



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 24072

**Owner Name:** CACHIA KENNETH & ANNE MARIE

**Case Planner:** Alec Barton, Contract Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:**

**Project Location:** 2nd 2 SW of Carpenter

**APN #:** 010022023000      **BLOCK/LOT:** 22/W 1/2 of 1 & 3

**Applicant:** Kenneth Chad Brown

**Project Description:** Remodel kitchen and bath; replace interior and exterior doors; replace existing fence and screens; replace wall heater with mini-splits; replace water heater with tankless water heater; paint exterior house and trim; update electrical panel; update patio and path materials to "Carmel Stone;" update lighting and electrical per plan; replace gutters.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<b>Authorization.</b> This approval of Design Study application DS 24072 (Cachia) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes the replacement of fences and exterior doors and windows as well as updates to patio and path materials and exterior lighting at 2nd Avenue 2 SW of Carpenter Street in the Single-Family Residential (R-1) zoning district, as depicted on plans stamped approved on May 3, 2024.
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to final inspection.
5.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
6.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Planning and Building Department. Any modification incorporated into construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.  When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
8.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.
9.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree

	<p>protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>● 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.</li> <li>● 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. A 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 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 the fencing.</li> <li>● 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 a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>● 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.</li> </ul> <p>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.</p>
10.	<p><b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
11.	<p><b>Conditions of Approval.</b> Prior to the issuance of a building permit, these signed Conditions of Approval shall be printed on a full-size sheet within the construction plan set submitted to the Building Division.</p>
<b>Special Conditions</b>	
12.	<p><b>Building Permit.</b> The applicant shall obtain a Building Permit from the Planning and Building Department.</p>
13.	<p><b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.</p>
14.	<p><b>Gutters &amp; Downspouts.</b> Copper gutters and downspouts are prohibited due to environmental impacts on Carmel Bay. The applicant shall retain existing gutters and downspouts, as indicated in the approved plan set. If new gutters and downspouts are required, they shall be a material other than copper and shall require approval of the Community Planning &amp; Building Department.</p>

15.	<b>Skylight &amp; Skylight Shades.</b> The Applicant shall submit product information for the skylight and skylight shades prior to the issuance of a building permit. The skylight shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.
16.	<b>Exterior Lighting.</b> Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture, shall not exceed 18 inches above the ground, and shall be spaced no closer than 10 feet apart. All fixtures shall be shielded and down facing.

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

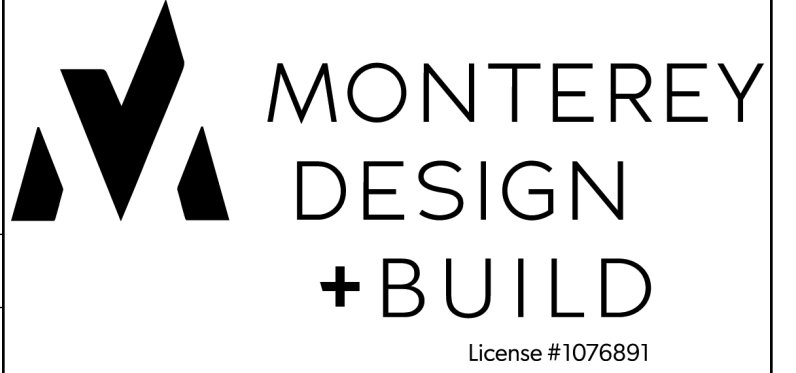
# 2ND LOVE

## SECOND 2SW CARPENTER, CARMEL, CA 93921

### APN: 010-022-023-000

## 2ND LOVE RENOVATION

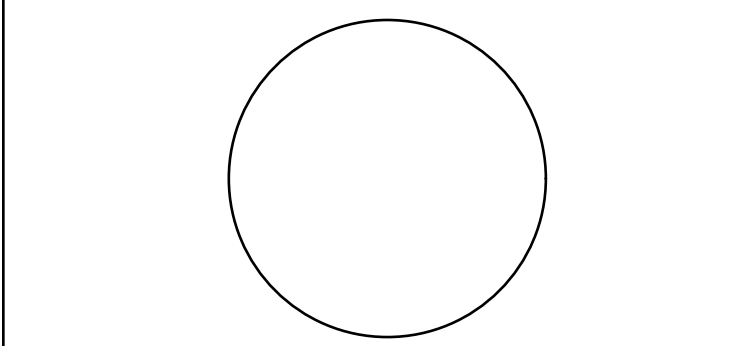
2ND AVE 2 SW OF  
CARPENTER  
CARMEL-BY-THE-SEA,  
CA 93923  
APN: 010-022-023-000



P.O BOX 5097  
CARMEL, CA 93921  
T:831.392.7788  
CHAD@MONTEREYDESIGNBUILD.COM  
MONTEREYDESIGNCENTER.COM

DESIGNER & BUILDER:  
KENNETH CHAD BROWN

SIGNATURE



<p>IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.</p>		
BY	REVISIONS	DATE
CB		
Date:	01/05/2024	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet:		

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24072 (Cachia)  
Date Approved: May 3, 2024  
Planner: A. Barton

# A1.01

Plotted On: 01/05/2024

COVER PAGE

MATERIALS LIST FOR ARCHITECT BY ROBINSON CONSULTING GROUP | ALL RIGHTS RESERVED | www.robinson.com | www.montereydesign.com | www.labbrow.com

### GENERAL NOTES

- GENERAL NOTES:
- CONTRACTOR LICENSE:** THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
  - SCOPE:** THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
  - QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
  - WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
  - PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WILL ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
  - LEGAL/NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
  - CONSTRUCTION RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF CONTRACT.
  - JOB SITE SAFETY:** THE CONTRACT SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
  - INSURANCE:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
  - INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
  - CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
  - EXISTING CONDITIONS:** CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE DESIGN.
  - CONSTRUCTION NOTES:** ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION, UNLESS OTHERWISE NOTED.
  - CODE COMPLIANCE:** BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, ENERGY, RESIDENTIAL AND GREEN BUILDING CODES.

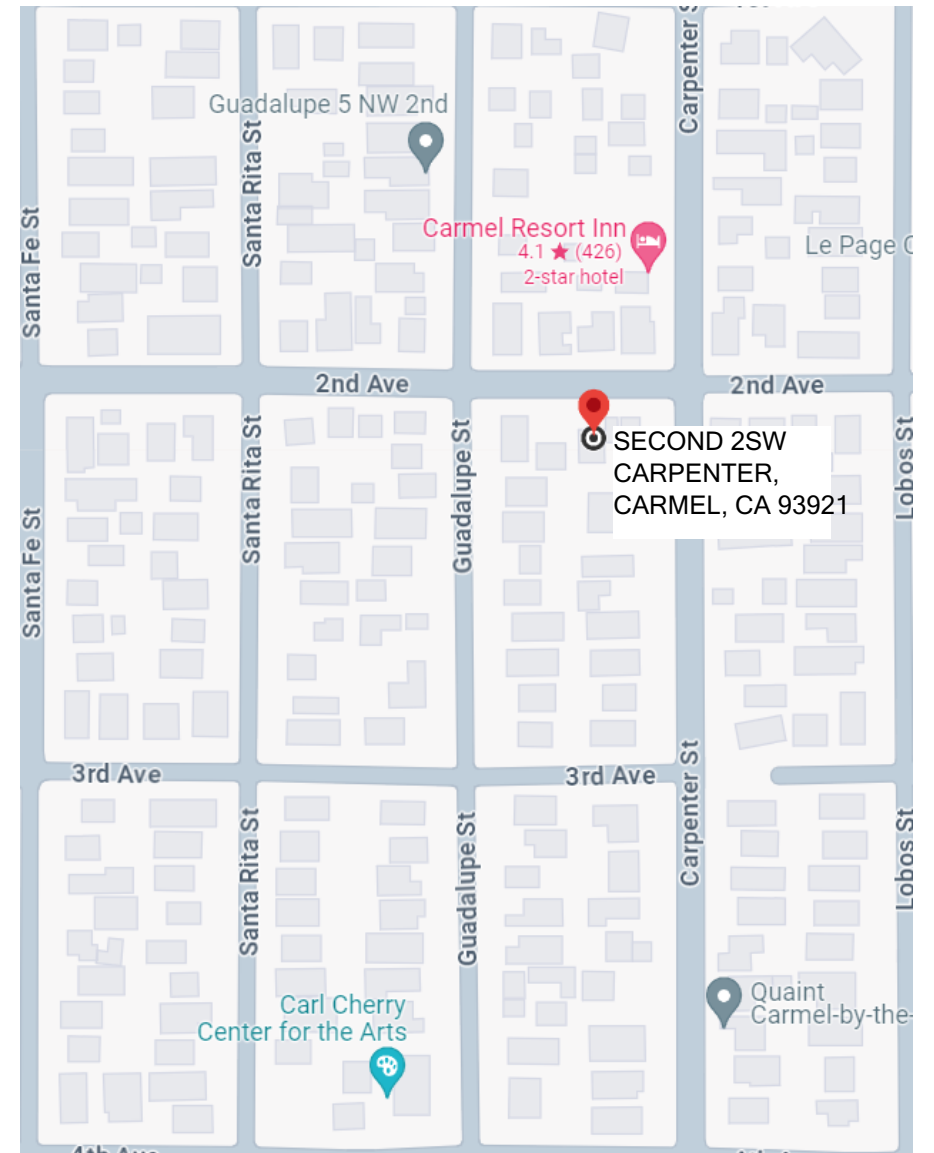
### OWNERSHIP NOTES:

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY DESIGNER, CHAD BROWN HEREINAFTER REFERRED TO AS "THE DESIGNER" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
  - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND THE DESIGNER HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
  - THE DESIGNER DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER MODIFIED BY OTHERS FOR ANOTHER SITE.
  - IN THE EVENT OF UNAUTHORIZED USED BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER, CHAD BROWN, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### LOCATION MAP



### VICINITY MAP



### PROJECT DATA

A.P.N.: 010-022-023-000  
 ZONING: MDR/2-D(C2)  
 BLDG USE: RESIDENTIAL SINGLE FAMILY  
 OCC. GROUP: R3  
 CONST. TYPE: VB  
 CLIMATE ZONE: 3  
 BLDG. CODE: 2022  
 FIRE SPRINKLERS: N/A

LOT SIZE: .115 ACRES 5,000 SQ FT

SETBACKS

FRONT \_\_\_\_\_ 15'  
 SIDE \_\_\_\_\_ 3'  
 SIDE \_\_\_\_\_ 3'  
 REAR \_\_\_\_\_ 15'

BUILDING HEIGHT \_\_\_\_\_ 30 FT., MAX.

### EX. SITE COVERAGE TABLE

LOCATION	AREA IN SF
5,000 SF LOT ALLOWABLE 22% OF 2,150 SF	473 SF
4% LOT BONUS 4,000 SF	0 SF
TOTAL ALLOWABLE COVERAGE	473 SF
[E] RESIDENCE (IMPERVIOUS)	811 SF
[E] GARAGE (IMPERVIOUS)	270 SF
[E] REAR WOOD DECK (PERMEABLE)	209 SF
[E] CONC. PORCH (IMPERVIOUS)	27 SF
[E] STONE DRIVEWAY STRIPS (IMPERVIOUS)	60 SF
[E] GRAVEL PATIO (PERMEABLE)	70 SF
[E] STONE LANDING (PERMEABLE)	14 SF
[E] PATH TO REMAIN (PERMEABLE)	145 SF
<b>TOTAL</b>	<b>SF</b>

### PR. SITE COVERAGE TABLE

LOCATION	AREA IN SF
5,000 SF LOT ALLOWABLE 22% OF 2,150 SF	473 SF
4% LOT BONUS 4,000 SF	0 SF
TOTAL ALLOWABLE COVERAGE	473 SF
[E] RESIDENCE (IMPERVIOUS)	811 SF
[E] GARAGE (IMPERVIOUS)	270 SF
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[E] STONE LANDING (PERMEABLE)	14 SF
[E] PATH TO REMAIN (PERMEABLE)	145 SF
<b>TOTAL</b>	<b>SF</b>

### CONSTRUCTION NOTES

- ESTIMATED CONSTRUCTION DATE: JUNE
- ESTIMATED COST OF CONSTRUCTION: \$500,000

### GRADING

N/A

### PROJECT INFORMATION

PROJECT ADDRESS:  
 2ND LOVE  
 SECOND 2SW CARPENTER,  
 CARMEL, CA 93921

OWNER:  
 KENNETH CACHIA  
 ANNE M. CORTIS

RESIDENTIAL DESIGNER/BUILDER:  
 MONTEREY DESIGN + BUILD  
 P.O. BOX 5097  
 CARMEL, CA 93921  
 PHONE: 831.392.7788  
 EMAIL: CHAD@MONTEREYBUILD.COM  
 CONTACT: KENNETH CHAD BROWN

### APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION. PROJECT SHALL COMPLY WITH THE:

2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 ACCESS COMPLIANCE

### UTILITIES

- PUBLIC WATER - CAL AM
- PACIFIC GAS & ELECTRIC

### DEFERRED SUBMITTALS

N/A

### SCOPE OF WORK

REMODEL KITCHEN AND BATH  
 REPLACE INTERIOR AND EXTERIOR DOORS AND ALL WINDOWS  
 REPLACE EXISTING FENCE AND SCREENS  
 REPLACE WALL HEATER W/ MINI SPLITS  
 REPLACE WATER HEATER WITH TANKLESS WATER HEATER  
 PAINT EXTERIOR HOUSE AND TRIM COLOR  
 UPDATE ELECTRICAL PANEL  
 UPDATE PATIO AND PATH MATERIALS TO "CARMEL STONE"  
 UPDATE LIGHTING AND ELECTRICAL PER PLAN

### SHEET INDEX

SHEET INDEX	
A1.01	COVER PAGE
A1.02	EXISTING SITE PLAN
A1.03	PROPOSED SITE PLAN
A1.04	EXISTING FLOOR PLAN
A1.05	PROPOSED MAIN FLOOR PLAN
A1.06	ROOF PLAN
A1.07	EXISTING NORTH AND EAST ELEVATIONS
A1.08	EXISTING SOUTH AND WEST ELEVATIONS
A1.09	PROPOSED NORTH AND EAST ELEVATIONS
A1.10	PROPOSED SOUTH AND WEST ELEVATIONS
A1.11	LIGHTING SPECS
A1.12	LIGHTING SPECS
A1.13	LIGHTING SPECS
A1.14	SHOWER PLUMBING SPECS
A1.15	TOILET PLUMBING SPECS
A1.16	KITCHEN PLUMBING SPECS
A1.17	SKYLIGHT SPECS
A1.18	FIRE PLACE AND CAR CHARGER SPECS
A1.19	PROPOSED DOOR & WINDOW SCHEDULE
A1.20	3D
A1.21	INTERIOR ELEVATIONS MAIN BEDROOM
A1.22	INTERIOR ELEVATIONS BEDROOM 2
A1.23	INTERIOR ELEVATIONS BATHROOM
A1.24	INTERIOR ELEVATIONS KITCHEN
A1.25	INTERIOR ELEVATIONS LIVING
A1.26	EXISTING ELECTRICALS OVER EXISTING PLAN
A1.27	PROPOSED ELECTRICALS OVER PROPOSED PLAN

### COUNTY NOTES & STAMPS























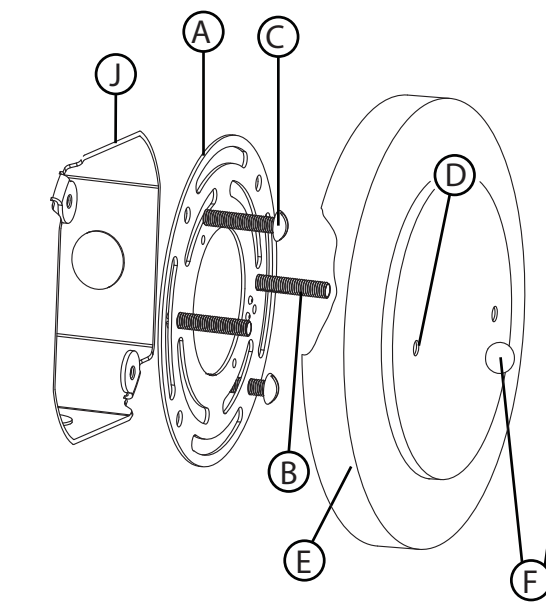
COASTAL ELEMENTS collection
FORGE
MEDIUM WALL MOUNT LANTERN
12070BU
Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements.

FINISH: Burnished Bronze
SHADE: Composite
WIDTH: 16"
HEIGHT: 16.5"
DEPTH: 0
LIGHT SOURCE: Socketed
WATTAGE: 1-14w Med. LED, 100w Equiv.

HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012
PHONE: (440) 653-5500 Toll Free: 1 (800) 446-5539
hinkley.com

HINKLEY

Drawing 1 - Fixture Mounting



Assembly Instructions

Item No: 12070 English

start here

- 1. Find a clear area in which you can work.
2. Unpack fixture and glass from carton.
3. Carefully review instructions prior to assembly.

- 1. Prepare mounting strap (A) by threading the two long mounting screws (B) into the back of the universal strap - see Drawing 1.
• Be sure the holes into which the screws are threaded match the spacing of holes (D) in the back plate (E).

SAFETY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS.

Make electrical connections from supply wire to fixture lead wires. Refer to instruction sheet (I.S. 18) and follow all instructions to make all necessary wiring connections. Then refer back to this sheet to complete installation of this fixture.

- 1. To mount fixture, slip the two mounting screws (B) through the two mounting holes (D) in the backplate (E) - see Drawing 1.
2. While holding fixture in place, thread the two ball knobs (F) on to the end of the mounting screws (B), and tighten.

Instrucciones De Montaje

Número d'article: 12070 Spanish

empezar aquí

- 1. Encontrar un área clara en la que se puede trabajar.
2. Desembale luminaria y el vidrio de la caja.
3. Revise cuidadosamente las instrucciones antes del montaje.

- 1. Prepare la correa de montaje (A) enroscando los dos tornillos de montaje largos (B) en la parte posterior de la correa universal - vea Dibujo 1.
• Asegúrese de que los orificios en los que están roscados los tornillos coincidan con la separación de los orificios (D) en la placa trasera (E).

ADVERTENCIA DE SEGURIDAD: CABLEADO DE LEER Y INSTRUCCIONES ADICIONALES. VUELTA DE ALIMENTACION DURANTE LA INSTALACION. SI SE REQUIERE UN NUEVO CABLEADO, CONSULTE A UN ELECTRICISTA O AUTORIDADES LOCALES PARA REQUISITOS DEL CODIGO.

Haga las conexiones eléctricas del cable para suministrar cables conductores de luz. Consulte la hoja de instrucciones (I.S. 18) y siga todas las instrucciones para hacer todas las conexiones necesarias. Luego vuelva a esta hoja para completar la instalación de este accesorio.

- 1. Para montar el aparato, deslice los dos tornillos de montaje (B) a través de los dos orificios de montaje (D) en la placa posterior (E) - vea el Dibujo 1.
2. Mientras sostiene el accesorio en su lugar, enhebre las dos perillas de bola (F) hasta el extremo De los tornillos de montaje (B), y apriete.

Les Instructions D'assemblage

Numero del articulo: 12070 French

commencez ici

- 1. Trouvez un endroit clair dans lequel vous pouvez travailler.
2. Déballez luminare et de verre du carton.
3. Examinez attentivement les instructions avant l'assemblage.

- 1. Préparer la sangle de fixation (A) en enfilant les deux vis de montage longues (B) à l'arrière de la sangle universelle - voir Dessin 1.
• Assurez-vous que les trous dans lesquels les vis sont filetéés correspondent à l'espacement des trous (D) dans la plaque arrière (E).

AVERTISSEMENT DE SECURITE: CÂBLAGE LIRE ET MISE A LA TERRE (IS 18) ET TOUTE AUTRE INSTRUCTION. COUPER L'ALIMENTATION PENDANT L'INSTALLATION. SI DE NOUVELLES CABLAGÉ NE EST NECESSAIRE, CONSULTER UN ELECTRICIEN QUALIFIE OU LES AUTORITES LOCALES LES EXIGENCES DES CODES.

Faire les raccordements électriques des fils fils conducteurs d'alimentation du luminaire. Reportez-vous à la fiche d'instruction (IS 18) et suivez toutes les instructions de faire tous les raccordements nécessaires. Puis revenez consulter cette fiche pour terminer l'installation de este luminaire.

- 1. Para montar el aparato, deslice los dos tornillos de montaje (B) a través de los dos orificios de montaje (D) en la placa posterior (E) - vea el Dibujo 1.
2. Mientras sostiene el accesorio en su lugar, enhebre las dos perillas de bola (F) hasta el extremo De los tornillos de montaje (B), y apriete.

HINKLEY

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CARMEL-BY-THE-SEA PLANNING DEPARTMENT APPROVED

Permit #: DS 24072 (Cachia)
Date Approved: May 3, 2024
Planner: A. Barton

DESIGNER & BUILDER: KENNETH CHAD BROWN

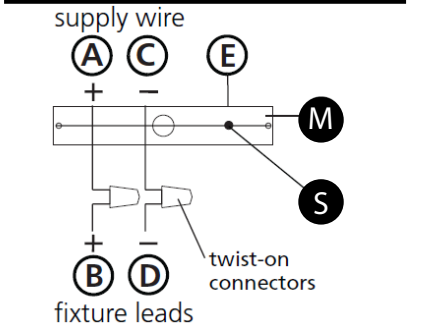
SIGNATURE

HINKLEY

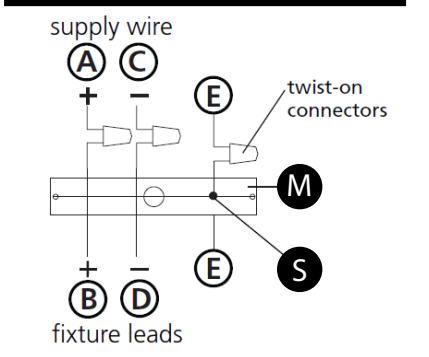
I.S. 18 wiring grounding instructions

SAFE TY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS

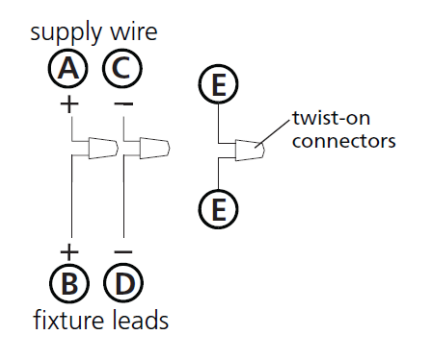
Drawing 1 - Flush Mount



Drawing 2 - Chain Hung



Drawing 3 - Post-Mount



wiring instructions

- Indoor Fixtures
1. Connect positive supply wire (A) (typically black or the smooth, unbraided side of the two-conduc tor cord) to positive fixture lead (B) with appropriately sized twist on connector - see Draw ings 1 or 2.
2. Connect nega tive supply wire (C) (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead (D).

Outdoor Fixtures

- 1. Connect positive supply wire (A) (typically black or the smooth, unbraided side of the two-conduc tor cord) to positive fixture lead (B) with appropriately sized twist on connector - see Drawings 2 or 3.
2. Connect nega tive supply wire (C) (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead (D).
3. Cover open end of connectors with silicone sealant to form a watertight seal.
8. If installing a wall mount fixture, use caulk to seal gaps between the fixture mounting plate (backplate) and the wall. This will help prevent water from entering the cut box. If the wall surface is lag siding, use caulk and a fixture mounting platform specially.
4. Please refer to the grounding instructions below to complete all electrical connections

grounding instructions

Flush Mount Fixture s
For positive grounding in a 3-wire electrical system, fasten the fixture ground wire (E) (typically copper or green plastic coated) to the fixture mounting strap (M) with the ground screw (S) - see Draw ing 1.
Note: On strap for screw supported fixtures, first install the two mounting screws in strap. Any remaining tapped hole may be used for the ground screw.

Chain Hung Fixture s
Loop fixture ground wire (E) (typically copper or green plastic coated) under the head of the ground screw (S) on fixture mounting strap (M) and connect to the loose end of the fixture ground wire directly to the ground wire of the building system with appropriately sized twist-on connectors - see Draw ing 2.

Post-Mou nt Fixture s
Connect fixture ground wire (E) (typically copper or green plastic coated) to power supply ground with appropriately sized twist-on connector inside post. Cover open end of connector with silicone sealant to form a watertight seal - see Drawing 3.

I.S. 18 câblage échouage instructions

AVERTISSEMENT DE SECURITE: LIRE CABLAGÉ ET INSTRUCTIONS DE MISE A LA TERRE (IS 18) ET TOUTE AUTRE INSTRUCTION. COUPER L'ALIMENTATION DURANT L'INSTALLATION. SI DE NOUVELLES CABLAGÉ NE EST NECESSAIRE, CONSULTER UN ELECTRICIEN QUALIFIE OU AUTORITES LOCALES POUR EXIGENCES DU CODE.

Instructions de câblage

- Luminaires Intérieurs
1. Branchez le fil d'alimentation positive (A) (généralement noir ou, côté lisse, sans filets de la corde à deux conducteurs) à plomb de fixation positive (B) avec la torsion appropriée sur le connecteur - Voir Schéma 1 ou 2.
2. Connectez le fil d'alimentation négative (C) (généralement blanc ou, côté marqué, rebrousse du fil à deux conducteurs) au conducteur négatif de l'appareil (D).
3. Si vous préférez vous référer à la mise à la terre Instructions ci-dessous pour terminer toutes les connexions électriques.

Luminaires Extérieurs

- 1. Branchez le fil d'alimentation positive (A) (généralement noir ou le côté lisse sans filets de la corde à deux conducteurs) à plomb de fixation positive (B) avec la torsion appropriée sur le connecteur - Voir Schéma 2 ou 3.
2. Connectez le fil d'alimentation négative (C) (généralement blanc ou, côté marqué, rebrousse du fil à deux conducteurs) au conducteur négatif de l'appareil (D).
3. Couvrez l'extrémité ouverte de connecteurs avec de la silicone pour former un joint étanche à l'eau.
8. Si vous installez un support de fixation mural, utilisez une pâte à sceller l'espace entre la plaque de montage et la paroi. Cela aidera à empêcher l'eau de pénétrer dans le boîtier. Si la surface du mur est bardage à clins, utilisez un colmatage et une plateforme de montage d'appas réservés spécialement.
4. Veuillez vous référer aux instructions ci-dessous pour terminer la terre toutes les connexions électriques.

instructions de mise

Montage Encastré Fixtures
Pour la terre positive dans un système électrique à 3 fils, fixez le fil de terre du luminaire (E) (généralement en cuivre ou vert recouvert de plastique) à la masse de l'alimentation avec une taille appropriée torsion sur le connecteur à l'intérieur de la poste. Couvrez l'extrémité ouverte du connecteur avec du mastic silicone pour former un joint étanche à l'eau - Voir Schéma 3.

Chaîne Accroc hé Luminaires
Boucle le fil du luminaire au sol (E) (généralement en cuivre ou vert recouvert de plastique) sous la tête de la vis de terre (S) sur la sangle de fixation de fixation (M) et se connecter à l'extrémité libre du fil de terre du luminaire directement sur le fil de terre du système de construction avec une taille appropriée connecteurs à visser - Voir Schéma 2.

Luminaires Après Montage
Branchez le fil de terre du luminaire (E) (généralement en cuivre ou vert recouvert de plastique) à la masse de l'alimentation avec une taille appropriée torsion sur le connecteur à l'intérieur de la poste. Couvrez l'extrémité ouverte du connecteur avec du mastic silicone pour former un joint étanche à l'eau - Voir Schéma 3.

I.S. 18 tierra cableado instrucciones

ADVERTENCIA DE SEGURIDAD: LEA LAS INSTRUCCIONES DE CABLEADO Y LA TIERRA (IS 18), E INSTRUCCIONES ADICIONALES. APAGUE LA ALIMENTACION DE CORRIENTE DURANTE LA INSTALACION. SI SE REQUIERE NUEVO CABLEADO, CONSULTE CON UN ELECTRICISTA O A AUTORIDADES LOCALES PARA REQUISITOS DEL CODIGO

Accesorios C ubierta

- 1. Conecte el cable de alimentación positiva (A) (normalmente negro o la cara lisa, sin marcas del cable de dos conductores) de plomo accesorio positivo (B) con un giro de tamaño adecuado en el conector - Véase la Figura 1 y 2.
2. Conecte el cable de alimentación negativa (C) (por lo general de color blanco o el lado marcado estriado del cable de dos conductores) de plomo accesorio negativo (D).
3. Por favor, consulte las instrucciones de puesta a tierra a continuación para completar todas las conexiones eléctricas.

Accesorios Ex terior

- 1. Conecte el cable de alimentación positiva (A) (normalmente negro el lado no marcado suave del cable de dos conductores) de plomo accesorio positivo (B) con un giro de tamaño apropiadamente conector - Véase la Figura 2 y 3.
2. Conecte el cable de alimentación negativa (C) (por lo general de color blanco o el lado marcado estriado del cable de dos conductores) de plomo accesorio negativo (D).
3. Cubra el extremo abierto de conector con sellador de silicona para formar un sello hermético.
8. Si va a instalar un soporte de fijación mural, use masilla para sella los espacios entre la placa de montaje de la aparato (placa) y la pared. Esto ayudará a evitar que el agua entre en el caja salida. Si la superficie de la pared es de revestimiento solapado, utilice masilla y una plataforma de montaje de appas especial.
4. Por favor, consulte las Instrucciones de puesta a tierra a continuación para completar todas las conexiones eléctricas.

instrucciones puesta a tierra

Montaje Embudido Accesorios
Para conectar a tierra en un sistema eléctrico de 3 hilos, fije el cable de tierra del artefacto (E) (generalmente este de cobre o verde recubierto de plástico) a la brida de montaje accesorio (M) con el tornillo de tierra (S) - Véase la Figura 1.
Nota: En las corras de accesorios compatibles tornillos, primero instale los dos tornillos de montaje de la correa. Caliente agujero roscado restante puede ser utilizado para el tornillo de tierra.

Cadena Hung Accesorios
Looz alambre de tierra (E) (generalmente este de cobre o verde recubierto de plástico) debajo de la cabeza del tornillo de tierra (S) en la brida de montaje accesorio (M) y conectar con el extremo suelto del cable de tierra luminaria directamente al cable de tierra del sistema de construcción con un tamaño adecuado twist-connectores - Véase la Figura 2.

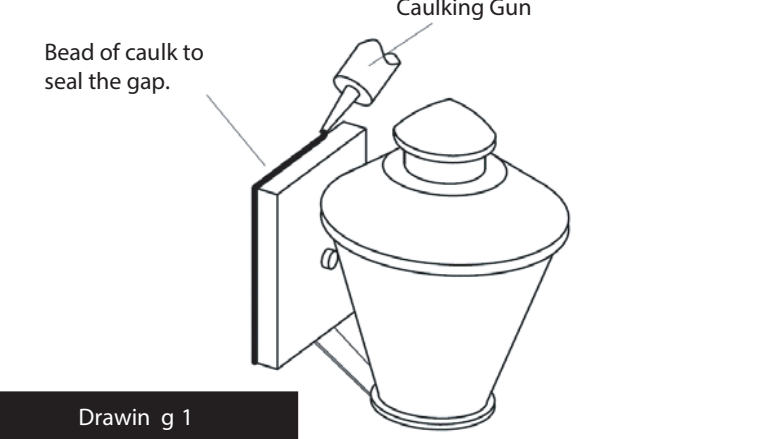
Accesorios Após Mont e
Conecte el cable de tierra del artefacto (E) (generalmente de cobre o verde recubierto de plástico) a tierra de la fuente de alimentación con conector de tamaño adecuado do en el interior puesto enlacas en forma. Cubra el extremo abierto del conector con sellador de silicona para formar un sello hermético - Véase la Figura 3.

HINKLEY

IS200 Caulking Instructions

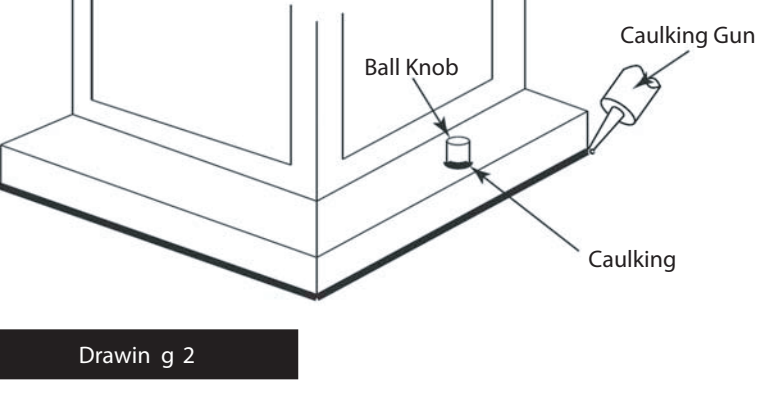
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After securing fixture to the wall it is recommended that the gap between the wall and the fixture backplate be sealed on the top and both sides, with a good quality waterproof caulk or silicone sealant (NOT INCLUDED) - see Drawing 1.



Drawin g 1

After securing fixture in place it is recommended that the gap between the mounting top and fixture base be seal ed with any good quality waterproof caulk or silicone sealant (not incl uded). It is also recomm ended that a small bead of caulk or sealant be put under the ball knob s used to mount fixture - see Drawing 2.



Drawin g 2

IS200 Instrucciones Calafateo

comience aquí

Después de asegurar accesorio a la pared, se recomienda que la distancia entre la pared y la placa posterior de la fijación se selle con un producto de calafateo impermeable de buena calidad o un producto de masilla impermeable (NO INCLUIDO) - ver dibujo 1.

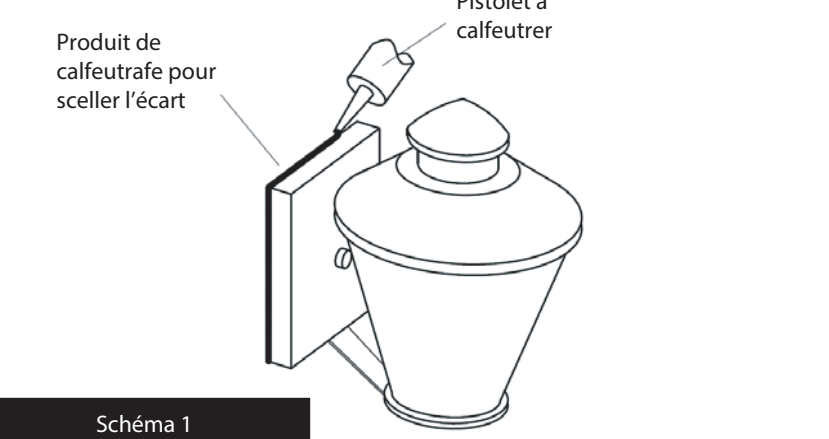


Schéma 1

Après avoir assuré l'appareil en place, il est recommandé que l'écart entre le sommet et la base de montage du luminaire soit scellé avec un produit de calafateage imperméable de bonne qualité ou du mastic silicone (non inclus). Il est également recommandé qu'un petit cordon de mastic d'étanchéité ou être mis sous les boutons de billes utilisés pour monter l'appareil - Voir schéma 2.

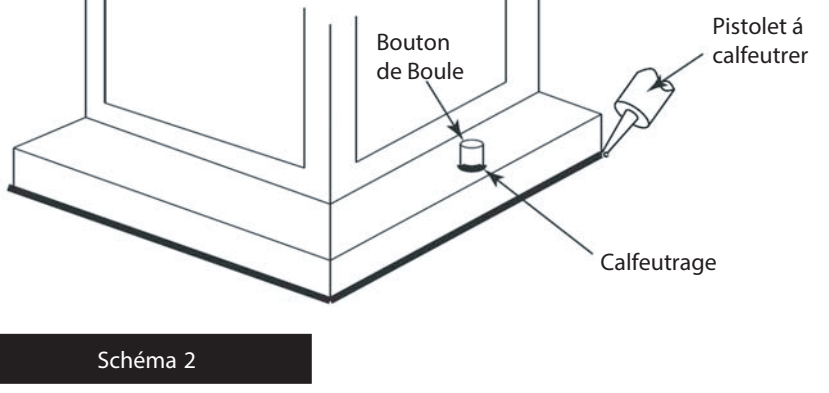


Schéma 2

IS200 Instructions Calfeutrer

commencer ici

Après avoir obtenu fixation à la paroi, il est recommandé que l'espace entre la paroi et la contre-plaque de fixation soit scellé sur la partie supérieure et deux côtés, avec une bonne qualité calafateage imperméable à l'eau ou silicone (non inclus) - voir schéma 1.



Figura 1

Después asegurar fijo en su lugar, se recomienda que la distancia entre la parte superior y la base de montaje del accesorio se sellará con cualquier buen masilla impermeable de calidad o sellador de silicona (no incluido). También se recomienda que una pequeña capa de masilla o sellador de ser sometidos a los mandos de bolas utilizadas para montar accesorio - Véase la Figura 2.

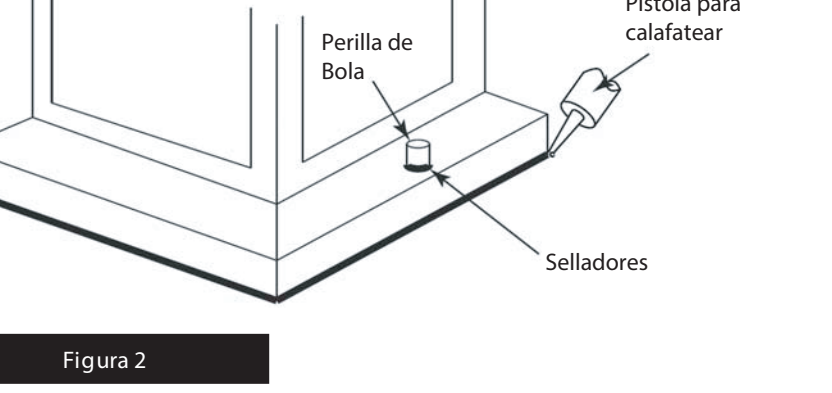
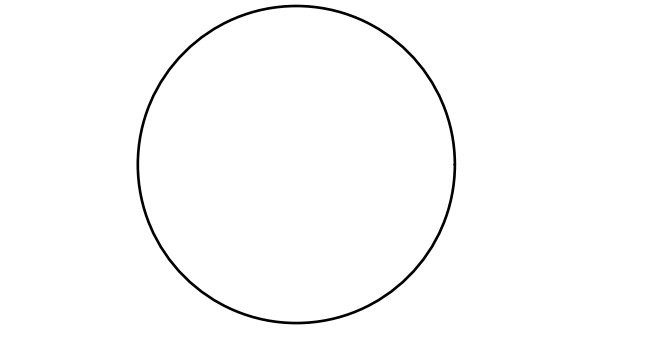


Figura 2



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A1.11

Plotted On: 01/05/2024

LIGHTING SPECS







**SHOWER**



**Kohler K-T14501-3-2MB**  
 Purist Two Function Pressure Balanced Valve Trim Only with Single Cross Handle and Integrated Diverter - Less Rough In  
**Qty: 1 @ \$387.45**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-11748-KS-NA**  
 1/2" Pressure-Balancing Valve with Push-Button Diverter and Screwdriver Stops  
**Qty: 1 @ \$217.31**  
**Finish:** N/A



**Kohler K-26284-G-2MB**  
 Statement 1.75 GPM Multi Function Hand Shower with MasterClean Sprayface and Katalyst Air Induction Technology  
**Qty: 1 @ \$195.26**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-9514-2MB**  
 MasterShower 60" Hand Shower Hose with Swivel Base  
**Qty: 1 @ \$87.67**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-7397-2MB**  
 MasterShower 7-1/2" Wall Mounted Shower Arm and Flange  
**Qty: 1 @ \$83.58**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-26290-G-2MB**  
 Statement 1.75 GPM Multi Function Shower Head with MasterClean Sprayface and Katalyst Air Induction Technology  
**Qty: 1 @ \$206.73**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-26310-2MB**  
 Statement Wall-Mount Handshower Holder with Supply Elbow and Check Valve  
**Qty: 1 @ \$160.80**  
**Finish:** Vibrant Brushed Moderne Brass



**Kohler K-22671-2MB**  
 Clearflo Round Brass Tile-in Shower Drain  
**Qty: 1 @ \$226.53**  
**Finish:** Vibrant Brushed Moderne Brass

**CARMEL-BY-THE-SEA  
 PLANNING DEPARTMENT  
 APPROVED**

Permit #: DS 24072 (Cachia)  
 Date Approved: May 3, 2024  
 Planner: A. Barton

**2ND LOVE  
 RENOVATION**

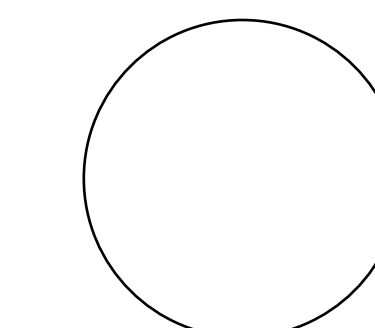
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**MONTEREY  
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DESIGNER & BUILDER:  
 KENNETH CHAD BROWN

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SHOWER PLUMBING SPECS



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# KITCHEN



**Kohler K-35745-2MB**

5.2 GPM Wall Mounted Single Hole Pot Filler

Qty: 1 @ \$598.12

Finish: Vibrant Brushed Moderne Brass



**Kohler K-22972-2MB**

Crue 1.5 GPM Single Hole Pull Down Kitchen Faucet - Includes Escutcheon

Qty: 1 @ \$524.73

Finish: Brushed Modern Brass



**Franke MAG11025-CHA**

Maris 27" Undermount Single Basin Granite Kitchen Sink

Qty: 1 @ \$468.00

Finish: Champagne



**Franke WD-900-CHA**

Colorline 4-1/2" Wide Garbage Disposal Flange Kit

Qty: 1 @ \$74.75

Finish: Champagne



**Kohler K-26369-2MB**

Contemporary Beverage Faucet

Qty: 1 @ \$299.06

Finish: Vibrant Brushed Moderne Brass



**Kohler K-35724-2MB**

Contemporary Garbage Disposal Air Switch Kit

Qty: 1 @ \$141.37

Finish: Vibrant Brushed Moderne Brass



**InSinkErator 79850K-ISE**

Evolution 3/4 HP Continuous Feed Food Waste Disposal

Qty: 1 @ \$316.00

Finish: Power Cord Included



**Kohler K-14406-3-2MB**

Purist 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Qty: 1 @ \$759.97

Finish: Vibrant Brushed Moderne Brass

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24072 (Cachia)

Date Approved: May 3, 2024

Planner: A. Barton

## 2ND LOVE RENOVATION

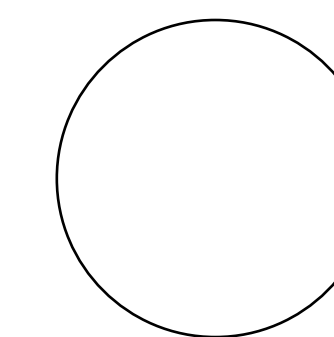
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KITCHEN PLUMBING SPECS





MORSO B CAST IRON RADIANT WOOD STAVE -64142221



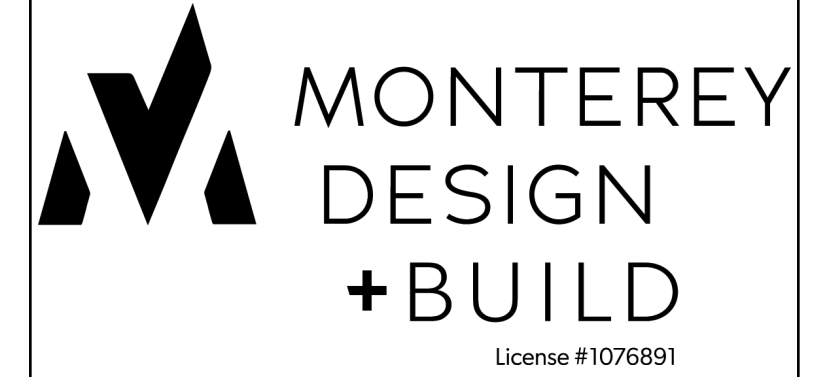
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**2ND LOVE  
RENOVATION**

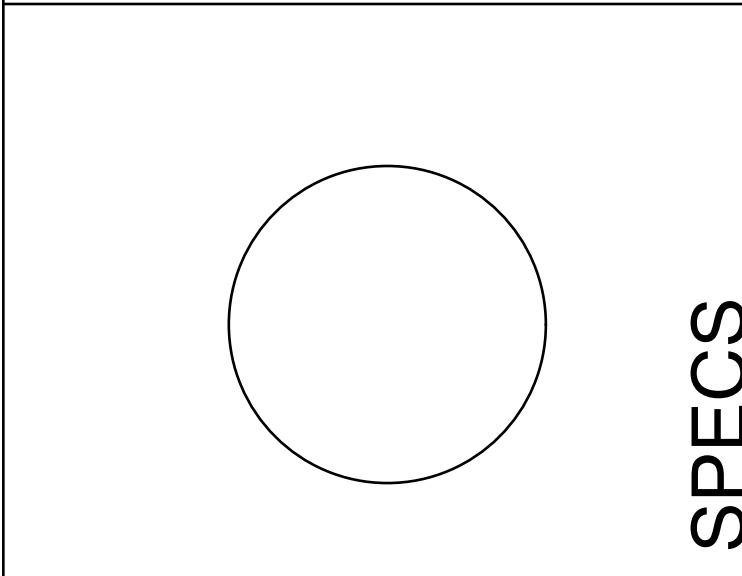
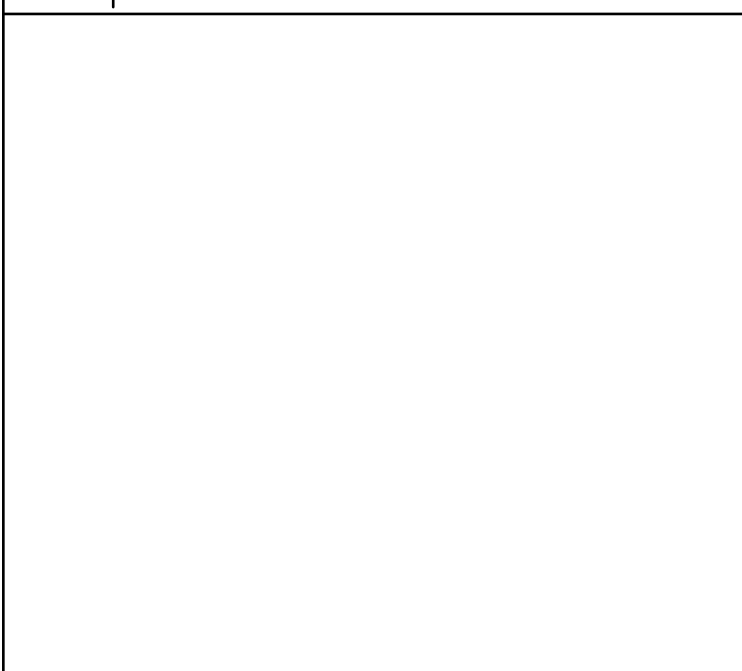
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**FIRE PLACE AND CAR CHARGER SPECS**

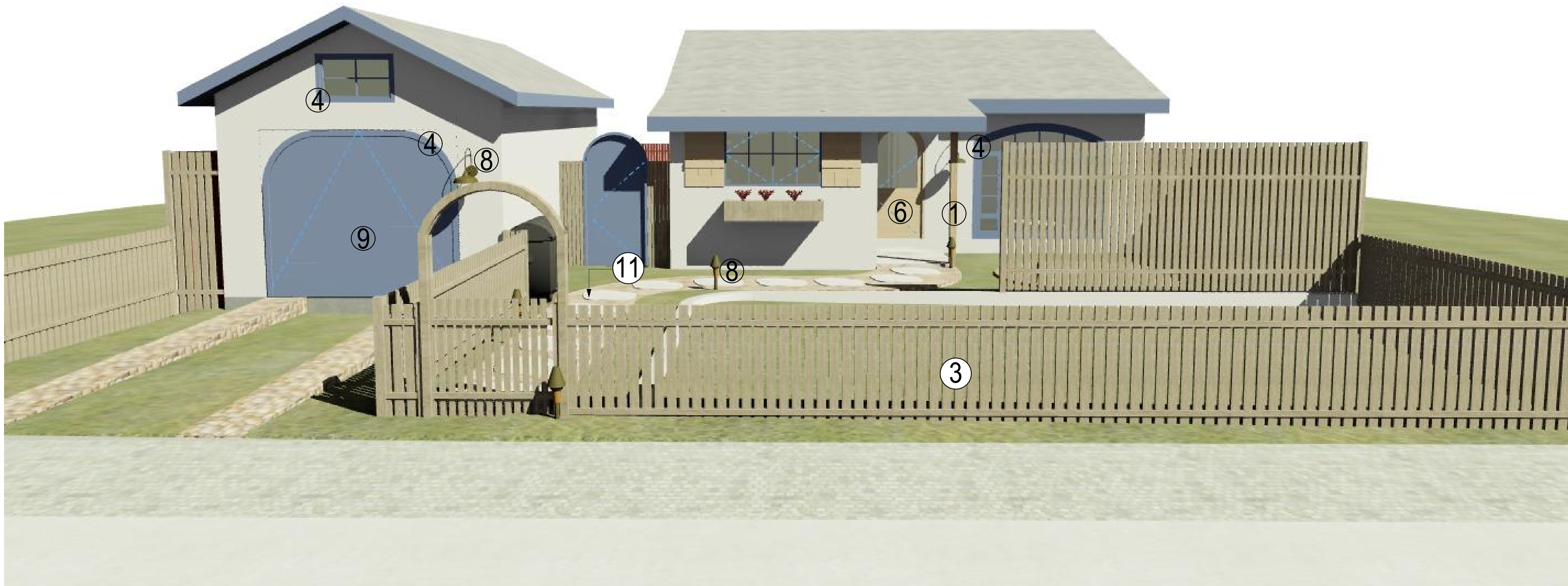
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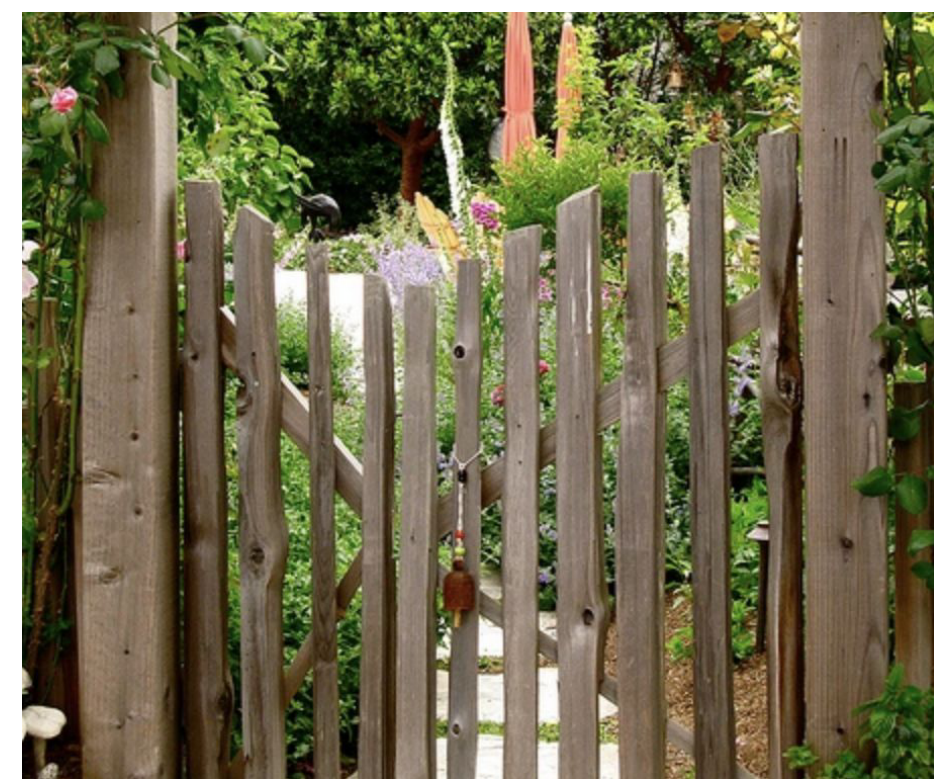
3D FRONT VIEW



1. Wrap exterior post at entry



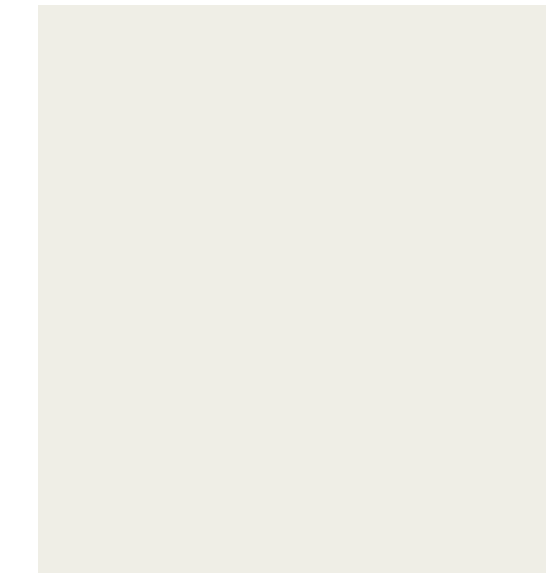
2. New trimless divided window



3. Grape stake exterior fence line



4. Hydrangea exterior trim color as needed- window/divisions color



5. Whipped finish



6. Dutch door in wood



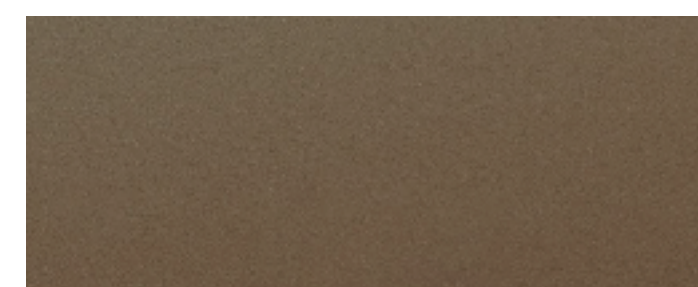
7. Cedar shutters



8. Exterior lighting - path lighting sconces



9. Arched garage door



10. Bronze metallic paint on the existing gutter



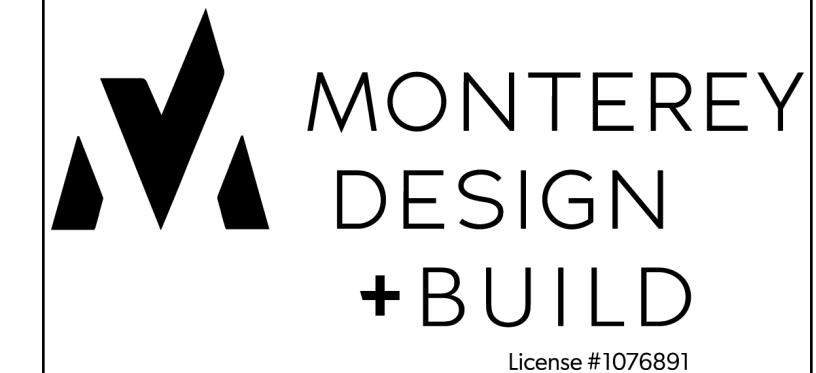
11. DG with stepping stones



12. Car charge

# 2ND LOVE RENOVATION

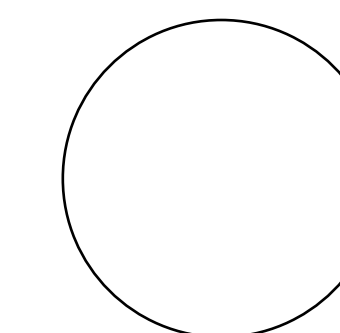
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Scale:	AS NOTED	
Drawn:		
Job:		
Sheet:		

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24072 (Cachia)  
Date Approved: May 3, 2024  
Planner: A. Barton

**A1.20**

Plotted On: 01/05/2024















