



TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II Case Nos. 25-0009-DP/25-0034-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to the applicant.

PROJECT DESCRIPTION:

This is a request for **Conceptual Review** to demolish an existing 6,288 square foot operations and maintenance building, 9,922 square foot north parking canopy, and 13,120 square foot center parking canopy, replace up to 58,000 square feet of existing site pavement, construction of a new 14,748 square foot operations and maintenance building, replacement of the parking canopies with new photovoltaic canopies (4,869 and 13,984 square feet, respectively), installation of a new 1,100 square foot steel framed canopy adjacent to the existing bus wash building for new chassis wash, and new microgrid and resiliency components for the facility. The northeastern driveway will be abandoned and gated off with fencing matching the existing 8' high perimeter fence.

A total of 20 parking spaces will be provided by the project and two (2) long-term bicycle parking spaces will also be provided. One evergreen pear tree and one washingtonia robusta palm tree will be removed. SBMTD will operate the facility nearly 24 hours per day, seven days a week. Primary access will be taken from Overpass Road. The property is a 1.99-acre parcel zoned General Industrial (IG) and shown as Assessor's Parcel Number 071-220-010, located at 5353 Overpass Road.

The project was filed by Will Todd of Stantec on behalf of the property owner, SBMTD.

DISCUSSION:

The project is consistent with Title 17 development standards for the General Industrial zone (e.g., height, landscaping, lighting, etc.) if DRB approves the proposed development. The proposed structures conform to the 20' front, 10' rear, and 10' interior side setbacks and the 35' maximum height limit.

Policy LU 4.5 General Industrial (I-G) states:

This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. A CEQA exemption will be prepared for the project before the project comes back to DRB for action.

NEXT STEPS

Next steps include: (1) Preparation of CEQA Notice of Exemption; (2) Preliminary/Final DRB review (3) Planning Director review and action on the Development Plan Amendment; (3) 10-day appeal period following the Planning Director action; (5) Zoning Clearance/Condition Compliance; (6) Building Plan Check and Permits for construction.

ATTACHMENTS:

A - Project Plans

ATTACHMENT A

PROJECT PLANS

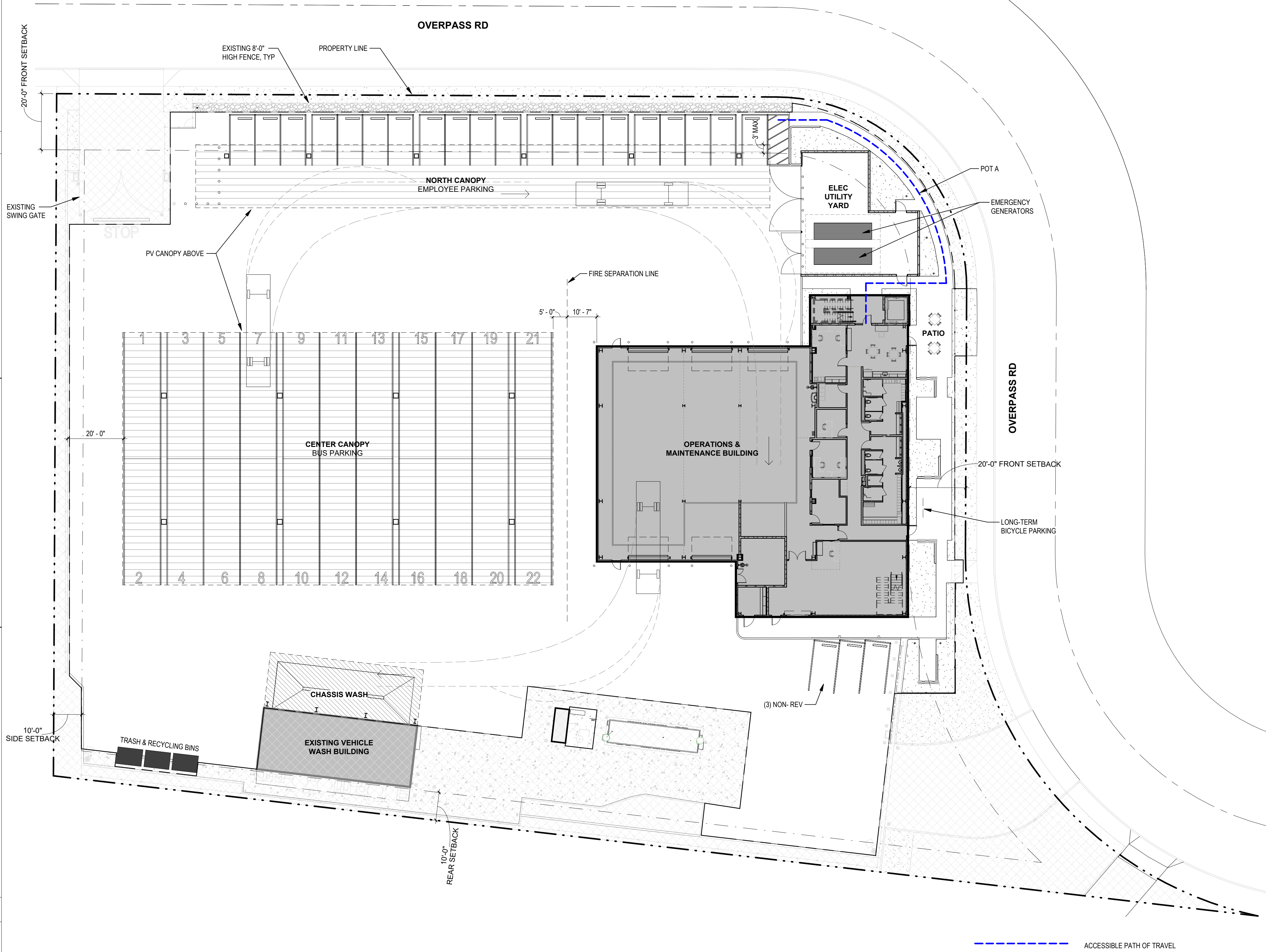
GENERAL CODE INFORMATION

1.0 GENERAL	2.0 SITE	PROPERTY DESCRIPTION: MULTIPLE BUILDING PROPERTY
OWNER: SANTA BARBARA METROPOLITAN TRANSIT DISTRICT	EASEMENTS AND SETBACKS REFER TO CODE ANALYSIS SITE PLAN 1/G-010	SHORT-TERM BICYCLE PARKING (CALGREEN 5.106.4.1.1) PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITORS ENTRANCE, READILY VISIBLE TO PASSERS-BY FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK. NO VISITOR PARKING SPACES PROVIDED, (0) SHORT-TERM BICYCLE SPACES PROVIDED
SITE ADDRESS: 5353 OVERPASS RD. GOLETA, CA 93111	PARKING DATA PER CBC TABLE 119-208.2, FOR 1 TO 25 PARKING SPACES (20 PROPOSED), PROVIDE (1) ACCESSIBLE SPACE, (0) VAN ACCESSIBLE SPACE (1) STANDARD ACCESSIBLE AND (0) VAN ACCESSIBLE SPACE PROVIDED PROPOSED NUMBER OF EMPLOYEE PARKING SPACES DETERMINED BASED ON ANTICIPATED NUMBER OF EMPLOYEES AT MTD FACILITY.	LONG-TERM BICYCLE PARKING (CALGREEN 5.106.4.1.2) PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY. (20) EMPLOYEE PARKING SPACES X 0.05 = 1, (2) LONG-TERM BICYCLE SPACES REQUIRED (2) LONG-TERM BICYCLE SPACES PROVIDED
AUTHORITY HAVING JURISDICTION: CITY OF GOLETA, BUILDING & SAFETY DIVISION	ELECTRIC VEHICLE (EV) CHARGING (CALGREEN 5.106.5.3) PER TABLE 5.106.5.3.1, FOR 10 TO 25 PARKING SPACES (20 PROPOSED), PROVIDE MIN OF (4) EV CAPABLE SPACES AND (0) EV CAPABLE SPACES PROVIDED WITH EVSE. CITY OF GOLETA LOCAL AMENDMENT TO TABLE 5.106.5.3.1, FOR ALL OTHER FACILITIES NUMBER OF REQUIRED EV CAPABLE OR EVCS SPACES: 30% OF ACTUAL PARKING SPACES NUMBER OF REQUIRED EV CAPABLE SPACES: 15% OF ACTUAL PARKING SPACES NUMBER OF REQUIRED EVCS SPACES: 15% OF ACTUAL PARKING SPACES (20) PARKING SPACES X 0.30 = 6, PROVIDE (0) EV CAPABLE OR EVCS SPACES (20) PARKING SPACES X 0.15 = 3, PROVIDE (3) EV CAPABLE SPACES & (3) EVCS SPACES	ACCESSIBLE PATH OF TRAVEL (CBC CHAPTER 11B) TRAVEL DISTANCE FROM ACCESSIBLE PARKING TO EMPLOYEE BUILDING ENTRANCE POT A: 137'-6"
CODES IN EFFECT GOLETA MUNICIPAL CODE AND AMENDMENTS 2025 CALIFORNIA BUILDING CODE (CBC) 2025 CALIFORNIA ELECTRICAL CODE (CEC) 2025 CALIFORNIA MECHANICAL CODE (CMC) 2025 CALIFORNIA PLUMBING CODE (CPC) 2025 CALIFORNIA ENERGY CODE (CEC) 2025 CALIFORNIA FIRE CODE (CFC) 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN) 2025 CALIFORNIA EXISTING BUILDING CODE (CEBC) NOTE: REFER TO LIFE SAFETY / OCCUPANCY PLANS FOR OCCUPANT LOADS, PLUMBING FIXTURE COUNTS AND MEANS OF EGRESS INFORMATION.		

3.0 BUILDING						
BUILDING DESCRIPTION AND CONSTRUCTION TYPE:		BUILDING USE AND OCCUPANCY CLASSIFICATION: (CBC CHAPTER 3)		BUILDING HEIGHT: (CBC TABLES 504.3, 504.4, GMC 17.10.030)		
A. OPERATIONS / MAINTENANCE BUILDING: PROPOSED TWO-STORY OFFICE & STORAGE BUILDING W/ MEZZANINE LEVEL FOR THE REPAIR AND MAINTENANCE OF DIESEL AND ELECTRIC VEHICLES TYPE II-B CONSTRUCTION, SPRINKLERED		USE		OCCUPANCY		HEIGHT (FEET)
B. NORTH PHOTOVOLTAIC CANOPY: PV CANOPY OVER EMPLOYEE PARKING, TYPE II-B CONSTRUCTION, SPRINKLERED (TBD)		NON-SEPARATED MIXED USE		GROUP S-1		35'-0"
C. CENTER PHOTOVOLTAIC CANOPY: PV CANOPY OVER BUS PARKING, TYPE II-B CONSTRUCTION, SPRINKLERED		STORAGE / VEHICLE REPAIR		GROUP B-1		34'-4"
D. CHASSIS WASH CANOPY: CANOPY OVER CHASSIS WASH, TYPE II-B CONSTRUCTION, UNSPRINKLERED		OFFICES		GROUP B		2
E. EXISTING WASH BUILDING: EXISTING ONE-STORY OPEN-AIR BUILDING FOR BUS WASHING, TYPE II-B CONSTRUCTION, UNSPRINKLERED		BREAK ROOM / MULTI-PURPOSE ROOM		GROUP A-3 (ACCESSORY USE) (UNCONCENTRATED - TABLES AND CHAIRS)		35'-0"
		B. NORTH PV CANOPY		GROUP U		20'-0"
		C. CENTER PV CANOPY		GROUP U		3
		D. CHASSIS WASH CANOPY		GROUP S-1		20'-0"
		E. EXISTING WASH BUILDING		GROUP S-1		1
						35'-0"
						20'-0"
						3
						1
						35'-0"
						24'-0"
						4
						1

BUILDING AREA: (CBC TABLE 506.2)	BUILDING AREA SQ. FT. AT GROUND LEVEL (DEFINED AS AREA WITHIN EXTERIOR WALLS AND EXTERIOR AREAS UNDER PROJECTION OF ROOF BY CBC CHAPTER 2)	OCCUPANCY SEPARATION: (CBC TABLE 508.4)
A. OPERATIONS / MAINTENANCE BUILDING ALLOWABLE: (S-1 / B OCCUPANCY, SM) PROPOSED:	52,500 SF 13,000 SF	NO RATED SEPARATION BETWEEN GROUP B AND GROUP S-1 AT OPERATIONS / MAINTENANCE OPERATIONS BUILDING, NON-SEPARATED OCCUPANCY PER CBC 508.3.
B. NORTH PHOTOVOLTAIC CANOPY ALLOWABLE: (U OCCUPANCY, S1) PROPOSED:	34,000 SF 4,605 SF	NO RATED SEPARATION BETWEEN GROUP B AND GROUP A-3 AT OPERATIONS / MAINTENANCE BUILDING, A-3 IS ACCESSORY OCCUPANCY LESS THAN 10% OF THE FLOOR AREA PER CBC 508.2.3.
C. CENTER PHOTOVOLTAIC CANOPY ALLOWABLE: (U OCCUPANCY, S1) PROPOSED:	34,000 SF 13,815 SF	
D. CHASSIS WASH CANOPY / EXISTING WASH BUILDING* ALLOWABLE: (S-1 OCCUPANCY, NS) PROPOSED: EXISTING WASH BUILDING: PROPOSED + EXISTING:	17,500 SF 1,100 SF 1,210 SF 2,310 SF	* NOTE: EXISTING WASH BUILDING AND NEW CHASSIS WASH CANOPY ARE CONSIDERED A SINGLE BUILDING IN TERMS OF HEIGHT, AREA, TYPE OF CONSTRUCTION, AND SEPARATION PER CBC 705.3 BUILDINGS ON THE SAME LOT, EXCEPTION 1. FRONTAGE INCREASE NOT APPLICABLE (CBC 508.3)

FIRE RESISTANCE RATINGS: (CBC TABLE 601)	EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION AND OPENING PROTECTION: (CBC TABLE 705.8)	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (CBC TABLE 803.13):
ELEMENT TYPE II-B PRIMARY STRUCTURAL FRAME 0 - HR BEARING WALLS - EXTERIOR 0 - HR - INTERIOR 0 - HR NON-BEARING WALLS/PARTITIONS - EXTERIOR (TABLE 705.5, S-1 OCCUPANCY) FIRE SEPARATION DIST < 5' 1 - HR FIRE SEPARATION DIST 5' - 10' 0 - HR FIRE SEPARATION DIST 10' - 30' 0 - HR FIRE SEPARATION DIST > 30' 0 - HR - INTERIOR 0 - HR FLOOR CONSTRUCTION 0 - HR ROOF CONSTRUCTION 0 - HR NOTES: FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR GREATER WHERE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3 FOOTNOTE H. FIRE SEPARATION DISTANCE IS AT LEAST 10' FOR EXTERIOR WALLS OF ALL PROPOSED BUILDINGS, NO FIRE RATINGS REQUIRED ON ANY BUILDING ELEMENTS. MINIMUM ROOF COVERING CLASSIFICATION TO BE CLASS A.	FIRE SEPARATION DISTANCE DEGREE OF OPENING PROTECTION ALLOWABLE AREA 10' TO LESS THAN 15' UNPROTECTED, SPRINKLERED (UP, S) 45% 15' TO LESS THAN 20' UNPROTECTED, SPRINKLERED (UP, S) 75% 20' OR GREATER UNPROTECTED, SPRINKLERED (UP, S) NO LIMIT	FOR SPRINKLERED BUILDINGS: GROUP EXIT ENCLOSURES & EXIT PASSAGEWAYS CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS ROOMS & ENCLOSED SPACES A-3 CLASS B CLASS C CLASS C B CLASS B CLASS C CLASS C S CLASS C CLASS C CLASS C
	FIRE HAZARD SEVERITY ZONE THIS SITE IS NOT IN A FIRE HAZARD SEVERITY ZONE. IT IS DESIGNATED A LOCAL RESPONSIBILITY AREA, NON-VHHSZ.	



1 G-010 CODE ANALYSIS - SITE PLAN 1" = 20'-0"



Revision	By	App'd	YYYY-MM-DD	Issued	By	App'd	YYYY-MM-DD
				PLANNING DEPARTMENT RESUBMITTAL	JR	WT	2025.09.14
				60% DESIGN DEVELOPMENT SUBMITTAL	JR	WT	2025.08.25
				60% DESIGN DEVELOPMENT - GAGC SET	JR	WT	2025.08.08
				PLANNING DEPARTMENT SUBMITTAL	JR	WT	2025.06.27



Permit/Seal
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Client/Project Logo
Client/Project
SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
TERMINAL 2 - PHASE 2
5353 OVERPASS ROAD, GOLETA, CA 93111
2014240809-38MTD_T2_Phase 2_arch.rvt
JR WT 2025.08.26
Dwn. Dgns. Chkd. YYYY-MM-DD

Title
CODE ANALYSIS
Project No.
PROJ NO. 2014240809
Revision
Scale
As indicated
Drawing No.
G-010

[illegible]

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Consultant



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Los Angeles, CA 90017-3007
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DISTRICT

TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

2014240809_SBMTD_T2_Phase 2_archiv	NC	JR	WT	2025.08.25
	Dwn	Dwn	Chkd	YYYY.MM.DD

Title
ADJACENT BUILDING PHOTOS

Project No.
PROJ NO. 2014240809
Revision

Scale

Drawing No.

G-012



- ① CONSTRUCT BOLLARDS PER ARCHITECTURAL DRAWINGS.
- ② CONSTRUCT PARKING CANOPY FOUNDATION PER STRUCTURAL DRAWINGS.
- ③ NEW MAINTENANCE AND OPERATIONS BUILDING. SEE ARCHITECTURAL DRAWINGS.
- ④ CONSTRUCT CONCRETE SIDEWALK PER DETAILS SHEET C-105.
- ⑤ FURNISH AND INSTALL CATCH BASIN PER DETAIL THIS SHEET.
- ⑥ INSTALL SALVAGED GATE PER ARCHITECTURAL DRAWINGS.
- ⑦ INSTALL NEW GATE PER ARCHITECTURAL DRAWINGS
- ⑧ 10-FOOT PUBLIC UTILITIES EASEMENT

IMPERVIOUS REMOVED: -1,245 S.F.
IMPERVIOUS REPLACED: +65,900 S.F.

RESULT: MUST COMPLY WITH TIER 4 POST-CONSTRUCTION REQUIREMENTS DUE TO AMOUNT OF REPLACED IMPERVIOUS. POST-CONSTRUCTION PEAK FLOW RUNOFF WILL BE LESS THAN PRE-CONSTRUCTION BECAUSE POST-CONSTRUCTION IMPERVIOUS < PRE-PROJECT IMPERVIOUS.

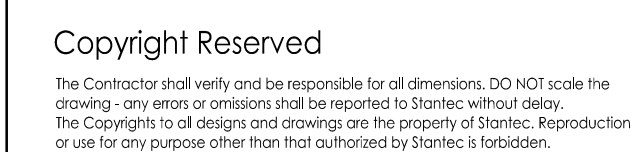
THE 95TH% VOLUME WAS DETERMINED USING THE SCM SIZING CALCULATOR PROVIDED AT THE CITY'S WEBSITE.

SCM-1 MINIMUM REQUIRED STORAGE = 3,031 C.F.
SCM-2 MINIMUM REQUIRED STORAGE = 964 C.F.
SCM-3 MINIMUM REQUIRED STORAGE = 1612 C.F.

AC ASPHALTIC CONCRETE
BOT BOTTOM
CONC CONCRETE
CP CONTROL POINT
ELAL ELECTRICAL AREA LIGHT
ELBX ELECTRICAL BOX
ELCB ELECTRICAL CABINET
EJ EXPANSION JOINT
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
GM GAS METER
GND GROUND
IRBX IRRIGATION BOX
IRVA IRRIGATION VALVE
M### FOUND MONUMENT NUMBER
MAG MAGNETIC NAUL
MAPS SANTA BARBARA COUNTY
RECORDER BOOK OF MAPS
O.R. SANTA BARBARA COUNTY OFFICIAL
P.M. PARCEL MAP
PJ PANEL JUNG
SD STRAIN DRAIN
SDMH STRAIN DRAIN MANHOLE
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
TOP TOP OF
TC TOP OF CURB
TOE TOP OF SLOPE
TOP TOP OF SLOPE
UMH UNKNOWN TYPE MANHOLE
WTHB WATER HOSE BIB
WTVT WATER VALVE
WV WATER VALVE
VLV VALVE

Permit/Seal

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Revision Sheet

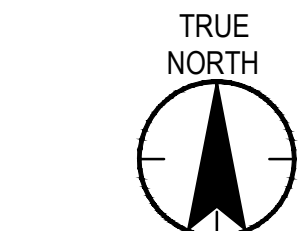
Drawing No.

C-102

LEGEND

-

AC ASPHALTIC CONCRETE
 BC BOTTOM
 CONC CONCRETE
 CP CONTROL POINT
 ELAL ELECTRICAL AREA LIGHT
 ELBX ELECTRICAL BOX
 ELOB ELECTRICAL CABINET
 EJ EXPANSION JOINT
 FH FIRE HYDRANT
 FL FLOW LINE
 FS FINISHED SURFACE
 GM GAS METER
 QND GROUND
 IREBX IRRIGATION BOX
 IRI IRRIGATION VALVE
 M#FF FOUND MONUMENT NUMBER
 NAU NO ACoustic NAVAL
 MAPS SANTA BARBARA COUNTY
 RECORDER BOOK OF MAPS
 O.R. SANTA BARBARA COUNTY OFFICIAL
 RECORDS
 PM PARCEL MAP
 PJ PANEL JUNCTION
 SD STORM DRAIN
 SDMH STORM DRAIN MANHOLE
 SSCM SANITARY SEWER CLEANOUT
 SSMH SANITARY SEWER MANHOLE
 T/T TOP OF
 TC TOE OF CURB
 TOE TOE OF SLOPE
 TOB TOE OF BANK
 UH UNKNOWN TYPE MANHOLE
 WTH WATER HOSE BIB
 WTVT WATER VAULT
 WV WATER VALVE
 VALVE



SCALE: 1"=20'

A horizontal graphic scale bar with a black and white checkered pattern. It is marked with the numbers 0, 20, 40, and 60, representing feet. The bar is divided into segments, with the first 20 feet being checkered and the remaining 40 feet being solid black.[illegible]

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STORM DRAIN PLAN

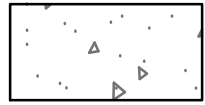
Scale

Drawing No.

C-103

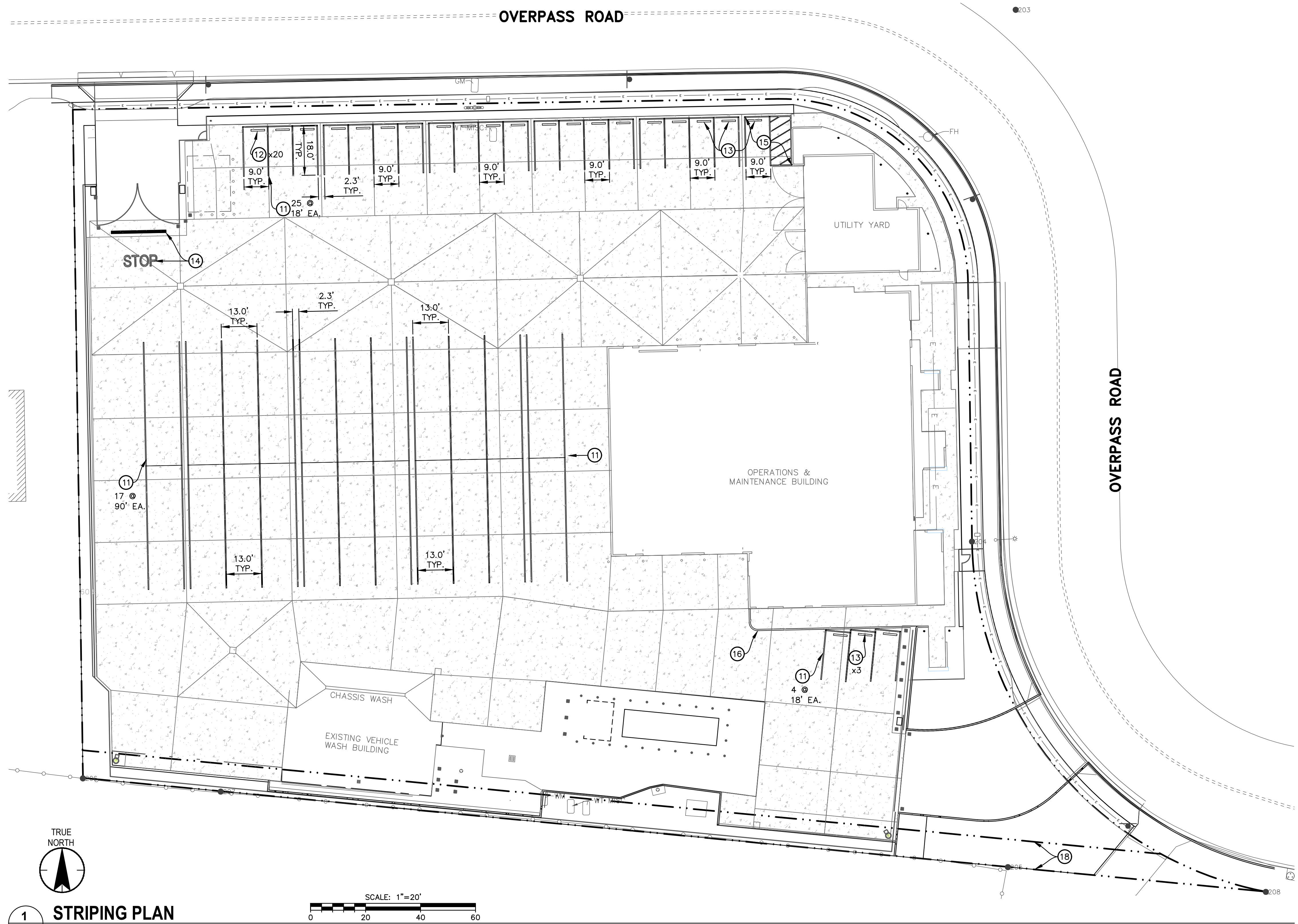
LEGEND

- (11) APPLY 4" THERMOPLASTIC STRIPED PARKING STALLS PER ARCHITECTURAL DRAWINGS.
- (12) INSTALL SALVAGED CONCRETE WHEEL STOPS PER ARCHITECTURAL DRAWINGS
- (13) FURNISH AND INSTALL CONCRETE WHEEL STOP.
- (14) INSTALL 12" LIMIT LINE, AND "STOP" PAVEMENT MARKING PER CALTRANS STANDARD PLANS A240 AND A24F.
- (15) INSTALL ACCESSIBLE PARKING STALL PER DETAIL THIS SHEET.
- (16) APPLY 6" THERMOPLASTIC STRIPE PER ARCHITECTURAL DRAWINGS.
- (18) 10-FOOT PUBLIC UTILITIES EASEMENT

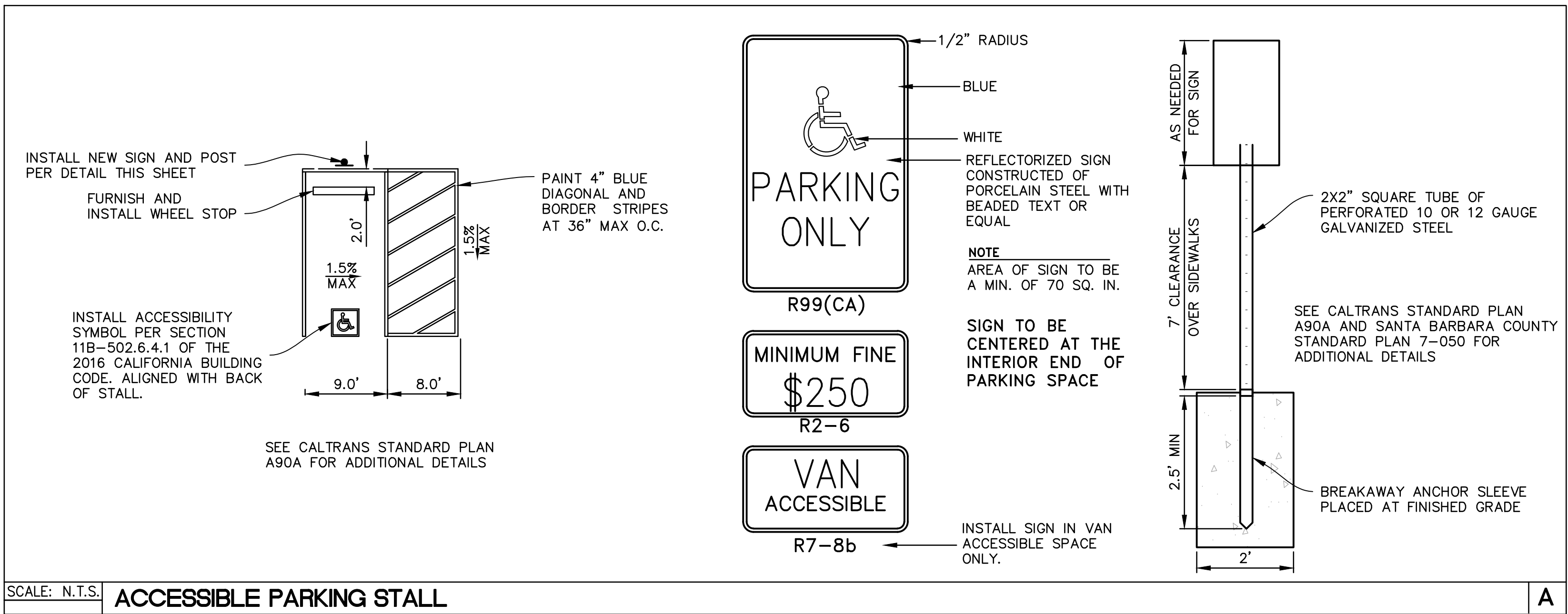


CONSTRUCT 8" THICK CONCRETE PAVEMENT PER
DETAIL THIS SHEET.

AC ASPHALTIC CONCRETE
BOT BOTTOM
CONC CONCRETE
CP CONTROL POINT
ELAL ELECTRICAL AREA LIGHT
ELBX ELECTRICAL BOX
ELCB ELECTRICAL CABINET
EJ EXPANSION JOINT
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
GM GAS METER
GND GROUND
IREX IRRIGATION BOX
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TOE TOP OF CURB
TOE TOE OF SLOPE
TOP TOP OF SLOPE
UMH UNKNOWN TYPE MANHOLE
WTHB WATER HOSE BIB
WTV WATER VAULT
WV WATER VALVE
V VALVE



1 STRIPING PLAN
C-101 1" = 20'-0"



SCALE: N.T.S.	ACCESSIBLE PARKING STALL
---------------	--------------------------

[illegible]

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SANTA BARBARA METROPOLITAN TRANSIT
DISTRICT

TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

_____ Dwn. _____ Dsgn. _____ Chkd. _____ YYYY.MM.DD

Title

STRIPING PLAN

Project No.

2014240809

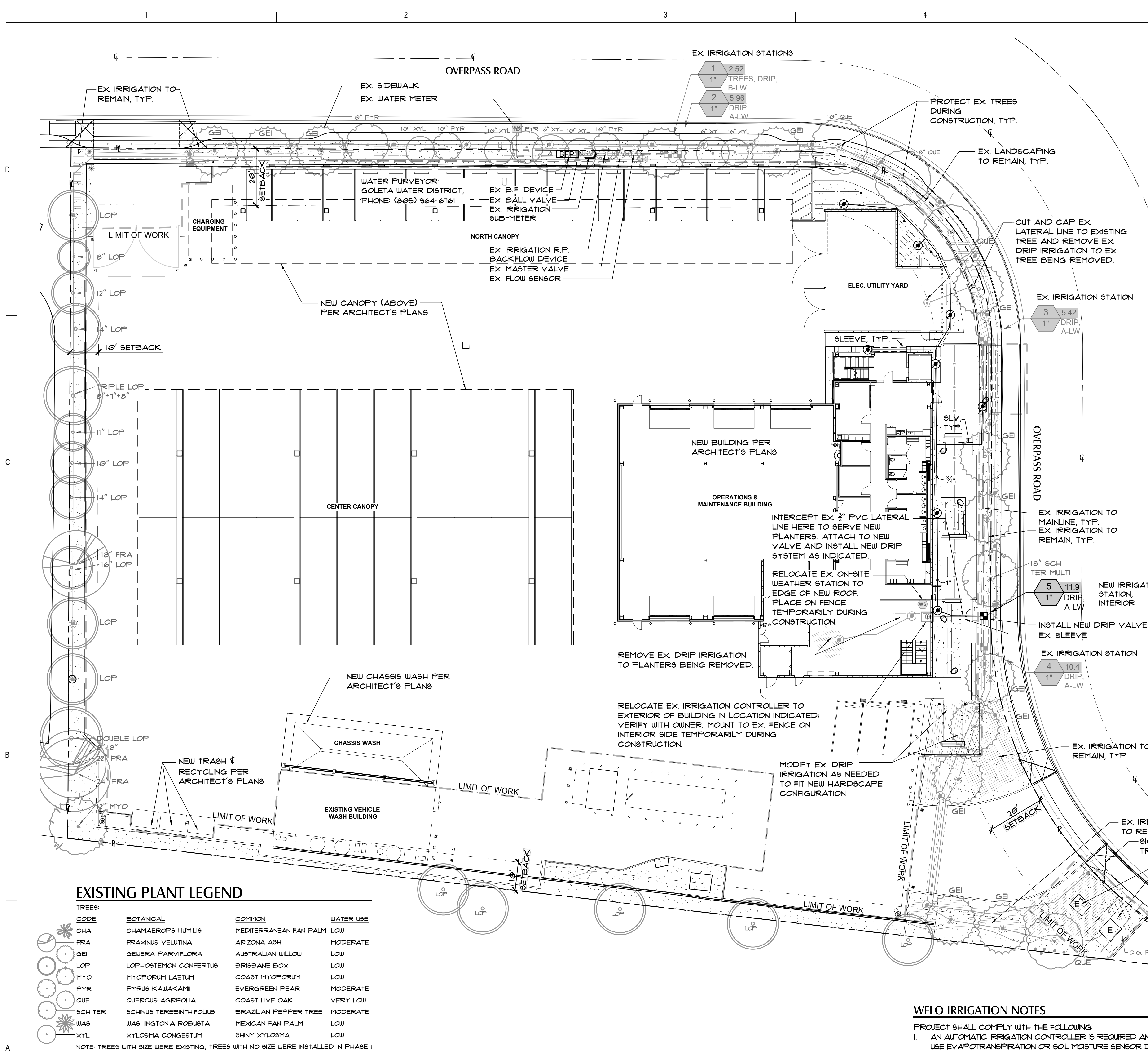
Revision	Sh
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Scale

 $1'' = 20$

Drawing

C-104



EXISTING PLANT LEGEND

TREES	BOTANICAL	COMMON	WATER USE
CHA	CHAMAECRORUS HUMILIS	MEDITERRANEAN FAN PALM	LOW
FRA	FRAXINUS VELUTINA	ARIZONA ASH	MODERATE
GEI	GEUKERIA PARVIFLORA	AUSTRALIAN WILLOW	LOW
LOP	LOPHOSTEMON CONFERTUS	BRISBANE BOX	LOW
MYO	MYOPORUM LAETUM	COAST MYOPORUM	LOW
PYR	PYRUS KAWAKAMII	EVERGREEN PEAR	MODERATE
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW
SCH	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	MODERATE
TER	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	LOW
WAS	XYLOSMA CONGESTUM	SHINY XYLOSMA	LOW
XYL			

NOTE: TREES WITH SIZE WERE EXISTING, TREES WITH NO SIZE WERE INSTALLED IN PHASE 1

WELO DOCUMENTATION & CALCULATIONS

WELO WATER USE CALCULATIONS

Water Budget Calculations

$MAWA = (Et_a)(0.62)[(0.45 \times LA) + (0.55 \times SLA)]$

MAWA	=	Maximum applied water allowance (gallons per year)
Et _a	=	Reference evapotranspiration from Appendix A (inches per year)
0.45	=	ET adjustment factor (ETAF)
0.62	=	Conversion factor (to gallons per square foot)
SLA	=	Portion of the landscape area identified as special landscape area (square feet)
0.55	=	The additional ET adjustment factor for special landscape area (1.0 - 0.45 = 0.55)

Calculations	update MAWA cells below	MAWA = 60,619 GALLONS
MAWA	= (44.90)(0.62)[(0.45 x 4,839) + (0.55 x 0)]	ETWA = 44,379 GALLONS
MAWA	=	60,619 gallons per year

Estimated Total Water Use (ETWU)

$ETWU = (Et_a) \times (0.62) \times (PF/E) \times (LA)$
Estimated Total Water Use = 44,379 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Yearly Et _a	Plant Factor (PF) *	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
A - In-line Drip, existing	Low	44.90	0.20	0.62	0.81	770	5,293
B - In-line Drip, trees, existing	Low	44.90	0.30	0.62	0.81	3,235	33,354
C - In-line Drip, new	Low	44.90	0.20	0.62	0.81	834	5,733
Total:							44,379

Hydrozone Information Table

Hydrozone*	Zone/valve no.	Irrigation Method**	Area (SF)	% of Landscape
B - LW	1	Drip	770	15.91%
A - LW	2	Drip	875	18.08%
A - LW	3	Drip	841	17.38%
A - LW	4	Drip	1,519	31.39%
C - LW	5	Drip	834	17.23%
Total:				100.00%

*Hydrozone

HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants

**Irrigation Method

B = Bubbler
D = Drip
IE = Spray = 0.75
drip = 0.81

IRRIGATION & MAINTENANCE SCHEDULES

- CONTRACTOR SHALL PERFORM AND/OR SUPPLY INFORMATION REQUESTED IN THE "COUNTY OF SANTA BARBARA'S W.E.O. (2015) SUPPLEMENT LANDSCAPE DOCUMENTATION PACKAGE & CERTIFICATION FORMS" W.E.O. CERTIFICATE OF COMPLETION + APPENDIX 'C' CERTIFICATE OF COMPLETION. COORDINATE WITH ARCHITECT & LANDSCAPE ARCHITECT AS NEEDED FOR SUBMITTAL.
- CONTRACTOR SHALL OBTAIN AN IRRIGATION AUDIT REPORT PER W.E.O. ORDINANCE.
- CONTRACTOR SHALL PREPARE IRRIGATION SCHEDULE (UTILIZING AUDIT DATA) FOR (A) ESTABLISHMENT PERIOD & (B) ESTABLISHED LANDSCAPE + SUBMIT TO LANDSCAPE ARCHITECT FOR INCLUSION IN CERTIFICATE OF COMPLETION SUBMITTAL.
- CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE LANDSCAPE ARCHITECT A MAINTENANCE SCHEDULE FOR INCLUSION IN THE CERTIFICATE OF COMPLETION AS REQUIRED BY WELO. MAINTENANCE ITEMS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ROUTINE INSPECTION AND ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REFRESHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. MAINTENANCE SCHEDULE SHALL ALSO INCLUDE TESTING & CLEANING OF DRIP IRRIGATION FILTER AND CHECKING OF POINT SOURCE EMITTERS.

WELO COMPLIANCE & CLOSE OUT

- CONTRACTOR SHALL PERFORM AND/OR SUPPLY INFORMATION REQUESTED IN THE "COUNTY OF SANTA BARBARA'S W.E.O. (2015) SUPPLEMENT LANDSCAPE DOCUMENTATION PACKAGE & CERTIFICATION FORMS" W.E.O. CERTIFICATE OF COMPLETION + APPENDIX 'C' CERTIFICATE OF COMPLETION. COORDINATE WITH ARCHITECT & LANDSCAPE ARCHITECT AS NEEDED FOR SUBMITTAL.
- CONTRACTOR SHALL OBTAIN AN IRRIGATION AUDIT REPORT PER W.E.O. ORDINANCE.
- CONTRACTOR SHALL PREPARE IRRIGATION SCHEDULE (UTILIZING AUDIT DATA) FOR (A) ESTABLISHMENT PERIOD & (B) ESTABLISHED LANDSCAPE + SUBMIT TO LANDSCAPE ARCHITECT FOR INCLUSION IN CERTIFICATE OF COMPLETION SUBMITTAL.
- CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE LANDSCAPE ARCHITECT A MAINTENANCE SCHEDULE FOR INCLUSION IN THE CERTIFICATE OF COMPLETION AS REQUIRED BY WELO. MAINTENANCE ITEMS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ROUTINE INSPECTION AND ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REFRESHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. MAINTENANCE SCHEDULE SHALL ALSO INCLUDE TESTING & CLEANING OF DRIP IRRIGATION FILTER AND CHECKING OF POINT SOURCE EMITTERS.

WELO IRRIGATION NOTES

PROJECT SHALL COMPLY WITH THE FOLLOWING:

- AN AUTOMATIC IRRIGATION CONTROLLER IS REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
- IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014, "LANDSCAPE IRRIGATION SPRINKLER AND Emitter STANDARD," ALL SPRINKLER

- HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
- AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE IRRIGATION SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED AT THE TIME OF FINAL INSPECTION. THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE PROJECT PLANNER.

MATERIAL	RATE PER 1,000 SQ. FT.
ORGANIC MATERIAL	4 CUBIC YARDS
(WOOD SHAVINGS/COMPOST)	
GRO-POWER PLUS (5-3-1)	25 LB5

ADD SOIL TO BRING GRADE TO ONE INCH BELOW WALKS, CURBS AND HEADERS.

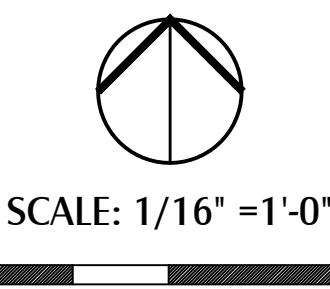
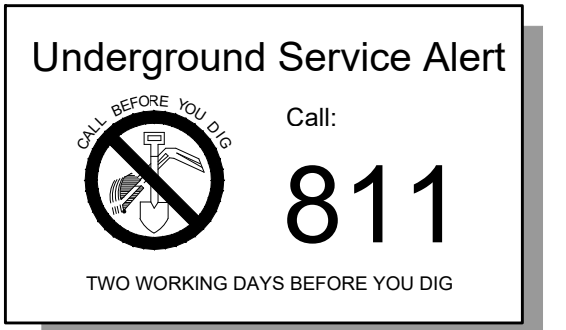
SOIL TEST NOTE:

SOIL TEST FOR WELO COMPLIANCE IS DEFERRED UNTIL AFTER SITE IMPROVEMENTS AND GRADING. CONTRACTOR SHALL TAKE SOIL TEST AS NOTED IN "WELO COMPLIANCE & CLOSEOUT" NOTE 1 ON SHEET L-101 AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR RECOMMENDATIONS. SUBMIT REPORT AND INVOICES FOR AMENDMENTS AND FERTILIZERS TO BUILDING DEPARTMENT FOR PERMIT CLOSE OUT.

CITY OF GOLETA WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

SIGNATURE: _____

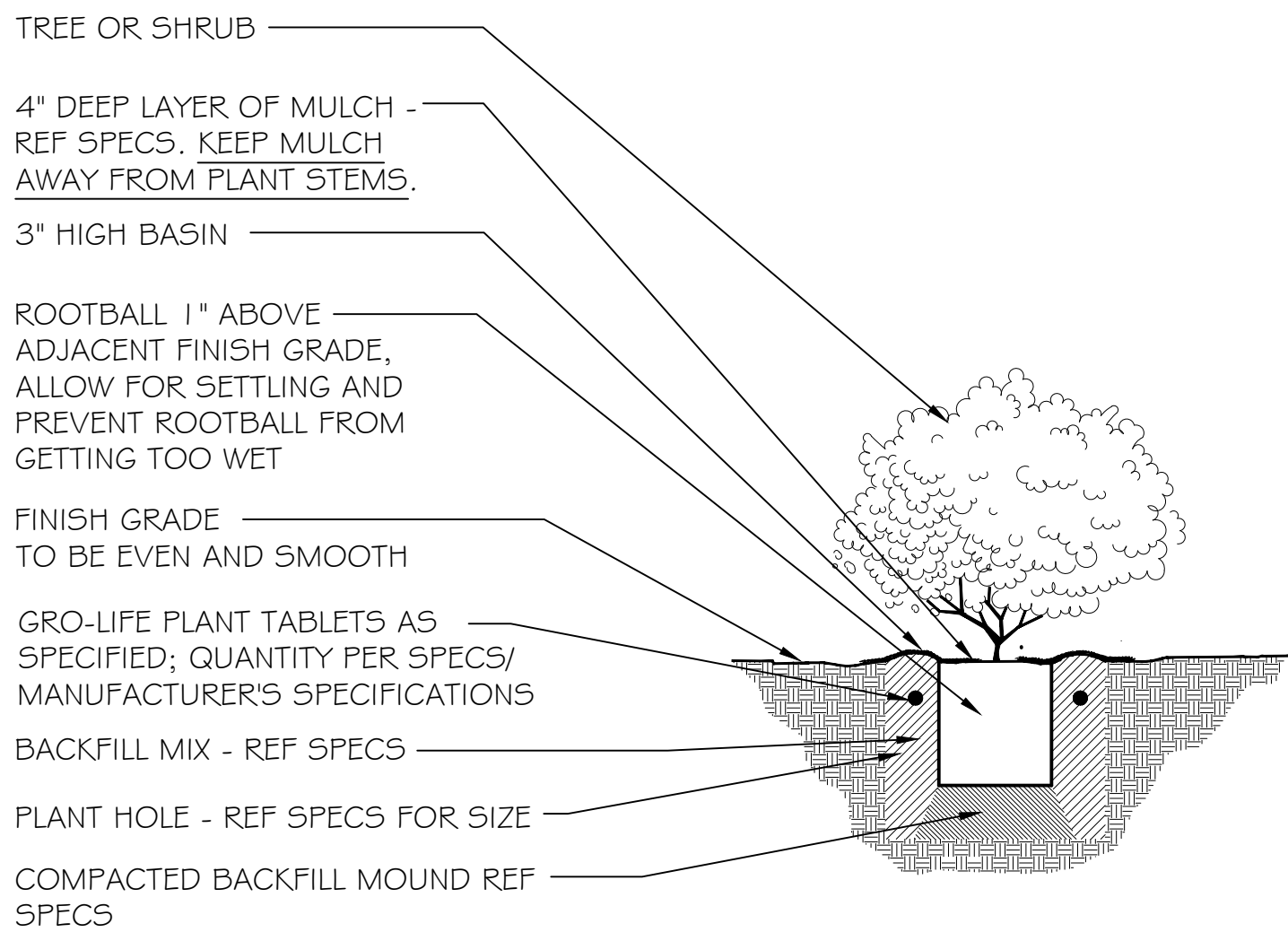


D

C

B

A

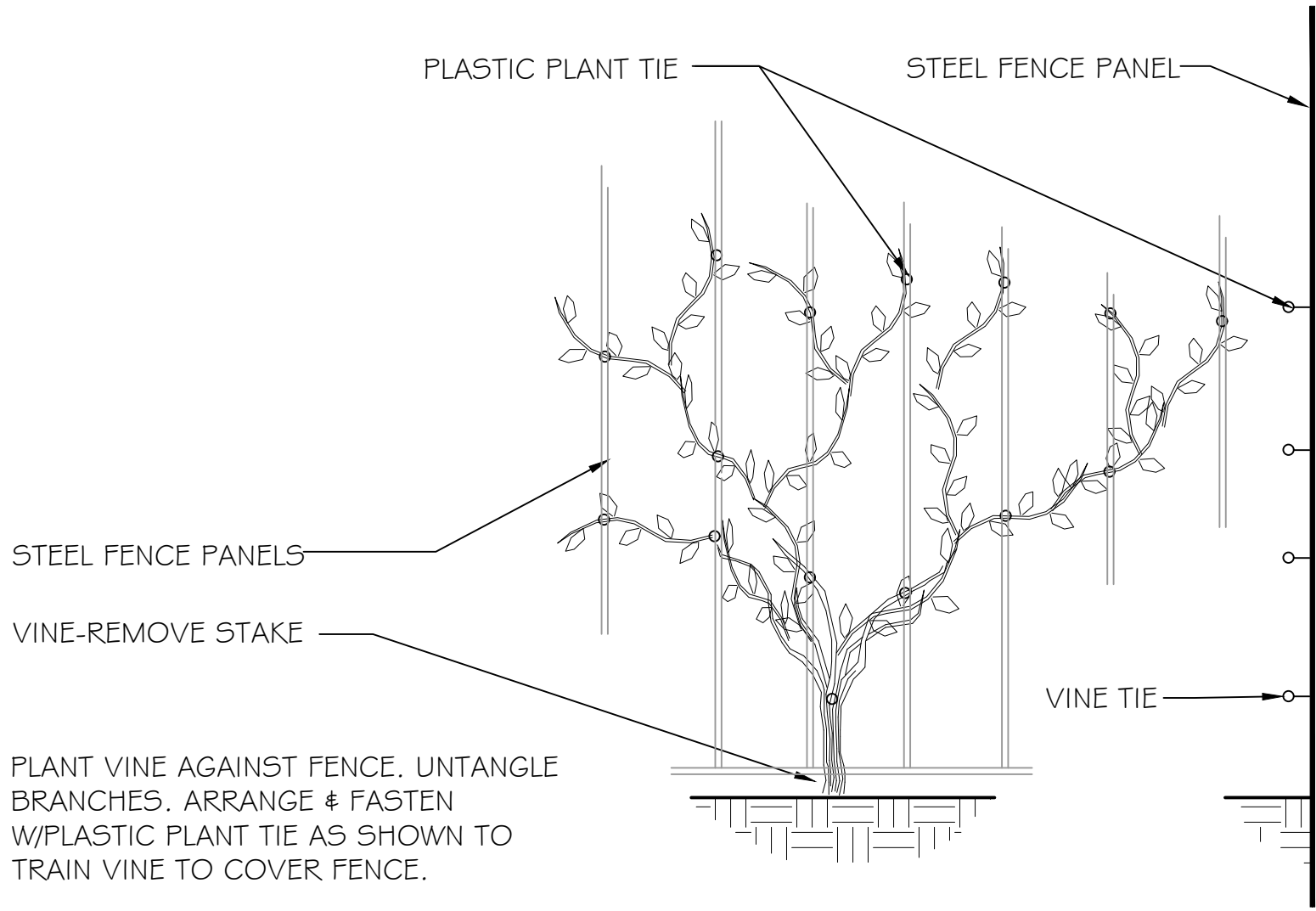


7

TREE OR SHRUB PLANTING WITH TABLETS

1" = 1"

P-MTDP2-06

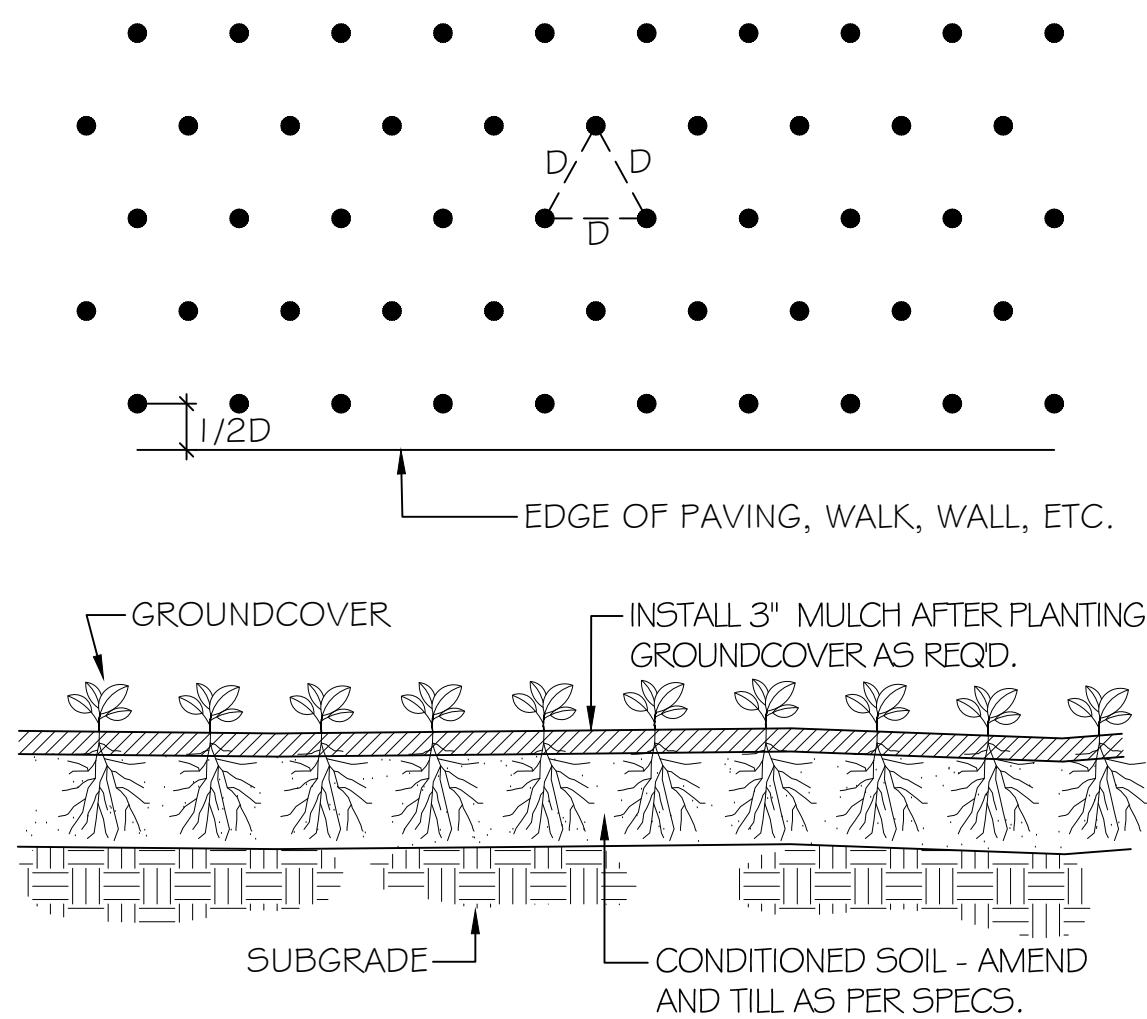


8

VINE TIE TO STEEL FENCE

N.T.S.

P-MTDP2-24

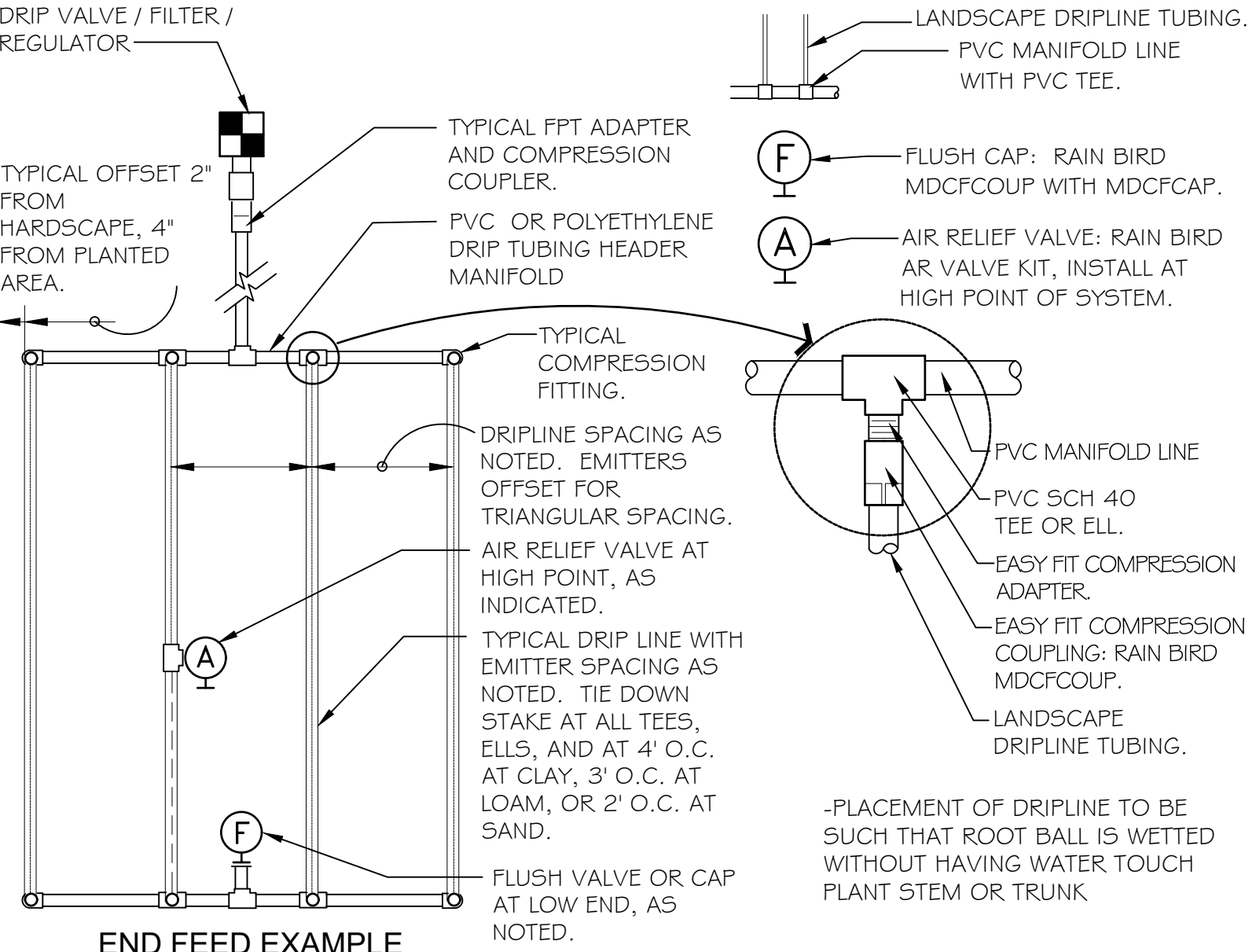


9

GROUNDCOVER SPACING

N.T.S.

P-MTDP2-08

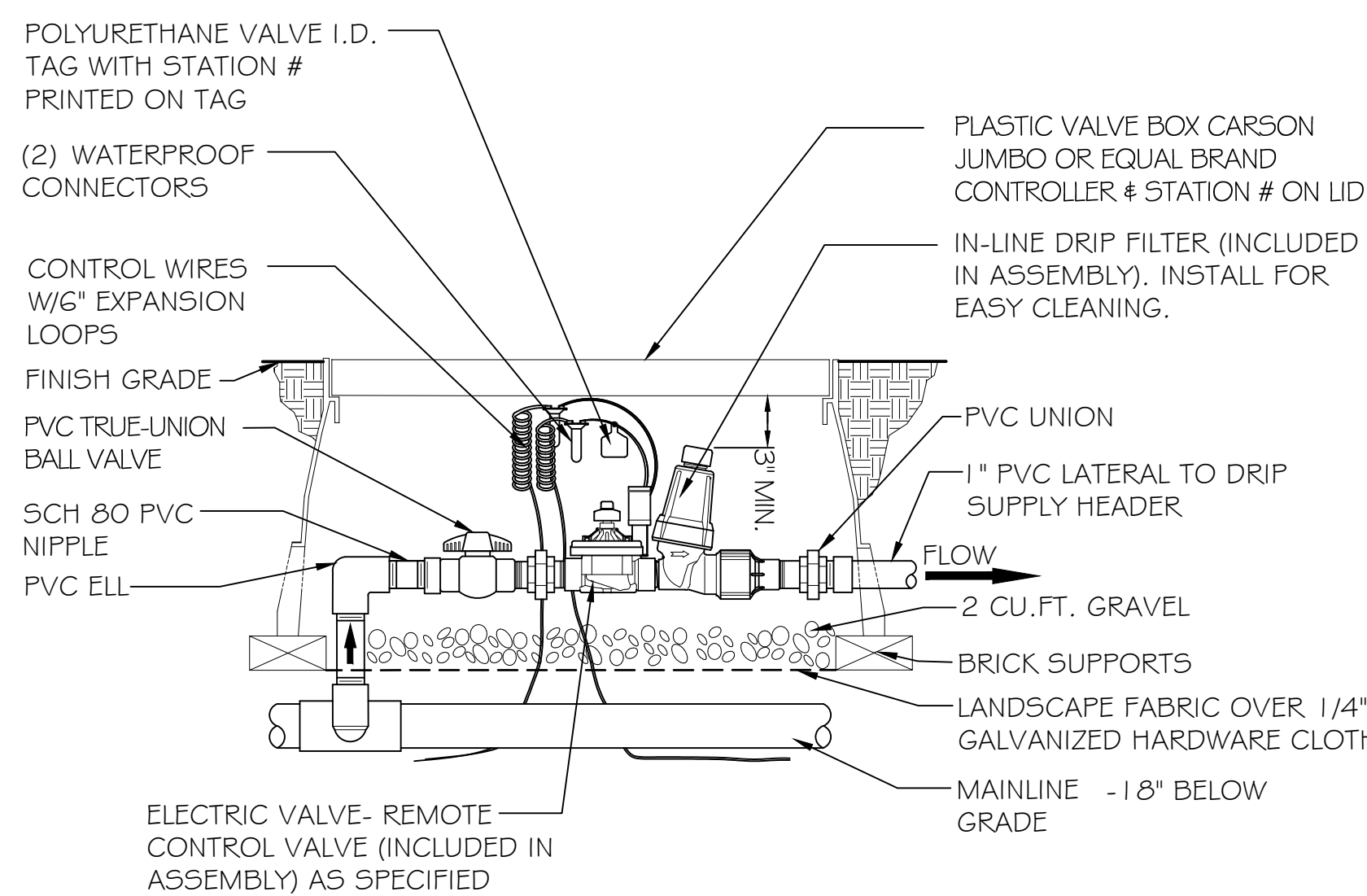


4

IN-LINE DRIP

N.T.S.

P-MTDP2-04

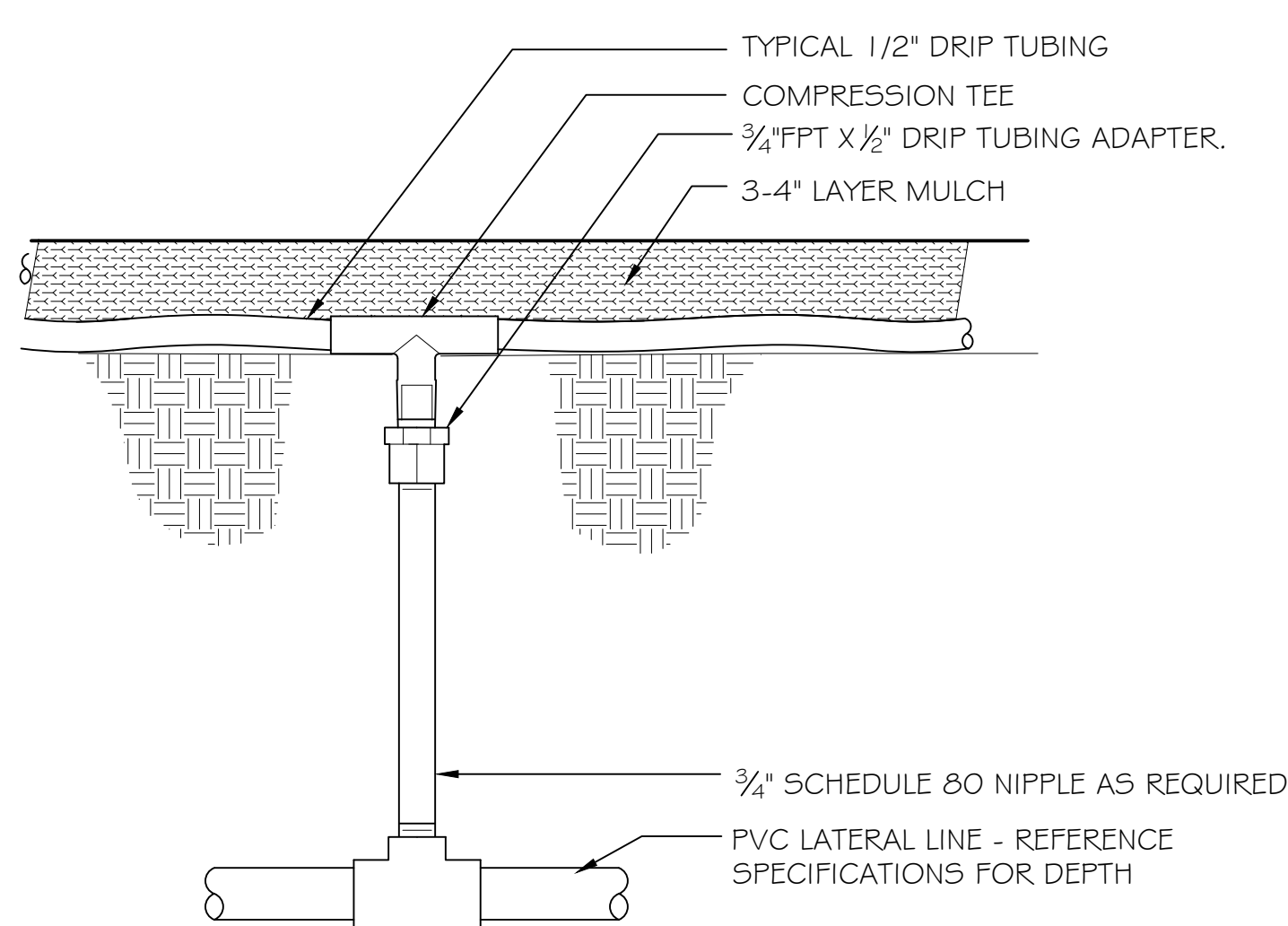


5

DRIP ASSEMBLY

N.T.S.

P-MTDP2-05

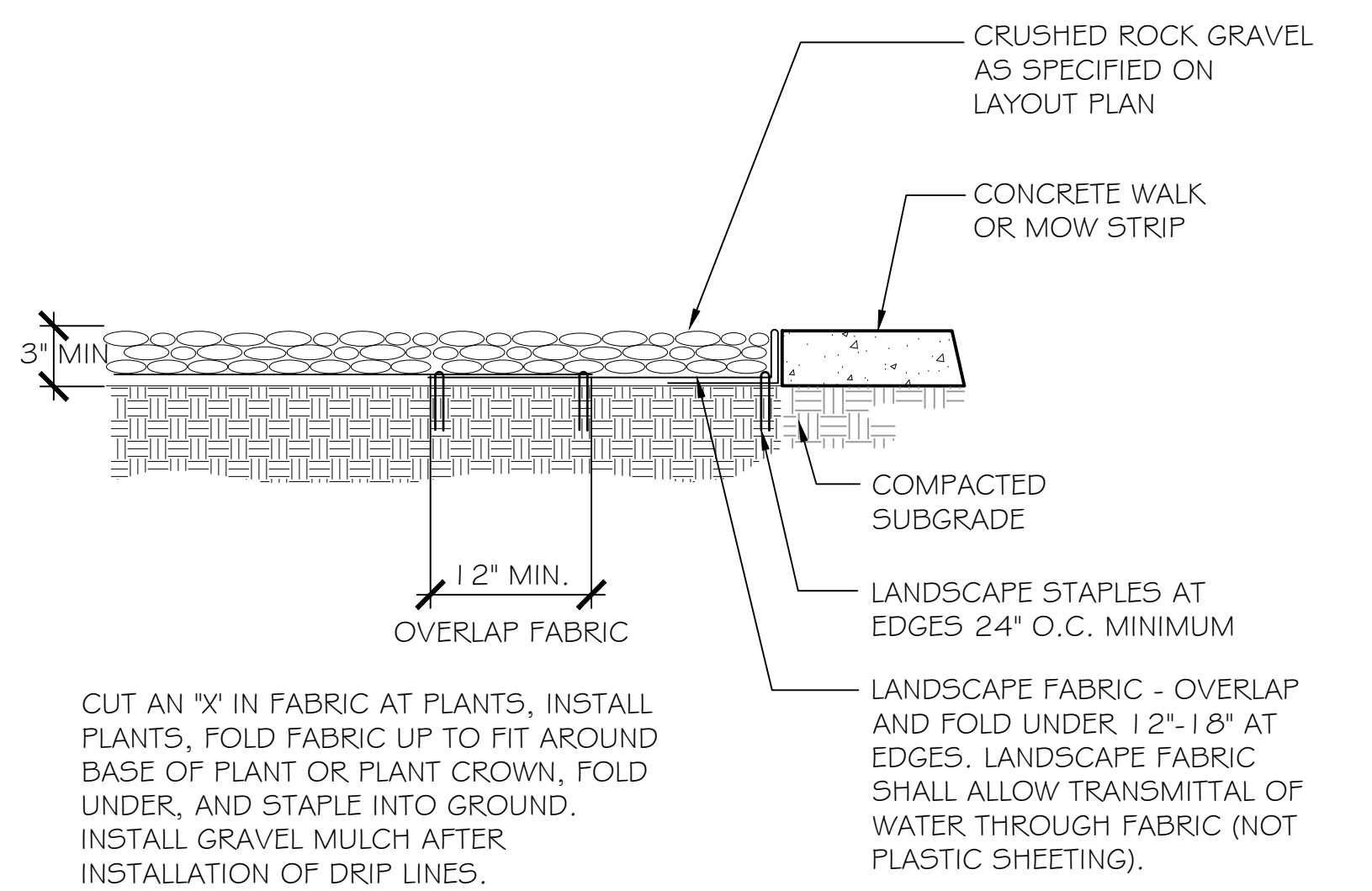


6

DRIP TRANSITION

N.T.S.

P-MTDP2-07

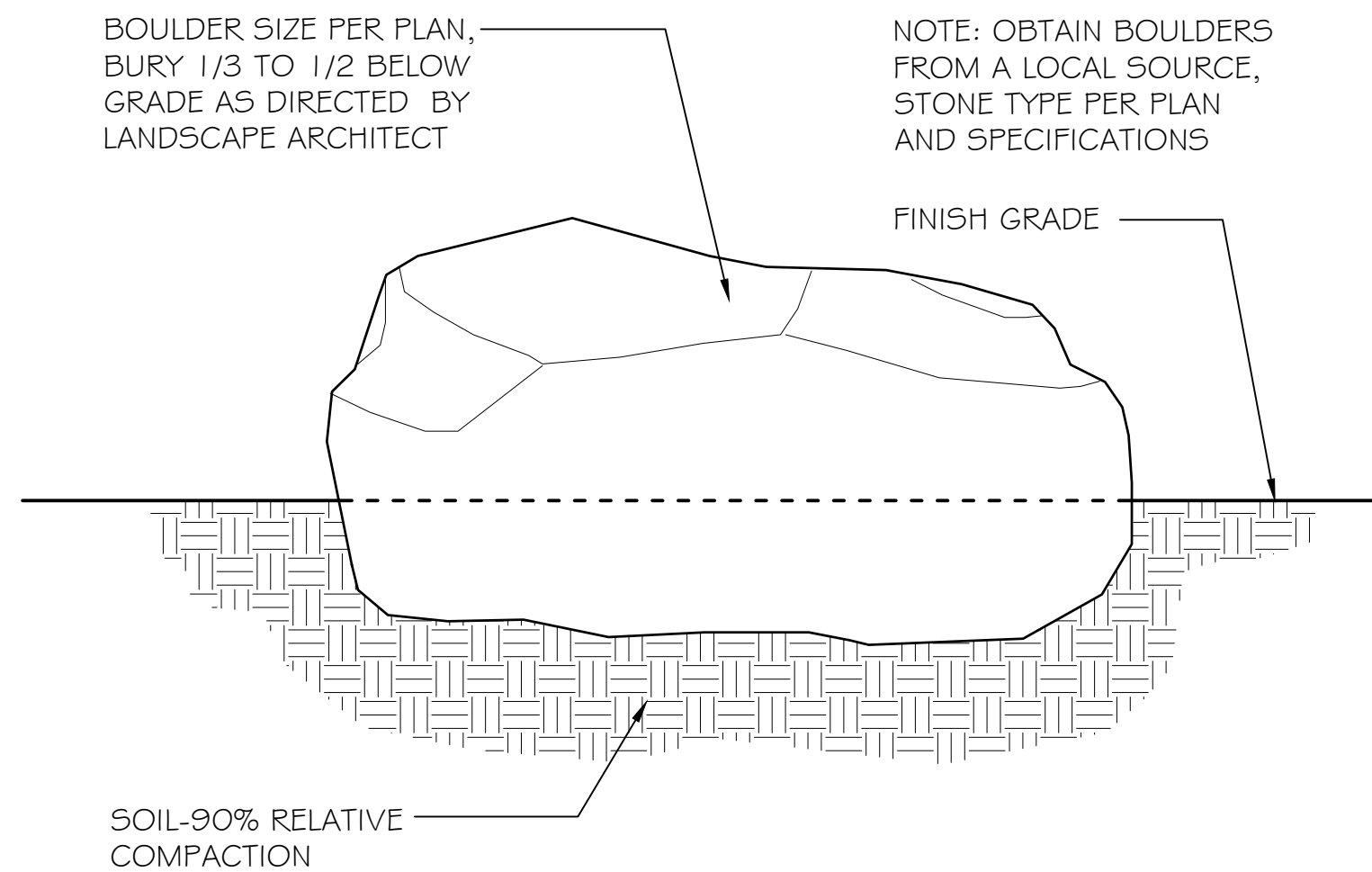


1

GRAVEL MULCH

1" = 1'-0"

P-MTDP2-01

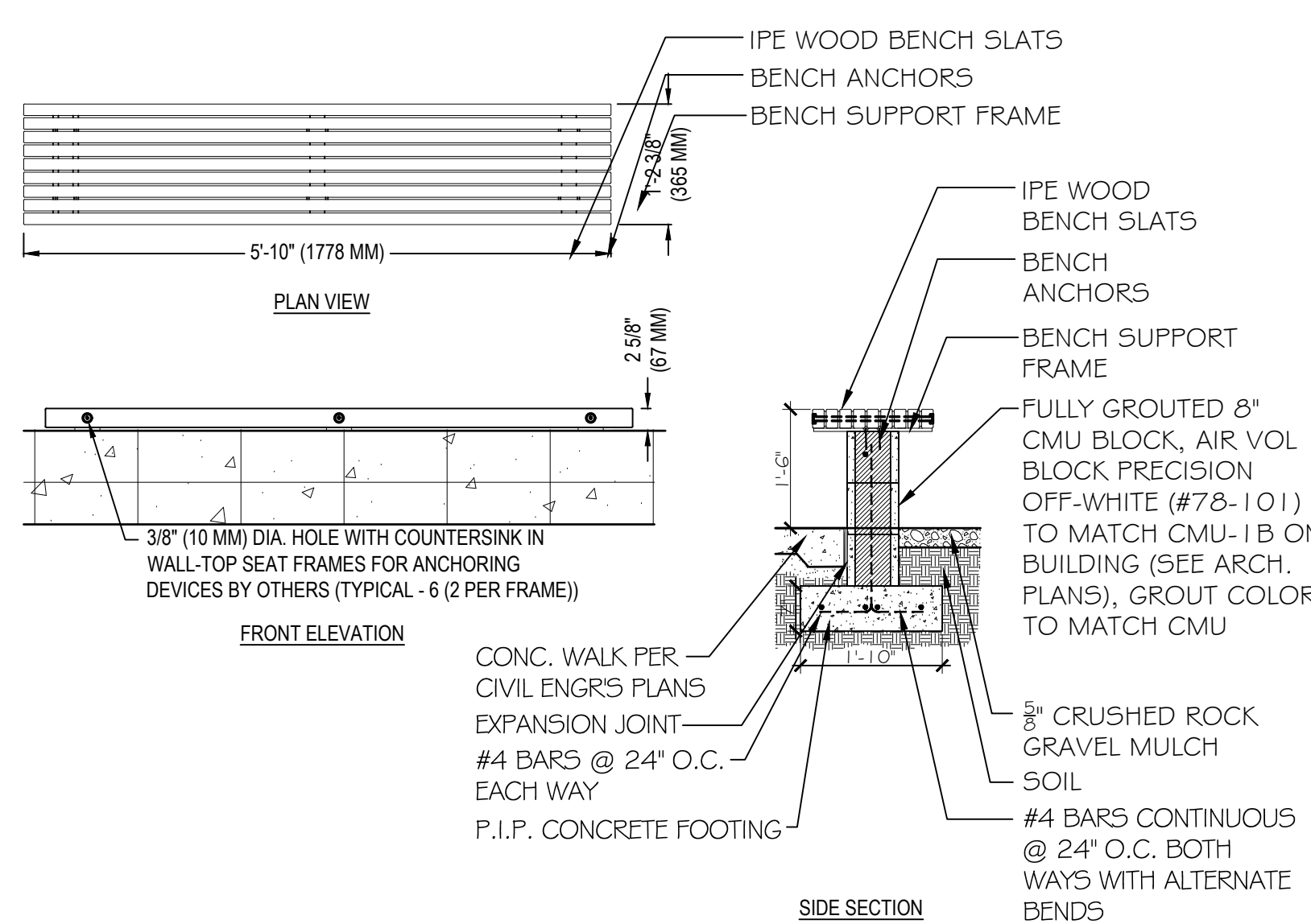


2

BOULDER INSTALLATION

NO SCALE

P-MTDP2-02



3

BENCH ON CMU WALL

1/2" = 1'-0"

P-MTDP2-03

CONTENT NOTED ON DRAWING IS EXISTING UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIGHER BEST PRACTICES AND METHODS TO MEET THE DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS OF THE SITE AND THE EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WRITING BEFORE STARTING ANY WORK EXISTING WALLS, FLOORS, CEILINGS AND ALL EXPOSED SURFACES. IF THE SAME ARE DAMAGED OR DISTURBED BY DEMOLITION OR CONSTRUCTION WORK SHALL BE REPAIRED, REPLACED AND/OR REFINISHED TO MATCH THE EXISTING. THEY CANNOT BE DISTINGUISHED FROM NEW OR ADJACENT EXISTING SURFACES AND FINISHES.

COORDINATE ALL STORAGE AND CONSTRUCTION LOGISTICS OF EXISTING MITD EQUIPMENT AND FURNISHMENTS WITH MITD AND/OR RESPECTIVE VENDOR AS REQUIRED.

REFER TO MEDICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FURTHER SURVEY AND DEMOLITION INFORMATION.

REFER TO SPECIFICATIONS FOR LEAD PAINT AND ASBESTOS ABATEMENT REQUIREMENTS FOR IMPACTED AREAS. CONTRACTOR TO IDENTIFY HAZARDOUS MATERIALS WHEN ENCOUNTERED WITH THE WORK OF THIS PROJECT. ALL HAZMAT TO BE DISPOSED OF PER ANI AND ALL ASSOCIATED REGULATIONS.



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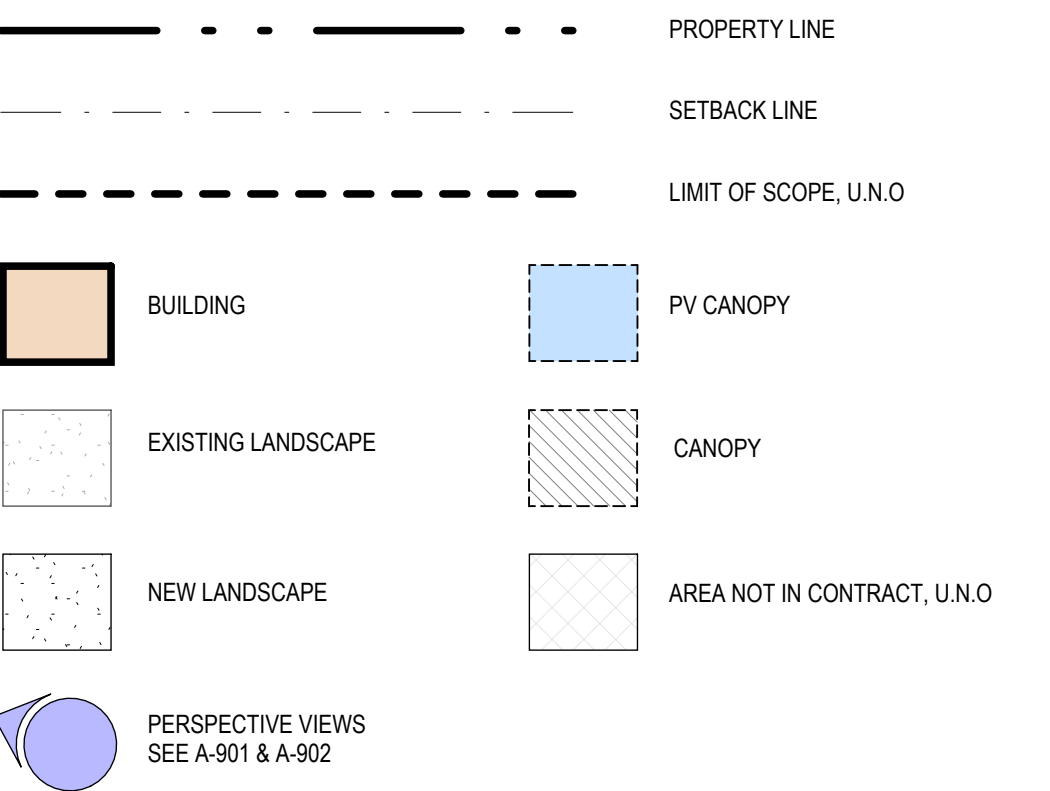


5353 OVERPASS ROAD, GOLETA, CA 93111

Scale
1/16" = 1'-0"

Drawing No.
AD100

- A DO NOT SCALE DRAWINGS.
- B SEE CIVIL DRAWINGS FOR EASEMENTS, SETBACKS, PROPERTY LINES AND ALL OTHER SITE INFORMATION.
- C SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON LANDSCAPE DESIGNS, MATERIALS, AND SITE FURNISHINGS
- D CONTENT NOTED ON DRAWINGS IS NEW UNLESS NOTED OTHERWISE.
- E SEE LANDSCAPE DRAWINGS FOR EXISTING TREES TO REMAIN.
- F REFER TO CIVIL DRAWINGS FOR DETAILED PROPERTY LINE AND DEDICATION AREAS



1 SITE PLAN
A-100 1/16" = 1'-0"

B	DO NOT SCALE DRAWINGS
B	FFE = TOP OF CONCRETE SLAB, SEE CIVIL FOR ELEVATIONS
C	REFER TO A-500 FOR EXTERIOR ASSEMBLIES AND FINISHES
D	REFER TO A-602 FOR PARTITION TYPES, ALL INTERIOR PARTITIONS ARE A992 U.N.O.
F	REFER TO A-611 FOR DOOR SCHEDULE
G	REFER TO A-621 FOR WINDOW AND LOUVER SCHEDULES
H	REFER TO A-611 FOR INTERIOR FINISH SCHEDULE AND LEGEND
J	SEE EQUIPMENT DRAWINGS FOR EQUIPMENT DESIGNATIONS AND INFORMATION
K	ALL EXPOSED SURFACES, DUCTWORK, CONDUIT, ETC. TO BE PAINTED WHITE U.N.O., PREFINISHED MATERIALS AND EQUIPMENT ARE NOT TO BE PAINTED U.N.O.
L	PROVIDE BELOW GRADE BITUMEN DAMPROOFING AROUND FOUNDATION WALLS EXTERIOR CFF WALLS
L	PROVIDE TO A-311, A-312
M	WALL TYPES WITH SURF TO SEE SHEAR WALLS DESIGNATED BY STRUCTURAL DRAWINGS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
N	PROVIDE BELOW GRADE VAPOR RETARDER UNDER BUILDING PER SPECIFICATIONS

- 1 GLAZED OVERHEAD SECTIONAL DOOR, MOTOR-OPERATED
- 2 COUNTERTOP
- 3 EMERGENCY WASH PLUMBING FICHE, SEE PLUMBING DRAWINGS
- 4 ACCESSIBLE LOCKER ROOM BENCH
- 5 8" DIAMETER GALVANIZED STEEL PIPE BOLLARD, PAINTED
- 6 B/LVEAL, ACCESSIBLE DRINKING FOUNTAIN AND BOTTLE FILLER PER SPECIFICATIONS, REFER TO 11G-020 FOR DETAILS
- 7 INTERIOR PAINT SAFETY STRIPING, 4" WIDE
- 8 TRENCH DRAIN, SEE PLUMBING DRAWINGS
- 9 OVERHEAD COILING DOOR WITH VISION SLATS, MOTOR-OPERATED
- 10 ACCESSIBLE BOTTLE FILLER PER SPECIFICATIONS
- 11 STRUCTURAL FRAMING, SEE STRUCTURAL
- 12 3-TIER PLASTIC LOCKER
- 13 LOCKER TYPE 1: METAL LOCKER: SINGLE TIER WITH INTEGRAL BENCH/DRAWER
- 14 HANDWASH BASIN, SEE PLUMBING DRAWINGS
- 15 LOCKER TYPE 2: METAL LOCKER: SINGLE TIER WITHOUT INTEGRAL BENCH, ACCESSIBLE
- 16 EDGE OF ROOF ABOVE
- 17 LOCKER TYPE 3: METAL LOCKER: SINGLE TIER WITHOUT INTEGRAL BENCH
- 18 SINK PER SPECIFICATIONS

	MAINTENANCE
	SHARED SPACES
	OPERATIONS
	CIRCULATION
	UTILITIES

A circular professional seal for Patricia A. Wright, a Licensed Architect in the State of California. The seal contains the text "PATRICIA A. WRIGHT", "LICENSED ARCHITECT", "No. C21017", "REN. 5/31/27", and "STATE OF CALIFORNIA". A blue ink signature is written across the seal.

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SANTA BARBARA
MTD

NC	JR	WT	2025.08.25
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

A-101

A DO NOT SCALE DRAWINGS

B NOT USED

D ELEVATIONS ARE SHOWN FOR REFERENCE ONLY FOR RELATIVE RIDGE AND VALLEY INFORMATION. ROOF ASSEMBLY WILL DICTATE FINAL ELEVATIONS

E POTENTIAL PV AREAS ARE SHOWN FOR REFERENCE. PENETRATIONS THROUGH ROOF OF ANY KIND ARE NOT ALLOWED IN PV AREAS SHOWN. UNO.

F SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.

G FOR ALL ROOF PENETRATIONS AND FLASHINGS NOT SPECIFICALLY INDICATED, PROVIDE ROOFING WITH TYPICAL FLASHINGS AS REQUIRED.

H TOS ELEVATIONS NOTED ON ROOF PLAN ARE FOR PRIMARY BUILDING STEEL. SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL INFORMATION.

<

- 1 30"x42" ROOF HATCH AND LADDER
2 MANUFACTURED GUTTER, PAINTED


$$3/16'' = 1'-0''$$
[illegible]

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TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

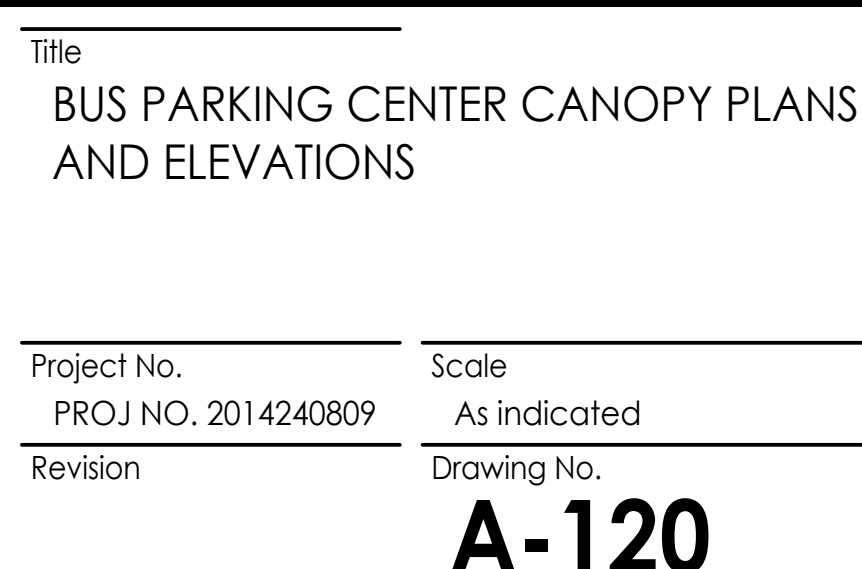
NC	JR	WT	2025.08.2
Dwn	Dwn	Child	YYYY.MM.D

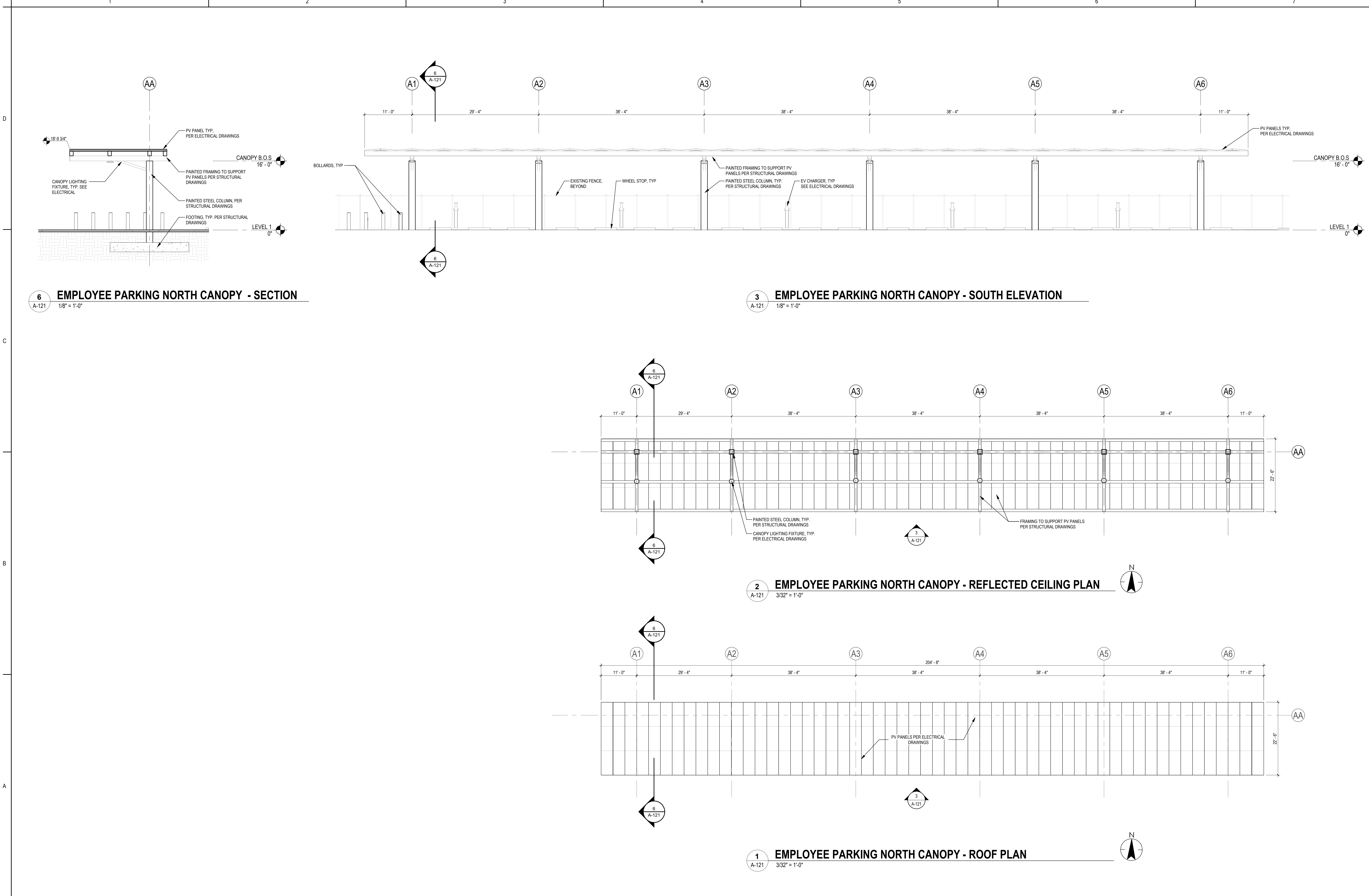
Project No. _____

Revision	Drawing No
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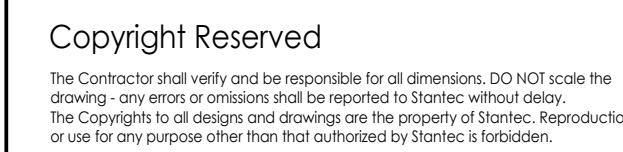
Scale
3/16" = 1'-0"

Drawing No.
A-103

[illegible]



Revision	By	App'd	YYYY.MM.DD	Issued	By	App'd	YYYY.MM.DD	Permit/Seal	Consultant	 Stantec Architecture Inc. 301 South Figueroa Street Suite 300 Los Angeles, CA 90017-3007 Tel: (213) 955-9775 • www.stantec.com Copyright Reserved The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyright to all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	 SANTA BARBARA MTD	Client/Project SANTA BARBARA METROPOLITAN TRANSIT DISTRICT TERMINAL 2 - PHASE 2 5353 OVERPASS ROAD, GOLETA, CA 93111	Title EMPLOYEE PARKING NORTH CANOPY PLANS AND ELEVATIONS	Project No. PROJ NO. 2014240809	Scale As Indicated	Revision	Drawing No. A-121

Permit/Seal

TERMINAL 2 - PHASE 2

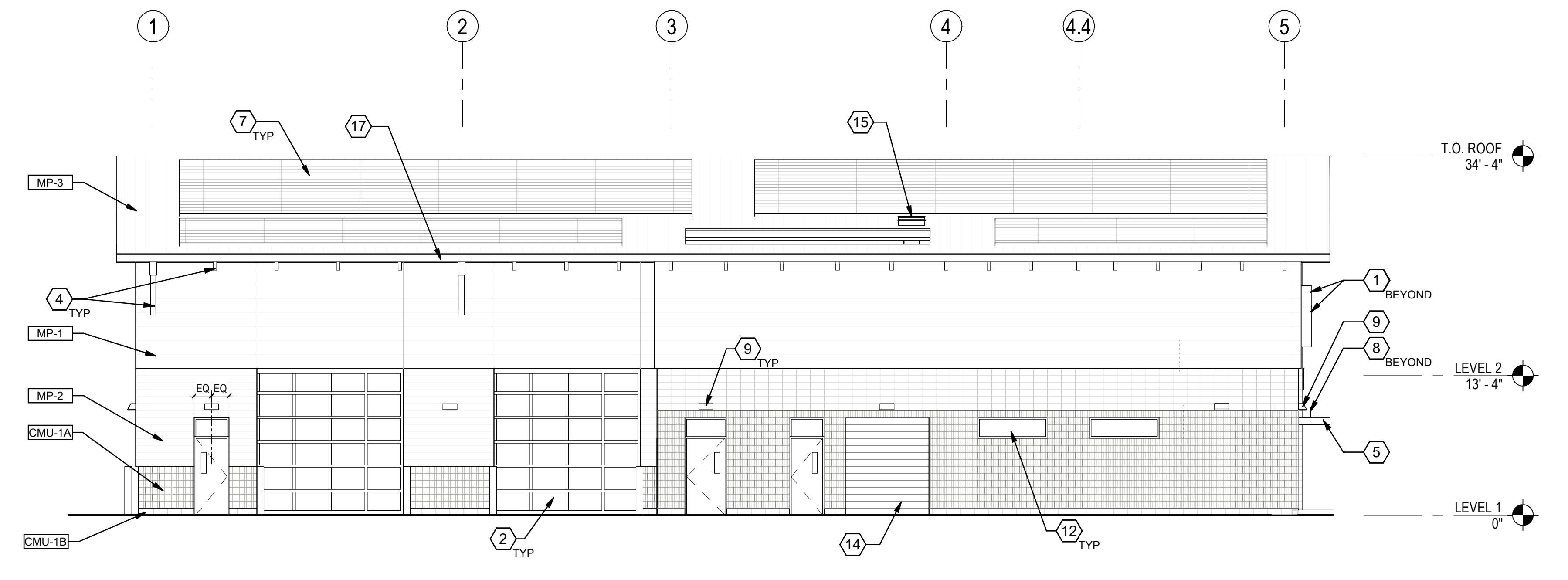
5353 OVERPASS ROAD, GOLETA, CA 93111

NC	JR	WT	2025.08.25
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

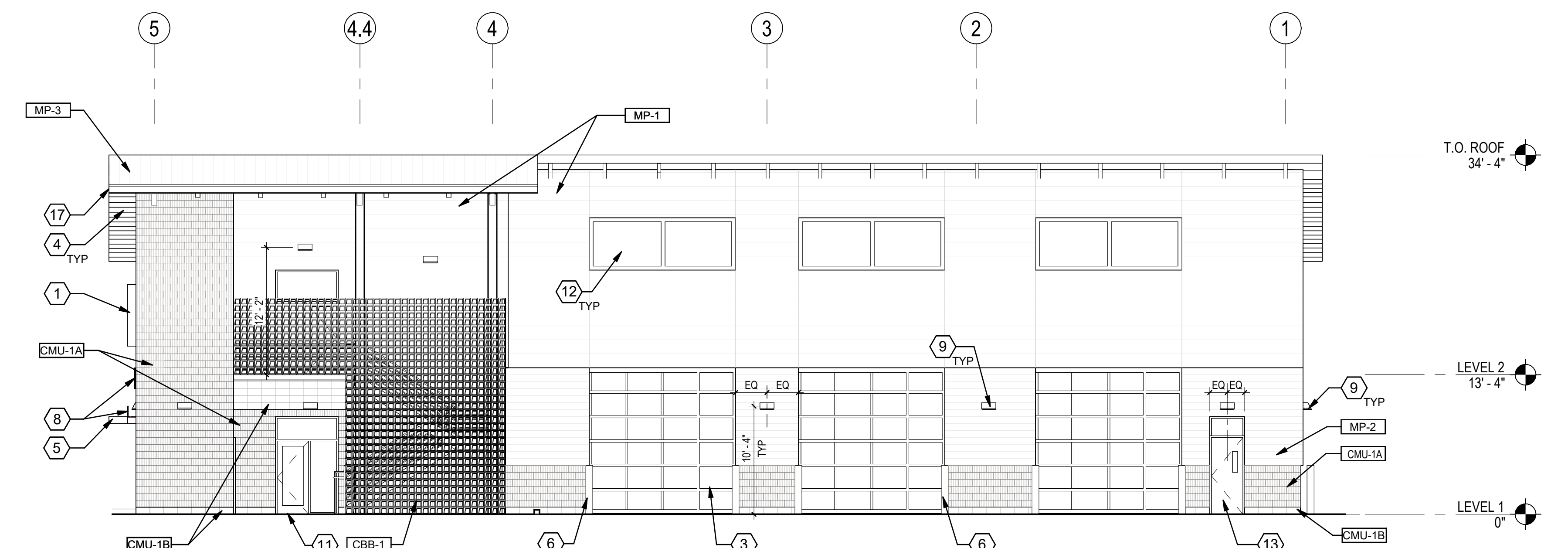
Title
CHASSIS WASH CANOPY PLANS AND
ELEVATIONS

Project No. PROJ NO. 2014240809	Scale 1/4" = 1'-0"
Revision	Drawing No.

A-122



2 BUILDING - SOUTH ELEVATION
A-201 1/8" = 1'-0"

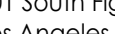


1 BUILDING - NORTH ELEVATION
A-201 1/8" = 1'-0"

GENERAL NOTES

- 1 ALUMINUM-FRAMED WINDOW WITH EXTENDED MULLION CAP PER WINDOW SCHEDULE
- 2 ELEVATOR DOOR
- 3 GRAZED OVERHEAD SECTIONAL DOOR, MOTOR-OPERATED
- 4 STRUCTURAL METAL FRAMING, SEE STRUCTURAL
- 5 FINISH
- 6 8" DIAMETER GALVANIZED STEEL PIPE BOLLARD, PAINTED
- 7 PHOTOVOLTAIC PANELS
- 8 DIMENSIONAL LIGHTING SIGNAGE
- 9 EXTERIOR LIGHTING, SEE ELECTRICAL DRAWINGS
- 10 ENTRANCE AND STOREFRONT
- 11 DOOR AND FRAME, SEE DOOR SCHEDULE
- 12 WINDOW
- 13 HOLLOW METAL DOOR AND FRAME WITH VISION PANEL
- 14 OVERHEAD COILING DOOR WITH VISION SLATS, MOTOR-OPERATED
- 15 30"x4" ROOF HATCH AND LADDER
- 16 MANUFACTURED GUTTER, PAINTED
- 17 FIXED GUARDRAIL
- 18 ELECTRICAL UTILITY YARD

A REFER TO SHEET A-621 FOR WINDOW AND BORROWED LITE SCHEDULES
B REFER TO SHEET A-611 FOR DOOR SCHEDULE
C ELEVATIONS SHOWN ARE TO THE TOP OF WALL
D SEE A-601 FOR INTERIOR FINISHES
E REFER TO A-500 FOR EXTERIOR ASSEMBLIES AND FINISHES
F REFER TO A-602 FOR PARTITION TYPES, ALL INTERIOR PARTITIONS ARE A092 U.N.O.
G SEE STRUCTURAL DRAWINGS FOR ALL SLAB/FOOTING DETAILS, TYP
H REFER TO A-211 FOR CMU WALL ELEVATIONS AND BLOCK DESIGNATIONS



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5353 OVERPASS ROAD, GOLETA, CA 93111

Project No.	Scale
PROJ NO. 2014240809	1/8" = 1'-0"
Revision	Drawing No.



VIEW 4 - FROM ENTRY GATE TOWARDS BUILDING SOUTH



VIEW 2 - PATIO / DESIGNATED SMOKING AREA



VIEW 3 - SOUTHEAST PATIO VIEW



VIEW 1 - NORTHEAST PATIO VIEW

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	2014240809_38MTD_T2_Phase 2_arch.rvt	INC	JH		WT	2025.05.14	Project No. PROJ NO. 2014240809								Scale	
															Revision	Drawing No. A-901



VIEW 8 - FROM OVERPASS RD TOWARDS ENTRY GATE



VIEW 6 - FROM CHASSIS WASH CANOPY TOWARDS BUILDING SOUTHWEST



VIEW 7 - FROM EMPLOYEE PARKING TOWARDS BUILDING ENTRANCE



VIEW 5 - TOWARDS CHASSIS WASH & CENTER CANOPY

[illegible]

Consultant



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Client/Project

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT

TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

20140430R09_SBMTRD_T2_Phase2_perchund	NC	JH	WT	2025-05-08
	Own.	Dign.	Chad.	YYYY MM

Title

PERSPECTIVE VIEW RENDERERS

Project No.

PROJ NO. 2014240809

Revision

Scale

Drawing No.

A-902

D

C

B

A



EAST STREET ELEVATION VIEW

NORTH STREET ELEVATION VIEW

Ascot White
SR:0.69 E:0.85 SRI:83

IN SHADE SAMPLE PANEL COLOR: ASCOT WHITE

PANEL PROFILE: CLASSIC F-16-2

MP-1

METAL WALL PANEL SYSTEM
MFR: MORIN
STYLE: CLASSIC F-16-2 / HORIZONTAL
GAUGE: 24 GA, MIN
COLOR: ASCOT WHITE (SR:0.69 E:0.85 SRI:83)
USE: WALL

COLOR: OFF-WHITE 78-101

8x16 RIB SPLIT 1-SIDE

CMU-1A

FLUTED CONCRETE MASONRY BLOCK
MFR: AIR VOL BLOCK INC
FINISH: SPLIT FACE
GROUT COLOR: TO MATCH CMU
COLOR: OFF-WHITE (#78-101)
USE: WALL

IN LIGHT
IN SHADE

PANEL PROFILE: SLR-16-0

MP-3

METAL ROOF / WALL PANEL SYSTEM
MFR: MORIN
STYLE: CLASSIC SLR-16-0 / VERTICAL
GAUGE: 24 GA, MIN
COLOR: SPARTAN BRONZE (SR:0.31 E:0.85 SRI:31)
USE: ROOF

Ascot White
SR:0.69 E:0.85 SRI:83

PANEL PROFILE: CLASSIC F-8-0

MP-2

METAL WALL PANEL SYSTEM
MFR: MORIN
STYLE: CLASSIC F-8-0 / HORIZONTAL
GAUGE: 24 GA, MIN
COLOR: ASCOT WHITE (SR:0.69 E:0.85 SRI:83)
USE: WALL

COLOR: OFF-WHITE 78-101

8x16 STANDARD PRECISION

CMU-1B

8" CONCRETE MASONRY BLOCK
MFR: AIR VOL BLOCK INC
FINISH: PRECISION
GROUT COLOR: TO MATCH CMU
COLOR: OFF-WHITE (#78-101)
USE: WALL

COLOR: SAGE

4x8x8 - Neptune

CBB-1

CEMENT BREEZE BLOCK
MFR: ANGELUS
FINISH: PRECISION
COLOR: SAGE
USE: WALL

Zinc Gray
SR:0.35 E:0.86 SRI:53

EXTERIOR PAINT ON METAL

PAINT
COLOR: ZINC GRAY (SR:0.35 E:0.86 SRI:53)
USE: DOOR / WINDOW FRAMES, ROOF SOFFIT, CANOPY
STRUCTURE FRAME & LIGHT FIXTURES

EXTERIOR LIGHTING FIXTURES

EXTERIOR LIGHTING (SEE ELECTRICAL DRAWINGS)
COLOR: ZINC GRAY
USE: EXTERIOR FIXTURES

D

C

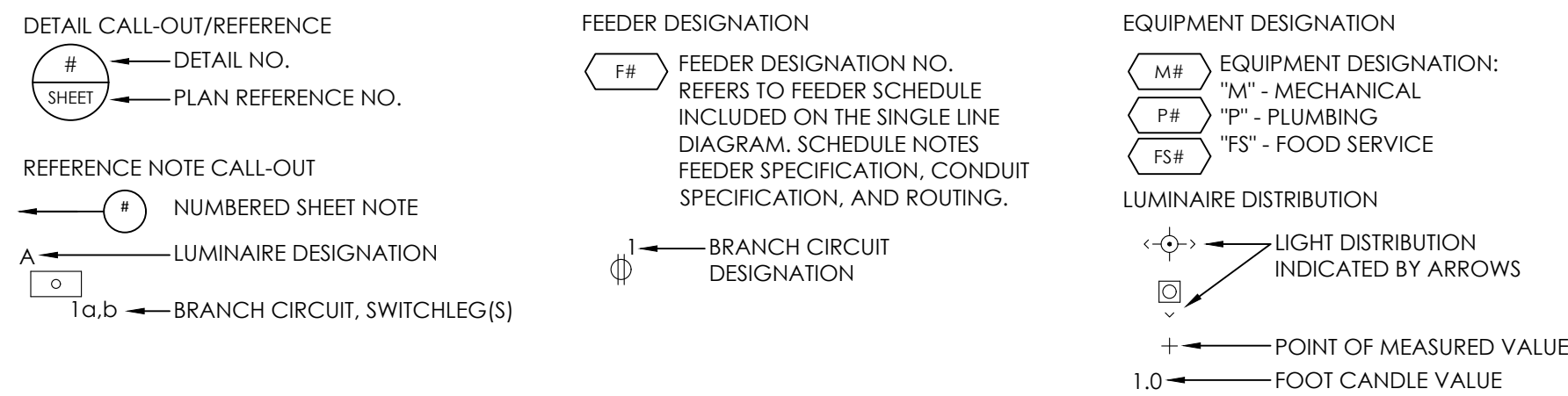
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A

1/25/2025 4:03:37 PM

ORIGINAL SHEET - ARCH E1

ELECTRICAL PLAN CONVENTIONS



ELECTRICAL ABBREVIATIONS

- A - AMPERE	GC - GENERAL CONTRACTOR	OPR - OWNER PROJECT REQUIREMENTS
ABV - ABOVE	GFCI - GROUND FAULT CIRCUIT INTERRUPTER	OSB - OFFICE OF THE STATE ARCHITECT
AC - ALTERNATING CURRENT	GR - GROUND	OSHPD - OFFICE OF STATEWIDE HEALTH PLANNING & DEVELOPMENT
ADJ - ADJACENT	GND - GROUND	OVL - OVERLOAD
AFS - FUSED SWITCH AMPERAGE RATING	GWS - GALVANIZED RIGID STEEL GANG WITH SWITCH	OVL - OVERLOAD
AF - ABOVE FINISH FLOOR	H - HEIGHT	P - POLE
AFG - ABOVE FINISH GRADE	HO - HIGH INTENSITY DISCHARGE	PA - PUBLIC ADDRESS
AHJ - AUTHORITY HAVING JURISDICTION	HO - HIGH OUTPUT	PB - PLUMBING
AMC - AMPERES INTERRUPTING CAPACITY	HOA - HAND-OFF-AUTO	PC - PHOTOCELL
AL - ALUMINUM	HP - HORSEPOWER	PC - PLUMBING CONTRACTOR
APCD - AIR POLLUTION CONTROL DISTRICT	HPF - HIGH POWER FACTOR	PH - PHASE
ATS - AUTOMATIC TRANSFER SWITCH	HPS - HIGH PRESSURE SODIUM	PI - PANEL
AV - AUDIBLE/AUDIO VISUAL	I - IDENTIFICATION	POC - POINT OF CONNECTION
AWG - AMERICAN WIRE GAGE	ID - IDENTIFICATION	PV - PHOTOVOLTAIC
B - BELOW FINISH GRADE	IG - ISOLATED GROUND	RELOCATED
BFG - BUILDING	IBC - INTERNATIONAL BUILDING CODE	RELOCATED
BDO - BASIS OF DESIGN	I - JUNCTION BOX	RELOCATED
C - CALIFORNIA	K - K	RELOCATED
CA - CALIFORNIA	KV - KILO	RELOCATED
CATV - CABLE TELEVISION	KVA - KILOVOLTAMPS	RELOCATED
CB - CIRCUIT BREAKER	KW - KILOWATT	RELOCATED
CBC - CA BUILDING CODE	L - LIGHTING CONTROL	RELOCATED
CEC - CA ELECTRICAL CODE	LC - LOCKED ROTOR AMPS	RELOCATED
CF - COMPACT FLUORESCENT	LS - LIFE SAFETY BRANCH	RELOCATED
CFC - CA FIRE CODE	LT - LIGHTING	RELOCATED
CLG - CEILING	LTG - LIGHTING	RELOCATED
CL - CENTER LINE	LV - LOW VOLTAGE	RELOCATED
CKT - CIRCUIT	M - MECHANICAL CONTRACTOR	RELOCATED
CNTR - CONTRACTOR	MCB - MAIN CIRCUIT BREAKER	RELOCATED
C.O. - CONDUIT ONLY (W/PULL/ROPE)	MECH - MECHANICAL	RELOCATED
CR - CRITICAL BRANCH	MFR - MANUFACTURER	RELOCATED
CSFM - CALIFORNIA SFM	MRS - MAIN FUSIBLE SWITCH	RELOCATED
CT - CURRENT TRANSFORMER	M - METAL WARE	RELOCATED
CU - COPPER	MLO - MAIN LUGS ONLY	RELOCATED
D - DEMOLITION / DEMOLISH	MOC - MAXIMUM OCP	RELOCATED
DEPT - DEPARTMENT OF THE STATE ARCHITECT	MPC - MAIN POINT OF ENTRY	RELOCATED
DI - DIRECT CURRENT	MTB - MAIN TELEPHONE TERMINAL BOARD	RELOCATED
DIA - DIAMETER	MTTC - MAIN TELEPHONE TERMINAL CABINET	RELOCATED
DIST - DOUBLE POLE SINGLE THROW	N - NEW	RELOCATED
E - EXISTING	NB - NEUTRAL CONDUCTOR	RELOCATED
EDN - EXISTING IN NEW LOCATION	N3R - NEUTRA 3R	RELOCATED
EXR - ELECTRICAL CONTRACTOR	NATL - NATIONAL	RELOCATED
EC - ELECTRICAL	NATL - NORMALLY CLOSED	RELOCATED
ELEC - ELECTRICAL	NEC - NATIONAL ELECTRICAL CODE	RELOCATED
EM - EMERGENCY	NEMA - NEMA 3R	RELOCATED
EMT - ELECTRIC METALLIC TUBING	NIC - NOT IN CONTACT	RELOCATED
EOL - END OF LINE RESISTOR	NL - NIGHT LIGHT	RELOCATED
ENG - ENGINEER OF RECORD	NO - NORMALLY OPEN	RELOCATED
F - FUTURE	NFF - NORMAL POWER FACTOR	RELOCATED
FACP - FIRE ALARM CONTROL PANEL	NOT - NOT TO SCALE	RELOCATED
FAT - FIRE ALARM TERMINAL	OAH - OVERALL HEIGHT	RELOCATED
FED - FURNISHED BY OTHERS	ON - ON CENTER	RELOCATED
FLA - FULL LOAD AMPS	OCP - OVERCURRENT PROTECTION	RELOCATED
FLR - FLOOR	OSHPD - OFFICE OF STATEWIDE HEALTH PLANNING & DEVELOPMENT	RELOCATED
FLUOR - FLUORESCENT	OV - OVERHEAD	RELOCATED
FS - FUSIBLE SWITCH	P - PHASE	RELOCATED
FVNR - FULL VOLTAGE NON-REVERSING	Q - QUANTITY	RELOCATED
G - GROUNDING CONDUCTOR	R - RELAY	RELOCATED

ELECTRICAL SYMBOLS

LIGHTING	SWITCHES	POWER & COMMUNICATION
○ - CEILING MOUNT LUMINAIRE	\$ - SPST	⬆ - SINGLE RECEPTACLE
○ - WALL MOUNT LUMINAIRE	\$2 - DPDT	⬆ - DUPLEX RECEPTACLE
◇ - PENDANT MOUNT LUMINAIRE	\$3 - 3-WAY	⬆ - HALF-SWITCHED DUPLEX RECEPTACLE
⬆ - RECESSED DOWNLIGHT	\$4 - 4-WAY	⬆ - FULLY-SWITCHED RECEPTACLE
⬆ - RECESSED WALL WASH DOWNLIGHT	\$D - STAND ALONE DIMMER	⬆ - DOUBLE DUPLEX RECEPTACLE
⬆ - RECESSED TROFFER	\$ - TIMER SWITCH	⬆ - SPECIAL PURPOSE RECEPTACLE - THREE PHASE
⬆ - RECESSED STEP LIGHT	\$P - PILOT LIGHT	⬆ - SPECIAL PURPOSE RECEPTACLE - SINGLE PHASE
⬆ - STRIP LIGHT	\$K - KEY OPERATED	⬆ - DEVICE MOUNTED FLUSH IN FLOOR
⬆ - LUMINAIRE WITH EMERGENCY BATTERY PACK OR EMERGENCY BRANCH CIRCUIT CONNECTION	\$ - DEVICE MOUNTED ABOVE COUNTER SPLASH	⬆ - DEVICE MOUNTED AT PEDestal
⬆ - TRACK LIGHT	OS - OCCUPANCY SENSOR	⬆ - DEVICE MOUNTED ABOVE COUNTER SPLASH
⬆ - DIRECTIONAL FLOOD LIGHT	PC - PHOTOSENSOR/PHOTOCELL	⬆ - JUNCTION BOX
⬆ - EMERGENCY LUMINAIRE	PP - POWER PACK	⬆ - COMMUNICATIONS DEVICE (DATA/TEL)
⬆ - BOLLARD (EXTERIOR)	LV - LOW VOLTAGE SWITCHBANK	⬆ - TELEVISION OUTLET
⬆ - UP LIGHT (FLUSH IN GRADE)	FC - FIRE ALARM	⬆ - DISCONNECT SWITCH (FUSED/UN-FUSED)
⬆ - DIRECTIONAL GROUND MOUNTED LIGHT	FA - FIRE ALARM CONTROL PANEL	⬆ - COMBINATION MOTOR STARTER/DISCONNECT
⬆ - EXIT SIGN (CHEVRON DIRECTIONS NOTED)	ST - STROBE	⬆ - CORD DROP RECEPTACLE
⬆ - EXIT SIGN (WALL MOUNTED)	V - VISUAL	⬆ - MOTOR
	AV - AUDIBLE-VISUAL	⬆ - CIRCUIT BREAKER
	F - FLOW SWITCH	⬆ - FUSIBLE SWITCH
	T - TAMPER SWITCH	⬆ - FUSE
	P - PULL STATION	⬆ - DRAW-OUT STUDS
	B - BELL	⬆ - GROUND
	SD - SMOKE DETECTOR W/ BASE	⬆ - PHASE
	SD - DUCT MOUNTED SMOKE DETECTOR W/ BASE	⬆ - FLUSH MOUNT PANEL
	H - HEAT DETECTOR	⬆ - SURFACE MOUNT PANEL
	ELR - END OF LINE RESISTOR	⬆ - SURFACE PANEL WITH WORKING CLEARANCE NOTED
	FS - FIRE SMOKE DAMPER	⬆ - DRY TYPE TRANSFORMER (RATING NOTED)
	MM - MONITOR MODULE	⬆ - THREE PHASE DELTA CONNECTION, NEUTRAL GROUNDED
		⬆ - THREE PHASE WYE CONNECTION
		⬆ - RELAY
		⬆ - UTILITY METER
		⬆ - UTILITY METER WITH CTS
RACEWAYS & CONDUCTORS	MISCELLANEOUS	
----- UNDERGROUND CONDUIT	⊙ - CHIME	
----- CONDUIT [CONCEALED IN STRUCTURE]		
----- OVERHEAD CONDUCTORS (NOT IN CONDUIT)		
----- WIREMOLD RACEWAY		
----- HOMERUN CONDUIT. CROSS MARKS DENOTE NUMBER OF CONDUCTORS. EXAMPLE: 3-HOT AND 1-NEUTRAL GROUND CONDUCTOR NOT SHOWN.		
----- CONDUIT TURNS DOWN (AWAY FROM VIEWER)		
----- CONDUIT TURNS UP (TOWARDS VIEWER)		
----- CONDUIT STUB (NO MARKER)		
----- CONDUIT STUB (WITH MARKER)		
----- CONDUIT SEAL		
----- CONDUIT CONTINUATION		

ADA MOUNTING HEIGHTS

DEVICE	MOUNTING HEIGHT	NOTES
PROTRUDING OBJECT (WALL MOUNTED)	LEADING EDGE BETWEEN 27" AND 80" AFF.	OBJECT SHALL NOT PROTRUDE MORE THAN 4" INTO THE CIRCULATION PATH.
RECEPTACLE, COMMUNICATION, TELEPHONE, CATV, ETC.	+15" AFF TO THE BOTTOM OF THE OUTLET BOX.	APPLICABLE TO RECEPTACLES (30 AMPS AND LESS), CONTROLS, AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM. PER CBC 11B-308.1.1 (SWITCHES) AND 11B-308.1.2 (RECEPTACLES). OUTLET(S) SHALL BE INSTALLED NO LESS THAN +15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
LUMINAIRE SWITCHES	+48" AFF TO THE TOP OF THE OUTLET BOX.	
DEVICES ABOVE A 20" 25" DEEP COUNTER/OBSTRUCTION	+44" (MAX.) TO THE TOP OF THE OUTLET BOX (SIDE APPROACH). +44" (MAX.) TO THE TOP OF THE OUTLET BOX (FORWARD APPROACH).	COORDINATE WITH ARCHITECTURAL PLANS. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE/DEVICE.
FIRE ALARM PULL STATIONS	BETWEEN +42" - 48" MAX TO THE TOP OF THE ACTIVATING HANDLE.	
OUTLET BOX FOR THERMOSTAT (BY OTHERS)	BETWEEN +42" - 48" MAX TO THE TOP OF THE OUTLET BOX.	VERIFY WITH MECHANICAL PRIOR TO ROUGH IN.

- NOTES
- 1) DEVICES SHALL MOUNT PER MATRIX ABOVE UNLESS OTHERWISE NOTED PER PLANS.
 - 2) PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS FOR DEVICES AND EQUIPMENT CONNECTION LOCATIONS WITH THE ARCHITECT OR OWNER, WHERE DEVICES ARE LOCATED ABOVE COUNTERS AND SHELVING, SPECIAL ATTENTION SHALL BE TO ENSURE OUTLETS AND COVER PLATES DO NOT CONFLICT WITH EDGES OF COUNTER SPLASH, SHELVING TRIM, WAINSCOTING, ETC. CONSULT ARCHITECTURAL DETAILS AND INTERIOR ELEVATIONS, AS THEY SHALL GOVERN WHERE THERE IS CONFLICT WITH ELECTRICAL PLANS.
 - 3) EXCEPTIONS: APPLIANCES (I.E. KITCHEN RANGES, DISHWASHERS, ETC.) WHICH DO HAVE CONTROLS LOCATED ON APPLIANCE.

GENERAL POWER & COMMUNICATION PLAN NOTES

- GENERAL
1. DEVICE AND EQUIPMENT FINAL LOCATION SHALL BE FIELD VERIFIED WITH ALL TRADES DURING ROUGH-IN. OBTAIN ACCEPTANCE OF EXACT LOCATIONS WITH ARCHITECT/OWNER REPRESENTATIVES TO AVOID CONFLICT WITH FURNITURE, CASEWORK, ETC.
- TAMPER PROOF RECEPTACLES SHALL BE UTILIZED IN DWELLING UNITS, GUEST ROOMS, GUEST SUITES, AND CHILD CARE AREAS AS OUTLINED IN CEC 406.1.2.
- AFCI PROTECTION SHALL BE PROVIDED FOR ALL 120V, SINGLE PHASE, 15 AND 20 AMP RATED BRANCH CIRCUITS SERVING KITCHENS, DINING ROOMS, FAMILY ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR.
- RECEPTACLES INSTALLED IN EXTERIOR LOCATIONS SHALL BE PROVIDED WITH A WEATHERPROOF WHILE-IN-USE COVER (LOCKING AS REQUIRED PER PLANS).
- WIRING
3. SEPARATE NEUTRAL CONDUCTORS SHALL BE INSTALLED FOR EACH BRANCH CIRCUIT AS INDICATED PER CONSTRUCTION DOCUMENTS.
 4. FEEDERS AND BRANCH CIRCUITS SHALL CARRY A GROUNDING CONDUCTOR. SHALL BE INSTALLED IN EACH CONDUIT/RACEWAY AND SHALL BE BONDED TO THE METALLIC COMPONENTS OF THE RACEWAY SYSTEM. GROUNDING CONDUCTORS SHALL BE SIZED PER THE CONSTRUCTION DOCUMENTS OR CEC REQUIREMENTS, WHICHEVER IS GREATER. MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM IN CONDUIT AND RACEWAYS. GROUND CONDUCTORS SHALL BE SIZED AS INDICATED IN CEC TABLE 250.122, UNLESS OTHERWISE NOTED ON THE DRAWINGS. IT SHALL BE PERMITTED TO UTILIZE A SINGLE GROUND CONDUCTOR WHEN BRANCH CIRCUITS ARE COMBINED IN A SINGLE HOMERUN. GROUND CONDUCTOR SHALL BE SIZED FOR THE LARGEST OVERCURRENT DEVICE.
- OVERCURRENT PROTECTION
5. THERMAL OVERLOAD PROTECTION SHALL BE PROVIDED FOR ALL MOTORS WHERE REQUIRED PER CEC 430. OVERLOAD PROTECTION MAY BE PROVIDED INTEGRAL TO EQUIPMENT.
 6. WHERE INDICATED ON THE CONSTRUCTION DOCUMENTS, FUSIBLE DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT TIME DELAY FUSES. FUSES SHALL BE SIZED AS NOTED PER THE CONSTRUCTION DOCUMENTS AND/OR PER MANUFACTURER REQUIREMENTS. VERIFY FUSE SPECIFICATION WITH EQUIPMENT MANUFACTURER INFORMATION DURING SUBMITTAL REVIEW, PRIOR TO PROCUREMENT.
- MARKING AND CLEARANCE
7. ELECTRICAL EQUIPMENT SHALL BE PROVIDED WITH FIELD OR FACTORY MARKING INDICATING THE POTENTIAL ARC FLASH HAZARDS AS REQUIRED IN CEC 110.1.6 AND 110.2.1.
 8. WORKING SPACE AT ELECTRICAL EQUIPMENT SHALL BE MAINTAINED AS REQUIRED PER CEC 110.
 9. ELECTRICAL AND COMMUNICATION OUTLETS SHOWN IN THE SAME LOCATION SHALL BE MOUNTED ON OPPOSITE SIDES OF THE SAME STUD. COORDINATE BETWEEN ELECTRICAL AND COMMUNICATIONS PLANS.

GENERAL LIGHTING PLAN NOTES

1. LINE VOLTAGE POWERED EXIT SIGNS, EMERGENCY LUMINAIRES, AND EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH A CONSTANTLY ENERGIZED BRANCH CIRCUIT CONNECTION FOR CHARGING. EXIT SIGNAGE AND EMERGENCY LIGHTING SHALL BE INSTALLED WITH WIRING METHODS COMPLIANT WITH CEC ARTICLE 700.12(F). IN NO INSTANCE SHALL AN EXIT SIGN HAVE A "FEED THROUGH" BRANCH CIRCUIT CONNECTION.
 2. EGRESS ILLUMINATION SHALL MEET OR EXCEED CODE REQUIREMENTS. EMERGENCY LIGHTING SHALL BE PROVIDED ALONG THE INTERIOR PATH OF EGRESS TO THE EXTERIOR EXIT DISCHARGE AND/OR AREA OF REFUGE AS REQUIRED PER THE CBC.
 3. BRANCH CIRCUIT CONDUCTORS SHALL BE A MINIMUM OF #12 THWN, UNLESS OTHERWISE NOTED OR REQUIRED BY THE CEC.
 4. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATION PRIOR TO INSTALLATION.
 5. LUMINAIRE CONTROL SWITCHES SHALL BE INSTALLED ON THE STRIKE SIDE OF THE DOOR UNLESS OTHERWISE NOTED PER THE PLANS. REFER TO ARCHITECTURAL PLANS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE CEC T-24 INSTALLATION CERTIFICATION AND LIGHTING ACCEPTANCE DOCUMENTATION. FORMS CAN BE DOWNLOADED ON-LINE AT: <https://energycodeace.com/NonresidentialForms/2022>
- GENERAL ROOF PLAN NOTES
1. RECEPTACLES INSTALLED AT ROOF LEVEL SHALL BE PROVIDED WITH A WEATHERPROOF WHILE-IN-USE COVER (LOCKING AS REQUIRED PER PLANS).
 2. FINAL CONNECTIONS (WITHIN TWO FEET) FOR EACH MECHANICAL/PLUMBING EQUIPMENT SHALL BE MADE WITH LIQUID TIGHT, FLEXIBLE CONDUIT. A GROUNDING CONDUCTOR SHALL BE INSTALLED. MINIMUM SIZE PER CEC REQUIREMENTS.
 3. ALL EQUIPMENT SHOWN AT ROOF LEVEL SHALL BE LISTED FOR EXTERIOR USE (I.E. NEMA 3R RATING).
 4. VERIFY LOCATION OF ROOF-MOUNT DISCONNECT SWITCHES AND CONDUIT ENTRY LOCATIONS FOR EQUIPMENT IN ROOF WITH MECHANICAL CONTRACTOR AND APPROVED EQUIPMENT SUBMITTALS PRIOR TO ROUGH-IN.
 5. CONDUIT SHALL NOT BE INSTALLED AND ROUTED ALONG TOP OF ROOF UNLESS SPECIFICALLY INDICATED PER PLANS. CONDUIT SERVING ROOF MOUNT EQUIPMENT SHALL ROUTE IN THE ACCESSIBLE CEILING SPACE BELOW ROOF. CONDUIT PENETRATIONS AT ROOF SHALL BE APPROVED BY THE ROOFING CONTRACTOR. ROOF PENETRATIONS SHALL BE PROPERLY SEALED AND SHALL NOT COMPROMISE ROOF INTEGRITY.

CODE COMPLIANCE

THE WORK IDENTIFIED IN THESE PLANS AND SPECIFICATIONS SHALL CONFORM TO AND BE INSTALLED IN COMPLIANCE WITH APPLICABLE CODES, STANDARDS, AND ORDINANCES ENFORCED BY THE LOCAL AUTHORITY HAVING JURISDICTION AT TIME OF PERMITTING. UNLESS OTHERWISE NOTED, CODES, STANDARDS, AND ORDINANCES SHALL BE THE LATEST EDITION WITH CALIFORNIA AND LOCAL JURISDICTION AMENDMENTS AS APPLICABLE. WORK IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED TO CONFLICT WITH ANY STATE LAW, CODE OF REGULATION, LOCAL ORDINANCE, ETC.

- CALIFORNIA CODE OF REGULATIONS TITLE 24
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- CALIFORNIA ACCESSIBILITY CODE

GENERAL NOTES

- WORK PERFORMED
1. FURNISH LABOR, MATERIALS, EQUIPMENT, COMPONENTS, TOOLS, TRANSPORTATION TO/FROM THE WORK SITE, AND NECESSARY SERVICES ETC. AS REQUIRED TO SUPPORT AND IMPLEMENT THE ELECTRICAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS.
 2. "PROVIDE" AS USED ON THE CONSTRUCTION DOCUMENTS, IS DEFINED AS "FURNISH AND INSTALL".
 3. PERMITS SHALL BE OBTAINED FOR ELECTRICAL WORK, ARRANGE INSPECTIONS WITH THE AHJ AND OBTAIN ACCEPTANCE. CONSULT WITH THE ELECTRICAL INSPECTOR PRIOR TO BEGINNING WORK.
 4. ELECTRICAL WORK SHALL BE PERFORMED BY A CALIFORNIA STATE LICENSED ELECTRICIAN.
 5. INSTALL EQUIPMENT AT LOCATIONS INDICATED ON THE DRAWINGS AS CLOSELY AS FIELD CONDITIONS PERMIT. OBTAIN ACCEPTANCE OF EQUIPMENT DIMENSIONS PRIOR TO INSTALLATION THROUGH SUBMITTAL REVIEW. CALIFORNIA ELECTRICAL CODE (CEC) MINIMUM WORKING CLEARANCES SHALL BE MAINTAINED.
 6. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT REFLECT MINOR VARIATIONS IN EQUIPMENT ALIGNMENT/INSTALLATION THAT MAY BE NECESSARY. REVIEW EXISTING FIELD CONDITIONS AND MAKE PROPER ADJUSTMENTS AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES OR PORTIONS OF WORK. SATISFY THE DESIGN REQUIREMENTS, AND MEET CODE MINIMUMS. OBTAIN ACCEPTANCE OF ADJUSTMENTS FROM THE ARCHITECT/ENGINEER.
 7. DRAWINGS DO NOT SHOW THE EXTENT OF J-BOXES AND PULL BOXES THAT ARE REQUIRED TO IMPLEMENT THE ELECTRICAL WORK. PROVIDE THE QUANTITY OF J-BOXES AND PULL BOXES AS REQUIRED TO IMPLEMENT ELECTRICAL WORK. COMPLY WITH CODE, AND MEET AHJ REQUIREMENTS.
 8. NOTIFY THE ARCHITECT/ENGINEER OF DISCREPANCIES WITHIN THE DRAWINGS, THIS SPECIFICATION, AND/OR ACTUAL FIELD CONDITIONS.
 9. COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES.
 10. RACEWAYS WITHIN THE BUILDING SHALL BE CONCEALED, WITH THE EXCEPTION OF EXPOSED STRUCTURE AND WHERE SPECIFICALLY ALLOWED BY THE ARCHITECT/OWNER, WHERE APPROVED, EXPOSED CONDUIT SHALL BE RUN SQUARE AND PLUMB WITH BUILDING LINES AND SHALL BE PROPERLY SUPPORTED PER CODE.
 11. EXPOSED CONDUIT BELOW 7' AFF, AND WHERE SUBJECT TO PHYSICAL DAMAGE, SHALL BE INSTALLED IN GRS CONDUIT.
 12. WHERE CONDUIT ONLY IS SHOWN ON THE DRAWINGS AND/OR INSTALLED FOR FUTURE PROVISIONS, 1" AND LARGER, INSTALL A NYLON PULL CORD/ROPE.
 13. FLUSH MOUNTED PANELBOARDS/LOAD CENTERS SHALL HAVE A MINIMUM OF (1) 3/4" C.O. INSTALLED FROM THE PANEL TO AN ACCESSIBLE CEILING AREA, FOR EVERY FOUR BRANCH CIRCUIT SPARES AND/OR SPACES.
- BIDDING
1. PRIOR TO BIDDING, CONSULT PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. IF PROJECT SPECIFICATIONS HAVE NOT BEEN PROVIDED, REQUEST THEM FROM THE ARCHITECT AND/OR ENGINEER OF RECORD.
 2. PRIOR TO THE SUBMISSION OF BID REVIEW EXISTING FIELD CONDITIONS AND MAKE PROPER ADJUSTMENTS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
 3. OBTAIN ENGINEERING PRE-APPROVAL FOR ALTERNATE PRODUCT AS OUTLINED IN THE PROJECT SPECIFICATIONS.
- FINAL ACCEPTANCE
1. COMPLETE ACCEPTANCE TESTING AS REQUIRED PER THE PROJECT SPECIFICATIONS. SUBMIT APPROPRIATE DOCUMENTATION TO THE OWNER, ARCHITECT, AND AHJ.
 2. TEST THE ELECTRICAL SYSTEM AND COMPONENTS TO ENSURE PROPER PERFORMANCE. MAKE CORRECTIONS WHERE REQUIRED. DEMONSTRATE SYSTEM PERFORMANCE TO THE OWNER AND OBTAIN ACCEPTANCE.
 3. PROVIDE RECORD DRAWINGS PER THE PROJECT SPECIFICATIONS TO THE OWNER.
 4. PROVIDE O&M MANUALS PER THE PROJECT SPECIFICATIONS TO THE OWNER.
- MATERIAL
1. FURNISHED MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
 2. FURNISHED MATERIAL, EQUIPMENT, AND FIRE STOP THROUGH PENETRATIONS SHALL BE LISTED BY UL OR AN EQUIVALENT NATIONALLY RECOGNIZED LISTING AGENCY. PRODUCT LISTINGS SHALL BE PROVIDED TO THE EOR AT TIME OF SUBMITTAL REVIEW.
 3. FURNISHED MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER REQUIREMENTS, SUBJECT TO REVIEW, INSPECTION, AND APPROVAL BY THE AHJ.
- PENETRATIONS
1. CONDUIT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATINGS AS SPECIFIED IN CBC CHAPTER 7 AND COMPLY WITH LOCAL AHJ REQUIREMENTS. PROVIDE MEANS TO MAINTAIN INTEGRITY OF THE FIRE RATED ASSEMBLY BY PROVIDING THE FOLLOWING A PHYSICAL ENCLOSURE AROUND EQUIPMENT (INCLUDING LUMINAIRES, PANELS, OUTLETS, ETC.) AS APPLICABLE. PENETRATIONS SHALL BE INSTALLED PER APPROVED MANUFACTURER THROUGH-PENETRATION FIRESTOP SYSTEM DETAILS. ELECTRICAL OUTLET BOXES INSTALLED FLUSH IN FIRE RATED ASSEMBLIES SHALL NOT EXCEED 16 SQ. IN., OR MORE THAN 100 SQ. IN. FOR ANY 100SQ. FT. OF WALL.
 2. THE PROJECT STRUCTURAL ENGINEER AND ARCHITECT SHALL APPROVE PENETRATION OF STRUCTURAL MEMBERS (INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, ETC.). PERFORM WORK IN ACCORDANCE TO STRUCTURAL DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS.
- EQUIPMENT ANCHORAGE
1. ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES IDENTIFIED IN THE 2022 CBC AND A.S.C.E. 7-16.
 2. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND AHJ.
 3. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURES ABILITY TO SUPPORT HANGER AND/OR BRACE LOADS DUE TO ELECTRICAL EQUIPMENT.
- MECHANICAL & PLUMBING SYSTEMS
1. PROVIDE LIQUID TIGHT FLEXIBLE CONDUIT BRANCH CIRCUIT CONNECTIONS, BETWEEN EXTERIOR MECHANICAL UNIT MOUNTED DISCONNECT SWITCH AND ROOF JACK, FOR POWER AND CONTROL CIRCUITS.
 2. CONDUIT SYSTEM FOR MECHANICAL CONTROLS SHALL BE THE RESPONSIBILITY OF THE MECHANICAL/MECHANICAL CONTROL CONTRACTOR. CONDUIT SHALL BE INSTALLED IN ACCORDANCE TO DIVISION 26 SPECIFICATIONS.
 3. PROVIDE A 4" SQUARE JUNCTION BOX WITH 1-GANG RING AND 1/2" CONDUIT TO ACCESSIBLE CEILING SPACE ABOVE AT EACH THERMOSTAT LOCATION OR TO THE ASSOCIATED MECHANICAL UNIT AS REQUIRED.
 4. PROVIDE POWER WIRING CONNECTIONS TO EXHAUST FANS. EXHAUST FANS SHALL BE PROVIDED & INSTALLED BY THE MECHANICAL CONTRACTOR.
 5. PROVIDE POWER AND FIRE ALARM WIRING TO DUCT MOUNTED SMOKE DETECTORS. DUCT MOUNTED SMOKE DETECTORS PROVIDED & INSTALLED BY THE MECHANICAL CONTRACTOR.

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YYYY.MM.DD

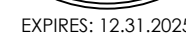


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Revision

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Client/Project	Start Date	End Date	Project Manager	Project Status	Project Description
Client/Project	Start Date	End Date	Project Manager	Project Status	Project Description

SANTA BARBARA METROPOLITAN TRANSIT DISTRICT

TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

stn_Architecture_2270449601.rvt	AM	HG	HG	2025.05.19
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

ELECTRICAL SITE LIGHTING PLAN

Project No. 5
750-112-001-10-0000

Revision

Scale

Drawing No.

E-201

REFERENCE NOTES

PHOTOMETRIC PLAN GENERAL NOTES:

- A. SEE SITE AND BUILDING LIGHTING PLANS FOR LUMINAIRE LOCATIONS.
- B. PHOTOMETRIC STATISTICS INCLUDED HAVE BEEN CALCULATED AT GRADE LEVEL U.O.N.

PHOTOMETRIC STATISTICS

ZONE	DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
1	CIRCULATION DRIVE	+	3.6 FC	13.3 FC	0.0 FC	N/A	N/A
2	NORTH CANOPY	+	3.8 FC	12 FC	0.6 FC	20:1	6.3:1
3	CENTER CANOPY	+	17.9 FC	25.2 FC	5.8 FC	4.3:1	3.1:1
4	CHASSIS WASH	+	4.5 FC	15.3 FC	1.0 FC	15.3:1	4.5:1
5	PATIO	+	6.8 FC	15.6 FC	0.7 FC	22.3:1	9.7:1
6	UTILITY YARD	+	7.5 FC	20.2 FC	0.0 FC	N/A	N/A
7	EGRESS PATHWAY	+	1.8 FC	6.0 FC	0.1 FC	60:1	18:1
8	PROPERTY LINE	+	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
9	10' BEYOND PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
10	NORTH ENTRANCE	+	0.0 FC	0.2 FC	0.0 FC	N/A	N/A
11	EAST ENTRANCE	+	0.9 FC	9.2 FC	0.0 FC	N/A	N/A

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN DISCLAIMER

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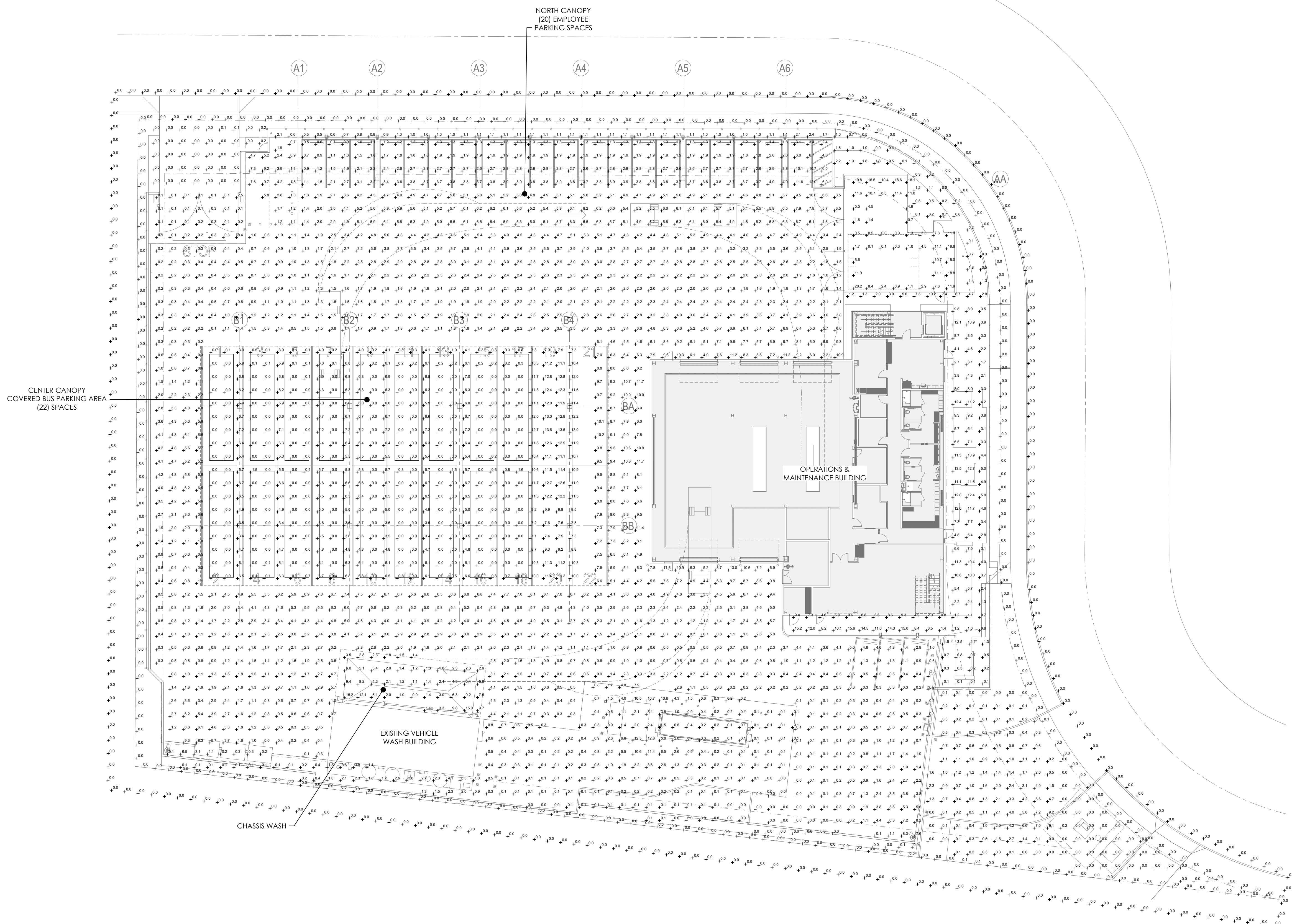
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- A. SEE SITE AND BUILDING LIGHTING PLANS FOR LUMINAIRE LOCATIONS.
- B. PHOTOMETRIC STATISTICS INCLUDED HAVE BEEN CALCULATED AT GRADE LEVEL U.O.N.

PHOTOMETRIC STATISTICS

ZONE	DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
1	CIRCULATION DRIVE	+	2.9 FC	13.0 FC	0.0 FC	N/A	N/A
2	NORTH CANOPY	+	3.8 FC	12 FC	0.5 FC	24.0:1	7.6:1
3	CENTER CANOPY	+	3.2 FC	13.6 FC	0.0 FC	N/A	N/A
4	CHASSIS WASH	+	4.3 FC	15.2 FC	0.9 FC	16.9:1	4.8:1
5	PATIO	+	6.8 FC	15.6 FC	0.7 FC	22.3:1	9.7:1
6	UTILITY YARD	+	7.5 FC	20.2 FC	0.0 FC	N/A	N/A
7	EGRESS PATHWAY	+	1.8 FC	6.0 FC	0.1 FC	60:1	18:1
8	PROPERTY LINE	+	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
9	10 BEYOND PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
10	NORTH ENTRANCE	+	0.0 FC	0.2 FC	0.0 FC	N/A	N/A
11	EAST ENTRANCE	+	0.9 FC	9.2 FC	0.0 FC	N/A	N/A



PHOTOMETRIC SITE PLAN WITH BUS OBSTRUCTIONS

SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN DISCLAIMER

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[illegible]

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Client/Project
SANTA BARBARA METROPOLITAN TRANSIT
DISTRICT

TERMINAL 2 - PHASE 2

5353 OVERPASS ROAD, GOLETA, CA 93111

stn_Architecture_2270449601.rvt	AM	HG	HG	2025.05.19
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
PHOTOMETRIC SITE PLAN
WITH BUS OBSTRUCTIONS

Project No.
PROJ NO. 2014240809

Revision

Revision

Scale

Drawing No.

E-203

[illegible][illegible]

FIXTURE TYPE "S3" & "S4"

SCALE: NOT TO SCALE

FIXTURE TYPE "S1B"

SCALE: NOT TO SCALE

Performance Data															
Electrical Load															
LED Count	Specified Run Time (hrs)	1A	1.5A	2.0A	3.0A	4.0A	5.0A	6.0A	7.0A						
A04	13.3	0.31	0.36	0.45	0.65	0.85	1.05	1.25	1.45						
A05	9.2	0.40	0.50	0.60	0.90	1.20	1.50	1.80	2.10						
A07	7.8	0.47	0.58	0.70	1.05	1.40	1.75	2.10	2.45						
A01	6.4	0.63	0.80	1.00	1.50	2.00	2.50	3.00	3.50						
Projected LED Lumen Maintenance															
Cap. Retains the rated performance (equivalent to 70°C ambient, based on 100% lumen of LED tested) based per ESDA L80-B30 and projected per ESDA L70-B30 (1-3 years)															
To calculate L70, use the Lumen maintenance factor that corresponds to the desired duration. Example: three years. For other lumen maintenance factors, see the Lumen Maintenance Factor chart.															
Desired Run Time (hrs)	30,000	10,000	100,000												
Lumen Maintenance Factor	>0.83	>0.87	>0.86												
Lumen Ambient Temperature (LAT) Multipliers															
Use these factors to determine rated lumen output for average ambient temperatures based on ESDA L70-B30 (2-3 years)															
Ambient Temp (°C)	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor	Temperature Factor						
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
20	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
30	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
40	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
60	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
70	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
80	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
110	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
120	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
130	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
140	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
150	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
160	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
170	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
180	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
190	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
200	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
210	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
220	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
230	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
240	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
250	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
260	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00						
270	1.00	1.00	1.00												

FEM LED Low Profile Enclosed and Gasketed

ENCLOSURE INFORMATION: 1. Enclosure wall is designed to optimize ventilation. Consult with your system representative.

Example: FEM40-4000-M2400-WD-PL24-CH-ROCK-100

Series		Nominal Length		Diffuser		Distribution		Voltage		Color Temperature	
Fem	Part #	4' (1219 mm)	6' (1829 mm)	8' (2438 mm)	10' (3048 mm)	12' (3658 mm)	14' (4268 mm)	16' (4878 mm)	18' (5488 mm)	24' (7315 mm)	30' (9143 mm)
FEM40	40-4000-M2400-WD-PL24-CH-ROCK-100	4000W	6000W	8000W	10000W	12000W	14000W	16000W	18000W	24000W	30000W
	40-4000-M2400-WD-PL24-CH-ROCK-100	4000W	6000W	8000W	10000W	12000W	14000W	16000W	18000W	24000W	30000W
	40-4000-M2400-WD-PL24-CH-ROCK-100	4000W	6000W	8000W	10000W	12000W	14000W	16000W	18000W	24000W	30000W
	40-4000-M2400-WD-PL24-CH-ROCK-100	4000W	6000W	8000W	10000W	12000W	14000W	16000W	18000W	24000W	30000W
FEM60	60-4000-M2400-WD-PL24-CH-ROCK-100	6000W	9000W	12000W	15000W	18000W	21000W	24000W	27000W	36000W	45000W
	60-4000-M2400-WD-PL24-CH-ROCK-100	6000W	9000W	12000W	15000W	18000W	21000W	24000W	27000W	36000W	45000W
	60-4000-M2400-WD-PL24-CH-ROCK-100	6000W	9000W	12000W	15000W	18000W	21000W	24000W	27000W	36000W	45000W
	60-4000-M2400-WD-PL24-CH-ROCK-100	6000W	9000W	12000W	15000W	18000W	21000W	24000W	27000W	36000W	45000W
FEM80	80-4000-M2400-WD-PL24-CH-ROCK-100	8000W	12000W	16000W	20000W	24000W	28000W	32000W	36000W	48000W	60000W
	80-4000-M2400-WD-PL24-CH-ROCK-100	8000W	12000W	16000W	20000W	24000W	28000W	32000W	36000W	48000W	60000W
	80-4000-M2400-WD-PL24-CH-ROCK-100	8000W	12000W	16000W	20000W	24000W	28000W	32000W	36000W	48000W	60000W
	80-4000-M2400-WD-PL24-CH-ROCK-100	8000W	12000W	16000W	20000W	24000W	28000W	32000W	36000W	48000W	60000W

NOTE: 1 indicates options that are ordering restrictions. Please reference ordering restrictions chart. 3 indicates an optional aluminum finish.

LITHONIA LIGHTING

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Page 2 of 7

FIXTURE TYPE "S5"

SCALE: NOT TO SCALE

FIXTURE TYPE "S2"

SCALE: NOT TO SCALE

Consultant



Client/Project SANTA BARBARA METROPOLITAN TRANSIT DISTRICT TERMINAL 2 - PHASE 2 5353 OVERPASS ROAD, GOLETA, CA 93111	Title ELECTRICAL DETAILS								
shn_Architecture_2270464601.rvt	Project No. PROJ NO. 2014240809								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">AM</td> <td style="width: 25%;">HG</td> <td style="width: 25%;">HG</td> <td style="width: 25%;">2025.06.19</td> </tr> <tr> <td>Dwn.</td> <td>Dgn.</td> <td>Chkd.</td> <td>YYYY.MM.DD</td> </tr> </table>	AM	HG	HG	2025.06.19	Dwn.	Dgn.	Chkd.	YYYY.MM.DD	Revision Scale Drawing No. E-600
AM	HG	HG	2025.06.19						
Dwn.	Dgn.	Chkd.	YYYY.MM.DD						

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