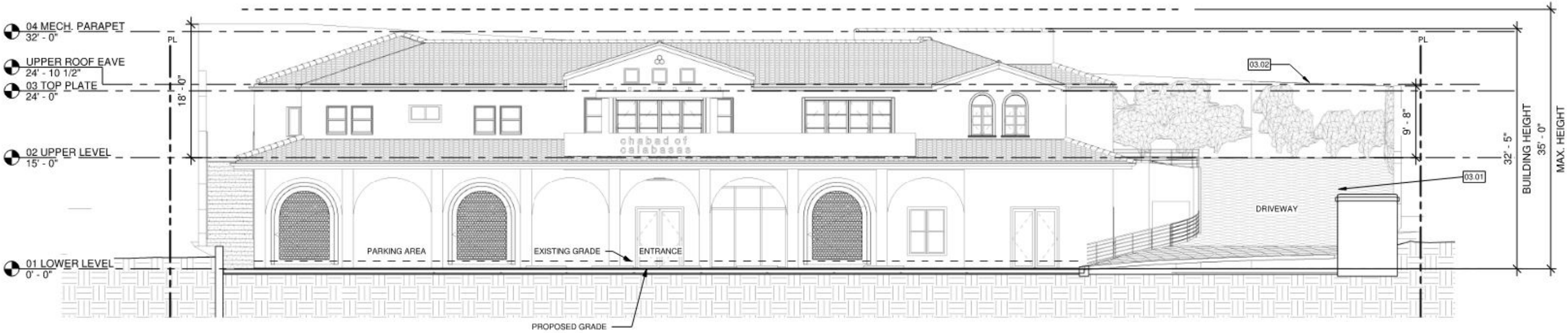
PREVIOUSLY APPROVED DESIGN

REVISED DESIGN

Chabad of Calabasas – Redesign Narrative

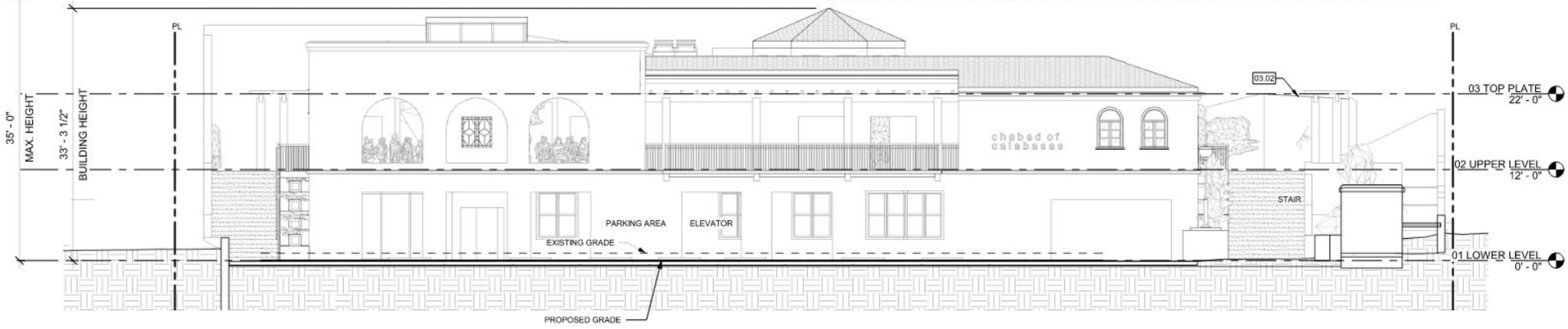
The redesign of the Chabad facility was prompted by a desire to both save cost and better utilize the site opportunities for the community served by Chabad. The programmatic elements remain identical. but are arranged differently. The residential and classroom facilities are now located on the lower 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



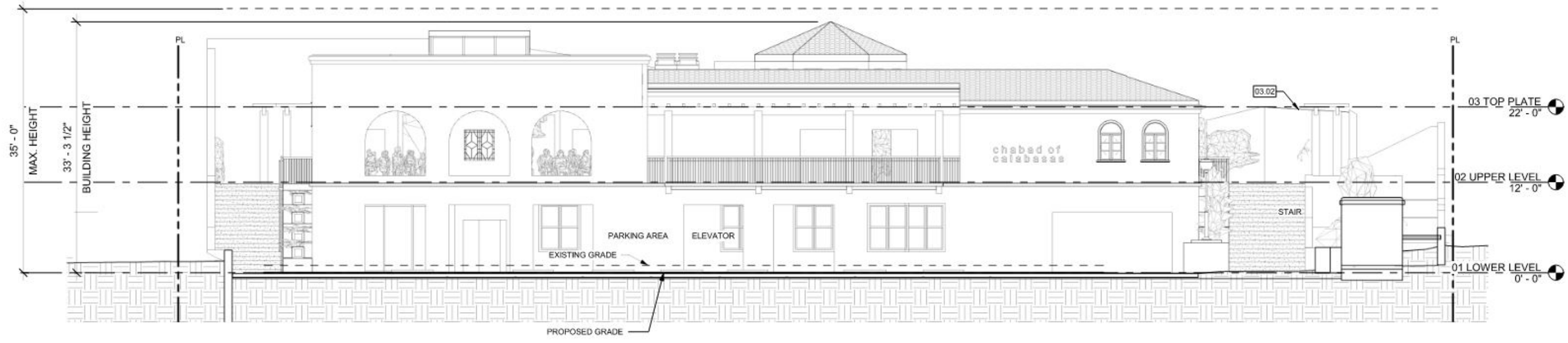
1 FRONT ELEVATION - EAST
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

APPROVED



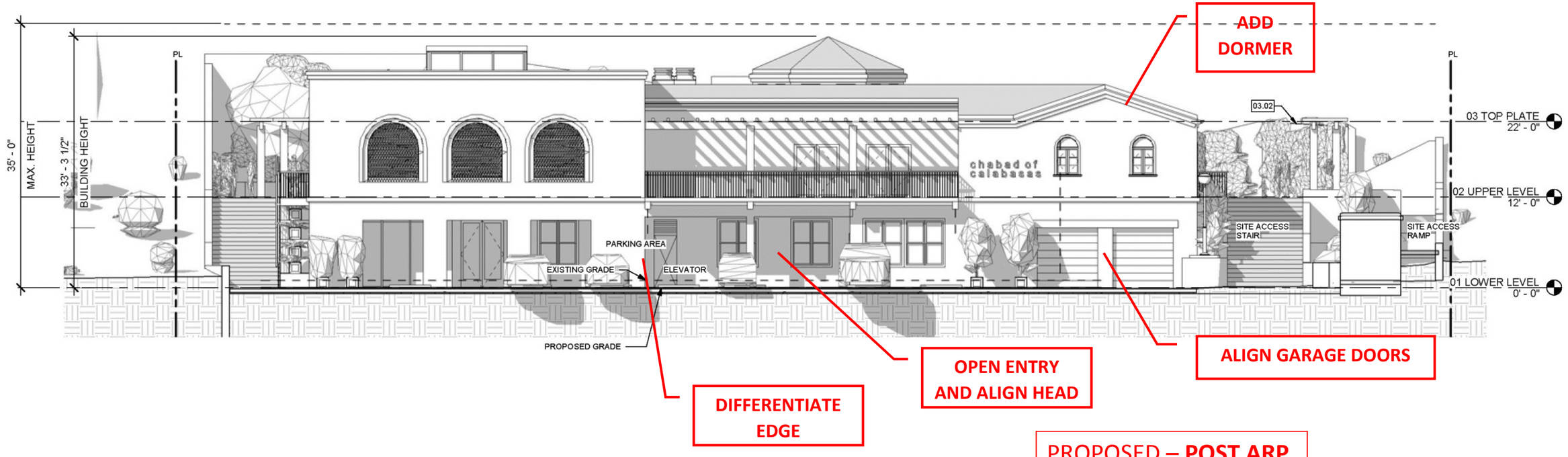
1 FRONT ELEVATION - EAST
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

PROPOSED

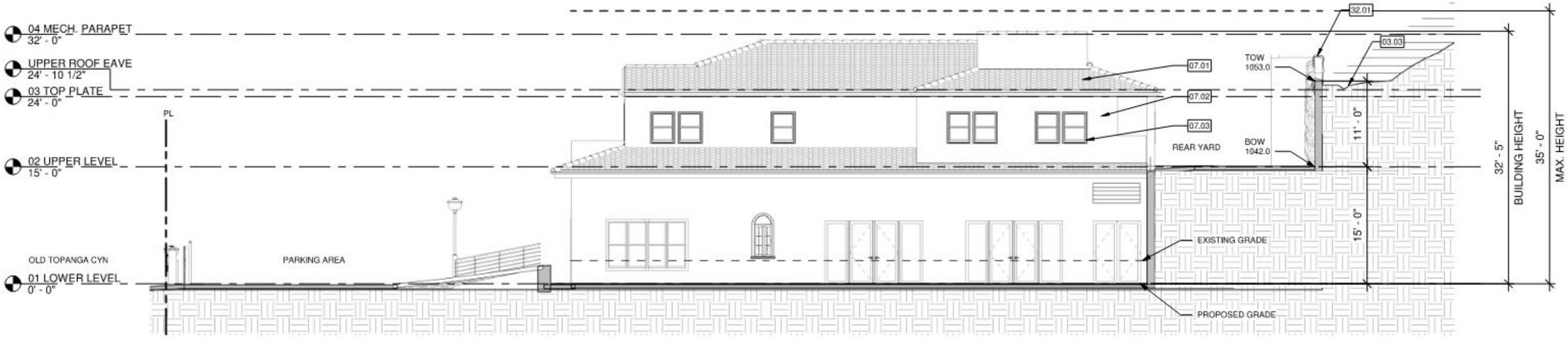


1 FRONT ELEVATION - EAST
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

PROPOSED – **PRE ARP**

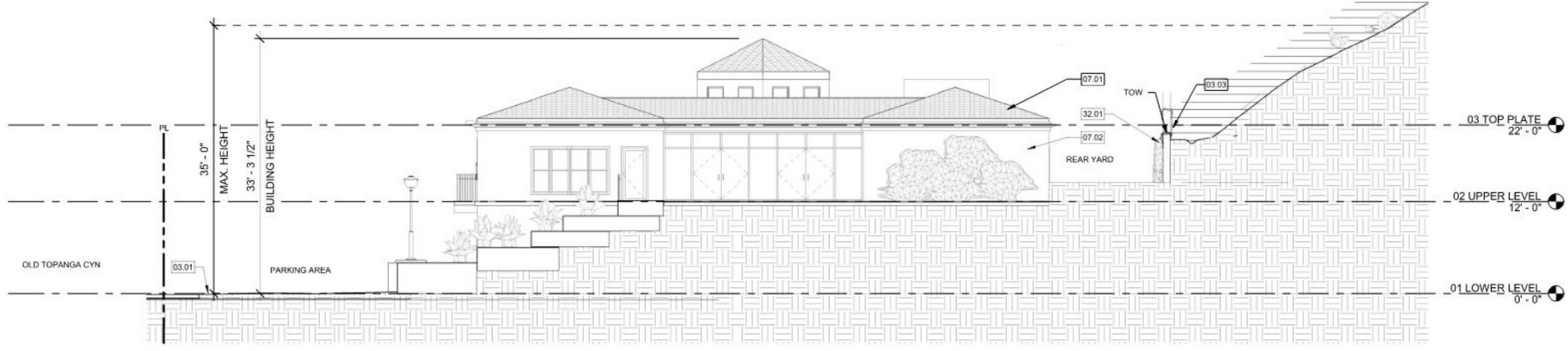


PROPOSED – **POST ARP**



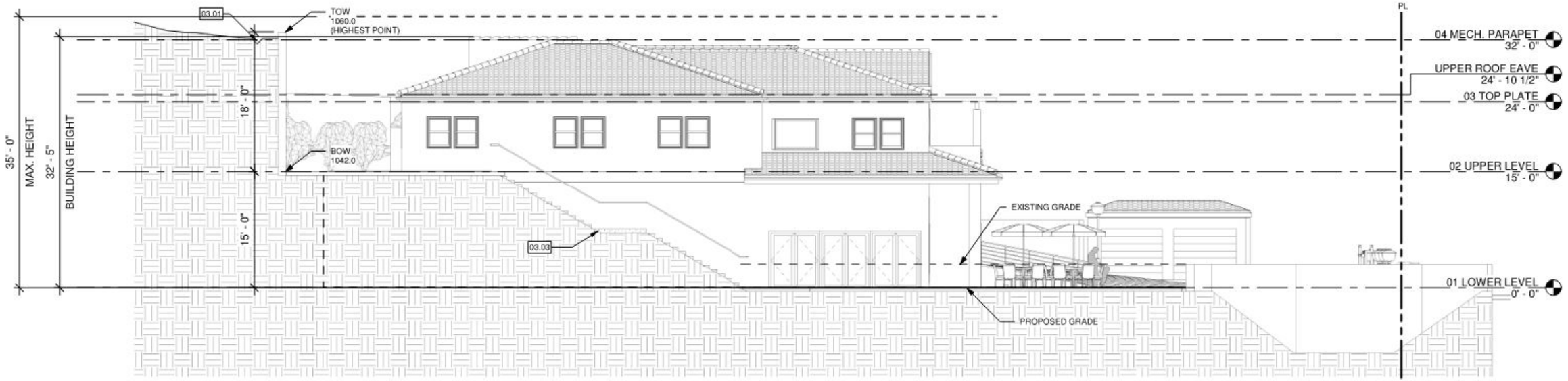
2 SIDE ELEVATION - NORTH
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

APPROVED



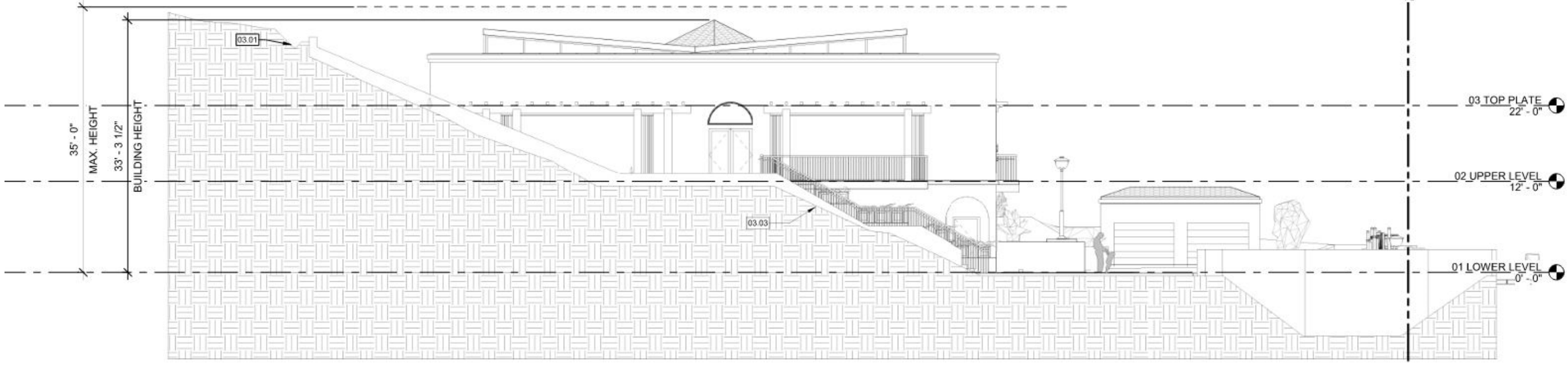
2 SIDE ELEVATION - NORTH
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

PROPOSED



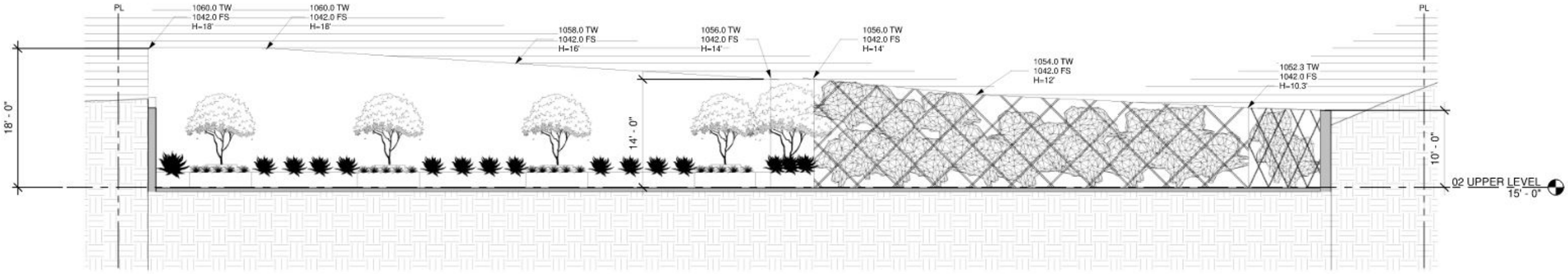
2 SIDE ELEVATION - SOUTH
SCALE: 0 2 4 8 FEET 16

APPROVED



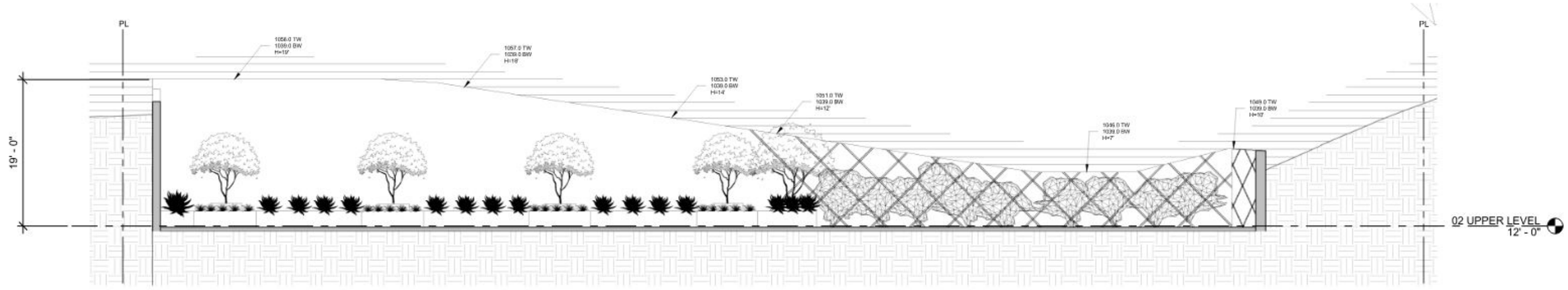
2 SIDE ELEVATION - SOUTH
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

PROPOSED



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

APPROVED



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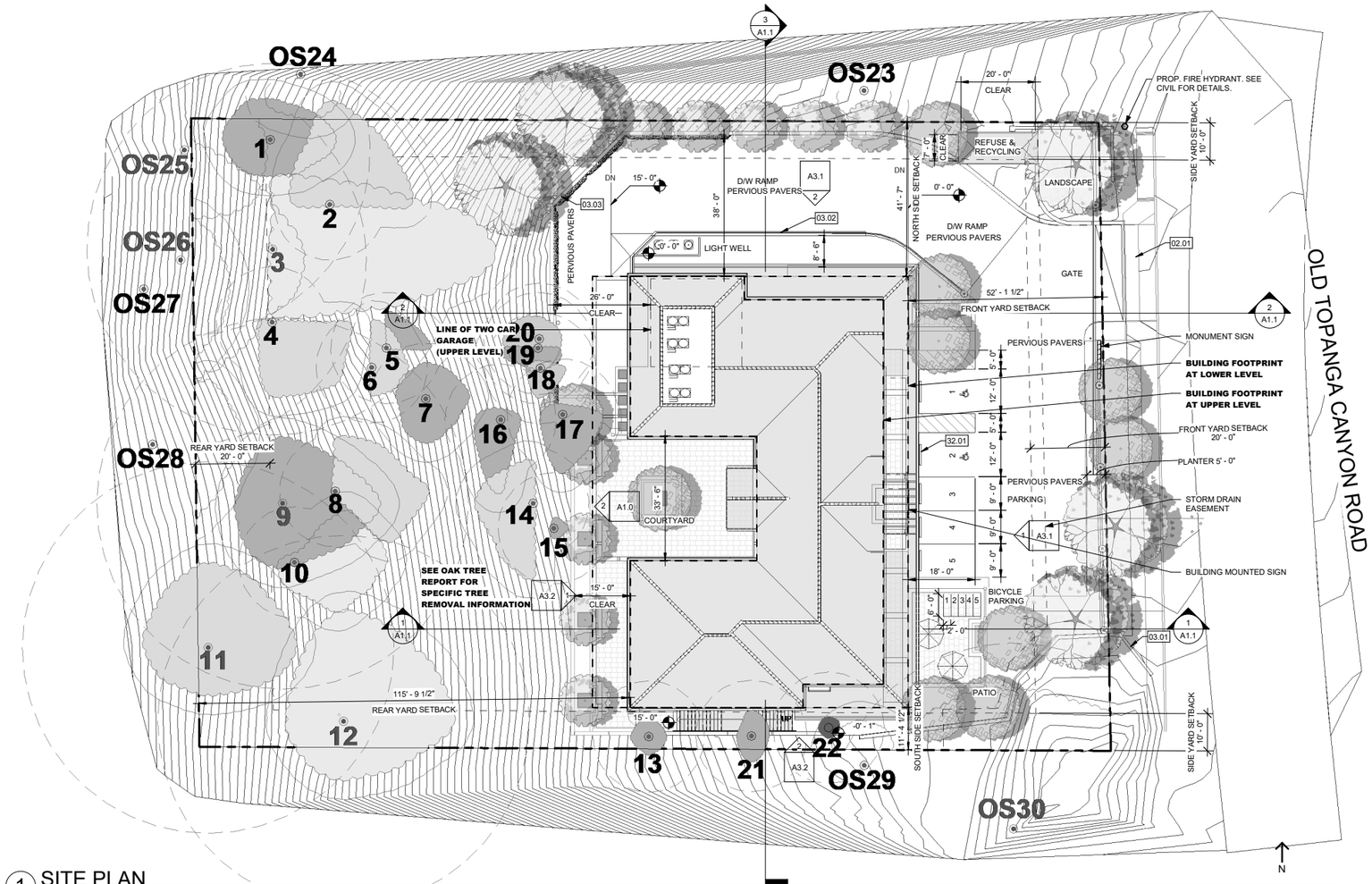
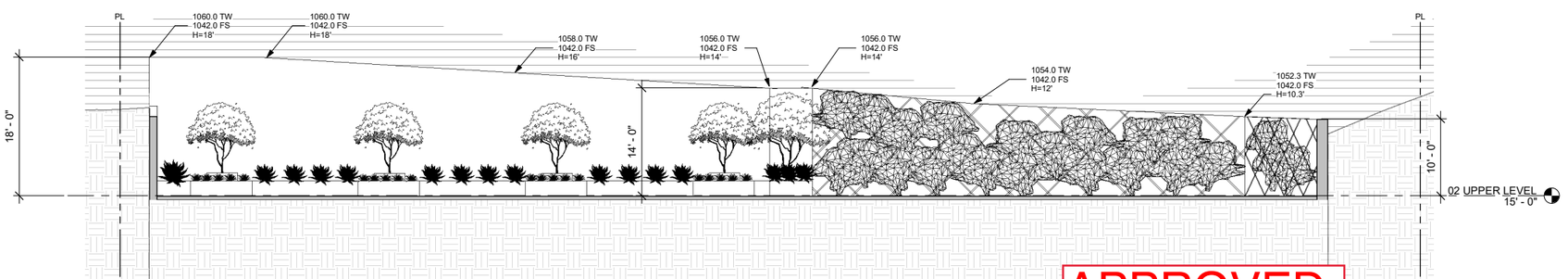
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

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

1. 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
2. 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.
3. 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
4. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTUCTION 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

5. 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.
6. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
7. 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 COMPLYWITH 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 / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES

LICENSED ARCHITECT WILLIAM R. SHEPPHIRD NO. C 28818 EXP. 12-31-21 STATE OF CALIFORNIA

SHEPPHIRD ASSOCIATES
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310.670.9144 will.s@shep-ae.com

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

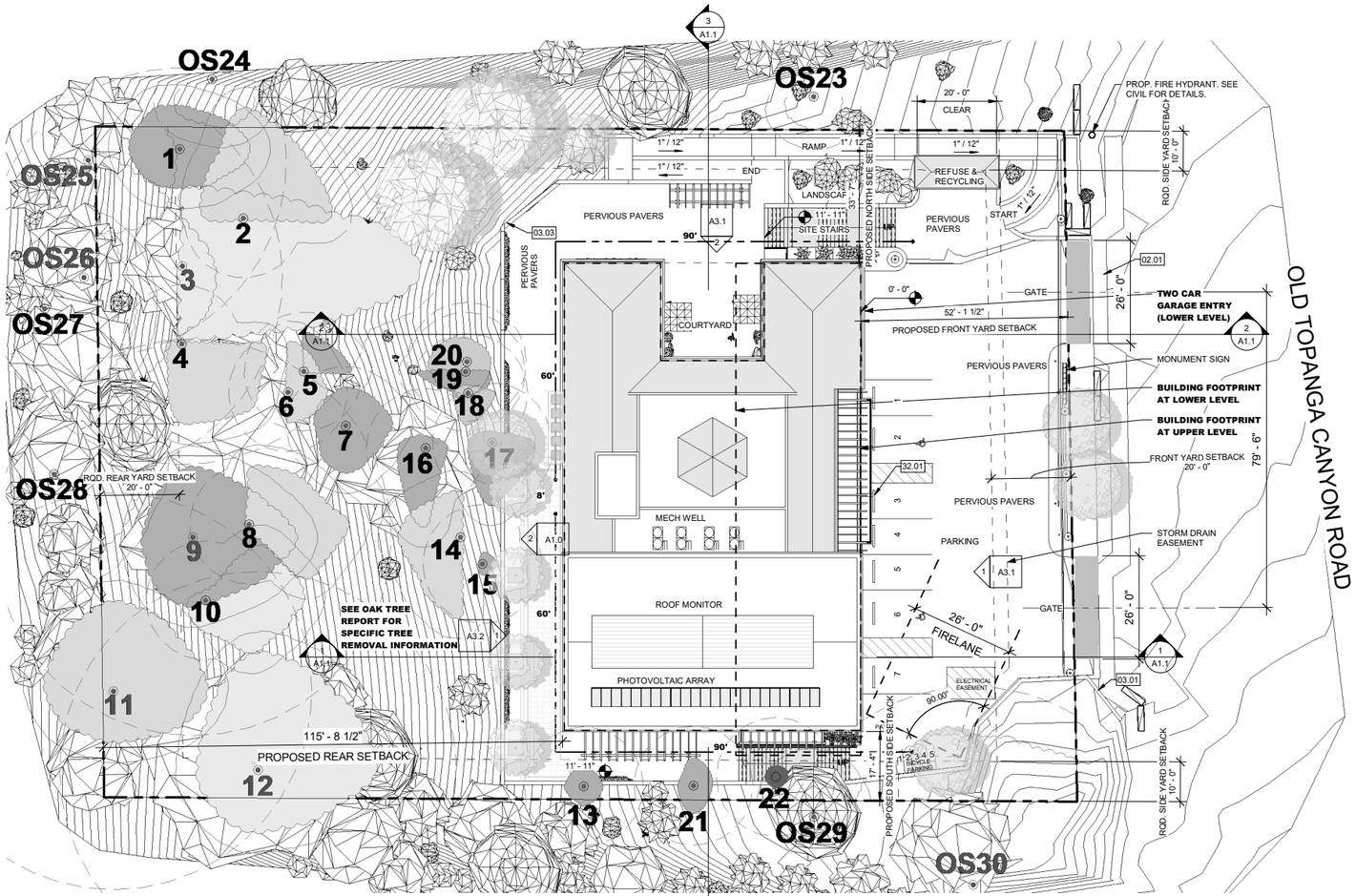
NO.	DATE	DESCRIPTION

SITE PLAN

A1.0

SCALE: As indicated
DRAWN BY: W R S
PROJECT NO.: 2017-278

4/26/2021 11:26:20 AM BIM 360://2017-283 Calabasas Chabad/R18.3_CHABAD CALABASAS_ARCH.rvt



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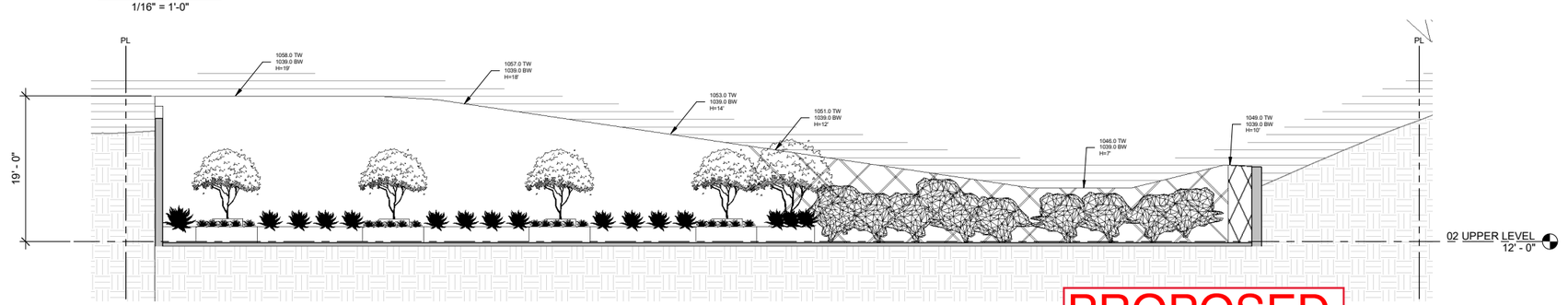

2 RETAINING WALL ELEVATION

SCALE: 0 2 4 8 FEET 16

1/8" = 1'-0"

PROPOSED

KEYNOTES

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	DIVISION 03- CONCRETE	
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03.03	SITE RETAINING WALL AND TEMPORARY SHORING	
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32.01	WHEEL STOP	

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LEGEND

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

WILLIAM R. SHEPPHIRD
LICENSED ARCHITECT
NO. C 28818
EXP. 12-31-21
STATE OF CALIFORNIA

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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: W R S
PROJECT NO.: 2017-278

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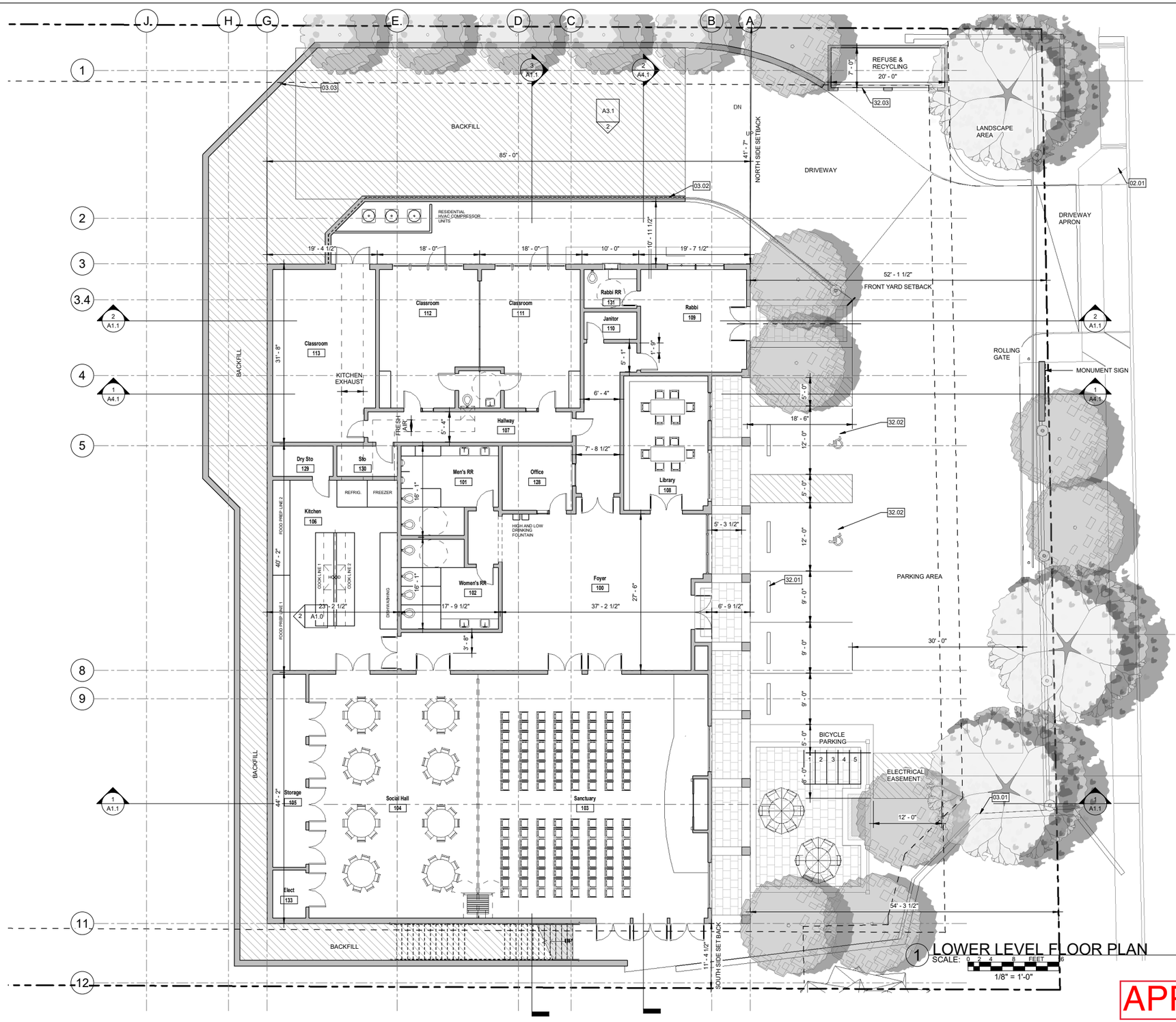

1 LOWER LEVEL FLOOR PLAN
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

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	
32.02	ACCESSIBLE PARKING SPACE	
32.03	TRASH ENCLOSURE	

PLAN NOTES

LEGEND

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

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PROPOSED LOWER LEVEL PLAN

A2.1

SCALE: As indicated
DRAWN BY: W R S
PROJECT NO.: 2017-278

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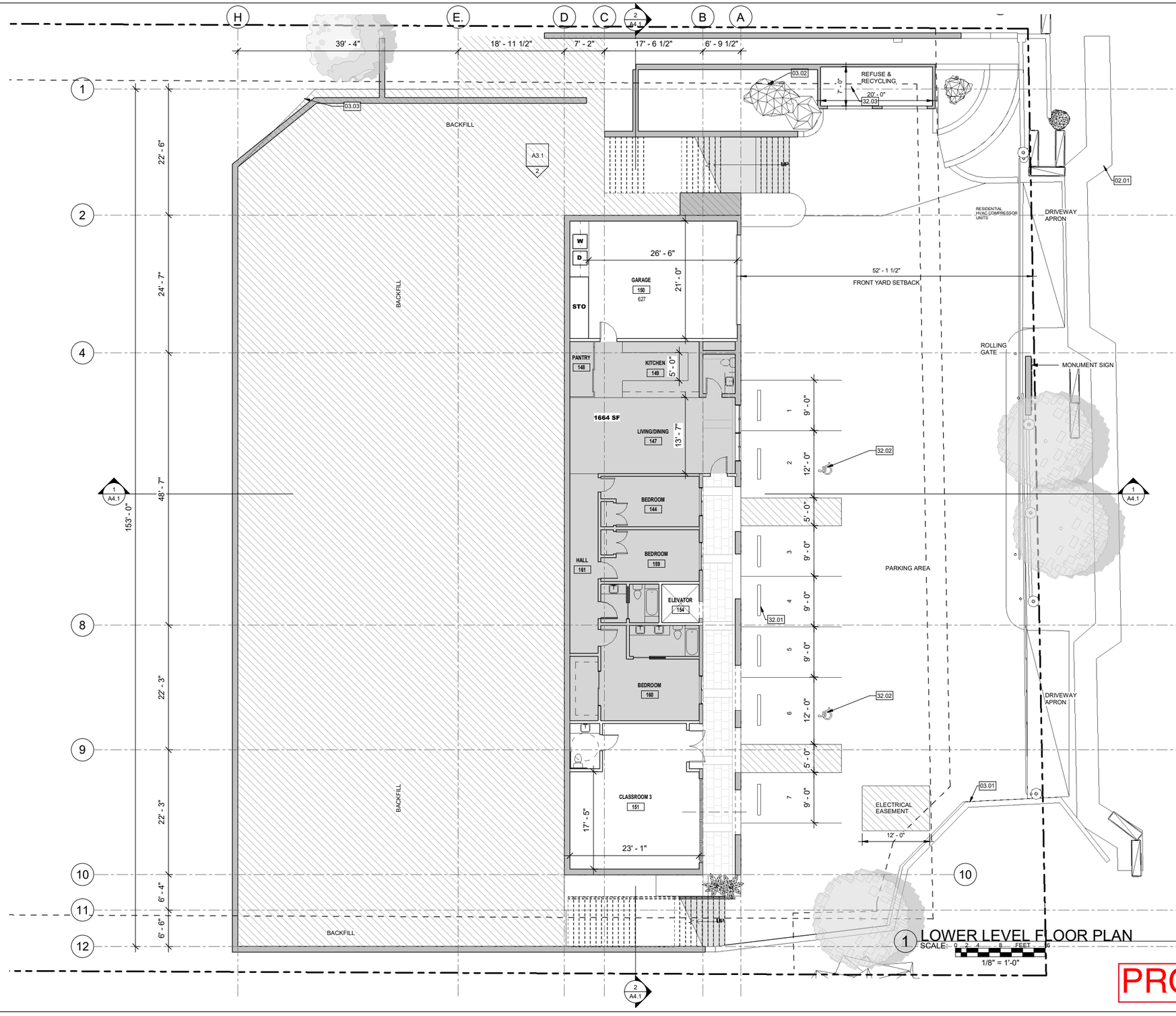

KEYNOTES

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 / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES

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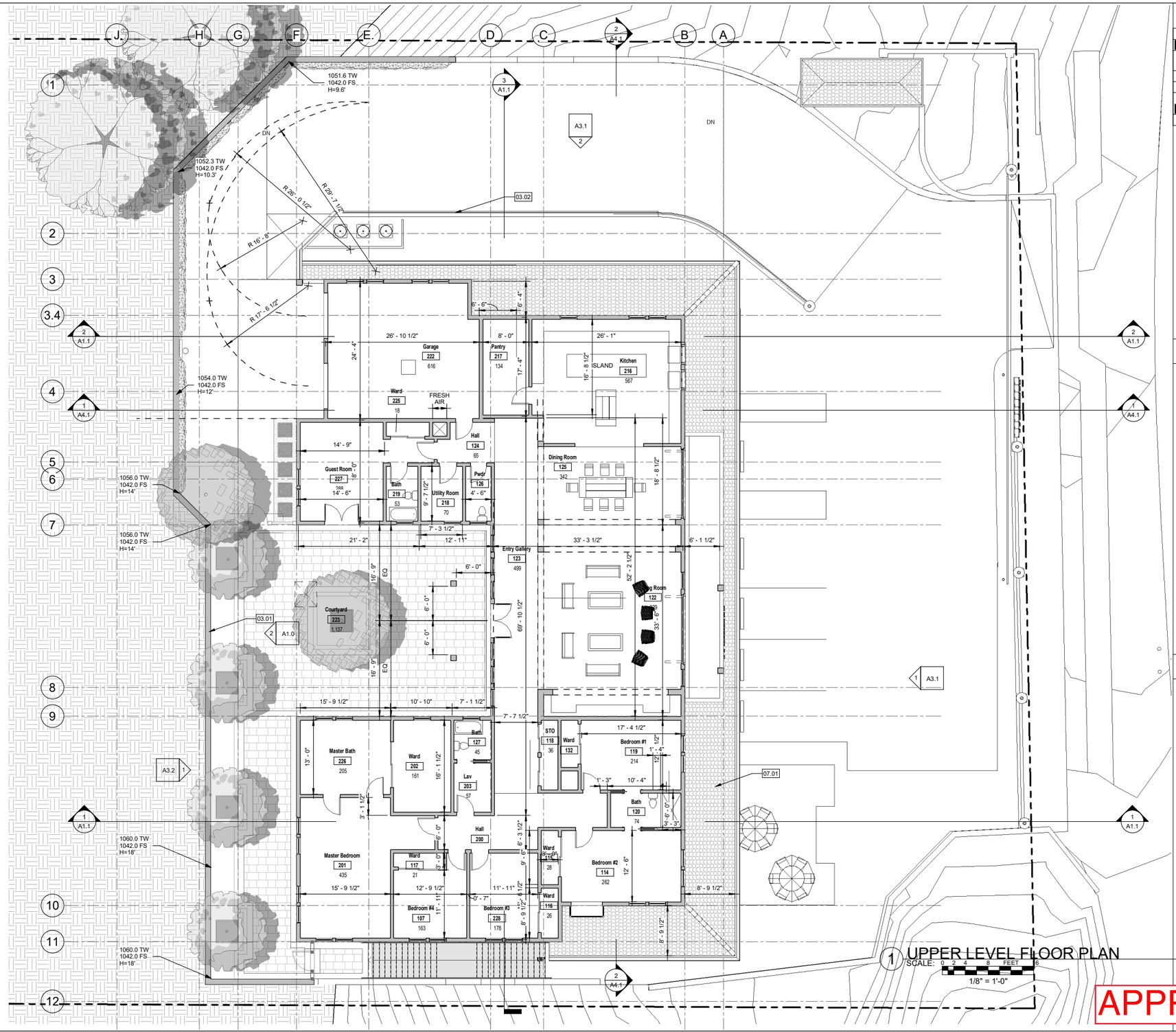
PROPOSED LOWER LEVEL PLAN

A2.1

SCALE: As indicated
DRAWN BY: W R S
PROJECT NO.: 2017-278

4/26/2021 11:21:06 AM BIM 360://2020 Calabasas Chabad Model/R20.2_CHABAD CALABASAS_ARCH.rvt



KEYNOTES

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

PLAN NOTES

LEGEND

- ELEVATION NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
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APPROVED

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REVISION

NO.	DATE	DESCRIPTION

PROPOSED UPPER LEVEL PLAN

A2.2

SCALE: As indicated
DRAWN BY: W R S
PROJECT NO.: 2017-278

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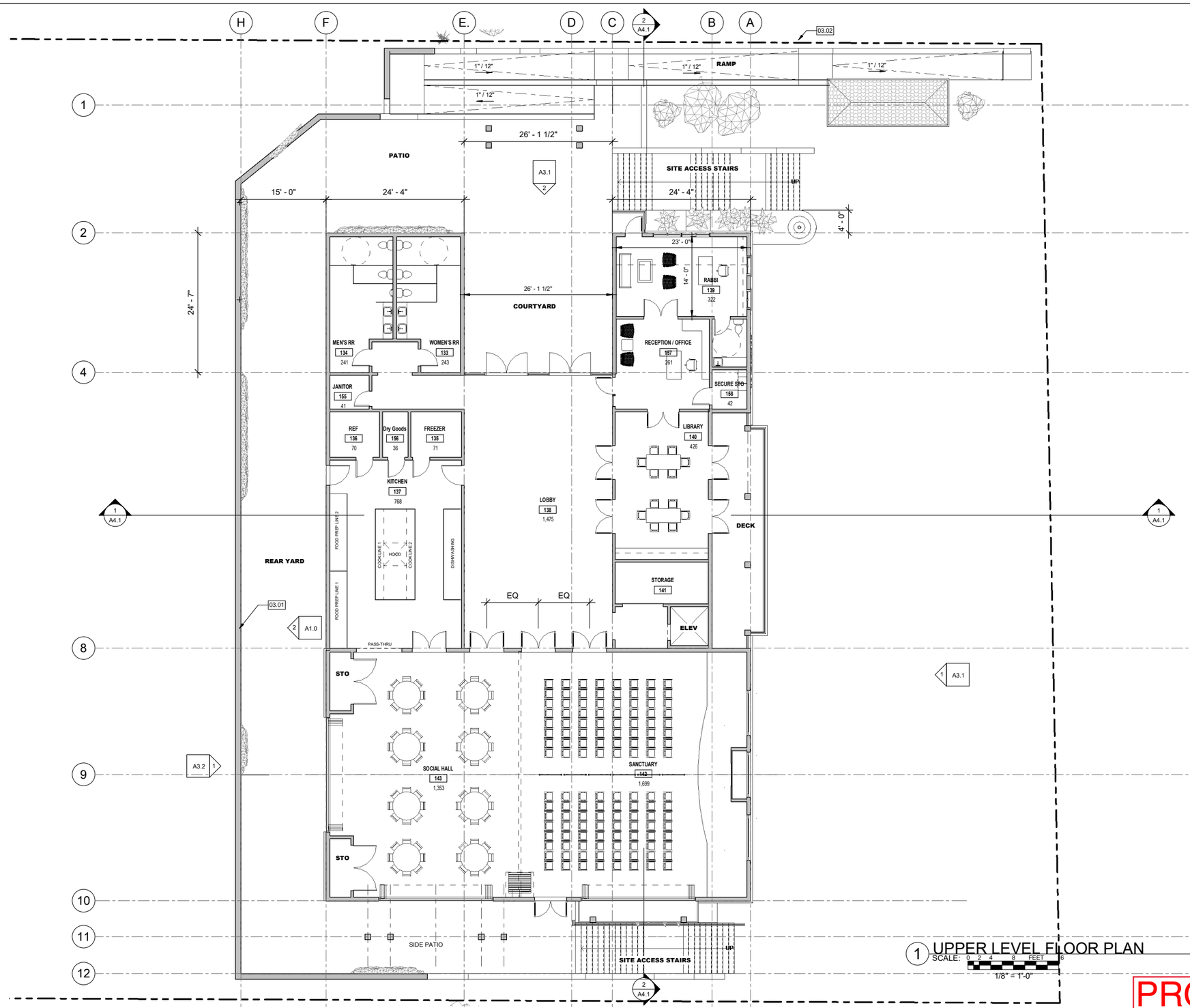

1 UPPER LEVEL FLOOR PLAN
SCALE: 0 2 4 8 FEET 16
1/8" = 1'-0"

PROPOSED

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 / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- WINDOW TAG
- WALL TAG
- KEYNOTE
- DOOR TAG
- GRID LINES

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REVISION

NO.	DATE	DESCRIPTION

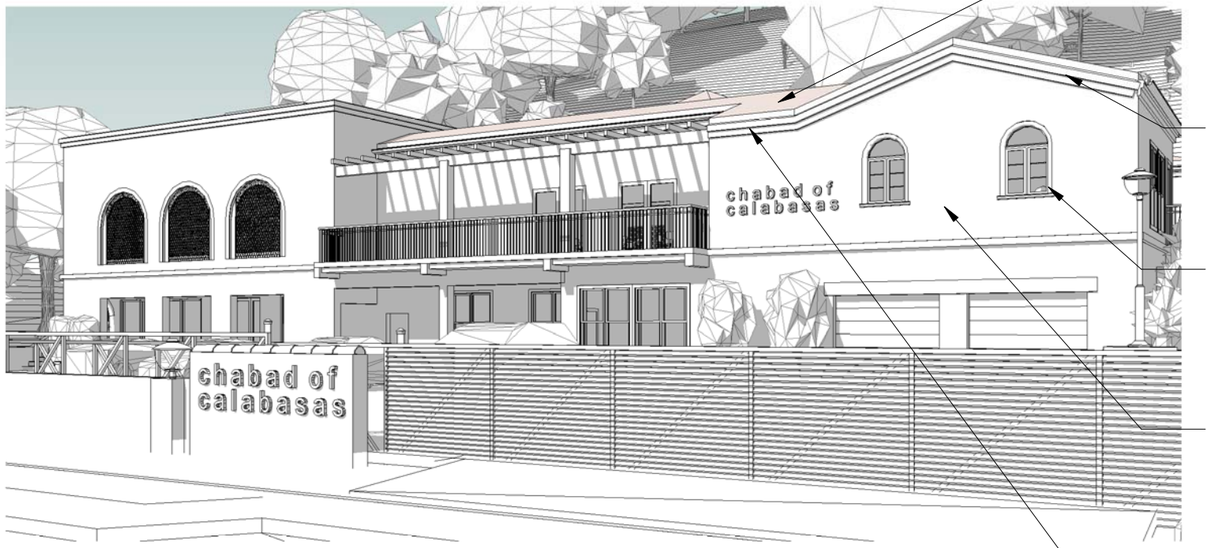
PROPOSED UPPER LEVEL PLAN

A2.2

SCALE: As indicated
DRAWN BY: W R S
PROJECT NO.: 2017-278

4/26/2021 11:21:32 AM BIM 360://2020 Calabasas Chabad Model/R20.2_CHABAD CALABASAS_ARCH.rvt

Chabad of Calabasas – Design Summary Changes **Shepphird Associates** PROPOSED **May 31, 2021**



A

B

C

D

E

'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.

COLOR AND MATERIALS

SHEPPHIRD ASSOCIATES
ARCHITECTS + ENGINEERS
310 - 670 - 9144

CITY of CALABASAS

CONCEPTUAL GRADING AND DRAINAGE PLAN
3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

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

1. 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.

2. 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

1. 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.

2. 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.

3. 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.

4. Secure permission from the Army Corps of Engineers to perform work in the stream or river. Attach Form 404 from the Corps of Engineers.

5. 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).

6. The retaining wall details shown on the plans shall be constructed by separate building permit.

7. 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

1. 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:

   A. 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.

   B. 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.

   C. 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.

2. 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.

3. Final grading must be approved before occupancy of buildings will be allowed.

4. 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.

5. 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.

6. Roof drainage must be diverted from graded slopes.

7. 7. Grading in future street right–of–way must be inspected by the City.

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.

FILL= 889 CU. YDS.

EXPORT= 753 CU. YDS.

OVEREXCAVATION = N/A

REMEDIAL GRADING = N/A
BUTTRESS STABILITY FILLS, SHEAR KEYS, ETC.

Required Submittal

1. 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.

2. The grading contractor shall submit the statement required at the completion of rough grading

3. Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the Public Works Department.

Construction Notes

1. The field engineer must set drainage stakes for all drainage devices.

2. All grading sites must have drainage swales, berms, and other drainage devices approved at the rough grading stage.

3. 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.

4. Sufficient tests of the fill soils shall be made to determine the density thereof. The minimum number of tests shall be as follows:

A. One test for each two–foot vertical lift.
B. One test for each 1,000 cubic yards of material placed.
C. One test at the location of the final fill slope for each building site (lot) in each four–foot vertical lift or portion thereof.
D. 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.

5. 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).

6. 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).

7. 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.)

8. 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.

9. 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.

10. 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.

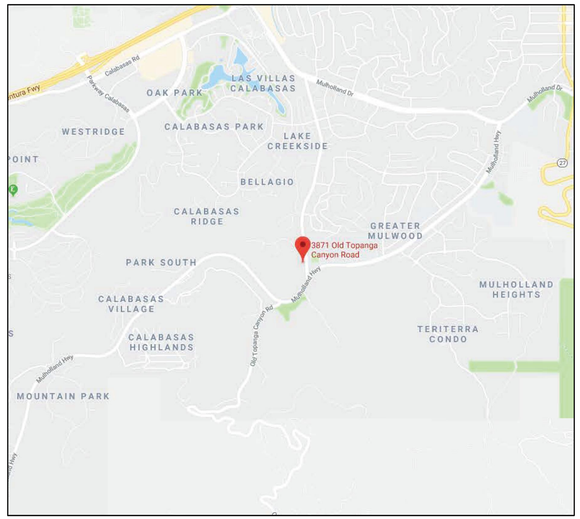
EXIST. PERVIOUS AREA =27,951 S.F.

PROPOSED AREA:

TOTAL SITE AREA =41,184 S.F.

IMPERVIOUS AREA =21,830 S.F.

PERVIOUS AREA =19,354 S.F.



VICINITY MAP
NOT TO SCALE

N

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
PCC	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.

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FAX: (818) 707-8649
PLANS PREPARED UNDER THE DIRECTION OF:
MATTHEW A. SAWYER R.C.E. 72230 DATE

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

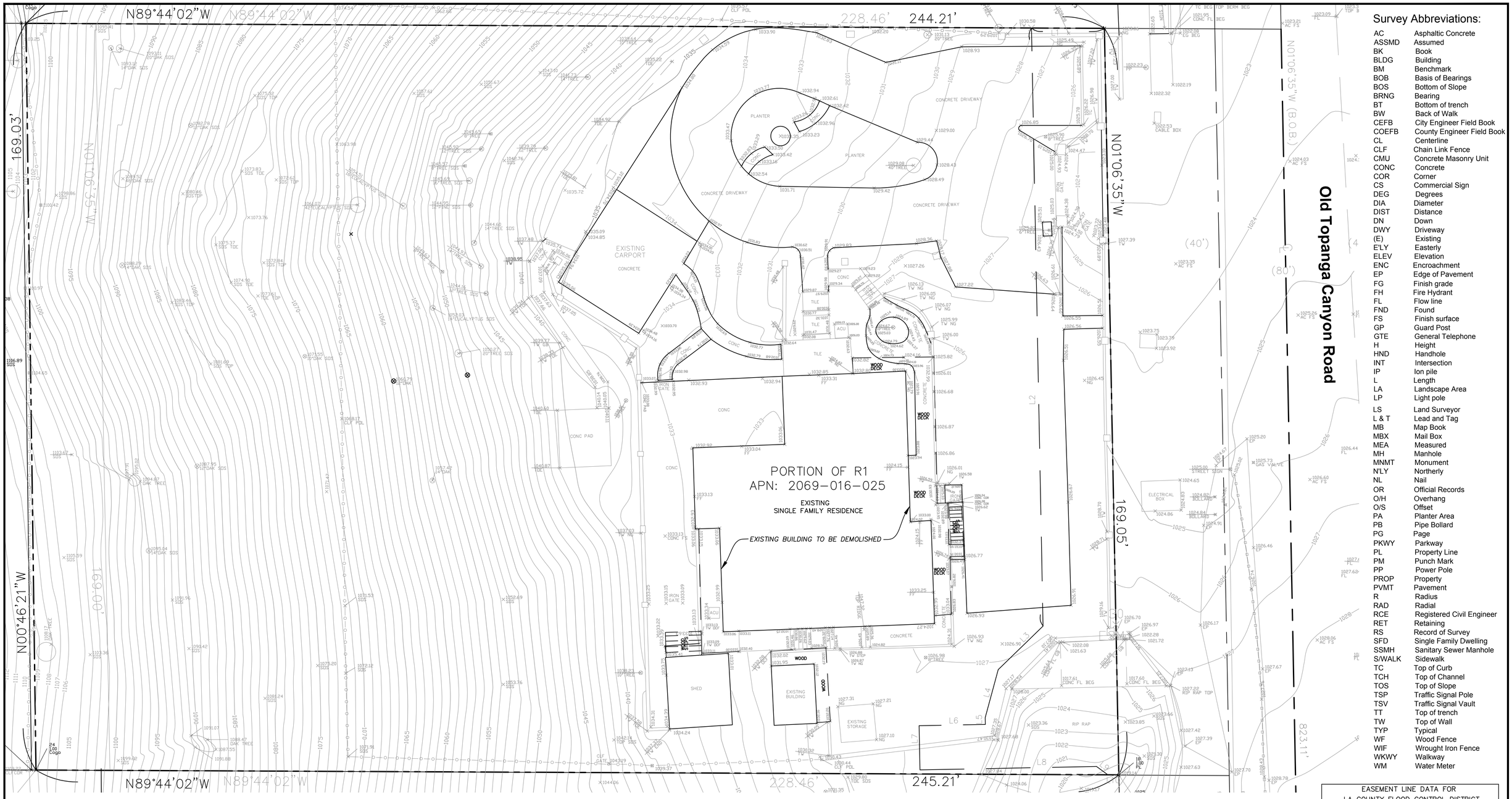
ROUGH GRADING AND DRAINAGE PLAN

3871 OLD TOPANGA CANYON ROAD CALABASAS, CA 91302

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

3871 OLD TOPANGA CANYON RD. - PG # 1

6/1/2021



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
MNMT	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#4403623E.
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

0 10 20 30

GRAPHICAL SCALE: 1"=10'

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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3871 OLD TOPANGA ROAD
CALABASAS, CA 91302

EXISTING TOPOGRAPHY AND SITE SURVEY

3871 OLD TOPANGA CANYON ROAD CALABASAS, CA 91302

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

6/1/2021

APN: 2089-074-021

N89°44'02"W

169.03'

PROPERTY LINE

N00°46'21"W

N89°44'02"W

245.21'

244.21'

N01°06'35"W

823.11'

PROP. 30" WIDE CONCRETE V-DITCH

CONSTRUCT DOWNDRAIN TO PIPE TRANSITION

PAVERS PER ARCH. PLAN

TRASH ENCLOSURE

PROP. 10" PVC SD PIPE

(1020.5 INV) JOIN EXIST.10" PVC PIPE WITH CONC. COLLAR

EXIST.10" PVC PIPE PROTECT IN PLACE

EXIST. SS HOUSE LAT.

PROP. 8" PVC SD PIPE

SIDEWALK

PROP. 4" PVC SD PIPE

ELECTRIC VEHICLE

12' VAN

9' (TYP.)

18' (TYP.)

CALABASAS CHABAD

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

SHORING WALL PER SEPARATE SHORING PLAN

PROP. 30" WIDE CONCRETE V-DITCH

PROP. 4" PVC SD PIPE

SHORING WALL PER SEPARATE SHORING PLAN

PROPERTY LINE

INSTALL RIP RAP

RIP RAP

EXIST. WALL TO REMAIN

EXIST. PULLBOX

EXIST. 15'W X 6.5'H RCB

PROP. SIDEWALK

PROP. 6" C&G

EXIST. ELEC. BOX

ELECTRICAL BOX

S.D EASEMENT

PAVERS PER ARCH. PLAN

EXIST. WALL TO REMAIN

END CONC. SIDEWALK & JOIN EXIST. AC SIDEWALK

TO OFFSITE SHARED PARKING AT CALABASAS HIGHSCHOOL

CONNECT TO EXIST. SIDEWALK

PROP. F.H.

EXIST. 8" VCP SS

OLD TOPANGA CANYON ROAD

A

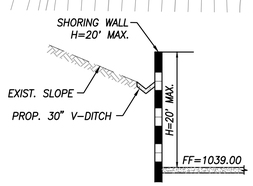
A

B

B

LEGEND:

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



SECTION B–B

NTS.

NOTE:

SEE SHEET C-3.1 FOR SECTION A–A, B–B

0 10 20 30

GRAPHICAL SCALE: 1"=10'

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ROUGH GRADING AND DRAINAGE PLAN

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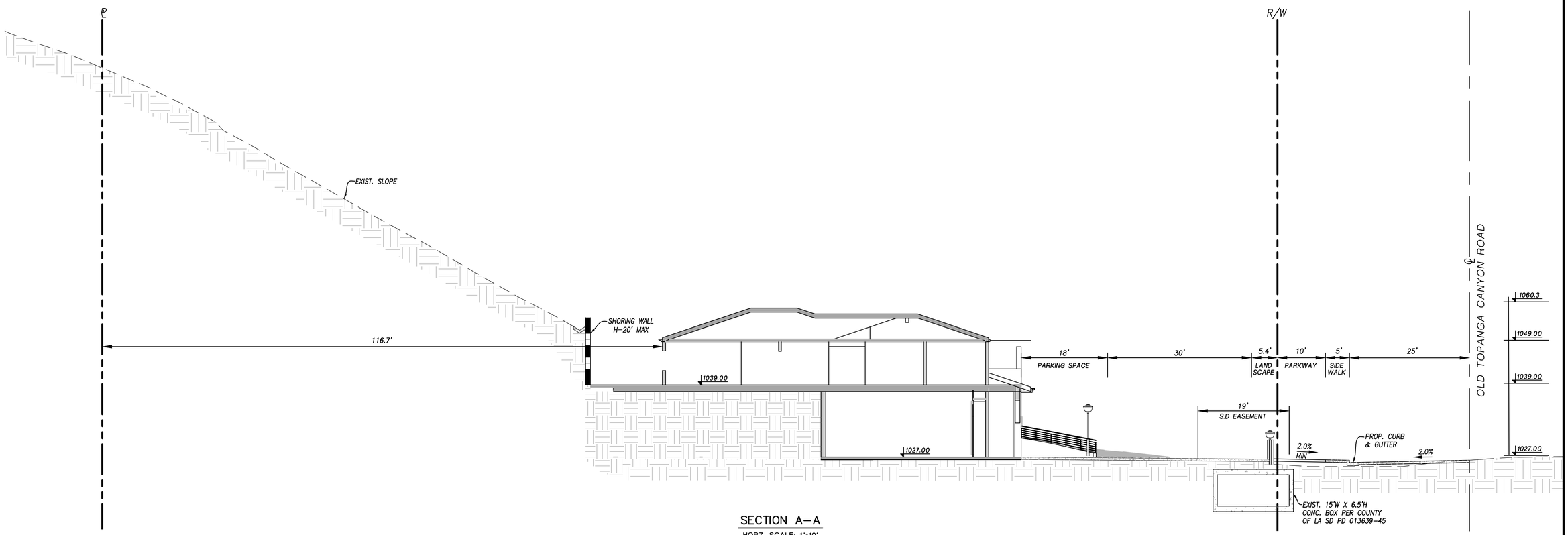
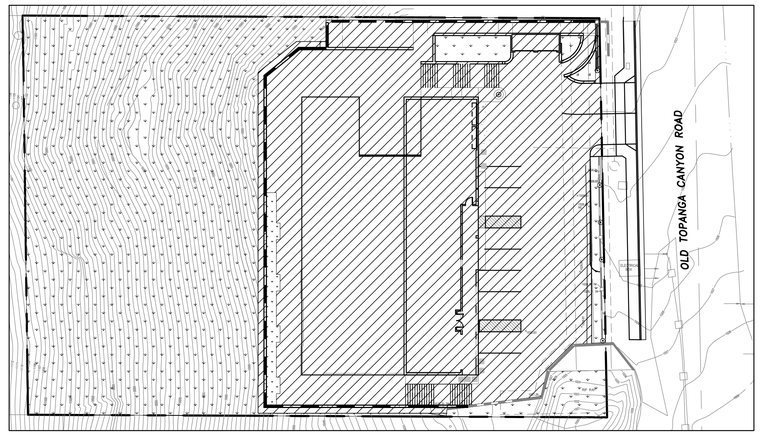
DESIGNED BY:
CHECKED BY:
DRAWN BY:
SCALE:
SHEET NO. C-3.0

6/1/2021



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.

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SECTIONS

3871 OLD TOPANGA CANYON ROAD
CALABASAS, CA 91302

DESIGNED BY:
CHECKED BY:
DRAWN BY:
SCALE:
SHEET NO.
C-3.1

6/1/2021