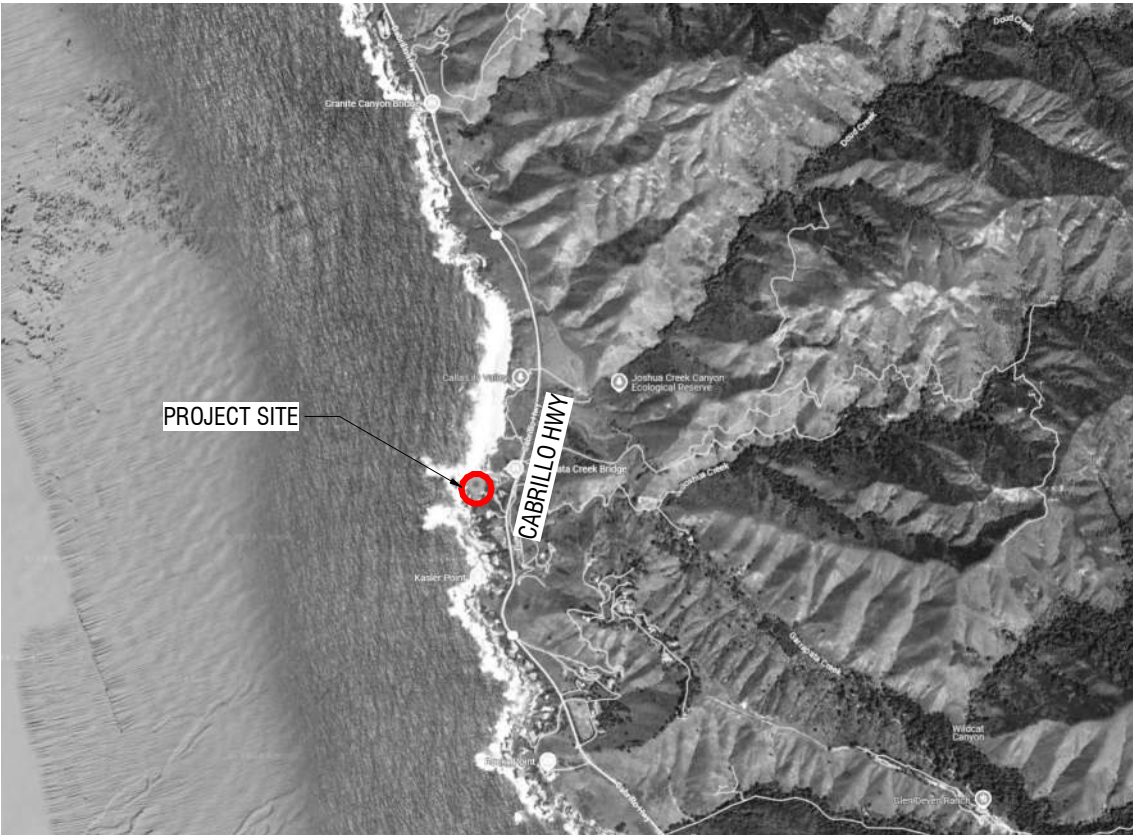




## VICINITY MAP



## SCOPE OF WORK

REPLACE THE EXISTING SINGLE FAMILY RESIDENCE WITH A NEW MAIN RESIDENCE, DETACHED GARAGE, A NEW SEPTIC SYSTEM, AND ASSOCIATED SITE WORK. REPLACE ON A 1:1 BASIS THE EXISTING VIEWING DECK & BLUFF STAIRS.

## BUILDING INFORMATION

OCCUPANCY GROUP:	R-3 / RESIDENTIAL & U / UTILITY
CONSTRUCTION TYPE:	V-B
FIRE PROTECTION:	130 FIRE SPRINKLER SYSTEM
APPLICABLE CODES:	2022 California Building Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Green Building Code 2022 California Energy Code 2022 California Fire Code 2022 California Residential Code



## PROJECT DIRECTORY

OWNER:	LEX NEAL BAYER REVOCABLE TRUST	ARBORIST:	COAST WILDLAND PO BOX 222967, CARMEL, CA 93922 Benjamin R. Eichorn T. 831 224 4442
ARCHITECT:	FIELD ARCHITECTURE, INC. 974 COMMERCIAL ST SUITE 104 PALO ALTO, CA 94306 Jesse Field, Architect   AIA, LEED AP T. 650 462 9554	SEPTIC:	831 PLUMBING AND SEPTIC SERVICES 71 W CARMEL VALLEY RD SUITE #101, CARMEL VALLEY, CA 93924 Peter Dew T. 831 999 7667
CONTRACTOR:	MASON HAMMER BUILDERS 19840 SUTTER BLVD # 100, MORGAN HILL, CA 95037 J.T. Matarangas T. 408 778 6060		
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC 2495 INDUSTRIAL PKWY W, HAYWARD, CA 94545 Pete Carlino T. 510 887 4086		
GEOLOGIST/GEO TECHNICAL ENGINEER:	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 Mark Fox T. 831 722 4175		
BIOLOGIST:	FRED BALLERINI PO BOX 1023, PACIFIC GROVE, CA 93950 Fred Ballerini T. 831 333 9009		

PROJECT NAME:	BAYER RESIDENCE
SITE ADDRESS:	35700 HIGHWAY 1, MONTEREY, CA 93940.
ZONING INFORMATION	
APN:	243-231-014
PARCEL AREA:	87,120 SF
ZONING DISTRICT:	RDR/40-D(14)(CZ)
TREE REMOVAL:	NO TREES TO BE REMOVED
SETBACKS:	FRONT: 30' / SIDE: 20' / REAR: 20' / ACCESSORY SIDE: 1' IN REAR HALF OF PROPERTY
MAX HEIGHT:	14' STANDARD AVERAGE NATURAL GRADE
PROPOSED HEIGHT:	14' STANDARD AVERAGE NATURAL GRADE
PARKING REQUIRED:	2 SPACES/ UNIT
PARKING PROPOSED:	2 IN GARAGE
SEWER:	ONSITE WASTEWATER TREATMENT SYSTEM
WATER:	CALIFORNIA-AMERICAN WATER COMPANY
GRADING:	240 CY CUT; 10 CY FILL

## DRAWING INDEX

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
<b>GENERAL</b>		EX-1	SLOPE CALCULATION EXHIBIT
G000	TITLE SHEET	<b>LANDSCAPE</b>	
G002	EXISTING CONDITIONS	L101	OVERALL CONCEPT LANDSCAPE PLAN
G003	CONSTRUCTION MANAGEMENT PLAN	L102	LANDSCAPE MATERIALS - ENLARGED PLAN
<b>SURVEY</b>		L103	OVERALL PLANT SCHEDULE
SU1	SURVEY	L200	IRRIGATION NOTES AND LEGEND
<b>CIVIL</b>		L201	IRRIGATION PLAN
C-1.0	TITLE SHEET	L202	IRRIGATION PLAN
C-1.1	OVERALL SITE PLAN	L203	IRRIGATION DETAILS
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN	L204	IRRIGATION DETAILS
C-2.1	PRELIMINARY GRADING & DRAINAGE PLAN	L205	IRRIGATION DETAILS
C-2.2	PRELIMINARY GRADING & DRAINAGE PLAN	L206	IRRIGATION DETAILS
C-3.0	PRELIMINARY UTILITY PLAN	L207	IRRIGATION WATER CALCULATIONS
C-3.1	PRELIMINARY UTILITY PLAN	L500	FUEL MANAGEMENT PLAN
ER-1	EROSION CONTROL PLAN	L501	FUEL MANAGEMENT NOTES
ER-2	EROSION CONTROL DETAILS	<b>ARCHITECTURAL</b>	
		A0050	(E) SITE & DEMO PLAN
		AS050	(N) SITE PLAN
		AS051	(N) ENLARGED SITE PLAN
		AS055	(N) SITE PLAN - ROOF
		A101	FLOOR PLAN - ELEVATIONS
		A200	ELEVATIONS

## PROJECT DATA

EXISTING AND PROPOSED PROJECT AREAS - (APN 243-231-014)			
	ALLOWED	EXISTING	PROPOSED
PARCEL SIZE:		87,120 SF	87,120 SF
FLOOR AREA:		3,914 SF	6,455 SF - MAIN RESIDENCE: 5,754 SF - GARAGE: 701 SF
BUILDING SITE COVERAGE:		4,866 SF	7,830 SF - MAIN RESIDENCE: 5,754 SF - GARAGE: 701 SF - EAVES >30": 1,375 SF - DECKS >24"H: NONE
	(25% ALLOWED)	(5.59 %)	(8.99 %)
IMPERVIOUS COVERAGE:		7,855 SF	6,433 SF - DRIVEWAY: 4,989 SF - PATHWAYS: 560 SF - PATIOS/LANDINGS: 256 SF - DECKS <24"H: 548 SF - HOT TUB: 80 SF
<b>TOTAL COVERAGE:</b> (INCLUDES BUILDING SITE COVERAGE PLUS IMPERVIOUS COVERAGE)		<b>12,721 SF</b>	<b>14,263 SF</b>

# FIELD ARCHITECTURE

974 COMMERCIAL ST. STE 104  
PALO ALTO, CA 94303  
650.462.9554

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being copied and/or monetary compensation to FIELD ARCHITECTURE.

Issue Set / Revisions		
No.	Description	Date
1	SCHEMATIC ESTIMATE	10.22.24
2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25

North

## BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	

## TITLE SHEET

Sheet number

G000

11/19/2025 10:32:19 AM

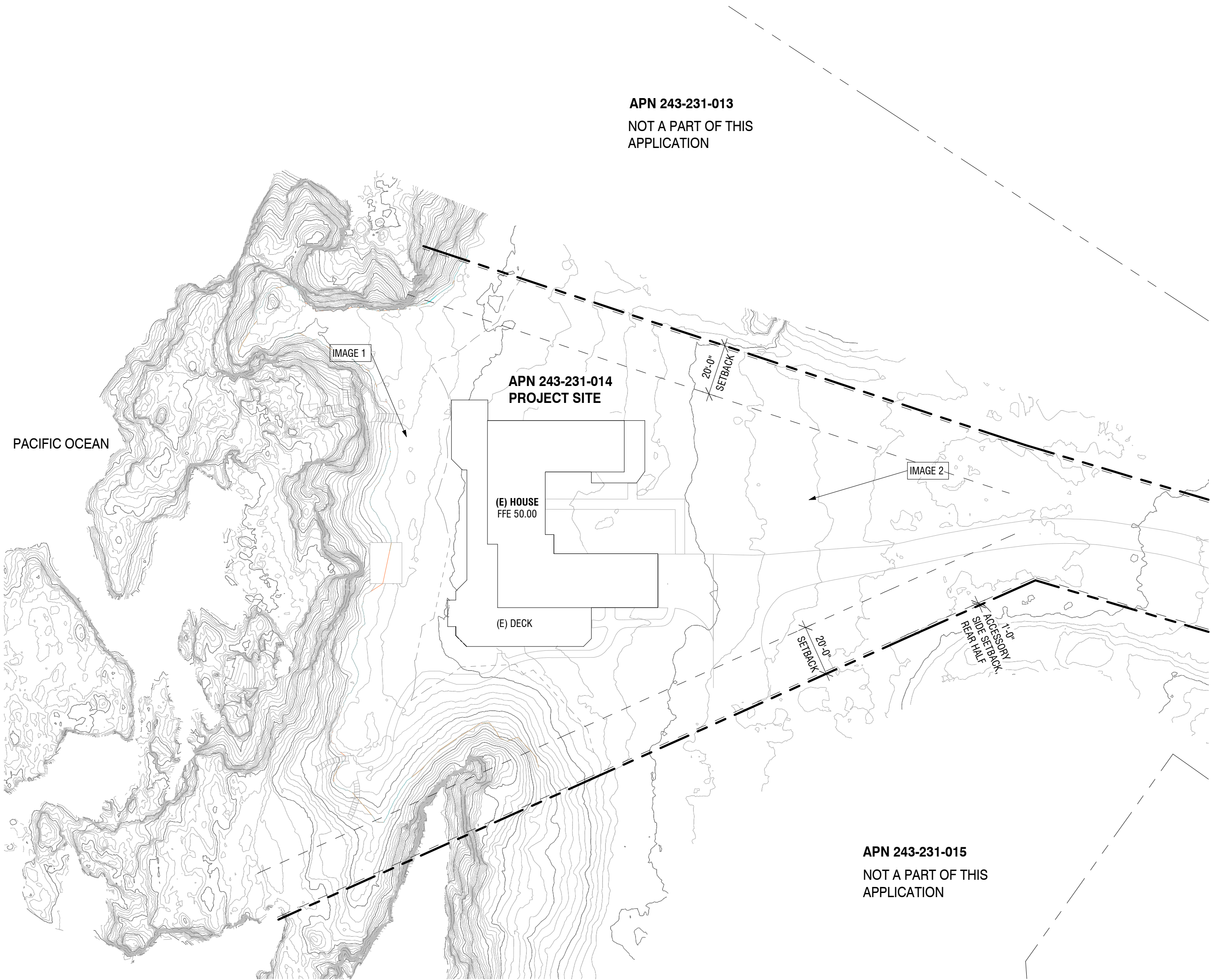




IMAGE 2



IMAGE 1



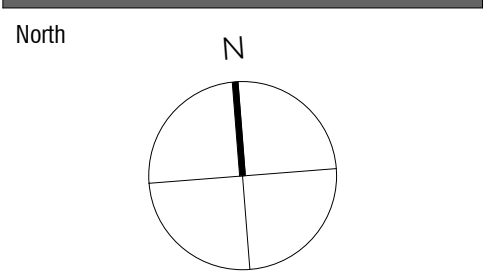
① (E) SITE PLAN  
1/32" = 1'-0"

FIELD  
ARCHITECTURE

974 COMMERCIAL ST. STE 104  
PALO ALTO, CA 94303  
650.462.9554

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BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	1/32" = 1'-0"

EXISTING  
CONDITIONS

Sheet number

G002





NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL = ONE FOOT. ELEVATION DATA DERIVED FROM LIDAR/PHOTOGRAMMETRY SESSIONS ON APRIL 25, 2024.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

UPDATED JULY 2025: ADDITIONAL CONTOURS

TOPOGRAPHIC MAP  
OF  
PARCEL C, 35700 HIGHWAY ONE, AS  
SHOWN ON THE MAP FILED IN,  
VOL. X-2, "SURVEYS", PG. 210  
OFFICIAL RECORDS OF MONTEREY COUNTY

GARRAPATA CREEK AREA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Lex Bayer

BY  
CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940  
Phone: (831) 394-4930  
Fax: (831) 394-4931

SCALE: 1" = 30' JOB No. 24-23 JUNE 2024

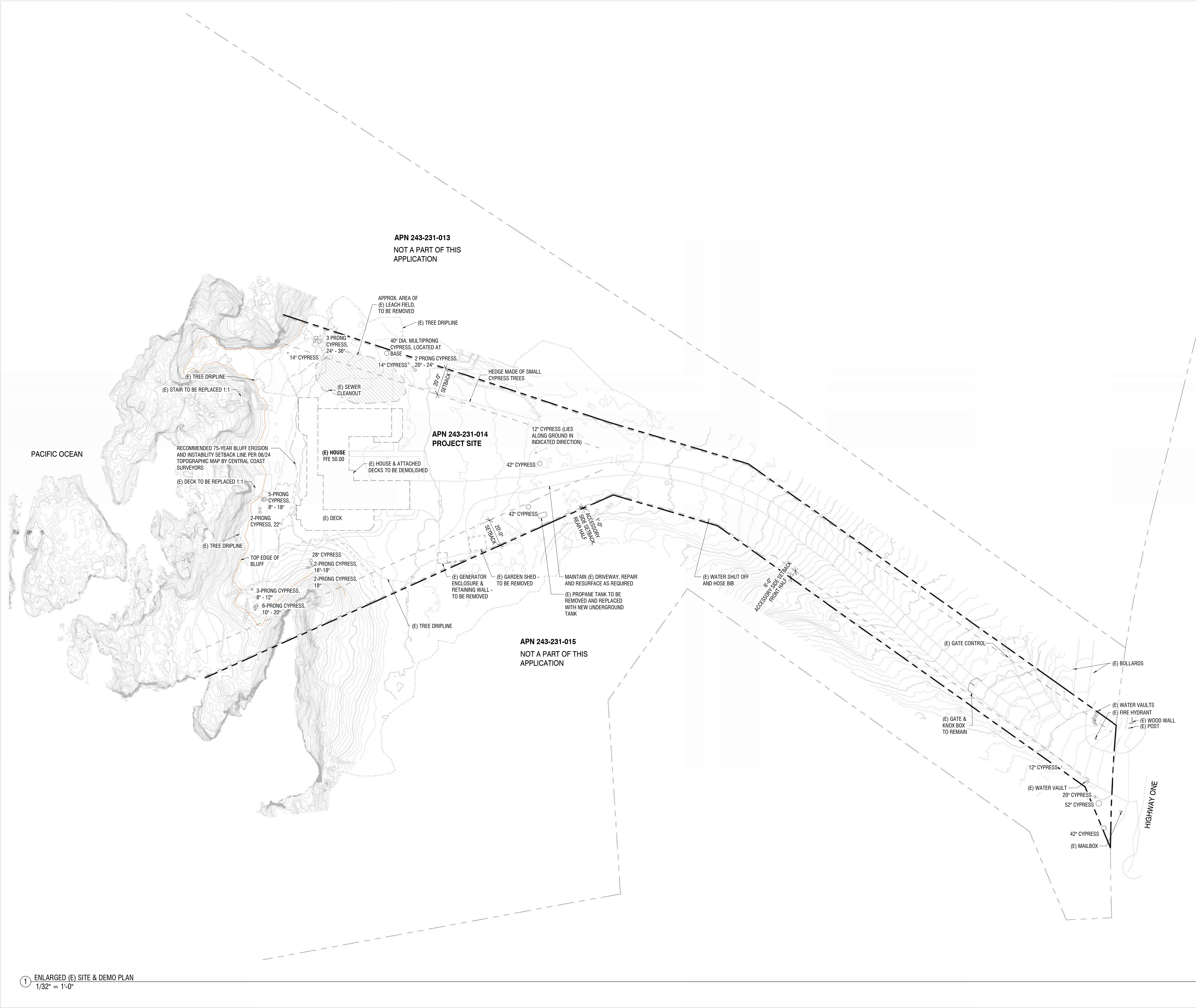
PREPARED BY: DRZ

APN 243-231-014



JULY 8, 2025





FIELD  
ARCHITECTURE

974 COMMERCIAL ST. STE 104  
PALO ALTO, CA 94303  
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1	SCHEMATIC ESTIMATE	10.22.24
2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25

LEGEND

EXISTING SITE STRUCTURES TO BE DEMOLISHED

UNDERGROUND UTILITIES

48

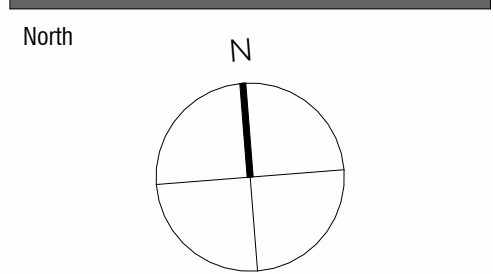
(N) CONTOUR

48

(E) CONTOUR

(E) TREES

(N) TREES



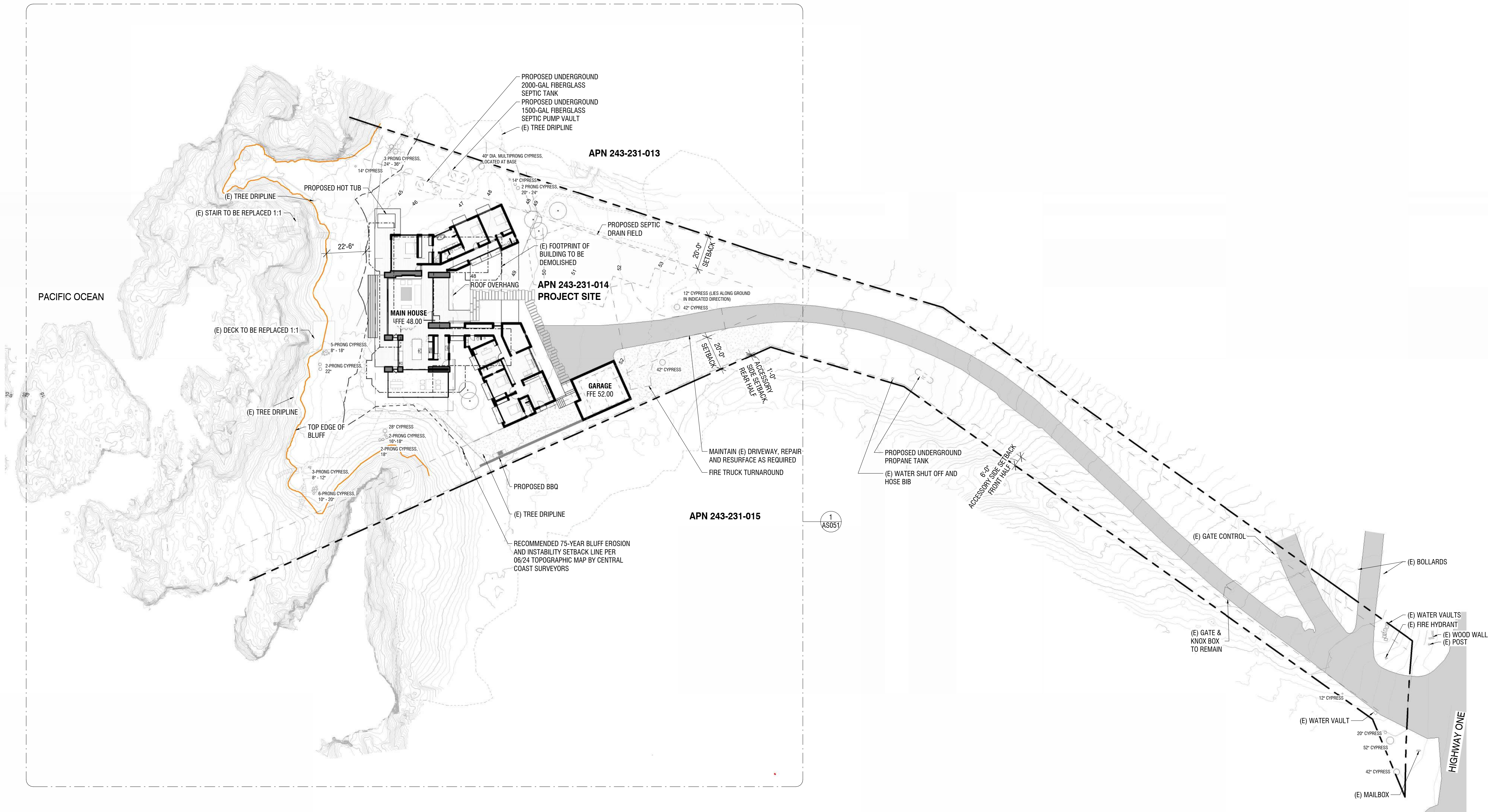
BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	As indicated

(E) SITE & DEMO  
PLAN





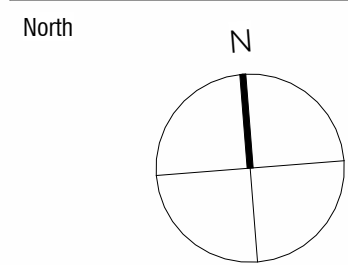
# FIELD ARCHITECTURE

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No.	Description	Date
1	SCHEMATIC ESTIMATE	10.22.24
2	PLANNING SET	9.05.25
3	PLANNING SET_REV 1	11.17.25

LEGEND	
---	EXISTING SITE STRUCTURES TO BE DEMOLISHED
---	UNDERGROUND UTILITIES
48	(N) CONTOUR
48	(E) CONTOUR
○	(E) TREES
●	(N) TREES



## BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

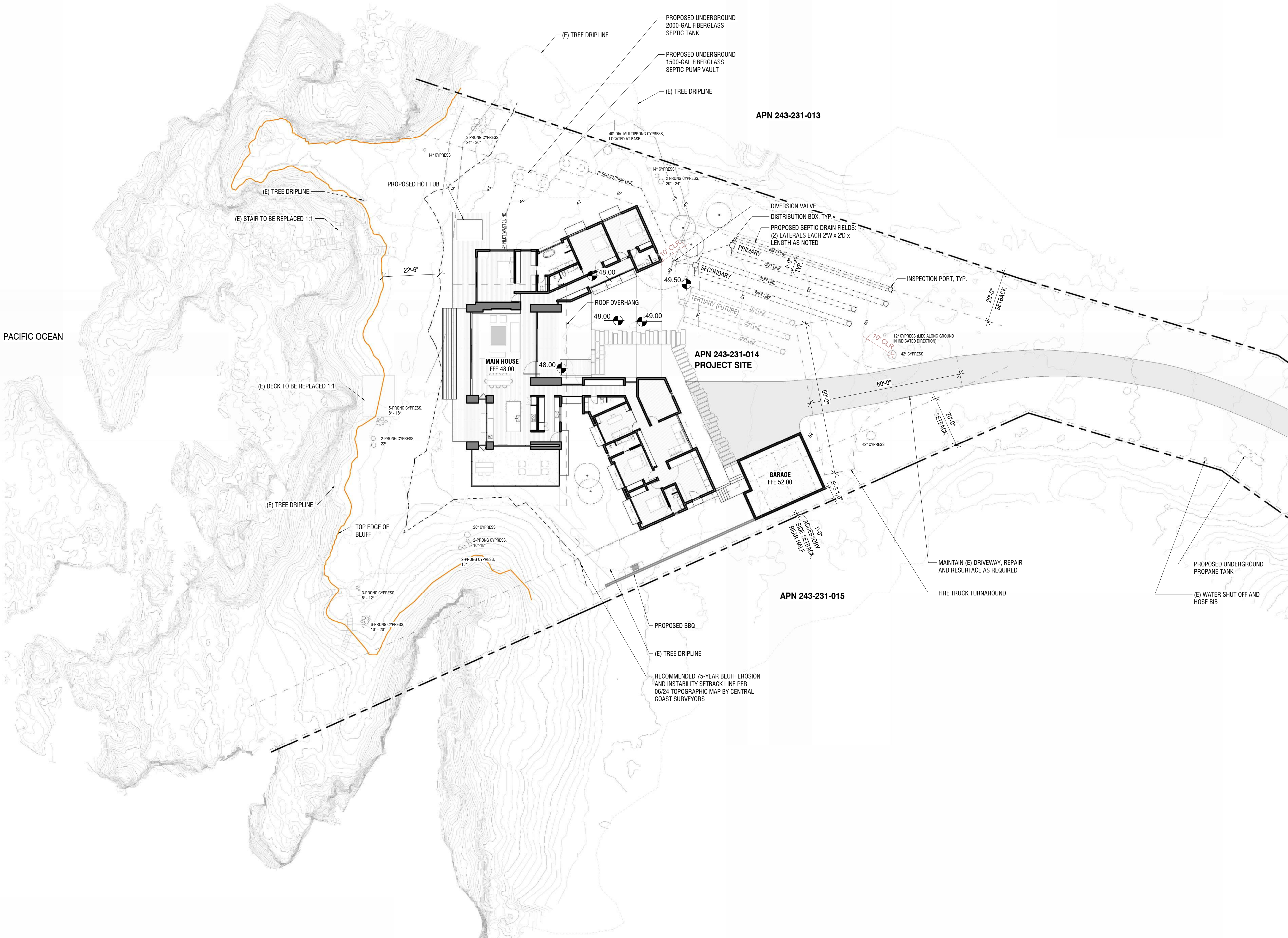
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Drawn by	TMD
Scale	As indicated

(N) SITE PLAN

Sheet number

AS050





1 ENLARGED (N) SITE PLAN  
1" = 20'-0"

#### LEGEND

- EXISTING SITE STRUCTURES TO BE DEMOLISHED
- UNDERGROUND UTILITIES
- (N) CONTOUR
- (E) CONTOUR
- (E) TREES
- (N) TREES

## FIELD ARCHITECTURE

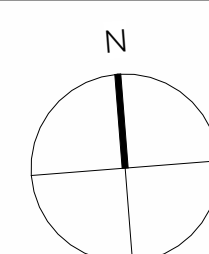
974 COMMERCIAL ST. STE 104  
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650.462.9554

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North



#### BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	As indicated

#### (N) ENLARGED SITE PLAN

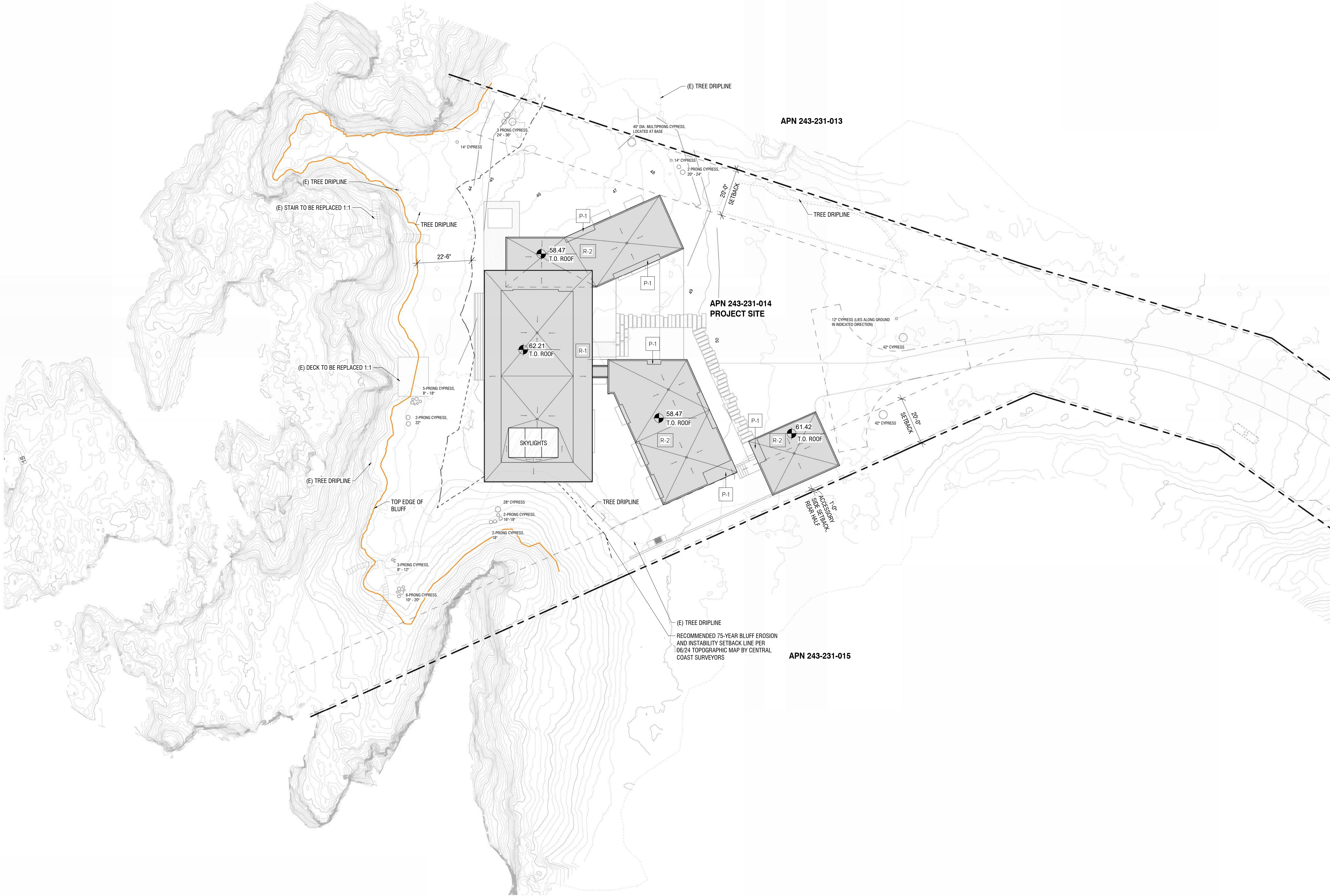
Sheet number

AS051

11/18/2025 1:00:06 AM



EXTERIOR MATERIALS LEGEND			
MARK	MATERIAL	DESCRIPTION	COMMENTS
EXTERIOR WALL FINISHES			
S-1	(S-1) SIDING - STONE VENEER	ADHERED SPLIT FACE THIN VENEER STONE, OVER-GROUTED.	
S-2	(S-2) WALL - STUCCO	INTEGRAL COLOR RAKED STUCCO FINISH O/ SCRATCH & BROWN COAT W/ SELF FURRING LATH	
GLAZING			
GL-1	(GL-1) TEMPERED IGU	DOUBLE PANE IGU WITH THERMALLY BROKEN ALUMINUM FRAME; FRAME COLOR: DARK GRAY/BLACK	
METAL FINISHES			
P-1	(P-1) METAL - STEEL (EXTERIOR)	ALL FASCIA AND TRIM, PAINTED NON-REFLECTIVE DARK GRAY/BLACK TO MATCH WINDOW & EXT. DOOR FRAMES	
ROOF FINISHES			
R-1	(R-1) METAL ROOF	CLASS A STANDING SEAM METAL ROOF	
R-2	(R-2) GRAVEL	ROUNDED PEA GRAVEL OVER MEMBRANE ROOF	



LEGEND

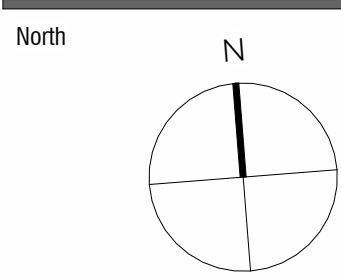
- EXISTING SITE STRUCTURES TO BE DEMOLISHED
- UNDERGROUND UTILITIES
- (N) CONTOUR
- (E) CONTOUR
- (E) TREES
- (N) TREES

FIELDARCHITECTURE

974 COMMERCIAL ST. STE 104  
PALO ALTO, CA 94303  
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BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD, JR
Scale	As indicated

(N) SITE PLAN - ROOF

Sheet number

AS055





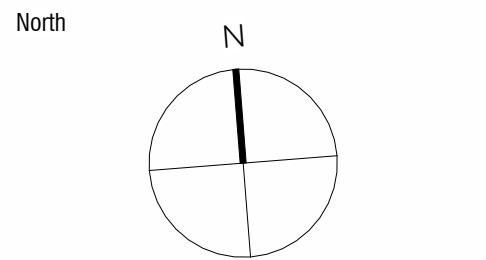
① FLOOR PLAN - MAIN LEVEL  
1/8" = 1'-0"

# FIELD ARCHITECTURE

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PALO ALTO, CA 94303  
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## BAYER RESIDENCE

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MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD
Scale	1/8" = 1'-0"

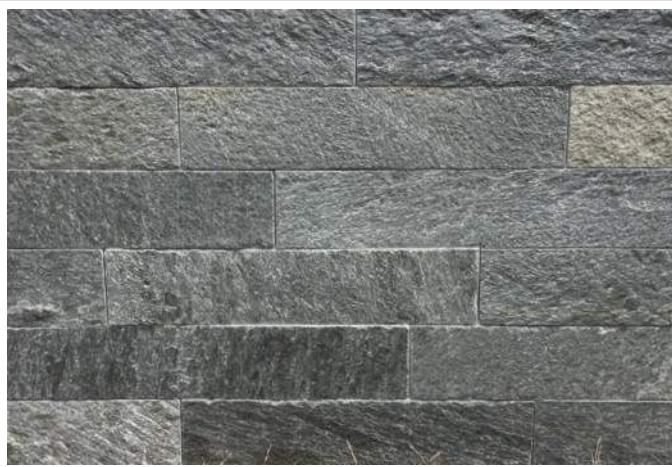
## FLOOR PLAN

Sheet number

# A101

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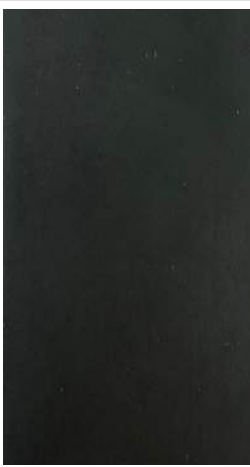
S-1



S-2



S-3

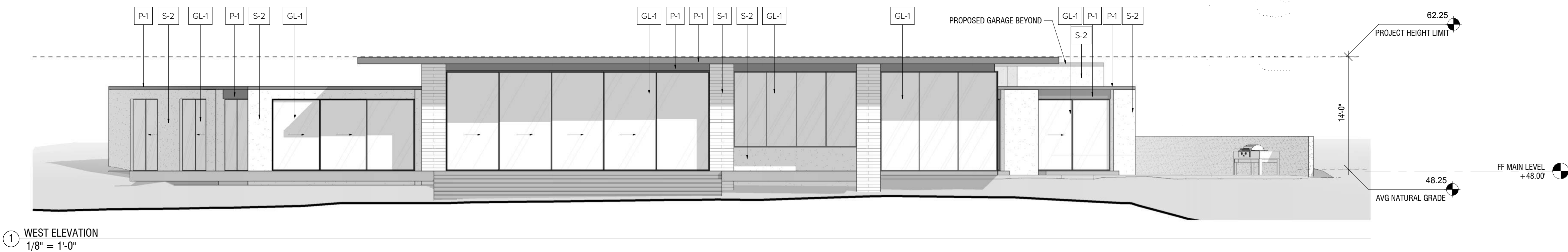
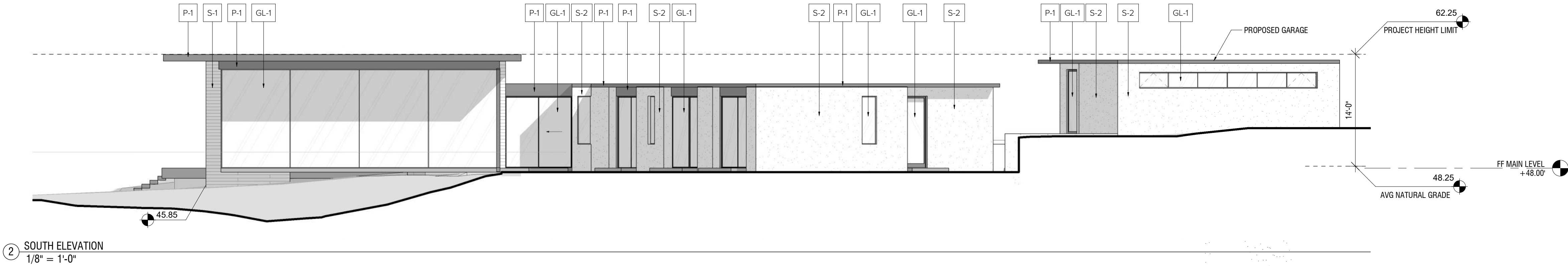
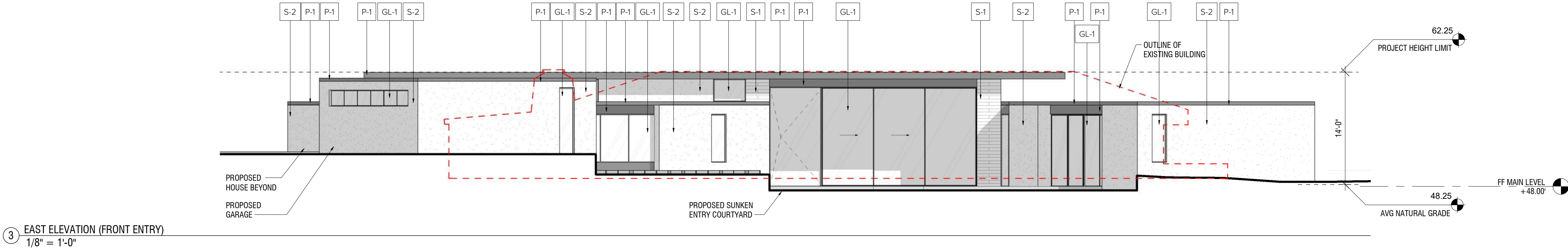
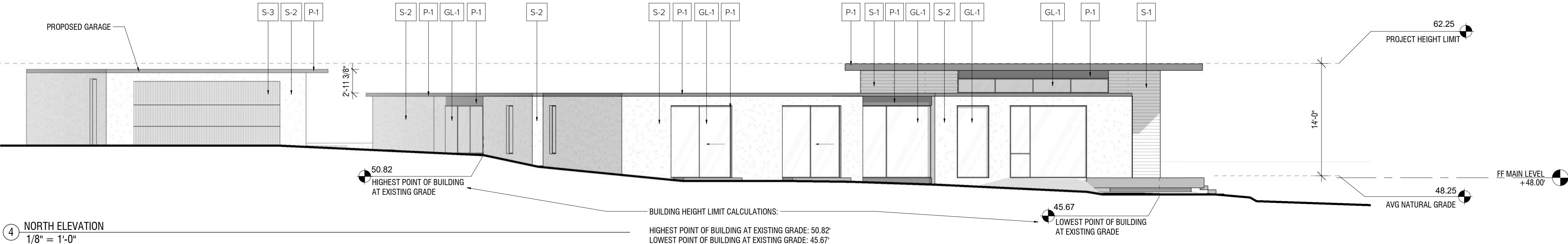


P-1 & R-1



CONCRETE

EXTERIOR MATERIALS LEGEND			
MARK	MATERIAL	DESCRIPTION	COMMENTS
EXTERIOR WALL FINISHES			
S-1	(S-1) SIDING - STONE VENEER	ADHERED SPLIT FACE THIN VENEER STONE, OVER-GROUTED.	
S-2	(S-2) WALL - STUCCO	INTEGRAL COLOR RAKED STUCCO FINISH O/ SCRATCH & BROWN COAT W/ SELF FURRING LATH	
S-3	(S-3) SIDING - WOOD - VERTICAL BOARDS	1x6 S4S OR ROUGH SAWN (TBD), VG WRC SHIPLAP (TBD) O/RAINSREEN DRAINAGE MAT, ALLOW 2 COATS S.W. WOODSCAPES STAIN OR SIM	FASTEN W/ HEADCOAT 305 SS #7 X 2 1/4" TRIM HEAD SCREW, COLOR TBD PER FINISH, ON GARAGE DOOR ONLY
GLAZING			
GL-1	(GL-1) TEMPERED IGU	DOUBLE PANE IGU WITH THERMALLY BROKEN ALUMINUM FRAME; FRAME COLOR: DARK GRAY/BLACK	
METAL FINISHES			
P-1	(P-1) METAL - STEEL (EXTERIOR)	ALL FASCIA AND TRIM, PAINTED NON-REFLECTIVE DARK GRAY/BLACK TO MATCH WINDOW & EXT. DOOR FRAMES	
ROOF FINISHES			
R-1	(R-1) METAL ROOF	CLASS A STANDING SEAM METAL ROOF	
R-2	(R-2) GRAVEL	ROUNDED PEA GRAVEL OVER MEMBRANE ROOF	



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North

## BAYER RESIDENCE

35700 HIGHWAY 1  
MONTEREY, CA 93940  
APN: 243-231-014

Date	11/17/2025
Drawn by	TMD, JR
Scale	As indicated

## ELEVATIONS

Sheet number

A200

9/3/2025 2:04:46 PM