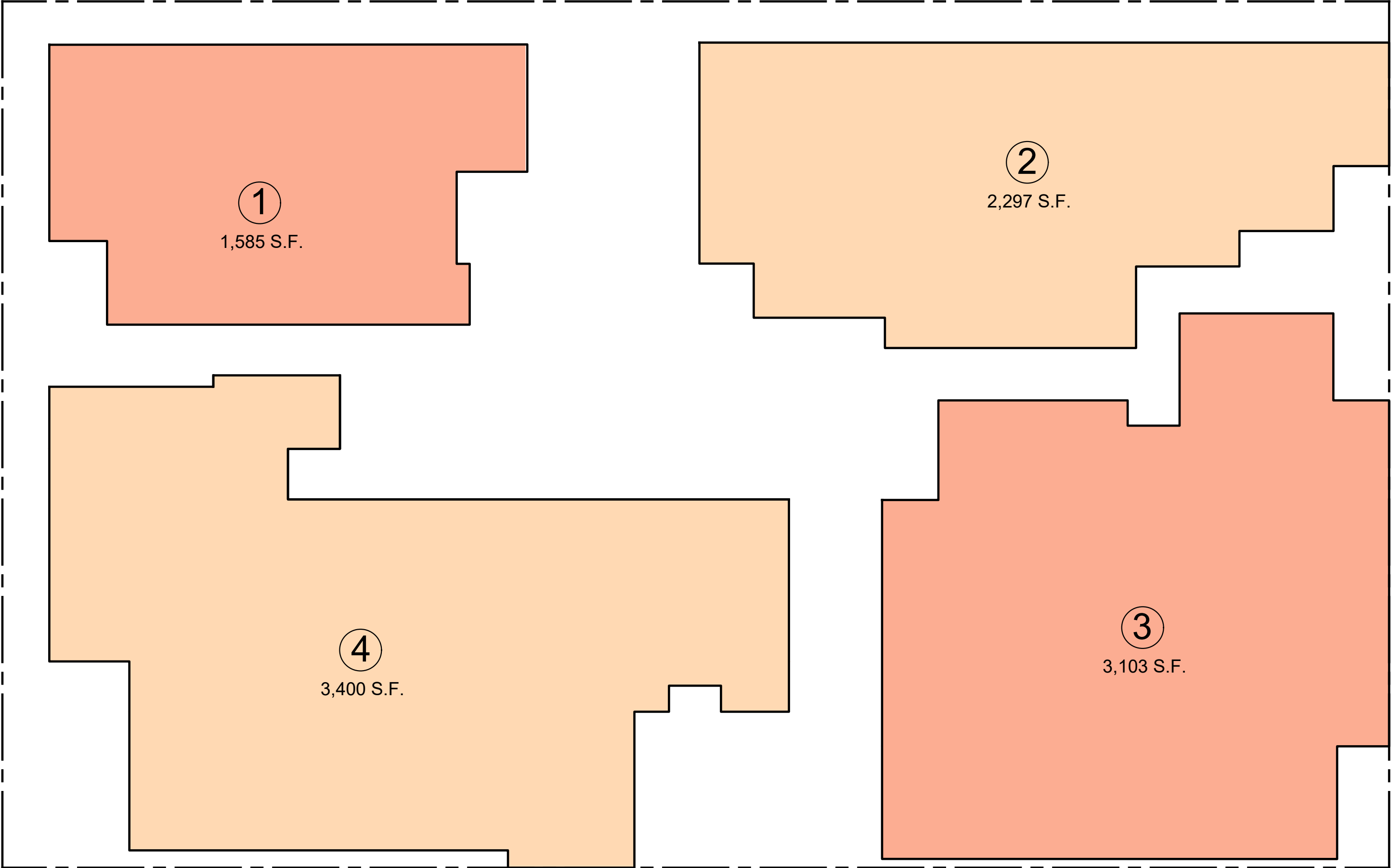
FILE NAME: 20013.1A-A200



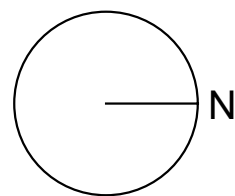
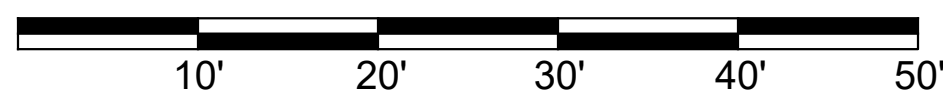
ULRIKA PLAZA  
MEZZANINE BUILDINGS



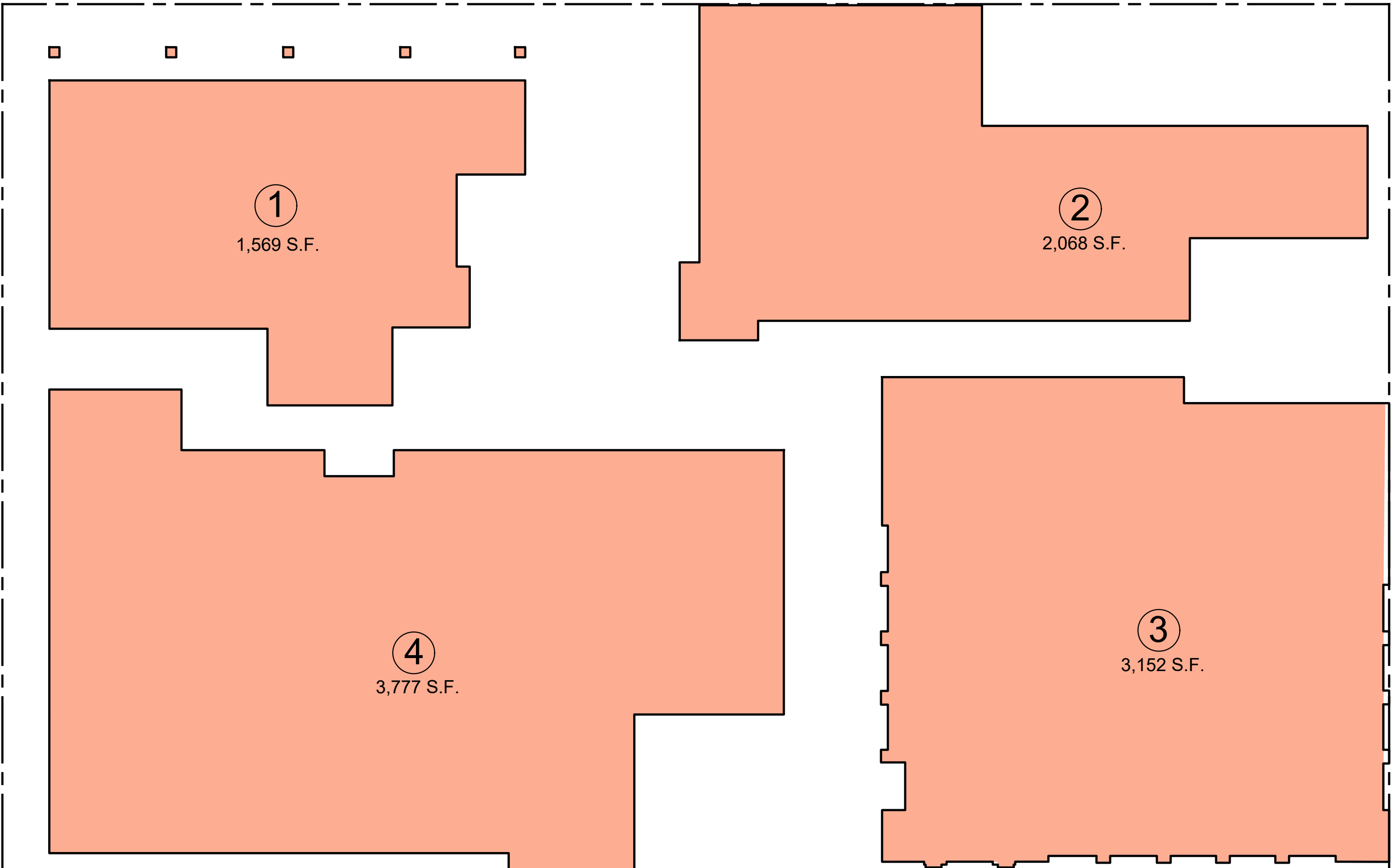
BUILDING 1:	3,639 S.F.
BUILDING 2:	5,236 S.F.
BUILDING 3:	6,600 S.F.
BUILDING 4:	7,560 S.F.
TOTAL:	23,035 S.F.



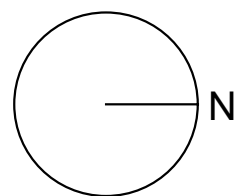
ULRIKA PLAZA  
SECOND FLOOR BUILDINGS



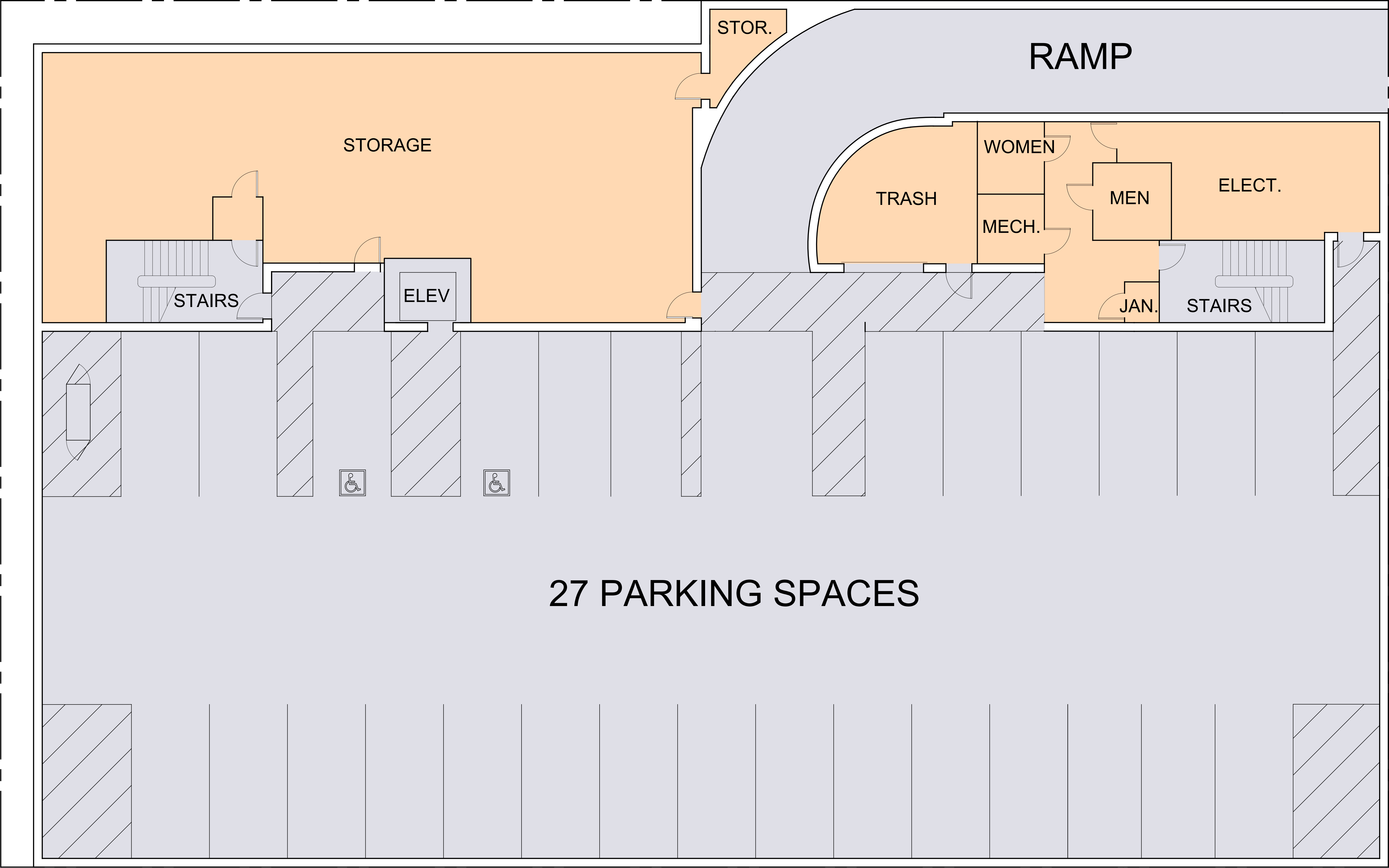
BUILDING 1:	3,639 S.F.
BUILDING 2:	5,236 S.F.
BUILDING 3:	6,600 S.F.
BUILDING 4:	7,560 S.F.
TOTAL:	23,035 S.F.



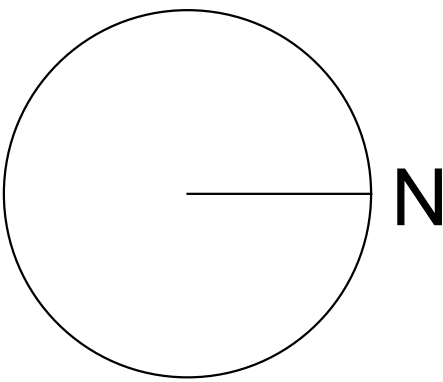
ULRIKA PLAZA  
FIRST FLOOR BUILDINGS



BUILDING 1:	3,639 S.F.
BUILDING 2:	5,236 S.F.
BUILDING 3:	6,600 S.F.
BUILDING 4:	7,560 S.F.
TOTAL:	23,035 S.F.



ULRIKA PLAZA  
BASEMENT SCHEMATIC



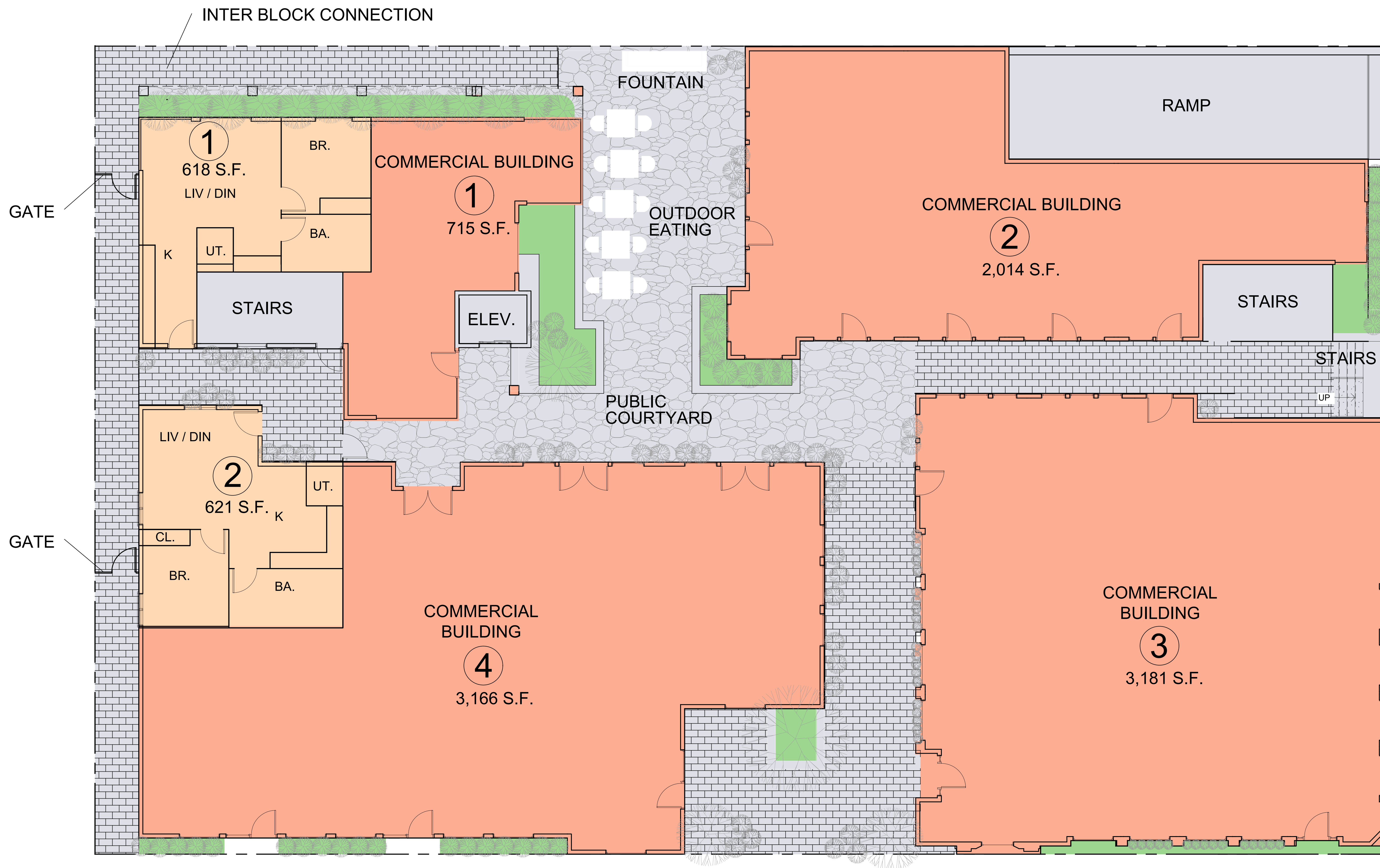
ULRIKA PLAZA MIXED USE  
CORNER OF 5TH AVENUE AND DOLORES STREET  
CARMEL-BY-SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.  
20013.1A  
PRINT DATE:  
PLOT DATE: 8.1.2022  
DRAWN BY:  
CHECKED BY:  
SET ISSUED:  
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

SHEET NAME:  
BASEMENT  
SCHEMATICS  
SHEET NO.:

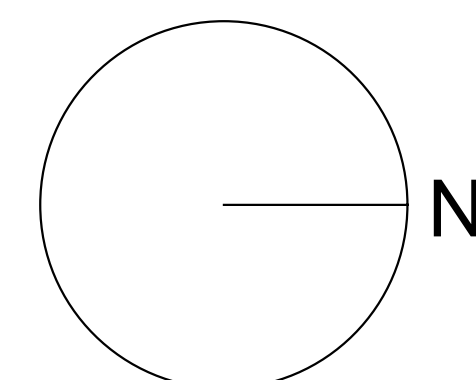
A200  
FILE NAME: 20013.1A-A200





# ULRIKA PLAZA FIRST FLOOR PLAN SCHEMATIC

10' 20' 30' 40' 50'



ULRIKA PLAZA MIXED USE

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

JOB NO.  
20013.1A

PRINT DATE:  
PLOT DATE: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

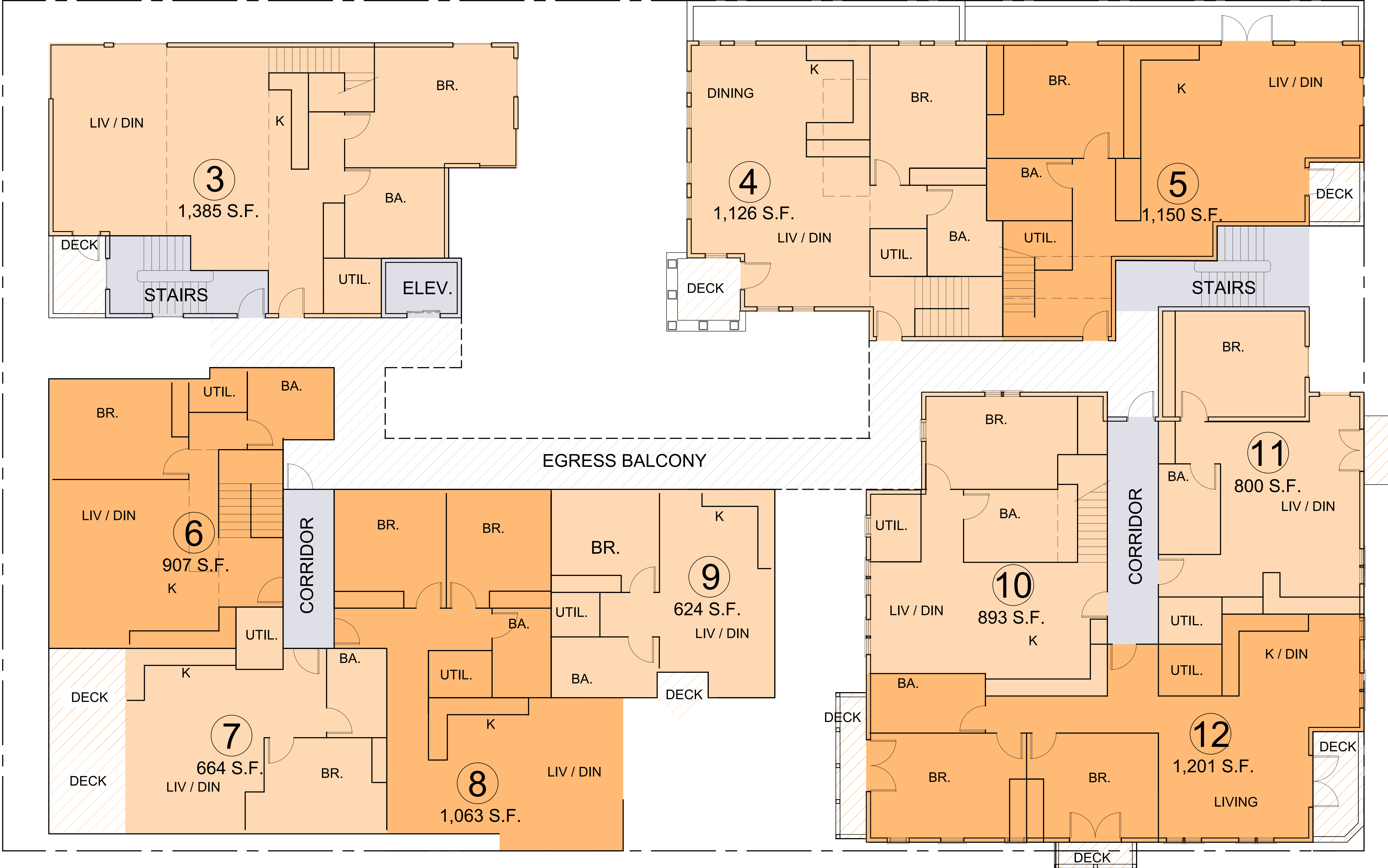
SHEET NAME:  
FIRST FLOOR  
SCHEMATICS

SHEET NO.:

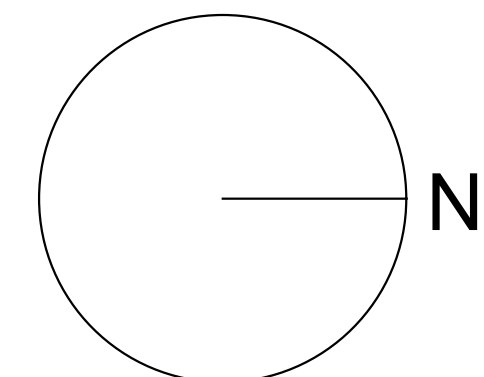
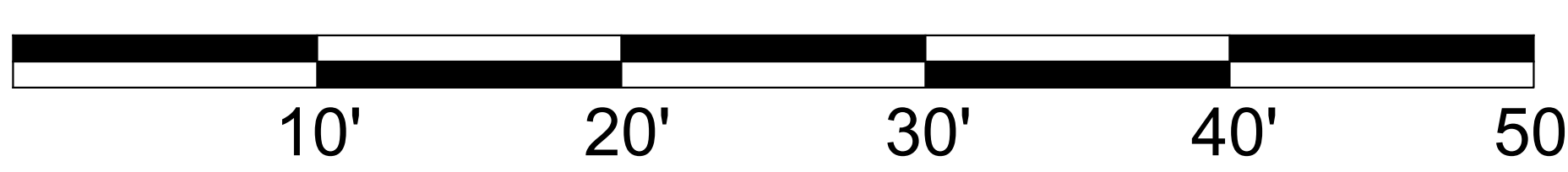
A201

FILE NAME: 20013.1A-A201





ULRIKA PLAZA  
SECOND FLOOR PLAN SCHEMATIC



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

JOB NO.  
20013.1A  
PRINT DATE:  
PLOT DATE: 8.1.2022  
DRAWN BY:  
CHECKED BY:  
SET ISSUED:  
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

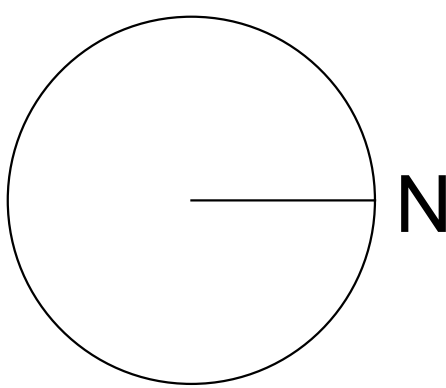
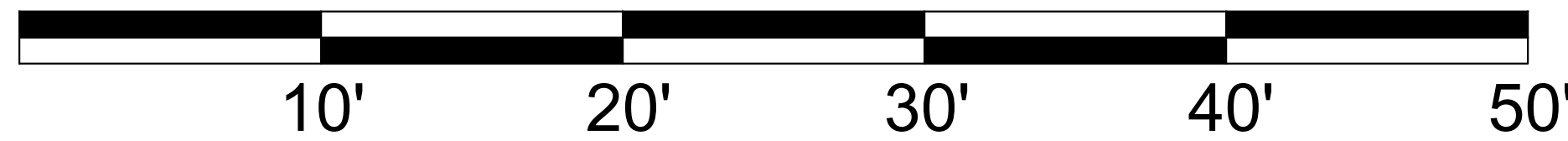
SHEET NAME:  
SECOND  
FLOOR PLANS  
SHEET NO.:

A202  
FILE NAME: 20013.1A-A201

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND FOR WHICH THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL. CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



ULRIKA PLAZA  
MEZZANINE PLAN SCHEMATIC



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

JOB NO.  
20013.1A  
PRINT DATE:  
PLOT DATE: 8.1.2022  
DRAWN BY:  
CHECKED BY:  
SET ISSUED:  
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

SHEET NAME:  
MEZZANINE  
FLOOR PLANS  
SHEET NO.:

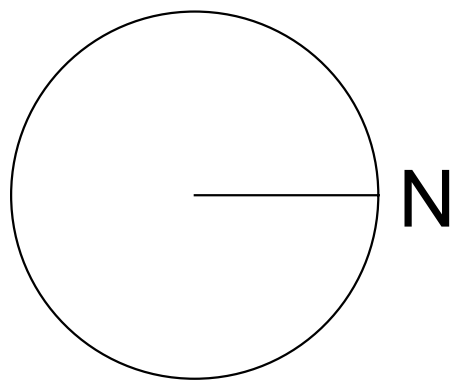
A203  
FILE NAME: 20013.1A-A201



THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND FOR WHICH THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



ULRIKA PLAZA  
ROOF PLAN SCHEMATIC



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: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

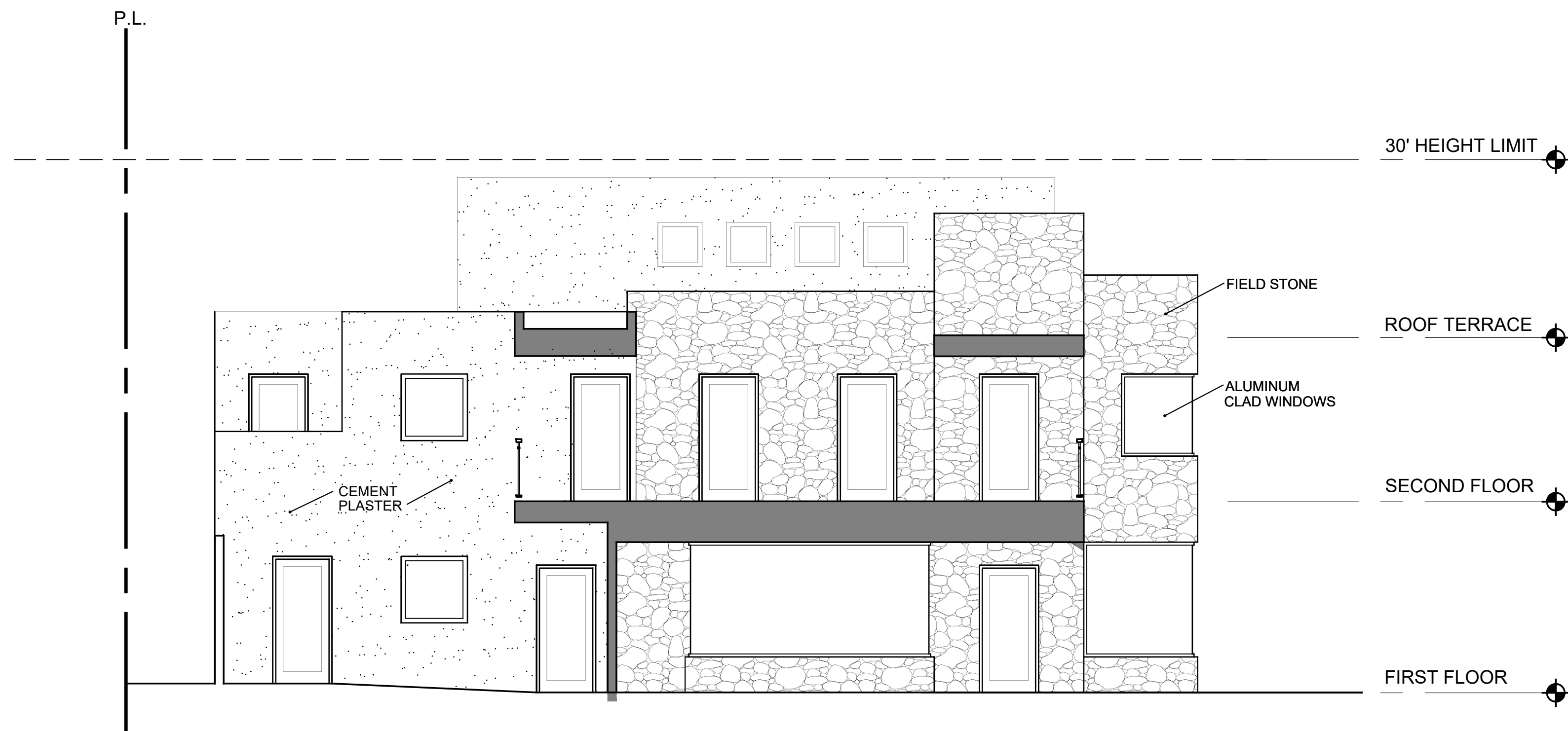
SHEET NAME:

ROOF PLANS

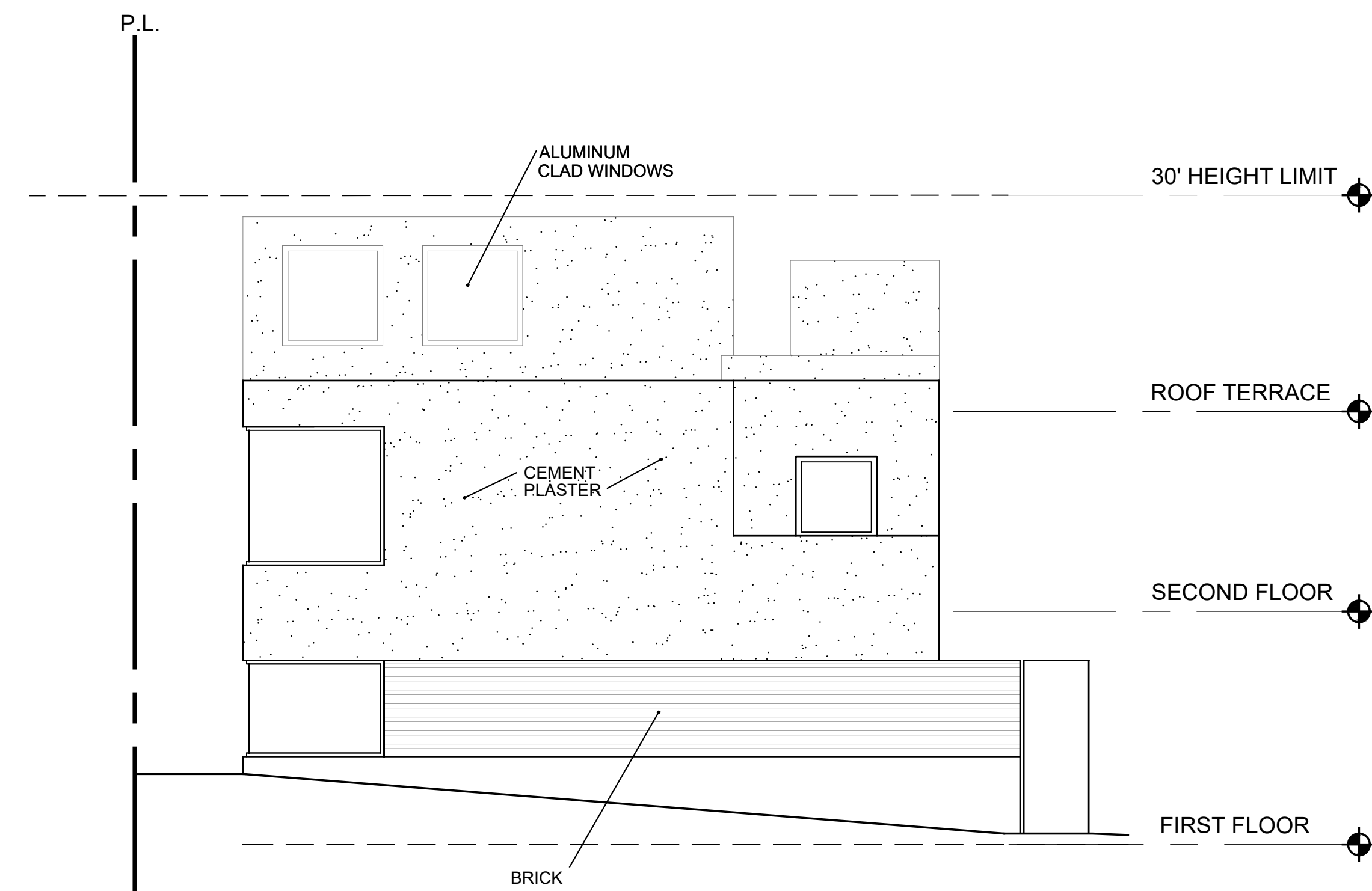
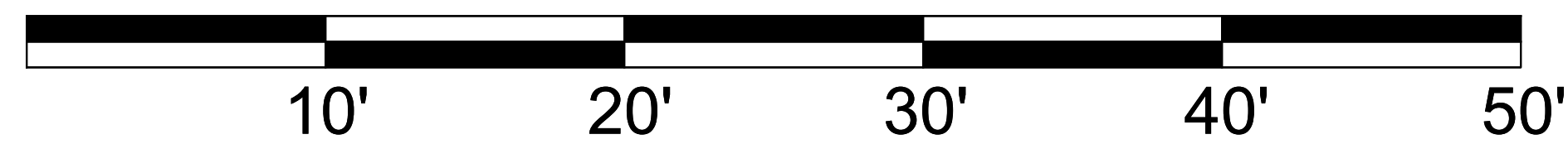
SHEET NO.:

A204

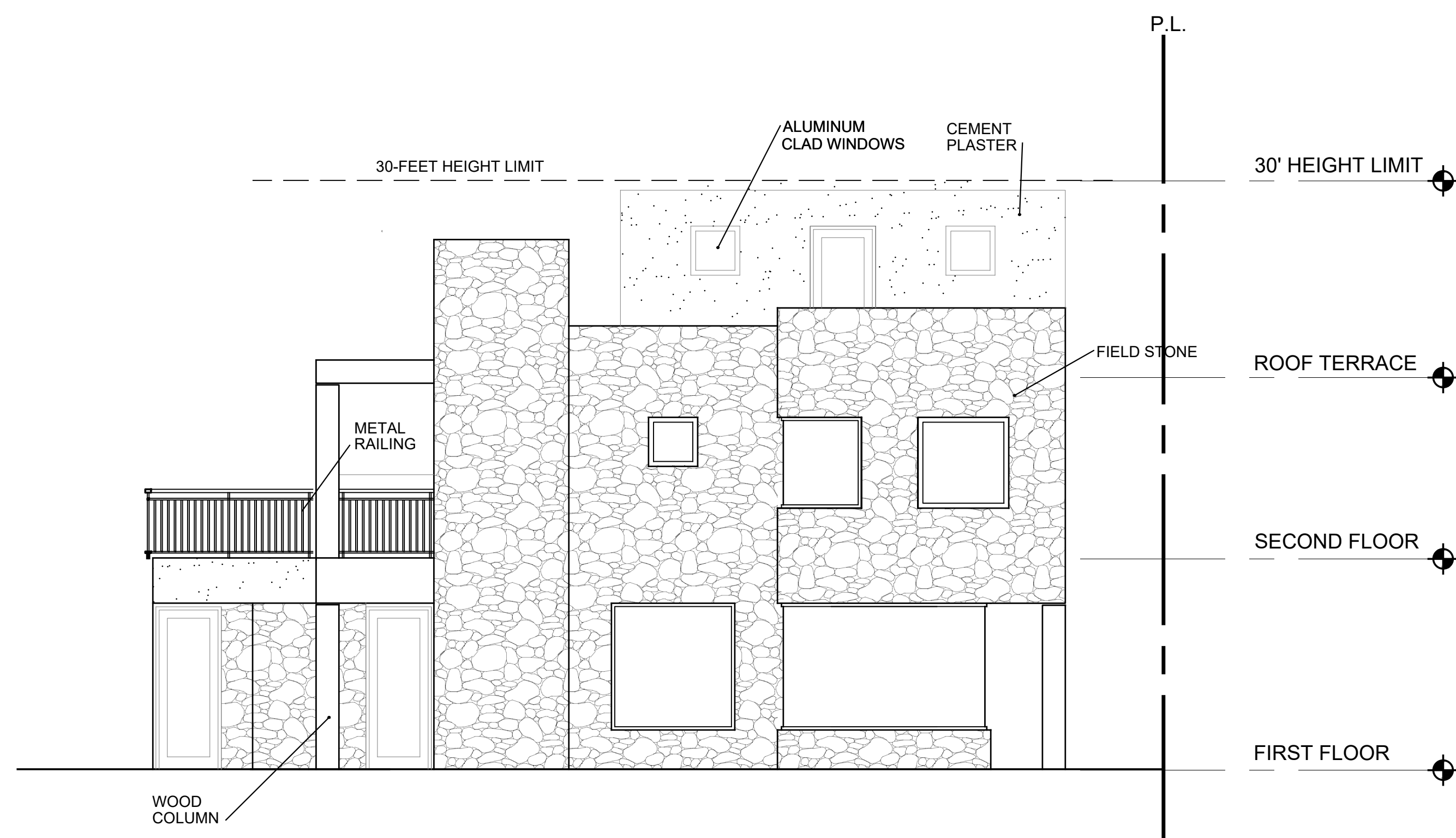
FILE NAME: 20013.1A-A201



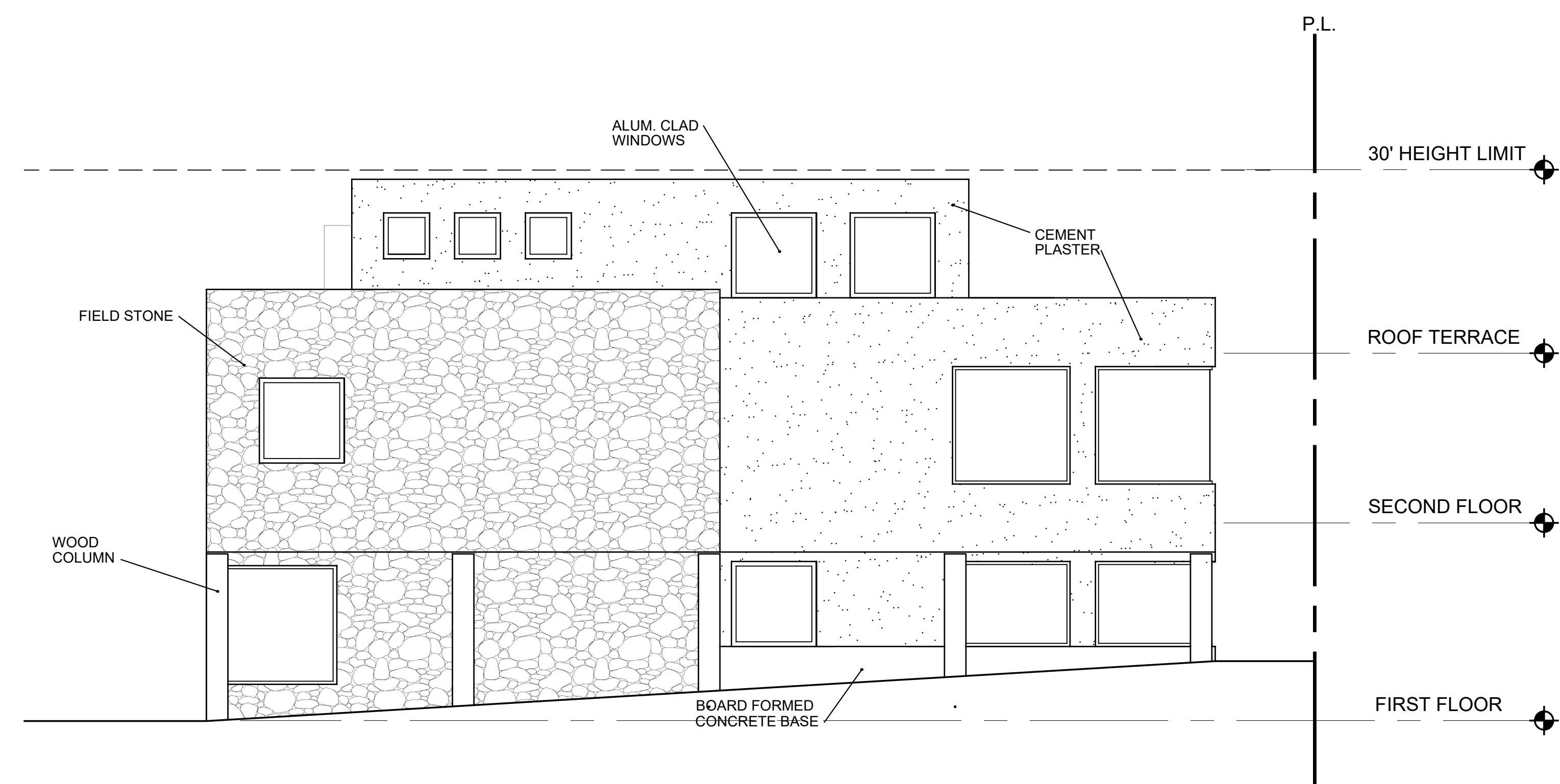
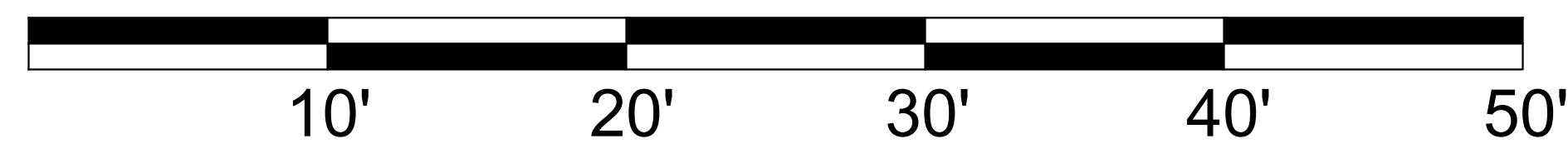
BUILDING 1 - EAST ELEVATION



BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH 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: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

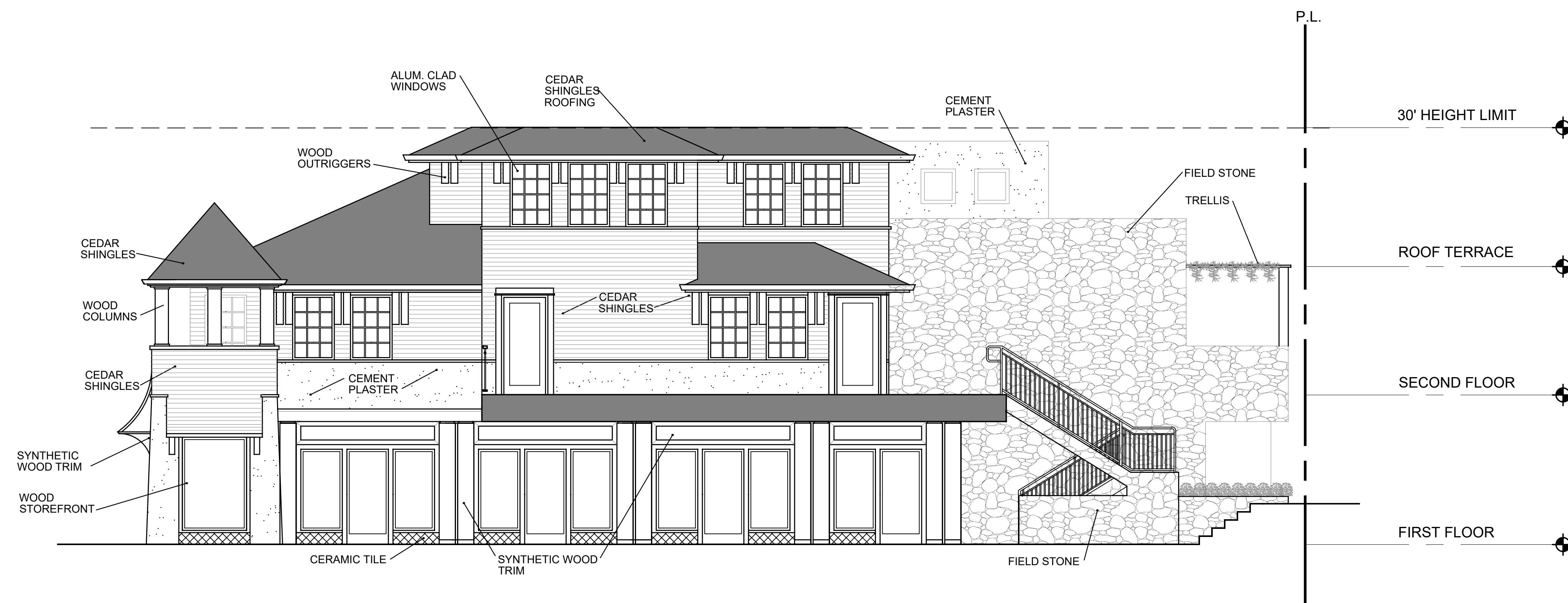
SHEET NAME:  
**EXTERIOR  
ELEVATIONS -  
BUILDING 1**

SHEET NO.:

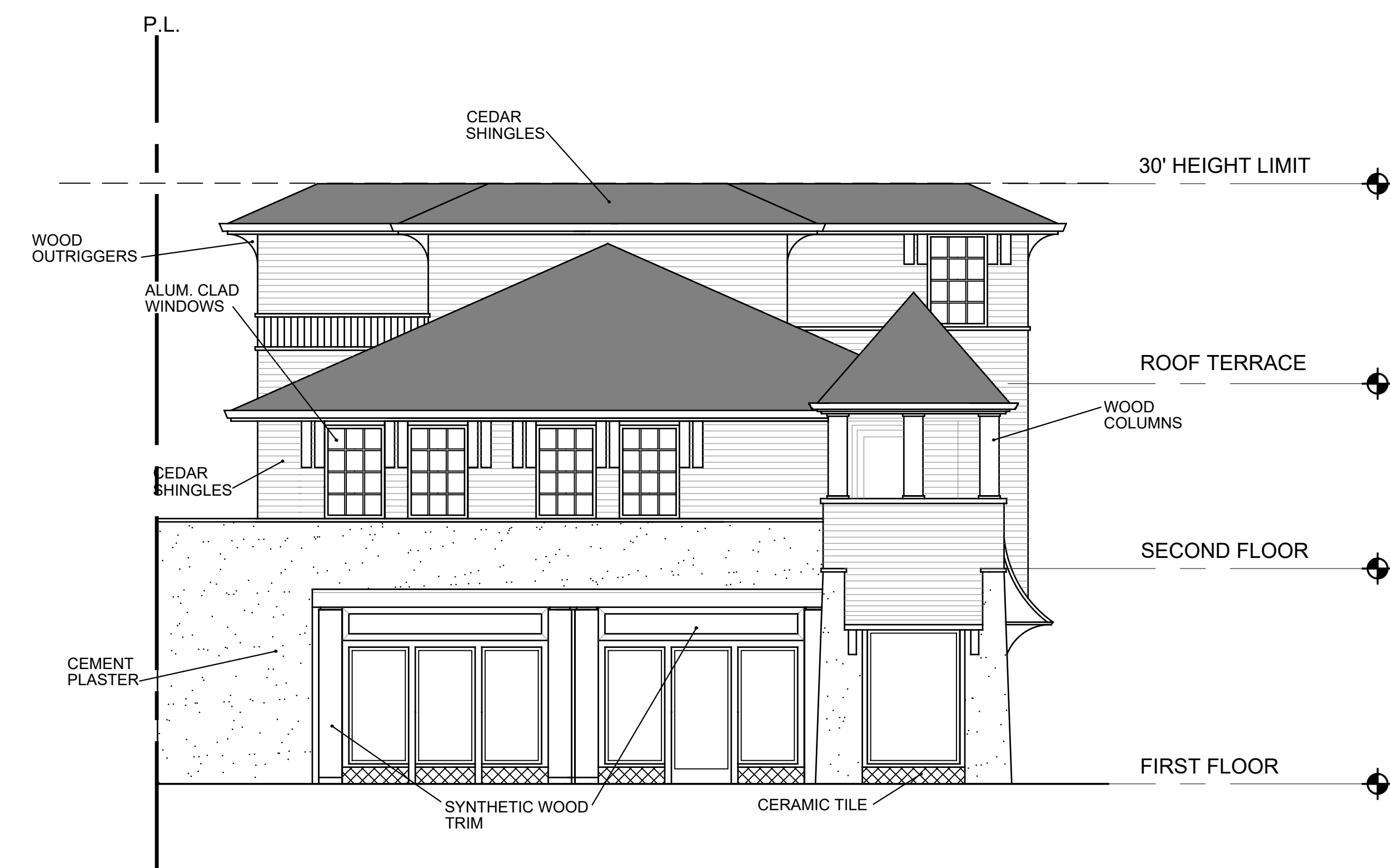
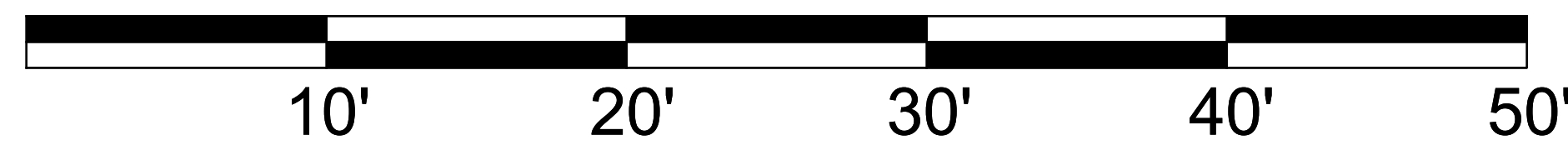
**A205**

FILE NAME: 20013.1A-A205

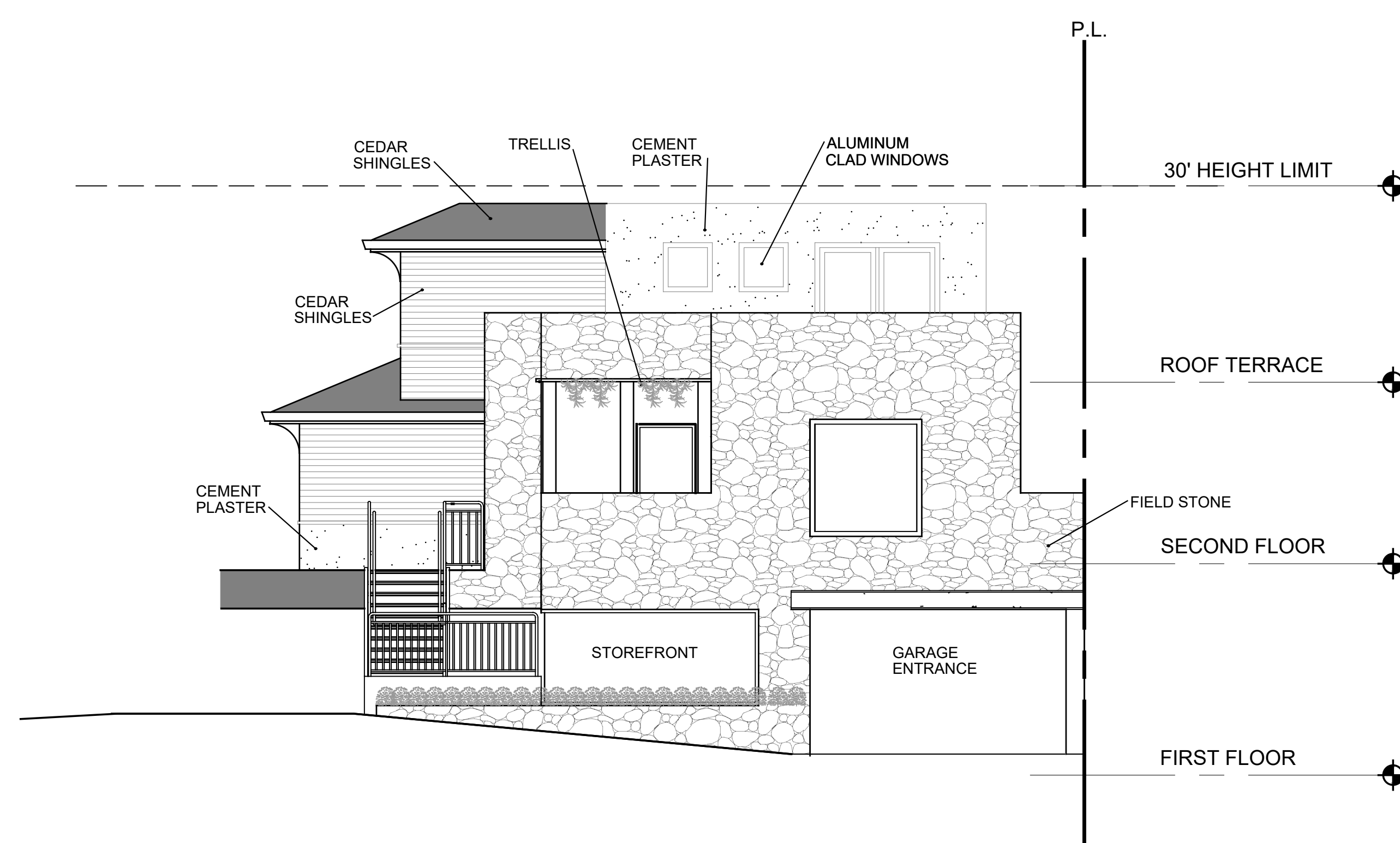
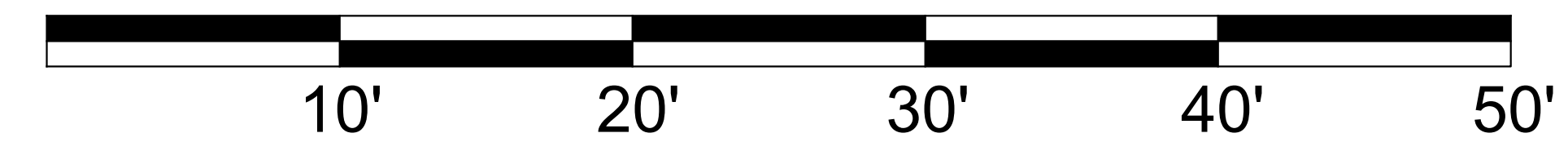




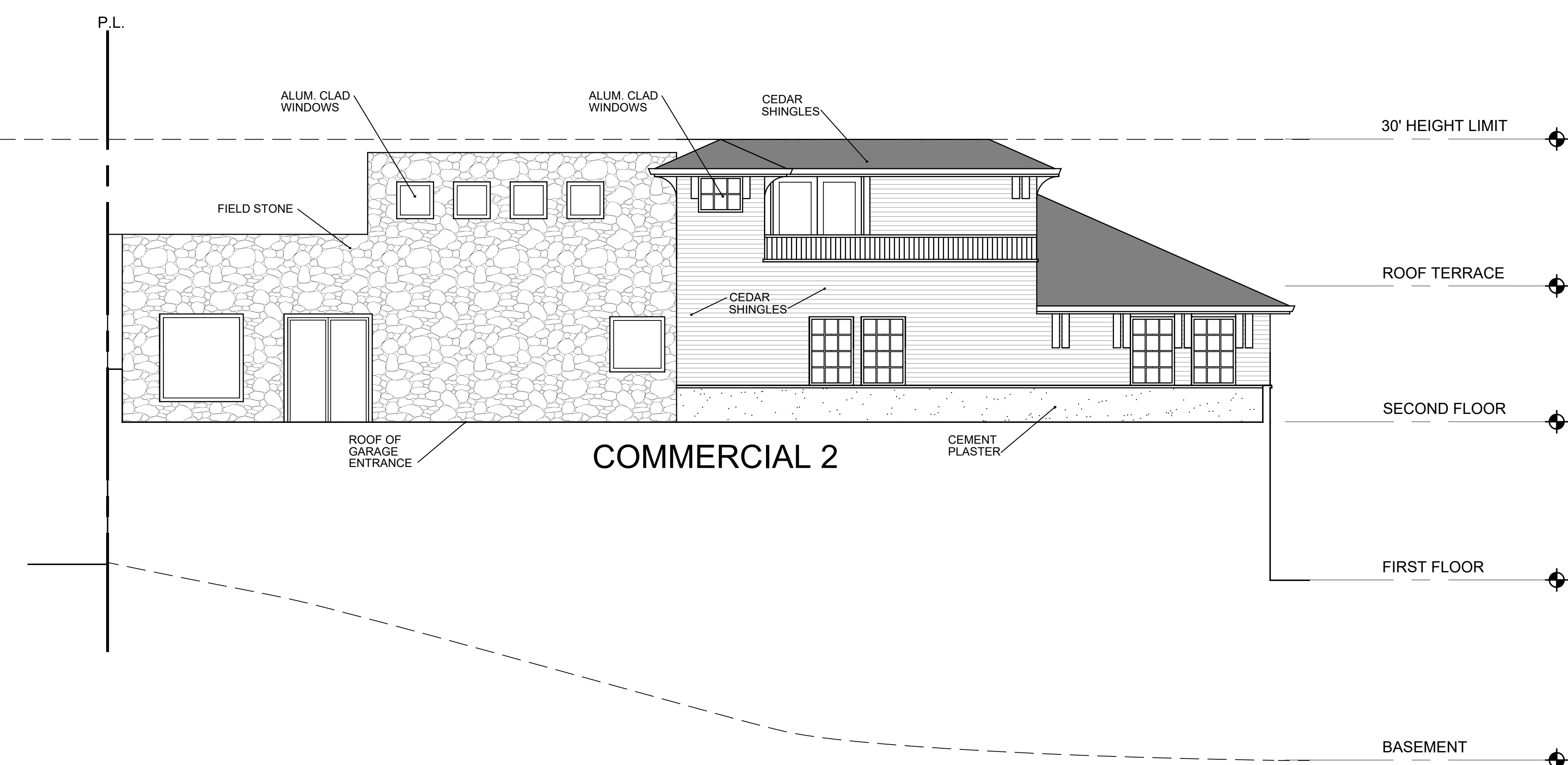
BUILDING 2 - EAST ELEVATION



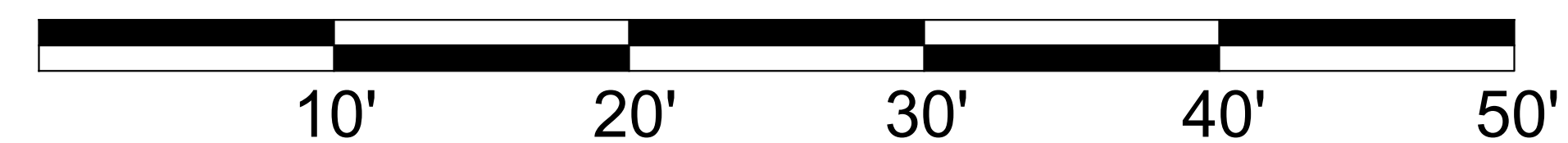
BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



ULRIKA PLAZA MIXED USE

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

JOB NO.

20013.1A

PRINT DATE:

PLOT DATE: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

SHEET NAME:

EXTERIOR

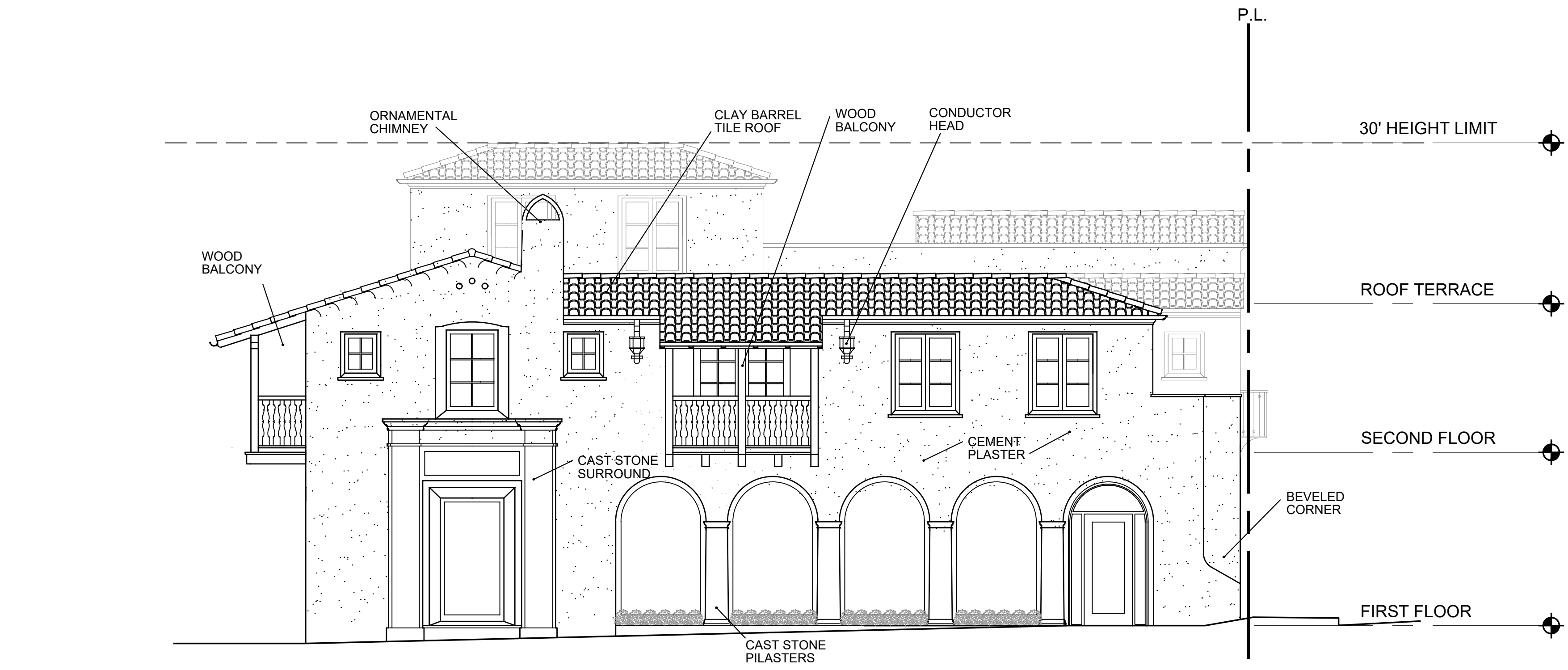
ELEVATIONS -

BUILDING 2

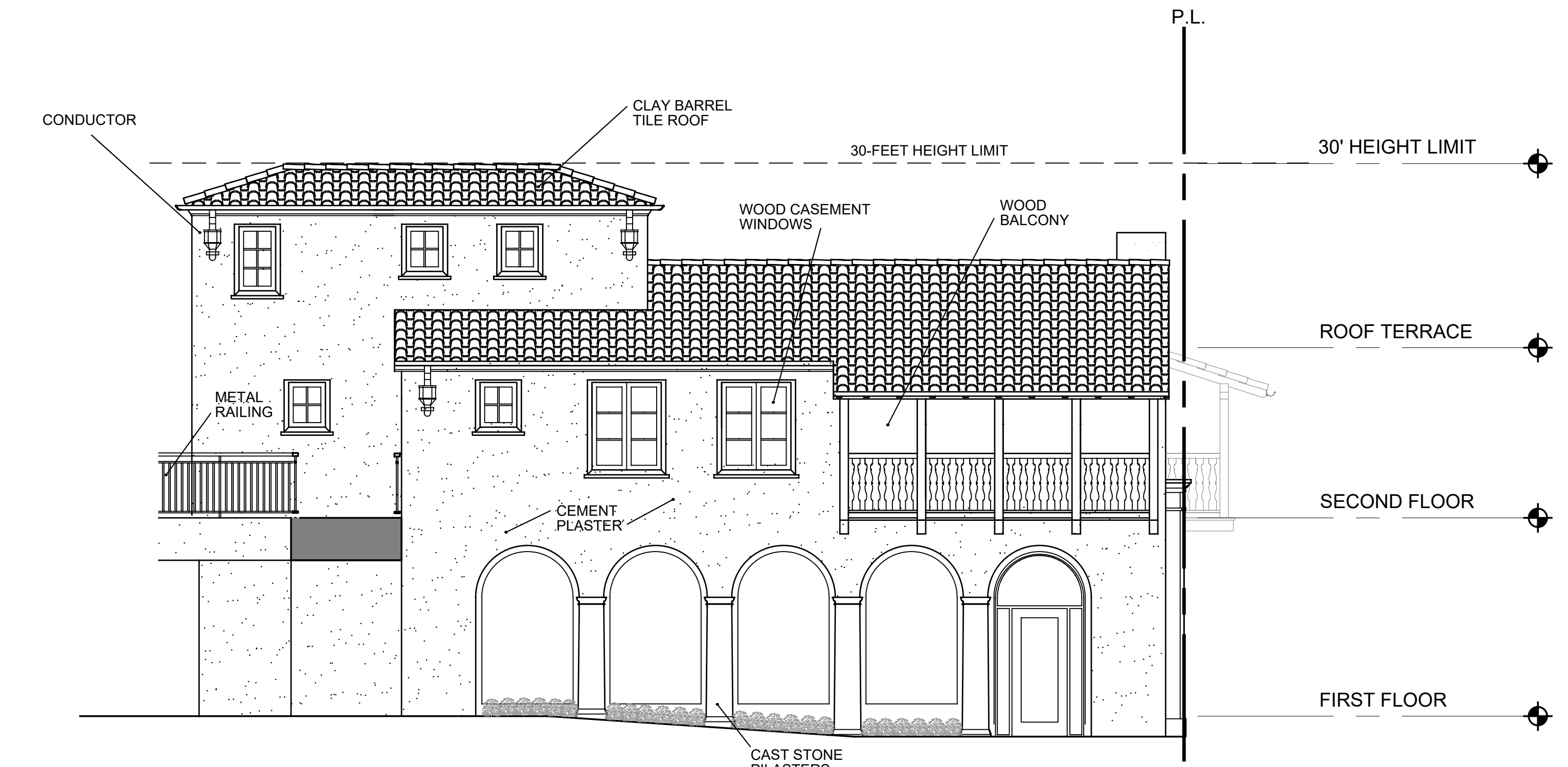
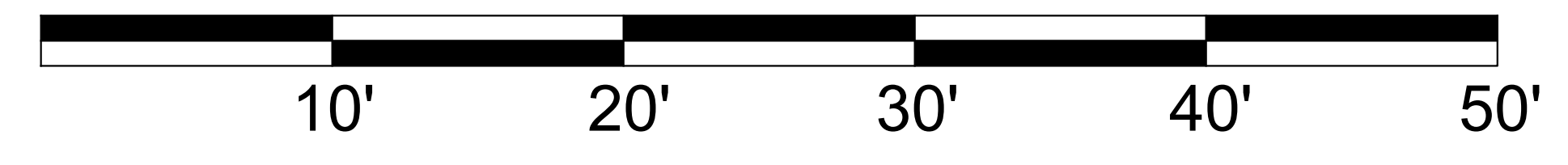
SHEET NO.:

FILE NAME: 20013.1A-A203

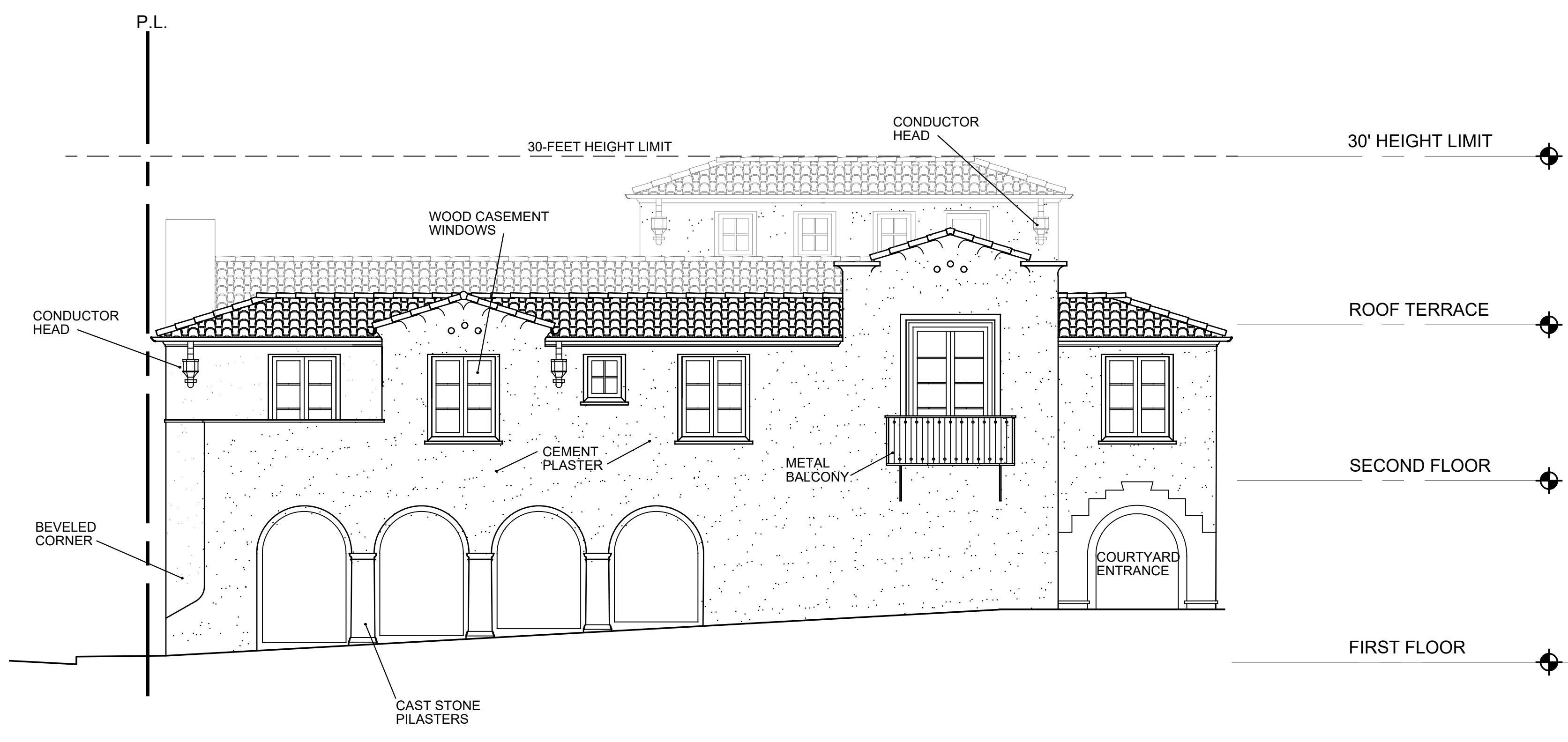
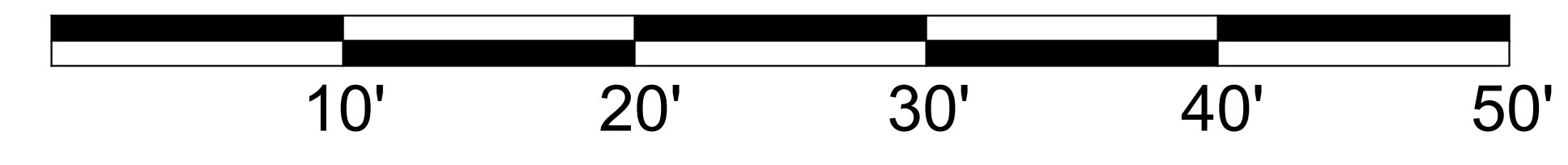
A206



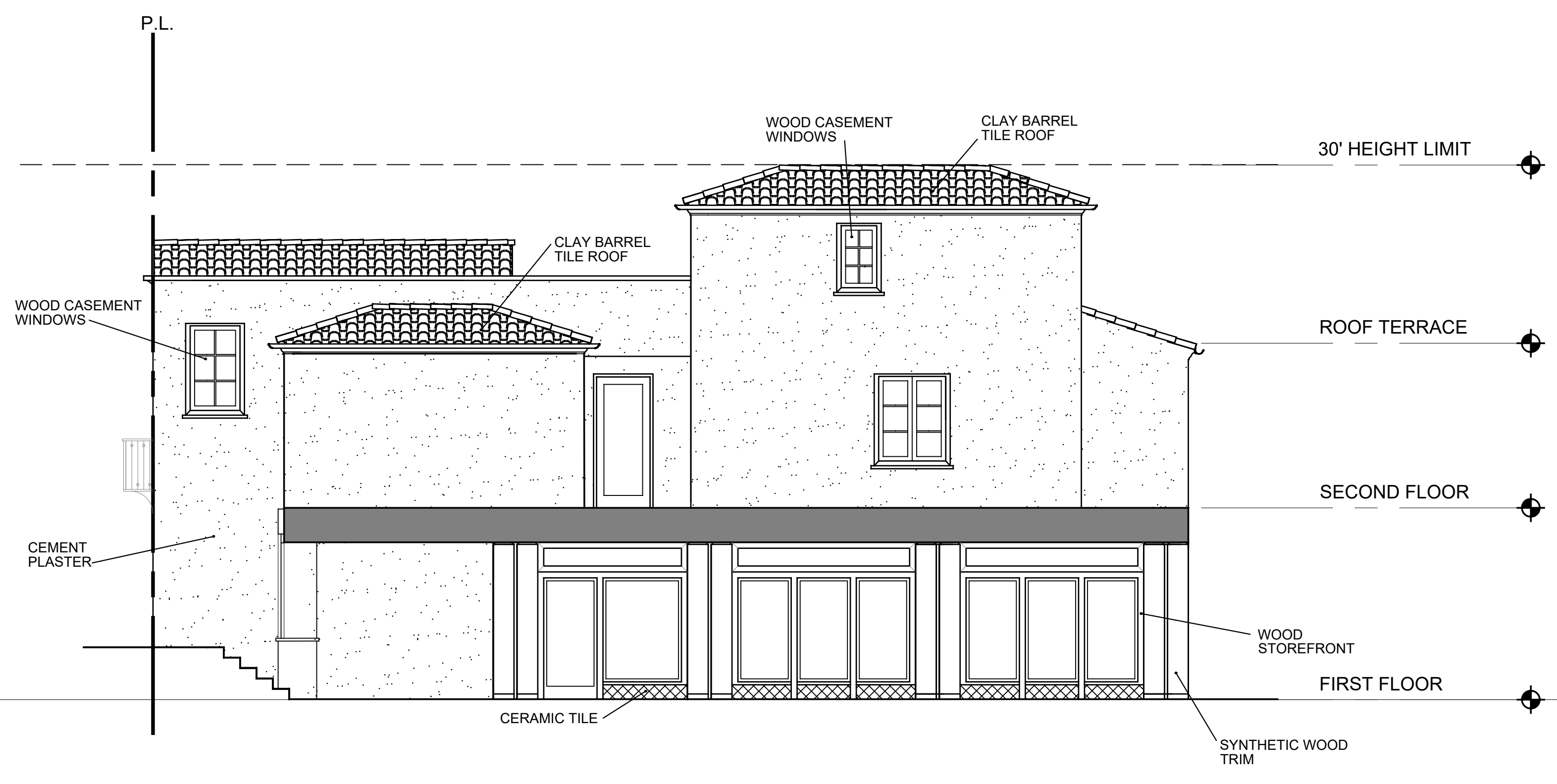
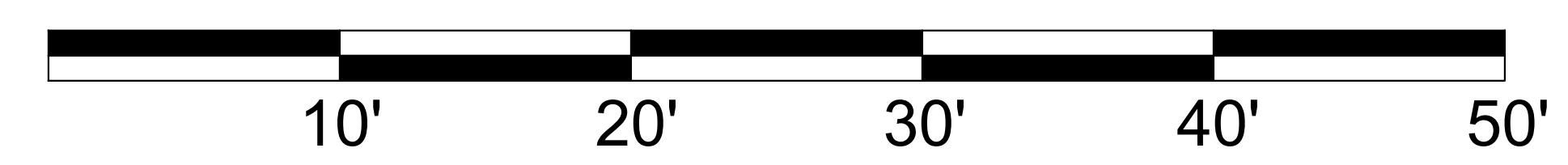
BUILDING 3 - EAST ELEVATION



BUILDING 3 - SOUTH ELEVATION



BUILDING 3 - NORTH ELEVATION



BUILDING 3 - WEST ELEVATION

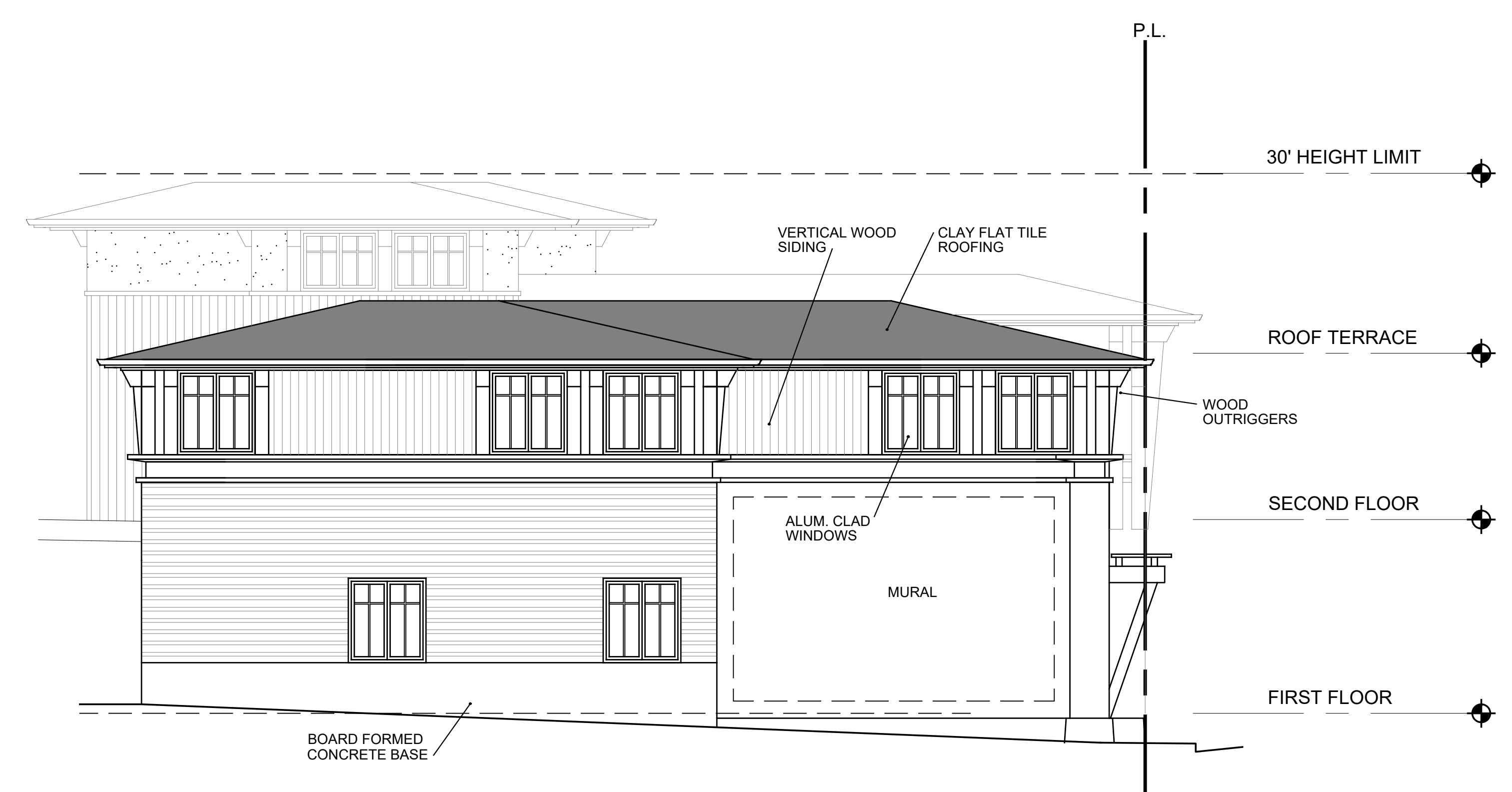
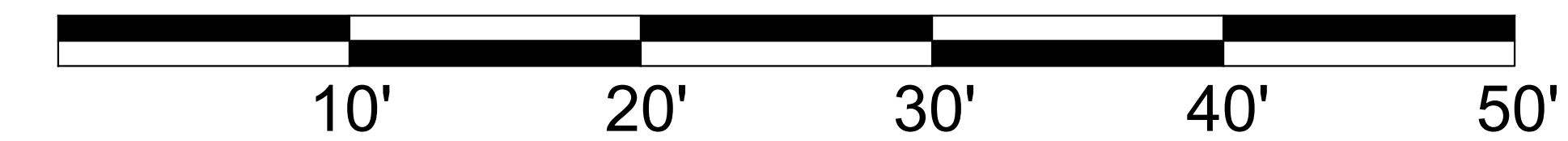




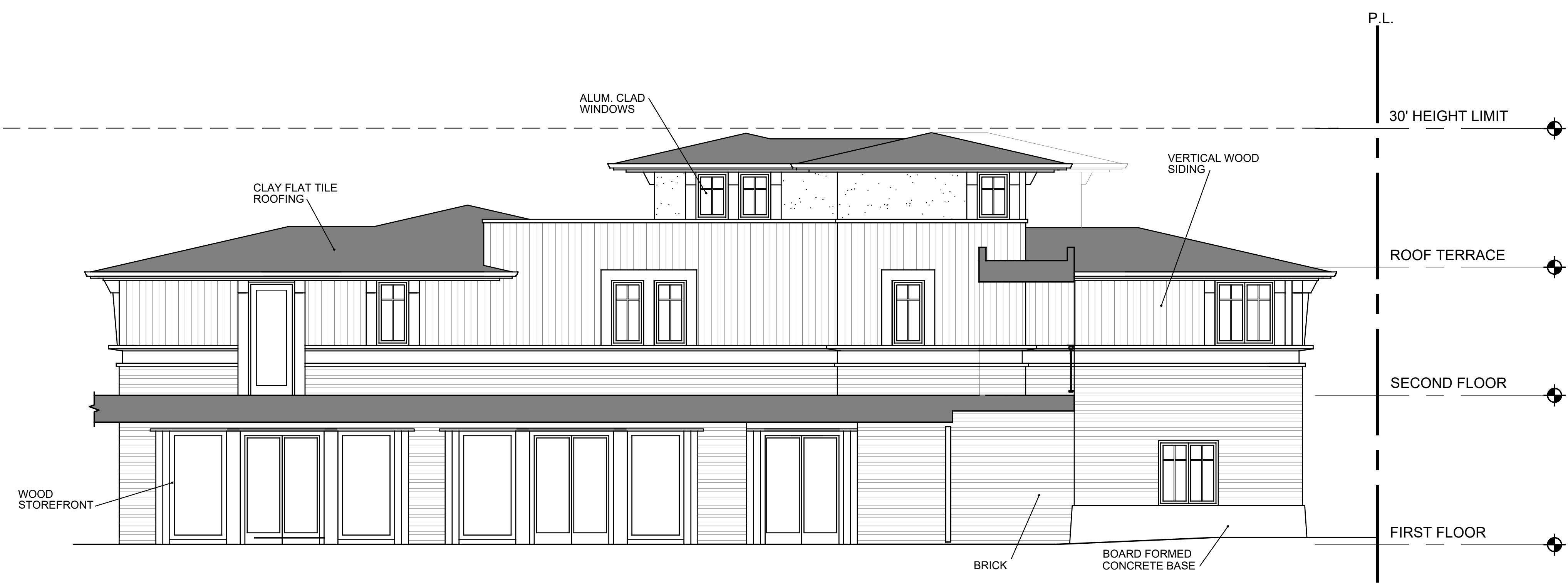
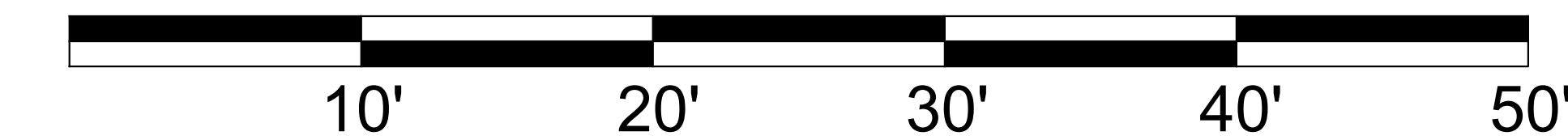
THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND FOR WHICH THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FASE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



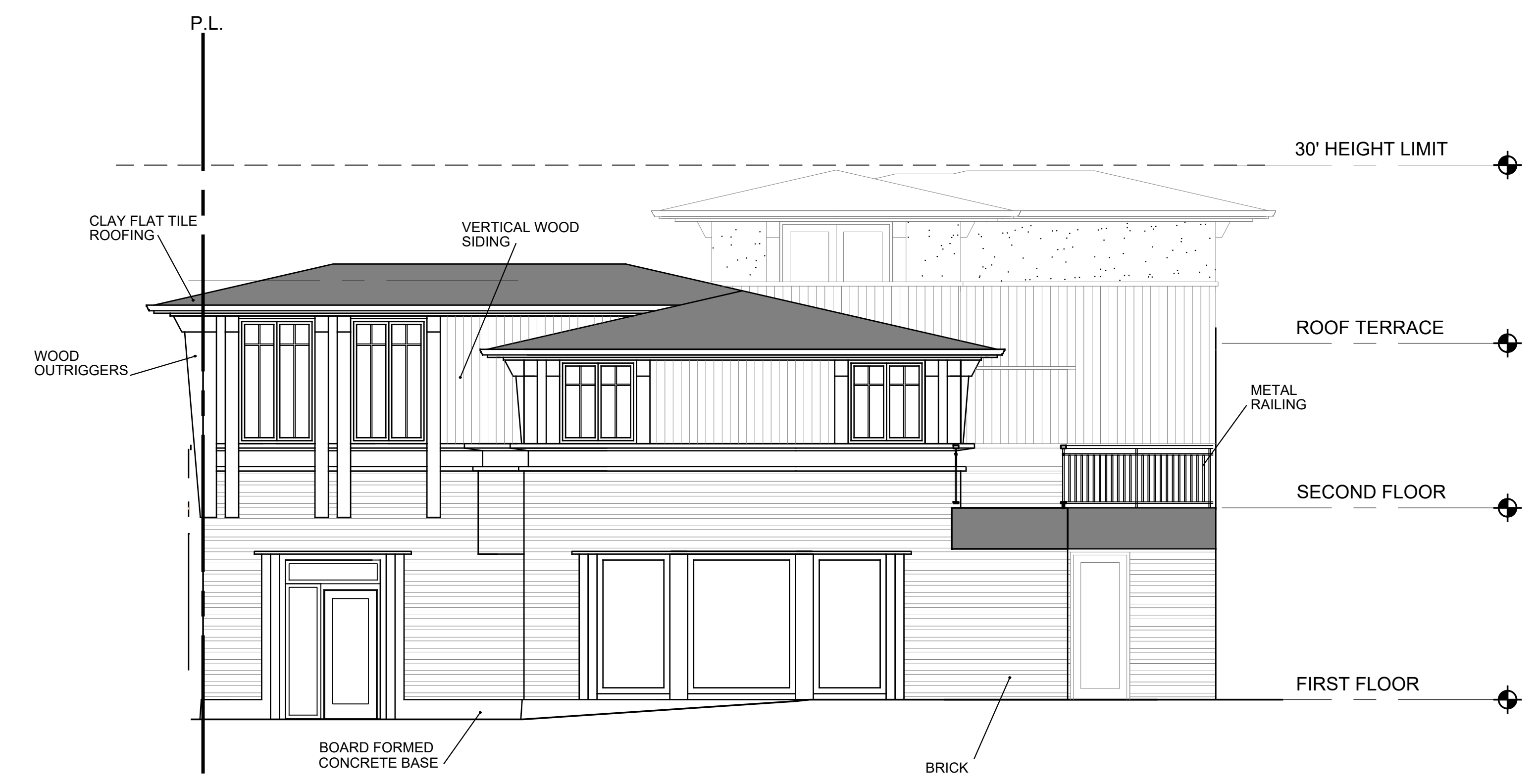
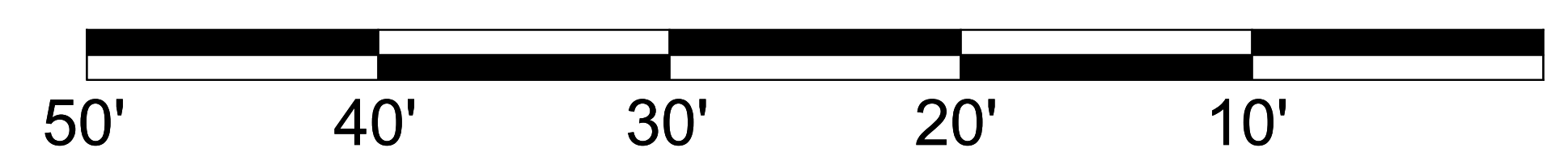
BUILDING 4 - EAST ELEVATION



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

JOB NO.  
**20013.1A**

PRINT DATE:  
PLOT DATE: 8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

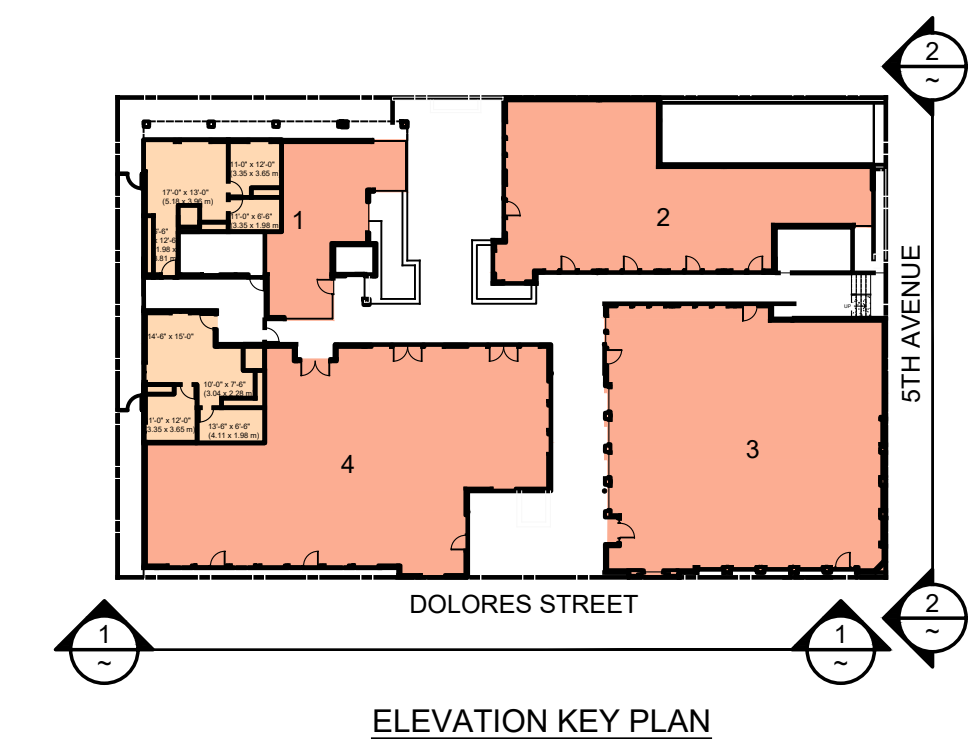
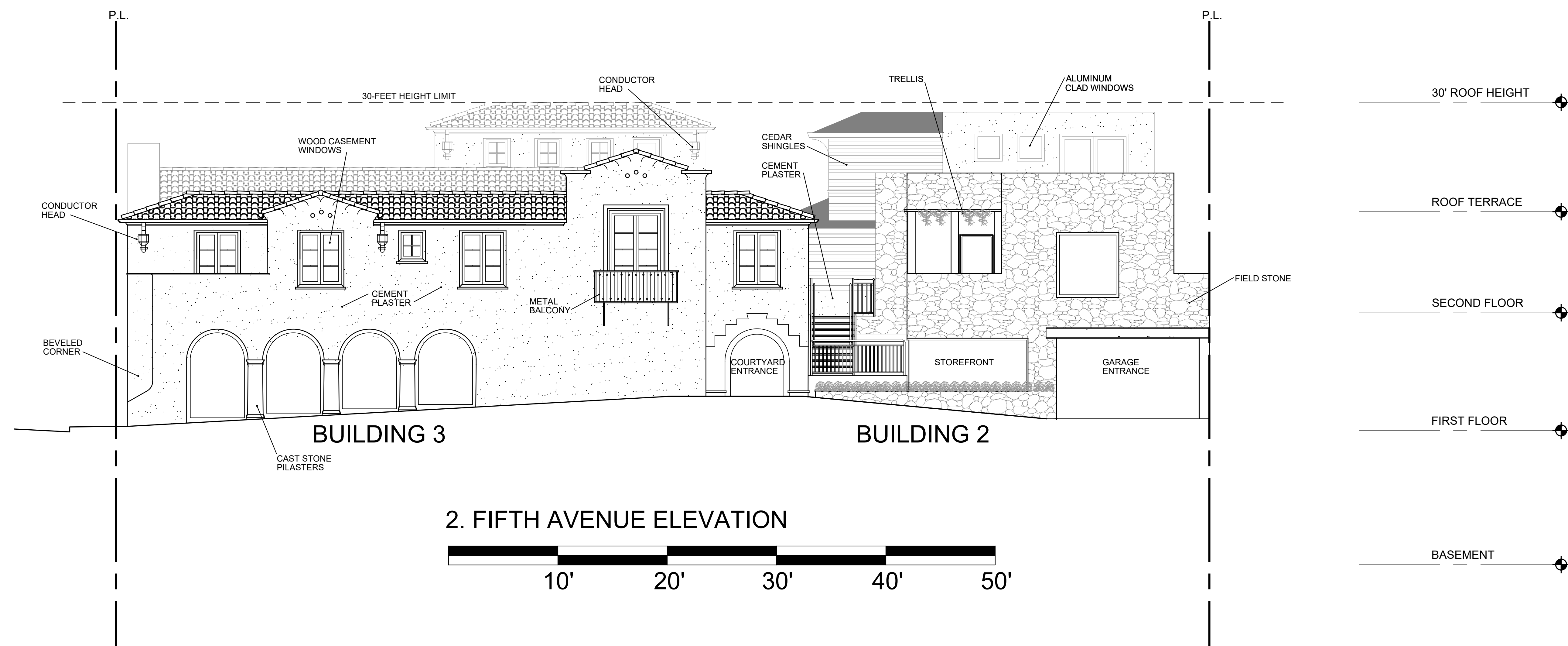
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

SHEET NAME:  
**EXTERIOR ELEVATIONS - BUILDING 4**

SHEET NO.:

**A208**

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: 8.1.2022  
DRAWN BY:  
CHECKED BY:  
SET ISSUED:

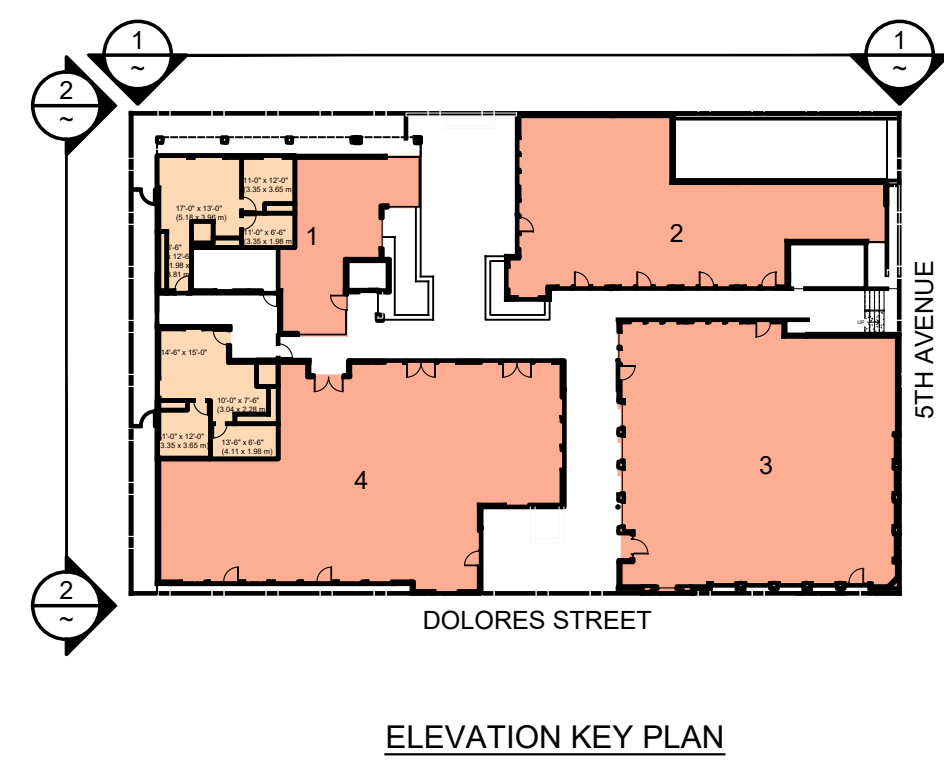
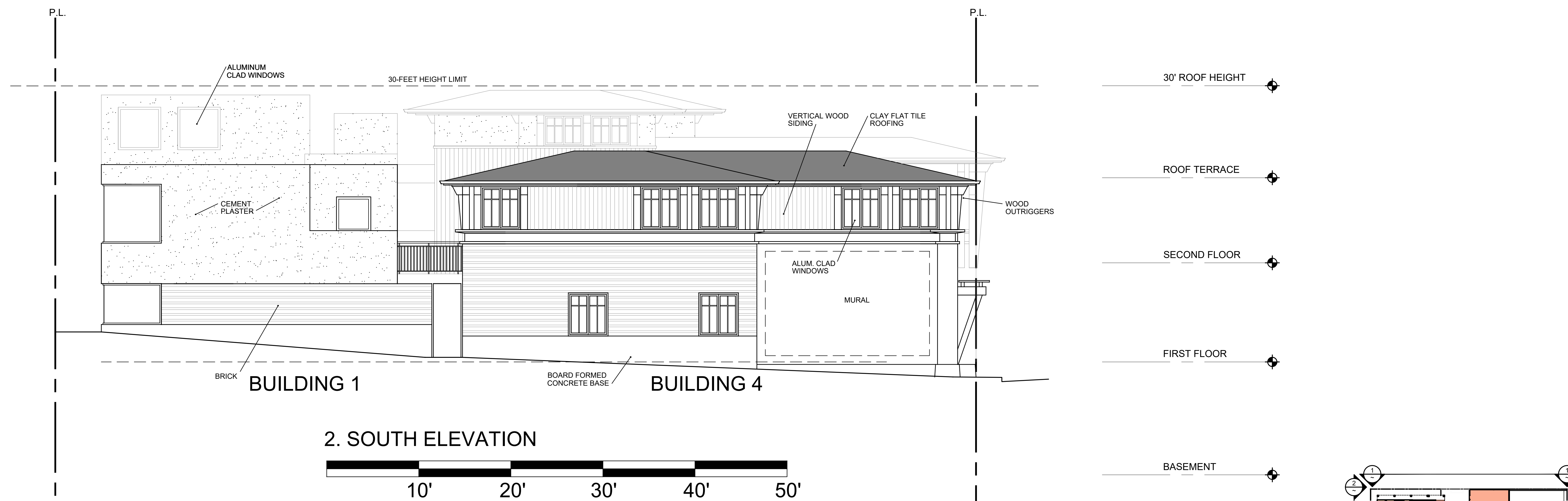
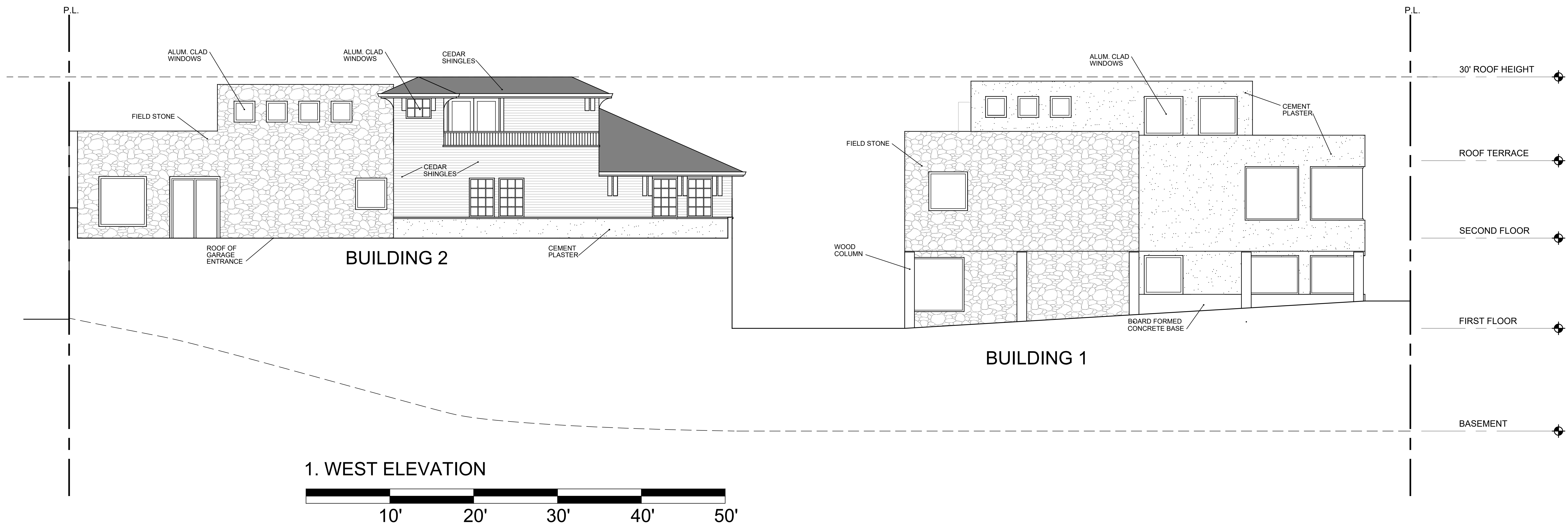
07.06.2022 PLANNING SUBMIT.  
07.20.2022 PLANNING RESUB.  
08.01.2022 PLANNING RESUB.

SHEET NAME:  
EXTERIOR  
ELEVATIONS -  
COMPOSITE  
SHEET NO.:

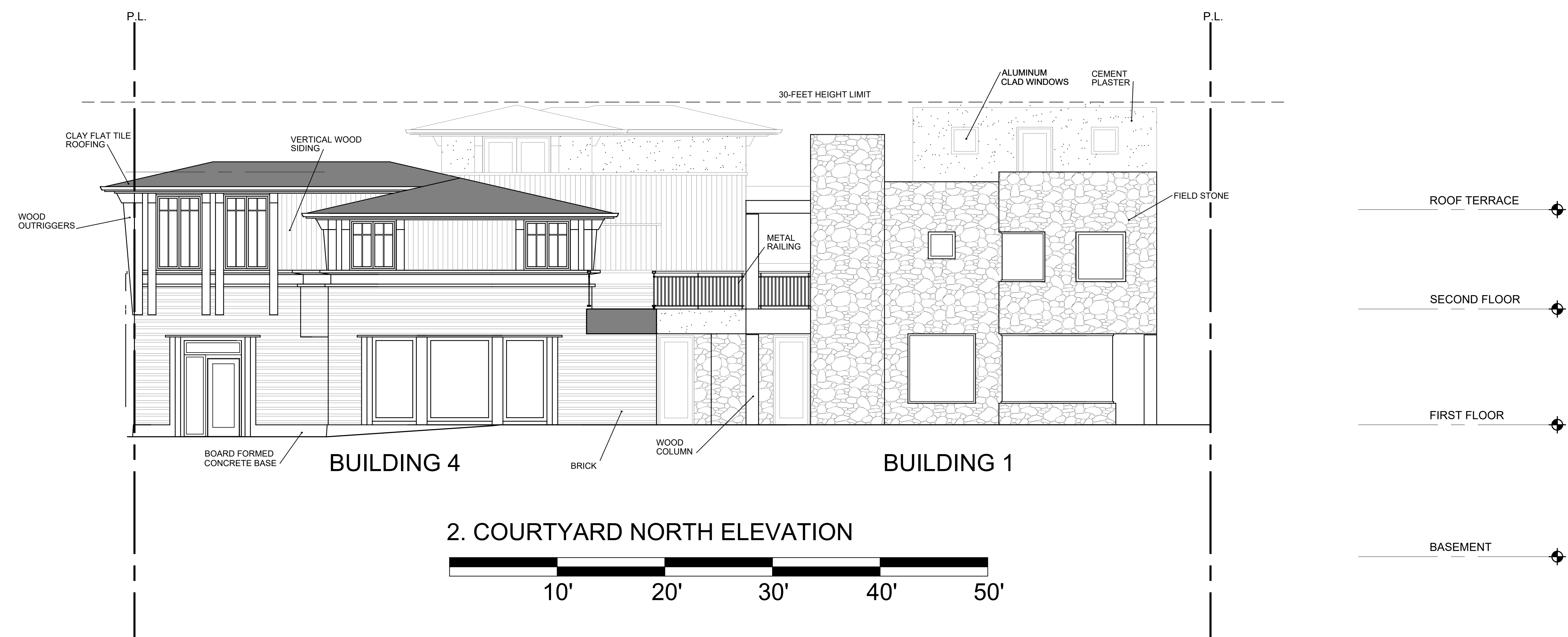
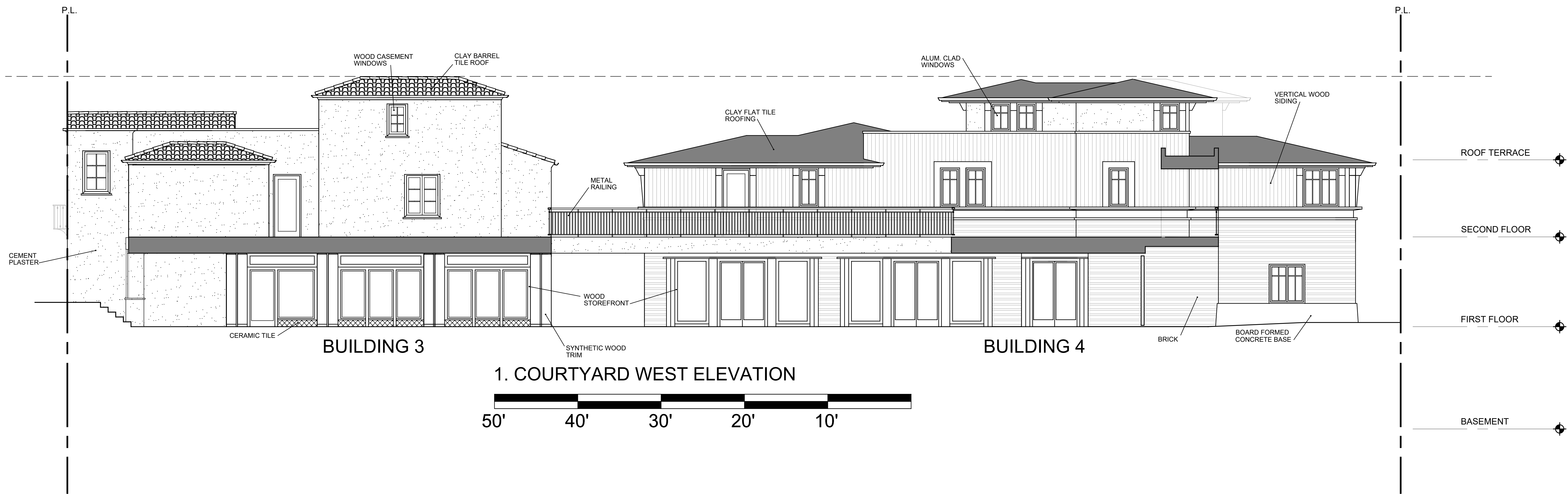
A209

FILE NAME: 20013.1A-A209







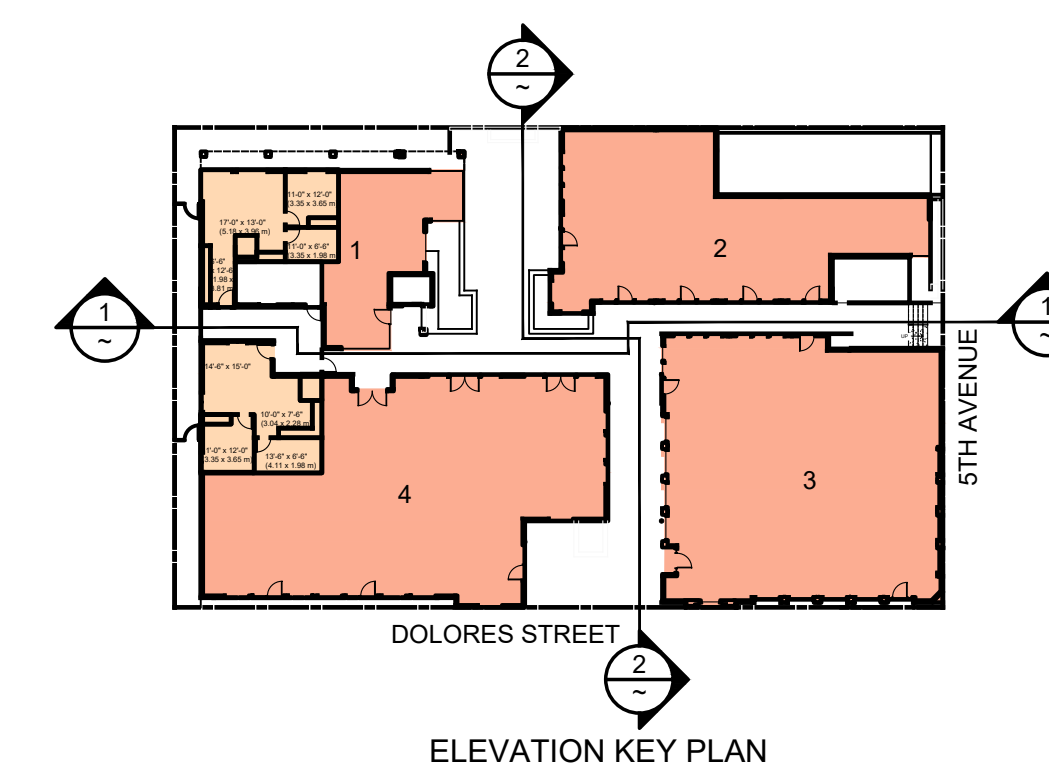
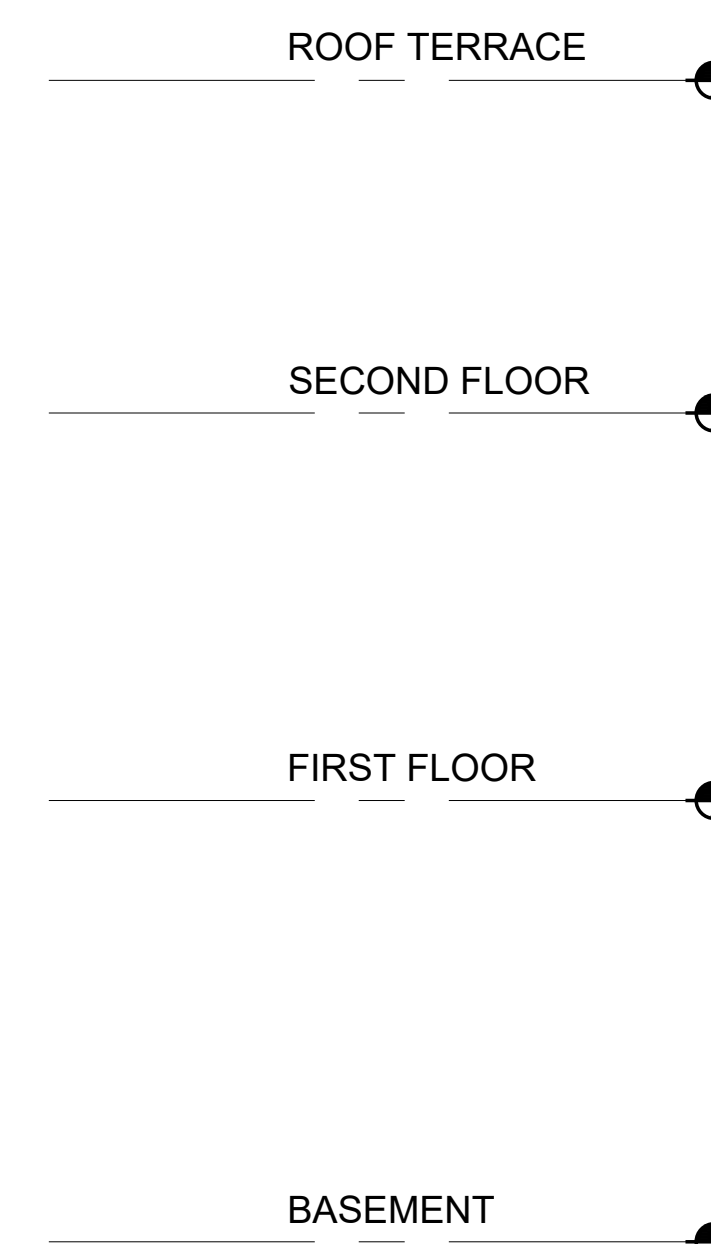
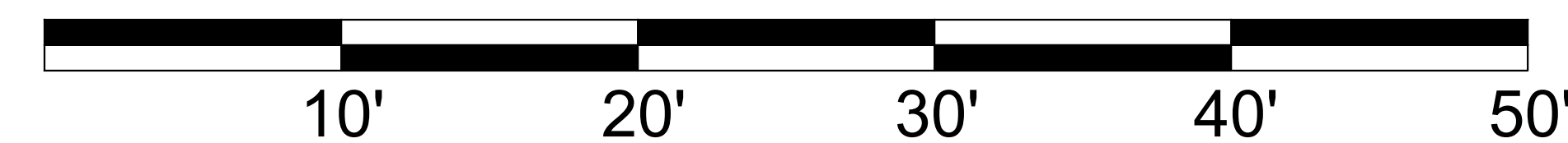


ULRIKA PLAZA MIXED USE

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



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



JULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET  
CARMEL BY THE SEA, CA 93922 A.D.N. NO. 010 428 024 000 010 428 002 000

**JOB NO**

20013.1A

PRINT DATE

8.1.202

DRAWN BY:

CHECKED BY \_\_\_\_\_

SET ISSUED

07.06.2022 PLANNING SUBMIT

07.20.2022 PLANNING RESUB.

SHEET NAME

EXTERIOR  
ELEVATIONS -  
COMPOSITE

SHEET NO.

A212

FILE NAME.: 20013.1A-A20





VIEW FROM DOLORES STREET



VIEW FROM THE CORNER OF DOLORES AND 5TH STREET

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:

8.1.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

SHEET NAME:

3D IMAGES

SHEET NO.:

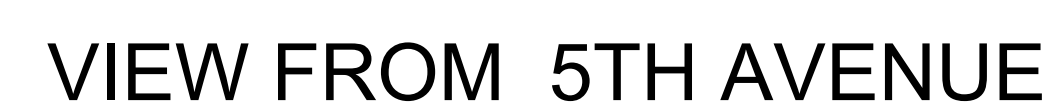
A900

FILE NAME: 20013.1A-A900



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

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



## 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: 8.1.2022

---

DRAWN BY:

CHECKED BY: \_\_\_\_\_

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

\_\_\_\_\_

SHEET NAME: \_\_\_\_\_

SHEET NAME:

## 3D IMAGES

---

QUALITATIVE ANALYSIS

SHEET NO.:

A0001

A901

7/15/01

FILE NAME.: 20013.1A-A901