CONCEPTUAL 3D PERSPECTIVE VIEW FROM STREET
NOT TO SCALE

CONCEPTUAL HAND-SKETCH PERSPECTIVE VIEW
NOT TO SCALE

CONCEPTUAL 3D PERSPECTIVE VIEW FROM SEA WALL
NOT TO SCALE

ABBREVIATIONS

A.C. asphalt concrete
A.D. area drain
ADJ. adjustable
A.F.F. above finish floor
ASPH. asphalt

BD. board
BLDG. building
BLKG. blocking
B.O. bottom of

CAB. cabinet
CL. closet
CLG. ceiling
CLR. clear
COL. column
CONC. concrete
CONST. construction
COV. cover

DBL. double
D.F. drinking fountain
DET. detail
DTL. detail
DIA. diameter
DIM. dimension
DN. down
DS. downspout
D.S.P. dry standpipe
DW dishwasher
DWG. drawing

EA. each
EF exhaust fan
ELEV. elevation (building)
EQ. equal
EQUIP. equipment
EXIST. existing
EXT. exterior

F.D. floor drain
FIN. finish
FL. floor
F.O. face of
F.O.S. face of stud
FOUND. foundation
FT. foot or feet
FTG. footing

GALV. galvanized
GL. glass
GYP. gypsum

HDR. header
HT. height
H.W. hot water

I.D. inside diameter
INSUL. insulation
INT. interior

LAV. lavatory
LCC lead coated copper
LDR. leader

MAX. maximum
MIN. minimum
MISC. miscellaneous
MOULD. moulding

N.I.C. not in contract
NOM. nominal
NTS not to scale

O.D. outside diameter
OPNG. opening
OPP. opposite

PLYWD. plywood
P.T. pressure treated
PT. point

R. riser
R.D. roof drain
REF. refrigerator
REINF. reinforcing/reinforced
REQ'D. required
RM. room
R.O. rough opening

SH. shelf
SIM. similar
SPEC. specification
SQ. square
STOR. storage
STRUC. structural
SUSP. suspended

TR. trash
TEL. telephone
TEMP. tempered
T.O. top of
T.O.S. top of slab
TV televison
TYP. typical

U.N.O. unless noted otherwise

V.I.F. verify in field

W/ with
W/O without
W.C. water closet
WD. wood
W.I.C. walk-in closet

DEVELOPMENT

Project Description:

The project consists of the demolition and removal of an approximately 3,336 square foot existing split-story main residence with 663 square foot garage and attached decks in entirety. The new, proposed single-story, approximately 4,125 square foot main residence will have a finish floor elevation of 18.2 feet above sea level. An approximately 1,200 square foot garage at the ground floor level is proposed, with an average finish floor elevation of 9.0 feet above sea level. The ground floor level also contains approximately 1,214 square feet of understory circulation, storage and protected mechanical space, as well as an approximately 119 square foot covered area with outdoor shower. Approximately 1,436 square feet of new balcony, exterior stairs and uncovered deck with a spa and firepit are also proposed. Proposed site improvements include a new driveway, drive court and pedestrian walkways.

Structures to be Demolished: entirety of 3,999 square foot existing residence, garage and attached decks.

AGENCIES

PLANNING & DEVELOPMENT:	County of Santa Barbara Planning and Development 123 East Anapamu Street Santa Barbara, CA 93101-2058 (805) 568-2090
BUILDING & SAFETY:	County of Santa Barbara Planning and Development 123 East Anapamu Street Santa Barbara, CA 93101-2058 (805) 568-3030
FIRE DEPARTMENT:	Carpinteria-Summerland Fire 911 Walnut Avenue Carpinteria, CA 93013 (805) 684-4591

FLOOD SAFETY

This project is located within a Flood Hazard Overlay. Mandatory flood insurance purchase requirements and floodplain management standards apply.

CODE REQUIREMENTS

All work to comply with:
2016 CBC, 2016 CRC, 2016 CEC, 2016 CMC, 2016 CPC state codes

UTILITIES

WATER:	Carpinteria Valley Water District 1301 Santa Ynez Avenue Carpinteria, CA 93013 Phone: (805) 684-2816
ELECTRIC POWER:	Southern California Edison Phone: (800) 655-4555
NATURAL GAS:	Southern California Gas Company Phone: (800) 427-2000
TELEPHONE:	Cox Communications (805) 683-6651

APPROXIMATE AREA CALCULATIONS

RESIDENCE AREAS (NET & GROSS)

Existing first floor square footage of residence to be demolished:	3,336 sq.ft. (net)	3,548 sq.ft. (gross)
Proposed first floor square footage of new residence:	4,125 sq.ft. (net)	4,412 sq.ft. (gross)
Total first floor square footage increase:	789 sq.ft. (net)	864 sq.ft. (gross)

GARAGE AREAS (NET & GROSS)

Existing 2-Car Garage:	663 sq.ft. (net)	726 sq.ft. (gross)
Proposed 3-Car Garage:	1,202 sq.ft. (net)	1,381 sq.ft. (gross)
Total Garage square footage increase:	539 sq.ft. (net)	655 sq.ft. (gross)

PROPOSED EXTERIOR STAIRS, DECK & SPA AREAS

Uncovered Deck and Stairs:	1,384 sq.ft. (net)
Spa:	52 sq.ft. (net)
Total square footage:	1,436 sq.ft. (net)

UNDERSTORY AREAS (NET & GROSS)

Non-Habitable Outdoor Furniture Storage:	268 sq.ft. (net)	296 sq.ft. (gross)
Non-Habitable Surfboard Storage:	265 sq.ft. (net)	326 sq.ft (gross)
Lower Entry/Stairwell/Storage:	358 sq.ft. (net)	404 sq.ft. (gross)
Covered Area w/ Outdoor Shower:	119 sq.ft. (net)	136 sq.ft. (gross)
Mechanical Vault:	323 sq.ft. (net)	417 sq.ft. (gross)
Proposed 3-Car Garage:	1,200 sq.ft. (net)	1,381 sq.ft. (gross)
Total square footage:	2,533 sq.ft. (net)	2,960 sq.ft. (gross)

FLOOR AREA RATIO (FOR HOA REFERENCE ONLY)

Total proposed floor area	4,125 sq.ft. (net)
Buildable area HOA MAX = 0.25 Proposed FAR:	20,856 sq.ft. = 0.20

PROJECT TEAM

OWNER:	Tim and Allison Coleman 607 Sand Point Road Carpinteria, CA 93013
ARCHITECT OF RECORD:	Two Trees Architect Daniel Longwill 407 Bryant Circle, Suite A Ojai, CA 93023 (805) 403-6595 danny@twotrees-architect.com
DESIGN ARCHITECT:	Charles Hilton Architects Charles Hilton 170 Mason Street Greenwich, CT 06830 (203) 489-3800 ch@hiltonarchitects.com
GENERAL CONTRACTOR:	TBD
STRUCTURAL ENGINEER:	Ashley & Vance Engineering Paul Belmont 924 Chapala Street, Suite D Santa Barbara, CA 93101 (805) 962-9966 paul@ashleyvance.com
LAND USE CONSULTANT:	Siemens Planning Jennifer Siemens 5210 Carpinteria Avenue #103 Carpinteria, CA 93013 (805) 318-1049 jennifer@siemensplanning.com
CIVIL ENGINEER:	Ashley & Vance Engineering Jason J. Gotsis, P.E. 924 Chapala St. Suite D Santa Barbara, CA 93101 (805) 962-9966 jason@ashleyvance.com
LANDSCAPE ARCHITECT:	James Doyle Design Associates (prev. Doyle Herman Design Associates) James Doyle 125 Greenwich Avenue Greenwich, CT 06830 (203) 869-2900 jd@jdda.com
COASTAL PLANNER:	Winecki Consulting, Inc. Amber Geraghty Santa Barbara, CA (805) 284-3870 atysor@hotmail.com
COASTAL ENGINEER:	Streamline West Engineering Greg Reid (503) 577-0493 greg@streamlinewest.com
SURVEYOR:	Prober Land Surveying Jeff Prober 645 Floral Vista Drive Santa Barbara, CA 93109 (805) 452-9690

PROJECT DATA

ADDRESS:	607 Sand Point Road Carpinteria, CA 93013
A.P.N.:	004-098-006
Proposed Max. Building Height:	25.75' Abv. Existing Grade
Zone.:	10-R-1
Parcel Size:	1.2 Acre
Existing Use:	SFD
Proposed Use:	SFD
Existing No. Of Buildings:	1
Existing No. Res. Units:	1
Proposed No. of Buildings:	1
New No. Res. Units:	1 4,412 (gross) sq.ft. total
Existing Parking Spaces:	2
Proposed Parking Spaces:	3
Utilities: Water: Sewer Disposal: Gas:	 Public Public Natural Gas
Grading Quantities: Cut Quantity: 260 cubic yards Fill Quantity: 100 cubic yards Net Quantity: 160 cubic yards export	
Impervious Surfaces:	Approx. Existing 5,718 sq.ft. Approx. Proposed 9,328 sq.ft.

N
VICINITY MAP
NOT TO SCALE

SHEET INDEX

Prior to final submission, applications for grading and building permits shall be reviewed by the Project Coastal Engineering Consultant for adequacy relative to threats and impacts from hazards arising from flooding, tsunamis, beach erosion, and ground failure from soil liquefaction. The Project Coastal Engineer's recommendations shall be incorporated into the plans as notes and details and referenced on the project plans. The Project Coastal Engineer shall review, sign, and wet stamp the final building plans.

PERSPECTIVE VIEW - AERIAL
NOT TO SCALE

TWO TREES
ARCHITECT

Charles Hilton
ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:
COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

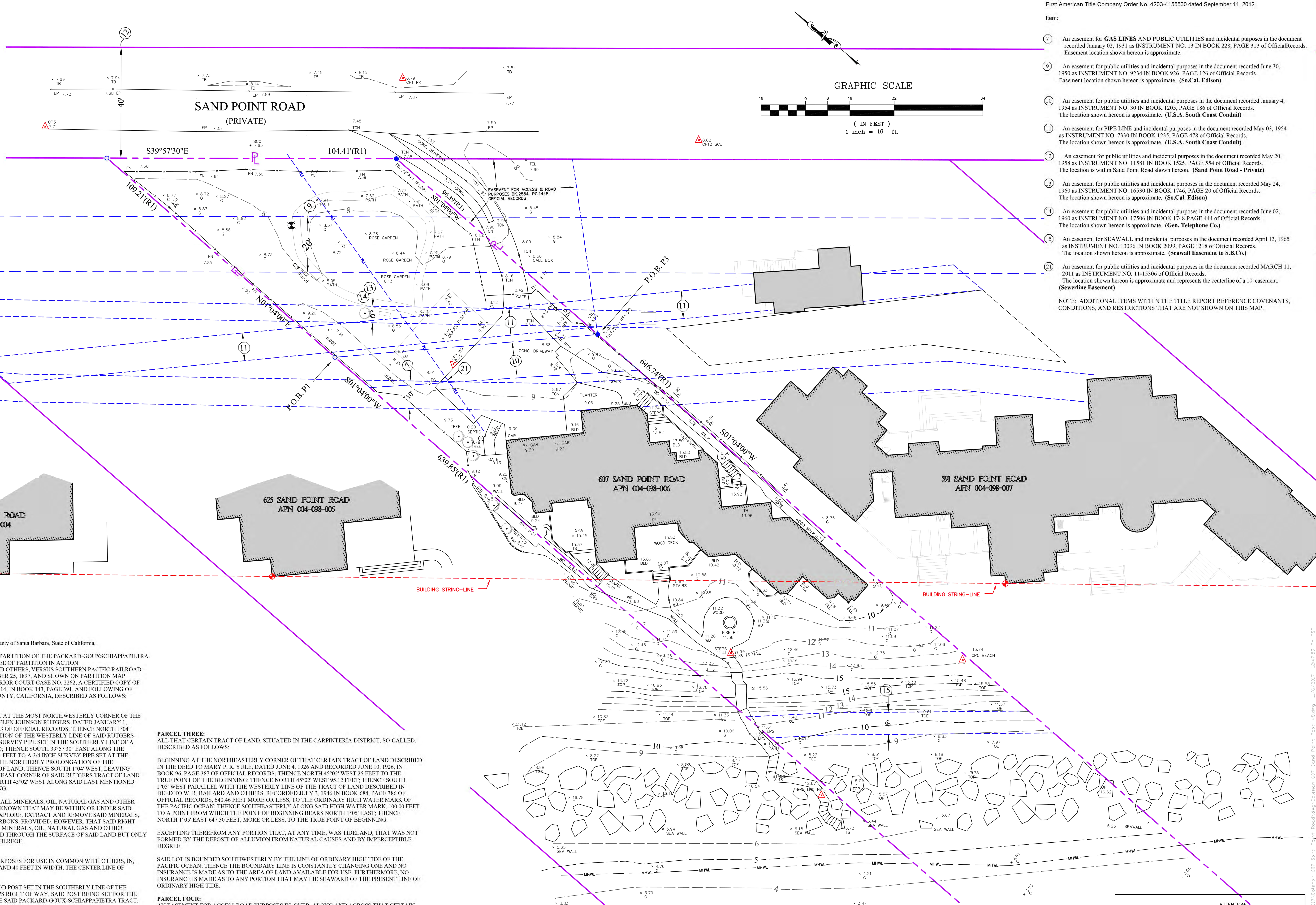
JOB NUMBER:
1701

DATE ISSUED:
10 MAY 2018
27 AUGUST 2018
25 SEPTEMBER 2018
6 NOVEMBER 2018
18 MARCH 2019
22 MAY 2019
6 AUGUST 2019
9 APRIL 2020

SHEET:
T1
OF:
16

LEGEND

BFP	BACK FLOW PREVENTER
BLD	BUILDING
CP	CONTROL POINT (survey)
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EUC	EUCALYPTUS TREE
FD	FOUND (survey monument)
FF	FINISH FLOOR
FM	FORCED MAIN (sewer) plotted based on Easement Item No.21
FN	FENCE
FOB	FACE OF BUILDING
G	GRADE
GAR	GARAGE
GM	GAS METER
MHWL	MEAN HIGH WATER LINE
PL	PROPERTY LINE
SCO	SEWER CLEANOUT
T	TOP of *
TB	TOP OF BERM
TCN	TOP OF CONCRETE
TEL	TELEPHONE EQUIP.
TH	THRESHOLD
TOE	TOE OF SLOPE
TS	TOP OF STEP(s)
WD	WOOD (WALKWAY)
WL	WALL
WM	WATER METER



EASEMENTS:

Exceptions & Exclusions
First American Title Company Order No. 4203-4155530 dated September 11, 2012

Item:

7 An easement for **GAS LINES** AND PUBLIC UTILITIES and incidental purposes in the document recorded January 02, 1931 as INSTRUMENT NO. 13 IN BOOK 228, PAGE 313 of OfficialRecords. Easement location shown hereon is approximate.

9 An easement for public utilities and incidental purposes in the document recorded June 30, 1950 as INSTRUMENT NO. 9234 IN BOOK 926, PAGE 126 of Official Records. Easement location shown hereon is approximate. **(So.Cal. Edison)**

10 An easement for public utilities and incidental purposes in the document recorded January 4, 1954 as INSTRUMENT NO. 30 IN BOOK 1205, PAGE 186 of Official Records. The location shown hereon is approximate. **(U.S.A. South Coast Conduit)**

11 An easement for PIPE LINE and incidental purposes in the document recorded May 03, 1954 as INSTRUMENT NO. 7330 IN BOOK 1235, PAGE 478 of Official Records. The location shown hereon is approximate. **(U.S.A. South Coast Conduit)**

12 An easement for public utilities and incidental purposes in the document recorded May 20, 1958 as INSTRUMENT NO. 11581 IN BOOK 1525, PAGE 554 of Official Records. The location is within Sand Point Road shown hereon. **(Sand Point Road - Private)**

13 An easement for public utilities and incidental purposes in the document recorded May 24, 1960 as INSTRUMENT NO. 16530 IN BOOK 1746, PAGE 20 of Official Records. The location shown hereon is approximate. **(So.Cal. Edison)**

14 An easement for public utilities and incidental purposes in the document recorded June 02, 1960 as INSTRUMENT NO. 17506 IN BOOK 1748 PAGE 444 of Official Records. The location shown hereon is approximate. **(Gen. Telephone Co.)**

15 An easement for SEAWALL and incidental purposes in the document recorded April 13, 1965 as INSTRUMENT NO. 13096 IN BOOK 2099, PAGE 1218 of Official Records. The location shown hereon is approximate. **(Seawall Easement to S.B.Co.)**

21 An easement for public utilities and incidental purposes in the document recorded MARCH 11, 2011 as INSTRUMENT NO. 11-15306 of Official Records. The location shown hereon is approximate and represents the centerline of a 10' easement. **(Sewerline Easement)**

NOTE: ADDITIONAL ITEMS WITHIN THE TITLE REPORT REFERENCE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:
THOSE PORTIONS OF LOTS 1 AND 2 OF THE PARTITION OF THE PACKARD-GOUXSCHIAPPAPIETRA TRACT, AS DESCRIBED IN THE FINAL DECREE OF PARTITION IN ACTION ENTITLED, "MARGARET ISABEL COYLE, AND OTHERS, VERSUS SOUTHERN PACIFIC RAILROAD COMPANY, AND OTHERS," DATED SEPTEMBER 25, 1897, AND SHOWN ON PARTITION MAP THEREOF, SANTA BARBARA COUNTY SUPERIOR COURT CASE NO. 2262, A CERTIFIED COPY OF SAID DECREE BEING RECORDED MAY 29, 1914, IN BOOK 143, PAGE 391, AND FOLLOWING OF DEEDS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A 3/4 INCH SURVEY PIPE SET AT THE MOST NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO HELEN JOHNSON RUTGERS, DATED JANUARY 1, 1952, AND RECORDED IN BOOK 1048, PAGE 23 OF OFFICIAL RECORDS; THENCE NORTH 1°04' EAST ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID RUTGERS TRACT OF LAND 109.21 FEET TO A 3/4 INCH SURVEY PIPE SET IN THE SOUTHERLY LINE OF A PRESENT EXISTING 40-FOOT PRIVATE ROAD; THENCE SOUTH 39°57'30" EAST ALONG THE SOUTHERLY LINE OF THE SAID ROAD 104.41 FEET TO A 3/4 INCH SURVEY PIPE SET AT THE INTERSECTION OF SAID ROAD LINE WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID RUTGERS TRACT OF LAND; THENCE SOUTH 1°04' WEST, LEAVING SAID ROAD LINE, 96.39 FEET TO THE NORTHEAST CORNER OF SAID RUTGERS TRACT OF LAND HEREINBEFORE REFERRED TO; THENCE NORTH 45°02' WEST ALONG SAID LAST MENTIONED LINE 95.12 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID PARCEL ONE ALL MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID PARCEL, TOGETHER WITH THE RIGHT TO EXPLORE, EXTRACT AND REMOVE SAID MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS; PROVIDED, HOWEVER, THAT SAID RIGHT TO EXPLORE, EXTRACT AND REMOVE SAID MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS SHALL NOT BE EXERCISED THROUGH THE SURFACE OF SAID LAND BUT ONLY THROUGH THE USE OF THE SUBSURFACE THEREOF.

PARCEL TWO:
AN EASEMENT FOR PRIVATE ROADWAY PURPOSES FOR USE IN COMMON WITH OTHERS, IN, ON, OVER, ALONG AND UPON A STRIP OF LAND 40 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD 4 X 4 INCH REDWOOD POST SET IN THE SOUTHERLY LINE OF THE SOUTHERLY PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, SAID POST BEING SET FOR THE COMMON CORNER OF LOTS 1, AND 2 OF THE SAID PACKARD-GOUX-SCHIAPPAPIETRA TRACT, AS SHOWN ON SAID PARTITION MAP; THENCE NORTH 89°10'10" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY 685.53 FEET TO A POINT FROM WHICH A 4X4 INCH POST BEARS NORTH 0.5 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY NORTH 89°10'10" WEST 26.84 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTER LINE HEREIN DESCRIBED; THENCE SOUTH 6°11'30" WEST 245.83 FEET; THENCE SOUTH 49°49'30" EAST 474.18 FEET, THENCE SOUTH 44°23'30" EAST 1445.10 FEET; THENCE SOUTH 39°57'30" EAST 876.10 FEET TO A POINT FROM WHICH A 1/2 INCH SURVEY PIPE BEARS NORTH 50°02'30" EAST 20.00 FEET AND ANOTHER 1/2 INCH SURVEY PIPE BEARS SOUTH 50°02'30" EAST 20.00 FEET AND ANOTHER 1/2 INCH SURVEY PIPE BEARS SOUTH 50°02'30" WEST 20.00 FEET.

PARCEL THREE:
ALL THAT CERTAIN TRACT OF LAND, SITUATED IN THE CARPINTERIA DISTRICT, SO-CALLED, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO MARY P. R. YULE, DATED JUNE 4, 1926 AND RECORDED JUNE 10, 1926, IN BOOK 96, PAGE 387 OF OFFICIAL RECORDS; THENCE NORTH 45°02' WEST 25 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 45°02' WEST 95.12 FEET; THENCE SOUTH 1°05' WEST PARALLEL WITH THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO W. R. BAILARD AND OTHERS, RECORDED JULY 3, 1946 IN BOOK 684, PAGE 386 OF OFFICIAL RECORDS, 640.46 FEET MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID HIGH WATER MARK, 100.00 FEET TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS NORTH 1°05' EAST; THENCE NORTH 1°05' EAST 647.30 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THAT, AT ANY TIME, WAS TIDELAND, THAT WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREE.

SAID LOT IS BOUNDED SOUTHWESTERLY BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE THE BOUNDARY LINE IS CONSTANTLY CHANGING ONE AND NO INSURANCE IS MADE AS TO THE AREA OF LAND AVAILABLE FOR USE. FURTHERMORE, NO INSURANCE IS MADE AS TO ANY PORTION THAT MAY LIE SEAWARD OF THE PRESENT LINE OF ORDINARY HIGH TIDE.

PARCEL FOUR:
AN EASEMENT FOR ACCESS ROAD PURPOSES IN, OVER, ALONG AND ACROSS THAT CERTAIN TRACT OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF PARCEL FIVE AS DESCRIBED IN THE GRANT DEED TO W. R. BAILARD, ET. UX., RECORDED MARCH 1, 1961 AS INSTRUMENT NO 6902 IN BOOK 1831, PAGE 186 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE 1ST, N. 1°04' E. ALONG THE WESTERLY LINE OF SAID PARCEL FIVE, 96.39 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE 2ND, S. 39°57'30" E. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL FIVE, 63.50 FEET; THENCE 3RD, S. 41°45' WEST 63.94 FEET TO THE POINT OF BEGINNING. SAID EASEMENT IS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 8, 1975 AS INSTRUMENT NO. 31343 IN BOOK 2584, PAGE 1448 OF OFFICIAL RECORDS OF SAID COUNTY.

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION:
ALL UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PROBER LAND SURVEYING CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

PROBER Land Surveying
645 Flora Vista Drive, SB, CA 93109
(805) 452-9690 Fax 964-2415 plssb@cox.net
www.ProberLandSurveying.com

PROFESSIONAL LAND SURVEYOR
JEFFERY K. PROBER
No. 8101
Exp. 12-31-18
STATE OF CALIFORNIA

607 Sand Point Road
Carpinteria, CA
Topographic Survey

Surveyor's Notes:

1. BOUNDARY DATA: SANDYLAND TRACT BK.39, PG.27 OF MAPS (R1)
2. HORIZONTAL DATUM: NAD83; , USF, INITIAL STA. CALVRS & ADJ. 135°18'11" 3.13' TO 1991.35 EPOCH
3. VERTICAL DATUM: NAVD88; INITIAL STA. PID EW3867 ELEV. = 15.55'
4. SATELLITE IMAGE (IF SHOWN HEREON) IS FOR INFORMATIONAL PURPOSES ONLY.
5. BASIS OF BOUNDARY: EASTERLY LOT LINE Pt.52 > Pt.53; S 2° 08' 47" W 96.43' MEASURED; S 1° 04' 00" W 96.39' (R1)
6. ROTATION TO GRID: -1° 04' 47"
7. MEAN HIGH WATER LINE SHOWN HEREON DETERMINED BY RECORD OF SURVEY BK.41, PG.92 BY STATE LANDS COMMISSION; ELEVATION = 4.33' NAVD88 (CONVERSION 1.74' NGVD29 + 2.59') SUBJECT TO CHANGE BASED NEW MHWM STUDY

Drawn By	JKP
Field Work Performed	4-5-2017
HOA BUILDING STRING-LINE	4-19-2017
EASEMENTS UPDATED	4-21-2017
ACCESS EASEMENT ADDED	11-6-2017
Scale	1inch = 16 ft.

G:\LandProject_2017\Coleman 607 Sand Point Road\dwg\Coleman 607 Sand Point Road v8.dwg 11/6/2017 12:47:59 PM PST

(10) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 04, 1954 AS INSTRUMENT NO. 30 IN BOOK 1205, PAGE 186 OF OFFICIAL RECORDS. THE LOCATION SHOWN HEREON IS APPROXIMATE. (U.S.A. SOUTH COAST CONDUIT)

(11) AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 03, 1954 AS INSTRUMENT NO. 7330 IN BOOK 1235, PAGE 478 OF OFFICIAL RECORDS. THE LOCATION SHOWN HEREON IS APPROXIMATE. (U.S.A. SOUTH COAST CONDUIT)

(13) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 24, 1960 AS INSTRUMENT NO. 16530 IN BOOK 1746, PAGE 20 OF OFFICIAL RECORDS. THE LOCATION SHOWN HEREON IS APPROXIMATE. (SO.CAL. EDISON)

(14) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 02, 1960 AS INSTRUMENT NO. 17506 IN BOOK 1748 PAGE 444 OF OFFICIAL RECORDS. THE LOCATION SHOWN HEREON IS APPROXIMATE. (GEN. TELEPHONE CO.)

SITE PLAN

SCALE: 3/32" = 1'-0"

TWO TREES
ARCHITECT

Charles Hilton
ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:
COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

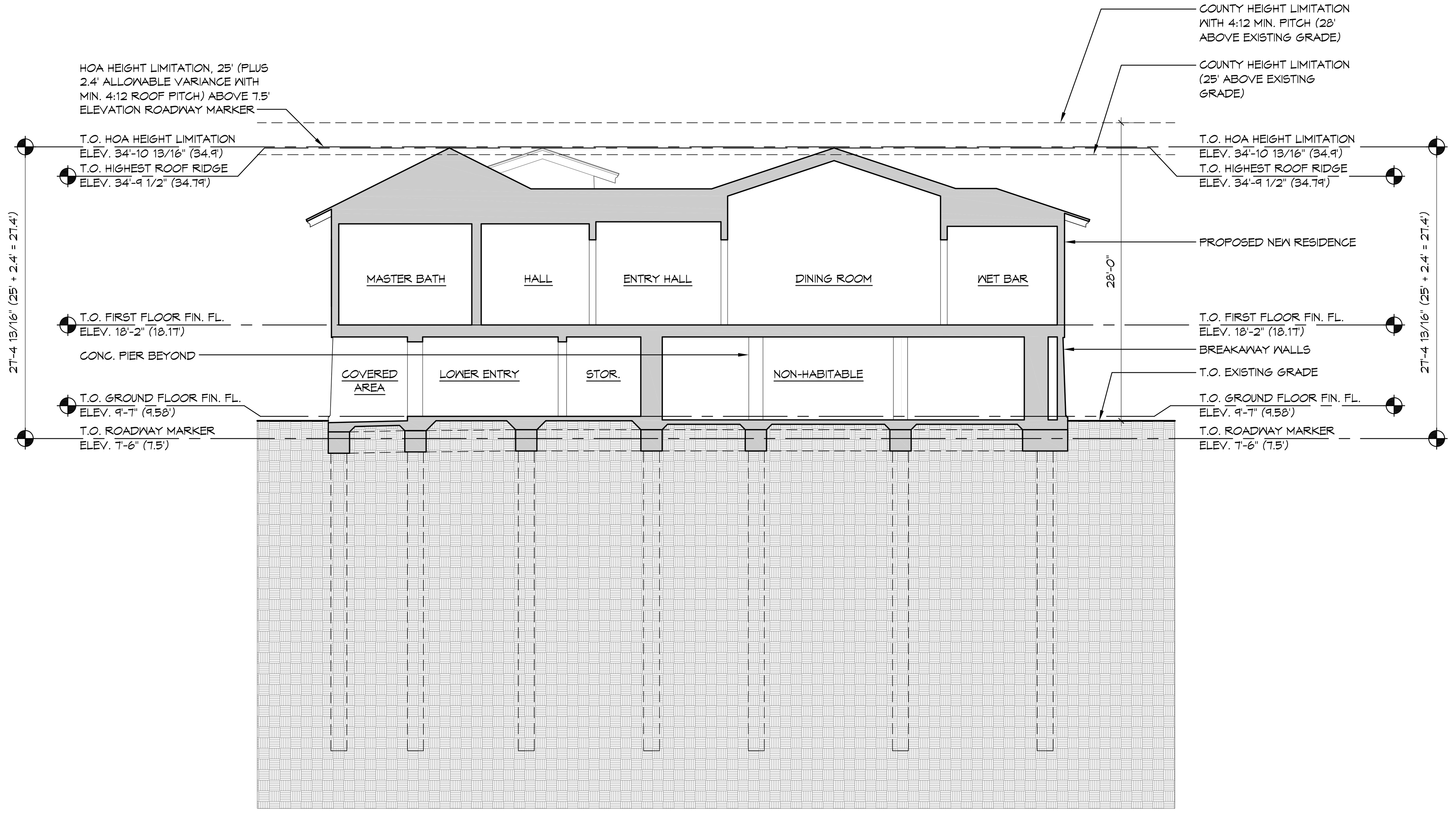
JOB NUMBER:
1701

DATE ISSUED:
10 MAY 2018
16 JULY 2018
25 SEPTEMBER 2018
6 NOVEMBER 2018
13 FEBRUARY 2019
18 MARCH 2019

SHEET:
A0.1
OF:
16

SITE SECTION 'A'

SCALE: 1/8" = 1'-0"



SITE SECTION 'B'

SCALE: 1/8" = 1'-0"

TWO TREES
ARCHITECT

Charles Hilton
ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

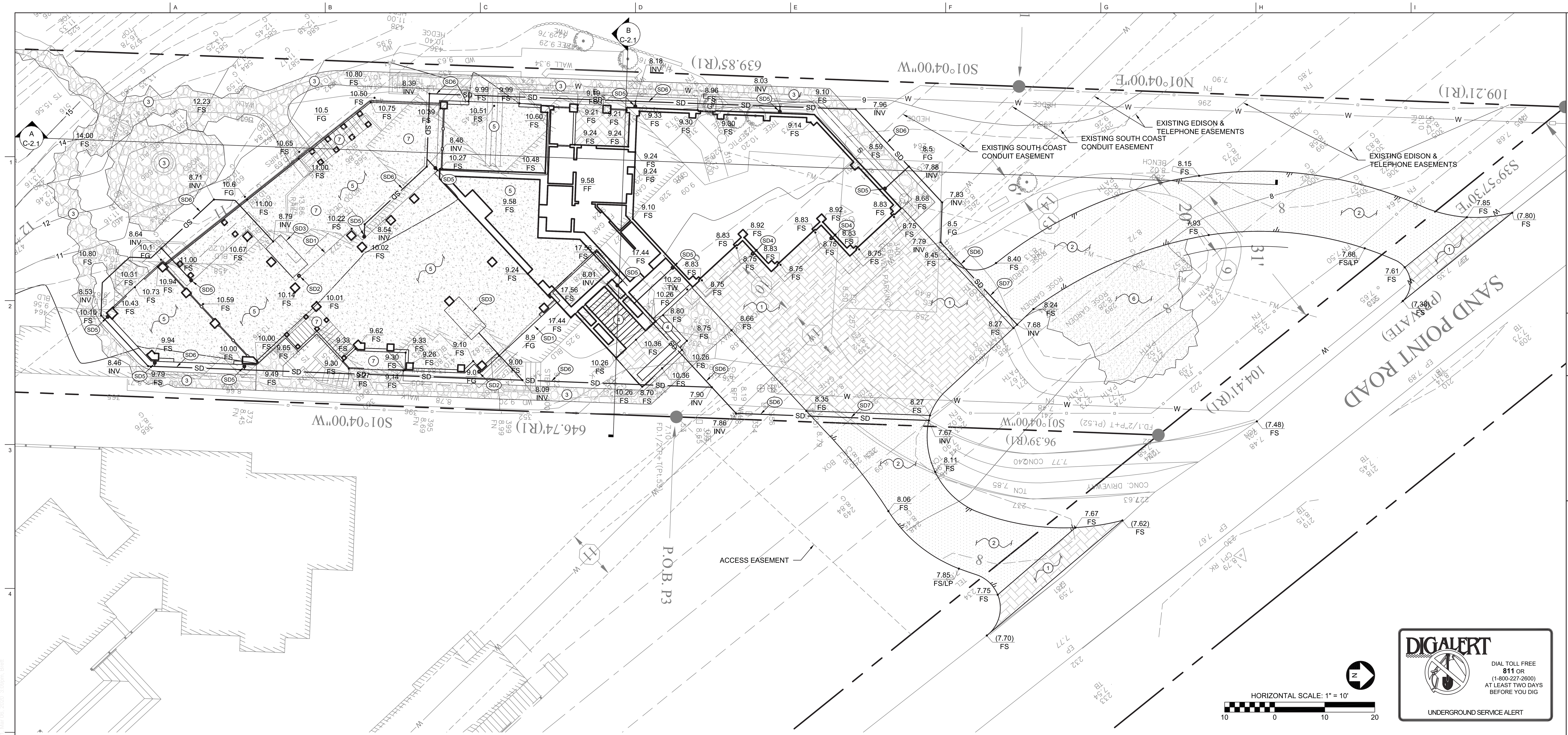
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:
COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

JOB NUMBER:
1701

DATE ISSUED:
10 MAY 2018
13 FEBRUARY 2019
18 MARCH 2019
22 MAY 2019
6 AUGUST 2019

SHEET:
A0.2
OF:
13



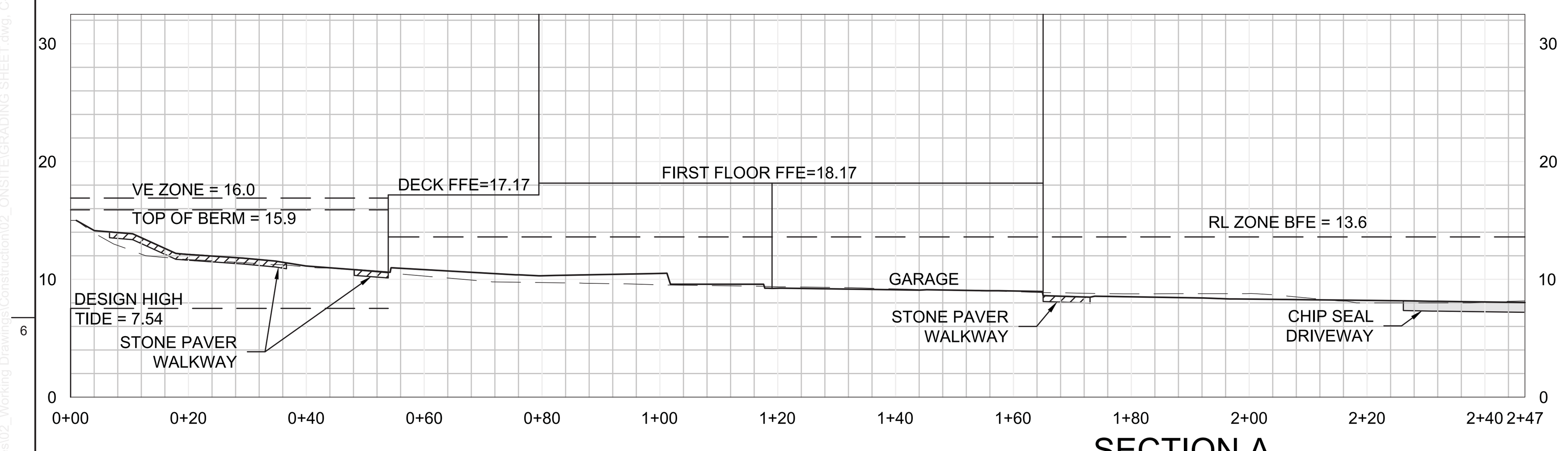
HORIZONTAL SCALE: 1" = 10'

10 0 10 20

DIGALERT

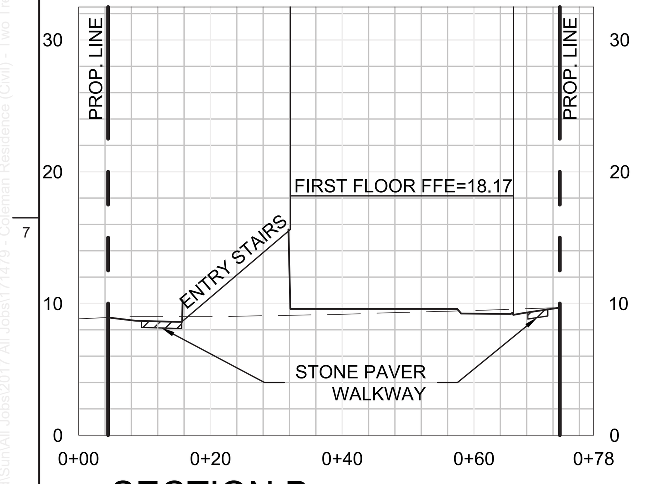
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT



SECTION A

SCALE HORIZ: 1"=20'
VERT: 1"=10'



SECTION B

SCALE HORIZ: 1"=20'
VERT: 1"=10'

SITE CONSTRUCTION NOTES:

1. CONSTRUCT STONE PAVER DRIVEWAY SECTION PER DETAIL 1, SHEET C-4.1.
2. CONSTRUCT CHIP SEAL DRIVEWAY SECTION PER DETAIL 2, SHEET C-4.1.
3. CONSTRUCT STONE PAVER WALKWAY SECTION PER DETAIL 3, SHEET C-4.1
4. CONSTRUCT CONCRETE STAIRWAY WITH STONE PAVER SURFACE PER DETAIL 4, SHEET C-4.1
5. CONSTRUCT CONCRETE PAD SECTION PER DETAIL 5, SHEET C-4.1.
6. CONSTRUCT PERMEABLE GRAVEL SURFACE PER DETAIL 6, SHEET C-4.1.
7. CONSTRUCT WOOD DECK PER ARCHITECTURAL PLANS.

STORM DRAIN CONSTRUCTION NOTES:

- SD1 INSTALL GUTTER LEAF DEBRIS COVERS ON GUTTERS TRIBUTARY TO STORAGE TANK.
- SD2 INSTALL 1/16-INCH SCREENED COVERS ON DOWNSPOUT INLETS TRIBUTARY TO STORAGE TANK.
- SD3 INSTALL 530 GALLON UV STABILIZED PE STORAGE TANK PER MANUFACTURER REQUIREMENTS.
- SD4 INSTALL DOWNSPOUT OUTLET TO LANDSCAPE.
- SD5 INSTALL ROOF DRAIN CONNECTION PER DETAIL 9, SHEET C-4.1.
- SD6 INSTALL 4-INCH STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS AND DETAIL 10, SHEET C-4.1.
- SD7 INSTALL PAVEMENT DRAIN PER DETAIL 11, SHEET C-4.1.

GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.

ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC., FILE NUMBER: 18-6385-2, DATED: NOVEMBER 16, 1984, REVISED: FEBRUARY 1, 2018.
AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.

CONTACT: RONALD J. PIKE, GE PHONE: (805) 964-6901

Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.

210 East Cota Street
Santa Barbara, CA 93101

(805) 962-9966 • (805) 545-0010

www.ashleyvance.com

CIVIL • STRUCTURAL

Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
JASON J. GOTSIS
No. 65701
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

Project:

COLEMAN RESIDENCE
607 SAND POINT ROAD
CARPINTERIA, CA 93013

Revisions:	
1	.
2	.
3	.
4	.
5	.

Proj. Engr.:	BRJ	Phone Ext.:	121
Proj. Mngr.:	JJG	Phone Ext.:	160
Date:	03.06.2020	Scale:	PER PLAN
A&V Job No.:	171479		

GRADING AND DRAINAGE PLAN

C-2.1

SITE DEMO PLAN

SCALE: 3/32" = 1'-0"

TWO TREES ARCHITECT

Charles Hilton ARCHITECTS

170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:

COLEMAN RESIDENCE

607 Sand Point Road
Carpinteria, CA 93013
004-098-006

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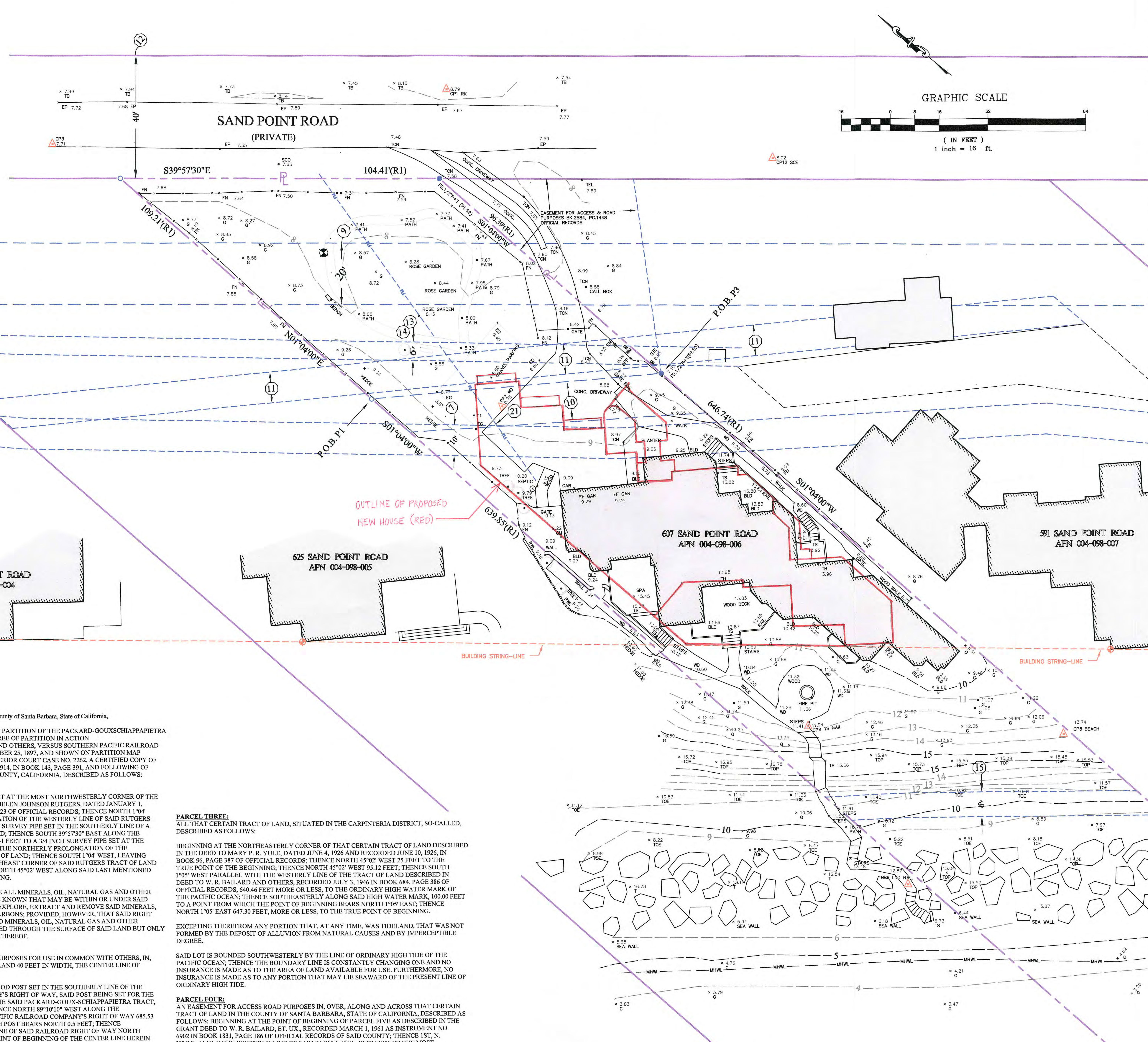
16

LEGEND

BFP	BACK FLOW PREVENTER
BLD	BUILDING
CP	CONTROL POINT (survey)
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EUC	EUCALYPTUS TREE
FD	FOUND (survey monument)
FF	FINISH FLOOR
FM	FORCED MAIN (sewer) plotted based on Easement Item No.21
FN	FENCE
FOB	FACE OF BUILDING
G	GRADE
GAR	GARAGE
GM	GAS METER
MHWL	MEAN HIGH WATER LINE
PL	PROPERTY LINE
SCO	SEWER CLEANOUT
T	TOP of *
TB	TOP OF BERM
TCN	TOP OF CONCRETE
TEL	TELEPHONE EQUIP.
TH	THRESHOLD
TOE	TOE OF SLOPE
TS	TOP OF STEP(s)
WD	WOOD (WALKWAY)
WL	WALL
WM	WATER METER



LEGAL DESCRIPTION
Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:
THOSE PORTIONS OF LOTS 1 AND 2 OF THE PARTITION OF THE PACKARD-GOUXSCHIAPPAPIETRA TRACT, AS DESCRIBED IN THE FINAL DECREE OF PARTITION IN ACTION ENTITLED, "MARGARET ISABEL COYLE, AND OTHERS, VERSUS SOUTHERN PACIFIC RAILROAD COMPANY, AND OTHERS," DATED SEPTEMBER 25, 1897, AND SHOWN ON PARTITION MAP THEREOF, SANTA BARBARA COUNTY SUPERIOR COURT CASE NO. 2262, A CERTIFIED COPY OF SAID DECREE BEING RECORDED MAY 29, 1914, IN BOOK 143, PAGE 391, AND FOLLOWING OF DEEDS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A 3/4 INCH SURVEY PIPE SET AT THE MOST NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO HELEN JOHNSON RUTGERS, DATED JANUARY 1, 1952, AND RECORDED IN BOOK 1048, PAGE 23 OF OFFICIAL RECORDS; THENCE NORTH 1°04' EAST ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID RUTGERS TRACT OF LAND 109.21 FEET TO A 3/4 INCH SURVEY PIPE SET IN THE SOUTHERLY LINE OF A PRESENT EXISTING 40-FOOT PRIVATE ROAD; THENCE SOUTH 39°57'30" EAST ALONG THE SOUTHERLY LINE OF THE SAID ROAD 104.41 FEET TO A 3/4 INCH SURVEY PIPE SET AT THE INTERSECTION OF SAID ROAD LINE WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID RUTGERS TRACT OF LAND; THENCE SOUTH 1°04' WEST, LEAVING SAID ROAD LINE, 96.39 FEET TO THE NORTHEAST CORNER OF SAID RUTGERS TRACT OF LAND HEREINBEFORE REFERRED TO; THENCE NORTH 45°02' WEST ALONG SAID LAST MENTIONED LINE 95.12 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID PARCEL ONE ALL MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID PARCEL, TOGETHER WITH THE RIGHT TO EXPLORE, EXTRACT AND REMOVE SAID MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS; PROVIDED, HOWEVER, THAT SAID RIGHT TO EXPLORE, EXTRACT AND REMOVE SAID MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBONS SHALL NOT BE EXERCISED THROUGH THE SURFACE OF SAID LAND BUT ONLY THROUGH THE USE OF THE SUBSURFACE THEREOF.

PARCEL TWO:
AN EASEMENT FOR PRIVATE ROADWAY PURPOSES FOR USE IN COMMON WITH OTHERS, IN, ON, OVER, ALONG AND UPON A STRIP OF LAND 40 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD 4 X 4 INCH REDWOOD POST SET IN THE SOUTHERLY LINE OF THE SOUTHERLY PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, SAID POST BEING SET FOR THE COMMON CORNER OF LOTS 1, AND 2 OF THE SAID PACKARD-GOUX-SCHIAPPAPIETRA TRACT, AS SHOWN ON SAID PARTITION MAP; THENCE NORTH 89°10'10" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY 685.53 FEET TO A POINT FROM WHICH A 4X4 INCH POST BEARS NORTH 0.5 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY NORTH 89°10'10" WEST 26.84 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTER LINE HEREIN DESCRIBED; THENCE SOUTH 6°11'30" WEST 245.83 FEET; THENCE SOUTH 49°49'30" EAST 474.18 FEET, THENCE SOUTH 44°23'30" EAST 1445.10 FEET; THENCE SOUTH 39°57'30" EAST 876.10 FEET TO A POINT FROM WHICH A 1/2 INCH SURVEY PIPE BEARS NORTH 50°02'30" EAST 20.00 FEET AND ANOTHER 1/2 INCH SURVEY PIPE BEARS SOUTH 50°02'30" EAST 20.00 FEET AND ANOTHER 1/2 INCH SURVEY PIPE BEARS SOUTH 50°02'30" WEST 20.00 FEET.

PARCEL THREE:
ALL THAT CERTAIN TRACT OF LAND, SITUATED IN THE CARPINTERIA DISTRICT, SO-CALLED, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO MARY P. R. YULE, DATED JUNE 4, 1926 AND RECORDED JUNE 10, 1926, IN BOOK 96, PAGE 387 OF OFFICIAL RECORDS; THENCE NORTH 45°02' WEST 25 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 45°02' WEST 95.12 FEET; THENCE SOUTH 1°05' WEST PARALLEL WITH THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO W. R. BAILARD AND OTHERS, RECORDED JULY 3, 1946 IN BOOK 684, PAGE 386 OF OFFICIAL RECORDS, 640.46 FEET MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID HIGH WATER MARK, 100.00 FEET TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS NORTH 1°05' EAST; THENCE NORTH 1°05' EAST 647.30 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THAT, AT ANY TIME, WAS TIDELAND, THAT WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREE.

SAID LOT IS BOUNDED SOUTHWESTERLY BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE THE BOUNDARY LINE IS CONSTANTLY CHANGING ONE AND NO INSURANCE IS MADE AS TO THE AREA OF LAND AVAILABLE FOR USE. FURTHERMORE, NO INSURANCE IS MADE AS TO ANY PORTION THAT MAY LIE SEAWARD OF THE PRESENT LINE OF ORDINARY HIGH TIDE.

PARCEL FOUR:
AN EASEMENT FOR ACCESS ROAD PURPOSES IN, OVER, ALONG AND ACROSS THAT CERTAIN TRACT OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF PARCEL FIVE AS DESCRIBED IN THE GRANT DEED TO W. R. BAILARD, ET. UX., RECORDED MARCH 1, 1961 AS INSTRUMENT NO 6902 IN BOOK 1831, PAGE 186 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE 1ST, N. 1°04' E. ALONG THE WESTERLY LINE OF SAID PARCEL FIVE, 96.39 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE 2ND, S. 39°57'30" E. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL FIVE, 63.50 FEET; THENCE 3RD, S. 41°45' WEST 63.94 FEET TO THE POINT OF BEGINNING. SAID EASEMENT IS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 8, 1975 AS INSTRUMENT NO. 31343 IN BOOK 2584, PAGE 1448 OF OFFICIAL RECORDS OF SAID COUNTY.

EASEMENTS:
Exceptions & Exclusions
First American Title Company Order No. 4203-4155530 dated September 11, 2012

Item:

(7) An easement for **GAS LINES** AND PUBLIC UTILITIES and incidental purposes in the document recorded January 02, 1931 as INSTRUMENT NO. 13 IN BOOK 228, PAGE 313 of OfficialRecords. Easement location shown hereon is approximate.

(9) An easement for public utilities and incidental purposes in the document recorded June 30, 1950 as INSTRUMENT NO. 9234 IN BOOK 926, PAGE 126 of Official Records. Easement location shown hereon is approximate. **(So.Cal. Edison)**

(10) An easement for public utilities and incidental purposes in the document recorded January 4, 1954 as INSTRUMENT NO. 30 IN BOOK 1205, PAGE 186 of Official Records. The location shown hereon is approximate. **(U.S.A. South Coast Conduit)**

(11) An easement for PIPE LINE and incidental purposes in the document recorded May 03, 1954 as INSTRUMENT NO. 7330 IN BOOK 1235, PAGE 478 of Official Records. The location shown hereon is approximate. **(U.S.A. South Coast Conduit)**

(12) An easement for public utilities and incidental purposes in the document recorded May 20, 1958 as INSTRUMENT NO. 11581 IN BOOK 1525, PAGE 554 of Official Records. The location is within Sand Point Road shown hereon. **(Sand Point Road - Private)**

(13) An easement for public utilities and incidental purposes in the document recorded May 24, 1960 as INSTRUMENT NO. 16530 IN BOOK 1746, PAGE 20 of Official Records. The location shown hereon is approximate. **(So.Cal. Edison)**

(14) An easement for public utilities and incidental purposes in the document recorded June 02, 1960 as INSTRUMENT NO. 17506 IN BOOK 1748 PAGE 444 of Official Records. The location shown hereon is approximate. **(Gen. Telephone Co.)**

(15) An easement for SEAWALL and incidental purposes in the document recorded April 13, 1965 as INSTRUMENT NO. 13096 IN BOOK 2099, PAGE 1218 of Official Records. The location shown hereon is approximate. **(Seawall Easement to S.B.Co.)**

(21) An easement for public utilities and incidental purposes in the document recorded MARCH 11, 2011 as INSTRUMENT NO. 11-15306 of Official Records. The location shown hereon is approximate and represents the centerline of a 10' easement. **(Sewerline Easement)**

NOTE: ADDITIONAL ITEMS WITHIN THE TITLE REPORT REFERENCE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP.

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION:
ALL UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PROBER LAND SURVEYING CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

PROBER Land Surveying

607 Sand Point Road
Carpinteria, CA
Topographic Survey

Surveyor's Notes:
1. BOUNDARY DATA
2. HORIZONTAL DATUM
3. VERTICAL DATUM
4. SATELLITE IMAGE
5. BASIS OF BOUNDARY
6. ROTATION TO GRID
7. MEAN HIGH WATER LINE BY STATE LANDS SUBJECT TO CHANGE

Drawn By	JKP
Field Work Performed	4-5-2017
HOA BUILDING STRING-LINE	4-19-2017
EASEMENTS UPDATED	4-21-2017
ACCESS EASEMENT ADDED	11-6-2017
Scale	1inch = 16 ft.

E1.2

PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

TWO TREES
ARCHITECT

Charles Hilton
ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:
COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

JOB NUMBER:
1701

DATE ISSUED:
10 MAY 2018
31 AUGUST 2018
25 SEPTEMBER 2018
6 NOVEMBER 2018
18 MARCH 2019

SHEET:
A1.1
OF:
16

PROPOSED NON-HABITABLE STORAGE LEVEL PLAN

SCALE: 3/16" = 1'-0"

TWO TREES ARCHITECT

Charles Hilton ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

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2 NOVEMBER 2018
18 MARCH 2019
22 MAY 2019
6 AUGUST 2019

SHEET:
A1.2
OF
16

PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

TWO TREES
ARCHITECT

Charles Hilton
ARCHITECTS
170 Mason Street
Greenwich, Connecticut 06830
203 486-3800

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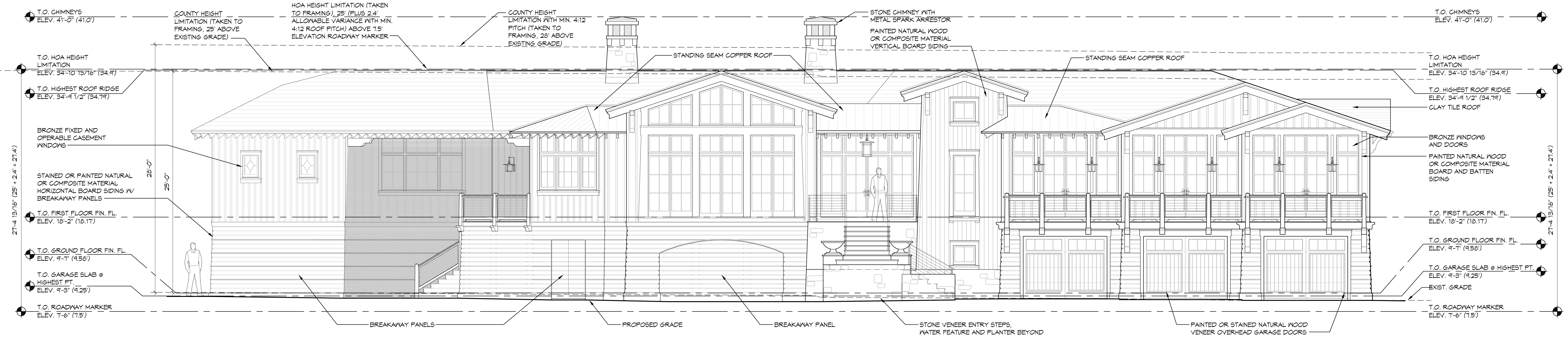
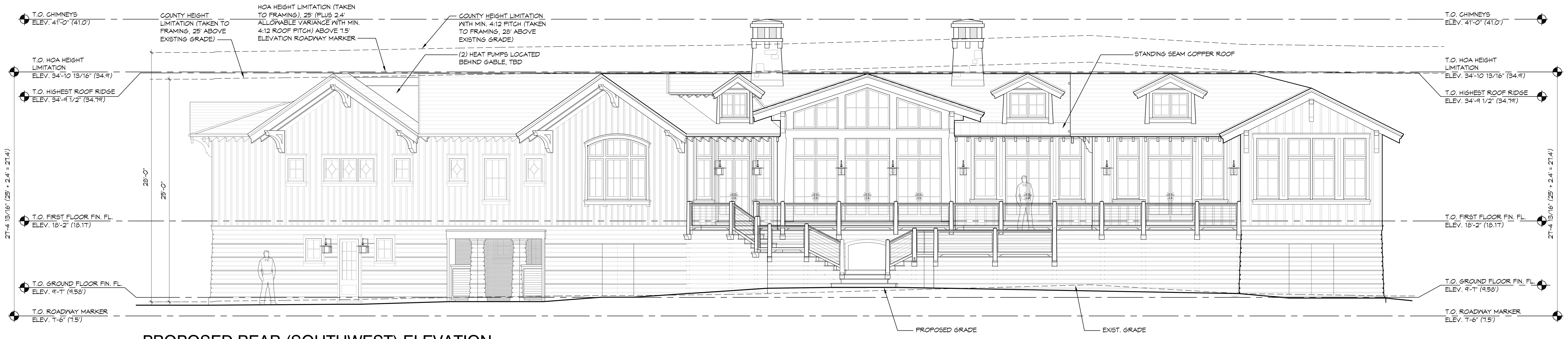
SHEET:
A1.3
OF:
16



PROPOSED FRONT (NORTHEAST) ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED REAR (SOUTHWEST) ELEVATION

SCALE: 3/16" = 1'-0"

PAINTED NATURAL WOOD OR COMPOSITE MATERIAL BOARD AND BATTEN SIDING

BRONZE DOORS AND FIXED AND OPERABLE CASEMENT WINDOWS

CLAY TILE ROOF

STAINED OR PAINTED NATURAL OR COMPOSITE MATERIAL HORIZONTAL BOARD SIDING

COPPER STANDING SEAM ROOF

SANTA BARBARA SANDSTONE VENEER FRONT ENTRY STEPS AND CHIMNEYS

TWO TREES ARCHITECT

Charles Hilton ARCHITECTS

170 Mason Street
Greenwich, Connecticut 06830
203 489-3800

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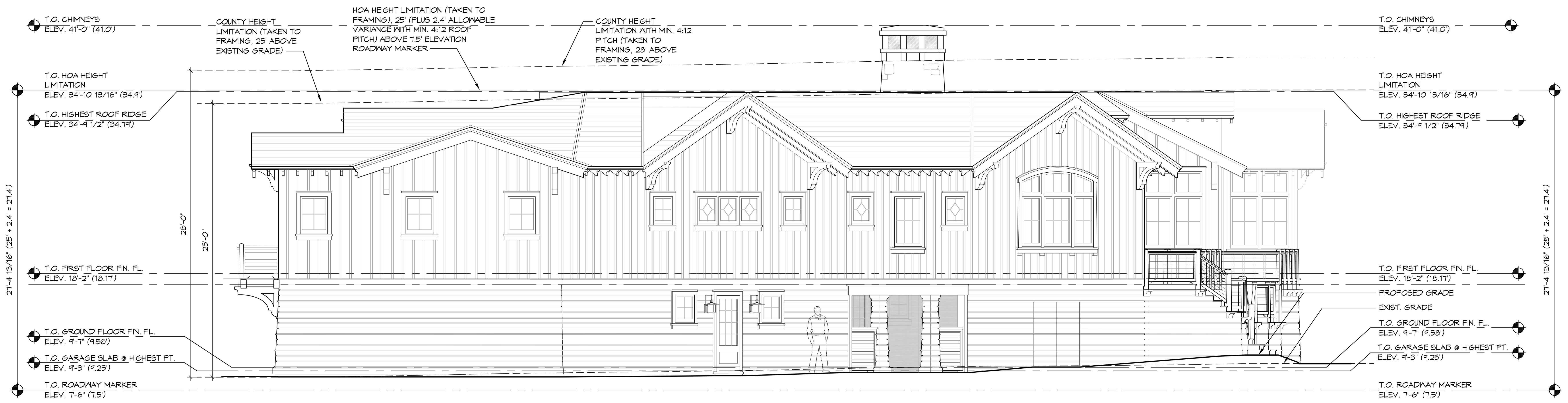
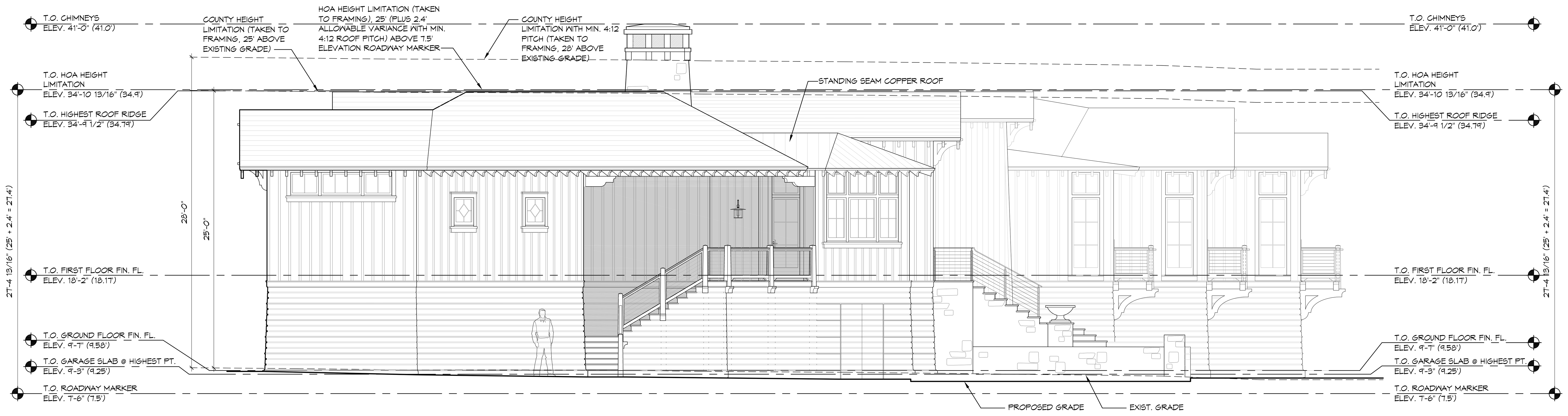
SHEET:
A2.1
OF
16



PROPOSED NORTHWEST SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTHEAST SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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170 Mason Street
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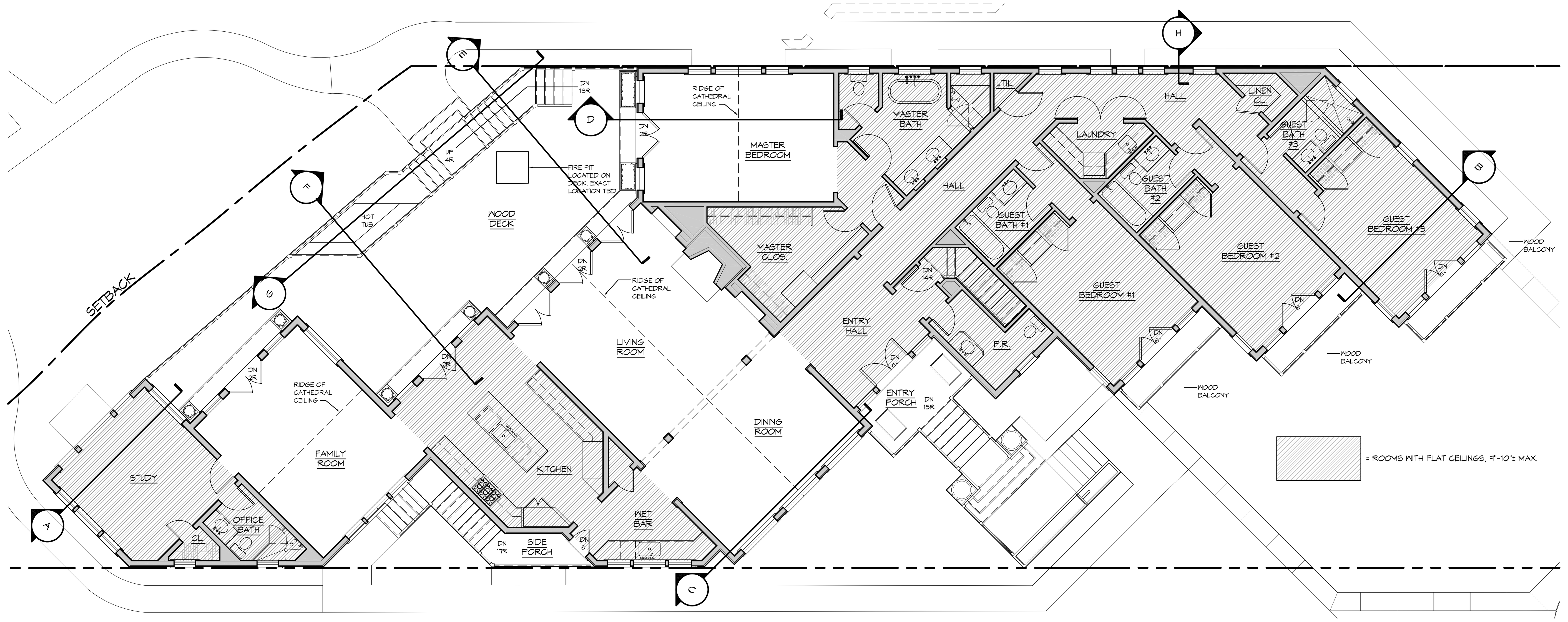
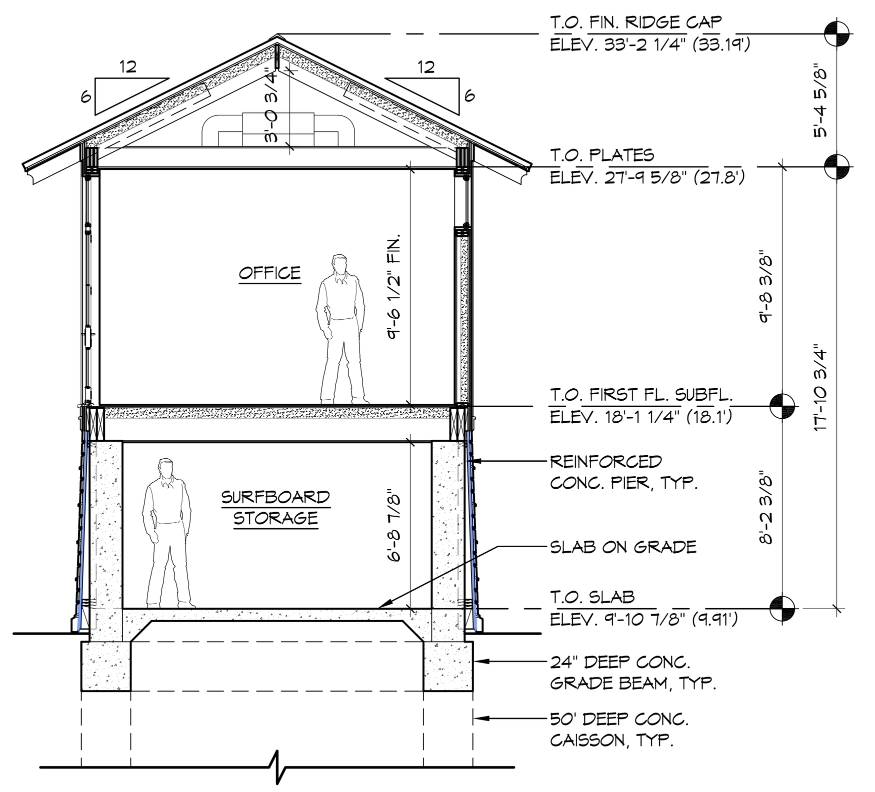


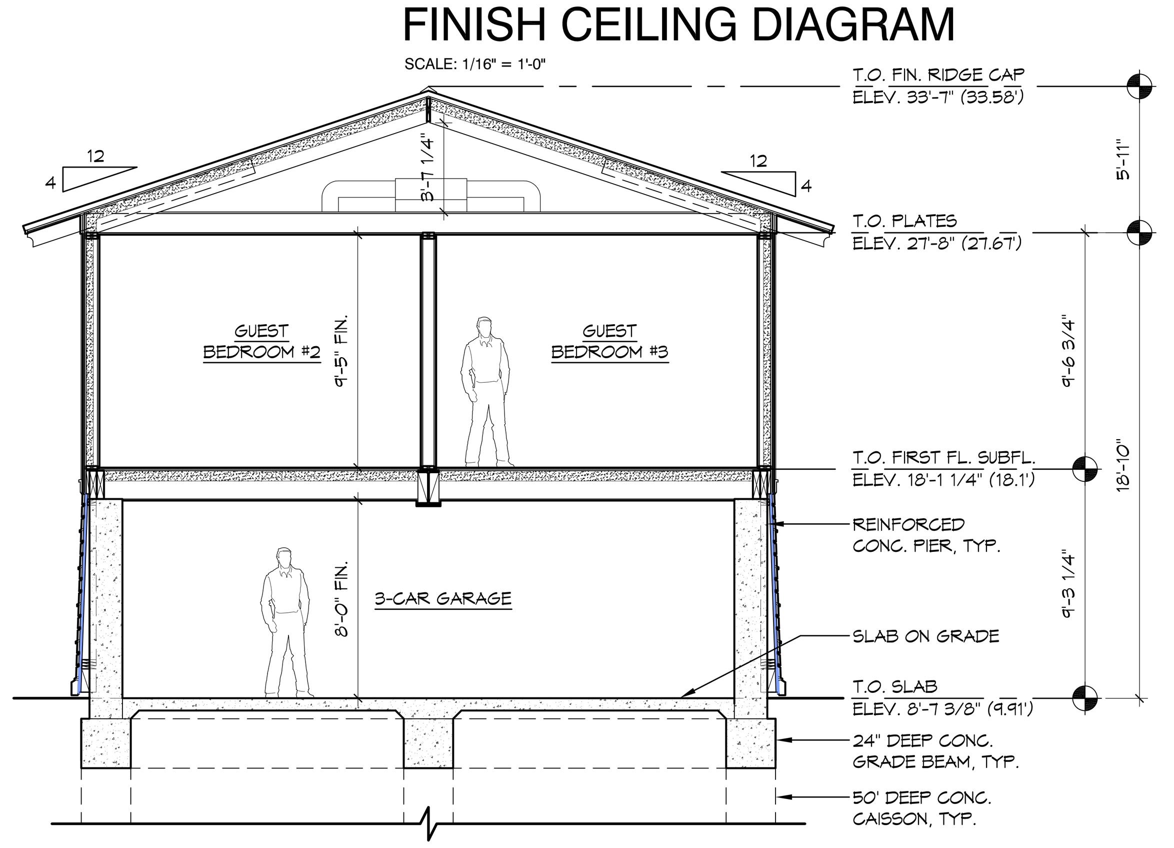
FINISH CEILING DIAGRAM

SCALE: 1/16" = 1'-0"



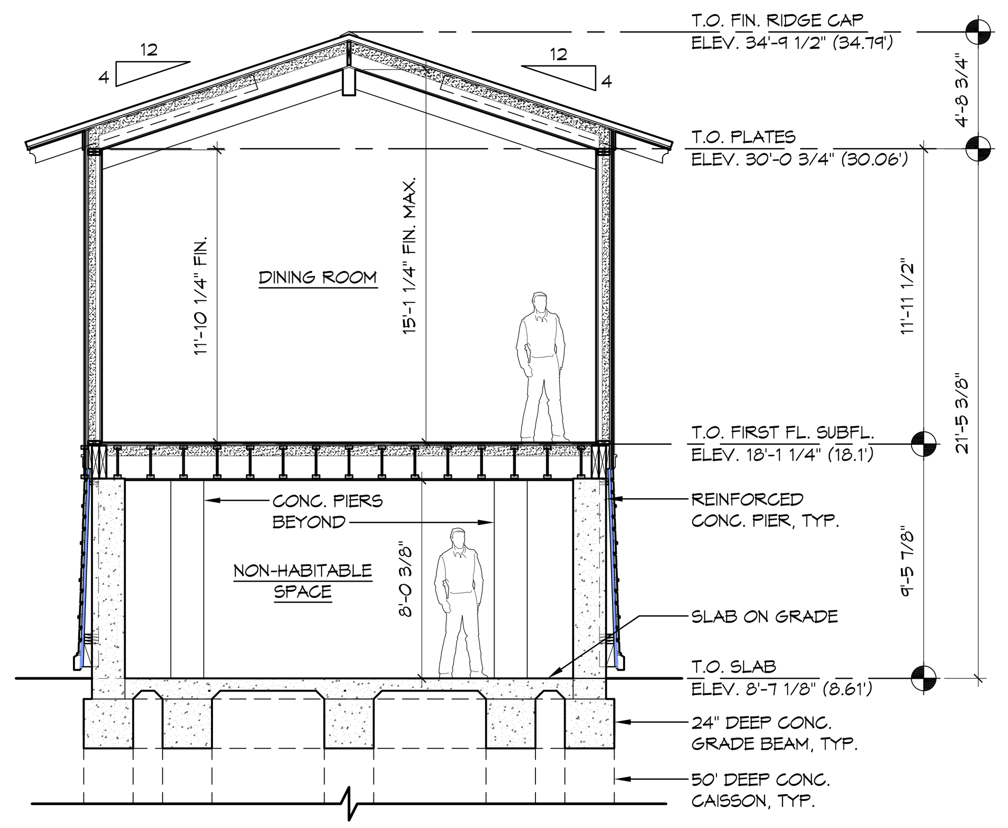
BUILDING SECTION 'A' (THROUGH OFFICE)

SCALE: 3/16" = 1'-0"



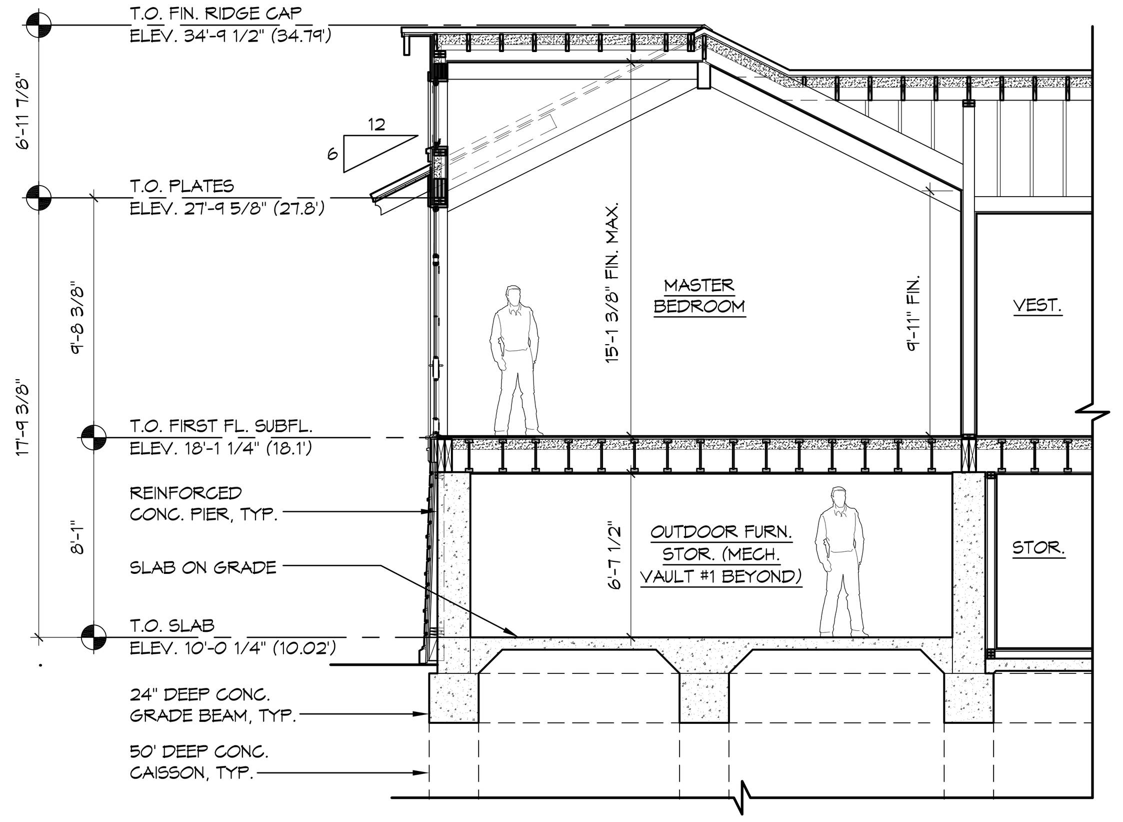
BUILDING SECTION 'B' (THROUGH GUEST BEDROOMS #2 & #3)

SCALE: 3/16" = 1'-0"



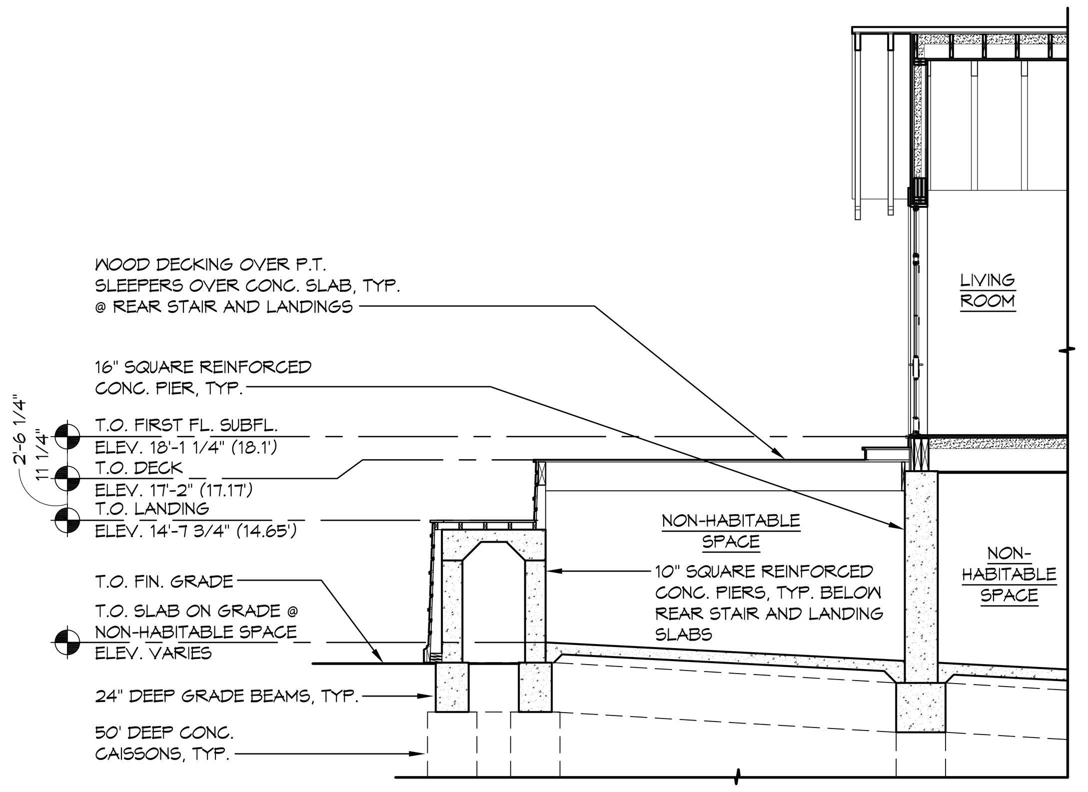
BUILDING SECTION 'C' (THROUGH DINING ROOM)

SCALE: 3/16" = 1'-0"



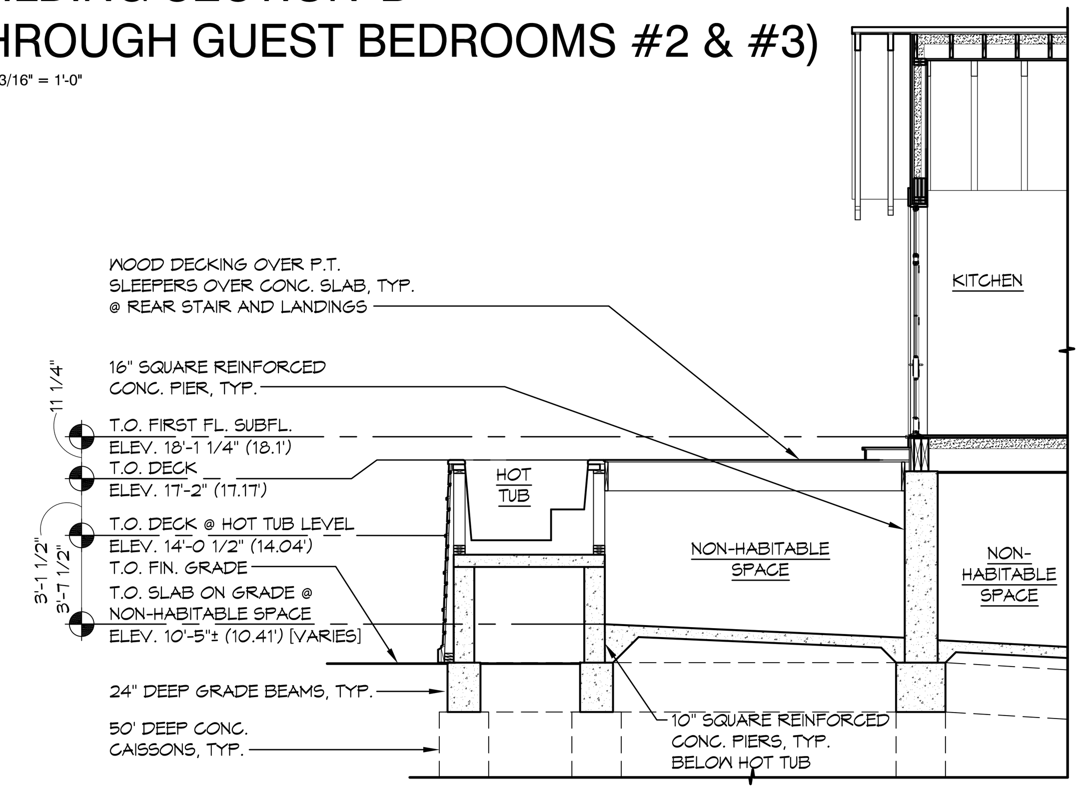
BUILDING SECTION 'D' (THROUGH MASTER BEDROOM)

SCALE: 3/16" = 1'-0"



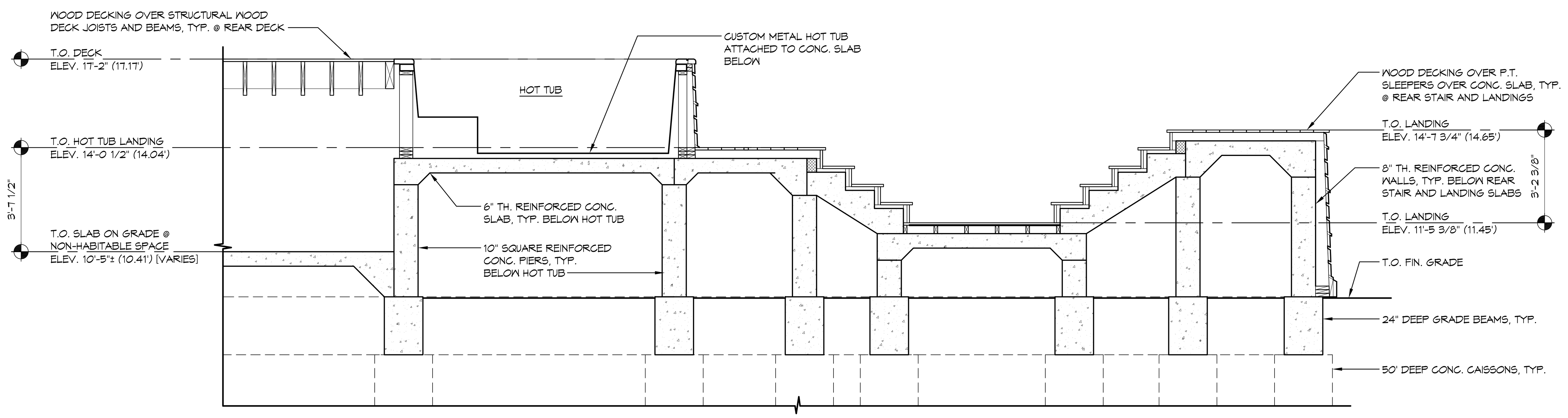
BUILDING SECTION 'E' (THROUGH REAR DECK & STAIR)

SCALE: 3/16" = 1'-0"



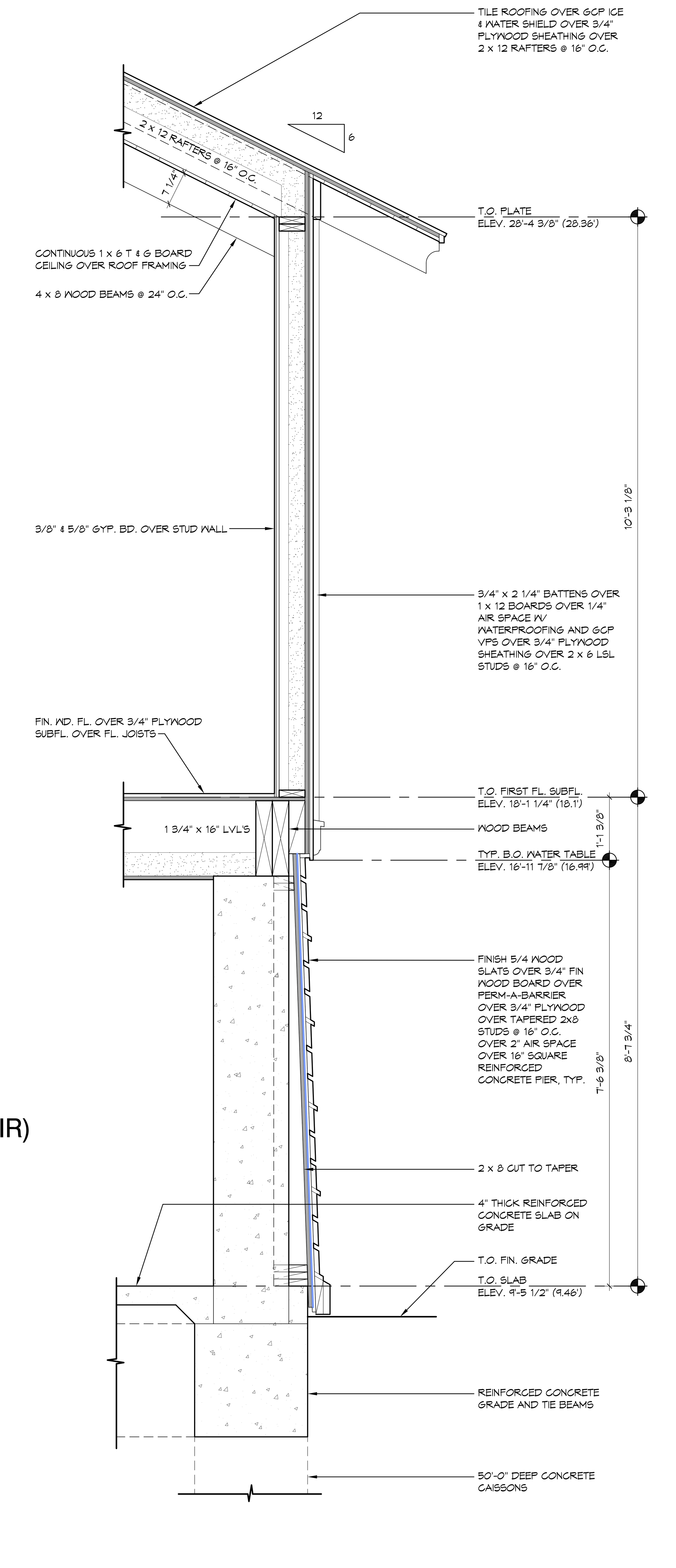
BUILDING SECTION 'F' (THROUGH REAR DECK & HOT TUB)

SCALE: 3/16" = 1'-0"



BUILDING SECTION 'G' (THROUGH STAIR @ REAR DECK)

SCALE: 3/8" = 1'-0"



TYPICAL WALL SECTION 'H'

SCALE: 3/4" = 1'-0"

TWO TREES ARCHITECT

Charles Hilton ARCHITECTS

TWO TREES ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO TREES ARCHITECT.

PRELIMINARY NOT FOR CONSTRUCTION

COLEMAN RESIDENCE
607 Sand Point Road
Carpinteria, CA 93013
004-098-006

JOB NUMBER: 1701

DATE ISSUED:
27 AUGUST 2018
25 SEPTEMBER 2018
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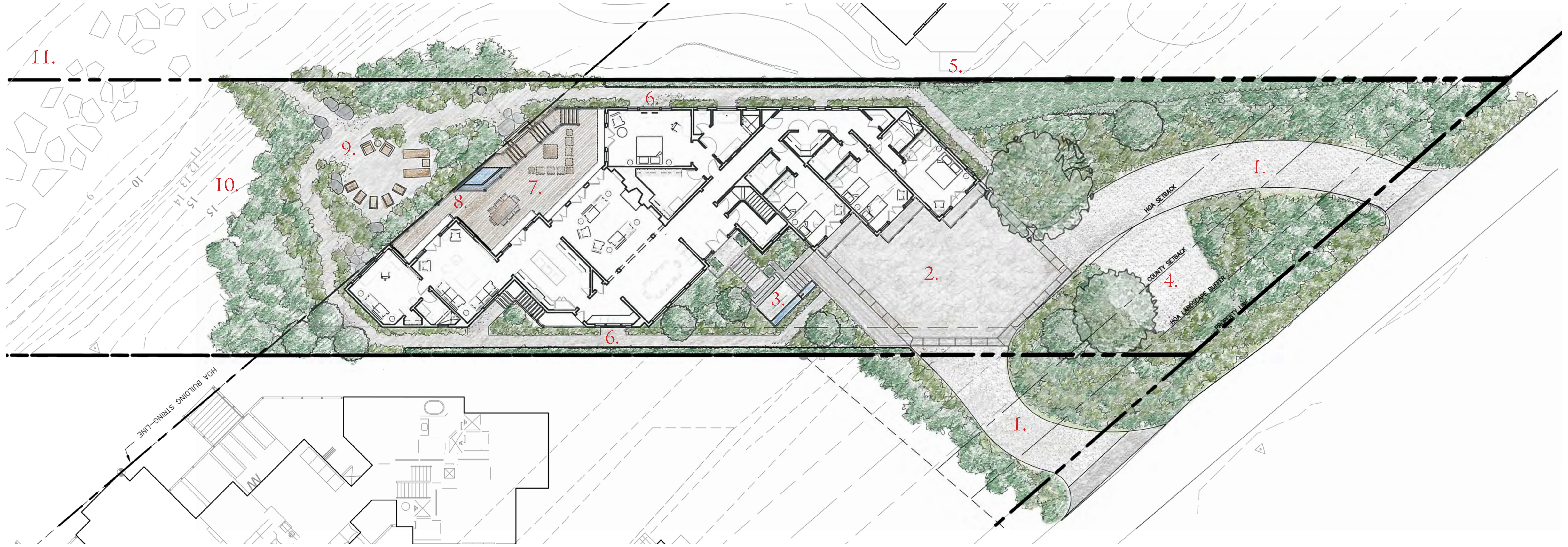
22 MAY 2019
6 AUGUST 2019

SHEET: A3.1 OF 16

COLEMAN RESIDENCE

607 SAND POINT ROAD | CARPINTERIA, CA
SEPTMBER 21 | 2018

OVERALL LANDSACPE PLAN AND PRECEDENT IMAGES



LEGEND:

1. CHIP & SEAL DRIVEWAY
2. STONE PARKING COURT
3.. FRONT ENTRY WITH WATER FEATURE
4.. FRONT GARDEN
5. EXISTING HEDGE
6. STONE PATH TO REAR YARD
7. WOOD DECK
8. SPA
9. LOUNGE AREA WITH STONE PAVING
10. EXISTING LANDSCAPE AREA WITH SUPPLEMENTAL PLANTINGS
11. BEACH

CONCEPTUAL PLANT LIST:

SMALL TREES AND SHRUBS

Acrostaphylos edmundsii 'Carmel Sur' - Sur Manzanita
Arbutus unedo 'Marina' - Strawberry Tree
Carissa macrocarpa - Natal Plum
Ceanothus griseus 'Yankee Point'
Cistus x purpureus
Coleonema pulchellum - Pink Breath of Heaven
Echium candicans - Pride of Madiera
Elaeagnus x ebbingei - Silverberry
Feijoa sellowiana - Pineapple Guava
Hebe species - Hebe
Leucadendron species - Proteas
Leucophyllum frutescens - Texas Sage
Metrosideros excelsa - New Zealand Christmas Tree
Myrica californica - Bayberry
Pittosporum crassifolium - Karo
Pittosporum tobira - Dwarf Pittosporum
Rosmarinus officinalis - Rosemsary
Rosmarinus officinalis 'Prostratus' - Creeping Rosemary
Teucrium fruticans - Bush Germander

PERENNIALS AND GROUNDCOVER

Arctotis breviscapa - African Daisy
Clivia miniata - Bush Lily
Dietes bicolor - Fortnight Lily
Geranium maderense - Giant herb-robert
Iris germanica 'Cloud Ballet' - Re-blooming Bearded Iris
Leonitis leonurus - Lions Tail
Lavandula intermedia 'Phenomenal' - Phenomenal Lavender
Leymus mollis - Sea Lyme-Grass
Limonium californicum - California Sea Lavender
Pennisetum alpecuroides 'Cassian' - Cassian Dwarf Fountain Grass
Pelargonium tomentosum - Mint-scented Geranium
Saliva leucantha - Mexican Bush Sage

FRONT LANDSCAPE

REAR LANDSCAPE

Doyle Herman Design Associates
LANDSCAPE DESIGN

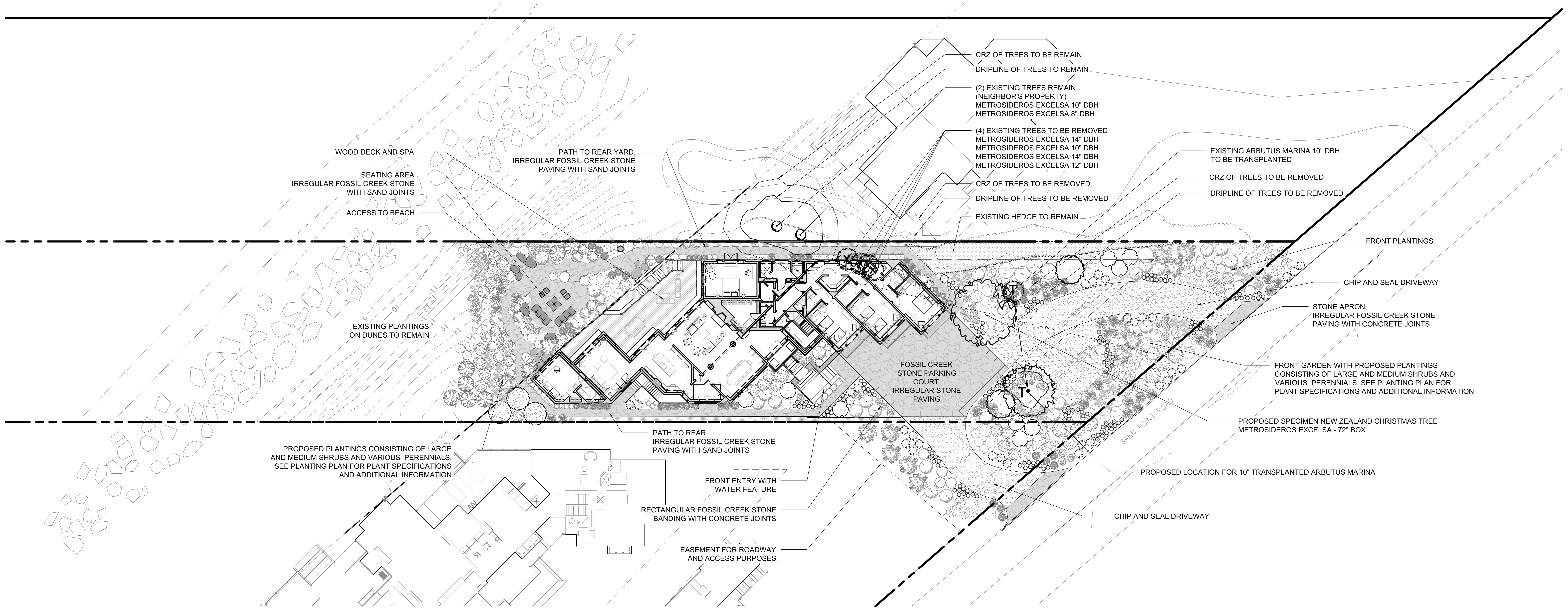
125 GREENWICH AVENUE | GREENWICH CT 06830
203 869 2900 | FAX 203 869 0300 | JDDA.COM

TREE REMOVAL LEGEND:

X TREE TO BE REMOVED

T TREE TO BE TRANSPLANTED

TOTAL TREES TO BE REMOVED = 4
TOTAL TREES TO BE TRANSPLANTED = 1



NORTH

0 20' 40'
SCALE: 1" = 20'
TO SCALE WHEN PLOTTED ON 24" X 36"

1. Survey provided by Prober Land Surveying, 645 Flora Vista Drive, Santan Barabara, CA 93109.

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6. The Contractor shall maintain any erosion control measures utilized on site.

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DH
DA
Doyle Herman Design Associates

125 GREENWICH AVENUE
GREENWICH, CT 06830
P 203 869 2900

PROJECT:

COLEMAN RESIDENCE
607 SAND POINT ROAD
CARPINTERIA, CA
93013

DWG. TITLE:

LANDSCAPE PLAN

DRAWING FILE: Coleman_2019-03-15.dwg

DRAWN BY: EGG

CHECKED BY: JD

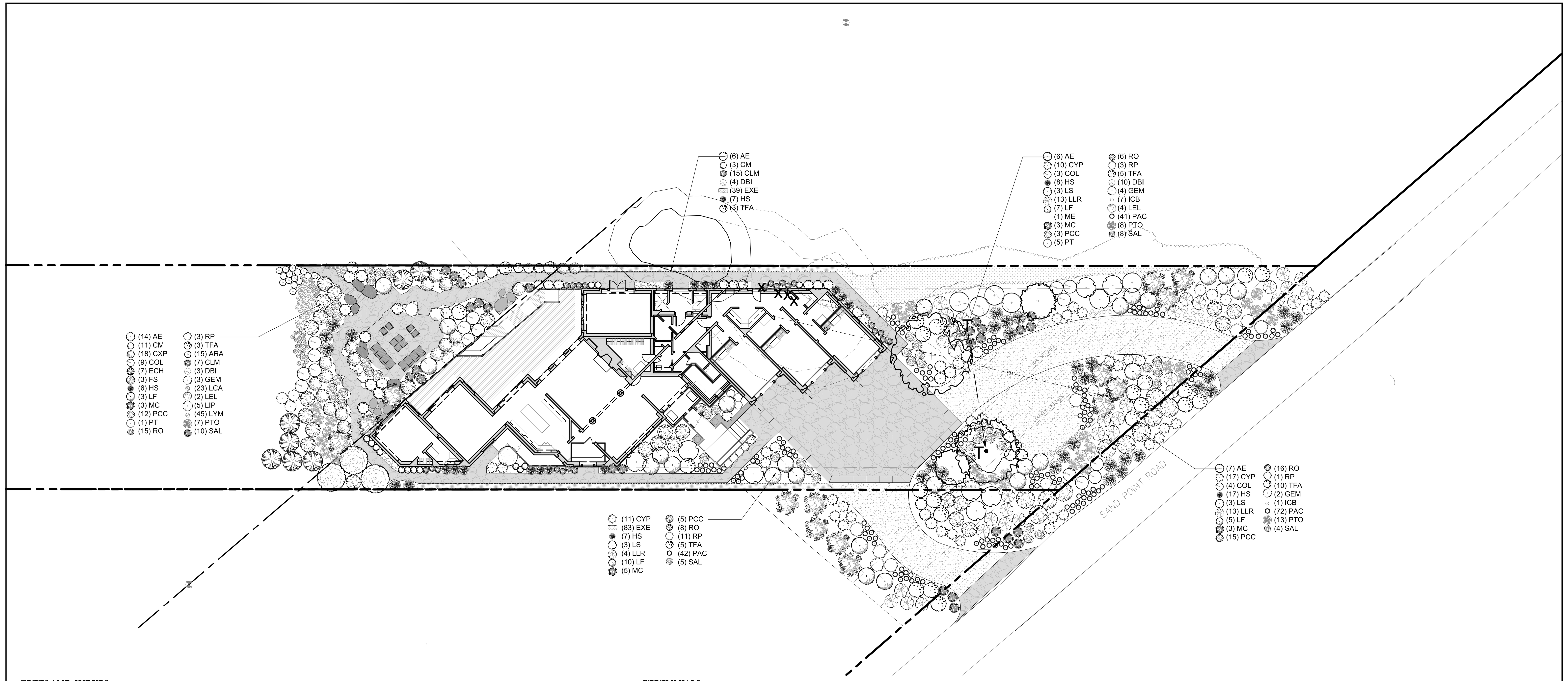
SAVE DATE: March 15, 2019

ISSUE DATE: June 22, 2018 REV. DATE: ----

NOT FOR CONSTRUCTION

SHEET NO.

L-1.1



TREES AND SHRUBS

SYM	KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING/NOTES
	AE	33	Acrostaphylus edmundsii 'Carmel Sur'	Sur Manzanita	#5	42" o.c.
	CM	14	Carissa macrocarpa	Natal Plum	#3	24" o.c.
	CYP	38	Ceanothus griscus 'Yankee Point'	Yankee Point California Lilac	#5	36" o.c.
	CXP	18	Cistus x purpureus	Orchid Rockrose	2-3'	48" o.c.
	COL	16	Coleonema pulchellum	Pink Breath of Heaven	3-4'	4' o.c.
	ECH	7	Echium candicans	Pride of Madeira	4'	6' o.c.
	EXE	122	Eleagnus x ebbingei	Silverberry	6-7'	24" o.c. / hedge material
	FS	3	Feijoa sellowiana	Pineapple Guava	7-8'	see plan / multi-stem
	HS	45	Hebe speciosa	Hebe	#5	48" o.c.
	LS	9	Leucadendron 'Safari Sunset'	Conebush	4-5'	6' o.c.
	LLR	30	Leucadendron 'Little Red'	Little red conebush	#5	4' o.c.
	LF	25	Leucophyllum frutescens	Texas Sage	3'	5' o.c.
	ME	1	Metrosideros excelsa	New Zealand Christmas Tree	72" Box.	see plan
	MC	14	Myrica californica	Pacific Wax Myrtle	5-6'	7' o.c
	PCC	35	Pittosporum crassifolium 'Compactum'	Karo	#5	54" o.c.
	PT	6	Pittosporum tobira	Dwarf Pittosporum	4'	6' o.c.
	RO	45	Rosmarinus officinalis	Rosemary	#3	36" o.c.
	RP	18	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	#3	48" o.c.
	TFA	26	Teucrium fruticans 'Azureum'	Bush Germander	2-3'	54" o.c.
	T	3	Transplant		ex.	Transplanted Arbutus and Myrica

PERENNIALS

SYM	KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING/NOTES
	ARA	15	Arctotis acaulis	African Daisy	#1	24" o.c.
	CLM	22	Clivia miniata	Clivia	#3	24" o.c.
	DBI	17	Dietes bicolor	Fortnight Lily	#2	24" o.c.
	GEM	9	Geranium maderense	Giant Herb Robert	36"	42" o.c.
	ICB	17	Iris germanica 'Cloud Ballet'	Light Blue re-blooming German Iris	#1	12" o.c.
	LEL	6	Leonotis leonurus	Lions Tail	#3	48" o.c.
	LIP	5	Lavandula intermedia 'Phenomenal'	Lavender	#2	36" o.c.
	LYM	45	Leymus mollis	Sea Lyme-Grass	#1	15" o.c.
	LCA	23	Limonium californicum	California Sea Lavender	#1	15" o.c.
	PAC	155	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	#1	18" o.c.
	PTO	28	Pelargonium tomentosum	Mint-Scented Geranium	#2	42" o.c.
	SAL	27	Salvia leucantha	Sage	#2	36" o.c.

NORTH

0 16' 32'
SCALE: 1/16" = 1'-0"
TO SCALE WHEN PLOTTED ON 24" X 36"

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D H
D A
Doyle Herman Design Associates

125 GREENWICH AVENUE
GREENWICH, CT 06830
P 203 869 2900

PROJECT:

COLEMAN RESIDENCE
607 SAND POINT ROAD
CARPINTERIA, CA
93013

DWG. TITLE:

PLANTING PLAN

DRAWING FILE: Coleman_2019-03-15.dwg

DRAWN BY: EGG

CHECKED BY: JD

SAVE DATE: March 15, 2019

ISSUE DATE: 04/20/2018 REV. DATE: ----

NOT FOR CONSTRUCTION

SHEET NO.

L-1.2

1. Survey provided by Prober Land Surveying, 645 Flora Vista Drive, Santan Barabara, CA 93109.

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D H
D A
Doyle Herman Design Associates

125 GREENWICH AVENUE
GREENWICH, CT 06830
P 203 869 2900

PROJECT:

COLEMAN RESIDENCE
607 SAND POINT ROAD
CARPINTERIA, CA
93013

DWG. TITLE:

PLANT HEIGHT
DIAGRAM

DRAWING FILE: Coleman_2018-09-20.dwg

DRAWN BY: EGG

CHECKED BY: JD

SAVE DATE: September 21, 2018

ISSUE DATE: 04/20/2018 REV. DATE: ----

NOT FOR CONSTRUCTION

SHEET NO.

L-1.3