STATE OF CALIFORNIA
Coastal Conservancy

malibu, california

february. 09. 2010

carbon la costa beach

site analysis / program / concepts

prepared by:

bionic

malibu, california

carbon la costa beach

CLIENT:

STATE OF CALIFORNIA
Coastal Conservancy

1330 Broadway, Suite 1100
Oakland, CA 94612

LANDSCAPE ARCHITECT:

bionic

San Francisco, Ca
info@bioniclandscape.com
p: 415.206.0648

malibu access study
carbon la costa beach

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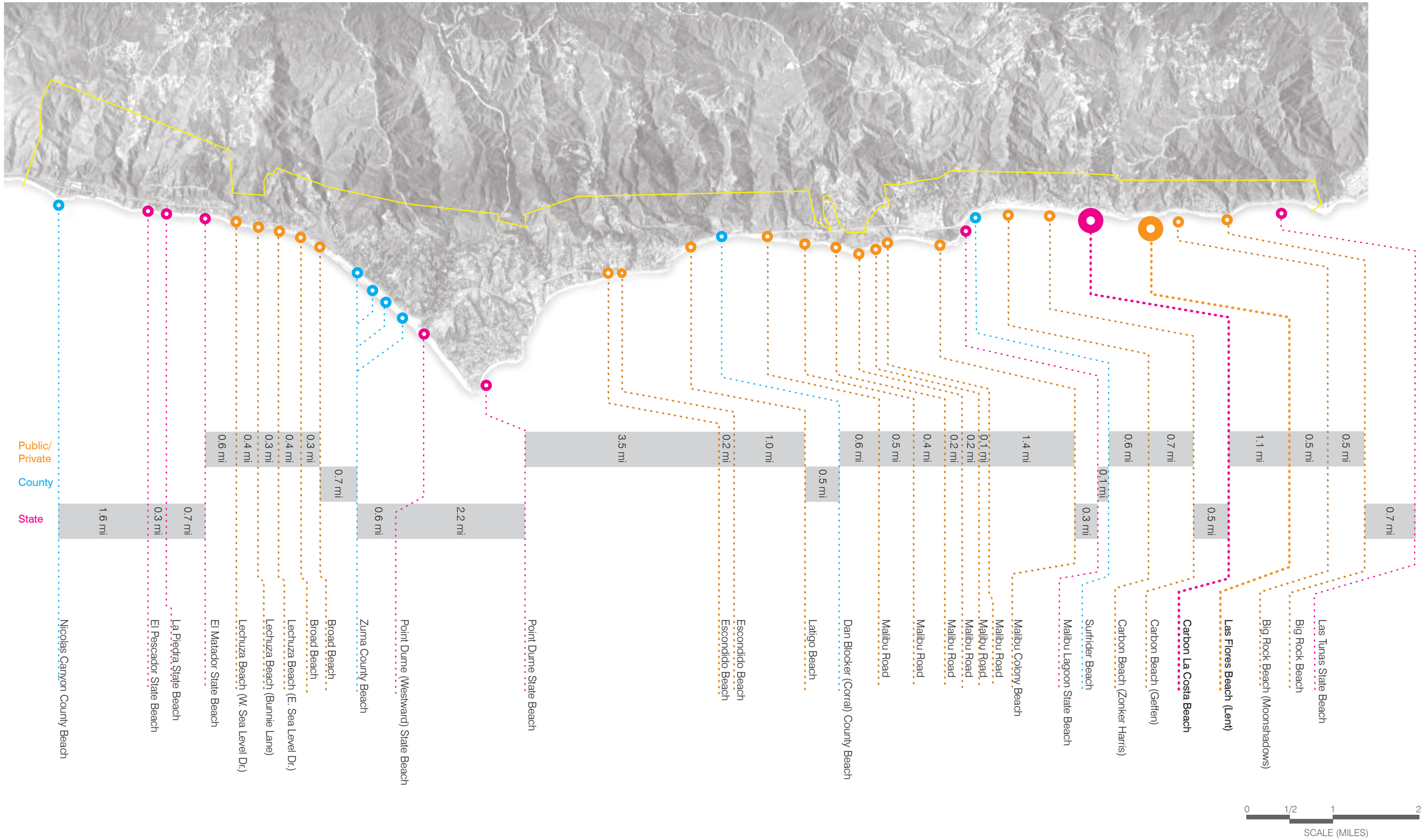

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malibu - existing vertical access
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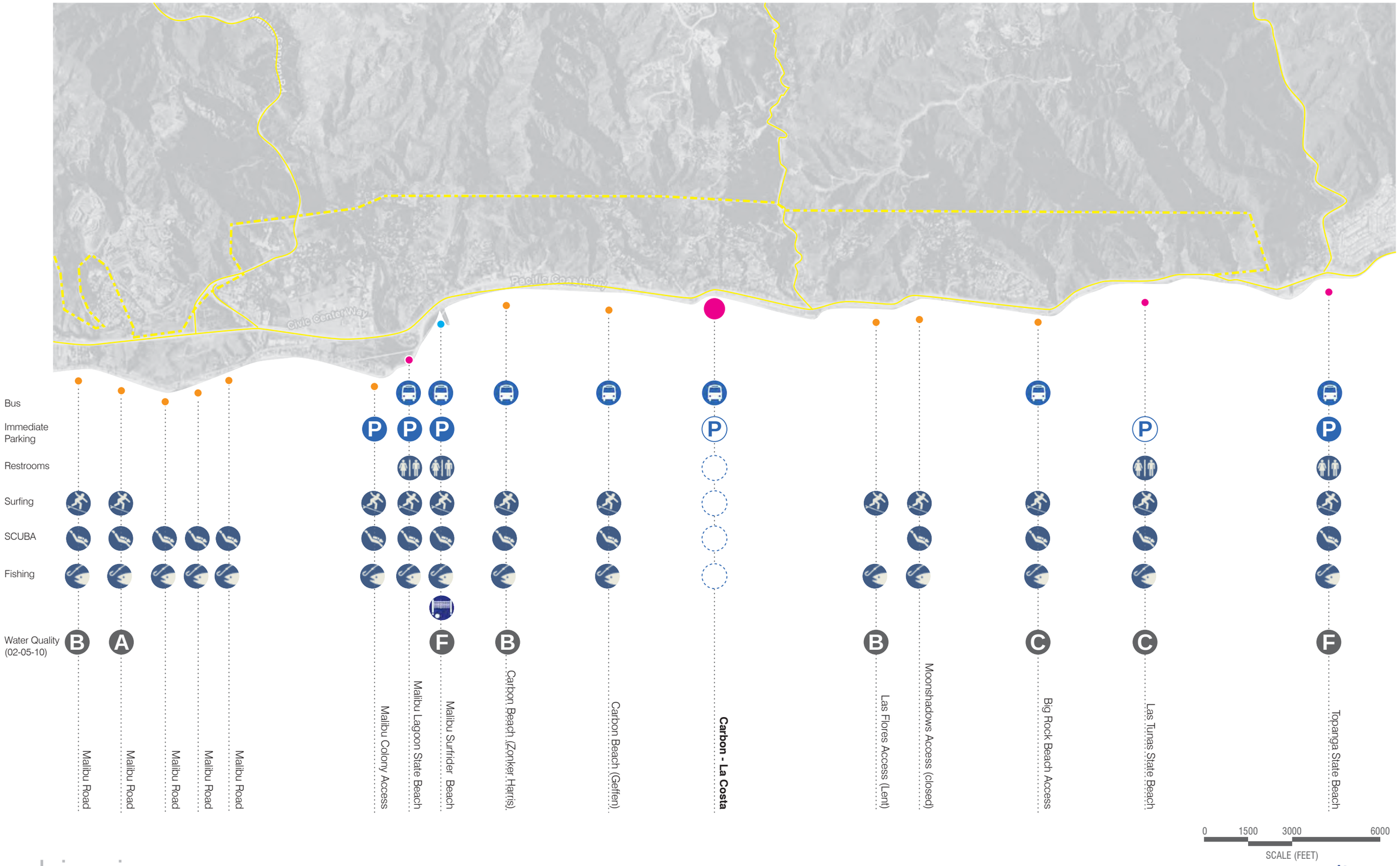

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site context
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Bus Stop
Sidewalk and Crosswalk
Bike Lane
Continuous Street Parking
Intermittent Street Parking
Wet Sand
Existing Lateral Easement

0 300' 600' 1200'
SCALE (FEET)

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circulation
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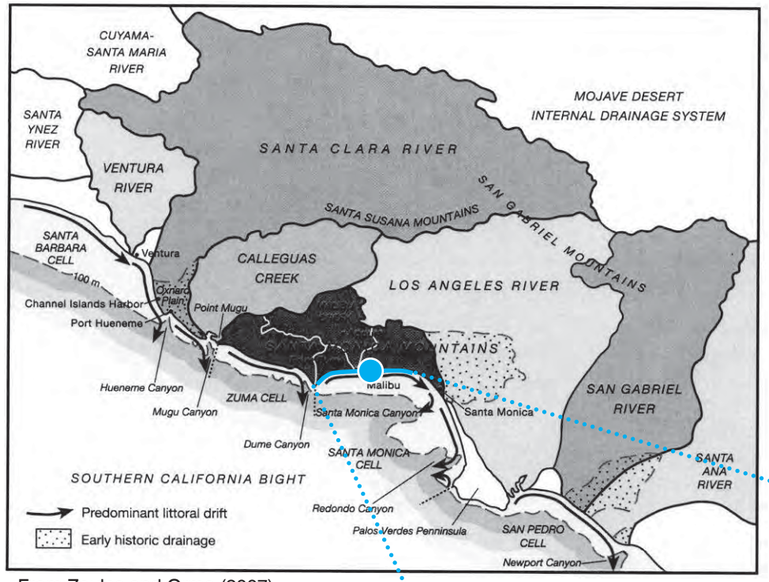
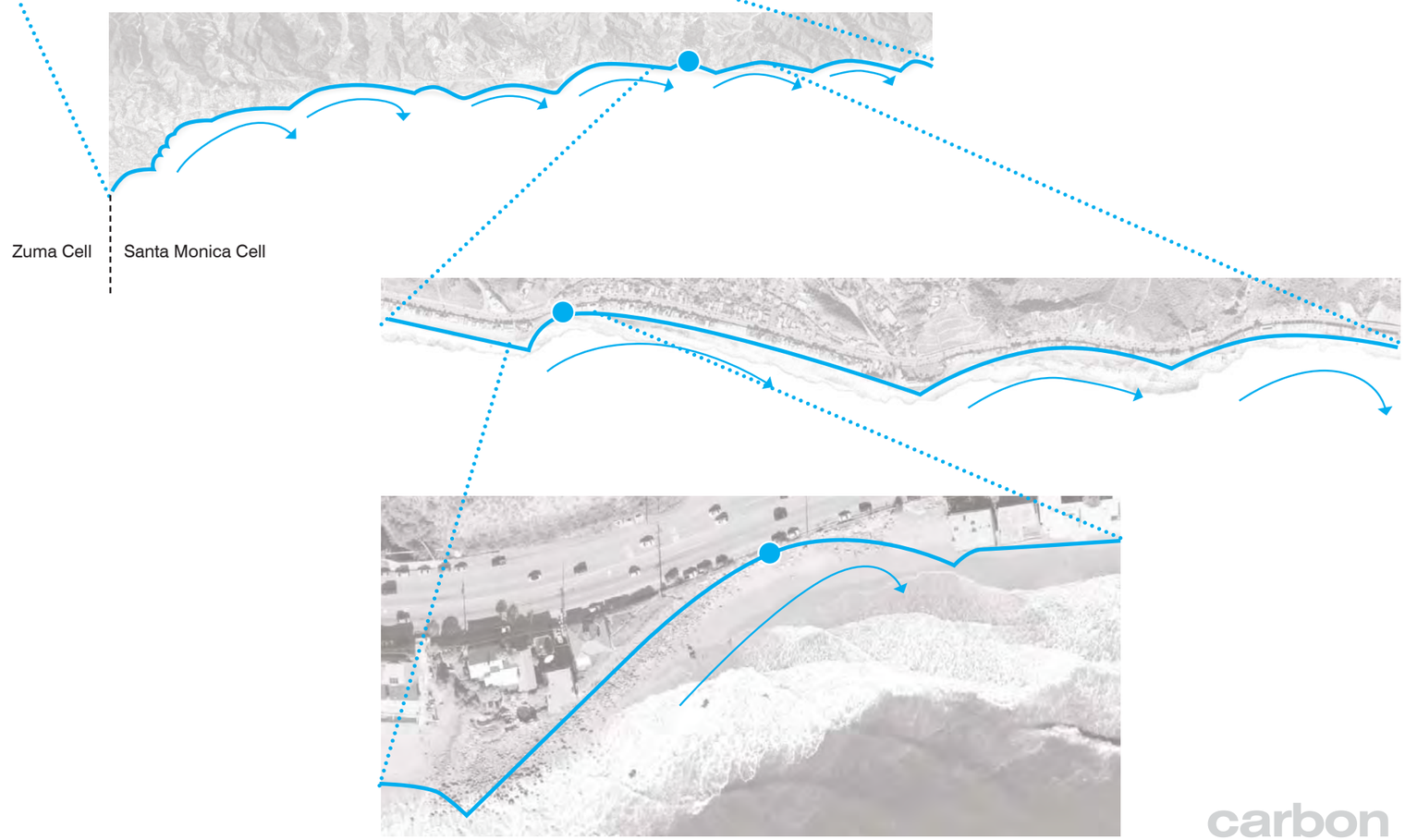


From Zoulas and Orme (2007)



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sand transport
carbon la costa beach

site

carbon la costa beach

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2010 February 09

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2010 February 09

historic aerial photo survey
carbon la costa beach

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2010 February 09

historic aerial photo survey
carbon la costa beach

PROPERTY ADDRESS:

(VACANT) PACIFIC COAST HIGHWAY
MALIBU, CA 90265

ACCESSOR'S PARCEL NO.:

4451-003-900
4451-004-900

BASIS OF BEARINGS:

THE BEARING OF N 77°07'00" W ALONG THE CENTER LINE OF PACIFIC COAST HIGHWAY AS SHOWN ON LICENSED SURVEYORS MAP, L.S. 26/26, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU (1998) 0021.135 USC&GS MON IN N SIDE BRIDGE ON PACIFIC COAST HWY OVER COAL CREEK 250MM E/O W ANGLE POINT IN RAIL 17M N/O C/L PACIFIC COAST HWY & 82M E/O CARBON CYN RD MKD (B-1052 1960)

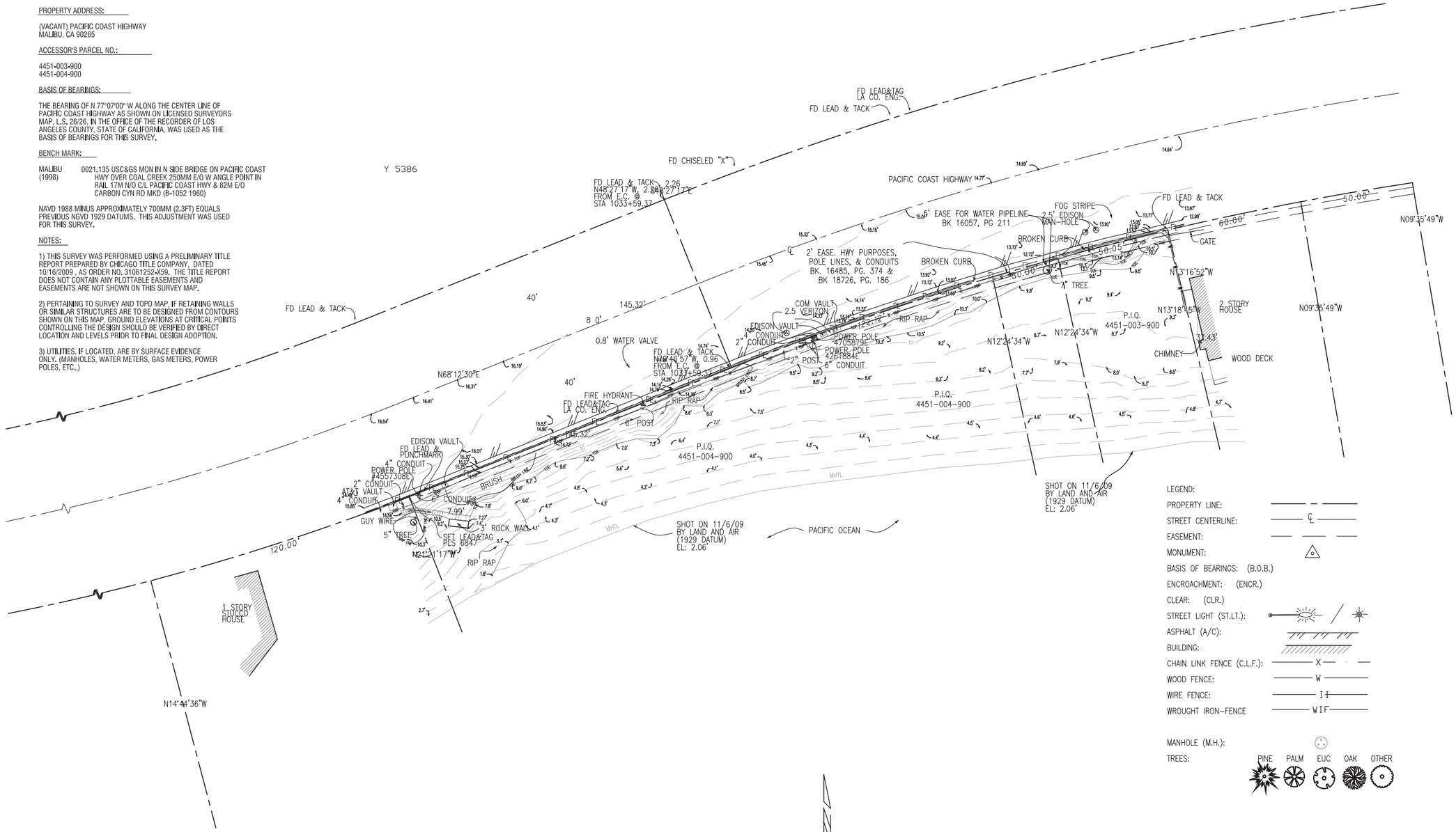
NAVD 1988 MINUS APPROXIMATELY 700MM (2.3FT) EQUALS PREVIOUS NGVD 1929 DATUMS. THIS ADJUSTMENT WAS USED FOR THIS SURVEY.

NOTES:

1) THIS SURVEY WAS PERFORMED USING A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED 10/16/2009 , AS ORDER NO. 31061252-X59. THE TITLE REPORT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS AND EASEMENTS ARE NOT SHOWN ON THIS SURVEY MAP.

2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC..)



LEGEND:

PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
MONUMENT:
BASIS OF BEARINGS: (B.O.B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT (ST.LT.):
ASPHALT (A/C):
BUILDING:
CHAIN LINK FENCE (C.L.F.):
WOOD FENCE:
WIRE FENCE:
WROUGHT IRON-FENCE
MANHOLE (M.H.):
TREES: PINE PALM EUC OAK OTHER

N

20 0 20 40 60
Scale 1" = 20'

STAMP

S:\JOBS_C\CALIF_COASTAL_CONSERV\VACANT_PCH\CCC109.DGN

ARCHITECTURAL SURVEY

REVISIONS:

SURVEYED BY: GS, RS

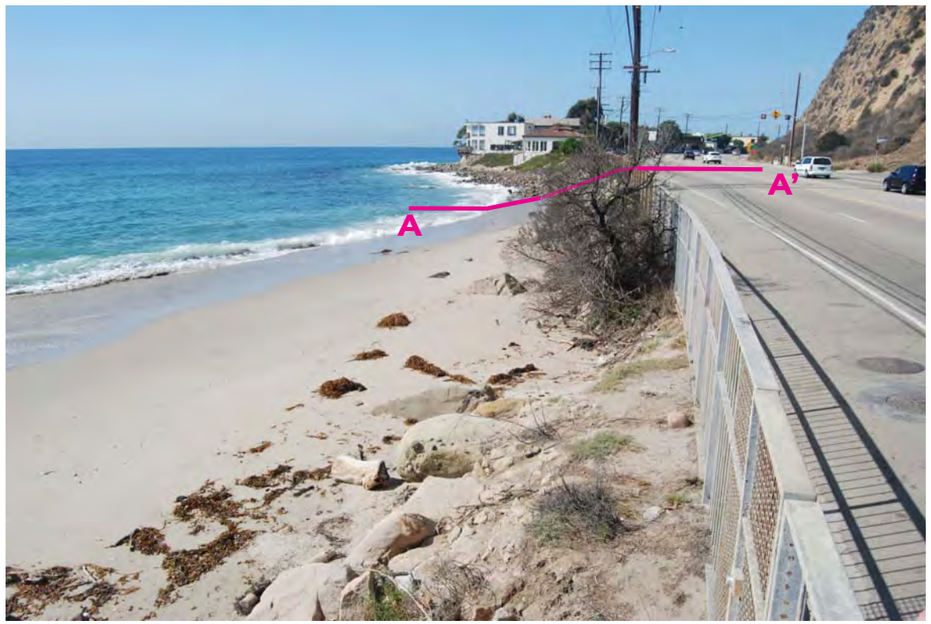
DRAWN BY: SI

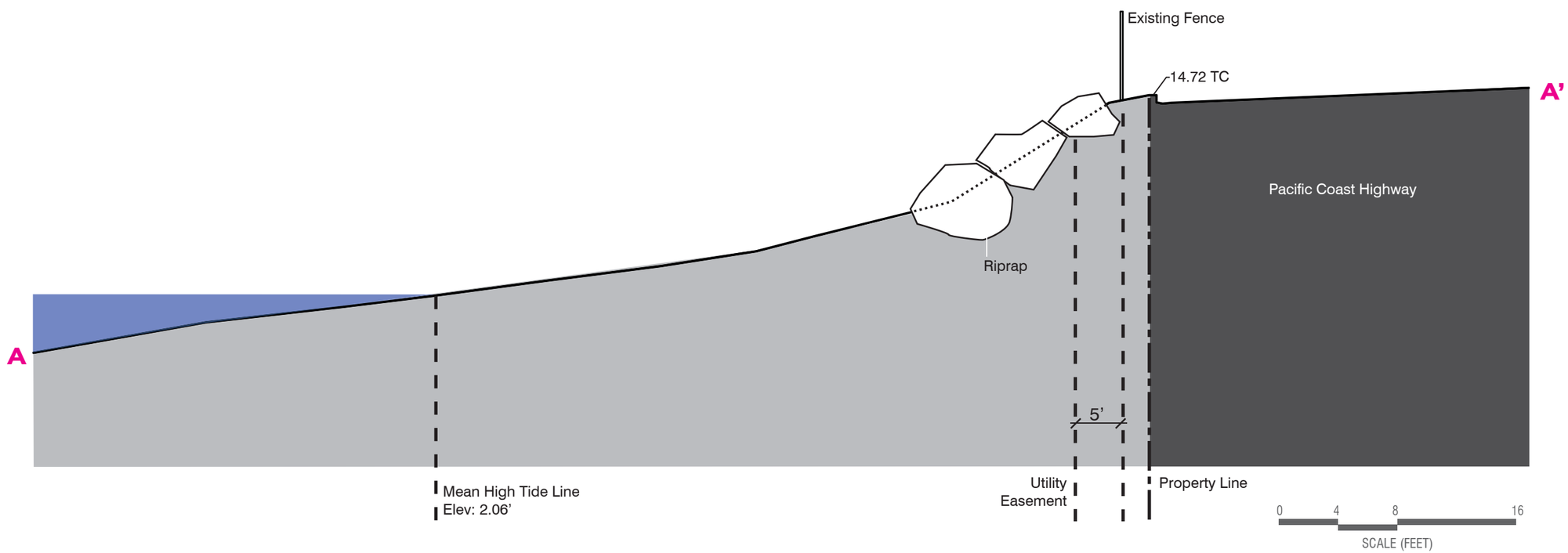
SURVEYED FOR:
CALIFORNIA COASTAL CONSERVANCY
ATTN: JOAN CARDELLINO
1330 BROADWAY, 13TH FLOOR
OAKLAND, CA 94612-2530

SURVEYED BY:
LAND & AIR SURVEYING
BOUNDARY - TOPOGRAPHIC - A.L.T.A. SURVEYS
SUBDIVISIONS - PARCEL MAPS
32741 PACIFIC COAST HIGHWAY
SUITE #400A
MALIBU, CA 90265
BUSINESS (310) 456-9381
FAX (310) 456-9821

SCALE: 1" = 20'
JOB NO: CCC-109
SURVEY DATE: 11/2,3,5,6 &11/09
SHEET: 1 OF 1

survey
carbon la costa beach





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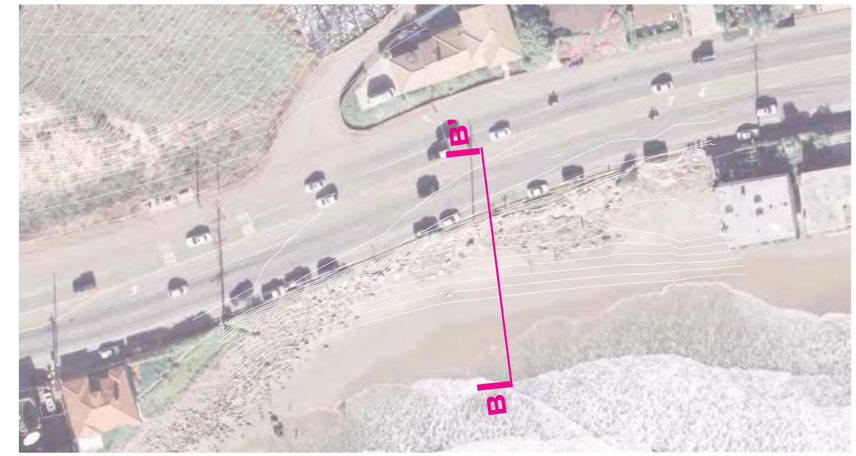
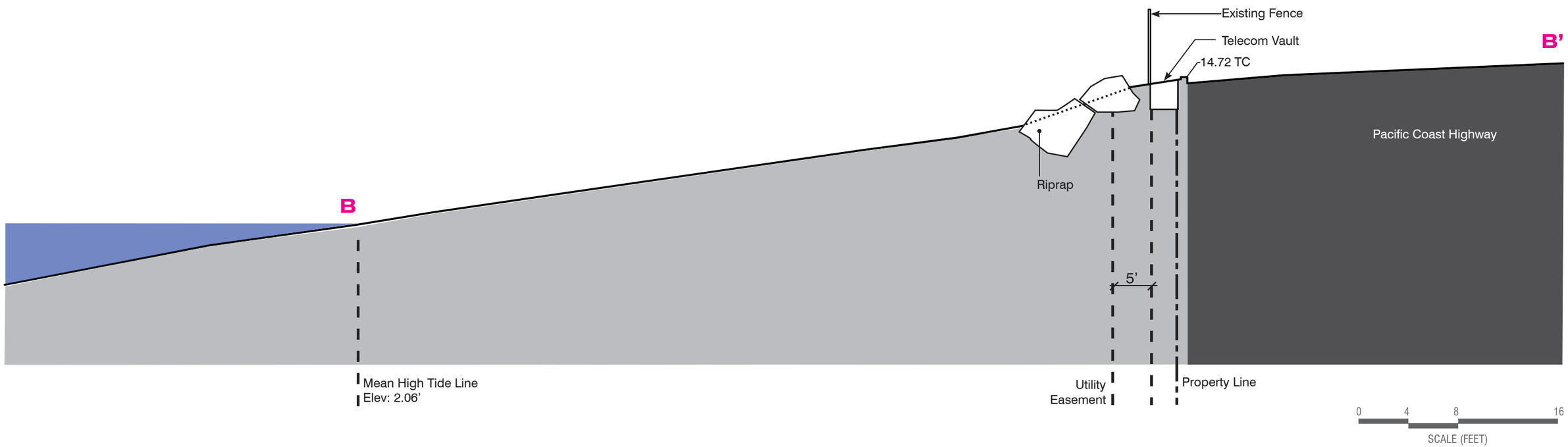
section A
carbon la costa beach





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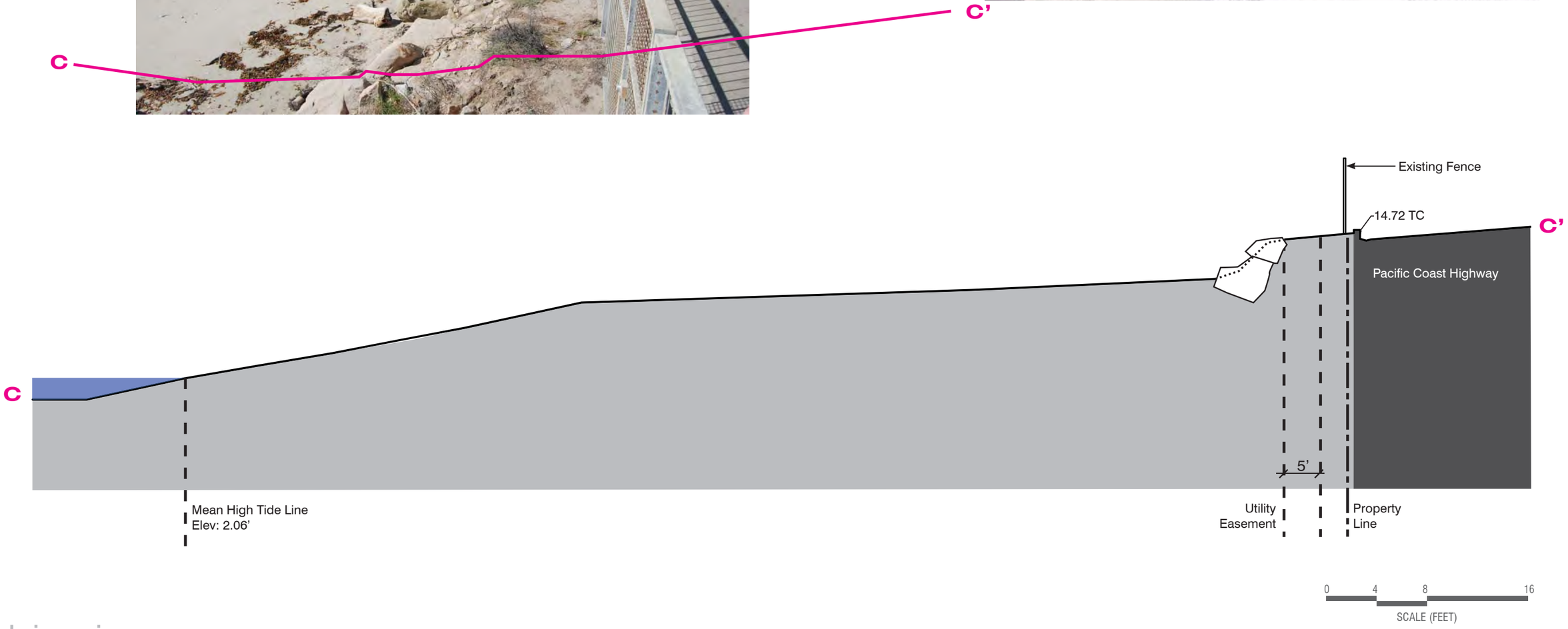
section B
carbon la costa beach



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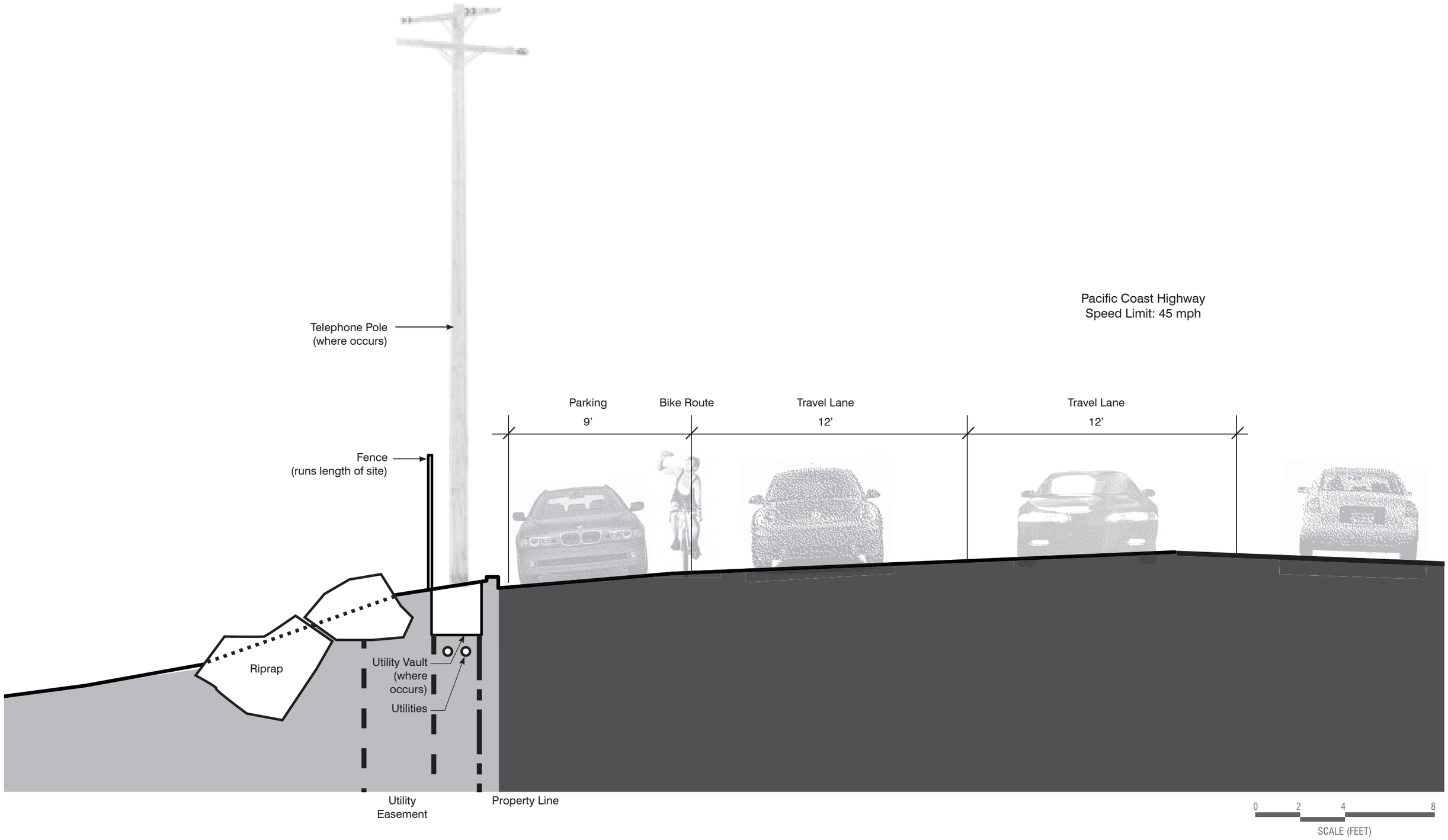
section C
carbon la costa beach



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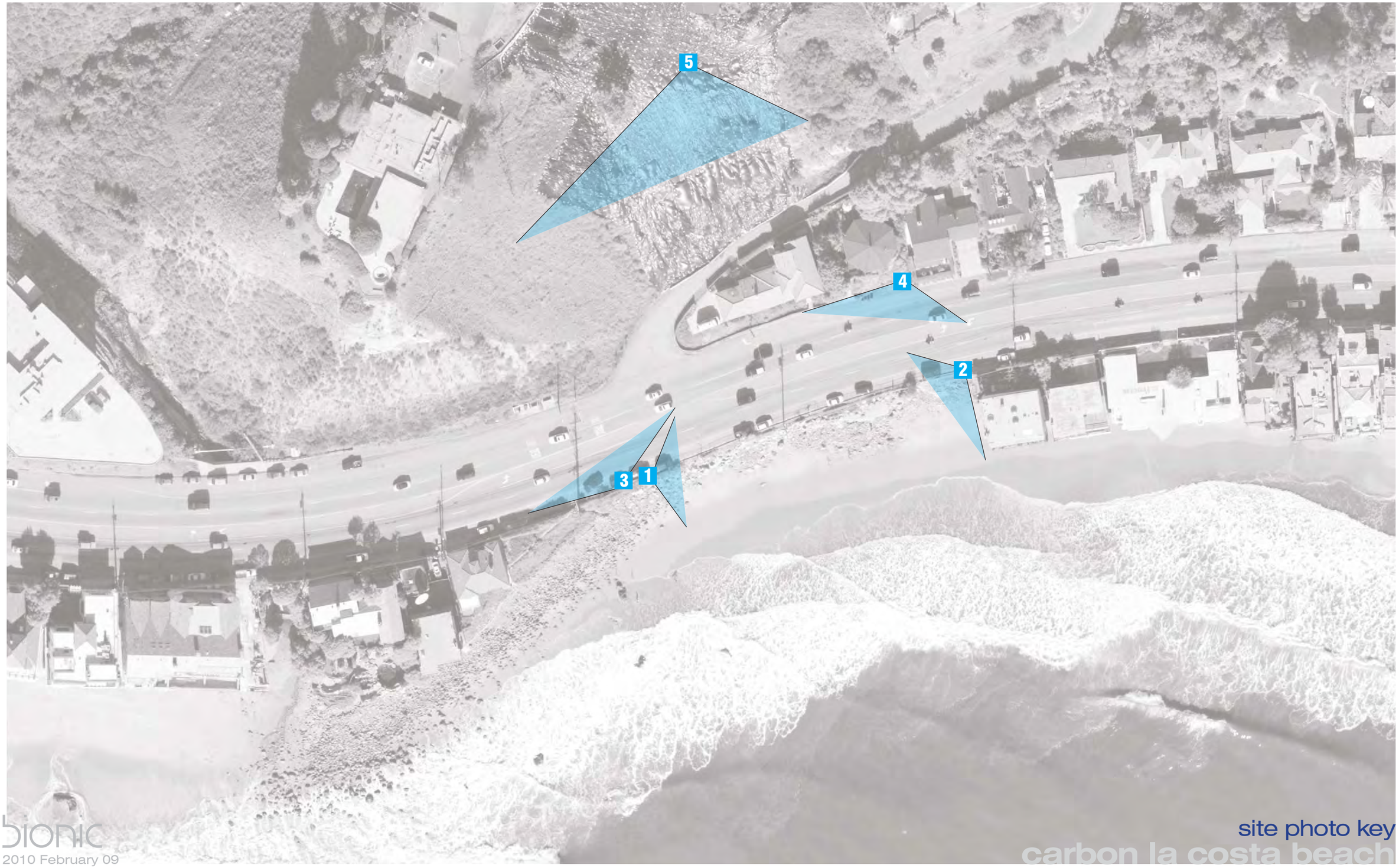
typical existing section
carbon la costa beach



site photo key

carbon la costa beach

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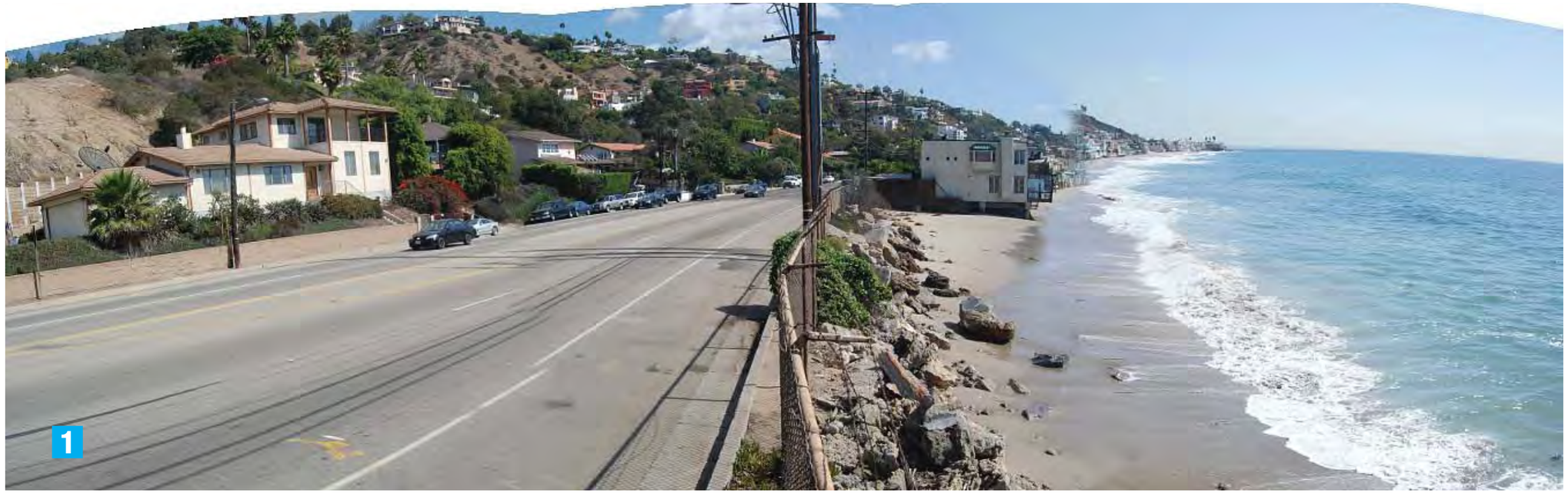
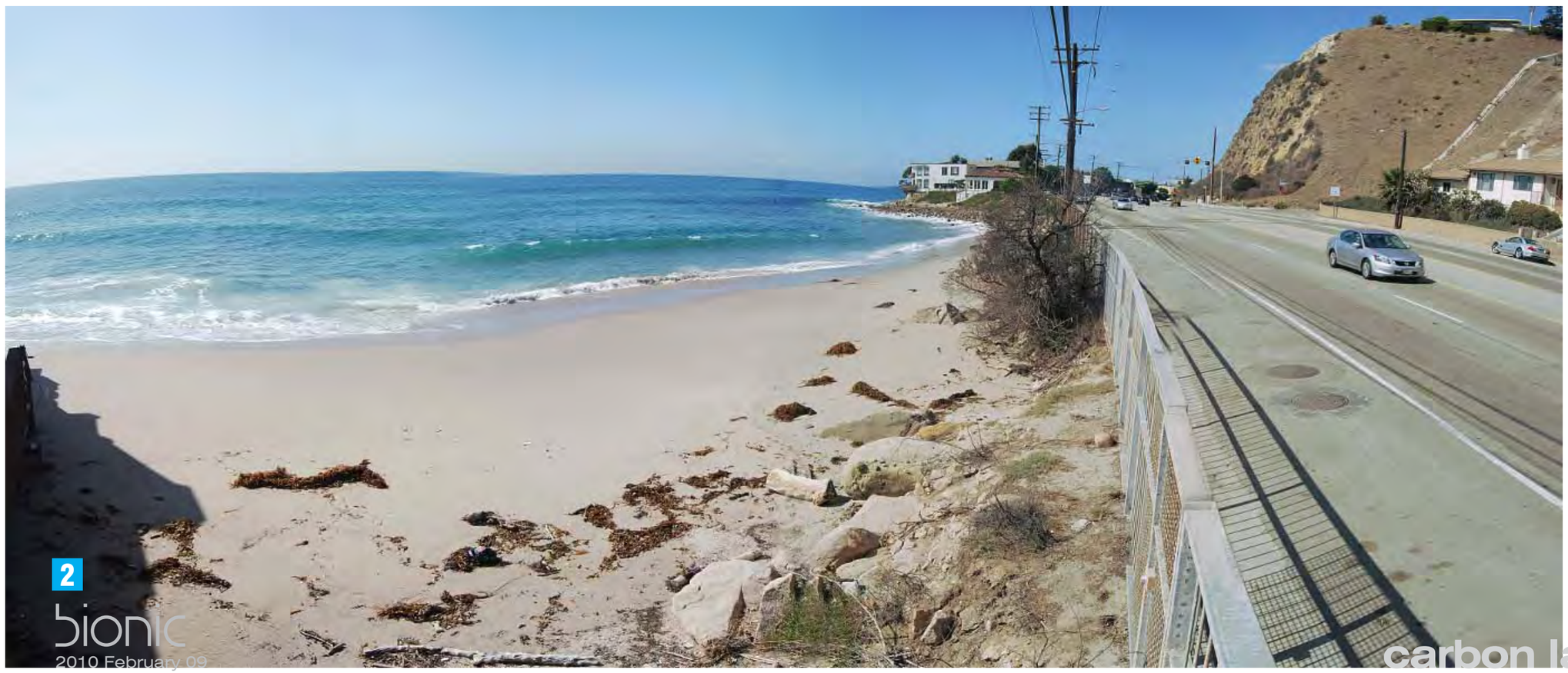
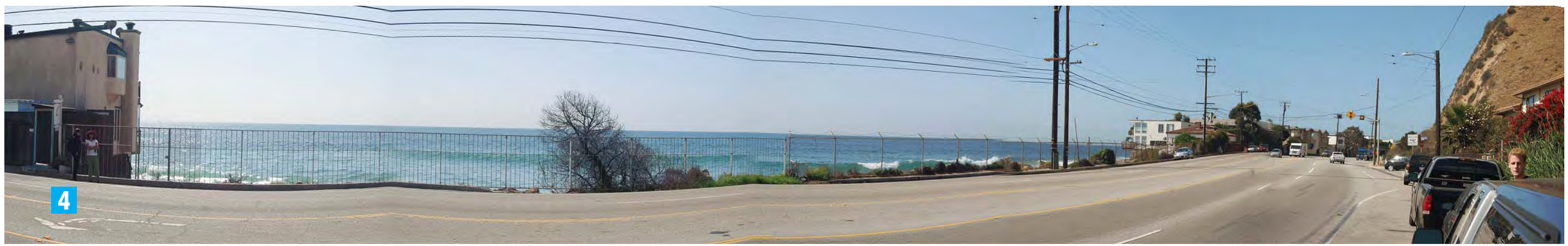




site photos

carbon la costa beach



site photos
carbon la costa beach

PCH data

Speed Limit: 45 mph

Average Annual Daily Traffic: 41,000

Peak Hour Traffic: 3,750

LEGEND

- 18 — Street Parking, Spaces Available
- Bike Route
- Travel Lane
- Property Line
- Mean High Tide Line
- Utility Easment
- Extent of Riprap
- Telephone pole

0 20 40 80

SCALE (FEET)

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site conditions

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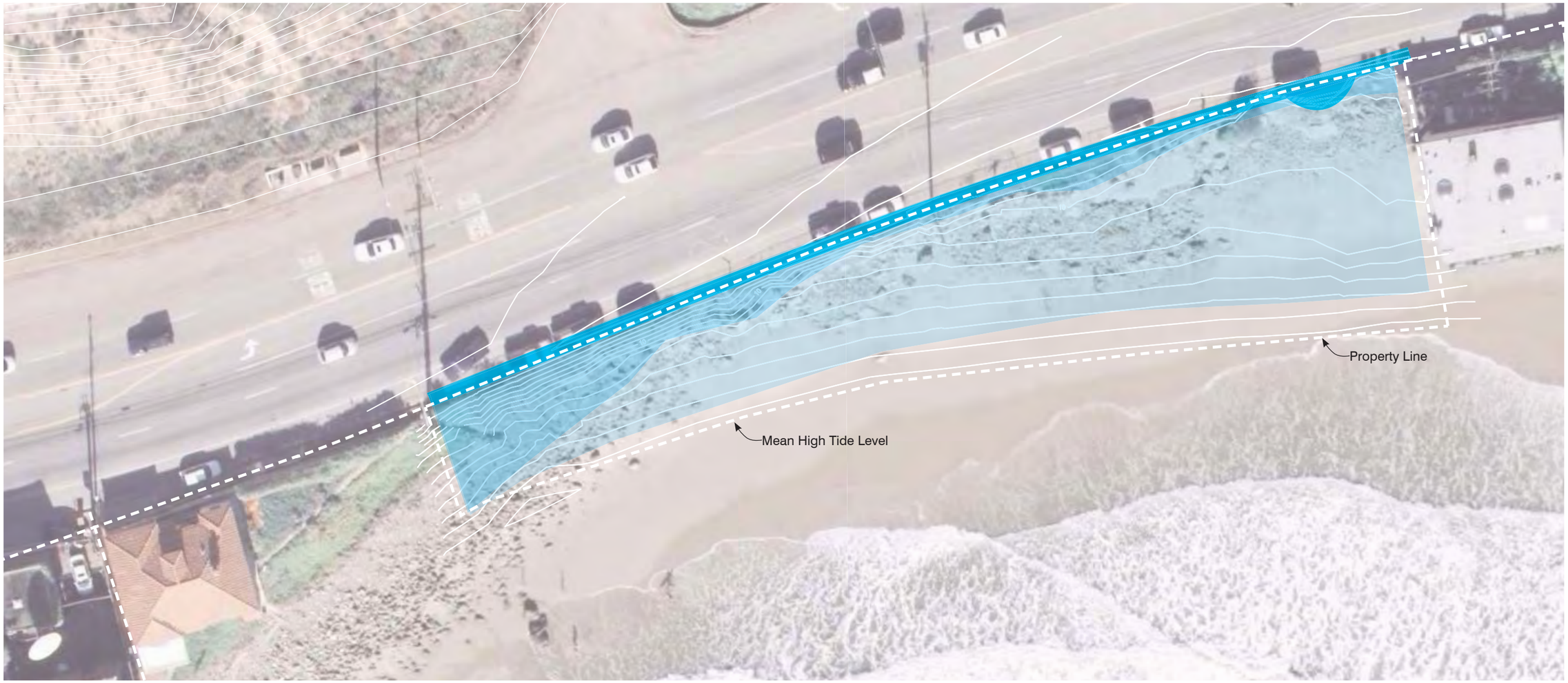

Slopes < 5% (top of slope)
buildable area: ## sf

Slopes < 25%
buildable area: ## sf

Full build-out
10' min from MHTL
buildable area: ## sf

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construction envelope study
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program/concepts
carbon la costa beach

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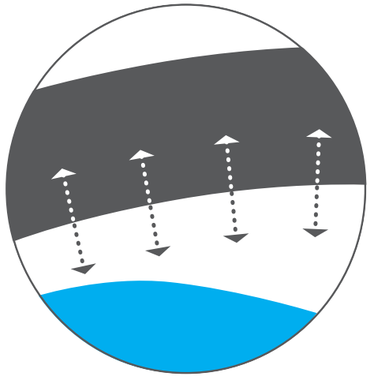

CREATE
BEACH ACCESS

MAINTAIN
VISUAL ACCESS

CREATE
PEDESTRIAN SAFETY

SUPPORT
LITTORAL TRANSPORT

project goals
carbon la costa beach

PROGRAM ELEMENTS

- Fence
- Sidewalk
- Stairs to Beach
- Riprap

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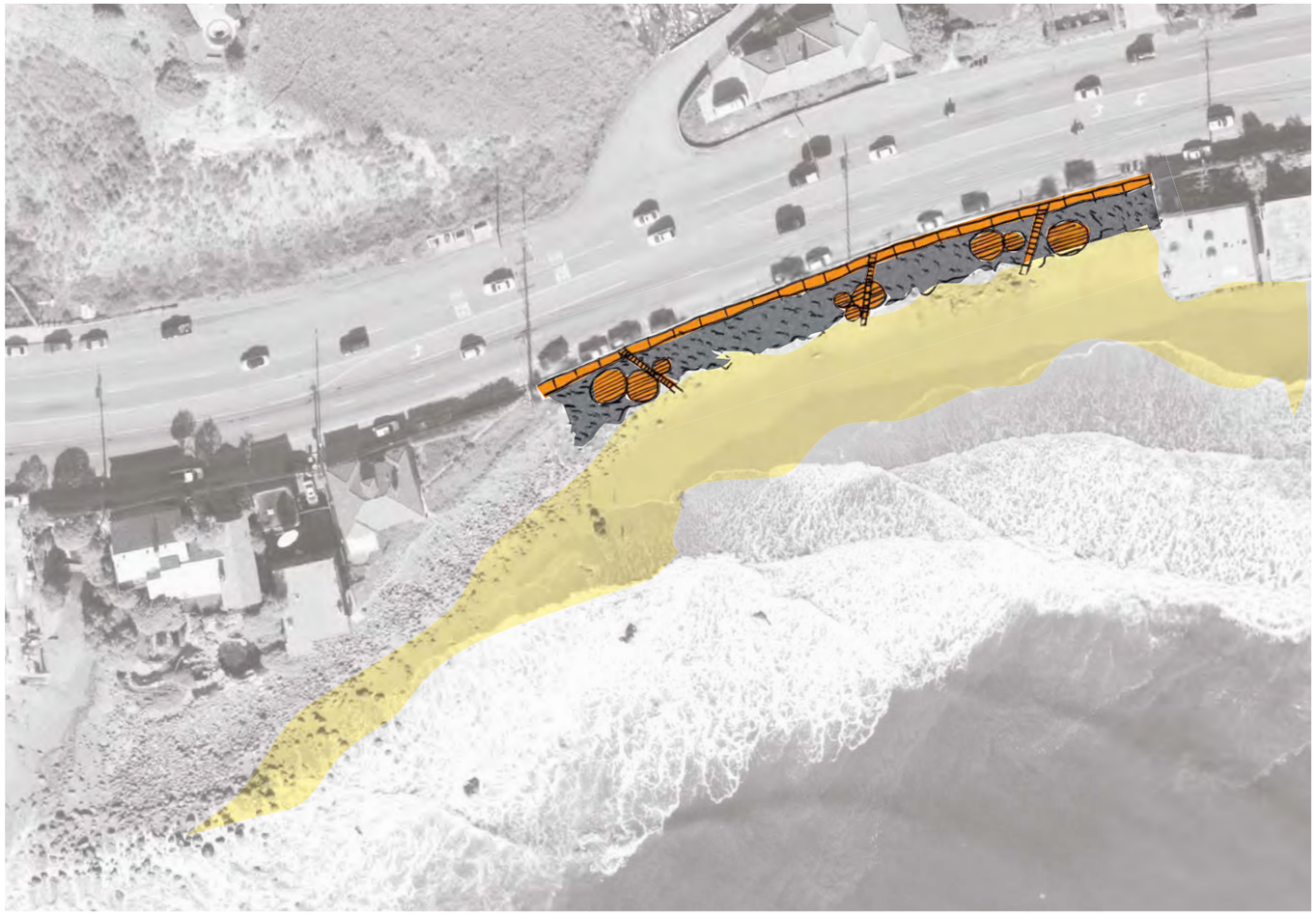
concept plan 1 - sidewalk and stair
carbon la costa beach



PRECEDENT

Platforms - Vinaros, Spain

PROGRAM ELEMENTS

- Fence
- Sidewalk
- Ramps/Stairs to Beach
- Slope Stabilization
- Platforms

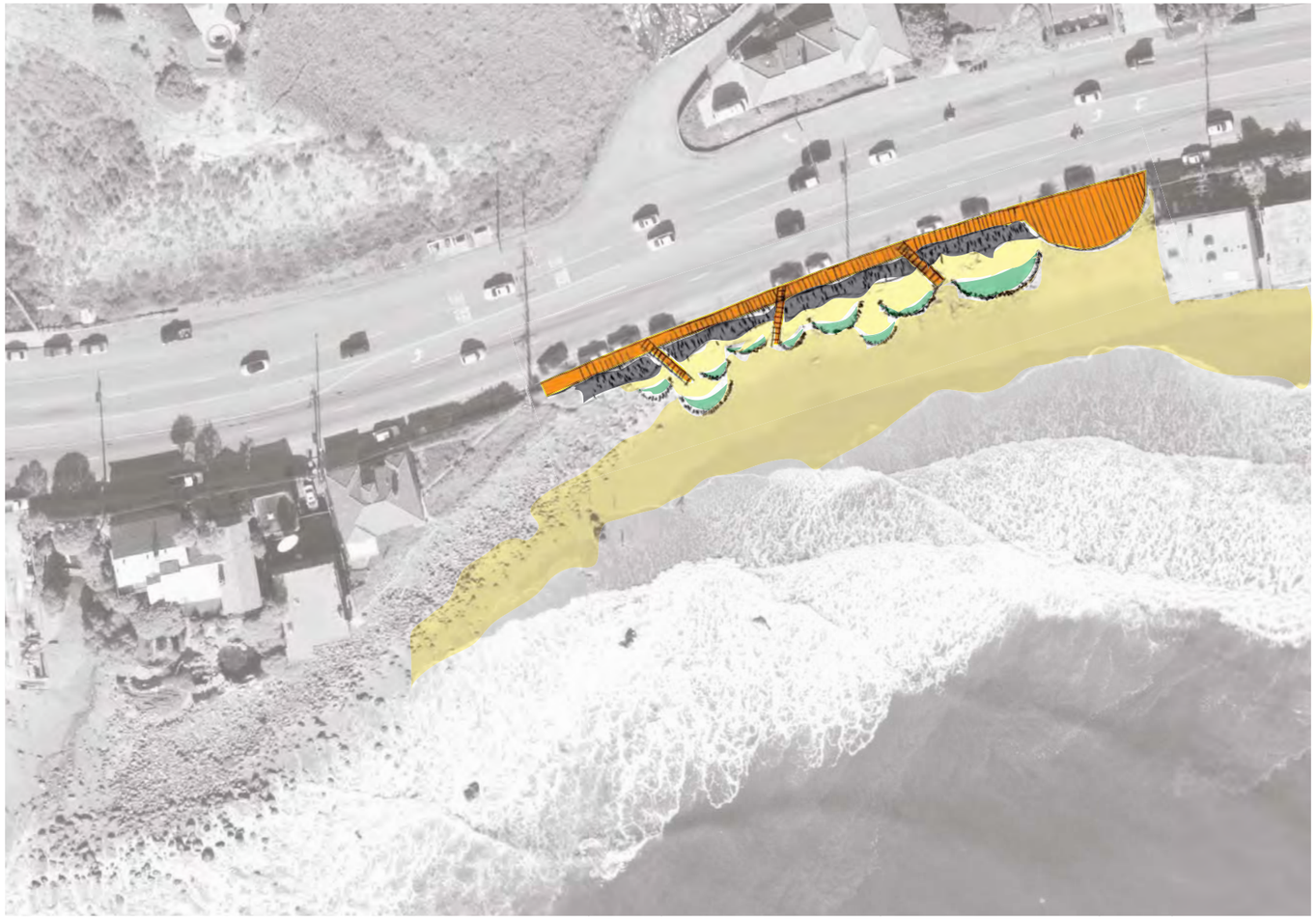
concept plan 2 - platforms
carbon la costa beach

PROGRAM ELEMENTS

Fence
Boardwalk
Ramp to Beach
Riprap
Overlook Platforms
Services

- Bicycle Parking
- Seating
- Shower
- Composting Toilet

concept plan 3 - overlook platforms
carbon la costa beach



PRECEDENTS

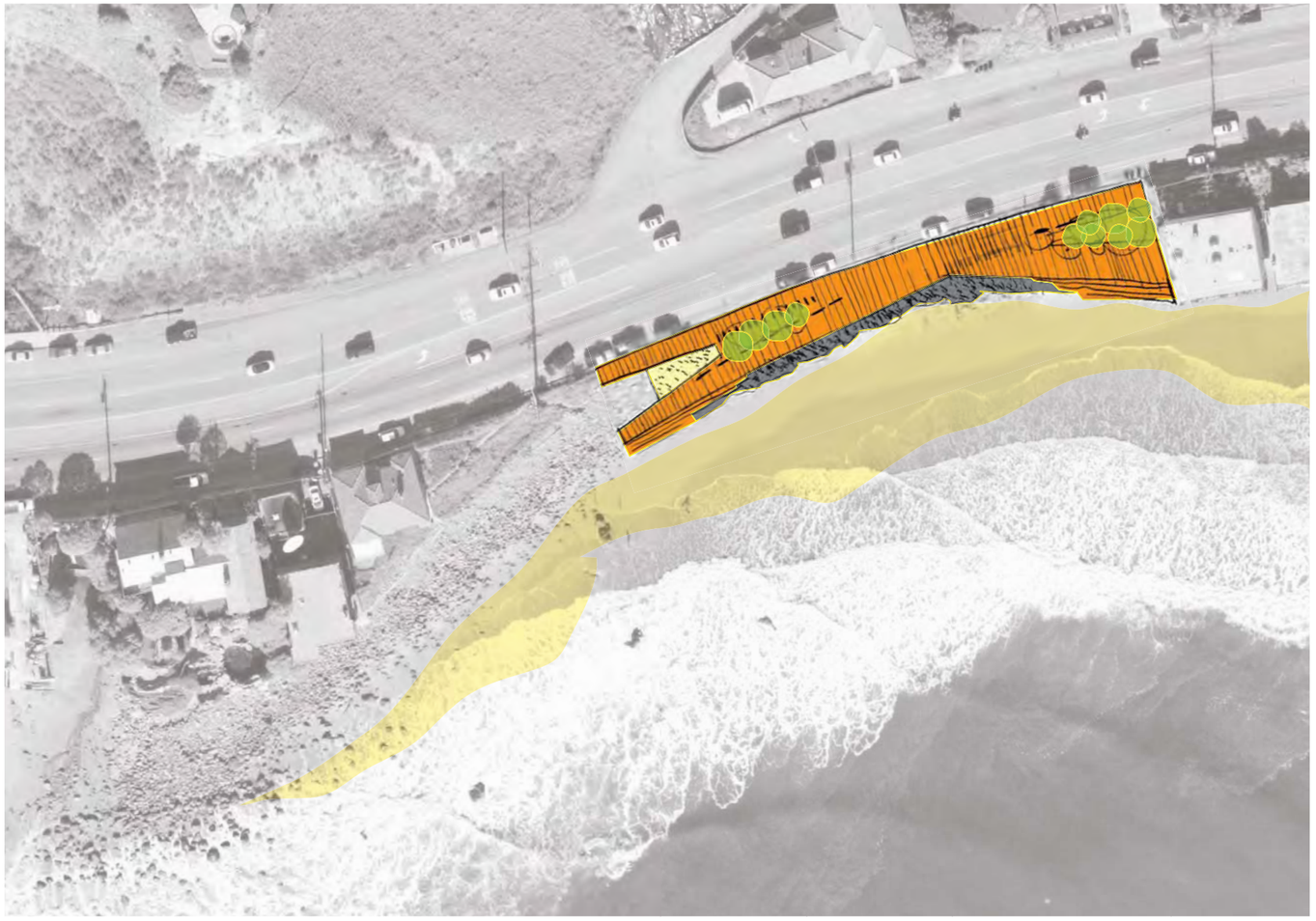
Malibu Tidepools

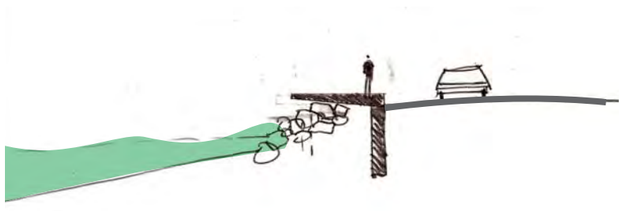
Constructed Tidepool - Royal Kona Resort

PROGRAM ELEMENTS

- Fence
- Boardwalk
- Stairs to Beach
- Riprap
- Overlook Platform
- Tidepool Forms
- Services
  - Bike Parking
  - Shower
  - Seating

concept plan 4 - tidepools
carbon la costa beach





SECTION

PRECEDENT

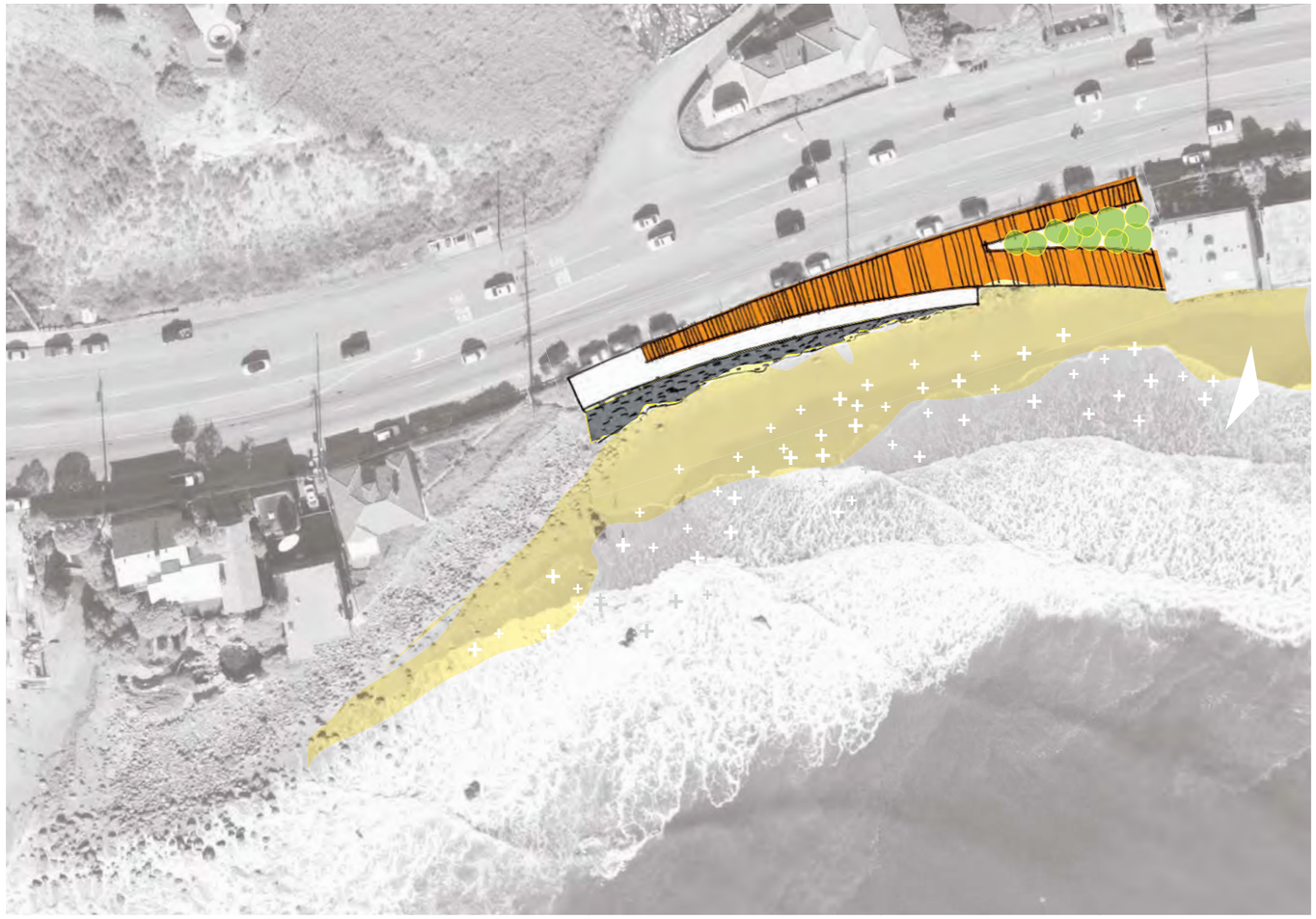
Beach Plaza - Vinaros, Spain

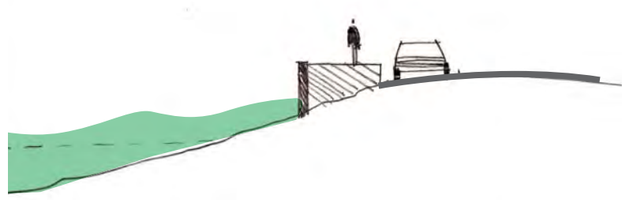
PROGRAM ELEMENTS

Fence
Boardwalk
Stairs to Beach
Riprap
Plaza
Services

- Bike Parking
- Restrooms
- Shower
- Seating
- Fish Clean
- Dog Run at Street Level
- Shade

concept plan 5 - plaza
carbon la costa beach





SECTION

PROGRAM ELEMENTS

Fence

Boardwalk

Vehicular Ramp to Beach

- beach renourishment
- safety

Riprap and Seawall

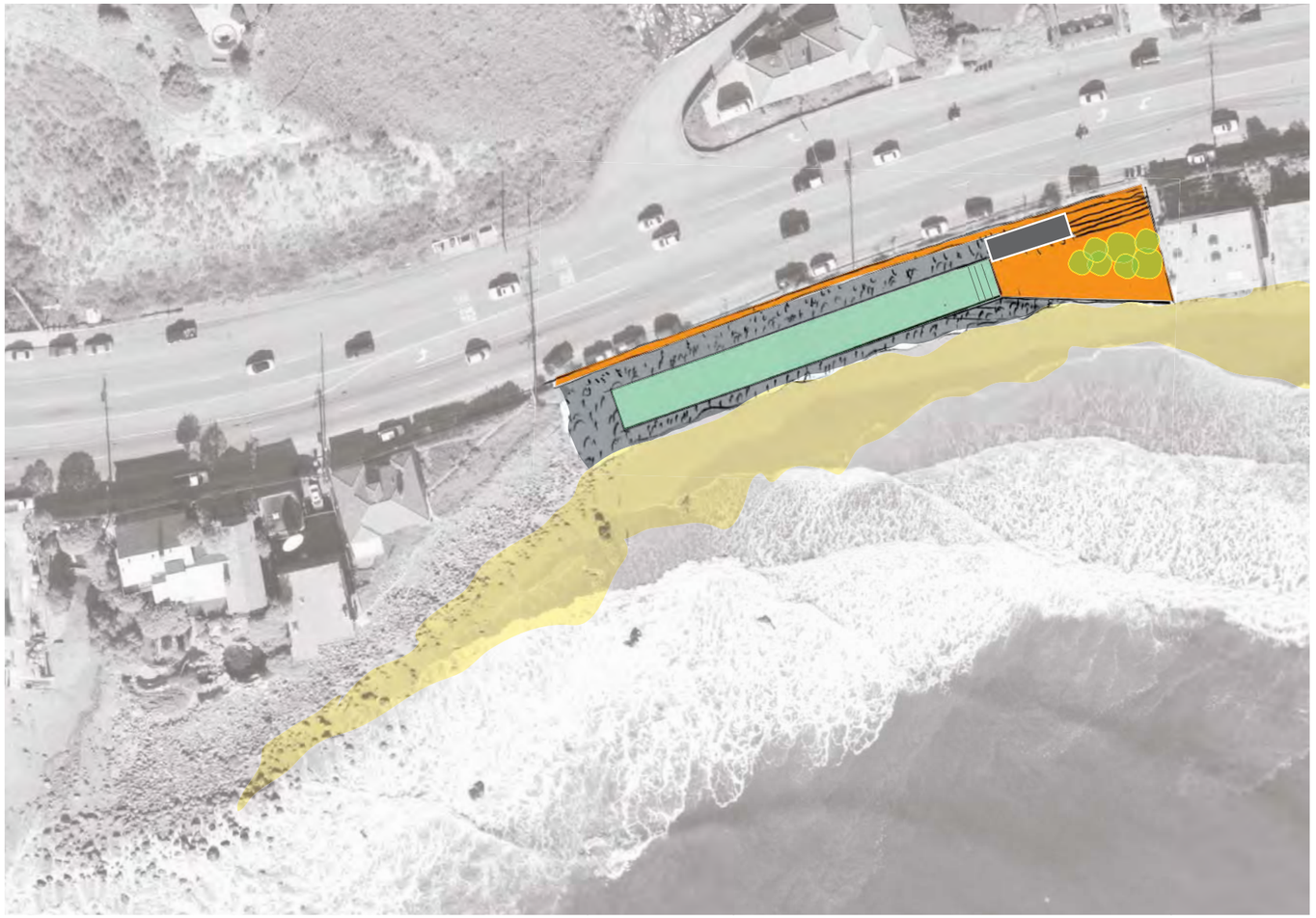
- foster sand transport throughout littoral cell

Services

- Bicycle parking
- Restrooms
- Shade - Trees

concept plan 6 - vehicular ramp and seawall

carbon la costa beach



SECTION

PROGRAM ELEMENTS

Fence
Boardwalk
Riprap
Plaza
Services

- Bicycle Parking
- Restrooms/Changing
- Storage
- Shower
- Seating
- Shade - Structure, Trees
- Fish Clean

PRECEDENTS

Oceanside Park - Australia

Shelly Park - Cronulla, Australia

Oceanside Seawater Pool - Gerringgong, Australia

concept plan 7 - sea water pool
carbon la costa beach