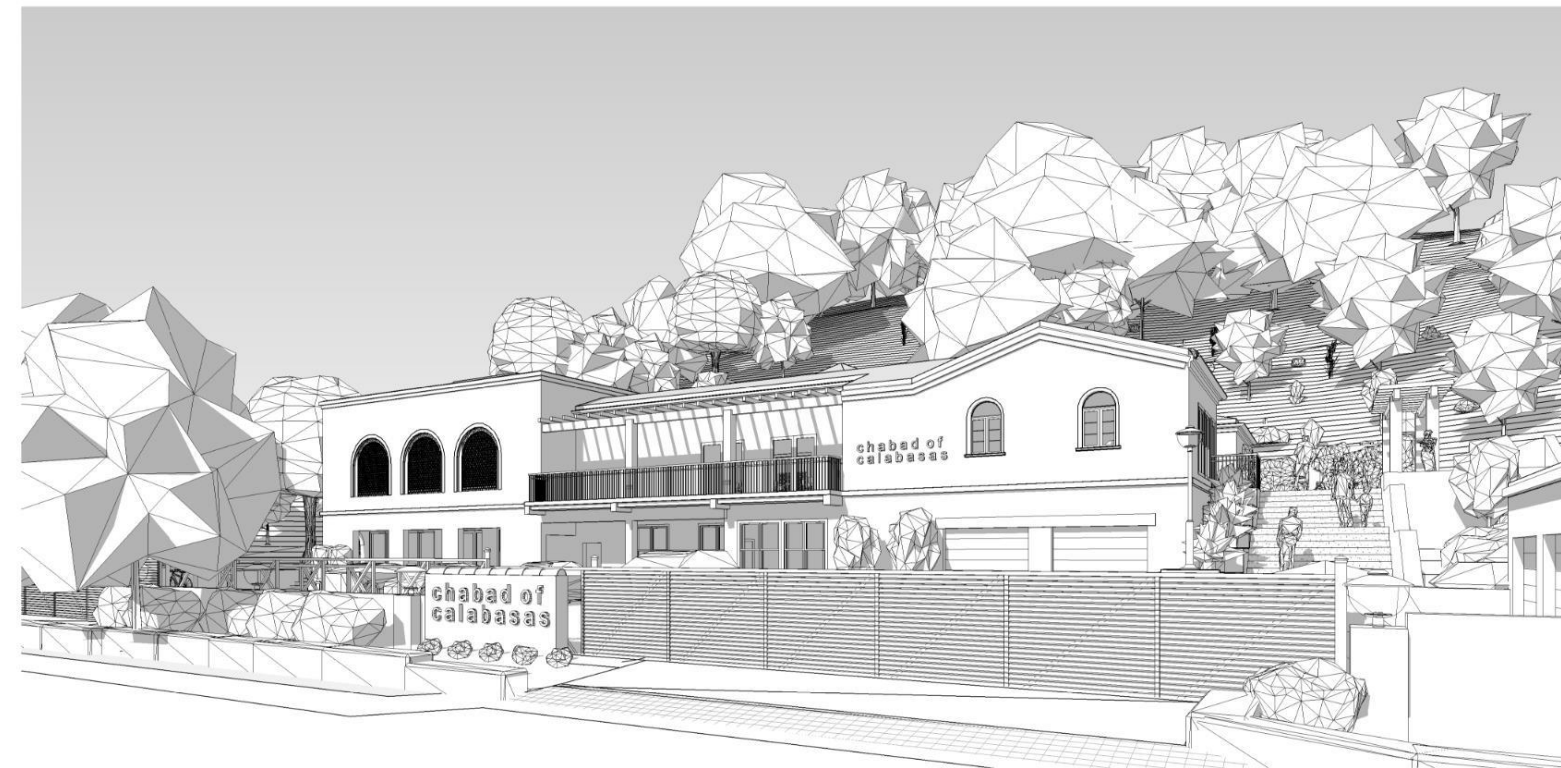




PREVIOUSLY APPROVED DESIGN

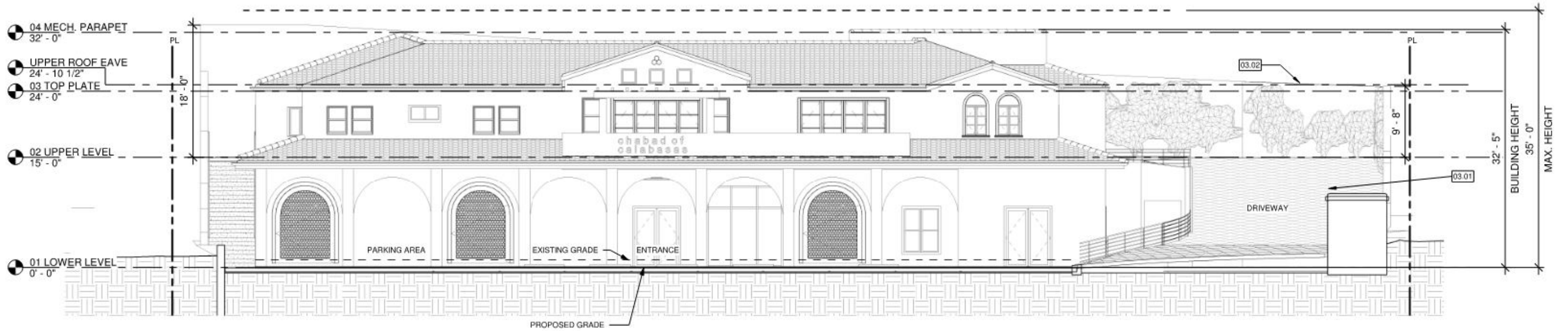


REVISED DESIGN

Chabad of Calabasas – Redesign Narrative

The redesign of the Chabad facility was prompted by a desire to both save cost and better utilize the site opportunities for the community served by Chabad. The programmatic elements remain identical, but are arranged differently. The residential and classroom facilities are now located on the lower level. This allows for a significant reduction in the amount of soil removal from the existing hill. The upper level now includes only the religious facilities and is accessible by elevator, site stairs, and a new ADA compliant ramp. The overall massing and aesthetic presentation is similar to the approved design using Spanish-Mediterranean motifs and material treatments. Overall, the building is smaller in total square footage while being sited on approximately the same footprint as the previously approved design allowing for additional exterior courtyards for gathering spaces.

Design Summary Changes			
Component	Approved	Proposed	Notes
Total Building Area	14,792 SF	10,534 SF	Reduced total size
Lower Level	8,850 SF	2,951 SF	
Upper Level	5,942 SF	7,583 SF	
Retaining Wall Height	18' HT.	19' HT.	Site adjusted, reduced length
Building Height	32'-5"	33'-3 1/2"	below 35' maximum
Grading QTY (export)	3,156 YDS ³	1,500 YDS ³ (approx.)	Reduced
Parking			
Residential	2 covered	2 covered	Still requires off-site parking
Religious	76	76	Still requires off-site parking
On-site	5	7	
Residential Area	5,326 SF	2,339 SF	Reduced, on lower level
Shul Total	8,850 SF	8,183 SF	Primarily upper level
Shul (Assembly Only)	1,479 SF	1,399 SF	
Site Accessibility	Pedestrians	Accessible ramp added	Improved access
	Vehicles	Second exit added	Safer exiting
Program Offering	Mixed Use	Unchanged	No additional program
Oak Trees		Unchanged	No additional removals



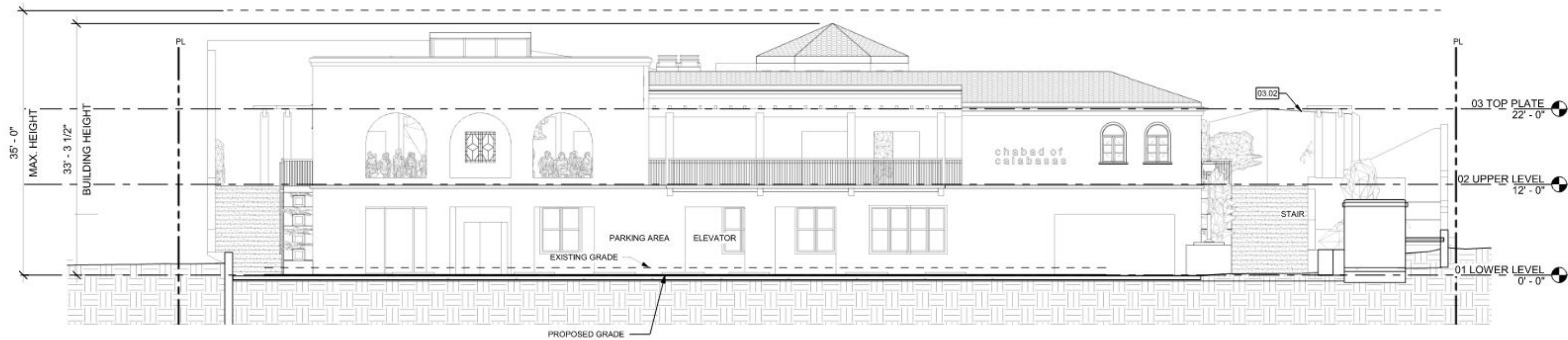
1 FRONT ELEVATION - EAST
 SCALE: 0 2 4 8 FEET 16
 1/8" = 1'-0"

APPROVED



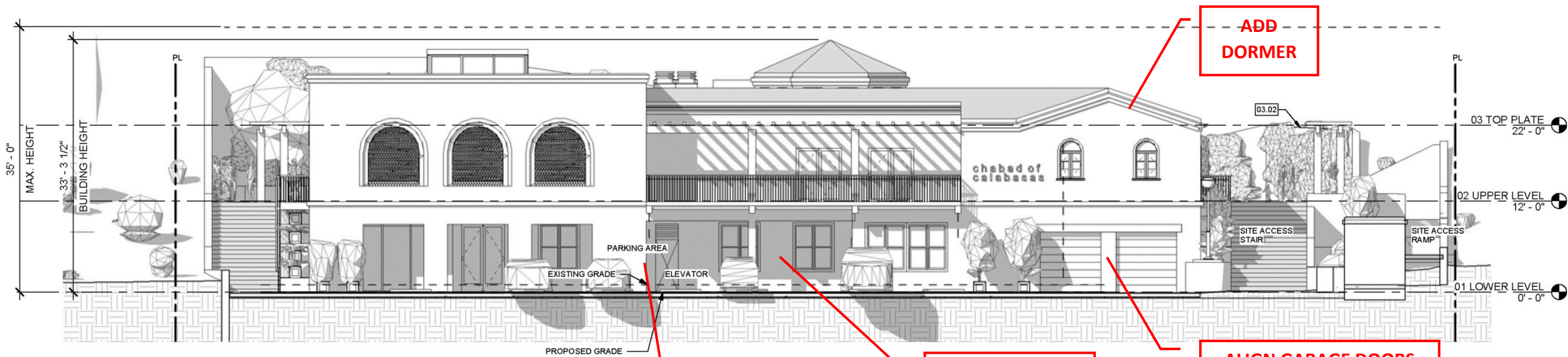
1 FRONT ELEVATION - EAST
 SCALE: 0 2 4 8 FEET 16
 1/8" = 1'-0"

PROPOSED



1 FRONT ELEVATION - EAST
 SCALE: 0 2 4 8 16 FEET
 1/8" = 1'-0"

PROPOSED – PRE ARP



ADD DORMER

ALIGN GARAGE DOORS

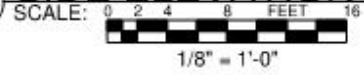
OPEN ENTRY AND ALIGN HEAD

DIFFERENTIATE EDGE

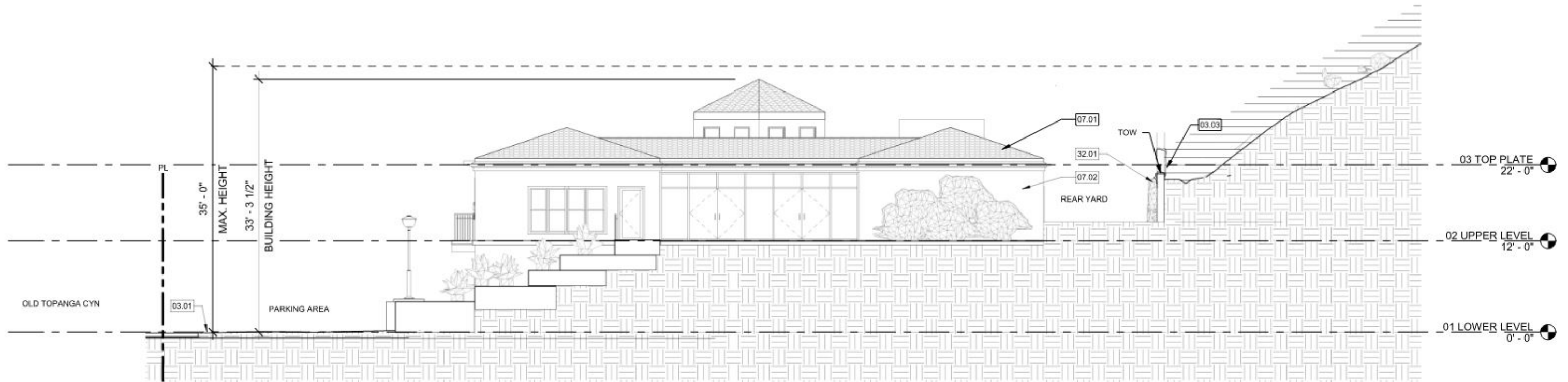
PROPOSED – POST ARP



2 SIDE ELEVATION - NORTH



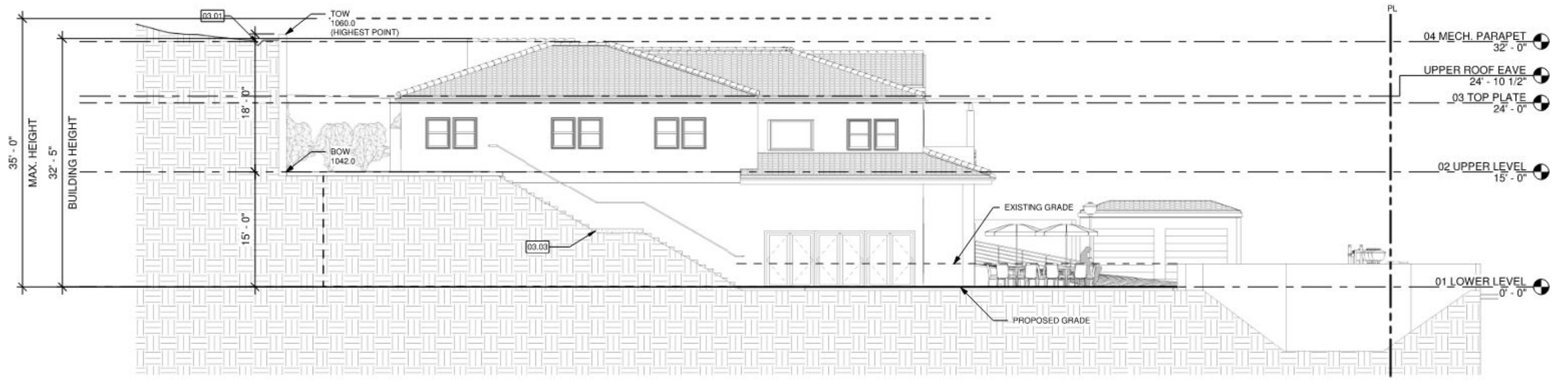
APPROVED



2 SIDE ELEVATION - NORTH



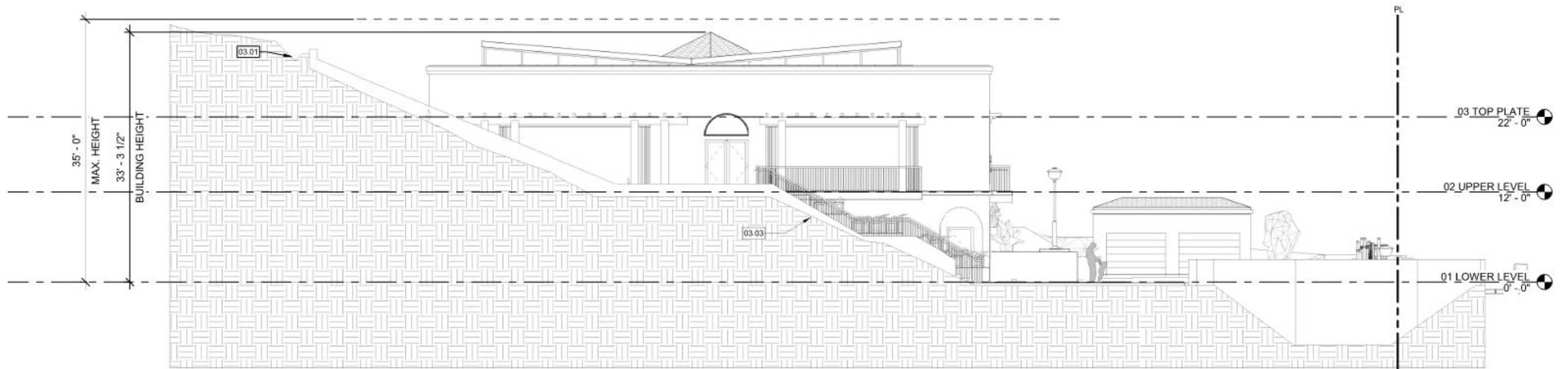
PROPOSED



2 SIDE ELEVATION - SOUTH

SCALE: 0 2 4 8 FEET 16

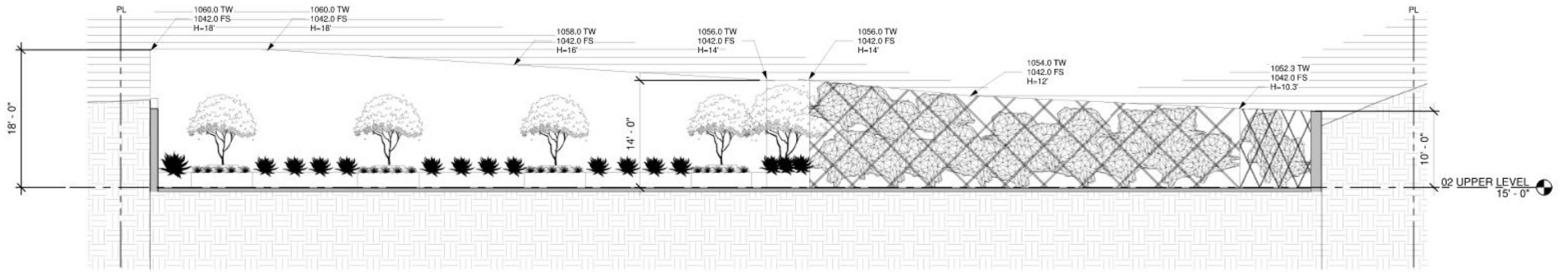
APPROVED



2 SIDE ELEVATION - SOUTH

SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

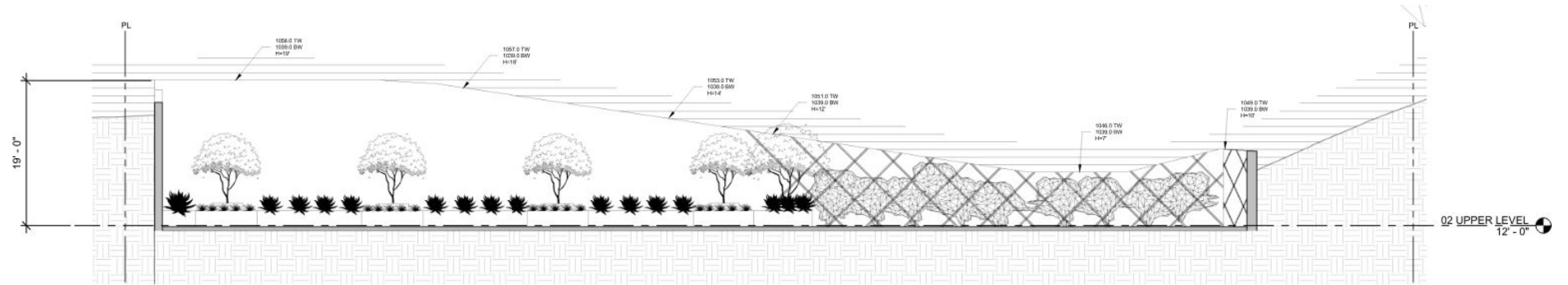
PROPOSED



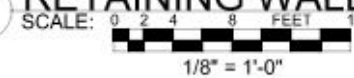
2 RETAINING WALL ELEVATION



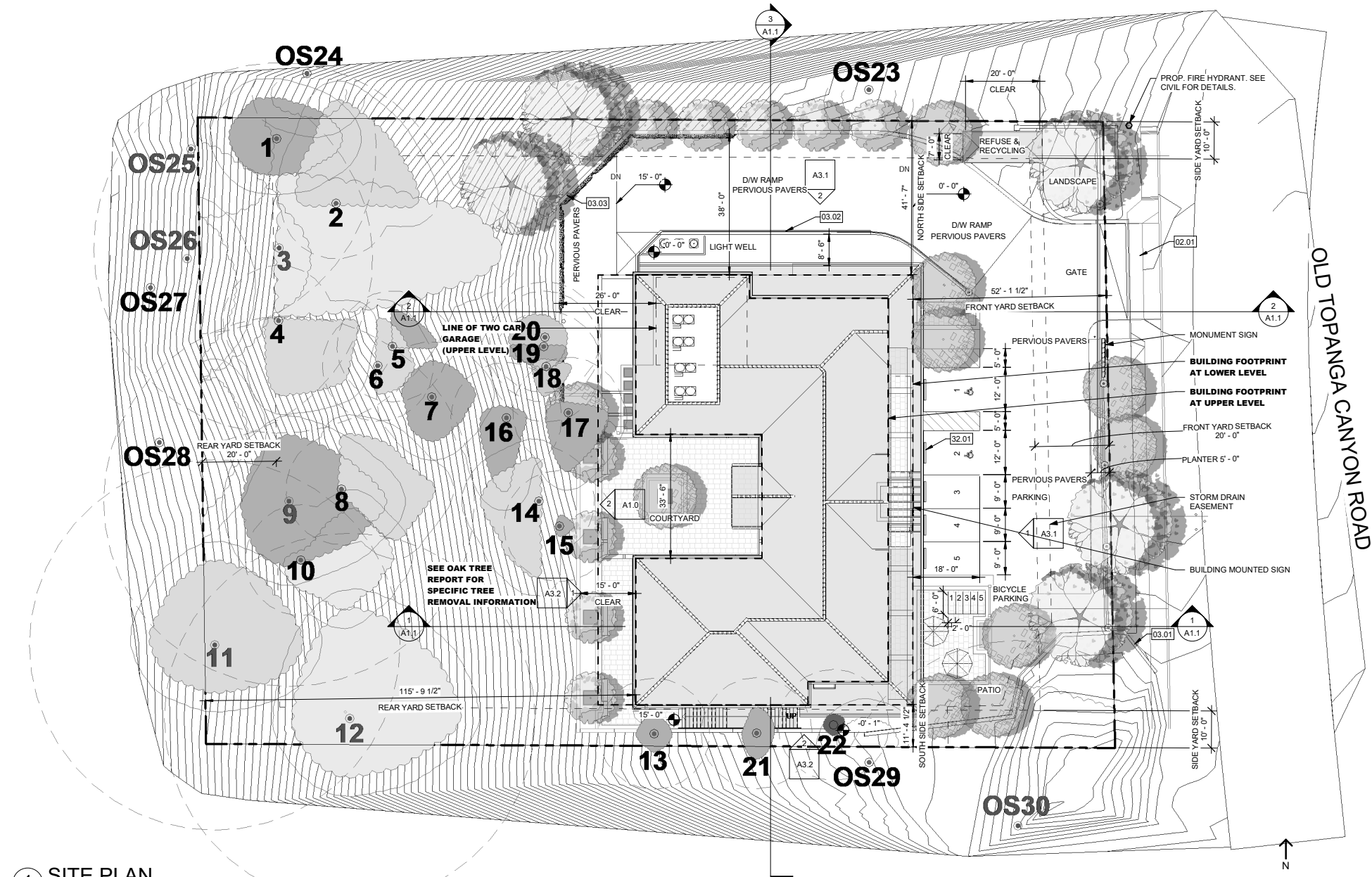
APPROVED



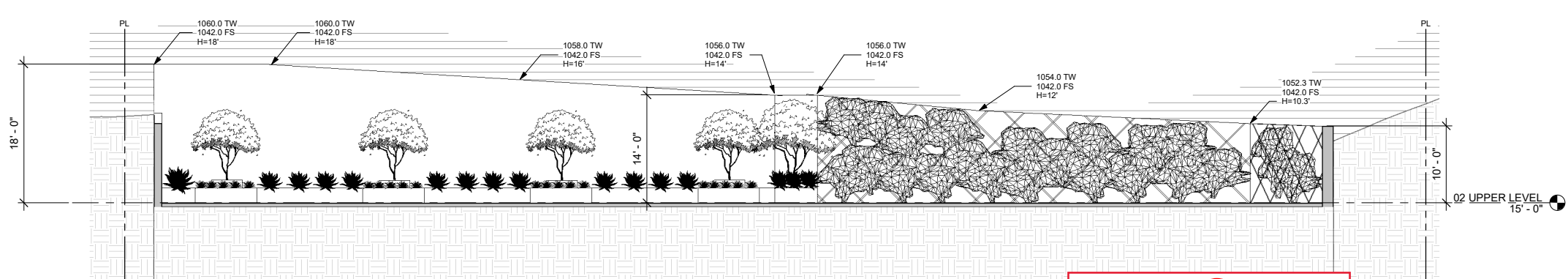
2 RETAINING WALL ELEVATION



PROPOSED



1 SITE PLAN
SCALE: 0 4 8 16 FEET 32
1/16" = 1'-0"



2 RETAINING WALL ELEVATION
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

APPROVED

KEYNOTES

NO.	DESCRIPTION	DETAIL
DIVISION 02 - EXISTING CONDITIONS		
02.01	EXISTING SIDEWALK	
DIVISION 03- CONCRETE		
03.01	EXISTING CULVERT WALL	
03.02	SITE RETAINING WALL WITH HANDRAIL	
03.03	SITE RETAINING WALL AND TEMPORARY SHORING	
DIVISION 32 - EXTERIOR IMPROVEMENTS		
32.01	WHEEL STOP	

PLAN NOTES

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
REASON: FIRE CODE SECTIONS: 903.2.1, 903.2.8, 903.2.11.7
TYPE OF FIRE SPRINKLER SYSTEM: FIRE CODE 903.3.1.1 - NFPA 13
- THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE V-B
FIRE-FLOW CALCULATION AREA: AREA 14,176 SQ FT
FIRE-FLOW BASED ON FIRE FLOW CALC. AREA: 3,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAX. 50%): 1,625 GPM
TOTAL FIRE FLOW REQUIRED: 1,625 GPM
- ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

LEGEND

- ELEVATION NUMBER
- SHEET NUMBER
- SECTION NUMBER
- DETAIL NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES



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P.O. BOX 8446
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CHABAD CALABASAS

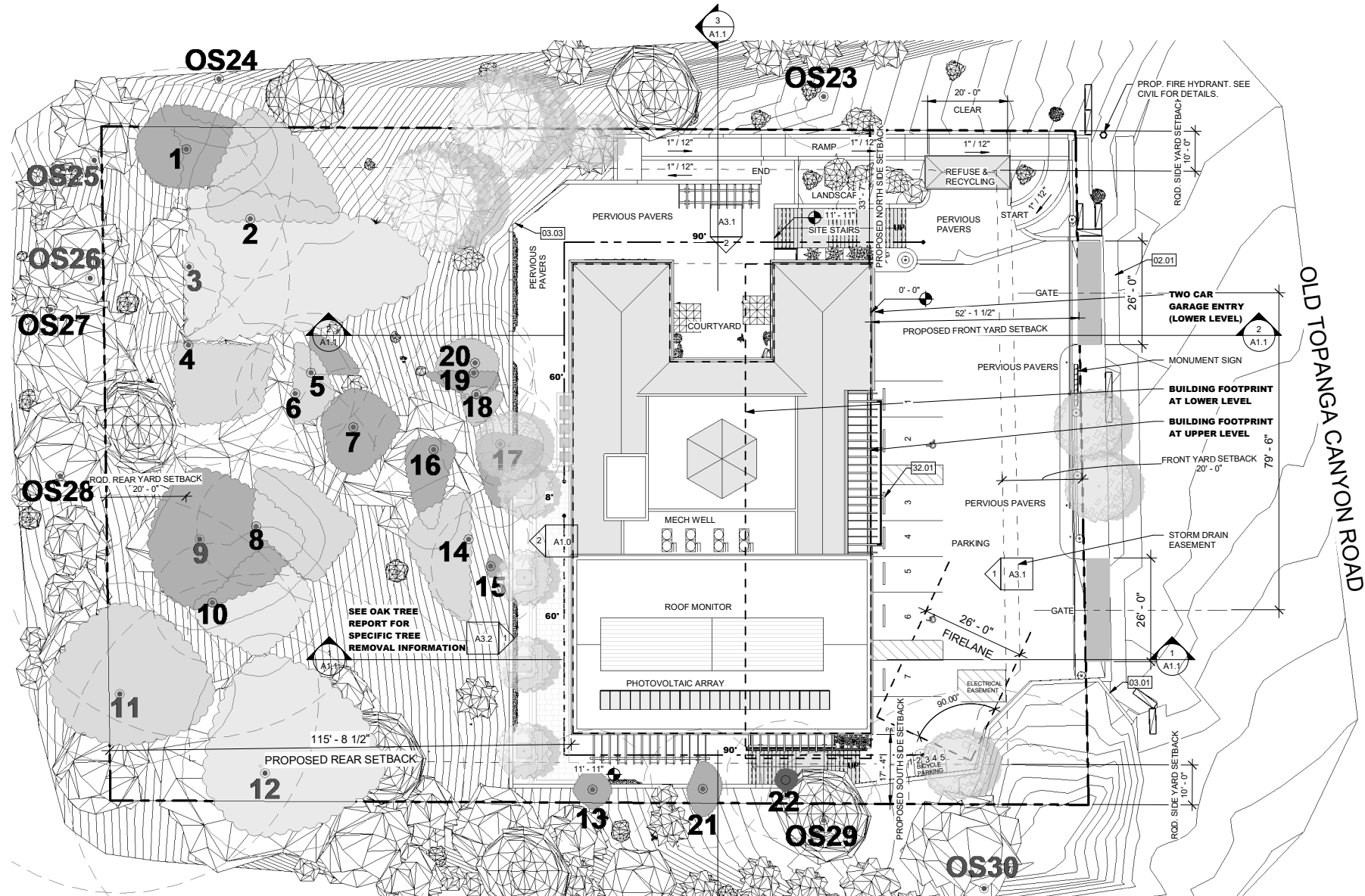
3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

ISSUE NO.	DATE	DESCRIPTION
1	06.03.19	PLANNING SUB.
2	08.09.19	PLANNING SUB.
3	09.25.19	PLANNING COMM.

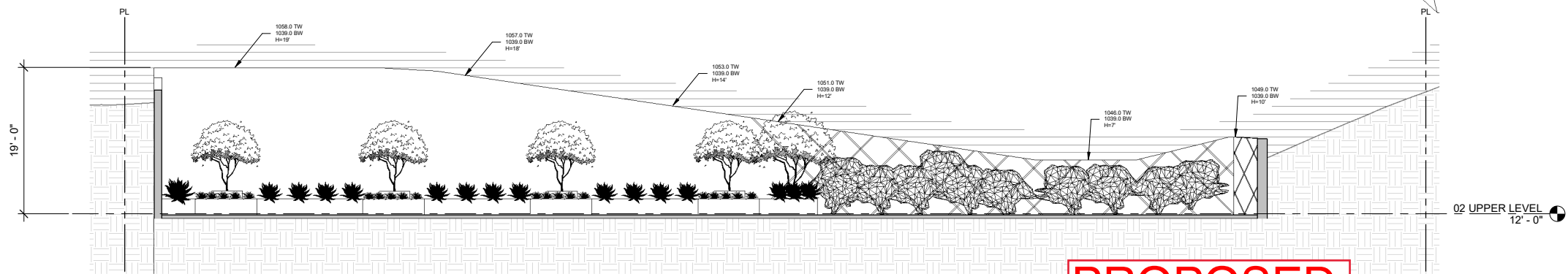
REVISION

SITE PLAN

A1.0
SCALE: As indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278



1 SITE PLAN
SCALE: 0 4 8 16 32 FEET
1/16" = 1'-0"



2 RETAINING WALL ELEVATION
SCALE: 0 2 4 6 FEET
1/8" = 1'-0"

PROPOSED

KEYNOTES

NO.	DESCRIPTION	DETAIL
DIVISION 02 - EXISTING CONDITIONS		
02.01	EXISTING SIDEWALK	
DIVISION 03- CONCRETE		
03.01	EXISTING CULVERT WALL	
03.02	SITE RETAINING WALL WITH HANDRAIL	
03.03	SITE RETAINING WALL AND TEMPORARY SHORING	
DIVISION 32 - EXTERIOR IMPROVEMENTS		
32.01	WHEEL STOP	

PLAN NOTES

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LEGEND

- ELEVATION NUMBER
- A2.1.1 SHEET NUMBER
- SECTION NUMBER
- A2.1.1 SHEET NUMBER
- DETAIL NUMBER
- A2.1.1 SHEET NUMBER
- 11 WINDOW TAG
- 11 WALL TAG
- 01.01 KEYNOTE
- 101 DOOR TAG
- 0 GRID LINES



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P.O. BOX 8446
CALABASAS, CA
310.670.9144 will.s@shep-ae.com

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ISSUE

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2	08.09.19	PLANNING SUB.
3	09.25.19	PLANNING COMM.
4	03.01.21	DESIGN MOD.

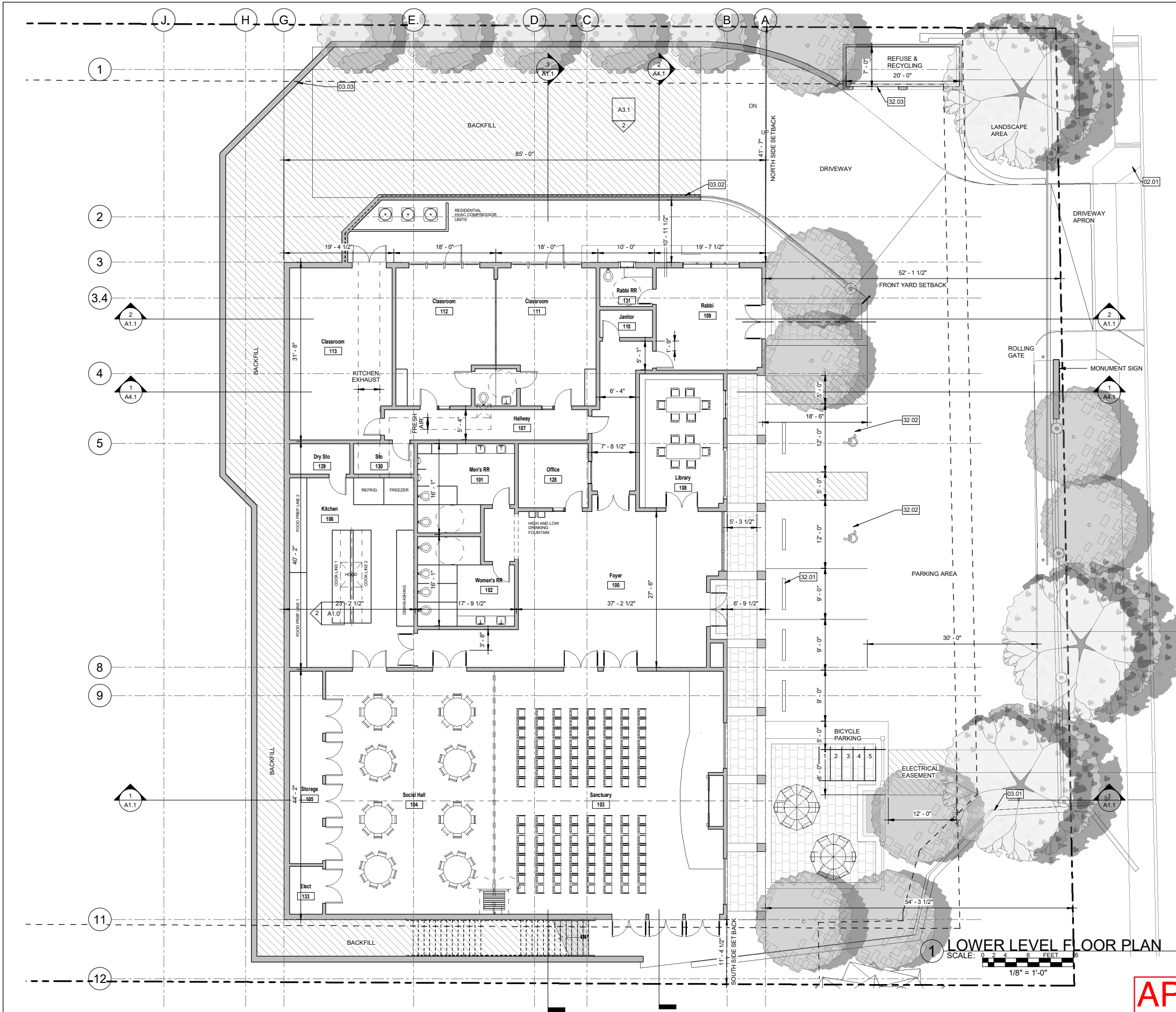
REVISION

NO.	DATE	DESCRIPTION

SITE PLAN

A1.0
SCALE: As Indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278

4/26/2021 11:27:23 AM BIM 360://2017-283 Calabasas Chabad/FR18.3_CHABAD CALABASAS_ARCH.rvt



KEYNOTES

NO.	DESCRIPTION	DETAIL
DIVISION 02 - EXISTING CONDITIONS		
02.01	EXISTING SIDEWALK	
DIVISION 03 - CONCRETE		
03.01	EXISTING CULVERT WALL	
03.02	SITE RETAINING WALL WITH HANDRAIL	
03.03	SITE RETAINING WALL AND TEMPORARY SHORING	
DIVISION 32 - EXTERIOR IMPROVEMENTS		
32.01	WHEEL STOP	
32.02	ACCESSIBLE PARKING SPACE	
32.03	TRASH ENCLOSURE	

PLAN NOTES

LEGEND

	ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	DETAIL NUMBER
	WINDOW TAG
	WALL TAG
	KEYNOTE
	DOOR TAG
	GRID LINES



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REVISION

NO.	DATE	DESCRIPTION

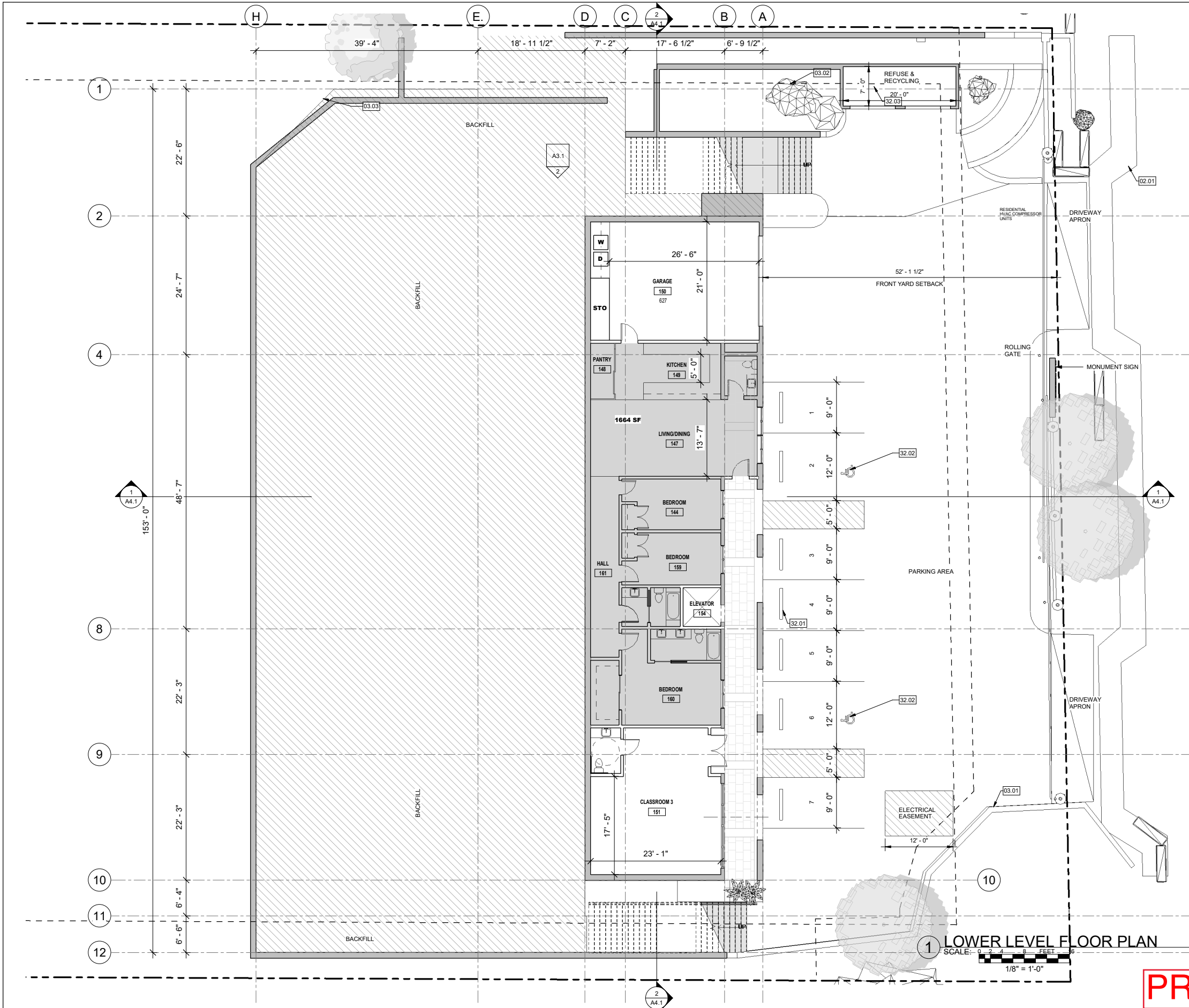
PROPOSED LOWER LEVEL PLAN

A2.1
SCALE: As indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPROVED

4/26/2021 11:51:06 AM BIM 360://2020 Calabasas Chabad Modular/R20_2_CHABAD CALABASAS_ARCH.rvt



1 LOWER LEVEL FLOOR PLAN
SCALE: 0' 0" = 1" = 0' 0" FEET
1/8" = 1'-0"

PROPOSED

KEYNOTES

NO.	DESCRIPTION	DETAIL
DIVISION 02 - EXISTING CONDITIONS		
02.01	EXISTING SIDEWALK	
DIVISION 03 - CONCRETE		
03.01	EXISTING CULVERT WALL	
03.02	SITE RETAINING WALL WITH HANDRAIL	
03.03	SITE RETAINING WALL AND TEMPORARY SHORING	
DIVISION 32 - EXTERIOR IMPROVEMENTS		
32.01	WHEEL STOP	
32.02	ACCESSIBLE PARKING SPACE	
32.03	TRASH ENCLOSURE	

PLAN NOTES

LEGEND

- ELEVATION NUMBER
- SHEET NUMBER
- SECTION NUMBER
- DETAIL NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES



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3	09.25.19	PLANNING COMM.
4	03.01.21	DESIGN MOD.

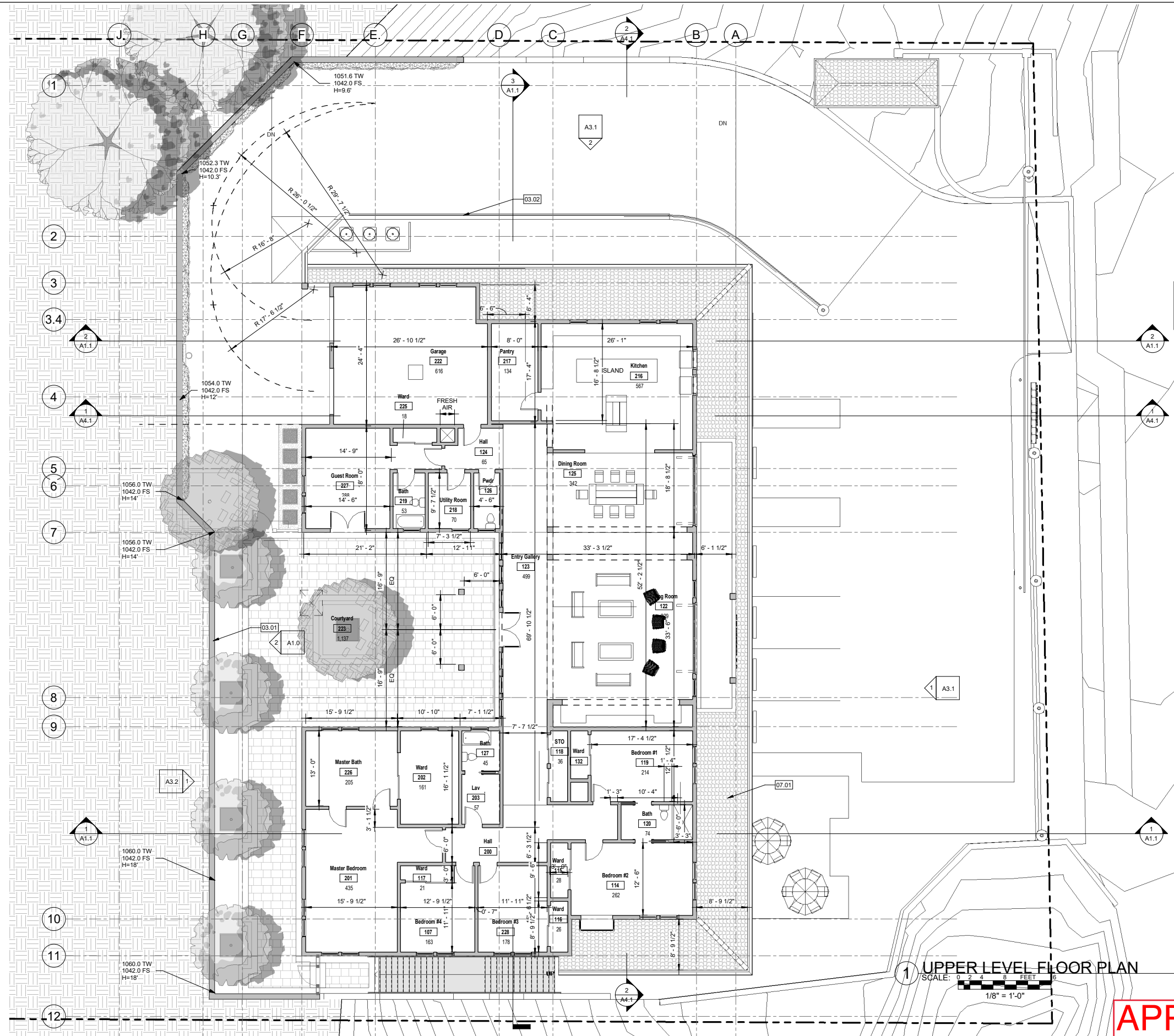
REVISION

NO.	DATE	DESCRIPTION

PROPOSED LOWER LEVEL PLAN

A2.1
SCALE: As Indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278

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KEYNOTES		
NO.	DESCRIPTION	DETAIL
DIVISION 03- CONCRETE		
03.01	SITE RETAINING WALL AND TEMPORARY SHORING	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
07.01	TWO-PIECE CLAY TILE ROOFING	

PLAN NOTES

LEGEND

- ELEVATION NUMBER
- SHEET NUMBER
- SECTION NUMBER
- DETAIL NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES

1 UPPER LEVEL FLOOR PLAN
SCALE: 0 2 4 8 FEET
1/8" = 1'-0"

APPROVED



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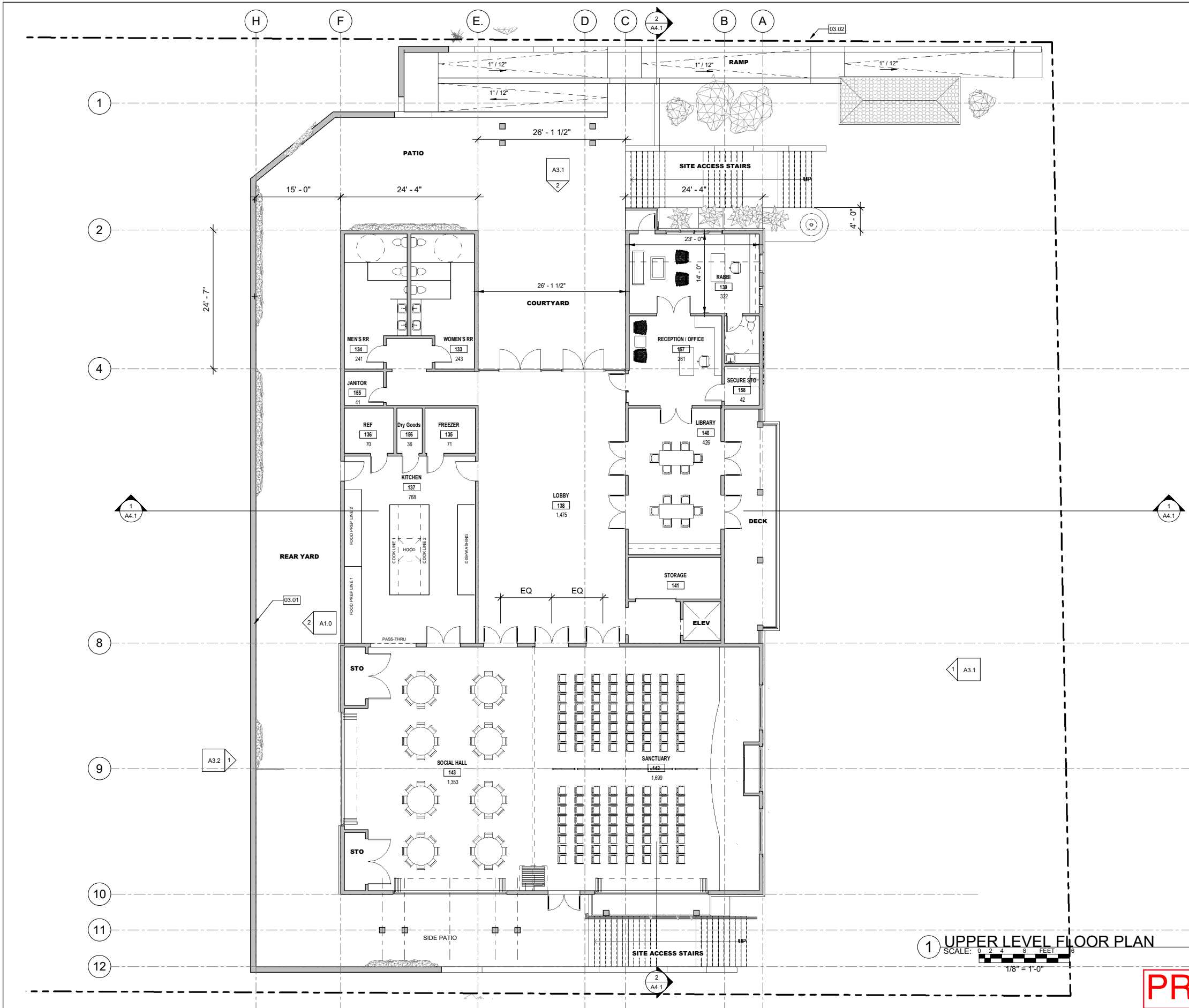
ISSUE		
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2	08.09.19	PLANNING SUB.
3	09.25.19	PLANNING COMM.

REVISION		
NO.	DATE	DESCRIPTION

PROPOSED UPPER LEVEL PLAN

A2.2
SCALE: As Indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278

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KEYNOTES		
NO.	DESCRIPTION	DETAIL
DIVISION 03- CONCRETE		
03.01	SITE RETAINING WALL AND TEMPORARY SHORING	
03.02	SITE RETAINING WALL WITH HANDRAIL	

PLAN NOTES

LEGEND

- ELEVATION NUMBER
- SHEET NUMBER
- SECTION NUMBER
- DETAIL NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES

1 UPPER LEVEL FLOOR PLAN
SCALE: 0 2 4 8 FEET
1/8" = 1'-0"

PROPOSED



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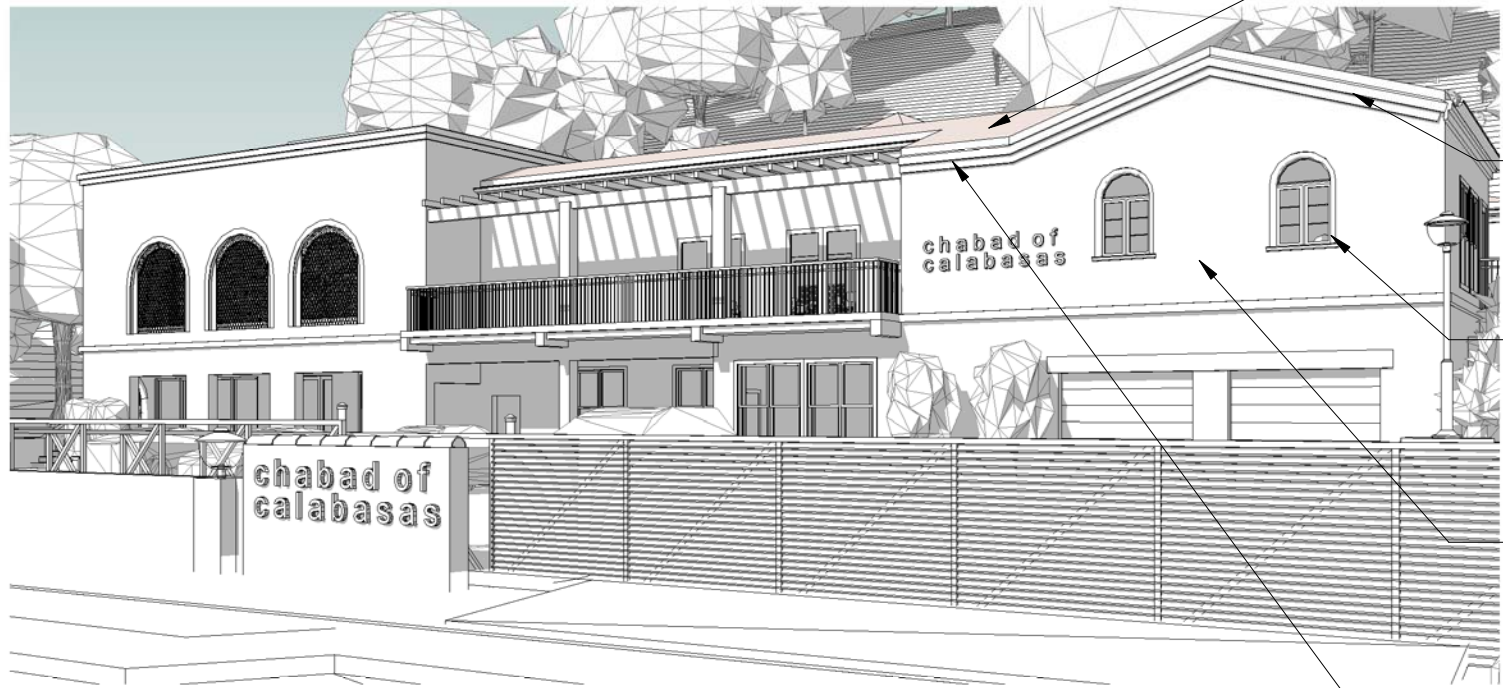
REVISION		
NO.	DATE	DESCRIPTION

PROPOSED UPPER LEVEL PLAN

A2.2
SCALE: As Indicated
DRAWN BY: WRS
PROJECT NO.: 2017-278



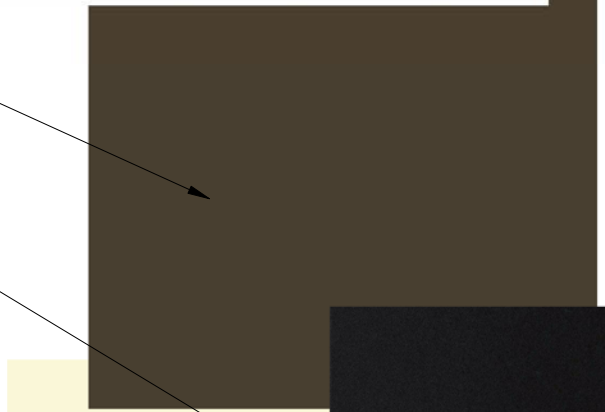




'CLASS A' ROOF TILES

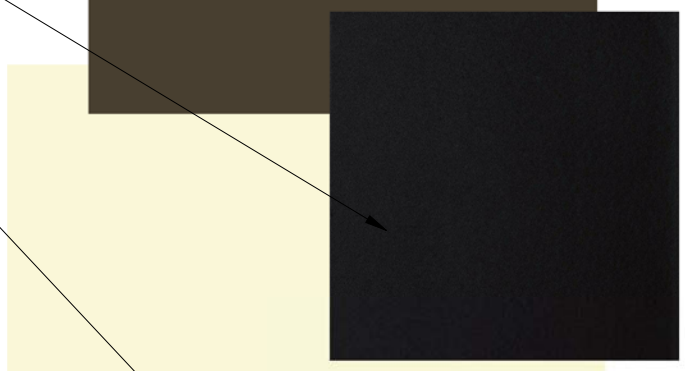
MANUF: REDLAND CLAY TILE
 TYPE: TWO-PIECE MISSION SANDCAST BLEND

COLORS: 2311 - TERRA ANTIGUA
 2343 CAFE ANTIGUA
 2341 ADOBE BROWN
 2311-NO - TERRA COTTA



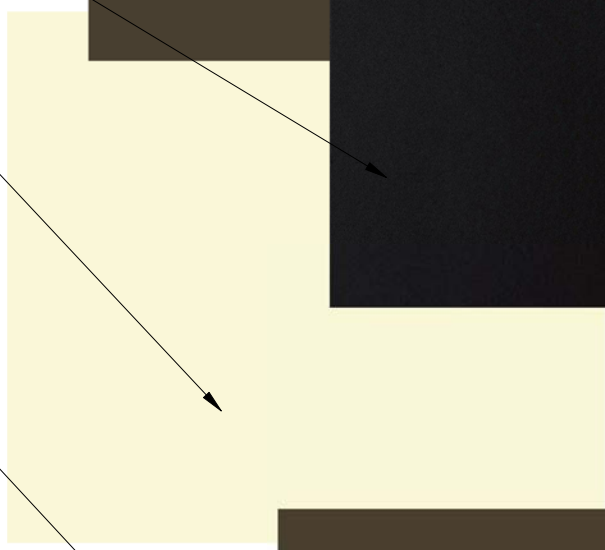
PAINTED WOOD TRIM

MANUF.: SHERWIN WILLIAMS
 COLOR: SW 9183 - DARK CLOVE



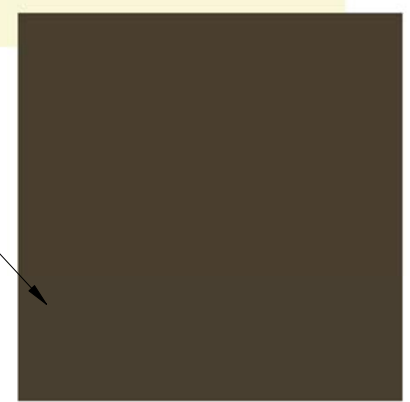
WINDOW/DOOR TRIM

MANUF.: MARVIN
 TYPE: ALUMINUM
 COLOR: EBONY



PAINTED STUCCO

MANUF: PAREXUSA
 FINISH: SANTA BARBARA MISSION FINISH
 COLOR: X-86 SANDSTONE



GUTTER

PAINTED METAL TO MATCH WOOD TRIM:

MANUF.: SHERWIN WILLIAMS
 COLOR: SW 9183 - DARK CLOVE

CALABASAS CHABAD
 3871 OLD TOPANGA CANYON RD.

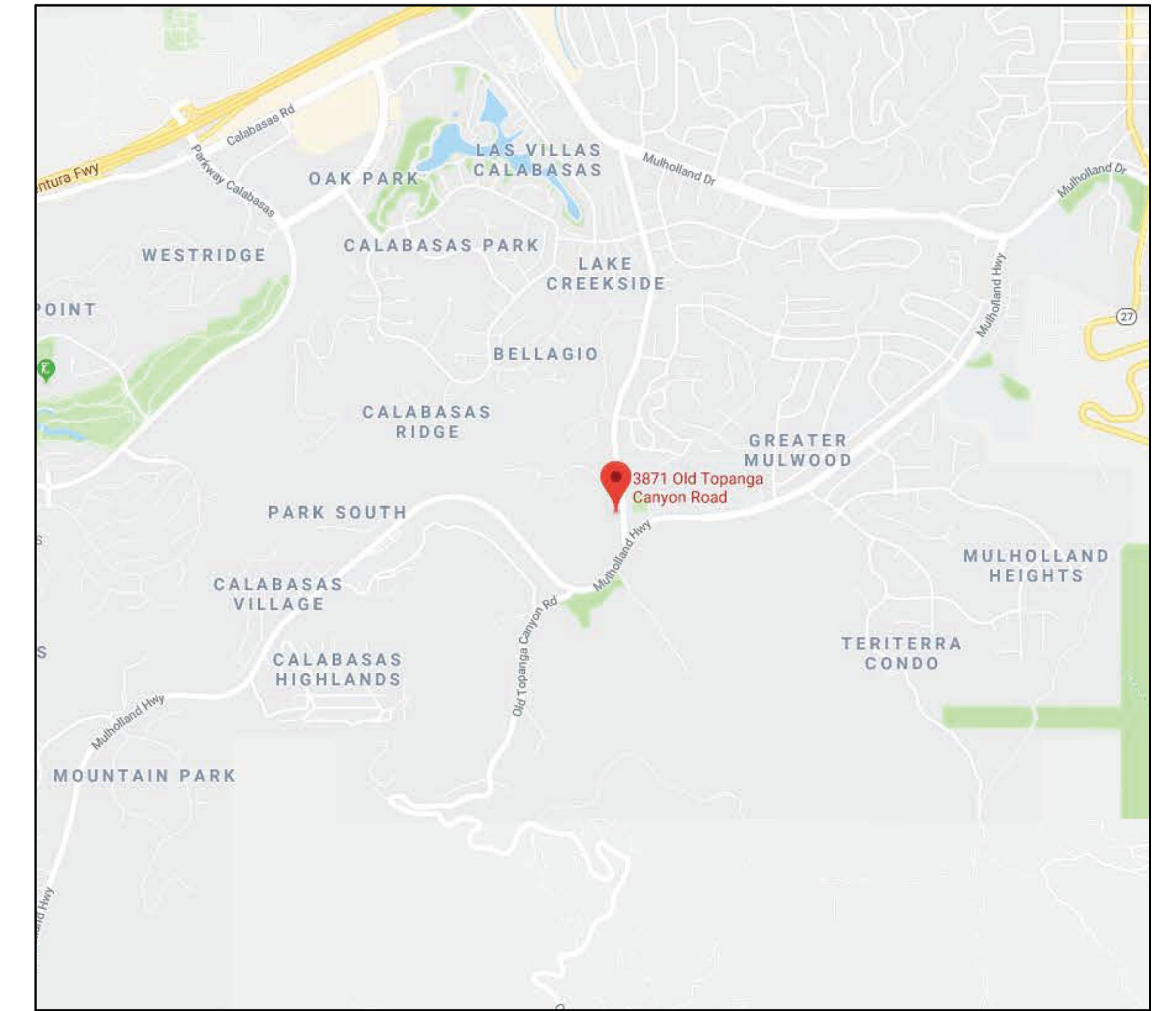


CITY of CALABASAS

CONCEPTUAL GRADING AND DRAINAGE PLAN

3871 OLD TOPANGA CANYON ROAD

CALABASAS, CA 91302



VICINITY MAP
NOT TO SCALE

STANDARD GRADING NOTES

Preconstruction Meeting

Prior to the start of work, the contractor shall conduct a preconstruction meeting with the City. The contractor shall be responsible for setting the meeting time, date and location and notifying City staff at least one week in advance of the meeting. Please contact the City of Calabasas Public Works Department at (818) 878-4225.

Stormwater/NPDES Notes

- During the term of this permit, the Contractor, their employees, and subcontractors shall implement appropriate best management practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed in storm drains, causes pollution in local waterways via the storm drain system, and is against City ordinance and State law. The BMPs implemented shall be consistent with City Ordinance No. 97-117, the approved storm water pollution prevention plan/urban runoff mitigation plan, and the erosion control plan for the project, which shall be on site at all times. Failure to implement appropriate BMPs shall result in project delays through City-issued stop work notices and/or fines levied against the contractor. For information, please contact the City's Storm Water Program Manager at (818) 878-4225 Extension 307.
- Storm damage prevention measures or prevention devices required by the City shall be installed by October 1 or as grading progresses and maintained until April 15 of the succeeding year or unless early removal is agreed to by the Storm Water Manager.

Required Permits

- A copy of the grading permit and the approved grading plans must be in the possession of a responsible person and available at the site at all times. Any modifications of or changes in approved grading plans must be approved by the City prior to the start of work.
- A permit to operate in Fire Zone 4 must be obtained from the Fire Department prior to commencing work. Call (818) 880-0341 for information.
- A State Notice of Intent (NOI), corresponding WDID number, and Storm Water Pollution Prevention Plan (SWPPP) shall be in the possession of a responsible person and available at the site at all times during construction operations for sites one acre or greater.
- Secure permission from the Army Corps of Engineers to perform work in the stream or river. Attach Form 404 from the Corps of Engineers.
- Obtain a California State Fish and Game Permit to perform work in the stream or river. Attach a copy of the Fish and Game Permit (Form 1603).
- The retaining wall details shown on the plans shall be constructed by separate building permit.
- All construction and grading within any storm drain easements shall be done per storm drain plan under separate permit from the City and Los Angeles County.

General Notes

- The permittee or his agent shall notify the Public Works Department at least one working day in advance of required inspections at the following stages of work:
 - INITIAL:** When the site has been cleared or vegetation and unapproved fill and it has been sacrificed, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.
 - ROUGH:** When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slopes; and the statements required by the consultants have been submitted.
 - FINAL:** When grading has been completed; all drainage devices installed; slope established; irrigation systems installed; and the as-built plans, required statements and reports have been submitted.
- All storm drain work is to be done under continuous inspection by the field engineer. Weekly status reports shall be submitted by the field engineer to the Public Works Department.
- Final grading must be approved before occupancy of buildings will be allowed.
- Separate plans for temporary drainage and erosion control measures to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plan must be installed by no later than October 1, and maintained in operable condition until April 15 of the following year.
- A preventive program to protect the slopes from potential damage from burrowing rodents is required. Owner to inspect slopes periodically for evidence of burrowing rodents and at first evidence of their existence shall employ exterminator for their removal.
- Roof drainage must be diverted from graded slopes.
- Grading in future street right-of-way must be inspected by the City.

Required Submittal

- The location of all subdrain outlets shall be surveyed for line and elevation and shown on an as-built grading plan, which shall be submitted to the City.
- The grading contractor shall submit the statement required at the completion of rough grading
- Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the Public Works Department.

Construction Notes

- The field engineer must set drainage stakes for all drainage devices.
- All grading sites must have drainage swales, berms, and other drainage devices approved at the rough grading stage.
- Fills shall be compacted throughout their full extent to a minimum of 90 percent of maximum dry density per Section 15.11.020(c)(7) as determined by A.S.T.M. Soil Compaction Test D1557, where applicable; where not applicable, a test acceptable to the City Engineer shall be used. Field Density shall be determined by a method acceptable to the City Engineer.
- Sufficient tests of the fill soils shall be made to determine the density thereof. The minimum number of tests shall be as follows:
 - One test for each two-foot vertical lift.
 - One test for each 1,000 cubic yards of material placed.
 - One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
 - One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.

Sufficient tests of fill soils shall be made to verify compliance of the soil properties with the testing requirements including soil types and shear strengths. The results of such testing shall be included in the reports required by Section 17.52.090.
- No fill shall be placed until stripping of vegetation, removal of unsuitable soils, and installation of sub-drains (if any) have been inspected and approved by the geotechnical engineer per 15.11.020(C)(2).
- Continuous inspection by the geotechnical engineer or responsible representative shall be provided during all sub-drain installations. A detailed map and survey will be supplied to the City for location of all sub-drains per Section 15.11.020(C)(2).
- Fill slopes in excess of 2:1 steepness ratio is not permitted without prior variance approval and / or approval from the City Engineer. If slopes steeper than 2:1 are approved, they are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. (Other construction procedures may be used when it is demonstrated to the satisfaction of the City Engineer that the angle for slope, construction method and other factors will have equivalent effect.)
- Continuous inspection by the geotechnical engineer or responsible representative shall be provided during the preparation of the natural ground and the placement and compaction of the fill.
- The fill shall be placed to the satisfaction of the geotechnical engineer or responsible representative. The geotechnical engineer or responsible representative shall verify that the placement of said fill is being performed in accordance with the plan(s) and applicable code requirements per Section 15.11.080.
- Note location of any uncompacted / unsuitable fills on plan. Fills are uncompacted and unsuitable for the support of structure. (This note also appears prominently on the plan near the uncompacted fill area.)

EXISTING AREA:

TOTAL SITE AREA =41,356.2 S.F.
EXIST. IMPERVIOUS AREA =13,399.2 S.F.
EXIST. PERVIOUS AREA =27,951 S.F.

PROPOSED AREA:

TOTAL SITE AREA =41,184 S.F.
IMPERVIOUS AREA =21,830 S.F.
PERVIOUS AREA =19,354 S.F.

LEGEND

- PROPOSED 4" P.C.C.
- PROPOSED LANDSCAPE PLANTING PER LANDSCAPE ARCHITECT PLANS
- ENHANCED PAVING PER LANDSCAPE ARCHITECT PLANS
- PROPOSED GRAVEL
- BOUNDARY
- EXISTING FIRE HYDRANT
- 15 GALLON TREES TO BE PLANTED

ABBREVIATIONS

- AC ASPHALT CONCRETE
- C.B. CATCH BASIN
- C.F. CURB FACE
- C.L. CENTERLINE
- B.C.R. BEGIN CURVE RETURN
- E.C.R. END CURVE RETURN
- D.F. EXTRA DEPTH FOOTING
- E.G. EDGE OF GUTTER
- E.P. EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- F.G. FINISHED GRADE
- F.H. FIRE HYDRANT
- F.L. FLOWLINE
- F.S. FINISHED SURFACE
- G.B. GRADE BREAK
- L.P. LOW POINT
- H.P. HIGH POINT
- INV. INVERT ELEVATION
- DOM. DOMESTIC WATER
- L.O.S. LINE OF SIGHT
- M.H. MANHOLE
- N.T.S. NOT TO SCALE
- P.C. PORTLAND CEMENT CONCRETE
- P.O.C. POINT OF CONNECTION
- P.V.C. POLYVINYL CHLORIDE
- S/W SIDEWALK
- T.C. TOP OF CURB
- T.G. TOP OF GRATE
- T.F. TOP OF FOOTING
- T.W. TOP OF WALL
- EX. F.H. EXISTING FIRE HYDRANT
- T.O.R. TOP OF RETAINING PORTION OF WALL
- BW BACK OF SIDEWALK
- S.S. SANITARY SEWER
- CBC CALIFORNIA BUILDING CODE
- BFP BACKFLOW PREVENTER
- R RADIUS
- MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

NOTICE TO CONTRACTOR
CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM DRAIN, SEWER LINE, AND WATER LINE. REPORT ANY DISCREPANCY TO DESIGN ENGINEER.

SHEET INDEX	
SHEET NO.	DESCRIPTION
C-1.0	TITLE SHEET
C-2.0	EXISTING TOPOGRAPHY AND SITE SURVEY
C-3.0	ROUGH GRADING & DRAINAGE PLAN
C-3.1	SECTIONS

EARTHWORK QUANTITIES

CUT= 1641 CU. YDS. OVEREXCAVATION = N/A
FILL= 889 CU. YDS. REMEDIAL GRADING = N/A
EXPORT= 753 CU. YDS. BUTTRESS STABILITY FILLS, SHEAR KEYS, ETC.

CITY of CALABASAS
PUBLIC WORKS DEPARTMENT
100 Civic Center Way
CALABASAS, CA 91302
818.224.1600
FAX 818.225.7338
WWW.CITYOFCALABASAS.COM

PREPARED BY:

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
PLANS PREPARED UNDER THE DIRECTION OF:
MATTHEW A. SANDER REG. E. 22718 DATE

PREPARED FOR:
CHABAD OF CALABASAS
3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

ROUGH GRADING AND DRAINAGE PLAN

3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

DESIGNED BY: _____
CHECKED BY: _____
DRAWN BY: _____
SCALE: _____
SHEET NO. **C-1.0**



Survey Abbreviations:

- AC Asphaltic Concrete
- ASSMD Assumed
- BK Book
- BLDG Building
- BM Benchmark
- BOB Basis of Bearings
- BOS Bottom of Slope
- BRNG Bearing
- BT Bottom of trench
- BW Back of Walk
- CEFB City Engineer Field Book
- COEFB County Engineer Field Book
- CL Centerline
- CLF Chain Link Fence
- CMU Concrete Masonry Unit
- CONC Concrete
- COR Corner
- CS Commercial Sign
- DEG Degrees
- DIA Diameter
- DIST Distance
- DN Down
- DWY Driveway
- (E) Existing
- E'LY Easterly
- ELEV Elevation
- ENC Encroachment
- EP Edge of Pavement
- FG Finish grade
- FH Fire Hydrant
- FL Flow line
- FND Found
- FS Finish surface
- GP Guard Post
- GTE General Telephone
- H Height
- HND Handhole
- INT Intersection
- IP Ion pile
- L Length
- LA Landscape Area
- LP Light pole
- LS Land Surveyor
- L & T Lead and Tag
- MB Map Book
- MBX Mail Box
- MEA Measured
- MH Manhole
- MMNT Monument
- N'LY Northerly
- NL Nail
- OR Official Records
- O/H Overhang
- O/S Offset
- PA Planter Area
- PB Pipe Bollard
- PG Page
- PKWY Parkway
- PL Property Line
- PM Punch Mark
- PP Power Pole
- PROP Property
- PVMT Pavement
- R Radius
- RAD Radial
- RCE Registered Civil Engineer
- RET Retaining
- RS Record of Survey
- SFD Single Family Dwelling
- SSMH Sanitary Sewer Manhole
- S/WALK Sidewalk
- TC Top of Curb
- TCH Top of Channel
- TOS Top of Slope
- TSP Traffic Signal Pole
- TSV Traffic Signal Vault
- TT Top of trench
- TW Top of Wall
- TYP Typical
- WF Wood Fence
- WIF Wrought Iron Fence
- WKWY Walkway
- WM Water Meter

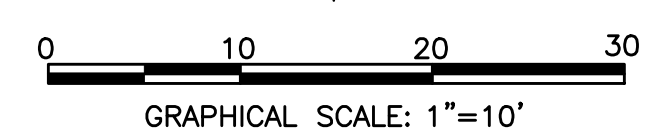
Survey Notes:

1. All information shown on the drawings is given as the best present knowledge and performed within generally accepted engineering practice but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the engineer so that the proper revisions may be made.
2. Establishment of contour: Contouring is the graphical representation of constant elevation lines that are interpolated or extrapolated between actual field measured elevations or map elevations and should not be interpreted as precise ground conditions, only an infinite number of field measurements would represent such precise conditions, which obviously are not possible. The number of such field measurements are therefore limited to the scope and intent of the resulting map.
3. The design of structural elements, i.e., retaining wall, soldier piles, friction piles and grade beams shall be field verified prior to adoption of final design.
4. Boundary descriptions were partly obtained from LA County Assessor's Map & R1. Establishment of boundary lines were not a part of this survey map.
5. This survey map was prepared without the benefit of a Title Report and therefore, easements are not shown hereon.
6. Bench Mark: Elev = 1045.135 Feet, BM No. DY5333, Quad Year 2008, LA County Public Works Survey Section RDBM TAG IN CTR HDWL CULV 4.5M (15') E/O C/L MULHOLLAND HWY & 13M (43') S/O C/L OLD TOPANGA CYN RD (FR THE N) 600MM (2') E/O MILE MKR 29.27 2.5M (8') N/O PP#440323E.
7. Legal Description: The North 169 feet of the South 565 feet of the North half of the Southeast 1/4 of Section 26 Township 1 North, Range 17, West, San Bernardino Meridian, in the City of Calabasas, County of Los Angeles, State of California, according to the official plat of said land filed in the district land office September 25, 1896, which lies West of the West line of Old Topanga Canyon Road 50 feet wide as declared a public highway by the board of supervisors of Los Angeles county, recorded in Book 6, Page 123, Official Records. Except the West half thereof.
8. Gross Area of Lot = 41,356.0 sf. Easement Area = 3,250.9 sf Net Area = 38,105.1 sf


- REFERENCED MAPS:**
- R1 TITLE REPORT BY OLD REPUBLIC
TITLE CO. ORDER NO. 2676012313-52
DATED 23APR18, UPDATED & AMENDED 1
 - R2 PARCEL MAP 230-90-91

EASEMENT LINE DATA FOR
LA COUNTY FLOOD CONTROL DISTRICT
O.R. INSTRUMENT NO. 93-481356

BEARING	DISTANCE	COMMENTS
L1 N89°44'02"W	16.50'	--
L2 N01°06'35"W	135.41'	--
L3 N45°53'18"E	14.14'	--
L4 N15°09'01"E	11.28'	--
L5 N01°06'35"W	1.53'	--
L6 N88°53'25"E	15.00'	--
L7 N01°06'35"W	10.00'	--
L8 N88°53'25"E	40.00'	--
L9 N53°27'43"W	3.24'	--
L10 N69°44'02"W	2.43'	--



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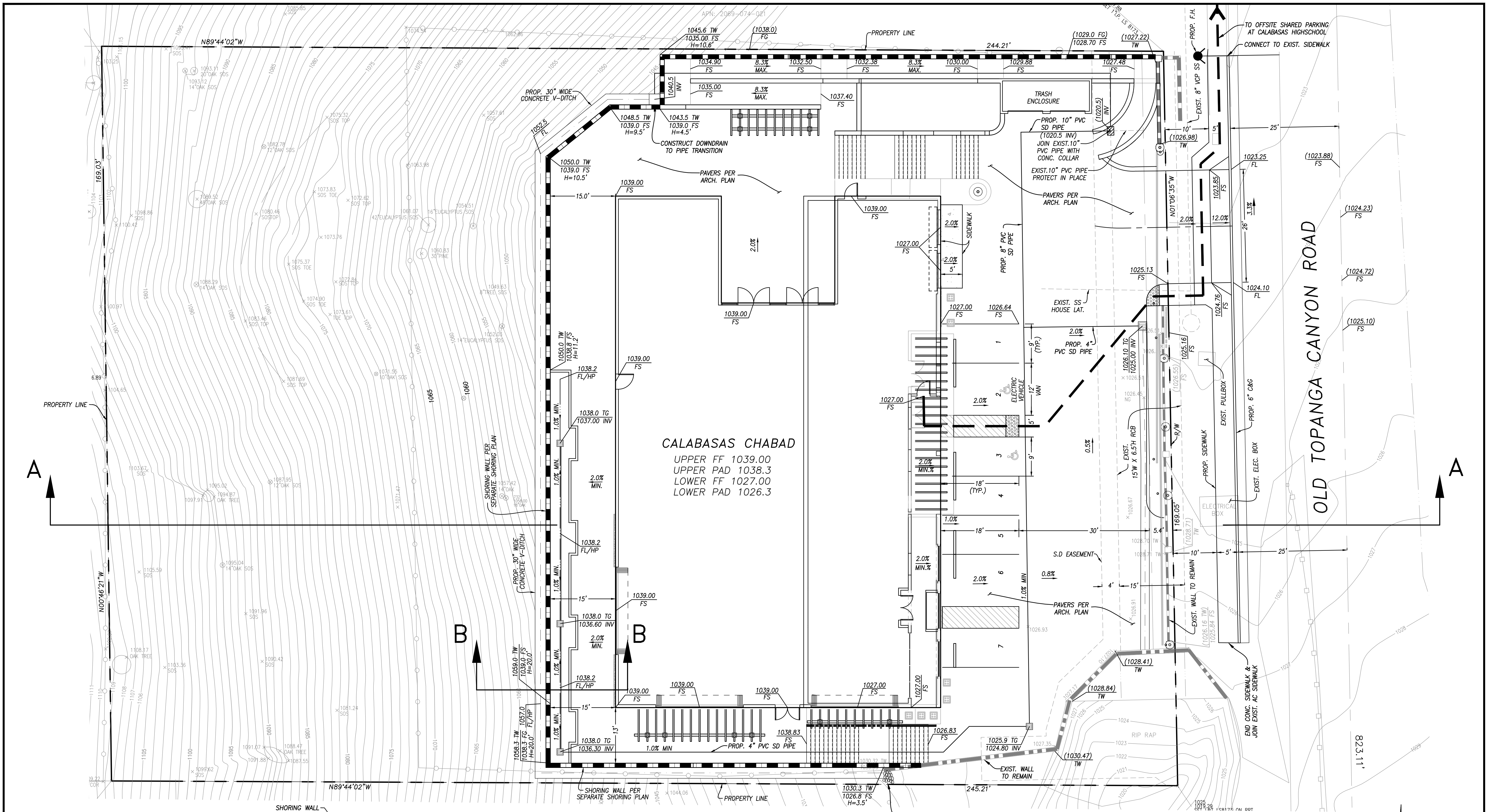
PREPARED BY:
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AGOURA HILLS, CA 91301
PH: (818) 707-8648
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PLANS PREPARED UNDER THE DIRECTION OF:
MATTHEW S. SWANER REG. E. 22238 DATE

PREPARED FOR:
CHABAD OF CALABASAS
3871 OLD TOPANGA ROAD
CALABASAS, CA 91302

**EXISTING TOPOGRAPHY
AND SITE SURVEY**

**3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302**

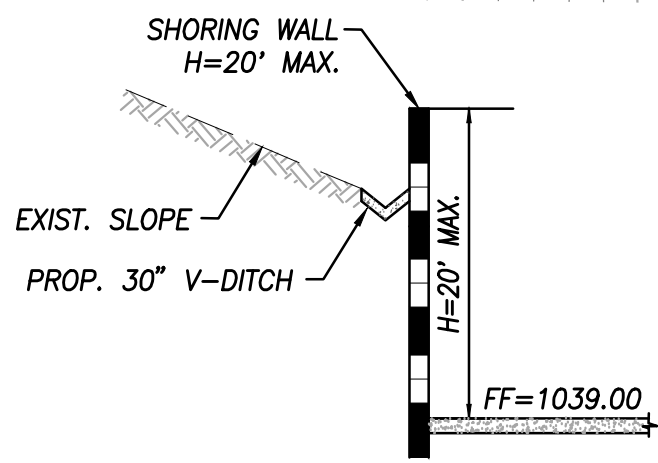
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CHECKED BY: _____
DRAWN BY: _____
SCALE: _____
SHEET NO. _____
C-2.0



CALABASAS CHABAD

UPPER FF 1039.00
 UPPER PAD 1038.3
 LOWER FF 1027.00
 LOWER PAD 1026.3

- LEGEND:**
- SHORING WALL
 - PROP. RETAINING WALL
 - PATH OF TRAVEL TO OFFSITE PARKING



NOTE:
 SEE SHEET C-3.1 FOR SECTION A-A, B-B

SECTION B-B
 NTS.

CITY of CALABASAS
 PUBLIC WORKS DEPARTMENT
 100 Civic Center Way
 CALABASAS, CA 91302
 818.224.1600
 FAX 818.225.7338
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PREPARED BY:

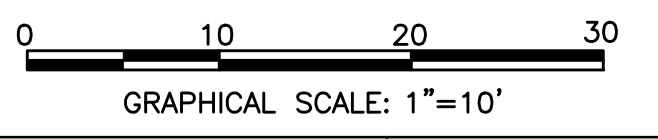
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 AGOURA HILLS, CA 91301
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 PLANS PREPARED UNDER THE DIRECTION OF:
 MATTHEW S. SWANER, REGISTERED PROFESSIONAL ENGINEER

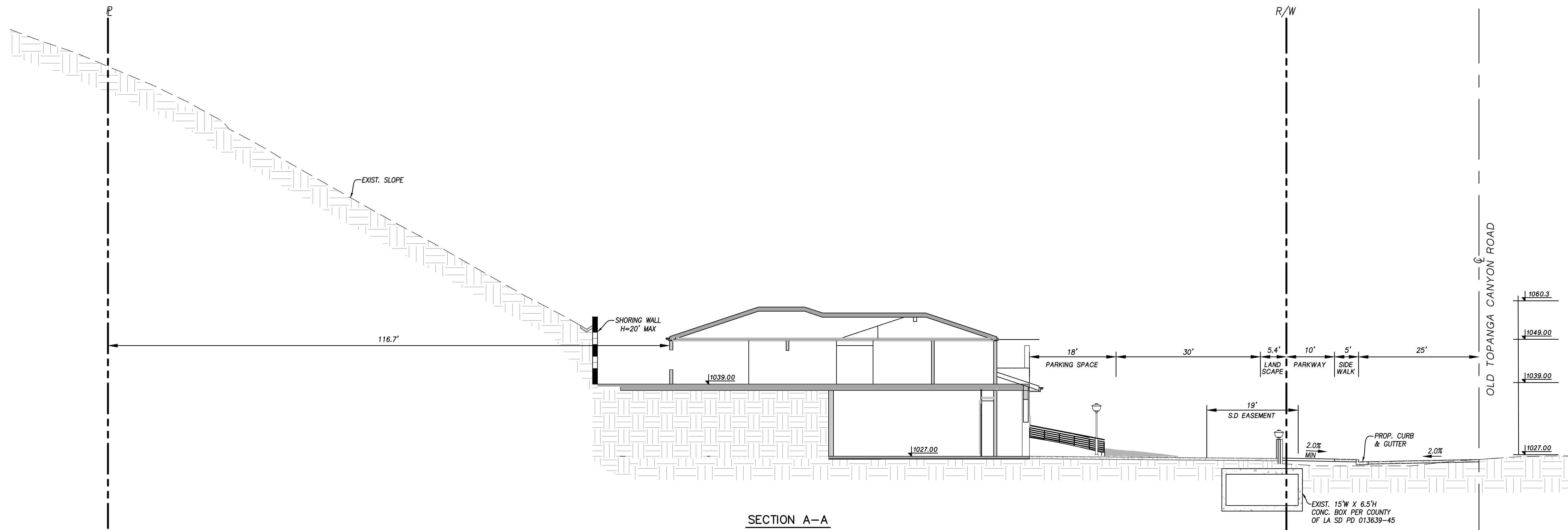
PREPARED FOR:
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 3871 OLD TOPANGA CANYON ROAD
 CALABASAS, CA 91302

**ROUGH GRADING
 AND DRAINAGE PLAN**

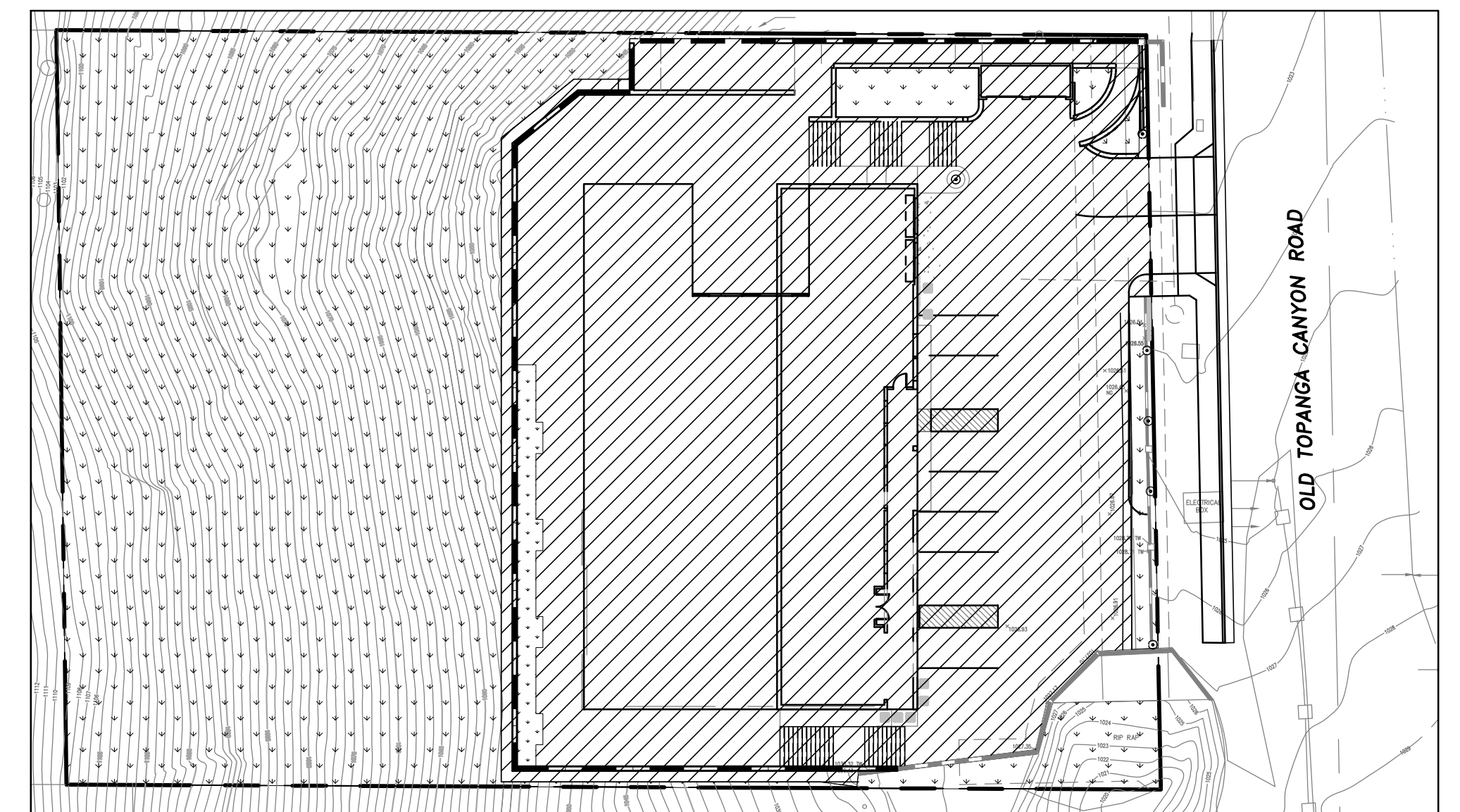
**3871 OLD TOPANGA CANYON ROAD
 CALABASAS, CA 91302**

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 SCALE: _____
 SHEET NO.
C-3.0







SECTION A-A
 HORZ. SCALE: 1"=10'
 VERT. SCALE: 1"=10'



AREA CALCULATION:
 TOTAL SITE AREA = 41,184 S.F.
 IMPERVIOUS AREA = 21,830 S.F.
 PERVIOUS AREA = 19,354 S.F.

 <p>CITY of CALABASAS PUBLIC WORKS DEPARTMENT 100 Civic Center Way CALABASAS, CA 91302 818.224.1600 FAX 818.225.7338 WWW.CITYOFCALABASAS.COM</p>	<p>PREPARED BY:  UNITED CIVIL, INC. 30141 AGOURA ROAD, SUITE 215 AGOURA HILLS, CA 91301 PH: (818) 707-8648 FAX: (818) 707-8649 PLANS PREPARED UNDER THE DIRECTION OF: MATTHEW G. SAWYER REG. E.C. 22238 DATE:</p>	<p>PREPARED FOR: CHABAD OF CALABASAS 3871 OLD TOPANGA CANYON ROAD CALABASAS, CA 91302</p>	<p>SECTIONS</p>	<p>3871 OLD TOPANGA CANYON ROAD CALABASAS, CA 91302</p>	<p>DESIGNED BY: _____ CHECKED BY: _____ DRAWN BY: _____ SCALE: _____ SHEET NO. C-3.1</p>
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