



TO: Mayor and Councilmembers

SUBMITTED BY: Matthew R. Fore, General Services Director

SUBJECT: Authorization to Advertise Construction Bid for the Goleta Community Center Skylight Replacement Project

RECOMMENDATION:

Authorize staff to advertise a notice inviting construction bids for the Goleta Community Center Skylight Replacement Project.

BACKGROUND:

The Goleta Community Center (GCC), located at 5679 Hollister Avenue, within the Goleta Old Town Heritage District, is a 23,000 square foot Spanish Colonial Revival structure built in 1926-27. The GCC structure has gone through multiple renovations since its construction, including the installation of a barrel roof and skylight in approximately 1970 that enclosed the former western courtyard and created what is now known as the dining room. In recent years, the skylight has fallen into disrepair and is currently covered by tarps secured by sandbags due to chronic leaks experienced during rain events (Attachment 1). The glass of the skylight was painted over many years ago, and the interior shade system is inoperable. Based on its age and condition, staff recommends replacement of the skylight and sun shading system.

On June 3, 2025, City Council authorized the City Manager to execute a Professional Services Agreement (Agreement No. 2025-060) with 19six Architects to provide architectural and engineering services to the Skylight Replacement Project, which is part of the Goleta Community Center Campus Renovation Project (CIP Project No. 9127).

DISCUSSION:

19six Architects has developed plans and specifications to remove the existing skylight and shade structure and replace it with a new skylight that utilizes a motorized solar shade system. Specifically, this project is designed to replace, like-for-like, the existing 46' x 10' skylight, including the roof curbing, located above the GCC dining room. The new system will be placed in the same opening after curb replacement and will utilize a powder-coated metal framing system in Colonial White, which matches the white coloring of the existing

roof. Interior framing of the skylight structure will also be in Colonial White (Attachment 2).

The plans are under review by the City Building Division and issuance of a building permit is expected soon. Staff is therefore requesting Council authorization to issue a Notice Inviting Bids for the Skylight Replacement Project. The plan set is included as Attachment 3.

Staff will return to Council in the future (est. Fall of 2025) to request that Council formally approve the project plans and specifications that are part of the bid documents, adopt findings pursuant to the California Environmental Quality Act (CEQA) and award a construction contract to the lowest responsible bidder.

Historic Preservation Commission

The GCC is a designated City Historic Landmark and is included in the City's Historic Resources Inventory (HRI). The proposed skylight replacement complies with the respective historic resource preservation requirements of Chapter 17.33 of the Goleta Municipal Code (Historic Resource Preservation). The skylight design also complies with Secretary of Interior Standards for the Rehabilitation of Historic Properties.

Staff reviewed the skylight design with the Historic Preservation Commission (Commission) on September 15, 2025. The Commission voted unanimously to recommend that the City Council find that the skylight design: 1) is consistent with Secretary of the Interior Standards for the Rehabilitation of Historic Properties findings; 2) is consistent with City of Goleta Zoning and General Plan provisions; 3) conforms to the City's 2025-2027 Strategic Plan; and 4) conforms to the Old Town Heritage District Guidelines.

GOLETA STRATEGIC PLAN:

City-Wide Initiative: 5. Strengthen Infrastructure

Strategic Goal: 5.4 Protect and maintain our City-owned facilities and critical operational assets.

FISCAL IMPACTS:

There are no immediate fiscal impacts associated with this Council item. The table below outlines the current available budget for the construction and replacement of the skylight, estimated at \$275,000. Authorization to issue a Notice Inviting Bids does not commit the City to award a construction contract, but allows staff to proceed with the competitive bidding process using existing appropriations. Once bids are received and evaluated, staff will return to Council, if necessary, with a request to appropriate additional funds from the Public Facilities/Building Maintenance Reserve or other eligible funding source to cover any remaining funding gap.

Table 1: Project Budget Estimates

Fund Type	Account	Budget	YTD Actuals	Total Available Budget*
General Fund	101-90-9127-57070	\$25,000	\$20,040	\$4,960
Community Development Block Grant (CDBG) Fund	402-90-9127-57070	\$238,453	\$15,312	\$223,140
Available Budget		\$263,453	\$35,352	\$228,100
Estimated Cost				\$275,000
Est. Surplus (Shortfall)				(\$46,900)

*Available budget as of June 30, 2025

ALTERNATIVES:

City Council may elect not to authorize the advertisement for the GCC Skylight bid. Doing so would lead to further degradation of the existing skylight and would pose substantial risk to operations located within the dining room and would cause continued and costly on-going maintenance to the skylight structure.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Goleta Community Center Skylight - Existing Conditions
2. Proposed Skylight Replacement
3. Plan Set for the Goleta Community Center Skylight Replacement Project

ATTACHMENT 1

Goleta Community Center Skylight - Existing Conditions





ATTACHMENT 2

Proposed Skylight Replacement



1. EXISTING SKYLIGHT TO BE REPLACED



2. PROPOSED SKYLIGHT "RIDGELIGHT" BY VELUX



3. PROPOSED SKYLIGHT - SAMPLE VIEW



4. PROPOSED SKYLIGHT - SAMPLE VIEW

Gloss powder coat finish formulated with durable fluoropolymer resins and solar-reflective pigments.

Brave White	Colonial White	Sandstone	Colonial Gray	Quaker Brown	Apple Drizzle
Harvest Green	Black	Neutral Gray			

5. PROPOSED SKYLIGHT - INTERIOR VIEW



6. PROPOSED SKYLIGHT - INTERIOR VIEW WITH SHADES



7. POWDER COAT FINISH "COLONIAL WHITE" BY VELUX

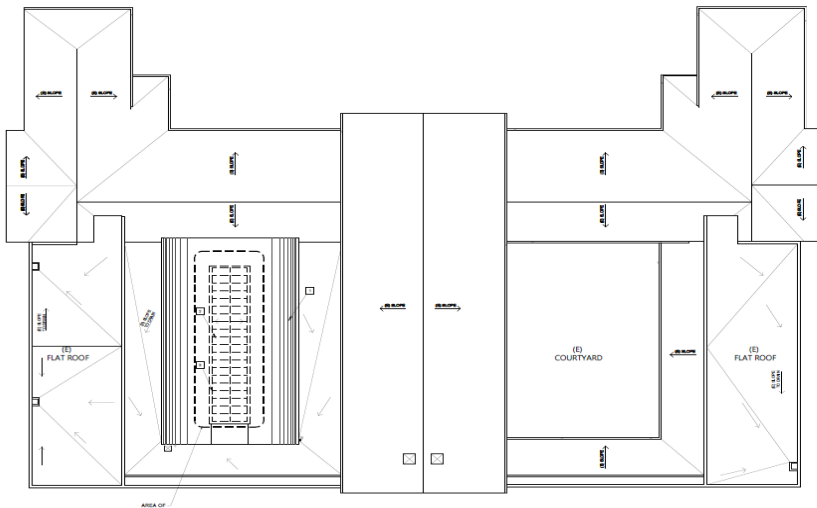
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802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL: (805) 963-1966

GOLETA COMMUNITY CENTER - SKYLIGHT REPLACEMENT

RENDERINGS AND PHOTOS

G-003



AREA OF WORK

DEMOLITION ROOF PLAN

KEYNOTES

1. DEMOLITION OF ROOF SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

2. DEMOLITION OF ROOF SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

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DEMOLITION PLAN LEGEND

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DEMOLITION PLAN GENERAL NOTES

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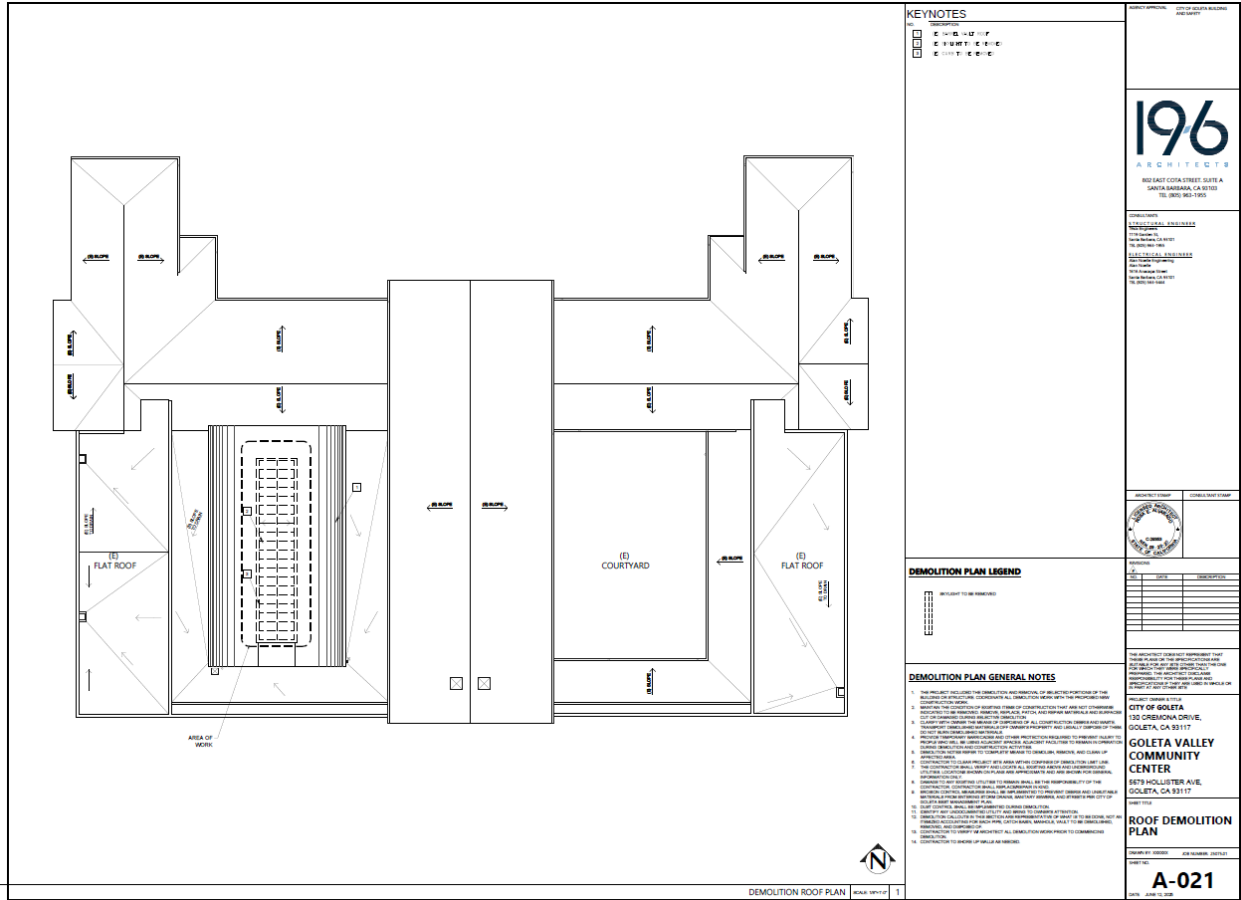
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G-003



ATTACHMENT 3

Plan Set for Goleta Community Center Skylight Replacement Project

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DATE PLOTTED: 9/10/2025 4:47:07 PM

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GOLETA VALLEY COMMUNITY CENTER

SKYLIGHT REPLACEMENT

CITY OF GOLETA



19.6
ARCHITECTS

802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

STRUCTURAL ENGINEER
T99x Engineers
1119 Garden St.
Santa Barbara, CA 93101
TEL (805) 963-1955

ELECTRICAL ENGINEER

Alan Noelle Engineering
1616 Anapaca Street
Santa Barbara, CA 93101
TEL (805) 563-5444

ABBREVIATIONS	SYMBOLS	GENERAL PROJECT NOTES	PROJECT SCOPE	DRAWING INDEX
& AND @ CENTERLINE Ø DIAMETER OR ROUND # FOUND OR NUMBER ACT ACOUSTICAL ACD AMENDED CONSTRUCTION DOCUMENT ACO AREA COMPLIANCE OFFICER AD AREA DRAIN ADA AMERICANS WITH DISABILITIES ACT ADJ ADJUSTABLE AFF ABOVE FINISH FLOOR AGGR AGGREGATE ALUM ALUMINUM ANMLD ANNEALED AOR ARCH OF REC APP APPROXIMATE ARCH ARCHITECTURAL ASPH ASPHALT ASSY ASSEMBLY BD BOARD BLDG BUILDING BLK BLOCK BLKG BLOCKING BM BEAM BOT BOTTOM CAB CABINET CB CATCH BASIN CEM CEMENT CER CERAMIC CI CAST IRON CG CORNER GUARD CLS CEILING CAULK CAULKING/CHALKING CLO CLOSET CLR CLEAR CO CASED OPENING COR CONTR OF REC COL COLUMN CONC CONCRETE CONN CONNECTION CONSTR CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR CORR CORRIDOR CTSK COUNTERSUNK CNTR COUNTER CTR CENTER DBL DOUBLE DEPT DEPARTMENT DF DRINKING FOUNTAIN DET DETAIL DIA DIAMETER DIM DIMENSION DISP DISPENSER DN DOWN DO DOOR OPENING DWR DOOR DR DRAWER DSP DOWNSPOUT DSP DRY STANDPIPE DWS DRAWINGS (E) EXISTING E EAST EA EACH EEOR ELEC ENG OF REC EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSURE ENG ENGINEER EP ELECTRICAL PANEL EQ EQUAL EQP EQUIPMENT ES EDGE STRIP EVS ENVIRONMENTAL SERVICES EWIP END WALL PROTECTOR EXPO EXPANDED EXP EXPANSION EXTR EXTERIOR FA FIRE ALARM FB FLAT BAR FLR DRN FLOOR DRAIN FD FIRE DAMPER FDN FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CAB FH FULL HEIGHT FHC FIRE HOSE CABINET FIN FINISH FLR FLOOR FLS FIRE & LIFE SAFETY FLSO FIRE LIFE SAFETY OFFICER FLASH FLASHING FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOS FACE OF STUD FP FIREPROOF(ING) FR FIRE RATED or FIRE RATING FRP FIBERGLASS REINFORCED PLASTIC FSD FIRE-SMOKE DAMPER FT FOOT or FEET FTG FOOTING FURR FURRED or FURRING FUT FUTURE GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS GLZ GLAZING GRD GROUND GR GRADE GYP GYPSUM HB HOSE BIBB HDWD HARDWOOD HDWR HARDWARE HORZ HORIZONTAL HR HOUR HSKP HOUSEKEEPING HT HEIGHT HW HEAD OF WALL ID INSIDE DIAMETER (N) INCH(ES) ISO ISOLATION INSUL INSULATION INT INTERIOR IOR INSPECTOR OF RECORD JAN JANITOR JT JOINT KIT KITCHEN LAB LABORATORY LAM LAMINATE LAV LAVATORY LKR LOCKER LT LIGHT LTG LIGHTING MATL MATERIAL MAX MAXIMUM MB MACHINE BOLT M.C. MEDICINE CABINET MECH MECHANICAL MECH ENG OF REC MECH ENG OF REC MEMB MEMBRANE MTL METAL MFG MANUFACTURER MH MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS M.O. MASONRY OPENING MTD MOUNTED MONTR MONITOR MULL MULLION (N) NEW N NORTH NEG PRES NEGATIVE PRESSURE NIC NOT IN CONTRACT NR NON RATED NUM NUMBER NOM NOMINATING NTS NOT TO SCALE OA OVERALL O OVER OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OPNG OPENING OPF OPPOSITE OSHPD OFFICE OF STATE HEALTH PLANNING & DEVELOPMENT PRCST PRECAST PL PROPERTY LINE PLAM PLASTIC LAMINATE PLSTR PLASTER PLYWD PLYWOOD PAIR PAIR PT POINT PTD PAPER TOWEL DISPENSER PTD/R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PTN PARTITION PTR PAPER TOWEL RECEPTACLE Q QUARRY TILE R RADIUS RD ROOF DRAIN REC RECORD REFR REFERENCE REF REFRIGERATOR RGTR REGISTER REINF REINFORCED RECD REQUIRED RB RESILIENT BASE ROOM ROOM RM ROUGH OPENING RWD REDWOOD RWL RAIN WATER LEADER S SOUTH SC SOLID CORE SCD SEAT COVER DISPENSER SCH SCHEDULE SD SMOKE DETECTOR SECT SECTION SEOR STRUCT ENG OF REC SFD SMOKE / FIRE DAMPER SFM STATE FIRE MARSHAL SHELF SHELF SHWR SHOWER SHT SHEET SHTHG SHEATHING SIML SIMILAR SND SANITARY NAPKIN DISPENSER SNR SANITARY NAPKIN RECEPTACLE S.D. SOAP DISPENSER SPEC SPECIFICATION/S SQ SQUARE S.S. 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SANITARY NAPKIN DISPENSER

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S.D.

SOAP DISPENSER

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SPECIFICATION/S

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STAINLESS STEEL

SSK

SERVICE SINK

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STRUCTURAL

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1616 Anacapa Street
Santa Barbara, CA 93101
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BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
Manufacturing Facilities	Greater than 90,000	1 or Greater	400
	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
		Greater than 135,000	1 or Greater
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
		Greater than 256,000	1 or Greater

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions, and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.

- a. Where there is no local utility power supply.
- b. Where the local utility is unable to supply adequate power.
- c. The installation of EV/CS is inoperable.

2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

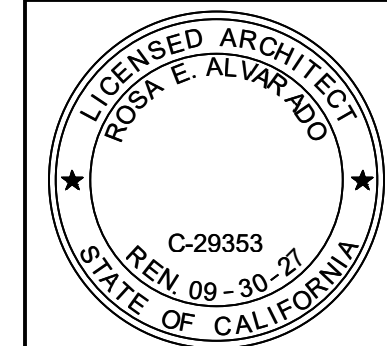
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS ²
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces ¹	25 percent of EV capable spaces ³

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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REVISIONS	ORIGINAL ISSUE DATE:
	JUNE 12, 2025

[illegible]

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PROJECT OWNER & TITLE
CITY OF GOLETA
130 CREMONA DRIVE,
GOLETA, CA 93117

**GOLETA
COMMUNITY
CENTER**

5679 HOLLISTER AVE,
GOLETA, CA 93117

SHEET TITLE

CALGREEN CODE COMPLIANCE

DRAWN BY: XX	JOB NUMBER: 25075.01
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G-301

1. THIS DOCUMENT IS EXCERPTED FROM THE 2022 CALIFORNIA GREEN BUILDING CODE, SUPPLEMENT, EFFECTIVE JANUARY 2023. THE INTENT OF THE DOCUMENT'S CONTENT, ORGANIZATION AND FORMAT IS TO PROVIDE USABLE ACCESS TO THE MANDATORY SECTIONS OF THE REFERENCED CODE THAT WILL

THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INFORMAL BASIS.

CITY OF
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ARCHITECT STAMP	

SA E. ALVARADO

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THEY ARE USED IN WHOLE OR IN PART, WRITTEN DIMENSIONS ON THE

OBJECT CHANGED: 8: TITLE

30 CREMONA DRIVE

MOLETA, CA 95117

GOLETA

COMMUNITY

CENTER

679 HOLLISTER AVE

CELL 17A, OR 55117

CALGREEN C

COMPLIANCE

GRC

DATE PLOTTED: 9/10/2025 4:47:07 PM

90% CONSTRUCTION DOCUMENTS

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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ARCHITECT STAMP	C
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STATE OF CALIFORNIA
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C-29353

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THE ARCHITECT DOES NOT REPRESENT THE CLIENT AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

ITE OTHER THAN THE ONE FOR WHICH SPECIFICALLY PREPARED. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THESE PLANS WHEN THEY ARE USED IN WHOLE OR IN PART. WRITTEN DIMENSIONS ON THE PLANS HAVE PRECEDENCE OVER SCALED

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30 CREMONA DRIVE
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**GOLETA
COMMUNITY**

**COMMUNITY
CENTER**

670 HOLLISTER AVE

GOLETA, CA 93117

SHEET TITLE

CALGREEN C

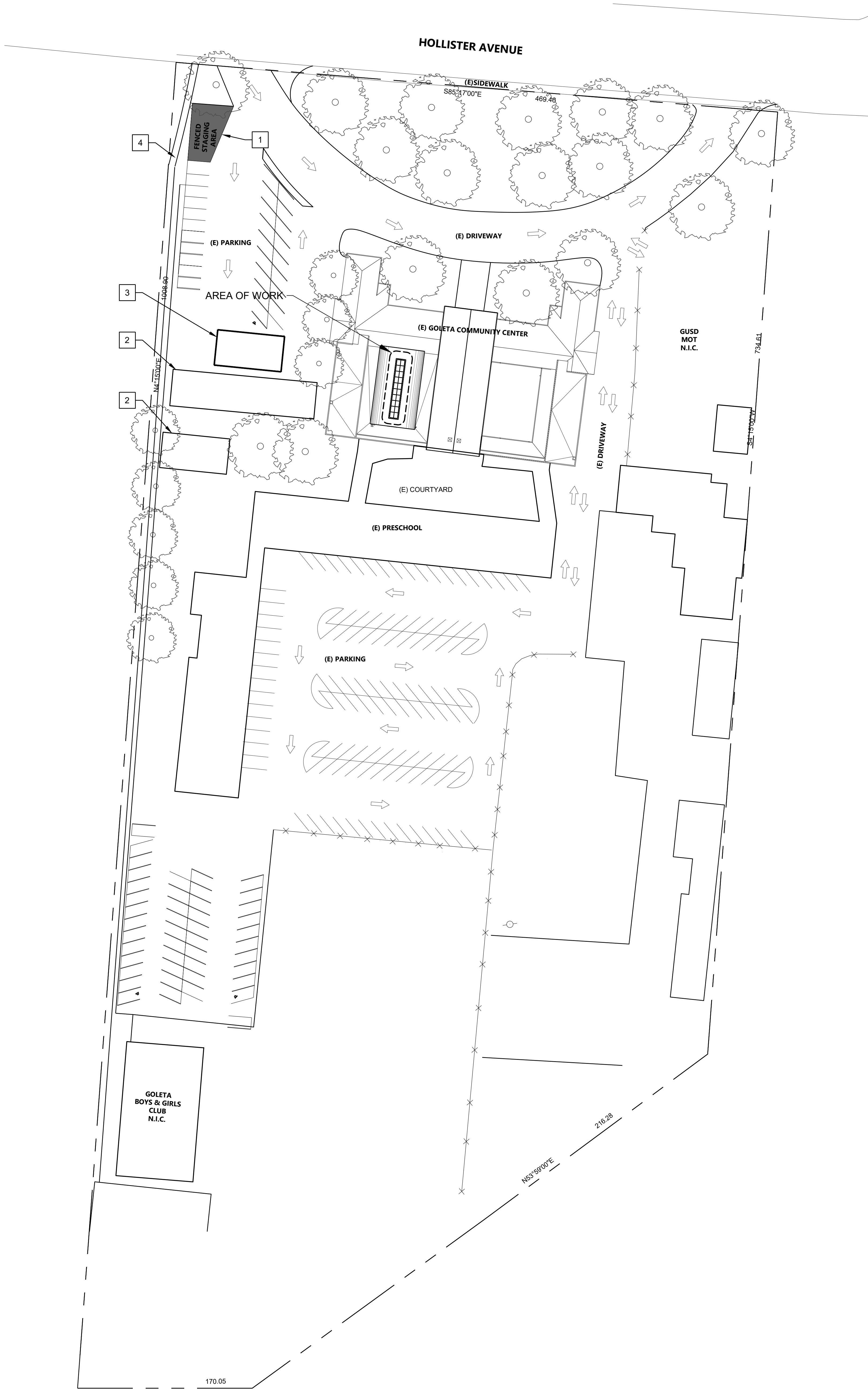
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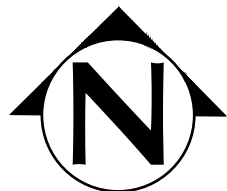
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FOR REFERENCE ONLY



EXISTING OVERALL SITE PLAN

1"=50'-0"

1

SITE PLAN KEYNOTES

- TEMPORARY FENCING INSTALLED BY CONTRACTOR, COORDINATE WITH CITY OF GOLETA FOR DIMENSIONS OF SPACE AVAILABLE TO CONTRACTOR
- EXISTING PORTABLE CLASSROOM
- CRANE LOCATION.
- PEDESTRIAN FOOT ACCESS PATH TO BOYS & GIRLS CLUB, CONTRACTOR TO KEEP PATH OPEN AT ALL TIMES

GENERAL NOTES

- SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITIES.
- UNDERGROUND SERVICE ALERT SHALL BE CONTACTED PRIOR TO ANY EXCAVATION WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES, STRUCTURES, AND/OR SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR MODIFYING ANY EXISTING IRRIGATION LINES DAMAGED OR IMPACTED DURING THE COURSE OF WORK IN ORDER TO PROVIDE A FULLY FUNCTIONAL SYSTEM AT PROJECT COMPLETION.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS, NATURAL WATERWAYS, AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED AT ALL TIMES.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- NO TREES SHALL BE REMOVED WITHOUT APPROVAL OF DISTRICT AND ARCHITECT. ALL TREES TO BE PROTECTED DURING CONSTRUCTION, INCLUDING ROOT ZONE.
- NOT USED.
- CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY FENCING TO ENSURE SITE IS SECURE AT ALL TIMES FOR CHILDREN OR OTHER USERS OF THE GOLETA COMMUNITY CENTER, INCLUDING STAGING AND ACCESS AREAS.
- CONTRACTOR TO REPAIR ALL EXISTING LANDSCAPE AREAS IMPACTED BY CONSTRUCTION ACTIVITIES. REPAIR TO INCLUDE ANY DAMAGE TO EXISTING IRRIGATION SYSTEM, RE-GRADING TO ENSURE PROPER DRAINAGE, SMOOTHING OF SURFACE, AND RE-SEEDING TO MATCH ADJACENT AREAS (HYDROSEEDING IS ACCEPTABLE).
- CONTRACTOR TO PROTECT EXISTING SITE IMPROVEMENTS AND RETURN CONSTRUCTION ACCESS AREA TO ITS ORIGINAL CONDITION UPON COMPLETION. STREET SWEEPING AND VACUUMING TO BE PROVIDED AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO RE-STRIPE ANY PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION ACTIVITIES.
- THE SITE EXPERIENCES CONSISTENT VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY, INCLUDING BUS TRAFFIC DURING STUDENT DROP-OFF AND PICK-UP TIMES FOR THE BOYS & GIRLS CLUB. CONTRACTOR SHALL PLAN AND COORDINATE ALL CONSTRUCTION ACTIVITIES ACCORDINGLY TO MAINTAIN SAFE ACCESS AT ALL TIMES.

LEGENDS

- TEMPORARY FENCE
- FENCE
- PROPERTY LINE
- (E) TREE
- FLOW OF TRAFFIC



19.6 ARCHITECTS

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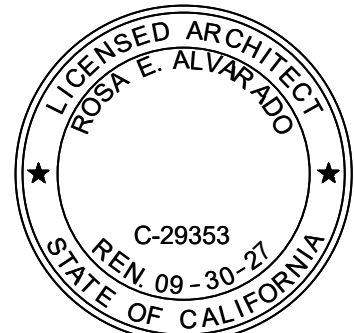
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SHEET TITLE

EXISTING OVERALL SITE PLAN

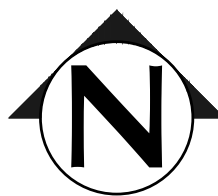
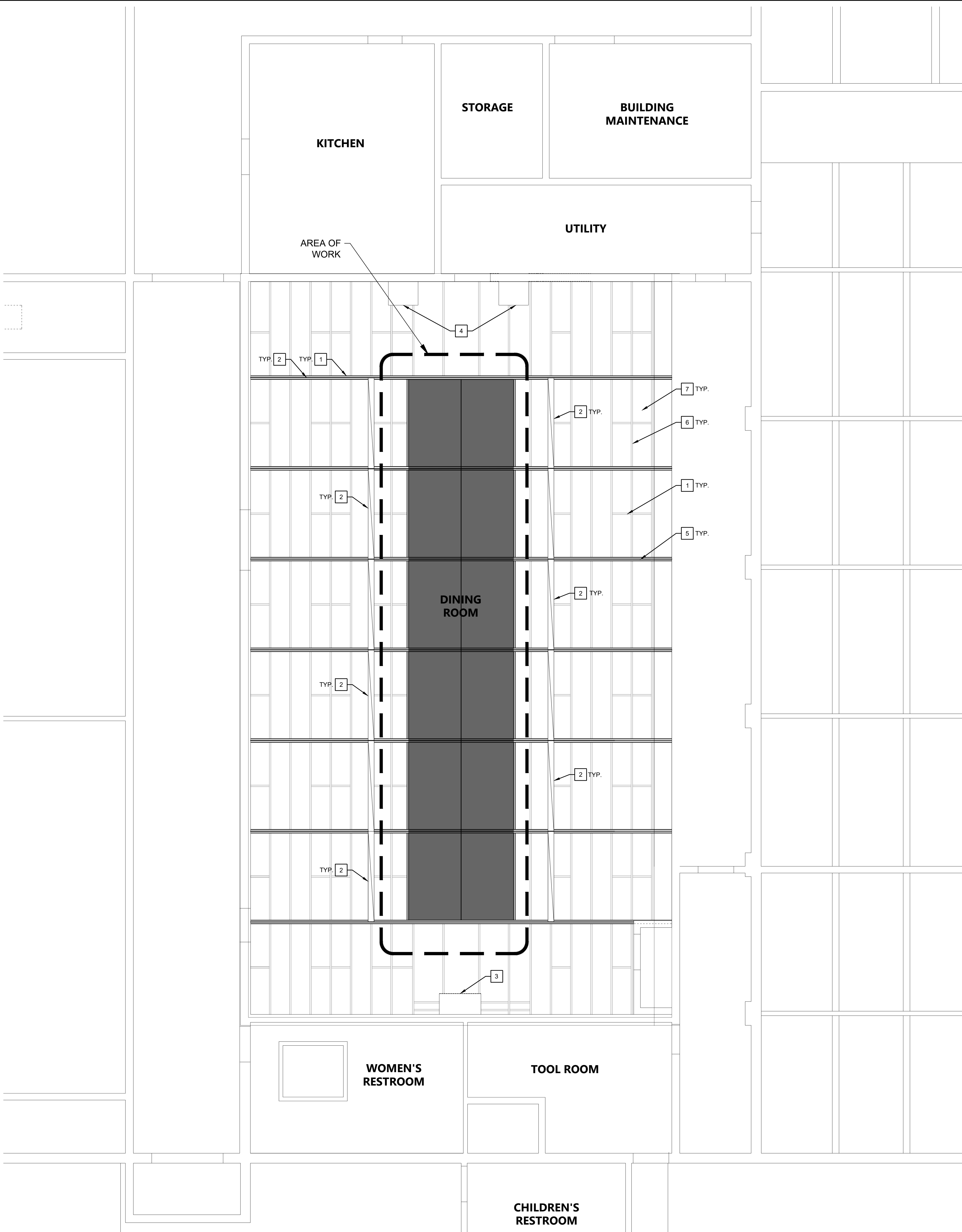
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REFLECTED CEILING PLAN SCALE: 1/4"=1'-0" 1

NOTE: SYMBOLS SHOWN FOR LOCATION PURPOSES ONLY. SEE MECHANICAL ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

KEYNOTES

- 1 (E) FRAMING TO REMAIN
- 2 (E) LIGHT FIXTURE TO REMAIN
- 3 (E) EXHAUST FAN TO REMAIN
- 4 (E) AIR SUPPLY TO REMAIN
- 5 (E) STRUCTURAL STEEL BRACING TO REMAIN IN PLACE DURING SKYLIGHT INSTALLATION. PROTECT IN PLACE
- 6 (E) 2x6 PURLINS @ 16" O.C., TYP. AT ALL BOWSTING TRUSS BAYS
- 7 (E) T&G. PROTECT IN PLACE, REPAIR ALL DAMAGED T&G DURING CONSTRUCTION, FINISH TO MATCH

CEILING GENERAL NOTES

- 1. ALL EXISTING CEILINGS TO REMAIN U.N.O., PATCH AND REPAIR TO MATCH EXISTING ANY SURFACE DAMAGED DURING RENOVATION WORK.
- 2. SALVAGE (E) LIGHT FIXTURES (VERIFY WITH OWNER), SUPPORT AND PROTECT IN PLACE. SEE ELECTRICAL PLANS FOR ADDITIONAL WORK.
- 3. EXISTING MECHANICAL REGISTERS TO REMAIN, U.O.N. SEE MECHANICAL PLANS FOR ADDITIONAL WORK AND INFORMATION.

PLAN LEGEND



NEW SKYLIGHT



196 ARCHITECTS

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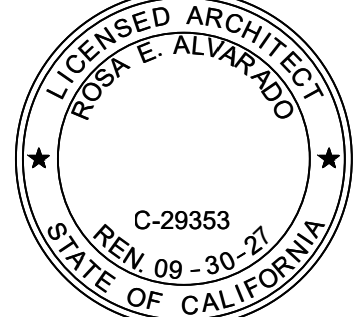
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REFLECTED CEILING PLAN

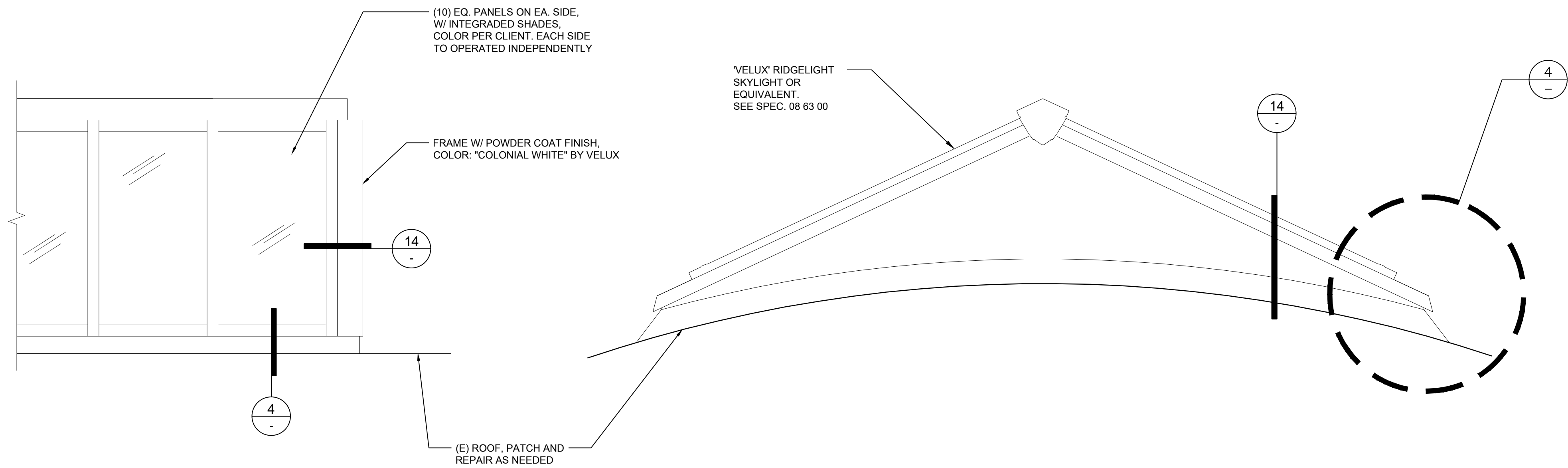
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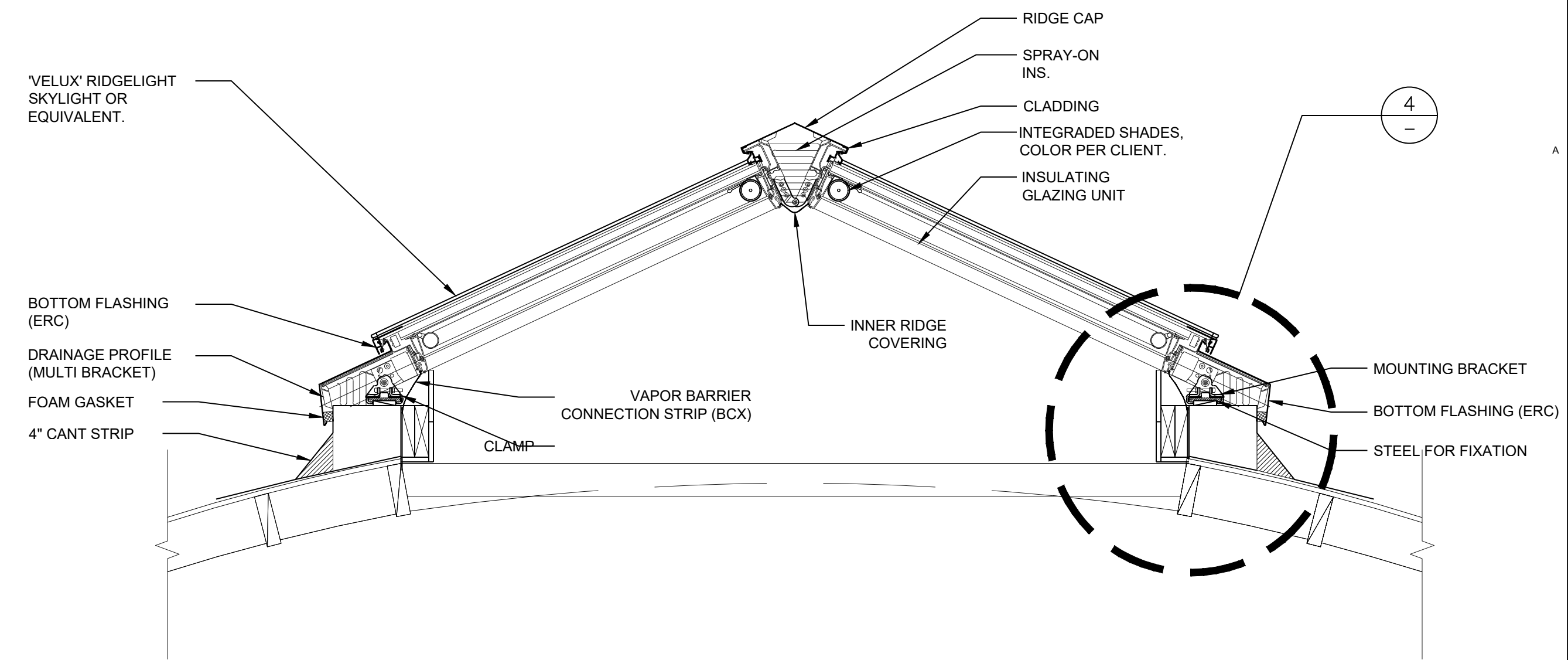
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PARTIAL SKYLIGHT SIDE ELEVATION AND GABLE END ELEVATION

SCALE: 1"=1'-0"

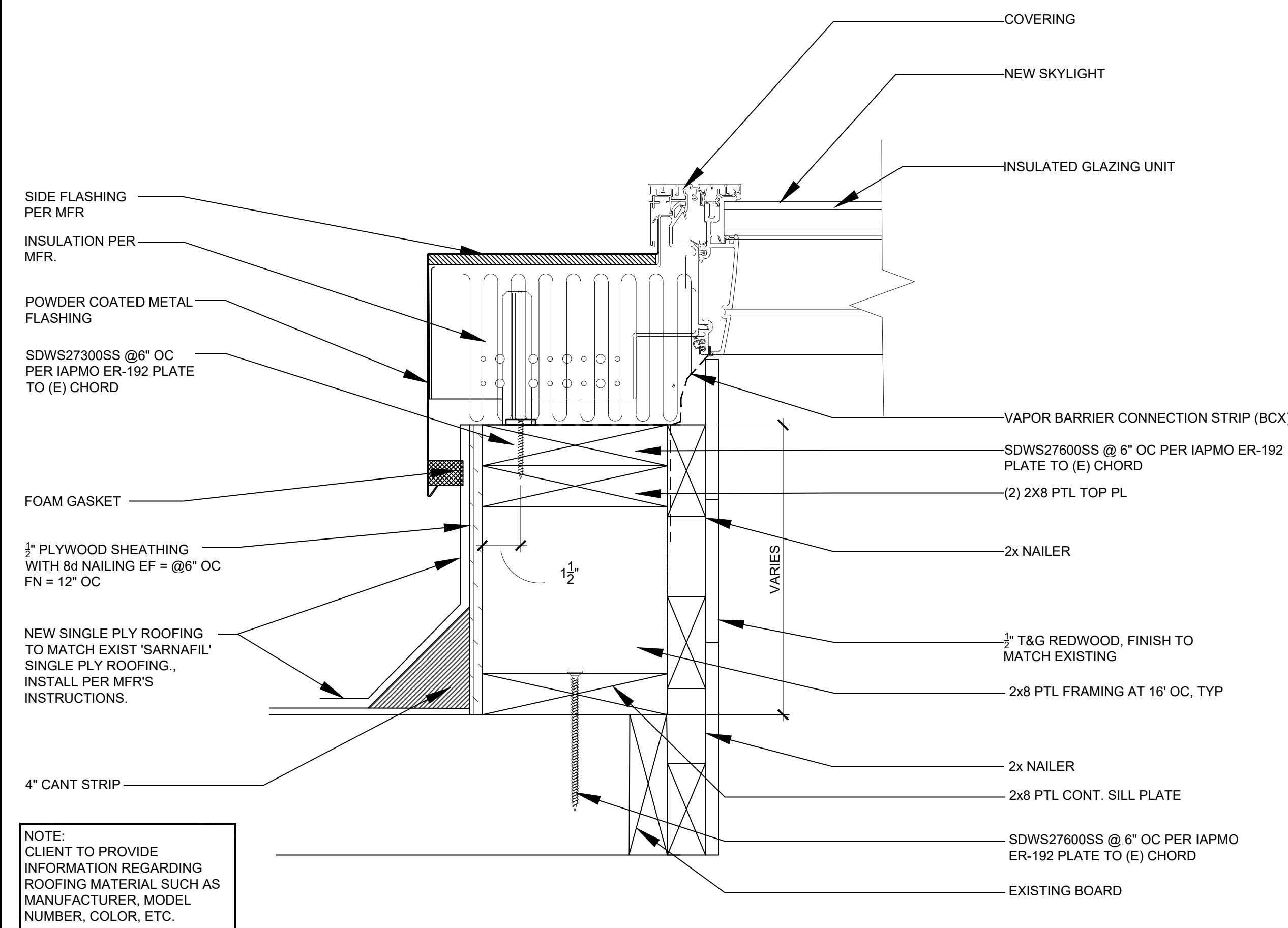
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40 DEGREE SLOPE SKYLIGHT DETAILS

SCALE: 1"=1'-0"

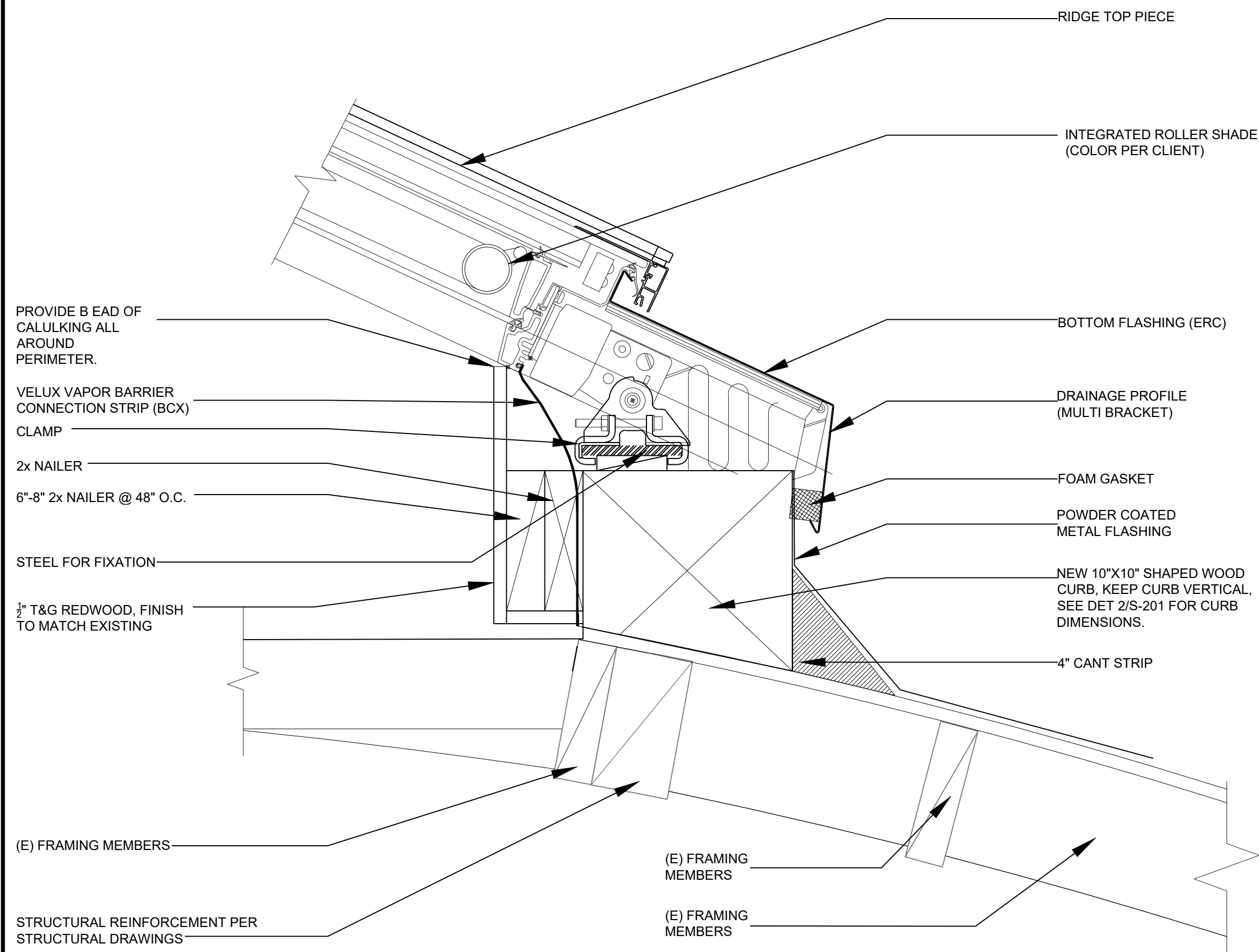
2



SKYLIGHT GABLE END

SCALE: 3" = 1'-0"

14



SKYLIGHT CURB

SCALE: 3" = 1'-0"

4



196
ARCHITECTS

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**GOLETA
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GOLETA, CA 93117

SHEET TITLE
SKYLIGHT DETAILS

DRAWN BY: XX JOB NUMBER: 25075.01

SHEET NO.
A-701

ABBREVIATIONS			
AB	ANCHOR BOLT	LTWT	LIGHT WEIGHT
ADD'L	ADDITIONAL	LVL	LAMINATED VENEER LUMBER
AESS	ARCH'VL EXPOSED STRUCT STEEL		
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
ARCH	ARCHITECT	MATL	MATERIAL
ARCH'L	ARCHITECTURAL	MS	MACHINE BOLT
		ML	MICRO-LAM BEAM
(B)	BOTTOM	MECH	MECHANICAL
BLK	BLOCK	MIN	MINIMUM
BLKG	BLOCKING	MTL	METAL
BM	BEAM		
BN	BOUNDARY NAILING	(N)	NEW
BO	BOTTOM OF	NIC	NOT IN CONTRACT
BOT	BOTTOM	NO (#)	NUMBER
BS	BOTH SIDES	NS	NEAR SIDE
BTWN	BETWEEN		
		O/	OVER
CJ	CEILING JOIST or CONTROL JOINT	O.C.	ON CENTER
CJP	COMPLETE JOINT PENETRATION	OD	OUTSIDE DIAMETER
C	CENTERLINE	OPNG	OPENING
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	PERP	PERPENDICULAR
COL	COLUMN	PJP	PARTIAL JOINT PENETRATION
CONC	CONCRETE	P	PLATE
CONST	CONSTRUCTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNL	PANEL
CONX	CONNECTION	PR	PAIR
CTR	CENTER	PSL	PARALLEL STRAND LUMBER
CTSK	COUNTERSINK	PT	POINT
		PTDF	PRESSURE TREATED DOUGLAS FIR
DBA	DEFORMED BAR ANCHOR		
DBL	DOUBLE	RAD	RADIUS
DET	DETAIL	REINF	REINFORCED or REINFORCING
DF	DOUGLAS FIR	REQ'D	REQUIRED
DIA (Ø)	DIAMETER	RET	RETURN
DIAG	DIAGONAL	REV	REVISION
DO	DITTO (REPEAT INDICATED MEMBER)	RFS	RIPPED FOR SLOPE
DIM	DIMENSION	RGH	ROUGH
DWG	DRAWING	RR	ROOF RAFTER
		RWD	RED WOOD
(E)	EXISTING		
EA	EACH	S4S	SURFACED (4) SIDES
EF	EACH FACE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEV	ELEVATION	SCH	SCHEDULE
EN	EDGE NAILING	SCR	SCREW
EQ	EQUAL	SECT	SECTION
EXP	EXPANSION	SC	SLIP CRITICAL
EXT	EXTERIOR	SHTG	SHEATHING
EW	EACH WAY	SHT	SHEET
		SLM	SIMILAR
FFE	FINISH FLOOR ELEVATION	SLH	SHORT LEG HORIZONTAL
FHWS	FLAT HEAD WOOD SCREW	SLV	SHORT LEG VERTICAL
FIN	FINISH	SLRS	SEISMIC LOAD RESISTING SYSTEM
FJ	FLOOR JOIST	SMS	SHEET METAL SCREW
FLR	FLOOR	SN	SILL NAILING
FLG	FLANGE	S.O.G.	CONCRETE SLAB ON GRADE
FN	FIELD NAILING	SPEC	SPECIFICATIONS
FOB	FACE OF BLOCK	SPC	STANDARD PIPE COLUMN
FOC	FACE OF CONCRETE	SQ	SQUARE
F.O. PLY	FACE OF PLYWOOD	SS	STAINLESS STEEL
FOS	FACE OF STUD	STD	STANDARD
FS	FAR SIDE	STL	STEEL
FT	FOOT OR FEET	STRUCT	STRUCTURAL
FTG	FOOTING	STS	SELF TAPPING SCREW
		SYM	SYMMETRICAL
GA	GAUGE	(T)	TOP
GALV	GALVANIZED	TSG	TAPERED STEEL GIRDER
GB	GRADE BEAM	TEMP	TEMPERATURE
GLB	GLUE-LAM BEAM	THK	THICK
GR	GRADE	T&G	TONGUE AND GROOVE
GRTG	GRATING	T&B	TOP AND BOTTOM
		TN	TOE NAILING
HAS	HEADED ANCHOR STUD	TOB	TOP OF BLOCK
HOR	HORIZONTAL	TOC	TOP OF CONCRETE
HP	HIGH POINT	TOP	TOP OF PARAPET
HS	HIGH STRENGTH	T.O. PLY	TOP OF PLYWOOD
HSB	HIGH STRENGTH BOLT	T.O. SLAB	TOP OF SLAB
HSS	HOLLOW STRUCTURAL SECTION	T.O. STL	TOP OF STEEL
HT	HEIGHT	TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR		
JST	JOIST	VIF	VERIFY IN FIELD
JT	JOINT	VERT	VERTICAL
		VOL	VOLUME
KD	KILN DRIED	WT	WEIGHT
		W	WITH
LLH	LONG LEG HORIZONTAL	W/O	WITHOUT
LLV	LONG LEG VERTICAL	WP	WORKING POINT
LLO	LONG LEG OUTSTANDING	WD	WOOD
LOC'S	LOCATIONS		
LP	LOW POINT		
LSL	LAMINATED STRAND LUMBER		

DESIGN CRITERIA			
BUILDING CODE			
2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R.			
GRAVITY DESIGN LOADS			
	SKYLIGHT DEAD LOAD		9.50 PSF
	ROOF LIVE LOAD		20.0 PSF
	ROOF DEAD LOAD		12.0 PSF
WIND DESIGN DATA			
	BASIC WIND SPEED		92 MPH
	RISK CATEGORY		II
	EXPOSURE CATEGORY		B
SEISMIC DESIGN DATA			
	RISK CATEGORY		II
	IMPORTANCE FACTOR - I _s		1.0
	LATITUDE		34.43"
	LONGITUDE		-119.82"
	SITE CLASS		D-DEFAULT
	SPECTRAL RESPONSE ACCELERATION - S _s		2.308
	SPECTRAL RESPONSE ACCELERATION - S ₁		0.813
	SPECTRAL RESPONSE COEFFICIENT - S _{DS}		1.846
	SPECTRAL RESPONSE COEFFICIENT - S _{D1}		1.38
	SEISMIC DESIGN CATEGORY		E

- GENERAL
- UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY.
 - DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
 - REPORT APPARENT DISCREPANCIES ON DRAWINGS TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - REPORT ANY DIFFERENCE BETWEEN THE EXISTING CONSTRUCTION AS OBSERVED IN THE FIELD AND AS SHOWN ON THE DRAWINGS TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - CONSTRUCT THIS WORK IN COMPLIANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
 - VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR, AND SHALL INSTALL, ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
 - COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA FOR SAFETY, SCAFFOLDING, AND SHORING.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IS IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK.
 - BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
 - MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
 - THE STRUCTURAL ENGINEERING SERVICES PERFORMED FOR THIS PROJECT HAVE BEEN DONE USING THAT DEGREE OF CARE, AND SKILL ORDINARILY EXERCISED, UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS PRACTICING IN THIS OR SIMILAR LOCALITIES. THE WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EITHER EXPRESSED OR IMPLIED.
 - (E) DESIGNATES "EXISTING" AND (N) DESIGNATES "NEW."
 - REPAIR DAMAGE DONE TO THE EXISTING CONSTRUCTION DURING THE COURSE OF THIS WORK AT THE CONTRACTOR'S OWN EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, THE ALTERATIONS MADE TO THE STRUCTURE HAVE BEEN DONE IN SUCH A MANNER AS TO NOT CAUSE THE STRUCTURE TO BECOME UNSAFE OR OVERLOADED. ALL NEW WORK HAS BEEN DONE IN A MANNER AS REQUIRED FOR NEW STRUCTURES. NO ATTEMPT HAS BEEN MADE TO BRING THE EXISTING STRUCTURE INTO COMPLIANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

- ROUGH CARPENTRY
- MATERIAL SPECIFICATIONS:
 - DIMENSION LUMBER**
 - ROOF JOISTS, RAFTERS DOUG. FIR-LARCH, NO. 1, F_b = 1000 PSI
 - CEILING JOISTS DOUG. FIR-LARCH, NO. 1, F_b = 1000 PSI
 - EXTERIOR & LOAD-BEARING STUDS DOUG. FIR-LARCH, NO. 1, F_b = 1000 PSI
 - NON-LOAD BEARING STUDS DOUG. FIR-LARCH, NO. 1, F_b = 1000 PSI
 - BLKG. FURRING DOUG. FIR-LARCH, NO. 1, F_b = 1000 PSI
 - TIMBER**
 - 1-INCH (NOM) SIZE AND LARGER DOUG. FIR-LARCH, NO. 1, F_b = 1350 PSI
 - ENGINEERED WOOD PRODUCTS**
 - LAMINATED-VENEER LUMBER (LVL) F_b = 2600 PSI, 1.8E
 - PARALLEL-STRAND LUMBER (PSL) F_b = 2900 PSI, 2.0E
 - SHEATHING**
 - PLYWOOD STRUCT I (SEE NOTE BELOW)
 - FASTENERS**
 - BOLTS ASTM A-307
 - LAG BOLTS ASME B18.2.1
 - NAILS ASTM F-1687 (COMMON SIZE)
 - METAL FRAMING ANCHORS SIMPSON STRONG-TIE OR APPROVED EQUAL
 - PROVIDE LUMBER GRADE STAMPED "S-DRY".
 - PLYWOOD: DOUGLAS FIR OR SOUTHERN PINE "STRUCTURAL I", INTERIOR TYPE, CD GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFP, TECO, OR PTL, AND CONFORM TO PS 1.
 - PROVIDE HOT-DIPPED GALVANIZED NAILS AT PRESSURE-PRESERVATIVE TREATED SILL PLATE NAILING, INCLUDING STUD TOE NAILING AND SHEAR PANEL NAILING.
 - SEE NAILING SCHEDULE FOR CONNECTION REQUIREMENTS, U.N.O.
 - DRILL BOLT HOLES 1/16" LARGER THAN THE BOLT NOMINAL DIAMETER.
 - INSTALL STANDARD CUT WASHERS UNDER HEAD AND NUT OF BOLTS. SEE WASHER SCHEDULE FOR SIZES.
 - RE-TIGHTEN BOLTED CONNECTIONS, ANCHOR BOLTS, AND HOLDOWNS IMMEDIATELY BEFORE CLOSING IN.
 - SEE TYPICAL DETAIL FOR ALLOWABLE NOTCHES AND DRILLED HOLES THROUGH STUDS AND JOISTS.
 - EXAMINE EXISTING FRAMING FOR EVIDENCE OF TERMITE, DRY ROT, AND OTHER WOOD-DESTROYING ORGANISMS. REPORT DETERIORATION TO THE STRUCTURAL ENGINEER FOR REPAIR INSTRUCTIONS.
 - SCREW LAG BOLTS INTO PLACE. DRILL LEAD AND SHANK HOLES PER TYPICAL DETAIL.
 - PROVIDE ZINC-COATED OR HOT-DIPPED GALVANIZED ANCHOR BOLTS, SILL BOLTS, HD BOLTS.

- NOTIFICATION
- NOTIFY THE STRUCTURAL ENGINEER AT THE FOLLOWING TIMES:
- AT START OF CONSTRUCTION.
 - AFTER EXISTING CONSTRUCTION HAS BEEN EXPOSED AND PRIOR TO THE INSTALLATION OF NEW SKYLIGHT.
 - WHEN SKYLIGHT INSTALLATION IS COMPLETED.

STRUCTURAL SHEET INDEX	
SHEET #	SHEET NAME
S-101	GENERAL NOTES
S-201	ROOF FRAMING PLAN & DETAILS
STRUCTURAL SHEETS TOTAL: 2	

AGENCY APPROVAL: BLDG# XX-XXXXXXX



CITY OF
GOLETA



196
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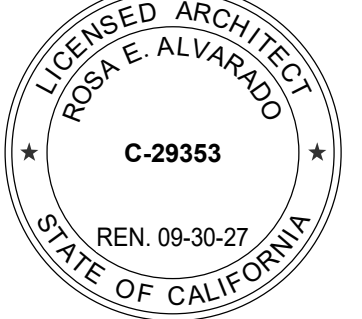
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ARCHITECT STAMP	CONSULTANT STAMP	
		
10/07/2025		
REVISIONS		
ORIGINAL ISSUE DATE: 09/23/2025		
NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE
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130 CREMONA DRIVE
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SHEET TITLE

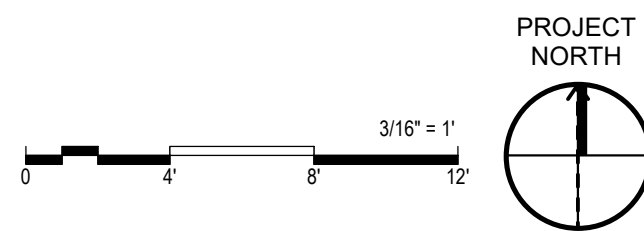
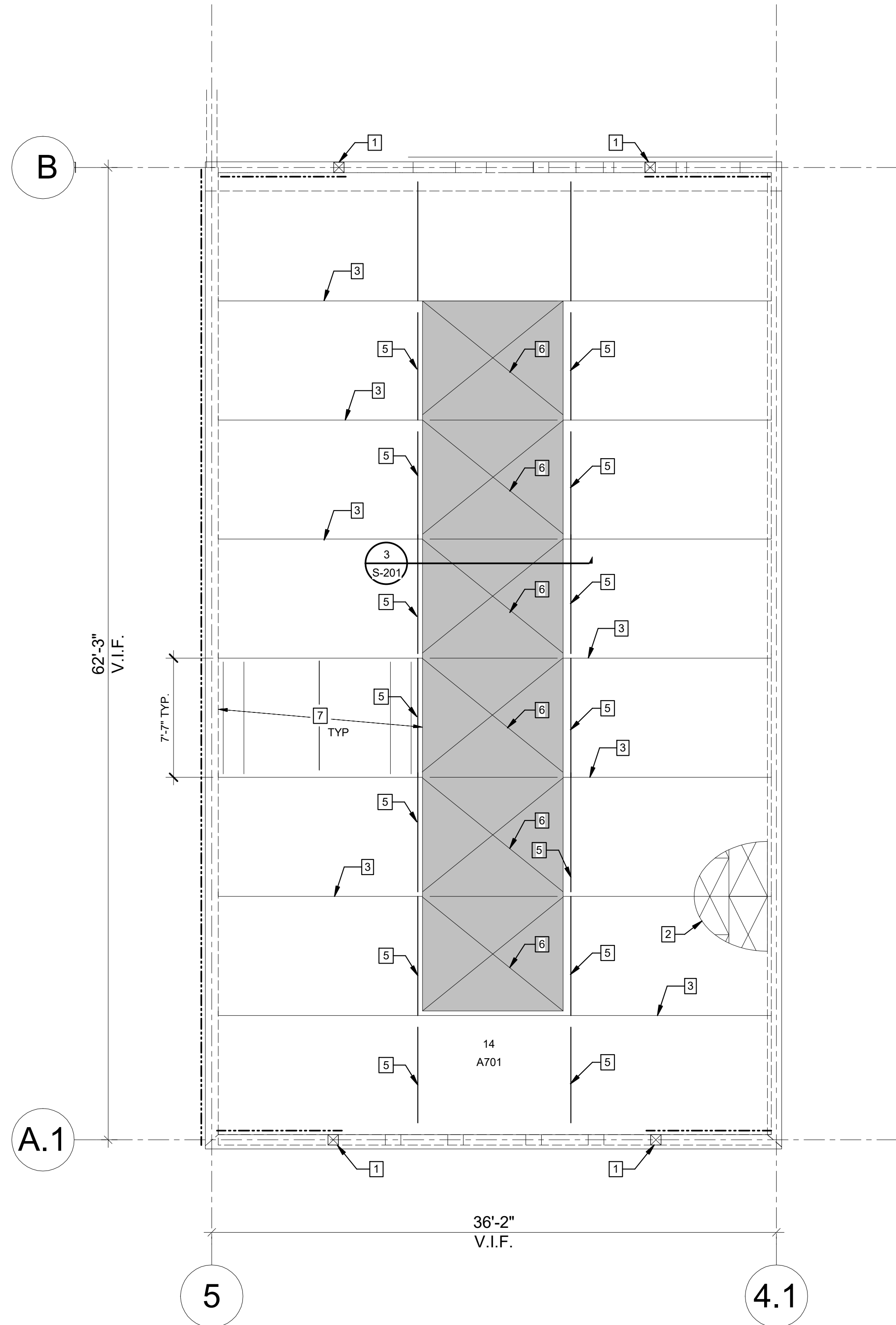
GENERAL NOTES

SHEET ISSUE DATE: 09/23/2025

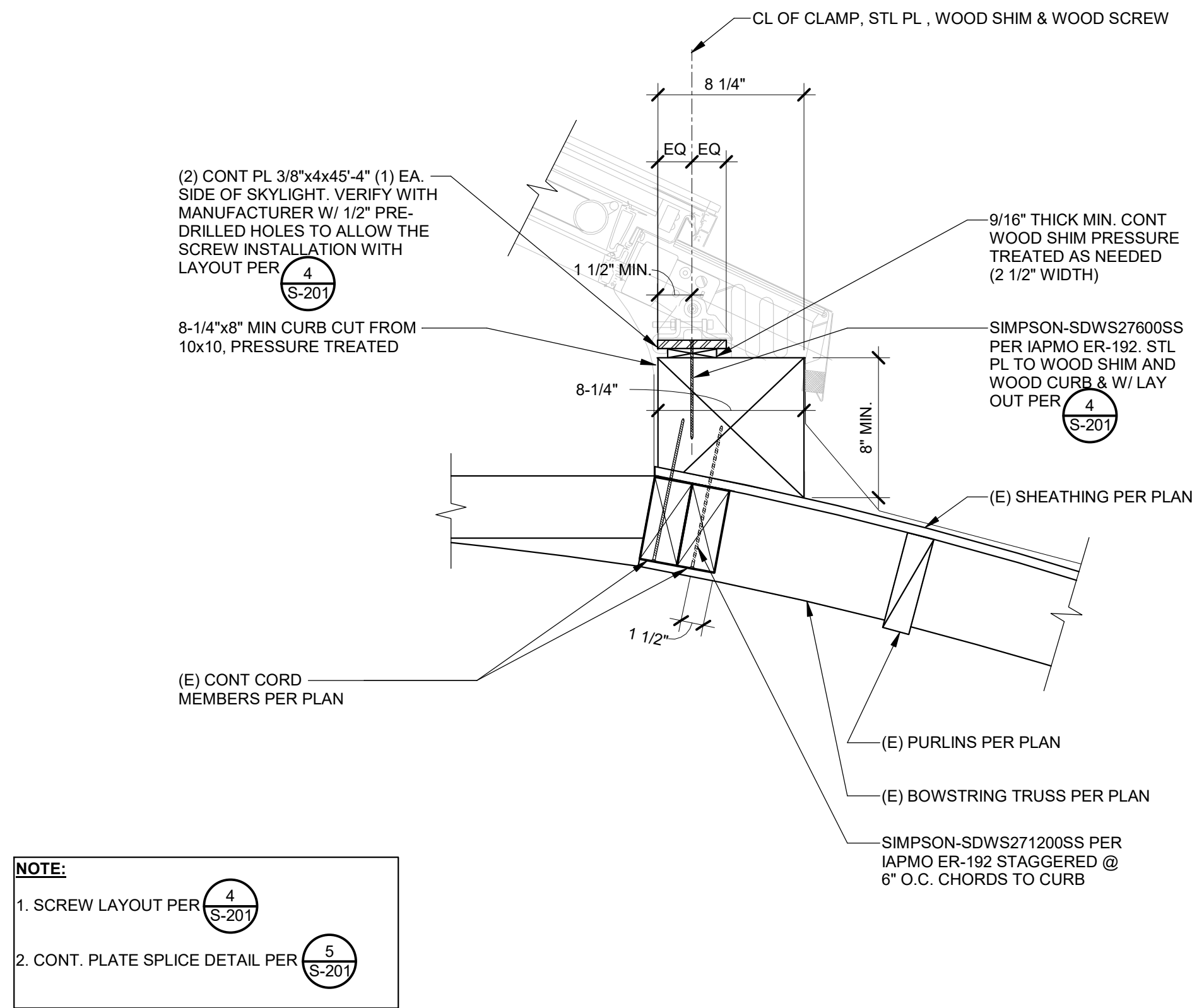
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SHEET NO.

S-101

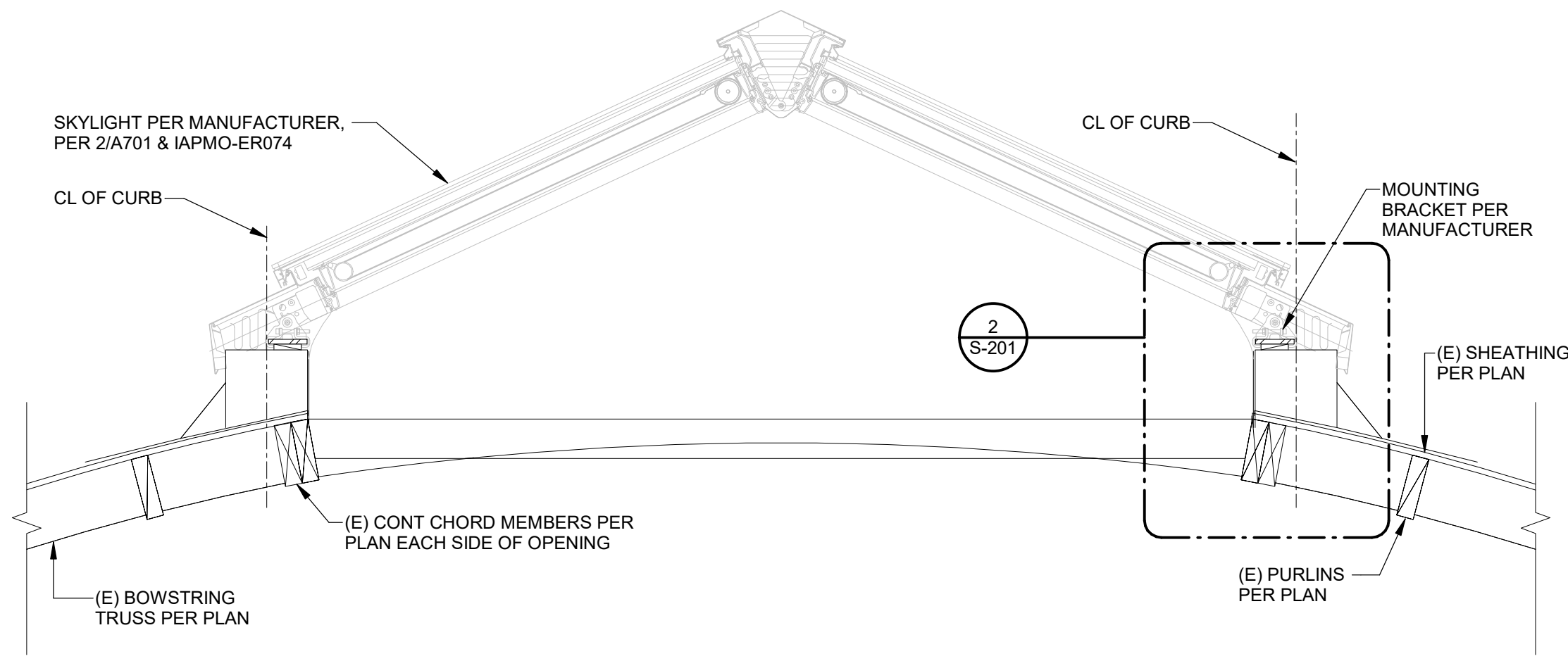


ROOF FRAMING PLAN 3/16" = 1'-0" 1

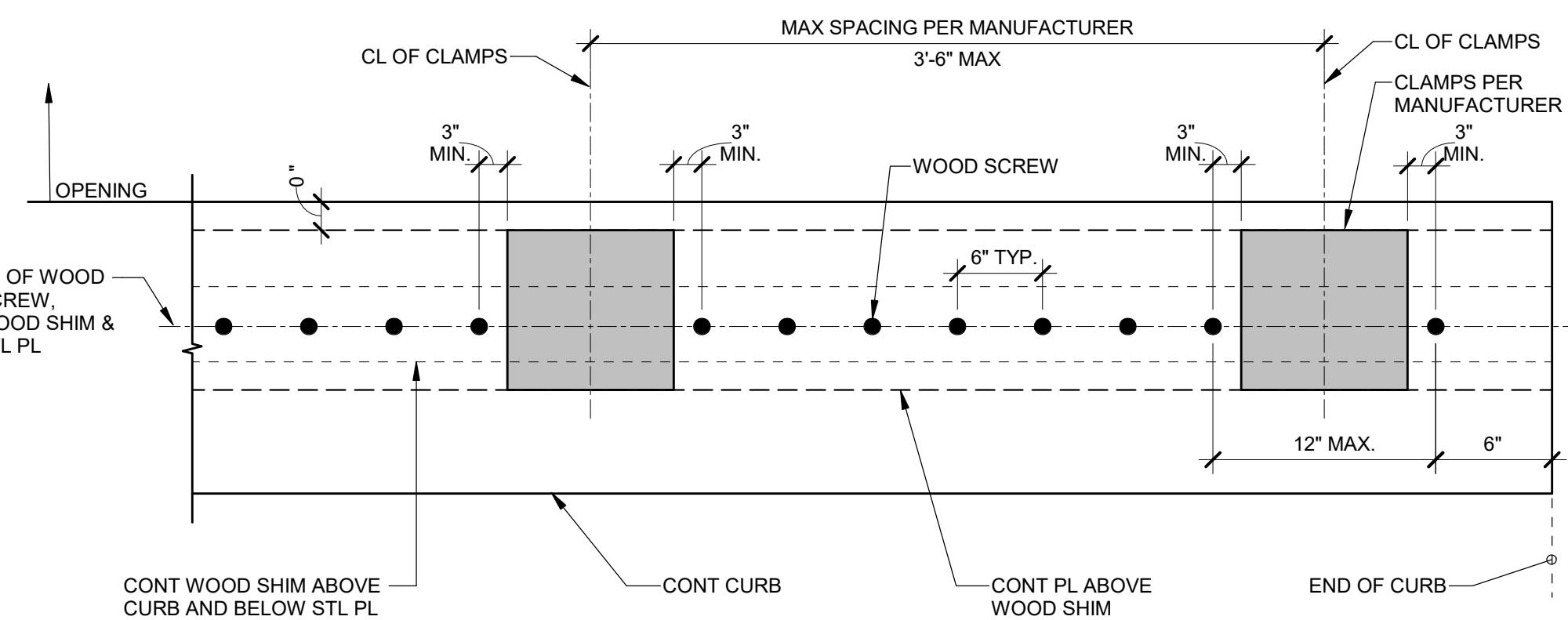


NOTE:
1. SCREW LAYOUT PER (S-201)
2. CONT. PLATE SPLICE DETAIL PER (S-201)

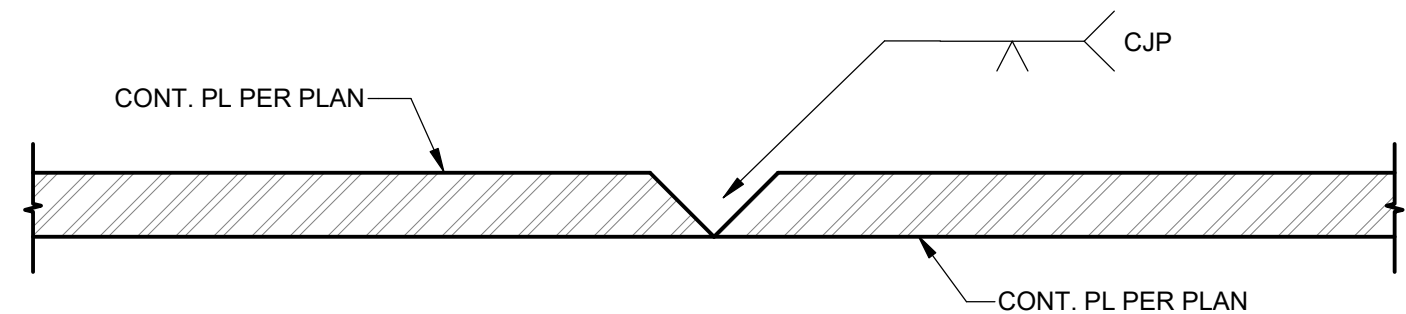
SKYLIGHT CURB 1 1/2" = 1'-0" 2



SKYLIGHT SECTION 1" = 1'-0" 3



TYP SCREW LAYOUT 3/4" = 1'-0" 4



CONT. PLATE SPLICE 1/2" = 1'-0" 5

ROOF FRAMING KEYNOTES

- (E) 4x4 DF#1 SW END POST
- (E) 1/2" PLAN SHEATHING, V.I.F., PROVIDE 15/32" PLYWOOD SHEATHING W/ MIN. 3x BLOCKING U.N.O. & 10d NAILS @ 2 1/2" O.C. (B.N.) & 3" O.C. (E.N.)
- (E) BOWSTRING TRUSS
- NOT USED
- (E) (2)-3x6 DF #1 CONT. CHORD MEMBERS SISTERED TYP. WITH (E) PURLINS, PROVIDE BLOCKING PER PLAN
- OPENING FOR SKYLIGHT INSTALLATION. MAX WEIGHT = 4050 LB ANCHORED TO CURB PER (S-201)
- (E) 2x6 PURLINS @ 16" O.C., TYP. AT ALL BOWSTRING TRUSSES

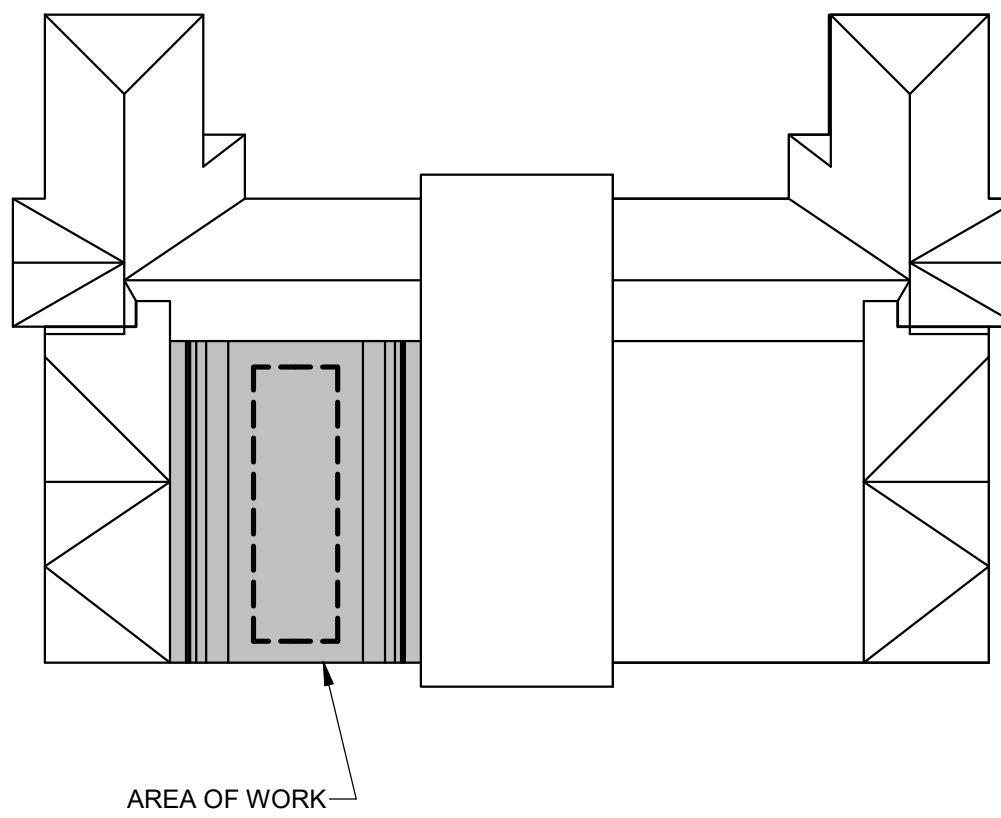
FRAMING PLAN NOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPES, GUTTERS, VENTS, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
- FRAMING IS NEW UNLESS NOTED AS EXISTING (E). EXISTING STRUCTURE INCLUDED ONLY FOR REFERENCE AND SHALL REMAIN IN PLACE UNO.
- REFER TO MECHANICAL DRAWINGS FOR DUCT OPENINGS, EQUIPMENT OPENINGS, EQUIPMENT SIZE AND LOCATION.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL UNITS.
- LVL INDICATES LAMINATED VENEER LUMBER SUCH AS MICROLAM BY TRUSS JOIST.

FRAMING PLAN LEGEND

- □ □ COLUMN AS NOTED
■ (N) SKYLIGHT
— BEAM AS NOTED

KEY PLAN



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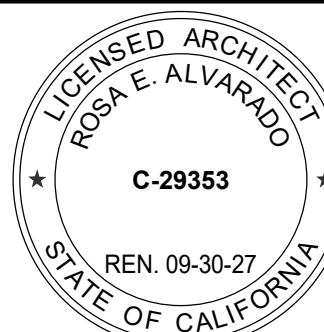
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SHEET TITLE

ROOF FRAMING PLAN
& DETAILS

SHEET ISSUE DATE: 11/05/14

DRAWN BY: AS

JOB NUMBER: 25075.01

SHEET NO.

S-201

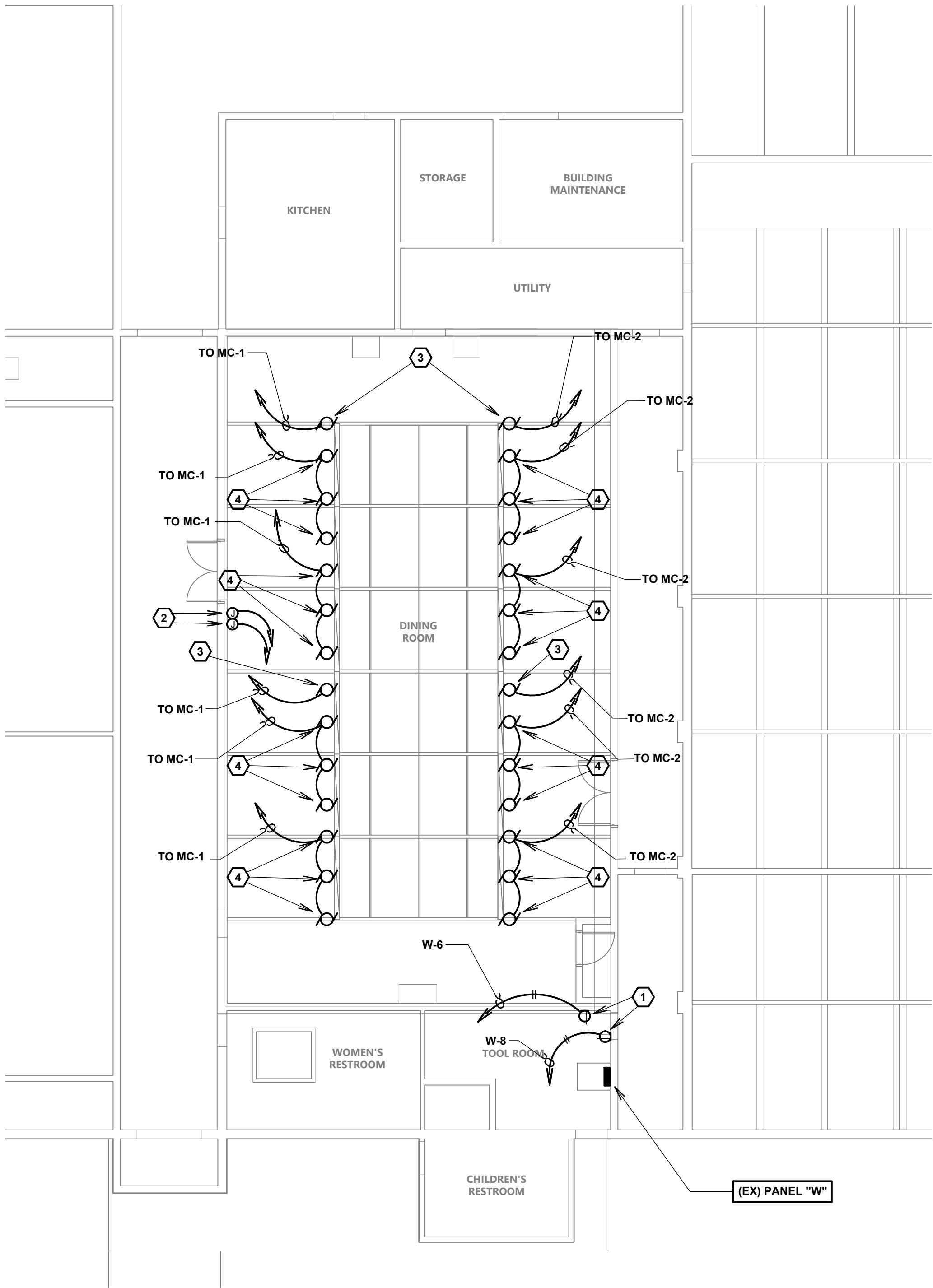
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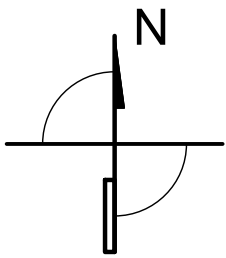
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SHEET NO.	

23



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



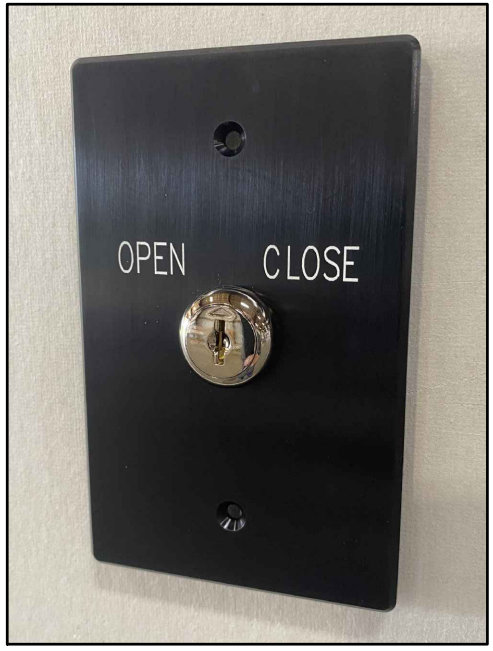
SHEET NOTES LEGEND

- 1 PROVIDE DUPLEX RECEPTACLE FOR NEW MOTOR CONTROLLER. COORDINATE ALL LOCATIONS WITH OWNER/ARCHITECT FOR AN ACCESSIBLE CONNECTION.
- 2 PROVIDE NEW LOW VOLTAGE CONTROL KEY LOCKED STATION FOR EACH CONTROLLER. PROVIDE 3/4" C WITH LOW VOLTAGE CONDUCTORS, AS DIRECTED BY SUPPLIER, BACK TO CONTROLLERS. EACH CONTROL STATION SHALL BE A KEYED DOUBLE MOMENTARY CONTACT TYPE STATION EQUAL TO CROWN DOORS (FINISH CHOSEN BY OWNER) OR EQUAL BY PASS & SEYMORE OR HUBBELL WITH CUSTOM COVER PLATE. SEE PHOTO BELOW. AS DIRECTED BY OWNER.
- 3 PROVIDE ALL REQUIRED CONNECTIONS TO VENTING MOTOR. THIS MOTOR IS TO BE INTERLOCKED WITH MOTOR CONTROLLER TO OPERATE IN TANDEM. PROVIDE ALL REQUIRED CONDUIT AND WIRING BETWEEN VENTING MOTOR AND MOTOR CONTROLLER UNIT FOR CONTROLS. ALL CONDUIT PENETRATIONS SHALL BE COMPLETELY SEALED WATERTIGHT. COORDINATE ALL WORK WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 4 PROVIDE ALL LOW VOLTAGE WIRING TO NEW SHADING SYSTEM. COORDINATE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. COORDINATE EXACT LOCATION OF MOTOR WITH OWNER/ARCHITECT BEFORE INSTALLATION.

BIDDERS TO REVIEW SYSTEM TECHNICAL DOCUMENTATION BEFORE BID, AND INCLUDE ALL REQUIRED WORK TO PROPERLY CONNECT THE SYSTEM. THIS SHALL INCLUDE ALL LOW VOLTAGE WIRING AND CONNECTIONS.

WHERE SUBJECT TO PHYSICAL DAMAGE OR EXPOSED, LOW VOLTAGE WIRING SHALL BE RUN IN CONDUIT. USE EMT FOR ALL EXPOSED RUNS. CONCEALED RUNS MAY BE FLEXIBLE METAL CONDUIT (OR TYPE MC). MULTIPLE RUNS OF CABLES MAY BE INCLUDED IN A SINGLE CONDUIT. CONFIRM ALL EXPOSED CONDUIT RUNS WITH OWNER, IN THE FIELD BEFORE ROUGH-IN.

COORDINATE WITH OWNER FOR THE EXACT LOCATION OF WALL MOUNTED CONTROL STATIONS, BEFORE ROUGH-IN



CONTROL STATION CONCEPT
NTS
NOTE: WE NEED 2 OF THESE NEXT TO EACH OTHER.



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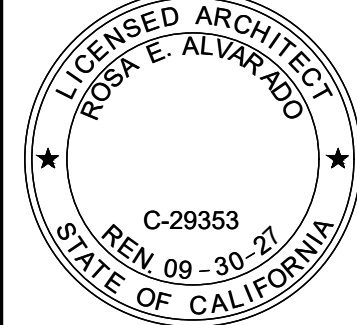
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ARCHITECT STAMP



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REVISIONS

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ORIGINAL ISSUE DATE:
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SHEET TITLE

POWER PLAN

DRAWN BY: XX

JOB NUMBER: 25075.01

SHEET NO.

E1.0

9.29.25