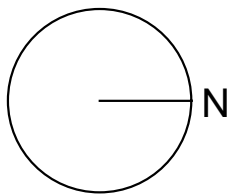
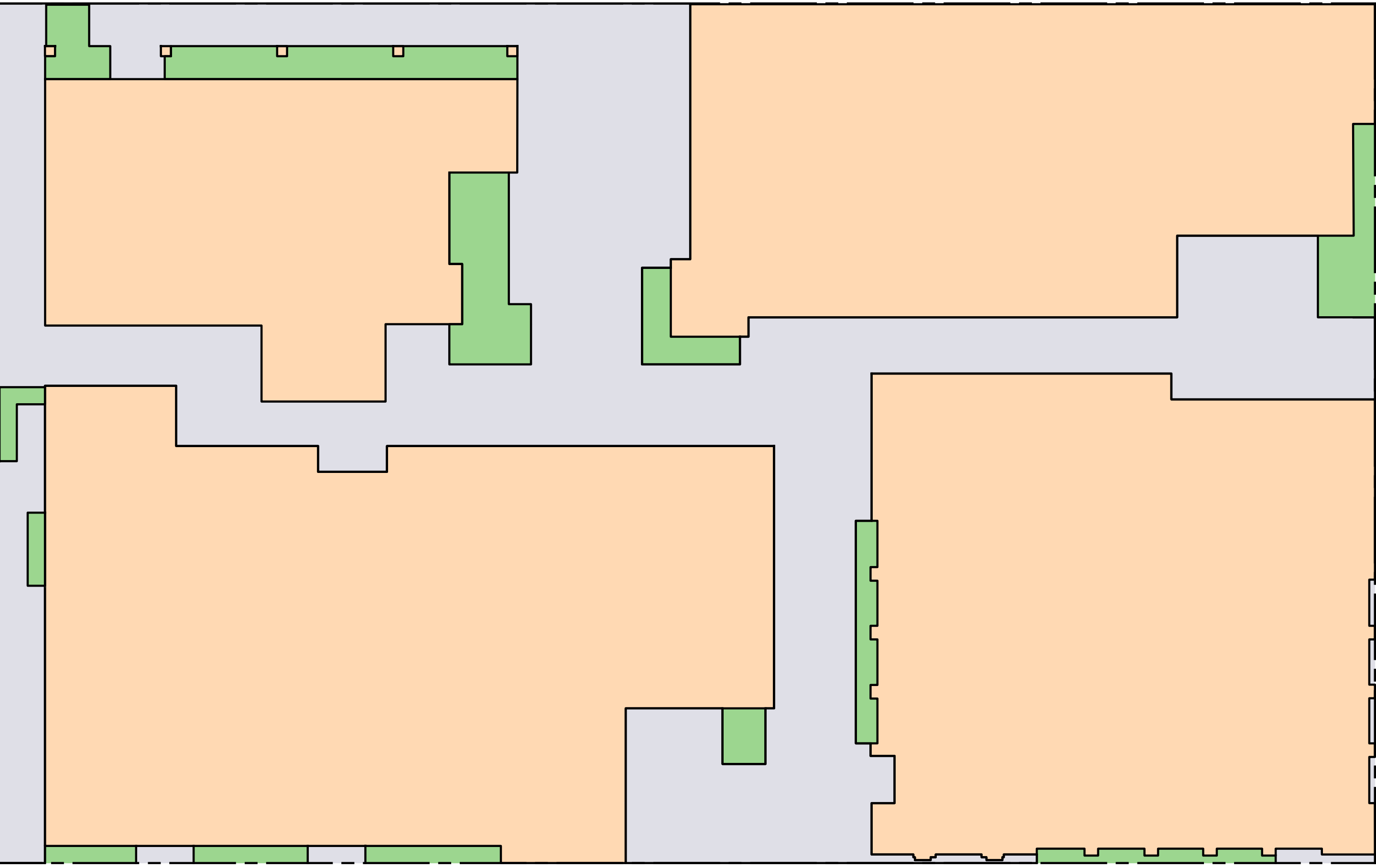


ULRIKA PLAZA
BUILDING COVERAGE

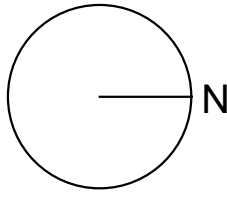


16,000 S.F. PARCEL
12,221 S.F. BUILDING COVERAGE

12,221 S.F. / 16,000 = 76%



ULRIKA PLAZA
LANDSCAPE AREAS



783 S.F. SOFTSCAPE AREA
3,800 S.F. HARDSCAPE AREA

ULRIKA PLAZA MIXED USE

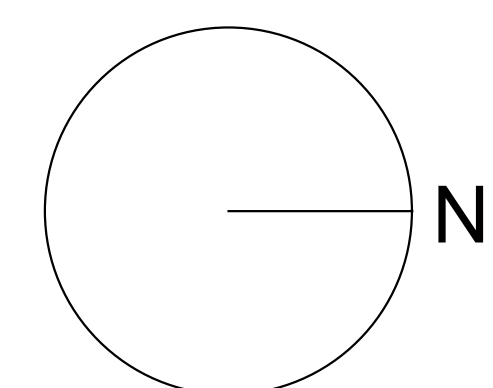
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 9.21.2022
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..

SHEET NAME:
BUILDING
AREA
DIAGRAMS
SHEET NO.:

A100
FILE NAME: 20013.1A-200



CORNER OF 3TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

NAME.: 20013.1A-A200

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 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: 9.21.2022

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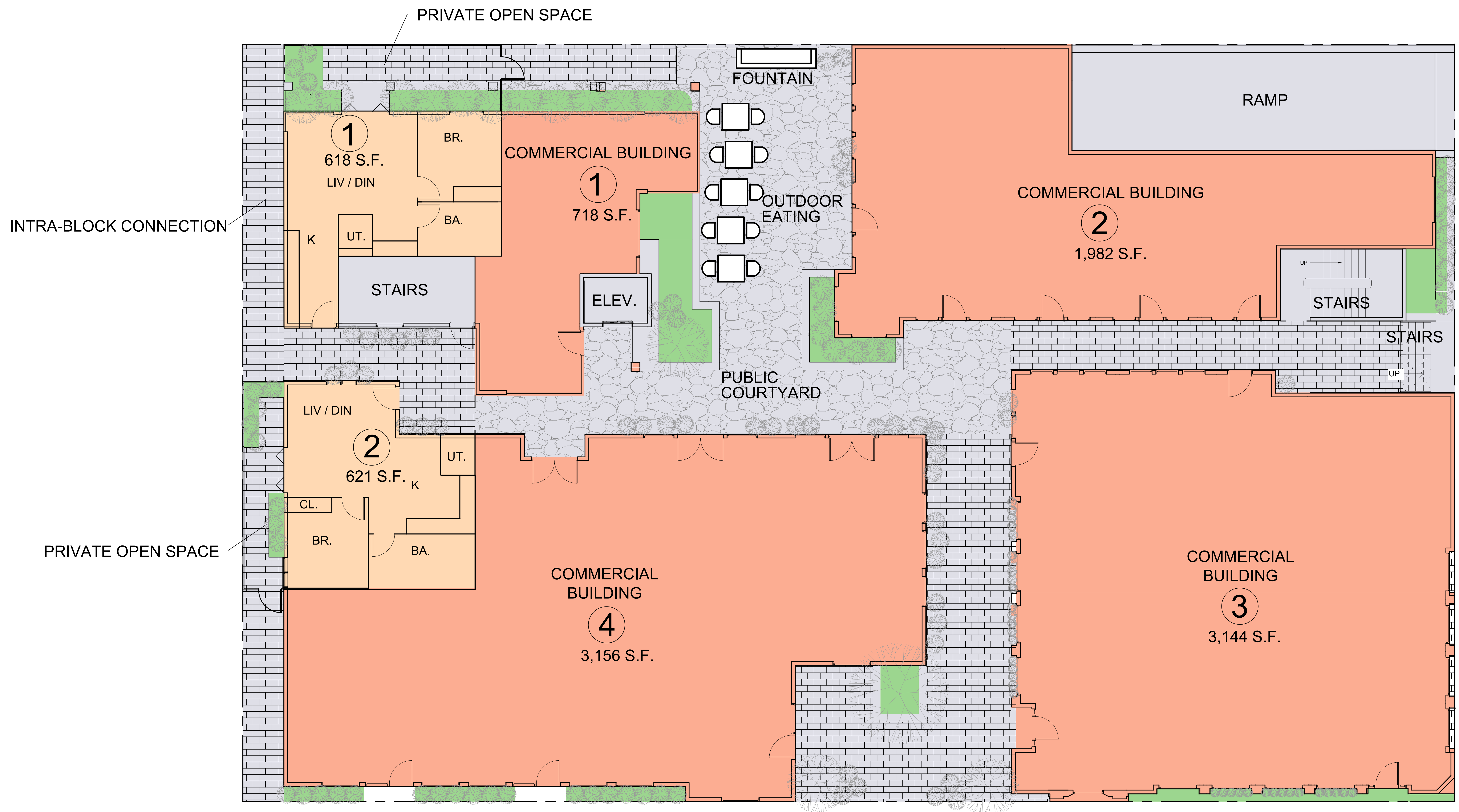
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07.20.2022 PLANNING RESUB.
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09.16.2022 PLANNING RESUB.

SHEET NAME:
FIRST FLOOR
SCHEMATICS

SHEET NO.:

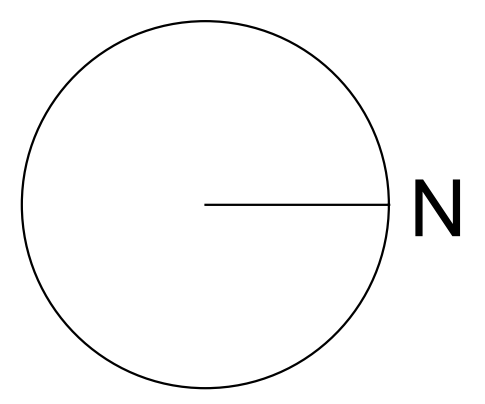
A201

FILE NAME: 20013.1A-A201



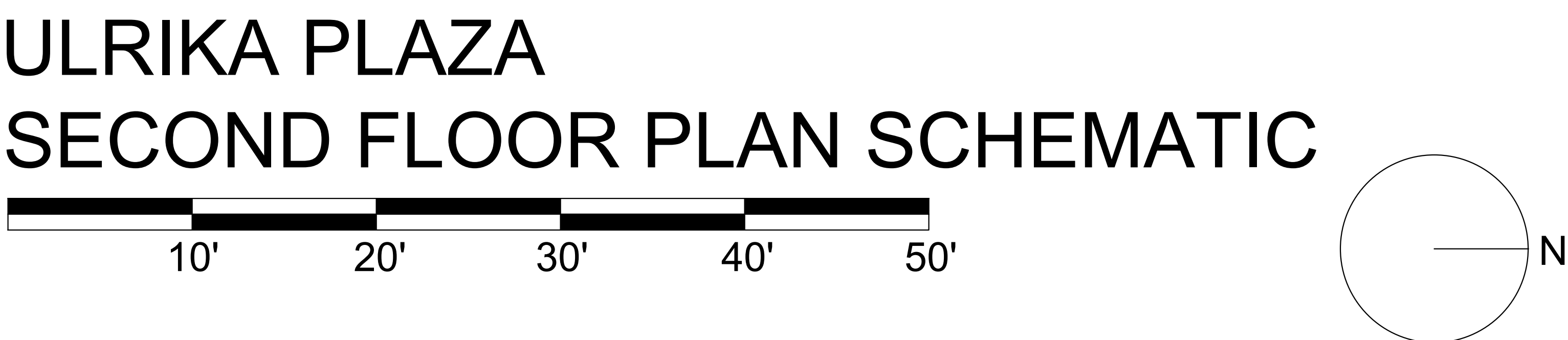
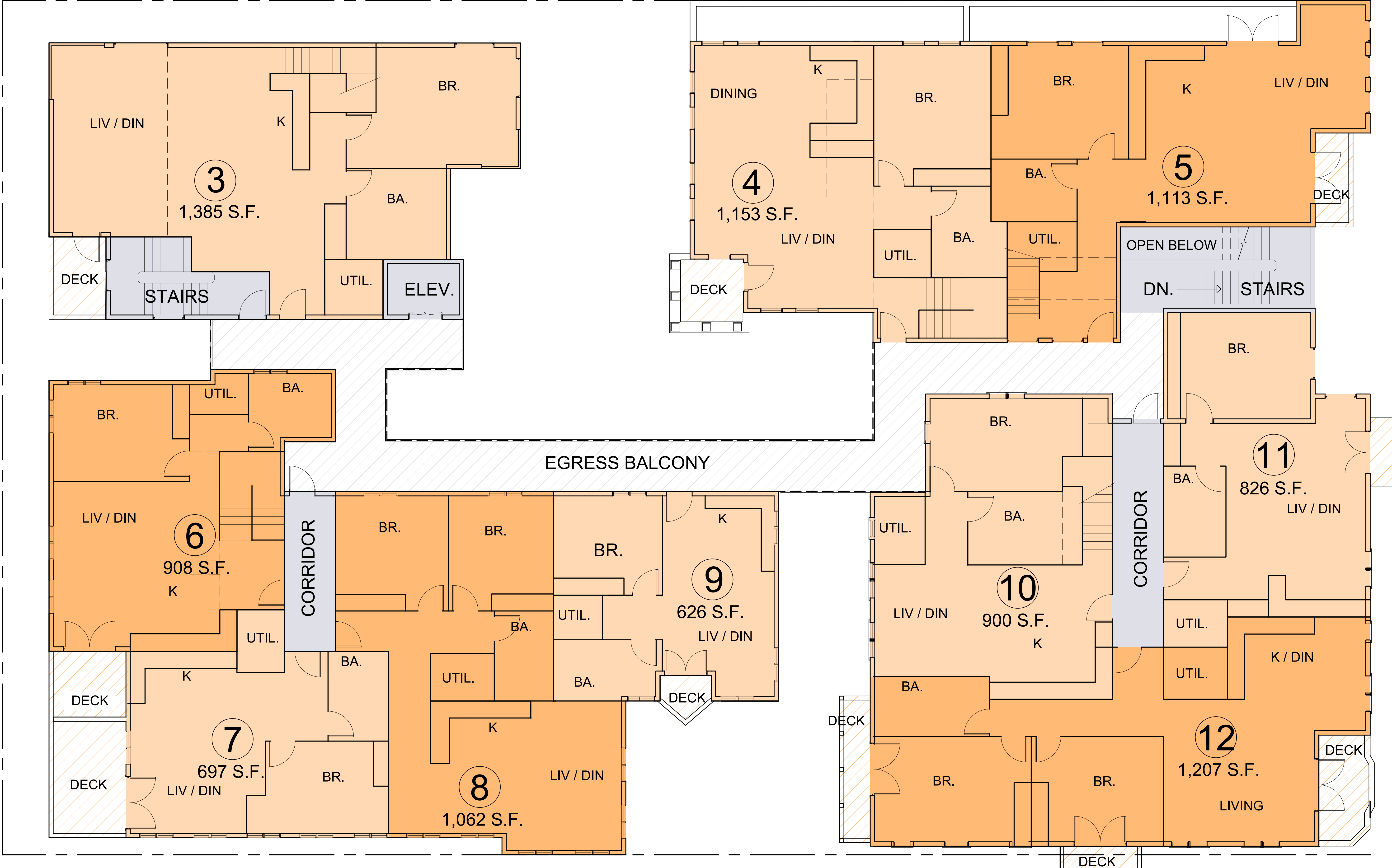
ULRIKA PLAZA FIRST FLOOR PLAN SCHEMATIC

10' 20' 30' 40' 50'



NOTE: THE ENTRIES SHOWN FOR THE COMMERCIAL SPACES ARE DIAGRAMMATIC IN NATURE AND CURRENTLY ANTICIPATES MULTIPLE ENTRIES INTO SOME TENANT SPACES. THE NUMBER OF ENTRIES SHOWN ON THE PLANS DO NOT CORRELATE TO 16 COMMERCIAL TENANT SPACES.

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 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

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9.21.2022

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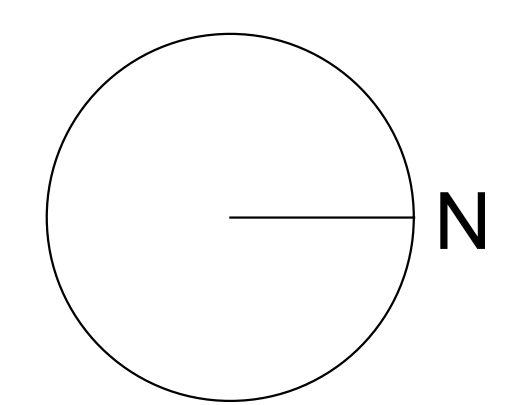
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ULRIKA PLAZA MEZZANINE PLAN SCHEMATIC



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
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08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.

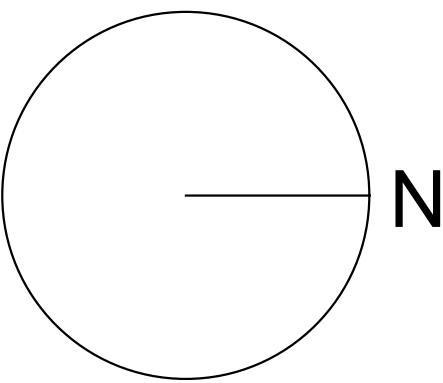
SHEET NAME:
MEZZANINE
FLOOR PLANS
SHEET NO.:

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 THEM 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

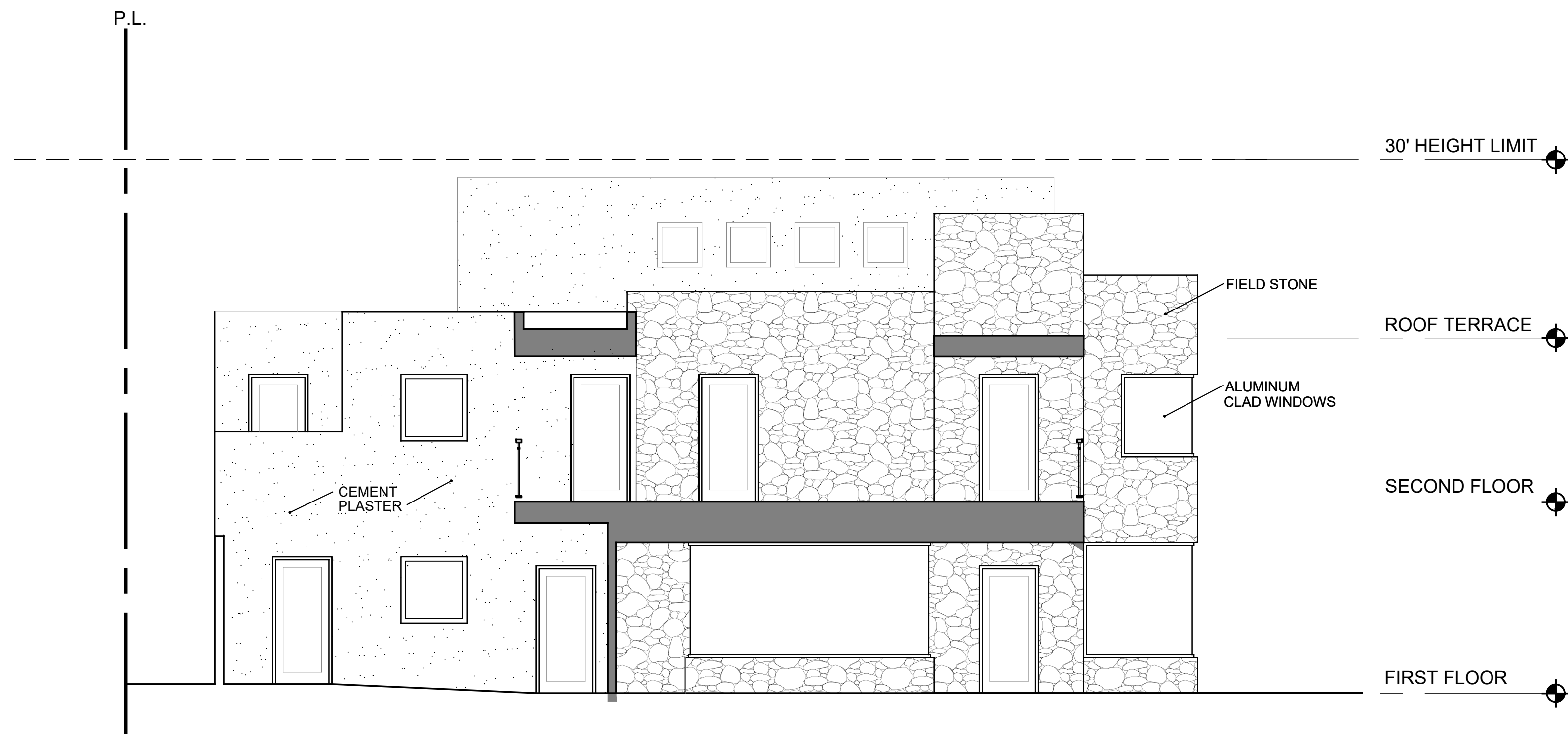
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20013.1A
PRINT DATE:
PLOT DATE: 9.21.2022
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09.16.2022 PLANNING RESUB.

SHEET NAME:

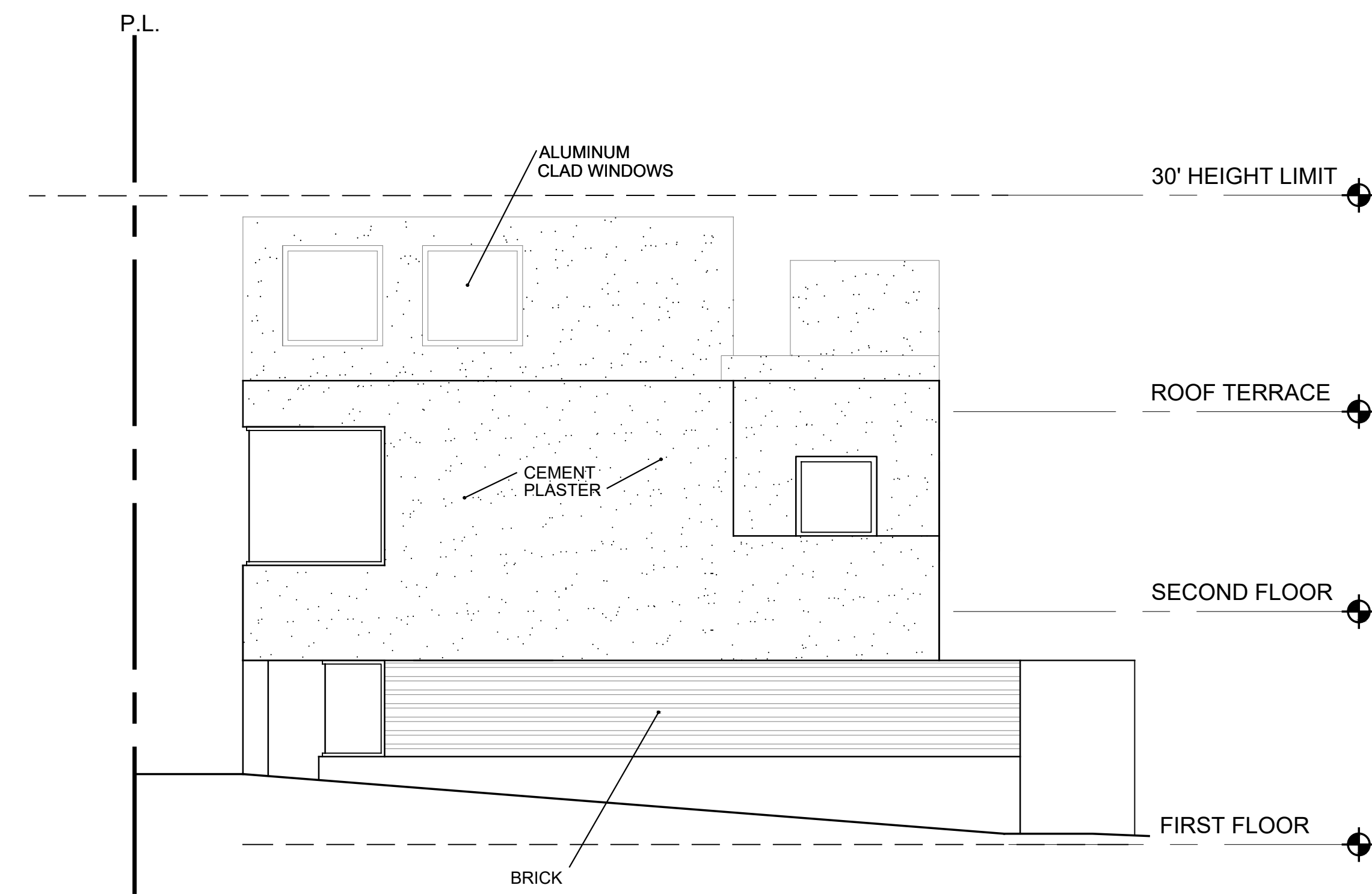
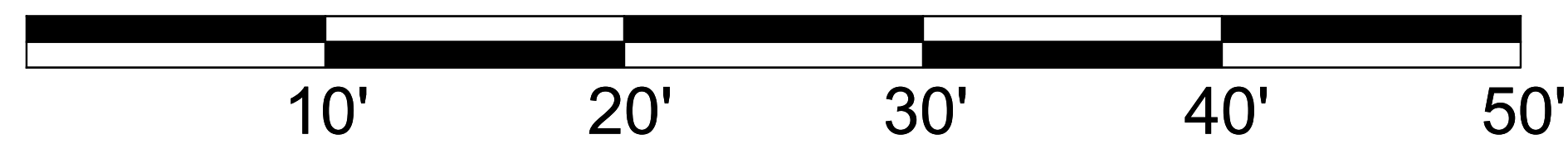
ROOF PLANS
SHEET NO.:

A204

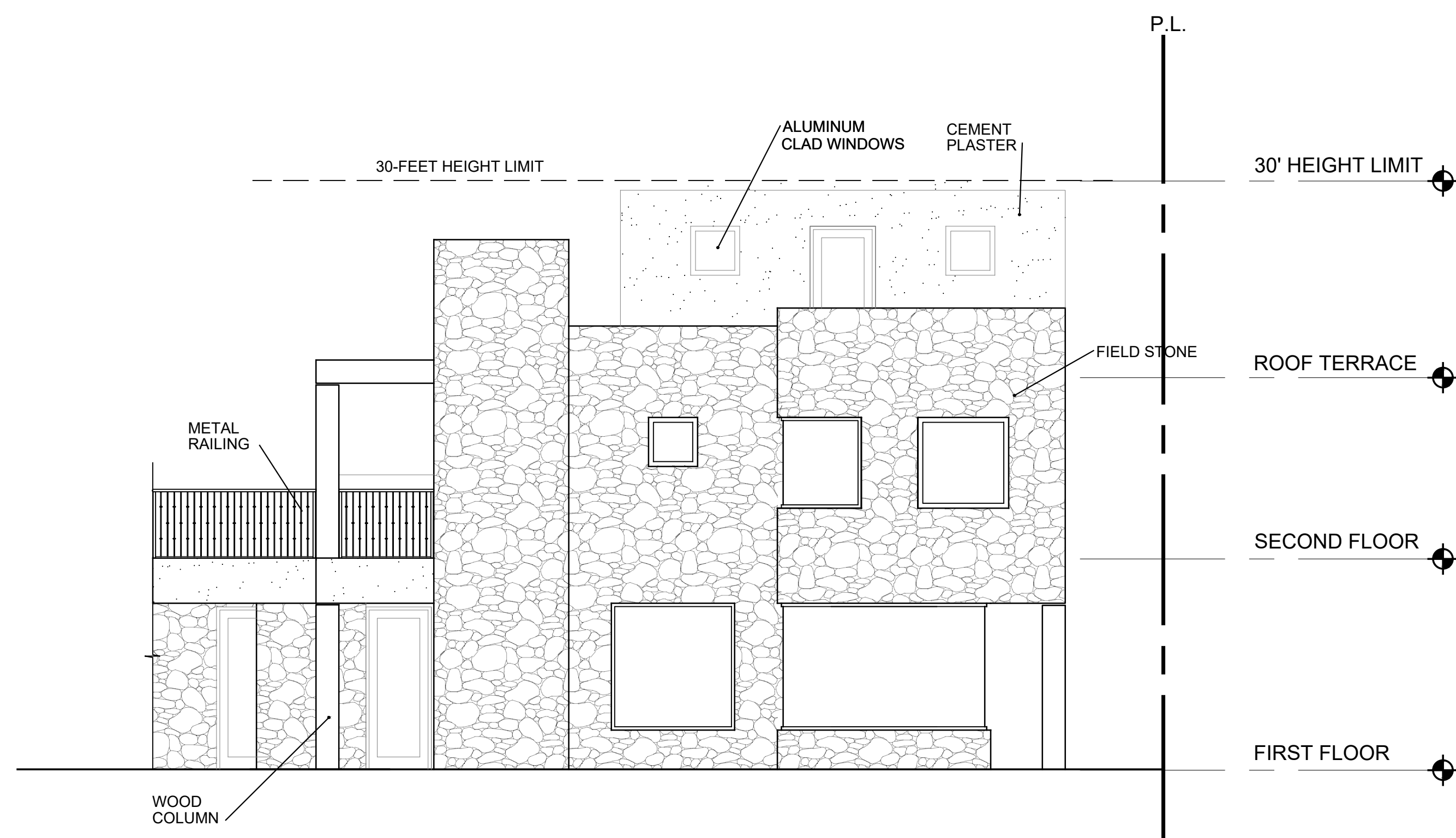
FILE NAME: 20013.1A-A201



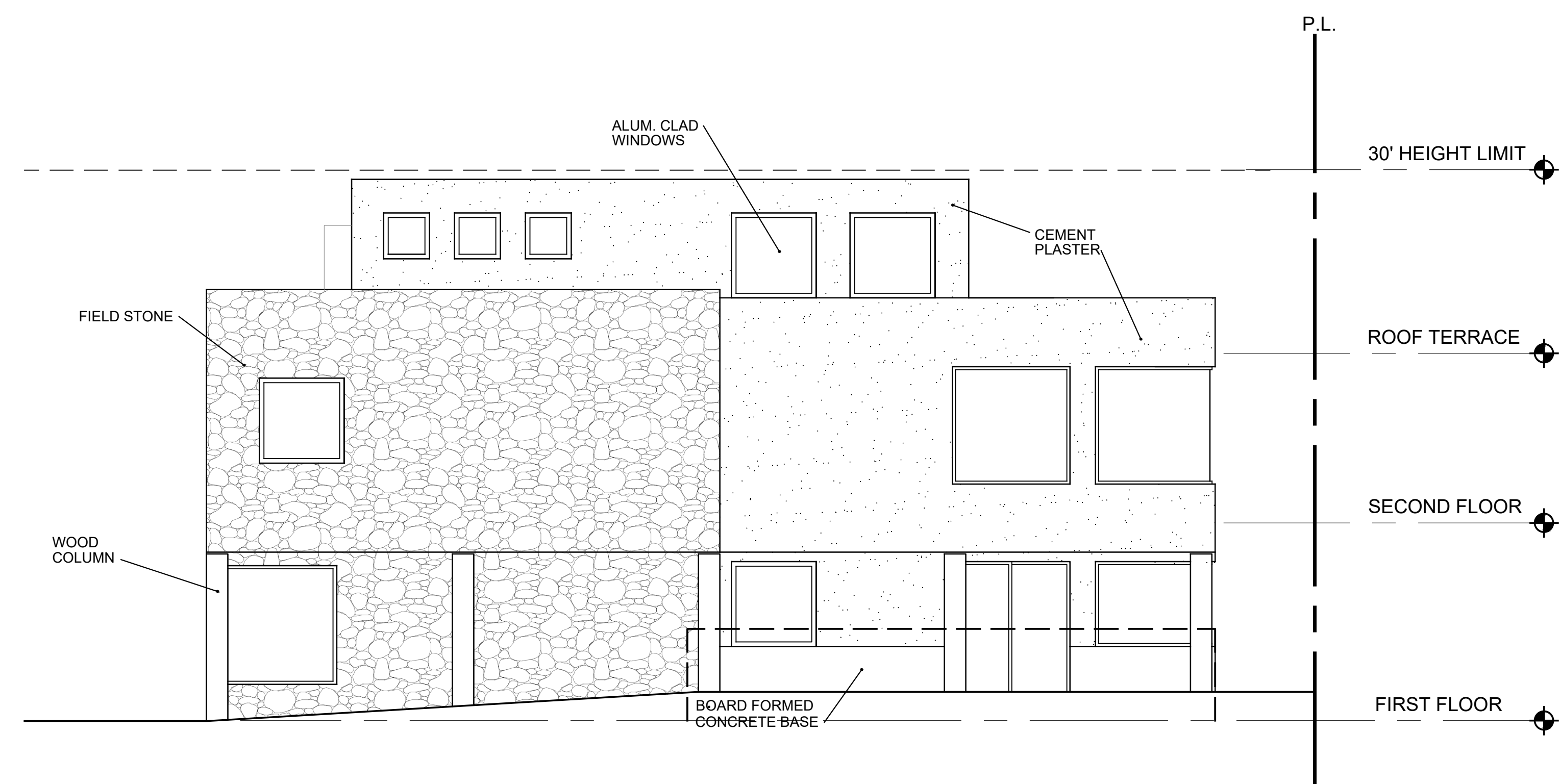
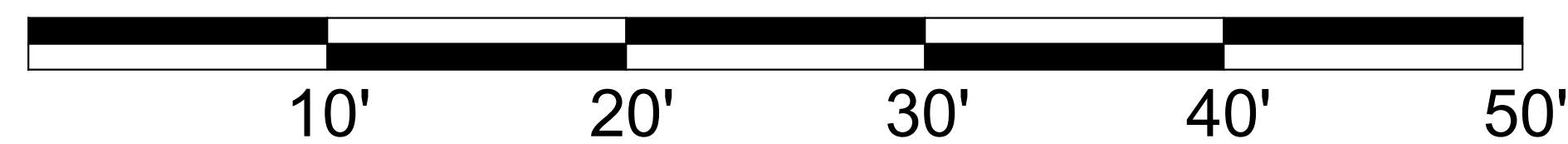
BUILDING 1 - EAST ELEVATION



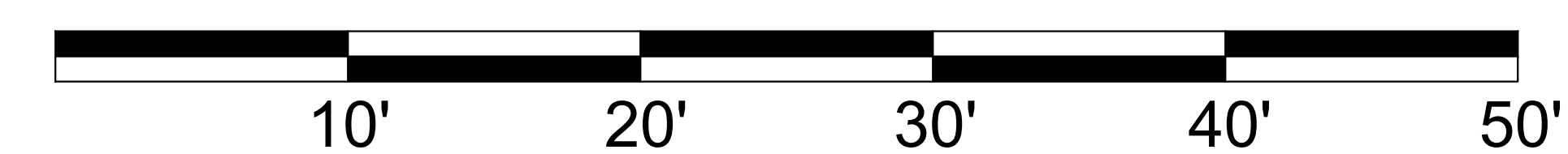
BUILDING 1 - SOUTH ELEVATION



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: 9.21.2022

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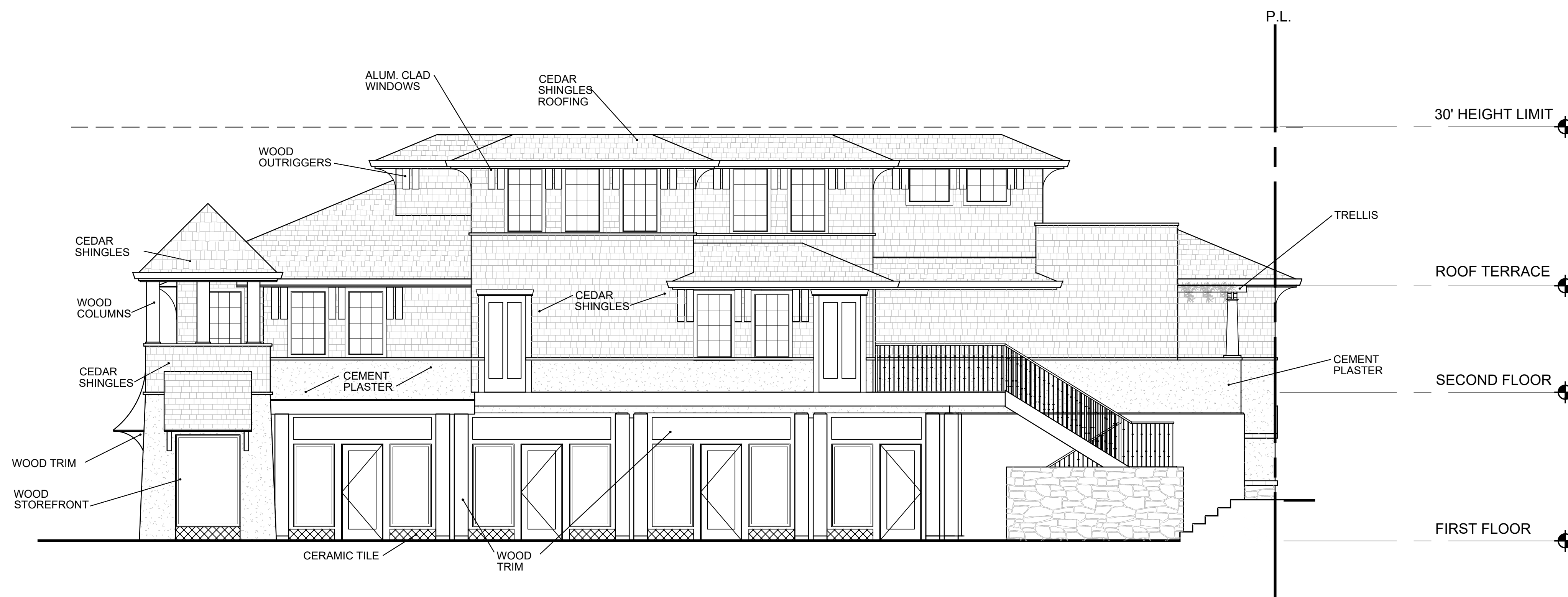
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
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09.16.2022 PLANNING RESUB.

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

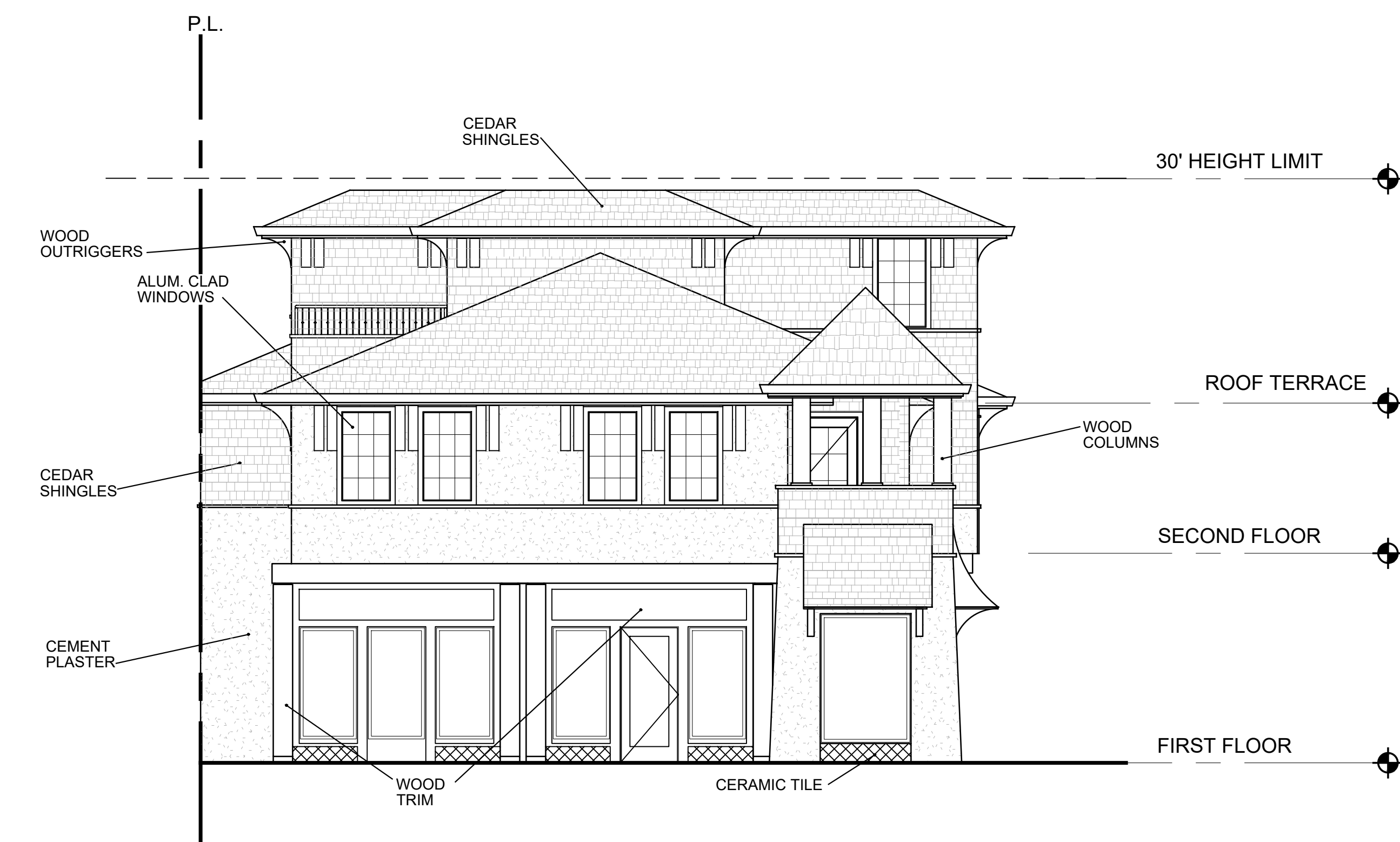
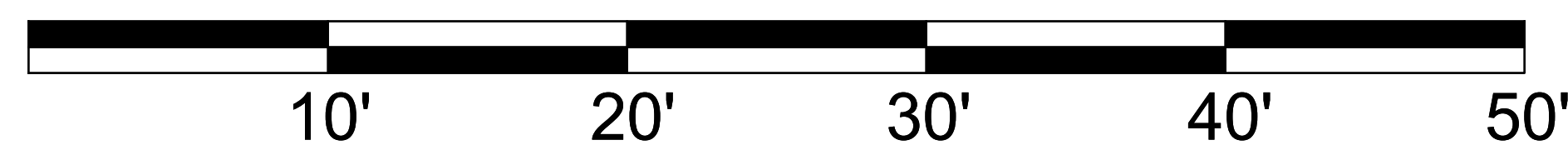
SHEET NO.:

A205

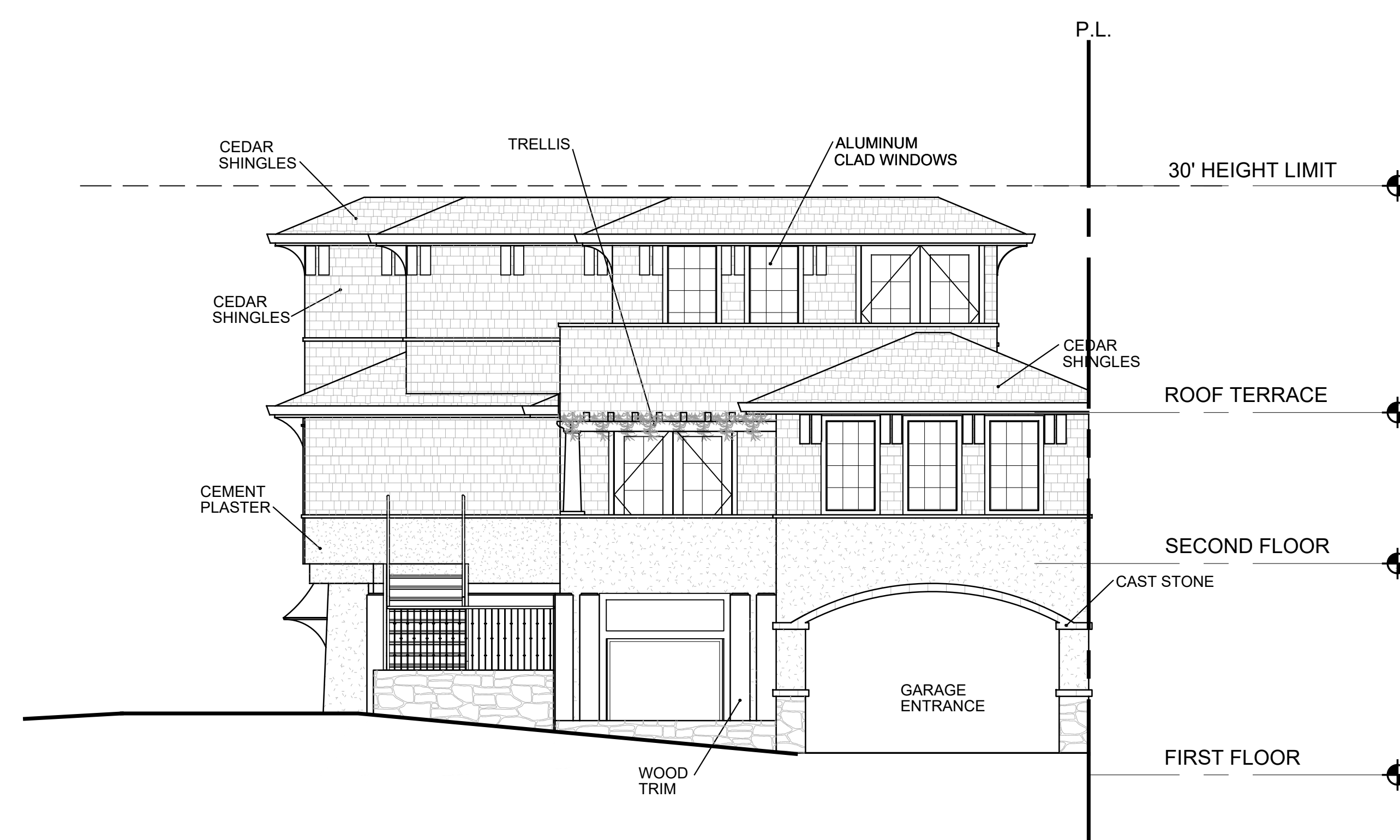
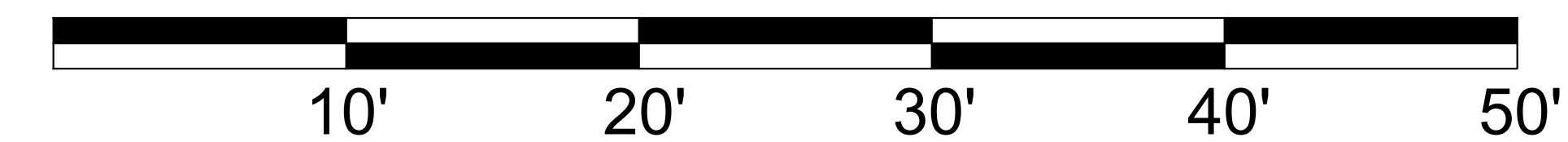
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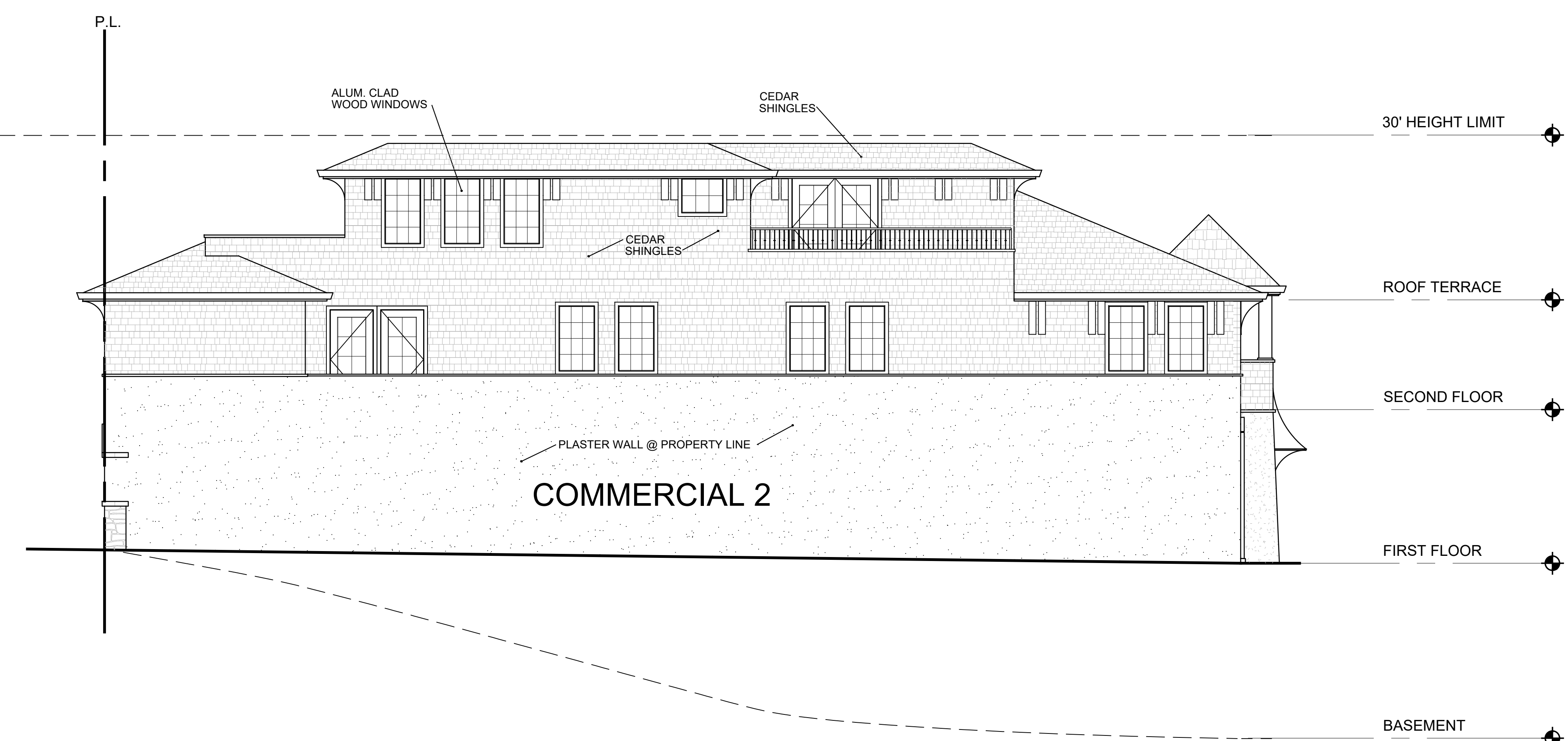
BUILDING 2 - EAST ELEVATION



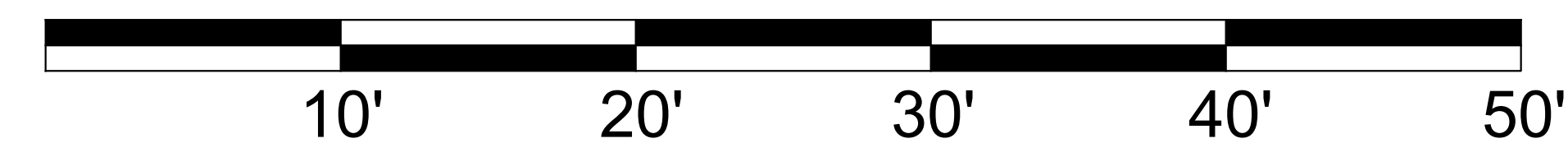
BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



ULRIKA PLAZA MIXED USE

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

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 9.21.2022

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.

SHEET NAME:

EXTERIOR
ELEVATIONS -
BUILDING 2

SHEET NO.:

FILE NAME: 20013.1A-A206

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 CONSULTANT. CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ULRIKA PLAZA MIXED USE

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 9.21.2022

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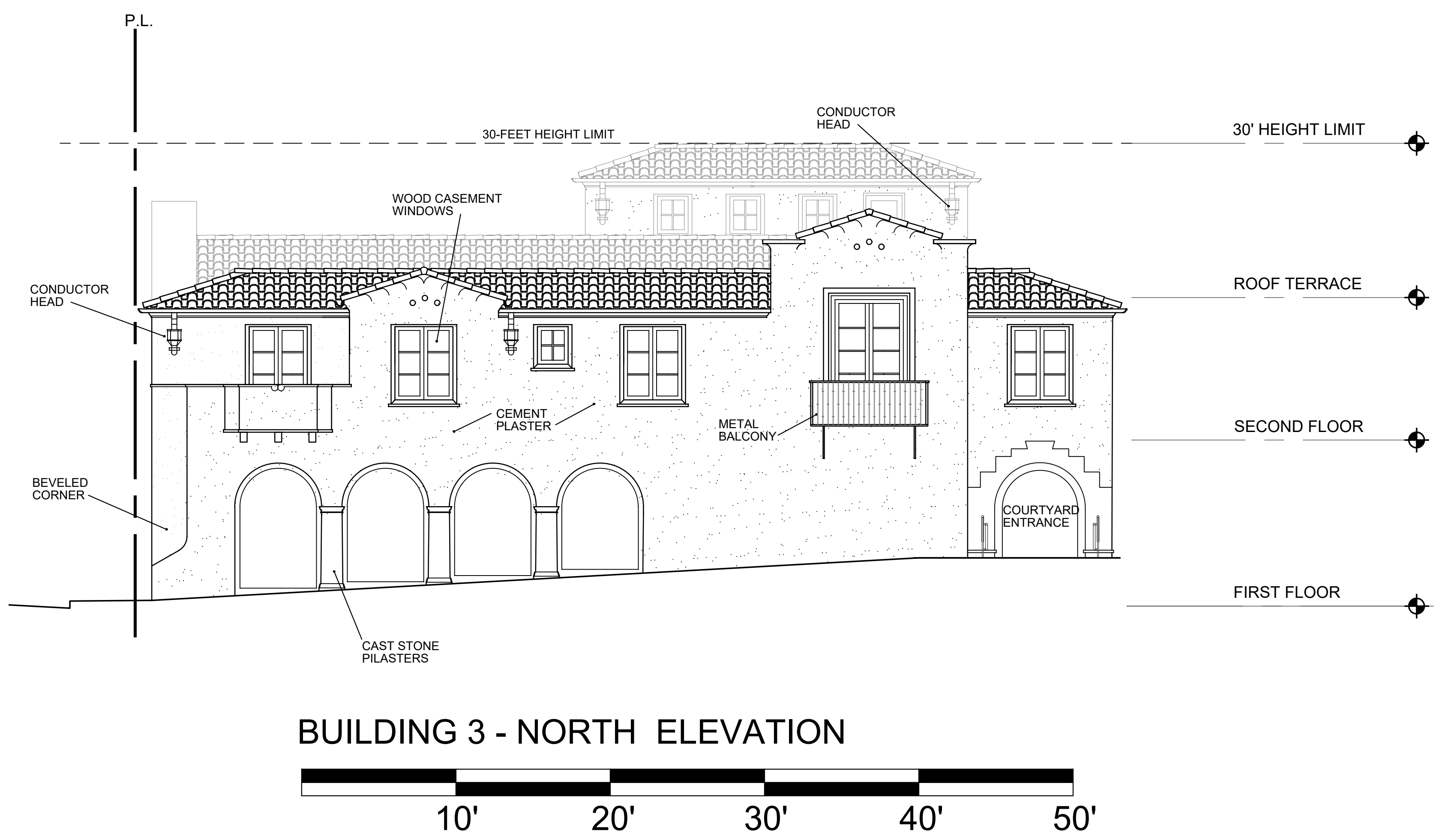
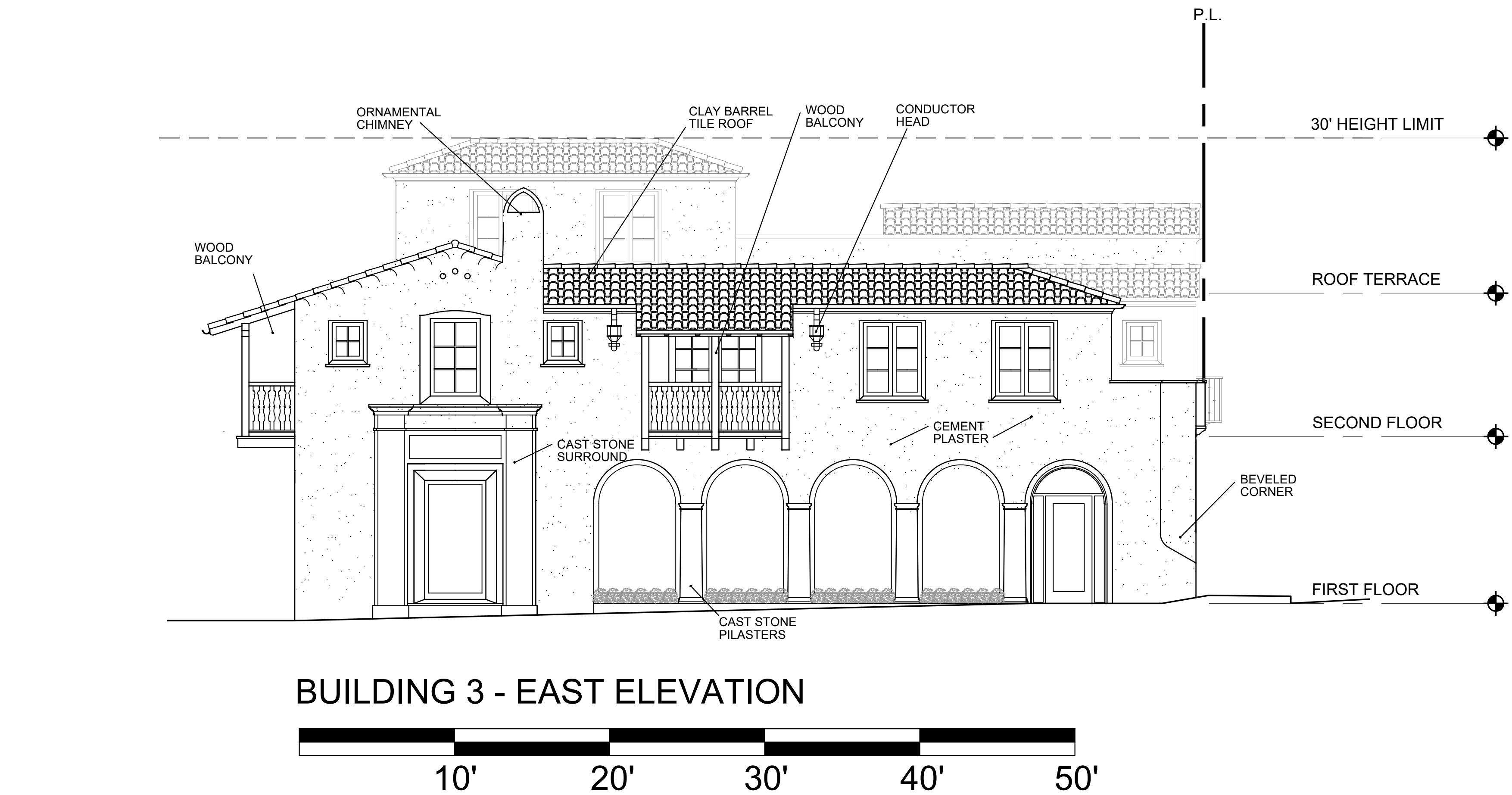
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SHEET NAME:
**EXTERIOR
ELEVATIONS -
BUILDING 3**

SHEET NO.:

A207

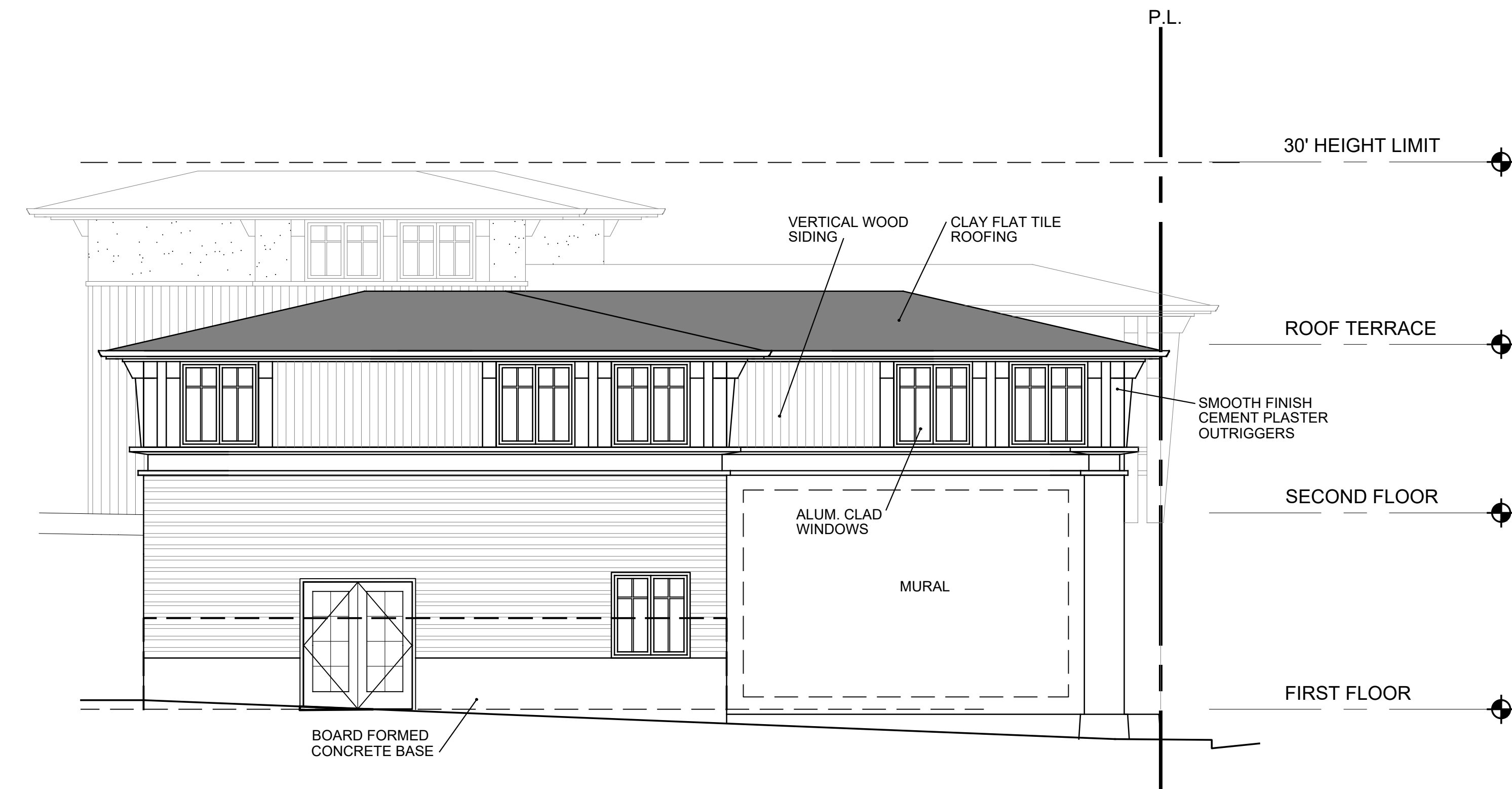
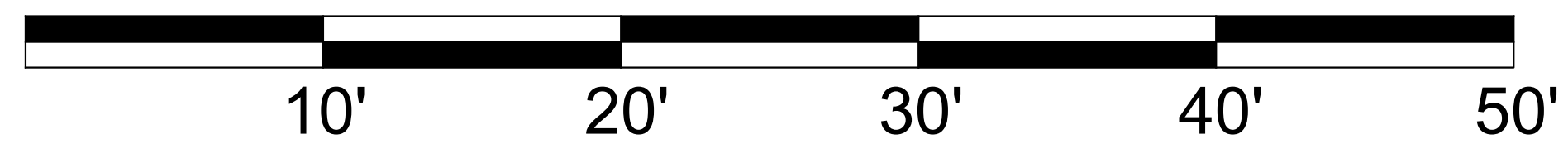
FILE NAME: 20013.1A-A203



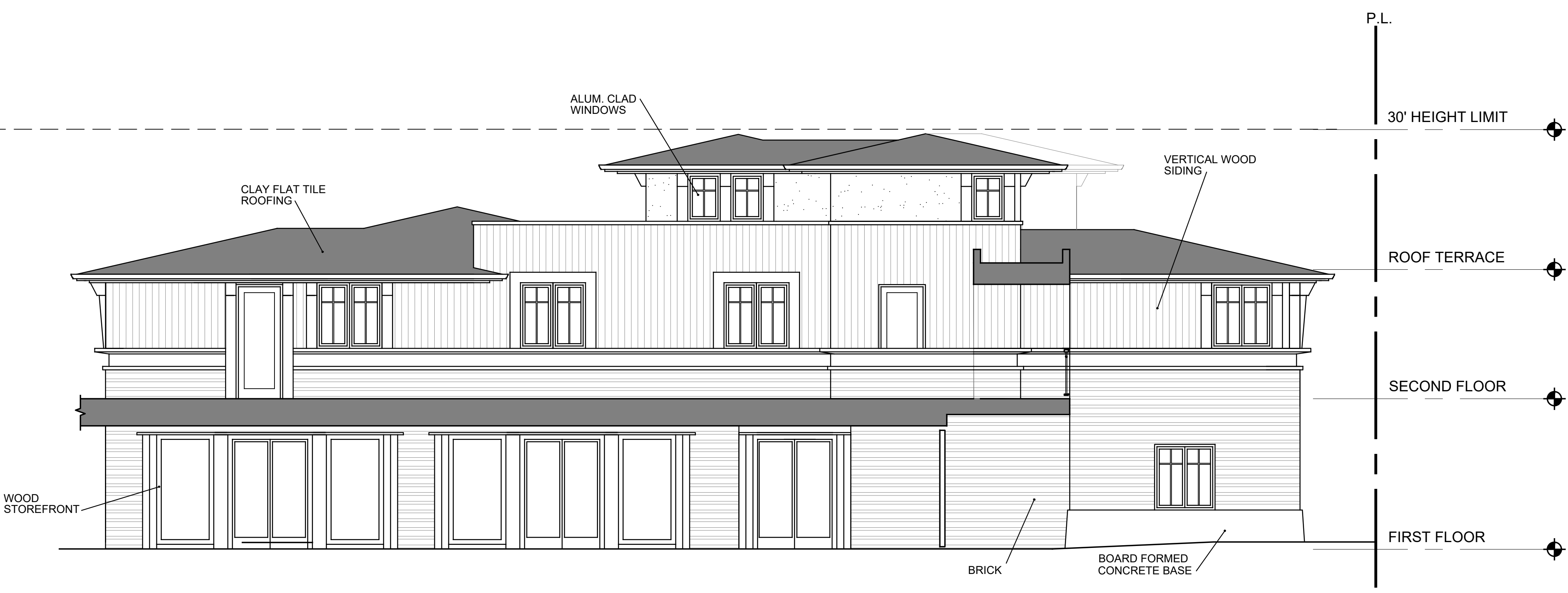
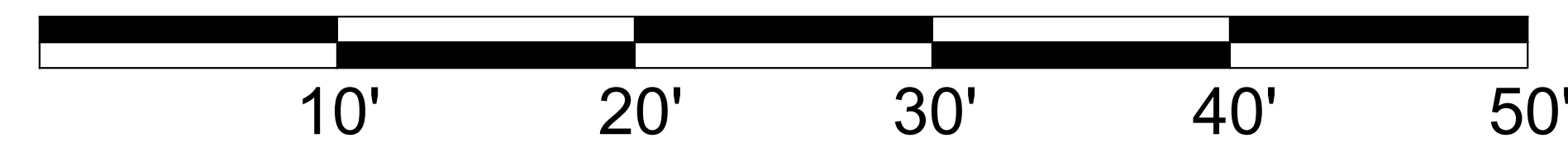
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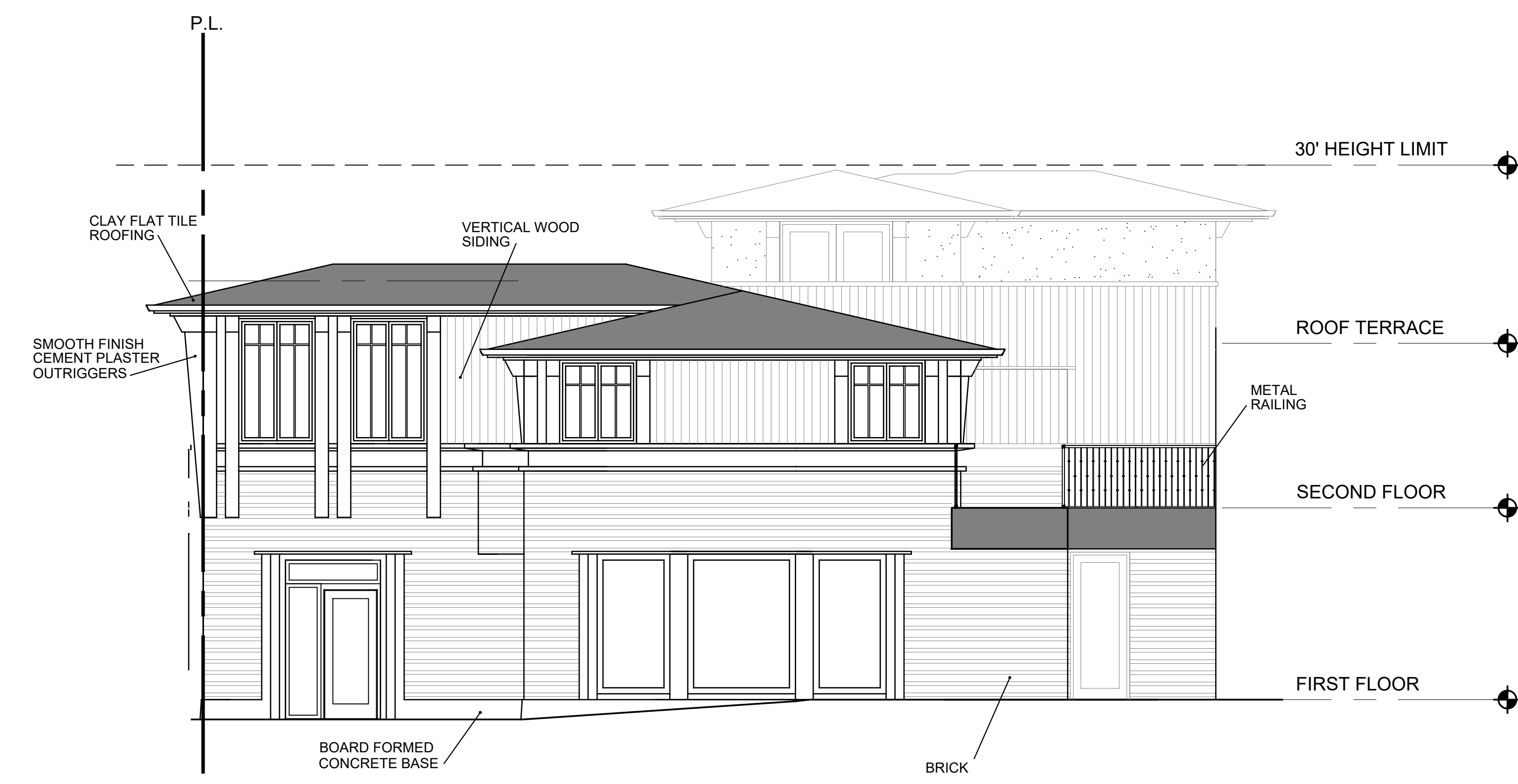
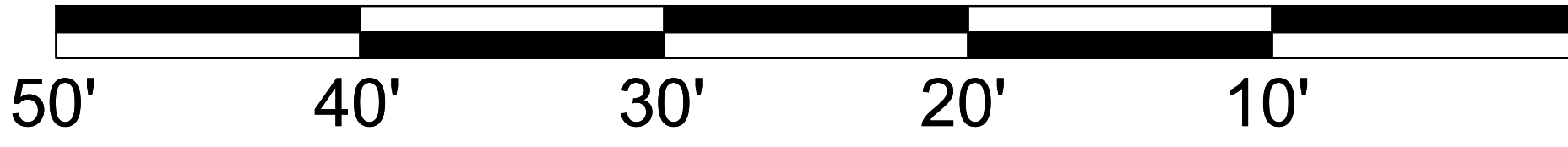
BUILDING 4 - EAST ELEVATION



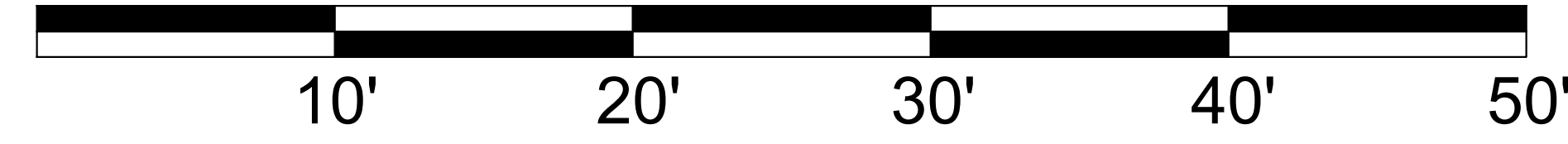
BUILDING 4 - SOUTH ELEVATION



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

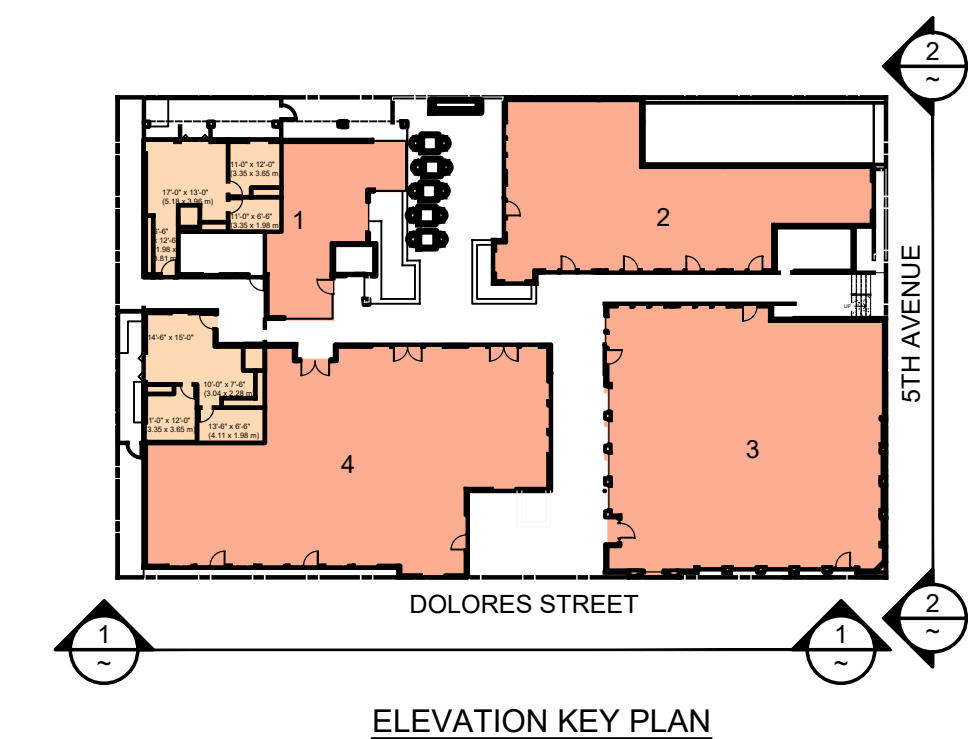
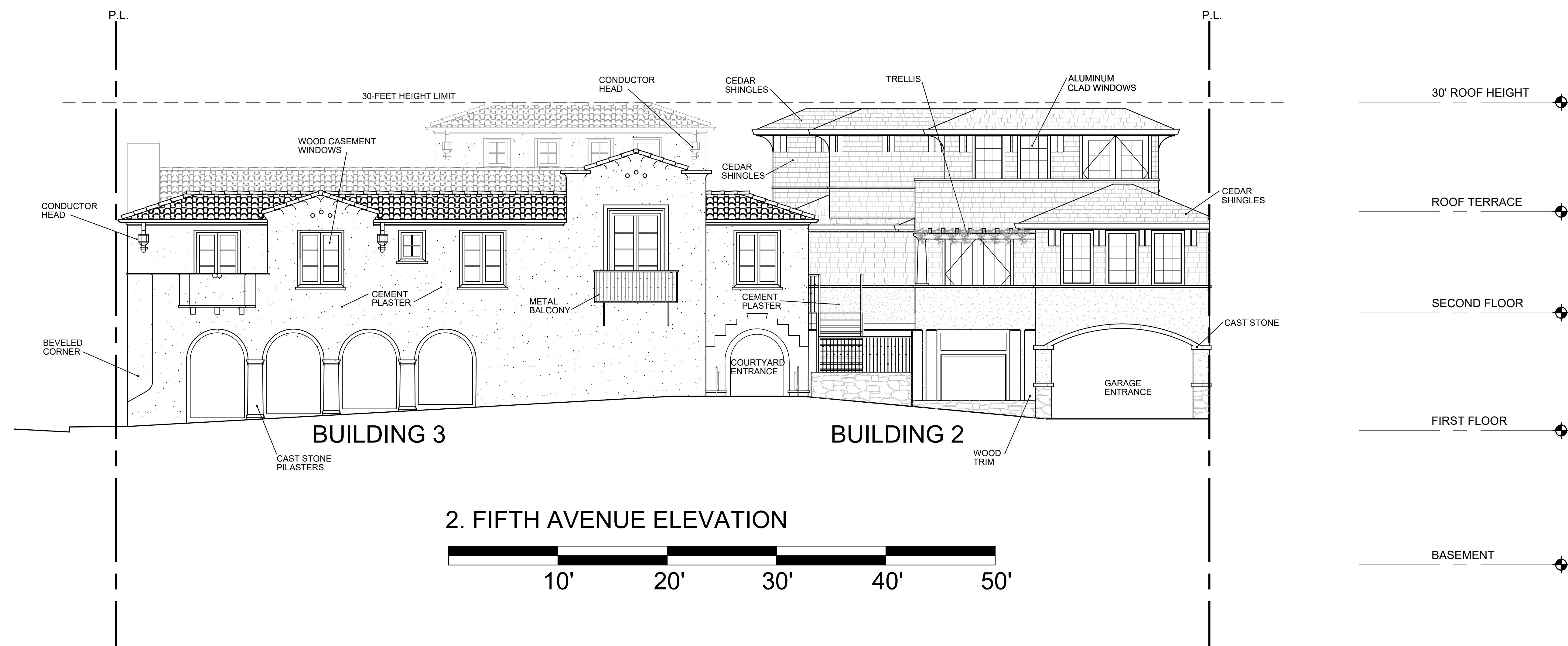
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07.20.2022	PLANNING RESUB.
08.01.2022	PLANNING RESUB.
09.16.2022	PLANNING RESUB.

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: 9.21.2022

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SET ISSUED:

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07.20.2022 PLANNING RESUB...

08.01.2022 PLANNING RESUB...

09.16.2022 PLANNING RESUB...

 SHEET NAME:
 EXTERIOR ELEVATIONS - COMPOSITE
 SHEET NO.:

A209

FILE NAME: 20013.1A-A209

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 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: 9.21.2022

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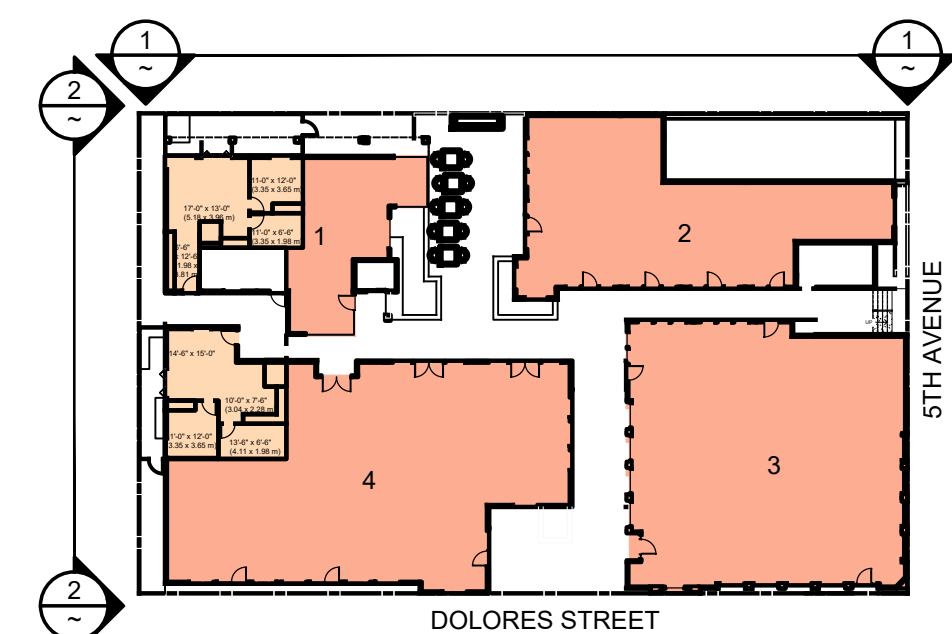
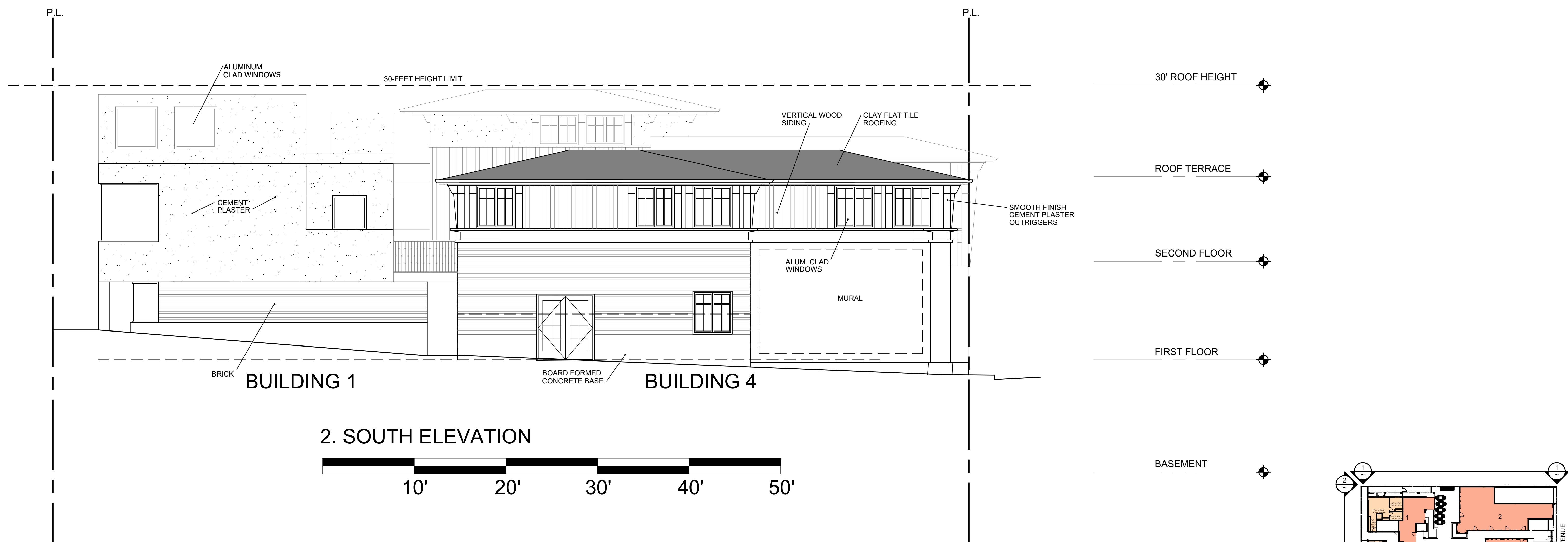
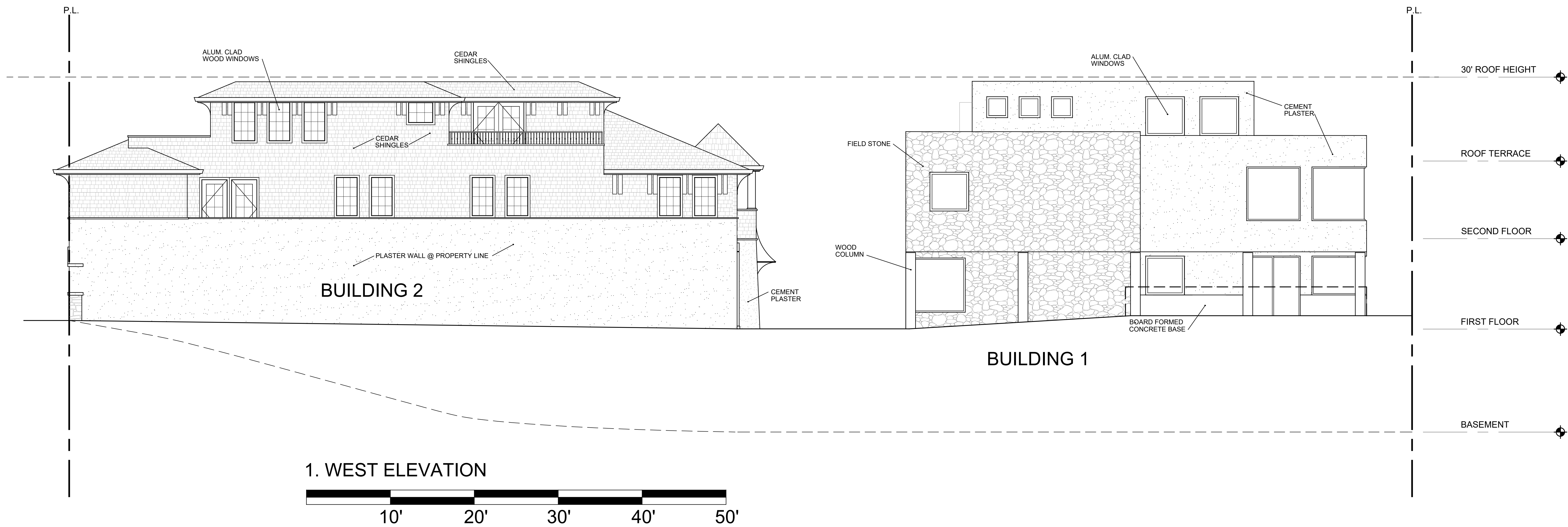
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SHEET NAME:
EXTERIOR ELEVATIONS - COMPOSITE

SHEET NO.:

A210

FILE NAME: 20013.1A-A203



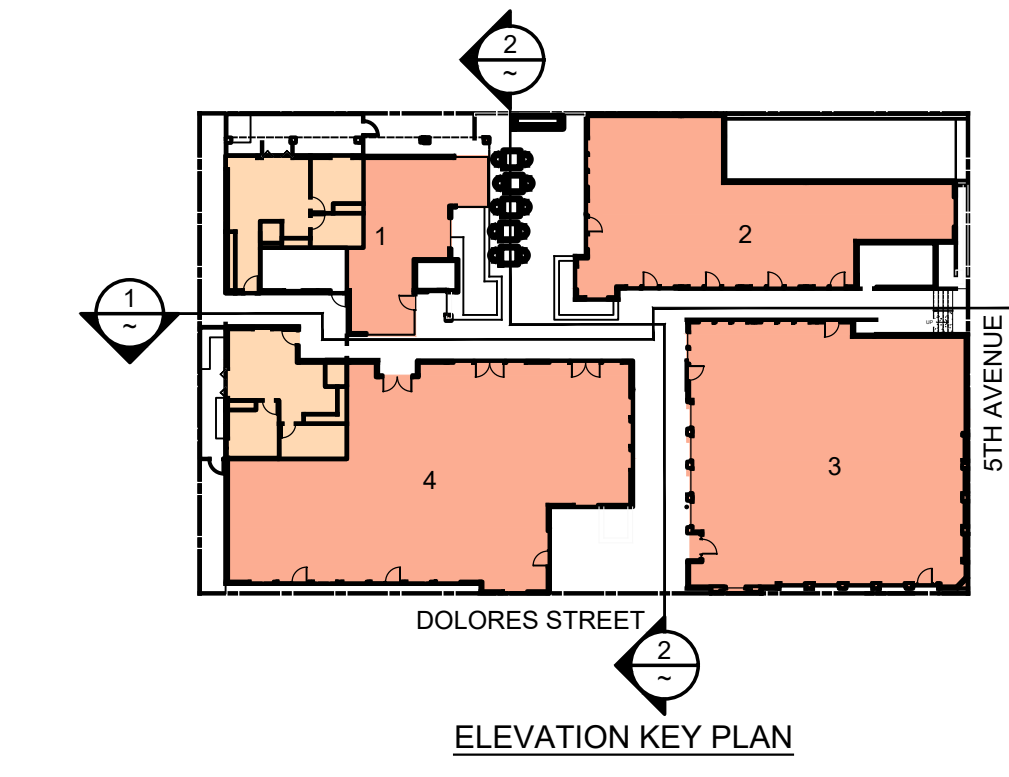
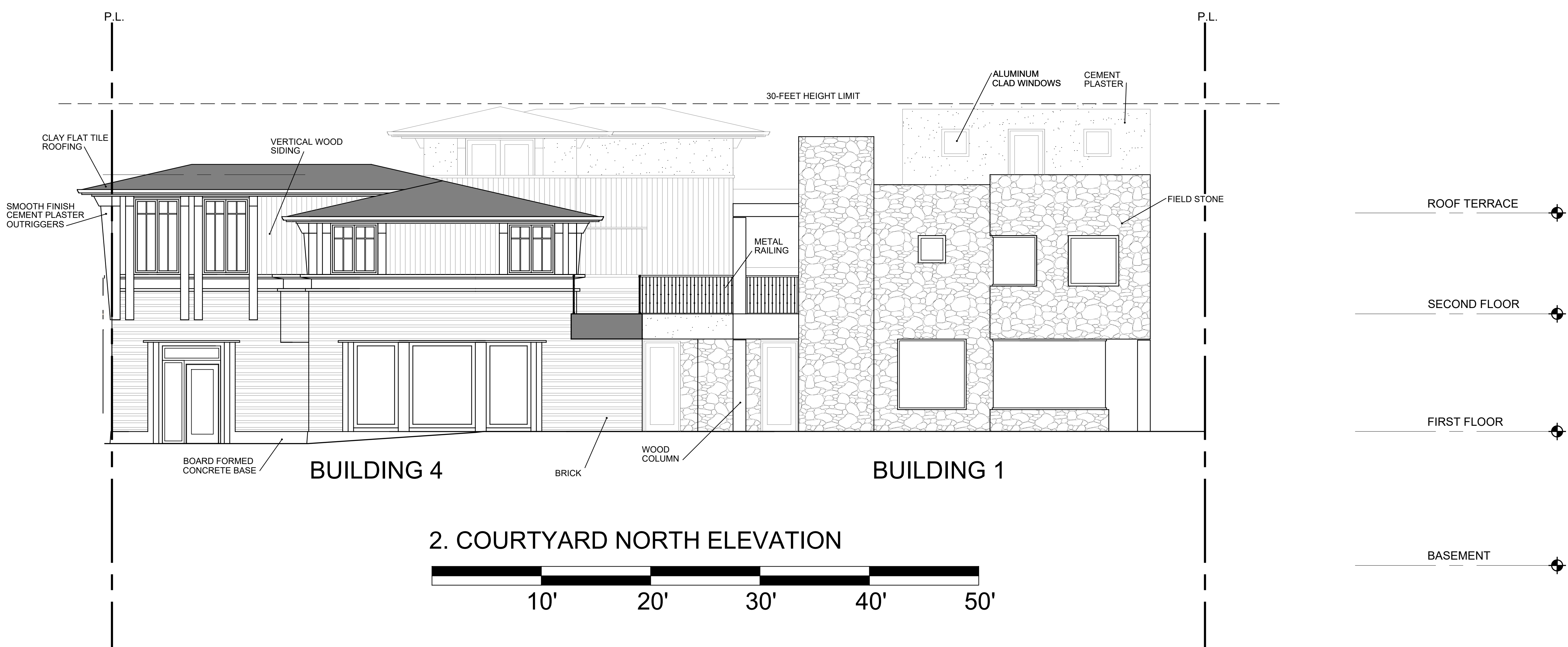
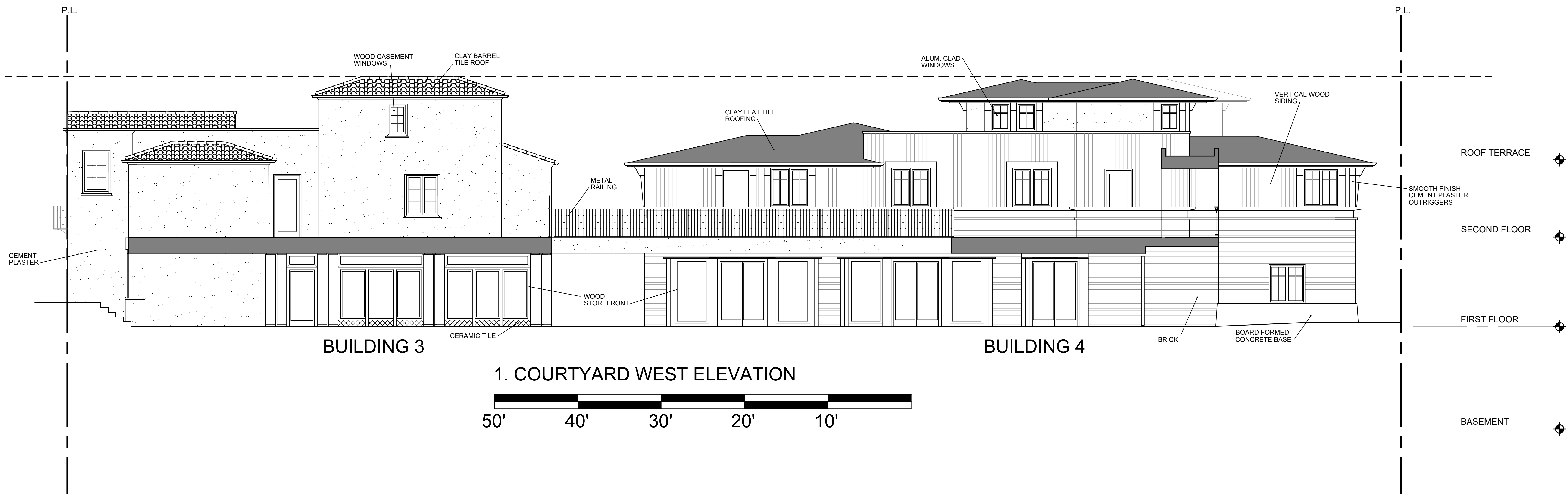
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ULRIKA PLAZA MIXED USE
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
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07.20.2022 PLANNING RESUB.
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09.16.2022 PLANNING RESUB.

SHEET NAME:
EXTERIOR ELEVATIONS - COMPOSITE
SHEET NO.:

A211
FILE NAME: 20013.1A-A203



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 FASE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ULRIKA PLAZA MIXED USE

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 9.21.2022

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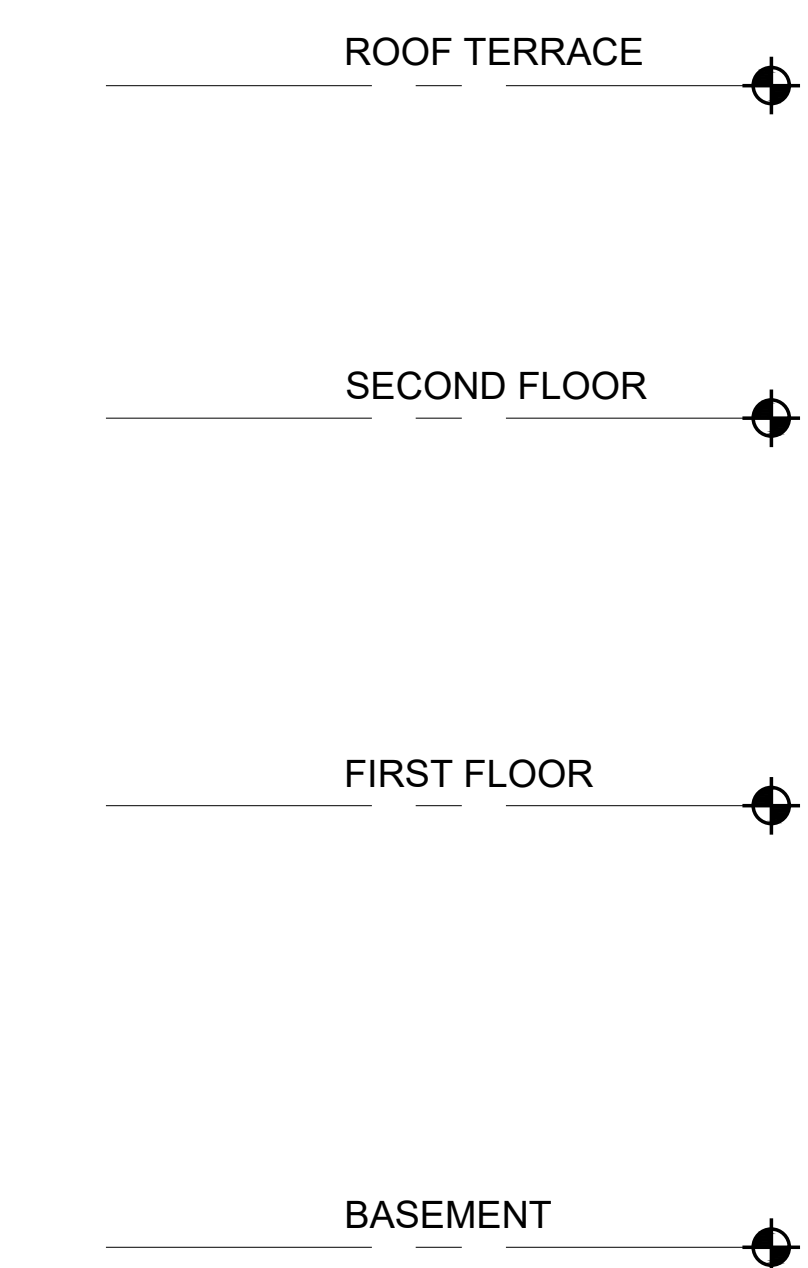
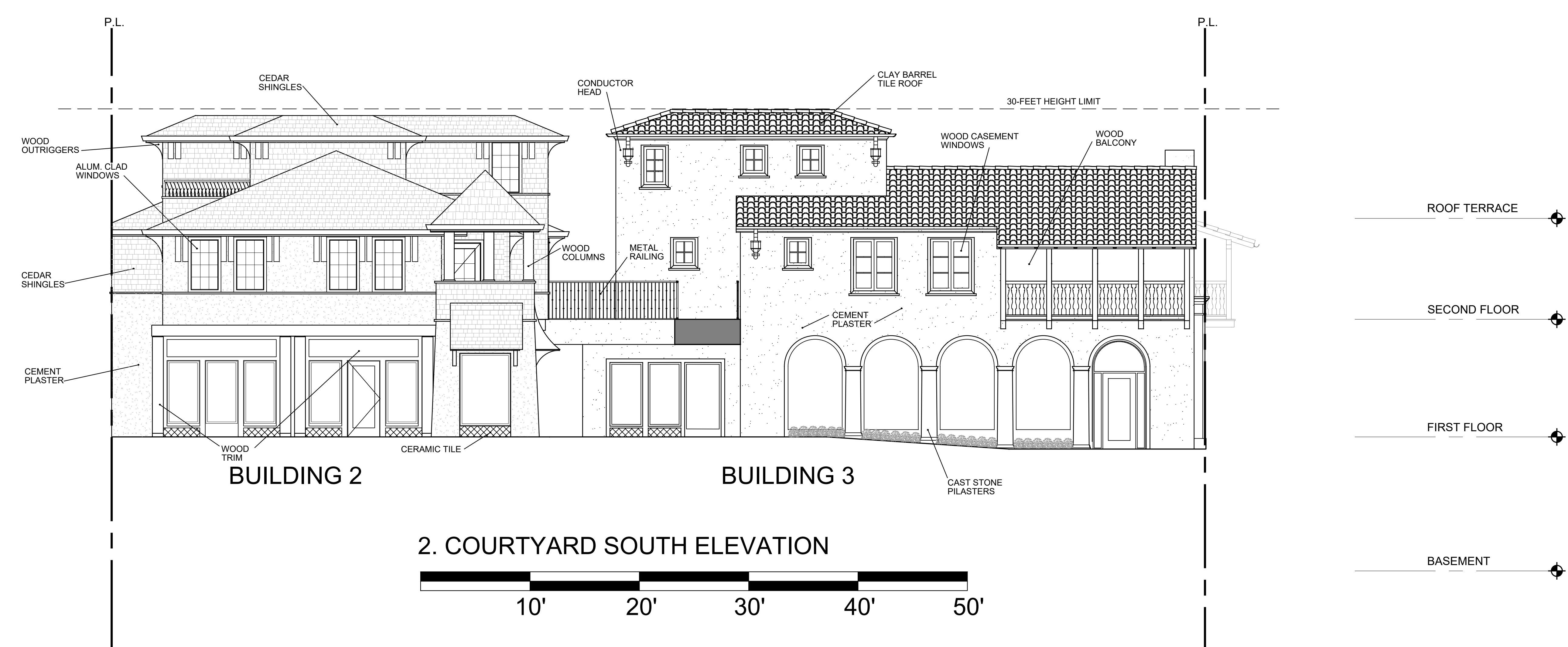
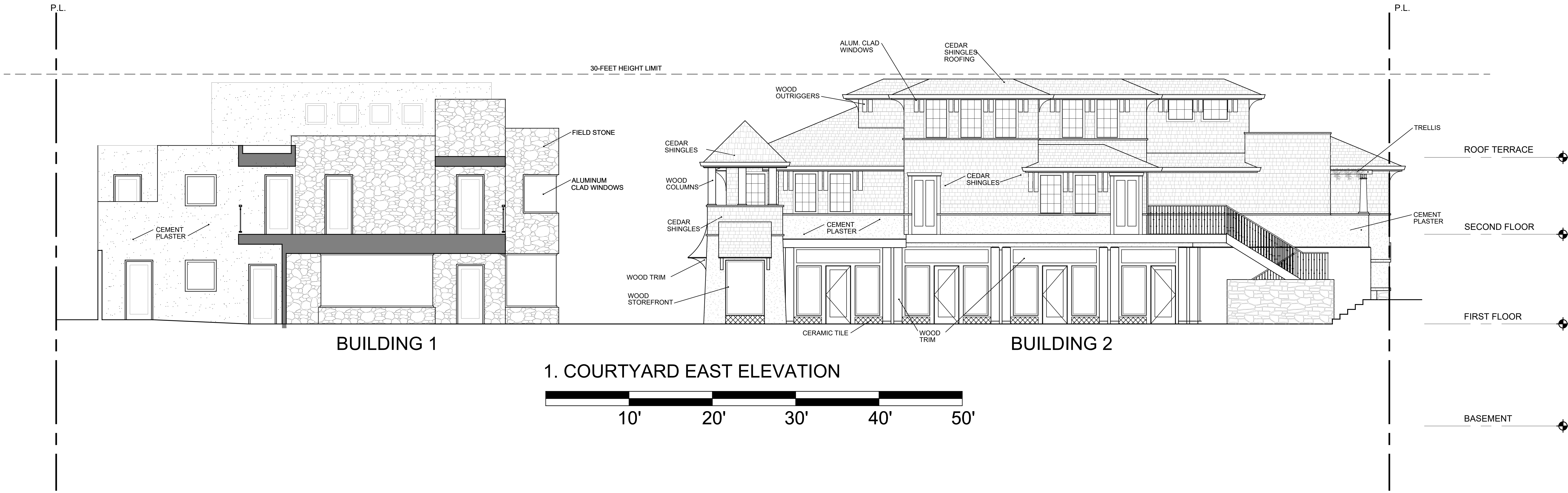
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07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.

SHEET NAME:
EXTERIOR ELEVATIONS - COMPOSITE

SHEET NO.:

A212

FILE NAME: 20013.1A-A203





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:

9.15.2022

PLOT DATE:

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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
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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

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