

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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# W10a

**DATE:** November 24, 2010

**TO:** Commissioners and Interested Persons

**FROM:** John Ainsworth, Deputy Director  
Steve Hudson, District Manager  
Andrew D. Berner, Coastal Program Analyst

**SUBJECT:** **Notice of Impending Development (NOID) 4-10** for the Davidson Library Addition Building Project for Public Hearing and Commission Action at the December 15, 2010, Commission Meeting in San Francisco.

## **SUMMARY AND STAFF RECOMMENDATION**

The impending development consists of the construction of a three-story, 63 foot high, 63,123 square feet (43,787 assignable square feet) addition to the existing 314,110 square foot (229,846 assignable square feet) Davidson Library building on the Main Campus of the University of California, Santa Barbara. The impending development also includes the removal of 17 non-native trees, the temporary relocation of 195 bicycle parking spaces, 1,000 cubic yards of grading (1,000 cubic yards of cut and 1,000 cubic yards of export), 4,000 square feet of landscaping, and 10,000 square feet of hardscaping.

The project site is located in the central portion of Main Campus immediately north of the existing library and is developed with landscaping and hardscaping features. The certified UCSB LRDP indicates that the project site may be developed with the following potential uses including: library stacks, special collections, study carrels, open study space, small meeting rooms, and administrative offices. 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 adjacent library. In addition, the proposed development is consistent with all 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. Moreover, this addition to the library would not result in any increase in student enrollment.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on September 23, 2010, and the notice was deemed filed on November 19, 2010. 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 six (6) special

conditions regarding: (1) plans conforming to the geotechnical engineer's recommendations, (2) final landscaping plan, (3) interim erosion control plans, (4) drainage and polluted runoff control program, (5) construction timing and sensitive bird species surveys, and (6) removal of excess material. ***The appropriate motion and resolution are located on page 3.***

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**EXHIBITS**

Exhibit 1:	Vicinity Map
Exhibit 2:	Surrounding Uses Aerials
Exhibit 3:	Site Plan
Exhibit 4:	Cross Sections
Exhibit 5:	First Floor Plan
Exhibit 6:	Second Floor Plan
Exhibit 7:	Third Floor Plan
Exhibit 8:	Tree Removal Plan
Exhibit 9:	Temporary Bicycle Parking Plan

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**SUBSTANTIVE FILE DOCUMENTS:** "Supplement Geotechnical Report, Davidson Library Addition, University of California, Santa Barbara, Santa Barbara, California," prepared by Fugro West Inc., June, 2008;

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## **I. PROCEDURAL ISSUES**

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 about the nature 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 & RESOLUTION**

### **A. NOID 4-10: APPROVAL AS CONDITIONED**

**MOTION:**     *I move that the Commission determine that the development described in the Notice of Impending Development 4-10 (Davidson Library Addition Building Project), as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

**STAFF RECOMMENDS A YES VOTE:** Passage of this motion will result in a determination that the development described in the Notice of Impending Development 4-10 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 4-10, 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 Geotechnical Engineer's Recommendations**

All recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage.

#### **2. Final Landscaping Plan**

Prior to commencement of construction activities, the University shall submit a final landscaping plan and tree removal list, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plan shall incorporate the following criteria:

- A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of is completed. All landscaping shall consist primarily of native plants/shrubs and trees. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- B. Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- C. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- D. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this notice of impending development unless the Executive Director determines that no amendment is legally required.

#### **3. Final Erosion Control Plans**

Prior to commencement of construction activities, the University shall submit two (2) final sets of final erosion control plans, prepared by a qualified engineer, for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- A. 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. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- B. The final erosion control plans shall specify the location and design of erosion control measures to be implemented during the rainy season (November 1 – May 1) if construction during this time is approved by the Executive Director. The University 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 geo-fabric covers or other appropriate cover, install geo-textiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. Straw bales shall not be approved. These erosion 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 shall 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.
- C. 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 geo-textiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
- D. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

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

Prior to commencement of construction activities, the University shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- A. Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the

85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

- B. Post-development peak runoff rates and average volumes shall not exceed pre-development conditions;
- C. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters;
- D. Impervious surfaces, especially directly connected impervious areas, shall be minimized, and alternative types of pervious pavement shall be used where feasible;
- E. Irrigation and the use of fertilizers and other landscaping chemicals, including rodenticides, shall be minimized;
- F. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner;
- G. There shall be no net reduction in clean storm water runoff to the adjacent wetlands.
- H. Runoff shall be conveyed off site in a non-erosive manner.
- I. Energy dissipating measures shall be installed at the terminus of outflow drains.
- J. The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs 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 or BMPs and enhancement of the eroded area. Should repairs or enhancement become necessary, prior to the commencement of such repair or enhancement work, the applicant shall submit a repair and enhancement plan to the Executive Director to determine if an amendment or new notice of impending development is required to authorize such work.
- K. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this notice of impending development unless the Executive Director determines that no amendment is legally required.

## **5. Construction Timing and Sensitive Bird Species Surveys**

For any construction or tree removal activities between February 15th and September 1<sup>st</sup>, the University shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, "environmental resources specialist") to conduct raptor and other sensitive bird species surveys and monitor project operations. At least 30 calendar days prior to commencement of any project operations, the applicants shall submit the name and qualifications of the environmental resources specialist, for the review and approval of the Executive Director. The environmental resources specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

- A. The University shall ensure that a qualified environmental resource specialist, with experience in conducting bird surveys shall conduct bird surveys 30 calendar days prior to construction and/or tree removal activities to detect any active bird nests in all trees within 500 feet of the project (including, but not limited to, eucalyptus trees). A follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.
- B. If an active nest of any federally or state listed threatened or endangered species, species of special concern, or any species of raptor is found within 300 ft. of the project (500 ft. for raptors), the University shall retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The biological monitor shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The biological monitor shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest (s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigation measures do not reduce noise levels, construction within 300 ft. (500 ft for raptors) of the nesting trees shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.
- C. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found, UCSB will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. UCSB will notify the California Coastal Commission by e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.



- D. The environmental resource specialist shall be present during all tree removal activities. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of Notice of Impending Development 4-10 occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as an amendment to this NOID.

#### **6. Removal of Excess Material**

Prior to commencement of construction activities, the University shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid NOID for the disposal of fill material. If the disposal site does not have a NOID, such a NOID will be required prior to the disposal of material.

### **IV. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT, AS SUBMITTED**

The following findings support the Commission's approval of the Notice of Impending Development, as submitted. The Commission hereby finds and declares as follows:

#### **A. PROJECT DESCRIPTION & BACKGROUND**

The University proposes the construction a three-story, 63 foot high (47 foot high primary structure with an additional 16 foot high tower structure for mechanical equipment containing a boiler room, chilled water pumps, air handling units, and associated fans), 63,123 square foot (43,787 assignable square feet) addition to the existing 314,110 square feet (229,846 assignable square feet) Davidson Library building on the Main Campus of the University of California, Santa Barbara. The impending development also includes the removal of 17 non-native trees, the temporary relocation of 195 bicycle parking spaces, 1,000 cubic yards of grading (1,000 cubic yards of cut and 1,000 cubic yards of export), 4,000 square feet of landscaping, and 10,000 square feet of hardscaping (Exhibits 1-9). This addition is proposed on Potential Building Location Number 15 (as identified in the certified LRDP), a vacant building location, and will be connected to the main library building through a two-story, two-level corridor.

The project will increase the existing capacity of the campus library to 3 million bound volumes and increase seating capacity from 1,912 users to 2,541 users. However, the addition to the library is intended to better serve the needs of the existing student body and will not involve any increase in student enrollment. Moreover, the addition will not

involve any increase in faculty or campus staff. Thus, the proposed addition will not generate any additional vehicle trips or use of parking spaces on campus. The first floor of the addition will include a reference desk, two 24-hour reading rooms, information services, and restrooms. The second floor will include an information center, reference desk seating, and a restroom. The third floor will house special collections; including a reading room, seven staff offices, and restrooms.

The project is located in a heavily developed portion of Main Campus and would not result in a net increase in enrollment or building area on Main Campus. Surrounding uses are largely academic and include the Arbor store and Girvetz Hall to the west, Kerr and North Halls to the northwest, and open space lawn with Ellison and Buchanan Halls to the north, and Broida and Webb Halls to the east. The proposed building location is relatively flat with ground surface elevations at approximately 50 feet mean sea level.

The site primarily consists of a lawn area surrounded by hardscape and is not considered to be environmentally sensitive habitat area (ESHA). Landscaped areas are located directly adjacent to the existing north wall of the building. Trees that border the project area are Laurel Oaks (*Quercus laurifolia*), one Brazilian peppertree (*Schinus terebinthifolius*), Sweetgums (*Liquidambar styraciflua*), New Zealand Christmas Tree (*Metrosideros excelsa*), Giant Birds of Paradise (*Strelitzia Nicolai*), and Mexican Palm trees. Seventeen (17) non-native trees will be removed as part of this proposal including several eucalyptus, plum, fig, holly oak, and canary pine trees as shown in Exhibit 8. Several mature ficus trees, that are not proposed to be removed, exist among the landscaped areas and pedestrian pathways to the north. These pedestrian pathway and landscaped areas are part of a rectangular four acre pedestrian mall/open space that extends eastward from North Hall to the Engineering II building.

An east-west campus bike path passes along the eastern southern sides of the existing library. Two bicycle parking lots service the existing library: a 195 space lot at the northeast corner of the building and 640 space lot at the southern end of the building. The 195 space northeast lot will be temporarily combined with the 640 space south lot in order to accommodate construction staging activities (Exhibit 8). Vehicular access to the existing library is provided via Lagoon Road to UCen Road and nearby Parking Lots 3 and 7. The parking lots provide spaces for faculty and staff, with 18 metered public spaces. The University has not proposed to make any changes to these parking lots.

## **B. CONSISTENCY ANALYSIS**

The standard of review for a Notice of Impending Development is consistency with the certified Long Range Development Plan (LRDP). UCSB's LRDP was certified by the Commission in 1990 and contains policies and provisions that identify areas for campus development while protecting coastal resources including environmentally sensitive habitat areas, water quality, geologic stability and public access.

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to several 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 square feet of new structural improvements and 830,000 sq. ft. of site area on Main Campus for buildings other than parking garages and student housing.

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximity to existing developed areas able to accommodate it and where the developments will not have a significant adverse impact, either individually or cumulatively, on coastal resources. The 1990 LRDP was approved with several policies to prevent cumulative impacts of new development including Policy 30250(a).1, which prevents the University from developing more than 830,000 square feet of site area on Main Campus. The LRDP was also approved with a maximum total “assignable square footage” for the University as a means of controlling the cumulative impacts of increased enrollment and development on the area. 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.

Section 30251 of the Coastal Act, incorporated by reference into the LRDP, and policies 30251.5 and 30251.6 of the LRDP also protect visual and scenic coastal resources from cumulative impacts by providing that new development be in general conformance with the scale and character of surrounding development and by providing maximum building heights for various portions of campus.

Finally, Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation.

The University proposes the construction a three-story, 63 foot high, 63,123 square foot. (43,787 assignable square feet) addition to the existing 314,110 square foot (229,846 assignable square feet) Davidson Library building on the Main Campus of the University of California, Santa Barbara. The impending development also includes the removal of 17 non-native trees, the temporary relocation of 195 bicycle parking spaces, 1,000 cubic yards of grading (1,000 cubic yards of cut and 1,000 cubic yards of export), 4,000 square feet of landscaping, and 10,000 square feet of hardscaping.

The proposed Davidson Library addition is consistent with the 1990 LRDP land use designation for the subject site of “*Academic Uses*”. In addition, the proposed building height for the library addition of 63 feet is also consistent with 1990 LRDP Figure 16, which specifies a height limit of 65 feet for the site and surrounding area. As currently certified, the LRDP provides that “Potential Building Location 15” is allotted 69,000

square feet of gross square feet (GSF) and 126,000 assignable square feet (ASF) in LRDP Table 13. As proposed, the library addition will add 63,123 GSF and 43,787 ASF to Potential Building Location number 15, which is currently vacant. As a result, there will be 5,877 GSF and 82,213 ASF remaining on location number 15.

The proposed development is consistent in height at 47 feet high with an additional 16 ft. high tower structure on the roof for mechanical equipment (boiler room, chilled water pumps, air handling units, and associated fans). With the equipment tower, the total height of the structure will still be less than 65 feet in maximum height, consistent with the height limits for the subject site pursuant to the certified LRDP. Moreover, the proposed development will be consistent with the density and character of the surrounding area on campus, which is developed with multiple, large-scale academic buildings. The University has indicated that the new Davidson Library addition will accommodate 30 existing staff members and is intended to serve the existing student population. There will be no new hires for the building addition and staff will be transferred from space in the existing library. Thus, the University has indicated that the proposed project will not result in an increase in student enrollment or staff hiring at the University.

At UCSB, public pedestrian and bicycle access is available to and along the entire 2½ miles of coastline contiguous to the campus while the parking facilities on campus constitute the majority of publicly-available beach parking in the area. This resource, however, competes with the daily activities of a large academic campus. To ensure public access to the coast, the Commission has consistently required the University to provide adequate parking and alternate forms of transportation for new projects. As a result, the staff, faculty, and students of UCSB heavily rely on alternate modes of transportation, including bus and bicycling, to get to and from campus. An east-west campus bike path passes along the eastern southern sides of the existing library. Currently, two bicycle parking lots service the existing library: a 195 space lot (4,416 sq. ft.) at the northeast corner of the building and 640 space lot (14,700 sq. ft.) at the southern end of the building. The University has proposed that the 195 space northeast bicycle parking lot be temporarily combined with the 640 space south bicycle lot in order to accommodate construction staging activities (as shown on Exhibit 9). This temporary space will support 835 bicycle spaces and therefore will not result in a net loss of bicycle parking. The University has proposed combining the two bicycle parking areas before the commencement of construction and will return the temporary parking area to its original configuration once construction has been completed. Vehicular access to the existing library is provided via Lagoon Road to UCen Road and nearby Parking Lots 3 and 7. The parking lots provide spaces for faculty and staff, with 18 metered public spaces. The University has not proposed to make any changes to these parking lots.

The LRDP also contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained and, where feasible, enhanced. Section 30240 of the Coastal Act, which has been

included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas. In addition, the LRDP contains several other policies which also require the protection of sensitive habitat and wetland areas. For instance, Policy 30231.1 requires that wetlands and coastal waters be protected from increased sedimentation or contamination from new development. Policy 30231.2 requires that new development be designed to minimize soil erosion and to direct runoff away from coastal waters and wetlands. Finally, Section 30253 of the Coastal Act, which has been included in the certified LRDP, mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard.

The site primarily consists of a lawn area surrounded by hardscape. Landscaped areas are located directly adjacent to the existing north wall of the building. Trees that border the project area are Laurel Oak (*Quercus laurifolia*), one Brazilian peppertree (*Schinus terebinthifolius*), Sweetgum (*Liquidambar styraciflua*), New Zealand Christmas Tree (*Metrosideros excelsa*), Giant Bird of Paradise (*Strelitzia Nicolai*), and Mexican Palm trees. Seventeen (17) non-native trees will be removed as part of this proposal including several eucalyptus, plum, fig, holly oak, and canary pine trees as shown in Exhibit 8. No native trees will be removed. Several mature ficus trees, that are not proposed to be removed, exist among the landscaped areas and pedestrian pathways to the north.

The project is located in a heavily developed portion of Main Campus and does not contain ESHA according to Figure 28, Environmentally Sensitive Habitat, of the Certified LRDP. Additionally, given the location of the site in the center of campus, the University's biologist believes the site is unlikely to provide nesting habitat for sensitive bird species. However, due to the fact that the trees proposed for removal still have the potential to provide habitat for sensitive bird species, it is necessary to ensure that potential impacts to nesting bird species are avoided during construction activities. Thus, in order to avoid any potential adverse impacts to raptor or sensitive bird species, **Special Condition Five (5)** requires that should construction activities occur between March 1 and August 15 (bird breeding season), a qualified environmental resource specialist shall conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring and prohibit any construction activities within 500 feet of any nesting or breeding birds. Further, **Special Condition Five (5)** requires that a qualified environmental resource specialist be present during all tree removal activities. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio.

The University has submitted a preliminary landscaping plan for the project site and proposes the use of primarily native plant species. 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 Two (2)** to NOID 4-10. Special Condition Two requires the University to submit final landscape plans, for review and approval by the Executive Director, to revegetate all disturbed areas on site with predominantly native plant species endemic to the surrounding area. Specifically, Special Condition Two requires that all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

The proposed project would also increase the amount of impermeable surface area on the UCSB Main Campus. The addition of new impermeable surfaces on campus may result in a potential increase in polluted runoff to nearby coastal waters due to the resultant decrease in stormwater infiltration. Pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the LRDP, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the amount of stormwater produced by all storms up to and including the 85<sup>th</sup> percentile, 24 hour storm event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will

occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition Four (4)** of NOID 4-10, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the LRDP. In addition, these plans must be approved by the project geo-consultants, consistent with their recommendations in the project's geotechnical reports, as described in **Special Condition One (1)** of NOID 4-10 described below.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by **Special Condition Three (3)** of NOID 4-10, to prepare final erosion control plans. Erosion on site can be further minimized by landscaping all disturbed and graded areas with native plants compatible with the surrounding environment. Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. 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 in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, **Special Condition Six (6)** requires the University to remove all excavated material, including debris resulting from the demolition of existing structures, from the site to an appropriate location permitted to receive such material. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development may be required.

Finally, the University is required pursuant to Section 30253 of the Coastal Act, which is incorporated by reference into the LRDP, to assure that the design and siting of any new buildings assure stability and structural integrity and do not create erosion, instability, or destruction of the site or surrounding areas. The University has submitted the following geological and geotechnical report for the proposed Davidson Library addition: "Supplement Geotechnical Report, Davidson Library Addition, University of California, Santa Barbara, Santa Barbara, California," prepared by Fugro West Inc., June 2008. These reports address the geologic conditions on the site, including drainage, subsurface condition, groundwater, landslides, faulting, and seismicity. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed building addition. The report, however, contains several recommendations to be incorporated into project construction, design, drainage, and foundations to ensure the stability and geologic safety for the proposed project site and adjacent properties. To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in **Special Condition One (1)** of NOID 4-10, requires the University to comply with and incorporate the recommendations contained in the submitted geologic reports into all

final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.



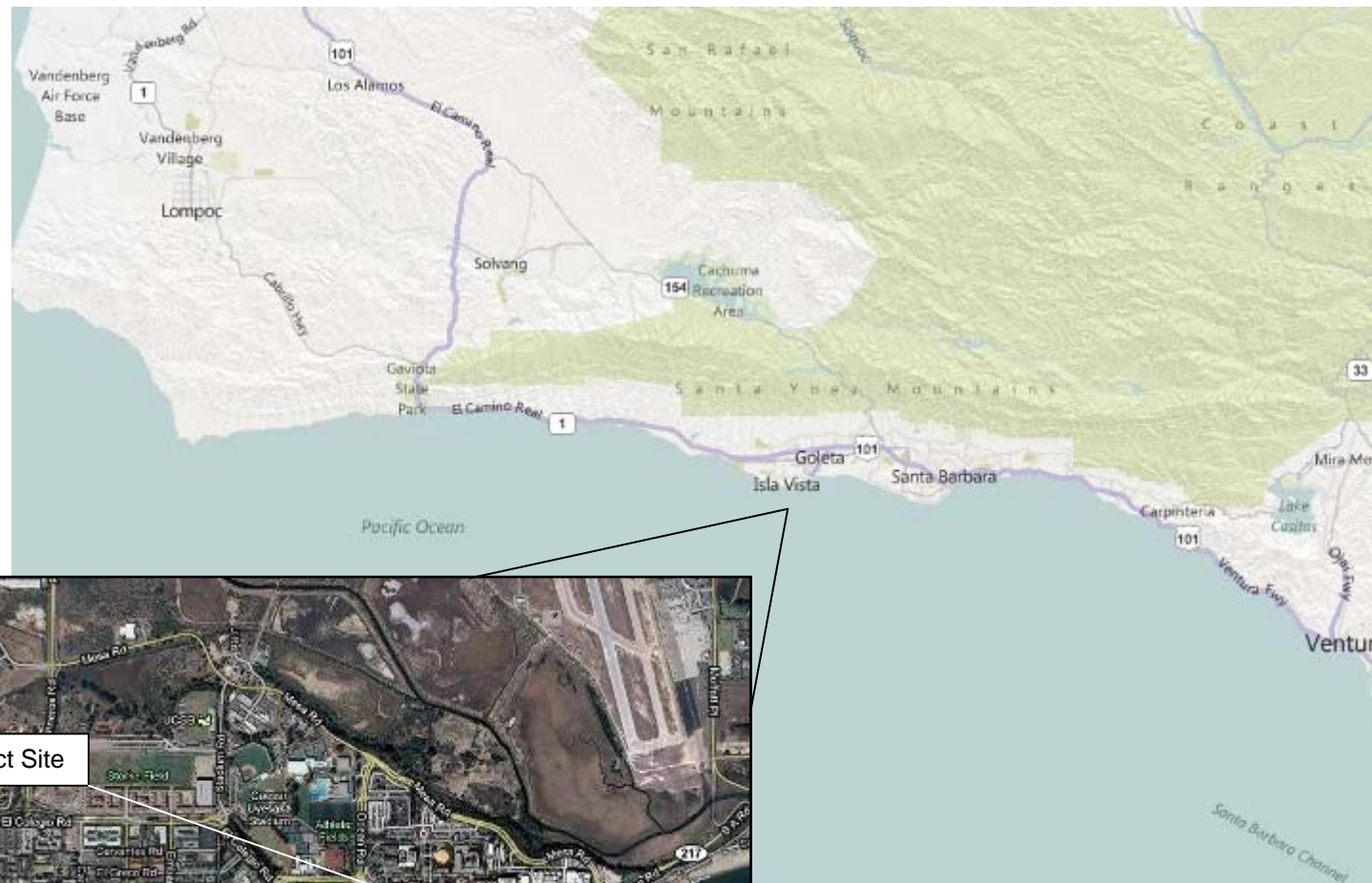
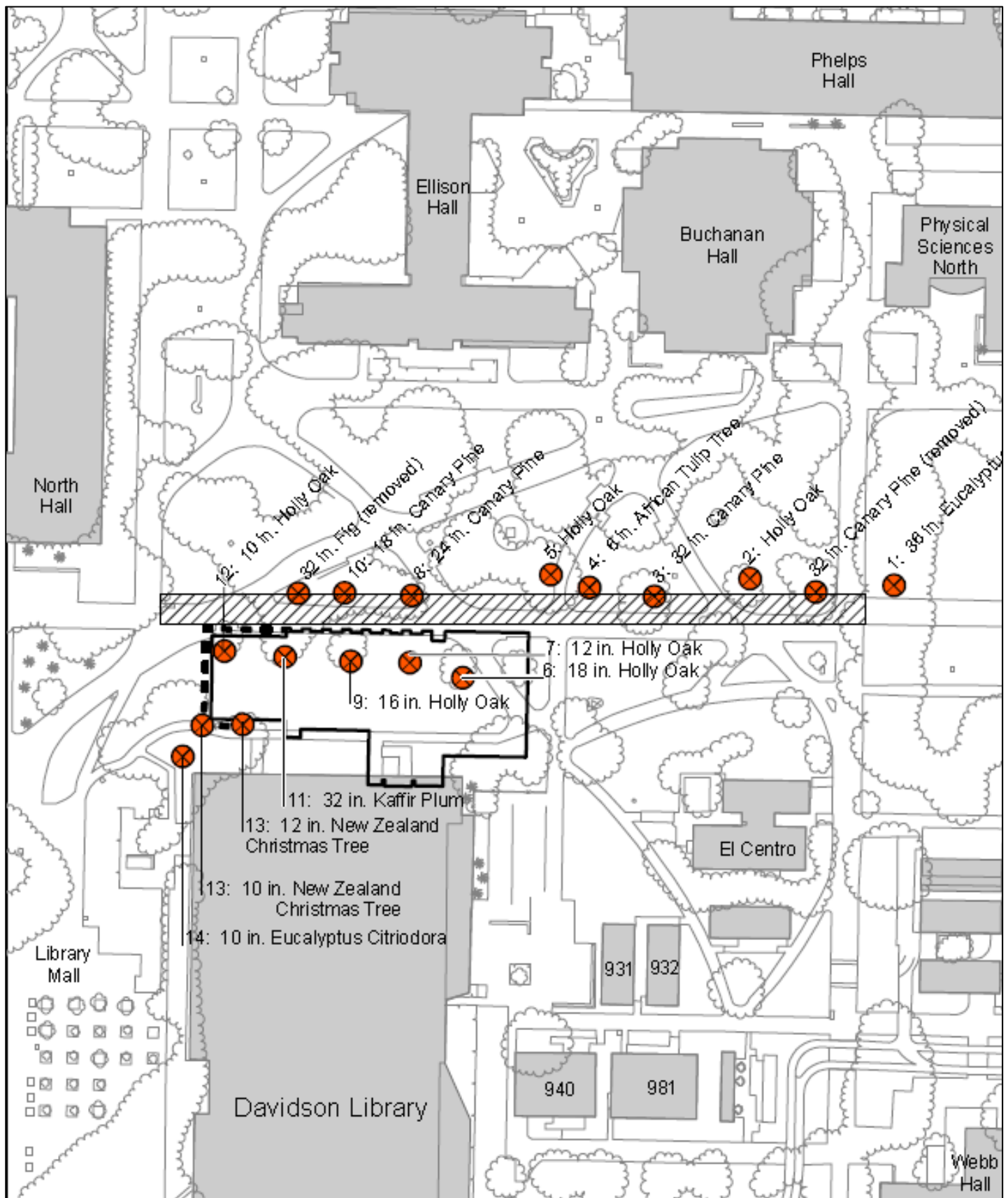


Exhibit No. 1
NOID 4-10
Vicinity Map



Campus Planning & Design

UCSB

August 2010

## Appendix E. Tree Removal Inventory Davidson Library Addition



Proposed Building Addition



Proposed Sidewalk Re-Alignment



Remove Tree

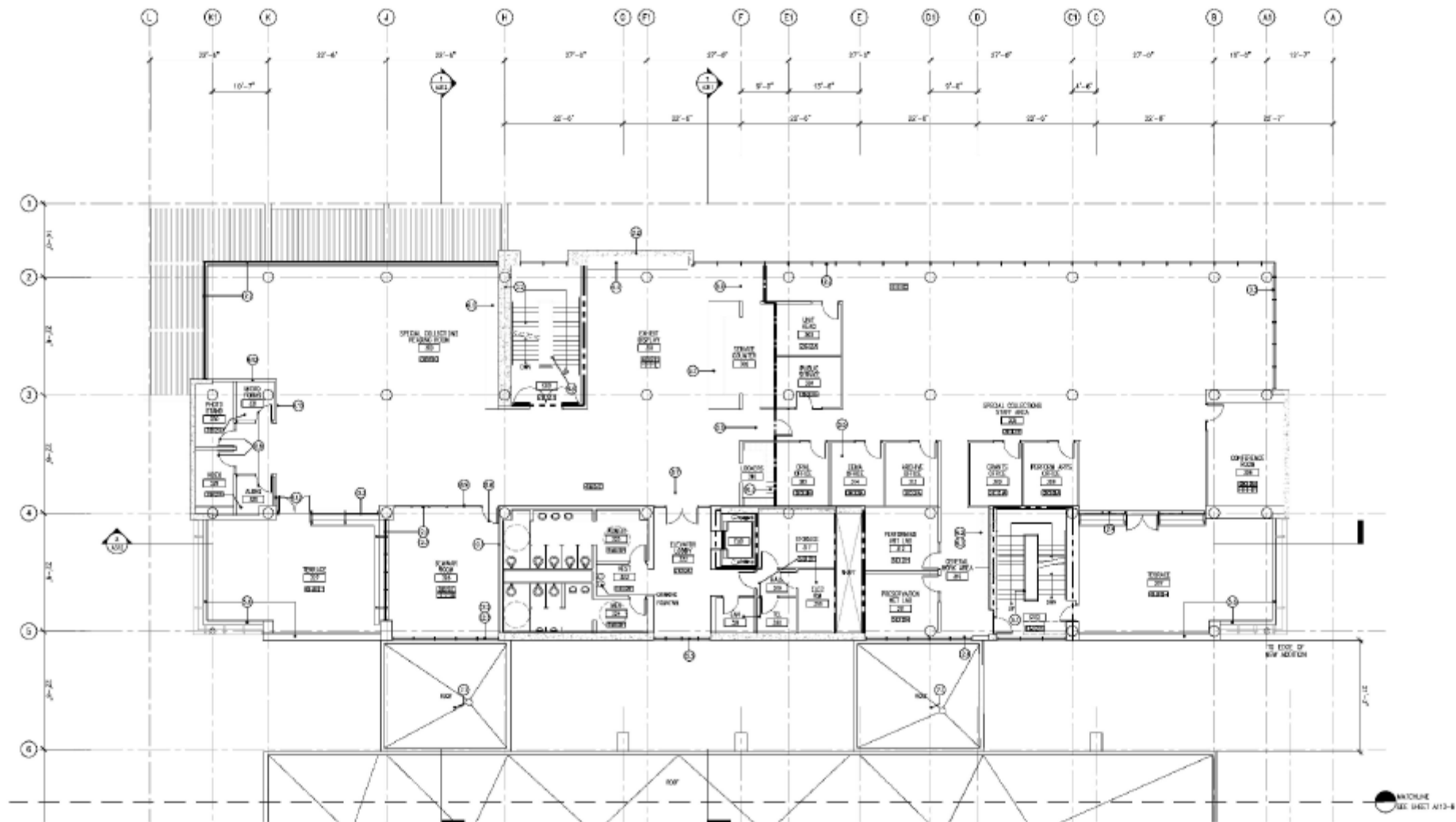


0 50 100 Feet

Exhibit No. 8

NOID 4-10

Tree Removal Plan



# GENERAL NOTES

1. ALL WALLS AND PARTITIONS SHALL BE FULL HEIGHT WITH ADJACENTLY HOLLOW CORE.
2. ALL EXPOSED STRUCTURE, CLUTTER, PILING, CONDUIT ETC. TO BE FINISHED AND.
3. REFER TO UNBIDDED PLANS FOR ADDITIONAL SUBVISION INFORMATION.
4. ALL DOORS AND FRAMES SHALL BE PARTIALLY UNBIDDED UNLESS NOTED OTHERWISE.
5. ALL EXISTING WALLS SHALL HAVE AN ARCHITECTURAL GRADE FINISH ALUMINUM FORMED CONCRETE WITH CHASED JOINTS ON BOTH SIDES UNLESS OTHERWISE NOTED.
6. ALL EXISTING CEILING SHALL BE FINISHED WITH GYP. BOARD AND PAINTED LIGHT.
7. ALL CEILING ON FLOOR 1 SHALL BE FINISHED ARCHITECTURAL GRADE FINISH CONCRETE.
8. FOR ADDITIONAL INFORMATION ON CEILING FINISHES, REFER TO SELECTED CEILING PLANS A-100S AND A-100S DRAWING SERIES.
9. ALL INTERIOR DOORS SHALL BE NEW PAINTED METAL DOOR AND FRAME UNLESS OTHERWISE NOTED. A DOOR SHUT IN PART OF A STRUCTURE SHALL BE AN ALUMINUM FORMED GLASS DOOR.

10. PERFECT EXISTING BUILDING - BELOW AND ABOVE GRADE ELEMENTS INCLUDING BUT NOT LIMITED TO CURTAIN WALL, FLOORING, WALLS, FLOORING, ROOFING, EXTERIOR BUILDING ENVELOPE. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF EXISTING DAMAGED ELEMENTS THAT ARE DEEMED TO REMAIN WITHIN THIS CONTRACT. REFER TO SEPARATE SCOPE DRAWINGS FOR ADDITIONAL INFORMATION.

# SPACE PLAN NOTES

1. CONCRETE EQUIPMENT FINE ARCHITECTURAL GRADE FINISH
2. CAST-IN-PLACE-CONCRETE SHEAR WALL BY EXP. TECHS
3. ARCHITECTURAL FINISH
4. INTERIOR COLORED ARCHITECTURAL FINISH
5. CAST-IN-PLACE-CONCRETE
6. NOT USED
7. PAINTED METAL CLADDING
8. PAINTED METAL CLADDING, REMOVABLE
9. METAL CLADDING
10. ALUMINUM REPAIR
11. MECHANICAL EQUIPMENT ROOMS WALL
12. PAINTED CLADDING CLADDING
13. ACES STEEL COLUMN
14. WOOD PANEL, CLASS A
15. ALUMINUM CASE CABINET
16. ALUMINUM WALL CABINET
17. ALUMINUM FULL HEIGHT CABINET
18. ALUMINUM FULL HEIGHT CABINET WITH GLASS DOOR
19. ALUMINUM CLADDING
20. STONE TOP SERVICE DESKTOP REWORK
21. WOOD TRIM/PAINT GLASS PANEL CLADDING

22. DISPLAY PANEL
23. STONE-UP STATION CUSTOM BALCONY WITH BOLT DETAIL
24. WELDED STEEL SHALL PLY ROOFING
25. CLAY TILE ROOF
26. ALUMINUM-FRAMED STOREFRONT
27. ALUMINUM-FRAMED STOREFRONT/CLADDING GLASS
28. ALTERNATE CHRONIC GLASS DOOR
29. METAL DOOR AND FRAME
30. METAL DOOR AND FRAME BY ISSUE
31. METAL DOOR AND FRAME BY RECOGNITIVE GLASS SHEET
32. WOOD GLASS DOOR AND FRAME
33. WOOD GLASS DOOR AND FRAME
34. WOOD FINISHED GLASS PANEL
35. VIBRATING-REINFORCED GLASS CLADDING PANEL
36. FULL-GLASS PARTITION
37. MOTORIZED CHRONIC GLASS DOOR
38. SOUND ABSORBING/THICKER WALL PANEL
39. INTEGRAL COLORED CEMENT PLASTER
40. CLAY PLASTER
41. VIBRATING PLASTER
42. FULL HEIGHT COLORED WALL, GYP/ AND WALL
43. ARCHITECTURAL SOUND ABSORBING WALL
44. LAMINATED TROTTED GLASS/MIRROR BACKED WALL
45. STORE - TYPE 1

46. HIGH PERFORMANCE CEILING
47. GYP. BOARD CLADDING
48. PAINTED CEMENT PLASTER
49. WOOD PANEL - CLASS A
50. HANDBOOK
51. FULL-HEIGHT METAL SURFACE WALLCLADDING (MULTI-LEVEL)
52. LOCKER (STC)
53. FLOOR SERVICE EQUIPMENT
54. LIBRARY DETECTION SYSTEM (STC)
55. KITCHEN EQUIPMENT
56. METAL GRILLE WALL-BY MET
57. MOTORIZED MICROSHADE
58. MOTORIZED MICROSHADE WITH BLACKOUT
59. MICROSHADE (MANUAL OPERATED)
60. CEILING PLASTER

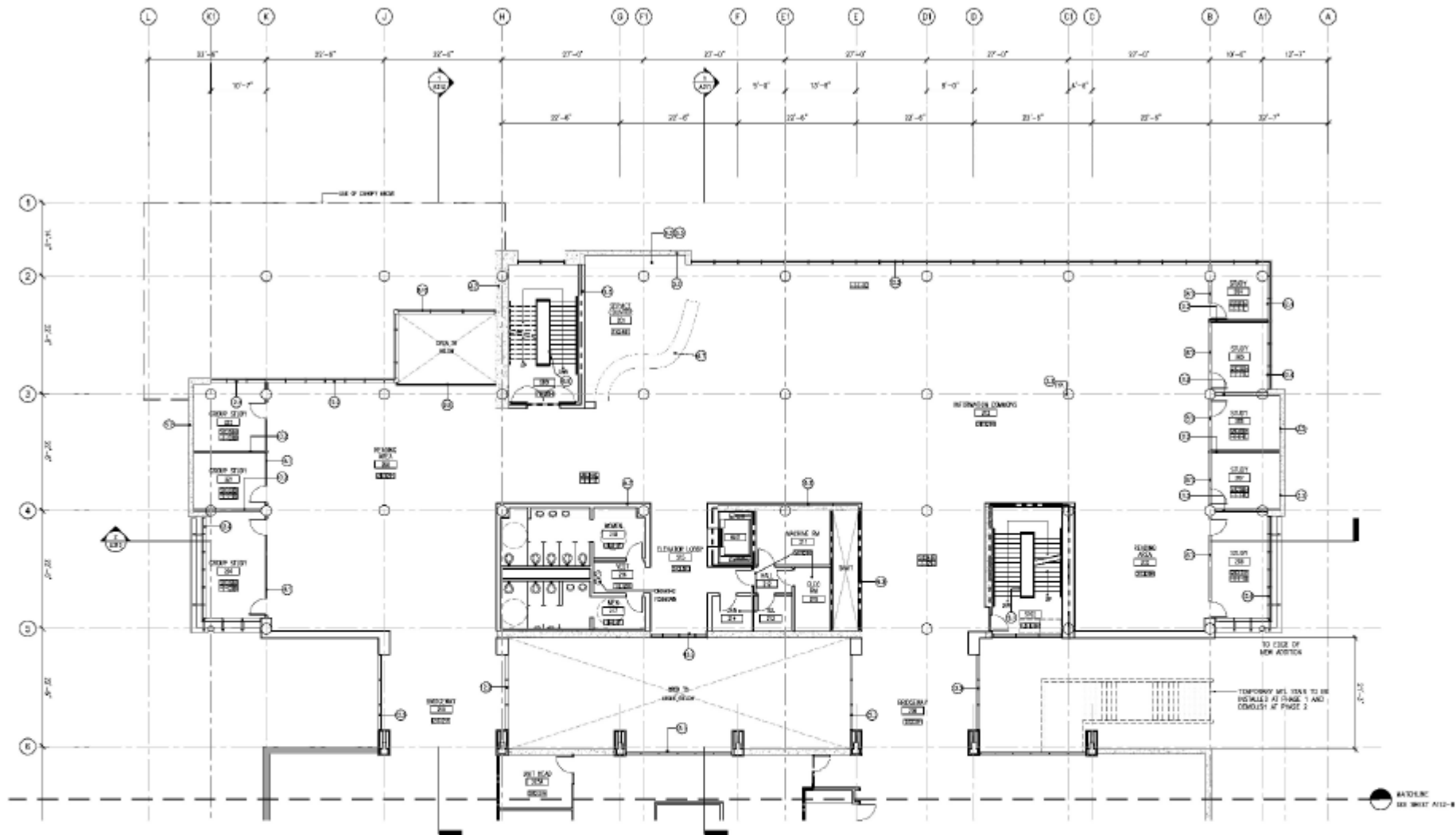
# WALL FINISH LEGEND

- 1. 01
- 2. 01
- 3. 01

# LEGEND

- NEW WALL
- EXISTING WALL
- NEW SACKER WALL
- EXISTING OPENING/SLAB TO BE FILLED IN

Exhibit No. 7  
NOID 4-10  
Third Floor Plan



#### GENERAL NOTES:

1. ALL WALLS AND PARTITIONS SHOWN ARE FULL HEIGHT WITH ADJUSTABLE INSULATOR UOOL.
2. ALL EXISTING STRUCTURE, ELECTRICAL, PIPING, CONDUIT ETC. TO BE REMOVED UNLESS OTHERWISE NOTED.
3. REFER TO CHARGED PLANS FOR ADDITIONAL DESIGN INFORMATION.
4. ALL DOORS AND FRAMES SHALL BE PAINTED UNLESS OTHERWISE NOTED.
5. ALL CORNER WALLS SHALL HAVE AN ARCHITECTURAL SMOOR FROM ALUMINUM FORMED CAST-IN-PLACE CONCRETE WITH EXPOSED 10'-0" CORNER AND 10'-0" CORNER UNLESS OTHERWISE NOTED.
6. ALL EXISTING CEILING SHALL BE FURRED WITH 2" SP. BOARD AND PAINTED UOOL.
7. ALL COLUMN ON PHASE 1 SHALL BE EXPOSED ARCHITECTURAL SMOOR FROM CONCRETE.
8. FOR ADDITIONAL INFORMATION ON CEILING FINISHES, REFER TO REFLECTED CEILING PLANS A-1001 AND A-1002 DRAWING SERIES.
9. ALL INTERIOR DOORS SHALL BE NEW PAINTED METAL DOOR AND FRAME UNLESS OTHERWISE NOTED. A CORNER IS PART OF A STRUCTURE SHALL BE AN ALUMINUM FRAMED GLASS DOOR.

10. PROTECT EXISTING BUILDING - BELIEVE AND WORK UNDER EXISTING BUILDING. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING UNWANTED ELEMENTS THAT ARE DISCOVERED TO REMAIN WITHIN THIS CONTRACT. REFER TO CONSTRUCTION SCHEDULE DRAWING FOR ADDITIONAL INFORMATION.

#### FLOOR FINISHES:

1. CONCRETE EQUIPMENT PAD
2. ARCHITECTURAL SMOOR FROM CAST-IN-PLACE CONCRETE (SHOW WALL W/ EXP. TO JOINT)
3. ARCHITECTURAL SMOOR FROM SMOOR CONC. COLUMN
4. INTERNAL COLORED ARCHITECTURAL FINISH
5. CAST-IN-PLACE-CONCRETE
6. NOT USED
7. PARKED METAL GUNDRAL
8. PARKED METAL INTERNAL PENOVABLE
9. METAL GUNDRAL
10. ALUMINUM FLOOR
11. ARCHITECTURAL EQUIPMENT SMOOR WALL
12. PAINTED ARCHITECTURAL SMOOR
13. WOOD PANEL, CLASS A
14. BELLMOR BASE CABINET
15. BELLMOR WALL CABINET
16. BELLMOR FULL HEIGHT CABINET
17. BELLMOR FULL HEIGHT CABINET WITH GLASS DOORS
18. BELLMOR COUNTERTOP
19. STONE TOP SMOOR GRANITE MILLWORK
20. BONG TERRAZZO / GLASS PANEL GUNDRAL
21. DISPLAY PANEL
22. FINE-UP STATION CUSTOM MILLWORK WITH LIGHT FINISH
23. WELDED SEAM SINGLE PLY ROOFING
24. CLAY TILE ROOF
25. ALUMINUM FRAMED STOREFRONT
26. ALUMINUM FRAMED STOREFRONT / ARCHITECTURAL GLASS
27. ALUMINUM FRAMED GLASS DOOR
28. METAL DOOR AND FRAME
29. METAL DOOR AND FRAME W/ SMOOR
30. METAL DOOR AND FRAME W/ DECORATIVE GLASS SMOOR
31. WOOD GLASS DOOR AND FRAME
32. WOOD FRAMED GLASS WALL
33. STRUCTURAL-GLAZED GLASS CURTAIN WALL
34. FULL-GLAZED PARTITION
35. MOTORIZED OVERHEAD COILING DOOR
36. SOLID ARCHITECTURAL / EXPOSED WALL PANEL
37. INTERNAL COLORED CONCRETE PLASTER
38. CLAY PLASTER
39. VENTILATION PLASTER
40. FULL HEIGHT DOUBLE WALL CIP / BRD WALL
41. ADJUSTABLE, BONG MILLWORK WALL
42. LAMINATED FRAMED GLASS / ARCHITECTURAL DOOR
43. STORE - TYPE 1

44. HIGH PERFORMANCE CEILING
45. CIP. BOARD PLASTER
46. PAINTED CONCRETE PLASTER
47. WOOD PANEL - CLASS A
48. ARCHITECTURAL
49. FULL-HEIGHT METAL SURFACE WALLCOVERING (MILLWORK)
50. SMOOR (TYPE)
51. SMOOR EQUIPMENT
52. SMOOR DETECTION SYSTEM (TYPE)
53. SMOOR EQUIPMENT
54. METAL GUNDRAL - OFF HAT
55. MOTORIZED MICROPHONE
56. MOTORIZED MICROPHONE WITH BLANKOUT
57. ARCHITECTURAL (INTERNAL OPERATOR)
58. SMOOR EQUIPMENT

#### WALL FINISHES:

1. 1" H
2. 2" H
3. 3" H

#### LEGEND:

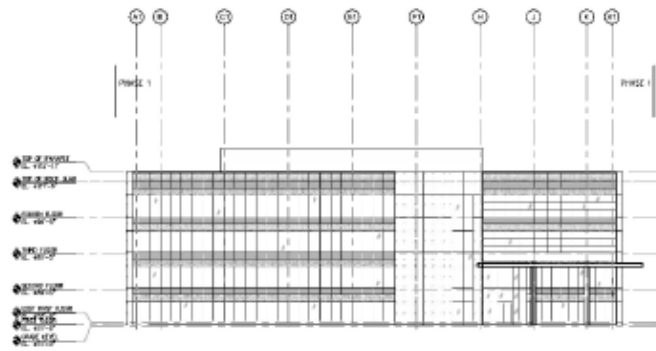
- NEW WALL
- EXISTING WALL
- NEW SMOOR WALL
- EXISTING CONCRETE / GLASS TO BE PLACED IN

#### ROOM FINISHES:

ROOM	FINISH	ROOM	FINISH	ROOM	FINISH	ROOM	FINISH
1. CORNER GLASS	2. CORNER GLASS	3. CORNER GLASS	4. CORNER GLASS	5. CORNER GLASS	6. CORNER GLASS	7. CORNER GLASS	8. CORNER GLASS
9. CORNER GLASS	10. CORNER GLASS	11. CORNER GLASS	12. CORNER GLASS	13. CORNER GLASS	14. CORNER GLASS	15. CORNER GLASS	16. CORNER GLASS
17. CORNER GLASS	18. CORNER GLASS	19. CORNER GLASS	20. CORNER GLASS	21. CORNER GLASS	22. CORNER GLASS	23. CORNER GLASS	24. CORNER GLASS
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41. CORNER GLASS	42. CORNER GLASS	43. CORNER GLASS	44. CORNER GLASS	45. CORNER GLASS	46. CORNER GLASS	47. CORNER GLASS	48. CORNER GLASS
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57. CORNER GLASS	58. CORNER GLASS	59. CORNER GLASS	60. CORNER GLASS	61. CORNER GLASS	62. CORNER GLASS	63. CORNER GLASS	64. CORNER GLASS
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105. CORNER GLASS	106. CORNER GLASS	107. CORNER GLASS	108. CORNER GLASS	109. CORNER GLASS	110. CORNER GLASS	111. CORNER GLASS	112. CORNER GLASS
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193. CORNER GLASS	194. CORNER GLASS	195. CORNER GLASS	196. CORNER GLASS	197. CORNER GLASS	198. CORNER GLASS	199. CORNER GLASS	200. CORNER GLASS







NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

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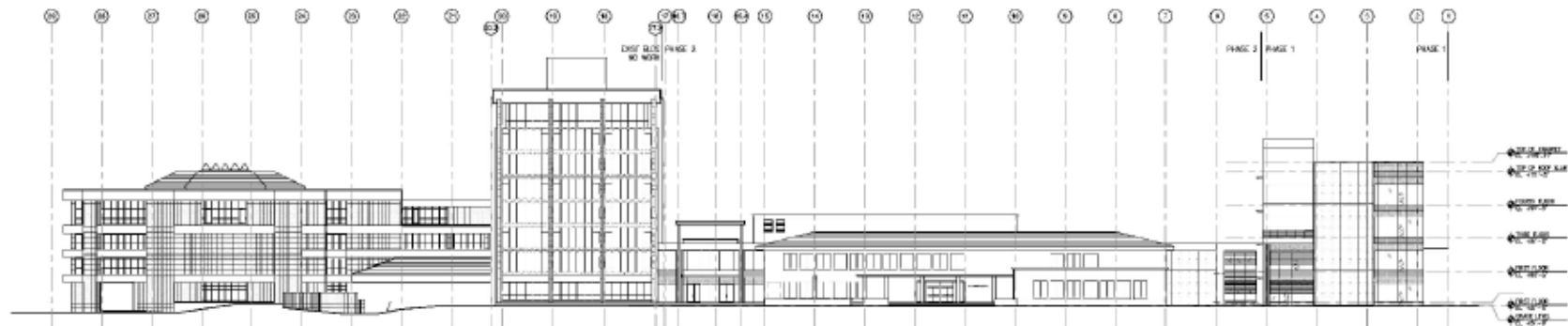
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SOUTH ELEVATION  
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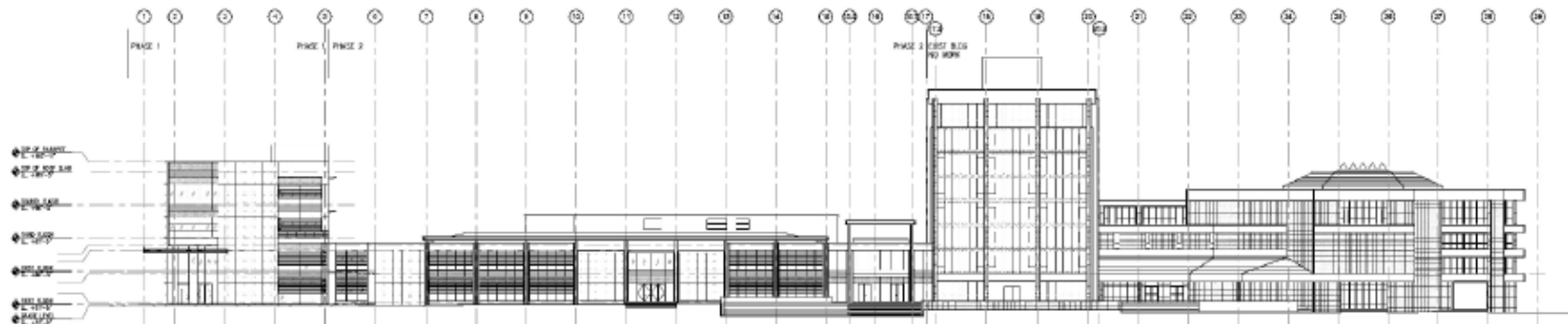
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EAST ELEVATION  
SCALE: 3/8" = 1'-0"

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2



WEST ELEVATION  
SCALE: 3/8" = 1'-0"

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1

