

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING CODE** (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

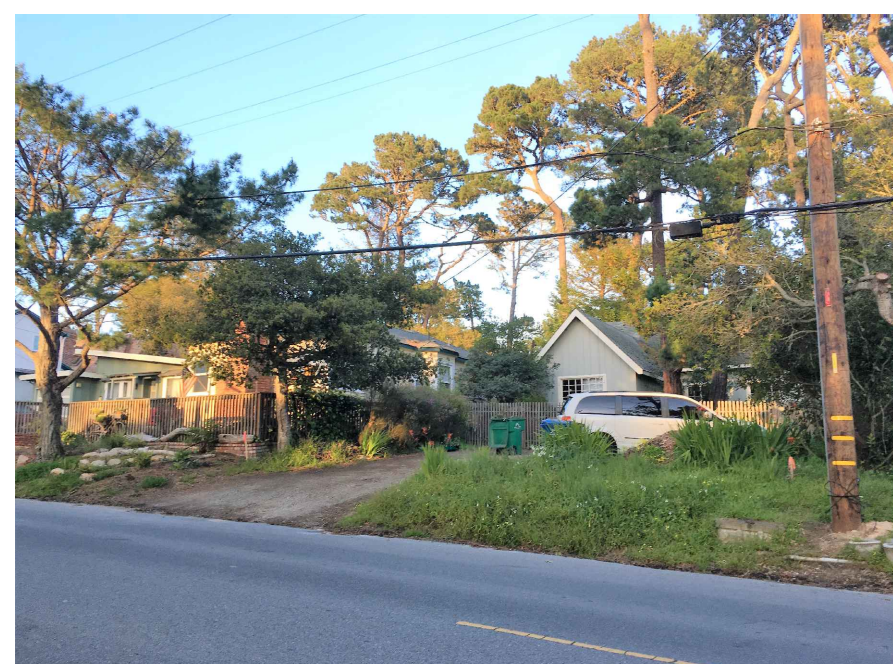
10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

## SHEET INDEX

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## EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION

## PROJECT DATA

SCOPE OF WORK: DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.

CONSTRUCTION TYPE: V-B  
 OCCUPANCY: R-3 / U  
 FIRE SPRINKLERS: ---  
 WATER: CAL AM  
 SEWER: CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL: 3 PINE TREES REMOVED UNDER PERMIT #24077  
 GRADING: 5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

### SITE COVERAGE CALCULATIONS:

<b>LOT SIZE</b>	<b>4,000 SF</b>
MAX. ALLOWABLE FLOOR AREA =	1,800 SF
BASEMENT BONUS =	100 SF
<b>TOTAL</b>	<b>1,900 SF</b>
MAX. ALLOWABLE SITE COVERAGE =	396 SF / 556 SF

### FLOOR AREA CALCULATIONS:

<b>EXISTING</b>	
(E) FIRST FLOOR	903 SF
(E) SECOND FLOOR	125 SF
<b>TOTAL, (E)</b>	<b>1,028 SF</b>
(25.67% OUT OF TOTAL LOT AREA)	

### EXISTING HOUSE TO BE DEMOLISHED

#### PROPOSED

(P) HOUSE - UPPER FLOOR	1,432 SF
(P) HOUSE - LOWER FLOOR	262 SF
(P) GARAGE	206 SF
<b>TOTAL, (P)</b>	<b>1,900 SF</b>
(47.50% OUT OF TOTAL LOT AREA)	
(INCLUDES 100 SF BASEMENT BONUS)	

### SITE COVERAGE CALCULATIONS:

<b>EXISTING</b>		
(E) CONCRETE PAVERS PATIO	380 SF	IMPERMEABLE
(E) STEPS	15 SF	IMPERMEABLE
<b>TOTAL, (E)</b>	<b>395 SF</b>	

### ALL EXISTING SITE COVERAGE TO BE DEMOLISHED

#### PROPOSED

(P) STONE TILE TERRACE	46 SF	IMPERMEABLE
(P) STONE TILE STEPS AND LANDING	21 SF	IMPERMEABLE
(P) AGGREGATE CONCRETE DRIVEWAY	80 SF	PERMEABLE
(P) CONC. PAVERS STRIPS PATIO	192 SF	PERMEABLE
(P) STONE TILE LANDINGS	104 SF	IMPERMEABLE
(P) CONCRETE LIGHT WELL	27 SF	IMPERMEABLE
<b>TOTAL, (P)</b>	<b>470 SF</b>	(57.8% PERMEABLE)

## PROJECT DATA

ADDRESS: SANTA FE 4 S/E OF 2ND AVENUE  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-028-015

**ZONING: R-1**

OWNER: **KEITH RIEKEN AND JEE EUN YOO**  
**SANTA FE STREET 4 S/E 2ND AVE**  
**CARMEL, CA 93921**

ARCHITECT: **ADAM JESELNICK ARCHITECT**  
 24398 PORTOLA AVENUE  
 CARMEL, CA 93923  
 PHONE: (831) 620.5164 m  
 CONTACT: ADAM JESELNICK AIA  
 EMAIL: aejarch@gmail.com

SURVEYOR: POLARIS LAND SURVEYING  
 P.O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 PHONE: 831-659-9654

### SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	45'-7 <sup>1</sup> / <sub>4</sub> "	15'-4"	15'-0"
SIDE - NORTH	3'-5 <sup>1</sup> / <sub>2</sub> "	3'-6 <sup>3</sup> / <sub>4</sub> "	3'-0"
BACK- EAST	3'-1 <sup>3</sup> / <sub>4</sub> "	10'-0 <sup>3</sup> / <sub>4</sub> "	15'-0" / 3'-0"
SIDE - SOUTH	5'-6"	5'-4 <sup>3</sup> / <sub>4</sub> "	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT  
 MIN. COMPOSITE SETBACK: 11'-11 <sup>1</sup>/<sub>2</sub>" (29.9% OF 40'-0")

### HEIGHTS

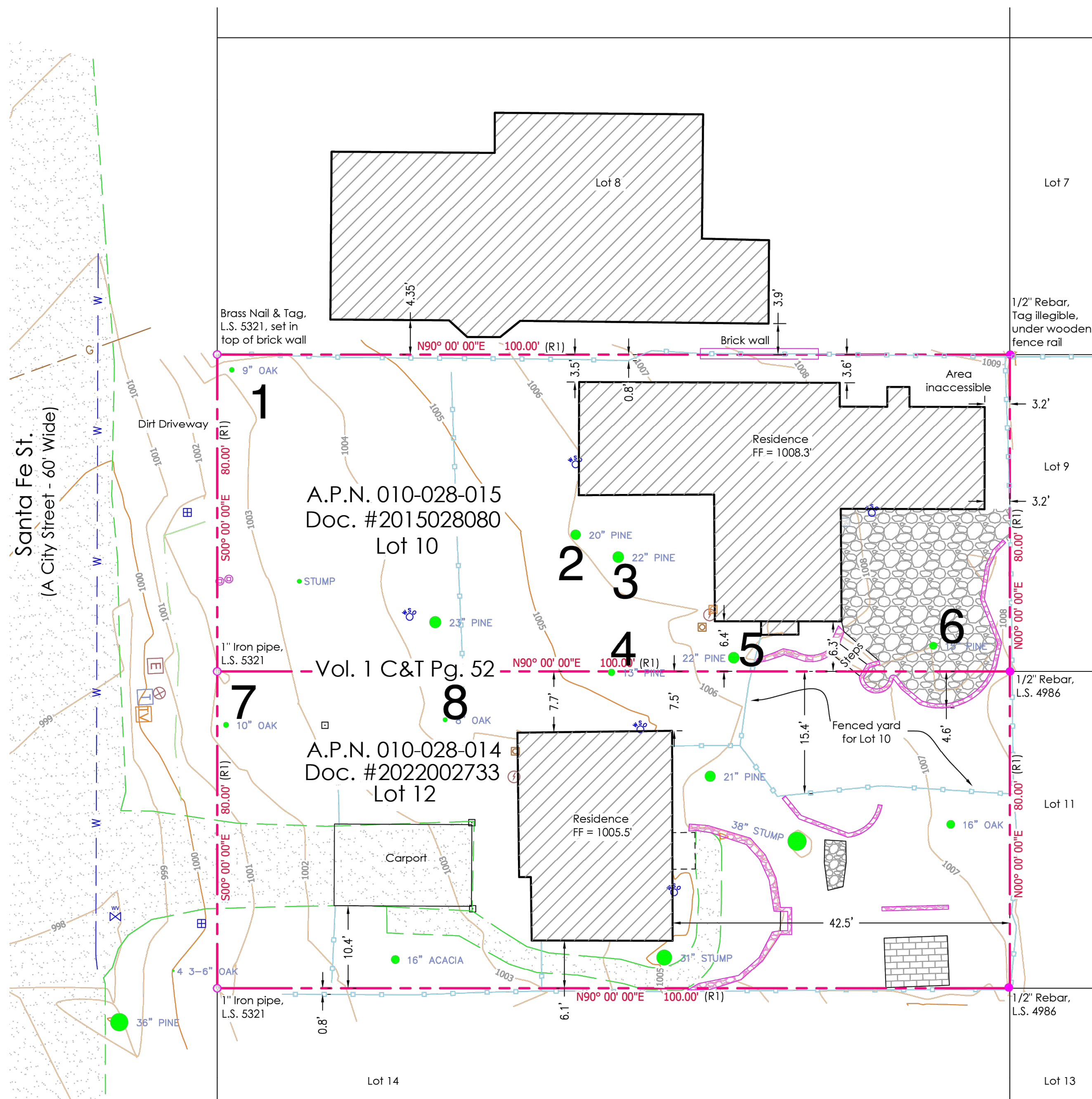
LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	12'-7 <sup>3</sup> / <sub>4</sub> "	11'-7 <sup>1</sup> / <sub>2</sub> "	18'-0"
RIDGE	20'-9"	21'-8"	24'-0"



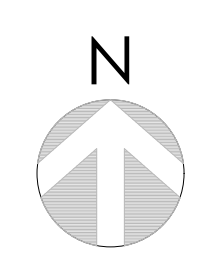
1 VICINITY MAP  
 SCALE: N.T.S.

LEGEND

- FOUND MONUMENT, AS NOTED
  - SET MONUMENT, AS NOTED
  - ⊕ SEWER CLEANOUT
  - DRAIN INLET
  - ⊗ WATER VALVE
  - ⊕ WATER METER
  - ⊕ HOSE BIB
  - ⊕ ELECTRIC METER
  - ⊕ ELECTRIC VAULT
  - ⊕ UTILITY POLE
  - ⊕ GAS METER
  - ⊕ TELEPHONE VAULT
  - ⊕ COMMUNICATION SERVICE
  - ⊕ CABLE TV VAULT
  - POST
  - TREE, TYPE AND DIAMETER SPECIFIED
  - ⊕ BENCHMARK
- PROPERTY LINE
  - LOT LINE
  - WOOD FENCE LINE
  - EDGE OF PAVEMENT
  - TOP OF BANK
  - GAS LINE MARKINGS
  - SS --- SANITARY SEWER MARKINGS
  - W --- WATER LINE MARKINGS
  - ASPHALT
  - BUILDING
  - STONE
  - STONE WALL
- R1 RECORD DATA PER VOL. 1 -CITIES & TOWNS- PG. 52



1 TOPOGRAPHICAL SITE SURVEY  
SCALE: N.T.S.



Significant Tree Evaluation Worksheet

APN: 010-028-015-000  
Street Location: Santa Fe 4 SE of 2nd  
Planner: S. Nathan  
City Forester: Justin Ono  
Property Owner: Reiken  
Recommended Tree Density: 3 upper 1 lower

**Part One: Initial Screening:**  
Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X	X						

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	MP	MP	MP	MP	MP	CO	CO							
YES	X	X	X	X	X	X	X	X							
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak  
CI-Catalina Ironwood CS-California sycamore BL-big leaf maple OT-other  
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X	X	X	X	X	X							
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH  
Coast live oak - single trunk tree: 6" DBH  
Coast live oak - multi-trunk tree measured per industry standard: 6" DBH  
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH  
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2	2	2							

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.  
1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.  
2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

**Part Three: Final Assessment**  
Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	8	5	4	4	6	6	8	8							

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X	X	X	X	X	X							
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)  
Yes \_\_\_\_\_

**Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?**  
If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	X				X	X	X	X							
MOD SIGNIF		X	X	X											
NOT SIGNIF															

**Part Two: Assessment For Tree Significance**  
For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	1	1	1	1	2	2							

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.  
1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.  
2 points: The tree appears healthy and in good condition.  
3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	1	1	2	2	2	2							

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.  
1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.  
2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.  
3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	0	0	1	1	2	2							

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.  
1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.  
2 points: The tree is young to middle age and shows normal vigor.  
3 points: The tree is young to middle age and shows exceptional vigor.

Items to note:  
Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	10	10	8	10	8	8	8							

- Requirements for tree preservation shall adhere to the following tree protection measures on construction site.
- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
  - Excavation within 6 feet of a tree trunk is not permitted.
  - No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
  - Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
  - Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the dripline, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
  - The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

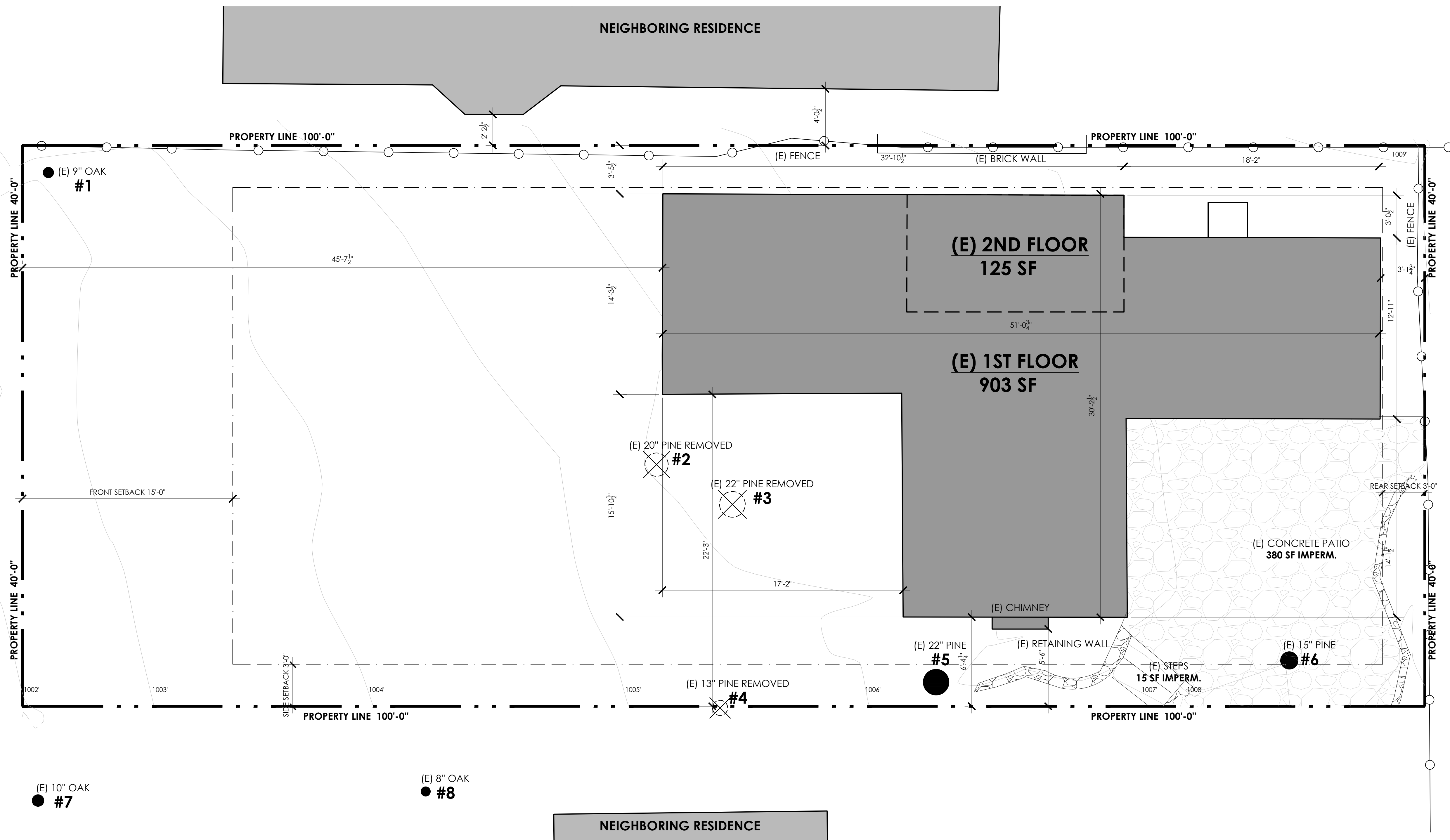
If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.



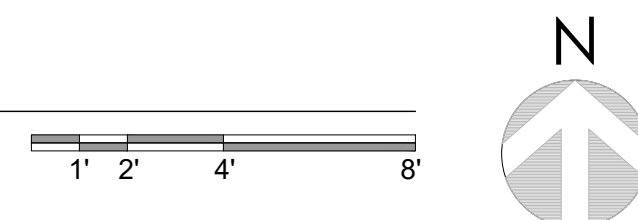
SANTA FE STREET

EDGE OF PAVEMENT



NOTE: PINE TREES #2, #3, #4 REMOVED UNDER PERMIT #24077.

1 EXISTING SITE PLAN  
SCALE: 1/4" = 1'-0"



ADAM JESELNICK ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

EXISTING SITE PLAN

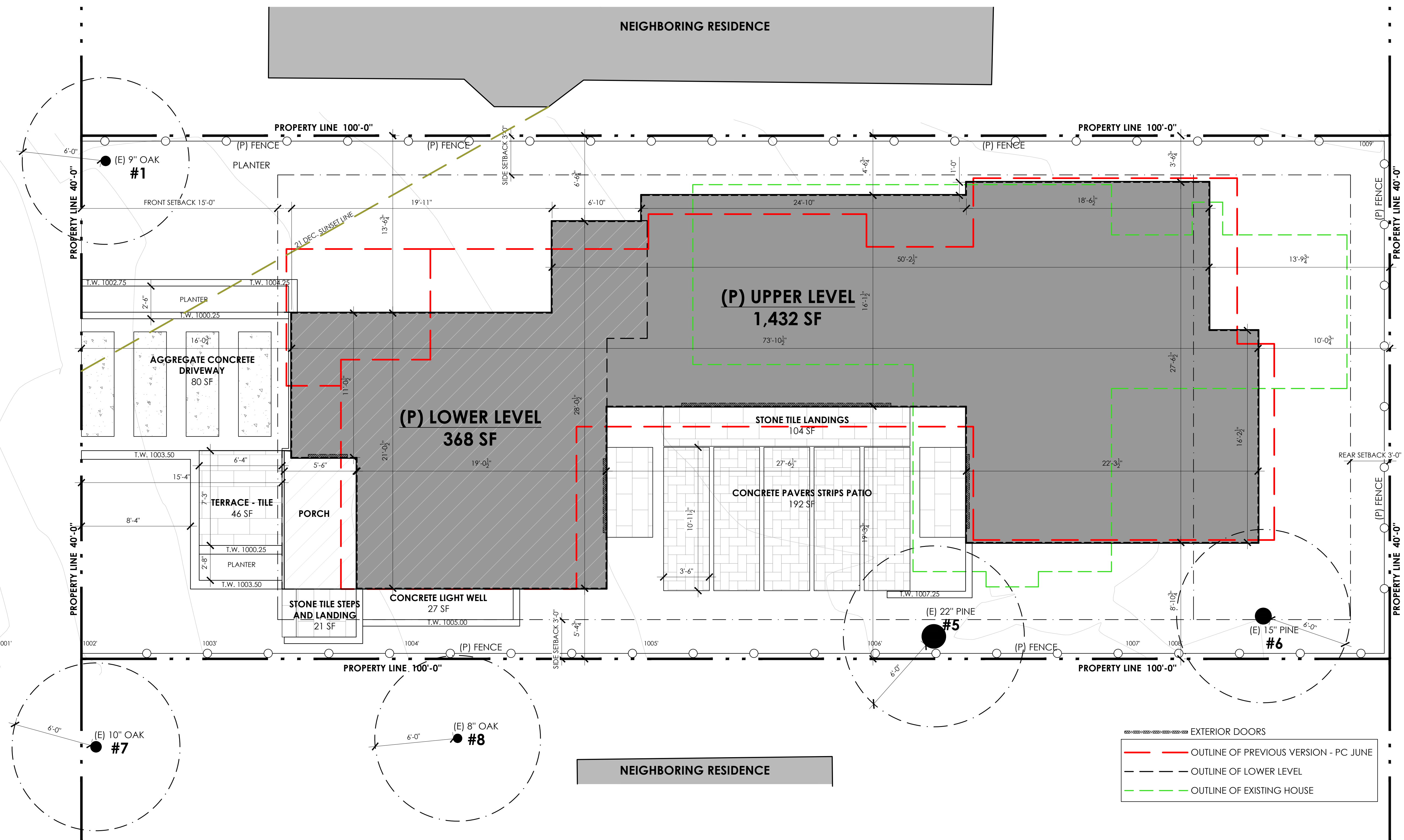
8/9/2024

1/4" = 1'-0"

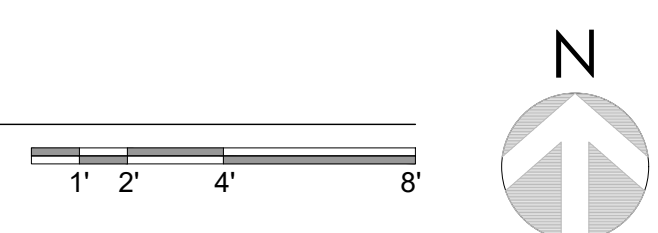
A2

SANTA FE STREET

EDGE OF PAVEMENT



1 PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"



ADAM JESELNICK  
ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

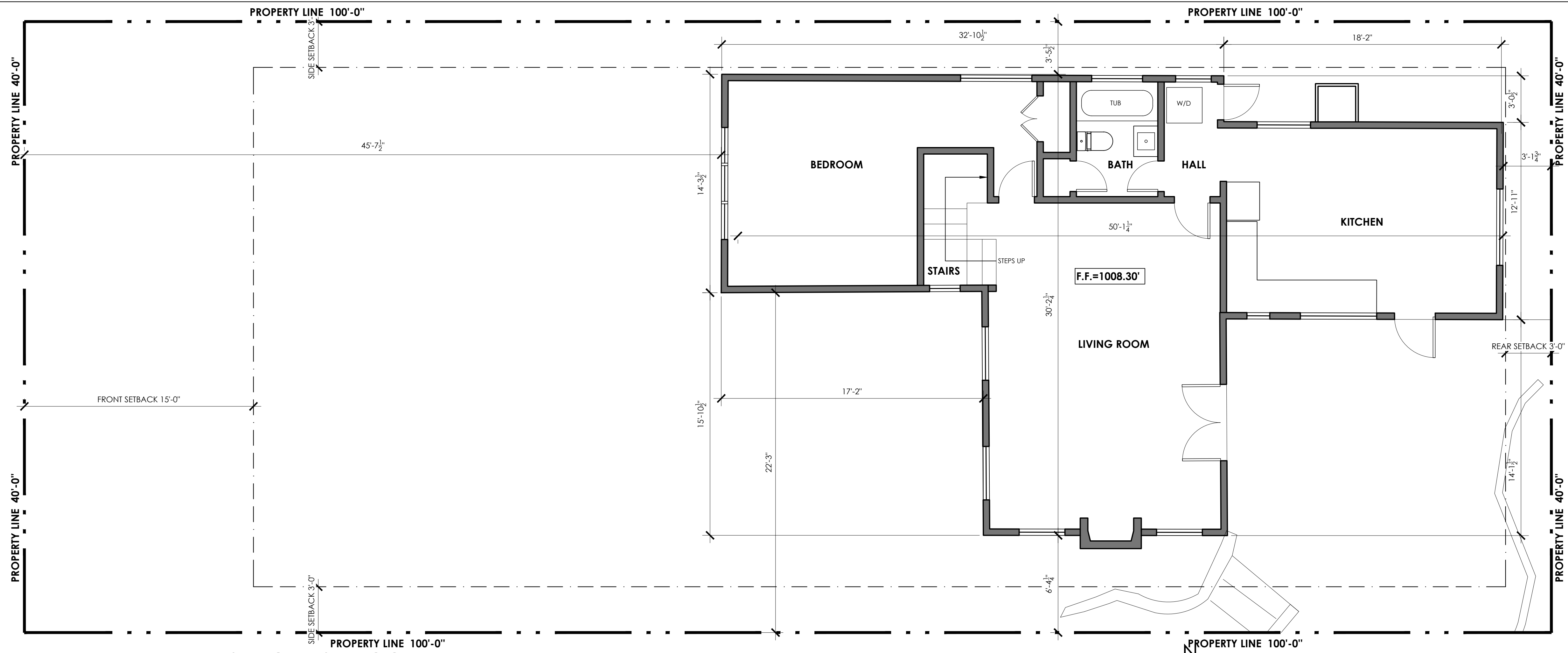
PROPOSED SITE PLAN

8/9/2024

1/4" = 1'-0"

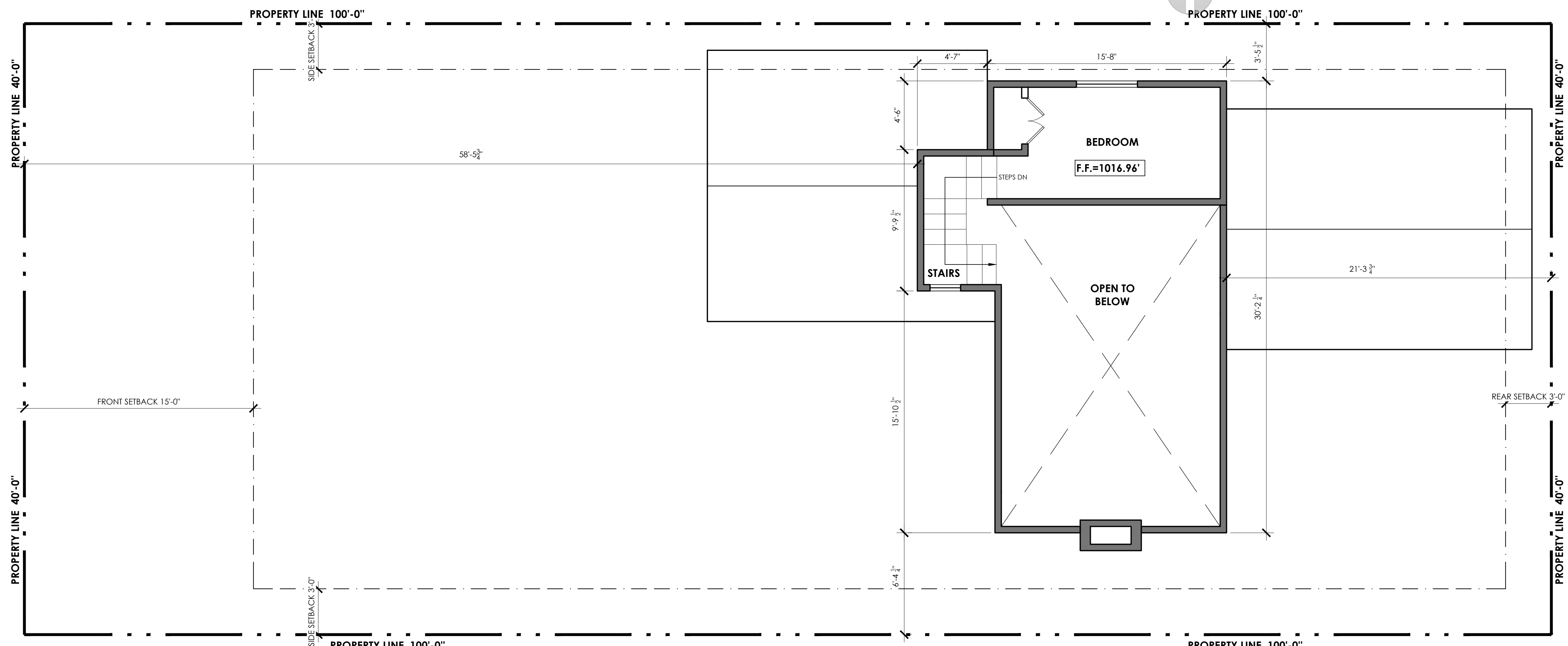
**A3**

TRACK 2 DESIGN APPROVAL SET



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

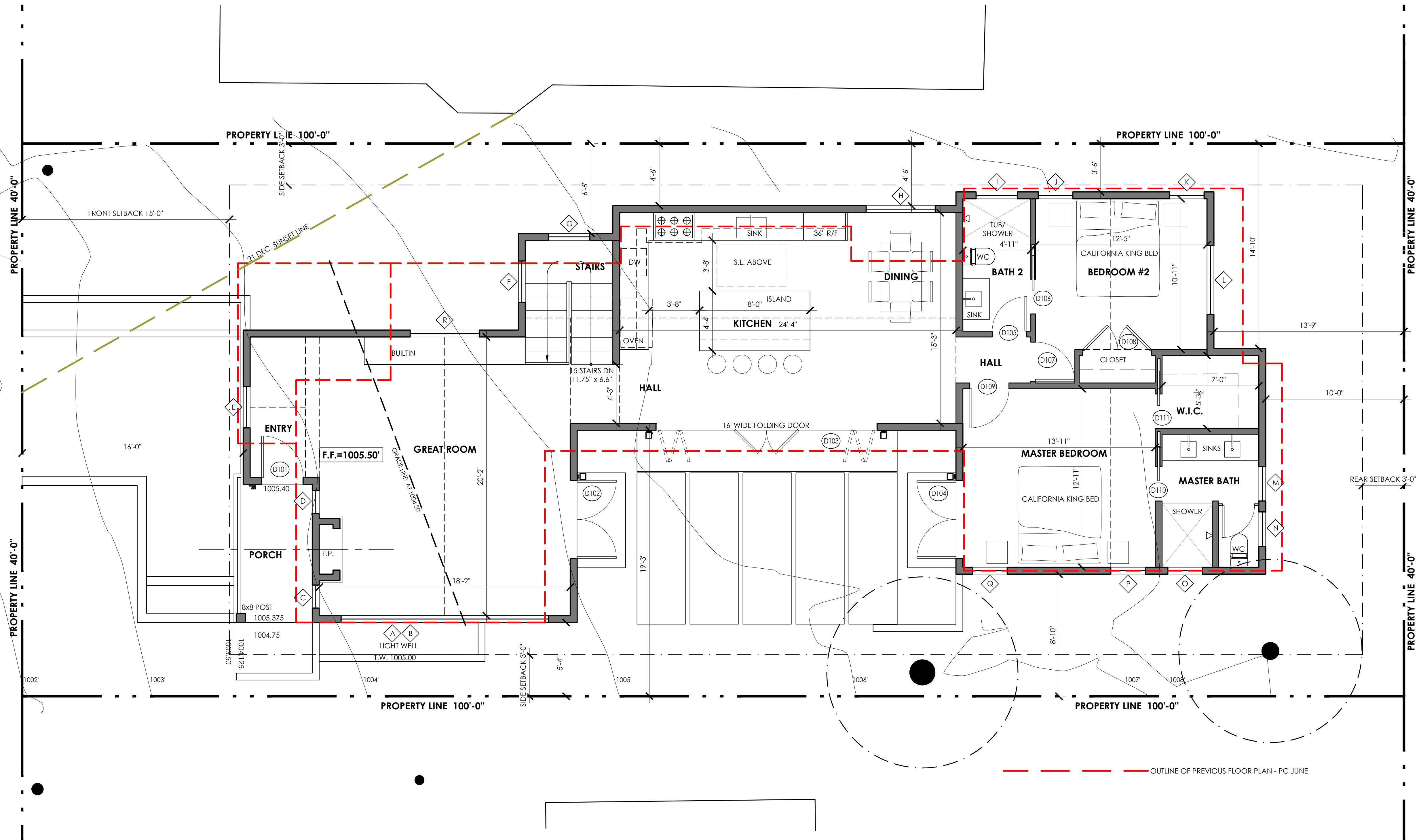
NOTE: HOUSE TO BE DEMOLISHED



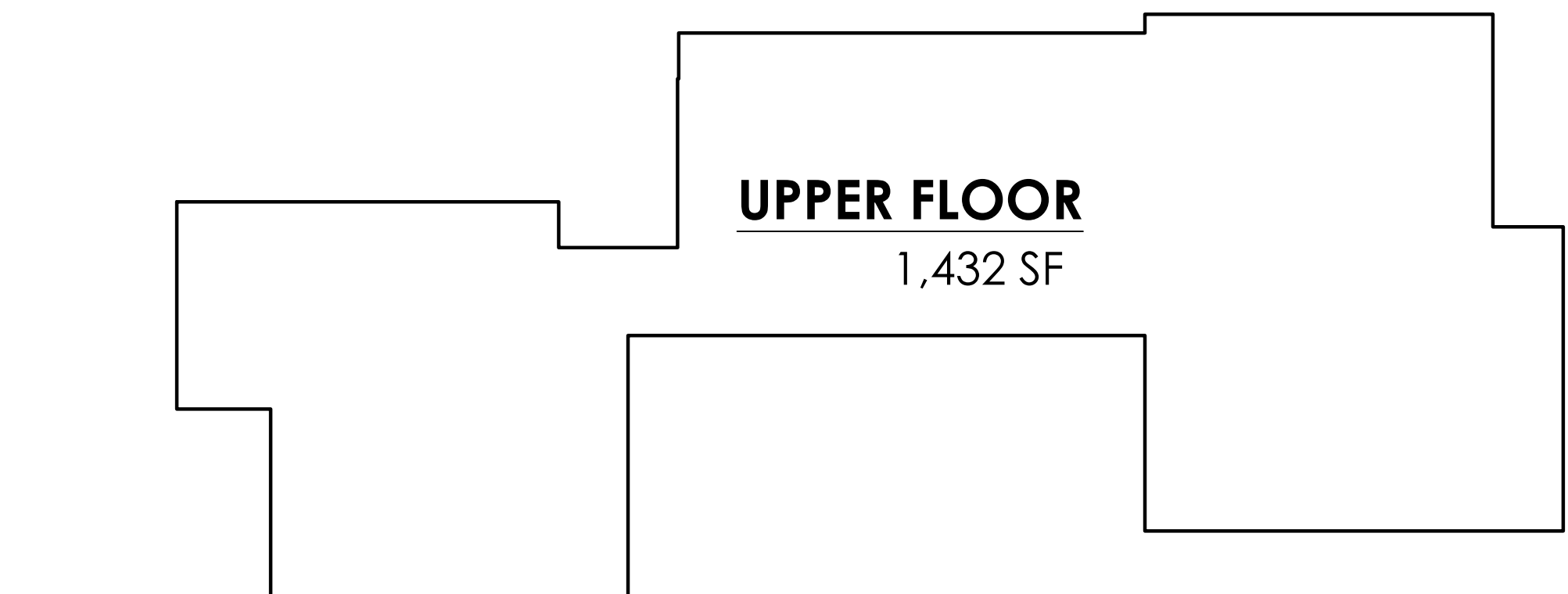
1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SANTA FE STREET

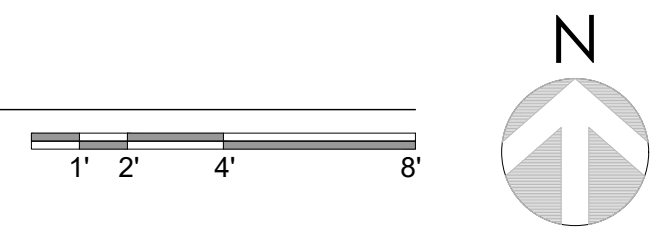
EDGE OF PAVEMENT



1 PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 SQUARE FOOTAGE DIAGRAMS  
SCALE: 1/8" = 1'-0"



	<b>LOWER FLOOR</b> GARAGE + BEDROOM 357 SF (STAIRS EXCLUDED)
	<b>BASEMENT</b> 10 SF (INCLUDES 100 SF BONUS)
	<b>TOTAL</b> 368 SF

ADAM JESELNICK  
ARCHITECT



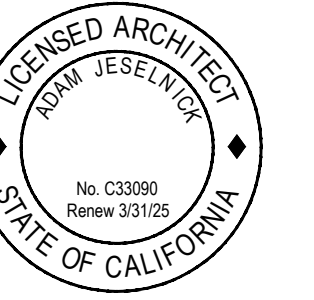
**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

UPPER LEVEL FLOOR PLAN

8/9/2024

1/4" = 1'-0"

A5



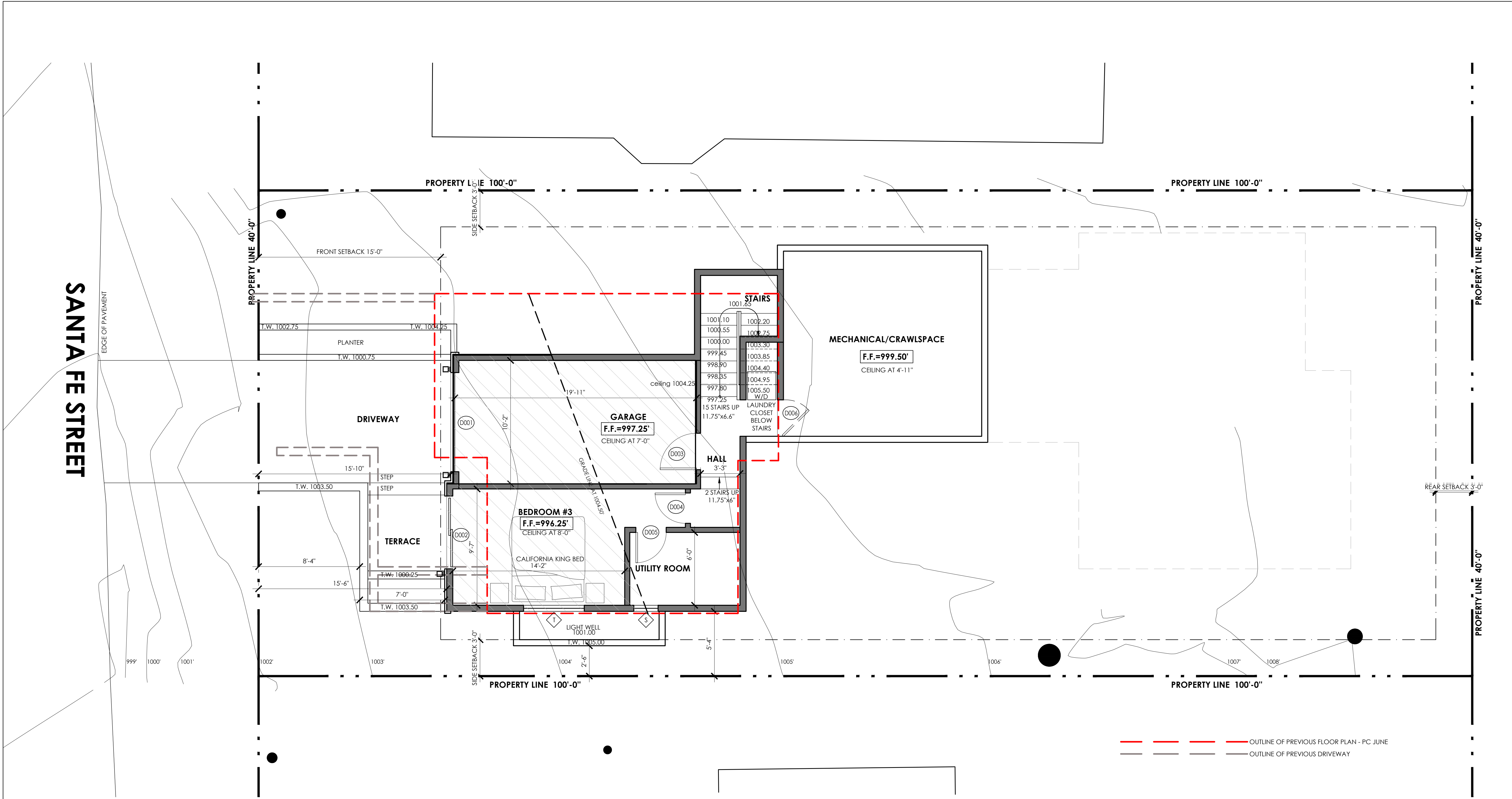
**RIEKEN RESIDENCE**  
 SANTA FE STREET 4 S/E 2ND AVENUE  
 CARMEL, CALIFORNIA 93921

LOWER LEVEL FLOOR PLAN

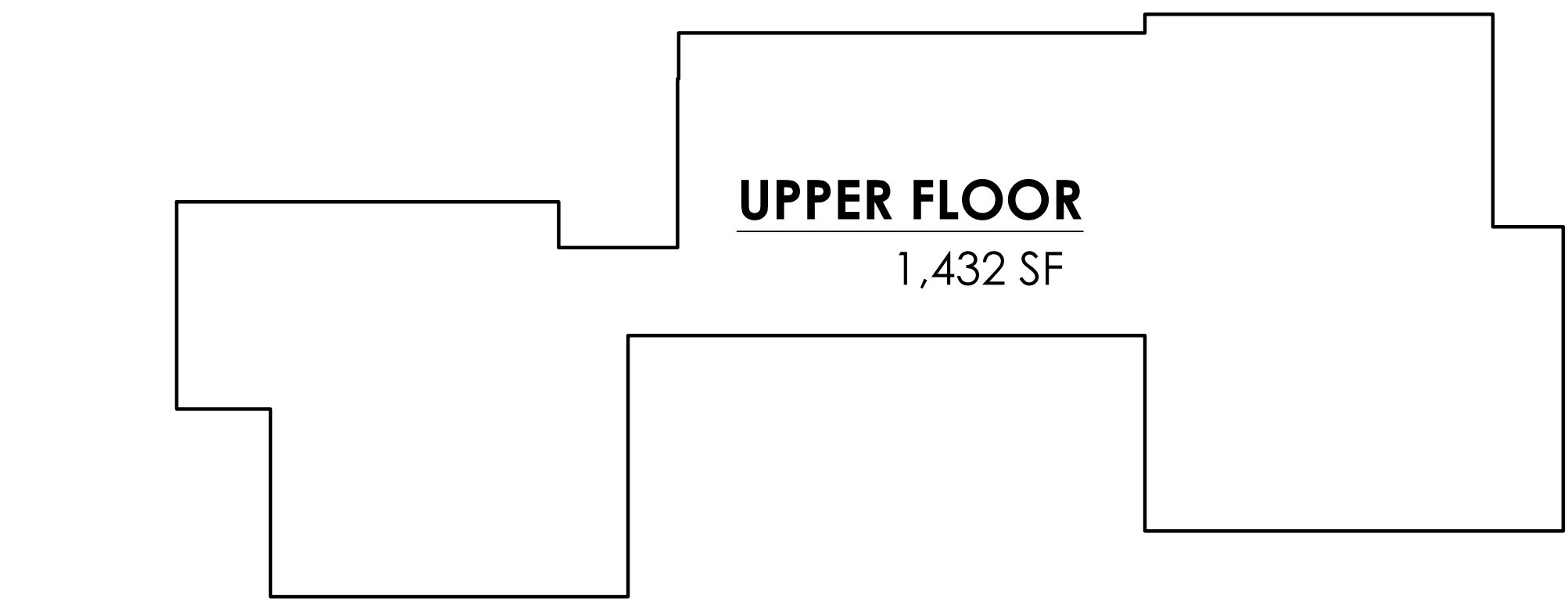
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1/4" = 1'-0"

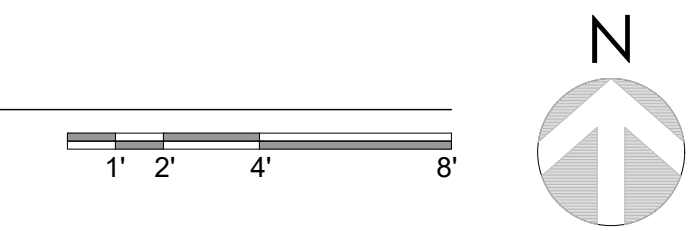
**A6**



1 PROPOSED LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



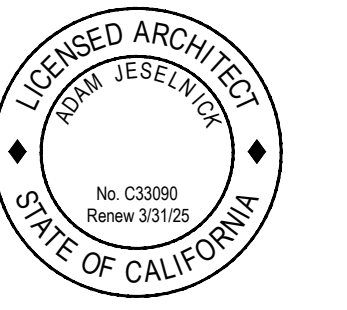
2 SQUARE FOOTAGE DIAGRAMS  
 SCALE: 1/8" = 1'-0"



**LOWER FLOOR**  
 GARAGE + BEDROOM 357 SF  
 (STAIRS EXCLUDED)

**BASEMENT**  
 10 SF  
 (INCLUDES 100 SF BONUS)

**TOTAL**  
 368 SF



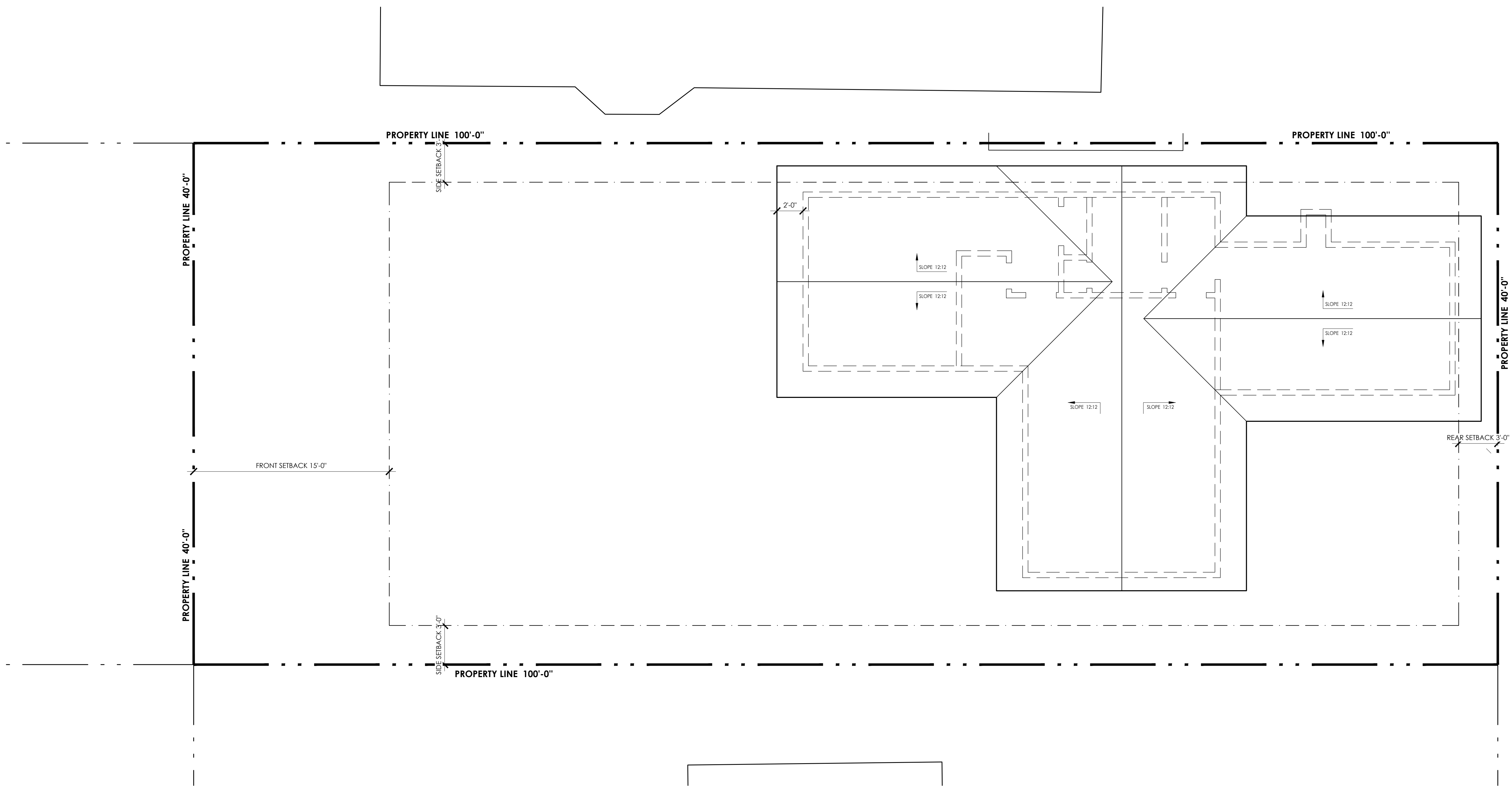
**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

EXISTING ROOF  
PLAN

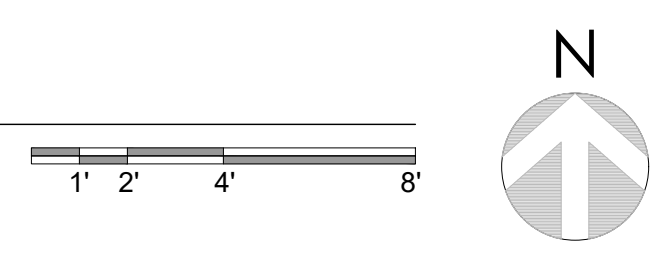
8/9/2024

1/4" = 1'-0"

**A7**

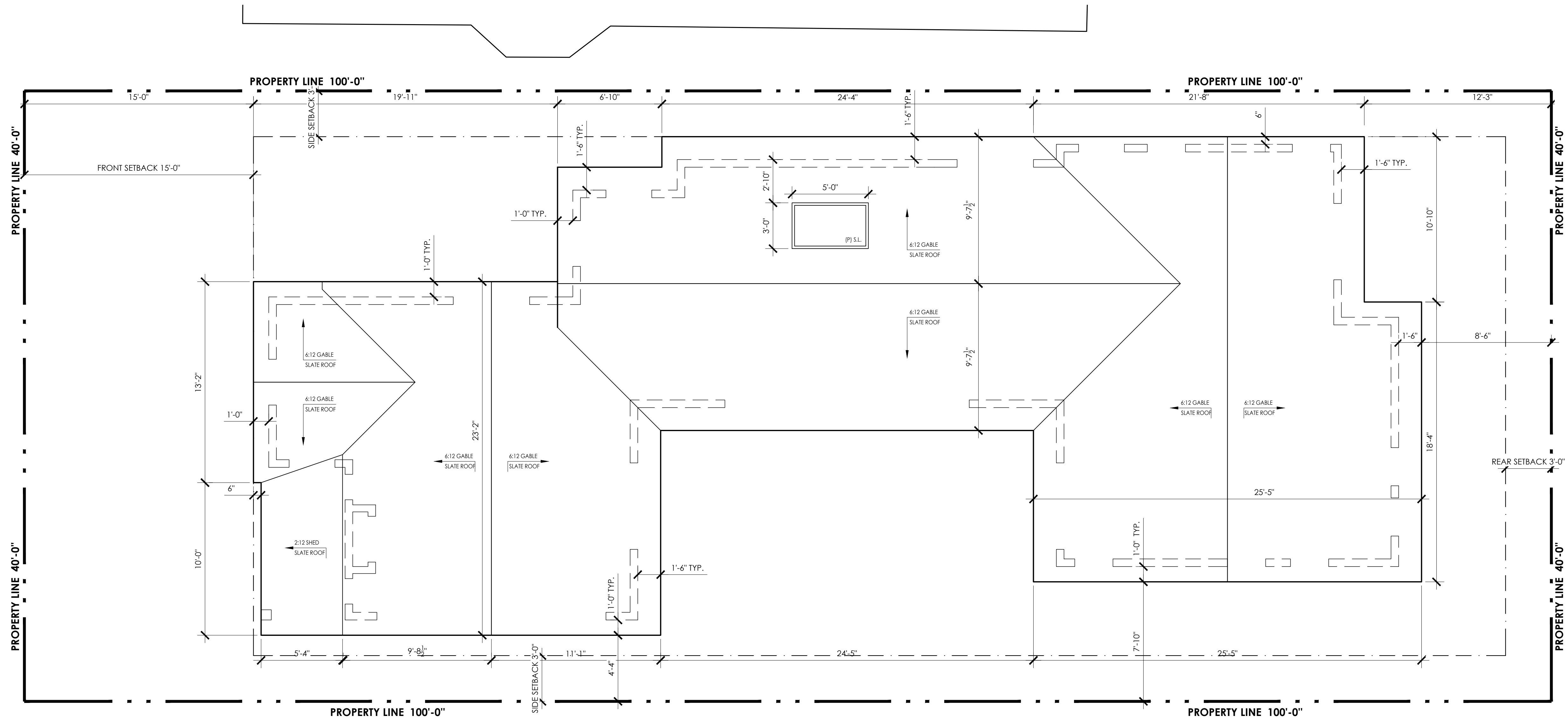


1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

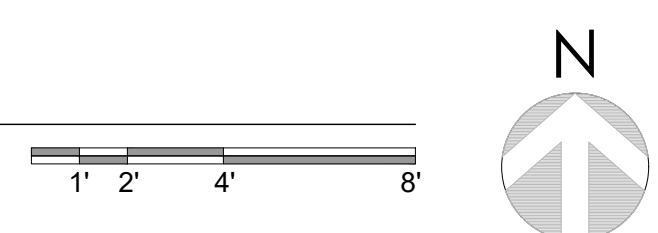




SANTA FE STREET



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



ADAM JESELNICK  
ARCHITECT



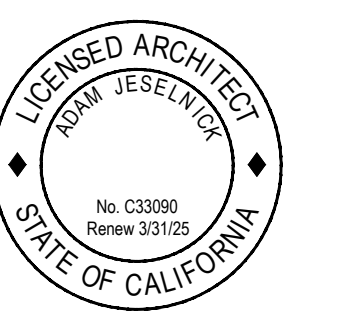
**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

PROPOSED ROOF PLAN

8/9/2024

1/4" = 1'-0"

A8

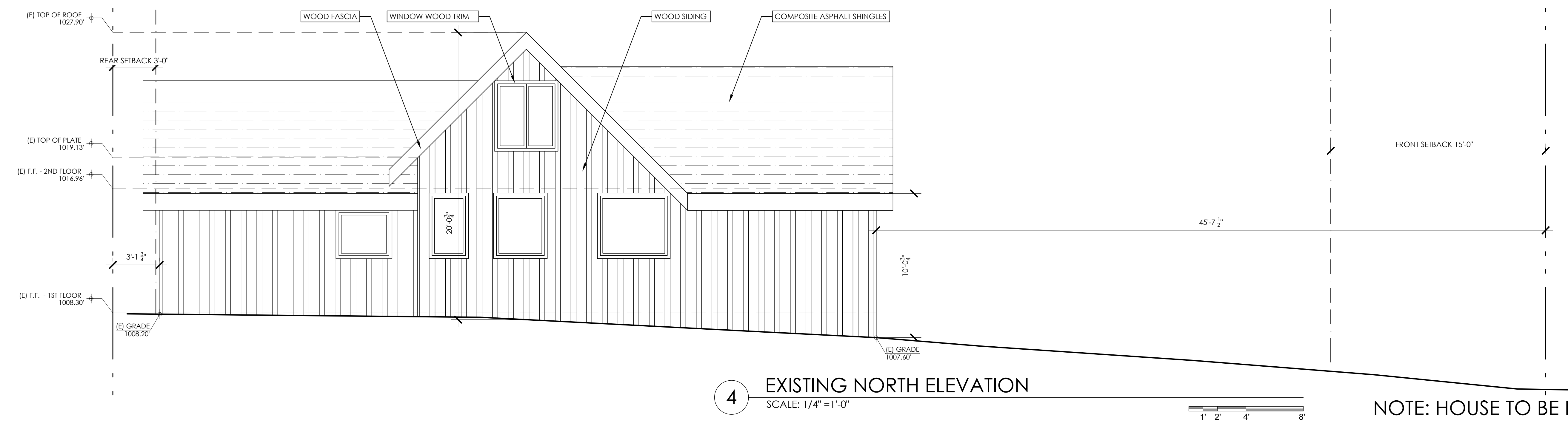
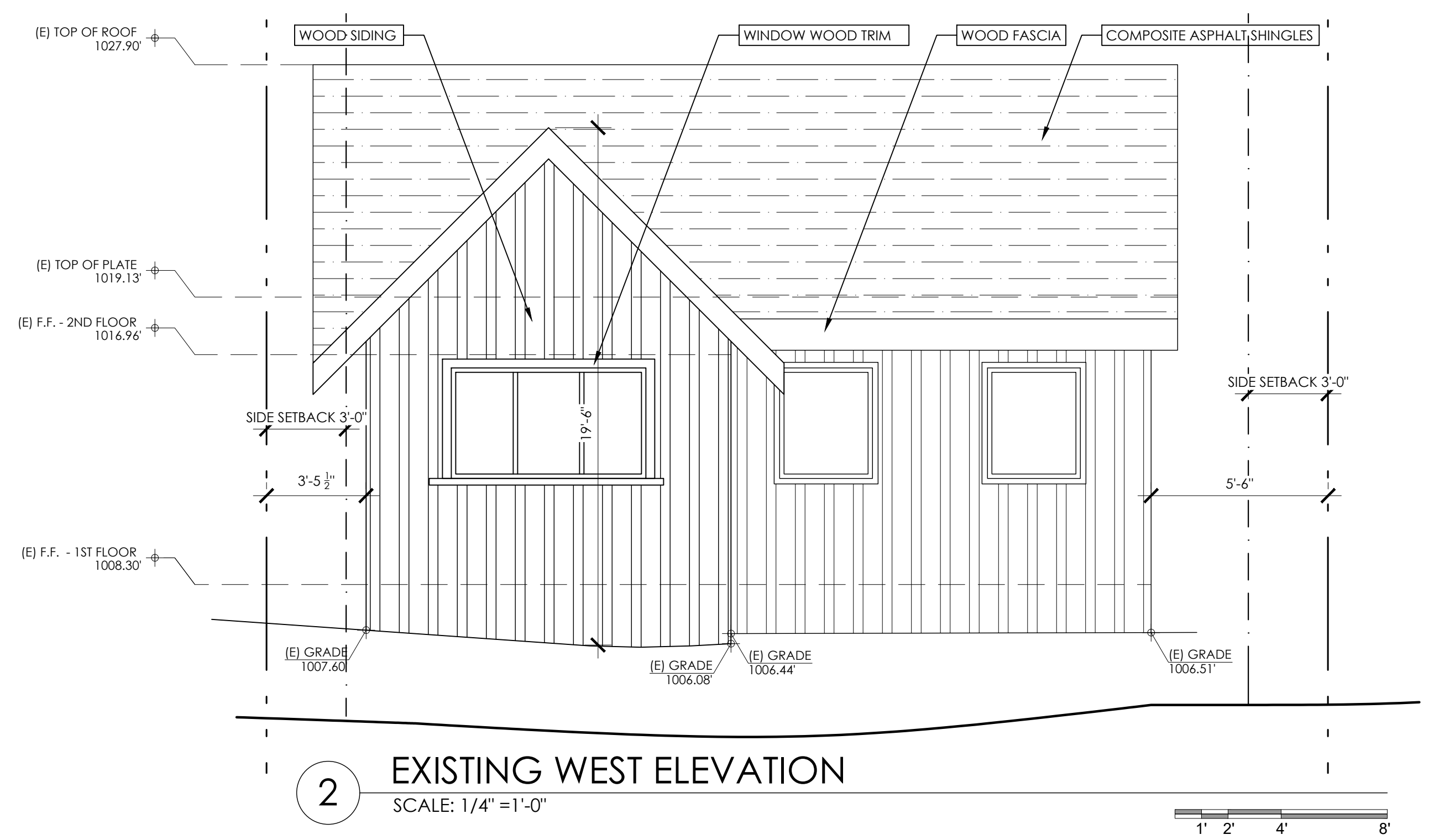
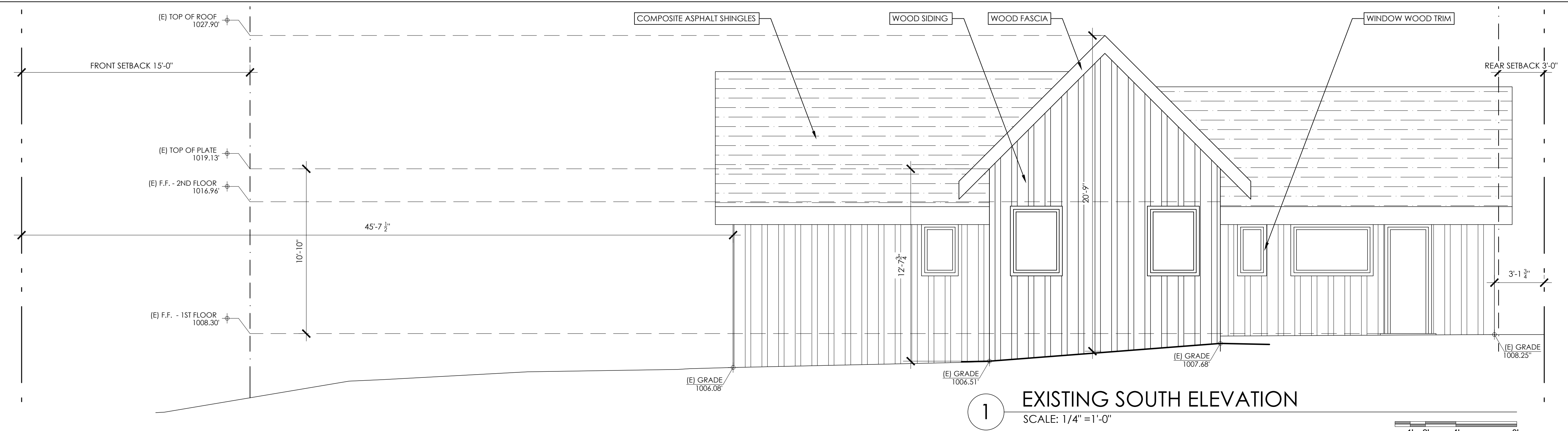


EXISTING ELEVATIONS

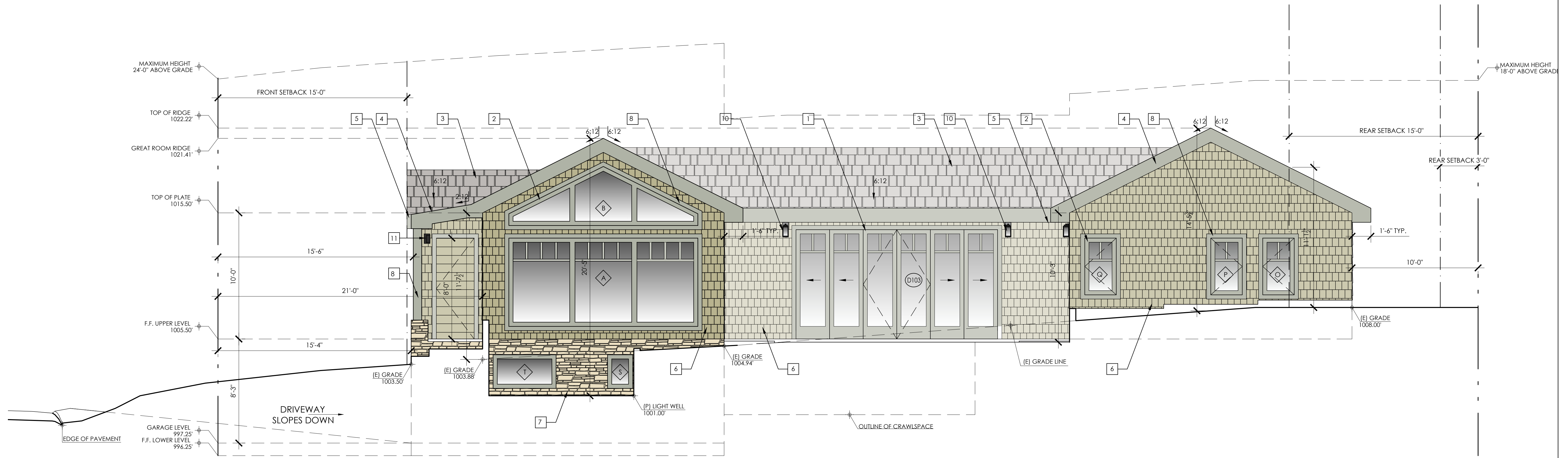
8/9/2024

1/4" = 1'-0"

**A9**

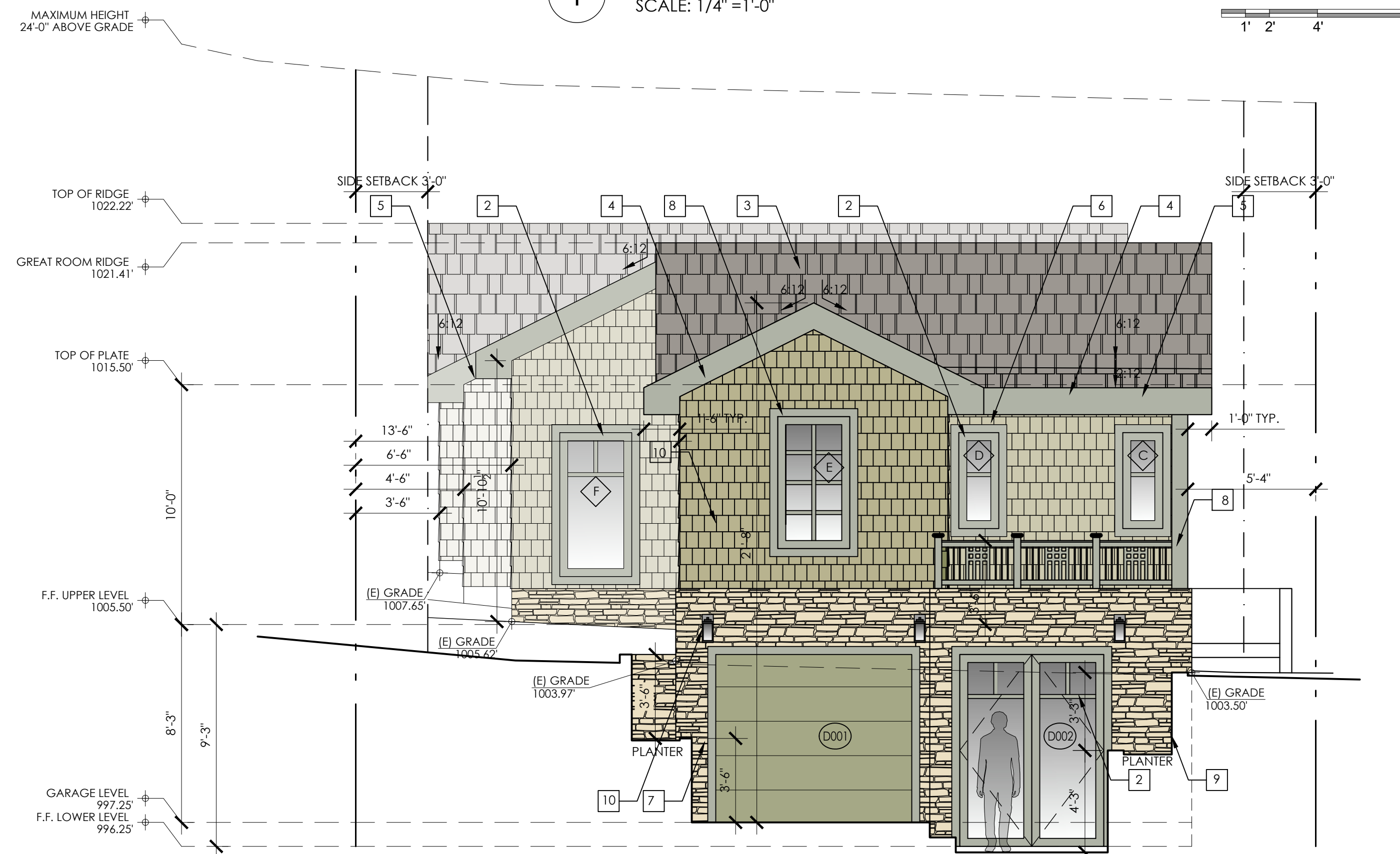


NOTE: HOUSE TO BE DEMOLISHED

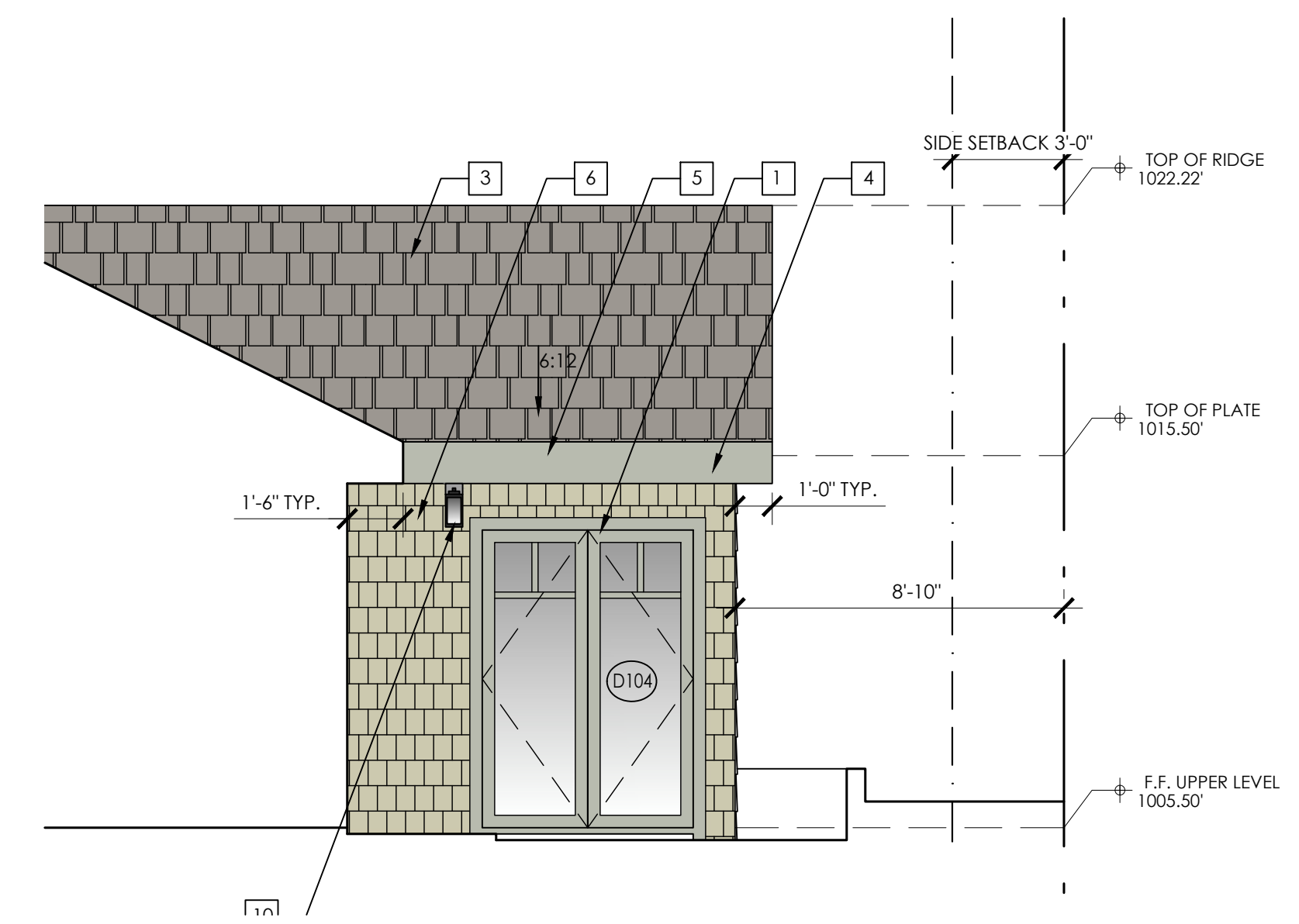


1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

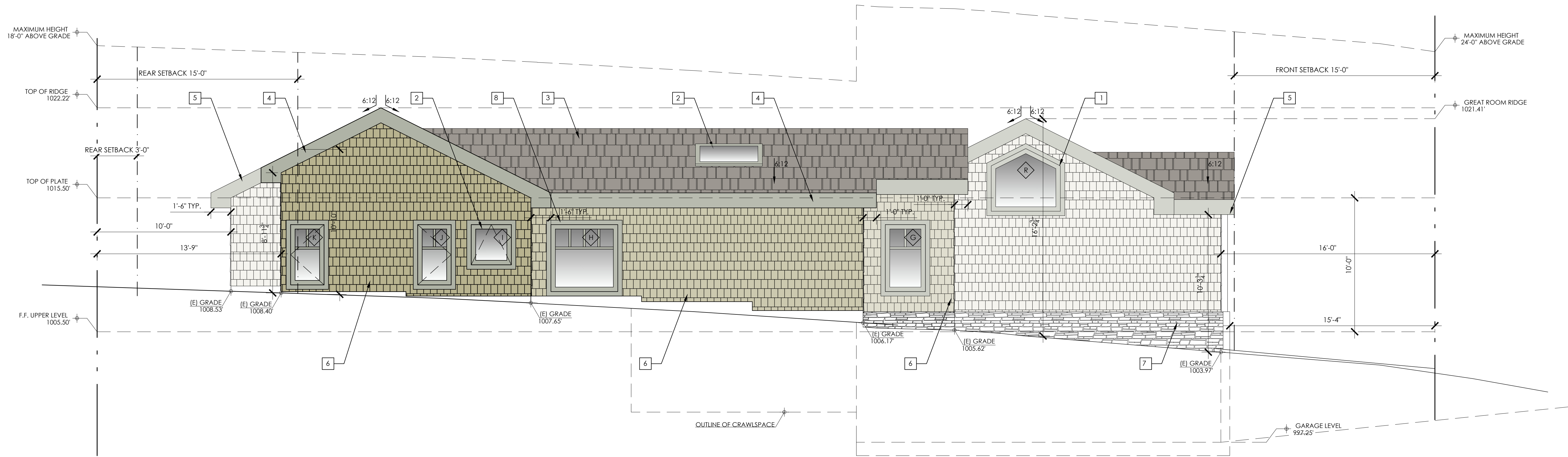
KEYNOTES	
1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA COLOR: PAINTED TO MATCH WINDOWS FRAME.
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	CEDAR SHINGLES. CERDAR VALLEY. SOLID COLOR SW3036 ORCHARD.
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS FRAME.
9	BOARD-FORMED CONCRETE
10	OUTDOOR WALL SCONCE WAC LIGHTING - AMHERST 14" COLOR BLACK
11	OUTDOOR WALL SCONCE VISUAL COMFORT MODERN - NATE 9.1 COLOR GRAPHITE



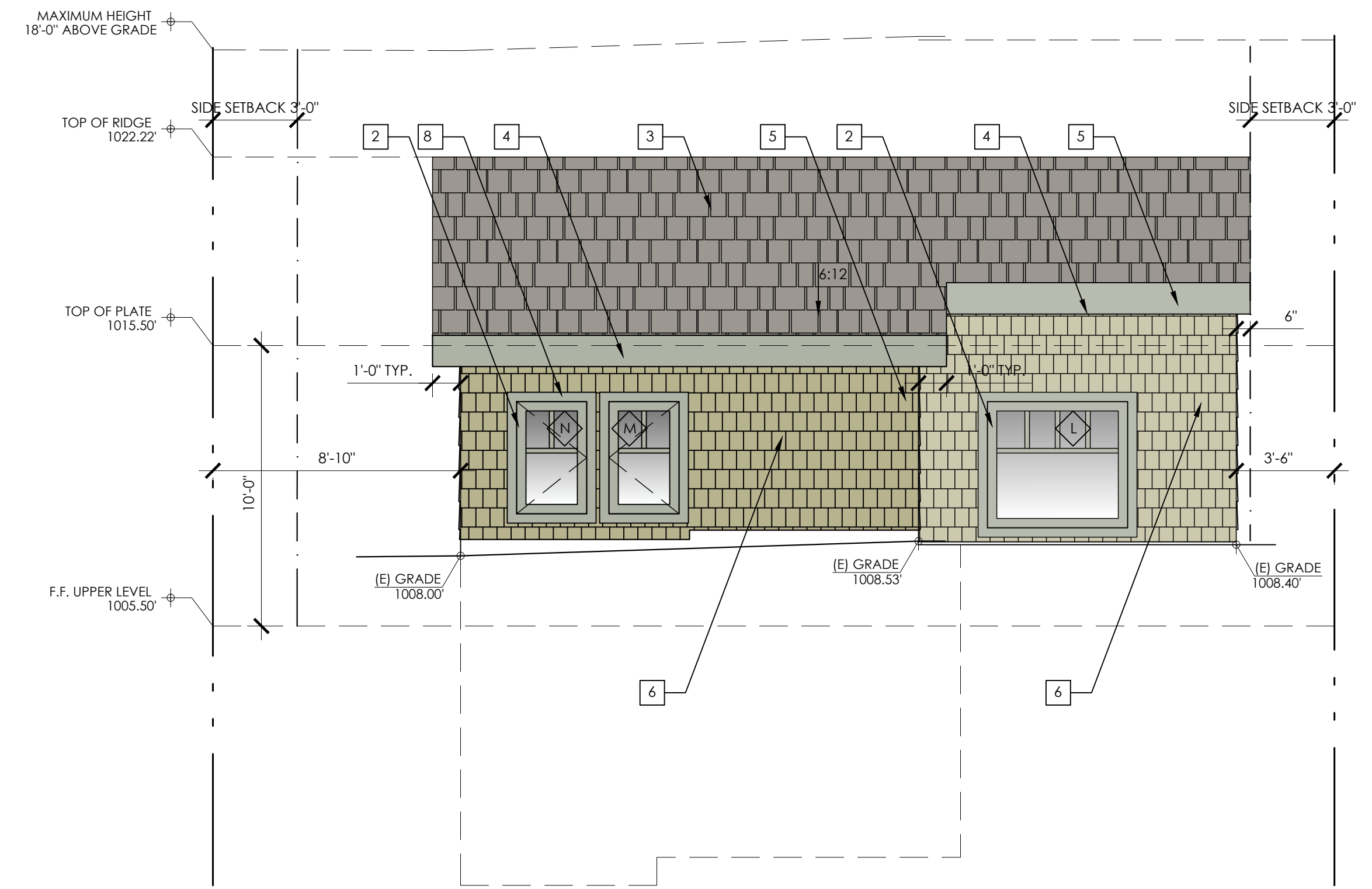
2 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



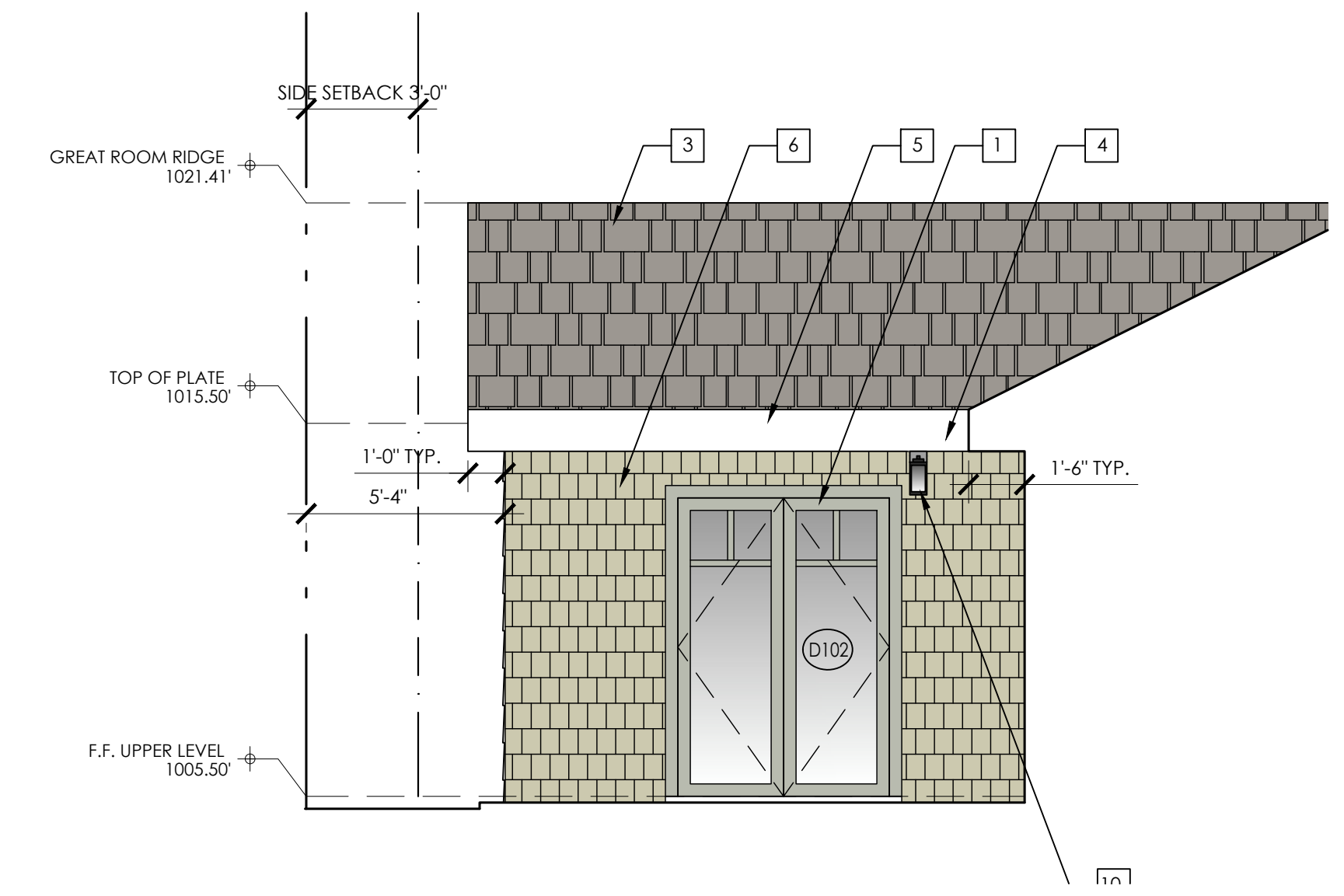
3 PROPOSED COURTYARD WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**1** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

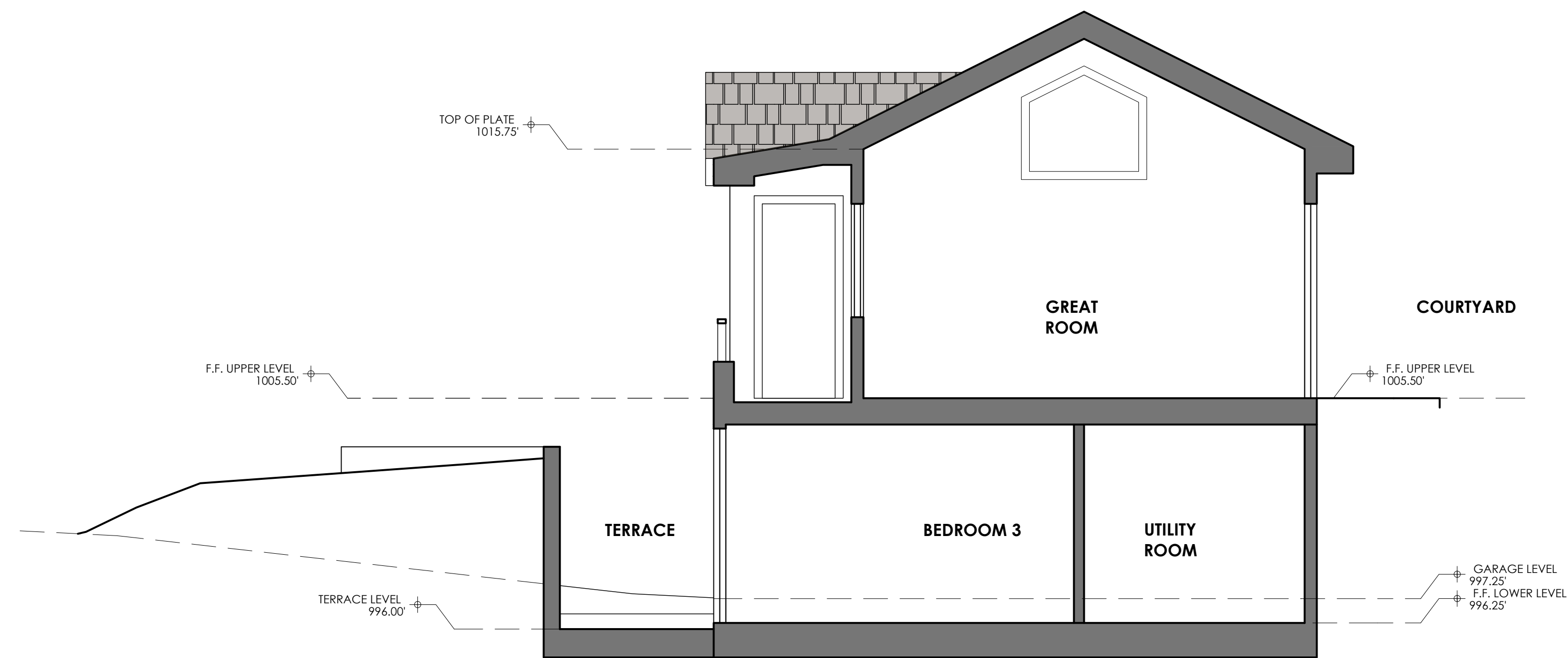


**2** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

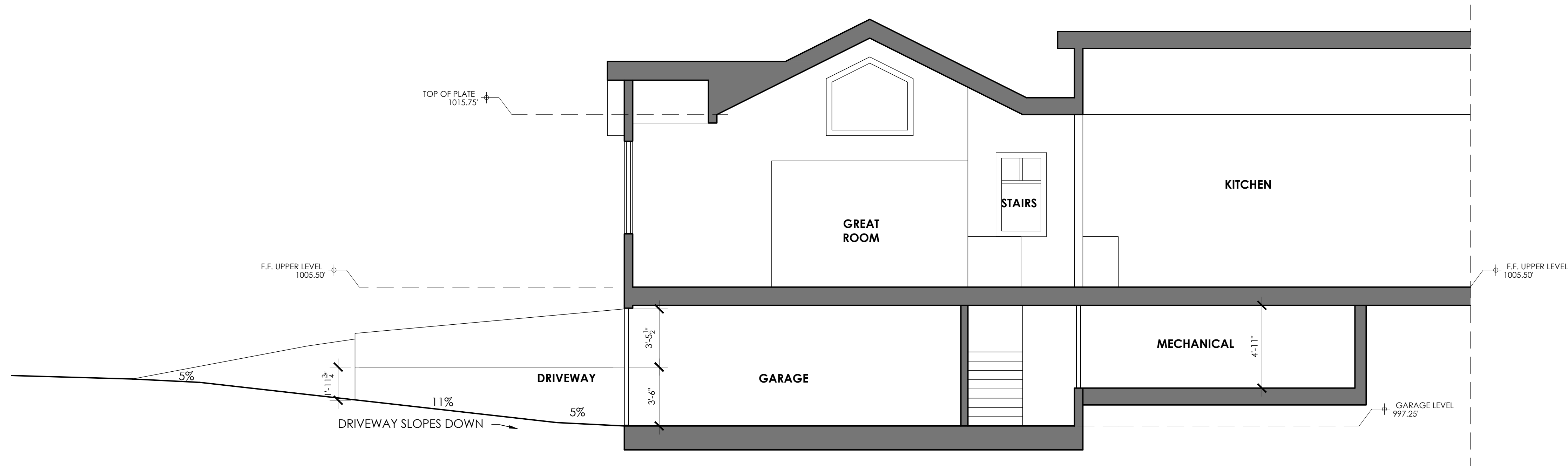
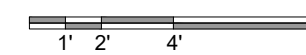


**3** PROPOSED COURTYARD EAST ELEVATION  
SCALE: 1/4" = 1'-0"

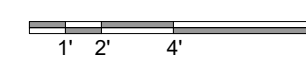
KEYNOTES	
1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA. COLOR: PAINTED TO MATCH WINDOWS FRAME.
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	CEDAR SHINGLES. CERDAR VALLEY. SOLID COLOR SW3036 ORCHARD.
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM. COLOR: PAINTED TO MATCH WINDOWS FRAME.
9	BOARD-FORMED CONCRETE
10	OUTDOOR WALL SCONCE. WAC LIGHTING - AMHERST 14" COLOR BLACK
11	OUTDOOR WALL SCONCE. VISUAL COMFORT MODERN - NATE 9.1 COLOR GRAPHITE

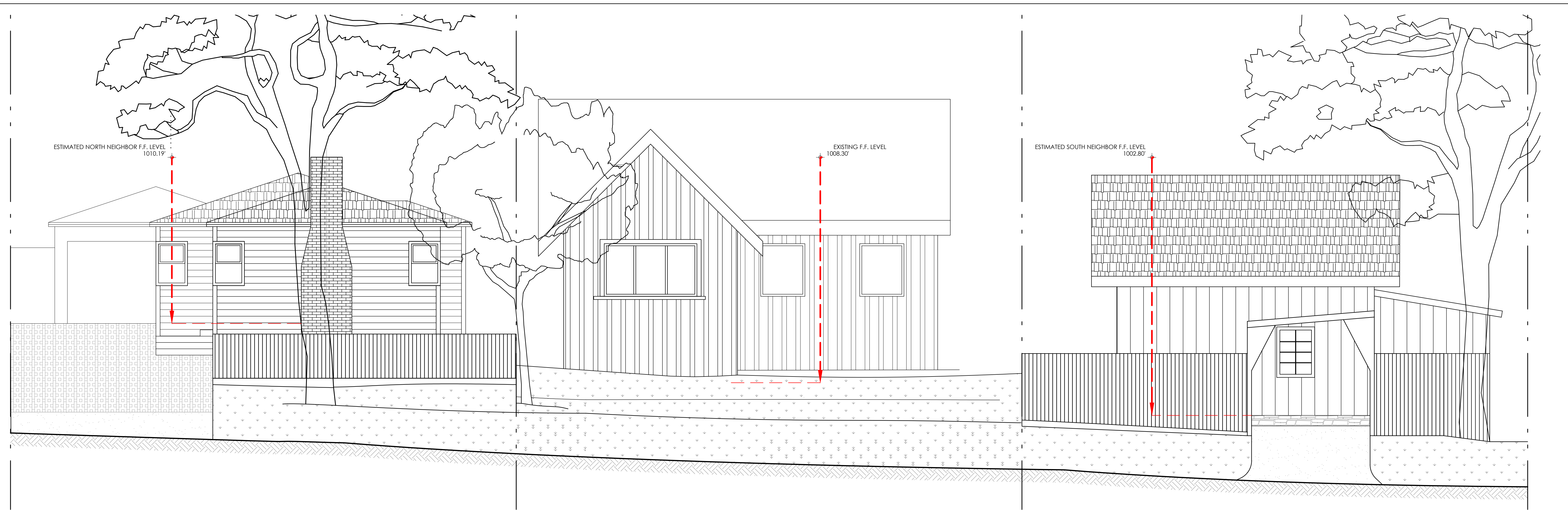


1 SECTION THROUGH BEDROOM 3 LOOKING NORTH  
SCALE: 1/4" = 1'-0"

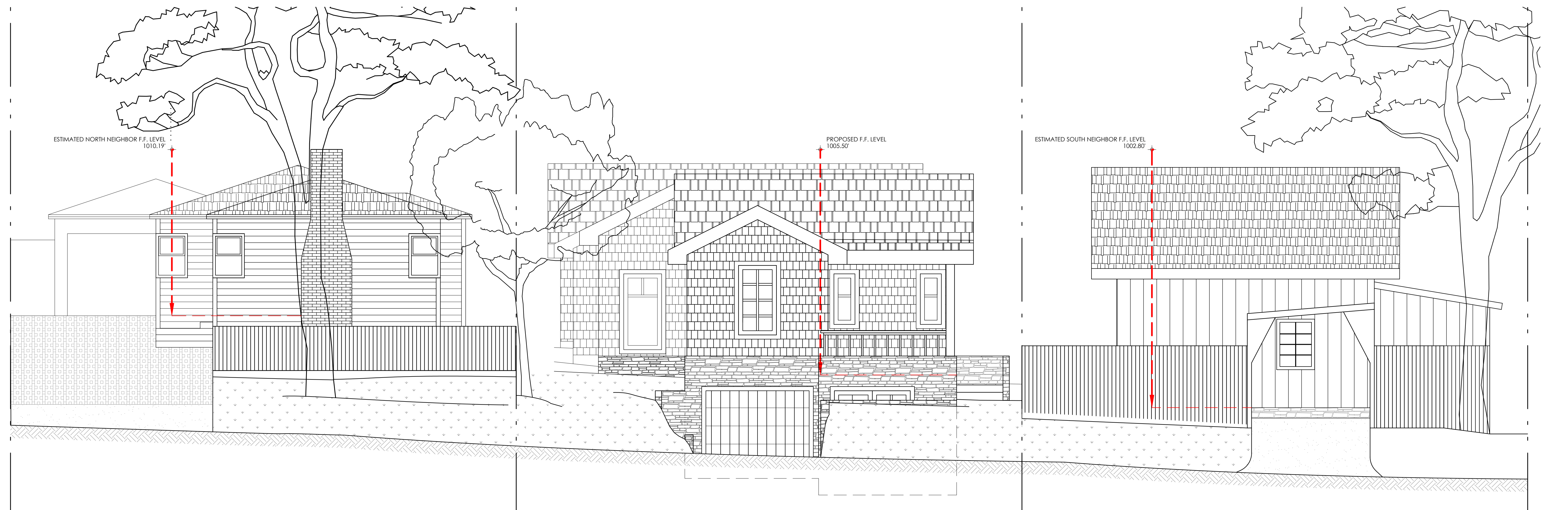


2 SECTION THROUGH GARAGE LOOKING NORTH  
SCALE: 1/4" = 1'-0"





1 EXISTING STREETScape ELEVATION  
SCALE: 1/4" = 1'-0"



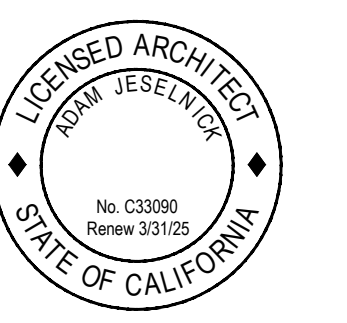
2 PROPOSED STREETScape ELEVATION  
SCALE: 1/4" = 1'-0"

RIEKEN RESIDENCE DOOR SCHEDULE					
		DOOR TYPE	THICKNESS	HAND	H.W. TYPE
<b>LOWER LEVEL / BASEMENT</b>					
001	8'-2" X 7'-0"	10	2"	LHRH	ROLL UP GARAGE DOOR
002	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH	EXTERIOR FRENCH DOORS
003	3'-0" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
004	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
005	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
006	3'-0" X 4'-11"	6	1 3/4"	RH	CLOSET WOOD DOOR
<b>UPPER LEVEL</b>					
101	3'-0" X 8'-0"	1	2"	LH	ENTRY DOOR, WOOD.
102	5'-8" X 8'-0" (DOUBLE; 2'-10" EACH)	5	2"	LHRH	EXTERIOR FRENCH DOORS, ALUMINUM CLAD WOOD
103	16'-0" X 8'-8" (6 DOORS; 2'-8" EACH)	3	2"	LHRH	FOLDING DOORS, ALUMINUM CLAD WOOD
104	5'-8" X 8'-0" (DOUBLE; 2'-10" EACH)	5	2"	LHRH	EXTERIOR FRENCH DOORS, ALUMINUM CLAD WOOD
105	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
106	2'-6" X 7'-0"	7	1 3/4"	LHRH	POCKET DOOR
107	2'-10" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
108	5'-0" X 7'-0" (DOUBLE; 2'-6" EACH)	6	1 3/4"	LHRH	CLOSET WOOD DOORS
109	2'-10" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
110	2'-6" X 7'-0"	7	1 3/4"	LHRH	POCKET DOOR
111	2'-6" X 7'-0"	7	1 3/4"	LHRH	POCKET DOOR
<b>DOOR TYPE LEGEND</b>			<b>HARDWARE TYPE LEGEND</b>		
TYPE 1	ENTRY DOOR, WOOD		TYPE 1: --.		
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD				
TYPE 3	EXTERIOR FOLDING DOORS, ALUMINUM CLAD WOOD.		TYPE 2: --.		
TYPE 4	FRENCH DOORS, FULL LITE GLASS W / SIDE LITES, ALUMINUM CLAD WOOD		TYPE 3: --.		
TYPE 5	FRENCH DOORS, FULL LITE GLASS, ALUMINUM CLAD WOOD.				
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED				
TYPE 7	POCKET DOOR, MDF, PRIMED				
TYPE 8	GLASS INTERIOR DOOR				
TYPE 9	INTERIOR BARN DOOR				
TYPE 10	GARAGE DOOR				
TYPE 11	INTERIOR SLIDING DOORS				
TYPE 10	GARAGE DOOR				

1 PROPOSED DOOR SCHEDULE

RIEKEN RESIDENCE - WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
<b>UPPER LEVEL</b>						
A	15'-0" x 7'-0"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
B	15'-0" x RAKED 11" TO 4'-8"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
C	1'-8" x 4'-0"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
D	1'-8" x 4'-0"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
E	3'-0" x 5'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
F	3'-0" x 6'-0"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
G	3'-0" x 5'-0"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED - FROSTED
H	5'-0" x 5'-0"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED - FROSTED
I	3'-0" x 3'-0"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
J	2'-6" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
K	2'-6" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
L	5'-0" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
M	2'-6" x 4'-0"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
N	2'-6" x 4'-0"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
O	2'-6" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
P	2'-6" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
Q	2'-6" x 4'-6"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
R	5'-2" x RAKED 3'-4 1/2" TO 4'-8"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
<b>LOWER LEVEL / BASEMENT</b>						
S	2'-0" x 2'-8"			ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
T	5'-0" x 2'-8"			ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE





1 DOORS AND WINDOWS  
KOLBE - ALUMINUM-CLAD WOOD VISTA LUXE COLLECTION COLOR BASIL



2 ROOF  
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



3 DRIVEWAY AND PATIOS  
AGGREGATE CONCRETE



4 OUTDOOR WALL SCONCE  
WAC LIGHTING - AMHERST 14". COLOR: BLACK.



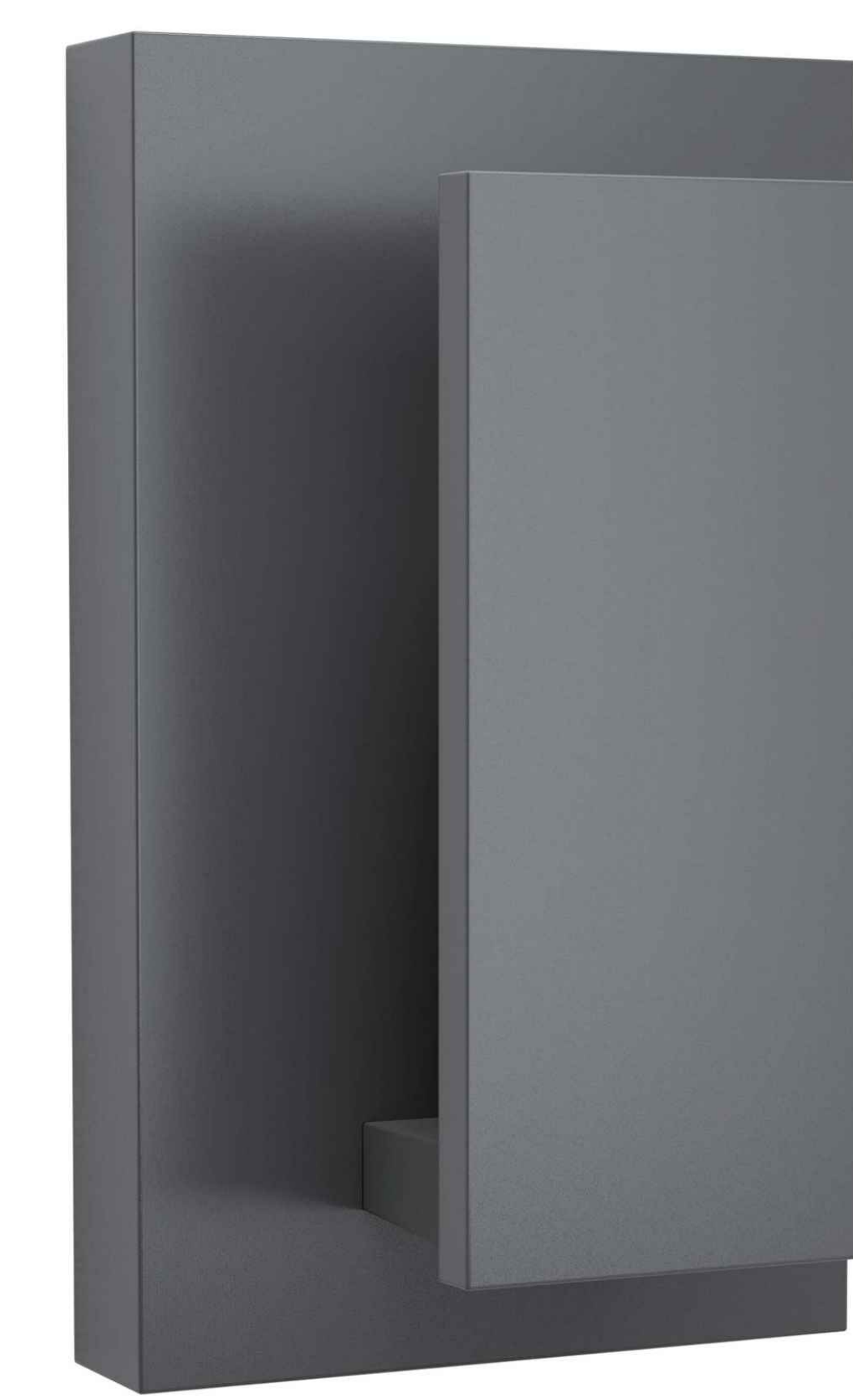
5 CEDAR SHINGLE  
CEDAR VALLEY - STAIN COLOR SW3036 ORCHARD



6 STONE  
SBI MATERIALS - BUFF LUEDERS LEDGESTONE

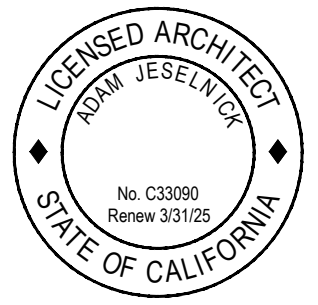


7 SOFFIT  
DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA



8 OUTDOOR WALL LIGHT  
VISUAL COMFORT MODERN - NATE 9.1". COLOR: GRAPHITE

ADAM JESELNICK  
ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

PROPOSED MATERIALS

8/9/2024

N.T.S.

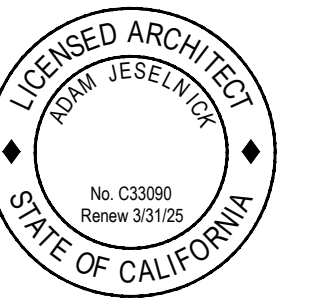
**A15**





1 STREET VIEW  
PROPOSED VIEW LOOKING NORTH

ADAM JESELNICK  
ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

RENDERINGS

8/9/2024

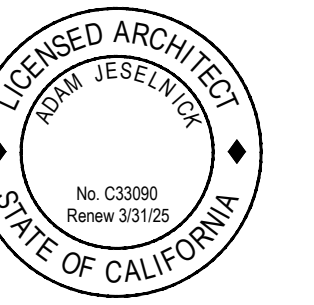
N.T.S.

A16



1 STREET VIEW  
PROPOSED VIEW LOOKING SOUTH

ADAM JESELNICK  
ARCHITECT



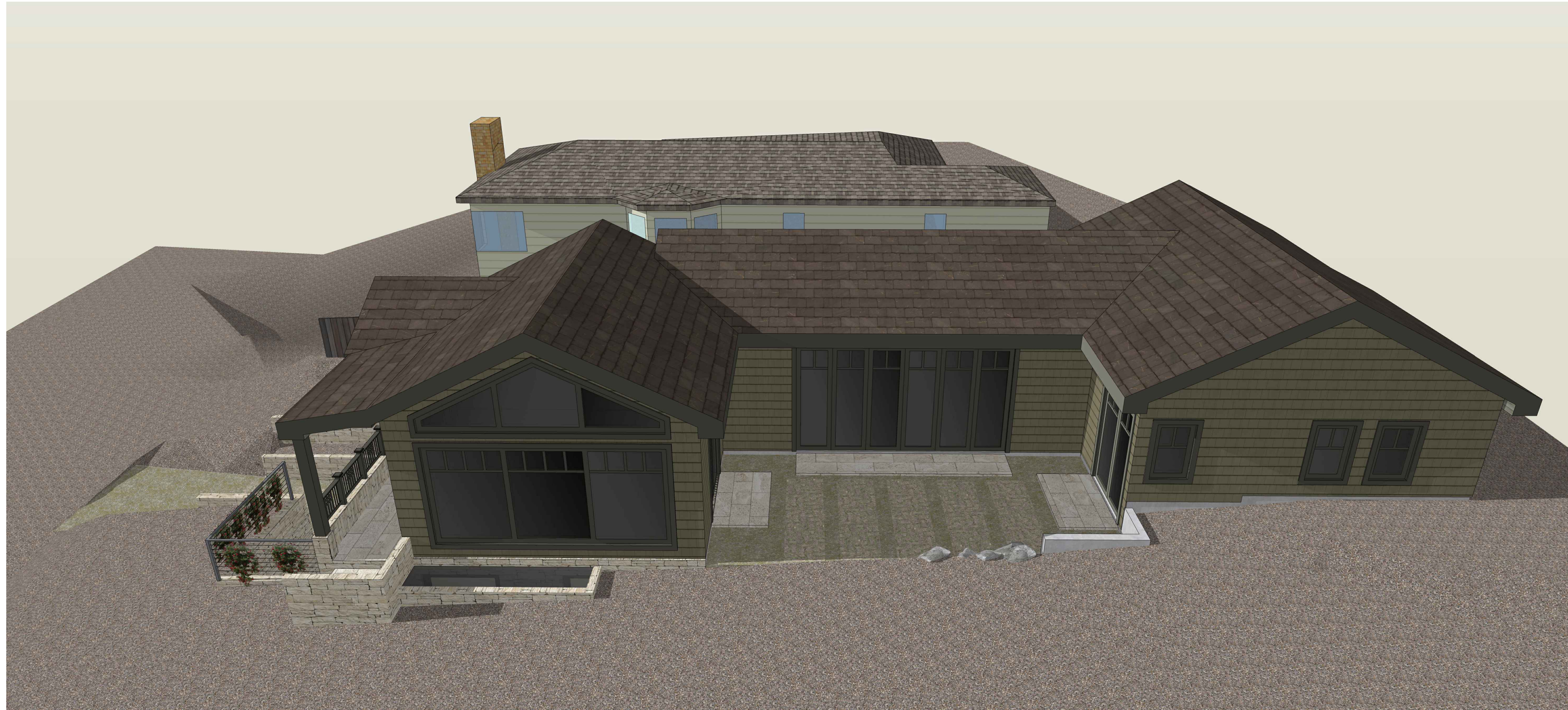
**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

RENDERINGS

8/9/2024

N.T.S.

**A17**

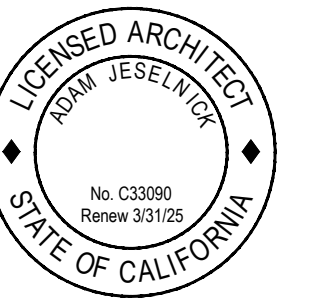


1 AERIAL VIEW  
SOUTH WALL



2 REAR VIEW - SOUTH EAST CORNER  
PROPOSED VIEW LOOKING NORTH

ADAM JESELNICK  
ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

RENDERINGS

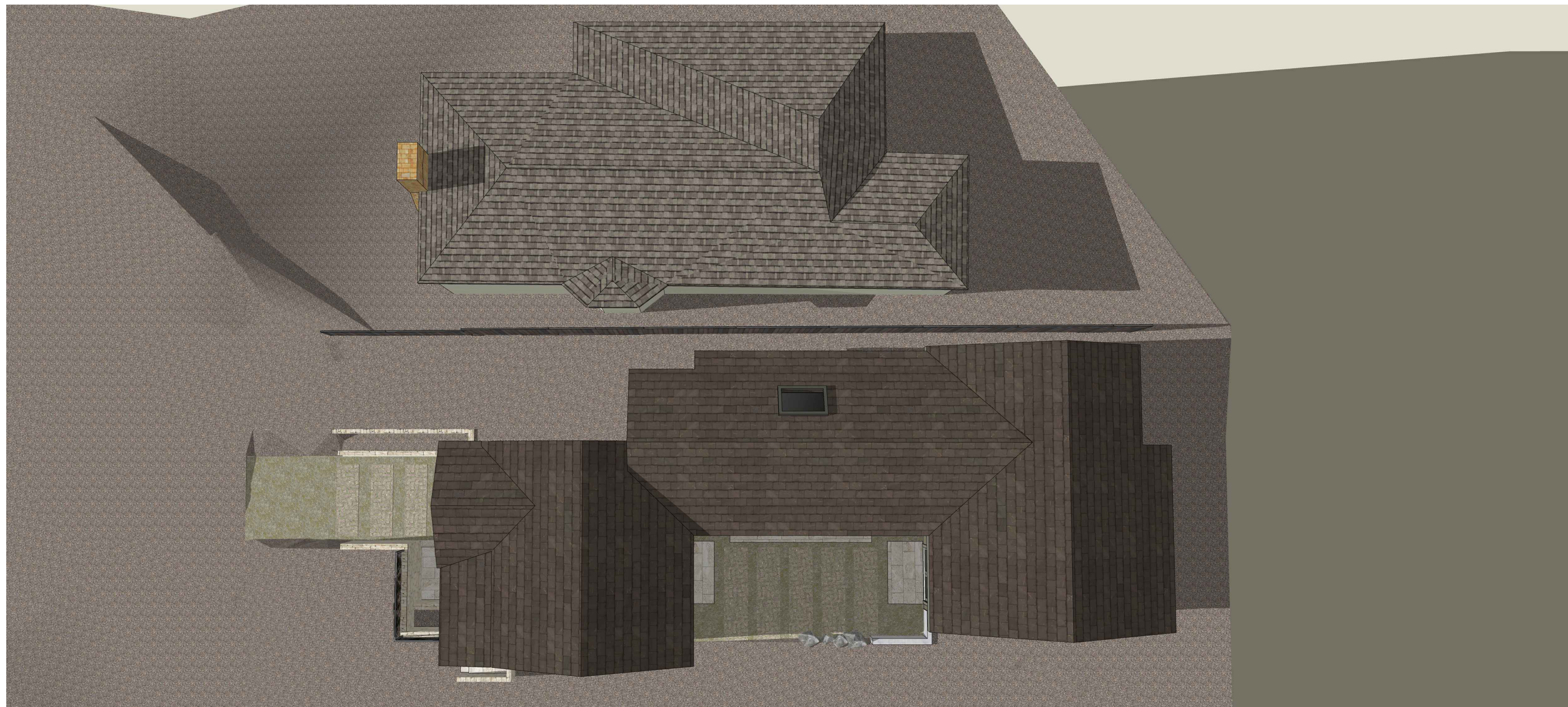
8/9/2024

N.T.S.

A18

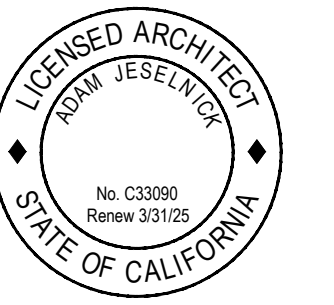


1 AERIAL VIEW  
NORTH WALL



2 AERIAL VIEW  
FOOTPRINT

ADAM JESELNICK  
ARCHITECT



**RIEKEN RESIDENCE**  
SANTA FE STREET 4 S/E 2ND AVENUE  
CARMEL, CALIFORNIA 93921

RENDERINGS

8/9/2024

N.T.S.

**A19**