



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 7th 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 25084

Owner Name: GUS AND CATHY BOZZO

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved: 05/13/2025

Project Location: JUNIPERO 4 SE 8TH

APN #: 010083013000 **BLOCK/LOT:** 99/ALL LOT 10

Applicant: CINDI SCARLETT

Project Description: This approval of Design Study (DS 25084) for fenestration changes, including new windows and doors throughout, a 37 square foot addition for a new entry, and site coverage changes to an existing single-family residence located at Junipero Ave 4 SE of 8th Street in the Single-Family Residential (R-1) District and Archaeological Significance Overlay District, APN: 010-083-013-000 as depicted in the plans prepared by Cindi Scarlett as approved by City of Carmel-by-the-Sea Community Planning and Building Department May 13, 2025 unless modified by the conditions of approval contained herein.

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.



FINDINGS AND CONDITIONS

Project: DS 25084 (Bozzo)

Location: Junipero 4 SE of 8th Ave; 010-083-013-000

Date of Action: May 13, 2025

Project Description:

DS 25084 (Bozzo) authorizes fenestration changes, including new windows and doors throughout, a 37 square foot addition for a new entry, and site coverage changes located on Junipero 4 SE of 8th Ave in the Single-Family Residential (R-1) District.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate staff's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).		
CMC 17.58.060.B Findings for Design Review Approval	YES	NO
Before approving an application for design review in any district, the Director shall find that the final design plans:		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
Additional Staff Analysis/Discussion:		
No additional staff analysis.		

ENVIRONMENTAL REVIEW
The California Environmental Quality Act (California Public Resources Code §§ 21000, <i>et seq.</i> , "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, <i>et seq.</i> , the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
Finding: The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.
Additional Staff Analysis/Discussion: The applicant is proposing a small addition and renovations to an existing single-family residence.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 25084) for fenestration changes, including new windows and doors throughout, a 37 square foot addition for a new entry, and site coverage changes to an existing single-family residence located at Junipero Ave 4 SE of 8 th Street in the Single-Family Residential (R-1) District and Archaeological Significance Overlay District, APN: 010-083-013-000 as depicted in the plans prepared by Cindi Scarlett as approved by City of Carmel-by-the-Sea Community Planning and Building Department May 13, 2025 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. 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 Planning Commission.
3.	Permit Validity. 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.	Water Use. 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.
5.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
6.	Modifications. 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 the final inspection.
7.	Exterior Revisions to Planning Approval Form. 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 Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
8.	Conflicts Between Planning Approvals and Construction Plans. 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

	<p>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.</p> <p>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.</p>
9.	<p>Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.</p>
10.	<p>Indemnification. 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>Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
12.	<p>Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
13.	<p>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>

14.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
15.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
16.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
17.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • 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, including 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. 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. • Structural Root Zone. The 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. • 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.

18.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") 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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
19.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
20.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
21.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
22.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
23.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment 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.
24.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
25.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
26.	Paint. Prior to building permit submittal the applicant shall submit for review of the Community Planning and Building Department a new paint color for the exterior of the building that is a muted and earth tone.

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Printed Name

Date

Property Owner Signature

Printed Name

Date

Proposed Remodel

GUS AND CATHY BOZZO RESIDENCE
JUNIPERO AVENUE 4SE 8TH STREET
APN 010-083-013

PROJECT DATA

A.P.N. 010-083-013 CARMEL BY THE SEA ADD 5, LOT 10, BLK 99	
LOT SIZE	4,000 S.F.
ZONING	R-1
LAND USE DESIGNATION	RESIDENTIAL
OCCUPANCY	R-3/U
BUILDING TYPE	VB
FIRE DEPARTMENT	CARMEL-BY-THE SEA
EXISTING SPRINKLERS	NO
PROPOSED SPRINKLERS	NO
WATER	CAL-AM
TREES TO BE REMOVED	NONE
EXISTING MAX. HEIGHT	14'-0"
PROPOSED MAX. HEIGHT	14'-0" NO CHANGE

PROPOSED FLOOR AREA CALCULATION:	
EXISTING HOUSE	1328 S.F.
EXISTING GARAGE	240 S.F.
EXISTING TOTAL	1568 S.F.
PROPOSED ENTRY ADDITION	37 S.F.
PROPOSED FLOOR AREA	1605 S.F.
ALLOWABLE FLOOR AREA	1800 S.F.

EXISTING SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
EXPOSED AGG DRIVEWAY	202 S.F.	270 S.F.
EXPOSED AGG SIDEWALK (FRONT)	101 S.F.	
EXPOSED AGG SIDEWALK (SIDE)	121 S.F.	
CONCRETE STEPPING STONES	64 S.F.	
SOUTH DECK		80 S.F.
EAST DECK		
SUBTOTALS:	488 S.F.	350 S.F.
TOTAL (E) SITE COVERAGE		838 S.F.

PROPOSED SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
SAND SET PAVERS DRIVEWAY		144 S.F.
EXPOSED AGG SIDEWALK (SIDE)	40 S.F.	302 S.F.
CONCRETE STEPPING STONES	36 S.F.	
GARAGE LANDING	19 S.F.	
SOUTH DECK & STEPS		
SUBTOTAL:	95 S.F.	446 S.F.
TOTAL PROPOSED SITE COVERAGE		541 S.F.
ALLOWABLE SITE COVERAGE		556 S.F.

PROJECT DESCRIPTION:

REMODEL AND ADDITION TO
EXISTING SINGLE STORY, SINGLE
FAMILY RESIDENCE

R-1 ZONING REGULATIONS:

HEIGHT:	18 FEET
SETBACKS:	
MAIN:	
FRONT	15 FEET
SIDE	25% TOTAL
	3 FEET MINIMUM
REAR	3 FEET (<15')
	15 FEET (>15')

SEE SITE PLAN SHEET A1.1 FOR EXISTING
AND PROPOSED SETBACKS

CODE COMPLIANCE:

2022 CALIF. RESIDENTIAL CODE
2022 CALIF. BUILDING CODE
2022 CALIF. MECHANICAL CODE
2022 CALIF. ELECTRICAL CODE
2022 CALIF. ENERGY CODE
2022 CALIF. FIRE CODE
2022 CALIF. GREEN BUILDING CODE
CARMEL-BY-THE-SEA CITY MUNI CODE

OWNERS:

GUS AND CATHY BOZZO
1960 DORRANCE COURT
SAN JOSE, CA 95125
408-887-9371

ARCHITECT:

CINDI SCARLETT
6C SCARLETT ROAD
CARMEL VALLEY, CA 93924
831-402-1800

CONTRACTOR:

TBD

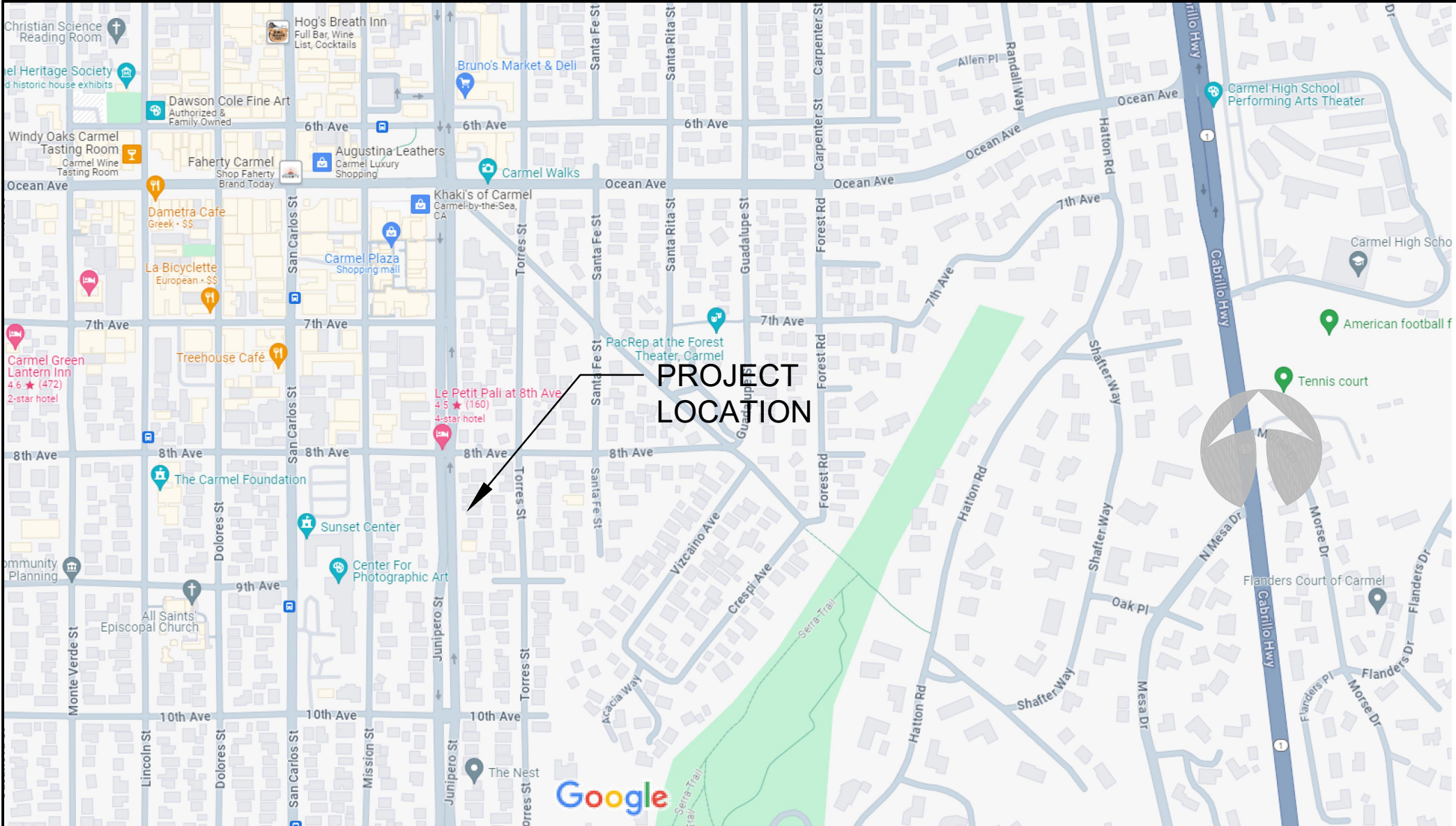
SURVEYOR:

L&S ENGINEER & SURVEYING, INC.
2460 GARDEN ROAD STE G
MONTEREY, CA 93940
831-655-2723

SHEET INDEX

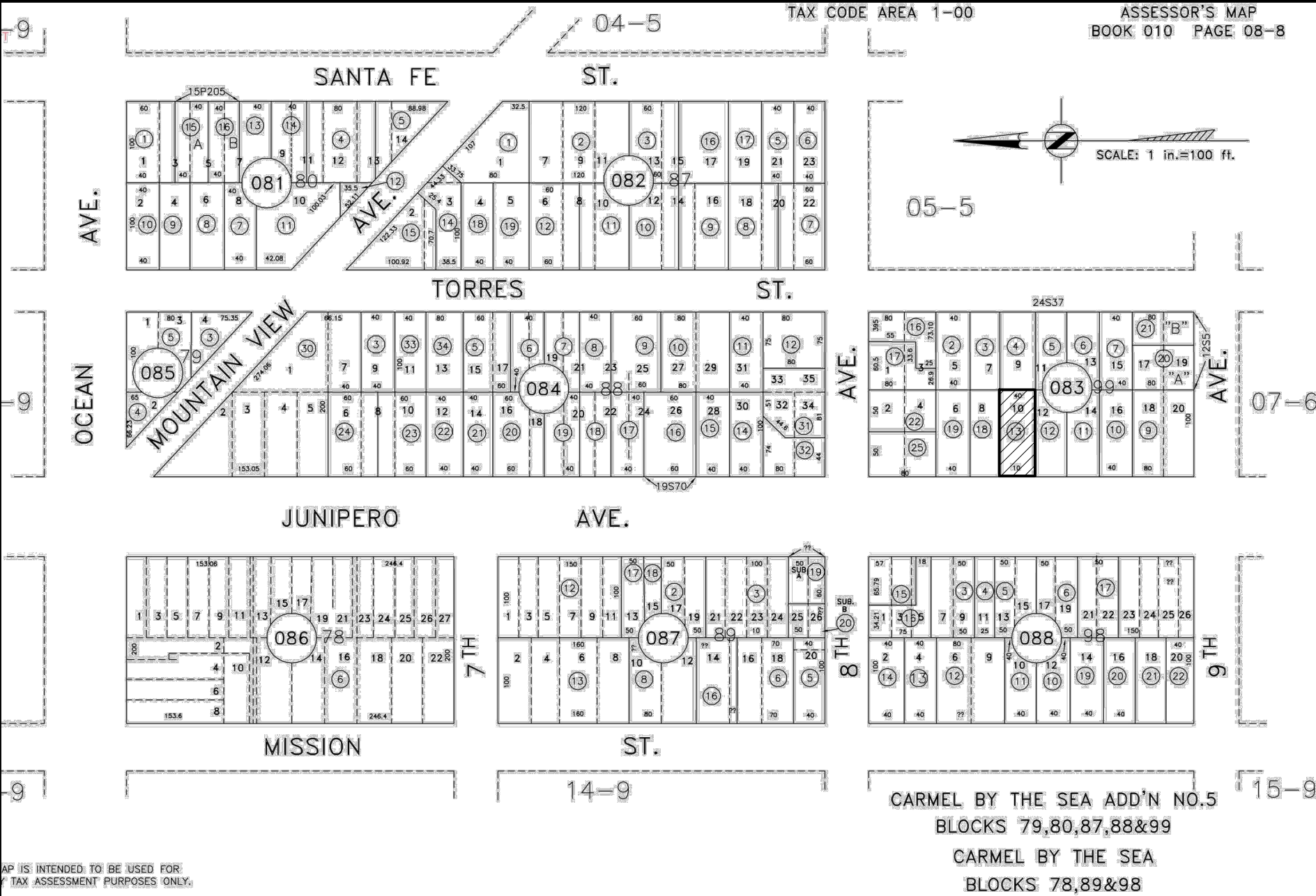
T1	TITLE SHEET
A1.0	SITE SURVEY
A1.01	ANNOTATED SITE PLAN
A1.1	SITE PLAN
A2.0	EXISTING FLOOR PLAN
D2.0	DEMOLITION PLAN
A2.1	PROPOSED FLOOR PLAN
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING PLAN
A5.1	EXISTING/PROPOSED ELEVATIONS
A5.2	EXISTING/PROPOSED ELEVATIONS
A5.3	EXISTING/PROPOSED STREETSCAPES
A8.1	DOOR & WINDOW SCHEDULES

VICINITY MAP



Map data ©2024 Google 200 ft

PARCEL MAP



PROPOSED ADDITION AND REMODEL

Bozzo Residence

Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

TITLE SHEET

DATE: 03.11.25

Sheet Number

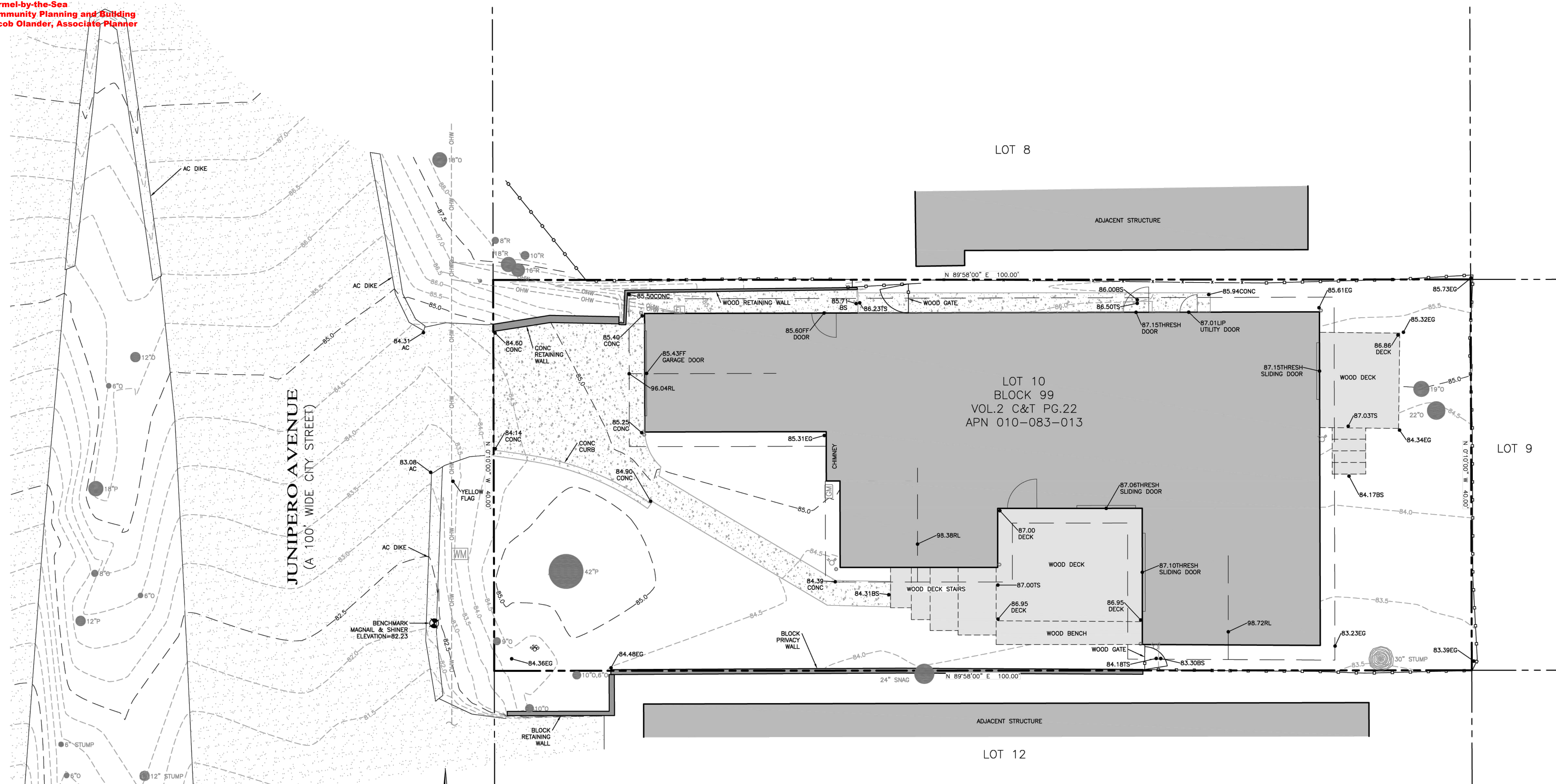
T1.1

Cindi Scarlett, Architect

building design

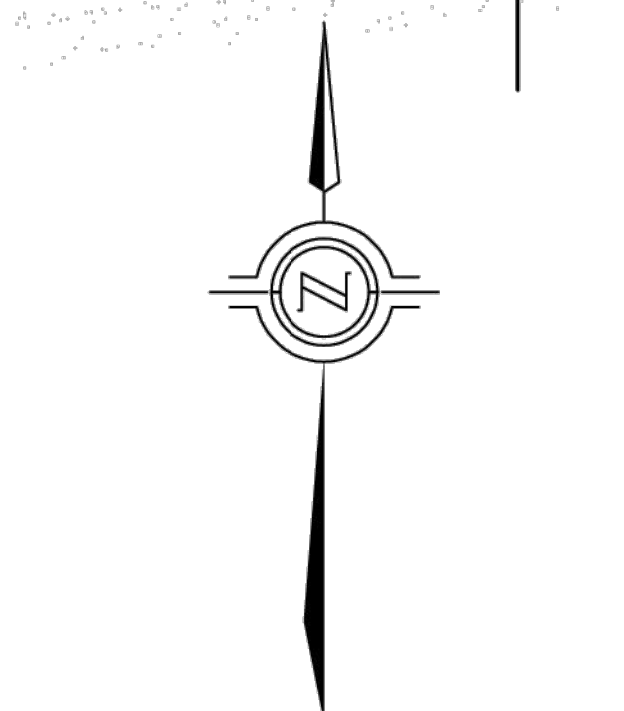


scarlett-ramsey@comcast.net
License C-34319
6C Scarlett Road
Carmel Valley, CA 93924
831.402.1800














LEGEND

-
- PROPERTY LINE
 ROOF LINE
 WOOD FENCE
 WIRE FENCE
 OHW
 MAJOR CONTOUR
 MINOR CONTOUR



- | 80.00 | SPOT | ELEVATION |
|--------|------|------------------|
| AC | | ASPHALT |
| BS | | BOTTOM STAIRS |
| CONC | | CONCRETE |
| DS | | DOWNSPOUT |
| E | | EXISTING |
| EP | | EDGE OF PAVEMENT |
| EG | | EXISTING GRADE |
| ELEC | | ELECTRICAL |
| O | | OAK TREE |
| RL | | RIDGE LINE |
| THRESH | | THRESHOLD |
| T | | TREE |
| TS | | TOP OF STAIRS |
| TYP | | TYPICAL |

-  UTILITY POLE
-  GUY WIRE
-  WATER METER
-  WATER VALVE
-  IRRIGATION CONTROL
-  FIRE HYDRANT
-  HOSE BIB
-  ELECTRICAL METER
-  GAS METER
-  SEWER CLEANOUT
-  DOWNSPOUT

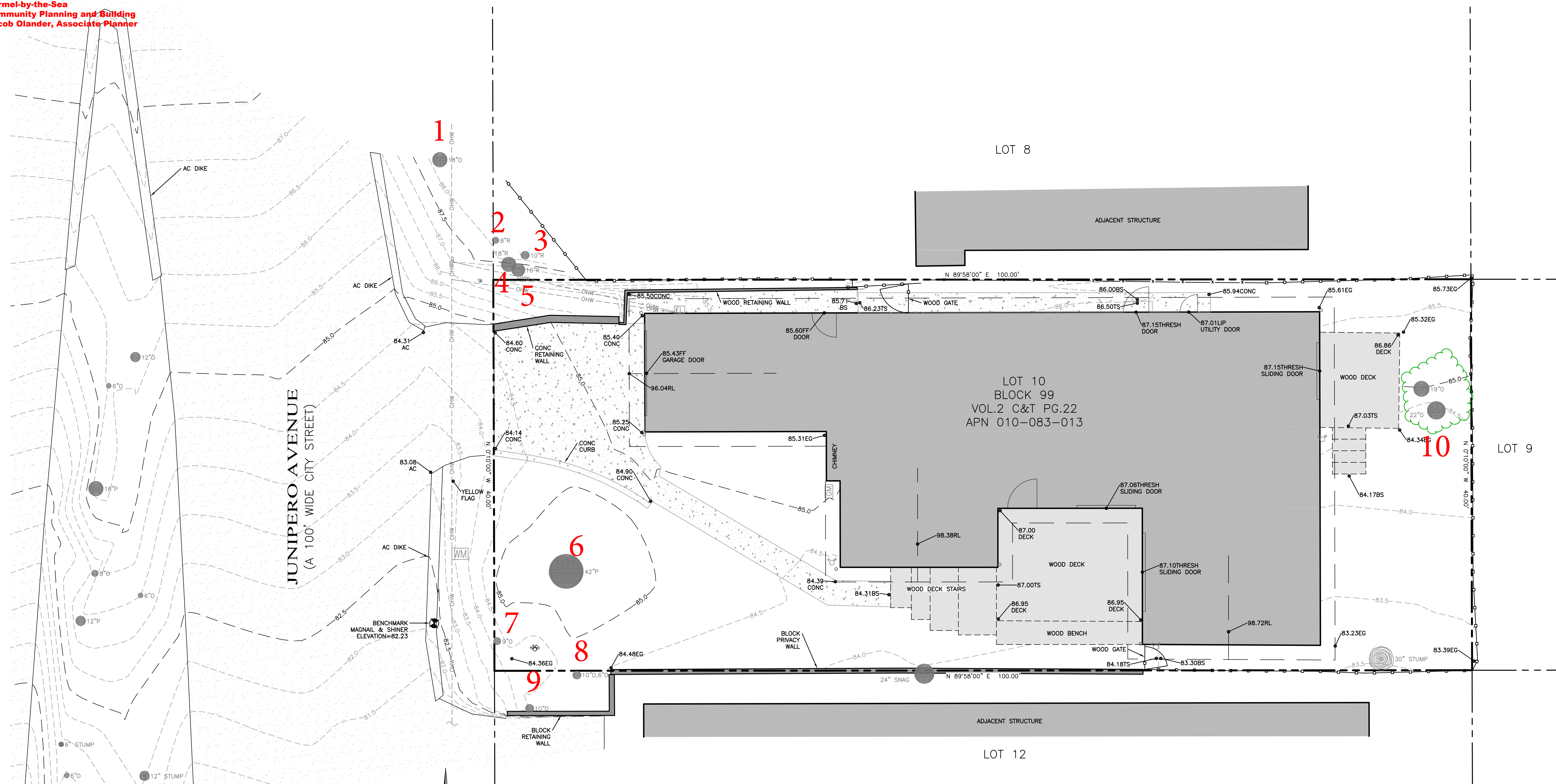
- AC PAVEMENT
- CONCRETE

NOTES

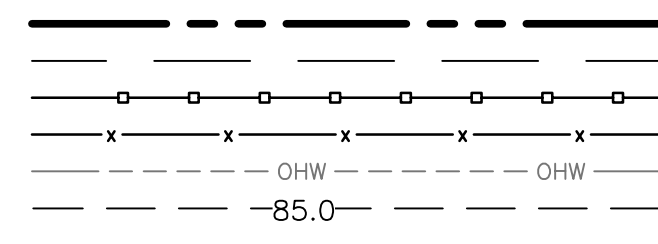
1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOC. NO:2022020506, AND SHOWN APPROXIMATE ONLY.
2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. CONTOUR INTERVAL = ONE HALF FOOT.
6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POOT-OUTS, BULL NOSE CORNERS, ETC.
8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAGNAIL & FEATHER SET ON AC DIKE ALONG JUNIPERO AVE. AS SHOWN HEREON, HAVING AN ELEVATION OF 82.23 BASED UPON AN ASSUMED DATUM.
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST 2024.

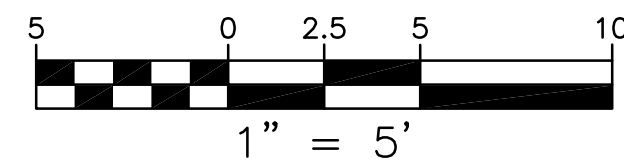




LEGEND














PROPERTY LINE
ROOF LINE
WOOD FENCE
WIRE FENCE
OVERHEAD WIRE
MAJOR CONTOUR
MINOR CONTOUR



80.00 —● SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
CONC	CONCRETE
DS	DOWNSPOUT
E	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
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O	OAK TREE
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THRESH	THRESHOLD
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

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-  GUY WIRE
-  WATER METER
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-  FIRE HYDRANT
-  HOSE BIB
-  ELECTRICAL METER
-  GAS METER
-  SEWER CLEANOUT
-  DOWNSPOUT

AC PAVEMENT

CONCRETE

NOTES

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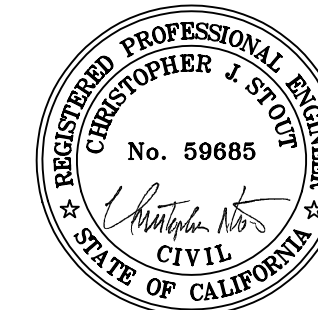
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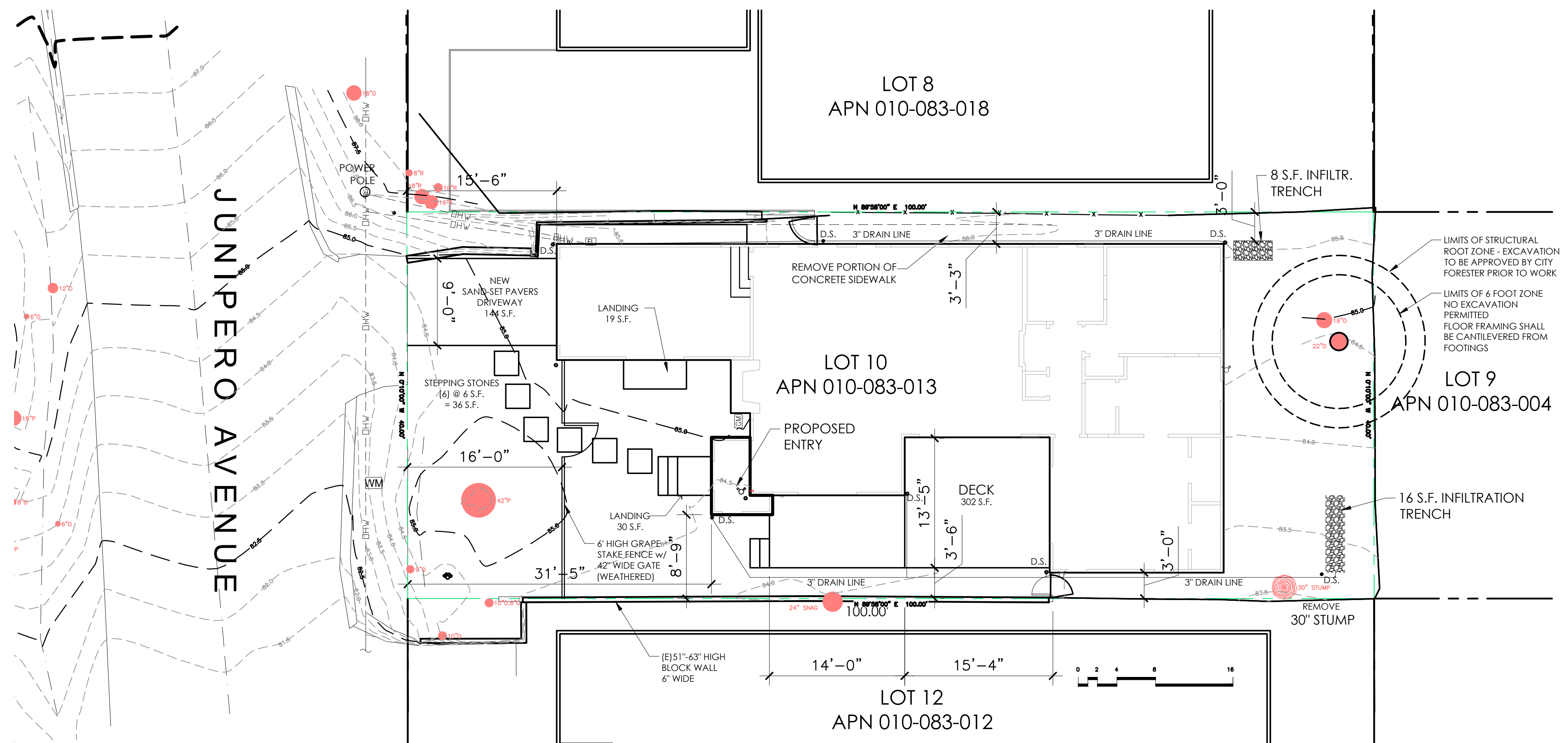
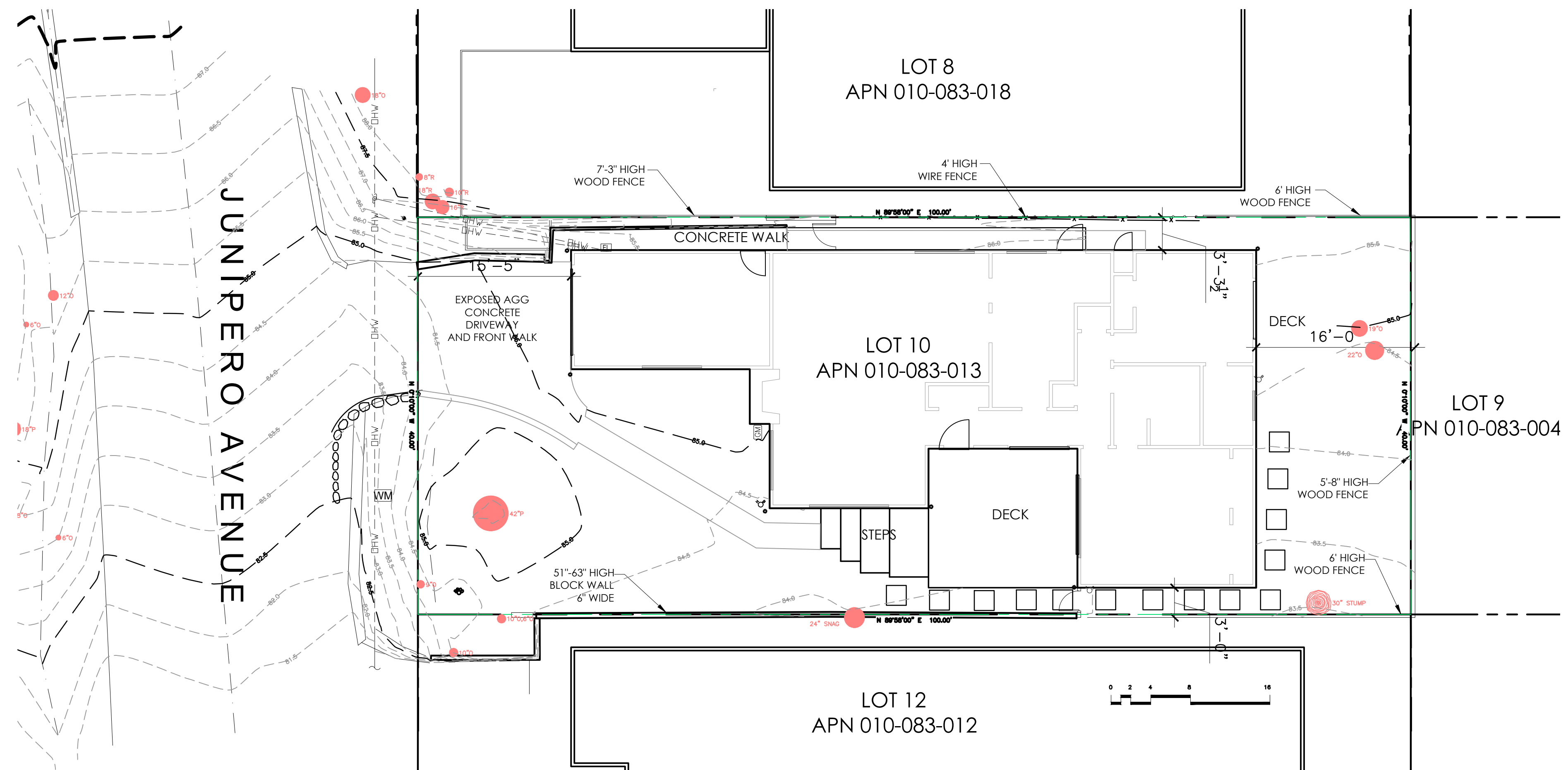
9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAGNAIL & FEATHER SET ON AC DIKE ALONG JUNIPERO AVE. AS SHOWN HEREON, HAVING AN ELEVATION OF 82.23 BASED UPON AN ASSUMED DATUM.

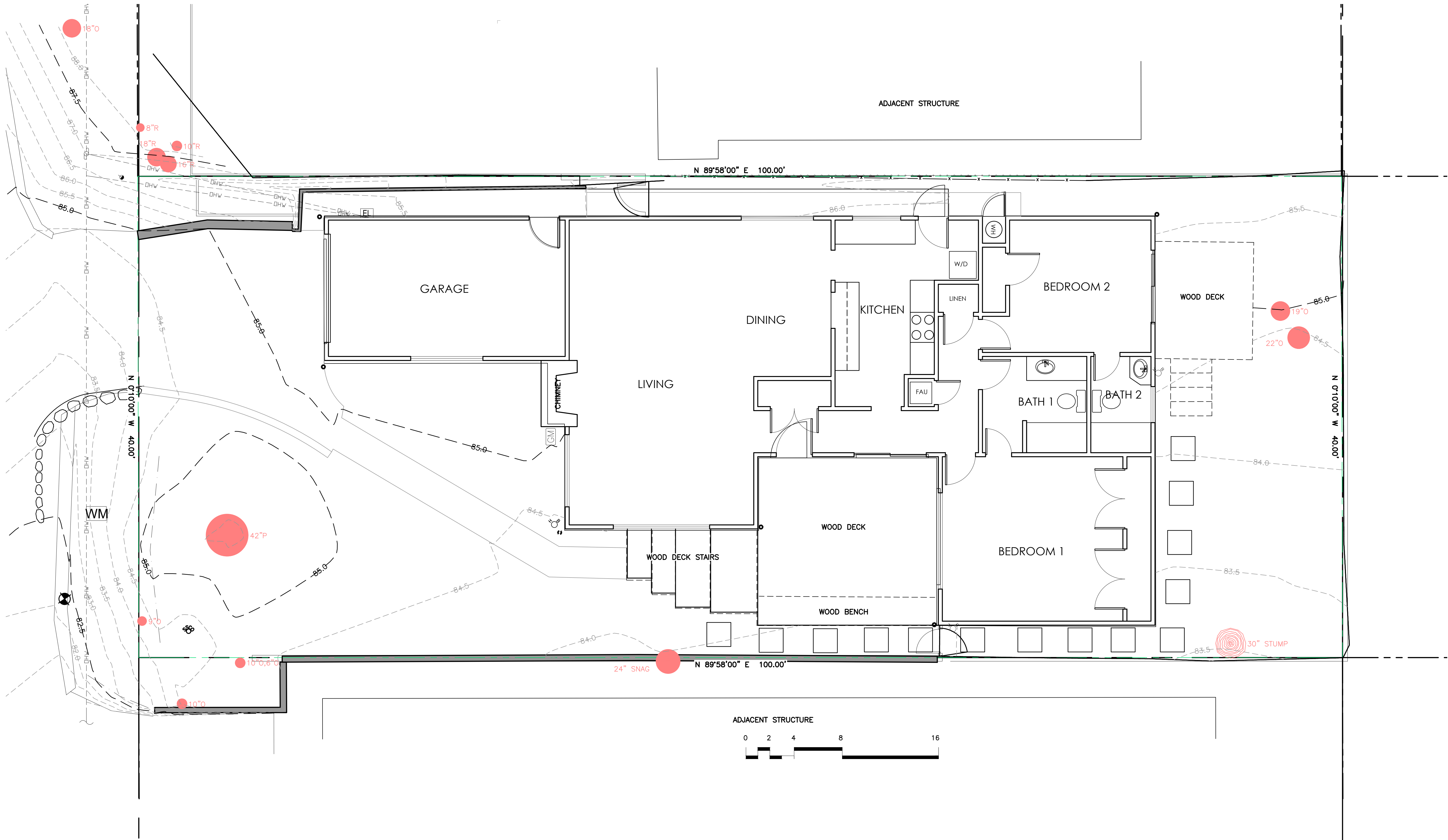
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST 2024.



EXISTING SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
EXPOSED AGG DRIVEWAY EXPOSED AGG SIDEWALK (FRONT) EXPOSED AGG SIDEWALK (SIDE) CONCRETE STEPPING STONES SOUTH DECK EAST DECK	202 S.F. 101 S.F. 121 S.F. 64 S.F.	270 S.F. 80 S.F.
SUBTOTALS:	488 S.F.	350 S.F.
TOTAL (E) SITE COVERAGE	838 S.F.	

PROPOSED SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
SAND SET PAVERS DRIVEWAY EXPOSED AGG SIDEWALK (SIDE) CONCRETE STEPPING STONES GARAGE LANDING SOUTH DECK & STEPS	40 S.F. 36 S.F. 19 S.F.	144 S.F. 302 S.F.
SUBTOTAL:	95 S.F.	446 S.F.
TOTAL PROPOSED SITE COVERAGE	541 S.F.	





NORTH

EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

Cindi Scarlett, Architect

building design

Cindi Scarlett
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PROPOSED ADDITION AND REMODEL

Bozzo Residence

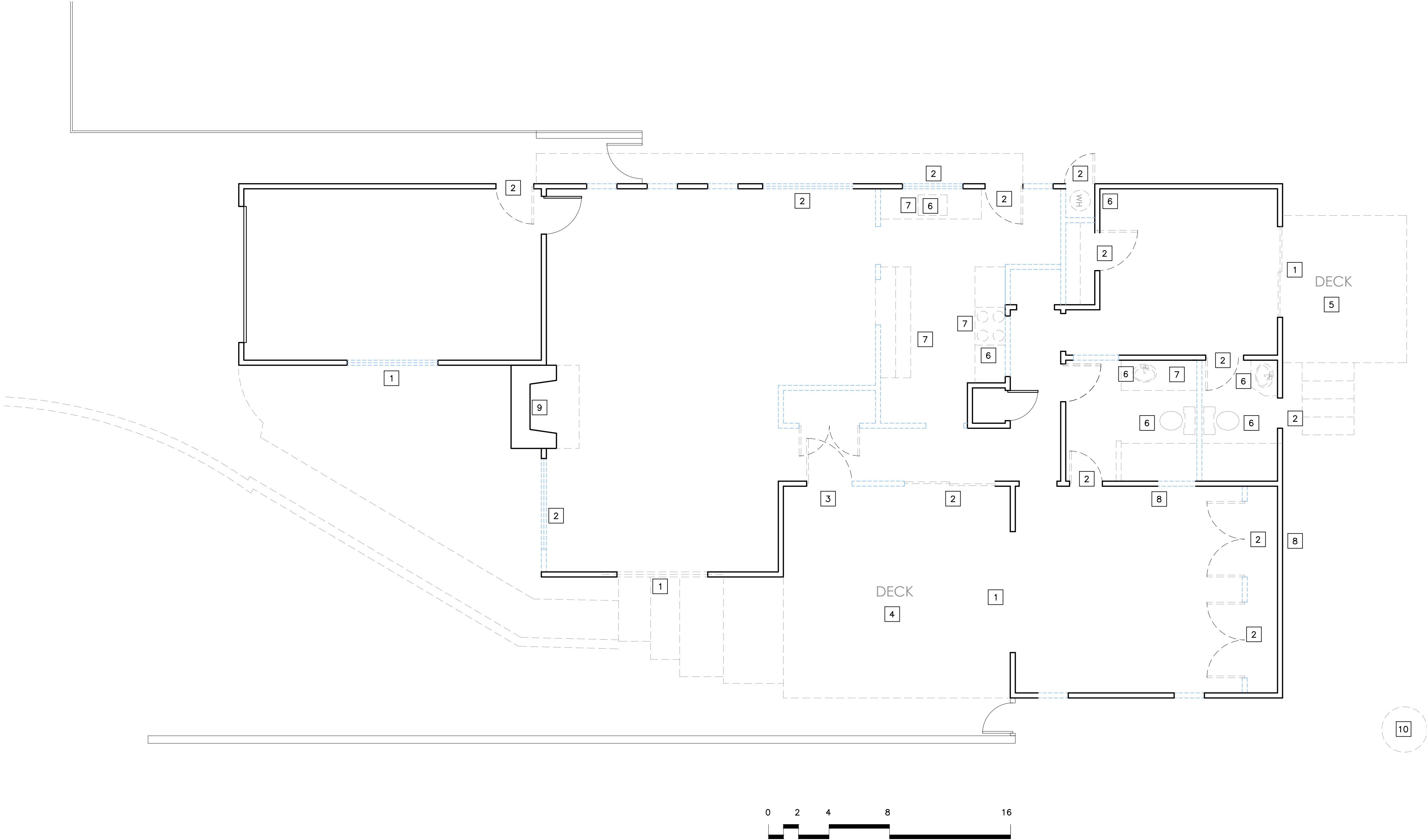
Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

EXISTING
FLOOR PLAN

DATE: 03.11.25

Sheet Number

A2.0



DEMOLITION KEYNOTES

- 1 REMOVE DOOR(S)/WINDOW(S) FOR CHANGE-OUT.
- 2 REMOVE AND DISCARD DOOR(S)/WINDOW(S) (PER NOTE #2 BELOW).
- 3 REMOVE (E) FRONT DOOR. REFINISH FOR USE AT NEW ENTRY
- 4 REMOVE EXISTING DECK BOARDS & RAILING
- 5 REMOVE EXISTING DECK ENTIRELY
- 6 REMOVE PLUMBING/APPLIANCE (SEE NOTE #2)
- 7 REMOVE AND DISCARD CABINETS & SHELVES (NOTE #2).
- 8 REMOVE (E) WALL. SHORE AND BRACE AS NECESSARY.
- 9 REMOVE MASONRY FIREPLACE PREPARE FOR DIRECT VENT
- 10 REMOVE AND GRIND DOWN STUMP

DEMO GENERAL NOTES

- 1.) CONTRACTOR SHALL PROVIDE SAFE SUPPORT FOR FLOOR AND ROOF BEARING POINTS DURING AND AFTER REMOVAL UNTIL SECURELY RESUPPORTED WITH WEIGHT TRANSFER TO PROPER SIZED FOOTING.
- 2.) CONTRACTOR SHALL COORDINATE RECYCLING OF SALVAGEABLE BUILDING MATERIALS WITH LOCAL NONPROFIT OR OTHER.
- 3.) CONTRACTOR SHALL REFER TO ARCHITECTURAL & STRUCTURAL ENGINEERING PLANS TO COORDINATE EXTENT OF REQUIRED DEMOLITION.

DEMO WALL LEGEND

- (E) 2x STUDS
- (E) 2x STUDS TO BE REMOVED

PROPOSED ADDITION AND REMODEL

Bozzo Residence

Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

DEMO PLAN

DATE: 03.11.25

Sheet Number

D2.0

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building design

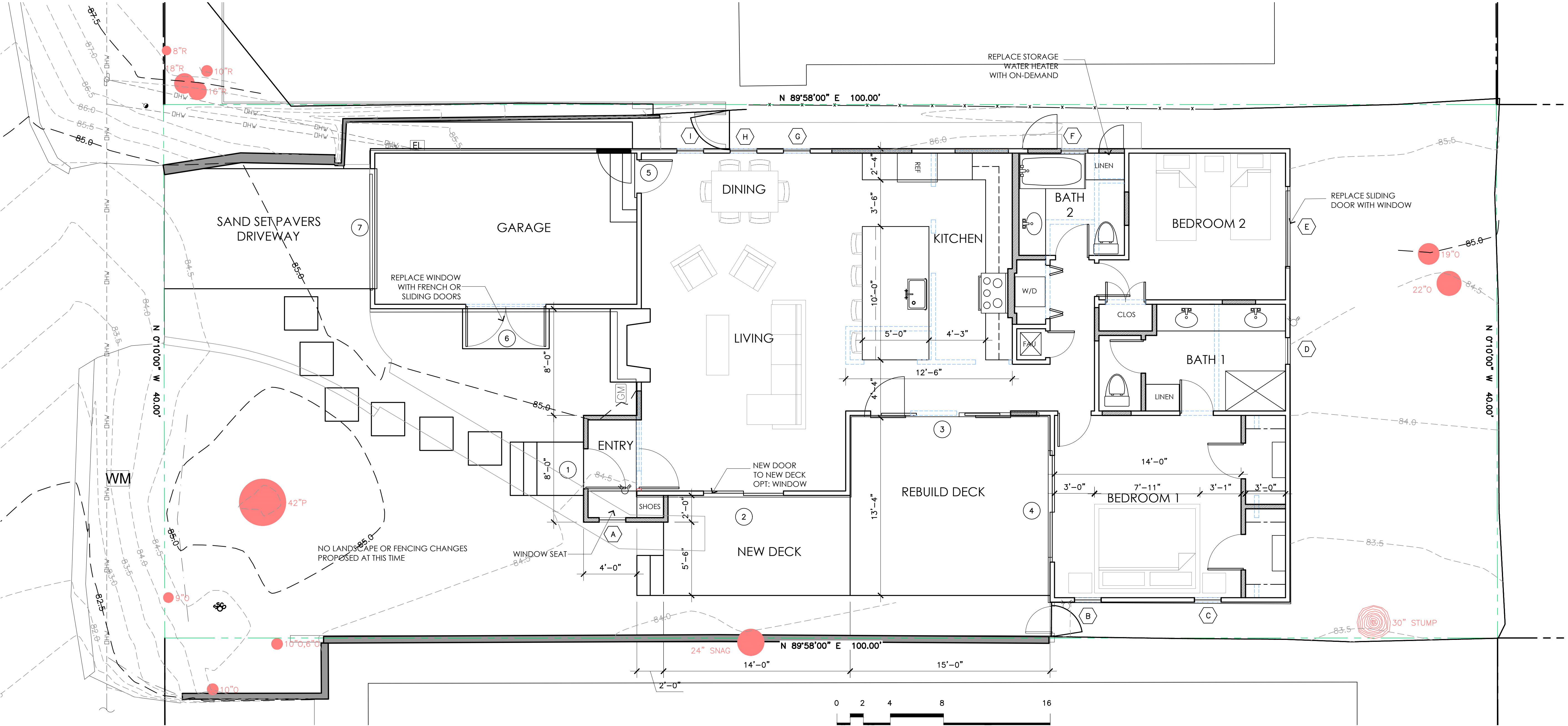
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NO. C-34319
11-30-25
RENEWAL DATE
STATE OF CALIFORNIA



DEMO FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN B

SCALE 1/4" = 1'-0"

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PROPOSED ADDITION AND REMODEL

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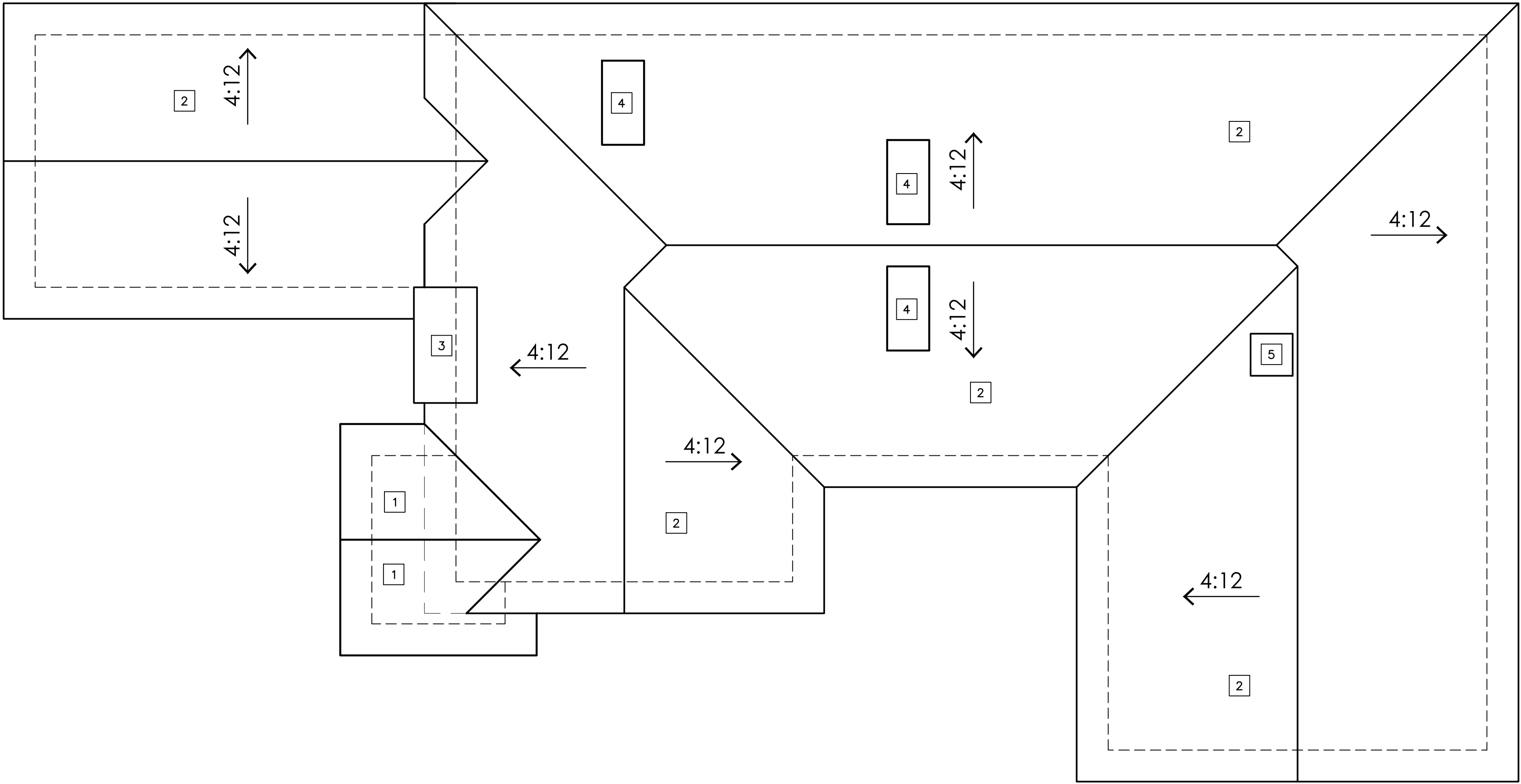
Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

PROPOSED FLOOR PLAN

DATE: 03.11.25

Sheet Number

A2.1



ROOF PLAN

SCALE 1/4" = 1'-0"

ROOF PLAN KEYNOTES

- 1 AREA OF NEW ROOFING – MATCH EXISTING COMPOSITION SHINGLES
- 2 EXISTING COMPOSITION SHINGLES TO REMAN
- 3 EXISTING BRICK CHIMNEY TO REMAIN
- 4 EXISTING SKYLIGHT TO BE RELOCATED
- 5 EXISTING SKYLIGHT TO REMAIN

ROOF GENERAL NOTES

- METAL FLASH ALL VALLEYS AND SADDLES AND ROOF BLEND BREAKS MIN. 12" INTO ROOF PLANE EACH DIRECTION (CONTINUOUS).
- WHERE ROOF PROFILE ALLOWS SPACE BETWEEN ROOF COVERING AND ROOF DECK, SPACES TO BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF NO.72 ASTM CAP SHEET OVER ROOF SHEATHING. (CBC 704A.1.2).

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PROPOSED ADDITION AND REMODEL

Bozzo Residence

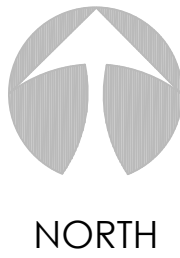
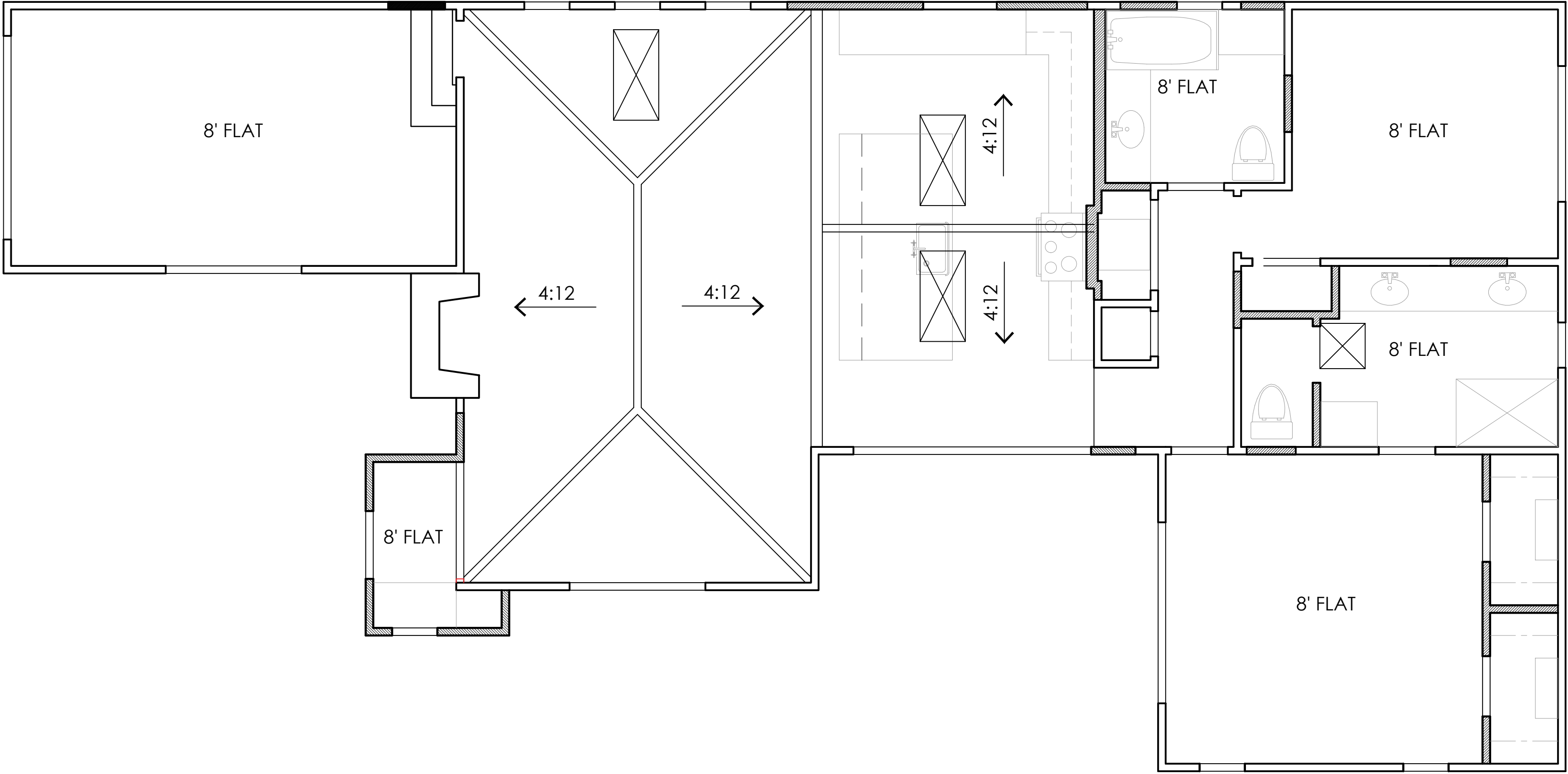
Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

ROOF PLAN

DATE: 03.11.25

Sheet Number

A3.1



REFLECTED CEILING PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITION AND REMODEL

Bozzo Residence

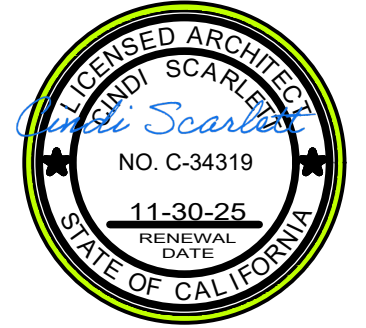
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DATE: 03.11.25

Sheet Number

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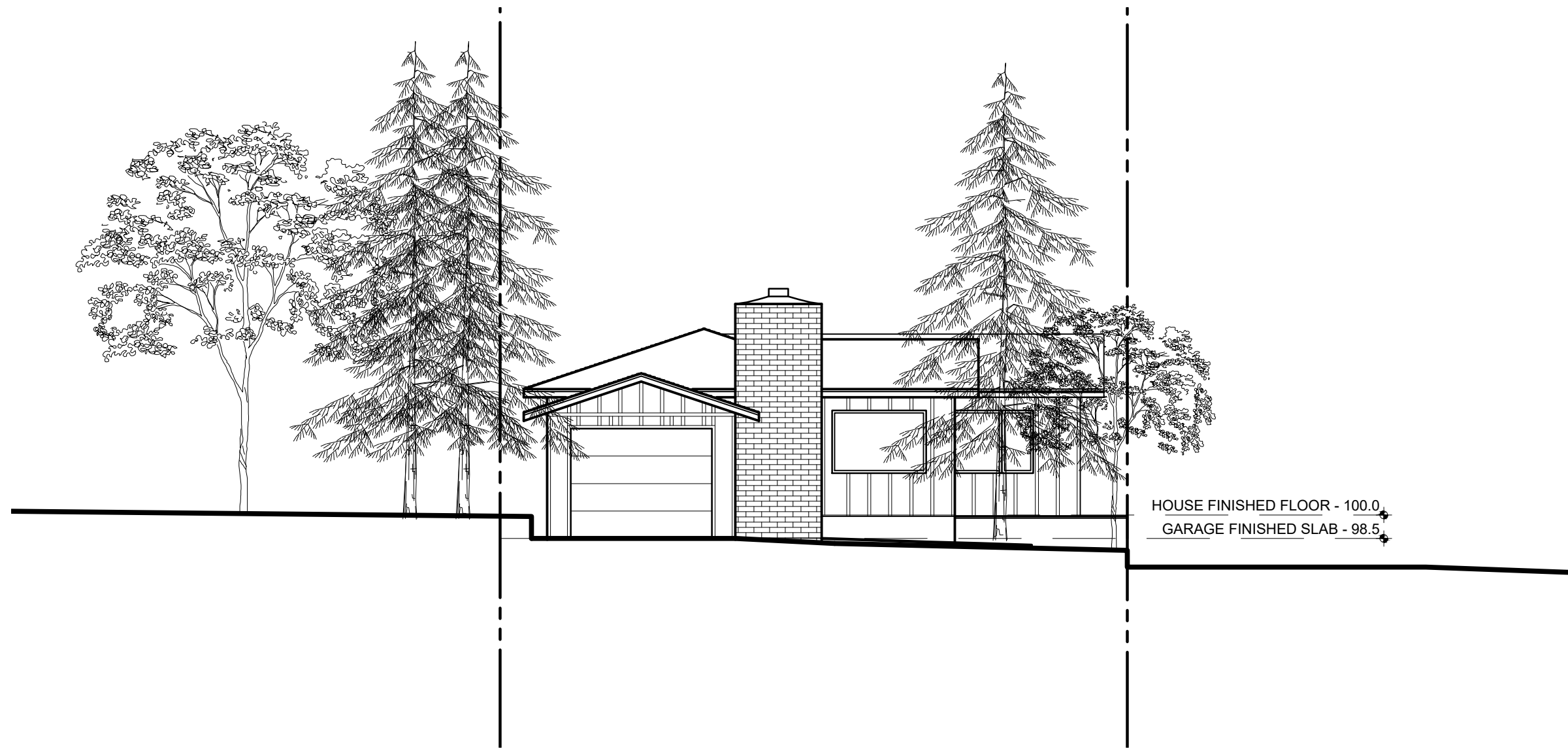


Cindi Scarlett, Architect

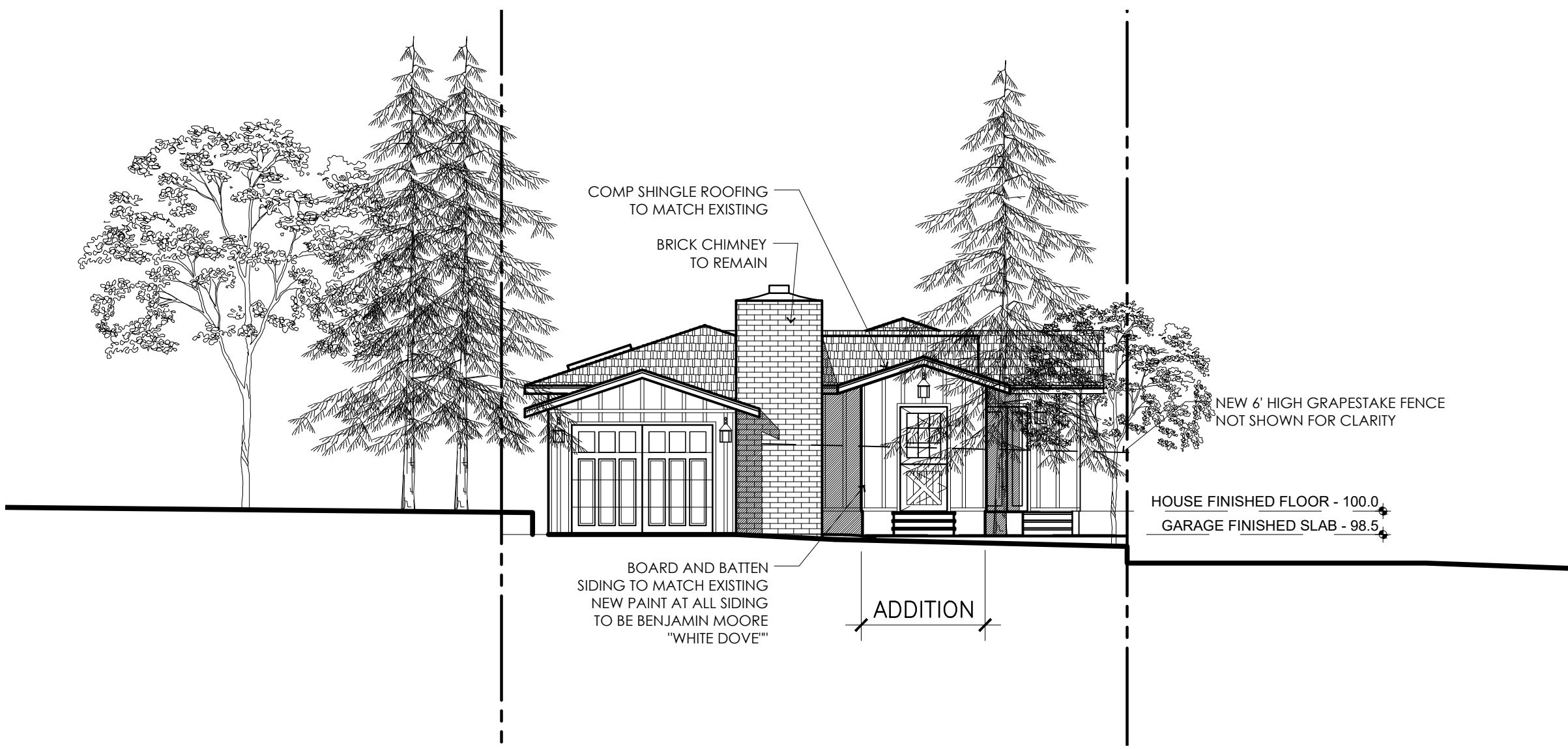
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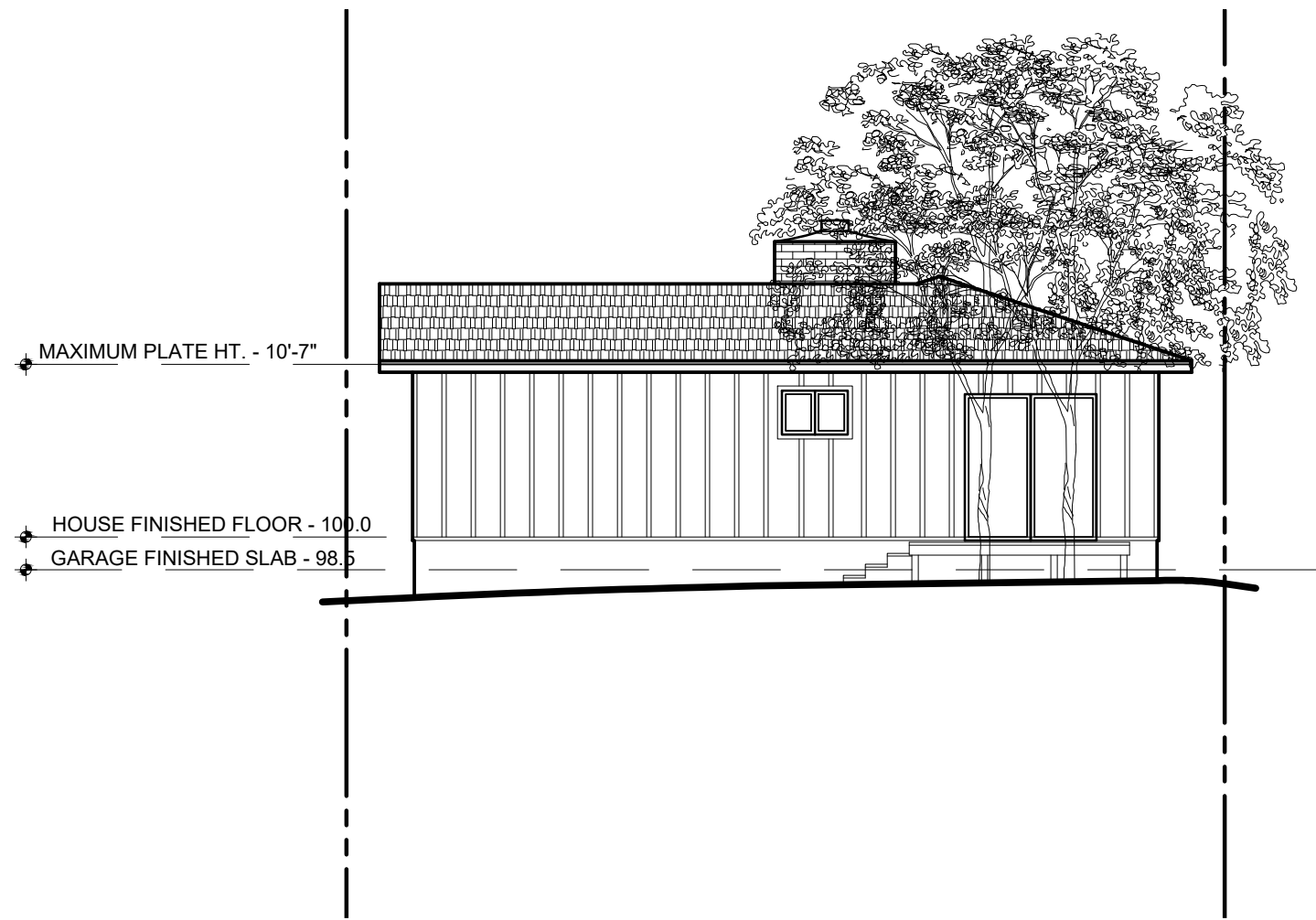
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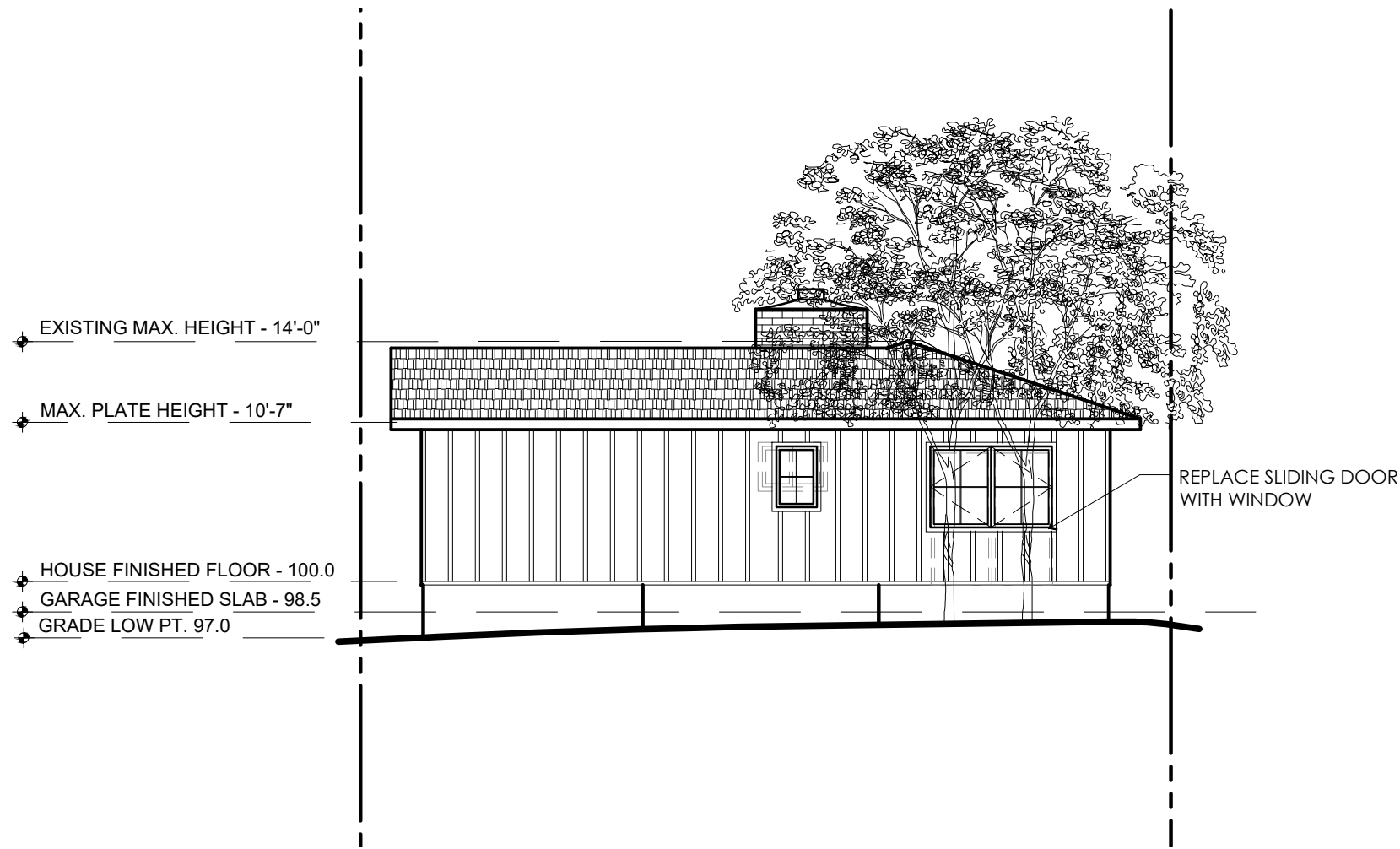
EXISTING FRONT (WEST) ELEVATION



PROPOSED FRONT (WEST) ELEVATION



EXISTING REAR (EAST) ELEVATION

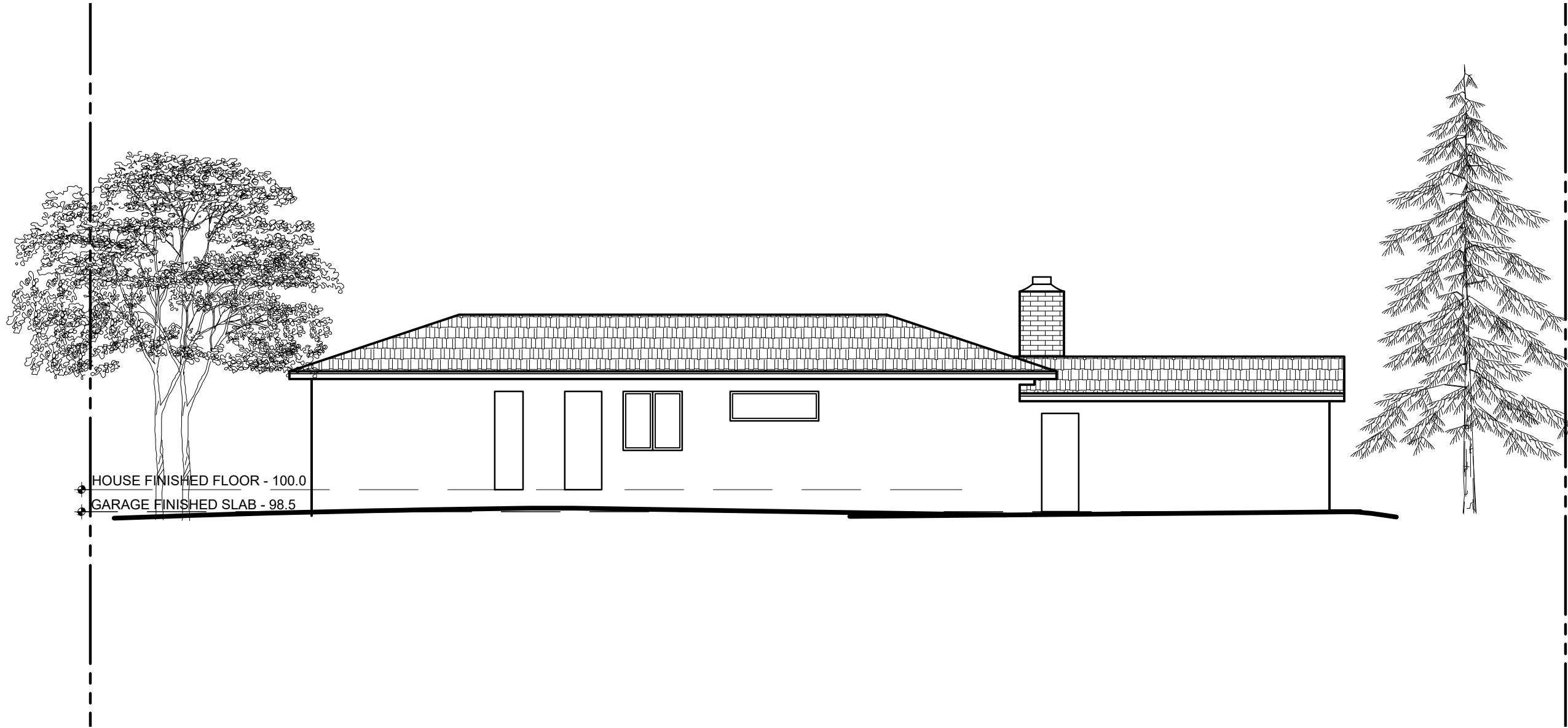


PROPOSED REAR (EAST) ELEVATION

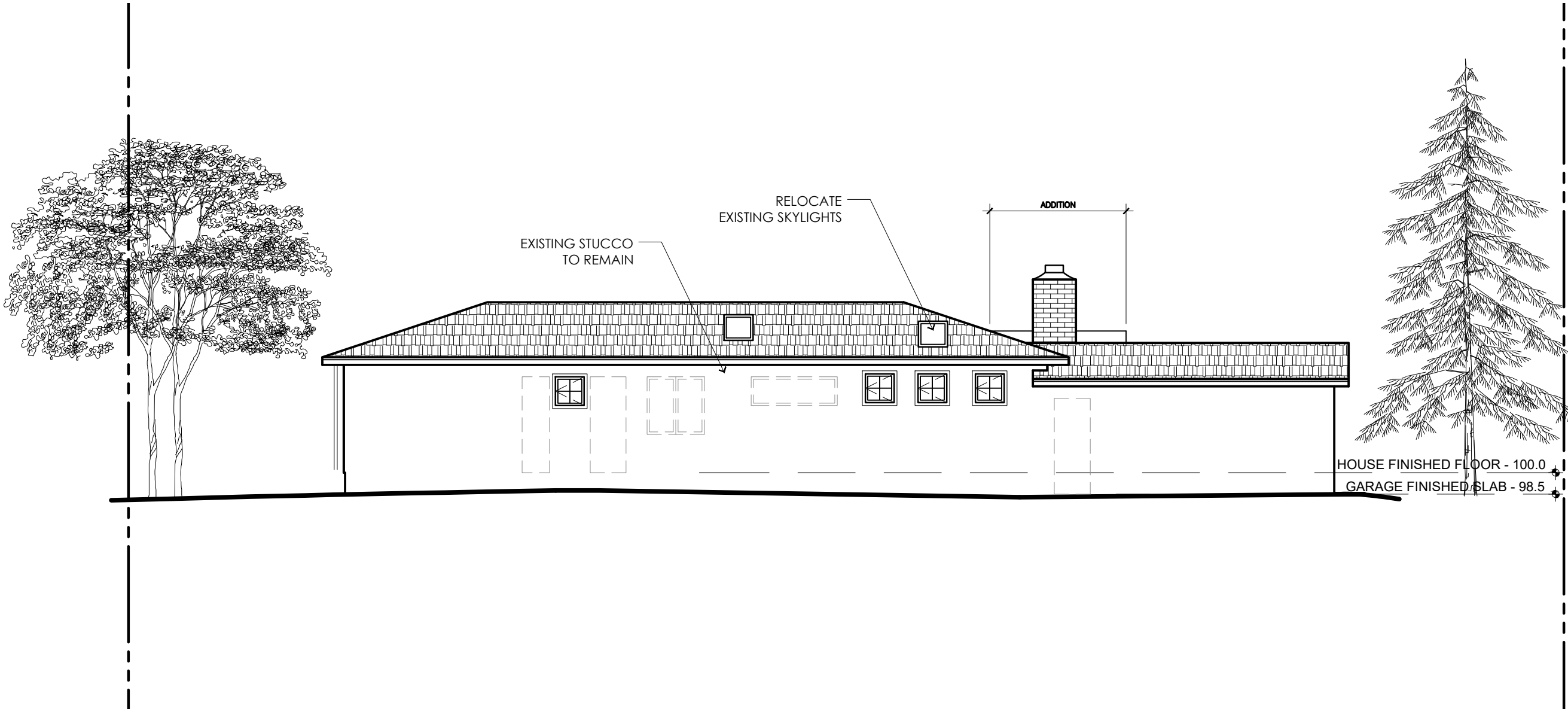
EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"





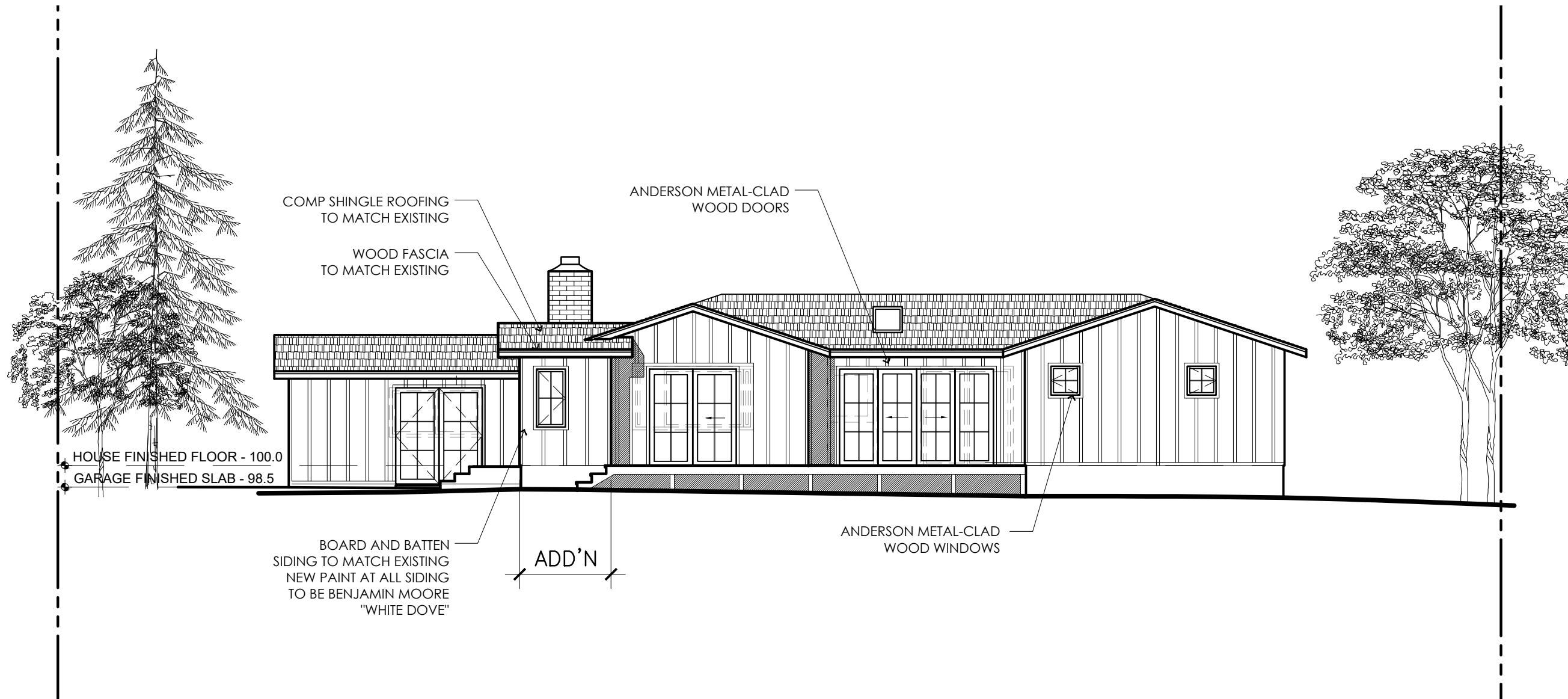
EXISTING SIDE (NORTH) ELEVATION



PROPOSED SIDE (NORTH) ELEVATION



EXISTING SIDE (SOUTH) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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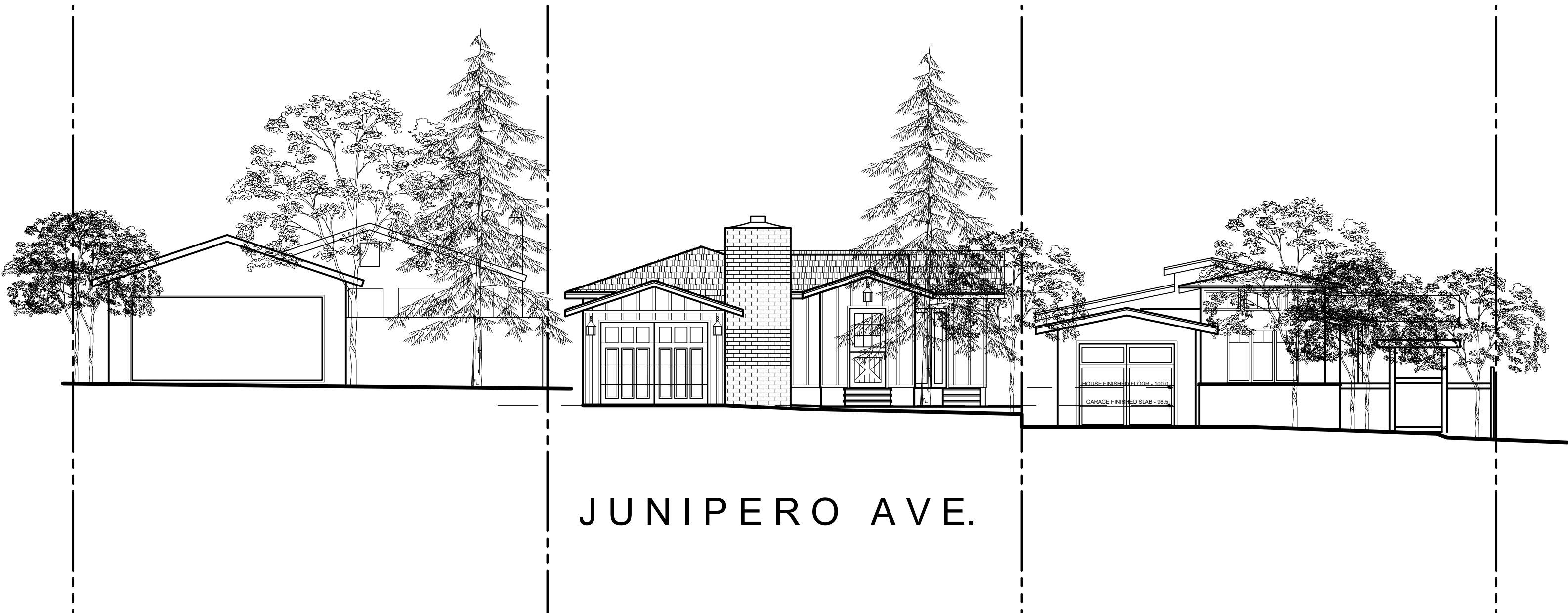


PROPOSED ADDITION AND REMODEL
Bozzo Residence
Junipero 4SE 8th Avenue, Carmel-by-the-Sea, CA

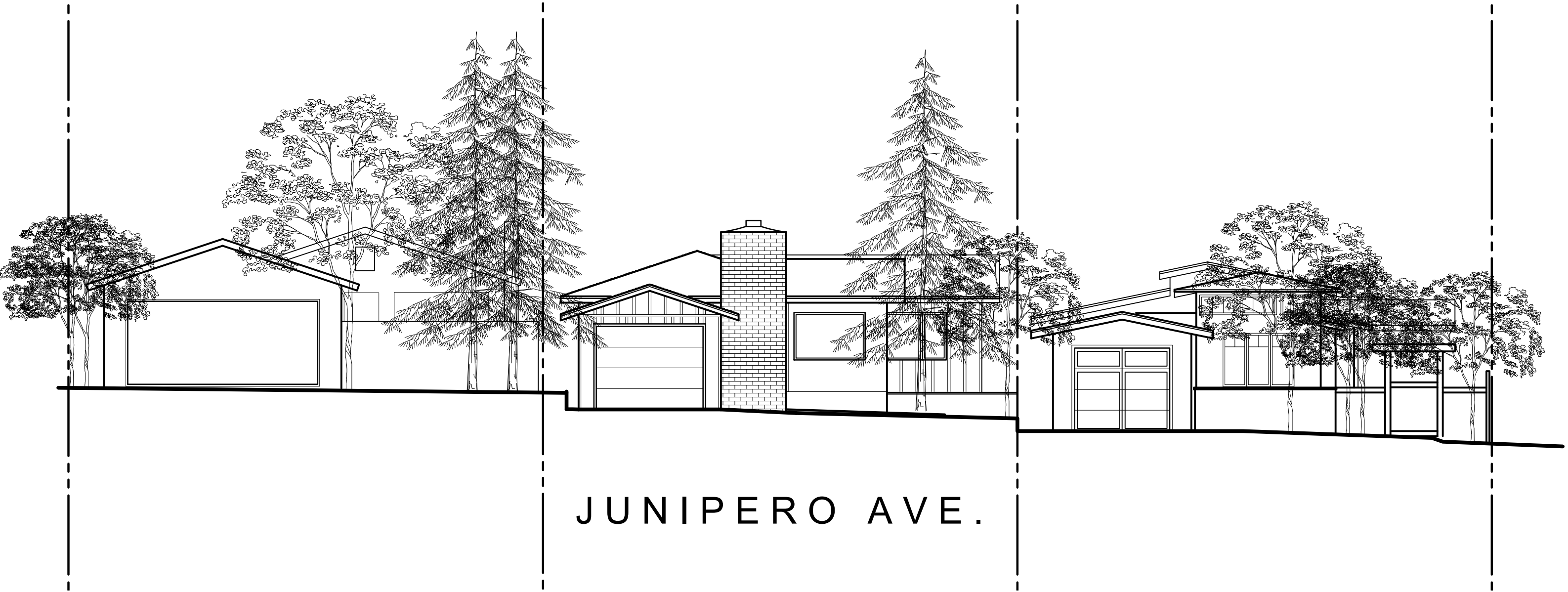
EXTERIOR
ELEVATIONS

DATE: 03.11.25
Sheet Number

A5.2



PROPOSED STREETSCAPE) ELEVATIONS



EXISTING STREETSCAPE ELEVATIONS

FRONT DOOR
FARROW & BALL "OVAL ROOM BLUE"

BODY OF HOUSE AND GARAGE DOOR
BENJAMIN MOORE "WHITE DOVE"

COLORS

WINDOW AND DOOR COLORS

White	Canvas	Sandstone	Terrastone
White	Canvas	Sandstone	Terrastone
Forest Green	Dark Bronze	Black	Cocoa Bean
Red Rock	Prairie Grass	Dove Gray	

TRIM COLORS

White	Canvas	Sandstone	Terrastone
White	Canvas	Sandstone	Terrastone
Forest Green	Dark Bronze	Black	Cocoa Bean
Red Rock	Prairie Grass	Dove Gray	

WINDOWS AND DOORS
ANDERSON "E" SERIES SANDTONE

WINDOW GENERAL NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

- GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS, GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR. GLAZING IN INGRESS AND EGRESS DOORS, ABOVE DOORS & GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE (C.B.C. 2406.1).
- EGRESS WINDOWS SHALL COMPLY WITH ALL OF THE FOLLOWING:
 - MINIMUM NET CLEAR OPENING DIMENSION OF 24" IN HEIGHT.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 20" IN WIDTH.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR.
- ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
- ALL DOOR/WINDOWS TO BE DUAL GLAZED UNLESS NOTED OTHERWISE.
- ALL GLAZING SHALL BE LOW-E.
- MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
- CONTRACTOR/MANUFACTURE TO VERIFY WINDOW STYLE WITH EXTERIOR ELEVATIONS.
- ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
- SEE WINDOW TYPES, THIS PAGE AND EXTERIOR ELEVATIONS FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.3.

DOOR GENERAL NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

- SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR
- THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF ½" ABOVE INTERIOR FINISH FLOOR AND 1-1/2" ABOVE EXTERIOR FINISH FLOOR
- ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
- ALL GLAZING IN DOORS TO BE TEMPERED GLASS, DUAL GLAZED AND LOW E UNLESS OTHERWISE NOTED.
- MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
- ALL FIRE-RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING AND SELF-LATCHING.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
- ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NVPA 252 OR MEET THE REQUIREMENTS OF SFM 7A-1 (R327.8.3)
- VERIFY ALL SWING DIRECTIONS AND POCKET LOCATIONS WITH CONTRACTOR PRIOR TO ORDERING.

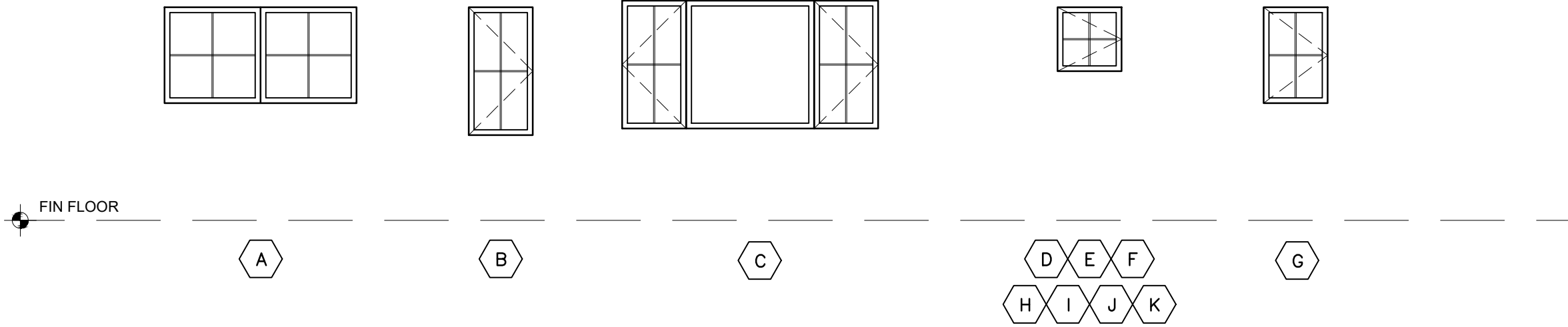
INTERIOR DOOR SCHEDULE				
SYM ○	ROOM LOCATION	SIZE	ACTION	REMARKS
		WIDTH x HGT		
7	BEDROOM 1	2-6X6-8	SWING	EXISTING OPENING VERIFY SIZE
8	BEDROOM 1 CLOSET	2-6X6-8	POCKET	OPTIONAL BARN DOOR
9	BEDROOM 1 CLOSET	2-6X6-8	POCKET	OPTIONAL BARN DOOR
10	BATH 1	2-6X6-8	SWING	
11	BATH 1 W.C.	2-4X6-8	SWING	
12	FURNACE CLOSET	2-0X6-8	SWING	EXISTING OPENING VERIFY SIZE
13	LAUNDRY CLOSET	PR 2-6X6-8	BIFOLD	OPTIONAL CABINET DOORS
14	BATH 2	2-6X6-8	SWING	
15	BEDROOM 2	2-6X6-8	SWING	EXISTING OPENING VERIFY SIZE
16	BEDROOM 2 CLOSET	PR 1-6X6-8	SWING	

DOOR ELEVATIONS

EXTERIOR DOOR SCHEDULE				
SYM ○	ROOM LOCATION	SIZE	ACTION	REMARKS
		WIDTH x HGT		
1	ENTRY	3-0X6-8	INSWING	RE-USE REFURBISHED EXISTING FRONT DOOR & HARDWARE
2	KITCHEN	10-6X6-10	SLIDING	T.G. - 4 EQUAL PANELS
3	BEDROOM 1	8-0X6-10	SLIDING	T.G. - 2 EQUAL PANELS
4	BEDROOM 2	6-0X6-10	SLIDING	T.G. - 2 EQUAL PANELS - IN EXISTING OPENING
5	GARAGE	9-0X7-0	SECTIONAL	NEW DOOR IN EXISTING OPENING - FINAL DESIGN T.B.D.
6	GARAGE	2-6X6-8	INSWING	20 MIN. FIRE RATED W/ SELF-CLOSER, MATCH INTERIOR DOORS

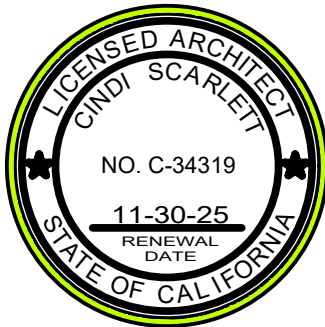
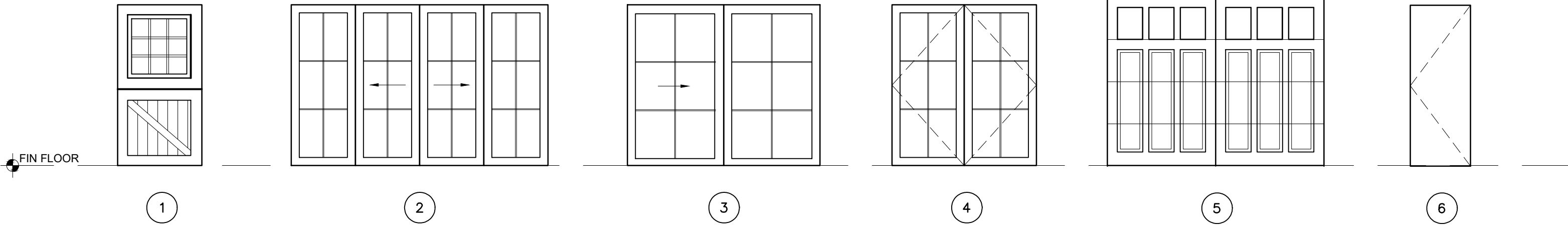
DOOR & WINDOW FINISHES:

- WINDOWS AND DOORS TO BE ANDERSON "E" SERIES CLAD-WOOD, SANDTONE EXTERIOR WITH PRIMED WOOD INTERIOR



WINDOW ELEVATIONS

WINDOW SCHEDULE					
SYM ⬡	ROOM LOCATION	SIZE	HDR HGT	ACTION	REMARKS
		WIDTH x HGT			
A	GARAGE	6-0X4-0	6-8	SLIDING	IN EXISTING OPENING
B	BEDROOM 2	6-0X4-0	6-8	CASE-FIX-CASE	IN EXISTING OPENING
C	ENTRY	2-0X4-0	6-8	CASEMENT	
D	BEDROOM 1	2-0X2-0	6-8	CASEMENT	
E	BEDROOM 1	2-0X2-0	6-8	CASEMENT	
E	BEDROOM 1	2-0X2-0	6-8	CASEMENT	
G	BATH 1	2-0X3-0	6-8	CASEMENT	
H	BATH 2	2-0X2-0	6-8	CASEMENT	
I	DINING	2-0X2-0	6-8	CASEMENT	
J	DINING	2-0X2-0	6-8	CASEMENT	
K	DINING	2-0X2-0	6-8	CASEMENT	



DATE: 5.06.25

Sheet Number

A8.1