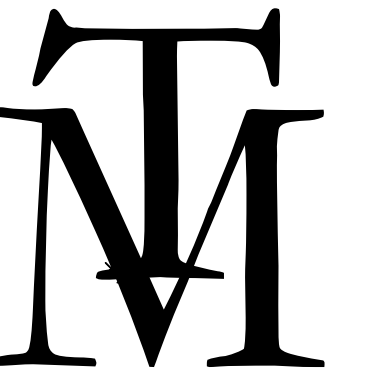




LEGAL DESCRIPTION

IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA BEING A PORTION OF LOT 2, ACCORDING TO THE PARTITION MAP IN THE CASE OF COYLE VS. SOUTHERN PACIFIC RAILROAD COMPANY, ET AL., CASE NO. 2262, HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, SITUATED IN THE COUNTY OF SANTA BARBARA RECORDS OF SAID COUNTY.



1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068
TEL: 323.512.7700
FAX: 323.378.5289

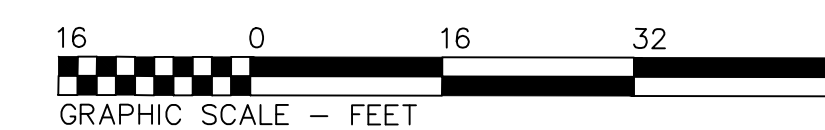
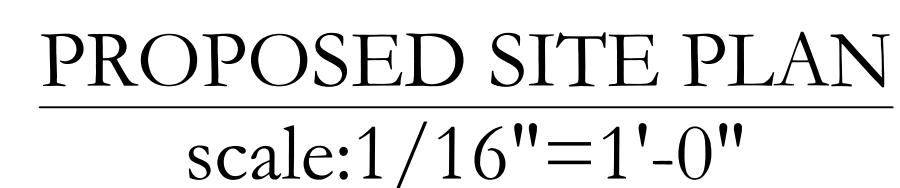
PROJECT NAME

MEET TITLE

PROJECT
INFORMATION,
PROPOSED
SITE PLAN,
VICINITY MAP

PROJECT NUMBER:

A-0



_____ - _____ EXISTING GRADES TO BE REGRADED
 - - - - - EXISTING DECKING AND HARDSCAPING TO BE REMOVED

EASEMENT NOTES:
PER TITLE REPORT FROM: CHICAGO TITLE COMPANY 3700 STATE STREET SUITE 100
SANTA BARBARA CA. 93105
TITLE OFFICER: TJ DWIRE
PHONE: (805) 695-0449
ORDER NO. 14-88501549-TD DATED: JANUARY 23, 2014

ITEM 6 EASEMENT FOR PRIVATE ROADWAY TO BE USED IN COMMON WITH OTHERS
AS RECORDED MAY 24,1915 IN BOOK 149, PAGE 90, OF DEEDS, SAID EASEMENT
IS NOT DISCLOSED OF RECORD. (UNPLOTTABLE)

ITEM 8 FOR PRIVATE DRIVEWAY GRANTED TO LOS ANGELES FIRST NATIONAL TRUST & SAVINGS BANK
AS RECORDED APRIL 24, 1928, INSTRUMENT NO. 3847 IN BOOK 138 PAGE 397 OFFICIAL RECORDS
AFFECTS PORTION OF PARCEL ONE, 20 FEET IN WIDTH.

ITEM 9 EASEMENTS FOR SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, FOR GAS PIPES, MAINS,
METERS, RECORDED JANUARY 3, 1931, INSTRUMENT NO. 13, BOOK 228, PAGE 313, OF OFFICIAL
RECORDS AFFECTS PORTION OF PARCEL ONE, 10 FEET IN WIDTH. (UNPLOTTABLE)

ITEM 10 EASEMENT FOR ASSOCIATED TELEPHONE COMPANY, LTD. FOR POLES, CABLES, CROSSARMS, WRES,
ANCHORS, GUYS, BRACES, UNDERGROUND CONDUITS, MANHOLES AND APPURTENANCES
RECORDED JUNE 16, 1948, INSTRUMENT NO. 8224, BOOK 782, PAGE 415, OFFICIAL RECORDS.
PORTION OF PARCEL ONE, 10 FEET IN WIDTH.

ITEM 11 EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY, FOR UNDERGROUND ELECTRIC SYSTEM AND
APPURTENANCES, RECORDED JUNE 30, 1950 AS INSTRUMENT NO. 9235 IN BOOK 926, PAGE 128 OF OFFICIAL
RECORDS, PORTION OF PARCEL ONE, 20 FEET IN WIDTH.

ITEM 12 EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE AND APPURTENANCES,
RECORDED JUNE 30, 1950 AS INSTRUMENT NO. 9236, IN BOOK 926, PAGE 129 OF OFFICIAL RECORDS, PORTION
OF PARCEL ONE, 20 FEET IN WIDTH. (UNPLOTTABLE)

ITEM 13 EASEMENT FOR UNITED STATES OF AMERICA, FOR WATER PIPELINE AND OR CONDUIT RECORDED
MAY 3, 1954, AS INSTRUMENT NO. 7331 IN BOOK 1235, PAGE 484 OF OFFICIAL RECORDS, PORTION OF PARCEL

ITEM 14 EASEMENT FOR UNITED STATES OF AMERICA, WATER PIPELINE AND OR CONDUIT, RECORDED MAY 3, 1954,
INSTRUMENT NO. 7332, BOOK 1235, PAGE 490, OF OFFICIAL RECORDS, PORTION OF PARCEL ONE.

ITEM 15 EASEMENT FOR CARPINTERIA COUNTY WATER DISTRICT, FOR WATER PIPELINE AND OR CONDUIT, RECORDED
OCTOBER 31, 1952 AS INSTRUMENT NO. 46164 IN BOOK 1960, PAGE 464, OF OFFICIAL RECORDS PORTION OF PARCEL
ONE, 10 FEET IN WIDTH.

ITEM 16 EASEMENT FOR COUNTY OF SANTA BARBARA SEAWALL MAINTENANCE ACCESS, RECORDED APRIL 13, 1965
AS INSTRUMENT NO. 13092 IN BOOK 2089, PAGE 1189 OF OFFICIAL RECORDS, PORTION OF PARCEL ONE WITHIN
SAND POINT ROAD.

ITEM 17 EASEMENT FOR COUNTY OF SANTA BARBARA SEAWALL AND MAINTENANCE ACCESS RECORDED
APRIL 13, 1965, INSTRUMENT NO. 13103, BOOK 2089, PAGE 1287, OF OFFICIAL RECORDS PORTION OF PARCEL ONE.

ITEM 18 EASEMENT FOR COUNTY OF SANTA BARBARA FOR SEAWALL, AND MAINTENANCE ACCESS RECORDED
APRIL 13, 1965, INSTRUMENT NO. 13104, BOOK 2089, PAGE 1274, OF OFFICIAL RECORDS, PORTIONS OF PARCEL ONE.

ITEM 19 EASEMENT FOR GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND CONDUITS, MANHOLES,
PEDESTALS, CABLES, WIRES AND APPURTENANCES RECORDED JULY 2, 1986 AS INSTRUMENT NO. 1986-039512 OFFICIAL
RECORDS PORTION OF PARCEL ONE WITHIN SAND POINT ROAD (FORMERLY SPINDRIFT LANE).

ITEM 20 "IRREVOCABLE OFFER TO DEDICATE EASEMENT " DATED SEPTEMBER 4, 1986
RECORDED OCTOBER 16, 1986, INSTRUMENT NO. 1986-067645, O.R.

ITEM 21 EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRIC SUPPLY SYSTEMS,
COMMUNICATION SYSTEMS AND APPURTENANCES, RECORDED AUGUST 22, 1991, AS INSTRUMENT NO. 91-056318 OFFICIAL
RECORDS.

ITEM 22 EASEMENT FOR GARY H. WOOTEN FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES, RECORDED
AUGUST 30, 1994, AS INSTRUMENT NO. 94-067061 OFFICIAL RECORDS, PORTION OF PARCEL ONE WITHIN SAND POINT
ROAD (FORMERLY SPINDRIFT LANE).

ITEM 26 EASEMENT FOR CARPINTERIA SANITARY DISTRICT FOR UNDERGROUND SEWERAGE PIPELINES AND APPURTENANCES
RECORDED FEBRUARY 14, 2011, INSTRUMENT NO. 2011-0008300 OFFICIAL RECORDS, PORTION OF PARCEL ONE WITHIN
SAND POINT ROAD, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

ITEM 27 EASEMENT FOR CARPINTERIA SANITARY DISTRICT FOR CONSTRUCTION, INSTALLING, MAINTAINING, OPERATING
REPAIRING AND REPLACING A SEWERAGE PUMP STATION, SEWAGE PRESSURE PIPE LINES, VALVES AND APPURTENANCES
MARCH 16, 2011, INSTRUMENT NO. 2011-0016155 OFFICIAL RECORDS, PORTION OF PARCEL ONE.

ITEM 28 MEMORANDUM OF COTENANCY AGREEMENT RECORDED DECEMBER 7,2012 AS INSTRUMENT NO. 2012-0083875 OF O.R.

ITEM 29 EASEMENT FOR SPRINT COMMUNICATIONS COMPANY, L.P. ET AL FOR PERMANENT TELECOMMUNICATIONS CABLE
SYSTEM RECORDED DECEMBER 10, 2013 AS INSTRUMENT NO. 2013-0077382 OF OFFICIAL RECORDS PORTION OF PARCEL
(UNPLOTTABLE)

LEGAL DESCRIPTION :

PARCEL ONE:

BEING THAT PORTION OF LOT 2, ACCORDING TO THE PARTITION MAP IN THE CASE OF COYLE VS. SOUTHERN PACIFIC RAILROAD
COMPANY, ET AL., CASE NO. 2262, HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA
BARBARA, SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO URSULA H. CARR, RECORDED MARCH 2, 1986 IN
BOOK 149, PAGE 90 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE 1ST, ALONG THE EASTERLY LINE OF SAID LAND SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF
128.08 FEET TO A POINT IN THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE 2ND, ALONG SAID CENTERLINE, SOUTH 44 DEGREES 23 MINUTES 30 SECONDS EAST, 96.17 FEET MORE OR LESS, TO A
POINT BEING 19 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT
NORTH 4 DEGREES 19 MINUTES 00 SECONDS WEST, 198.07 FEET FROM A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED
TO FREDERICK F. PEARBOY RECORDED IN BOOK 149, PAGE 88 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE 3RD, PARALLEL WITH SAID WESTERLY LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 769.84 FEET
TO THE MEAN HIGH WATER MARK OF THE PACIFIC OCEAN;

THENCE 4TH, ALONG SAID HIGH WATER MARK, SOUTH 42 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 189.69 FEET
TO THE WESTERLY LINE OF SAID LAND DESCRIBED IN BOOK 149, PAGE 88 OF DEEDS;

THENCE 5TH, ALONG SAID WESTERLY LINE, NORTH 1 DEGREE 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 209.66 FEET TO
THE NORTHWEST CORNER OF SAID LAND, SAID CORNER BEING IN SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT
OF WAY;

THENCE 6TH, ALONG SAID SOUTHERLY LINE, NORTH 89 DEGREES 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 205.58 FEET
TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON EXCLUSIVE EASEMENT AS REFERRED IN DEED RECORDED AUGUST 30, 1994 AS INSTRUMENT NO. 94-07061 OF OFFICIAL
RECORDS, FOR ROADWAY, PRIVATE AND PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF LOT 2, ACCORDING TO THE PARTITION MAP IN THE CASE OF COYLE VS. SOUTHERN PACIFIC RAILROAD COMPANY,
ET AL., CASE NO. 2262, HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA
BARBARA, SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SPINDRIFT LANE, 40 FEET WIDE, AS SHOWN ON RECORDS OF SURVEY RECORDED IN
BOOK 85, PAGE 19 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING
DISTANT NORTH 44 DEGREES 23 MINUTES 30 SECONDS WEST, 198.07 FEET FROM A POINT IN THE WESTERLY LINE OF
THE LAND DESCRIBED IN DEED TO FREDERICK F. PEARBOY RECORDED IN BOOK 149, PAGE 88 OF DEEDS, RECORDS OF SAID
COUNTY;

THENCE 1ST, ALONG SAID PARALLEL LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 23.04 FEET TO A LINE
PARALLEL WITH AND DISTANT SOUTHWESTERLY 20.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF SPINDRIFT LANE;

THENCE 2ND, ALONG SAID PARALLEL LINE, NORTH 44 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 96.17 FEET TO THE
EASTERLY LINE OF SAID LAND DESCRIBED IN DEED TO URSULA H. CARR RECORDED MARCH 2, 1986 IN BOOK 149, PAGE 90, OF OFFICIAL
RECORDS OF SAID COUNTY;

THENCE 3RD, ALONG SAID EASTERLY LINE, NORTH 1 DEGREE 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.04 FEET TO SAID
CENTERLINE OF SPINDRIFT LANE;

THENCE 4TH, ALONG SAID CENTERLINE, SOUTH 44 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 96.17 FEET TO THE POINT
OF BEGINNING.

PARCEL THREE:

AN EASEMENT AS REFERRED IN DEED RECORDED AUGUST 30, 1994 AS INSTRUMENT NO. 94-067061 OF OFFICIAL RECORDS, FOR BEACH
ACCESS, INGRESS, EGRESS AND MAINTENANCES OVER THE FOLLOWING DESCRIBED LAND:

BEING THAT PORTION OF LOT 2, ACCORDING TO THE PARTITION MAP IN THE CASE OF COYLE VS. SOUTHERN PACIFIC RAILROAD COMPANY,
ET AL., CASE NO. 2262, HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA
BARBARA, SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SPINDRIFT LANE, 40 FEET WIDE, AS SHOWN ON RECORDS OF SURVEY RECORDED IN
BOOK 85, PAGE 19 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT
NORTH 4 DEGREES 19 MINUTES 00 SECONDS WEST, 198.07 FEET FROM A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED
TO FREDERICK F. PEARBOY RECORDED IN BOOK 149, PAGE 88 OF DEEDS, RECORDS OF SAID COUNTY; THENCE PARALLEL WITH SAID
WESTERLY LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE 1ST, CONTINUING ALONG SAID PARALLEL LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 474.77 FEET
TO THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN;

THENCE 2ND, NORTHWESTERLY ALONG SAID HIGH WATER MARK, NORTH 42 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF
128.08 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND CONVEYED TO ANN H. SPALDING IN DEED RECORDED OCTOBER 23, 1990
IN BOOK 149, PAGE 105 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE 3RD, ALONG SAID WESTERLY LINE, NORTH 4 DEGREES 24 MINUTES 00 SECONDS EAST, 250.98 FEET, TO THE POINT OF BEGINNING.

THENCE 4TH, NORTH 30 DEGREES 4 MINUTES 32 SECONDS EAST, A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

A NON EXCLUSIVE EASEMENT AS REFERRED IN DEED RECORDED AUGUST 30, 1994 AS INSTRUMENT NO. 94-067061 OF OFFICIAL RECORDS, FOR BEACH
ACCESS, INGRESS, EGRESS AND MAINTENANCES OVER THE FOLLOWING DESCRIBED LAND:

BEING THAT PORTION OF LOT 2, ACCORDING TO THE PARTITION MAP IN THE CASE OF COYLE VS. SOUTHERN PACIFIC RAILROAD COMPANY,
ET AL., CASE NO. 2262, HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA
BARBARA, SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SPINDRIFT LANE, 40 FEET WIDE, AS SHOWN ON RECORDS OF SURVEY RECORDED IN
BOOK 85, PAGE 19 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT
NORTH 4 DEGREES 19 MINUTES 00 SECONDS WEST, 198.07 FEET FROM A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED
TO FREDERICK F. PEARBOY RECORDED IN BOOK 149, PAGE 88 OF DEEDS, RECORDS OF SAID COUNTY; THENCE PARALLEL WITH SAID
WESTERLY LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE 1ST, CONTINUING ALONG SAID PARALLEL LINE, SOUTH 1 DEGREE 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 474.77 FEET
TO THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN;

THENCE 2ND, NORTHWESTERLY ALONG SAID HIGH WATER MARK, NORTH 42 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF
128.08 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND CONVEYED TO ANN H. SPALDING IN DEED RECORDED OCTOBER 23, 1990
IN BOOK 149, PAGE 105 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE 3RD, ALONG SAID WESTERLY LINE, NORTH 4 DEGREES 24 MINUTES 00 SECONDS EAST, 250.98 FEET, TO THE POINT OF BEGINNING.

THENCE 4TH, NORTH 30 DEGREES 4 MINUTES 32 SECONDS EAST, A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
EASTERLY LINE OF A F.M. 005-460-046 BEING
SOUTH 01°06'00" WEST BOOK 39 PG. 27 R.S.

SURVEYOR'S CERTIFICATE:

CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 4.5.3-10 OF
TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JAN. 21, 2014
DATE: JULY 14, 2014

REGISTRATION NO. L.S. 4449

GROSS AREA TO RECORD M.H.T.
AREA 348,779 SQ. FT. = 8.00 ACRES

GROSS AREA TO MEASURED M.H.T.
AREA 311,045 SQ. FT. = 7.14 ACRES

LARRY PEARSON LAND SURVEYOR L.S. 4449
4229 KINGFISHER ROAD, CALABASAS, CALIF. 91302
PHONE (818) 591-8709

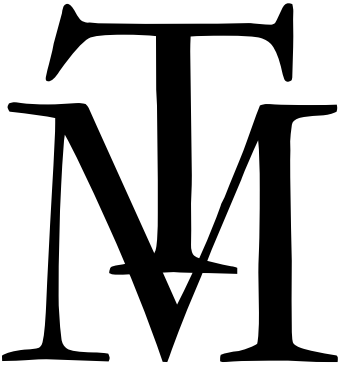
APPROVED BY _____ L.S. 4449
DATE _____ W.O. 14-4245B

1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068
SITE ADDRESS: 711 SAND POINT ROAD
CARPINTERIA, CA. 93013
ASSESSOR'S PARCEL NO. 005-460-046

F.E.M.A. FLOOD ZONES AE AND VE ELEV. 13

BENCH MARK: BM. #1 FD. 2" DISK IN CONC.
MKD. BENCH MARK NO. 1 EL.=5.50'
N.G.V.D. 1929 DATUM

5.50
+ 2.57
ELEV.= 8.07 N.A.V.D. 1988 DATUM
USED FOR B.M. NO 1



T.M. MORRISON
& ASSOCIATES

TEL: 323.512.7700
FAX: 323.378.5289

CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD,
CARPINTERIA,
CA 93013

ITEM #20
PAR. 2
TO THE TOE OF
OF THE EX. N'LY.
SEA WALL

REVISIONS:

SHEET TITLE

SURVEY SHOWING
EXISTING EASEMENTS

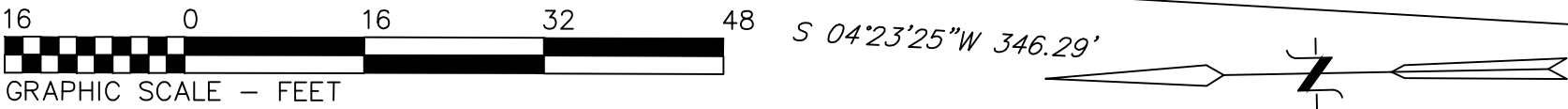
SCALE:
AS NOTED

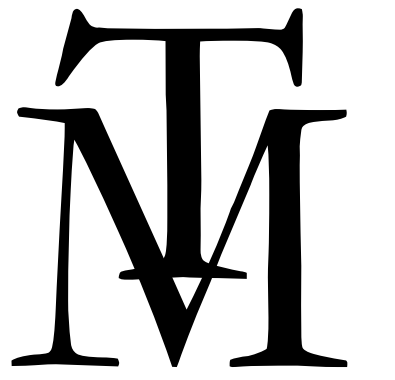
DATE:
05.25.2019

PROJECT NUMBER:

A-0a

SURVEY SHOWING ALL EXISTING EASEMENTS
TO BE MODIFIED
scale:1/16"=1'-0"





T.M. MORRISON
& ASSOCIATES

1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068

TEL: 323.512.7700
FAX: 323.378.5289

CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD ,
CARPINTERIA,
CA 93013

REVISIONS:

SHEET TITLE

TOPOGRAPHICS
MAP

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-0b

LOT SIZE: 6.30 ACRES/274,428.00 SQ. FT.

GROSS AREA: 40,408.00 SQ. FT.

APN: 005-460-046

EXISTING RESIDENCE: 2,634.00 SQ. FT.

DEMOLISHED RESIDENCE: 2,634.00 SQ. FT.

PROPOSED NET RESIDENCE: 7,023.20 SQ. FT.

PROPOSED GROSS RESIDENCE: 7,683.60 SQ. FT.

MAX ALLOWED FAR PER HOA: 40,408X25%=10,102 SQ. FT.

PROPOSED RESIDENCE FAR PER HOA: 17.6 %

PROPOSED NET GARAGE/STORAGE: 2,190.4 SQ. FT.

PROPOSED GROSS GARAGE/STORAGE: 2,403.2 SQ. FT.

TYPE V, RESIDENTIAL

ZONE : 10-R-1

AVERAGE HEIGHT: ± 23'

DATE: JULY 3, 2019

ESTIMATED GRADING QUANTITIES

CUT: ± 470 C.Y. FILL: ± 850 C.Y.

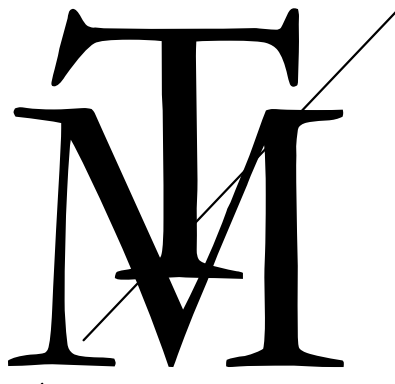
LEGAL DESCRIPTION

IN THE COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA BEING A
PORTION OF LOT 2, ACCORDING TO
THE PARTITION MAP IN THE CASE OF
COYLE VS. SOUTHERN PACIFIC
RAILROAD COMPANY, ET AL., CASE
NO. 2262, HAD IN THE SUPERIOR
COURT OF THE STATE OF
CALIFORNIA, IN AND FOR THE
COUNTY OF SANTA BARBARA,
SITUATED IN THE COUNTY OF SANTA
BARBARA RECORDS OF SAID
COUNTY.



TOPOGRAPHIC MAP

scale: 1/32"=1'-0"



T.M. MORRISON
& ASSOCIATES

1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068
TEL: 323.512.7700
FAX: 323.378.5289

CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD ,
CARPINTERIA,
CA 93013

REVISIONS:

SHEET TITLE

PROPOSED
FLOOR PLAN

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-1a

701 SAND POINT RD.

PROPERTY LINE

FIRE TRUCK PARKING

10' SIDE SETBACK

BLACK PINE
TO REMAIN

50'-0"

TOW 41
BEW 9.0

TOW 12.5
BCW 11'

F.G.12.5'

F.G.15'

F.G.15.2'

F.G.12.5'

F.G.12.5'

F.G.12.5'

F.G.12.5'

F.G.12.5'

GRAVEL DRIVEWAY

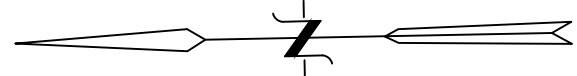
PROPERTY LINE

10' SIDE SETBACK

NORFOLK ISLAND PINE
TO REMAIN

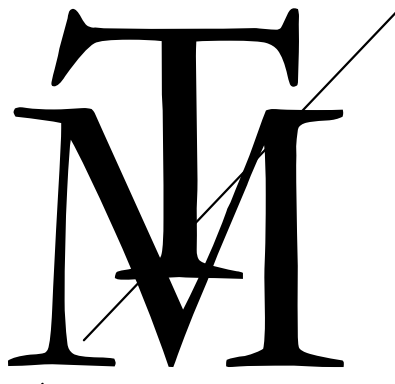
LOUNGE
AVERAGE F.G.12.5'
DECK @ 14.7'

PROPOSED FLOOR PLAN
scale:1/8"=1'-0"



721 SAND POINT RD.

16'-27"



T.M. MORRISON
& ASSOCIATES

1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068
TEL: 323.512.7700
FAX: 323.378.5289

CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD ,
CARPINTERIA,
CA 93013

REVISIONS:

SHEET TITLE

PROPOSED
BASEMENT PLAN

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-1b

701 SAND POINT RD.

PROPERTY LINE

10' SIDE SETBACK

FIRE TRUCK PARKING

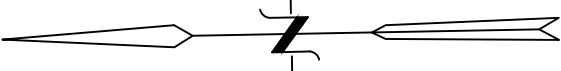
DRIVEWAY

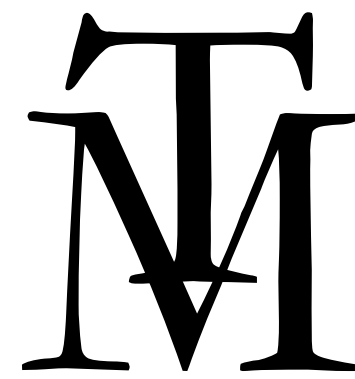
PROPOSED
SINGLE FAMILY
RESIDENCE
MAIN F.F.17.8'

LOUNGE
AVERAGE F.G.12.5'
DECK @ 14.7'

JACUZZI

PROPOSED GARAGE AND STORAGE
scale:1/8"=1'-0"





T.M. MORRISON
& ASSOCIATES

1910 OUTPOST DRIVE,
LOS ANGELES, CA 90068
TEL: 323.512.7700
FAX: 323.378.5289

CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD ,
CARPINTERIA,
CA 93013

REVISIONS:

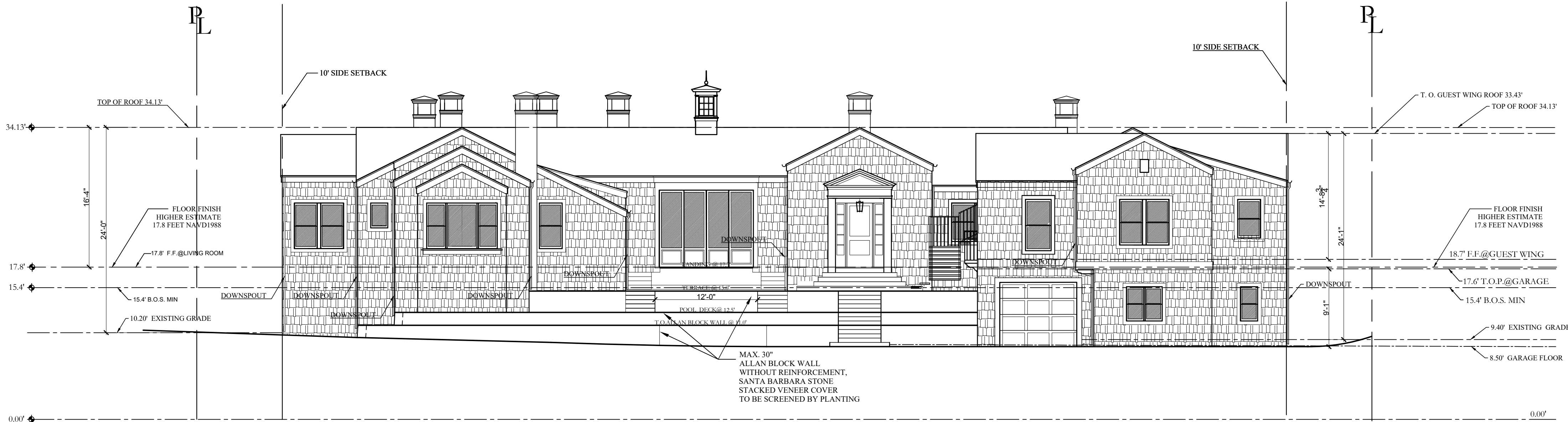
SHEET TITLE

PROPOSED NORTH
AND SOUTH
ELEVATIONS

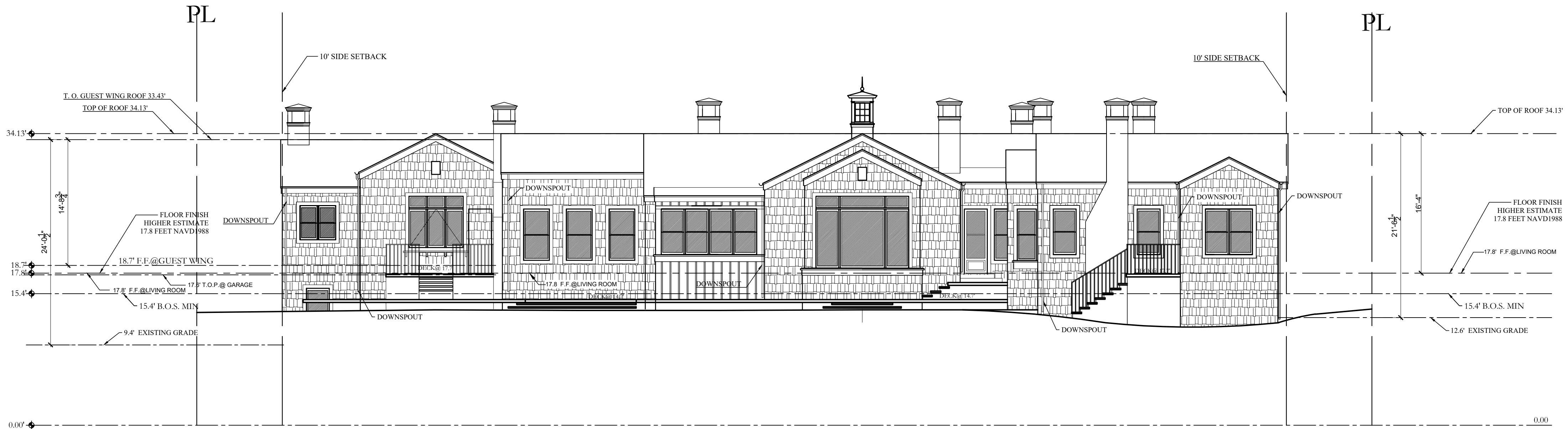
DATE:
05.25.2019

PROJECT NUMBER:

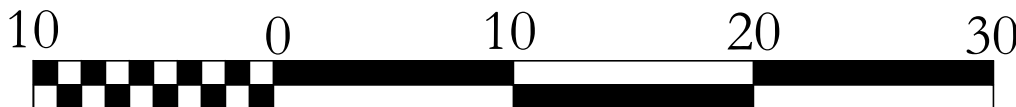
A-2



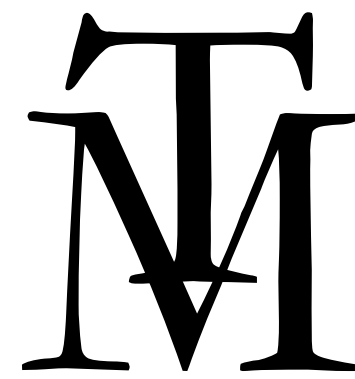
NORTH ELEVATION
scale:1/8"=1'-0"



SOUTH ELEVATION
scale:1/8"=1'-0"



GRAPHIC SCALE - FEET



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CONSULTANTS

PROJECT NAME

711 SAND POINT ROAD ,
CARPINTERIA,
CA 93013

REVISIONS:

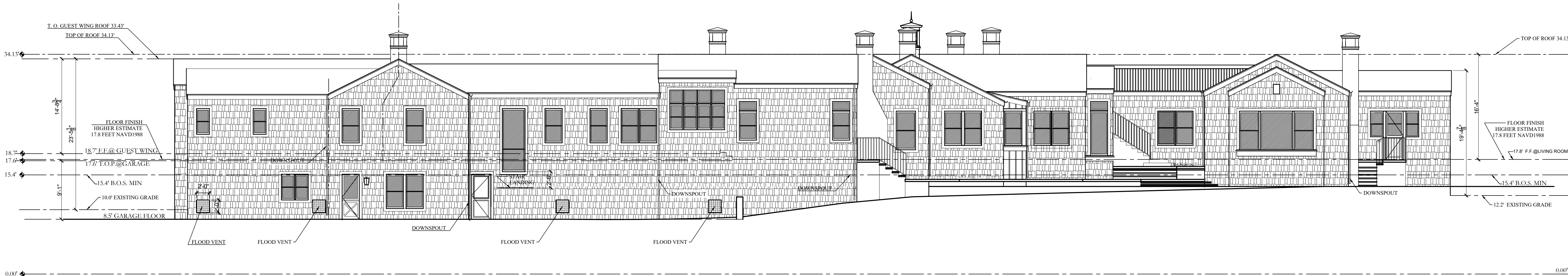
SHEET TITLE

PROPOSED EAST
AND WEST
ELEVATIONS

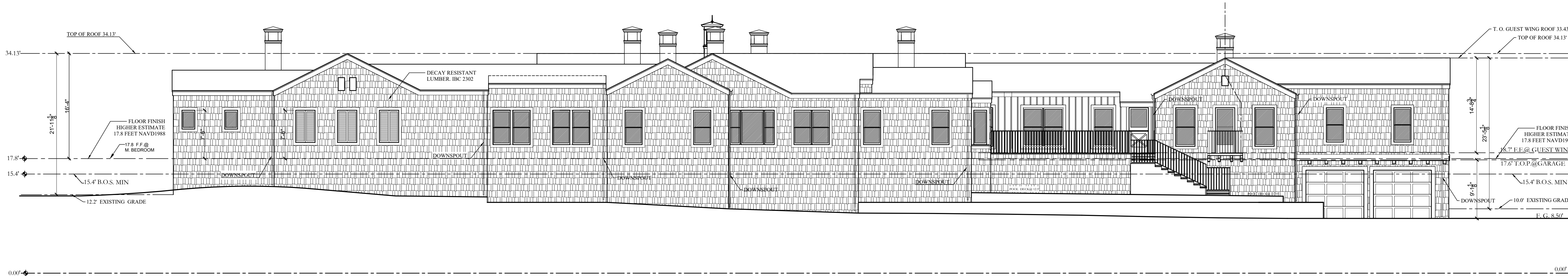
DATE:
05.25.2019

PROJECT NUMBER:

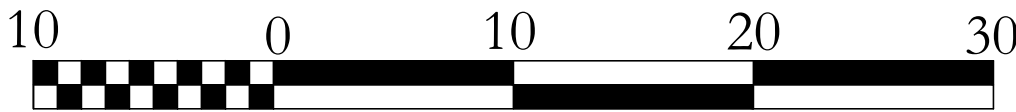
A-3



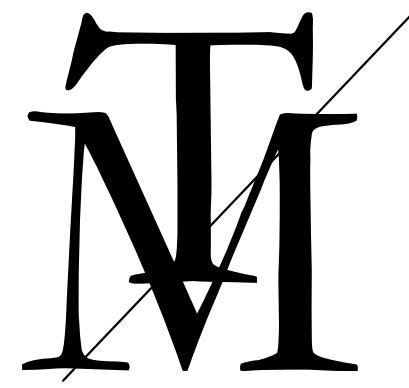
WEST ELEVATION
scale:1/8"=1'-0"



EAST ELEVATION
scale:1/8"=1'-0"



GRAPHIC SCALE - FEET



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SHEET TITLE

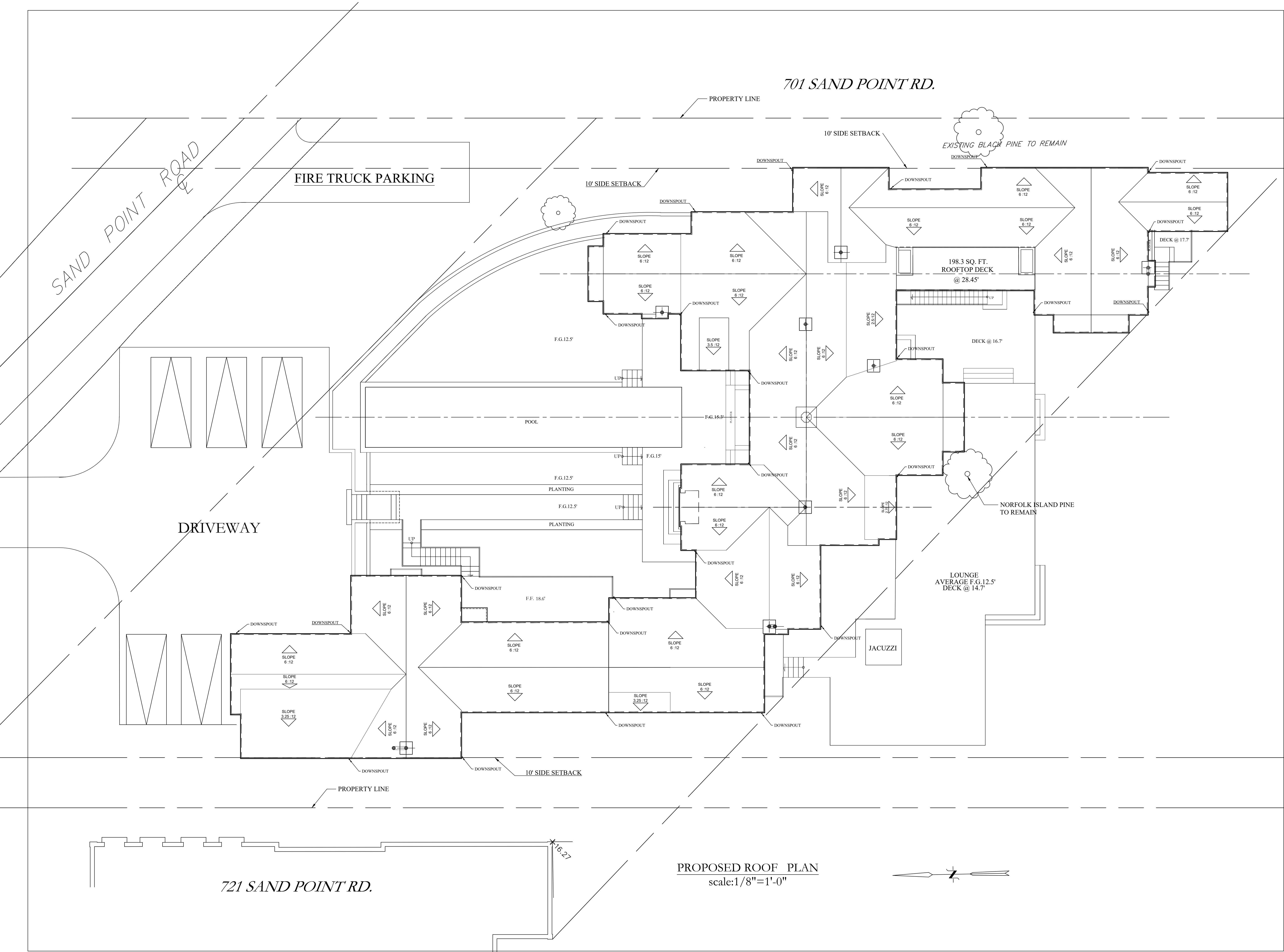
ROOF PLAN

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-4





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PROJECT NAME

REVISIONS:

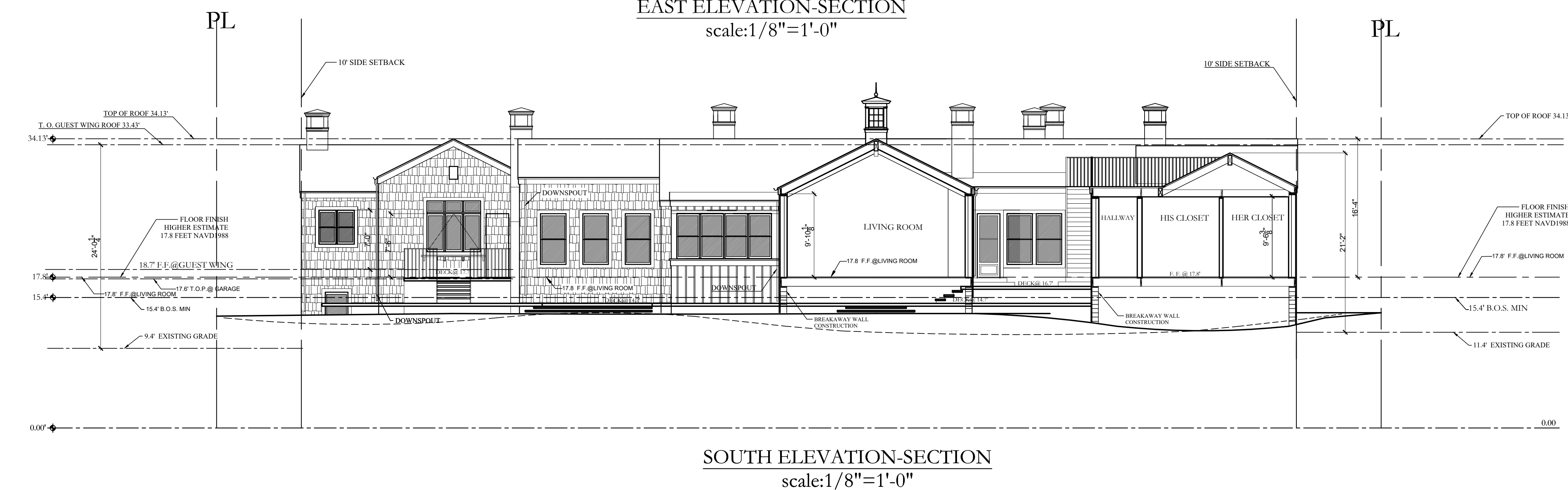
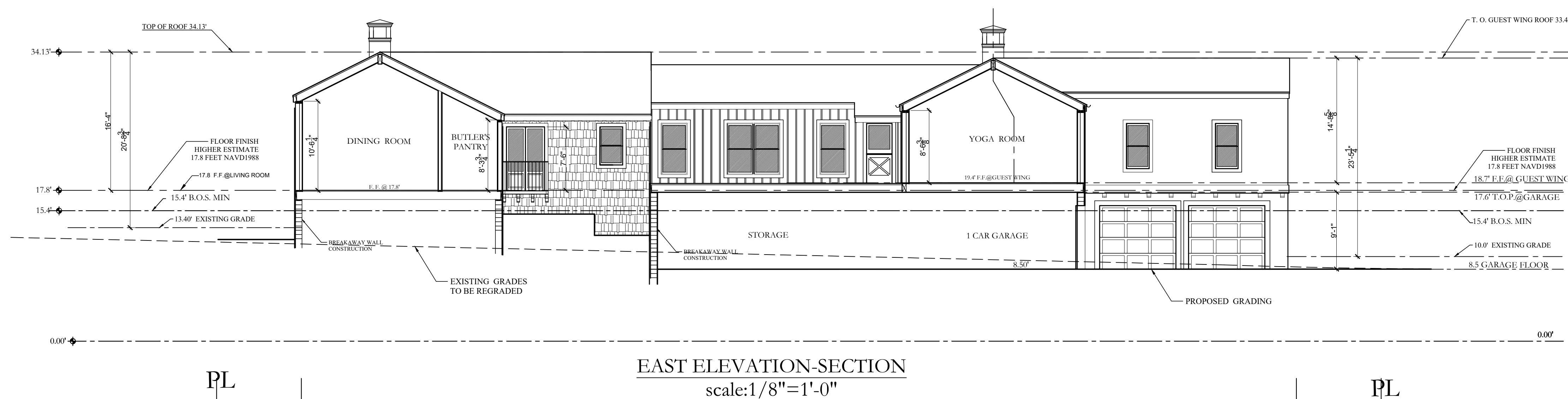
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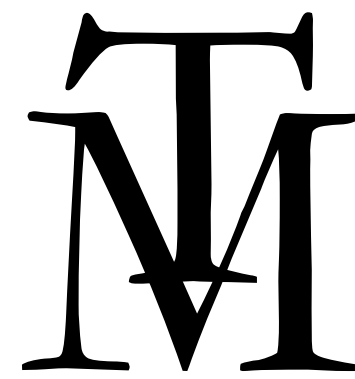
SECTIONS

PROJECT NUMBER:

A-5

PROJECT NUMBER:





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SHEET TITLE

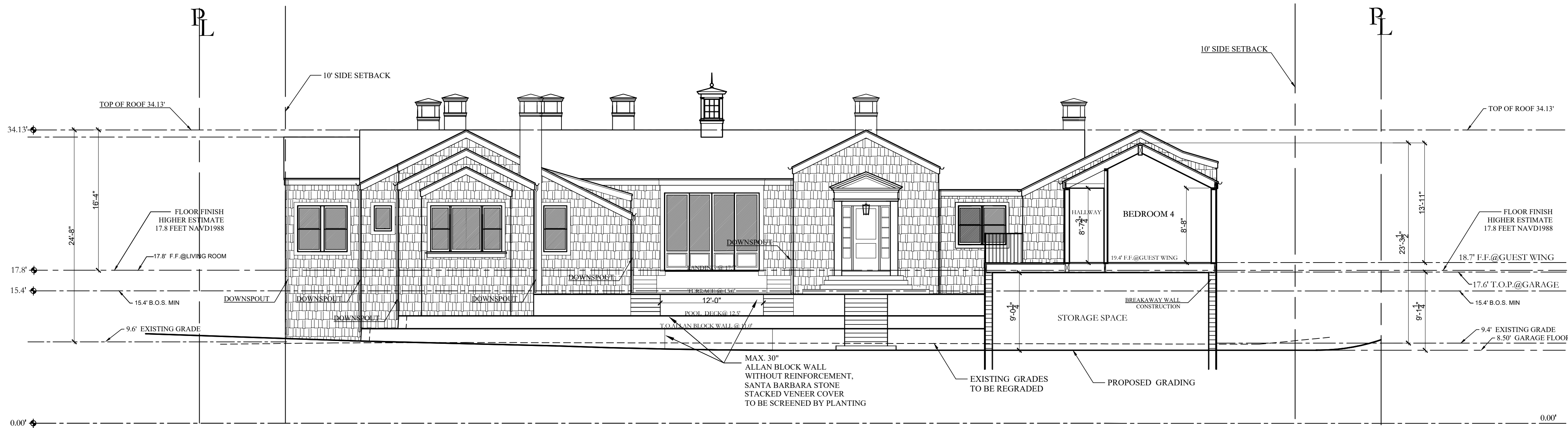
SECTIONS

SCALE:
AS NOTED

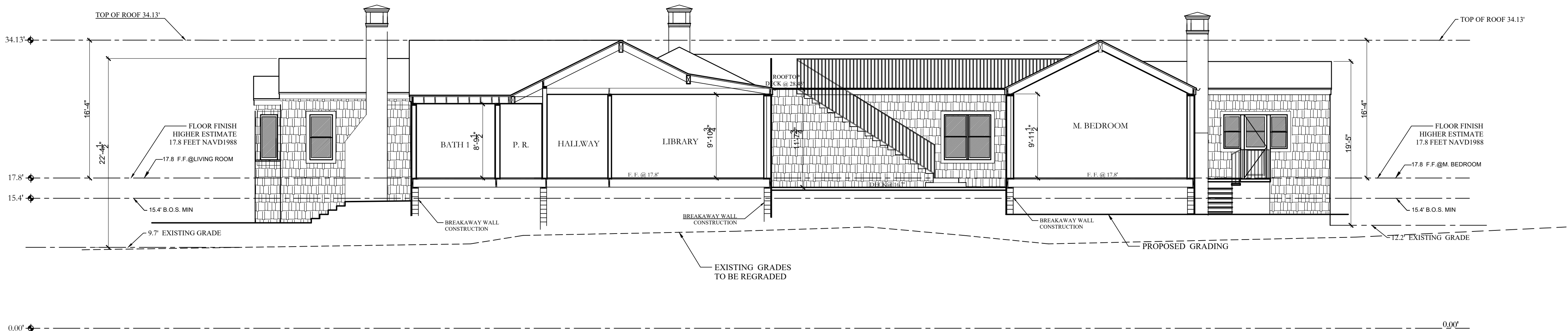
DATE:
05.25.2019

PROJECT NUMBER:

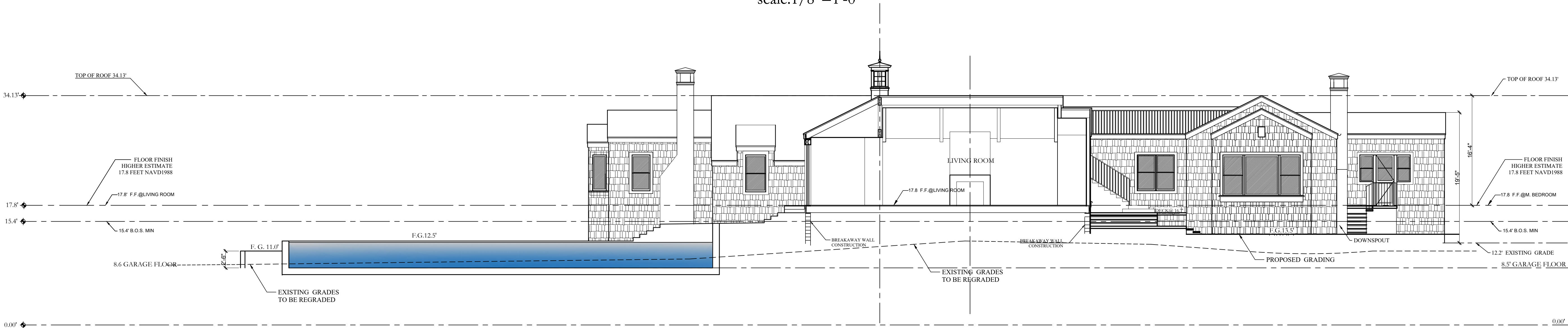
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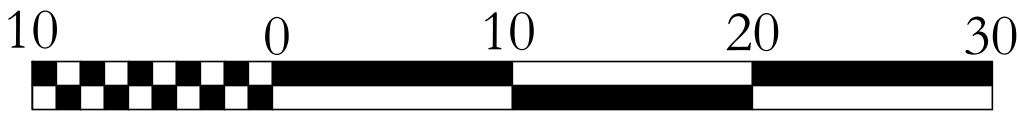
NORTH ELEVATION-SECTION
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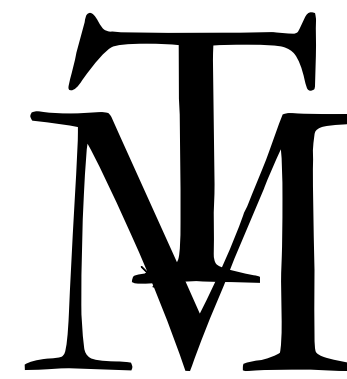
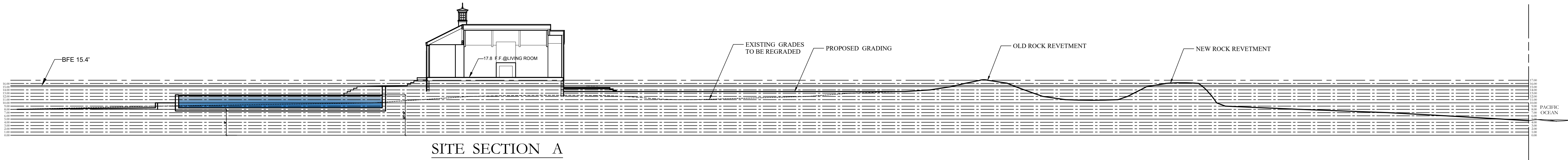
SECTION THROUGH LIBRARY
scale:1/8"=1'-0"



SECTION THROUGH LIVING ROOM
scale:1/8"=1'-0"



GRAPHIC SCALE - FEET



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REVISIONS:

SHEET TITLE

PROPOSED
WASHOUT AREA,
SITE SECTION

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

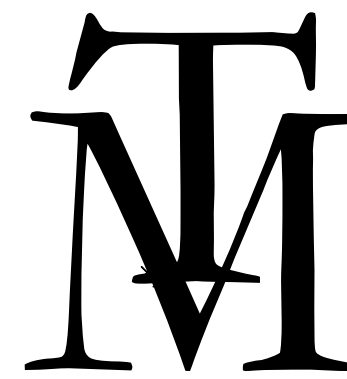
A-7

EQUIPMENT WASHOUT AREA
scale: 1/8"=1'-0"

THE CONTRACTOR WILL PROVIDE A
DEDICATED PLASTIC LINED BASIN
ANY CONCRETE OR PAINT WILL BE
WASHED OUT. NO WASHOUT
RESIDUE WILL LEAVE THE PREMISES
OR BE ALLOWED TO PENETRATE
THE SOILS.

PROPOSED SITE PLAN
scale: 1/16"=1'-0"





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SHEET TITLE

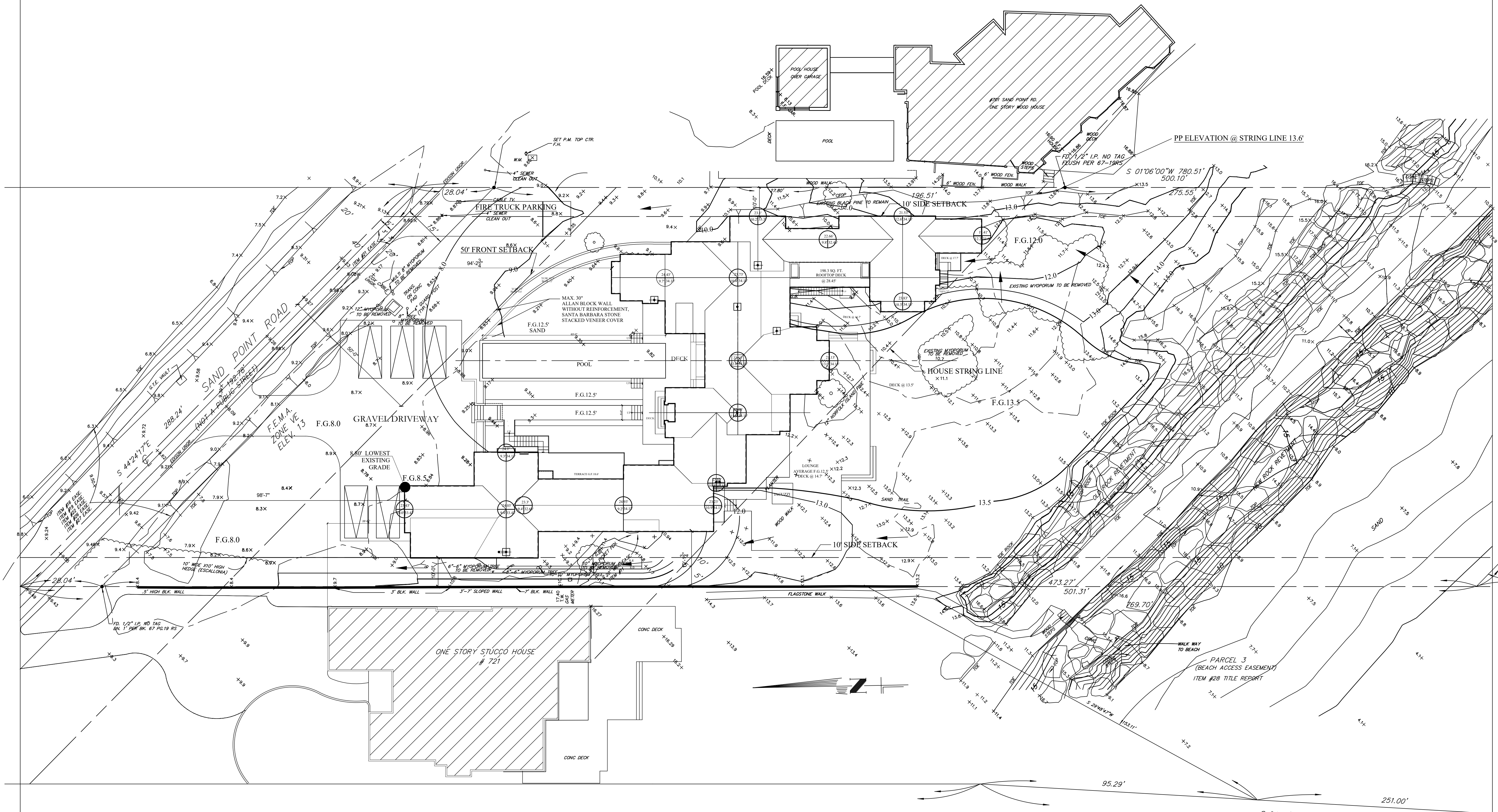
RIDGE HEIGHTS

SCALE:
AS NOTED

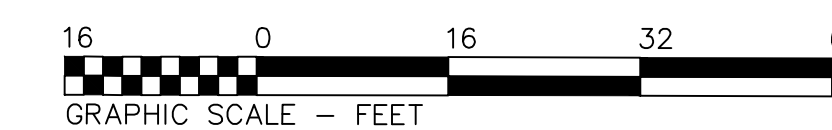
DATE:
05.25.2019

PROJECT NUMBER:

A-8



PROPOSED SITE PLAN
scale:1/16"=1'-0"

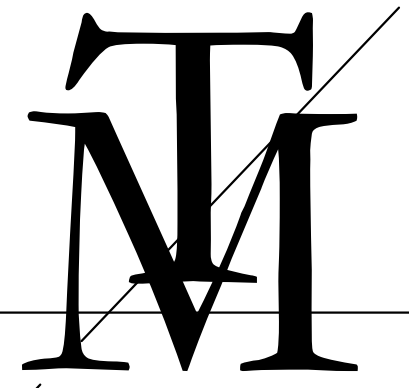


— — — — — EXISTING GRADES TO BE REGRADED
- - - - - EXISTING DECKING AND HARDSCAPING TO BE REMOVED

EXISTING GRADE DIRECTLY
BELOW RIDGELINE OR EAVE

VERTICAL DISTANCE FROM
RIDGELINE OR EAVE TO THE
EXISTING GRADE DIRECTLY
BELOW

GRADE AT RIDGELINE OR EAVE



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SHEET TITLE

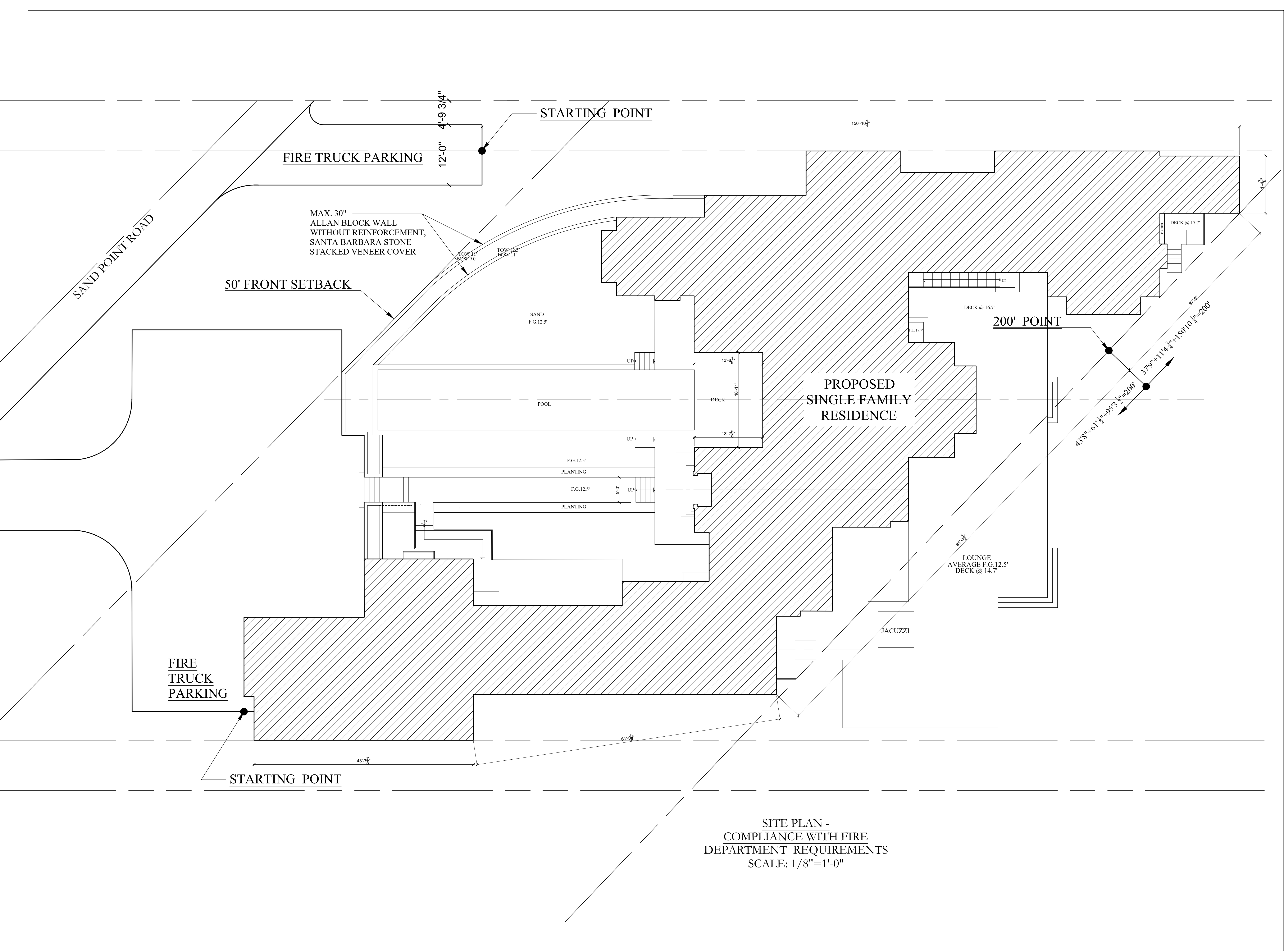
PROPOSED FIRE
TRUCK ACCESS
PLAN

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-9



NCES		Mode: Single Case		Functional Area: Wave + Structure Interaction	
Application: Wave Runup and Overtopping on Impermeable Structures					
Item		Unit	Value	Smooth Slope Runup and Overtopping	
Incident Wave Height	H _i	ft	8.500	711 Sand Point Road	
Wave Period	T ₀	sec	15.000		
COTW of Nearshore Slope	COTW _s		125.000		
Water Depth at Structure Toe	d _s	ft	10.300		
COTW of Structure Slope	COTW _s		17.000		
Structure Height Above Toe	h _s	ft	12.200	4.6 FT SLR	
Wave Runup	R	ft	5.444	NO REVETMENT	
Onshore Wind Velocity	U ₁₀	ft/sec	6.439		
Deepwater Wave Height	H _D	ft	6.040		
Relative Height	H ₀ /gT ^{2/3}		0.00658		
Wave Steepness	H ₀ /gT ^{2/3}		0.00658		
Overtopping Coefficient	K _o		0.07000		
Overtopping Coefficient	K _o		0.07000		
Overtopping Rate	Q	ft ³ /s-ft	10.474		

The calculated natural beach overtopping rate for the design condition is 10.5 ft³/s-ft for 4.6 feet SLR . For the calculated overtopping rate, the height of water can be calculated using the empirical formula provided by the USACOE (Protection Alternatives for Levees and Floodwalls in Southeast Louisiana, May 2006, equations 3.1) based upon the calculated overtopping rate Q for the SLR case. For 10.5 ft³/s-ft the height of the overtopping bore is about 2.3 feet.

For the future natural beach the estimated beach retreat using erosion on average of 2 ft/yr is 150 feet. In a recent CCC staff report for a southern California (Ventura) beachfront property (Report Th15a-3-2019), CCC staff used a shoreline retreat of 40 feet for every 1 foot of SLR. While it is GSI's professional opinion that this is a very conservative rate applied to an already eroding shoreline, if we apply it at this relatively stable beach, then for 4.6 feet of SLR the beach would retreat 184 feet. To be conservative GSI will estimate the beach retreat to be the average of these two methods or 167 feet in 75 years. This is shown on the DBP in APPENDIX II. While not a likely scenario, if the revetments are removed today, then the shoreline could retreat such that the new beach berm is at about the structure string line. The elevation of the future berm is +13.5 feet NAVD88 and when the maximum bore height of 2.3 feet is added the effective flood elevation at the structure string line is +15.8 feet NSAD88. Due to the site topography, sloping back towards Sand Point Road, and the fact that the bore height dissipates as it travels landward, this is the site maximum flood elevation over the design life of the structure.

Typically the height limit, the building/deck string line, and other setbacks (building envelope) are provided by the County or other consultants. The coastal engineer typically provides the future potential flood elevation. The county of Santa Barbara has determined that the advisory flood elevation at this site is +15.4 feet NAVD88. In addition the County has a 2 feet clearance requirement for the minimum recommended finished floor height (FF) or +17.4 feet NAVD88. With the revetment in place and maintained, including SLR of about 4.6 feet, the site is reasonably safe from wave runup and overtopping and the FF of +17.4 feet NAVD88 is adequate to protect the development from flooding. With NO revetment in place and accounting for 4.6 feet of SLR, GSI calculates a future water elevation of +15.8 feet NAVD88. GSI believes that this is a conservative estimate

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GEOSOLS, INC RECOMMENDATION FOR MINIMUM FINISH FLOOR OF 17.8'

VE ZONING PLAN SCALE: N.T.S.

because it is GSI's professional opinion that the revetment will not be removed in the future.

Based upon County requirement that the FF be 2 feet above the advisory BFE, the FF elevation should be at or above +15.4 feet NAVD88. Based upon GSI analysis and SLR, the future flooding elevation may be +15.8 feet NAVD88. If the County 2 feet of freeboard is required, the FF elevation minimum would be +17.8 feet NAVD88.

BUILDING DESIGN

The location of the project along the top of the beach exposes the proposed development to coastal hazards when high tide events coincide with extreme storm events and SLR. During these events, wave run-up extends into the seawall (rock revetments) along the ocean side of the property and then dissipates into the sand between the revetments and underlying sand berm. This condition could be worsened if the higher predicted sea level rise scenarios were to occur which would cause tide levels to increase allowing storm waves to break closer to shore which would increase erosion and result in increased run-up levels, particularly if the seawall were removed. Therefore, the proposed improvements will be designed to accommodate and withstand the extreme tidal and run-up events assuming that the seawall were removed. It should be noted that if the revetment is removed, the beach berm could be located at about the proposed residence string line at the very end of the residences design life depending on the sea level rise that occurs (See DBP APPENDIX II).

The lower level will be below the predicted flood elevations if the seawall is removed so this space should be designed as uninhabited with break-away walls. The high SLR prediction was computed to inform the owner and allow planning for the currently anticipated, worst case scenario. Since the extreme sea level rise predictions and the removal of the seawall could cause erosion and result in tide levels that could inundate the lower level of the residence and portions of Sand Point Road towards the end of the design life of the improvements, the actual rate of sea level rise should be monitored and corrective measures (raising Sand Point Road, beach nourishment etc.) employed to protect life and the environment, if these conservative and extreme predictions occur.

According to the FEMA Coastal Construction Manuel, design within flood hazard zones should follow the guidance of Flood Resistant Design and Construction standards provided in ASCE 7-05 & 24-05. It is recommended that the structural design for this residence follow these guidelines as well as the current County of Santa Barbara Building Code provisions. The piles for the structure are to be designed to include both hydrodynamic and hydrostatic forces with a one percent chance of being exceeded in any year. According to the ASCE standards this residence is classified as a Category II structure and is located in a high hazard zone. Therefore, the structure will be constructed in compliance with Section 4 of ASCE 24-05. For this Category and location, it is recommended that perpendicular, lowest supporting horizontal structural members should be one (1) foot above the BFE and parallel, lowest supporting horizontal structural members could be positioned at the BFE. According to County Flood control, the freeboard to be applied at the site is 2 feet.

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Applying this freeboard to the GSI BFE gives an FF elevation of 17.8 feet NAVD88 which will be the minimum elevation for mechanical equipment and living space. The lower level space is to be considered uninhabited space and shall have break-away walls designed in accordance with ASCE 24-05.

Wave Forces

Using the identified water levels and overtopping bore elevations with respect to the proposed development, it was determined that although the proposed structure is above the design water level, wave run-up will extend to the proposed residence if the rock revetment is not present. Since the existing grade along the beach in front of the residence is above the design water level, direct forces from wave transmission and breaking will not affect the structure. However, the wave run-up bore that could extend to the residence will exert a force on the structure (piles and break-away walls). The force is related to the height of the bore (Hw) at the structure. As indicated in the Coastal Engineering Manual, the force of the surge per unit horizontal width to be as follows:

$$F_{\text{surge}} \approx 4.5\rho g(H_w)^2$$

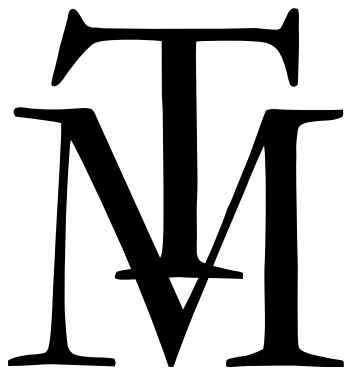
where ρ is the density of the water, H_w is the bore height, and g is gravity. Since the design wave run-up could extend to the residence if the seawall were removed, the force of the surge will be conservatively computed to the full height of the wave run-up above the eroded grade in front of the structure that could occur at the end of 75 years if SLR continues as predicted. Using a bore height of 3 feet the estimate wave bore force is about 3000 lbs per foot. These force values should be used to design the improvements along the ocean side of the site by multiplying the force values by the width of the improvement subject to the storm surge. Since other similar conditions will likely occur depending on the final design configuration, the project coastal engineer should review proposed improvements within the surge area and identify appropriate loadings resulting from the predicted wave run-up conditions at the site.

2. The consultant states that there is an existing sea wall and revetment present seaward of the residence, however, no seawall is referenced on the plans. Please clarify if there is sea wall present, and if so, the location, dimensions and permit status of the sea wall.

There is a double crested revetment fronting the site. The site topographic map (attached as APPENDIX I) shows the revetment(s).

3. Figure 4.0 "Section Through Project Site" provides existing site elevation, eroded ground surface without the existing revetments, and projected 75 year water elevation. Please update the figure to include the design beach profile (including foreshore slope), still water level, wave heights, wave run-up elevations and limits, and the structural limits and finished floor/grade elevations between the surf zone and Sand Point Road. Figure 4.0 also includes estimated scour profiles due to beach erosion. Please extend the section seaward to show the estimated foreshore slope. The estimated depth of beach scour elevation

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REVISIONS:

SHEET TITLE

GEOSOLS, INC
RECOMMENDATION
FOR MINIMUM
FINISH FLOOR OF 17.8'

VE ZONING PLAN

SCALE:
AS NOTED

DATE:
05.25.2019

PROJECT NUMBER:

A-10

