

MEMORANDUM

DATE: January 26, 2010

TO: Design Review Board Members

FROM: Shine Ling, Assistant Planner

SUBJECT: Case No. 09-191-DRB RV: Revisions to Occam Networks Façade Improvements; 6868 Cortona Drive; APN 073-140-003

Item I-1 on your agenda for January 26, 2010 is a request for Revised Final review of façade and patio improvements to the Occam Networks building at 6868 Cortona Drive, which were initially approved by the DRB on December 4, 2007. The scope of the initial approval included:

- On the front elevation, a new smooth stucco finish, three aluminum eyebrows, a parapet cap, and several wall light fixtures;
- A partially enclosed patio on the north and south side elevations, consisting of iron greenscreen fencing installed on a 2-foot tall concrete base with steel doors.
- An updated landscape plan with an assortment of new plantings along the Cortona Drive frontage.

The scope of the proposed revisions to the approved plans include:

- On the front elevation, omitting the new stucco finish, parapet cap, and light fixtures; and installation of only one aluminum swordfish eyebrow awning;
- On both the north and south patios, omitting the concrete base and constructing the patio fence entirely of greenscreen, increasing the height of the fence to 5.4 feet;
- On the south patio, augmenting the existing hedge with additional hedge plants to enclose the patio area; and omitting the concrete base and constructing the patio fence entirely of greenscreen, increasing the height of the fence to 7.5 feet;
- Replacement of the new plantings along the Cortona Drive frontage with grass.

A 11"x17" reduction of plans for the proposed revisions is attached. Copies of the original plans will be presented at the meeting.

ABBREVIATIONS AND SYMBOLS

1	ANALE	H HB	High Hoge Bids Hardware Hollon Metal		SIMILAR SPECIFICATION
AB	AICHOR BOLT ABOVE ABOVE ACOUSTIC AMENALTIC CONJECTE ANDA DRAIN ACLISTABLE ABOVE TINEN ALIMINAM	-9934593 	HARDWARE HOLLOW METAL		SHELAR SPECIFICATION SHEET METAL BORN HUT-OFF VALVE SOLARE STANEARD STANEARD STANEARD STEEL
2×××	ACOUSTIC ASPTIALTIC		Hollon Metal Holr Height Hardwood Hot Mater Heater		SOUARE STANLESS STEEL
	AREA DRAN	HH	HOT MATER	STD STL	STANDARD STEEL
Â	ABOVE MNEH			STRL.	STRUCTURAL.
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	Board Balding Blocking Beam Between Balt-up Rooping	л. Л	JOINT	<u>ğ</u> ğati	TOPEL BAR TO BE REMOVED TOP OF CURE TELETICAE
	DEAM BETHERN		LAMINATE		TELETHONE TELETHONE
	BULT-UP ROOPING	iii a	LOOKING		NALNS
6 648	CONDUIT	ZISSES	Laminate Left Hand Looking Lazy Bugan Light Louver	THK I	THICK
38 8003	CHANNEL OF CONDUIT CABINET CATCH BAGIN CEMENT CABINENT		MASONRY	월드로 등 비구 등 등	TELETICAL TIMEAL EDGE HALAG TOMBLE & GROOVE THEAL TOP OF PAVING TOP OF PAVING TOP OF RADER TELEVISION CABLE TOP OF MALL TYPICAL
a a	CAST IRON CONSTRUCTION		MATERIAL	Ϋ́.	TOP OF HALL
	JONT	<u>SEFEREFE</u> S	MEDICINE CABINET		UNCERTICAL
	CLOBET		MANUFACTURER		UNDERGROUND UNTRUSHED UNLESS OTHERWISE NOTED
	CONCRETE MASONRY UNIT	Mec Mo	MACONEY	VERT	VERTICAL
SSSST CEX	CAST REAL CONSTRUCTION LONT CONTRUINE CELLING CELLING CLOWET CLEAN GUT CONCRETE CONCRETE CONCRETE CONTRUCIS CONTRUCT	MP	HACKINT HATCHELAL HACHAH HACHAE BOLT HACKE CASHET HATCH EGETING HATCH EGETING HATCH EGETING HACKINT CHENNE HELAL HACKINT HELAL	25566	VENTICAL VENTICAL GRAIN VINTL VINTL TILE VINT THROUGH RCOT
CONT	CONTINUOUS		NORTH	VIR	VENT THROUGH
CT CTR	CERAMIC TILE	222E	NORTH NATURAL GRADE NOT IN CONTRACT NOT TO SCALE	М,	MEDE or MEST
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PROJECT DIRECTORY

CLIENT:

OCCAM NETWORKS 6666 CORTANA DRIVE GOLETA, CA 43117

- TEL (805) 642-2452 FAX: (805) 692-2998 E-MAIL rshareneod
- ATTN: RUSS SHARE

ARCHITECT:

- 6420 HAYVENHURST AVENUE #200 VAN NEYS, CA. 41406 TEL (848) 756-0425
- E-MAIL: aveav-arch.

TENANT IMPROVEMENT FOR: CCAM OCCAM NETWORKS

6868 CORTANA DRIVE GOLETA, CA 93117

GENERAL NOTES

23. CONTRACTOR TO NOTIFY DISTRICT OF ANY DISGING OR GRADING -24 HOURS PRIOR TO TAKING ACTION.

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REPLACEMENT IN COLLINGTION WITH THE DESCRIPTION OF THE HORE CONTRACTOR SHALL BE SOLELY RESPONSELE FOR DETERMINING THE EXISTING MAY RESCREDE LOCATION OF THE HORESROUND PPING AND OTHER STRUCTURES WHICH MAY BE AFTECTED BY CONSTRUCTION, FROMPTLY NOTIFE LOCAL UTLING COMPANY, MALCIPALITY, OR OTHER AGENCY OWNER OR OPERATING ANY AFTECTED FACILITES OR STRUCTURES, AND REGIST BISINEERING INFORMATION AND MARCHE OF FACILITIES IN FELD PRIOR TO COMPENSION ANY MARCHE OF FACILITIES IN FELD PRIOR TO COMPENSION ANY MARCHE OF FACILITIES IN FREMOVE ALL ITEMS SPECIFIED TO BE ASANDONED AND TAKE CARE TO FREVENIT ANY DAMAGE TO, OR DERIVITION OF ITEMS TO REMAIN.

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ALL EQUIPMENT, FIXED FURNITURE, ETC. SHALL BE SECURED IN A MANNER CONFORMING TO D.S.A. SEEVIC RESTRAINT CRITERIA.

A PARTIEL CONTINUE TO BE STORED IN THE BUILDING, KOR USED IN CONSTRUCTION, 21 GUANTITIES EXCEEDING THOSE SPECIFIED IN USE TABLE 4-A, OR APPLICABLE SECTIONS OF THE UNFORM FIRE CODE.

OF THE WHYCHTTHE COLL. THE SAFTY DIRNE CONSTRUCTION. THE ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH ARTICLE IC, DYASICH II, CA FRE CODE. NEDING SAFTY DIRNG CONSTRUCTION SHALL BE IN ACCORDANCE W CALIF. FRE CODE, ART. 41 AND 81.

EXISTING CONDITIONS

DISABLED ACCESS:

- ALL PRIMARY BITRANCES TO BILLONGS SHALL BE ACCESSEDE TO THE PHYSICALLY DISABLED. ALL ACCESSEDE BITRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SKAL AND WITH ADDITIONAL DIRECTIONAL SKAL AS REGARED SO AS TO BE VISIBLE FROM APPROACHING PEDESTRUM NATS. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE USED TO DENTRY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.
- HITS HAALT LENGED FERSION. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE NOT HORE THAN IZ'S NOT LONG THAN INE THESENDLO OF THE DOORNAY, CANNER IN LENGEL BETWEEN U4 NOT AND 12 NOT SHALL BE BEVIELD WITH A SLOPE OF NO GREATER THAN 1.2
- THE BOTTOM IN KORES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SHOOTH UNNITERRIPTED SIRFACE TO ALLON THE DOOR TO BE OFDED BY A HEEL CHAR FOOTBEST MITHOUT CREATING A TRAP OR HAZARDOIS CONDITION.
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- TEDER OF ANY THE OF MARKES STETES ARE REGIRED, THEY SHALL ACTIVATE A MEANS OF MARKES THE HEARING MPARED. FLASHING VEHAL MARKING DEVICES SHALL HAVE A FREGLENCY OF NOT NORE THAN 60 FLASHES FREMINITE.
- OF NOT FLACE INFO CLOSED TEX FRUIE. THE HAND GAP PORTION OF ALL HANDRALS SHALL BE CONTINUES FOR THE FLIL LENGTH OF EACH STARF AND SHALL NOT BE LESS THAN HAY NOR HORE THAN HAY IN GROSS-SECTIONAL DHEBIGIN UNLESS THE SHARE FROM THE STAR BUTWALLEY GAPTING SHARE IN ACCORDANCE WITH HEBBA 2261.
- PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS INTHOUT ANY ARRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1/12 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL ю.
- ALTS IN PART OF TANK INST COMPLY INTI BOLED OF VISITION ATTS IN PART OF TANK INST COMPLY INTI BOT DOOR REGUREMENTS, RETER TO SEC, DOA, PROVIDE LEVER TYPE HARDWARE OR PROVIDE SIGNAGE ON OR ADJUGGE LINER TYPE HARDWARE OR PROVIDE LOCKED IN THE OPEN POSITION DATING HART WATE S TO REMAN LOCKED IN THE OPEN POSITION DATING BUSINESSIGNED HOURS OR DIRING ANY PEBLIC FINCTIONS. MORES SHALL BE IN F CAPTRAL LETTES. H.

PROJECT SUMMARY

PROJECT DESCRIPTION / CODE ANALYSIS

- - Address: 6868 Cortono Drive, Goleta, California APN: 673 140 03 Zone: M-FP Industrial Research Park Zone Code: 2001 C.B.C w/ City of Goleta Avendments Construction Type: V-N SYGNALERED Lot Ans: 140,346 sq. ft. Estiming First Floor Building Ans: 13,354 sq. ft. Estiming Second Floor Building Ans: 13,354 sq. ft. Estiming Second Floor Building Ans: 25,350 sq. ft. Estiming Second Floor Deuk: 2,000 sq. ft. Number of Stories: 2
 - Existing Second Floor De Number of Stories: 2 Existing Use: 3

ed Occupancy: B , A3 Dccupancy & Town Square ed Scoupancy: B , A3 Dccupancy & Town Square

Site is presently served by public utilitie: Server : Goleta Sanitary District Vater : Goleta Vater District Gas : Southern California Gas Electricity : Southern California Edison Utilities Gas Co

SCOPE OF WORK:

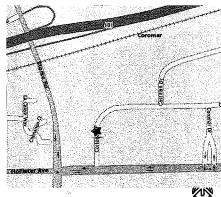
PARKING

New front facade awning. Revise patio enclosure at North and South Patios.

Parking required for M-RP use & 1/300 60,434 + 300 = 121 Parking Available = 181

Parking available in this calculation is that on site, 109 spaces as well as the 72 spaces on adjoining parcel available by easement to be transferred by the future tot line adjustment.

2001 FULDING STANDARDS ADMINISTRATIVE CODE, PT. I, TITLE 24 G.C.R. 2001 CA BUILDING CODE. PT. 2. THE 24 C.C.R. (1947) UNITONAL BLOG, CODE VOLUMES 1 - 3 1 (1947) CA AMERICHENTS) 2001 CA ELECTRICAL CODE (17.3, TITLE 24 C.C.R. (1949) NATIONAL ELECTRICAL CODE (1949) CA AMERICHENTS) 2001 CA NECHANICAL CODE, PT. 4, TITLE 24 C.C.R. (2000 UNFORM NECHANICAL CODE & 2000 CA AMERICAENTS) 2001 CA PLIMBING CODE, PT. 5, TITLE 24 C.C.R. (2000 UNFORM PLIMBING CODE & 2000 CA AMERICAENTS) 2001 CA FIRE CODE, PT. 4 111LE 24 C.C.R. (2000 UNIFORM FIRE CODE & 2000 CA AMENDMENTS) 2001 CA REFERENCED STANDARDS CODE, PT. 12, TITLE 24 C.C.R. 1490 TITLE 14, C.C.R. FUELIC SAFETY, STATE FIRE MARSHAL RESULATIONS



- CHARGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE APPROVED BY AN ADDENDA OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REGURED BY SEC. 4-330, PART I, TITLE 24, C.C.R.
- Duties of the inspector are defined in Sec. 4-842, part l TITLE 24. C.C.R.

- 20. GRADING AND RANNESS ALL PORTICING OF THE SITE AROUND THE BLEACHER SHALL BE PROPERLY GRADED TO CARRY MATER AWAY FROM THE BLEACHER AND PREVENT THE COLLECTION OF MATER.
- AND THEN THE REPORT AND THEY THE COLLECTOR OF AND NOTES AND REGIMENTED. 22. SITE AND ALL BULLINESS SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDCAPPED AND SHALL COMPLY MITH HANDCAPPED CONFLIANCE LAN CALIFORNIA CODE OF RESULATIONS TITLE 24, AND THE AMERICANS MITH DEVALUES ACT (ADA).

VILLARRIEL ARCHITECTS INC.

- FAX: (818) 182-416
- ATTIN ANTONIO VILLARRUEL, AJA.

- 12. DO NOT SCALE DRAWINGS, REFER TO THE DIMENSIONS ON DRAWINGS, VERITY ALL DIMENSIONS AND CONDITIONS IN FIELD AND IMEDIATELY REPORT ANY DISCREPANCIES OR VARIATIONS TO THE ARCHITECT.
- B. ALL DIMENSIONS ARE TO THE FACE OF OR CENTER LINE OF STUDS, SEE PLANS, FACE OF CONCRETE OR MANSONRY WON, ALL DIMENSIONS NOTED AS "CLEAR" SWALLL BE TO THE FACE OF FINISH.
- REPERENCE TO ANY DETAIL OR DRAWING IS FOR COMMENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SICH DETAIL OR DRAWINGS
- CHIERAL CONTRACTOR IS RESPONSELE FOR ALL WORK INTEREED ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERNESE.
- I. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (ONNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK, THE
- IN E 24, CLOC 10. GRADING AND DRAINAGE. ALL PORTIONS OF THE SITE AROUND THE BUILDING SHALL BE PROPERLY GRADED TO CARRY MATER AWAY FROM THE BUILDING AND PREVENT THE COLLECTION OF WATER.
- 14. REFER TO THE STRUCTURAL DRAWINGS FOR STRUCTURAL NOTES AND REQUIREMENTS.

- ACCORDANCE IN UALIF. THE COUC, AKI, 41 AND 51. A PROTECTIVE FENCE SHULL BE CORESIGNED AND HAINTAINED CONFORMING TO THE REGIMENTIS OF THE BUILDING CODE. THE AREA OF THE PROTECTION FEACING SHULL BE AN AREA TO PROTECT EXISTING HORK AND STUDENTS FROM HAZAROOUS STILLATIONS, FEACE TO SURGOIND FROM HAZAROOUS STILLATIONS, FEACE TO SURGOIND FROM HAZAROOUS SAFE THOROUGHAVE IN HECESSARY.
 - SITEWORK:

SAFETY:

STRIP SITE FOOTPRINT OF TURF AND OTHER ORGANIC MATERIAL ALL GRADING SHALL BE DONE UNFORMLY BETNEEN CONTROL ELEVATIONS AND IN SUCH A WAY THAT THE AREAS WILL DRAIN.

ASPHALT CONCRETE PAVING:

- PREPARE SUBGRADE TO RECEIVE ACP BY CLEARING AND EXCA-VATING TO ACHEVE UNFORM FINGH ELEVATIONS SHOWN ON PLANS OR ADJUSTED IN FIELD BY THE DISTRICT REPRESENTATIVE. COMPACT SUBGRADE TO 40% RELATIVE COMPACTION. L
- PROVIDE 2" A.C. PAVING INHERE SHOWN ON THE DRAWINGS. PROVIDE MIN. ISI DRAWINGS SLOPE ANAY FROM THE TRACK.
- 3. PROVIDE REDWOOD HEADER AT ACP STORE

APPLICABLE CODES

All spaces standard size. 5 Accessible spaces available

VICINITY MAP



Intervention of the campacture of the control of the

GENERAL:

CONTRACTOR SHALL BE RESPONSELE TO REVIEW ALL OF THE CONTRACT DOCIMENTS, EXAMINE THE PROJECT SITE AND FAMILIARZE ITSELF INTIT THE SCORE OF HORK AND NITHIT OF THE CONTRACT DOCIMENTS. IT IS INCLMEENT UPON THE CONTRACTOR TO NOTIFY THE ARCHIEGT IMPONITELY UPON DESCORETING DESCREPANCES OR CONFLICTS IN THE CONTRACT DOCIMENTS, DIRING BODING, GOTAN FROMER, NOTITIAN CLANFICATION OF THE DESCREPANCY, CONFLICT, OR UNLEAR TIEM PROCED WITH INSTALLATIONS OR APPLICATION OF CONTRACTOR TO SEMPSICAL OF DIDONS, OF ANTICATION OF CONTRACTOR TO SEMPSICAL OF DIDONS, OF ANTICATION OF CONTRACTOR THAT WAY BE AFFECTED THREED, UNTIL THE DESCREPANCY OR CONFLICT IS RESOLVED. THE INTERSTOON THAT AND IL CONTRACTORS AND THED INTERSTOON THAT AND IL CONTRACTORS AND THED

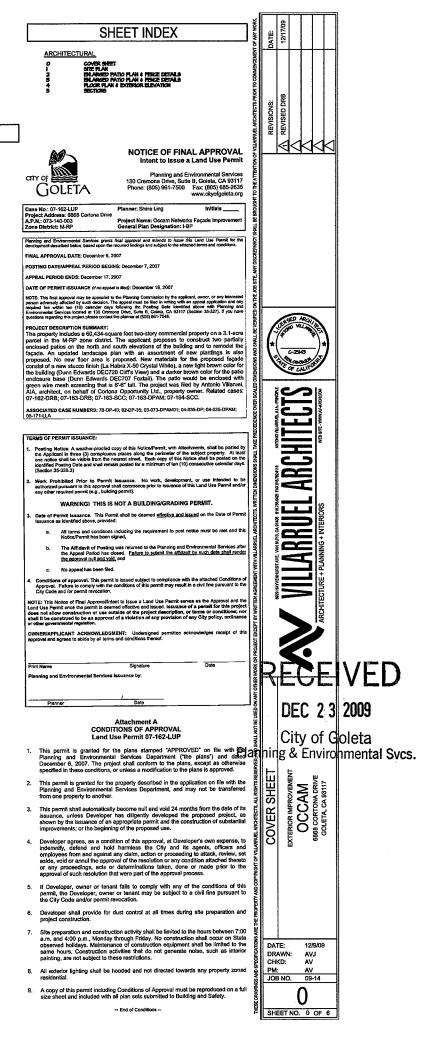
2. IT IS INDERSTOOD THAT ALL CONTRACTORS AND THER PERSONEL ARE PROPERLY TRANED AND EXPERIENCED TO CONSTRUCT AND OTHERWEE CARRY OUT THE MUTH OF THE WORK INCORPORATED INTO THE CONTRACT DOCUMENTS.

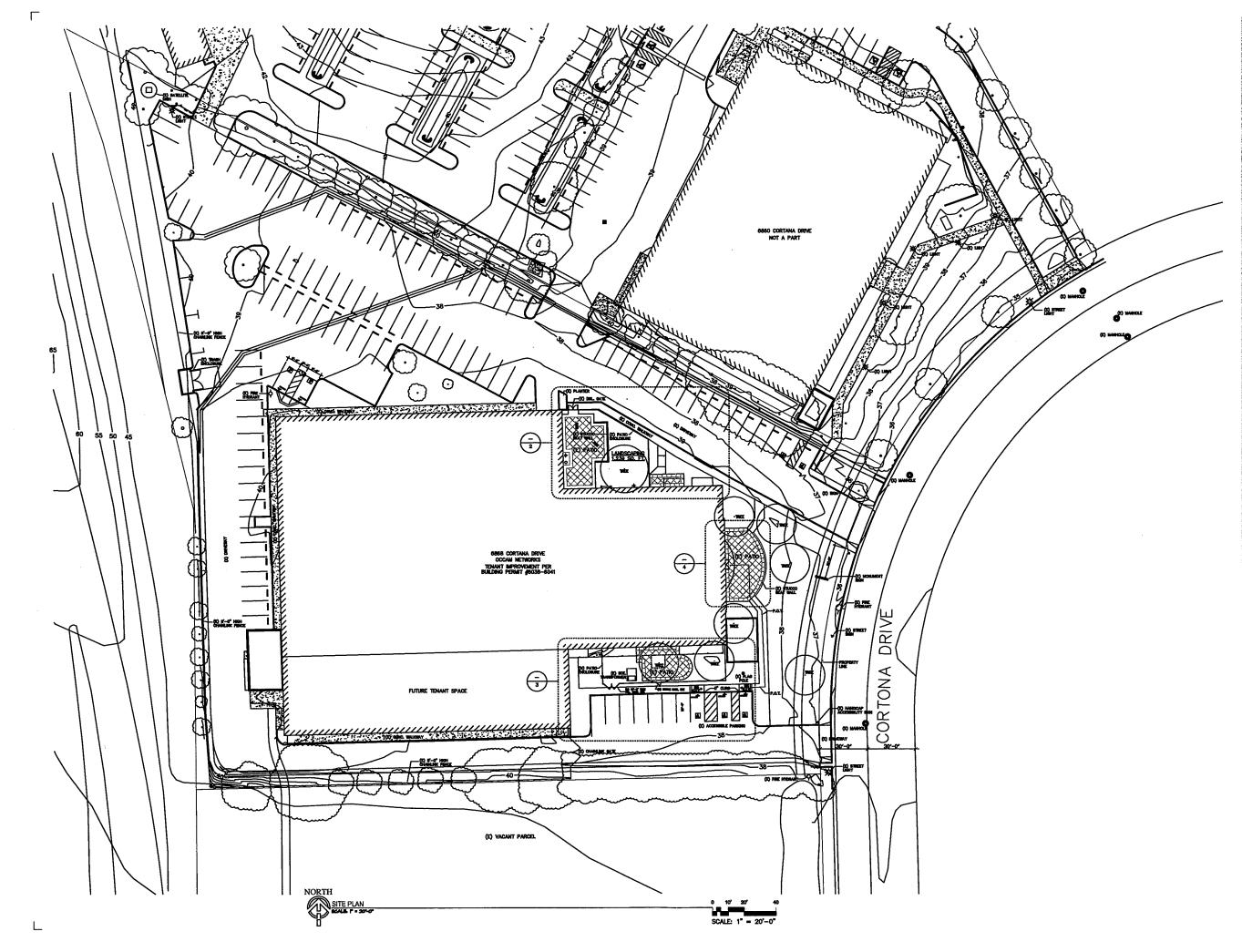
HORK INCORPORTED WID THE CONTINUE DOCUMENTS. THE CONTRACT DOCUMENTS CONEST OF THE CONFLICT FLANE, SPECIFICATIONS, REPORTS, BIDDING, NYORVATION, AND OTHER NYORVATION, REPORTS, BIDDING, NYORVATION, AND OTHER NYORVATION, REPORTS, BIDDING, NYORVATION, RECORDENCES OR CONFLICTS, IN THE DOCUMENTS, NYORVATION IN THE SPECIFICATIONS SHALL TAKE PRECEDINGS SHALL TAKE DRAMINES, AND LARGE SCALE DRAMINES, SHALL TAKE PRECEDINGE OKE SHALLER SCALE DRAMINES,

PRECEDENCE OVER SMALLER SCALE DRAMMES. 4. ALL PROVISIONS OF THE BUILDING CODE (I TILE 24 BUILDING CODE REGIMENTIATIS TAKE PRECEDENCE OVER THE DRAMMING AND IT SHALL BE THE RESPONSEDUTY OF ANYORE SUPELYING LABOR OR MATERIAL OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DESCREPANCES OR CONFLICT BETHERN THE REGUREMENTS OF THE CODE AND THE DRAMMING.

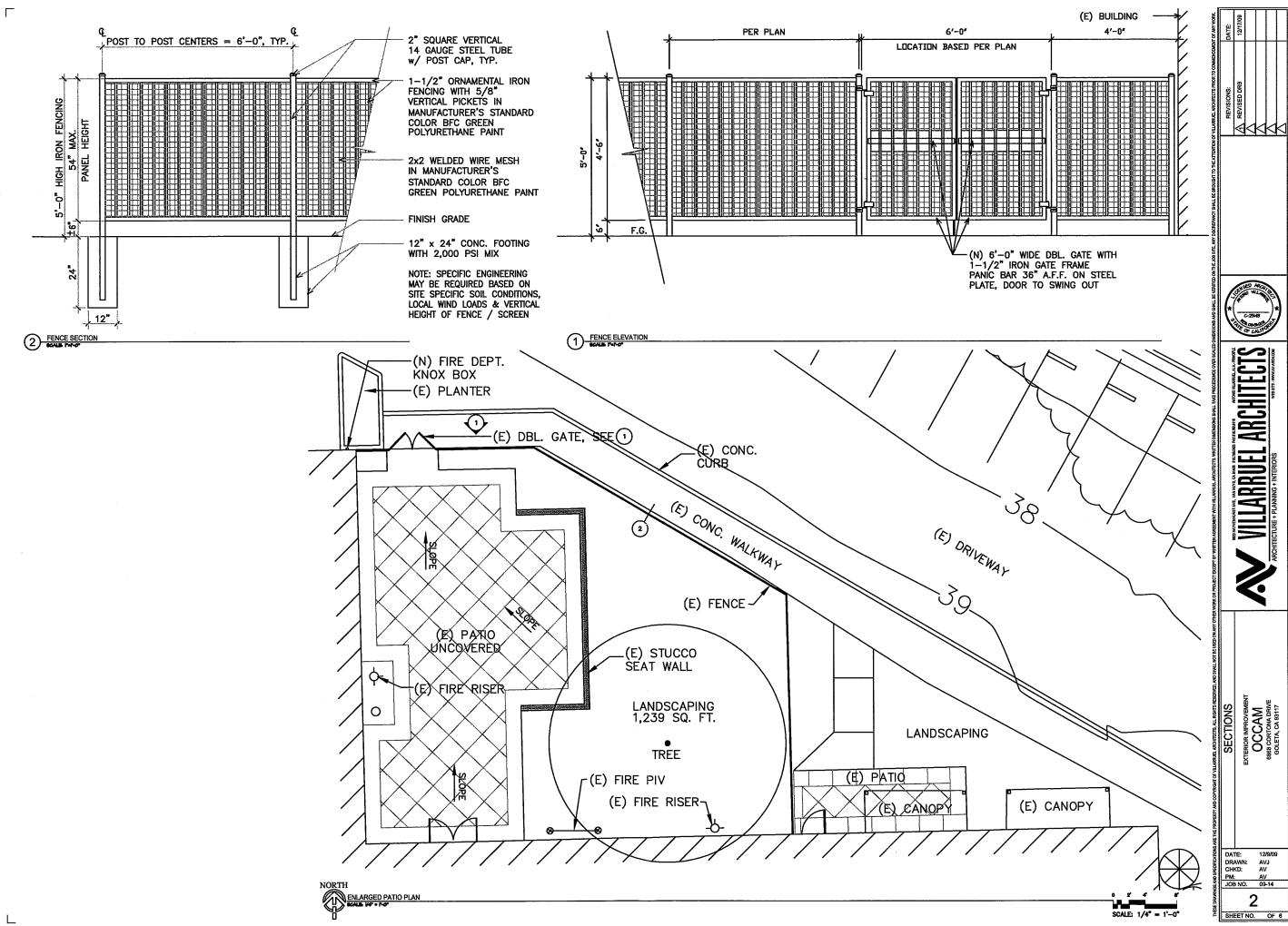
BETWEEN THE REGURDENTS OF THE CODE AND THE DRAWINGS. EACH CONTRACTOR SHALL BE RESPONSEDE FOR REAMENTS ALL OF THE CONTRACT DOCUMENTS AS THEY RELATE TO THE CONTRACTORS HORS. IN ADDITION EACH CONTRACTOR IS RESPONSEDE TO COORDINATE THERE ON WORK WITH THE WORK OF OTHER TRADES. THE CONTRACTORS AND TRADES. ALL GEOMTRACTORS AND TRADES. ALL GEOMTRACTORS AND TRADES. THE CONTRACTORS AND TRADES. IN ECONTRACTORS AND TRADES.

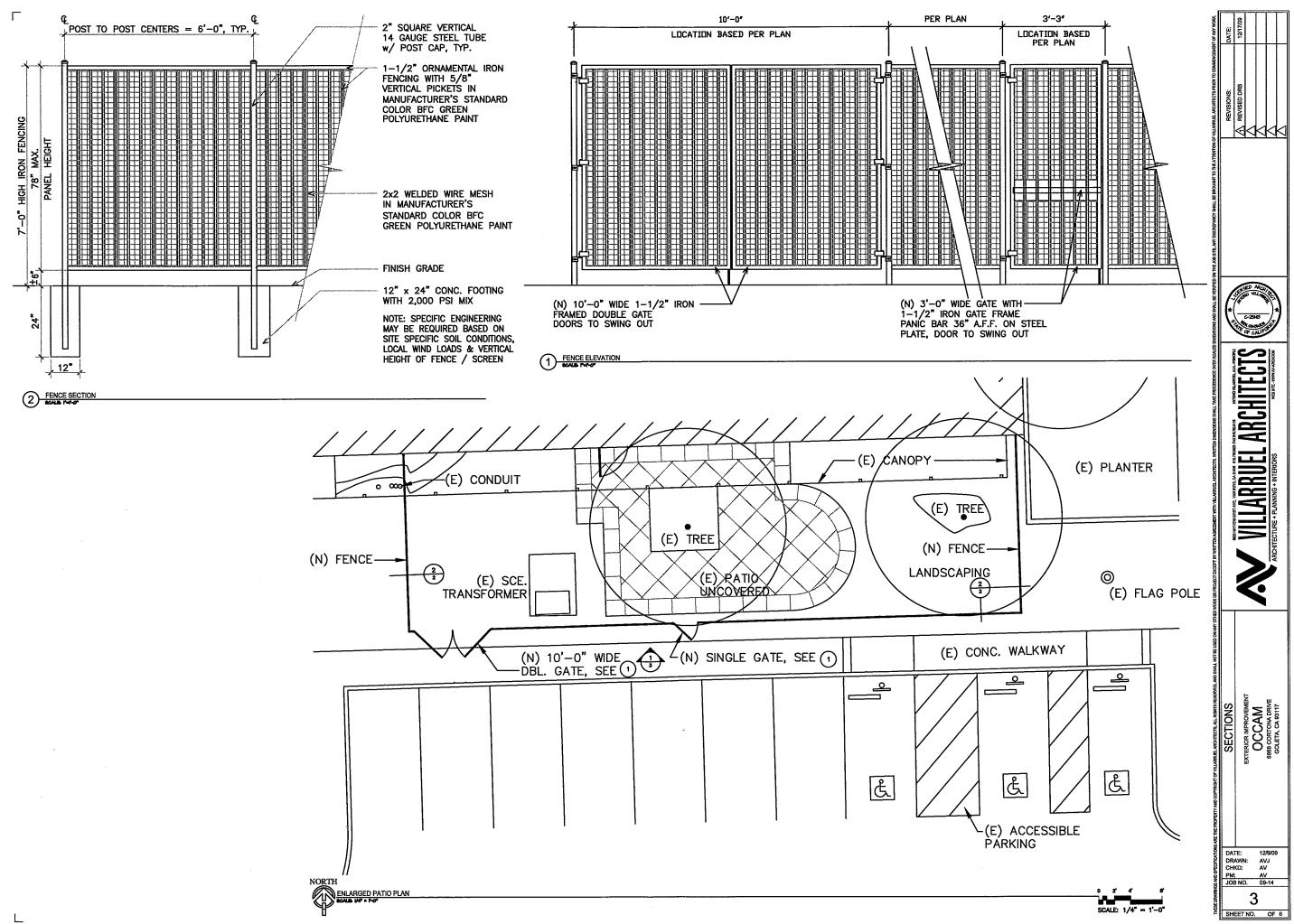
In provide Built and Statistical Statistical Control of the Architect That all materials and Egisment firmshed Nill be nen unless otherwise spectred Not That all More Nill be of Good Guilt, free Spectred Not That all defects.

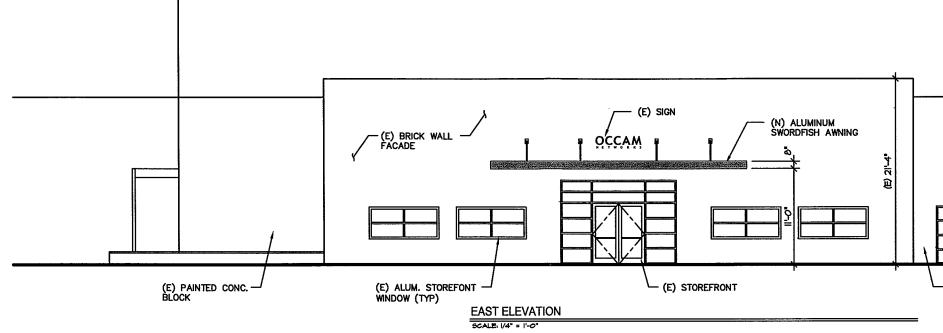


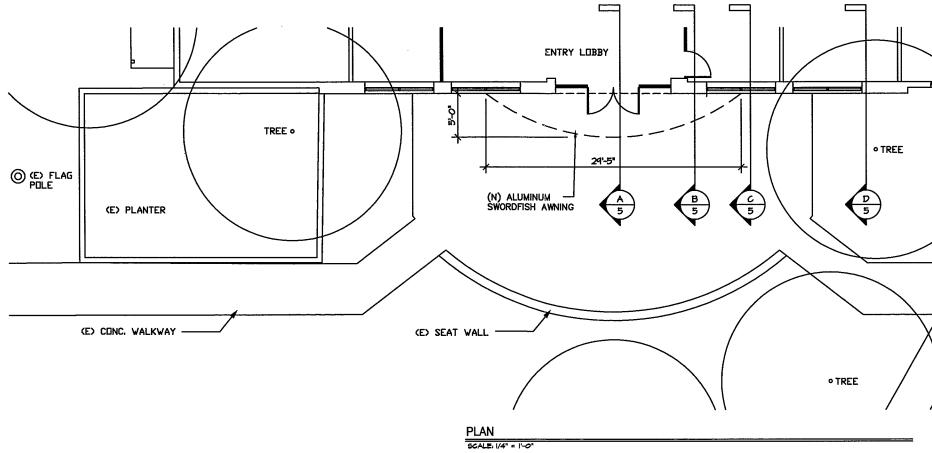




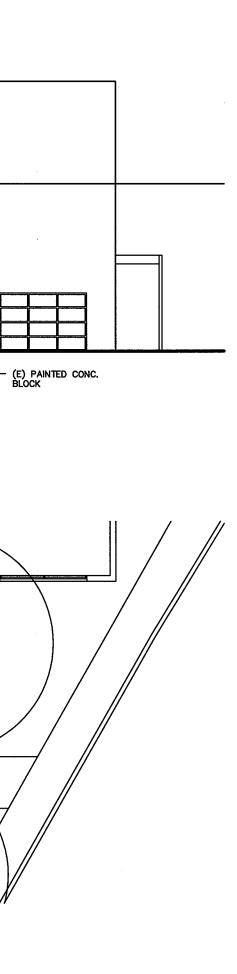




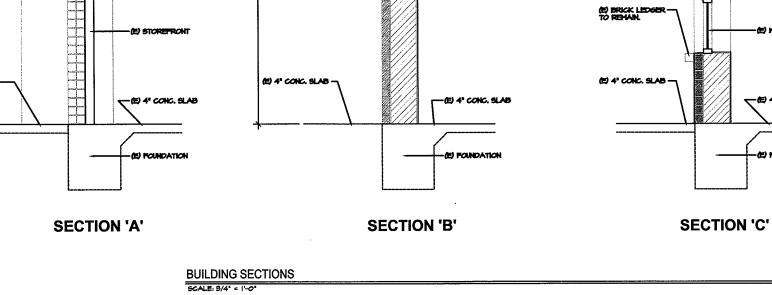




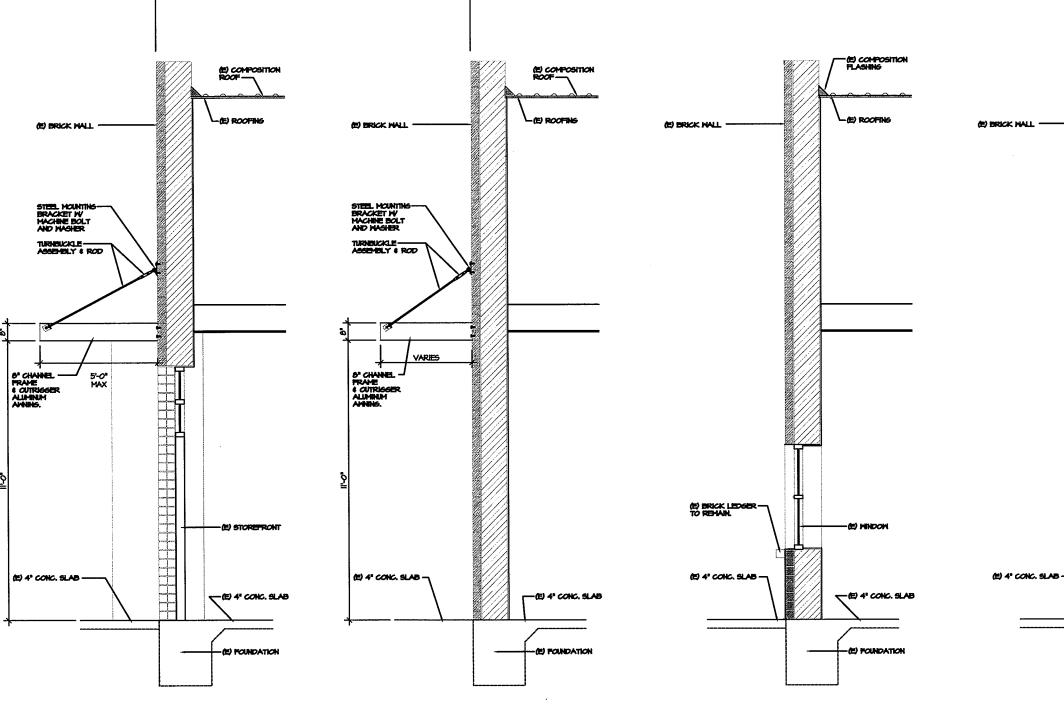
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