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**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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VENTURA, CA 93001  
(805) 585-1800



## RECORD PACKET COPY

August 22, 2001

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director  
Gary Timm, District Manager  
Shana Gray, Coastal Program Analyst

RE: **Notice of Impending Development 2-01, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP) for Public Hearing and Commission Action at the meeting of September 11, 2001, in Eureka.**

### SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the demolition of an existing 5,600 sq. ft. temporary building (Bldg. No. 478), demolition of two 250 sq. ft. temporary trailers (Bldg. Nos. 335 and 582), and the construction of a new 78,600 gross sq. ft. (47,400 assignable sq. ft.), 65 ft. high Life Sciences Building. The impending development also includes approximately 3,930 cu. yds. of grading (3,520 cu. yds. of excavation and 410 cu. yds. of backfill/recompaction), realignment of UCEN Road, landscaping, and bicycle and pedestrian path improvements.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on August 3, 2001, and the notice was deemed filed on August 13, 2001. Staff is recommending that the Commission determine that the impending development **is consistent** with the certified University of California at Santa Barbara Long Range Development Plan (LRDP) with four special conditions regarding plans conforming to geologic recommendations, removal of excavated material, landscape and erosion control plans, and a drainage and polluted runoff control program and which are necessary to bring the development into conformance with the LRDP.

**SUBSTANTIVE FILE DOCUMENTS:** 1990 Long Range Development Plan (UCSB, 1990, 1994 Update); Initial Study/Negative Declaration, Life Sciences Building Project (May 2001); Geologic Investigation Update (Bing Yen & Associates, Inc., February 2001); Geotechnical Investigation Update (Bing Yen & Associates, Inc., July 2001).

## **I. Procedure**

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

## **II. Staff Recommendation: Motion and Resolution**

**MOTION:** *I move that the Commission determine that the development described in the Notice of Impending Development 2-01, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

### **STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 2-01, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:**

The Commission hereby determines that the development described in the Notice of Impending Development 2-01, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

### **III. Special Conditions**

#### **1. Plans Conforming to Geologic Recommendation**

All recommendations contained in the Geotechnical Study by Bing Yen & Associates, Inc. dated February 21, 2001 and Geotechnical Addendum by Bing Yen & Associates dated July 26, 2001 shall be incorporated into all final design and construction plans, including foundation, grading and drainage. All plans must be reviewed and approved by the geologic and geotechnical consultant. Prior to the commencement of development, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic and geotechnical consultant's review and approval of all project plans.

#### **2. Removal of Excavated Material**

Prior to the commencement of development, the University shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit or notice of impending development shall be required.

#### **3. Landscape and Erosion Control Plans**

Prior to the commencement of development, the University shall submit, for the review and approval of the Executive Director, landscape and interim erosion control plans designed by a licensed landscape architect, licensed engineer, or other qualified specialist. The plans shall be reviewed and approved by the consulting engineering geologist as required pursuant to Special Condition Number One (1) to ensure that the plans are in conformance with the consultants' recommendations and shall provide the following:

##### **A) Landscaping Plan**

- (1) All disturbed areas on the subject sites shall be planted with and maintained for erosion control purposes within (60) days of completion of construction for each segment of the project. Such planting shall be adequate to provide 90 percent coverage within three (3) years, and this requirement shall apply to all disturbed soils.
- (2) All development noticed herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final landscape plans shall be reported to the Executive Director to determine if a notice of impending development or

amendment to the certified Long Range Development Plan is required to authorize such work.

**B) Interim Erosion Control Plan**

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas
- (2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

**C) Monitoring**

Five years from the date of the completion of the project the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed landscape architect or qualified resource specialist, that certifies that the landscaping at all sites is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the

applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

**4. Drainage and Polluted Runoff Control Program**

Prior to the commencement of development, the applicant shall submit for the review and approval of the Executive Director, a drainage and polluted runoff control plan designed by a licensed engineer which minimizes the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologists' recommendations. The program shall include but not be limited to the following criteria:

- (a) Post-development peak runoff rates and average volumes shall not exceed pre-development conditions.
- (b) Runoff from all roofs, parking areas, driveways and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through filtration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff in excess of this standard from the building site in non-erosive manner.
- (c) The program shall include provisions for maintaining the drainage and filtration systems so that they are functional throughout the life of the approved development. Such maintenance shall include the following: (1) the drainage and filtration system shall be inspected, cleaned and repaired prior to the onset of the storm season, no later than September 30<sup>th</sup> each year and (2) should any of the project's surface or subsurface drainage/filtration structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if a notice of impending development or amendment to the certified Long Range Development Plan is required to authorize such work.

#### **IV. Findings and Declarations**

The Commission finds and declares as follows:

##### **A. Background**

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to nine major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP; a 15-year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for the physical and capital development of the campus to accommodate a student population in the academic year 2005/06 of 20,000 and for the new development of no more than 1.2 million sq. ft. of new structural improvements and 830,000 sq. ft. of site area on Main Campus for buildings other than parking garages and student housing. Since the certification of the 1990 LRDP by the Commission, less than 50% of the available identified potential areas for development on campus have been developed. An account of site development has been provided by the University indicating that a total of 342,376 sq. ft. have been approved for development consistent with the 1990 LRDP provision. Development of the proposed Life Science Building would cover an additional 23,905 sq. ft. of site area. This would bring the total to 366,281 sq. ft., an amount well under the 830,000 sq. ft. allowed under the LRDP. As described above, the proposed Life Science Building will be consistent with the new development policy of the LRDP.

##### **B. Description of Impending Development**

The impending development consists of the demolition of an existing 5,600 sq. ft. temporary building (Bldg. No. 478), demolition of two 250 sq. ft. temporary trailers (Bldg. No. 335 and 582), and construction of a new 78,600 gross sq. ft. (47,400 assignable sq. ft.), 65 ft. high Life Sciences Building on the Main Campus at University of California, Santa Barbara (Exhibits 1-8). The impending development also includes approximately 3,930 cu. yds. of grading (3,520 cu. yds. of excavation and 410 cu. yds. of backfill/recompaction), realignment of UCEN Road, landscaping, and bicycle and pedestrian path improvements.

The University has indicated that the proposed Life Sciences Building is necessary to satisfy the space needs of the UCSB Department of Ecology, Evolution and Marine Biology (EEMB) and the Department of Molecular, Cellular and Developmental Biology (MCDB). The building will provide new classroom, laboratory, and office space for the biological sciences departments as well as provide space for the Interdepartmental Administrative Service Core which supports the EEMB and MCDB departments.

The project site is located on the east side of the Main Campus, landward of existing development, immediately north of UCEN Road and directly east of Parking Lot 7 at a site that is currently developed with two temporary trailers (Building Nos. 335 and 582) and temporary Building No. 478. UCEN Road is located directly to the south of temporary Building 478, with the road curving slightly around Building 478. The project includes removal of Building 478 and realignment of the road to open up the eastern view corridor. The LRDP has identified Building 478 and the corresponding curve in UCEN Road as blocking ocean views to the east. The proposed project will result in the straightening of UCEN Road which would improve views to the ocean, east of the campus. The proposed project will not result in any changes in parking spaces.

The certified UCSB LRDP indicates that the project site may be developed with a range of potential uses including academic offices and support space for natural sciences disciplines and expansion of the biological sciences. In this case, consistent with the identified uses for the project site, the University is proposing to re-develop the project site with an expansion of the life sciences facilities on campus.

### **C. New Development Consistency With Certified LRDP**

Potential new building locations, uses, and structural development guidelines have been designated in the certified LRDP. The proposed project site is located on identified Potential Building Site No. 26. The certified UCSB LRDP indicates that the project site may be developed with a range of four different potential uses including: (1) academic offices and support space for natural sciences disciplines; (2) Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space; or (3) Environmental Sciences Management class and research laboratories, academic and administrative offices, and space and support space for ancillary functions; and (4) expansion of Noble Hall (Biological Sciences). The proposed Life Sciences Building is planned to meet the academic and research needs of the Biological Sciences Department, including classroom, laboratory, and office space for the biological sciences departments for UCSB's Department of Ecology, Evolution and Marine Biology and the Department of Molecular, Cellular and Developmental Biology, and associated Administrative Services. As an expansion of the biological sciences and support of the natural sciences disciplines, the proposed project is consistent with the location and building uses designated in the LRDP.

The LRDP also designates that structures developed at this site have a maximum of 69,000 assignable square feet (*assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants*) and utilize a maximum site area of 33,000 square feet. The Life Sciences building is

proposed to be 78,600 gross square feet with 47,400 assignable square feet. Development of the structure would cover 23,905 sq. ft. of site area. The proposed project is designed within the development guidelines for Potential Building Site No. 26, and therefore, the proposed Life Sciences Building would be consistent with the allowable size designated in the LRDP.

The LRDP limits development at the project site to 65 feet. The roof height of the proposed Life Sciences Building is 65 feet, and therefore the proposed development is consistent with the building height restrictions required by the LRDP. Further, the proposed development (structure and landscaping) is located in a built-out section of Main Campus and will be visually consistent with the surrounding development.

Therefore, the Commission finds that the notice of impending development is consistent with the applicable LRDP policies with regards to building location, use, and corresponding structural development guidelines.

#### **D. Visual Resources**

The LRDP contains several policies to ensure that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance consistent with Section 30251 of the Coastal Act which has been included in the certified LRDP. For instance, Policy 30251.12 allows primary view corridors to the ocean and scenic coastal areas to be reinforced by the removal of temporary buildings. Policy 30251.5 requires that new structures on campus shall be consistent with the scale and character of surrounding development and that clustered developments and innovative designs are encouraged. In addition, Policy 30251.6 restricts new buildings to certain height limits specified in the LRDP.

The impending development consists of the demolition of an existing 5,600 sq. ft. temporary building (Bldg. No. 478), demolition of two 250 sq. ft. temporary trailers (Bldg. No. 335 and 582), and construction of a new 78,600 gross sq. ft. (47,400 assignable sq. ft.), 65 ft. high Life Sciences Building. The impending development also includes the realignment of UCEN Road.

Construction of the proposed project would result in the removal of three one-story structures to be replaced with a four-story, 65 foot high building. As a result, construction of the new building will increase the structural bulk at the site and create a loss of the open visual character of the project site. However, the University has submitted a landscape plan to minimize and soften any adverse effects that result from the proposed development. The Commission notes that the proposed landscaping will provide for adequate vertical elements to minimize adverse effects to public views consistent with other landscaping on campus. Further, the proposed development is consistent with all building height



restrictions required by the LRDP and will be consistent with the scale, color, and character of other structures located on Main Campus.

In addition, the University proposes to mitigate the visual impact created by the building by removing Building 478 and realigning the road to open up the eastern view corridor. UCEN Road is located directly to the south of temporary Building 478, and the road curves slightly around Building 478. The LRDP has identified Building 478 and the corresponding curve in UCEN Road as blocking ocean views to the east. The proposed project will result in the straightening of UCEN Road which would improve views to the ocean, east of the campus. This is consistent with the LRDP policy which allows the removal of temporary buildings to enhance view corridors.

Therefore, the Commission finds that the notice of impending development, as proposed, is consistent with the applicable policies of the LRDP with regards to visual resources.

#### **E. Circulation and Public Access**

Consistent with Section 30210 of the Coastal Act, the LRDP provides for maximum public coastal access on campus. Public pedestrian access is available to and along the entire 2½ miles of coastline contiguous to the campus. The parking facilities on campus constitute the majority of publicly-available beach parking in the Goleta area. Most of the approximately 6,187 parking spaces on campus may be used by the general public for a nominal charge. In addition, there is no charge for parking on campus during evenings, weekends, or holidays. Campus parking facilities provide overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus. Several parking lots on campus have been specifically identified in the LRDP to accommodate public parking demand during Goleta Beach peak use periods. The impending development does not include the removal or addition of any parking spaces on campus.

The Initial Study / Negative Declaration for the proposed project includes a study of campus parking resources in relation to the proposed development. The study indicates that the operation of the new Life Sciences Building will generate an additional demand for 67 new parking spaces on campus. However, the study also found that the proposed project would not result in a significant impact to campus-wide parking resources. The study indicated that some reserve parking is generally available on-campus and that the core area parking is somewhat limited. The core parking area applicable to the new building, which represents a ten-minute walk from the project site, contains a total of 4,804 parking spaces. Occupancy surveys for this core parking area indicated 75%-78% occupancy during the a.m. and p.m. peak periods. Given the estimated 67 parking space demand estimated to be generated by the completion of the Life

Sciences Building, the study anticipated future demands to reach the 80% occupied level, with 977 reserve spaces in the core parking area. Based on this data, the proposed project would not result in inadequate parking capacity.

Therefore, the Commission finds that the notice of impending development is consistent with the applicable LRDP policies with regards to circulation and public access.

## **F. Geologic Stability**

Section 30253 of the Coastal Act, which has been included in the certified LRDP, requires that new development minimize risks to life and property and assure structural stability and integrity. Consistent with Section 30253 of the Coastal Act, the LRDP contains many policies to ensure the stability of new development. In order to ensure that new development is not subject to geologic hazard Policy 30253.2 of the LRDP requires that subsurface and geotechnical studies be conducted to ensure structural and geologic stability.

The impending development consists of the demolition of an existing 5,600 sq. ft. temporary building (Bldg. No. 478), demolition of two 250 sq. ft. temporary trailers (Bldg. No. 335 and 582), and construction of a new 78,600 gross sq. ft. (47,400 assignable sq. ft.), 65 ft. high Life Sciences Building. The impending development also includes approximately 3,930 cu. yds. of grading (3,520 cu. yds. of excavation and 410 cu. yds. of backfill/recompaction), realignment of UCEN road, landscaping, and bicycle and pedestrian path improvements. The proposed development is landward of existing development (the Biology II Building) from the east-facing coastal bluff.

The University has submitted a Geotechnical Study by Bing Yen & Associates, Inc. dated February 21, 2001 which indicates that the proposed project is feasible from a geologic standpoint. In addition, an addendum prepared by Bing Yen & Associates Inc. dated July 26, 2001 states that:

***No evidence of slope instability, such as landslides or surficial failures, was observed at the subject site or at immediately adjacent sites, at the time of our investigation. Additionally no signs of incipient landsliding such as tension cracks parallel to the slope face were observed, as slopes do not exist on or immediately adjacent to the site. Based on our recent site investigation and subsurface exploration and analyses, it is our opinion that the site will be safe from landslides, settlement, and slippage. In addition, the development will not adversely affect adjacent sites provided that all recommendations presented in our referenced reports are followed and incorporated into the design and construction of the project.***

The Commission notes that the geologic and engineering consultants have included a number of geotechnical recommendations which will increase the

stability and geotechnical safety of the site. To ensure that the recommendations of the geotechnical consultants are incorporated into the project plans, the Commission finds it necessary to require the applicant, as required by **Special Condition One (1)**, to submit project plans certified by the consulting geologic and geotechnical engineering consultant as conforming to their recommendations.

In addition, the Commission finds that minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to landscape all disturbed and graded areas of the site. In the case of the proposed development, the University has submitted a preliminary landscaping plan for the project site, consistent with character of the surrounding campus, which will be adequate to ensure that erosion on site will be minimized on the project site. To ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require **Special Condition Three (3)** to submit final landscape plans subject to approval by the Executive Director.

Additionally, **Special Condition Three (3)** requires the University to submit interim erosion control plans which provide for the stabilization of all temporary stockpiled fill and disturbed areas on site and to utilize all best management practices including, but not limited to, the installation of temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing during construction activity to minimize erosion on the project site.

The Commission also notes that the amount of excavation proposed by the University is larger than the amount of backfill to be placed and will result in approximately 3,110 cu. yds. of excess excavated material. Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission also notes that additional landform alteration would result if the excavated material were to be retained on site. Section 30251 of the Coastal Act, which has been included in the certified LRDP, requires that landform alteration be minimized in relation to new development. In addition, Policy 30231.1 of the LRDP prohibits the storage or deposition of excavated materials on campus where such material will be subject to storm runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with Policy 30231.1 of the LRDP and Section 30251 of the Coastal Act, which has been included in the LRDP, in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, **Special Condition Two (2)** requires the University to remove all excavated material, including debris resulting from the demolition of existing structures, from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the commencement of development.

Should the dump site be located in the Coastal Zone, a separate coastal development permit or notice of impending development shall be required.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to geologic stability and new development.

### **G. Water Quality**

The Commission recognizes that new development has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources. Section 30231 of the Coastal Act, which has been included in the certified LRDP, states that:

***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.***

In addition, Policy 30231.2 of the LRDP states, in part, that:

***Projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters and wetlands...***

Further, Policy 30231.3 of the LRDP states, in part, that:

***Drainage and runoff shall not adversely affect the Campus wetlands.***

...

***b. Pollutants shall not be allowed to enter the area through drainage systems.***

As described above, the impending development consists of the demolition of an existing 5,600 sq. ft. temporary building (Bldg. No. 478), demolition of two 250 sq. ft. temporary trailers (Bldg. No. 335 and 582), and construction of a new 78,600 gross sq. ft. (47,400 assignable sq. ft.) building, realignment of UCEN Road, landscaping, pedestrian and bicycle improvements, and approximately 3,930 cu. yds. of grading (3,520 cu. yds. of excavation and 410 cu. yds. of backfill/recompaction). All portions of the project site have been previously developed with existing structures and landscaping. A drainage analysis for the

proposed project was prepared by Penfield & Smith. The analysis concluded that presently 55% of the 75,337 sq. ft. site is covered by impervious surface whereas under the post-development scenario, the proposed Life Sciences Building project, would reduce total impervious coverage to 51% of the site. Therefore, the proposed development will not result in an overall increase in impermeable area on campus. Presently, runoff from the project site enters the drainage system and drains to the campus bluff.

All stormwater runoff on campus (via surface runoff or through the campus stormdrain system) is either directed to the ocean or to the Campus Lagoon wetland which constitutes the lowest elevational point on Main Campus. Potential sources of pollutants such as chemicals, petroleum, cleaning agents and pesticides associated with new development, as well as other accumulated pollutants from rooftops and other impervious surfaces result in potential adverse effects to water quality to the Campus Lagoon and coastal waters. Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration.

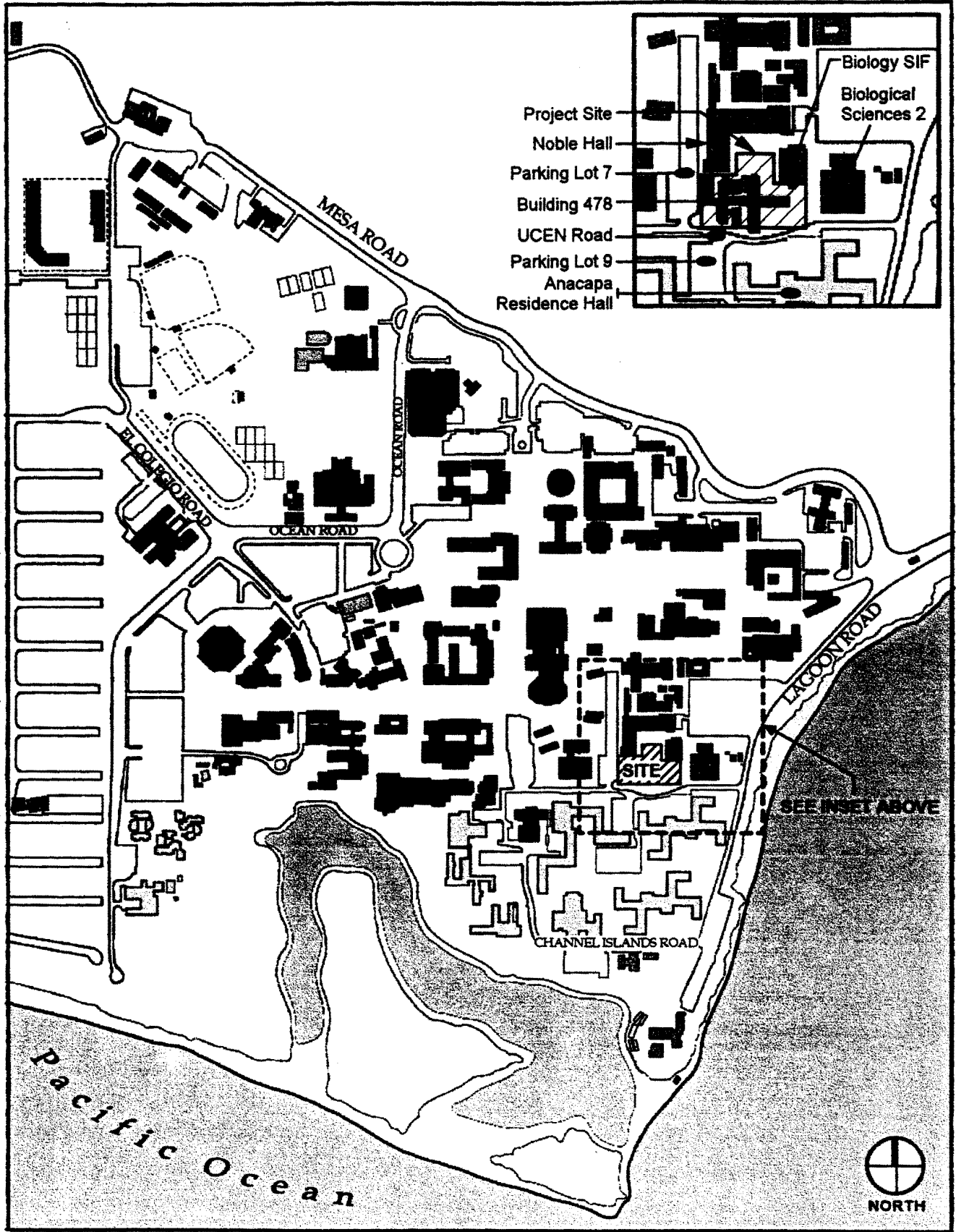
To minimize adverse effects to coastal waters resulting from either contamination or increased sedimentation, the Commission finds it necessary to require the applicant, as required by **Special Condition Four (4)**, to submit a Drainage and Polluted Runoff Control Plan. The drainage plan shall be certified by the consulting geologic and geotechnical engineering consultant as conforming to their recommendations. In addition, to ensure that proposed drainage and stormwater quality improvements are properly implemented, in order to ensure that adverse effects to coastal water quality do not result from the proposed project, **Special Condition Four (4)** also requires the University to monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition Three (3)**, which requires the applicant to submit landscape and erosion control plans for all components of the project and monitor its implementation to ensure that the final landscaping is in conformance with the final plans provided, is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

**Notice of Impending Development 2-01 (UCSB)**  
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Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to water quality and new development.

Life Sciences Building Tiered IS/MND  
 Section 1.0 Background



UCSB Main Campus

Figure 1-1

University of C

EXHIBIT 1  
 UCSB NOID 2-01  
 Project Location

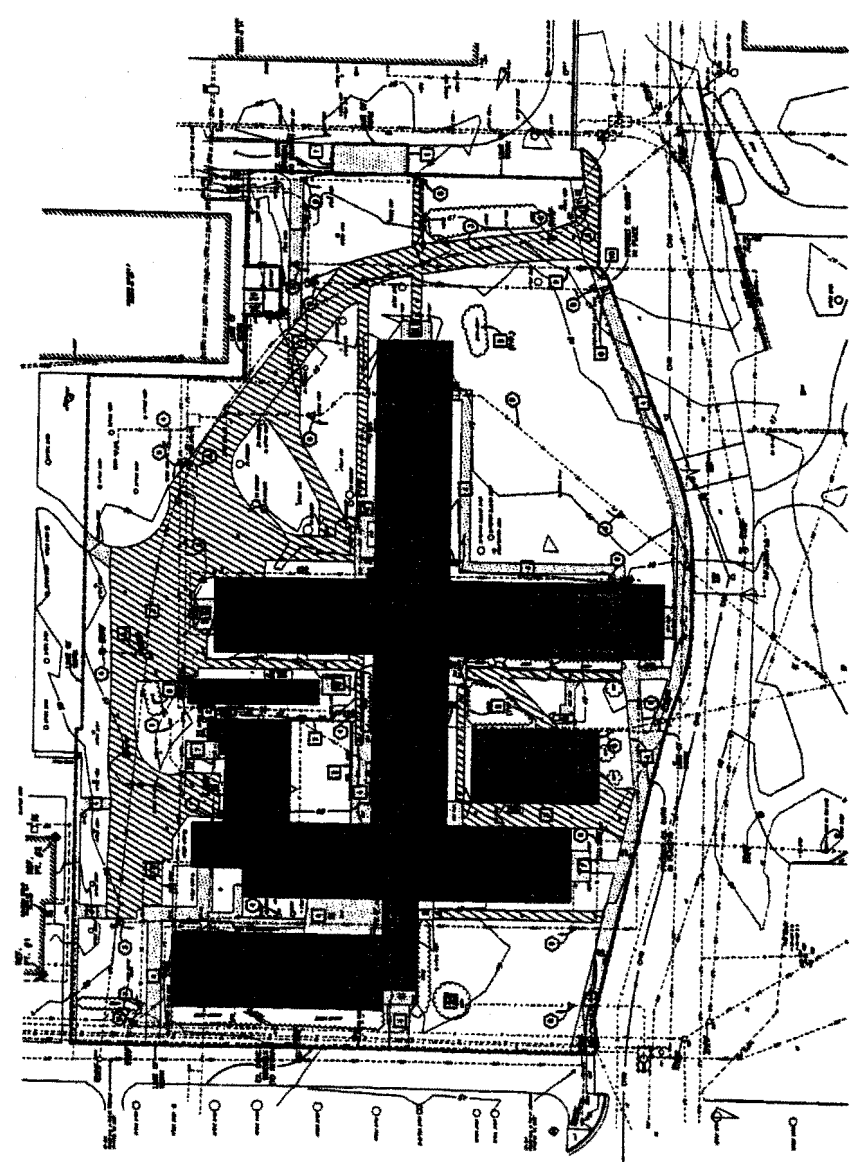
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PROJECT NAME:	
PROJECT LOCATION:	
PROJECT OWNER:	
PROJECT ARCHITECT:	
PROJECT ENGINEER:	

**PRELIMINARY  
DEMOLITION PLAN**

**C1.02**

NO. OF SHEETS: 02/02

- GENERAL NOTES AND LEGEND**
- 1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA BARBARA ORDINANCE 11.04.010 AND THE CALIFORNIA DEMOLITION ACT (PUBLIC LAW 94-344).
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA BARBARA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS (ACM).
  - 4. ALL ASBESTOS CONTAINING MATERIALS (ACM) SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 5. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL LEAD-PAINTED SURFACES.
  - 7. ALL LEAD-PAINTED SURFACES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL PCB-CONTAINING MATERIALS.
  - 9. ALL PCB-CONTAINING MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL HAZARDOUS WASTE.
  - 11. ALL HAZARDOUS WASTE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL OTHER HAZARDOUS MATERIALS.
  - 13. ALL OTHER HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL OTHER HAZARDOUS MATERIALS.
  - 15. ALL OTHER HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
- UTILITY REMOVAL NOTES**
- 1. ALL UTILITIES SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SANTA BARBARA ORDINANCE 11.04.010 AND THE CALIFORNIA DEMOLITION ACT (PUBLIC LAW 94-344).
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA BARBARA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).
  - 3. ALL UTILITIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE REMOVAL OF ALL UTILITIES.
  - 5. ALL UTILITIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS.



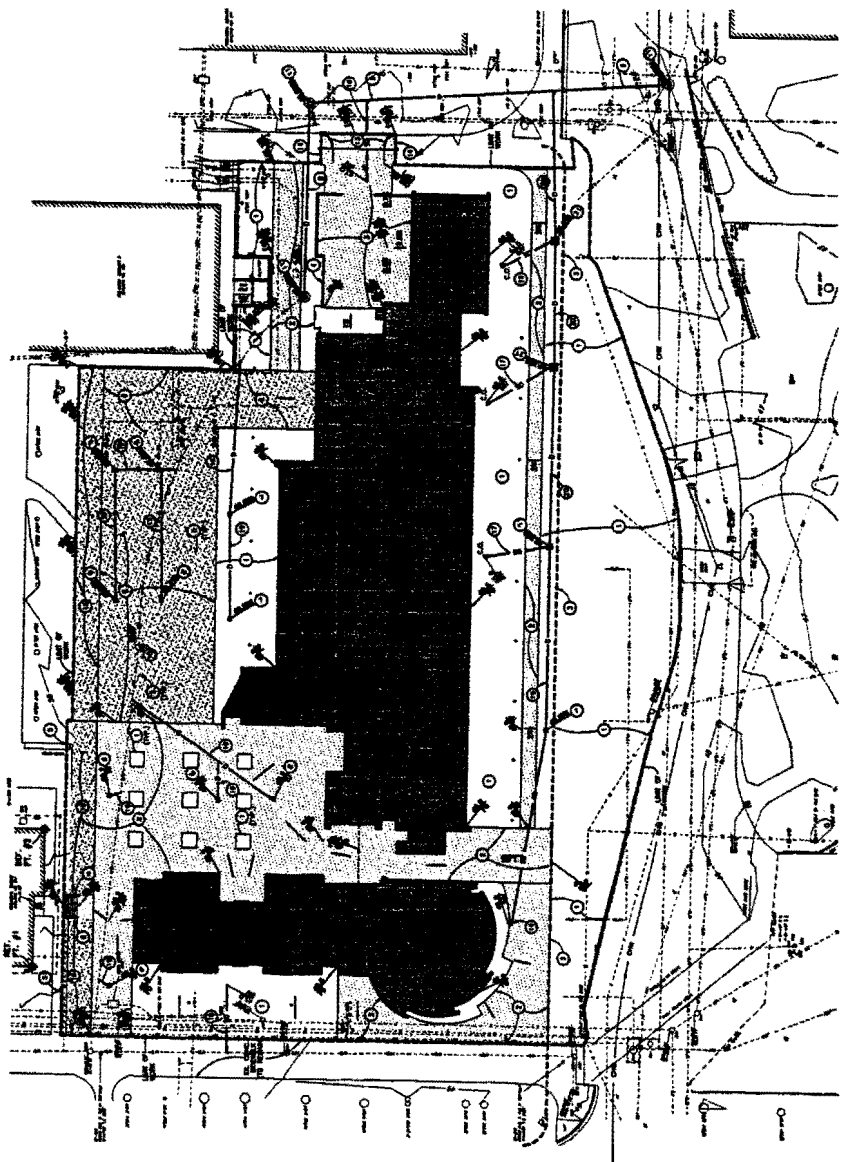
**EXHIBIT 2  
UCSB NOID 2-01  
Demolition Plan**



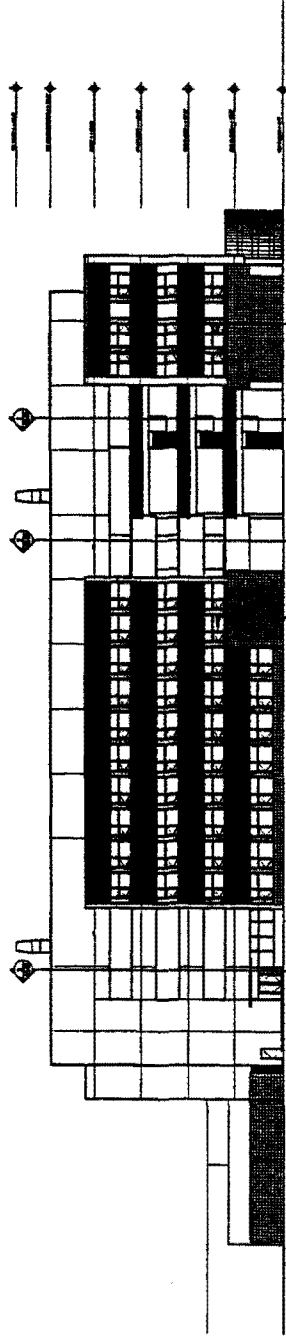
**LEGEND**

1/4" = 1' WALL
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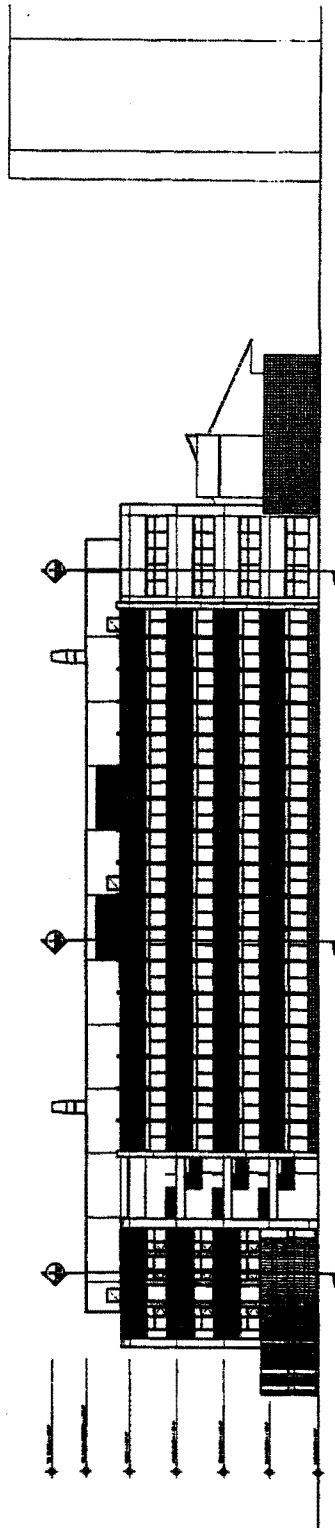
- CONSTRUCTION NOTES**
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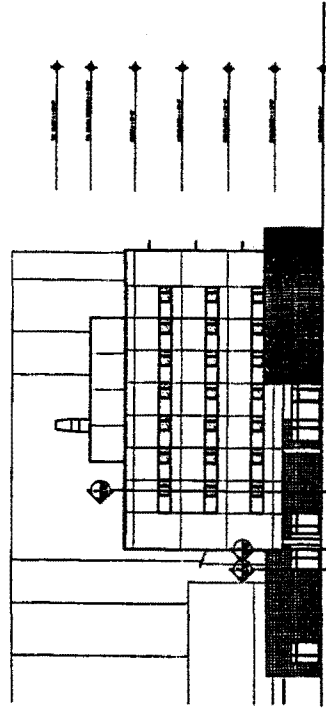
**EXHIBIT 3**  
**UCSB NOID 2-01**  
**Grading/Drainage/Site Plan**



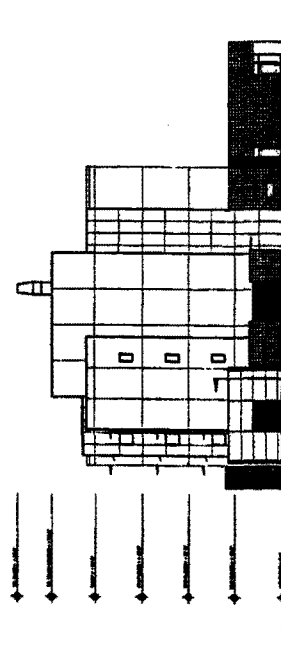
4 NORTH ELEVATION (SEE AS.13)  
WP-112



3 SOUTH ELEVATION (SEE AS.11)  
WP-114



1 WEST ELEVATION (SEE AS.12)  
WP-115



2 EAST ELEVATION (SEE AS.12)  
WP-116

NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION

OVERALL  
EXTERIOR ELEVATIONS

**A3.10**



**EXHIBIT 4  
UCSB NOID 2-01  
Elevations**

# UCSB

University of California  
Santa Barbara

## LIFE SCIENCES BUILDING

UCSB Project No.: 97009

### NBBJ

150 Battery Street, 2nd Floor  
San Francisco, CA 94111  
Tel: 415 904 1100  
Fax: 415 774 3700

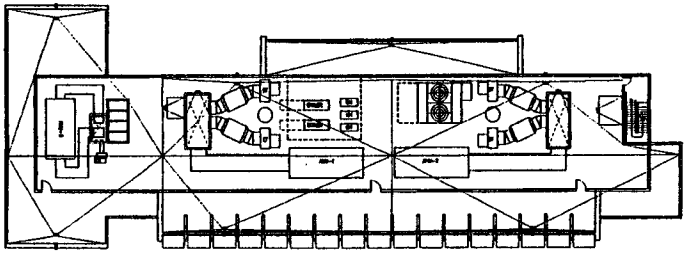
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SCALE: \_\_\_\_\_ AS NOTED  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_ BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

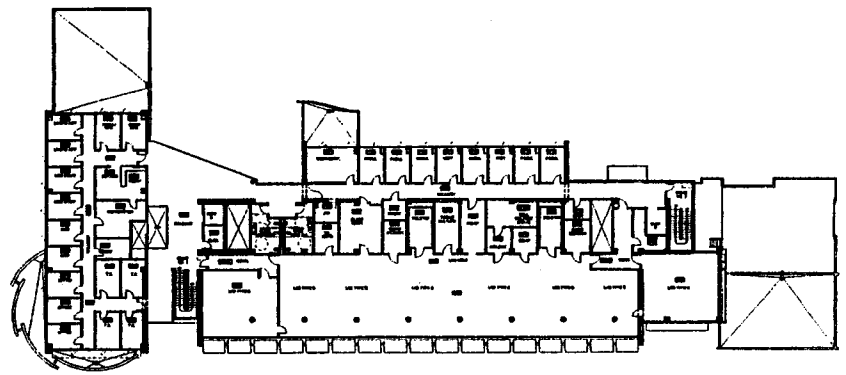
OVERALL FLOOR PLANS

### A2.10

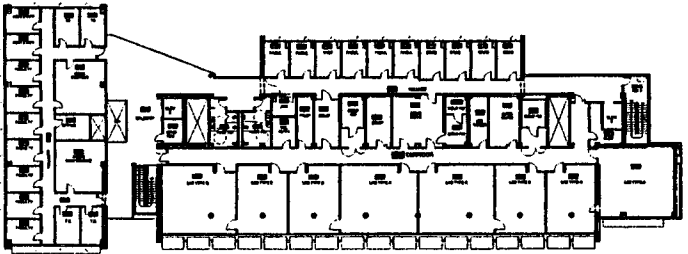
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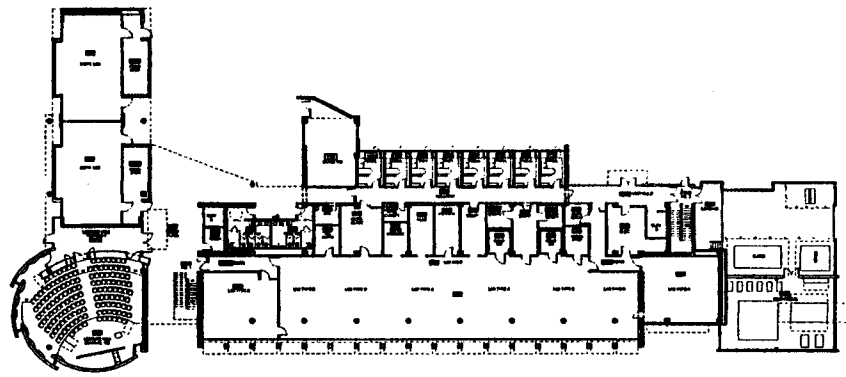
ROOF PLAN  
(SEE SHEETS A2.15a & A2.15b)



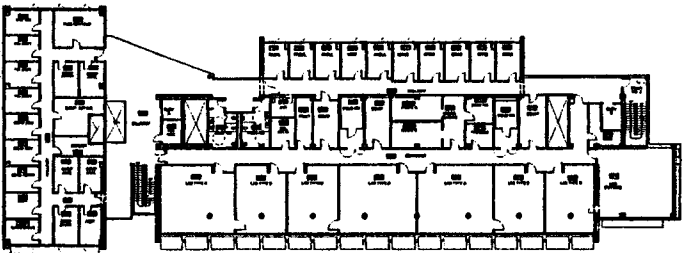
SECOND FLOOR PLAN  
(SEE SHEETS A2.12a & A2.12b)



FOURTH FLOOR PLAN  
(SEE SHEETS A2.14a & A2.14b)



FIRST FLOOR PLAN  
(SEE SHEETS A2.11a & A2.11b)



THIRD FLOOR PLAN  
(SEE SHEETS A2.13a & A2.13b)

**EXHIBIT 5**  
**UCSB NOID 2-01**  
**Floor Plans**

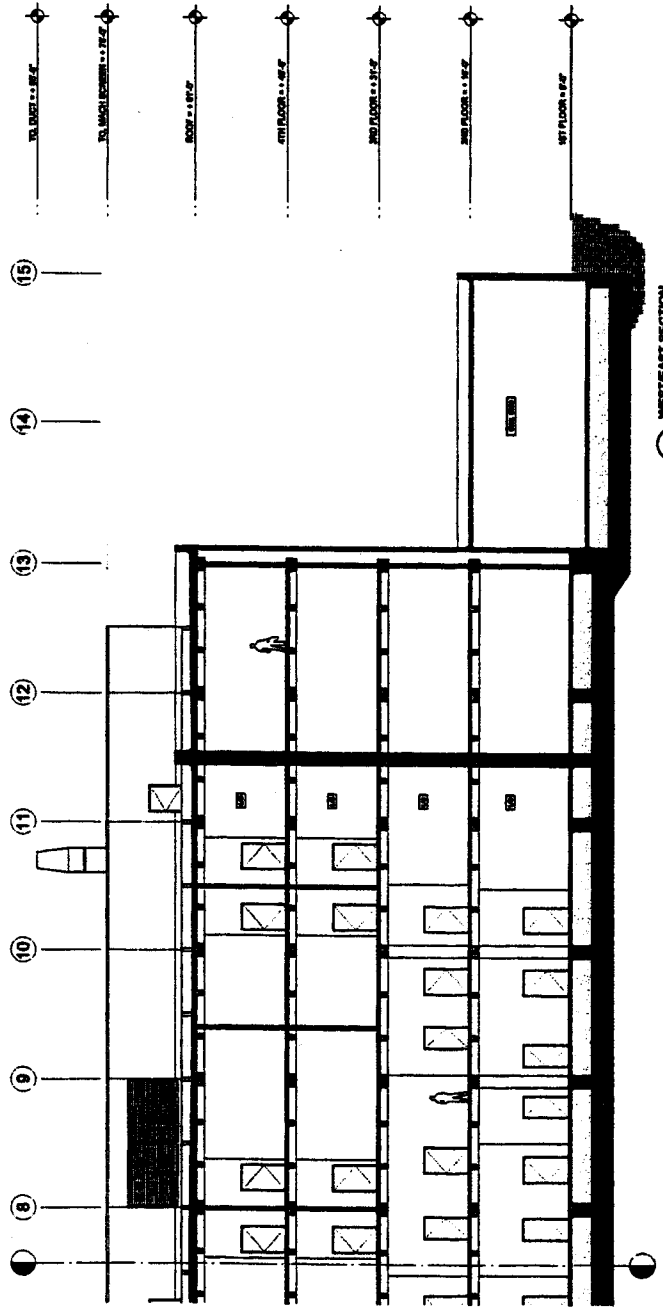
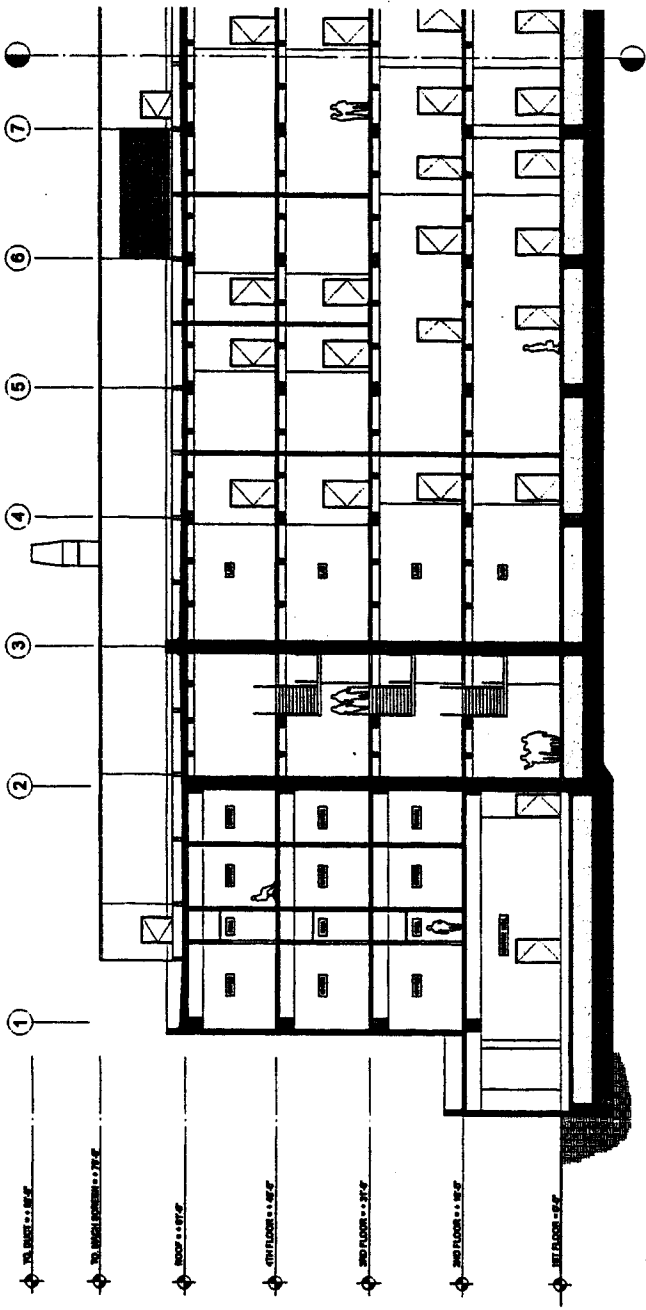
NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION

BUILDING SECTIONS

A3.21



WESTEAST SECTION  
WB-102

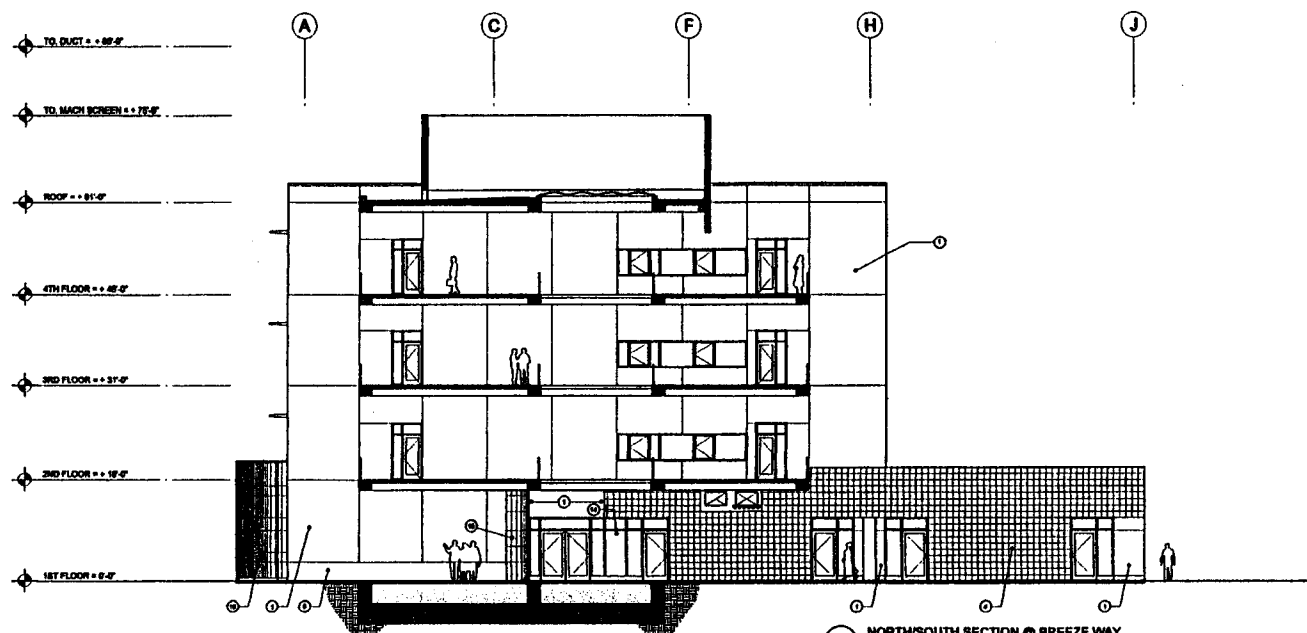
**EXHIBIT 6**  
**UCSB NOID 2-01**  
**Building Sections**

**LIFE SCIENCES  
BUILDING**

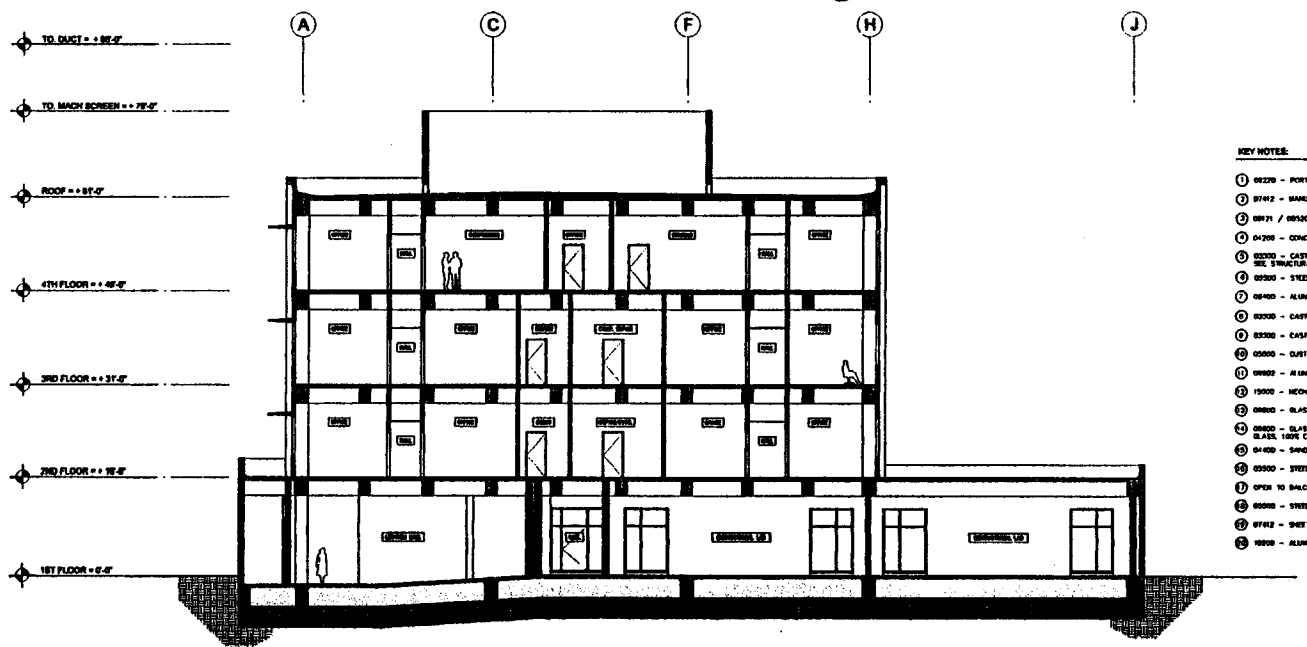
UCSB Project No. 00000

**NBBJ**

130 Hudson Street, 2nd Floor  
New Providence, N.J. 08944  
Tel: 609.661.1100  
Fax: 415.753.3700



**2** NORTHSOUTH SECTION @ BREEZE WAY  
1/4" = 1'-0"

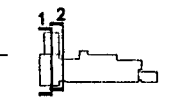


**1** NORTHSOUTH SECTION @ ADMIN. OFFICE  
1/4" = 1'-0"

**KEY NOTE:**

- ① 0220 - PORTLAND CONCRETE FLOORED, PAINTED
- ② 0742 - MANUFACTURED METAL WALL PANELS
- ③ 0911 / 0910 - ALUMINUM WINDOW FRAME
- ④ 04200 - CONCRETE MASONRY UNIT
- ⑤ 02200 - CAST-IN-PLACE CONCRETE WALL, SEE STRUCTURAL DRAWINGS
- ⑥ 02500 - STEEL GUARDRAIL
- ⑦ 08400 - ALUMINUM STOREFRONT ENTRANCE
- ⑧ 02500 - CAST-IN-PLACE CONCRETE COLLAR
- ⑨ 02500 - CAST-IN-PLACE CONCRETE SLAB
- ⑩ 05000 - CUSTOM FABRICATED STEEL SHARADES
- ⑪ 09000 - ALUMINUM SHARADES
- ⑫ 15000 - MECHANICAL EXHAUST DUCT, SEE MECHANICAL DRAWINGS
- ⑬ 08000 - GLASS TYPE 1 - 1" CLEAR INSULATED LOW-E
- ⑭ 08000 - GLASS TYPE 2 - 1/4" SINGLE PANE UNITED SPANREL SLAB, 100% COVERAGE
- ⑮ 04400 - SHOOTING TILES W/IN GYM SUBSTRATE
- ⑯ 02500 - STEEL FABRICATED FENCE
- ⑰ OPEN TO BALCONY
- ⑱ 05000 - STEEL FABRICATED SLIDING GATE
- ⑲ 0742 - SHEET METAL REVEAL, SEE DETAIL
- ⑳ 10000 - ALUMINUM LOUVER

REVISION	DATE	DESCRIPTION



SCALE	AS NOTED
DATE	04-20-97
PROJECT NO.	000000
DRAWN BY	
CHECKED BY	
APPROVED BY	

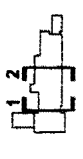
**BUILDING SECTIONS**

**A3.22**

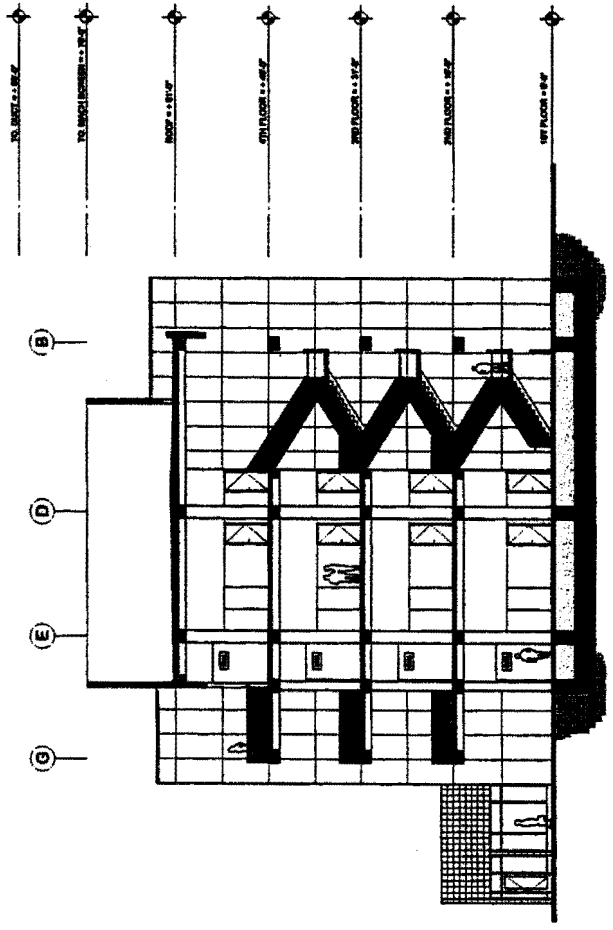
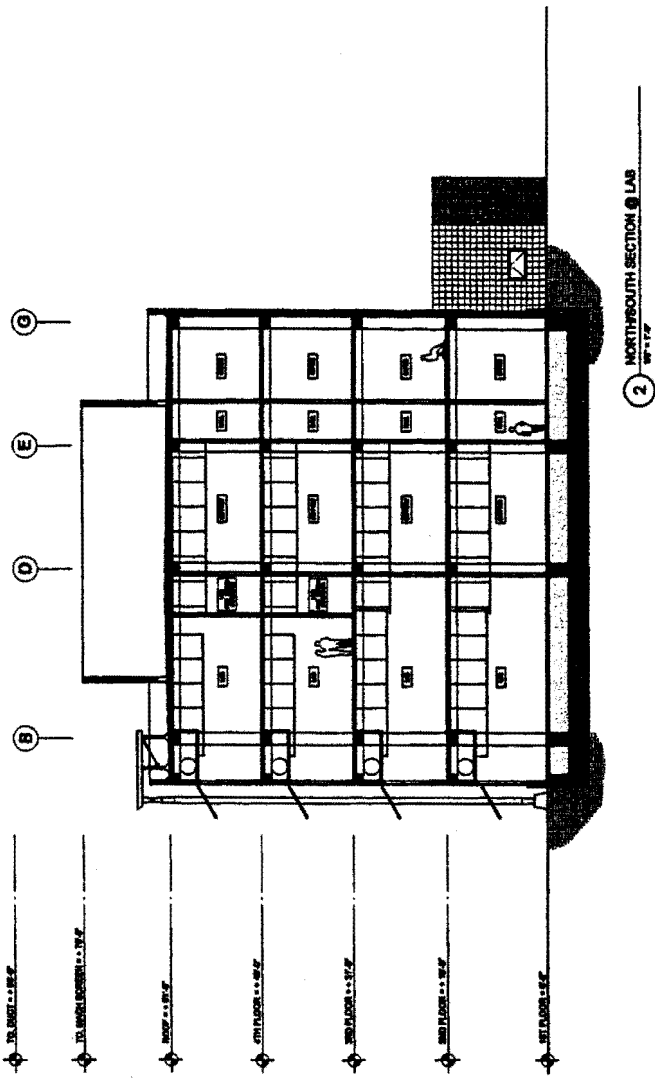
100% DESIGN DEVELOPMENT

**EXHIBIT 7**  
**UCSB N01D 2-01**  
 Building Sections

NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION



**EXHIBIT 8  
UCSB NOID 2-01  
Building Sections**