



TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 5 Violet Lane (APN 077-141-053) 5 Violet Lane New Residence and California Environmental Quality Act Notice of Exemption Case Nos. 24-0042-DRB & 25-0011-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15303(a) as provided in Attachment B; and
3. Conduct Conceptual, Preliminary, and Final review and approve or approve with conditions.

PROJECT DESCRIPTION:

This is a request for a ***Conceptual, Preliminary, & Final Review*** for a new 2,565 gross/2,425 net square-foot two-story residence with an attached 610 gross/580 net square-foot three-car garage, new landscaping, and exterior lighting on a vacant lot. Access will be taken from Violet Lane. The applicant proposes grading of 27 cubic yards of cut, 110 cubic yards of fill, and 83 cubic yards of export. 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.

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

DISCUSSION:

The proposed project is consistent with all RS-zone development standards of 20' front, 10% side, 25' rear setbacks, and a 25' maximum building height.

The maximum floor area allowance for this 10,020 square foot lot, calculated via Table §17.07.040 – Maximum Floor Area RS District, is 2,832 square feet. The project is proposed to be 3,175 square feet which is 343 square feet over the maximum floor area. The DRB has review authority for this project and may grant Approval if the project meets the required findings in Goleta Municipal Code §17.58.080. If the DRB does not approve of the development, the project must be redesigned.

Water-wise plants are proposed as part of the project. No specimen or protected trees or native vegetation are proposed to be removed. The proposed new plant palette consists of a variety of low-water plantings.

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 returned to DRB at the April 22, 2025 meeting where it received positive comments for revising the massing on the first and second floors, changing the roof to a gable, stepping the garage back, and enhancing the landscape plan. The videos of the DRB meetings of January 28, 2025 and April 22, 2025 where this proposal has been discussed can be accessed at : <https://www.cityofgoleta.org/meetings-agendas>.

APPLICABLE GENERAL PLAN POLICIES

LU 2.3 Residential Development Standards. [GP/CP] The following standards or criteria shall be applicable to residential development proposals:

- a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures.
- b. Solar access of residential uses shall be protected in the design of new or expanded structures.
- c. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.

LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP] The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0

persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.

VH 4.3 Single-Family Residential Areas. [GP] The following standards shall be applicable to single-family residential development (see related LU 2.3):

- a. The distinct architectural character of Goleta's existing neighborhoods shall be protected.
- b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided.
- d. All building elevations should be well articulated and include architectural features to vary wall planes.
- e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.
- f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design.
- g. To maximize safety, garages should not open directly onto public or private accessways.
- h. Private open space shall be provided in proportion to building size.
- i. Privacy of residents and adjacent neighbors shall be protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design.
- j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15303(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15303(a) because the project is a new single-family residence.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; a new single-family residence on a vacant lot in a residential neighborhood is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) a 10-day (DRB) appeal period; (2) ministerial issuance of a companion Land Use Permit following (with associated appeal period); and (3) Building Permits and construction.

If the DRB action is appealed and the appeal is upheld, DRB's action would be rescinded and the DRB process will start over.

ATTACHMENTS:

- A – Findings
- B – Notice of Exemption
- C – Project Plans
- D - Lighting

ATTACHMENT A

FINDINGS

**DRB and CEQA Findings for Development
5 Violet Lane New Residence
Case No. 24-0042-DRB & 25-0011-LUP**

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The neighborhood is a mix of single and two-story homes. The proposed development is limited to a new two-story dwelling on a vacant lot. The overall shape, size, and mass of the new house is similar to those in the surrounding neighborhood. Therefore, the size, bulk, and scale is appropriate to the site and the surrounding neighborhood residences given that most of the surrounding dwellings also exceed the recommended FAR like the proposed project.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The single unit dwelling with attached garage will be the only structure on the property. The dwelling is located closer to the eastern property line to allow for a larger rear yard on the west side of the parcel but will still comply with all required setbacks. No signage is included as part of this proposal because of the residential nature of the proposal. The layout, orientation, and location of the residence is in an appropriate and harmonious relationship to one another and the property.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed development is a new two-story dwelling on a vacant lot in a neighborhood of single and two-story homes. The new two-story dwelling is compatible with the neighborhood fabric by matching similar architectural styles in the area without monotonous repetition.

4. There is harmony of material, color, and composition on all sides of structures.

The materials and colors associated with the project are in harmony with each other and proposed on all sides of the structure. The project's colors will complement each other as the walls, trim, and roof color have been considered in tandem.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

No outdoor mechanical or electrical equipment is proposed.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

A minimal amount of grading will occur in order to smooth out the relatively flat vacant site. The applicant proposes grading of 27 cubic yards of cut, 110 cubic yards of fill, and 83 cubic yards of exported soil. .

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

Water-wise plants are proposed as part of the project. No specimen or protected trees or native vegetation are proposed to be removed.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The proposed new plant palette consists of a variety of low-water plantings.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The proposed exterior lighting fixtures are fully shielded/hooded and direct all light downward.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed project is in a residential neighborhood with single and two-story single-family dwellings. The project conforms to the required RS zone development standards including 25' height limit, and 20' front, 10% side, 25' rear setbacks.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

There are no additional design standards adopted for this zoning district.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated

thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15303(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15303(a) because the project is a new single-family residence.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; a new single-family residence on a vacant lot in a residential neighborhood is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

5 Violet Lane New Residence
Case No. 25-0011-LUP, 24-0042-DRB

Project Applicant:

Paul Poirier
On behalf of TOOR FAMILY TRUST 3/1/18 Toor (Kevin), property owner

Project Location (Address and APN):

5 Violet Lane
Goleta, CA 93117
County of Santa Barbara
APN: 077-141-053

Description of Nature, Purpose, and Beneficiaries of Project:

A new 2,565 gross/2,425 net square-foot two-story residence with an attached 610 gross/580 net square-foot three-car garage on a vacant lot.

The purpose of the project is to construct a new dwelling on a vacant lot. The beneficiaries of the project will be the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Paul Poirier on behalf of TOOR FAMILY TRUST 3/1/18 Toor (Kevin), property owner

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☒ Categorical Exemption: § 15303(a) (New Construction)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15303(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

NOTICE OF EXEMPTION (NOE)

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City of Goleta Contact Person, Telephone Number, and Email:

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.org

Signature	Title	Date
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If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐Yes ☐No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS

VIOLET LANE RESIDENCE

at

5 VIOLET LANE
GOLETA, CALIFORNIA 93117

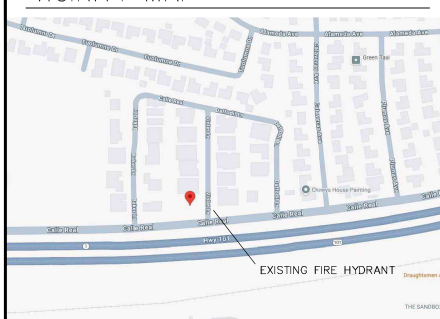
ABBREVIATIONS

[illegible]

PROJECT DIRECTORY

OWNER:	EWRI DISU 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)696-9683
SURVEYOR: JAMES WENZELL 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

VICINITY MAP



PROJECT STATISTICS

ZONE: RS-7
ASSESSOR'S PARCEL NUMBER: 077-141-053
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3/U

PARKING PROVIDED:
3 COVERED PARKING SPACES

FIRE SPRINKLER SYSTEM: YES

<u>BUILDING STATISTICS</u>	<u>GROSS AREA NET AREA</u>		
RESIDENCE (LIVING AREA)	2,565	2,425	SQ FT (N)
TOTAL LIVING AREA	2,565	2,425	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%			

ALL WORK SHALL BE IN CONFORMANCE:

2022 CBC	2022 CMC
2022 CEC	2022 CFC
2022 CPC	2022 CEnC
2022 CRC	
2022 CECB	

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

SHEET INDEX

- A0.1 TITLE SHEET & PROJECT DATA
- 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
- A3.5 EXTERIOR RENDERINGS
- A6.1 REFLECTED CEILING PLAN
- A8.1 EXTERIOR DETAILS
- A8.2 PROTECTO WRAP DETAILS
- A8.3 PROTECTO WRAP DETAILS
- A8.4 EXTERIOR DETAILS
- GRADING PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- STORMWATER CONTROL PLAN TITLE
- STORMWATER CONTROL PLAN PROJECT DATA
- STORMWATER CONTROL PLAN RUNOFF REDUCTION MEASURES
- STORMWATER CONTROL PLAN SITE PLAN
- PRELIMINARY LANDSCAPE PLAN

Required Special Features and HERS

MAIN RESIDENCE:

REQUIRED SPECIAL FEATURES:

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Interior air quality, labored fan.
- IAQ Ventilation System, as low as 0.4 ACH/M
- IAQ Ventilation System that Recirculates air: 80 SHF and 80 ASH
- IAQ Ventilation System: Supply outside air: filter, filter, and 60 CFM computer prescriptive per ASHRAE Reference Model
- Insulation below roof deck
- Exposed shaft floor in conditional mode

RESULTS AND DISCUSSION

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for setting the modeled energy performance for this computer analysis. Additional detail is provided in the testing tables below. Registered CDRs and ODRs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficiency Warts/CFM
- Verified hot pump send heating capacity

ADU:

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Northwest Energy Efficiency Alliance (NWEA) rated heat pump water heater specific brand/model, or equivalent, must be installed

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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CDRs and EDRs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Insulated single-paneled exterior doors

SCOPE OF WORK

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

PROJECT CODE: 2307
FILENAME: 2307 A0.1 Cover Sheet.dwg
ISSUE DATE: _____

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

PRINT DATE: Apr 26, 2025, 3:18pm
REVISIONS:
NO. DATE COMMENTS:

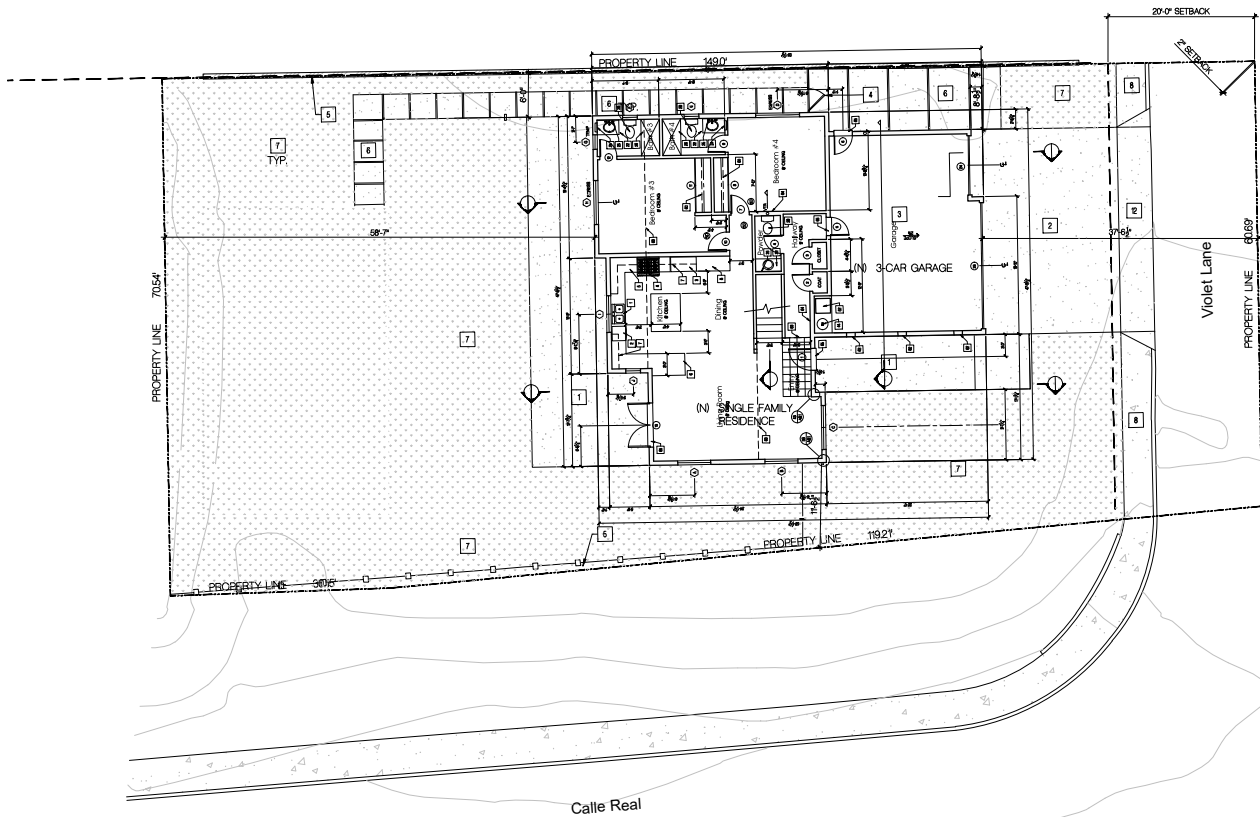


Paul Poirier + Associates
56 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
telephone (805) 682-8894
fax (805) 898-9683

5 Violet Lane
New Residence and ADU

A0.1
TITLE PAGE

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



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	FRONTIERWOOD CABLE UNDERGROUND SERVICE LINES - VERIFY IN FIELD
15	ELECTRICAL SERVICE UNDERGROUND

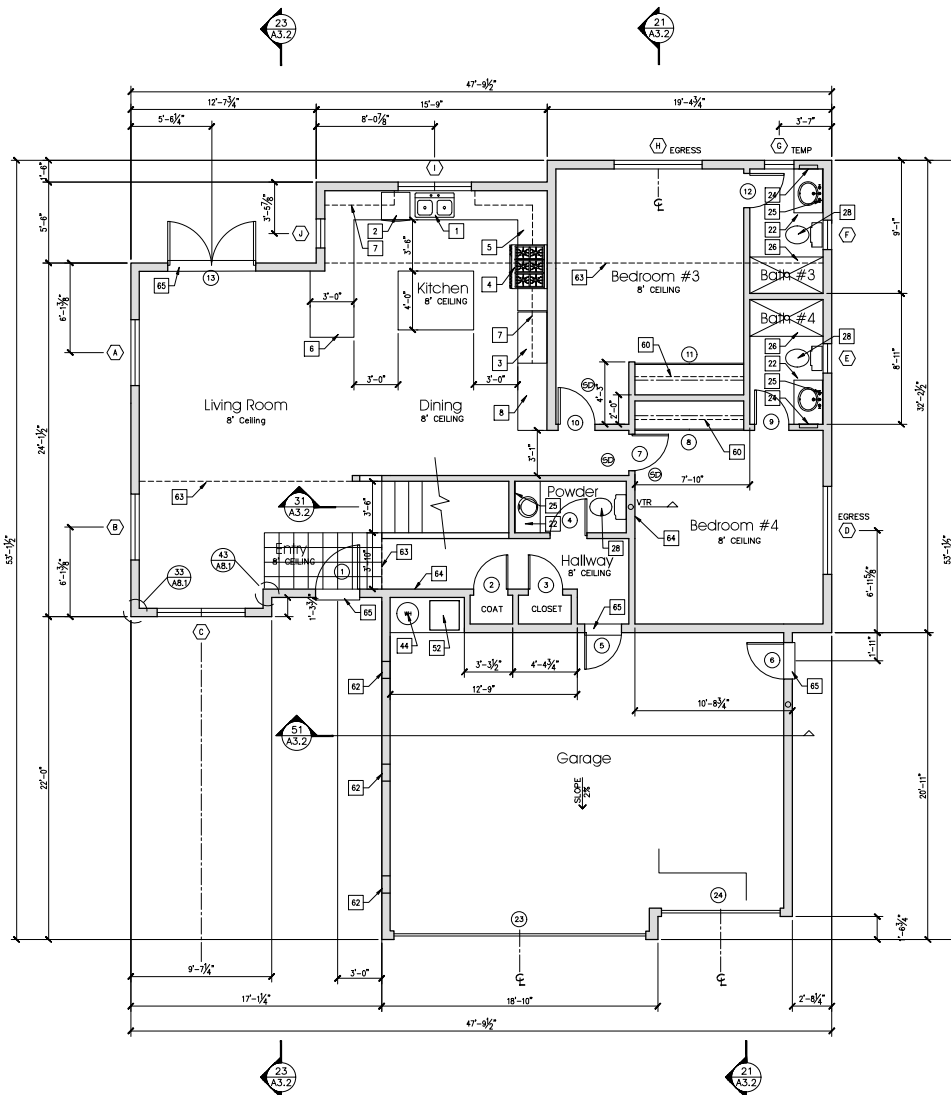
NOTE:
NO CHANGE PROPOSED TO EXISTING SITE DRAINAGE.
FINISH FLOOR SHALL BE NO LESS THAN 8 INCHES PLUS
2% PER FOOT ABOVE TOP OF CURB FOR DRAINAGE OFF
THE LOT. PROVIDE 5% MINIMUM SLOPE FOR A MINIMUM OF
10' AWAY FROM STRUCTURE (2% F SURFACE IS
IMPERVIOUS) OR TO AN APPROVED DRAINAGE SYSTEM.
SWALES SHALL HAVE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

PROJECT CODE: 2307
FILENAME: 2307 A1.1 Site Plan house.dwg
ISSUE DATE:
DRAWN BY: PAA
CHECKED BY:
APPROVALS: DATE:
PRINT DATE: Mar 28, 2025, 6:13pm
REVISION:
(NO. DATE) COMMENTS:

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

5 Violet Lane
New Residence and ADU
5 Violet Lane
Galeria, CA 93117
OWNER:
Emil Disli
5 Violet Lane
Galeria, CA 93117

A1.1
SITE PLAN



21 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/ OR 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/J 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	CEILING HEIGHT	FLOOR MATERIAL	CEILING MATERIAL	CEILING FINISH	WALL MATERIAL	WALL FINISH
1- UNPAVED 2- CERAMIC TILE 3- CARPET OVER PAD 4- FINISH CONCRETE	LIVING	8'-0"	1	1	1	1	1	1
CEILING MATERIAL 1- SHOOPT CATS PAW TEXTURE 5/8" 1/2" CIP WALL BOARD 2- SHOOPT CATS PAW TEXTURE 5/8" 1/2" TYPE "X" CIP WALL BOARD 3- SHOOPT CATS PAW TEXTURE 5/8" 1/2" MOISTURE RESISTANT CIP WALL BOARD	DINING	8'-0"	1	1	1	1	1	1
WALL MATERIAL 1- SHOOPT CATS PAW TEXTURE 5/8" 1/2" CIP WALL BOARD 2- SHOOPT CATS PAW TEXTURE 5/8" 1/2" TYPE "X" CIP WALL BOARD 3- SHOOPT CATS PAW TEXTURE 5/8" 1/2" MOISTURE RESISTANT CIP WALL BOARD	KITCHEN	8'-0"	2	2	2	2	2	2
FINISH NOTES 1- SEALS & PAINTED WITH TWO COATS FLAT LATEX PAINT 2- UNDERCOAT & FINISH WITH MOISTURE RESISTANT LATEX PAINT	POWDER	8'-0"	2	1	1	1	1	1
DOOR & WINDOW TRIM	HALLWAY	8'-0"	1	1	1	1	1	1
BULLDOZE	BEDROOM #3	8'-0"	3	1	1	1	1	1
	BATH #3	8'-0"	2	2	2	2	2	2
	BEDROOM #4	8'-0"	3	1	1	1	1	1
	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	8'-0"	4	2	1	2	1	2

PROJECT CODE: 2307
 FILENAME: 2307 A2.1 Floor Plan.DWG
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A2.1
 FIRST FLOOR PLAN



SEE SHEET A2.7 FOR DOOR & WINDOW SCHEDULES

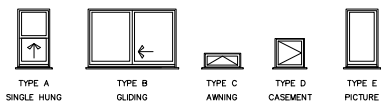
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A2.2

WINDOW SCHEDULE

NO.	TYPE	SIZE		SILL HT	GLAZ	FRAME			DETAIL			OPER.	SCRN.	REMARKS
		WIDTH	HT.			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



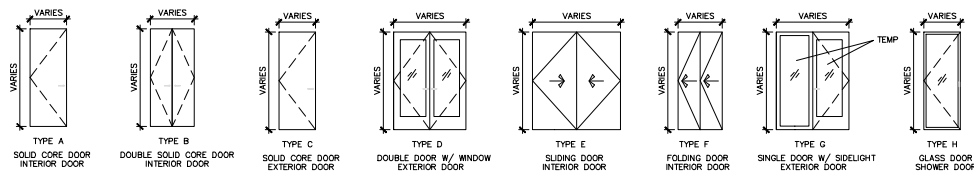
WINDOW NOTES

- 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 SF. 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		ENTRY	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		SAFETY GLASS
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



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 FILENAME: 2307 A2.7 Door/Window Schedules.rvt
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 CHECKED BY: _____
 APPROVALS: _____ DATE: _____
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5 Violet Lane

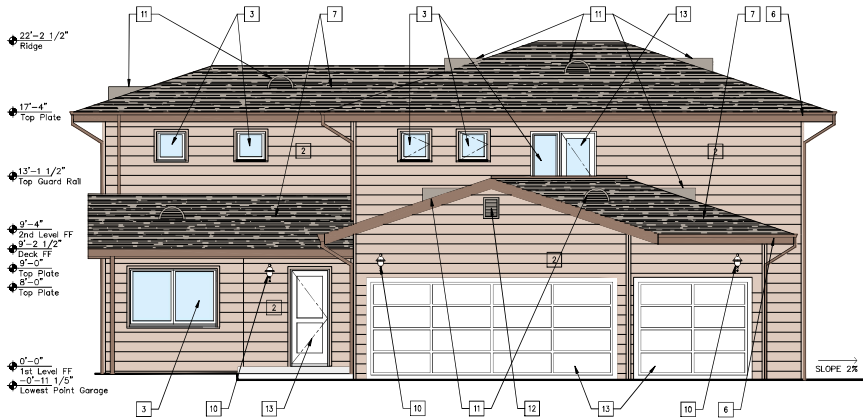
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 5 Violet Lane
 Goleta, CA 93117

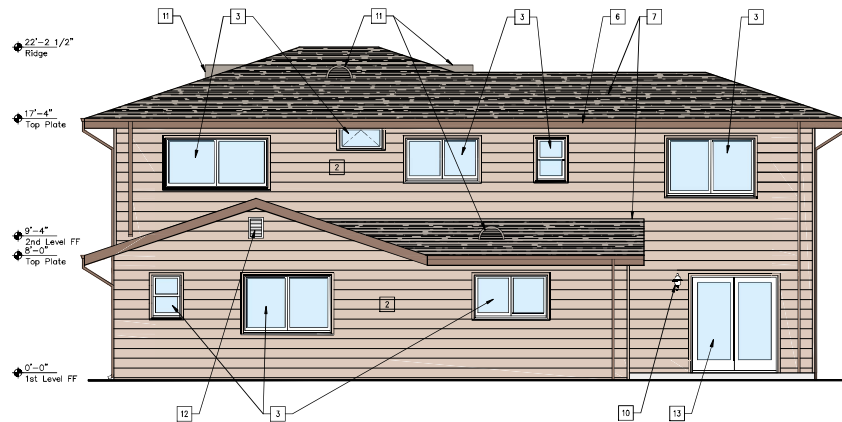
PREPARED BY:
 5 Violet Lane
 Goleta, CA 93117

A2.7

DOOR/WINDOW SCHEDULE

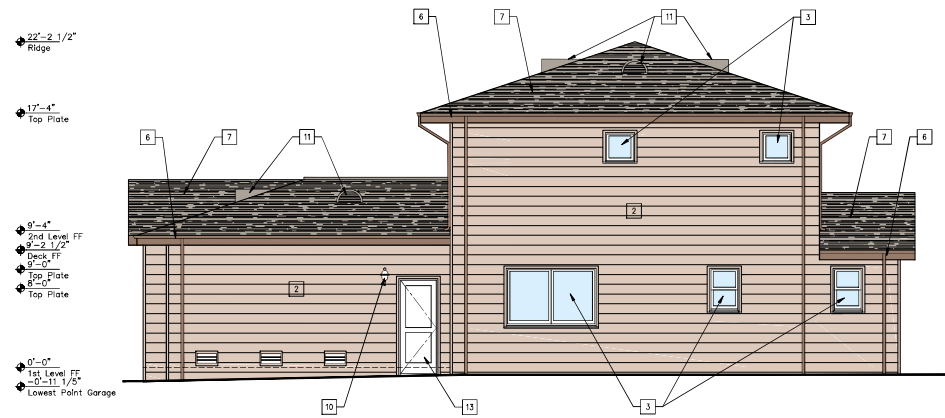


21 East Elevation
1/4" = 1'-0"

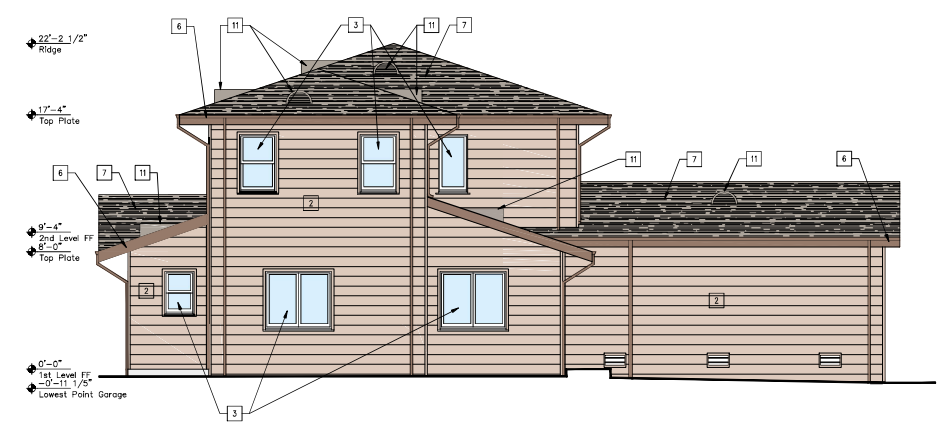


41 West Elevation
1/4" = 1'-0"

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"

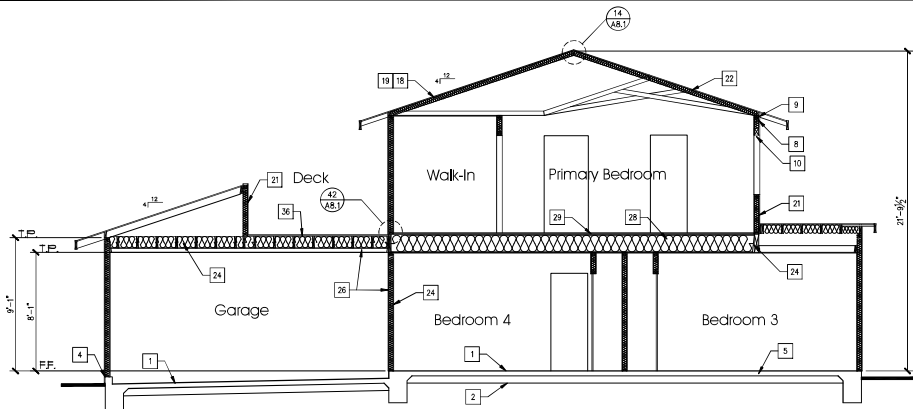
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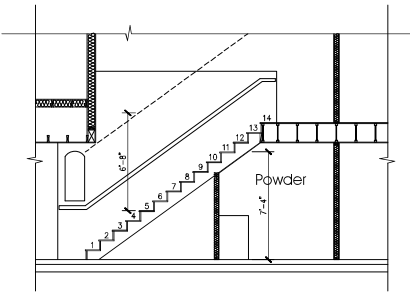
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 Goleta, CA 93117
 CDR: Erni Digi
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 Goleta, CA 93117

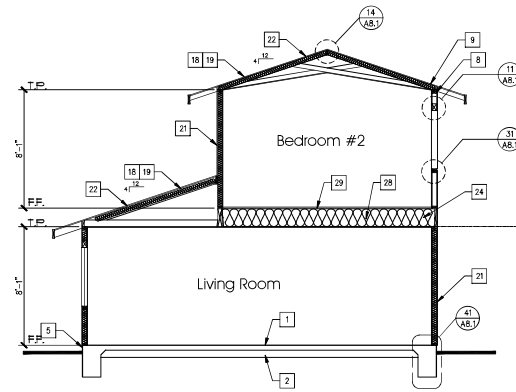
A3.1
 MAIN HOUSE EXTERIOR ELEVATIONS



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



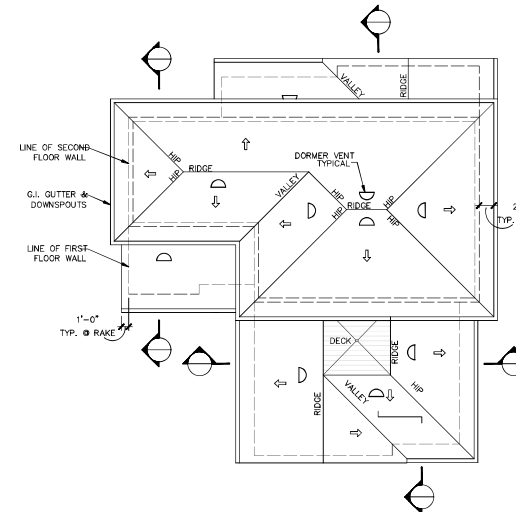
31 Stair Section
1/4" = 1'-0"



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

SECTION NOTES

1. CONCRETE SLAB PER STRUCTURAL
2. SAND BASE
3. 4" CONCRETE SToop
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. 4X4 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 THOUS JOISTS AT 16" O.C. (UNLS.)
29. 3/4" 1 & 2 PLYWOOD SUBFLOOR, GLEED & NAILED
30. (3/2X4 STRINGERS (MIN.)
31. 3/4" TRUSSES AND RISERS GLEED & 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 VENTILATION CALCULATIONS

ATTIC AREA = 1028	
VENTILATION REQUIRED = 1028/300	= 3.43 S.F.
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 TO 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)

ROOF PLAN

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

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FILENAME: 2307 A3.2 Sections.DWG
ISSUE DATE:
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REVISIONS:
NO. DATE COMMENTS:

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5 Violet Lane
New Residence and ADU
RELOCATED:
5 Violet Lane
Goleta, CA 93117
OWNER:
Emil Digi
5 Violet Lane
Goleta, CA 93117

A3.2
SECTIONS



① Main Residence View 1



② Main Residence View 2



③ Main Residence View 3



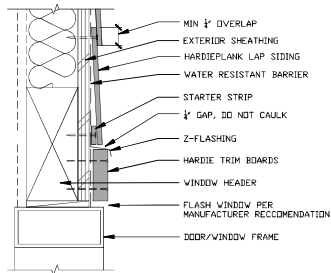
④ Main Residence View 4

5 VIOLET LANE,
GOLETA, CA 93117

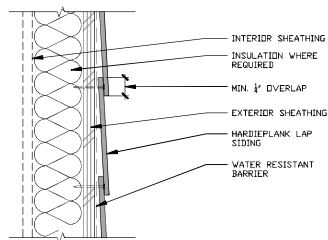
MARCH 28, 2025

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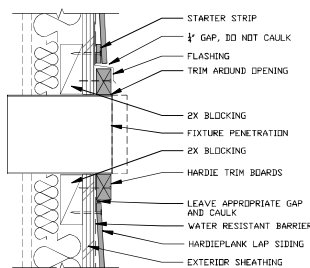
A 3.5



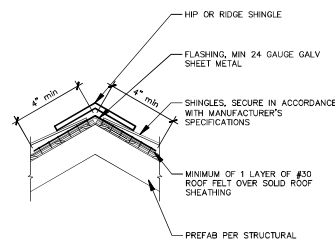
11 DOOR/WINDOW HEAD 3"= 1'-0"



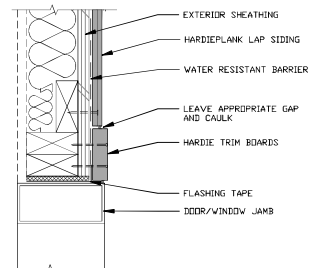
12 HORIZONTAL LAP VIEW 3"= 1'-0"



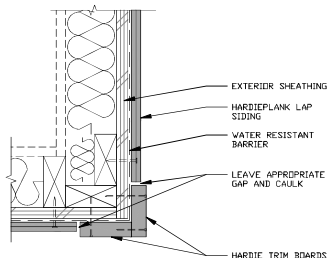
13 FIXTURE PENETRATION 3"= 1'-0"



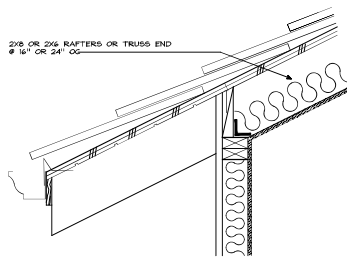
14 HIP AND RIDGE 1-1/2"= 1'-0"
D0731167



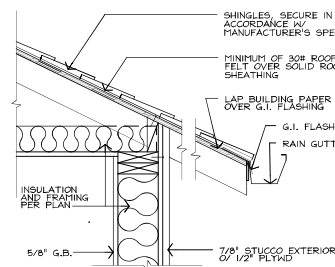
21 DOOR/WINDOW JAMB 3"= 1'-0"



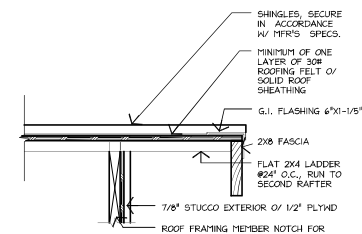
22 OUTSIDE CORNER 3"= 1'-0"



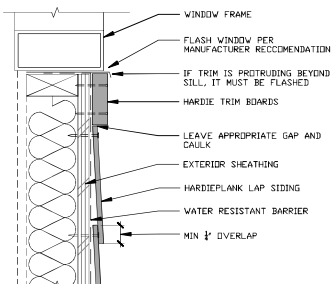
23 EAVE @ 2X RAFTER 1 1/2"= 1'-0"



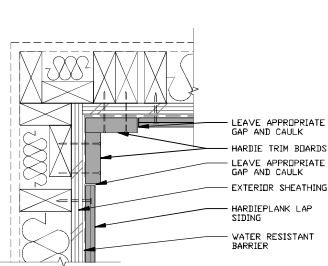
24 EAVE @ TRUSS 1-1/2"= 1'-0"
D0732112



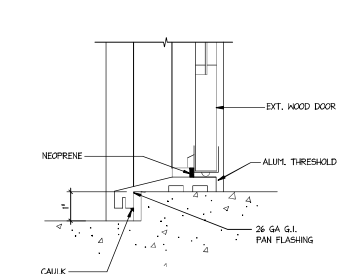
25 RAKE @ TRUSS 1-1/2"= 1'-0"
D0731006



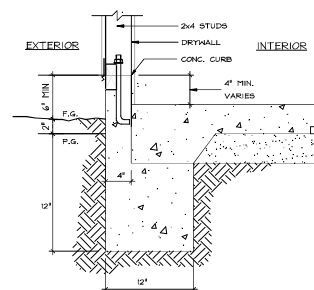
31 WINDOW SILL 3"= 1'-0"



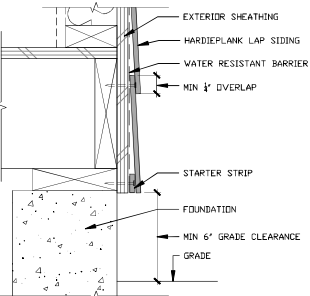
32 INSIDE CORNER 3"= 1'-0"



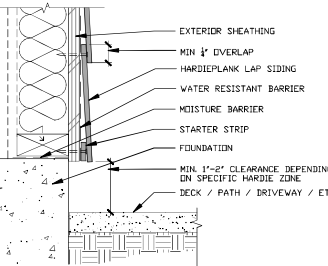
33 EXT. DOOR THRESH 3"= 1'-0"
D0620064



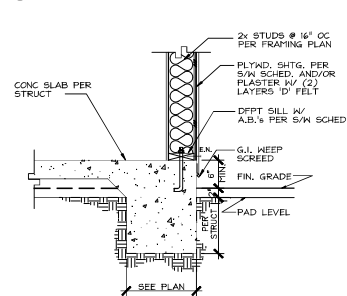
34 CURB 1 1/2"= 1'-0"



41 GRADE CLEARANCE 3"= 1'-0"



42 HARDSCAPE CLEARANCE DECKS, PATIOS, ETC. 3"= 1'-0"



43 WEEP SCREED 1"= 1'-0"

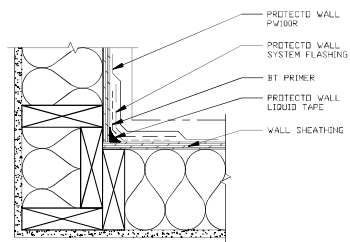
PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing.dwg
 ISSUE DATE: _____
 DRAWN BY: P-A
 CHECKED BY: _____
 APPROVALS: DATE: _____
 PRINT DATE: Mar 21, 2025, 10:10am
 REVISIONS: _____
 NO. DATE COMMENTS: _____



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 telephone (805) 682-8894
 fax (805) 898-9683

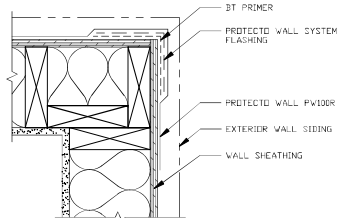
5 Violet Lane
 New Residence and ADU
 RELOCATED: 5 Violet Lane
 5 Violet Lane
 Goleta, CA 93117
 CE/RF: Emri Digi
 5 Violet Lane
 Goleta, CA 93117

A8.1
 EXTERIOR DETAILS



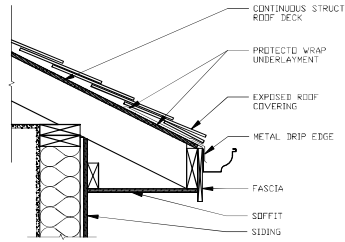
11 INSIDE CORNER

3" = 1'00"



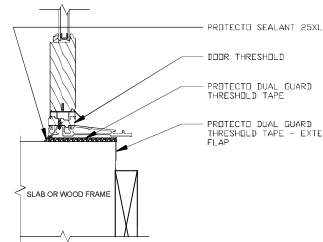
12 OUTSIDE CORNER

3" = 1'00"



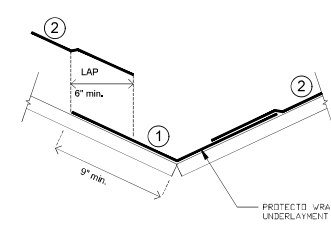
13 EAVE W/ DRIP EDGE

1 1/2" = 1'00"



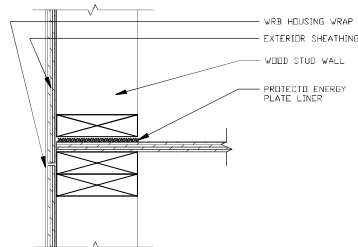
14 EXTERIOR DOOR SILL

3" = 1'00"



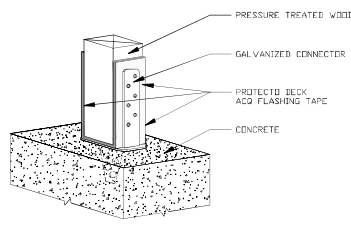
15 FLASHING @ VALLEY

NOT TO SCALE



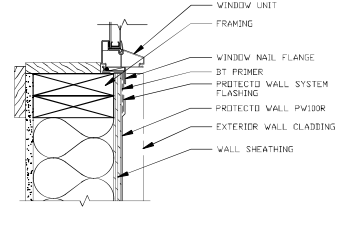
21 ENERGY PLATE LINER

3" = 1'00"



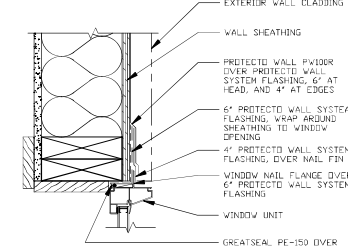
22 CORROSION RESISTANCE

NOT TO SCALE



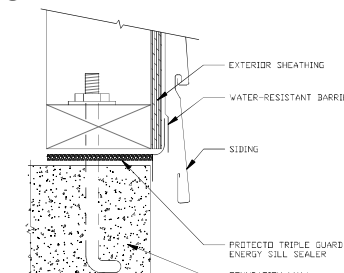
23 WINDOW SILL

3" = 1'00"



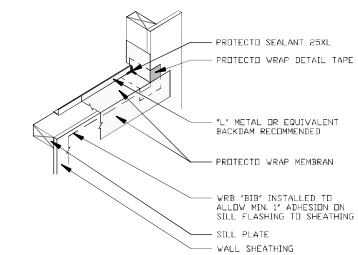
24 WINDOW HEAD

3" = 1'00"



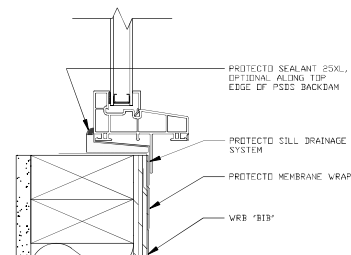
25 TRIPLE GUARD SILL SEALER

6" = 1'00"



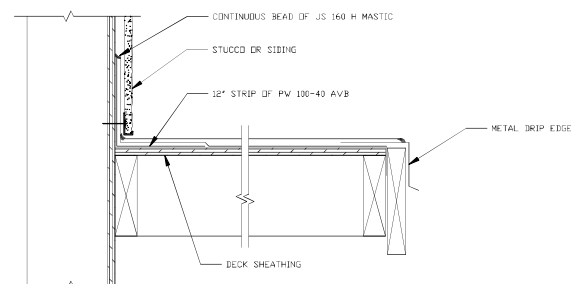
31 WINDOW SILL PAN

3" = 1'00"



32 WINDOW SILL PAN

3" = 1'00"



41 JIFFY DECK SYSTEM

3" = 1'00"

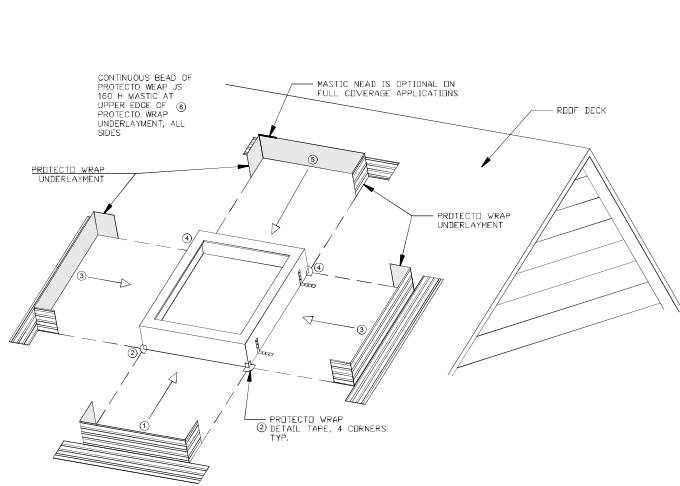
PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing
 ISSUE DATE: PTA
 DRAWN BY: PTA
 CHECKED BY: PTA
 APPROVALS: DATE: PTA
 PRINT DATE: Mar 21, 2025, 10:10am
 REVISIONS: NO. DATE COMMENTS:



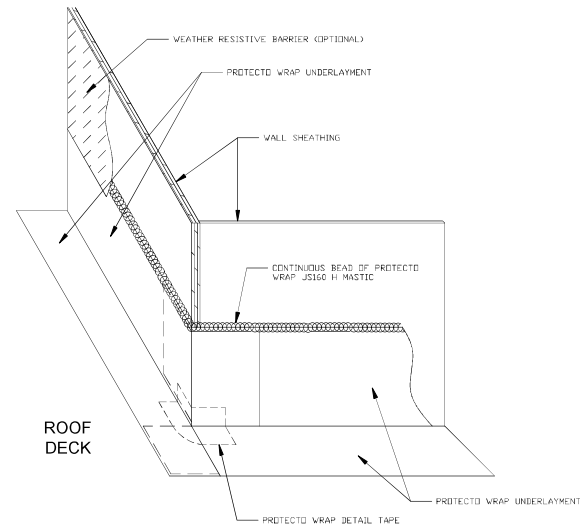
Paul Poirier + Associates
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105
 fax (805) 898-9683 telephone (805) 682-8894

5 Violet Lane
 New Residence and ADU
 READDRESS: 5 Violet Lane
 Emrit Digi
 5 Violet Lane
 Goleta, CA 93117

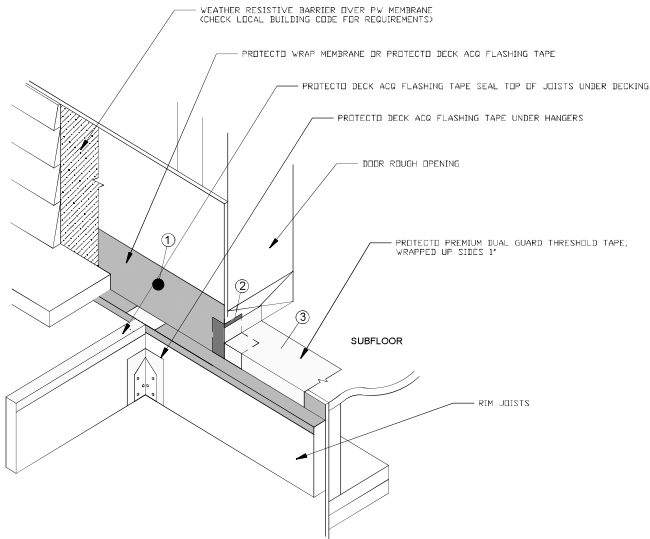
A8.2
 PROTECTO WRAP DETAILS



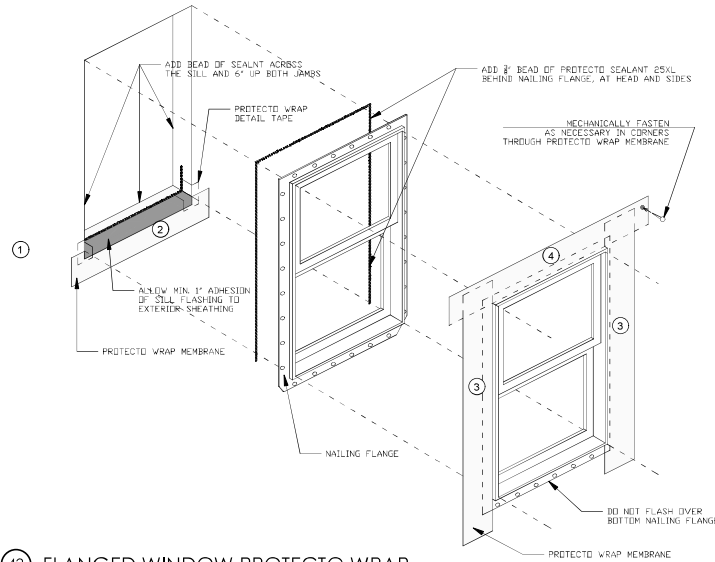
21 SKYLIGHT NOT TO SCALE



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
 ISSUE DATE:
 DRAWN BY: PTA
 CHECKED BY:
 APPROVALS: DATE:
 PRINT DATE: Mar 21, 2025, 10:10am
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5 Violet Lane
 New Residence and ADU
 5 Violet Lane
 Goleta, CA 93117
 CDR: Emil Digi
 REF ADDRESS:
 5 Violet Lane
 Goleta, CA 93117

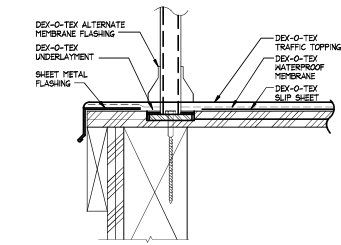
A8.2
 PROTECTO WRAP DETAILS

11

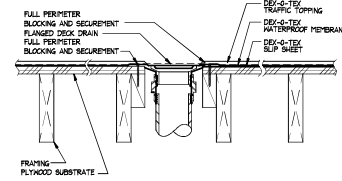
21

31

41

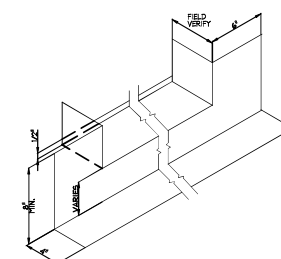
12 RAILING MOUNTING PLATE DETAIL
(1 OF 2)

NOT TO SCALE

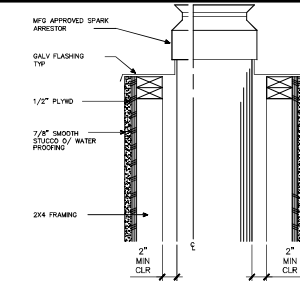


13 DECK DRAIN DETAIL

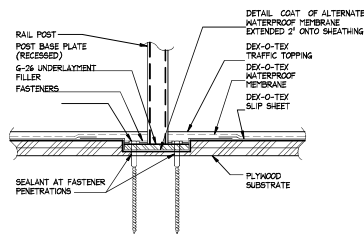
NOT TO SCALE

14 DOOR THRESHOLD FLASHING DETAIL
(2 OF 3)

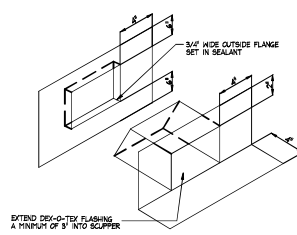
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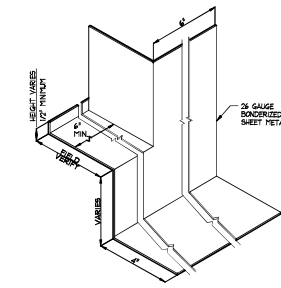
15

22 RAILING MOUNTING PLATE DETAIL
(2 OF 2)

NOT TO SCALE

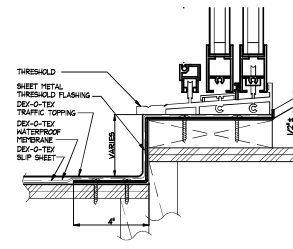
23 WEATHERNEAR SCUPPER #1 DETAIL
(1 OF 2)

NOT TO SCALE

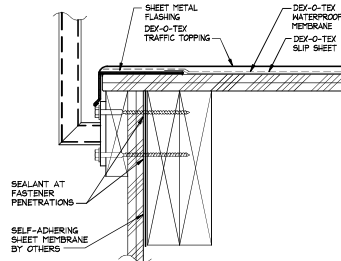


24 DOOR THRESHOLD FLASHING DETAIL

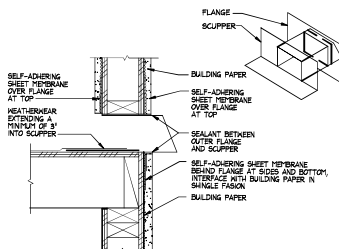
NOT TO SCALE

34 THRESHOLD DETAIL
(1 OF 3)

NOT TO SCALE

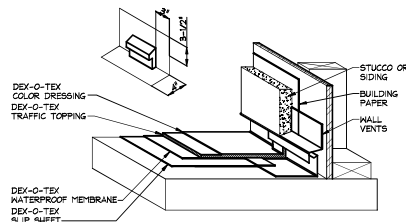
32 RAILING INSTALLATION
REQUIREMENTS DETAIL

NOT TO SCALE

33 WEATHERNEAR SCUPPER #1 DETAIL
(2 OF 2)

NOT TO SCALE

34

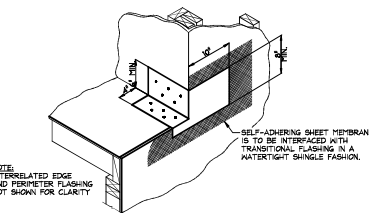
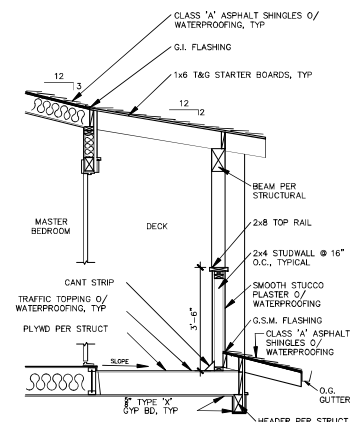
42 WEATHERNEAR WALL VENTING
DETAIL

NOT TO SCALE



43 PERIMETER TO DECK EDGE TRANSITIONAL FLASHING DETAIL

NOT TO SCALE

NOTE:
INTERRELATED EDGE
AND PERIMETER FLASHING
NOT SHOWN FOR CLARITY

45 DECK RAIL

1/2\"/>

PROJECT CODE: 2307
 FILENAME: 2307 A81 Exterior Detailing
 ISSUE DATE: -

DRAWN BY: PJA
 CHECKED BY: -
 APPROVALS: DATE: -

PRINT DATE: Mar 21, 2025, 10:11 am
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 fax (805) 898-9683

5 Violet Lane
 New Residence and ADU

CEMF: Emil Digi
 5 Violet Lane
 Goleta, CA 93117

RECORDS:
 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) FIRE PIT 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 TOMATCH OTHER FENCING ON SITE. GATE AS SHOWN
 - 8 (N) SITE FENCING TO CONNECT TO EXISTING FENCING - 4' HEIGHT W/ GATES AS SHOWN - WOOD VERTICAL DOG-EAR STYLE FENCING W/ LIGHT STAIN T&B
 - 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

(N) SUCCULENT PLANTINGS

PROJECT INFORMATION:

ASSESSOR'S PARCEL #S: 077-141-003
SITE ADDRESS: 5 VIOLET LANE
GOLETA, CA 93117
CURRENT USE: VACANT
NUMBER OF LOTS: 1
PARCEL AREA: 10,020 S.F.
EXISTING ZONING DESIGNATION: R-1
EXISTING GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING DESIGNATION: R-1
PROPOSED GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROJECT SCOPE OF WORK:

CONSTRUCTION AND INSTALLATION OF ALL NECESSARY INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT OF A 2,500SQ. S.F. RESIDENCE.

OWNER:

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

UTILITIES:

WATER: GOLETA WATER DISTRICT
SEWER: GOLETA WEST SANITATION DISTRICT
ELECTRICITY: SO. CAL. Edison
GAS: SO. CAL. GAS CO.
CABLE TV: COMCAST

APPLICANT:

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

EXISTING EASEMENTS:

SEE LOCATIONS ON SHEET 2

- AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND WOODSHED PURPOSES.
- AN EASEMENT FOR ACQUIRING, CONSTRUCTING, COMPLETING, RECONSTRUCTING, REPLACING, MAINTAINING AND OPERATING SANITARY SEWERS AND APPURTENANCES, TRENCHES AND SPRINGS, AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 09, 1989 AS INSTRUMENT NO. 1989-0808 OF OFFICIAL RECORDS. IN FAVOR OF SANTA BARBARA DISTRICT, A PUBLIC CORPORATION. AFFECTS A PORTION OF S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1996 AS INSTRUMENT NO. 1996-0808 OF OFFICIAL RECORDS. IN FAVOR OF ROBERT D. HENDERSON, AN UNMARRIED MAN. AFFECTS S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 1997-0847 OF OFFICIAL RECORDS. IN FAVOR OF WILHELM V. THOMAS, NUTSIE OF THE WILHELM THOMAS FAMILY TRUST. AFFECTS S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 1997-0848 OF OFFICIAL RECORDS. IN FAVOR OF WILLIAM V. THOMAS AND MARGARET J. THOMAS, HUSBAND AND WIFE, AND TERESA ANN VIVIAN, A SINGLE WOMAN. AFFECTS S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 1997-0849 OF OFFICIAL RECORDS. IN FAVOR OF WILLIAM V. THOMAS AND MARGARET J. THOMAS, HUSBAND AND WIFE, AND TERESA ANN VIVIAN, A SINGLE WOMAN. AFFECTS S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 1997-0850 OF OFFICIAL RECORDS. IN FAVOR OF WILLIAM V. THOMAS AND MARGARET J. THOMAS, HUSBAND AND WIFE, AND TERESA ANN VIVIAN, A SINGLE WOMAN. AFFECTS S&B LAND.
- AN EASEMENT FOR HORSES, EGRESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1997 AS INSTRUMENT NO. 1997-0851 OF OFFICIAL RECORDS. IN FAVOR OF WILLIAM V. THOMAS AND MARGARET J. THOMAS, HUSBAND AND WIFE, AND TERESA ANN VIVIAN, A SINGLE WOMAN. AFFECTS S&B LAND.
- AN EASEMENT FOR PUBLIC WALK AND NECESSARY RIGHT OF WAY, EMERGENCY VEHICLE ACCESS, FUTURE CONSTRUCTION, REPAIR AND MAINTENANCE TRENCHES, AND INCIDENTAL PURPOSES, RECORDED JULY 17, 2002 AS INSTRUMENT NUMBER 2002-0874 OF OFFICIAL RECORDS. IN FAVOR OF CITY OF GOLETA. AFFECTS PORTION OF THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN FOUND UNRECORDED 5/4 IN THE CONCRETE, GENERALLY THE BEARING BEING N 00°55'00" W 71.52' W, SHOWN HEREON.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A STORM DRAIN MANHOLE THE ELEVATION BEING 58.08' NAVD83, SHOWN HEREON.

EARTHWORK QUANTITIES:

RAW CUT: 27 C.Y. CUT
BANK FILL: 110 C.Y. FILL
BANK FILL: 83 C.Y. NET IMPORT**

*VALUES ARE RAW AND DO NOT INCLUDE LOSSES DUE TO COMPACTION OR OVER-EXCAVATION
**CONTRACTOR TO OBTAIN A HAIL PERMIT PRIOR TO IMPORTING FILL MATERIAL

BUILDING & SAFETY
DIVISION GRADING NOTES:

- ALL GRADING SHALL CONFORM TO CITY OF GOLETA MUNICIPAL CODE CHAPTER 14 GRADING ORDINANCE #4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
- CONTRACTOR TO NOTIFY THE CITY INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
- BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE COMMUNITY SERVICES DEPARTMENT FOR HAIL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DISPOSAL OF SOILS ON CITY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
- THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL CALL GRADING INSPECTOR FOR FINAL INSPECTION.
- A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS, ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEPT AND MINDED, THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, SUBSEQUENT TO WHICH AS NECESSARY TO REACH OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1997 ASTM D-1557-91 MOISTURE PROCTOR (ASTM) TEST OR SIMILAR APPROVED METHOD. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
- CUT SLOPES SHALL NOT EXCEED A GRADE OF 1½-HORIZONTAL TO 1-VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL. SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
- ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRP LINE DURING GRADING OPERATION.
- AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

DUST CONTROL MEASURES:

- DUST GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE KEPT TO A MINIMUM WITH A GOAL OF RETAINING DUST ON THE SITE.
- DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION, OR TRANSPORTATION OF CUT OR FILL MATERIALS, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO REDUCE DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
- DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE.
- WET DOWN THE CONSTRUCTION AREA AFTER WORK IS COMPLETED FOR THE DAY AND WHENEVER WIND EXCEEDS 15 mph.
- WHEN WIND EXCEEDS 15 mph, HAVE SITE WATERED AT LEAST ONCE EACH DAY INCLUDING WEEKENDS AND/OR HOLIDAYS.
- ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFF-SITE.
- COVER SOIL STOCKPILED FOR MORE THAN TWO DAYS OR TREAT WITH SOIL BINDERS TO PREVENT DUST GENERATION, REAPPLY AS NEEDED.
- IF THE SITE IS GRADED AND LEFT UNDEVELOPED FOR OVER FOUR WEEKS, THE OWNER/APPLICANT SHALL MAINTAINATIVELY:
I. SEED AND WATER TO RE-VEGETATE GRADED AREAS; AND/OR
II. SPREAD SOIL BINDERS; AND/OR
III. EMPLOY ANY OTHER METHODS) DEEMED APPROPRIATE BY F&O OR APCD.

LEGEND

PROPERTY LINE	---
EXIST. CURB LINE	---
ROW/EASEMENT LINE	---
STORM DRAIN	---
EXIST. STORM DRAIN	---
SEWER MAIN	---
EXIST. SEWER MAIN	---
WATER MAIN	---
EXIST. WATER MAIN	---
EP/ZIP OF OUTER FENCE	---
CONTOURS	---
EXIST. CONTOURS	---
FIRE HYDRANT	---
EXISTING FIRE HYDRANT	---
GATOR BASIN	---
SEWER LATERAL	---
SPOT ELEVATION	---
EXISTING SPOT ELEVATION	---
FINISHED FLOOR ELEV.	---
STRUCTURE	---
CONCRETE SURFACE	---

ABBREVIATIONS	TC
FLOW OF CURB	FL
EDGE OF PAVEMENT	EP
ASPHALT CONCRETE	AC
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
BACK OF WALK	BW
TOP OF WALL	T.O.W.
TOP OF FOOTING	T.O.F.
GRADE BREAK	GB
FINISHED SURFACE	FS
FINISHED FLOOR	FF
WARRANT OF PIPE	WVP
REINFORCED CONCRETE PIPE	RCP
PLASTIC PIPE	PVC
SEWER MAIN	SM
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
CUT OF GRATE	C.G.
TYPICAL	TYP.

FINE GRADING PLAN FOR VIOLET LANE RESIDENCE GOLETA, CA.



VICINITY MAP
N.T.S.

SHEET INDEX

- C-1 TITLE SHEET
- C-2 GRADING PLAN
- C-3 EROSION CONTROL PLAN

GRADING PLAN

04/10/25

DESIGNED BY: A.M.P.	VIOLET LANE RESIDENCE GRADING PLAN	
CHECKED BY: R.L.C.	5 VIOLET LANE GOLETA, CALIFORNIA 93117 A.P.N. 077-141-053	
REVISIONS		
DATE DESCRIPTION		
APPROVED:	DATE	
DATE	BY	
SHEET 1 OF 3		

RUSSELL J. GARRISON R.C.E. 59987 b BETHHEL ENGINEERS 2624 Atypark Dr. Santa Maria, California 93455 (805) 934-3767	DATE SCALE: AS SHOWN
---	----------------------------

ENGINEER'S CERTIFICATE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OF THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9303 OF THE BUSINESS AND PROFESSIONAL CODE. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF GOLETA IS CONFINED TO THE TECHNICAL ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: BETHHEL ENGINEERS
ADDRESS: 2624 ATYPARK DRIVE
TELEPHONE: (805) 934-3767

RUSSELL J. GARRISON
R.C.E. 59987
DISCIPLINE: CIVIL ENGINEER



FIRE HYDRANT
EXISTING FIRE HYDRANT
CATCH BASIN
SEWER LATERAL
SPOT ELEVATION
EXISTING SPOT ELEVATION
FINISHED FLOOR ELEV.

STRUCTURE


CONCRETE SURFACE

ABBREVIATIONS	
TOP OF CURB	TC
FLOW LINE	FL
EDGE OF PAVEMENT	EP
ASPHALT CONCRETE	AC
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
BACK OF WALK	BW
TOP OF WALL	T.O.W.
TOP OF FOOTING	T.O.F.
GRADE BREAK	GB
FINISHED SURFACE	FS
FINISHED FLOOR	FF
INVERT OF PIPE	INV.
REINFORCED CONCRETE PIPE	RCP
PLASTIC PIPE	PVC
SIDEWALK	SW
STORM DRAIN MANHOLE	SDM
SANITARY SEWER MANHOLE	SSM
TOP OF GRATE	T.O.G.
TYPICAL	TYP.

TC
FL
EP
AC
HP
LP
FG
BW
T.O.W
T.O.P
GB
FS
FF
INV.
RCP
PVC
SW
SDM
SSM
T.O.C
TYP.

04/19/25

A.P.N. 077-141-053

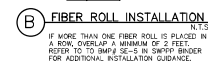
RUSSELL J. GARRISON		R.C.E. 50987	DATE _____
 BETHEL engineering	2624 Airpark Dr. Santa Maria, California 93455 (805) 934-5767		SCALE: _____

DESIGNED BY:		A.M.P.
CHECKED BY:		R.J.G.
REVISIONS		
DATE	DESCRIPTION	
APPROVED:		
DATE _____		

APPROVED: _____
DATE _____ BY _____

SHEET 2 OF 3

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Tier 1 - Stormwater Control Plan

For

Violet Lane Residence

5 Violet Lane

Goleta, CA

April 8, 2025

Prepared for:
Emri Disli
102 N. Hope Ave. #40
Santa Barbara, CA. 93110

Prepared by:
Bethel Engineering
2624 Airpark Drive
Santa Maria, CA 93455
(805) 934-5767

Tier 1 Stormwater Control Plan Project Data

Project Name / Case File Number	Violet Lane Residence
Project Location	5 Violet Lane, Goleta, CA, 93117 APN: 077-141-053
Name of Owner or Developer	Emri Disli
Project Type and Description	Single Family Residence
Total New Impervious Surface Area (square feet)	2,786 S.F.
Total Replaced Impervious Surface Area	0 S.F.
Total Pre-Project Impervious Surface Area	0 S.F.
Total Post-Project Impervious Surface Area	2,786 S.F.
Runoff Reduction Measure(s) Selected	<input checked="" type="checkbox"/> 1. Disperse runoff from roofs or pavement to vegetated area <input type="checkbox"/> 2. Permeable pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

Stormwater Control Plan Runoff Reduction Measures

Design Standards Checklist

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.

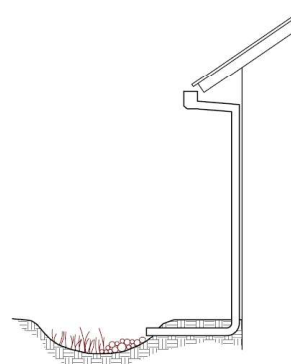
This is the simplest option. Downspouts can be directed to [flat or concave](#) vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- ✘ Each impervious area from which runoff will be directed, and its square footage.
- ✘ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ✘ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

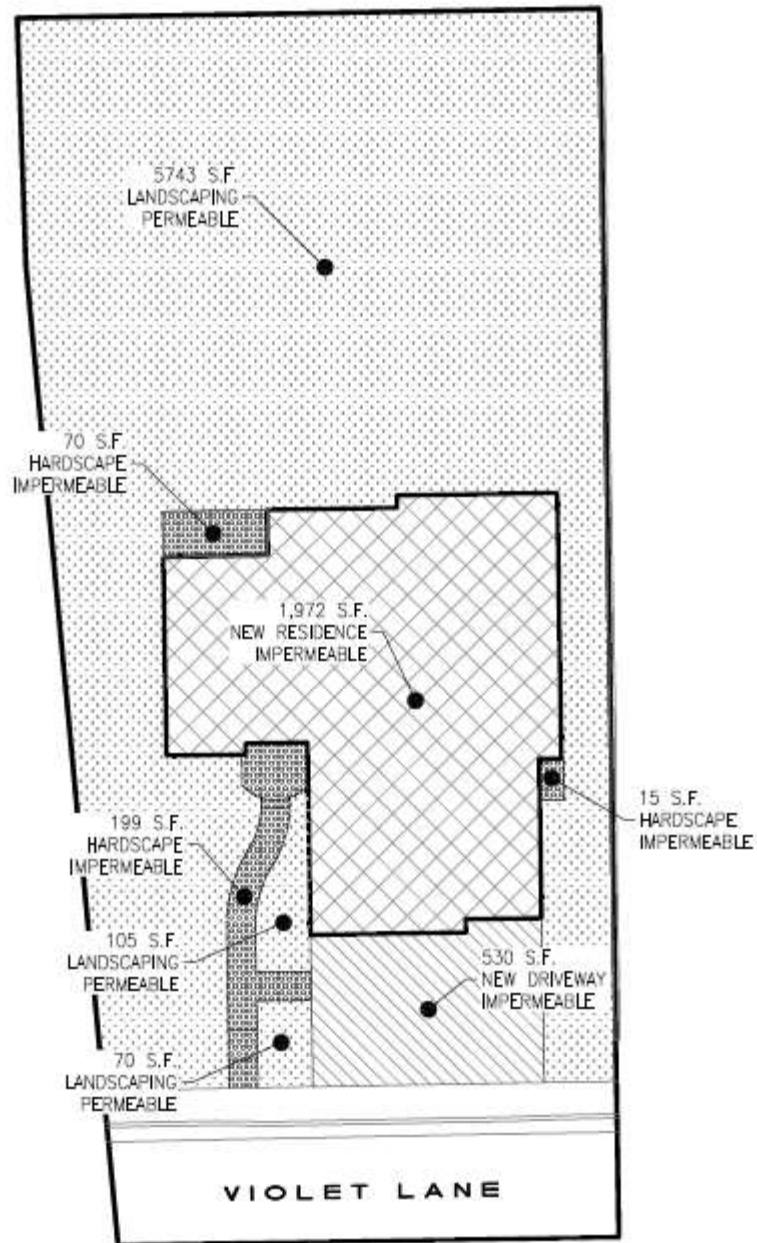
Confirm the following standards are met:

- ✘ [Pervious areas must be relatively flat and if graded, the surface should be slightly concave.](#) Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.
- ✘ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ✘ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ✘ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ✘ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ✘ Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade.
- ✘ Additional comments: _____



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.

Stormwater Control Plan Site Plan



STORMWATER CONTROL PLAN SITE PLAN



- CALLOUTS**
- (N) CONCRETE DRIVEWAY W/ 10" ACCENT BANDING (STONE OR ACCENT COLOR) FIELD WITH SAWCUT / SCORING AS SHOWN
 - (N) CONCRETE PATIO / LANDING W/ 8" ACCENT BANDING (STONE OR ACCENT COLOR) FIELD WITH SAWCUT / SCORING AS SHOWN
 - (N) CONCRETE PATHWAY W/ JOINTS / SCORING AS SHOWN
 - (N) GRAVEL PATH / WALKWAY WITH BLACK METAL EDGING
 - (N) FIREPIT AREA W/ GRAVEL SEATING
 - (N) LAWN AREA W/ BLACK METAL EDGE
 - (N) LOW FRONT YARD FENCING - HORIZONTAL WOOD 42" HEIGHT WITH 4X4 POSTS AT 6' O.C. W/ LIGHT STAIN TOMATCH OTHER FENCING ON SITE. GATE AS SHOWN
 - (N) SITE FENCING TO CORRECT TO EXISTING FENCING - 4" HEIGHT W/ GATES AS SHOWN - WOOD VERTICAL DOG-EAR STYLE FENCING W/ LIGHT STAIN T&B
 - (E) SITE FENCING / WALL AT PROPERTY LINE
 - (N) TREE PER PLANT LIST
 - (N) VEGI GARDEN W/ GRAVEL PATHWAYS
 - (N) SEMI DWARF CITRUS / ORCHARD TREES
 - (N) VINE ON WOOD FENCE - STAR JASMINE
 - (N) PLANTING AREA PER PLANT LIST
- PA** (N) PLANTING AREA PER PLANT LIST
- PLANTING CONCEPTS / IDEAS**
- (N) TREES
- | | | | |
|---------------------|------------|----------------------|----------------------------|
| | | | |
| Cercis Forest Pansy | M. L. Rose | Crape Myrtle Natchez | Swann Hill Fruitless Olive |
- (N) PERIMETER SCREENING SHRUBS
- | | | | |
|---------------|--------------------------|--------|--------------------------|
| | | | |
| Laurel Cherry | Pittosporum Silver Sheen | Privet | Purple leafed holly bush |
- (N) SHRUB / FOUNDATION PLANTINGS
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------|
| | | | |
| Weirto Lavender | Little Olive Dwarf Olive | Platinum Beauty Mat Rush | Firepower Nandina |
| | | | |
| Iceberg Rose | Golf Ball Pittosporum | Bird of Par. Narrow Leaf | Ceanothus Drend Heights |
| | | | |
| Cousin III Acacia | Beyond Blue Fescue | Gold Breeze of Heaven | Electric Pink Cordylone |
| | | | |
| Loropetalum Crimson Fire | Silver Grass | Berkley Sedge | Grey Box Westringia |
- (N) SUCCULENT PLANTINGS
- | | | | |
|-------------------------|------------------|--------------------|-----------------|
| | | | |
| Foxtail Agave Blue Nina | Aeonium sunburst | Echeveria | Skyraper Sedum |
| | | | |
| Little Rev Flax Lily | Rock Purslane | Santitas Aloe Vera | Agave Blue Glow |

ATTACHMENT D

LIGHTING

District LED

Wall Mounted • Wet Location Listed PROGRESS LED



Description:

District Collection LED Large Wall Lantern

Specifications:

- Antique Bronze, Painted White Inside Aluminum Shade
- White Acrylic Diffuser
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 5.125 in W, 1.625 in ht., 5.125 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied
- Dark Sky compliant

Performance:

Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed
	ENERGY STAR® qualified

P5623-2030K9



Dimensions:

Width: 12 in
 Depth: 13-1/4 in
 Height: 10-1/2 in
 H/CTR: 5 in

Antique Bronze, Painted White Inside Aluminum Shade
 Width: 12 in
 Height: 7-15/16 in

White Acrylic Diffuser
 Width: 2-7/8 in
 Height: 0-13/16 in

Dimming Notes:

P5623-2030K9 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Nova T NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

P5623-2030K9