

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

ARCHITECTURAL

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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:	2 PINE TREES
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

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

(P) CONC. TERRACE	82 SF	IMPERMEABLE
(P) STONE TILE STAIRS AND LANDING	40 SF	IMPERMEABLE
(P) CONC. PAVERS STRIPS DRIVEWAY	99 SF	PERMEABLE
(P) CONC. PAVERS STRIPS PATIO	187 SF	PERMEABLE
(P) CONCRETE LANDINGS	82 SF	IMPERMEABLE

TOTAL, (P)	490 SF	(58,36% PERMEABLE)
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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 1/2"	15'-6"	15'-0"
SIDE - NORTH	3'-5 1/2"	3'-3"	3'-0"
BACK - EAST	3'-1 3/4"	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")

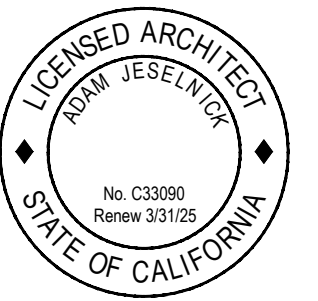
HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	12'-7 3/4"	11'-11 1/2"	18'-0"
RIDGE	20'-9"	16'-9 1/2"	24'-0"



1 VICINITY MAP
SCALE: N.T.S.

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

TITLE SHEET

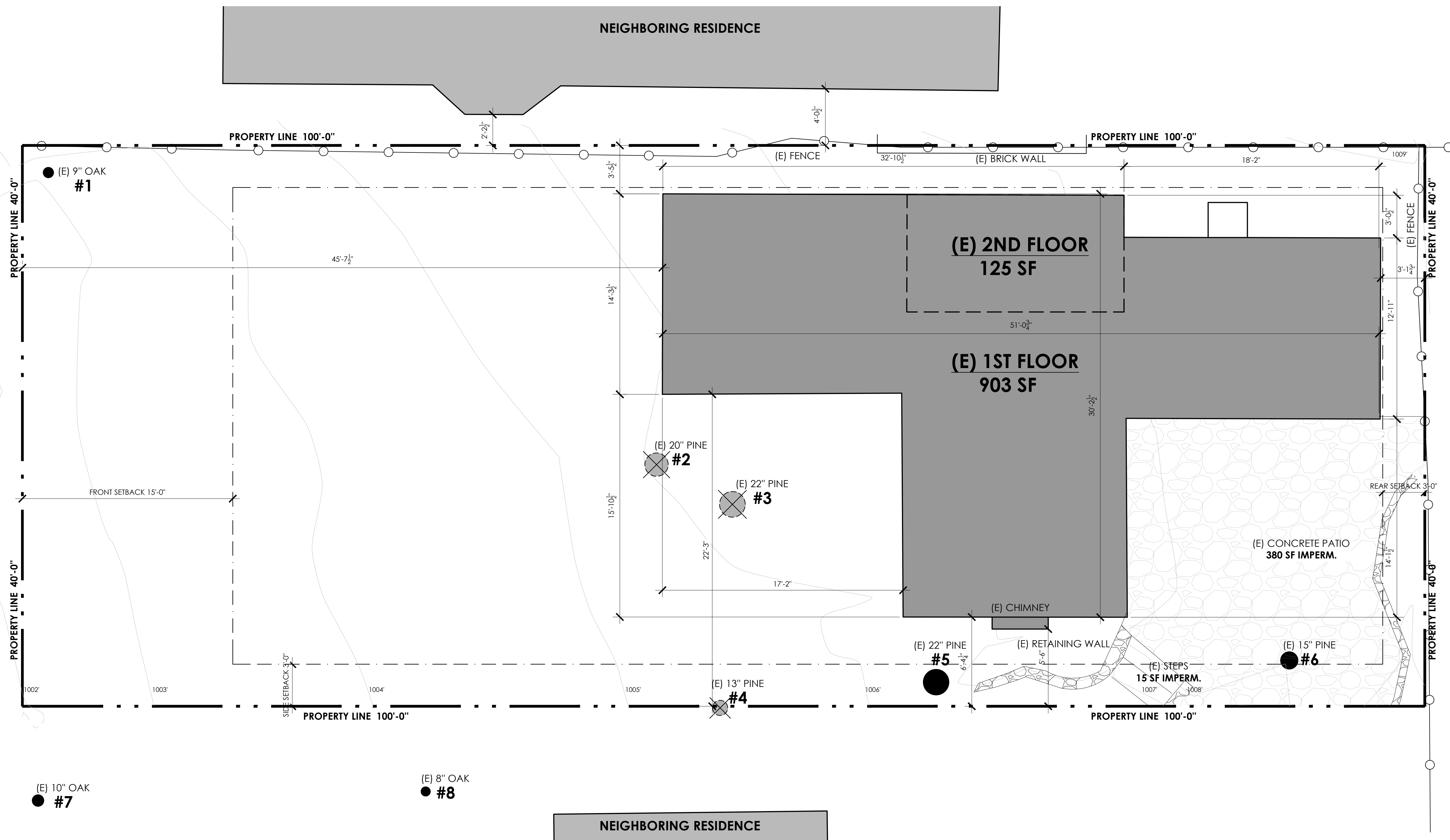
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N.T.S.

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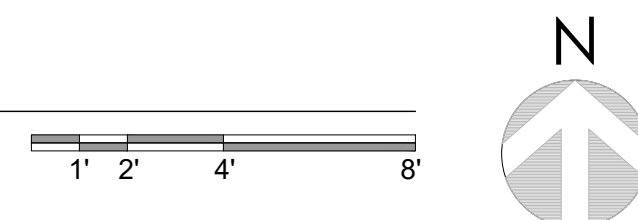
SANTA FE STREET

EDGE OF PAVEMENT

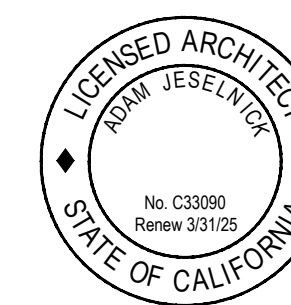


NOTE: PINE TREES #2, #3, #4 TO BE REMOVED.

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



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

EXISTING SITE PLAN

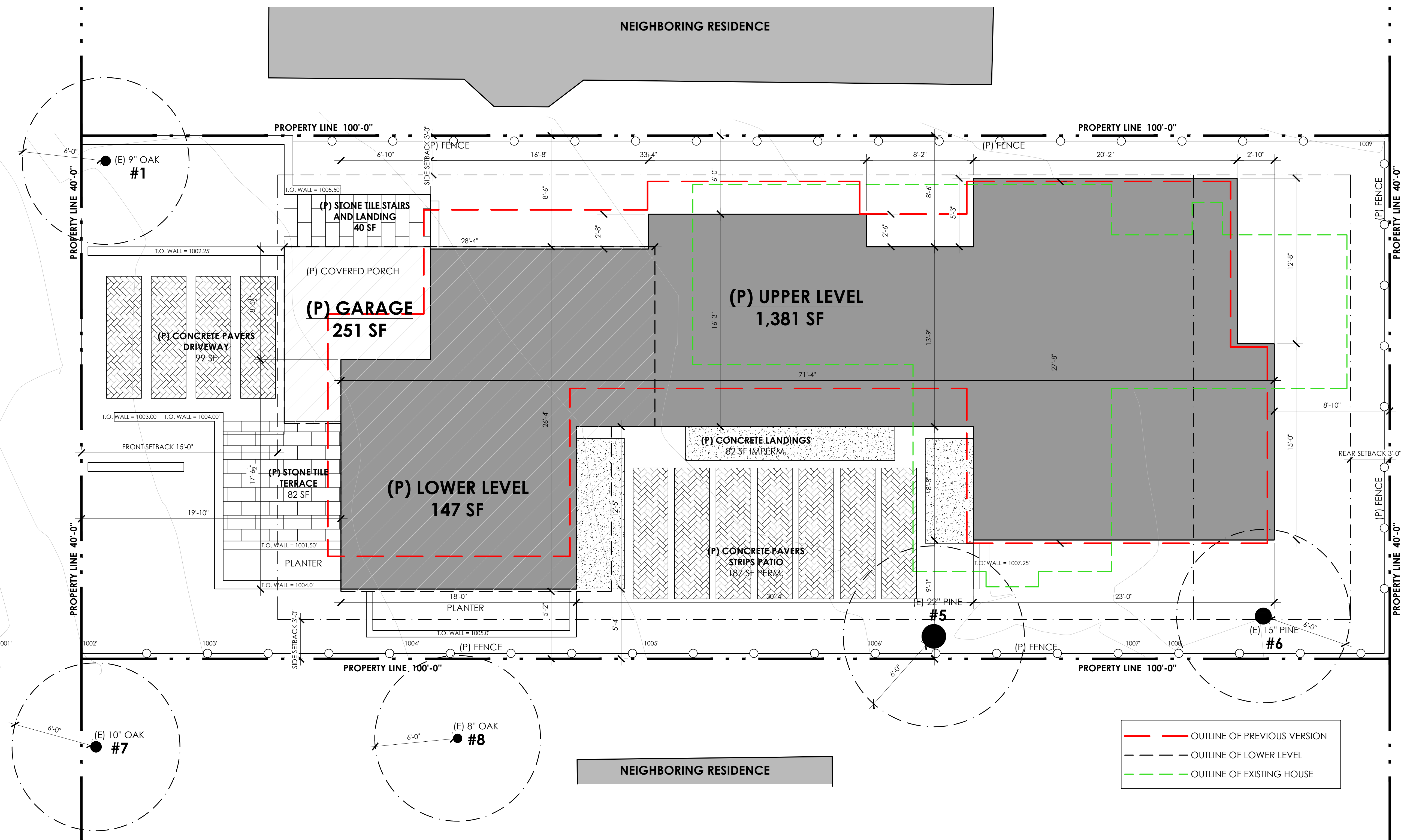
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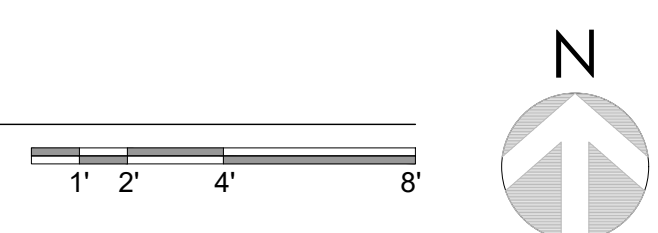
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SANTA FE STREET

EDGE OF PAVEMENT



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



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

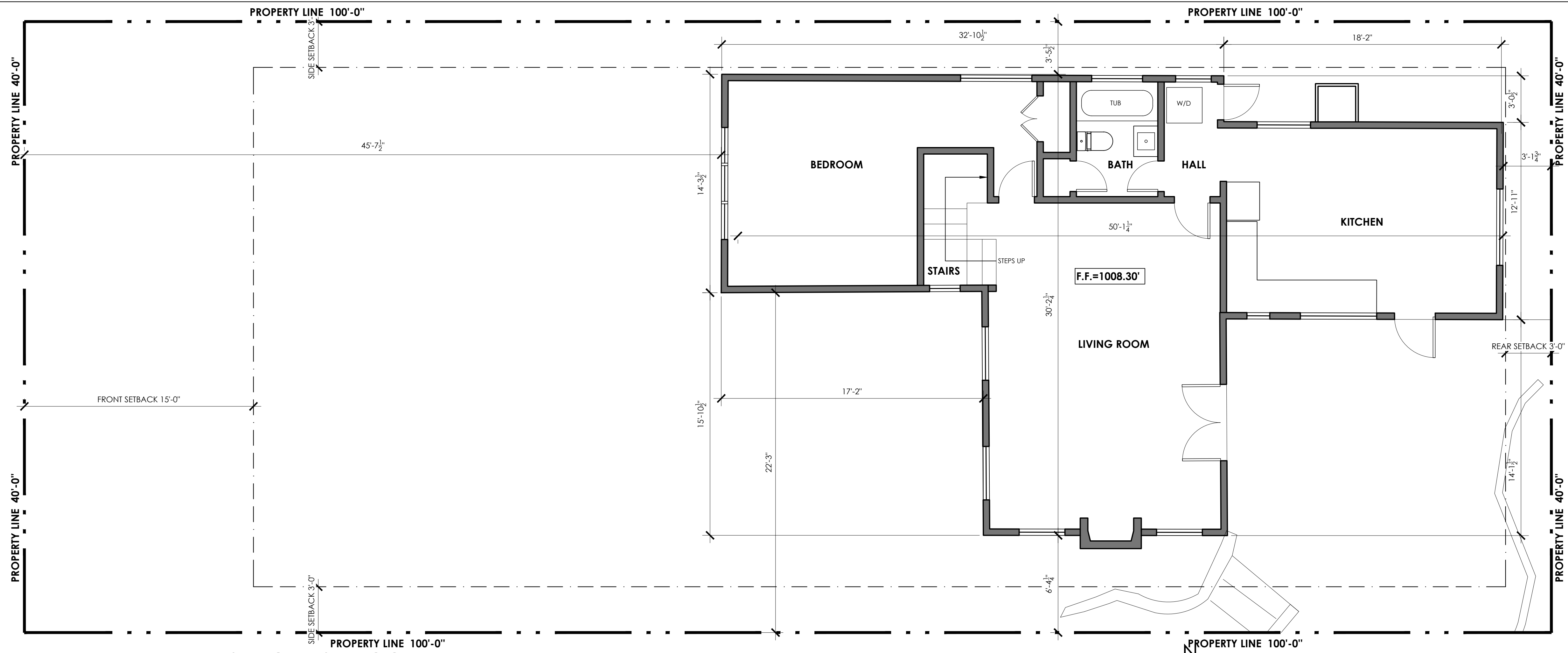
PROPOSED SITE PLAN

4/1/2024

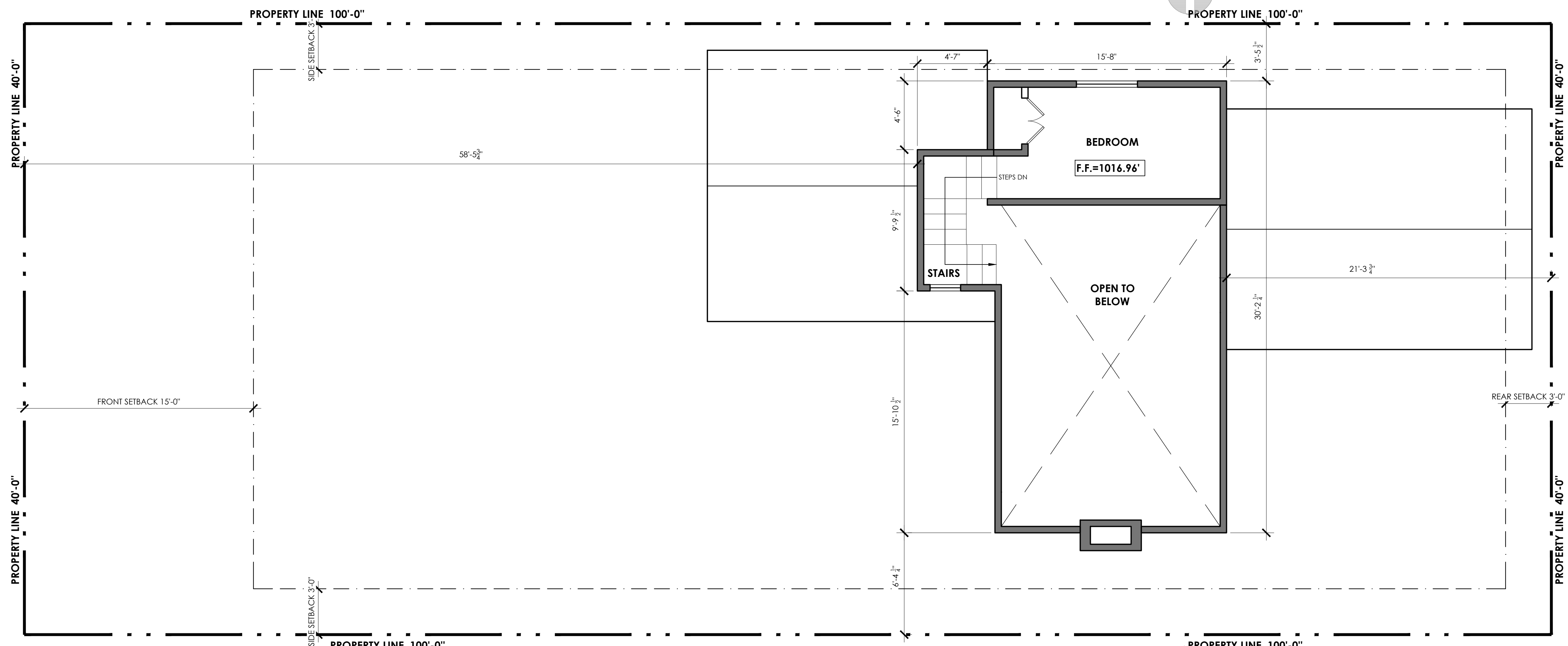
1/4" = 1'-0"

A3

TRACK 2 DESIGN APPROVAL SET

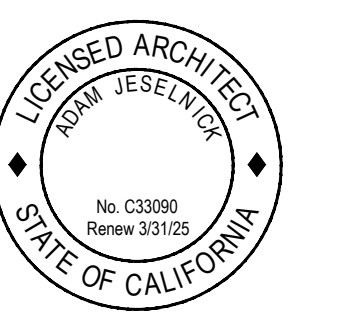


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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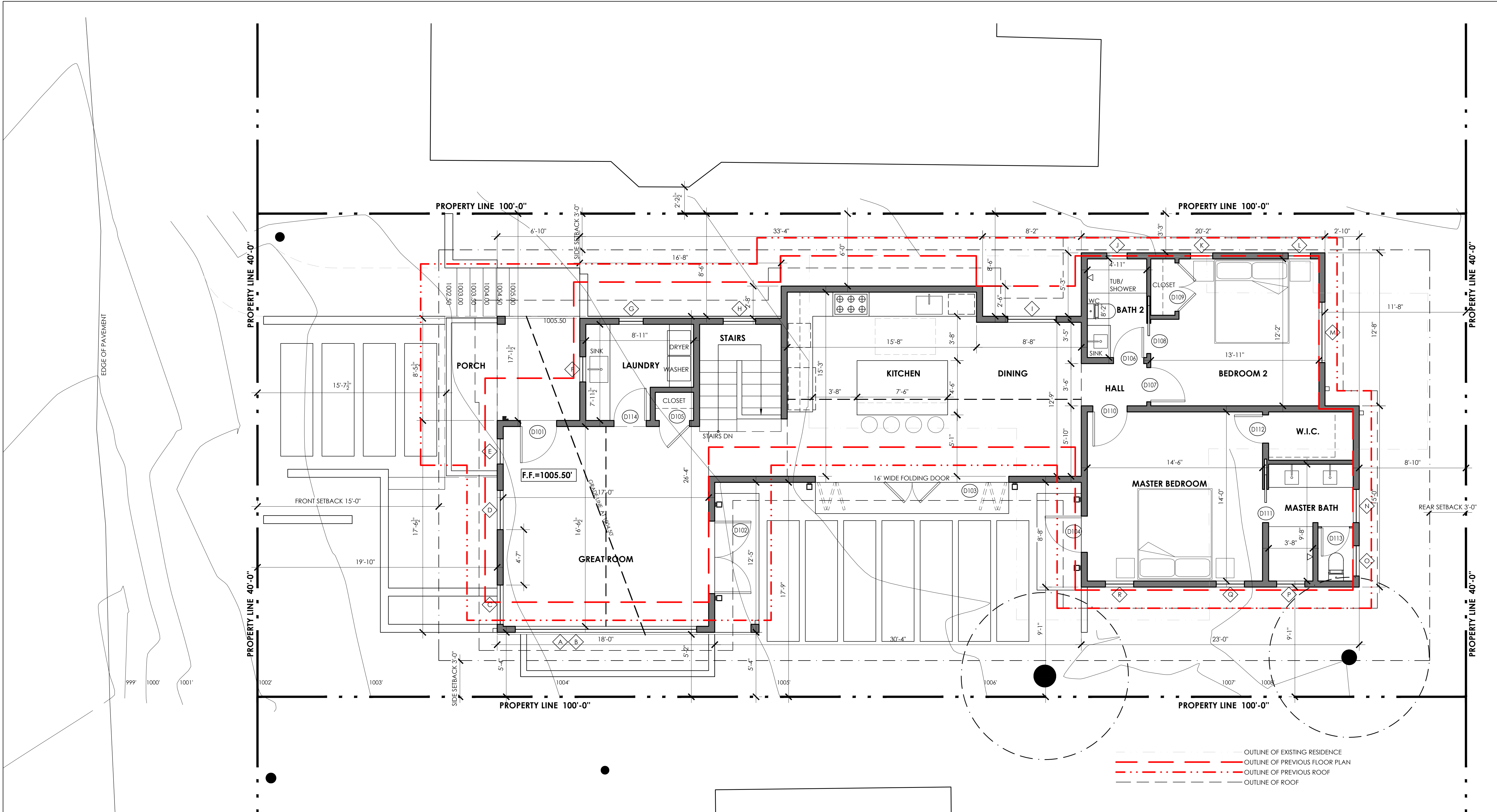
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING FLOOR PLANS

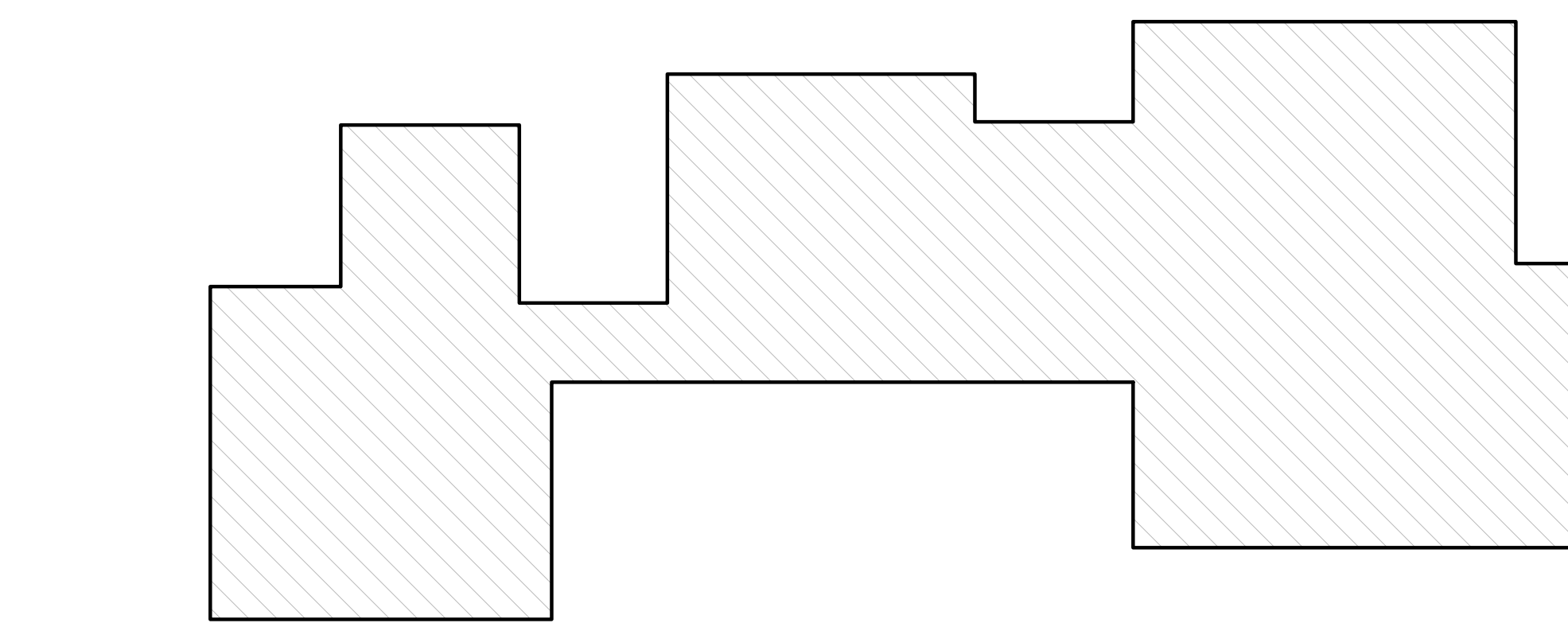
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1/4" = 1'-0"

A4

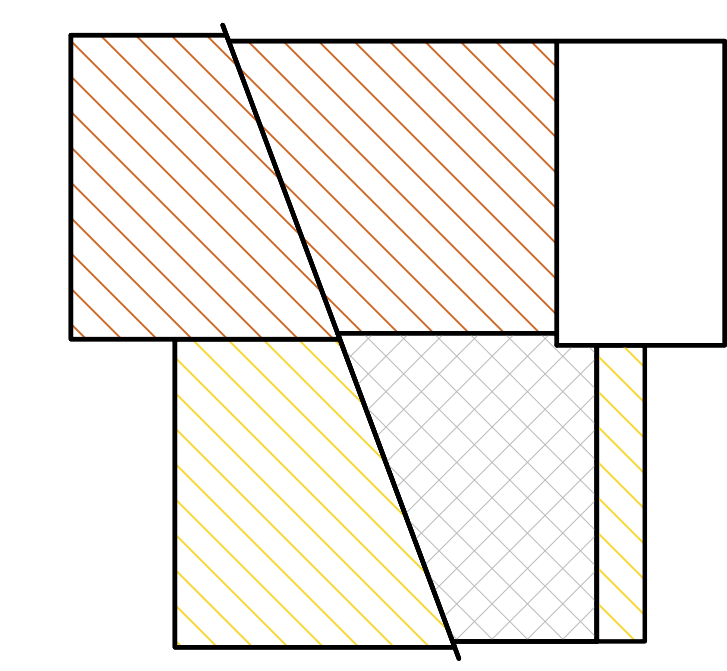


1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



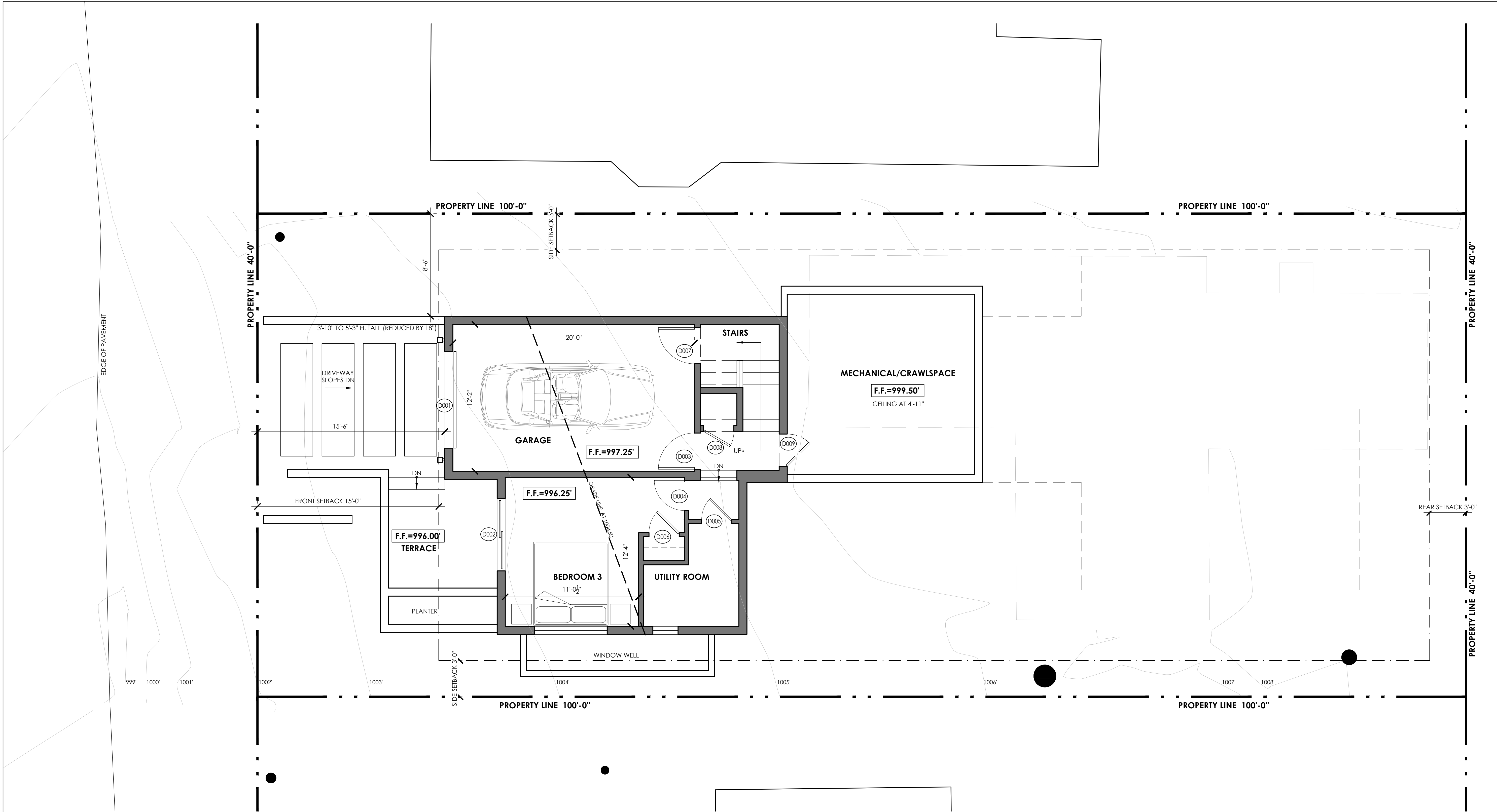
2 SQUARE FOOTAGE DIAGRAMS
SCALE: 1/8" = 1'-0"

UPPER FLOOR
1,381 SF
(STAIRS EXCLUDED)

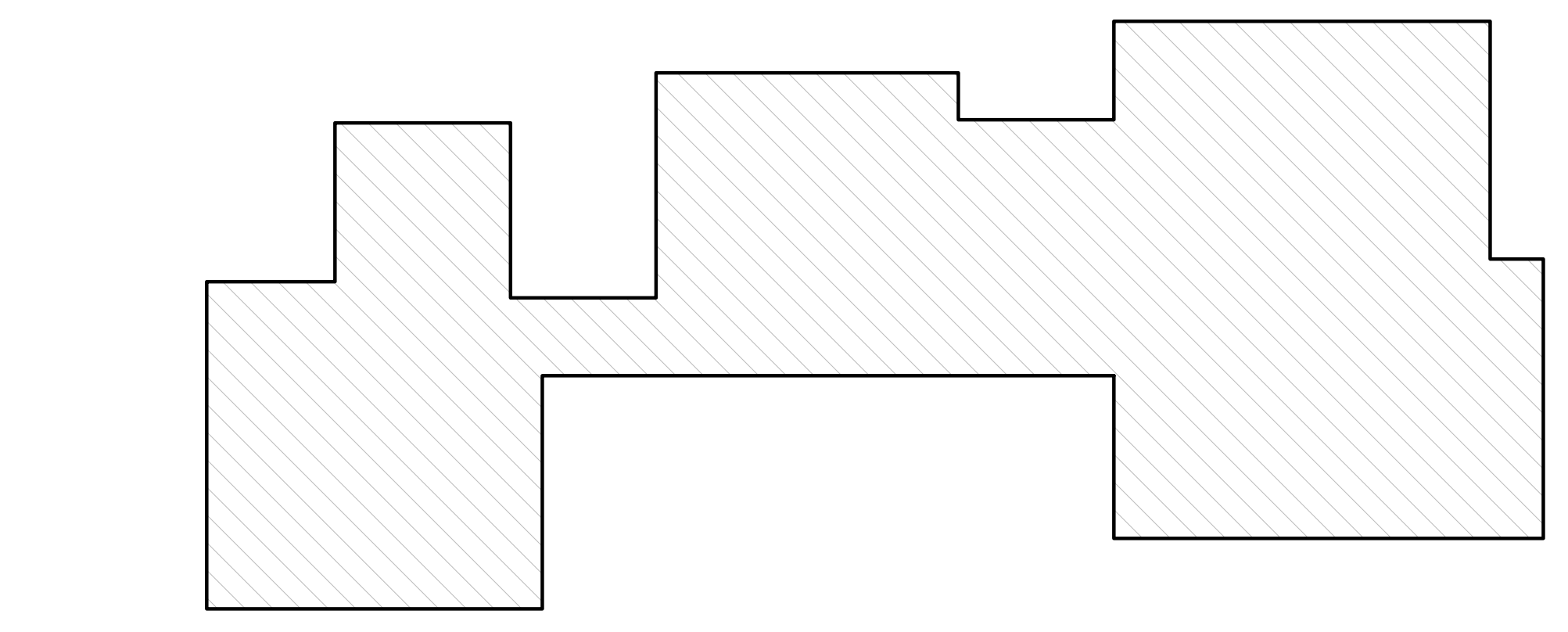


LOWER FLOOR
GARAGE 251 SF
BEDROOM 119 SF
UTILITY ROOM 24 SF
(STAIRS EXCLUDED)
TOTAL 394 SF

BASEMENT
4 SF
(INCLUDES 100 SF BONUS)
TOTAL
398 SF

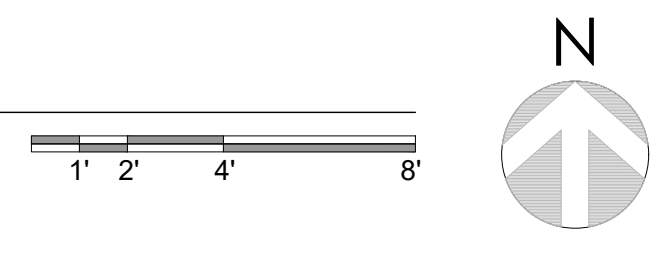


1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



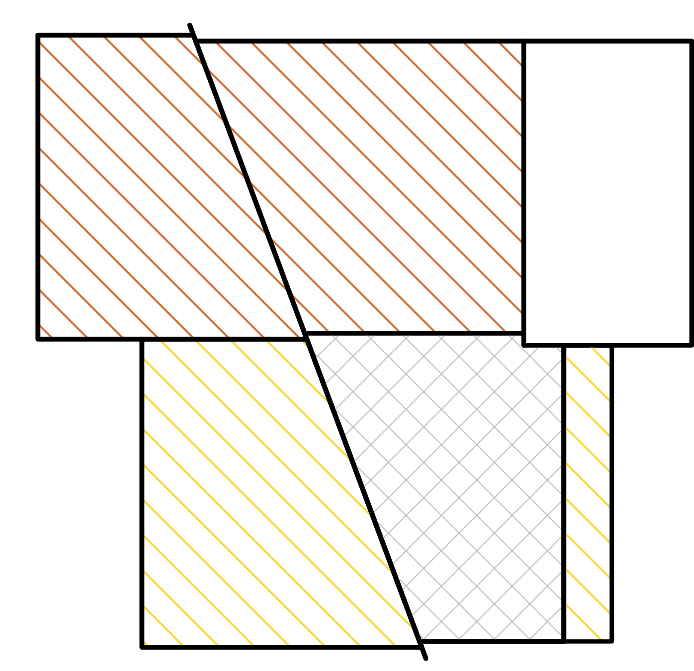
2 SQUARE FOOTAGE DIAGRAMS
SCALE: 1/8" = 1'-0"

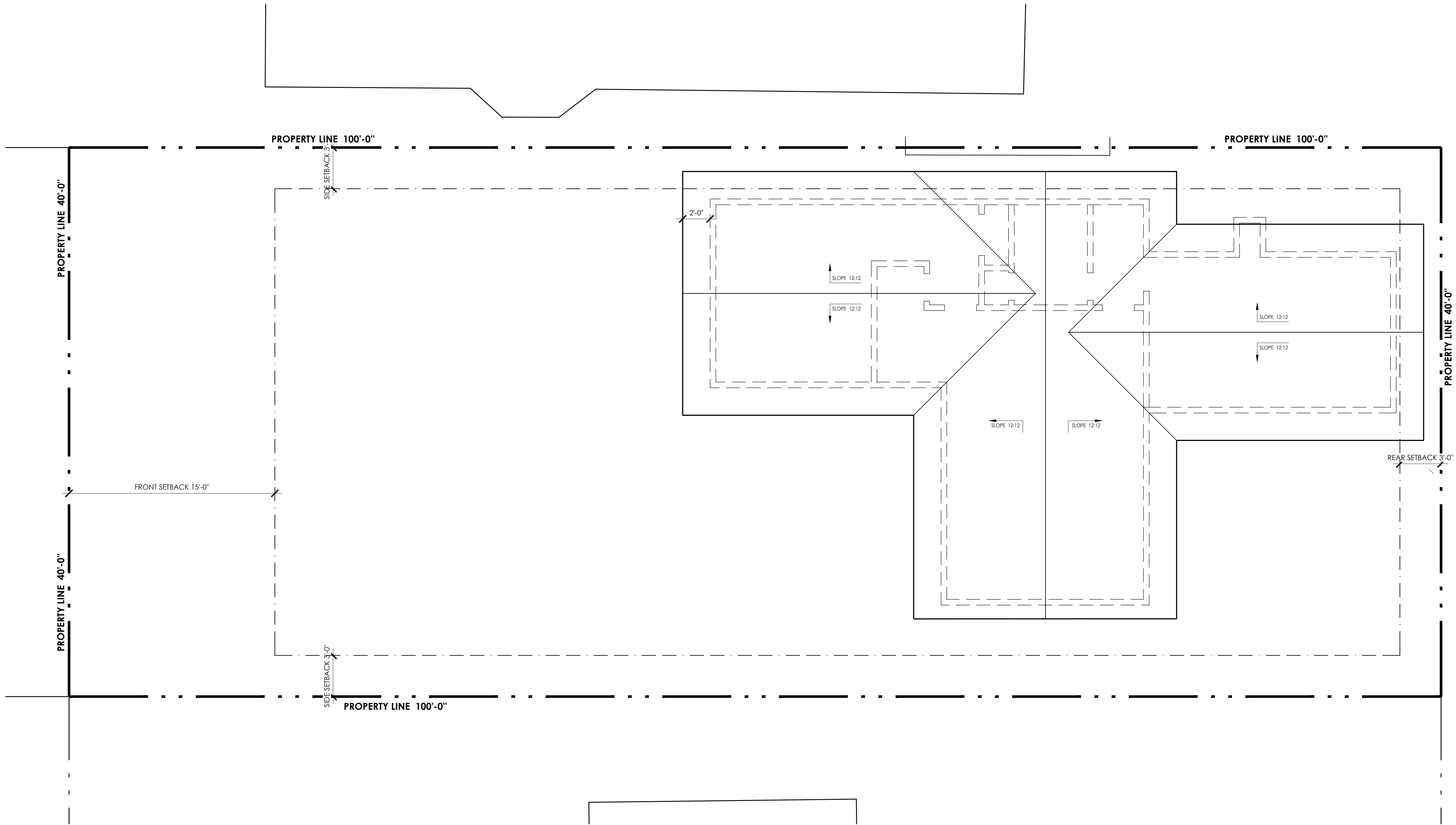
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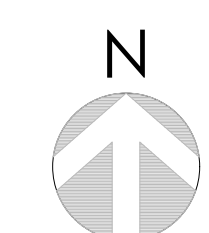
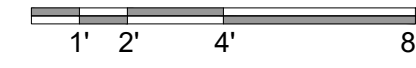
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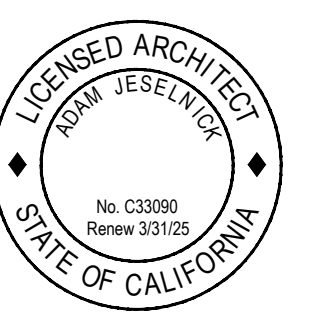




1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



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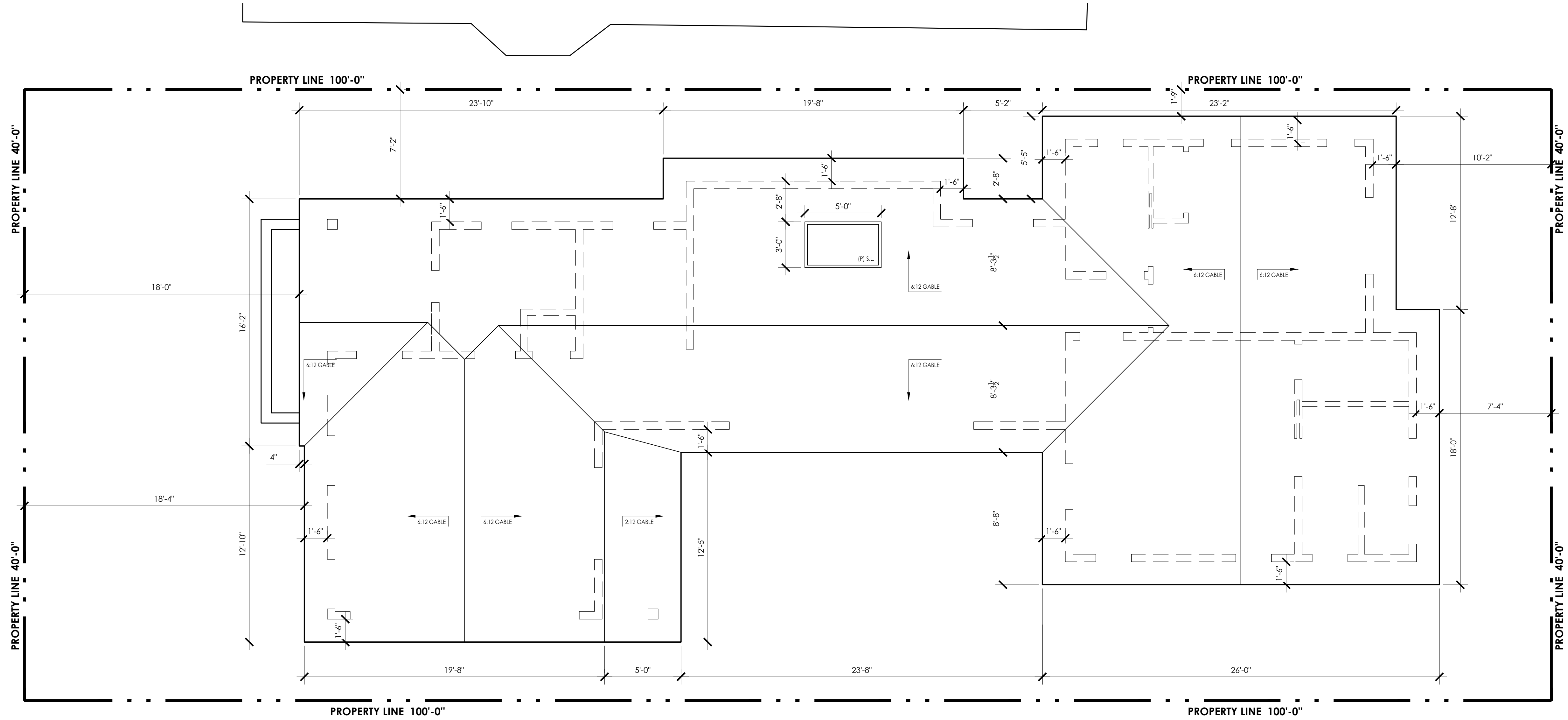
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ROOF
PLAN

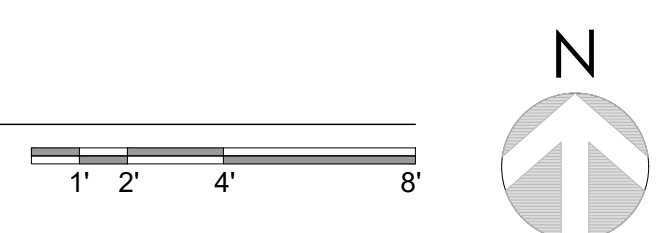
4/1/2024

1/4" = 1'-0"

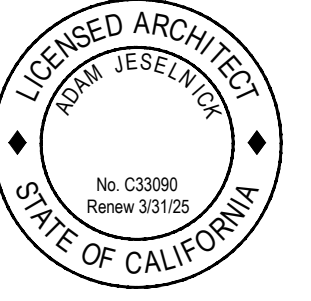
A7



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



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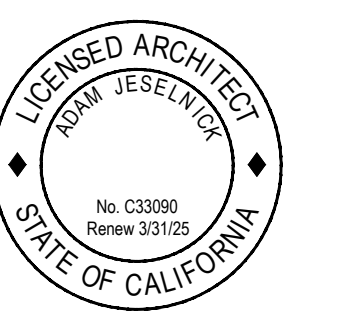
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ROOF PLAN

4/1/2024

1/4" = 1'-0"

A8



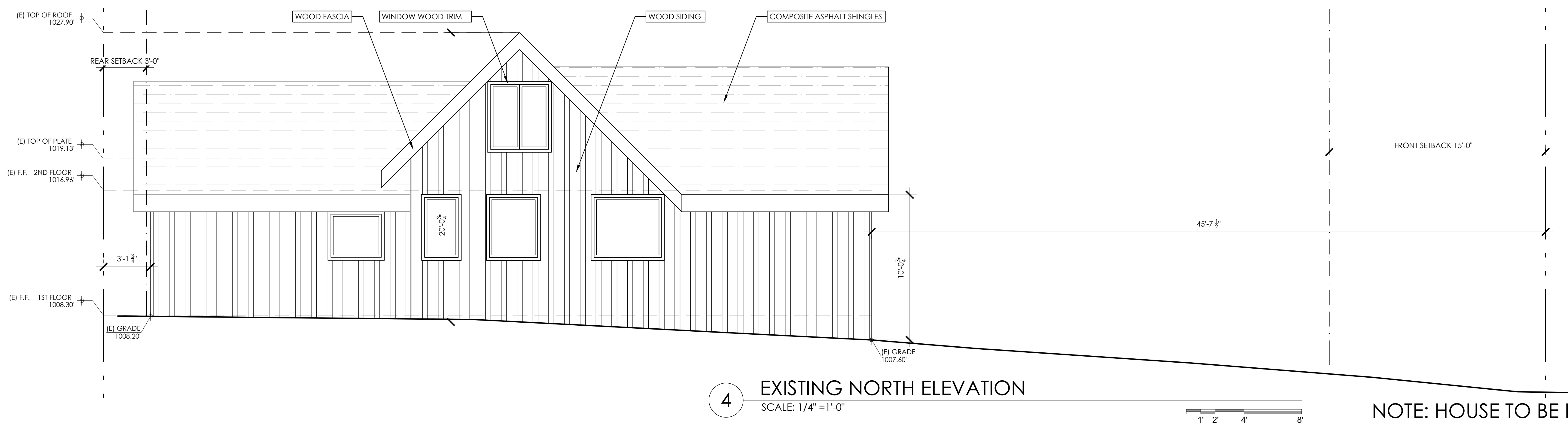
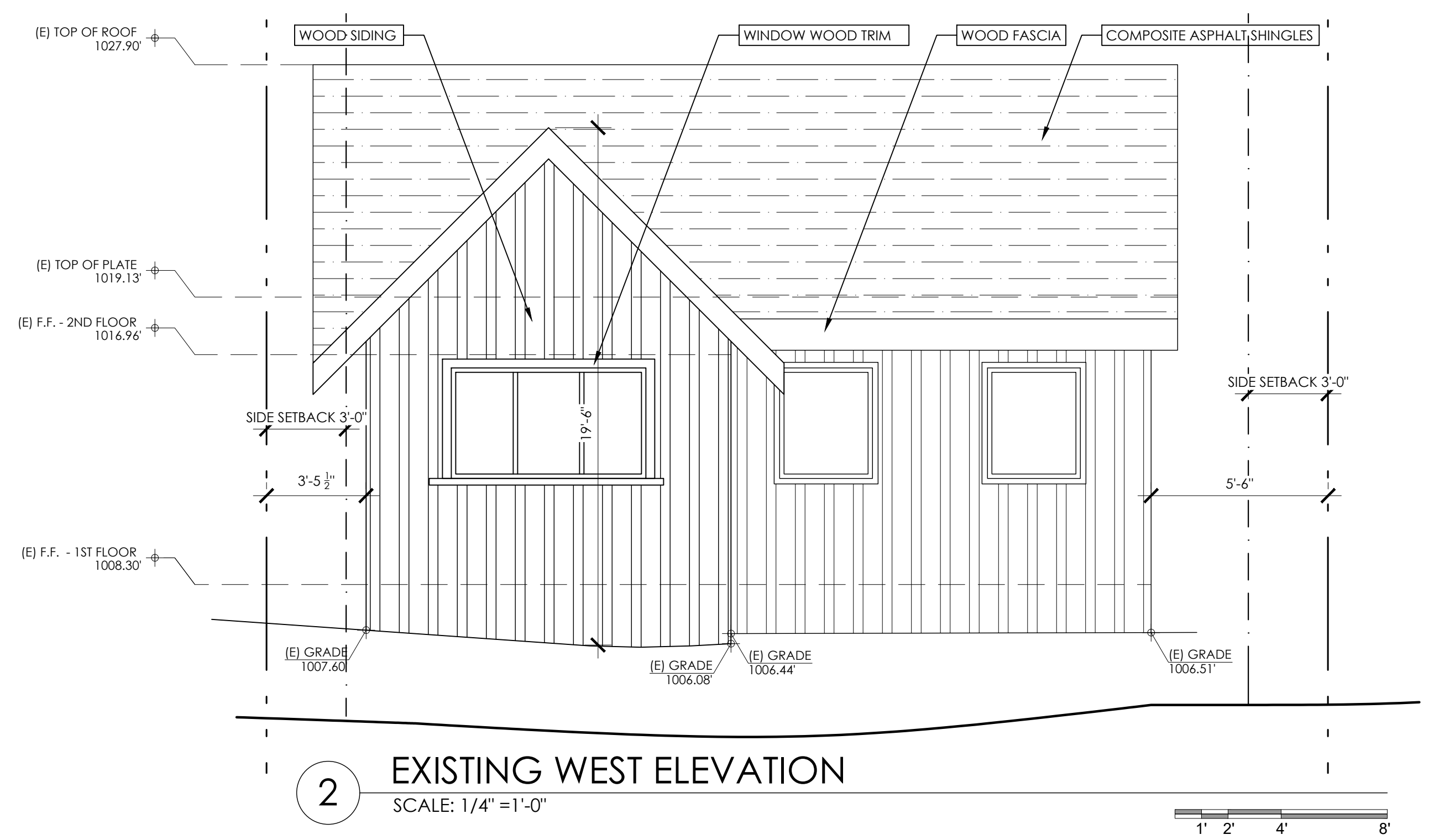
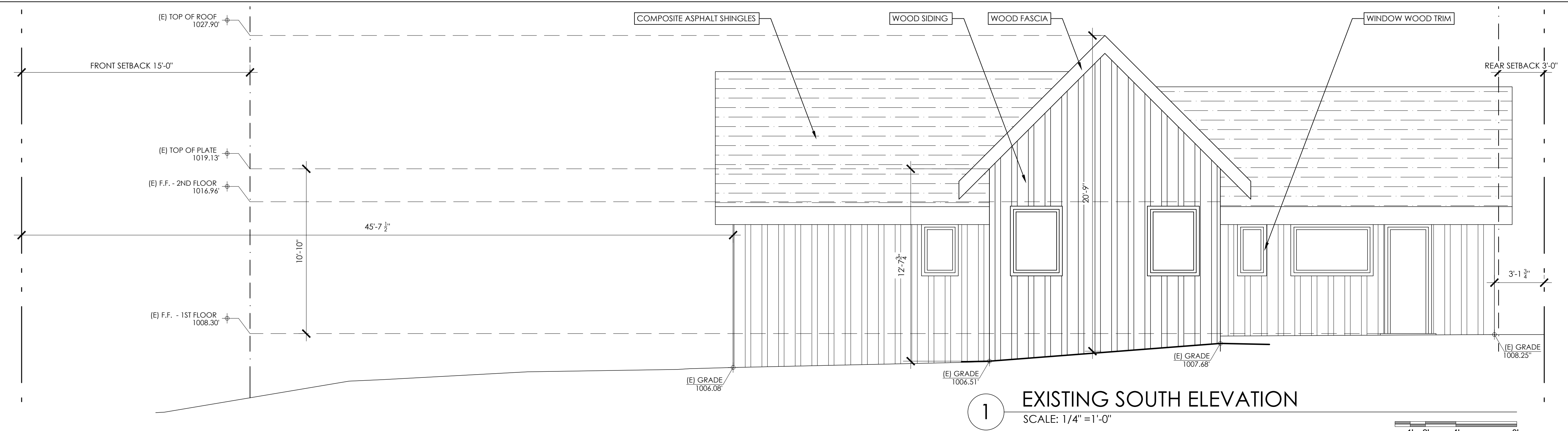
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ELEVATIONS

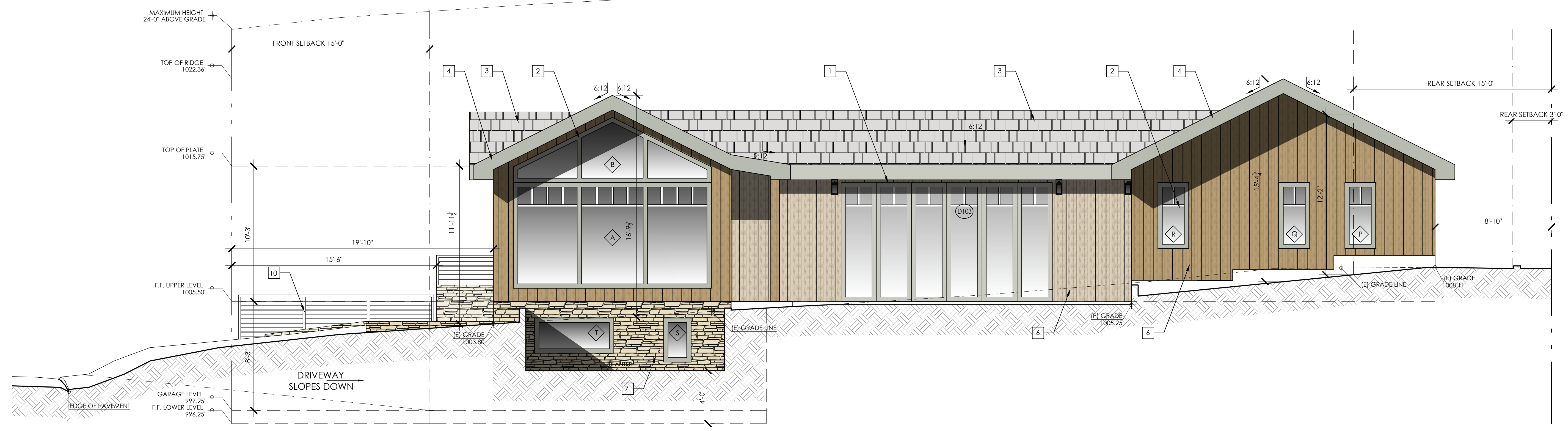
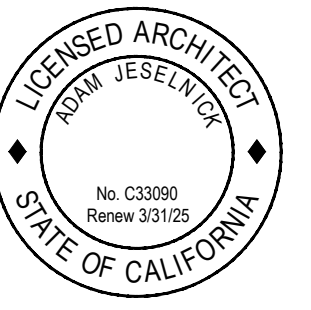
4/1/2024

1/4" = 1'-0"

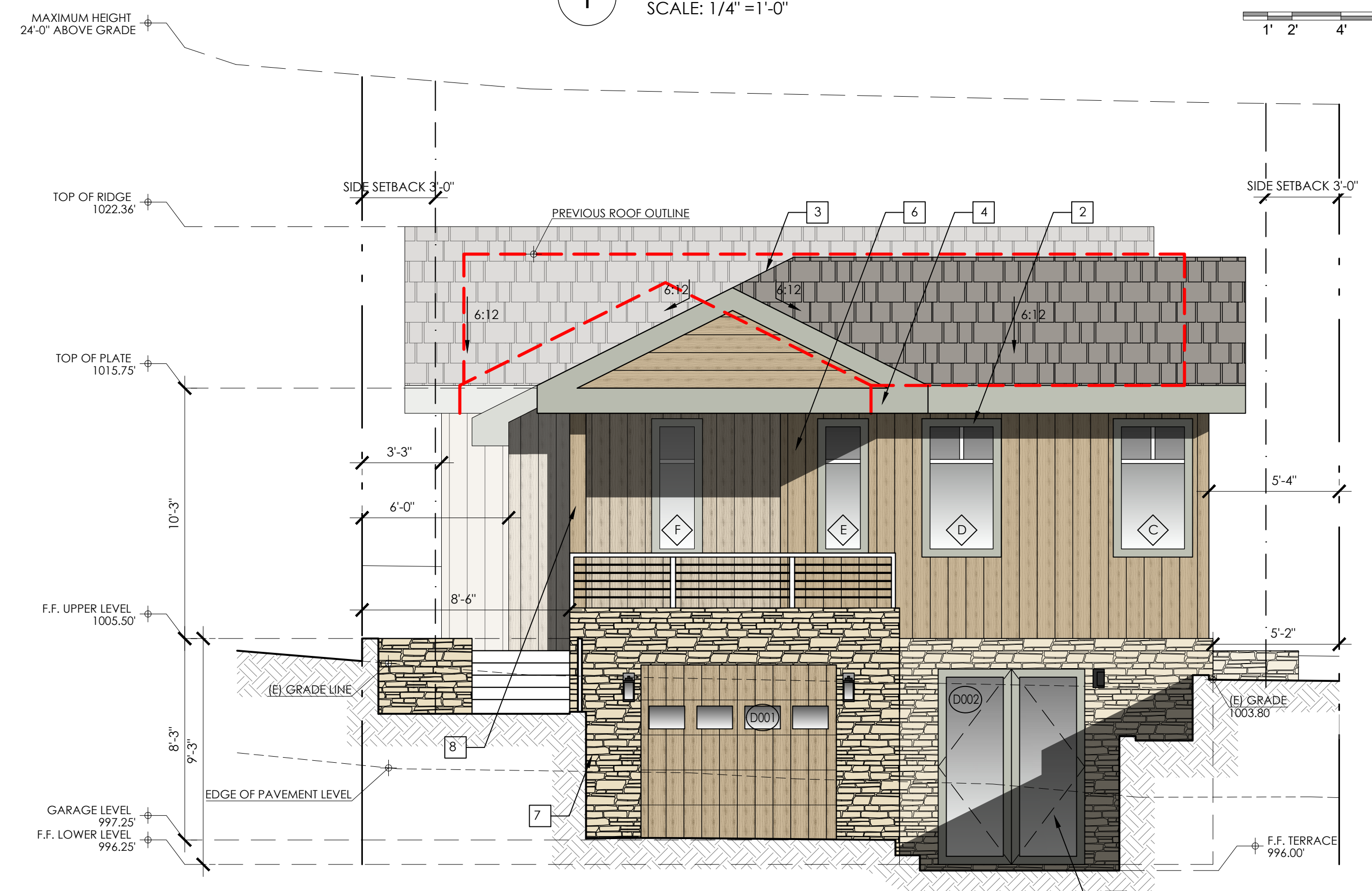
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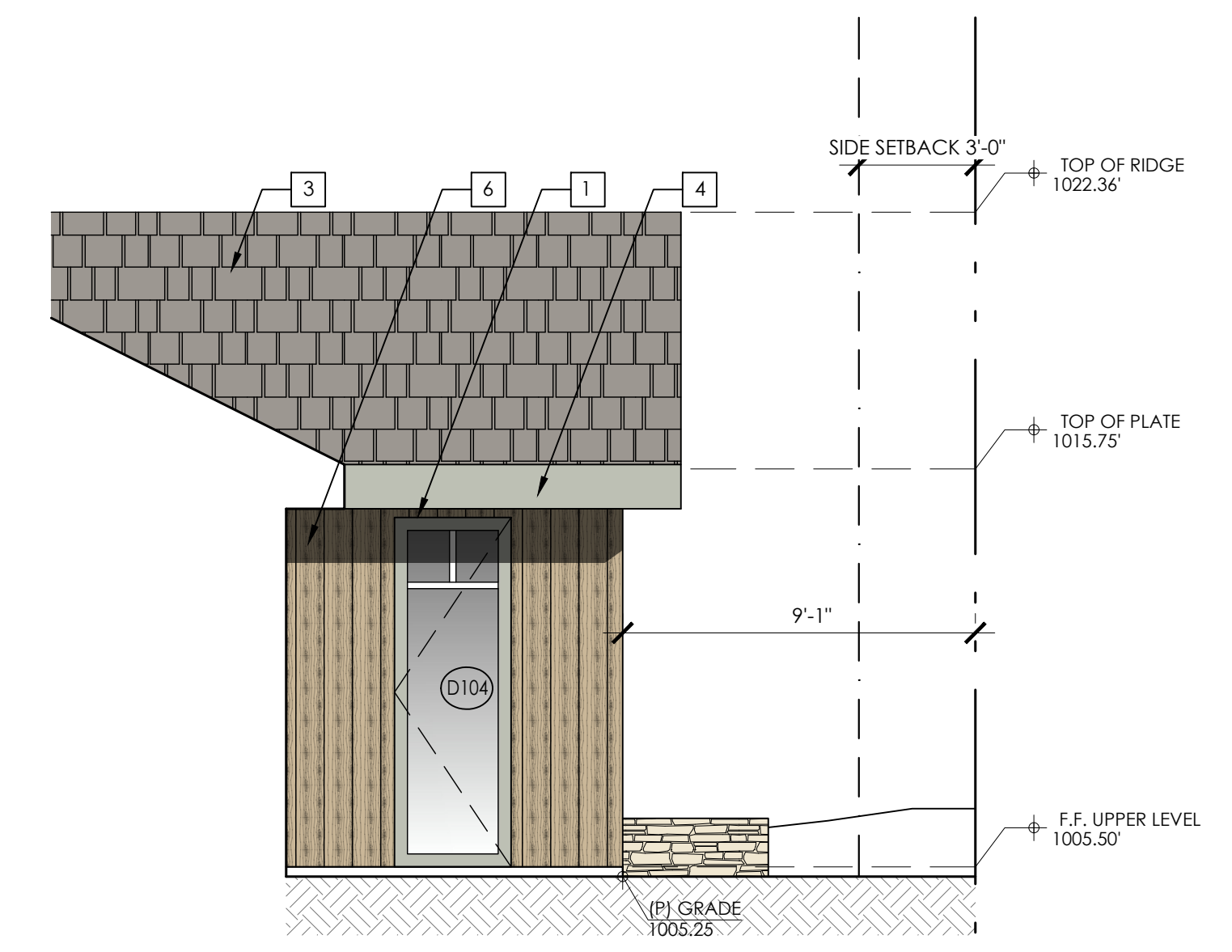
NOTE: HOUSE TO BE DEMOLISHED



1 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'

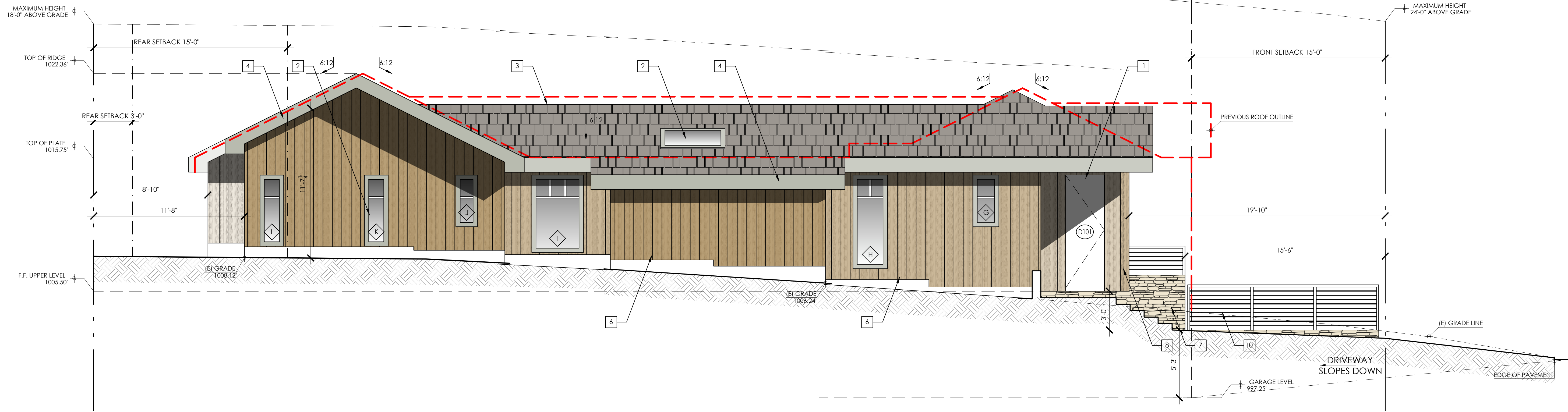
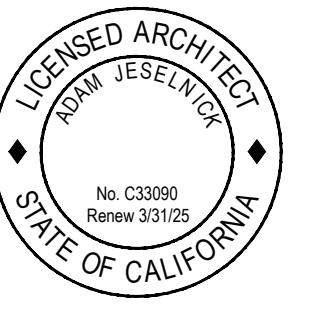


2 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'



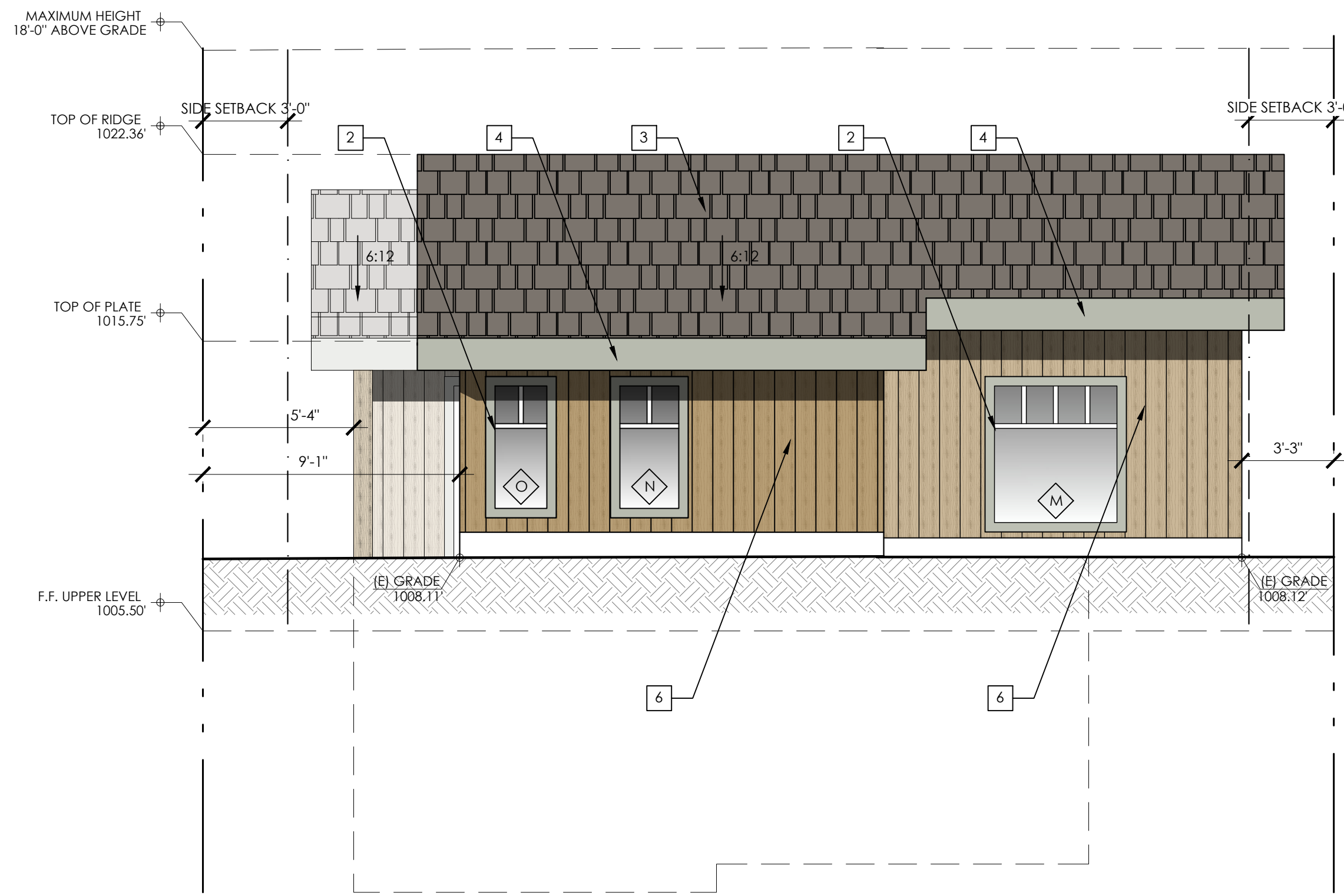
3 PROPOSED COURTYARD WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'

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

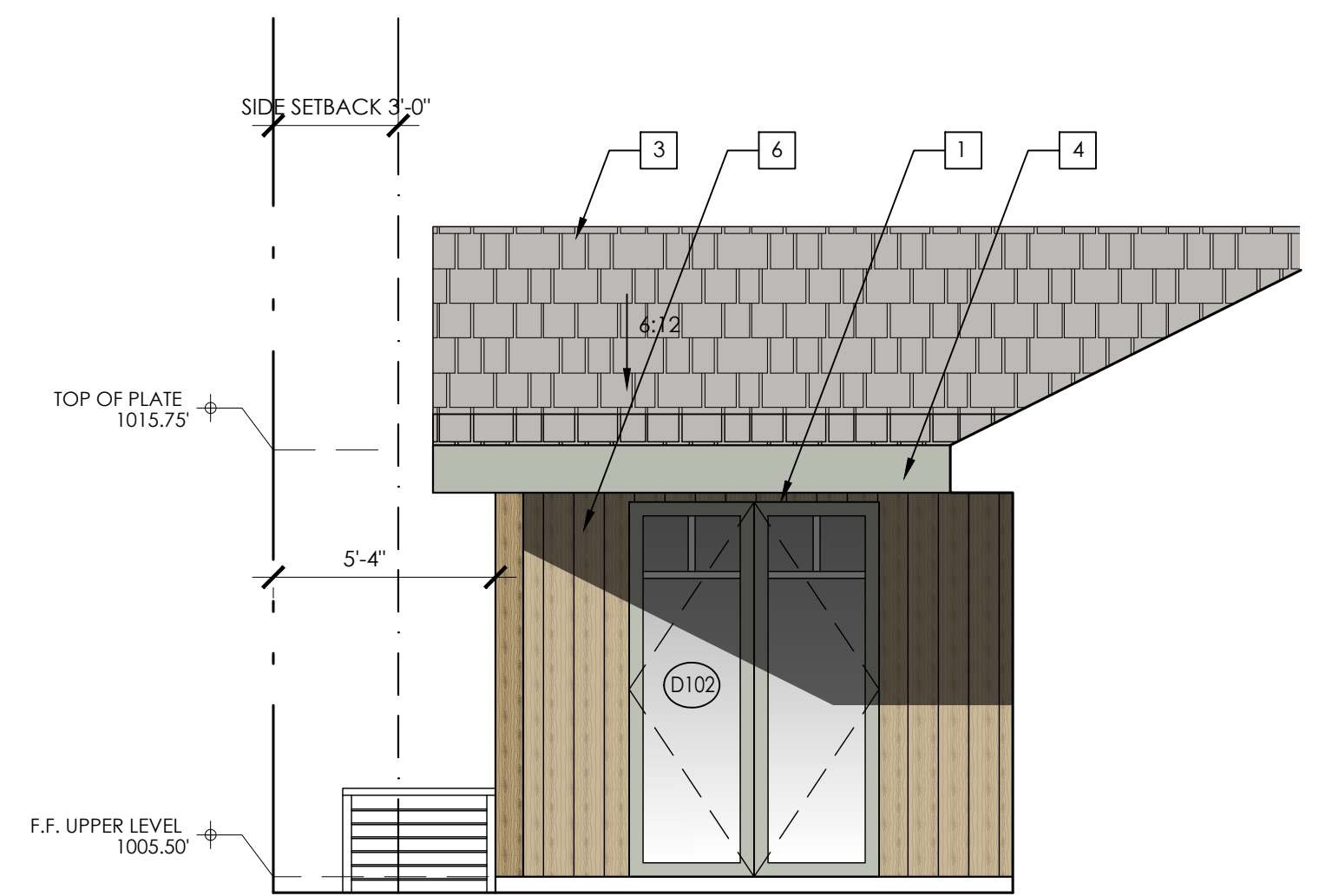


1 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

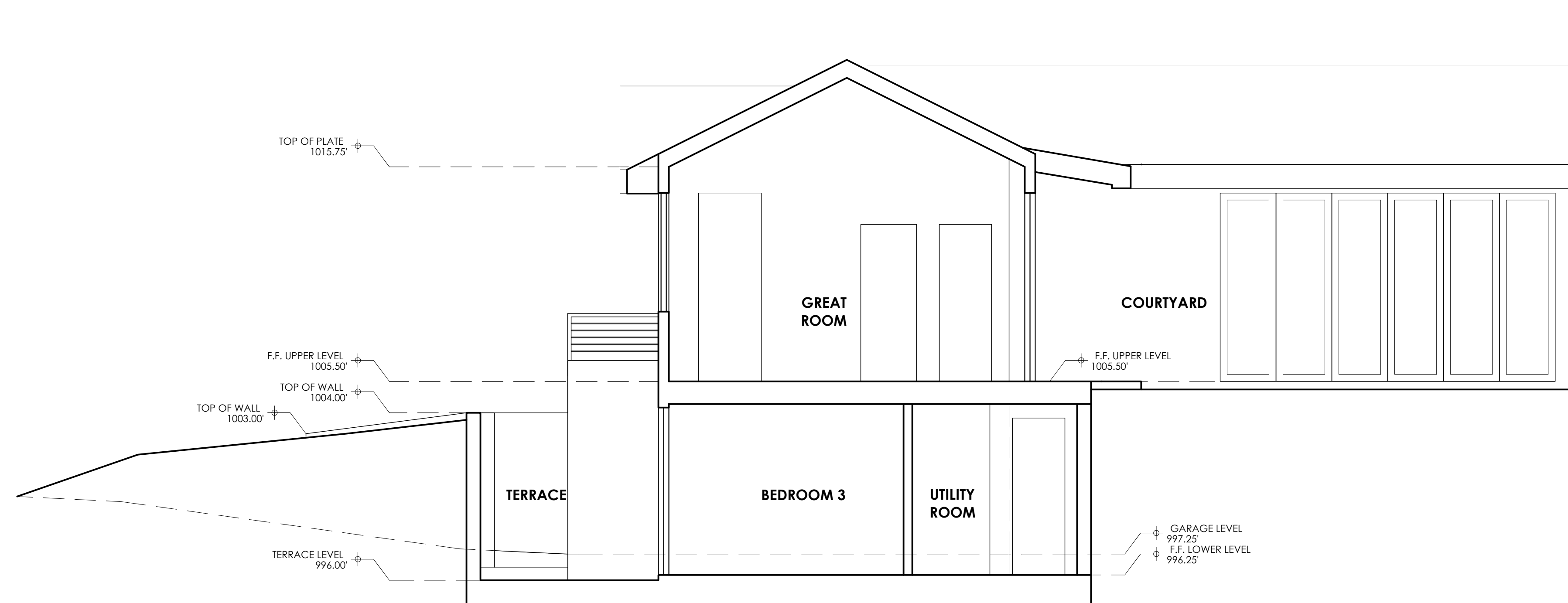
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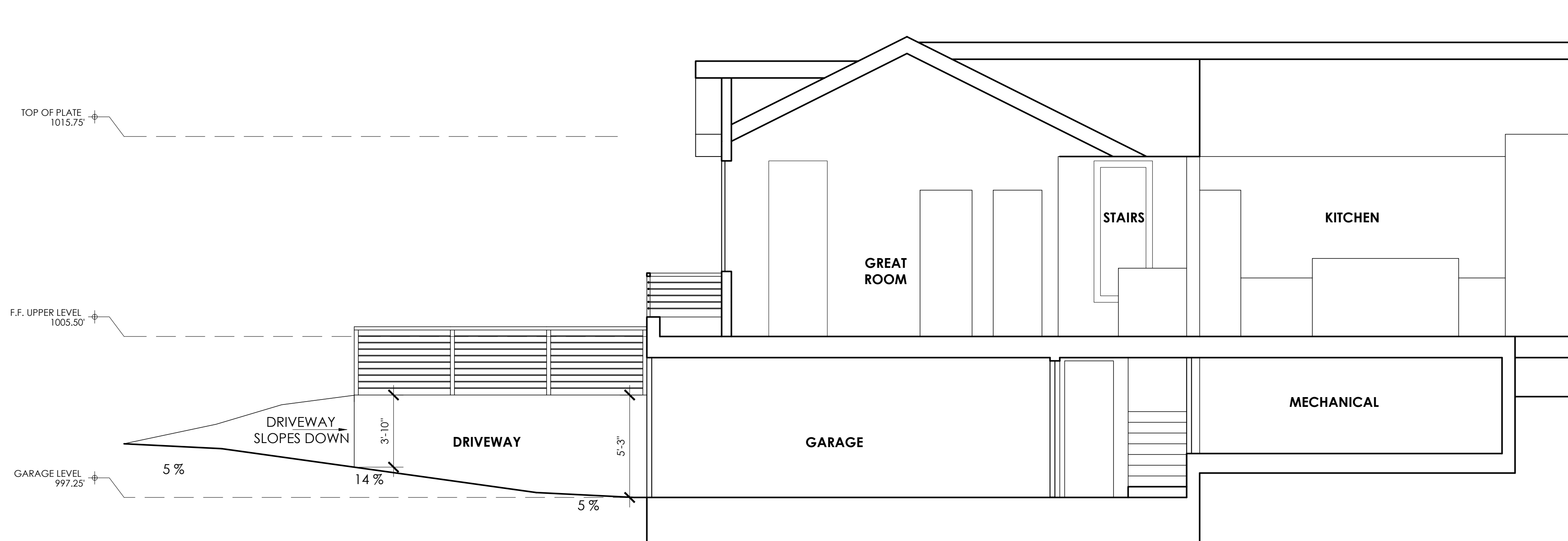
2 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



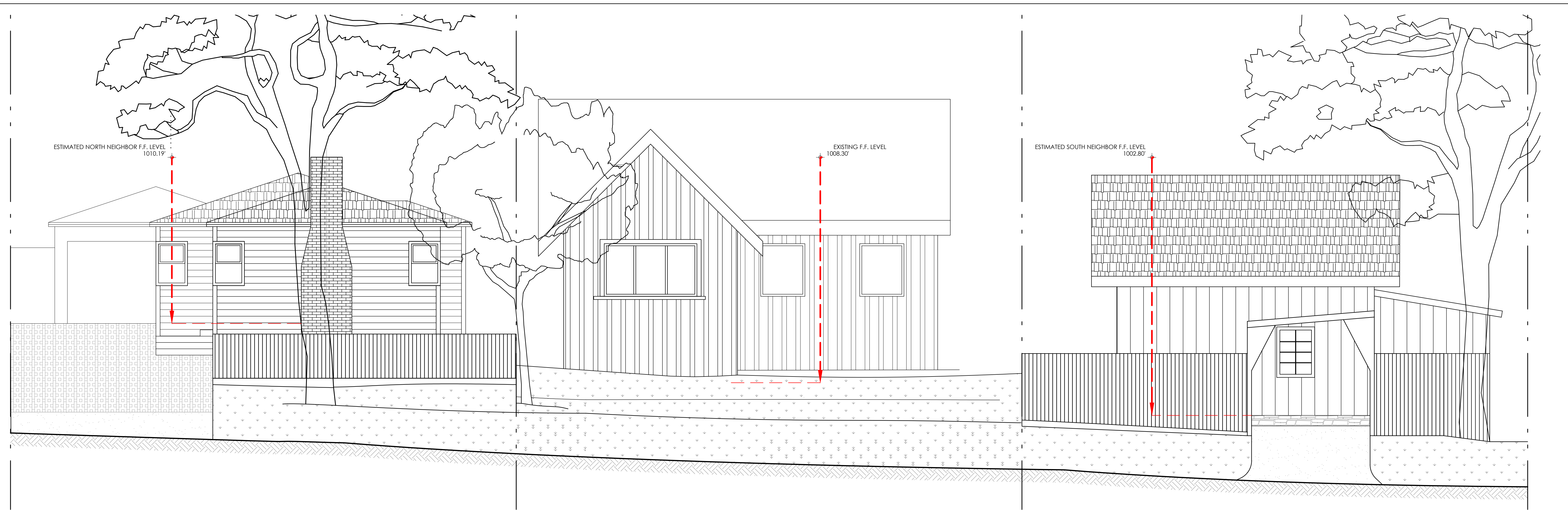
3 PROPOSED COURTYARD EAST ELEVATION
 SCALE: 1/4" = 1'-0"



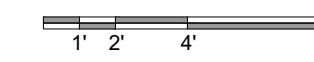
1 SECTION THROUGH BEDROOM 3 LOOKING NORTH
SCALE: 1/4" = 1'-0"



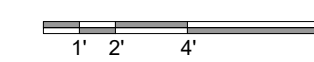
2 SECTION THROUGH GARAGE LOOKING NORTH
SCALE: 1/4" = 1'-0"



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



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

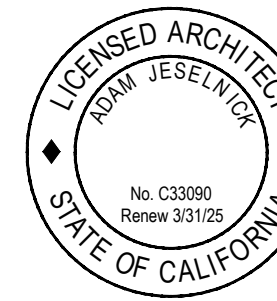


RIEKEN RESIDENCE DOOR SCHEDULE					
		DOOR TYPE	THICKNESS	HAND	H.W. TYPE
LOWER LEVEL / BASEMENT					
001	8'-0" X 7'-2"	10	2"	LHRH	ROLL UP GARAGE DOOR
002	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH	EXTERIOR FRENCH DOORS
003	3'-0" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
004	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
005	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
006	2'-6" X 7'-0"	7	1 3/4"	RH	CLOSET WOOD DOOR
007	3'-0" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
008	2'-6" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
009	2'-8" X 4'-11"	6	1 3/4"	RH	CLOSET WOOD DOOR
UPPER LEVEL					
101	3'-0" X 9'-0"	1	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"	1	2"	RH	EXTERIOR GLASS DOOR
105	2'-6" X 7'-0"	6	1 3/4"	LH	CLOSET WOOD DOOR
106	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
107	2'-10" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
108	2'-6" X 7'-0"	7	1 3/4"	RH	POCKET DOOR
109	4'-0" X 7'-0" (DOUBLE; 2'-0" EACH)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
110	2'-10" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
111	2'-9" X 7'-0"	7	1 3/4"	LH	POCKET DOOR
112	2'-4" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
113	2'-4" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
114	2'-8" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
DOOR TYPE LEGEND			HARDWARE TYPE LEGEND		
TYPE 1	ENTRY DOOR, WOOD		TYPE 1: --.		
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD				
TYPE 3	EXTERIOR FOLDING DOORS.WOOD.		TYPE 2: --.		
TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.		TYPE 3: --.		
TYPE 5	FRENCH DOORS. FULL LITE GLASS. 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	PARTITION DOOR				

1 PROPOSED DOOR SCHEDULE

RIEKEN RESIDENCE - WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
UPPER LEVEL						
A		15'-0" x 8'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
B		15'-0" x RAKED 1'-2 1/4" TO 4'-11 1/4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
C		3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
D		3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
E		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
H		2'-8" x 7'-3"		UN-CLAD WOOD	FIXED	DUAL GLAZED
I		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
O		2'-6" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
P		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

2 PROPOSED WINDOW SCHEDULE

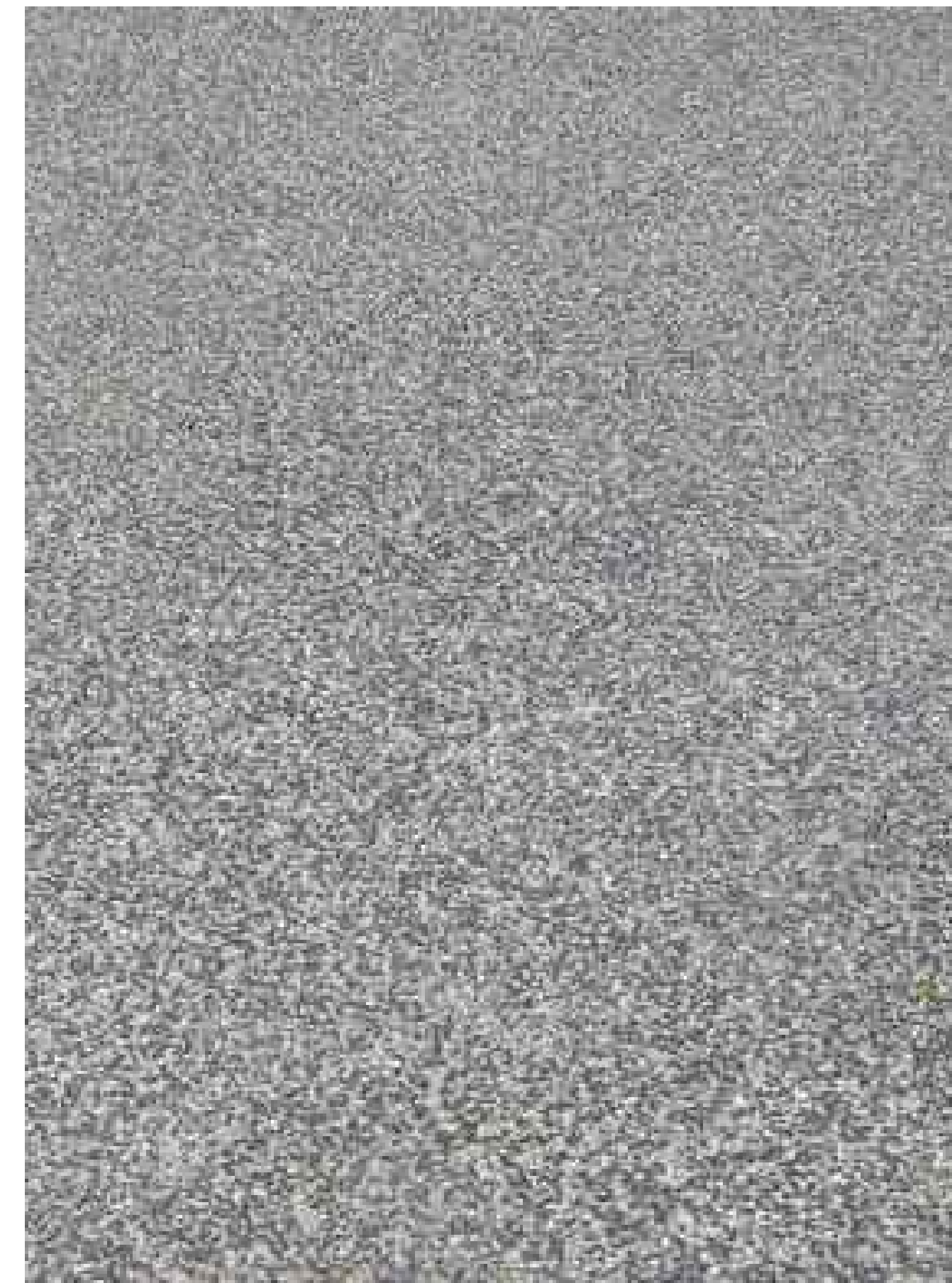




1 DOORS AND WINDOWS
KOLBE - ALUMINUM-CLAD WOOD VISTA LUXE COLLECTION COLOR BASIL



2 ROOF
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



3 DRIVEWAY AND PATIOS
AGGREGATE CONCRETE



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



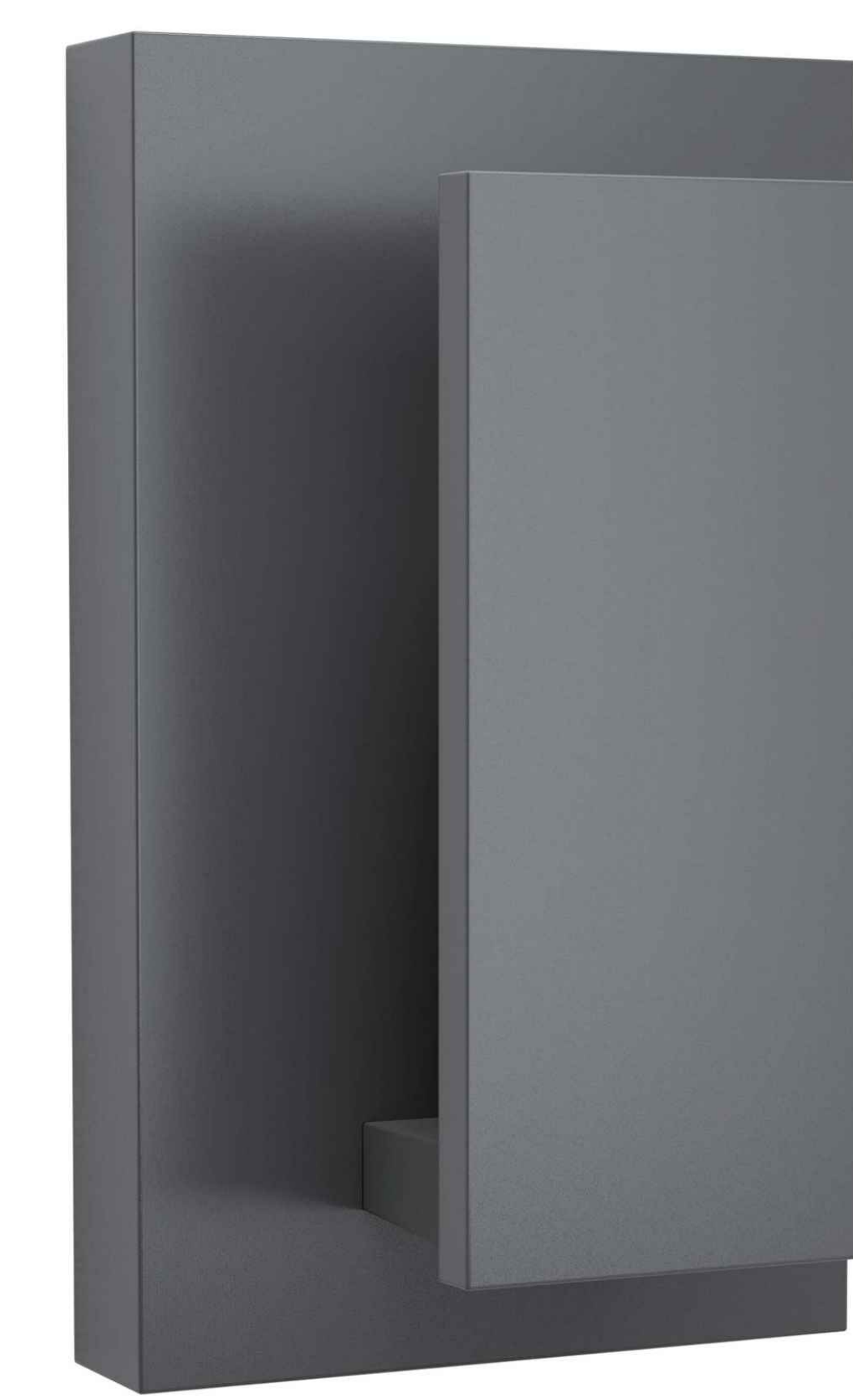
5 VERTICAL WOODSIDING
RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK



6 STONE
SBI MATERIALS - BUFF LUEDERS LEDGESTONE

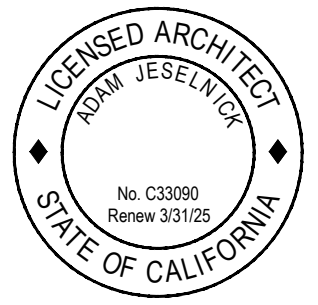


7 SOFFIT
DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA



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

4/1/2024

N.T.S.

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1 STREET VIEW
NORTH - WEST FACADES



2 TERRACE

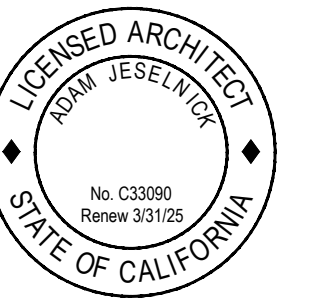


3 STREET VIEW
SOUTH - WEST FACADES



4 ENTRY

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PROPOSED VIEWS

4/1/2024

N.T.S.

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