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 IMMIEDIATELY 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

ARCHITECTURAL

TITLE (PROJECT DATA & SITE LOCATION)

SURVEY AND TREE PROTECTION

EXISTING SITE PLAN

PROPOSED SITE PLAN

EXISTING FLOOR PLANS

PROPOSED UPPER LEVEL FLOOR PLAN PROPOSED LOWER LEVEL FLOOR PLAN

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

EXISTING ELEVATIONS

PROPOSED ELEVATIONS PROPOSED ELEVATIONS A12 PROPOSED SECTIONS

A13 PROPOSED STREETS CAPE ELEVATIONS

A14 PROPOSED WINDOW & DOOR

SCHEDULES

A15 PROPOSED MATERIALS

A16 PROPOSED 3D VIEWS

CIVIL

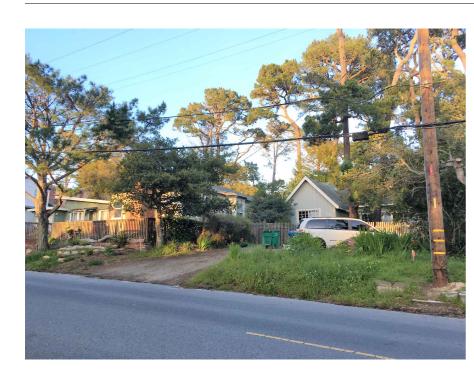
COVER SHEET

C2 GRADING AND DRAINAGE PLAN

GRADING SECTIONS & DETAILS

UTILITY PLAN

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: 2 PINE TREES

GRADING: 5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

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

FLOOR AREA CALCULATIONS:

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

EXISTING HOUSE TO BE DEMOLISHED

PROPOSED

(P) HOUSE - UPPER FLOOR	1,381 SF
(P) HOUSE - LOWER FLOOR	247 SF
(P) GARAGE	251 SF
TOTAL, (P)	1,879 SF
(46.98% OUT OF TOTAL LOT AREA)	
(INCLUDES 100 SF BASEMENT BONUS)	

SITE COVERAGE CALCULATIONS:

EXISTING

(E) CONCRETE PATIO	380 SF	IMPERMEABLE
(E) STEPS	15 SF	IMPERMEABLE

TOTAL, (E) 395 SF

ALL EXISTING SITE COVERAGE TO BE DEMOLISHED

PROPOSED

TOTAL, (P) **490 SF** (58,36% PERMEABLE)

PROJECT DATA

ADDRESS:	SANTA FE 4 S/E OF 2ND AVENUE
	CADALL DV THE CEA CALIFORNIA 02021

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 ½''	15'-6''	15'-0''
SIDE - NORTH	3'-5 ½ "	3'-3"	3'-0''
BACK- EAST	3'-1 ³ ''	8'-10''	15'-0" / 3'-0"
SIDE - SOUTH	5'-6''	5'-2''	3'-0''

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT MIN. COMPOSITE SETBACK: 12'-4" (30.8% OF 40'-0")

HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRE
PLATE	12'-7 ³ ''	11'-11 ½"	18'-0
RIDGE	20'-9"	16'-9 ½"	24'-0





JESELNICK Architect





AVENUE 93921 4 S/E 2ND IDE RMEL, CAI

TITLE SHEET

4/1/2024

N.T.S.

VOL. 1 -CITIES & TOWNS- PG. 52



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. <u>Does</u>	the tr	ee po	<u>se an</u>	<u>above</u>	-norm	al pote	<u>ential i</u>	<u>risk to</u>	<u>life ar</u>	<u>ıd pro</u>	<u>perty?</u>				
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	Χ	Χ	Χ	Χ	Χ	Χ	Χ	Χ							
A t		1				c	:1			1	· ·				

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

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

2.	Does the	tree n	neet the	minimum	size c	riteria	for sig	nificar
		_			_			

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

10f4

3of4

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				
	,					_						

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. The tree has average environmental conditions including room for growth to maturity, access to

light, air and soils suitable for the species. The tree has room for growth to maturity with no crowding from other significant trees or

2 points: existing buildings nearby. The tree also has excellent access to light, air and excellent soils for

Part Three: Final Assessment

root development.

Record	the tot	al poi	nts sc	ored o	n D - 0	for e	ach tre	ee.							
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. <u>Did</u>	all ass	sessm	<u>ent c</u>	<u>atego:</u>	<u>ries in</u>	Part	Two a	<u>chieve</u>	<u>e a mi</u>	<u>nimur</u>	n scor	<u>re of 1</u>	<u>-poin</u>	<u>t?</u>	
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	Х	Х	Х		Х	Х	Х	Х							
NO				Х											

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

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

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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	1
SIGNIF	Х				Х	Х	Х	Х							
MOD SIGNIF		х	х	х											
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.

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

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

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.

score 2 1 1 1 1 1 2 2

<u>E.</u>	<u>Wha</u>	<u>at is th</u>	e ovei	<u>rall fo</u>	rm and	<u>d struc</u>	<u>ture o</u>	<u>f the t</u>	<u>ree?</u>							
Tre	e #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
sco	re	2	1	1	1	2	2	2	2							

Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot 0 points: recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual 1 point: interest in its current form, and does not have structural defects that are likely to develop into a safety The tree has average form and structure for the species but does not exhibit all the qualities of excellent

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.

What is the age and vigor of the tree?

r. vvii	<u>at 15 ti</u>	ne age	<u>anu</u>	vigui	or 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							

Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

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.

The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period 1 point: 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:

Require	d Stru	ctural	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

ricqui c	u c														
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

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

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 installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, 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 by 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.

40f4



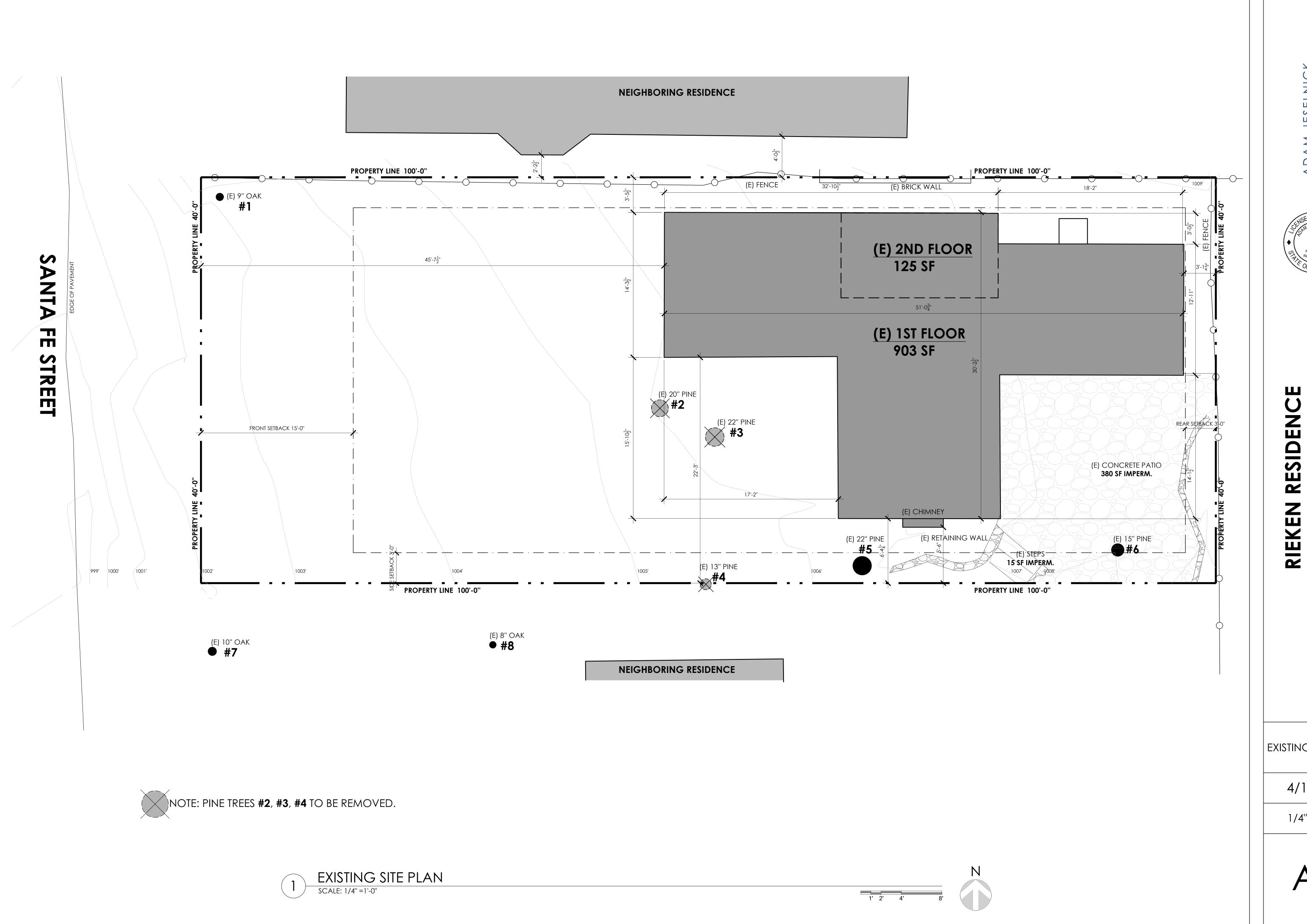


VENU 9392 2ND . 4 S/E 2NE LIFORNIA RMEL, CAI **R** ANTA

SURVEY AND TREE REPORT

4/1/2024

1" = 10' - 0"



ADAM JESELNICK

ARCHITECT

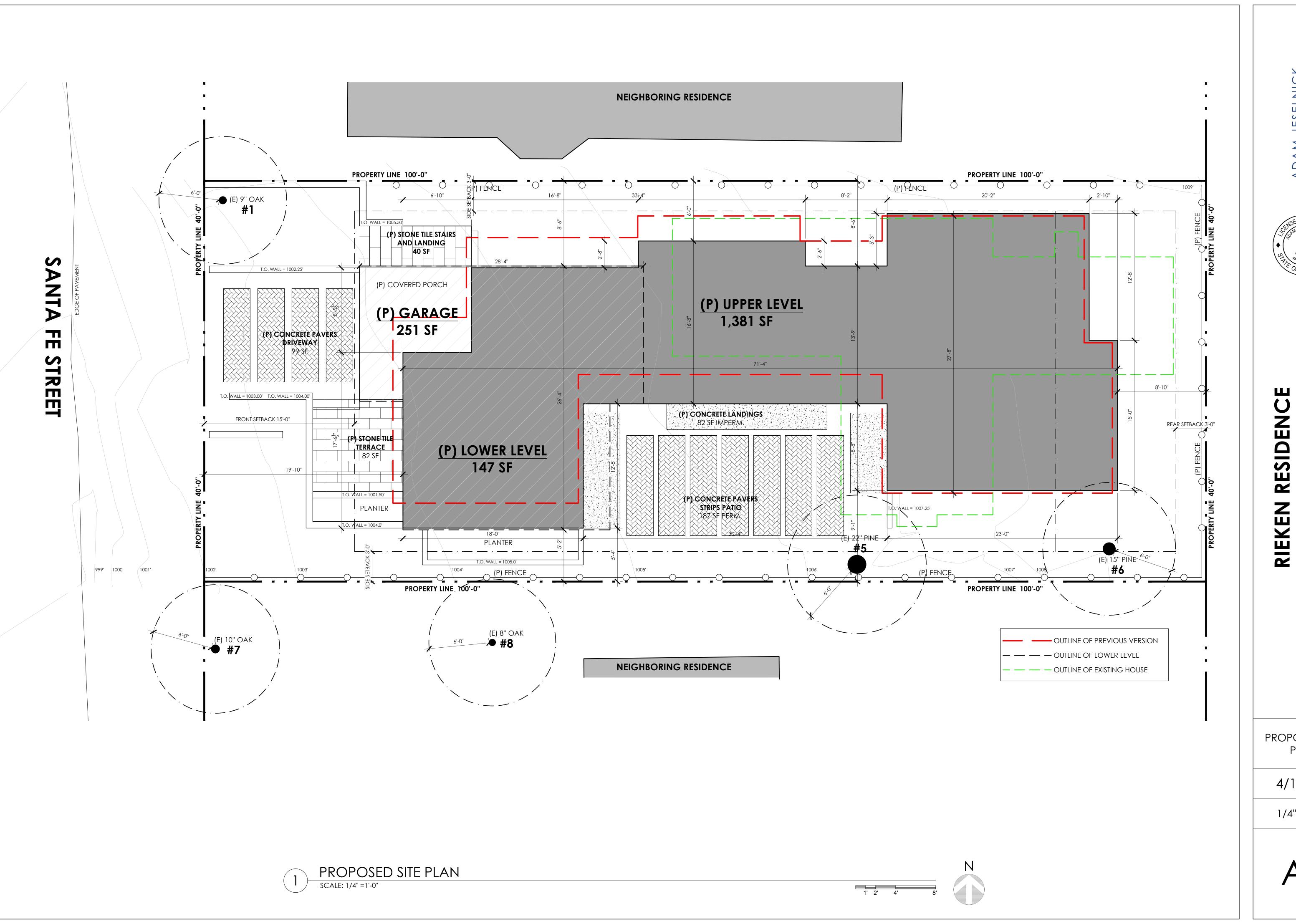


RIEKEN RESIDENCE SANTA FE STREET 4 S/E 2ND AVENUE CARMEL, CALIFORNIA 93921

EXISTING SITE PLAN

4/1/2024

1/4" = 1'-0"





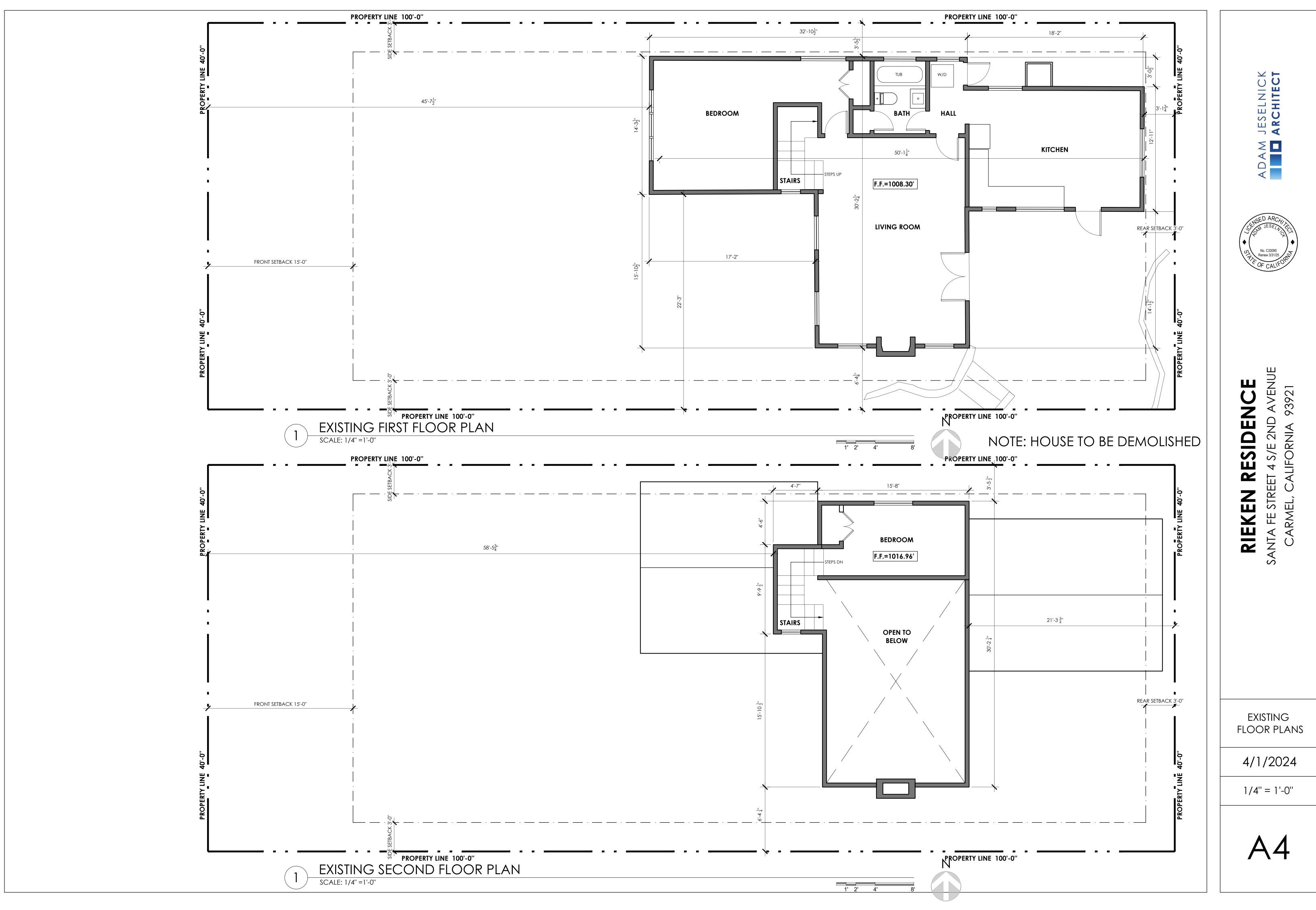


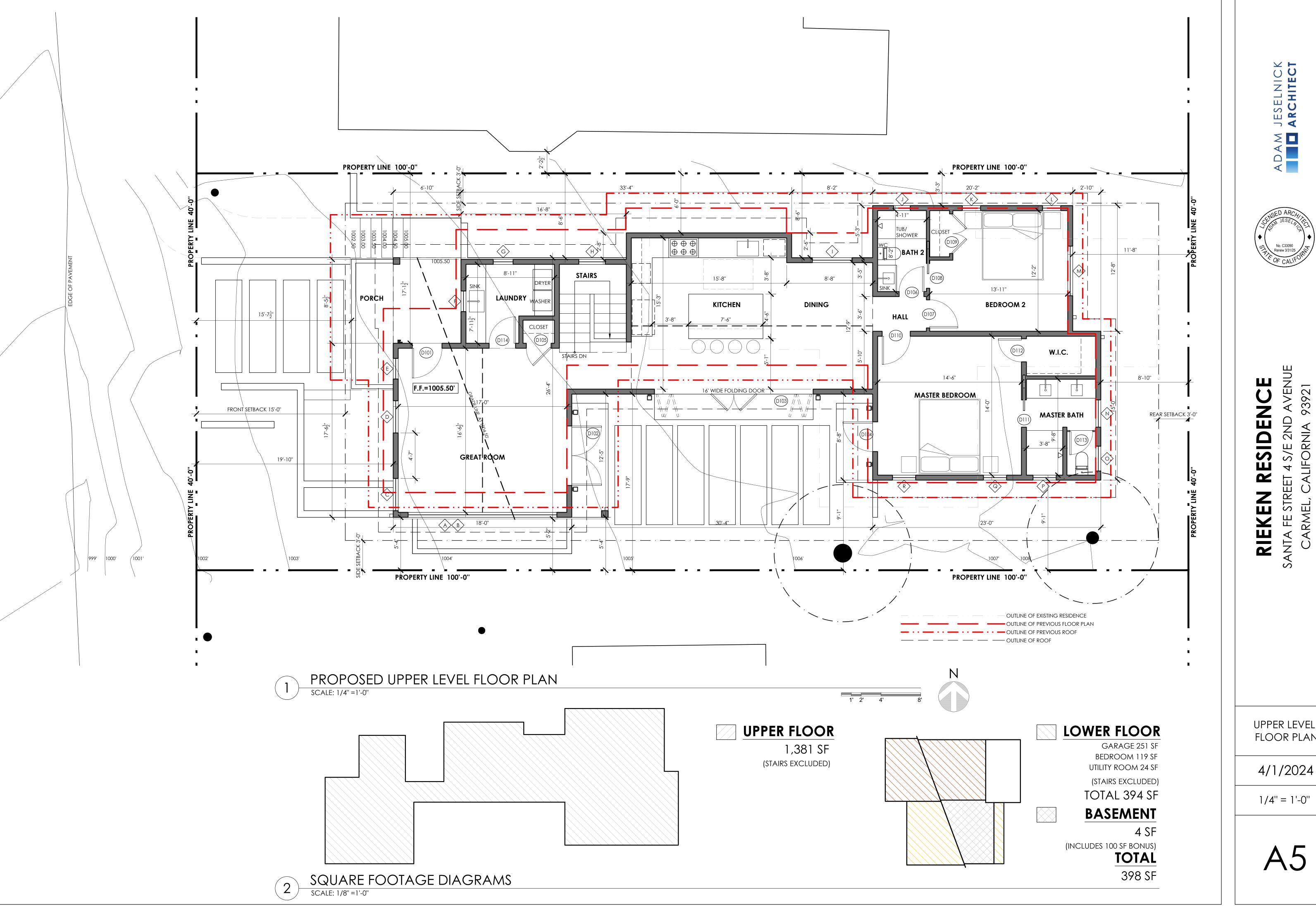
4 S/E 2ND AVENUE LIFORNIA 93921 RIEKEN RI SANTA FE STREET A CARMEL, CALI

PROPOSED SITE PLAN

4/1/2024

1/4" = 1'-0"



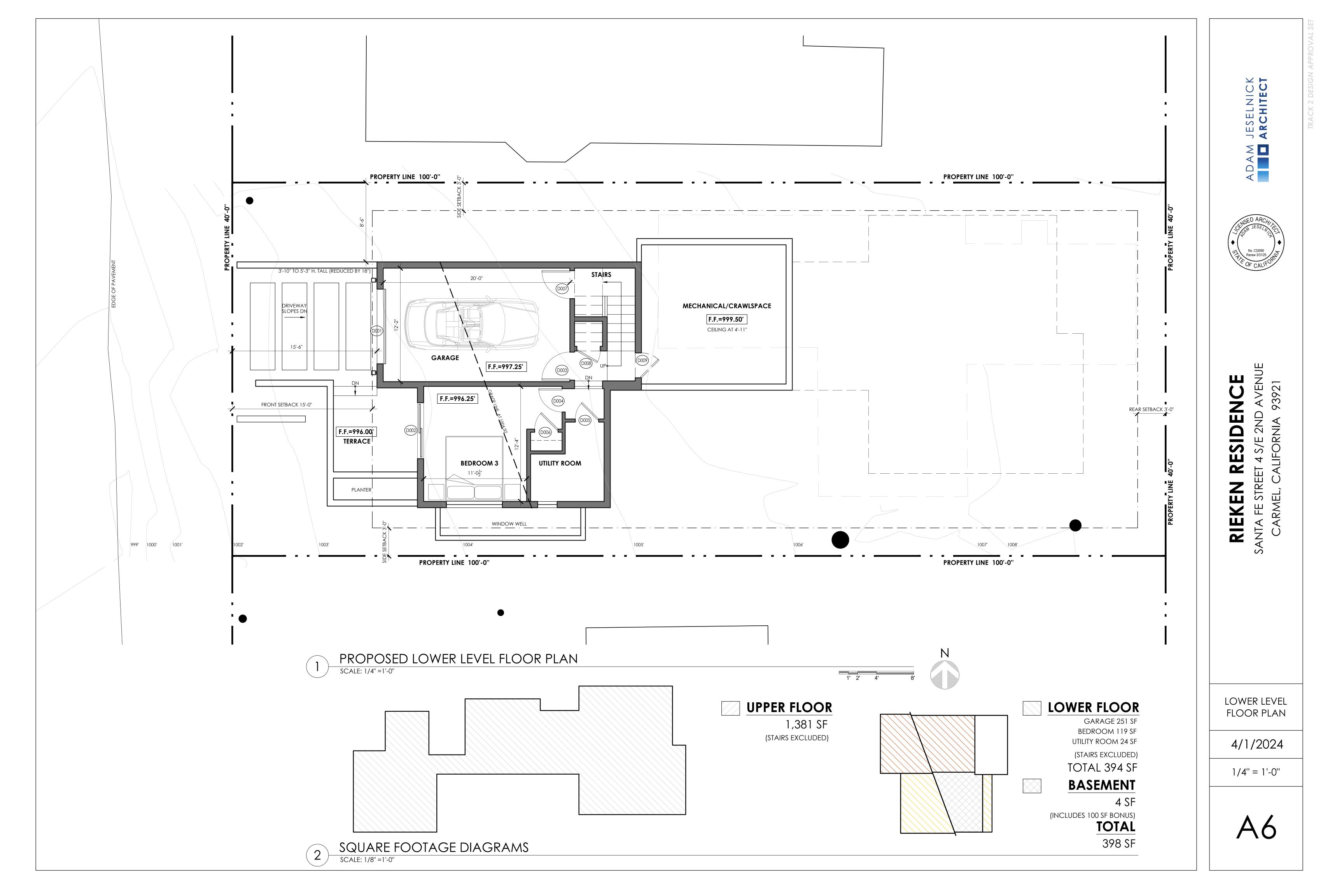


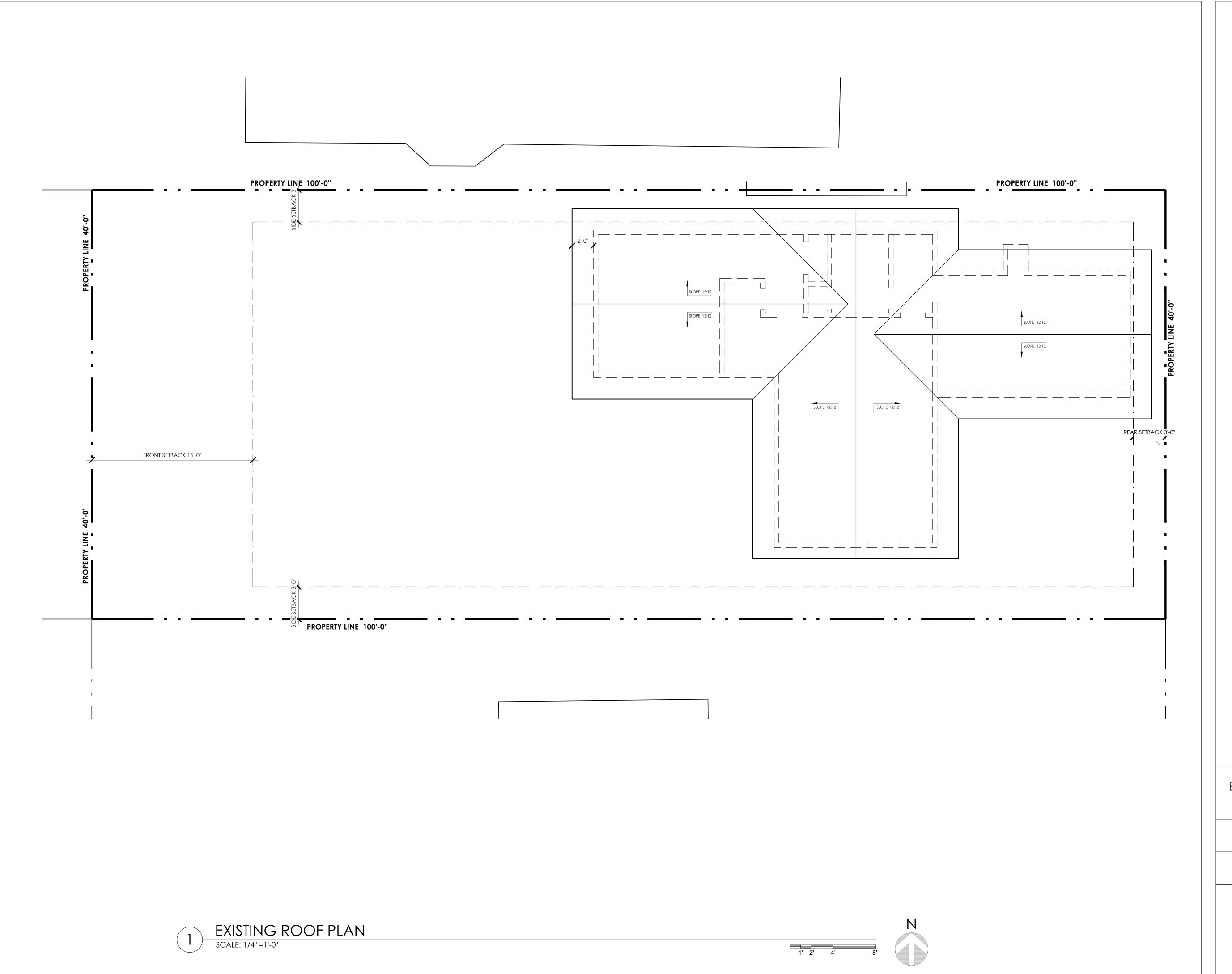


UPPER LEVEL FLOOR PLAN

4/1/2024

1/4" = 1'-0"





DAM JESELNICK
ARCHITECT

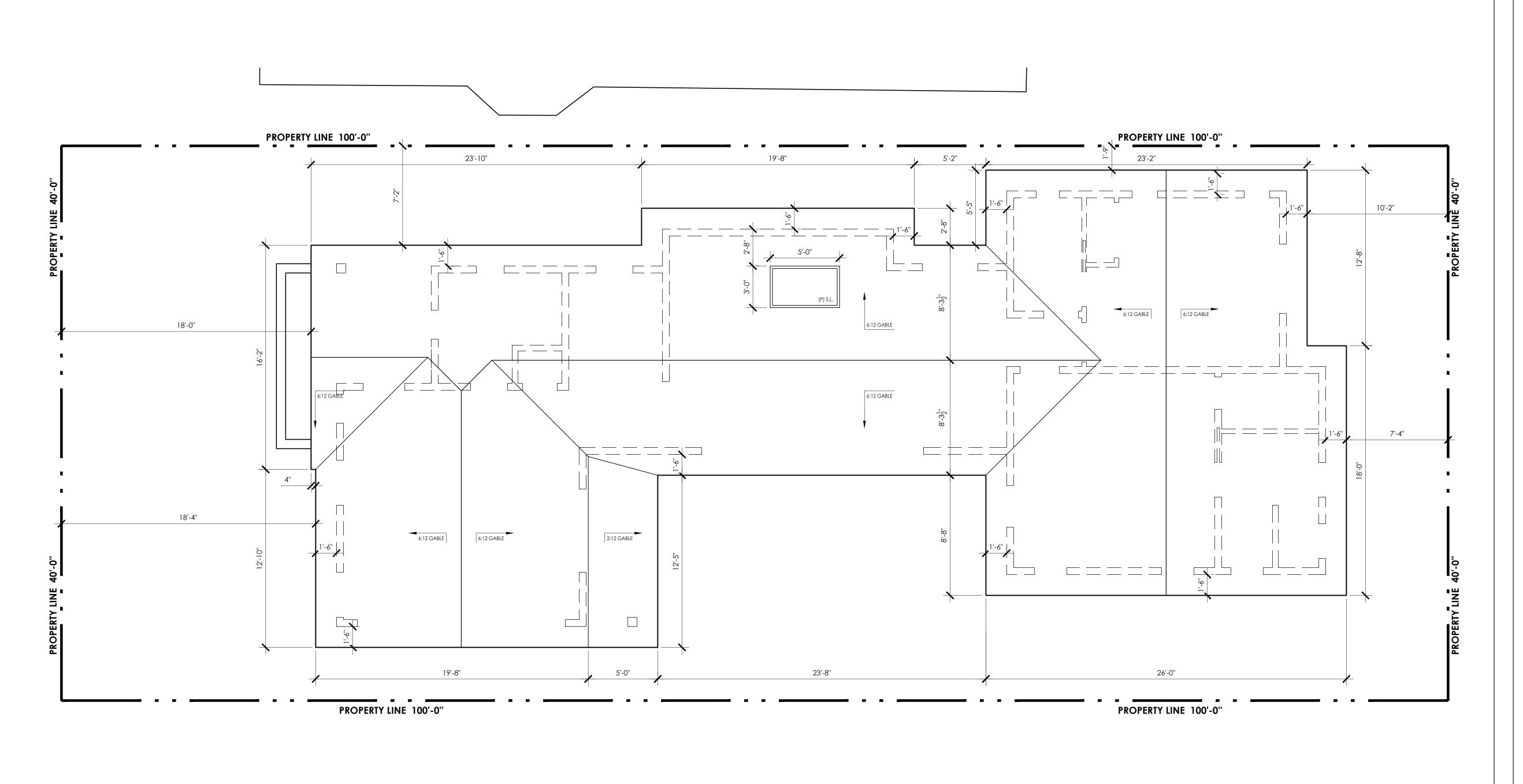


RIEKEN RESIDENCE SANTA FE STREET 4 S/E 2ND AVENUE CARMEL, CALIFORNIA 93921

EXISTING ROOF PLAN

4/1/2024

1/4'' = 1'-0''



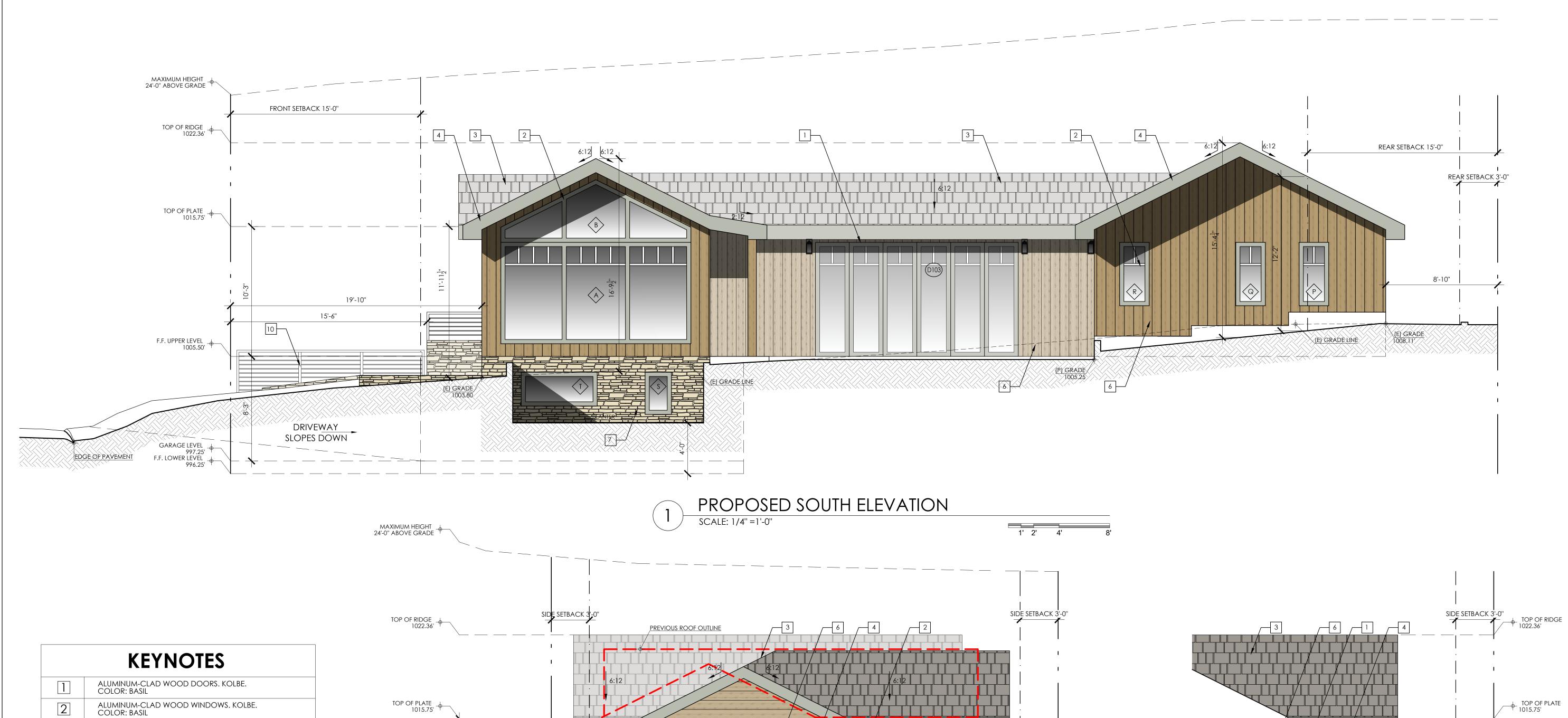
T 4 S/E 2ND AVENUE ALIFORNIA 93921 RIEKEN RESIDENCE SANTA FE STREET 4 S/E 2ND AVENUE CARMEL, CALIFORNIA 93921

PROPOSED ROOF PLAN

4/1/2024

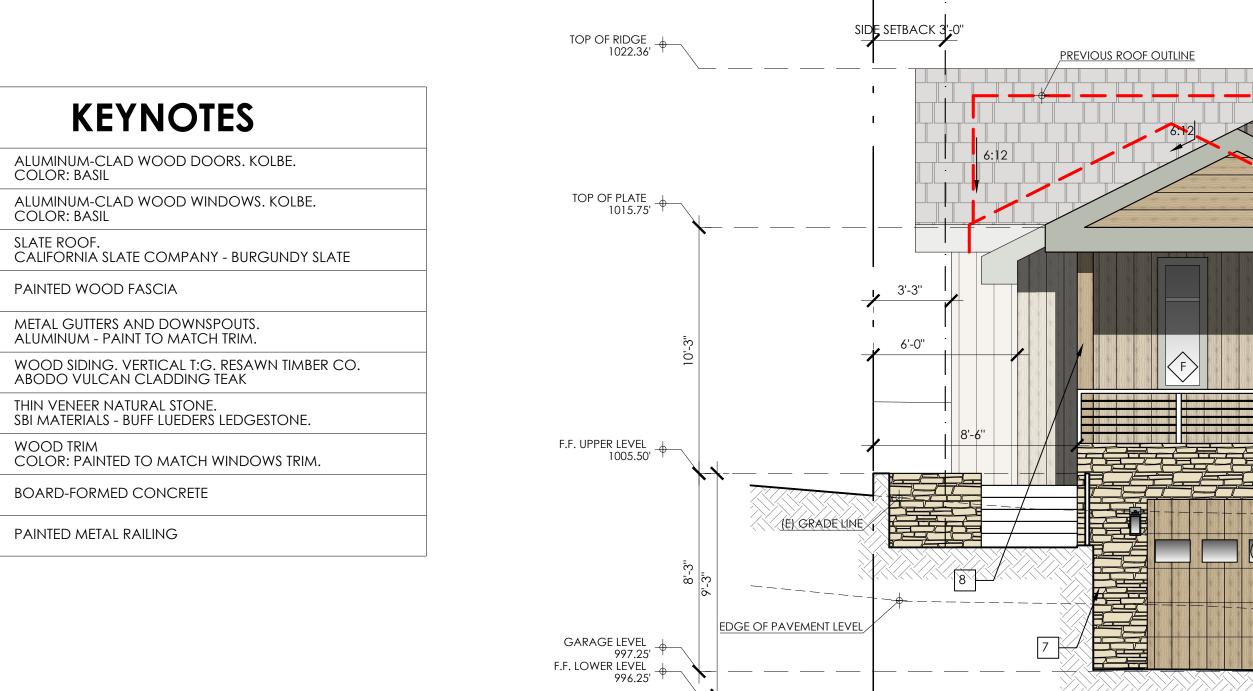
1/4" = 1'-0"

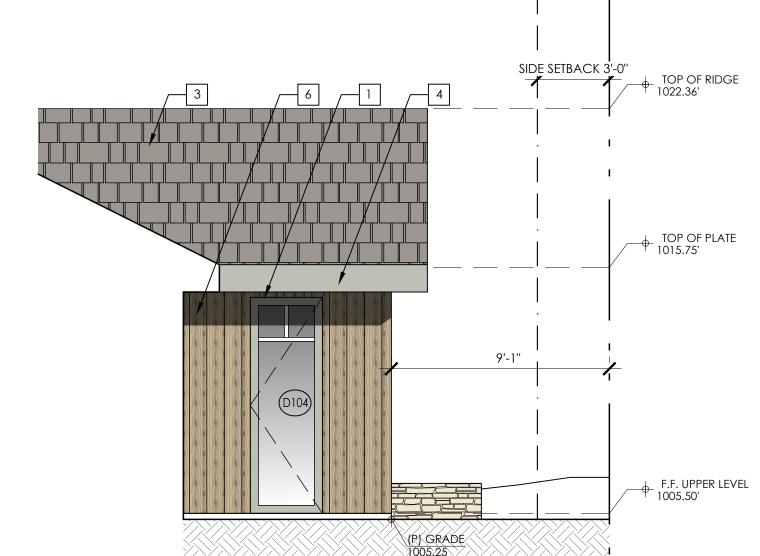




PROPOSED WEST ELEVATION

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





+ F.F. TERRACE 996.00'

1' 2' 4'

PROPOSED COURTYARD WEST ELEVATION

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

A D A M



AVENUE 93921 7 4 S/E 2ND A SANTA FE STREET
CARMEL, CAL RIEKEN

PROPOSED **ELEVATIONS**

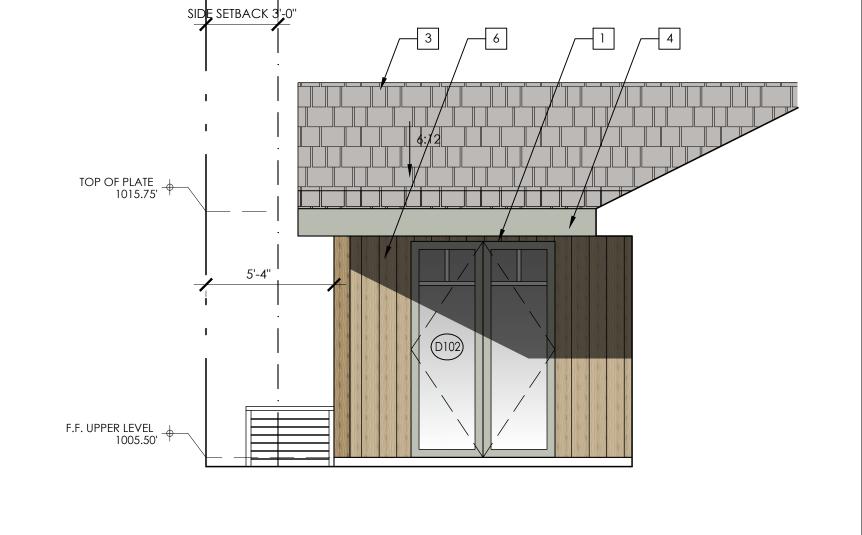
4/9/2024

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
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	WOOD SIDING. VERTICAL T.G. RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS TRIM.
9	BOARD-FORMED CONCRETE
10	PAINTED METAL RAILING





PROPOSED COURTYARD EAST ELEVATION

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

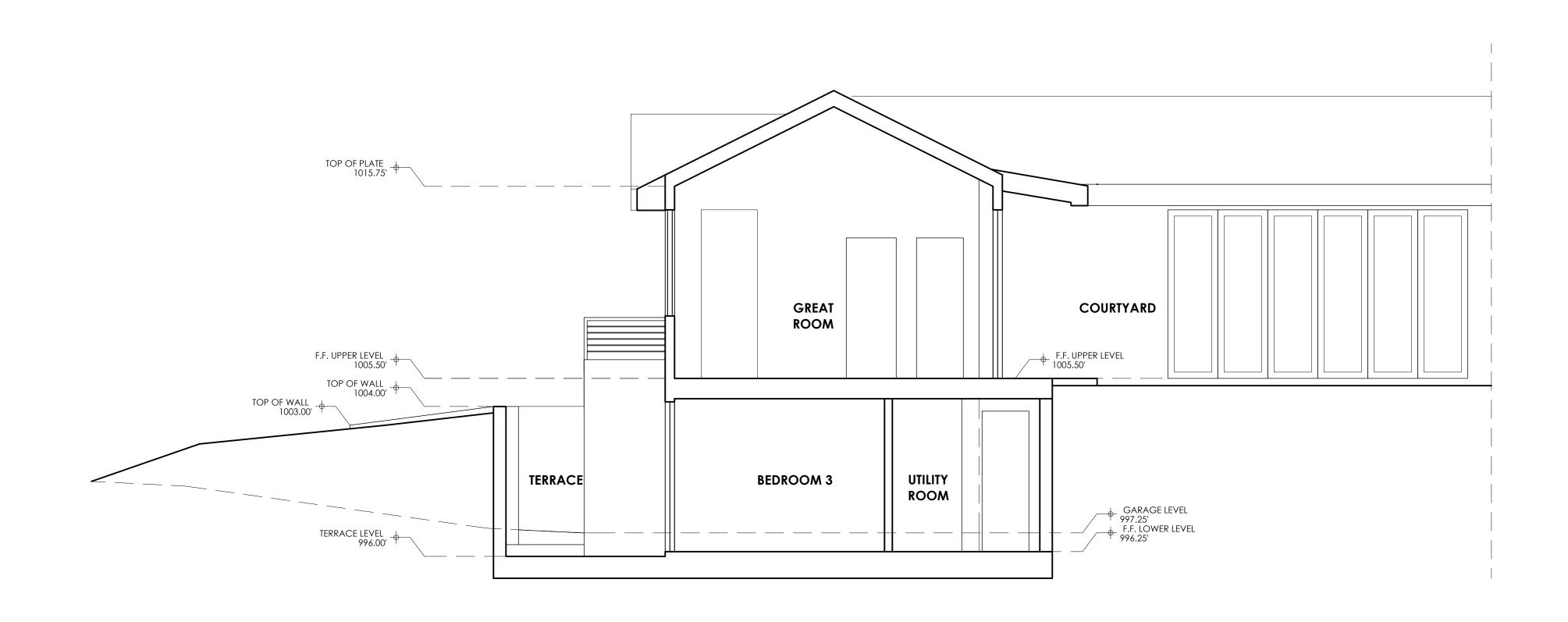


AVENUE 93921 ESIDENCE 7 4 S/E 2ND A Santa fe street ' Carmel, Cal RIEKEN

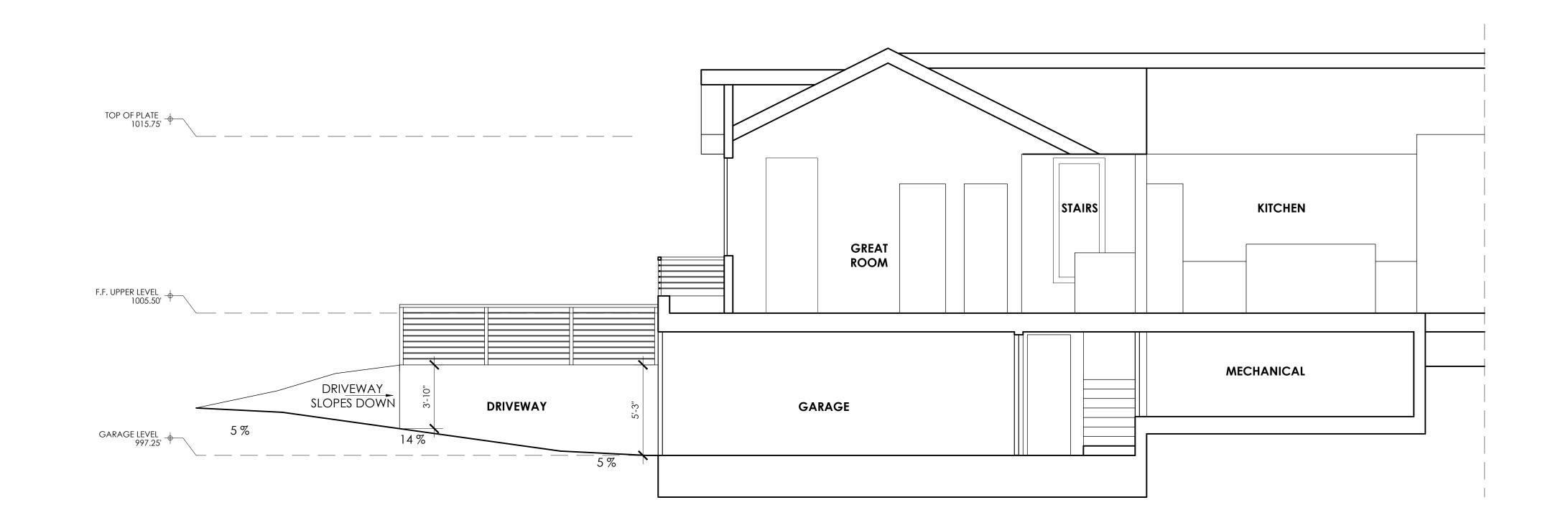
PROPOSED **ELEVATIONS**

4/9/2024

1/4" = 1'-0"







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



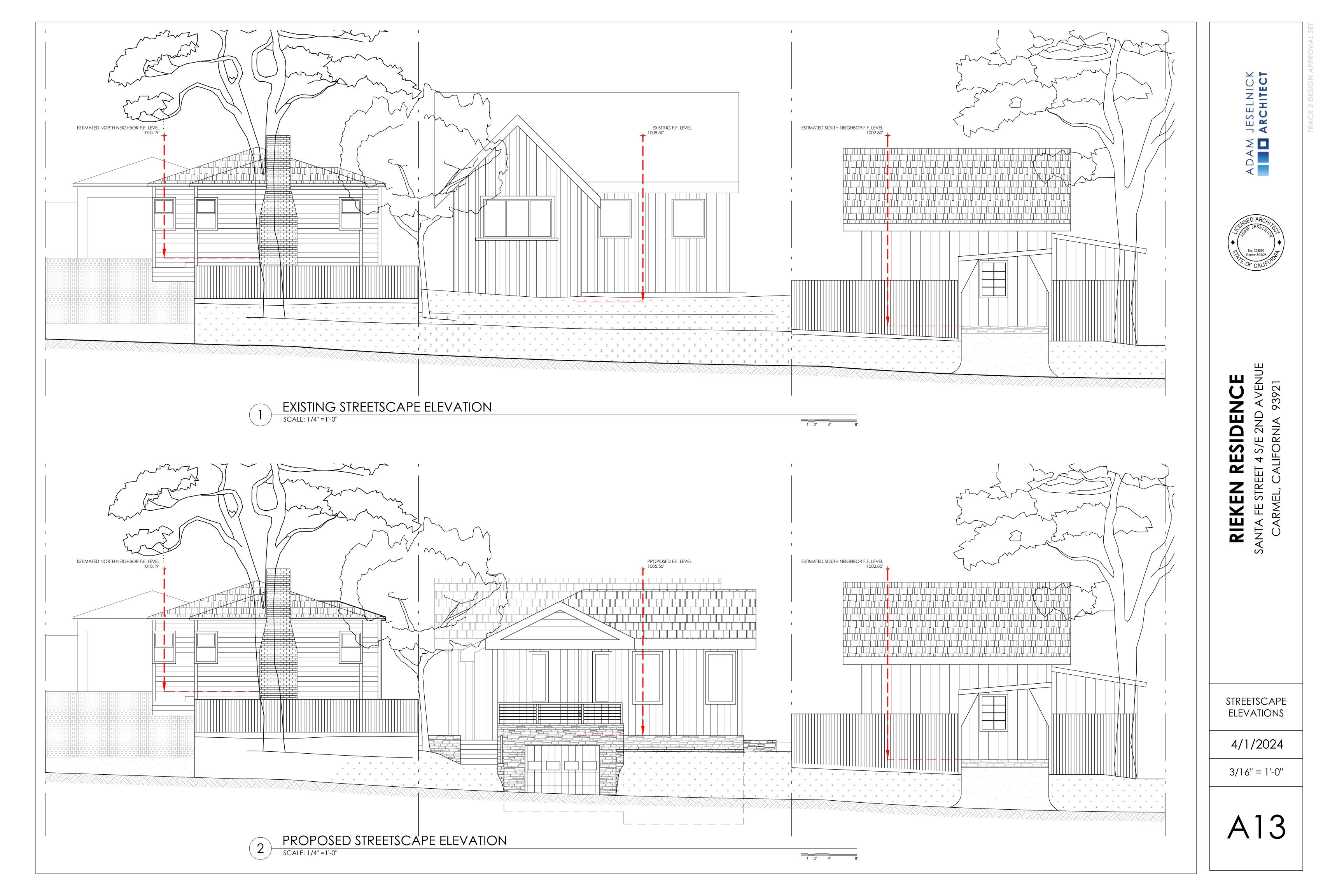


RIEKEN RESIDENCE SANTA FE STREET 4 S/E 2ND AVENUE CARMEL, CALIFORNIA 93921

SECTIONS

4/1/2024

3/16'' = 1'-0''



PROPOSED DOOR SCHEDULE

		RIEKEN	I RES	IDENC	E DO	OR SC	CHEDULE
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
		EVEL / BASEMENT	1.0	611			
	001	8'-0" X 7'-2"	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'			INTERIOR WOOD DOOR
	004	2'-6" X 7'-0"	6	1 3/4'			INTERIOR WOOD DOOR
•	005	2'-6" X 7'-0"	6	1 3/4'			INTERIOR WOOD DOOR
	900	2'-6" X 7'-0"	/	1 3/4		······································	CLOSET WOOD DOOR
	007	3'-0" X 7'-0"	6	1 3/4			CLOSET WOOD DOOR
	008	2'-6" X 7'-0"	6	1 3/4			CLOSET WOOD DOOR
	009	2'-8" X 4'-11"	6	1 3/4'	RH		CLOSET WOOD DOOR
	UPPER LE		-				EVENUE O O D
	101	3'-0" X 9'-0"		2''	RH		ENTRY DOOR
	102	6'-0" X 9'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
	103	16'-0" X 9'-0" (6 DOORS; 2'-8" EACH	3	2"	LHRH		FOLDING DOORS
	104	3'-0" X 9'-0"		2"	RH		EXTERIOR GLASS DOOR
	105	2'-6" X 7'-0"	6	1 3/4'		•	CLOSET WOOD DOOR
		2'-6" X 7'-0"		1 3/4			INTERIOR WOOD DOOR
	107	2'-10" X 7'-0"	6	1 3/4'			INTERIOR WOOD DOOR
	108	2'-6" X 7'-0"	7	1 3/4			POCKET DOOR
	109	4'-0" X 7'-0" (DOUBLE; 2'-0" EACH)	6		LHRH		CLOSET WOOD DOOR
	110	2'-10" X 7'-0"	6	1 3/4			INTERIOR WOOD DOOR
	111	2'-9" X 7'-0"	7	1 3/4'		·····	POCKET DOOR
	112	2'-4" X 7'-0"	6	1 3/4'			INTERIOR WOOD DOOR
	113	2'-4" X 7'-0"	6	1 3/4'			INTERIOR WOOD DOOR
	114	2'-8" X 7'-0"	6	1 3/4'	RH		INTERIOR WOOD DOOR
	TVDE 4	DOOR TYPE LEGEND					HARDWARE TYPE LEGEND
		ENTRY DOOR, WOOD	MO				TYPE 1:
•		ENTRY DOOR, DUTCH DOOR 1/2 LITE		טט			TVDE O.
		EXTERIOR FOLDING DOORS.WOOD.		LITEC	W 00		TYPE 2:
		FRENCH DOORS, FULL LITE GLASS W			WOO	D.	TYPE 3:
***************************************	74 MACON 18 1260	FRENCH DOORS, FULL LITE GLASS, W) .			
		INTERIOR HINGED MDF DOOR, PRIM	ED				
		POCKET DOOR, MDF, PRIMED					
		GLASS INTERIOR DOOR					
		INTERIOR BARN DOOR					
		GARAGE DOOR					
	70 10111 10 10 10 10	INTERIOR SLIDING DOORS					
	TYPE 10	PARTITION DOOR					

PROPOSED WINDOW SCHEDULE

Z	LETTER					
ISIC	_					
REVISION	TYPE	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		UPPER LEVEL				
***************************************	Α	15'-0" x 8'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	В	15'-0" x RAKED 1'-2 1/4" TO 4'-11 1/4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	С	3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	D	3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	Е	2'-1" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	F	2'-1" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	G	2'-0" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	Н	2'-8" x 7'-3"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	L	4'-0" x 6'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	J	1'-8" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	K	1'-10" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	L	1'-10" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	M	5'-0" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N	2'-9" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	0	2'-6" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	Р	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	Q	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	R	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
		LOWER LEVEL / BASEMENT				
	S	2'-1" x 3'-4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
***************************************	T	6'-0" x 2'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED

RIEKEN RESIDENCE - WINDOW SCHEDULE

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

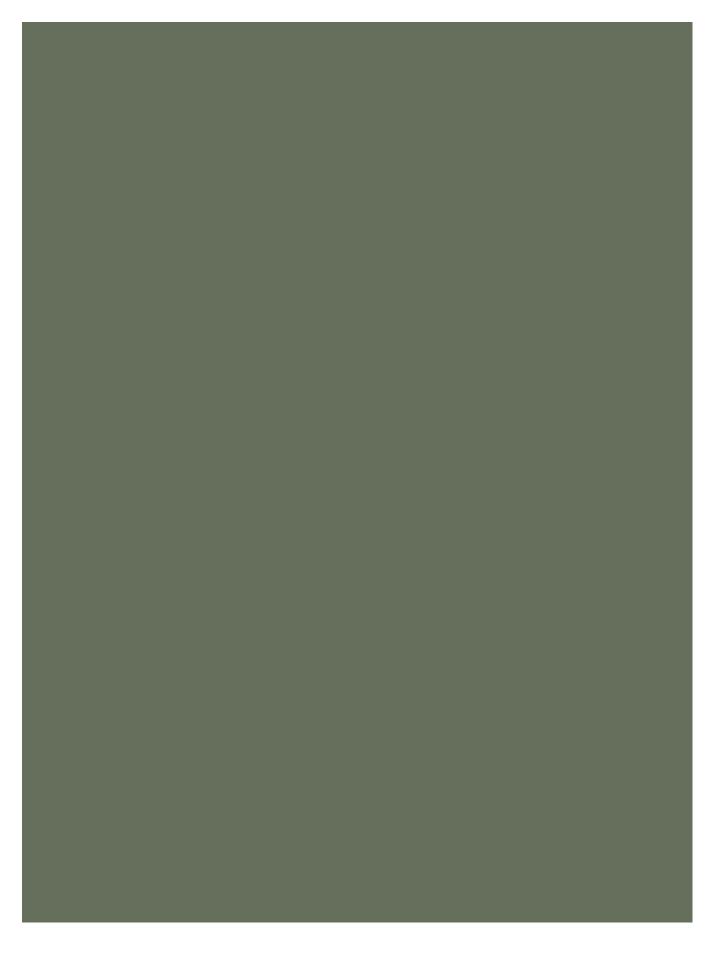
PROPOSED

SCHEDULES

4/1/2024

N.T.S.









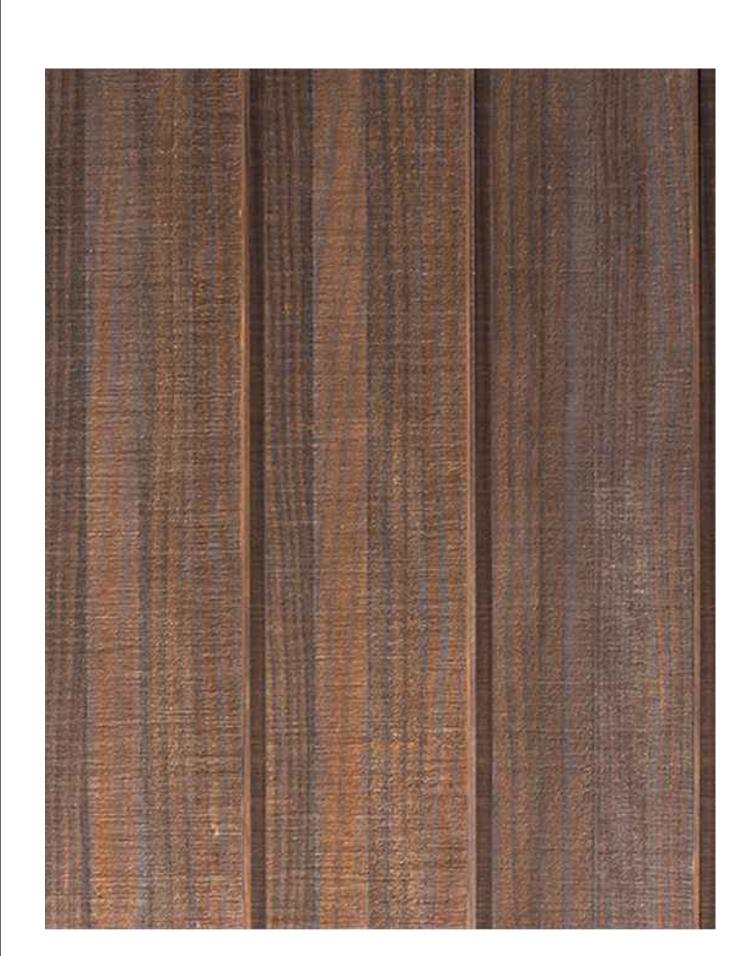
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



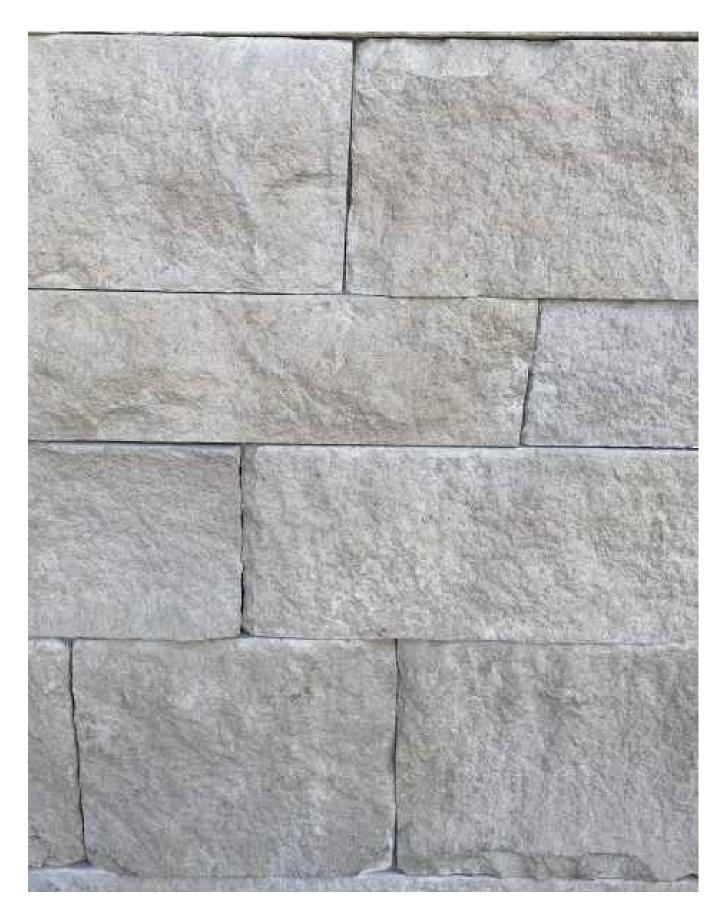
DRIVEWAY AND PATIOS
AGGREGATE CONCRETE



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



VERTICAL WOODSIDING
RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK



STONE
SBI MATERIALS - BUFF LUEDERS LEDGESTONE



SOFFIT DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA



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



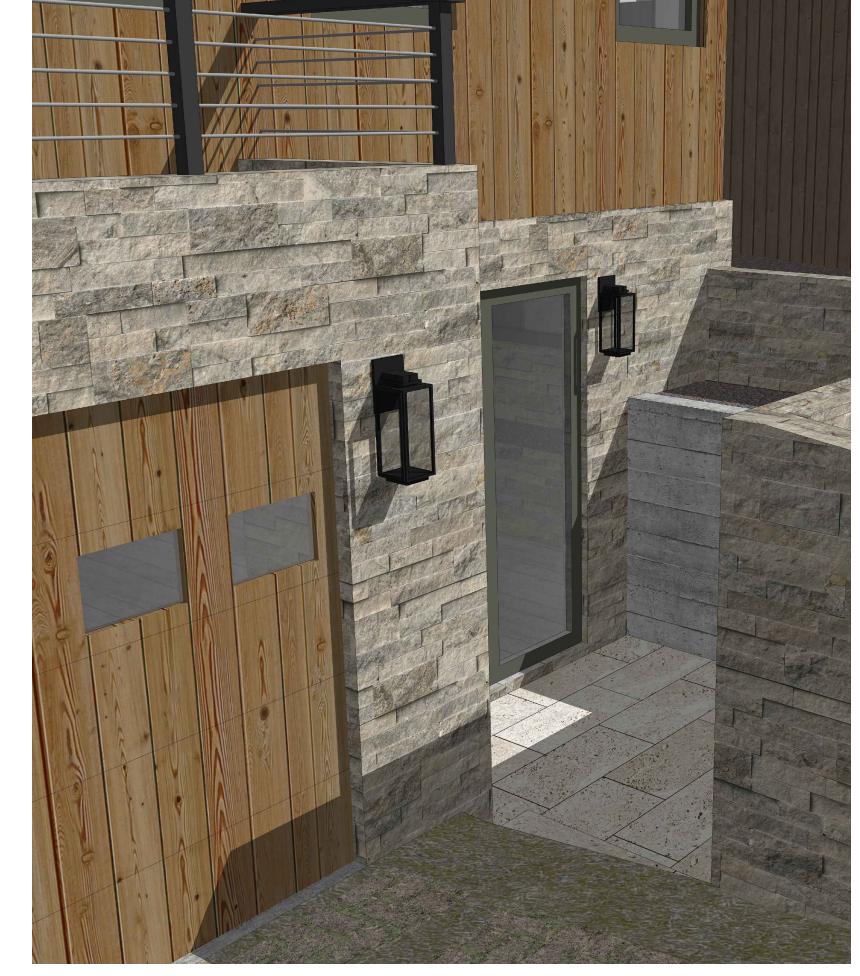
T 4 S/E 2ND AVENUE ALIFORNIA 93921 Santa fe street . Carmel, cal

PROPOSED MATERIALS

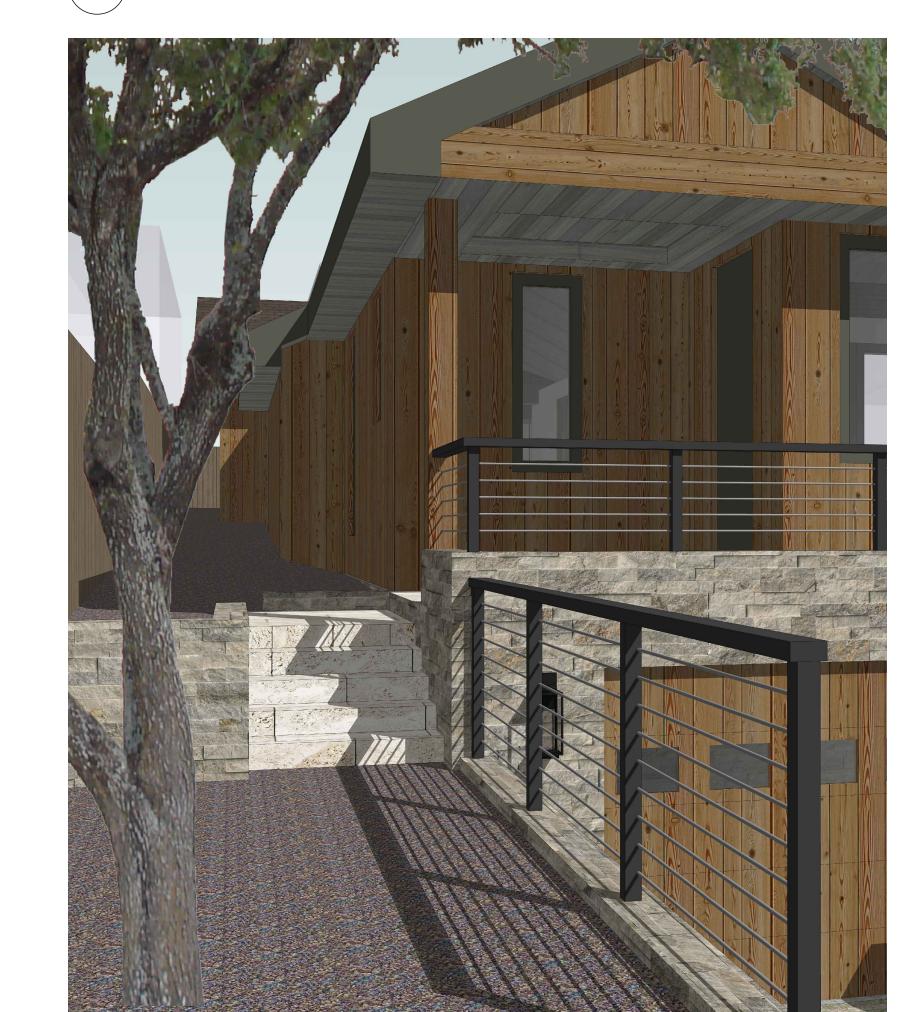
4/1/2024

N.T.S.





TERRACE



4 ENTRY













RIEKEN RESIDENC SANTA FE STREET 4 S/E 2ND AVE CARMEL, CALIFORNIA 9392

PROPOSED VIEWS

4/1/2024

N.T.S.