1364 SHORELINE DR.

SANTA BARBARA

PROJECT DATA

PROJECT SCOPE:

1. DEMOLITION AND REMOVAL OF (E) RESIDENCE

2. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE.

DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF A TWO-STORY RESIDENCE AND ATTACHED TWO-CAR GARAGE AT 1364 SHORELINE DRIVE IN SANTA BARBARA, CA. THE LOT IS APPROXIMATELY 0.14 ACRES OR 6,206 SF. THE PROPOSED RESIDENCE IS DESIGNED IN A WARM, CONTEMPORARY STYLE USING SMOOTH FINISHED STUCCO, STONE, AND WOOD ACCENTS AT DOORS, GATES, AND EAVES. THE DESIGN INCORPORATES LARGE EXPANSES OF GLASS TO MAXIMIZE THE OCEAN VIEWS TOWARD THE SOUTHEAST, SOUTH, AND WEST.

SITE INFORMATION:

STREET ADDRESS:	1364 SHORELINE DR. SANTA BARBARA, CA 93109
APN:	045-193-015
ZONING:	E-3 / S-D-3
LOT SIZE:	0.14 ACRES / 6,206 SF
LAND USE:	RESIDENTIAL (RU-5)
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	SINGLE FAMILY DWELLING

FLOOR AREA RATIO

MAXIMUM FAR:	85%
PROPOSED FAR:	89%

LOT COVERAGE

BUILDING:	1,925 SF
HARDSACPE/PAVING:	1,131 SF
LANDSCAPE:	3,150 SF
LOT SLOPE:	8%

SETBACKS

	REQUIRED	*PROPOSED*
FRONT:	20'-0"	20'-0"
REAR:	6'-0"	6'-0"
INTERIOR:	6'-0"	6'-0"

OPEN YARD

REQUIRED	*PROPOSED*
1,250 SF	1,270 SF

PARKING

REQUIRED	*PROPOSED*
2	2

BUILDING INFORMATION:

NUMBER OF STORIES:	2
OCCUPANCY GROUP:	R
MAX. HEIGHT ALLOWED: (PER CITY OF SANTA BARBARA)	30'-0"
MAX. HEIGHT PROPOSED:	24'-10"
HIGH FIRE ZONE:	No
COASTAL ZONE:	YES

DIRECTORY

APPLICANT

ROBERT AND ROBERTA BISSEL
ADDRESS: 1364 SHORELINE DRIVE
SANTA BARBARA, CA 93109
CONTACT:
EMAIL:

ARCHITECT

RRM DESIGN GROUP
ADDRESS: 10 EAST FIGUEROA ST., SUITE 200
SANTA BARBARA, CA 93101
CONTACT: JOLIE WAH
EMAIL: JWWAH@RRMDESIGN.COM
P:(805) 963-8283

BUILDING AREA

PROPOSED NET SQUARE FEET

LEVEL 01
1185 SF
415 SF GARAGE
LEVEL 02
831 SF
2430 SF

PROPOSED GROSS SQUARE FEET

LEVEL 01
2001 SF
LEVEL 02
1564 SF
3565 SF

F.A.R. CALCULATIONS

ENTER Project Address:	1364 SHORELINE DR.
Is there a basement or cellar existing or proposed?	NO
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,430
ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	6,206
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**
ENTER Average Slope of Lot:	8.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.392
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.443
100% MAX FAR (in sq. ft.):	2,752
85% of MAX FAR (in sq. ft.):	2,339
80% of MAX FAR (in sq. ft.):	2,201
The 2430 square foot proposed total is 89% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	0.14
Net Lot Area (in sq. ft.):	6206.4288

SHEET INDEX

NUMBER	NAME
A0	COVER SHEET
A1	CONTEXT PHOTOGRAPHS
SURVEY	SURVEY
A3	SITE PLAN
A4	ILLUSTRATIVE SITE PLAN
A5	SITE SECTIONS
A6	FLOOR PLANS
A7	ROOF PLAN & DIAGRAMS
A8	SCHEMATIC ELEVATIONS
A9	SCHEMATIC ELEVATIONS
A10	PERSPECTIVE
TOTAL SHEETS: 11	

VICINITY MAP

IMG. **1**_ Looking north at west neighbor (1370 Shoreline Dr)

IMG. **2**_ Looking north at existing residence

IMG. **3**_ Looking north at east neighbor (1360 Shoreline Dr)

IMG. **6**_ Panoramic view looking north at existing residence

IMG. **4**_ Looking south at Shoreline Park

IMGAGE KEY

IMG. **7**_ Panoramic view looking south from site to Shoreline Park

IMG. **5**_ Looking at existing residence and west neighbors

rrm design group

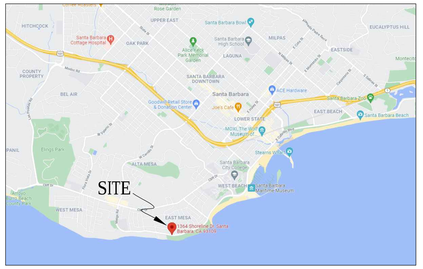
SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

CONTEXT PHOTOGRAPHS

A1

X2679-01-RS21 MARCH 08, 2022



VICINITY MAP

NO SCALE

SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED ON NOVEMBER 1, 2021 AT THE REQUEST OF ROBERTA BISSELL AT A SCALE OF 1" = 10' WITH A 1 FOOT CONTOUR INTERVAL. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE FOUND MONUMENTS ALONG THE NORTHERLY RIGHT OF WAY OF SHORELINE DRIVE HAVING A CALCULATED BEARING OF SOUTH 12°02'20" WEST PER CORNER RECORD 2893.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT "CP=1" AS LISTED HEREON HAVING AN ASSUMED ELEVATION OF 495.17'.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS ASSUMED.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

RECORD DATA

R1 = RECORD DATA PER MAP OF MARINE TERRACE ADDITION, RECORDED IN BOOK 15, PAGES 344-347 OF MAPS.

LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

℄	LEGAL CENTERLINE
PL	BOUNDARY LINE
R/W	RIGHT-OF-WAY
AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
BC	BRASS CAP
BFP	BACK FLOW PREVENTER
BK	BOOK
BW	BACK OF WALK
BLK	BLOCK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
EBOX	ELECTRICAL BOX
EL	ELEVATION
ELEC	ELECTRIC
FF	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FS	FINISH SURFACE
GM	GAS METER
GR	GAS RISER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIPE
LP	LAMP POST
M	MEASURED
MH	MANHOLE
NG	NATURAL GROUND
PB	PULL BOX
PG	PAGE
PVMT	PAVEMENT
R	RECORD DATA
RR	RAILROAD RAIL
ROW	RIGHT OF WAY
RD	ROOF DRAIN
RSR	RISER
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
TRANS	TRANSFORMER
TC	TOP OF CURB
VLT	VAULT

ADJACENT BOUNDARY
MEASURED BOUNDARY
SETBACK LINES
EASEMENT LINES
RIGHT-OF-WAY
CENTERLINE
CHAIN LINK FENCE
WOOD FENCE
OHW OVERHEAD WIRE

BRICK SURFACE
BUILDING
CONCRETE SURFACE
TREE DRIPLINE (ACTUAL SIZE)

TREE WITH TRUNK DIAMETER
GAS METER
WATER METER
POWER POLE
DOWN SPOUT
SPOT ELEVATION TICK
SPOT ELEVATION TICK
SPOT ELEVATION LEADER
100.0 SPOT ELEVATION AT DECIMAL
FOUND MONUMENT PER R1
GROMATICI CONTROL ONLY

1367 SANTA RITA CIR
APN : 045-193-006

12 FOOT EASEMENT FOR PUBLIC UTILITIES PER 15/MB/344-347

1363 SANTA RITA CIR
APN : 045-193-007

1359 SANTA RITA CIR
APN : 045-193-008

1355 SANTA RITA CIR
APN : 045-193-009

1380 SHORELINE DR
APN : 045-193-018

1374 SHORELINE DR
APN : 045-193-017

1370 SHORELINE DR
APN : 045-193-016

1364 SHORELINE DR
APN : 045-193-015

1360 SHORELINE DR
APN : 045-193-014

1354 SHORELINE DR
APN : 045-193-013

301
FD/N-T REF PT LS 3146

(S 89°36'00" E 53.84' R1)

WOOD FENCE
BLOCK WALL LEANING SOUTH
BLOCK RETAINING WALL
12" TREE 2P
CP=3
EL=498.48
CP/INK X
DECORATIVE BLOCK WALL
SHED
PAVERS
EASEMENT FOR PUBLIC UTILITIES PER 15/MB/344-347 (LOCATION APPROXIMATE)
PLANTER
CONC/BRICK BORDER
CP=2
EL=497.48
CP/SPKWSHR
CONC/BRICK BORDER OBSCURED BY DIRT
18" TREE
WOOD DECK
WOOD STEPS
HB ON WALL
RSR/1" PVC ELEC
CONC/BRICK BORDER
ELEC METER ON WALL
CONC BORDER
LANDING
STEPS
BUILDING
DS
GATE
RSR/1"IP
RSR/HB
DECORATIVE WOOD BORDER
CONC DRIVEWAY
18" PALM X2
18" PALM X3
CONC SIDEWALK
CURB
VAULT: SOCAL GAS
WM
FOG LINE
DOUBLE YELLOW STRIPE
(L=61.90' R1)
(R=760.00' R1)
(Δ=4°40'00" R1)
(N 12°02'20" E 103.19' R1)
(N 07°22'20" E 111.80' R1)

40'
80'
40'

SHORELINE DR

℄ R/W

▲ CP=1
EL=495.17
CP/INKX CURB

BOUNDARY DISCLAIMER

THE BOUNDARY LINES SHOWN HEREON ARE FROM PUBLIC RECORDS ONLY THAT MAY INCLUDE PREVIOUS SURVEYS OR SIMPLY THE VESTING DEED. THESE MAY HAVE CONSIDERABLE ERRORS IN THEM. THE BOUNDARY LINES SHOWN HEREON ARE NOT BASED UPON A FIELD SURVEY UNLESS OTHERWISE STATED. ONLY MINIMAL FIELD TIES WERE PERFORMED. THAT MEANS THAT THIS SURVEYOR HAS NOT PHYSICALLY MEASURED EACH CORNER OF THE PARCEL, NOR HAVE INVESTIGATIONS BEEN DONE REGARDING GAPS OR OVERLAPS IN OWNERSHIP OR CHAIN OF TITLE RESEARCH. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

N

SCALE: 1" = 10'

0 10' 20' 30' 40'

DRAWING NAME: 000800TOPO01.DWG
DATE OF WORK PERFORMED: 2021-11-01
LAYOUT NAME: 24X36
ORIG. DATE: 2021-09-14
POINT FILE: 000800CP.CRD
DRAWN BY: CM

REQUEST OF: ROBERTA BISSELL
ADDRESS: 1364 SHORELINE DR
CITY: SANTA BARBARA, CA 93109
PHONE: 310-850-4730
EMAIL: rwb1955@aol.com

CC: WADE DAVIS DESIGN
PHONE: 805-963-2414
EMAIL: wadedavisdesign@gmail.com

REV. NO.	DESCRIPTION OF CHANGES	DATE

PROFESSIONAL LAND SURVEYOR
ERIC J. ACKERMAN
No. 8226
STATE OF CALIFORNIA

THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

Gromatici Land Surveying, Inc.
Quality Surveying and Reliable Service.

GROMATICI LAND SURVEYING, INC.
LOS OLIVOS * GOLETA
2432 RAILWAY AVE, SUITES I & J, LOS OLIVOS, CA 93441
MAIL: PO BOX 650, LOS OLIVOS, CA 93441
805-691-9112 PHONE * 866-610-1045 FAX
INFO@GROMATICI.COM * WWW.GROMATICI.COM

TOPOGRAPHIC SURVEY

OF
1364 SHORELINE DR
SANTA BARBARA, CA 93109
APN: 045-193-015

NOVEMBER 11, 2021 | SHEET 1 OF 1

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- OPEN YARD
- SOFTSCAPE AREA
- HARDSCAPE AREA

NOTES

1 (E) TREE TO REMAIN
3 NEW CURB CUT AND APRON TO MEET CITY CODE REQUIREMENTS
4 (E) SIDEWALK
5 (E) PARKWAY
6 PROPOSED NEW DRIVEWAY
8 42" HIGH PLASTER GARDEN WALL
9 STEP UP
10 (E) SHED TO REMAIN
11 (E) GAS VAULT TO BE RELOCATED
12 (E) WATER METER TO BE RELOCATED
13 (E) TREE TO BE REMOVED
14 NEW CURB CUT
15 (E) BLOCK RETAINING WALL
16 PROPOSED TRASH AREA
20 60" HIGH WALL AND GATE
21 PAVER WALKWAY

0' 4' 8' 16'

1 TECHNICAL SITE PLAN
SCALE: 1/8" = 1'-0"

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

SITE PLAN A3

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1 **ILLUSTRATIVE SITE PLAN**
SCALE: 1/8" = 1'-0"

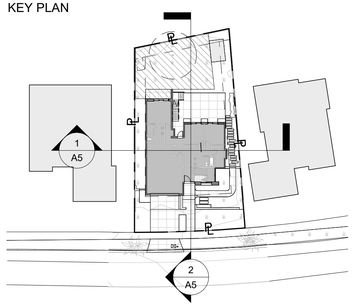
rrm design group

SHORELINE DRIVE
1364 SHORELINE DRIVE
SANTA BARBARA

ILLUSTRATIVE SITE PLAN
X2679-01-RS21 MARCH 08, 2022

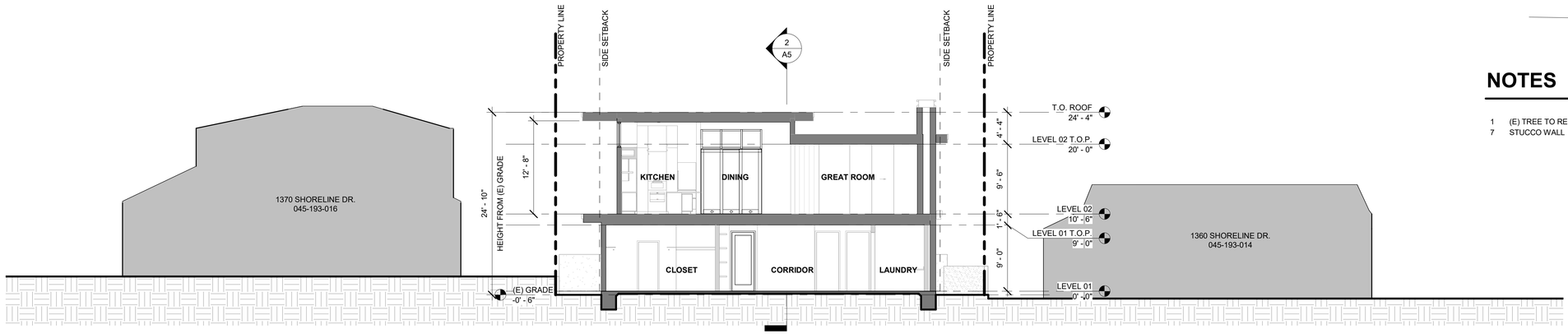
A4

KEY PLAN

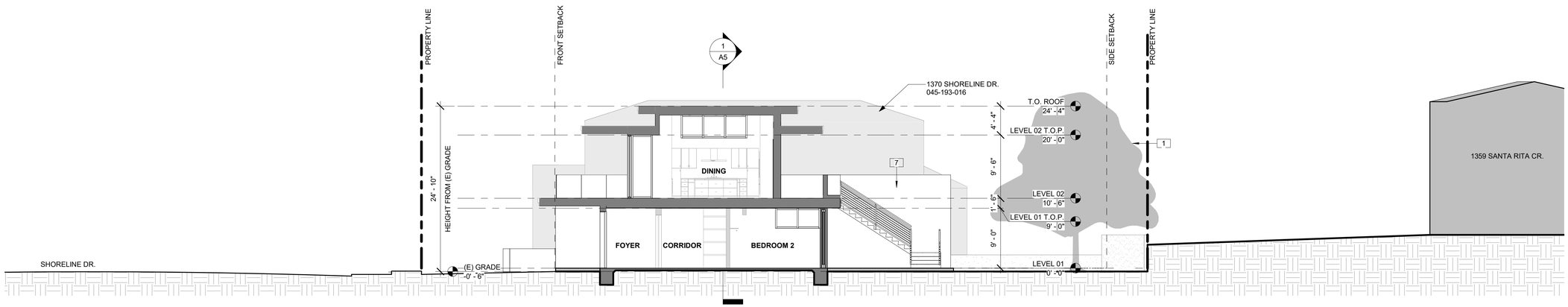


NOTES

1 (E) TREE TO REMAIN
7 STUCCO WALL



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



2 NORTH / SOUTH SITE SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

SITE SECTIONS A5

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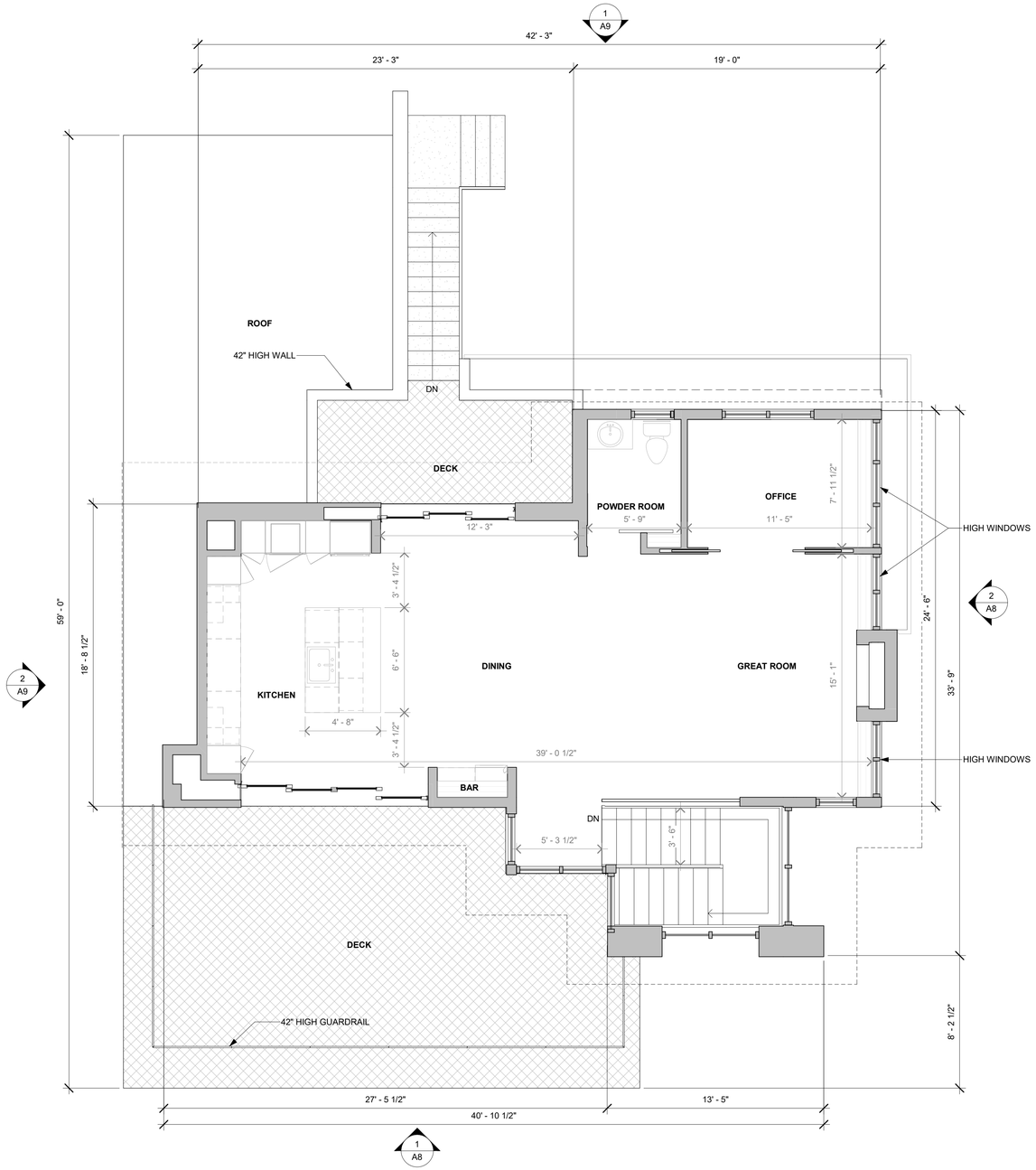
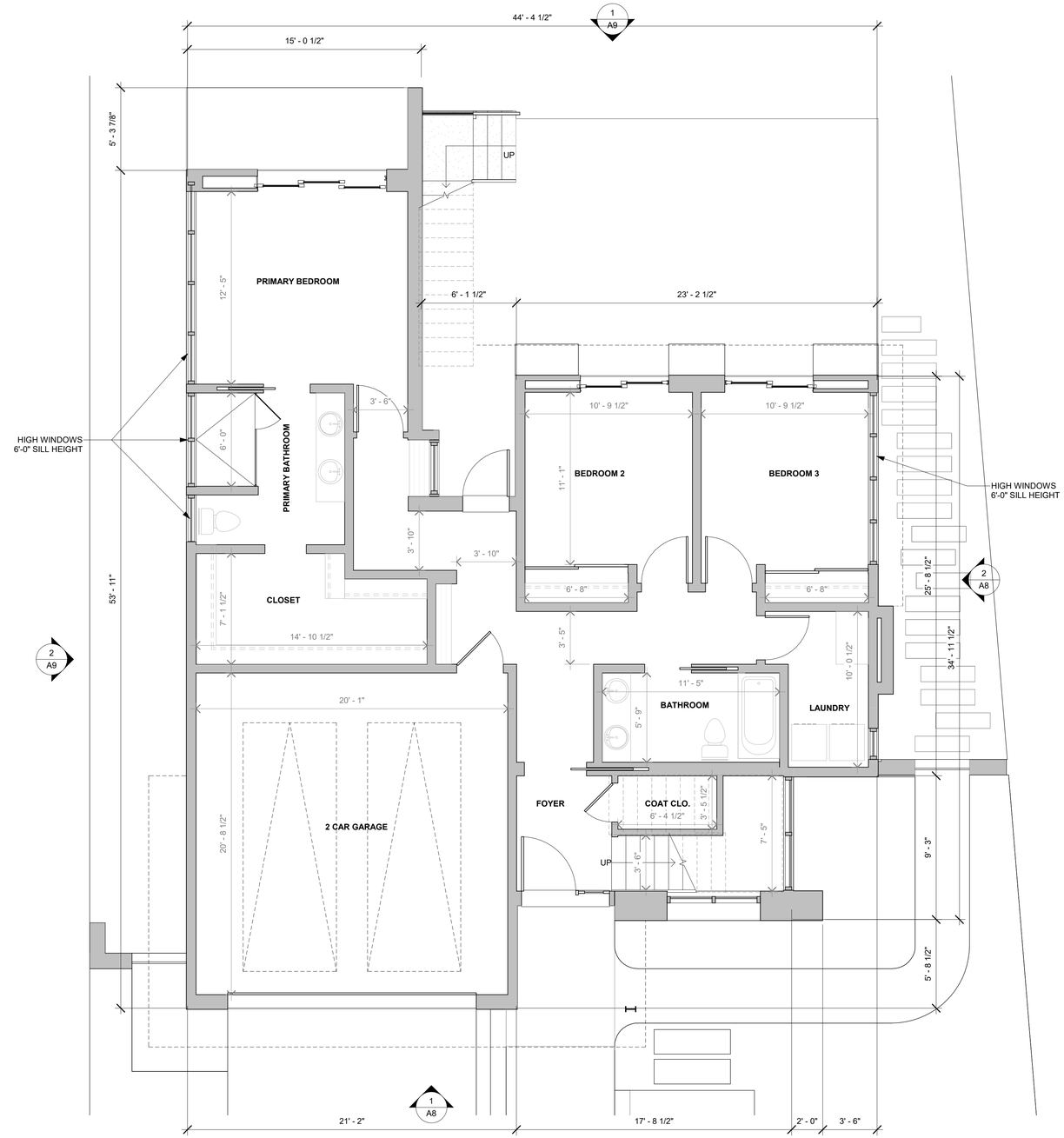


2 LEVEL 02 - 792 NSF

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



1 LEVEL 01 - 1,601 NSF

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

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

FLOOR PLANS A6

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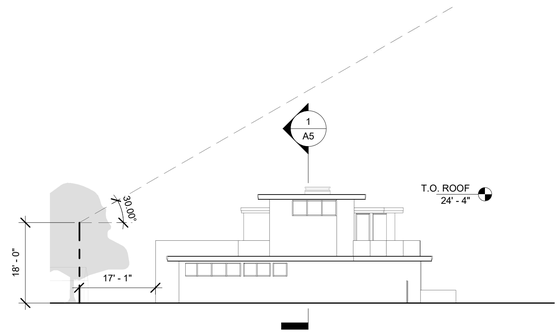
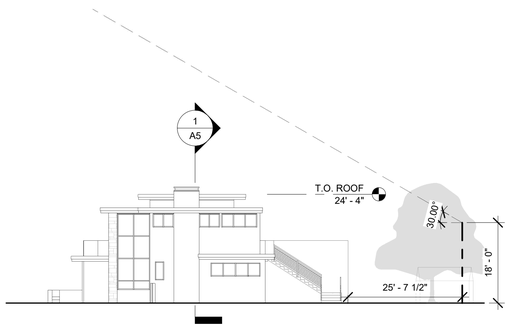


3 WEST ELEVATION SOLAR ACCESS

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



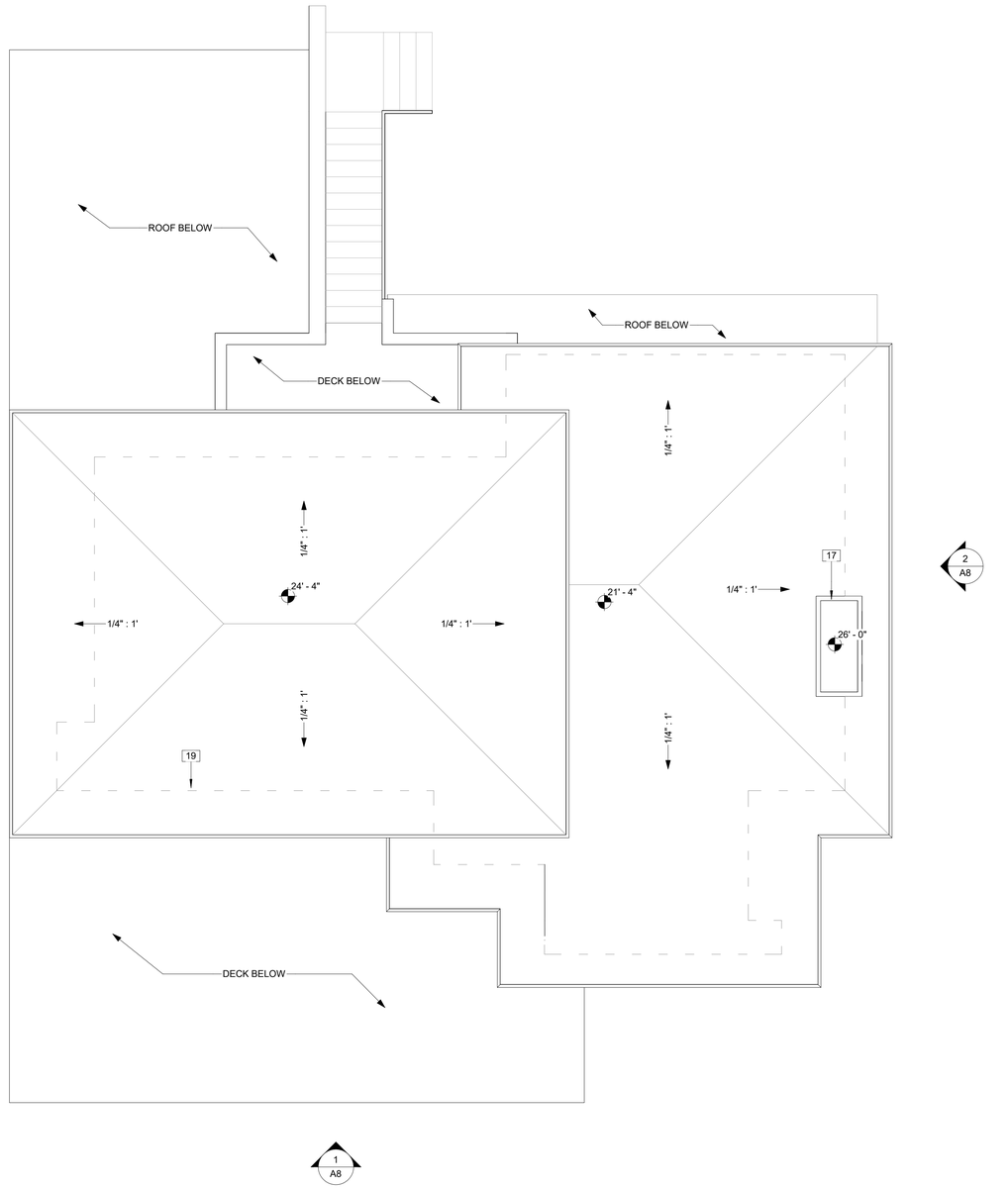
2 EAST ELEVATION SOLAR ACCESS

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

1
A9

NOTES

17 CHIMNEY
19 LEVEL 02 WALL EXTENTS



1 ROOF PLAN

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

rrm design group

SHORELINE DRIVE
1364 SHORELINE DRIVE
SANTA BARBARA

ROOF PLAN & DIAGRAMS

A7

X2679-01-RS21 MARCH 08, 2022

MATERIAL SCHEDULE

A	SMOOTH FINISH STUCCO
B	PAINTED METAL FASCIA AND GUTTER TO MATCH
C	GARAGE DOOR
D	WOOD ENTRY DOOR
E	STONE
F	METAL CLAD WINDOW
G	METAL COLUMN
H	NON-REFLECTIVE GLASS RAILING
I	PAINTED METAL CHIMNEY CAP
J	PAINTED METAL STRINGER WITH NON SLIP SURFACE STAIRS
K	PAINTED METAL AND STAINLESS STEEL CABLE RAILINGS

1 SOUTH ELEVATION

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

2 EAST ELEVATION

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

0' 2' 4' 8'

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

SCHEMATIC ELEVATIONS

A8

X2679-01-RS21 MARCH 08, 2022

MATERIAL SCHEDULE

A	SMOOTH FINISH STUCCO
B	PAINTED METAL FASCIA AND GUTTER TO MATCH
C	GARAGE DOOR
D	WOOD ENTRY DOOR
E	STONE
F	METAL CLAD WINDOW
G	METAL COLUMN
H	NON-REFLECTIVE GLASS RAILING
I	PAINTED METAL CHIMNEY CAP
J	PAINTED METAL STRINGER WITH NON SLIP SURFACE STAIRS
K	PAINTED METAL AND STAINLESS STEEL CABLE RAILINGS

1 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

SCHEMATIC ELEVATIONS

X2679-01-RS21 MARCH 08, 2022

A9

rrm design group

SHORELINE DRIVE

1364 SHORELINE DRIVE
SANTA BARBARA

PERSPECTIVE A10

X2679-01-RS21 MARCH 08, 2022