

KEY NOTES

- PROJECT SITE IS WITHIN A CRITICAL OPERATIONS FACILITY, WHOSE WORK MUST NOT BE IMPEDED. CONTRACTOR SHALL COORDINATE USE OF THE SITE WITH THE DISTRICT TO MINIMIZE INFREQUENT OPERATIONS, e.g., MATERIALS DELIVERIES, STAGING, EQUIPMENT MOVEMENT, CONTRACTOR PARKING, CONTRACTOR OFFICES, ETC. SIGNIFICANT SERVICE INFRASTRUCTURE AND UTILITIES ARE LOCATED BELOW GRADE. CARE MUST BE EXERCISED DURING ALL PHASES OF THE WORK, PARTICULARLY DURING SUB-SURFACE WORK REQUIRING EXCAVATION, AND DRILLING, TO PRECLUDE DAMAGE TO CRITICAL SYSTEMS AND FACILITIES. SEE SPECIFICATION SECTION 01 81 13
- SITE IS IMMEDIATELY ADJACENT TO ENVIRONMENTALLY SENSITIVE WETLANDS. CONTRACTOR SHALL EXERCISE CARE AND MONITOR ALL WORK, TO ENSURE THAT ALL CONSTRUCTION WORK, STAGING, MATERIALS, WASTE, AND DEBRIS IS LIMITED TO AND CONTAINED WITHIN THE SITE BOUNDARIES (DEFINED BY FENCE LINE). SEE SPECIFICATION SECTION 01 81 13
- NEW ADMINISTRATION BUILDING IS PROTECTED FROM FLOODING WITH A FEMA COMPLIANT FLOOD WALL SURROUNDING THE ENTIRE SITE PERIMETER. PORTIONS OF THE SITE ARE PROTECTED BY DEMOUNTABLE FLOOD BARRIERS, SITUATED OVER A CONCRETE PATH (FLATWORK) WHEN DEPLOYED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL PORTIONS OF THE PERIMETER FLOOD WALL, AND SHALL ENSURE THAT THE PATH OF THE DEMOUNTABLE SEGMENTS OF THE PERIMETER FLOOD WALL REMAIN CLEAN AND CLEAR OF OBSTRUCTIONS, TO ALLOW THE INSTALLATION OF THE FLOOD BARRIERS IN THE EVENT OF POTENTIAL FLOODING. PERMIT NUMBER BLD2019-07143. CONTRACTOR TO BE FAMILIAR WITH THE DISTRICT'S FLOOD EMERGENCY OPERATIONS PLAN (FEOP).
- CONSTRUCTION WILL OCCUR IMMEDIATELY ADJACENT TO PORTIONS OF THE PERIMETER FLOOD WALL AND, IN PART, WILL BE INCORPORATED INTO THE NEW WORK. CARE SHALL BE EXERCISED SO AS NOT TO DAMAGE THESE COMPONENTS DURING THE COURSE OF CONSTRUCTION. SEE SPEC. SECTION 01 71 33
- COMPLETED (EXISTING) WORK ASSOCIATED WITH THE PARKING AREAS IS TO BE PROTECTED FROM DAMAGE. PVIOUS CONCRETE PAVING SHALL BE PROTECTED FROM DIRT, DUST, AND DEBRIS TO PRECLUDE CLOGGING. PARKING SPACE WITH PERVIOUS CONCRETE PAVING SHALL NOT BE USED FOR STAGING, MATERIAL OFFLOADING, AND/OR PARKING OF HEAVY EQUIPMENT.
- REMOVE EXISTING CHAIN LINK FENCE. INSTALL NEW SECURITY VIEW FENCE.
- ENTIRE SITE TO BE PAVED. SEE CIVIL EXISTING PAVING TO BE REMOVED. SEE SPECIFICATION SECTION 01 81 13
- IDENTIFY AND SIGN DISABLED PARKING SPACES PER CBC TITLE 24 PART 2, VOL. 1, CHAPTER 11B
- TWO (2) ELECTRIC VEHICLE CHARGING STATIONS (EVCS), W/ ACCESS AISLE AS SPECIFIED. IDENTIFY EVCS SPACES, IN COMPLIANCE WITH STATE REQUIREMENTS.
- PARKING AT SOUTHEAST CORNER OF SITE TO BE PLACED ON PERVIOUS CONCRETE, AS SHOWN.
- LIGHT BICYCLE PARKING PAD AND DISTRICT SIGN WITH LOW-VOLTAGE LIGHTING.
- COURTYARD PLAN SEE SA-A200

WORK POINT

- ADMINISTRATION BUILDING TO BE CONSTRUCTED IMMEDIATELY ADJACENT TO THE SOUTHWEST PORTION OF THE PERIMETER FLOOD WALL, AS SHOWN. SITE DEVELOPMENT BASED ON BUILDING'S CRITICAL DIMENSIONS. SEE FLOOR PLAN (SHEET A-A100) FOR KEY DIMENSIONS, BASED OFF WORK POINTS #1 AND #2. COURTYARD DEVELOPMENT BASED ON LOCATION OF EXTERNAL COLUMNS. SEE COURTYARD PLAN (SHEET SA-A200) FOR CRITICAL DIMENSIONS.

CODE SUMMARY

Client: Goleta West Sanitary District
Project: Administration Building
Project No: EGA- 40903, GWSD 13-04
Date: March, 2023
Location: Santa Barbara, CA
Architect: Eduardo Galindo

Project Description:
 3,298 SF single-level, on-grade, structure to house Administrative Offices, Public Lobby and Service Counter, Board Room, and office support spaces. Access to Public Lobby and separate exterior access to Board Room is provided under a shaded colonnade, forming the north boundary of a 1,520 SF landscaped Courtyard.
 Site is located within a FEMA designated Special Flood Hazard Area. Site is protected from flooding by a FEMA compliant Perimeter Flood Wall. Perimeter Flood Wall is comprised of permanent concrete masonry and cast-in-place concrete walls and demountable flood barriers. Courtyard perimeter wall forms one portion of the Flood Wall and a linear concrete pad/path is the base for demountable Flood Barriers, that protect the north face of the Site.
 Perimeter Flood Wall components are to remain in place, and functional, throughout the course of construction. New construction shall occur immediately adjacent to the cast-in-place concrete walls and flatwork, which must be protected from damage.
 Additional work includes Landscaping west of the Administration Building, at the north end of the entire Site, and a raised, planter at the east end of the Administration Building. Paving of the work yard, parking immediately east of the new Administration Building, and installation of two (2) Electric Vehicle Charging Stations, east of existing Pump Station #1 are also included.

GOVERNING AUTHORITIES

Building Department: City of Santa Barbara, CA
Fire District/ Department: City of Santa Barbara, CA

APPLICABLE ORDINANCES, CODES, AND STANDARDS

Planning and Zoning: City of Santa Barbara, CA
 Municipal Code
 Zoning Ordinance

Building Code: 2022 California Building Standards Code
 California Code of Regulations, Title 24
 Part 2, Volumes 1 & 2

Mechanical Code: 2022 California Mechanical Code, Title 24, Part 4
Plumbing Code: 2022 California Plumbing Code, Title 24, Part 5
Electrical Code: 2022 California Electrical Code, Title 24, Part 3
 2020 NFPA 70, National Electrical Code (NEC)

Energy Code: 2022 California Energy Code, Title 24, Part 6
Fire Code: 2022 California Fire Code, Title 24, Part 9

Green Building Standards: 2022 California Green Building Standards Code,
 Title 24, Part 11
 2022 California Building Code, Title 24, Part 2, Vol 1
 Chapter 11B, ANSI A117.1-09

Accessibility:

KEY DETERMINATIONS

Use Group: Section 304.1, Section 303.1.2.	Business Group 'B' Small Assembly Spaces A space used for Assembly purposes with an Occupant Load of less than 50 persons shall be classified as a Group B Occupancy																
Type of Construction: Section 602.5.	Type IIB																
Fire Protection: Section 903.2.20. Local Requirements Section 903.2.20.1. New Buildings	Santa Barbara Municipal Code Title 8, Fire Protection, Chapter 8.04.020 Amendments to California Fire Code Approved automatic sprinkler systems shall be installed throughout buildings and structures as specified... The construction of a new building containing... Occupancy (Group) B																
Fire Resistance Rating Requirements: Table 601	Building Elements (Type IIB)																
	<table border="1"> <tr><td>Structural Frame</td><td>0</td></tr> <tr><td>Including columns, girders, trusses</td><td>0</td></tr> <tr><td>Bearing Walls - Exterior</td><td>0</td></tr> <tr><td>Interior</td><td>0</td></tr> <tr><td>Non-Bearing Walls and Partitions</td><td>0</td></tr> <tr><td>Interior</td><td>0</td></tr> <tr><td>Floor Construction</td><td>0</td></tr> <tr><td>Roof Construction and associated secondary members</td><td>0</td></tr> </table>	Structural Frame	0	Including columns, girders, trusses	0	Bearing Walls - Exterior	0	Interior	0	Non-Bearing Walls and Partitions	0	Interior	0	Floor Construction	0	Roof Construction and associated secondary members	0
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Fire-Resistance Rating Requirements Based on Fire Separation Distance: Table 705.5	<table border="1"> <tr><td>Fire Separation Distance</td><td>0 Hours</td></tr> <tr><td>Type of Construction</td><td>B</td></tr> <tr><td>Occupancy</td><td>IIB</td></tr> <tr><td></td><td>B</td></tr> </table>	Fire Separation Distance	0 Hours	Type of Construction	B	Occupancy	IIB		B								
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Allowable Building Height (feet above grade plane): Table 504.3.	<table border="1"> <tr><td>Occupancy</td><td>75'</td></tr> <tr><td>Type of Construction</td><td>B</td></tr> <tr><td>Sprinklered</td><td>IIB</td></tr> </table>	Occupancy	75'	Type of Construction	B	Sprinklered	IIB										
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Allowable Number of Stories (above grade plane): Table 504.4.	<table border="1"> <tr><td>Occupancy</td><td>4</td></tr> <tr><td>Type of Construction</td><td>B</td></tr> <tr><td>Sprinklered</td><td>IIB</td></tr> </table>	Occupancy	4	Type of Construction	B	Sprinklered	IIB										
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Occupant Load: Table 1004.5.	<table border="1"> <tr><td>Business Areas</td><td>3,298 SF</td></tr> <tr><td></td><td>22</td></tr> <tr><td></td><td>150 gross</td></tr> </table>	Business Areas	3,298 SF		22		150 gross										
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Means of Egress: Section 1005.3.2. Table 1017.2.	<table border="1"> <tr><td>Exit Access Travel Distance</td><td>300'</td></tr> <tr><td>Sprinklered</td><td></td></tr> </table>	Exit Access Travel Distance	300'	Sprinklered													
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Other Considerations Required Fire Hydrant: Section 507.5.1.	A commercial hydrant to Santa Barbara City standards must be located within 300 feet of all portions of a facility or building as measured by an approved route around the exterior of the facility or building.																



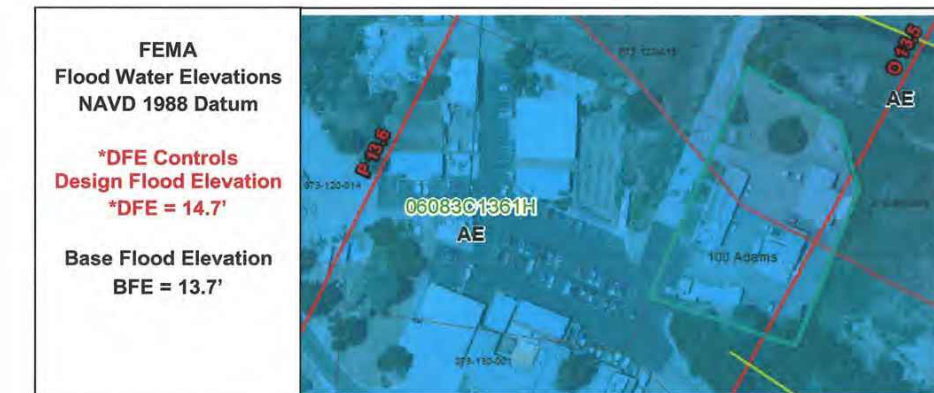
Building & Safety Division
Design Flood Elevation *(DFE) Determination
+ Base Flood Elevation (BFE)

Please reproduce this letter onto the Cover sheet of the plans

Date of Evaluation: Sept 30, 2019
Structure Address: 100 Adams Road
Owner's Applicant: Eduardo Galindo
APN: 073-450-003
Email: ed@egadesign.net

Santa Barbara County Panel: 1361 of 1835
FEMA NFIP Community: City of Santa Barbara
Number + Panel + Suffix: 0603511361H (Insurance use)
Map Panel #: 06083C1361H (to order map)
Effective Date: 9/28/19
Map Reval/Date: September 28, 2019

Building Use: Commercial Mixed Use Historical
FIRM Zone(s): FloodPlain SFHA AE Floodway SFHA AE Pre/Post-FIRM <=12.15.1978
BFE Source: Digital FIRM Map FIS Profile Other



NON RESIDENTIAL STRUCTURES

Non Residential structures substantially improved or damaged may be required to elevate the building at or above the DFE, exceptions may apply to existing structures built prior to Dec 15, 1978. All new or altered work shall comply with FEMA flood mitigation requirements including: flood proofing or elevating new or relocated mechanical, electrical & plumbing elements & providing water resistant materials where allowed below DFE. References: 2016 CBC 1612, 2016 CRC R322, ASCE 24-14, and ASCE 7-10 Chapter 5.

STRUCTURE(S) shown may not represent the buildings proposed.

BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24.

FLOOD INSURANCE is required for Federally Financed structures located in a SFHA 'X', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones.

Chris Short
 Chris Short, Senior Plan Check Engineer & Floodplain Coordinator
 (805) 564-5551 cshort1@santabarbaraca.gov
 Community Development Department, Building & Safety Division
 630 Garden Street, Santa Barbara, Ca. 93102

Cc: City Floodplain File, City Street File
 H:\Group\Floodplain\Building\Floodplain Management\BFE2019\FIRM\Adms 100_RL2019-07143_DFE_BFE.docx

Protection from Flooding:
 Project Site is in a designated Special Flood Hazard Area (SFHA)
 • Base Flood Elevation (BFE) - 13.7' NAVD 1988 Datum
 • Design Flood Elevation (DFE) - 14.7' NAVD 1988 Datum
 • New Construction and Substantial Improvements required to be "Protected from Flooding" in compliance with Federal Emergency Management Agency (FEMA) regulations, in addition to:
 - ASCE 24-05 Flood Resistant Design
 - Technical Bulletin 3-93 Non-Residential Floodproofing Requirements and Certifications - In lieu of individual structures, on site, complying with FEMA requirements for Protection from Flooding, the site will be protected cumulatively, and in its entirety, with a FEMA compliant Flood Wall surrounding the entire Site perimeter, portions of which will be demountable.

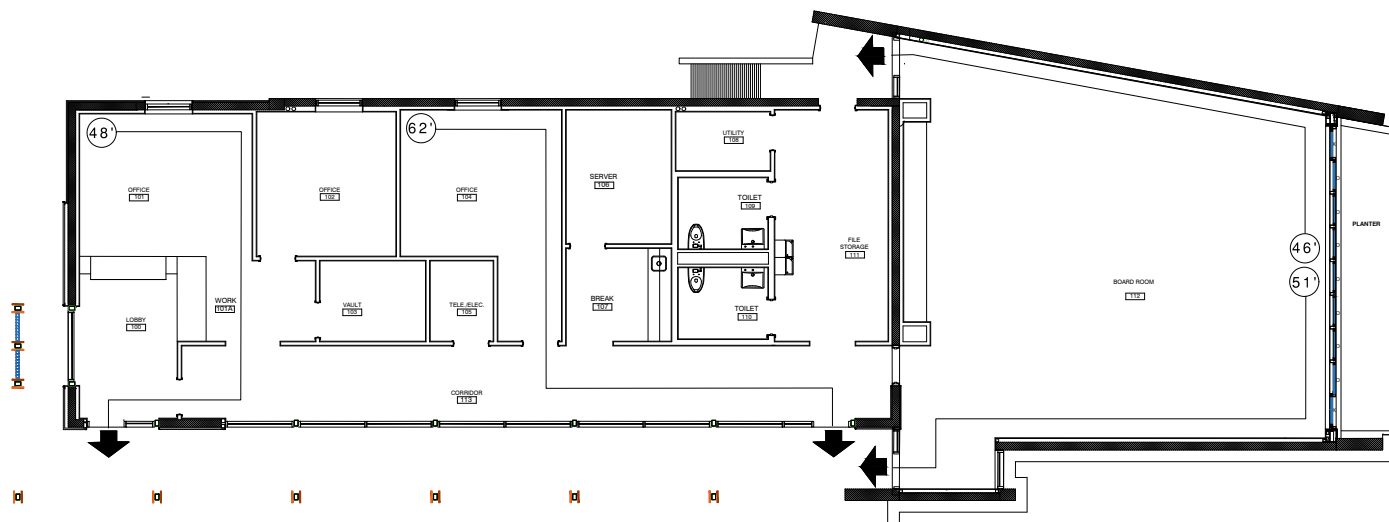
The Perimeter Flood Wall shall be permitted separately.
 Case No. PLN2019-0041 and BLD07143

LEED CERTIFICATION

The Project will be seeking Leadership in Energy and Environmental Design (LEED) Certification to demonstrate the District's commitment to sustainability. Certification, under the auspices of the Green Business Certification Inc. (GBCI), requires submittal of documentation as evidence of compliance with criteria necessary to obtain Certification.

- This includes credit for sustainable construction practices.
- The prevailing Contractor shall assist in these efforts by maintaining and providing documentation of requisite sustainable practices, as stipulated in Section 01 81 13.

CODE - EXIT DIAGRAM



Your environmental partner since 1954

UCSB Campus
 Parking Lot 32
 Santa Barbara, CA 93106
 (p) 805 968-2617 (f) 805 562-8987

ADMINISTRATION BUILDING

EDUARDO GALINDO
 ARCHITECT
 9733 W. SUNNYSLOPE LANE
 PEORIA, ARIZONA 85345
 EGA

480.751.8780 ed@egadesign.net

egadesign.net



ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		20 JUL 2017
Architectural Board of Review Submittal		27 FEB 2020
Architectural Board of Review Submittal		10 OCT 2022
Building Permit Review		28 AUG 2023

DRAWING

SITE PLAN

SCALE: GWSD 13-04 40903

PROJECT NUMBER

SA- A100

DRAWING NUMBER

Plot Date: