



Agenda Item C.1
CONCEPTUAL REVIEW
Meeting Date: April 22, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence
Case Nos. 24-0042-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

PROJECT DESCRIPTION:

This is a request for **Conceptual** review for a new 2,565 gross/2,424 net square-foot two-story residence with an attached 610 gross/580 net square-foot three-car garage. Access will be taken from Violet Lane. The property is a 0.2-acre parcel zoned Single Unit Residential (RS-12) and shown as Assessor's Parcel Number 077-141-053, located at 5 Violet Lane.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Single Family Residential (RS). The project does not include a request for a modification. The proposed development is to be reviewed and approved by the Design Review Board as required by Title 17.

A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed concept. Maximum floor area for the 10,020 square foot lot is 2,832 square feet and the proposed project is 3,175 square feet which exceeds the maximum floor area by 343 square feet.

The project was previously reviewed by the DRB at the January 28, 2025, meeting where it received mixed comments. Multiple DRB members and members of the public expressed concerns regarding the proposed size, bulk, and scale. The applicant adjusted the massing by relocating a bedroom from the second floor to the first floor and without modifying the floor area from the previous proposal. The DRB also requested that the south elevation be restudied and all elevations need more articulation.

The project was filed by Paul Poirier of Poirier + Associates on behalf of the property owner, TOOR FAMILY TRUST 3/1/18 Toor (Kevin).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. The entire project will be subject to environmental analysis at the time the Project is deemed complete in the future.

Next steps include: (1) Preliminary DRB decision; (2) a 10-day (DRB) appeal period; (3) ministerial issuance of a companion Land Use Permit following (with associated appeal period); and (4) Building Permits and construction.

ATTACHMENTS:

Attachment A – Project Plans

ATTACHMENT A

PROJECT PLANS

5 VIOLET LANE
GOLETA, CALIFORNIA 93117

[illegible]

OWNER:
EMRI DISIJ
102 N HOPE AVE. #40
SANTA BARBARA, CA 93110
PH: (805) 453-5555

ARCHITECT:
PAUL POIRIER
PAUL POIRIER + ASSOCIATES
ARCHITECTS
156 WEST ALAMAR AVENUE, SUITE C
SANTA BARBARA, CA 93105
PH: (805) 682-8894
FAX: (805) 698-9683

SURVEYOR:
JAMES WENZEL II
WW SURVEYING, INC. 1727
STATE STREET SUITE 25
SANTA BARBARA, CA 93101
(805) 681-1615

STRUCTURAL ENGINEER:
GREG STORK
STORK, WOLFE & ASSOCIATES

MECHANICAL ENGINEER:
MEC

ELECTRICAL ENGINEER:
JMPE

LANDSCAPE ARCHITECT:
ROBERT RICHARDS
TBD

EXISTING FIRE HYDRANT

The map shows a grid of streets. A red pin marks the location of the existing fire hydrant at the intersection of S. Main St. and S. 1st St. An arrow points from the text "EXISTING FIRE HYDRANT" to this pin.

ZONE:
 ASSESSOR'S PARCEL NUMBER:
 TYPE OF CONSTRUCTION:
 OCCUPANCY GROUP:

RS-7
 077-141-053
 V-B
 R-3/U

PARKING PROVIDED:
 3 COVERED PARKING SPACES

FIRE SPRINKLER SYSTEM: YES

<u>BUILDING STATISTICS</u>	<u>GROSS AREA</u>	<u>NET AREA</u>	
RESIDENCE (LIVING AREA)	2,565	2425	SQ FT (N)
TOTAL LIVING AREA	2,565	2425	SQ FT (N)
GARAGE	610	580	SQ FT (N)
TOTAL GARAGE AREA	610	580	SQ FT (N)
TOTAL RESIDENCE PLUS GARAGE AREA	3,175	3,740	SQ FT

SITE AREA = +/- 10,020 S.F.
 FLOOR AREA / SITE AREA PERCENTAGE:

3,175 S.F. / 10,020 S.F. < 40%

2022 CBC
2022 CEC
2022 CPC
2022 CRC
2022 CEnC
2022 CMC
2022 CFC
2022 CEnC
CALIFORNIA ADMINISTRATIVE CODE, TITLE 24,
PART 1 2022 CALIFORNIA GREEN BUILDING
STANDARDS CODE AS AMENDED BY THE CITY
ORDINANCE AND THE 2022 TITLE 24 ENERGY
REGULATION

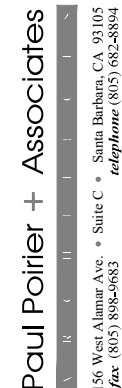
A0.1	TITLE SHEET & PROJECT DATA
	SURVEY
A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.7	DOOR AND WINDOW SCHEDULES
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS + ROOF PLAN
A6.1	REFLECTED CEILING PLAN
A8.1	EXTERIOR DETAILS
A8.2	PROTECTO WRAP DETAILS
A8.3	PROTECTO WRAP DETAILS
A8.4	EXTERIOR DETAILS

[illegible]

THIS PROJECT INCLUDES:
A 2,565 GROSS SF SINGLE STORY RESIDENCE. 610 GROSS SF
THREE CAR GARAGE ATTACHED TO RESIDENCE.

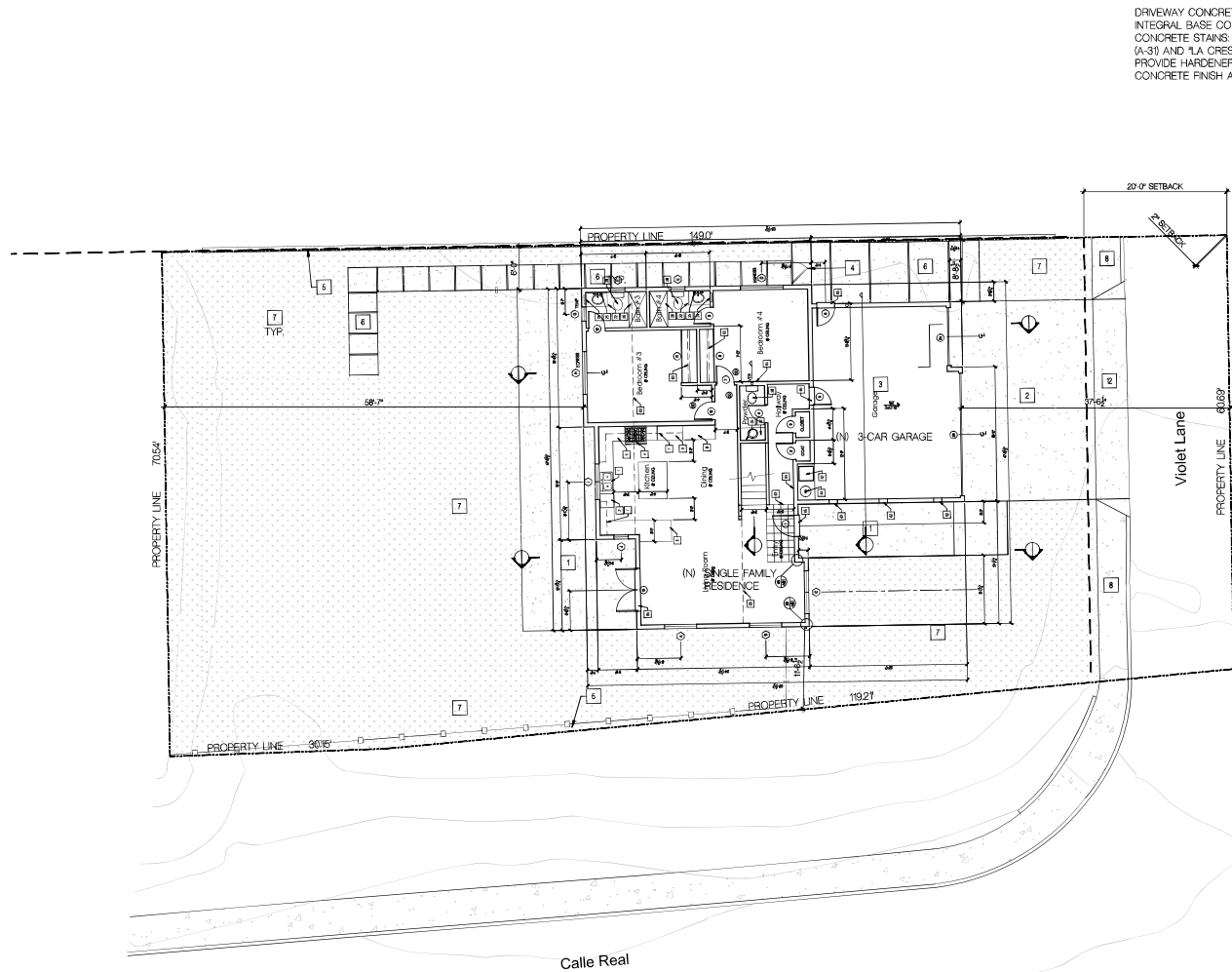
DRAWN BY: _____
 CHECKED BY: _____
 APPROVALS: _____ DATE: _____

 PRINT DATE: Mar 21, 2025, 10:40am
 REVIEWS: _____
 NO. DATE COMMENTS: _____



5 Violet Lane
New Residence and ADU

A0.1
TITLE PAGE



DRIVEWAY CONCRETE FINISH:
 INTEGRAL BASE COLOR: "LIMESTONE" (C-20) BY SCOFIELD
 CONCRETE STAINS: SCOFIELD MOTTLED HIGHLIGHTS "WALNUT"
 (A-31) AND "LA CRESCENTA" (A-25)
 PROVIDE HARDENER AND SEALER
 CONCRETE FINISH AT DRIVEWAY: MEDIUM SALT FINISH

NO.	DESCRIPTION
1	IN CONCRETE PORCH
2	IN CONCRETE DRIVEWAY
3	IN GARAGE W/ 3 PARKING SPACES
4	IN 3'-0" WIDE WOOD GATE
5	IN 8'-0" HIGH WOOD FENCE
6	IN CONCRETE WALKWAY
7	LANDSCAPE AREA
8	CONCRETE SIDEWALK TO REMAIN
9	GAS METER PER PLUMBING PLANS
10	ELECTRICAL MAIN AND METER PER ELECTRICAL PLANS
11	WATER METER PER PLUMBING PLANS
12	DRIVEWAY APRON TO REMAIN
13	NOT USED
14	FRONTIER/CORCABLE UNDERGROUND SERVICE LINES - VERIFY IN FIELD
15	RE ELECTRICAL SERVICE UNDERGROUND

PROJECT CODE: 2307
 FILENAME: 2307 A1.1 Site Plan.dwg
 ISSUE DATE:
 DRAWN BY: PAA
 CHECKED BY:
 APPROVALS: DATE:
 PRINT DATE: Mar 28, 2023, 6:13pm
 REVISION:
 NO. DATE: COMMENTS:

Paul Poirier + Associates

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
fax (805) 898-0683 *telephone* (805) 682-8894

5 Violet Lane
 New Residence and ADU

PROJECT:
 5 Violet Lane
 Galeria, CA 93117

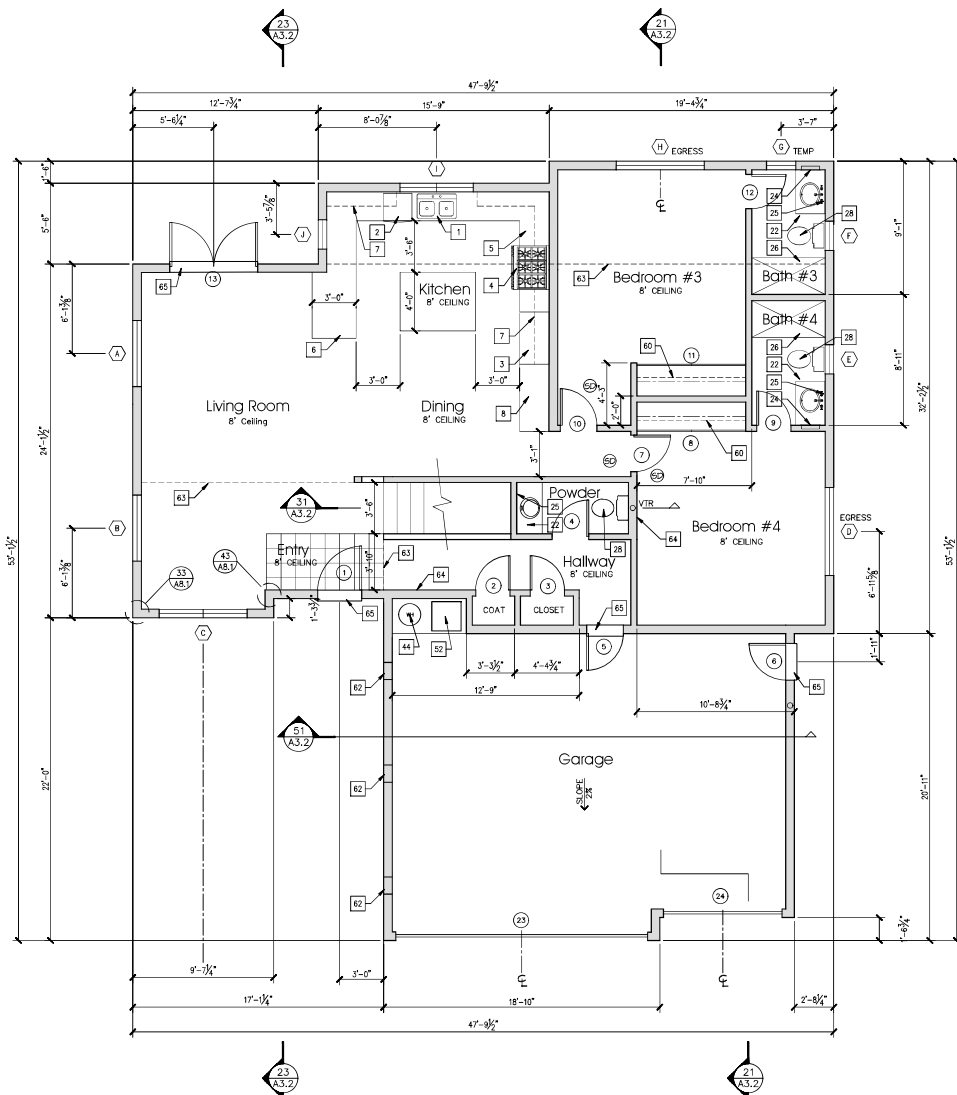
CLIENT:
 Emi Diji
 5 Violet Lane
 Galeria, CA 93117

A1.1
 SITE PLAN

41 Site Plan
 1/8" = 1'-0"

NOTE:
 NO CHANGE PROPOSED TO EXISTING SITE DRAINAGE.
 FINISH FLOOR SHALL BE NO LESS THAN 8 INCHES PLUS
 2% PER FOOT ABOVE TOP OF CURB FOR DRAINAGE OFF
 THE LOT. PROVIDE 5% MINIMUM SLOPE FOR A MINIMUM OF
 10' AWAY FROM STRUCTURE (2% IF SURFACE IS
 IMPERVIOUS) OR TO AN APPROVED DRAINAGE SYSTEM.
 SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.





First Floor Plan

1/4" = 1'-0"

FLOOR PLAN KEYNOTES

KITCHEN

1. UNDERMOUNT KITCHEN SINK WITH GARBAGE DISPOSAL, VERIFY WITH OWNER
2. DISHWASHER, VERIFY WITH OWNER, W/ AIRGAP PER CODE
3. REFRIGERATOR WITH ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX, VERIFY WITH OWNER
4. GAS STOVE, W/ ON POT FILLER, VERIFY WITH OWNER
5. 36" HIGH STONE COUNTER TOP & BACK SPLASH WITH CABINETS BELOW-VERIFY CTR HT & MATERIAL
6. 36" HIGH STONE COUNTER TOP ISLAND WITH CABINETS BELOW-VERIFY CTR HT & MATERIAL
7. LINE OF CABINETS ABOVE
8. PANTRY WITH BUILT-IN SHELVING
9. METAL HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR, PROVIDE BACK DRAFT DAMPER & PLASTER SURROUND

BATHROOMS

20. TUB - VERIFY WITH OWNER
21. 14"x14" TUB ACCESS OR ONE PIECE WELDED TRAP
22. 36" HIGH COUNTERTOP W/ BACK SPLASH & SELF RIMMING
23. 42" HIGH STUBWALL W/ CERAMIC TILE
24. RECESSED MIRROR CABINET W/ MIRROR
25. MIRROR, FULL HEIGHT, UNO
26. FULL HEIGHT CERAMIC TILE SHOWER, PROVIDE CLEAR SHATTER PROOF GLASS ENCLOSURE WITH MIN 24" DOOR, FRAMELESS AND TEMP
27. CERAMIC TILE SHOWER, TILE ON 3 WALLS TO CEILING, SHOWER HEAD @ 76"
28. TOILET

PLUMBING

40. WASHER SPACE W/ RECESSED WATER SUPPLY & WASTE ATTACHMENTS, PROVIDE FLOOR DRAIN UNDER WASHER
41. DRYER SPACE (GAS)
42. 4" DIA. GL DRYER VENT, TERMINATE PER U.M.C. CODE SEC. 1903, PROVIDE ASBEST FAN AS NEEDED & WATERPROOF ROOF PENETRATION
43. PORCELAIN O/ STEEL LAUNDRY SINK
44. WATER HEATER PER PLUMBING
45. WATER SOFTENER LOOP AND WASTE

HEATING & ELECTRICAL

50. 24"x48" MIN. ATTIC ACCESS PANEL, PROVIDE PULL-DOWN ATTIC STAIR,
51. LOCATE HARDWARE SMOKE/CARBON MONOXIDE DETECTORS ABOVE DOORWAY IN EACH BEDROOM & IN HALLWAY GIVING DIRECT ACCESS TO THE BEDROOMS PER ELECTRICAL PLAN, DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
52. FAU PER MECHANICAL
53. 22"x30" ATTIC ACCESS PANEL

MISC. NOTES

60. CLOSET SYSTEM PER OWNER
61. LINEN W/ (4) ADJUSTABLE SHELVES.
62. 14"x6" GI SCREENED AND LOUVERED GARAGE VENT
63. LINE OF FLOOR ABOVE
64. 2X6 STUD WALL
65. THRESHOLD

WALL LEGEND

- (N) 2x STUDWALL

SEE SHEET A2.7 FOR DOOR & WINDOW SCHEDULES

ROOM FINISH SCHEDULE

FLOOR MATERIAL	ROOM NAME	CEILING	HEIGHT	FLOOR MATERIAL	CEILING MATERIAL	CEILING FINISH	WALL MATERIAL	WALL FINISH
1- UNDERMOUNT KITCHEN SINK WITH GARBAGE DISPOSAL, VERIFY WITH OWNER	LIVING	8'-0"	1	1	1	1	1	1
2- DISHWASHER, VERIFY WITH OWNER, W/ AIRGAP PER CODE	DINING	8'-0"	1	1	1	1	1	1
3- REFRIGERATOR WITH ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX, VERIFY WITH OWNER	KITCHEN	8'-0"	1	1	1	1	1	1
4- GAS STOVE, W/ ON POT FILLER, VERIFY WITH OWNER	POWDER	8'-0"	2	1	1	1	1	1
5- 36" HIGH STONE COUNTER TOP & BACK SPLASH WITH CABINETS BELOW-VERIFY CTR HT & MATERIAL	HALLWAY	8'-0"	1	1	1	1	1	1
6- 36" HIGH STONE COUNTER TOP ISLAND WITH CABINETS BELOW-VERIFY CTR HT & MATERIAL	BEDROOM #3	8'-0"	3	1	1	1	1	1
7- LINE OF CABINETS ABOVE	BATH #3	8'-0"	2	2	2	2	2	2
8- PANTRY WITH BUILT-IN SHELVING	BEDROOM #4	8'-0"	3	1	1	1	1	1
9- METAL HOOD W/ LIGHT & FAN, VENT TO OUTSIDE AIR, PROVIDE BACK DRAFT DAMPER & PLASTER SURROUND	BATH #4	8'-0"	2	2	2	2	2	2
	BEDROOM #2	8'-0"	3	1	1	1	1	1
	BATH #2	8'-0"	2	2	2	2	2	2
	UPPER HALLWAY	8'-0"	3	1	1	1	1	1
	LAUNDRY	8'-0"	2	2	2	2	2	2
	PRIMARY BED	8'-0"	3	1	1	1	1	1
	PRIMARY BATH	8'-0"	2	2	2	2	2	2
	WALK IN	8'-0"	3	1	1	1	1	1
	GARAGE	9'-0"	4	2	1	2	1	1

PROJECT CODE: 2307
 FILENAME: 2307 A2.1 Floor Plan.dwg
 ISSUE DATE:

DRAWN BY: PAA
 CHECKED BY:
 APPROVAL: DATE:

PRINT DATE: Mar 21, 2025, 10:00am

REVISIONS:

NOT. DATE: COMMENTS:



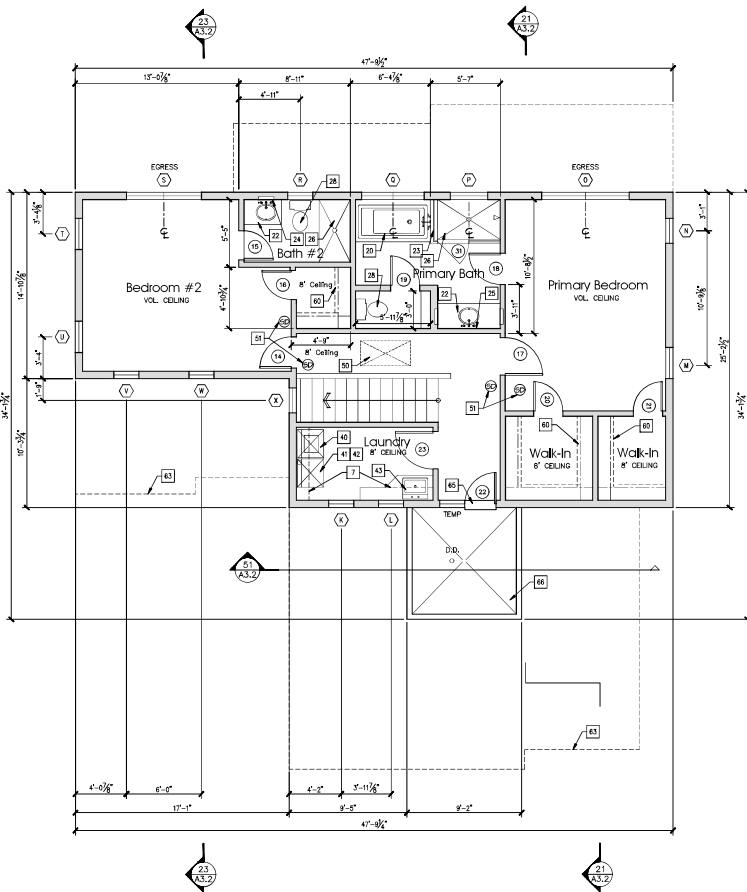
Paul Poirier + Associates
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 telephone (805) 896-6683 fax (805) 896-6683

5 Violet Lane
 New Residence and ADU

CLIENT:
 Emil Distl
 5 Violet Lane
 Goleta, CA 93117

SEE ADDRESS:
 5 Violet Lane
 Goleta, CA 93117

A2.1
 FIRST FLOOR PLAN



21 Second Floor Plan
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

BATHROOMS

20. TUB - VERIFY WITH OWNER
21. 14"x14" TUB ACCESS OR ONE PIECE WELDED TRAP
22. 36" HIGH COUNTERTOP W/ BACK SPLASH &
23. 42" HIGH STEWWALL W/ CERAMIC TILE
24. RECESSED MEDICINE CABINET W/ MIRROR
25. MIRROR, FULL HEIGHT, UNO
26. FULL HEIGHT CERAMIC TILE SHOWER. PROVIDE CLEAR SHATTER PROOF GLASS ENCLOSURE WITH MIN 24" DOOR, FRAMELESS AND TEMP.

PLUMBING

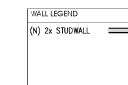
40. WASHER SPACE W/ RECESSED WATER SUPPLY & WASTE ATTACHMENTS. PROVIDE SMITTY PAN AND FLOOR DRAIN UNDER WASHER
41. DRYER SPACE (GAS)
42. 4" DIA. G.L. DRYER VENT, TERMINATE PER U.M.C. CODE SEC. 1903 PROVIDE ASSIST FAN AS NEEDED & WATERPROOF ROOF
43. PENETRATION PORCELAIN O/ STEEL LAUNDRY SINK

HEATING & ELECTRICAL

50. 24"x48" MIN. ATTIC ACCESS PANEL, PROVIDE PULL-DOWN ATTIC STAIR.
51. LOCATE HARDWIRED SMOKE/CARBON MONOXIDE DETECTORS ABOVE DOORWAY IN EACH BEDROOM & IN HALLWAY GIVING DIRECT ACCESS TO THE BEDROOMS PER ELECTRICAL PLAN. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.

MISC. NOTES

7. LINE OF CABINETS ABOVE
60. CLOSET SYSTEM PER OWNER
61. LINEN W/ (4) ADJUSTABLE SHELVES.
63. LINE OF FLOOR BELOW
65. THRESHOLD
66. TRAFFIC TOPPING/WATERPROOFING



SEE SHEET A2.7 FOR DOOR & WINDOW SCHEDULES

PROJECT CODE: 2307
 FILENAME: 2307 A2.1 Floor Plan.DWG
 ISSUE DATE:
 DRAWN BY: PAA
 CHECKED BY:
 APPROVALS: DATE:
 PRINT DATE: Mar 21, 2025, 10:00am
 REVISIONS:
 PLOT DATE: COMMENTS:



Paul Poirier + Associates
 156 West Alvarado Ave. • Suite C • Santa Barbara, CA 93105
 fax (805) 896-6683 telephone (805) 682-8894

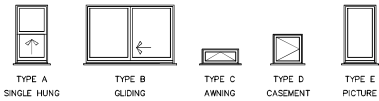
5 Violet Lane
 New Residence and ADU
 CLIENT: Emir Dist
 5 Violet Lane
 Goleta, CA 93117
 REF ADDRESS:

A2.2
 SECOND FLOOR PLAN

WINDOW SCHEDULE

NO.	TYPE	SIZE		SILL HT	FRAME		DETAIL			OPER.	SCRN.	REMARKS	
		WIDTH	HT.		GLAZ	TYPE	FIN.	SILL	HEAD				JAMB
A	B	4'-6"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
B	B	4'-6"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
C	B	6'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
D	B	6'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	EGRESS
E	A	2'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	PRIVACY
F	A	2'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	PRIVACY
G	A	2'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
H	B	6'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	EGRESS
I	B	5'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
J	A	2'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
K	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
L	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
M	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
N	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
O	B	6'-0"	3'-6"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	EGRESS
P	C	3'-0"	1'-6"	DUAL	5'-11"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	AWNING	Y	PRIVACY
Q	B	5'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	PRIVACY
R	A	2'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	PRIVACY
S	B	6'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	EGRESS
T	A	2'-6"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
U	A	2'-6"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
V	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
W	D	2'-0"	2'-0"	DUAL	4'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	CASEMENT	Y	
X	E	2'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	PICTURE	Y	
AA	A	2'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
BB	A	2'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
CC	A	2'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
DD	A	2'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	SINGLE HUNG	Y	
EE	B	4'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
FF	B	4'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
GG	C	3'-0"	1'-6"	DUAL	5'-11"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	AWNING	Y	
HH	B	3'-0"	3'-0"	DUAL	3'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
II	B	3'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
JJ	B	4'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	
KK	B	6'-0"	4'-0"	DUAL	2'-8"	WD	CLAD / STN.	35/A2.1	43/A2.1	34/A2.1	GLIDING	Y	

WINDOW TYPES



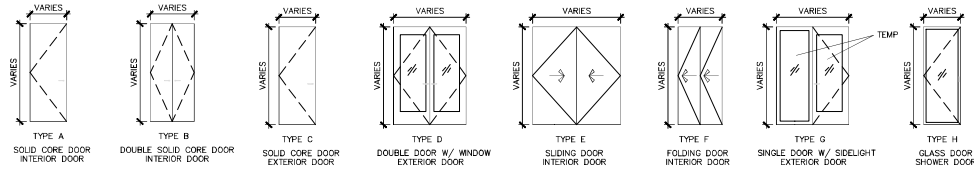
WINDOW NOTES

- SAFETY GLAZING: TEMPERED GLASS PER SECTION C.R.C. 308.4.
- ALIGN TOP OF WINDOWS WITH TOP OF DOORS SO THAT TOP EDGES OF DOORS AND WINDOWS ALIGN IN A LEVEL PLANE ABOVE FINISH FLOOR (6'-8"). ASIDE FROM AWNING WINDOWS.
- ALL ESCAPE WINDOWS (WHERE APPLICABLE) SHALL HAVE A MIN NET CLR. OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLR. OPENABLE HT SHALL BE .20" WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE. THEY SHALL HAVE A FINISHED SILL HT NOT MORE THAN 44" AFF.
- WINDOWS W/ SILLS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR SHALL BE TEMPERED.

DOOR SCHEDULE

NO.	TYPE	SIZE			FRAME	DETAIL			HARDWARE	CLOSER	REMARKS
		WIDTH	HT.	THK.		FIN.	THRESH	HEAD	JAMB		
1	C	3'-0"	6'-8"	1-3/4"	WD		23/A2.1	33/A2.1			ENTRY
2	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			STORAGE
3	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			STORAGE
4	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
5	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1		Y	20 MIN
6	C	2'-6"	6'-8"	1-3/4"	WD		23/A2.1	33/A2.1			ENTRY
7	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
8	E	7'-0"	6'-8"		WD		23/A2.1	33/A2.1			BYPASS
9	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
10	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
11	E	7'-0"	6'-8"		WD		23/A2.1	33/A2.1			BYPASS
12	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
13	D	6'-0"	6'-8"	1-3/4"	WD		23/A2.1	33/A2.1			ENTRY
14	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
15	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
16	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PASSAGE
17	A	3'-0"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
18	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
19	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
20	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PASSAGE
21	A	2'-4"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PASSAGE
22	G	2'-6"	6'-8"	1-3/4"	WD		23/A2.1	33/A2.1			ENTRY
23											
24											
31	H	2'-4"	7'-0"	1/2"							SHOWER
											SAFETY GLASS
25	C	3'-0"	6'-8"	1-3/4"	WD		23/A2.1	33/A2.1			ENTRY
26	A	2'-6"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
27	F	2'-8"	6'-8"		WD		23/A2.1	33/A2.1			PASSAGE
28	A	3'-0"	6'-8"	1-3/8"	WD		23/A2.1	33/A2.1			PRIVACY
29	E	6'-0"	6'-8"		WD		23/A2.1	33/A2.1			BYPASS

DOOR TYPES



PROJECT CODE: 2307
 FILENAME: 2307 A2.7 Door/Window Schedules.rvt
 ISSUE DATE: _____
 DRAWN BY: PAA
 CHECKED BY: _____
 APPROVALS: _____ DATE: _____
 PRINT DATE: Mar 21, 2025, 9:10am
 REVISIONS: _____
 NO: DATE: COMMENTS: _____



Paul Poirier + Associates
 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
 telephone (805) 682-8894
 fax (805) 898-9683

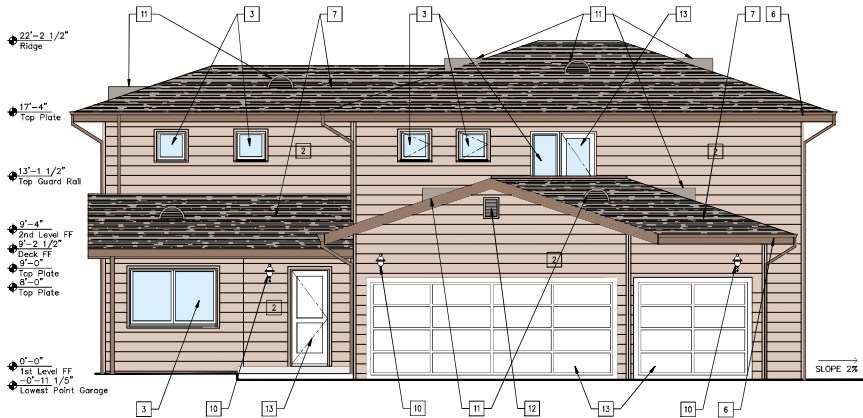
5 Violet Lane
 New Residence and ADU

CLIENT:
 Ermit Distil
 5 Violet Lane
 Goleta, CA 93117

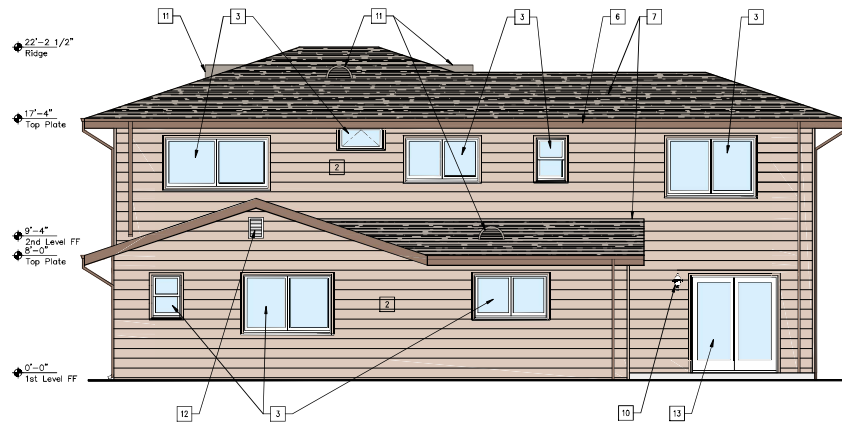
PROJECT ADDRESS:
 5 Violet Lane
 Goleta, CA 93117

A2.7

DOOR/WINDOW SCHEDULE

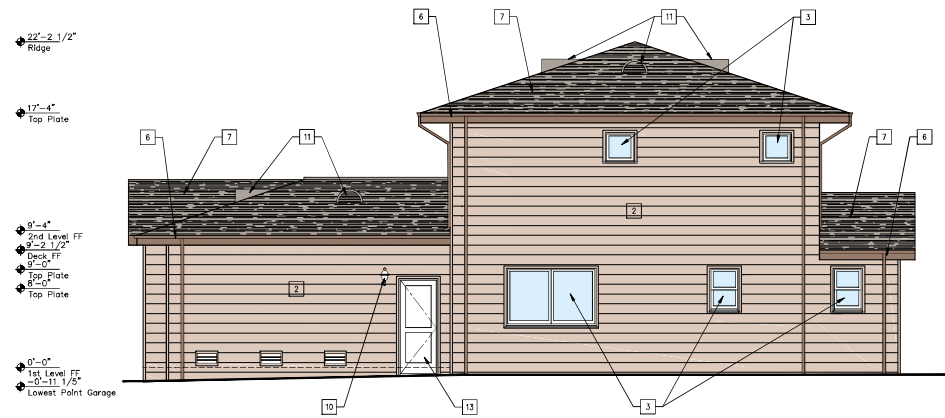


21 East Elevation
1/4" = 1'-0"

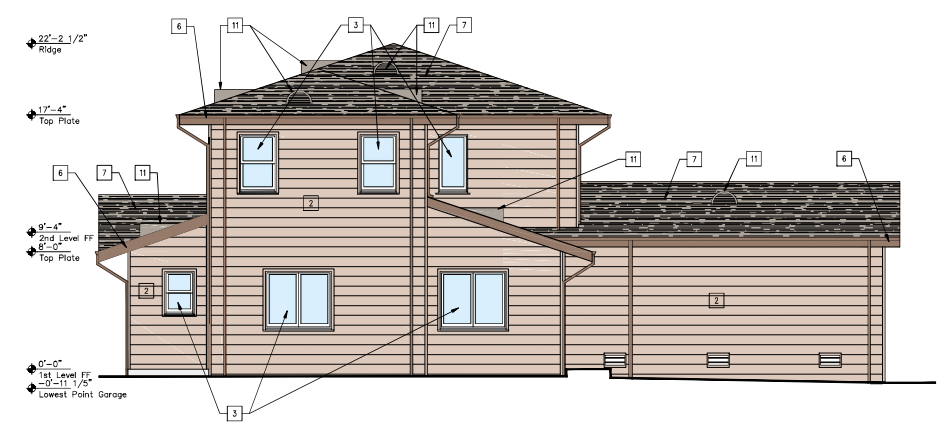


41 West Elevation
1/4" = 1'-0"

KEY NOTES		
NO.	REF. DTL.	DESCRIPTION
1		NOT USED
2		HARDIE PLANK - SELECT CEDARWILL - FIBER CEMENT SIDING PAINTED W/ SW6057 MALTED MILK
3		WINDOW PER SCHEDULE
4		WEEP SCREED, TYP. PER 43/A8.1
5		NOT USED
6		2X WOOD FASCIA PAINTED W/ SW6067 MOCHA
7		CLASS A ASPHALT SHINGLES
8		24 GA. G.L. FLASHING AT ROOF TO WALL CONNECTION PER 41/A8.1
9		ICYENENE INSULATION PER T-24 ENERGY CALCULATIONS, R-38 @ ATTIC /R-21 @ WALLS
10		DECORATIVE LIGHT FIXTURE
11		16" DIA. DORMER VENT TYP. PER ROOF PLAN
12		WALL VENT TO ATTIC SPACE
13		DOOR PER SCHEDULE
14		POST PER STRUCTURAL
15		NOT USED



24 North Elevation
1/4" = 1'-0"



44 South Elevation
1/4" = 1'-0"

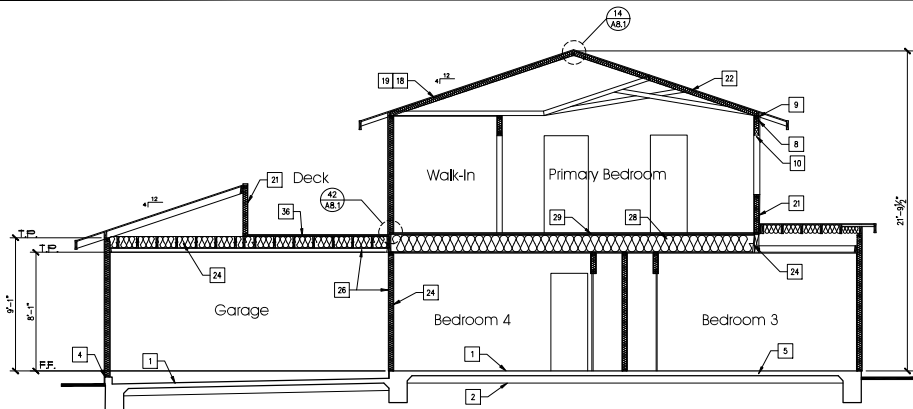
PROJECT CODE: 2307
 FILENAME: 2307 A3.1 Exterior Elevations.DWG
 ISSUE DATE:
 DRAWN BY: PAA
 CHECKED BY:
 APPROVALS: DATE:
 PRINT DATE: Mar 21, 2025, 10:30am
 REVISIONS:
 NO. DATE COMMENTS:



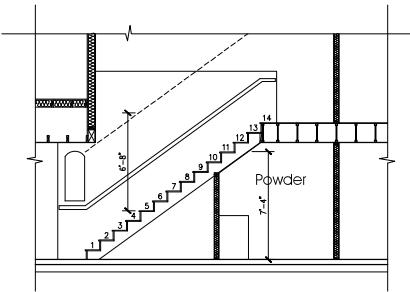
Paul Poirier + Associates
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 fax (805) 898-6683 telephone (805) 682-8894

5 Violet Lane
 New Residence and ADU
 REF. ADDRESS:
 5 Violet Lane
 Goleta, CA 93117
 CDR: Erni Digi
 5 Violet Lane
 Goleta, CA 93117

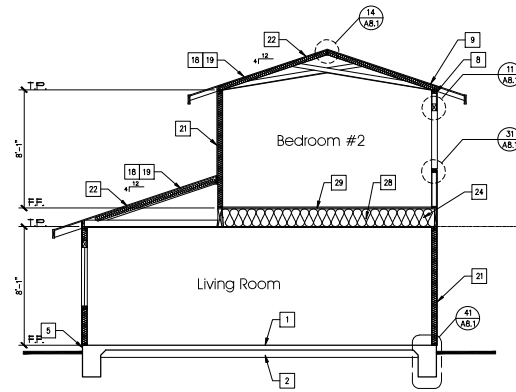
A3.1
 MAIN HOUSE EXTERIOR ELEVATIONS



21 Section
1/4" = 1'-0"



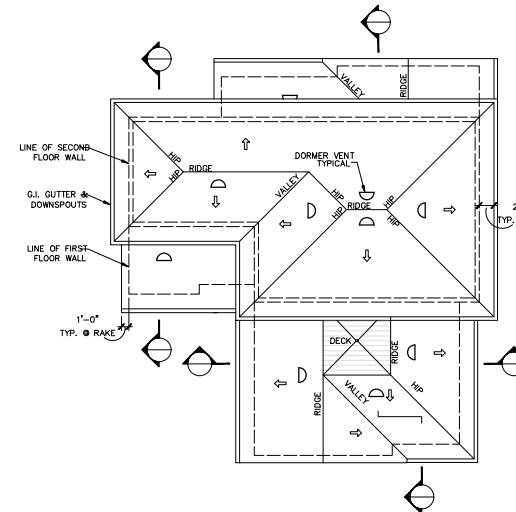
31 Stair Section
1/4" = 1'-0"



23 Section
1/4" = 1'-0"

SECTION NOTES

1. CONCRETE SLAB PER STRUCTURAL
2. SAND BASE
3. 4" CONCRETE STOOD
4. 6" OR 8" WIDE CONCRETE CURB WITH 2X6 DPT SILL PLATE
5. SILL PLATE PER STRUCTURAL, SEE FOUNDATION PLAN FOR ANCHOR BOLT SIZE & SPACING
6. 2X4 STUDS AT 16" O.C.
7. 2X6 STUDS AT 16" O.C.
8. DOUBLE 2X4 OR 2X6 TOP PLATE
9. 2X FRIEZE BLOCKING
10. HEADS, PER FRAMING PLAN
11. POST
12. BEAM, PER FRAMING PLAN
13. 2X CHIMNELS AT 16" O.C.
14. 2X6 CEILING JOISTS AT 16" O.C.
15. NOT USED
16. 4X6 FALSE RAFTER TAILS @ 48" OC
17. 2X ROOF RAFTERS AT 24" O.C.
18. ROOF SHEATHING PER STRUCTURAL
19. CLASS 'A' ASPHALT SHINGLES O/ WATERPROOFING
20. 26 GAUGE GALVANIZED IRON FLASHING
21. PLASTER, SEE EXTERIOR ELEVATION FOR CALL OUTS
22. R-30 BATT INSULATION
23. R-15 BATT INSULATION
24. R-19 BATT INSULATION
25. 5/8" CYPRESS WALL BOARD
26. 5/8" TYPE 'X' CYPRESS WALL BOARD
27. GAB SOFFIT
28. 11 7/8" DEEP 12 TRUSS JOISTS AT 16" O.C. (UNCL.)
29. 3/4" 1" & 2" PLYWOOD SUBFLOOR, GLED & NAILED
30. (3/2)X4 STRINGERS (MIN.)
31. 3/4" TREAS & RISERS GLED & NAILED
32. 2X6 LANDING JOISTS AT 16" O.C.
33. GUARDRAIL / HANDRAIL @ 36" A.F.F.
34. 2 X 4 SLOPED CEILING JOISTS @ 24" O.C.
35. METAL HANGER
36. TRAFFIC TOPPING



ROOF PLAN

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

ROOF VENTILATION CALCULATIONS

ATTIC AREA = 1028	
VENTILATION REQUIRED = 1028/300	= 3.43 S.F.
VENTILATION PROVIDED:	
UPPER VENTING:	
DORMER VENT (3) @ .833 F.A.E.A.	= 2.50 S.F.
	2.50 S.F.
LOWER VENTING:	
DORMER VENT (2) @ .833 F.A.E.A.	= 1.66 S.F.
	1.66 L.F.
TOTAL AREA =	4.16 S.F.

ROOF NOTES

- ALL SLOPED ROOF MATERIAL TO BE: CLASS 'A' ASPHALT SHINGLES OVER WATERPROOFING, ICBOQ ER3523
 - ALL ROOF PITCHES TO BE 4:12
 - ALL EAVES & RAKE OVERHANGS TO BE TIGHT
 - ALL WOOD, EXPOSED BEAMS & GARAGE DOORS TO BE STAINED
 - ALL EAVE AND RAKE EDGES TO RECEIVE DRIP FLASHING 26 GA. GALV.
 - ALL ROOF TO WALL FLASHING TO BE 26 GA. GALV.
 - ALL VALLEY FLASHING MINIMUM 12" ONTO EACH ADJACENT ROOF PLAN BE 26 GA. GALV.
 - ALL SOFFITS & ARCHES TO BE PLASTERED
 - DECK MATERIAL TO BE "DEX-O-TEX", COLOR TO MATCH HOUSE
- INDICATES BUILDING LINE
INDICATES SECOND FLOOR LINE
INDICATES DIRECTION OF SLOPE
INDICATES GALVANIZED GUTTER WITH DOWNSPOUTS (PAINT TO MATCH PLASTER)

PROJECT CODE: 2307
FILENAME: 2307 A3.2 Sections.DWG
ISSUE DATE:
DRAWN BY: PAA
CHECKED BY:
APPROVALS: DATE:
PRINT DATE: Mar 21, 2025, 10:35am
REVISION:
NO. DATE: COMMENTS:

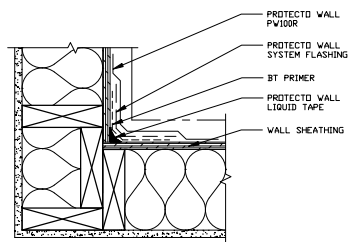
Paul Poirier + Associates
156 West Alvarado Ave. • Suite C • Santa Barbara, CA 93105
fax: (805) 896-6683
telephone: (805) 682-8894

5 Violet Lane
New Residence and ADU
CERIF: Emri Digi
5 Violet Lane
Galeita, CA 93117
RELOCATED: 5 Violet Lane
Galeita, CA 93117

A3.2
SECTIONS

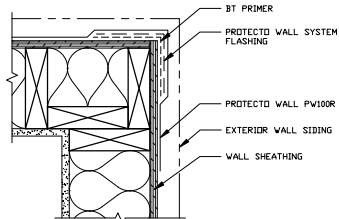


11



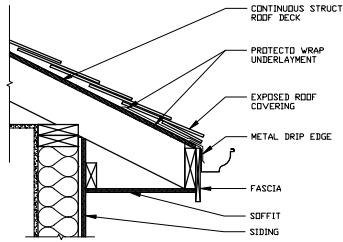
11 INSIDE CORNER

3" = 1'00"



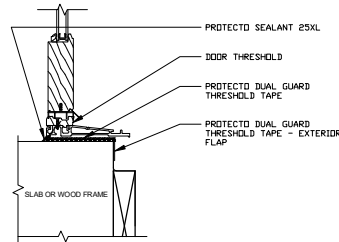
12 OUTSIDE CORNER

3" = 1'00"



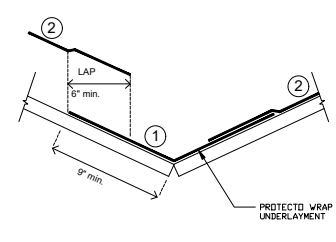
13 EAVE W/ DRIP EDGE

1 1/2" = 1'00"



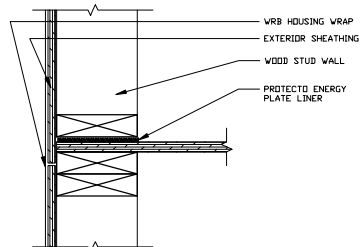
14 EXTERIOR DOOR SILL

3" = 1'00"



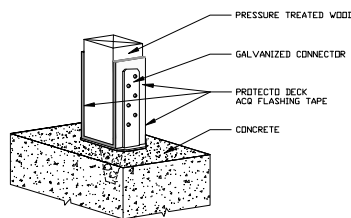
15 FLASHING @ VALLEY

NOT TO SCALE



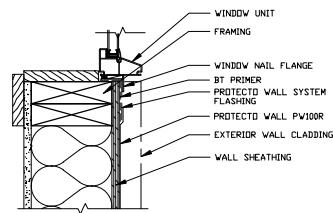
21 ENERGY PLATE LINER

3" = 1'00"



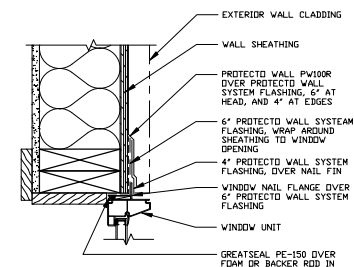
22 CORROSION RESISTANCE

NOT TO SCALE



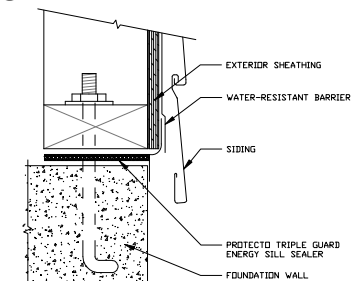
23 WINDOW SILL

3" = 1'00"



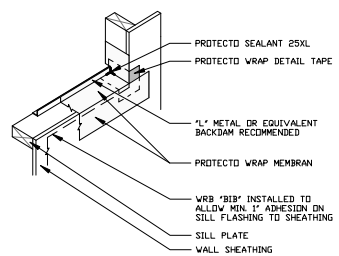
24 WINDOW HEAD

3" = 1'00"



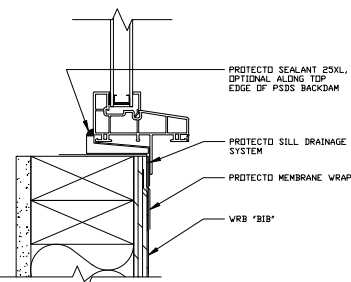
25 TRIPLE GUARD SILL SEALER

6" = 1'00"



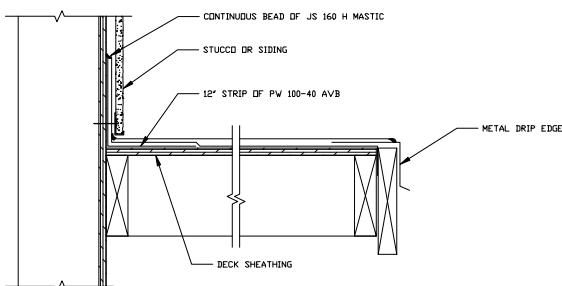
31 WINDOW SILL PAN

3" = 1'00"



32 WINDOW SILL PAN

3" = 1'00"



41 JIFFY DECK SYSTEM

3" = 1'00"

PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing.dwg
 ISSUE DATE: _____
 DRAWN BY: PJA
 CHECKED BY: _____
 APPROVAL DATE: _____
 PRINT DATE: Mar 21, 2025, 10:10am
 REVISION: _____
 NO. DATE: _____
 COMMENTS: _____



Paul Poirier + Associates

156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 fax (805) 896-5683

5 Violet Lane

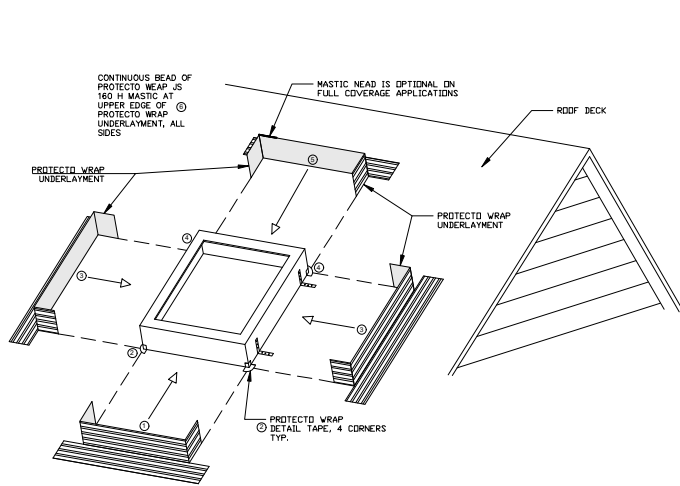
New Residence and ADU

Ermi Digi
 5 Violet Lane
 Goleta, CA 93117

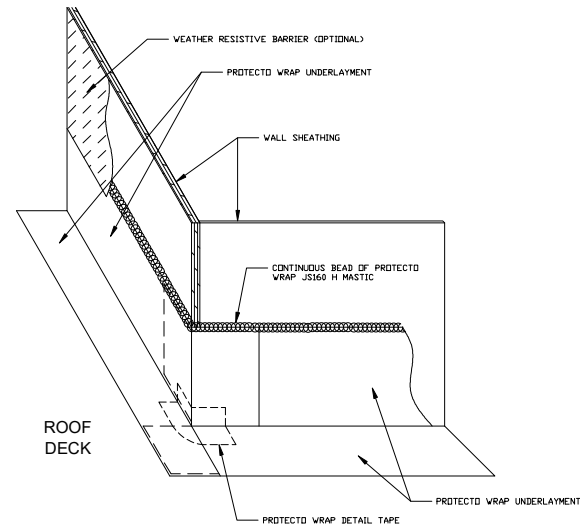
5 Violet Lane

Goleta, CA 93117

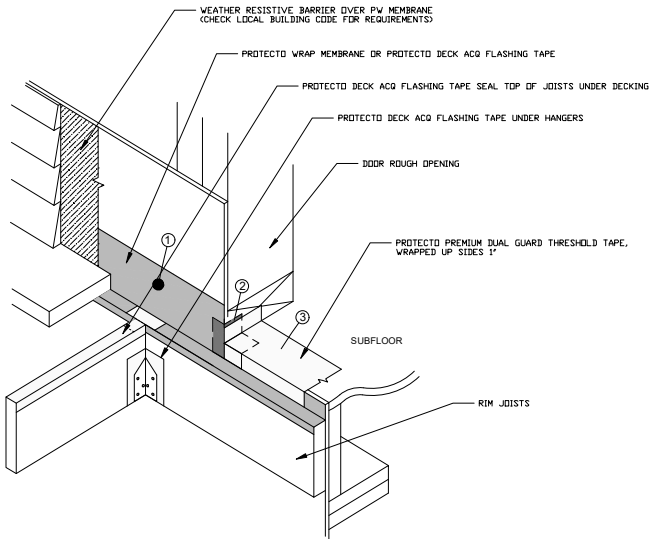
A8.2
 PROTECTO WRAP DETAILS



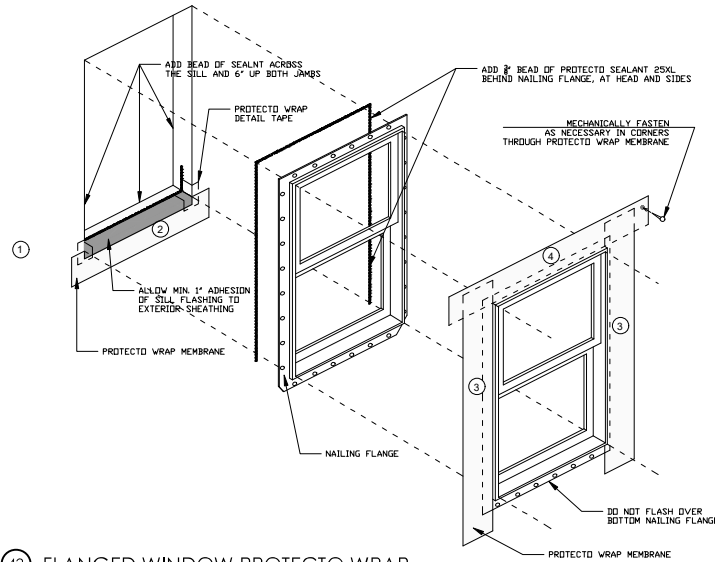
21 SKYLIGHT NOT TO SCALE



23 OUTSIDE CORNER WALL TO ROOF DECK NOT TO SCALE



41 EXTERIOR DOOR SILL CORNER NOT TO SCALE



43 FLANGED WINDOW PROTECTO WRAP NOT TO SCALE

PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing.dwg
 ISSUE DATE: _____
 DRAWN BY: PJA
 CHECKED BY: _____
 APPROVALS: DATE: _____
 PRINT DATE: Mar 21, 2025, 10:10am
 REVISIONS: _____
 NO. DATE COMMENTS: _____



Paul Poirier + Associates
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 fax (805) 896-6683 telephone (805) 682-8894

5 Violet Lane
 New Residence and ADU
 RE: ADDRESS: 5 Violet Lane
 Galleta, CA 93117
 CLIENT: Emri Digi
 5 Violet Lane
 Galleta, CA 93117

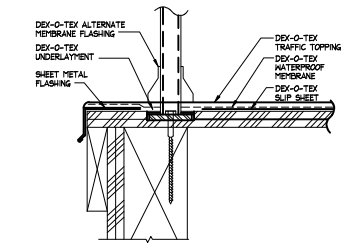
A8.2
 PROTECTO WRAP DETAILS

11

21

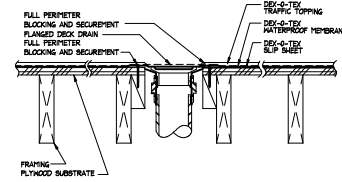
31

41



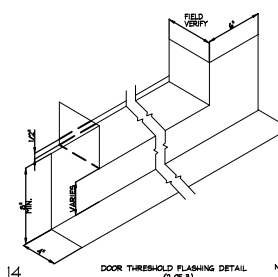
12 RAILING MOUNTING PLATE DETAIL (1 OF 2)

NOT TO SCALE



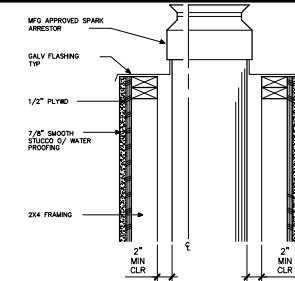
13 DECK DRAIN DETAIL

NOT TO SCALE

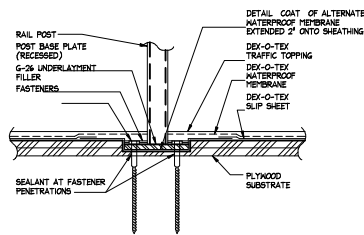


14 DOOR THRESHOLD FLASHING DETAIL (2 OF 3)

NOT TO SCALE

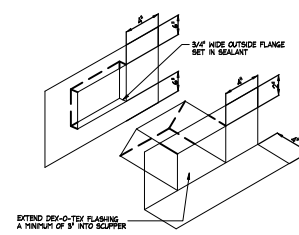


15



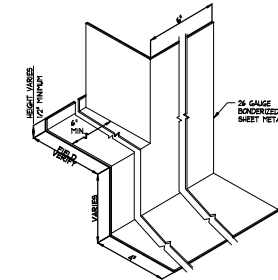
22 RAILING MOUNTING PLATE DETAIL (2 OF 2)

NOT TO SCALE



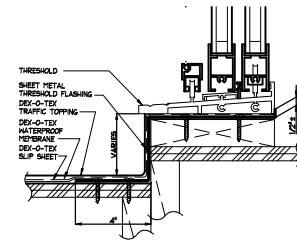
23 WEATHERNEAR SCUPPER #1 DETAIL (1 OF 2)

NOT TO SCALE



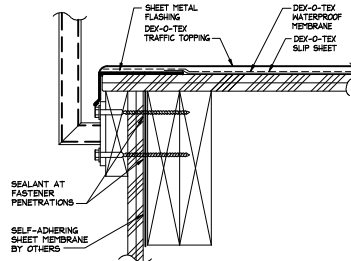
24 DOOR THRESHOLD FLASHING DETAIL

NOT TO SCALE



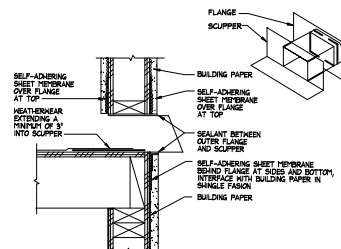
34 THRESHOLD DETAIL (1 OF 3)

NOT TO SCALE



32 RAILING INSTALLATION REQUIREMENTS DETAIL

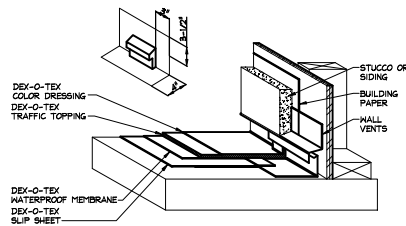
NOT TO SCALE



33 WEATHERNEAR SCUPPER #1 DETAIL (2 OF 2)

NOT TO SCALE

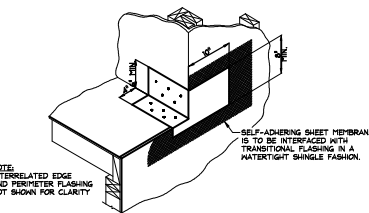
34



42 WEATHERNEAR WALL VENTING DETAIL

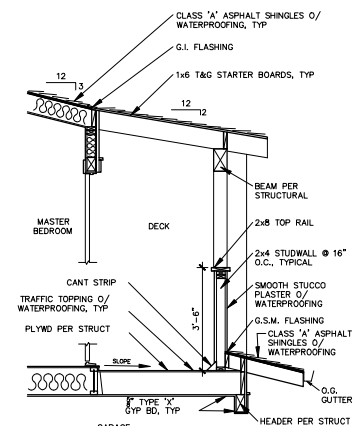
NOT TO SCALE

43



44 PERIMETER TO DECK EDGE TRANSITIONAL FLASHING DETAIL

NOT TO SCALE



45 DECK RAIL

1/2"=1'-0" D1650000

PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing.dwg
 ISSUE DATE: -
 DRAWN BY: PJA
 CHECKED BY: -
 APPROVALS: DATE: -
 PRINT DATE: Mar 21, 2025, 10:11 am
 REVISIONS: -
 NO. DATE: COMMENTS: -



Paul Poirier + Associates

156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 telephone (805) 682-8894
 fax (805) 896-6683

5 Violet Lane

New Residence and ADU

CERIF: Erni Digi
 5 Violet Lane
 Goleta, CA 93117

REC ADDRESS:
 5 Violet Lane
 Goleta, CA 93117

A8.4
 EXTERIOR DETAILS



- CALLOUTS**
- 1 (N) CONCRETE DRIVEWAY W/ 10" ACCENT BANDING (STONE OR ACCENT COLOR) , FIELD WITH SAWCUT / SCORING AS SHOWN
 - 2 (N) CONCRETE PATIO / LANDING W/ 8" ACCENT BANDING (STONE OR ACCENT COLOR) , FIELD WITH SAWCUT / SCORING AS SHOWN
 - 3 (N) CONCRETE PATHWAY W/ JOINTS / SCORING AS SHOWN
 - 4 (N) GRAVEL PATH / WALKWAY WITH BLACK METAL EDGING
 - 5 (N) FIREPIT AREA W/ GRAVEL SEATING
 - 6 (N) LAWN AREA W/ BLACK METAL EDGE
 - 7 (N) LOW FRONT YARD FENCING - HORIZONTAL WOOD 42" HEIGHT WITH 4X4 POSTS AT 6' O.C. - W/ LIGHT STAIN TO MATCH OTHER FENCING ON SITE. GATE AS SHOWN
 - 8 (N) SITE FENCING TO CONNECT TO EXISTING FENCING 46" HEIGHT W/ GATES AS SHOWN - WOOD VERTICAL DOG-EAR STYLE FENCING W/ LIGHT STAIN TDD
 - 9 (E) SITE FENCING / WALL AT PROPERTY LINE
 - 10 (N) TREE PER PLANT LIST
 - 11 (N) VEGI GARDEN W/ GRAVEL PATHWAYS
 - 12 (N) SEMI DWARF CITRUS / ORCHARD TREES
 - PA (N) PLANTING AREA PER PLANT LIST

PLANTING CONCEPTS / IDEAS

(N) TREES

(N) PERIMETER SCREENING SHRUBS

(N) SHRUB / FOUNDATION PLANTINGS



① Main Residence View 1



② Main Residence View 2



③ Main Residence View 3



④ Main Residence View 4

5 VIOLET LANE,
GOLETA, CA 93117

MARCH 28, 2025

Paul Poirier + Associates
ARCHITECTS
156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105

A 3.5