



TO: Goleta Design Review Board

FROM: Mary Chang, Supervising Planner

SUBJECT: Chabad Synagogue New Building and Site Improvements 6045 Stow Canyon Rd (APN 077-170-044) Case Nos. 26-0010-ZC/26-0005-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval.

If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

PROJECT DESCRIPTION:

This is a request for *Final Review to a previously approved* new 7,407 square foot synagogue building and associated site changes/upgrades that include: a new 841 sf storage building; removal of existing barn/storage building, trailer and shed; consolidation of two driveways into one in order to provide additional parking; reconfiguration of parking area to accommodate 31 additional parking spaces; landscape and hardscape improvements; and addition of two new bioretention basins. The spa building, shed, and existing single-family residence are to remain in place.

Final review is the last step in design review process. The DRB last reviewed this project in 2020 as noted in the background section below. Overall, the proposed plans conform to the prior approval with the following minor changes requested by the DRB:

1. Added mechanical well in the truss roof over restrooms to keep equipment out of view in all directions.
2. Removed 2 skylights on the eastern side.
3. Removed windows into kitchen.
4. Reduced full-height storefront at kitchen vestibules to transom-style windows over plaster finished walls.
5. Added accent lighting plan to enhance path lighting for pedestrian and circulation safety.
6. Added a minimal amount of gross square footage from 7,390 to 7,407 square feet to the sanctuary portion.

7. Widened the pervious gravel path to 4' wide and extended the concrete walkway with new footprint (684 sf).
8. Remove 60 linear feet of existing chain link fence and 77 linear feet of existing wrought iron fence and gates within the front yard and replaced with approximately 158 linear feet of new wrought Iron fence with a pedestrian gate, and rolling vehicular gate. New fence height, color, and materials will match the existing fence that is being replaced. The additional length is due to the removal of existing driveway, allowing for the fence to extend further East than the existing condition.
9. Add a new eastern egress path from sanctuary emergency exit.
10. Relocated the covered trash enclosure 25' to the west for better access and widened for storage of green waste carts.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Residential Single-Family (RS). The project was filed by Julie McGeever with HBA Architects on behalf of Rabbi Mendal Loschak with Chadbad of Santa Barbara.

BACKGROUND/DISCUSSION:

On December 9, 2019, the City's Planning Commission approved a development plan and conditional use permit revision (18-031-DP/CUPRV) for a new synagogue and site changes. After Planning Commission approval, design refinements were requested by the applicant which the DRB approved on June 23, 2020. The Planning Director approved a Substantial Conformity Determination (23-0003-SCD) on July 17, 2020 as the companion land use entitlement associated with the design changes.

The June 23, 2020 DRB minutes can be viewed in following link:

https://goleta.granicus.com/DocumentViewer.php?file=goleta_81f2cd00-e646-4fc4-8b22-ca1d70aecdd8.pdf&view=1

The applicant is now ready to construct the project and is requesting Final design approval and has updated their plans to reflect the DRB requested refinements noted above and as shown in project plans, Attachment A. An action of the DRB to grant Final approval is not subject to appeal. The Findings and the CEQA determination were made at the time of Preliminary Design approval.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) ministerial issuance of a Zoning Clearance once the DP/CUP conditions of approval have been satisfied; (2) Building & Safety plan check and building permit issuance ("Building Permits"); and 3) construction.

ATTACHMENTS

Attachment A - Project Plans

ATTACHMENT A

PROJECT PLANS



CHABAD OF S. BARBARA

6047 STOW CANYON ROAD
GOLETA, CA 93117

NEW 7,407 SF SYNAGOGUE
INCLUDES EVENT HALL, LIBRARY, OFFICES, & SITE IMPROVEMENTS

SHEET INDEX

- 1. ADMIN
 - A0.1 COVER SHEET
 - A0.2 PHOTO EXHIBIT - EXISTING CONDITIONS
 - A0.3 CONDITIONS OF APPROVAL
 - A0.4 CONDITIONS OF APPROVAL
 - A0.5 CONDITIONS OF APPROVAL
 - A0.6 CONDITIONS OF APPROVAL
 - A0.7 CONDITIONS OF APPROVAL
 - GRN-1 CALGREEN FORMS- NON-RESIDENTIAL
 - GRN-2 CALGREEN FORMS- NON-RESIDENTIAL
 - GRN-3 CALGREEN FORMS- NON-RESIDENTIAL
 - GRN-4 CALGREEN FORMS- NON-RESIDENTIAL
 - AC-1 CODE ANALYSIS
 - AC-2 OCCUPANCY / EGRESS PLAN
 - AC-3 ALLOWABLE OPENING PERCENTAGE EXHIBIT
- 2. ARCH
 - A1.1 OVERALL SITE PLAN
 - A1.2 ENLARGED SITE PLAN
 - A1.3 SITE SECTIONS
 - A2.1 FLOOR PLANS
 - A2.2 OVERALL ROOF PLAN
 - A2.2a LOWER ROOF PLAN
 - A2.2b UPPER ROOF PLAN
 - AS.1 ELEVATIONS
 - A3.2 ELEVATIONS
 - A3.3 COLOR MATERIAL BOARD
 - A3.4 PERSPECTIVE RENDERINGS
 - AA.1 SECTIONS
 - AA.2 SECTIONS
 - AA.5 INTERIOR ELEVATIONS
 - AS.1 INTERIOR ELEVATIONS
 - AA.2 DOOR SCHEDULES
 - AA.2 WINDOW SCHEDULES
 - AA.1 REFLECTED CEILING PLAN
 - AA.1 WALL ASSEMBLIES
 - AA.2 FLOOR ROOF & CEILING ASSEMBLIES
 - AA.1 EXTERIOR DETAILS
 - AA.2 BALCONY FLASHING DETAILS
 - AA.3 FLASHING DETAILS
 - AA.7 FLAT ROOF DETAILS
 - AA.10 EVENT HALL PATIO OVERHANG DETAILS
 - AA.11 SOUTH ENTRY OVERHANG DETAILS
 - AA.12 SPIRE DETAIL
 - AA.13 WEST ENTRY OVERHANG DETAILS
- 3. CIVIL
 - CO.1 TITLE SHEET
 - CO.2 NOTES SHEET
 - CI.1 DEMOLITION PLAN
 - CI.2 GRADING PLAN
 - CI.3 UTILITY PLAN
 - CA.1 DETAILS SHEET
- 4. LANDSCAPE
 - L-1 SITE / LAYOUT PLAN
 - L-2 HYDROZONE PLAN
 - L-2.1 IRRIGATION PLAN
 - L-2.2 IRRIGATION PLAN
 - L-3 PLANTING PLAN
- 5. LIGHTING
 - ILD.00 LEGENDS & SCHEDULES
 - ILD.01 LANDSCAPE LIGHTING PLAN

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

CHABAD OF S. BARBARA
6047 STOW CANYON ROAD
GOLETA, CA 93117

APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24 CALIFORNIA CODE OF REGULATIONS (CCR)
 2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 CCR BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 2, TITLE 24 CCR BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 CCR BASED ON 2015 UNIFORM MECHANICAL CODE (UMC)
 2022 CALIFORNIA PLUMBING CODE (CPC) PART 6, TITLE 24 CCR BASED ON 2015 UNIFORM PLUMBING CODE (UPC)
 2022 CALIFORNIA ENERGY CODE (CEC) PART 8, TITLE 24 CCR
 2022 CALIFORNIA FIRE CODE (FC) PART 9, TITLE 24 CCR BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC)
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT INFORMATION

PROJECT ADDRESS: CHABAD OF SANTA BARBARA
6047 STOW CANYON ROAD
GOLETA, CA 93117
02170544

APN: ZN01210 LINDSEY
FIRE ZONE: DR-4E-1 P-5F SINGLE FAMILY RESIDENTIAL
SUB-NO. INCORPORATED NON-IMPACT
GROSS: 14,839 SQ. FT. (3.1 ACRES)
SQ. FEET PER SQUARE FOOT: 479.5
MAX HEIGHT: 30 FT. (AT HIGHEST ARCHITECTURAL PROJECTION)

LOT GRADE: APPROX 5%
OCCUPANCY TYPE: A-2.4.1
FIRM FLOOD ZONE: YES
FLOOD CODE: AE
SPRINKLERS: YES
SEWER/DRAINAGE DISTRICT: GOLETA SANITARY DISTRICT
WATER DISTRICT: GOLETA WATER DISTRICT

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF 7,407 SQ. FT. SYNAGOGUE.
 BUILDING TO PROVIDE SYNAGOGUE, EVENT HALL WITH OPEN CONFERENCE ROOM, WORK ROOM, TWO OFFICES, STORAGE AND REQUIRED BATHROOMS, NEW STORAGE BUILDING OF 900 SQ. FT. (GROSS) TO ACCOMMODATE FOR STORAGE OF EXISTING BARN STORAGE (4,100 SQ. FT.)
 PROPOSED LANDSCAPING INTEGRATED WITH STRUCTURES WITH EXISTING BULBUSES, SHrub, MANICURING GRASSING, PERMEABLE SURFACE, PROPOSED FOR NEW PARKING AREAS. PRELIMINARY WATER SERVICE DETERMINATION HAS BEEN RECEIVED FROM GOLETA WATER DISTRICT.

PROJECT DATA

LOT SIZE: 14,839 SF (0.31 ACRES)
 GROSS LOT AREA: 14,839 SF (0.31 ACRES)

EXISTING BUILDING AREA (IN GROSS):
 SHED - 7,407 SF
 INTERIOR: 4,000 SF
 COORDED: 730 SF
 TOTAL: 11,137 SF

EDUCATION / SYNAGOGUE: 861 SF
 SPA / MEETING: 301 SF
 SHED (TO BE REMOVED): 13 SF
 SHED (TO BE REMOVED): 1,400 SF
 STORAGE TRAILER (TO BE REMOVED): 150 SF
 OPEN-ENDED STORAGE: 138 SF
 TOTAL EXISTING BUILDING AREA: 8,470 SF

NEW PROPOSED BUILDING AREA (GROSS):
 SYNAGOGUE: 7,407 SF
 FUTURE STORAGE BUILDING: 900 SF
 COVERED TRASH ENCLOSURE: 570 SF

PROJECT DIRECTORY

ARCHITECT: CHABAD OF SANTA BARBARA 6047 STOW CANYON ROAD GOLETA, CA 93117 MENDI LOSCHICH T: 805.962.2746 E: RABBI@CHABAD.ORG WWW.CHABAD.ORG	SCOTT'S DESIGNER: PROFIC MATERIAL LAB 355 LA PATRIALANE GOLETA, CA 93117 CONTACT: RON FINE T: 805.964.6111 E: PM@PML360.COM	ELECTRICAL: JIM VE ELECTRICAL ENGINEERING 1415 CARROLL ST SANTA BARBARA, CA 93101 CONTACT: JOHN WALTON, PE T: 805.963.9131 E: WALTON@GEMPE.NET
ARCHITECT OF RECORD: HORNBERGER & ASSOCIATES ARCHITECTURE & PLANNING 122E ARRELLAGA STREET, STE 4 SANTA BARBARA, CA 93101 CONTACT: JAY B. WALTER, AIA, LEED AP T: 805.962.3199 E: JAYB@HORNBERG.COM	STRUCTURAL ENGINEER: ASHLEY & VANCE ENGINEERING, INC. 210 E. COOK ST. SANTA BARBARA, CA 93101 CONTACT: CHRIS FREY, PE T: 805.962.8861 E: CHRI@ASHLEYVANCE.COM	MECHANICAL PLUMBING: ENSHINE GROUP, INC. 808 N. FARM GATE AVE, SUITE E PASADENA, CA 91103 CONTACT: BRIAN DUNHAM, PE T: 626.856.8901 E: BRIAN@ENSHINEGROUP.COM WWW.ENSHINEGROUP.COM

GENERAL NOTES

- ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 1, AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION, DISAPPEARABLE CODES, ETC. THE ARCHITECT SHALL BE RESPONSIBLE AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT. THE ARCHITECT SHALL BE ADVISED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE FIELD INSPECTOR FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/REJECT PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODES RELATED THERE TO.
- EACH DISCREPANCY IS CONSIDERED A CRITICAL MATTER IN THEIR RESPECTIVE FIELD OF TRADE AND SHALL NOTIFY PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK. THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY SATISFIED BY CONTRACTORS AS DESCRIBED OR DETAIL AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE OF FACILITY.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENING, CHANGES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- ALL DECORATIVE MATERIALS, INTERIOR FINISHINGS, ETC. WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. CERTIFICATIONS SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY.
- ALL ITEMS OF THE WORK DESCRIBED IN THE USE OF HATCHWORK SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING HANDICAP ACCESSIBILITY CODES AND REGULATIONS.
- WHERE CONSTRUCTOR DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERATIONS NOT SHOWN OR NOTED BY THE ARCHITECT OR ANY SUBCONTRACTOR (CODE RELATED OR OTHERWISE).
- GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES (CODE RELATED OR OTHERWISE) FOR ENCLOSURES, SHEDS, AND ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED IN THE DOCUMENTS PRIOR TO TENDERING A PRICE FOR THE WORK.
- PLANS FOR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- SUBMITTAL DOCUMENTS FOR ORDERED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- PERMISSIONS AND NEIGHBORING PROPERTY ADJACENT TO EXISTING ROOF ASSEMBLIES (FLOOR CEILING AND ROOF CEILING) AND FIRE-RESISTANT WALL ASSEMBLIES SHALL BE PROVIDED FOR ALL SECTIONS TYPED.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 9.
- PER REQUIREMENTS OF CBC SECTION 9.01.5, THE BUILDING SHALL BE PROTECTED THROUGHOUT BY AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" AND AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" COMPLIANCE WITH THE REQUIREMENTS OF NFPA 13.
- PER REQUIREMENTS OF CBC SECTION 9.01.5, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA 72.
- THIS PROJECT REQUIRES STRUCTURAL OBSERVATION PURSUANT TO CBC 1710.
- ACCESSIBILITY FOR PHYSICALLY HANDICAPPED: WHERE CHAIRS WILL BE PROVIDED AS REQUIRED IN THE 2022 CBC.
- ALL PENETRATIONS OF HORIZONTAL AND VERTICAL WEATHERPROOF SURFACES OR ACCESSIBLE AND SUBSURFACE WEATHERPROOF MEMBRANES, WHETHER PAST OR PRESENT, IN BULBS, INSULATED CORNER, NAILED OR ANY OTHER METHOD OF RIGID OR PENETRATION THAT MAY OTHERWISE ALLOW FOR THE PASSAGE OF MOISTURE THROUGH THE SURFACE OR ASSEMBLY INTENDED TO BE WEATHERPROOF SHALL BE PLUGGED AND/OR SEALED WITH A PERMITTED GROUT OR OTHER COMPARABLE SURFACE SEALING JOINTS INCLUDING JOINTS THAT MAY BE PROVIDED WITH PRE-APPLICATED PRODUCTS, PARTICULARLY WHERE THE SURFACE TO WHICH THEY ARE ATTACHED MAY BE REQUIRED AS PROPOSED. DO NOT MISLEAD THE REQUIREMENT TO ADDITIONALLY PROVIDE A SEAL AT THE ACTUAL PENETRATION.

VICINITY MAP



SHEET CONTENTS
COVER SHEET

PROJECT NO: 24025

SHEET

A0.1



1. VIEW FROM STOW CANYON LOOKING SOUTH DOWN EXISTING DRIVEWAY



2. VIEW OF EXISTING SINGLE-FAMILY DWELLING FROM SIDEWALK ON STOW CANYON. BOTH DRIVEWAYS, GATE/FENCE TO BE REMOVED



3. VIEW OF EXISTING BARN STORAGE STRUCTURE TO BE DEMOLISHED



4. VIEW OF EXISTING PARKING SURFACE FACING SOUTH, EXISTING SYNAGOGUE TO THE LEFT



5. VIEW LOOKING WEST TOWARDS LAS VEGAS CREEK FROM EXISTING PARKING SURFACE



6. VIEW ACROSS PROPOSED SYNAGOGUE BUILDING SITE TOWARDS EXISTING SCHOOL / SYNAGOGUE BUILDING. CONCRETE PAD (LEFT) TO BE DEMOLISHED



7. VIEW OF EXISTING SYNAGOGUE / SCHOOL BUILDING AND PLAY AREA



8. VIEW FACING NORTH. SINGLE-FAMILY DWELLING (LEFT), SPA BUILDING / MIKVAH (MIDDLE) TO REMAIN. COVERED PAD (RIGHT) TO BE DEMOLISHED



SATELLITE VIEW OF PROJECT SITE FACING NORTHEAST SHOWING EXISTING BUILDINGS.

DATE	REVISION OR KEYNOTE
1/14/2020	DRB FINAL



SHEET CONTENTS
PHOTO EXHIBIT - EXISTING CONDITIONS

PROJECT NO: 24025

SHEET

A0.2

EXHIBIT 2
CONDITIONS OF APPROVAL
NEW SYNAGOGUE BUILDINGS FOR CHABAD OF SANTA BARBARA
DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVISION
18-031-DP-CUPRV

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Chabad of Santa Barbara ("Applicant(s)", "Developer(s)", or "Permittee(s)") agrees to the following conditions for the City's approval of Case No. 18-031-DP-CUPRV ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

- This Development Plan and Conditional Use Permit Revision, Case No. 18-031-DP-CUPRV, authorizes implementation of plans dated November 7, 2019, and attached hereto, subject to the Conditions of Approval set forth below, including mitigation measures and specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations. The project is approved as stated below.
 - A Development Plan (DP) with a parking modification in regard to the manner in which the residential parking is provided to allow for the following:
 - Construction of a new, approximately 7,293-square foot (SF), one-story synagogue with 815 SF roof terrace (8,108 SF total). The building will include a sanctuary, event hall, kitchen, offices, conference rooms, bathrooms, storage and mechanical and electrical space. The tallest proposed roof line is 24 feet, 6.5 inches, although the building also includes an architectural projection that would have a maximum height of 34 feet, 7.25 inches. Solar panels will also be included on the roof.
 - Construction of a new, 841-SF, one-story storage building. The maximum height would be approximately 16 feet.
 - Removal of the existing, 1,440-SF, approximately 80-year-old barn/storage garage.
 - Approval of the existing, 176-SF, open-sided, lean-to storage container.
 - Removal/demolition of an existing, 120-SF trailer and a 53-SF shed.
 - Consolidation of access to the site into a single driveway. This entails the removal of the existing residential driveway and the removal and relocation

1

of the existing synagogue driveway to approximately 35 feet west of its current location.

- Replacement, reorientation, and expansion of the existing, 24-space parking area (including 1 van-accessible space) with a 31-space parking area. The 31-space parking area would include 3 van-accessible spaces, as well as 3 spaces designated for the residence. The three parking spaces for the residence shall be provided within a carport structure and be connected to the residence via a covered walkway.
 - Addition of landscape improvements to integrate the proposed synagogue and storage building with existing buildings and provide landscape buffers for neighboring properties and the Las Vegas Creek. Plants are intended to be generally native and drought tolerant.
 - Addition of two, new bio-retention basins.
 - Additional improvements on the site to accommodate the above proposed changes, including hardscape, new site lighting, and a trash enclosure.
 - No development is allowed within the General Plan-required, 100-foot Stream Protection Area setback from Las Vegas Creek.
 - The existing well may be used to supplement irrigation water; any use shall not exceed 2.4 acre-feet per year.
- b. A Revision to the existing Conditional Use Permit (92-CP-018) to permit the expanded synagogue and pre-school/daycare areas as described below:
- Services and programs associated with the synagogue, including activities typically associated with a religious institution, including but not limited to worship, fellowship events, summer camp, and educational activities, etc.
 - Activities would occur throughout the year on varying days of the week and times of the day.
 - The number of people would fluctuate depending on the specific activity. The maximum number of attendees anticipated is 113 persons, including members, guests, and staff; such events are anticipated to occur on average once per week.
 - Services and programs described above would occur within the new 7,293-SF synagogue and support and ancillary activities may take place within the existing 2,445-SF synagogue/pre-school building. Outdoor facilities (refer to the Development Plan description above) may also be utilized.

2

- Any future special events such as interfaith-gatherings, open houses, carnivals, and similar events would be regulated separately as needed and provided for in City regulations.
- Pre-School/Daycare:
 - The pre-school/daycare would operate year-round, Monday through Friday, from 9AM through 3PM.
 - Attendees would be limited to no more than 20 students and 4 teachers.
 - Events may utilize the existing 2,445-SF synagogue/pre-school building as well as outdoor facilities.
- These Conditions of Approval and the associated Development Plan and Conditional Use Permit Revision rescind and replace all previous approvals, including 92-CP-018.
- All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.
- Approval of the Development Plan and Conditional Use Permit Revision will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan and Conditional Use Permit Revision or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.
- This Development Plan and Conditional Use Permit Revision shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. Nonsentiment for the use or development shall be granted before the effective date of the planning permit.
- Pursuant to GMC § 35-315.9 the Applicant/Permittee shall obtain a Land Use Permit to effectuate the Development Plan and Conditional Use Permit Revision five (5) years from the effective date of the Development Plan and Conditional Use Permit Revision. If the required Land Use Permit is not issued within the five year period following the effective date of this Development Plan and Conditional Use Permit Revision, or within such extended period of time as may be authorized in compliance with the City's zoning code,

3

- and an application for an extension has not been submitted to the City PER Department, then the Development Plan and Conditional Use Permit Revision shall be considered void and of no further effect.
- On the date that a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans must become null and void.
- This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with the City's zoning code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any permits approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
- This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon applicant's successors in interest unless revoked by the City for cause at a noticed public hearing. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
- This permit is granted for the property/parcel(s) on record on which the project is located and shall not be transferred.
- The Applicant/Permittee are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the construction, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
- This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan and Conditional Use Permit Revision.
- The City will only issue permits for development including grading, when the construction documents (e.g., grading plans and building plans) substantially comply with the approved plans. The size, shape, arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity may be determined by the Director.
- Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans dated November 7, 2019 which are all incorporated by reference as if fully set forth.

4

- Excluding final DRB approved plans, when exhibits and/or written Project Conditions are in conflict, the written Project Conditions shall prevail. If/when the Project Conditions and Mitigation Measures are in conflict, the written Mitigation Measures must prevail.
- The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.
- Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Development Plan and Conditional Use Permit Revision as described under Condition #1 above, adoption of the Mitigated Negative Declaration, adoption of the Mitigation Monitoring and Reporting Program, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not arising out of the City's approval of the Project, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section the City includes the City of Goleta's elected officials, appointed officials, officers, and employees.

5

modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval of the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

- The Applicant/Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.
 - Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Failure of the Applicant/Permittee to obtain the above-described review and approval of the City is a violation of this permit.
 - During construction, the Applicant/Permittee must promptly remove any graffiti at the Project site.
- ENVIRONMENTAL MITIGATIONS/CONDITIONS¹**
- The Permittee must comply with all mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) adopted in the Final Mitigated Negative Declaration for the Project, which are incorporated into these Project conditions by reference.
 - Lighting Specifications.** The applicant must secure Design Review Board approval of all exterior lighting fixtures to be installed on the project site. The site lighting must be:
 - controlled and directed away from the Stream Protection Area and its associated 100-foot buffer;
 - low intensity;
 - low glare design;
 - hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels; and
 - otherwise meet dark sky requirements.

Exterior lighting fixtures must be kept to the minimum lighting level and intensity needed to ensure public safety. These lights must be dimmed after 11 PM to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director, or designee. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting and a photometric map must be provided. "Moonlighting" type fixtures that illuminate entire tree canopies should also be avoided.

¹ Some conditions referenced in Final Mitigated Negative Declaration are included under the Public Works Department Heading and as such are not listed under this heading.

6

The Applicant/Permittee shall secure DRB approval of the lighting plan prior to issuance of the Land Use Permit for the project.

The Planning and Environmental Review Director, or designee, must verify plan compliance before issuance of the Land Use Permit and site installation at time of Final Building Inspection Clearance.

- Vegetation Screening.** Vegetation and/or fencing/walls shall be installed such that on-site parking areas and structures are partially screened and in substantial conformity with the approved plans. Vegetation shall be maintained in substantial conformity with the approved Landscape Plans. Substantial conformity must be determined by the Planning and Environmental Review Director, or designee.
- Nesting Birds.** At the Permittee's expense, the Applicant/Permittee must retain a City-approved biologist to conduct a survey to determine if special status breeding/nesting birds, breeding/nesting birds protected by the Migratory Bird Treaty Act, and/or raptor nests or roosts exist on or adjacent to the project site within 300 feet. The survey must be conducted prior to commencement of any demolition, grading, and/or construction activities. The survey must establish the breeding and roosting status of any protected birds found on the site or within 300' of the site and designate a 300-foot buffer from any nest/roost if found. The survey must include recommendations to minimize impacts to protected birds during construction, including but not limited to, imposing setbacks, installing fence protection, and restricting the construction schedule. The survey must take into account expected increases and decreases in protected birds over the construction period and must include a map showing known roosting and nesting sites of protected bird species.
- Construction within the 300-foot buffer must be avoided during the nesting season (e.g. February 1st through July 31st, but is variable based on seasonal climatic conditions). In addition, construction must not occur until the City-approved biologist has notified the City that all young birds have successfully fledged, and the nest/roosts are no longer active. The 300-foot buffer(s) must be shown on all grading and construction plans where applicable. The survey must be conducted no more than 14 days and no less than 7 days prior to commencement of any demolition, grading and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the issuance of Grading/Building permits.
- The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Grading/Building Permit.

29. Stream Protection Area. Grading, construction activities, and structural development shall occur outside of a 100-foot SPA/riparian buffer measured from the top-of-bank or edge of riparian vegetation, whichever is greater, of Las Vegas Creek. Under no circumstances shall

7

any construction equipment or construction worker vehicles be allowed inside the buffer; machinery/equipment for the purpose of mowing the existing grass field is allowed.

The 100-foot SPA buffer, the location of construction fencing, and fencing materials shall be shown on the project plans submitted for approval of any LUP or the issuance of any building or grading permit for the project and approved by the PER Director. The fence and fencing material must be installed in accordance with the approved plans prior to commencement of grading/ground disturbing activities.

City staff shall review plans, confirm fence installation prior to the commencement of construction activities (including grading), and perform site inspections throughout the construction phase.

30. Invasive Species. Non-native, invasive plant species cannot be included in any erosion control seed mixes and/or landscaping plant palette. The California Invasive Plant Council maintains an inventory/database of non-native, invasive plants.

The Applicant/Permittee shall secure DRB approval of the planting plan prior to issuance of the Land Use Permit for the project. The approval of the use of non-native invasive plant species must be printed on all Landscape plans.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Land Use Permit and that the requirement has been satisfied at the time of Final Building Inspection Clearance.

31. Geotechnical and Soils Engineering Report. The owner/applicant shall submit a Geotechnical and Soils Engineering Report related to soil engineering associated with the demolition, grading, and construction of the new synagogue and storage buildings. The recommendation of the Geotechnical and Soils Engineering Report must be incorporated into the Project's grading and building plans. The Geotechnical and Soils Engineering Report must meet the City of Goleta standards for engineering documents and address potential for liquefaction and/or seismic-related settlement and identify appropriate structural-design parameters and soils compaction ratios to address potential hazards.

Grading and building plans must be submitted for review and approval by the Planning and Environmental Review Director, or designee, the Building Official, or designee, and the Public Works Director, or designee, before the City issues grading and building permits.

The Project soils engineer must observe all excavations before soil modification (including placement of compacted soil), gravel backfill, or rebar and concrete and report observations to the City. Building inspectors and/or Public Works Inspectors will conduct field inspections as needed.

8



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

PERMITTED FOR
CHABAD OF S. BARBARA
805 STATE ST. SANTA BARBARA, CA 93101
DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2020	DRB FINAL



SHEET CONTENTS
CONDITIONS OF APPROVAL

PROJECT NO: 24025

SHEET

A0.3



Table with 2 columns: DATE, DIBANCE OR REVISION. Row 1: 1/4/2020, DRB FINAL.

SHEET CONTENTS CONDITIONS OF APPROVAL PROJECT NO: 24025

SHEET A0.4

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

earth movement. PER compliance monitoring staff shall perform periodic site inspections to verify compliance with activity schedules.

AGENCY REQUIREMENTS

- 41. The Permittee must comply with all of the requirements of the Santa Barbara County Fire Department letter dated June 14, 2019 (attached).

CITY DEPARTMENT CONDITIONS – Public Works Department

- 48. All work within the public right-of-way including, without limitation, utilities and grading, must be explicitly identified on the building plans. The Permittee must obtain all necessary encroachment permits from the Public Works Director, or designee, before commencing work.

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

At least one sign near each Project site entrance stating these restrictions must be posted on the site. Signs must be a minimum size of 24" x 48". Signs must be in place before the beginning of and throughout grading and construction activities.

The Planning and Environmental Review Director, or designee, must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

- 37. Construction Noise Complaint Line. The Applicant/Permittee must provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise.

The telephone number must be posted on the site and must be readily visible from adjacent public areas. At least one sign near each Project site entrance along Ston Canyon Road with the phone number must be posted at all times.

- 38. Distancing of Vehicles and Equipment. Noise and ground-borne vibration construction activities whose specific location on the Project site may be flexible (e.g. operation of compressors and generators, cement mixing, general truck idling) must be conducted as far as possible from the nearest noise and vibration sensitive land use.

The location of vehicles and equipment must be designated on building and grading plans. Equipment and vehicles must remain in the designated location throughout construction activities.

The Planning and Environmental Review Director, or designee, must periodically inspect the site to ensure compliance.

- 39. Construction Notice. The Applicant/Permittee shall provide all adjacent property owners and residents within 300 feet of the construction site with a construction activity schedule and construction routes 30 days in advance of construction activities in both English and Spanish.

The Applicant/Permittee shall submit a copy of the schedule and mailing list to PER Director, or designee. Schedule and mailing list shall be submitted 30 days prior to initiation of any activities.

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

grading equipment must be required for construction equipment generating noise levels above 95dB at 50 feet from the source;

- b. Construction noise reduction methods such as but not limited to shutting off idling equipment, installing acoustic barriers around significant sources of noise, and using construction noise sources, maximizing the distance between equipment and staging areas occupied residential areas, and use of electric air compressors and similar power tools (rather than diesel equipment) must be used when feasible.

All signs must be in place before the start of site preparation and grading activities and maintained through to occupancy clearance or Final Building Inspection Clearance. Requirements a-f must be incorporated as text into all plans sets and must be incorporated graphically into all plan submitted for approval of any Land Use Permit, Grading Permit or Building Permit.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Land Use Permit, and before commencement of construction activities, and during construction.

- 35. Construction Timing. Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. Exceptions to these restrictions may be made for onsite work for good cause at the sole discretion of the Planning and Environmental Review Director. Extensions to these restrictions for work in the City Right-of-Way may be made for good cause at the sole discretion of the Public Works Director or designee.

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

- 32. Asbestos Abatement. Before the City issues a demolition permit for the existing barn/storage garage (if the barn is not relocated to another site), the Applicant/Permittee must notify the Santa Barbara Air Pollution Control District (APCD) and test for asbestos.

Prior to the issuance of the demolition permit, the Building Official or designee must receive the appropriate paperwork confirming the abatement. The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Land Use Permit.

- 33. Trailer Disposal/Removal. Before the City issues a demolition permit for the existing parking lot, the Applicant/Permittee must provide proof that the trailer has been either (1) properly recycled or disposed at a licensed or certified wrecking yard or disposal site (2) legally transferred to a third party and removed from the property.

Prior to the issuance of the demolition permit, the Building Official or designee must receive the appropriate paperwork confirming the proper disposal or legal transfer and removal of the trailer. The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Land Use Permit.

- 34. Washing and Fueling of Construction Equipment and Materials. During construction, washing and fueling of construction equipment and materials (including concrete and paint) can occur only in areas where polluted water and materials can be contained for subsequent removal from the site on a regular basis.

Prior to the issuance of any grading or building permits, designated fueling and wash off areas(s) must be specified on the all grading and building plans. The fueling and wash-off areas(s) must be in place throughout all applicable phases of construction.

The Public Works Director, or designee, and the Building Official, or designee, must verify compliance before issuance of the Grading and Building Permits. Subsequently, the Public Works Director, or designee, and the Building Official, or designee, must conduct site inspections during construction to verify compliance.

- 35. Noise Attenuation – Construction Noise. The following measures must be incorporated into grading and building plans to minimize the impact of construction noise.

9

10

11

12

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.

- 49. Prior to the Issuance of the Land Use Permit, the Applicant/Permittee must:

- a. Submit and secure approval of a Storm Water Pollution Prevention Plan (SWPPP) to control off-site discharge of sediments and non-stormwater pollutants during the construction phase, by the Public Works Director or designee if more than one acre of ground disturbance will occur.

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

- c. Submit and secure approval of a Storm Water Control Plan (SWCP) to treat and control off-site discharge of stormwater following construction of the project, by the Public Works Director or designee.

d. Meet the following solid waste design requirements.

- i. Design trash/recycle area(s) to incorporate Best Management Practices to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.

- 50. Prior to Building or Gracing Permit(s) Issuance, the Applicant/Permittee must:

- a. Provide a copy of a signed Certificate of Implementation: Construction and Demolition (C&D) Debris Recycling Program to ensure solid waste management compliance with the Green Building Code.

Exhibit 2 to Planning Commission Resolution No. 19- Development Plan and Conditional Use Permit Revision Conditions of Approval

- f. Sign a Public Improvement Agreement. The City will provide a template for review and request signatory information. Once the Agreement has been approved to form by the City Attorney, the City Clerk will distribute to the applicant for signatures and recording.

- g. Submit an Engineer's Estimate, signed and stamped by a registered civil engineer. The scope of the Engineer's Estimate must include, but may not be limited to, material, labor, mobilization, traffic control, monument preservation, and a contingency for the cost of all improvements to be installed by this project.

- h. Provide Securities for construction of improvements prior to execution of the agreement. Securities will be submitted at 100% of the engineer's estimate for the performance of the work and 100% of the engineer's estimate for labor and materials.

- 51. Prior to Encroachment Permit Issuance, the Applicant/Permittee must:

- a. Obtain a Public Works Encroachment Permit for hauling. Any work in the public right of way requires a Public Works Encroachment Permit, including hauling of solids/debris/materials to and from the project location.

13

14

15

16

accordance with the City Municipal Code and/or Manual on Uniform Traffic Control Devices (MUTCD). Separate Plans may be required for different phases of construction

52. Prior to Certificate of Occupancy, the Applicant/Permittee must:

- Submit and secure approval of a Post-Construction Waste Reduction and Recycling Summary (WRRS) Report by the Public Works Director or designee. The report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.
- Submit and secure approval of a Stormwater and Drainage Operations and Maintenance Plan shall:
 - Identify all stormwater control measures incorporated into the project's design, including, but not limited to vegetated swales, permeable pavers, permeable pavement, bioretention facilities, detention basins, retention basins, inline inlet filters, and catch basin filters.
 - Identify staff/contractor responsible for maintenance of these facilities.
 - Document how staff/contractor will be trained in maintenance procedures.
 - Require inspections and maintenance in advance of the first rain of the year (typically by October 30). Annual maintenance reports may be required to be submitted to the City for a period of up to 5 years. Annual maintenance reports may be required to be retained on-site and made available to City staff upon request after the 5-year period.
 - Provide an estimated budget to cover the cost of two years of operations and maintenance of all stormwater control measures incorporated into the Project.

c. Enter into a Stormwater Facility Maintenance Agreement with the City developed at the applicant's expense. The City shall develop and provide to the applicant a draft Maintenance Agreement, subject to recodification with the County, and requiring project owners, and their successors in interest to regularly inspect, maintain, and when necessary repair or replace stormwater treatment, retention and detention Stormwater Control Measures and Best Management Practices that are incorporated into the project, in perpetuity. Stormwater Facility Maintenance Agreements shall include a legal description of the project's location, a vicinity map, and the project's approved Stormwater Operations and Maintenance Plan. Applicant shall also post a Bond in a form acceptable to the City and in an amount of 110% of the estimated costs of maintaining Stormwater Control Measures and

Best Management Practices incorporated into the Project for an initial period of 2-years.

- Provide an On-Going Solid Waste & Recycling Program Plan. This shall be submitted and filed with the Public Works Department. The Plan should include a written description of how the facilities will maintain the State mandated diversion of materials from the landfill, currently 50%. This includes a description of how project owner will implement mandatory commercial recycling and mandatory organics recycling for the use of all tenants/owners and have a plan for the proper disposal of any hazardous materials identified or found on-site.
- Submit two hard copy sets of Record Drawings and one electronic signed copy of the Record Drawings for any site revisions completed at the site (i.e., drainage infrastructure, finish grade/elevations, parking, retaining walls, parking, stormwater control measures).
- Reset all existing survey monuments shall that were preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
- Repair any trip hazards and/or damaged public improvements (curbs, gutters, sidewalks, pavement markings, signage, striping etc.) that was existing and/or caused by construction along the full frontage of the project. Repairs are subject to the review and approval by the Public Works Director or designee. Repairs shall be completed by the Applicant at no cost to the City.

53. Ongoing Maintenance:

- After installation of any drainage improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications and the approved Operation and Maintenance Plan.
- The owner shall provide landscape and hardscape maintenance as identified in the Maintenance Agreements.

CITY DEPARTMENT CONDITIONS - Planning and Environmental Review Department

54. The following standards/requirements are general-going and must be complied with by the Permittee and/or successors in interest:

- Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 35-281 Article II of the City's Inland Zoning Ordinance.

b. The Permittee is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

- Prior to the issuance of the grading permit for the site, the Applicant must develop a soil management plan, to the satisfaction of Santa Barbara County Department of Environmental Health (DEHS), in the unlikely event contaminated soils are encountered in the location where an underground storage tank was previously located and removed in 1993 having met the DEHS closure criteria.
- The following requirements apply to the use of the existing well to supplement irrigation water:
 - All use shall be approved by the Planning and Environmental Review Director, or designee, the Building Official, or designee, and the Goleta Water District. This includes, and is not necessarily limited to, approval of the irrigation plans before construction and inspection of the system before the irrigation lines are buried.
 - Water well extraction reports shall be maintained and submitted annually to the City of Goleta and the Goleta Water District.

55. Prior to the issuance of the Land Use Permit and building permits, the Applicant/Permittee must:

- Execute a landscape installation and maintenance agreement (developed at the applicant's expense) in a form approved by the City Attorney, including a 5-year maintenance period. The agreement must be secured with a performance bond or other surety approved by the City Attorney.
- All applicable conditions of approval must be included on all plans submitted for a permit (e.g., grading, building permit)
- Conduct a pre-construction meeting to review project conditions for compliance before the start of any work on site. This includes, without limitation, the Permittee, construction team and City representatives from the Planning and Environmental Review, Public Works and Building Departments.
- Prior to Land Use Permit issuance, the Applicant/Permittee shall pay all applicable permit processing fees in full.
- Record a restrictive covenant as developed by the City at the applicant's expense regarding the fee waiver granted as the project has qualified to receive a 100%

Development Impact Fee (DIF) waiver as a qualified 501(c)3 non-profit organization.

As provided for in Council Resolution 19-43, if in the future a change of non-profit status or acquisition of the property by a for-profit entity occurs, then the payment of Development Impact fees will be necessary. The for-profit entity shall pay the difference between the full amount of DIFs at the time the DIF was discounted and the reduced DIFs previously paid, plus annual adjustments for each year the discount was applied. Each annual adjustment shall be in accordance to a percentage equal to the appropriate Engineering Cost Index as published by Engineering News Record, or its successor publication, for the preceding 12 months for which the ECI is available and such ECI shall be specific to California or the nearest region. Such difference in DIFs shall be paid prior to close of escrow before transfer of ownership or possession. For a change of use to another beneficial project category, the applicant shall pay the difference for any greater amount of DIFs owed under the new beneficial project category.

The table below provides the initial DIFs that would be adjusted based on the ECI, as described above, based on the City of Goleta's Commercial DIF rates for Fiscal Year 2019/2020. The square footage upon which the DIFs are based is 6,694 SF, determined by adding the size of the proposed synagogue (7,253 SF) and the proposed storage building (841 SF) and then subtracting the size of the existing barn/storage garage (1,440 SF) to be removed.

In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Public Administration (6,694 sq. ft.)	\$485 per kSF	\$3,313.53	Waived*	City
Library (6,694 sq. ft.)	\$154 per kSF	\$1,030.88	Waived*	City
Park (6,694 sq. ft.)	\$1,908 per kSF	\$12,772.15	Waived*	City
Storm Drain (6,694 sq. ft.)	\$2,017 per kSF	\$13,501.80	Waived*	City

Transportation (13 PM Peak Hour Trips)	\$12,631 per PM Peak Hour Trip	\$164,203.00	Waived*	City
Bicycle & Pedestrian (6,694 sq. ft.)	\$496 per kSF	\$3,320.22	Waived*	City
Fire (6,694 sq. ft.)	\$883 per kSF	\$5,910.80	Waived*	City
School Fees -	Set by School Districts	BP		Goleta Union & SB Unified School Districts
TOTAL		\$204,052.38		

* Applicant shall record a restrictive covenant on the subject property limiting its use to non-profit purposes in exchange for the DIF reduction. Upon change of non-profit status, all waived fees shall be paid as described in text.
kSF = 1,000 sq. ft.
BP = Building Permit

- Secure Design Review Board (DRB) Design Review Approval of the carport, site plan, architecture, landscaping, trash enclosure, and lighting. The trash enclosure design must be as detailed in Condition #55.i below.
- Secure approval of a composite utility plan from the Director and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.
- Screening may include a combination of landscaping and/or fencing/walls. All meters must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of-way must match existing previous installations at the project unless otherwise approved by the Director and the Public Works Director, or designee, and then completely screened from view.

i. Secure DRB approval of the design and location of all trash/recycling enclosures. The design must be compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by residents and by the trash hauler. The trash/recycling areas must be

enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity.

- Prior to issuance of the Building Permits, the Applicant/Permittee must incorporate energy conservation measures into the building design. All new commercial buildings must comply with the energy efficiency standards set forth in the current California Energy Code and the California Green Building Standards Code.
- Obtain all the necessary approvals, licenses and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City, the Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance, processed as a post-discretionary Land Use Permit, must indicate that the Permittee has satisfied all pre-construction conditions.

- Secure approval of landscaping and irrigation plans from the DRB.
 - The landscaping plan must meet the following:
 - Screen ground level mechanical equipment, refuse collectors, storage tanks, generators, pool equipment, and other similar facilities with dense landscaping and/or walls. Materials and finishes must be compatible with the overall design of the project and ancillary buildings.
 - Consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. Landscaping is required to be approved by the DRB.
 - Group plant materials by water needs.
 - Limit turf outside of the SPA (refer to Condition of Approval #29) to less than 28% of the total landscaped area outside of the SPA if proposed under the final landscape plan. Alternatively, artificial turf may be used in place of living grass (this may exceed the 20% maximum).
 - No turf is allowed on slopes of over 4%.
 - Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.
 - The irrigation plan must:
 - Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping.

- Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors).
- Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.
- Include installation of soil moisture sensing devices to prevent unnecessary irrigation.

- The Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee, if the project meets the threshold outlined in Ordinance 19-04 regarding Water Efficient Landscaping, before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
- Secure approval of an exterior lighting plan and photometric light study plan from the DRB.
- Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Director to minimize dust from leaving the site.
- Enter into an agreement with the City regarding compliance monitoring and submit the fees cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract is the sole responsibility of the Applicant/Permittee.
- Obtain all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) as required.

56. During grading and construction activities, the Permittee, to the satisfaction of the Director, must:

- Prevent construction and/or employee trash, as well as dust, from blowing offsite by:
 - Providing covered receptacles on-site before commencement of any grading or construction activities;
 - Picking up waste weekly or more frequently as directed by the City; and
 - Designating and providing to the Director the name and contact information of the project foreman who will monitor construction

trash/waste and dust. Additional covered receptacles must be provided as determine necessary by the Director.

- Watering the site, install appropriate fencing, and/or utilize other tactics to control dust.
57. Prior to the issuance of the Certificate of Occupancy, the Permittee must:
- Complete construction of all new and approved buildings and parking lot improvements in accordance with approved plans.
 - Install all required trash enclosures in accordance with approved plans.
 - Screen all mechanical equipment in accordance with approved plans.
 - Install all landscaping and irrigation in accordance with approved plans.
 - Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans.
 - Complete removal/abandonment of driveways serving the residence and any temporary construction driveways in accordance with the approved plans.
 - Secure final clearance from all applicable Agencies/City Departments as needed.
 - Obtain a business license for the preschool/daycare if not already in place.

By signing this document, Rabbi Mendel Loshak, on behalf of Chabad of Santa Barbara, certifies that he read, understands, and agrees to the Project Conditions listed in this document.

Mendel Loshak Date
Rabbi, Chabad of Santa Barbara

Attachments:

- Santa Barbara County Fire Department letter dated June 14, 2019
- Santa Barbara County Fire Department Red Curb Site Plan dated June 11, 2019
- Goleta Sanitary District letter dated February 22, 2018
- Santa Barbara County Air Pollution Control District (APCD) letter dated April 17, 2018
- Marborg Industries letter dated June 13, 2019

-End of Conditions-



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

CHABAD OF SANTA BARBARA
1000 W. STATE ST. SUITE 100
SANTA BARBARA, CA 93101

DATE	ISSUANCE OR REVIEW
1/14/2020	DRB FINAL



SHEET CONTENTS
CONDITIONS OF APPROVAL

PROJECT NO: 24025

SHEET

A0.5

Memorandum

DATE: June 14, 2019
TO: Chris Noldings
 Planning and Environmental Review
 City of Goleta
FROM: Glenn Fidler, Captain
 Fire Department



**Conditions of Approval
 Attachment A**

SUBJECT: APN: 077-170-044; Permit: 18-01-CUPAM-DP
 Site: 6045 Stow Canyon Road, Goleta
 Project: Conditional Use Permit Amendment - New Synagogue

*This Condition Memorandum Supersedes the Previous Condition Memorandum
 Dated December 13, 2018*

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause a change in conditions to be imposed.

NO CONDITIONS FOR CONDITIONAL USE PERMIT AMENDMENT

**CONDITIONS FOR DEVELOPMENT PLAN
 PROJECT DEVELOPMENT
 PRIOR TO CONSTRUCTION**

- All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Access shall be as shown on plans dated May 23, 2019, received June 7, 2019. Including no parking areas.
 - Driveway shall have a minimum width of 20 feet.
 - Surface shall be paved.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*

PRIOR TO OCCUPANCY CLEARANCE

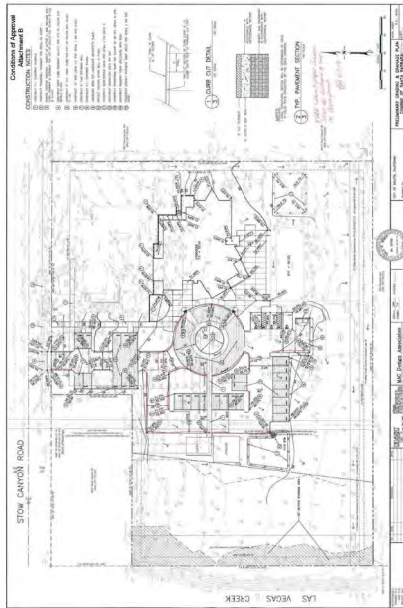
- Designated fire lanes shall include red curbs and signs indicating "Fire Lane - No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.

- Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
- An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
- An automatic fire or emergency alarm system shall be installed.
 - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
- Address numbers shall be a minimum height of 12 inches.
- Address numbers shall be as required by the fire department.
 - Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
- Access way entrance gates shall conform to fire department requirements.
- A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*

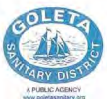
ADVISORY

- The applicant will be required to pay the City of Goleta Fire Development Impact Fees directly to the City of Goleta.
 - All standard fire department conditions and current codes shall apply at time of development.
- As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.
- GF:mhb

Attachment: plans dated May 23, 2019, and received June 7, 2019.



GOLETA SANITARY DISTRICT
 STEVEN J. ANDERSON, DISTRICT ENGINEER
 BRADLEY C. ANDERSON, DISTRICT ENGINEER
 JENNIFER L. HARGREAVE, DISTRICT ENGINEER
 JERRY D. SMITH



**Conditions of Approval
 Attachment C**

GOLETA SANITARY DISTRICT DISTRICT ENGINEER
 STEVE WAGNER, P.E.
 A PUBLIC AGENCY
 WWW.GOLETASANITARYDISTRICT.COM

February 22, 2018

Steve Fort
 Suzanne Elledge Planning & Permitting Services, Inc.
 1625 State St., Suite 1
 Santa Barbara, CA 93101

**SUBJECT: Sewer Service Availability
 Proposed Sewer Service Connection for Construction of a new 6,000 square foot synagogue.
 A.P.N. 077-170-044 at 6045 Stow Canyon Road**

Dear Mr. Fort:

This letter is in response to your recent inquiry dated February 14, 2018 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) and is annexed to the District. Based on the District's preliminary understanding from the information you provided, your client proposes to construct and connect to the District's sewage collection facilities a new 6,000 square foot synagogue. Currently the existing parcel is being served for a single family residence and an assembly / school class rooms building under GSD Permit numbers 3140 and 3360 connected on July 30, 1998.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system.

Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by federal, state and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Very truly yours,

GOLETA SANITARY DISTRICT

Steve Wagner
 Steve Wagner, P.E.
 General Manager/District Engineer

KSA: JR

- Attachments
 1. Exhibit A
 2. Parcel Map

cc: Luis Astorga, Goleta Sanitary District

**EXHIBIT "A"
 TERMS AND CONDITIONS**

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure, floor and plumbing plans to the District. The District will contact the applicant after plans are reviewed. The City of Goleta Building and Safety Division may require that you apply for additional permits.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

A sampling manhole, per District Standards, if required after our review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

A grease interceptor, if required after review of the project plans, needs to be shown on the plans and installed outside the building within the private property.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subdivision of the lot.

Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the City of Goleta Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

This page intentionally left blank.



122 E. ARRELLAGA
 SANTA BARBARA
 CALIFORNIA 93101
 805 962 2746

ARCHITECTURE
 CHABAD OF SANTA BARBARA
 6045 STOW CANYON ROAD
 GOLETA, CALIF. 93101
 DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2008	DRB FINAL

Once the plans have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required District fees are as follows:

- Connection Fees:
 Single Family Dwelling Unit: **\$2,058.00 / Unit**
 Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,441.00 / Unit**
 Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single family dwelling (\$2,058 at present). Under no circumstance shall the fee be less than that of a single family dwelling.
 Permit fee: **\$170.00** (for project)
 Permit fee: **\$170.00** (for cleanout installation at property line only, inspection fee waived)
 Industrial Waste Control Annual Permit fee: **\$226.00 to \$1,817.00** (Based on Discharger Classification)
 Inspection fee: **\$170.00** (per residential or commercial building structure connection)
 Inspection fee: **\$226.00** (per industrial/manufacturing building structure connection)
 Inspection fee: **\$454.00** (per 100 feet of mainline extension)
 Plan check and review fee: **\$114.00** per hour (**\$114.00** minimum fee)
 Deposit, as required **\$500.00**
 Credit will be given for the existing connection and existing plumbing fixtures.

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.



SHEET CONTENTS
 CONDITIONS OF APPROVAL

PROJECT NO: 24025

SHEET

A0.6



This page intentionally left blank.


Santa Barbara County
Air Pollution Control District
ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. Timing Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

This page intentionally left blank.


Santa Barbara County
Air Pollution Control District
April 17, 2018
Our Vision: Clean Air

**Conditions of Appr
Attachment D**

Chris Hodings
City of Goleta
Planning and Environmental Services
230 Crenshaw Drive, Suite B
Goleta, CA 93117

Re: **APCD Suggested Conditions on Chabad of Santa Barbara New Synagogue, 18-081-0P-CUPAM**

Dear Mr. Hodings:
The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of a proposed renovation to an existing conditional use permit (CUP-018) to continue and expand synagogue operations and approval of development plan to allow construction of a new 3,385 square foot (SF) structure that will serve as a new synagogue. Existing development on the site includes a 2,455 SF building currently used for educational purposes and synagogue services, a 4,093 SF single family dwelling, a 332 SF bathhouse, and a 1,463 SF storage garage that is to be demolished. New (permeable) parking, landscaping, and hardscape are also proposed. Maximum attendance at the site is estimated at approximately 120 people during events and services related to religious holidays. The educational component of the project would not operate during services or events. Grading is estimated at 525 cubic yards of cut and 575 cubic yards of fill. The subject property, a 3.29-acre parcel zoned DR-4.6 Design Residential and identified in the Assessor Parcel Map book as APN 077170 044, is located at 6045 Slow Canyon Road in the City of Goleta.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (Attachment A) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to grading/building permit issuance.
2. APCD Rule 345, Control of Fugitive Dust from Construction and Demolition Activities establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.apcd.ca.gov/cdd/cddrules/fugdust345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in Attachment B to reduce emissions of particulate matter (as well as of ozone precursors from diesel equipment). Recommended measures should be implemented to the maximum extent feasible.
4. All portable diesel-fueled construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permits, provided they will be on-site for less than 12 months.

Aaron Arlin Genet - Air Pollution Control Officer
260 North San Antonio Road, Suite A - Santa Barbara, CA - 93110 - 805.961.8800
Genet.Aaron@apcd.org - www.apcd.org


Santa Barbara County
Air Pollution Control District
ATTACHMENT B
DESEL PARTICULATE AND NOx EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2489), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/or diesel/or diesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/overdiesel/overdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2489(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or bio-diesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. Timing Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

APCD Suggested Conditions on Chabad of Santa Barbara New Synagogue, 18-081-0P-CUPAM-DRB
April 17, 2018
Page 2

5. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification or an EXEMPTION from Notification for Renovation and Demolition (APCD Form EN-28 or APCD Form EN-28a), which can be downloaded at www.courair.org/online-licensing/ for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working day advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit www.courair.org/asbestos/ to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.courair.org/online-licensing/apcdrules352.pdf and www.courair.org/online-licensing/apcdrules360.pdf for more information.

7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
8. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with APCD Rule 323.1, Architectural Coatings that place limits on the VOC content of coating products.
9. Asphalt paving activities shall comply with APCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.

If you or the project applicant has any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at ahamann@apcd.org.

Sincerely,
Carly Barkan
Carly Barkan
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NOx Emission Measures

cc: Steve Fort, SEPPS
TEA Chron File



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

ARCHITECTURE + PLANNING
CHABAD OF SANTA BARBARA
 6045 SLOW CANYON ROAD
 GOLETA, CALIF. 93117
 DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2008	DRB FINAL



SHEET CONTENTS
CONDITIONS OF APPROVAL

PROJECT NO. 24025

SHEET
A0.7



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

CHABOD OF S. BARBARA
1000 STATE ST. SUITE 200
SANTA BARBARA, CA 93101
805 962 2746



SHEET CONTENTS
CALIFORNIA FORMS
NON-RESIDENTIAL

PROJECT NO. 24025

SHEET

GRN-1

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist contained in this code. Voluntary green building measures are also included in the application checklist and shall be included in the design and construction of structures covered by the code, but are not required unless adopted by a city, county or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. (BSSC-CG) The provisions of applicable sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above for occupancies within the authority of California Building Standards Commission. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the area of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause addition to plumbing fixtures only.
Note: On or after January 1, 2024, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its nonresidential plumbing fixtures replaced with water-efficient water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.3 and its definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of nonresidential plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)

301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the applicable green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shall buildings and others constructed for future tenant improvements, only those code minimum requirements for building components and systems considered to be new construction for newly constructed shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoring provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:
 HCD: Department of Housing and Community Development
 CEC: California Energy Commission
 BSC: California Building Standards Commission
 DSA-SS: Office of Statewide Sustainable Development
 GHDP: Office of Statewide Health Planning and Development
 HPH: High Performance Home
 HR: High Rise
 IA: Additions and Alterations
 N: New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN SECTION 5.101 GENERAL

5.101.1 SCOPE. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the area and protect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference):

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candle per 1000 lamp lumens does not numerically exceed 25 (25 cpd) at an angle of 90 degrees above, and 100 (100 cpd) at a vertical angle of 90 degrees above, shall. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). (BSSC-CG, HCD) An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, tractors, golf carts, airframe ground support equipment, vehicles, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. (BSSC-CG, DSA-SS and HCD) A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and above ground, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGING SPACE. (BSSC-CG, HCD) Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EVSPACE). (BSSC-CG, DSA-SS and HCD) A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). (BSSC-CG, DSA-SS, HCD) One or more electric vehicle charging stations served by EVCS or EVSPACE.

ELECTRIC VEHICLE (EV) READY SPACE. (HCD) A vehicle space which is provided with a branch circuit, any necessary raceways, both underground and above ground, to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). (BSSC-CG, DSA-SS and HCD) The conductors, including the underground, grounded and equipment grounding conductors and the electric vehicle conductors, attachment plugs, personnel protection system and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES 5.105.1 SCOPE. (BSSC-CG)

5.105.1.1 SCOPE. (BSSC-CG) Effective July 1, 2024, alterations to existing buildings where the combined altered floor area is 50,000 square feet or greater shall comply with Section 5.105.2.4. Additions to existing buildings where the total floor area is 50,000 square feet or greater shall comply with Section 5.105.2.4. Additions to existing buildings where the total floor area is 50,000 square feet or greater shall comply with either Section 5.105.2.4 or Section 5.105.2.5.

5.105.2 REUSE OF EXISTING BUILDING. (BSSC-CG) Combined additions to or greater building shall meet the area or more of the existing building's (a) not eligible to meet compliance with Sections 5.105.2.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

5.105.2.2 Documentation (Required).
Note: Sample Worksheet "RS-3" in Chapter 8 may be used to assist in documenting compliance with this section.

SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.

Newly constructed projects and alterations which disturb less than one acre of land, and are not part of a larger common plan of development or use, shall prevent the storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a locally enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping (BMPs).

- Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Scheduling construction activity during dry weather, when possible.
 - Preservation of natural features, vegetation, soil, and buffers around surface waters.
 - Storage of soils or load debris to scour stormwater flow.
 - Mulching or hydroseeding to stabilize disturbed soil.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel basins or catch basin inlets).
 - Perimeter sediment control (silt fence, silt curtains, etc.).
 - Settlement post or sediment basin to retain sediment on site.
 - Wind erosion control.
 - Other soil loss BMPs acceptable to the enforcing agency.

5.106.1.3 Good Housekeeping Practices (GHPs). Manage construction equipment, materials, non-stormwater discharges and wastes that shall be considered for implementation as appropriate for each project include, but are not limited to, the following:

- Drainage activities.
 - Maintain handling and waste management.
 - Building materials storage.
 - Management of washout areas (concrete, paints, solvents, etc.).
- Control of vehicle/parking fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Staff covered during fueling.
 - Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.

Comply with an locally enacted stormwater pollution prevention plan that (1) is one acre or more of land, or (2) disturbs less than one acre of land but are part of a larger common plan of development and use. The NPDES permit requires erosion and sediment control measures to prevent the loss of sediment to surface waters. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.1 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.2 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.3 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.4 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.5 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.6 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.7 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.8 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.9 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.10 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.11 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.12 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.13 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.14 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.15 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.16 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.17 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.18 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.19 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

5.106.2.20 Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit requires post-construction runoff (post-project hydrology) to match the pre-construction runoff (pre-project hydrology) with the installation of structural practices. The SWPPP must include measures to prevent erosion and sediment runoff, including but not limited to: erosion control, sediment control, and sediment transport. Stormwater control that can be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) ^{1,2}
0-6	0	0
10-25	4	0
26-50	8	2
51-75	13	4
76-100	17	3
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces ³	25 percent of EV capable spaces ⁴

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.
4. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS). EVCS shall be provided with electric vehicle supply equipment (EVSE) to create EVCS as the number indicated in Table 5.106.5.3.1. The EVCS shall be provided with EVSE as the number indicated in Table 5.106.5.3.1 and shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.1. At least one Level 2 EVSE shall be provided.

5.106.5.3.3 Electric vehicle charging stations (EVCS). EVCS shall be provided with electric vehicle supply equipment (EVSE) to create EVCS as the number indicated in Table 5.106.5.3.1. The EVCS shall be provided with EVSE as the number indicated in Table 5.106.5.3.1 and shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.1. At least one Level 2 EVSE shall be provided.

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code Chapter 11B, Section 11B-228.3.1.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.6 Accessible electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.7 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.8 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.9 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.10 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.11 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.12 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.13 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.14 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.15 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.16 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.17 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.18 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.19 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.20 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.21 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.22 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

TABLE 5.106.5.4.1

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET PARKING SPACES	ADDITIONAL CAPACITY REQUIRED (NVA) FOR RACEWAY & BURNWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 50,000	1 or 2	200
	Greater than 50,000	1 or Greater	400
	Greater than 100,000	3 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or Greater	400
	Greater than 50,000	1 or Greater	400
	Greater than 100,000	3 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	Greater than 135,000	3 or Greater	400
	Greater than 266,000	3 or Greater	400
Retail	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
	Greater than 266,000	3 or Greater	400
Warehouse	10,000 to 266,000	3 or Greater	400
	Greater than 266,000	1 or Greater	400

5.106.5.4.1 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.2 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.3 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.4 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.5 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.6 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.7 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.8 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.9 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.10 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.11 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.12 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.13 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.14 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.15 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.16 Raceway conduit and panel power requirements for medium- and heavy-duty EVSE (N).

5.106.5.4.17 Raceway conduit and

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical capacity to the service panel or subpanel.

TABLE 5.106.5.6.3
NUMBER OF PARKING SPACES IN A PARKING FACILITY MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS

5.106.5.6.4 EVCS for alterations or for additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in accordance with Section 5.106.5.6.1.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be installed in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4.309 to be submitted for plan approval to the Division of the State Architect.

5.106.5.6.6 EVCS for alterations or for additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3, when a new geoproductive system is installed in an existing parking facility.

5.106.5.6.7 EVCS for alterations or for additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3, when a new geoproductive system is installed in an existing parking facility.

TABLE 5.106.8 (N) MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS
ALLOWABLE RATING LIGHTING ZONE L2Z1 LIGHTING ZONE L2Z2 LIGHTING ZONE L2Z3 LIGHTING ZONE L2Z4

5.106.8.1 Backlighting. Backlighting shall be provided in accordance with the requirements in Table 5.106.8.1.1 through 5.106.8.1.4.

5.106.8.2 Uplighting. Uplighting shall be provided in accordance with the requirements in Table 5.106.8.2.1 through 5.106.8.2.4.

5.106.8.3 Glare. Glare shall be provided in accordance with the requirements in Table 5.106.8.3.1 through 5.106.8.3.4.

5.106.8.1.1 Facing. Backlighting shall be provided in accordance with the requirements in Table 5.106.8.1.1.1 through 5.106.8.1.1.4.

5.106.8.1.2 Facing. Backlighting shall be provided in accordance with the requirements in Table 5.106.8.1.2.1 through 5.106.8.1.2.4.

5.106.8.1.3 Facing. Backlighting shall be provided in accordance with the requirements in Table 5.106.8.1.3.1 through 5.106.8.1.3.4.

5.106.8.1.4 Facing. Backlighting shall be provided in accordance with the requirements in Table 5.106.8.1.4.1 through 5.106.8.1.4.4.

5.106.8.2.1 Uplighting. Uplighting shall be provided in accordance with the requirements in Table 5.106.8.2.1.1 through 5.106.8.2.1.4.

5.106.8.2.2 Uplighting. Uplighting shall be provided in accordance with the requirements in Table 5.106.8.2.2.1 through 5.106.8.2.2.4.

5.106.8.2.3 Uplighting. Uplighting shall be provided in accordance with the requirements in Table 5.106.8.2.3.1 through 5.106.8.2.3.4.

5.106.8.2.4 Uplighting. Uplighting shall be provided in accordance with the requirements in Table 5.106.8.2.4.1 through 5.106.8.2.4.4.

5.106.8.3.1 Glare. Glare shall be provided in accordance with the requirements in Table 5.106.8.3.1.1 through 5.106.8.3.1.4.

5.106.8.3.2 Glare. Glare shall be provided in accordance with the requirements in Table 5.106.8.3.2.1 through 5.106.8.3.2.4.

5.106.8.3.3 Glare. Glare shall be provided in accordance with the requirements in Table 5.106.8.3.3.1 through 5.106.8.3.3.4.

5.106.8.3.4 Glare. Glare shall be provided in accordance with the requirements in Table 5.106.8.3.4.1 through 5.106.8.3.4.4.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fixtures (toilets and showers) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.

5.303.3.2 Urinals. Urinals shall comply with the following:

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showers/Baths (BSC-G). Showers/baths shall comply with the following:

5.303.3.3.1 Single Shower/Bath. Showers/baths shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.3.2 Multiple Shower/Baths serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi.

5.303.3.3.3 Kitchen Faucets and Sinks. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.3.4 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4 Pre-rinse spray valve. Pre-rinse spray valves shall comply with the following:

5.303.3.4.1 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.2 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.3 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.4 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.6 Pre-rinse spray valve. Pre-rinse spray valves shall comply with the following:

5.303.3.4.6.1 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.6.2 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.6.3 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.6.4 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.6.5 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.6.6 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.6.7 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.6.8 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.6.9 Kitchen Faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.3.4.6.10 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

BALANCE. To proportion flows within the distribution system, including sub-main, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project needs.

BUI CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3000.3350) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and pipe), concrete reinforcing steel, for glass, and mineral wool insulation.

CRADLE TO GRAVE. Activities associated with a product's full life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 17053.

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system, or part of a system, that normalizes how a product impacts the environment. Type III EPDs can be either (EPO)-specific, facility-specific, industry-wide EPDs. See "Cradle-to-Gate."

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A product-specific Type III EPD which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IN-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT. 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation assembly as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 5.407.2.1 Sill Sealers. Design and maintain landscape irrigation systems to prevent spray structures' splash.

5.407.2.2 Entrances and Exits. Design exterior entries and/or openings subject to be treated with weather-resistant products and sealants. 5.407.2.3 Exterior Door and Wall Finishes. Provide exterior door and wall finishes within at least 2 feet around and perpendicular to such openings and at all other exterior door and wall finishes.

5.407.2.4 Flashing. Install flashing integrated with a drainage plane. 5.407.2.5 Flashing. Install flashing integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING. 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Sections 5.408.1.1, 5.408.1.2, 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse or the project or salvage for future use or sale.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill is consistent with the section.

5.408.1.3 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 through 5.408.1.5. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

5.408.2 UNIVERSAL WASTE. [A] Additional and alterations to a building or tenant space that meet the recycling provisions in Section 5.013 for nonresidential applications and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction waste management plan.

5.408.3 EXCAVATED SOIL AND LAND CLEARING DERIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be stored or recycled. For a phased project, total material may be stockpiled on site until the storage site is developed.

5.408.4 UNIVERSAL WASTE. [A] Additional and alterations to a building or tenant space that meet the recycling provisions in Section 5.013 for nonresidential applications and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction waste management plan.

5.408.5 EXCAVATED SOIL AND LAND CLEARING DERIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be stored or recycled. For a phased project, total material may be stockpiled on site until the storage site is developed.

5.408.6 UNIVERSAL WASTE. [A] Additional and alterations to a building or tenant space that meet the recycling provisions in Section 5.013 for nonresidential applications and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction waste management plan.

5.408.7 EXCAVATED SOIL AND LAND CLEARING DERIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be stored or recycled. For a phased project, total material may be stockpiled on site until the storage site is developed.

5.408.8 UNIVERSAL WASTE. [A] Additional and alterations to a building or tenant space that meet the recycling provisions in Section 5.013 for nonresidential applications and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction waste management plan.

5.408.9 EXCAVATED SOIL AND LAND CLEARING DERIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be stored or recycled. For a phased project, total material may be stockpiled on site until the storage site is developed.

5.408.10 UNIVERSAL WASTE. [A] Additional and alterations to a building or tenant space that meet the recycling provisions in Section 5.013 for nonresidential applications and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction waste management plan.

5.408.11 EXCAVATED SOIL AND LAND CLEARING DERIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be stored or recycled. For a phased project, total material may be stockpiled on site until the storage site is developed.

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS MAXIMUM FLOW RATE (gpm)
Product Class 1 (6.5 orifice) 1.00
Product Class 2 (7.5 orifice and 8.0 orifice) 1.20
Product Class 3 (8.0 orifice) 1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT. 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste) and/or shall automatically shut off after no more than 15 minutes of activity. Disposers shall use no more than 8 gpm of water.

5.303.4.2 Areas of Addition or Alteration. For those jurisdictions with the authority of the California Building Standards Commission on specification in Section 103, the provisions of Sections 5.303.3 and 5.303.4 shall apply to new fixtures in addition or areas of alteration to the building.

5.303.4.3 Standards for Plumbing Fixtures and Fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1707.1.1 of the California Plumbing Code in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE. 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with the following:

5.304.1.1 Model Water Efficient Landscape Ordinance (MVELLO) as located in the California Code of Regulations, Title 23, Chapter 27, Division 2.

5.304.1.2 MVELLO and supporting ordinances, including a water budget calculator, are available at: https://www.water.ca.gov

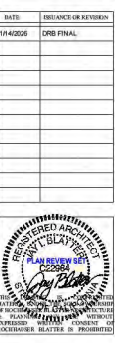
5.304.1.3 Outdoor Potable Water Use in Landscape Areas. For public schools and community colleges, landscape projects as described in Sections 3.004.6.1 and 3.004.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MVELLO) commencing with Section 406 of Chapter 27, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.6 with an additional 10 percent allowance for special landscape areas (SLA) of 0.3.

5.304.1.4 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.1.5 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

SECTION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY. SECTION 5.4.01 GENERAL. The provisions of this section specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, reduction of embodied carbon, and reduction of air pollution through recycling of materials, the installation of products with low GHG emissions and building commissioning or testing and auditing.

SECTION 5.4.02 DEFINITIONS. 5.4.02.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference): ADJUST. To regulate fluid flow and air patterns at the terminal equipment, such as to reduce fan speed or adjust



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)



122 E. ARELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

PREPARED BY
CHABOD OF S. BARBARA
 604 STATE CANYON ROAD
 SANTA BARBARA, CA 93101
 805 962 2746
 DESIGN DEVELOPER



SHEET CONTENTS
 CALGREEN FORMS
 NON-RESIDENTIAL

PROJECT NO: 24025

SHEET

GRN-3

<p>5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14044 and ISO 14044, excluding operating energy, and demonstrating a minimum 10% reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specifications, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21000 or EN 15950, and the software shall conform to ISO 21003 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.</p> <p>Notes:</p> <ol style="list-style-type: none"> Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://athenasustainable.com/software/epac-estimator) and OneClick LCA Platform (www.oneclicklca.com/energy). Prior versions included, but are not limited to, Sphera Falls Solutions (spha.fallsolutions.com) and OneClick Software currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21000 or EN 15950, and the software shall conform to ISO 21003 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building. ASTM E2901-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-8 may be required by the enforcing entity to demonstrate compliance with the requirements. <p>5.409.2.1 Building components. Building envelope components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to foundations and foundations, and structural columns, beams, walls, roofs, and floors.</p> <p>5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.</p> <p>5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-8 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The operation and maintenance manual shall be maintained in accordance with Sections 712.2 and 703.1 during and at completion of construction to demonstrate substantial compliance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.</p>				<p>5.409.2.3 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required by this section, and Worksheet WS-8 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided by the manufacturer. For products that are not included in the current version of the International Green Building Association's (IGBA) Green Building Innovation Database (GBIBID), the enforcing agency may require inspection and inspection reports in accordance with Sections 703.2 and 703.1 during and at completion of construction to demonstrate substantial compliance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.</p>				<p>SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS</p> <p>5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the separating, storage and collection of non-hazardous materials for recycling, including, at a minimum, paper, corrugated cardboard, glass, plastic, organic waste, and metals or meet a locally adopted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 25945.5 (b)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.</p> <p>5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.</p> <p>Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.</p> <p>5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 32 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (CWRRA).</p> <p>Note: A sample ordinance form by local agencies may be found in Appendix A of the document of the California's web site.</p>				<p>SECTION 5.503 FIREPLACES</p> <p>5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood-burning pellet stove, and refer to supplemental requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.</p> <p>5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emissions limits applicable, and shall have a permanent label indicating they are certified to meet the emission limits.</p>				<p>SECTION 5.504 POLLUTANT CONTROL</p> <p>5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 6. Based on ASHRAE 55.2-1989, or an average efficiency of 30% based on ASHRAE 55.2-1992. Replace air filters immediately prior to occupancy, or if the building is occupied during operation, at the conclusion of construction.</p> <p>5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.</p> <p>5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standard:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers and caulks, adhesive primers, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or ISOCAQCS Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and hexachlorocyclopentadiene), except for aerosol products as specified in subsection 2, below. Aerosol adhesives, and smaller unit sizes of adhesives and sealant or caulk compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 10 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on the use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.409.3 PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY	MAXIMUM ACCEPTABLE GWP VALUE (uncarbonated) (GWP/ton _{mat})	UNIT OF MEASUREMENT
Horizontal structural steel sections	1.77	MT CO ₂ e/MT
Hollow structural sections	3.01	MT CO ₂ e/MT
Steel plate	2.80	MT CO ₂ e/MT
Concrete reinforcing steel	1.58	MT CO ₂ e/MT
Flat glass	5.30	kg CO ₂ e/MT
Light-density mineral wool board insulation	2.53	kg CO ₂ e/MT
Heavy density mineral wool board insulation	14.28	kg CO ₂ e/MT
Concrete, Ready-Mix ^{1,2}		

CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE (GWP/ton _{mat})	UNIT OF MEASUREMENT
up to 2499 psi	450	kg CO ₂ e/m ³
2500-3499 psi	489	kg CO ₂ e/m ³
3500-4499 psi	566	kg CO ₂ e/m ³
4500-5499 psi	681	kg CO ₂ e/m ³
5500-6499 psi	701	kg CO ₂ e/m ³
6500 psi and greater	798	kg CO ₂ e/m ³
Concrete, Lightweight Ready-Mix ²		

CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE (GWP/ton _{mat})	UNIT OF MEASUREMENT
up to 2499 psi	875	kg CO ₂ e/m ³
2500-3499 psi	926	kg CO ₂ e/m ³
3500-4499 psi	1030	kg CO ₂ e/m ³

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.

2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmarks values are used for the GWP allowed, except for High Early Strength. Concrete High Early Strength ready-mixed shall be calculated at 136 percent of the ready-mixed concrete GWP allowed values for wet product category.

3. Concrete High Early Strength ready-mixed shall be calculated at 136 percent of the ready-mixed concrete GWP allowed values for wet product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Tables 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes included in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the intensity equation and GWP value.

For the purposes of this section, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$$GWP_{mix} < GWP_{allowed}$$

where

$$GWP_{allowed} = \frac{1}{n} \sum (GWP_{mat} \times V_{mat})$$

and

$$GWP_{mix} = \frac{\sum (GWP_{mat} \times V_{mat})}{V_{mix}}$$

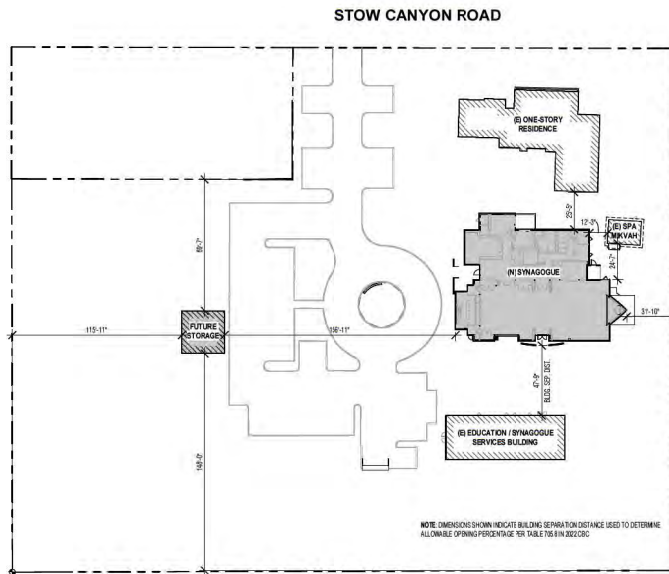
or

$$GWP_{mix} = \frac{\sum (GWP_{mat} \times V_{mat})}{V_{mix}}$$

where

- GWP_{mat} = GWP for concrete mix, in product mix per Table 5.409.3.1
- V_{mat} = the volume of each mix installed in the project in m³
- GWP_{mix} = the GWP potential allowed for concrete mix per Table 5.409.3.1
- V_{mix} = the volume of concrete mix installed in the project in m³

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND VERIFIED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THEIR LOCAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



SITE PLAN - BLDG. SEPARATION 1" = 40'-0" 3

CHABAD S. BARBARA - CODE ANALYSIS (NEW SYNAGOGUE BUILDING)

SYNAGOGUE, TYPE V-A BUILDING WITH TYPE I-A RETAINING AT NORTH SIDE

CODE STUDY BASED ON 2022 CALIFORNIA BUILDING CODE

OCCUPANCIES	
LOBBY, LIBRARY, BANQUET/NOT FIXED STNG, EVENT HALL (NOT FIXED STNG)	A-3 CLASSIFICATION (Primary)
COMMERCIAL KITCHEN	A-2 CLASSIFICATION
RECEPTION OFFICE	B CLASSIFICATION
STORAGE	S-2 CLASSIFICATION
MECHANICAL, ELECTRICAL, PLUMBING & TRASH / RECYCLING	U CLASSIFICATION

ALLOWABLE BUILDING HEIGHT & AREAS (Mixed Occupancy, Single Story Building per 506.2.2)										
OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION (PER TABLE 504.4)	* SPRINKLER FOOTNOTE (PER TABLE 504.4)	ALLOWABLE AREA (SF) PER TABLE 506.2	** FLOOR AREA INCREASE (PER 506.3)	S _f FACTOR (PER 506.2.3)	TOTAL ALLOWABLE AREA (SF)**	ACTUAL AREA (SF)	ALLOWABLE HEIGHT / STORES (PER TABLE 504.4)	ACTUAL HEIGHT / STORES	
A-3	V-A	SM	34,500	N/A	NA	24,150	4,817	70 FT / 3 STORES	22.83 FT / 1 STORY	
A-2	V-A	SM	34,500	N/A	NA	2,415	623	70 FT / 3 STORES	22.83 FT / 1 STORY	
B	V-A	SM	54,000	N/A	NA	5,400	673	50 FT / 4 STORES	22.83 FT / 1 STORY	
S-2	V-A	SM	63,000	N/A	NA	5,670	667	70 FT / 3 STORES	22.83 FT / 1 STORY	
U	V-A	SM	27,000	N/A	NA	1,008	275	70 FT / 3 STORES	22.83 FT / 1 STORY	
38,715							7,015			

* PER TABLES 504.4, 504.3 & 506.2 THIS PROJECT SHALL BE CLASSIFIED AS 'SM' (without height increase) AND SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

SPRINKLER ALLOWABLE AREA (SF)
SM 38,715

** FLOOR AREA INCREASE (FPA) = $2 \times (L \times W) \times (W) \rightarrow$ NO FLOOR AREA INCREASE

*** TOTAL ALLOWABLE AREA CALCULATION: $(A_1 + (NS \times A_2)) = A_3$

INCIDENTAL USES / SEPARATION (HOURS) PER TABLE 509

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) PER TABLE 601

BUILDING ELEMENT	HR RATING	HR-RATING SEPARATION DISTANCE	NOTE
PRIMARY STRUCTURAL FRAME	1		
BEARING WALLS (EXTERIOR)	1		
BEARING WALLS (INTERIOR)	1		
NON-BEARING EXTERIOR WALLS & PARTITIONS	1		PER TABLE 602, PROVIDE A 1-HOUR RATING FOR WALLS ≤ 30 FT FIRE SEPARATION DISTANCE; 0-HR RATING WHEN > 30 FT
NON-BEARING INTERIOR WALLS & PARTITIONS	0		
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1		
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1		

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION PER TABLE 705.8

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE
0 TO LESS THAN 3	UNPROTECTED, SPRINKLERED	NOT PERMITTED
3 TO LESS THAN 5	UNPROTECTED, SPRINKLERED	15%
5 TO LESS THAN 10	UNPROTECTED, SPRINKLERED	25%
10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED	45%
15 TO LESS THAN 20	UNPROTECTED, SPRINKLERED	75%
20 TO LESS THAN 25	UNPROTECTED, SPRINKLERED	NO LIMIT

ADDITIONAL FIRE RESISTANCE RATINGS

STAIR ENCLOSURES	2 HOUR RATED FIRE BARRIER PER SECTION 1005.2 & 707 (FOR FOUR OR MORE STORES)
MECHANICAL SHAFTS	2 HOUR RATED FIRE BARRIER PER SECTION 713.4 & 707 (FOR FOUR OR MORE STORES)
CORRIDORS	1 HOUR RATED FIRE PARTITION PER TABLE 1003.16, 708.3
WALLS SEPARATING SLEEPING UNITS	1 HOUR RATED FIRE PARTITION PER SECTION 420.1 & 708.3

EXTERIOR EXIT STAIRS (ALLOWED)

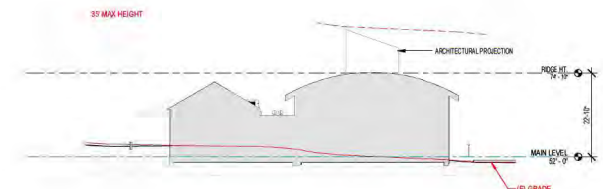
* EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING 6 STORES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS (1027.3). SHALL BE OPEN BRVIT LESS THAN ONE (1) TO THREE (3) FEET COURTS OR PUBLIC WAYS (1027.4). SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10' MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY & LANDINGS (1027.5). AND SHALL BE PROTECTED FROM THE BUILDING INTERIOR PER 1027.6

MEANS OF EGRESS

ALL COMPONENTS OF THE MEANS OF EGRESS SYSTEM, EXIT, EXIT ACCESS AND EXIT DISCHARGE SHALL MEET REQUIREMENTS OF SECTION 1003. DESIGN OCCUPANT LOADS (DETERMINED) USING TABLE 1004.1. EVERY ROOM WITH AN OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN OR EXIT ACCESS DOOR.

EGRESS WIDTH

OCCUPANT LOAD BY MEANS OF EGRESS X 0.5 FOR STAIR WIDTH & OCCUPANT LOAD BY MEANS OF EGRESS X 0.2 FOR OTHER COMPONENTS (PER SECTION 1005.3.1 & 1005.3.2). WHERE OCCUPANT LOADS ARE LOW, MINIMUM WIDTH REQUIREMENTS USED SHALL BE: DOOR - 32 INCHES (PER SECTION 1010.1.1); STAIR WIDTH - 44 INCHES (PER SECTION 1011.2.1 & WHEN OCCUPANT LOAD IS LESS THAN 50, THE STAIR WIDTH SHALL BE 36 INCHES MIN WIDE (PER 1011.2.1 EX. #1))



GRADE PLANE EXHIBIT 1/16" = 1'-0" 2



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

PREPARED BY
CHABAD OF S. BARBARA
6040 STOW CANYON ROAD
SANTA BARBARA, CA 93101
DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2020	DRW FINAL



SHEET CONTENTS
CODE ANALYSIS

PROJECT NO. 24025

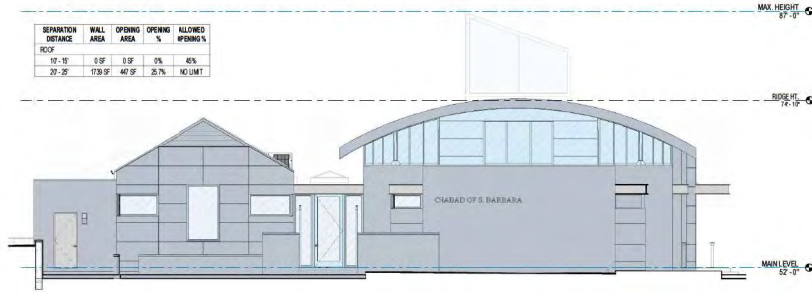
SHEET

AC-1

OPENING PROTECTION LEGEND

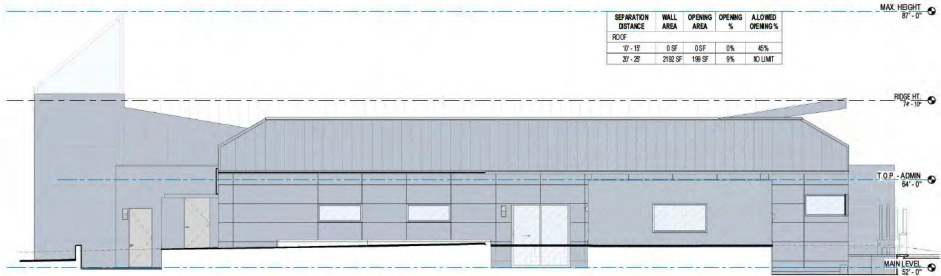
- 10' to 15'
- 20' to 25'

SEPARATION DISTANCE	WALL AREA	OPENING AREA	OPENING %	ALLOWED OPENING %
10'-15'	0 SF	0 SF	0%	45%
20'-25'	179 SF	40 SF	22.3%	NO LIMIT



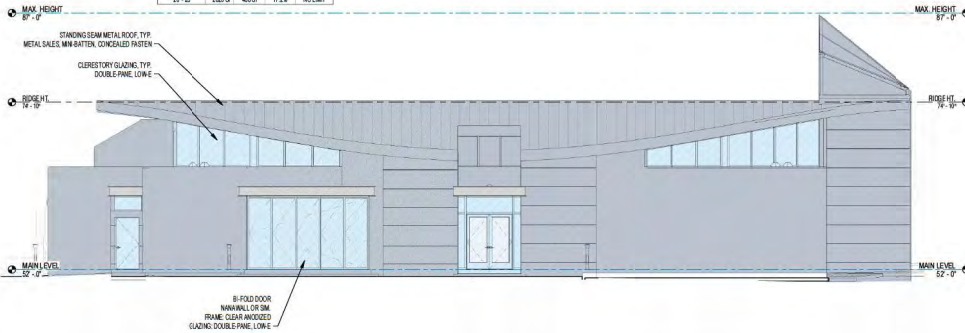
ALLOWABLE OPENING SCHEME - WEST 1/8" = 1'-0" 3

SEPARATION DISTANCE	WALL AREA	OPENING AREA	OPENING %	ALLOWED OPENING %
10'-15'	0 SF	0 SF	0%	45%
20'-25'	218 SF	198 SF	9%	NO LIMIT



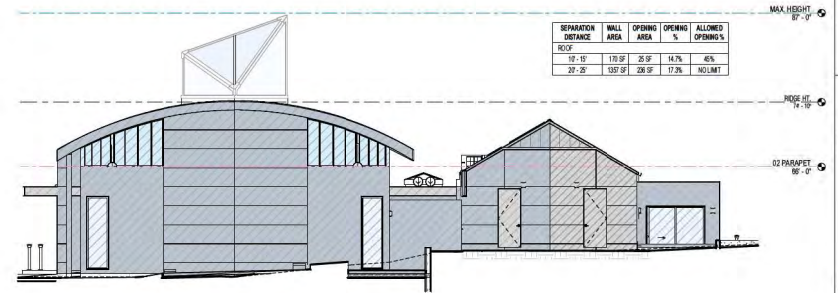
ALLOWABLE OPENING SCHEME - NORTH 1/8" = 1'-0" 2

SEPARATION DISTANCE	WALL AREA	OPENING AREA	OPENING %	ALLOWED OPENING %
10'-15'	0 SF	0 SF	0%	45%
20'-25'	280 SF	48 SF	17.2%	NO LIMIT



ALLOWABLE OPENING SCHEME - SOUTH 1/8" = 1'-0" 4

SEPARATION DISTANCE	WALL AREA	OPENING AREA	OPENING %	ALLOWED OPENING %
10'-15'	170 SF	25 SF	14.7%	45%
20'-25'	107 SF	28 SF	17.2%	NO LIMIT



ALLOWABLE OPENING SCHEME - EAST 1/8" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	0208 FINAL



SHEET CONTENTS
ALLOWABLE OPENING PERCENTAGE EXHIBIT

PROJECT NO. 24025

SHEET

AC-3

DATE	REVISION OR KEYNOTE
1/14/2020	DRN FINAL

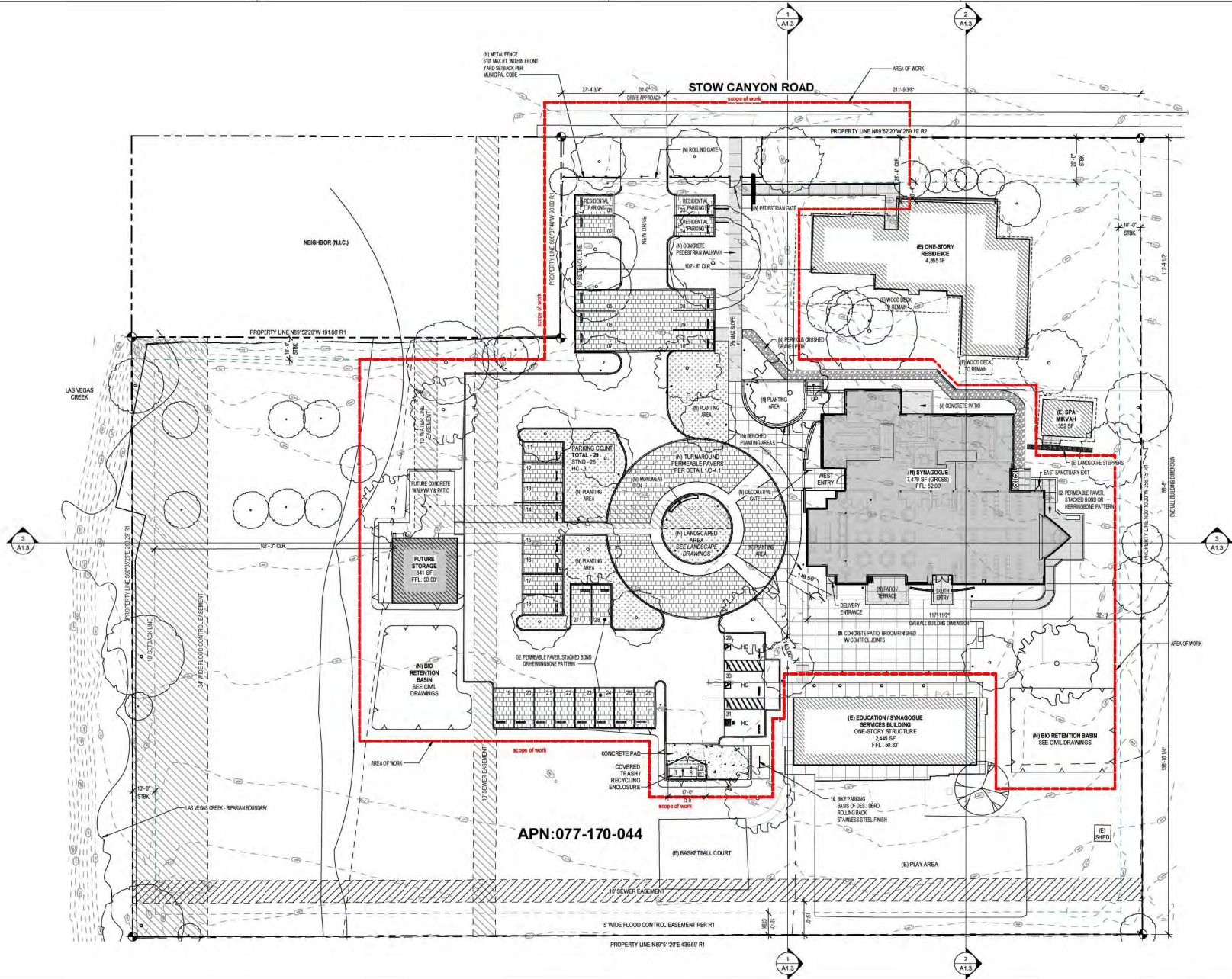


SHEET CONTENTS
OVERALL SITE PLAN

PROJECT NO. 24025

SHEET

A1.1



APN:077-170-044



OVERALL SITE PLAN 1" = 20'-0" 1

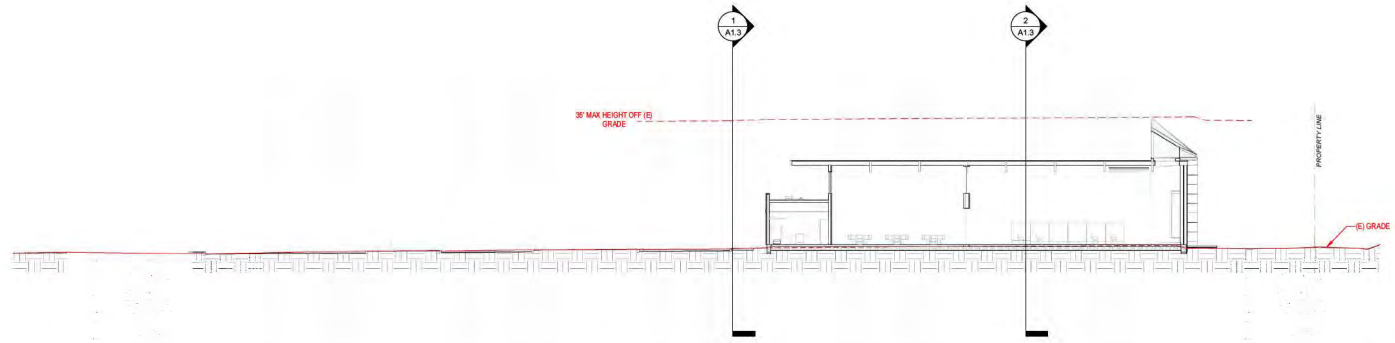
DATE	REVISION OR KEYNOTE
1/14/2020	DRN FINAL



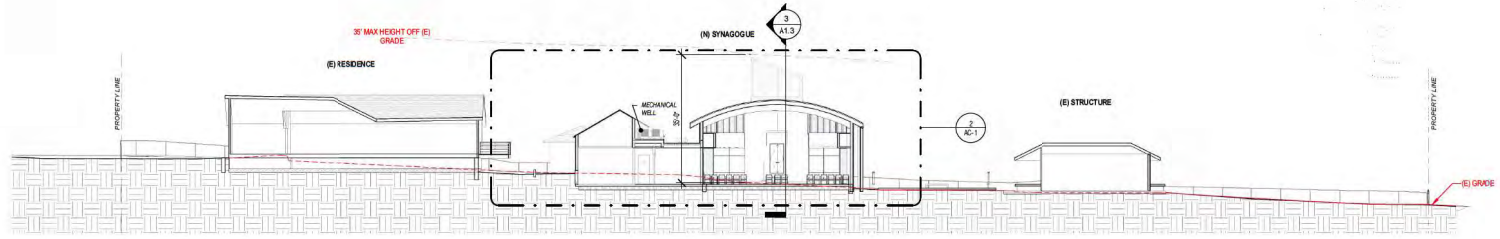
SHEET CONTENTS
SITE SECTIONS

PROJECT NO. 24025

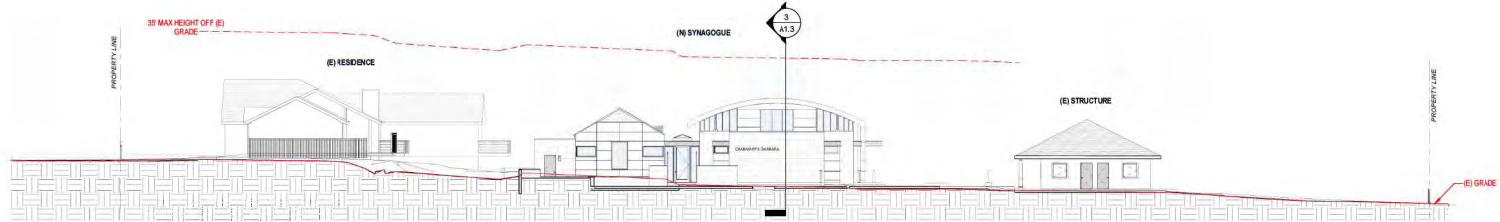
SHEET
A1.3



SITE SECTION LOOKING NORTH 1/16" = 1'-0" 3



SITE SECTION THROUGH LOOKING EAST 1/16" = 1'-0" 2



SITE SECTION AT DRIVE LOOKING EAST 1/16" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	CRIB FINAL

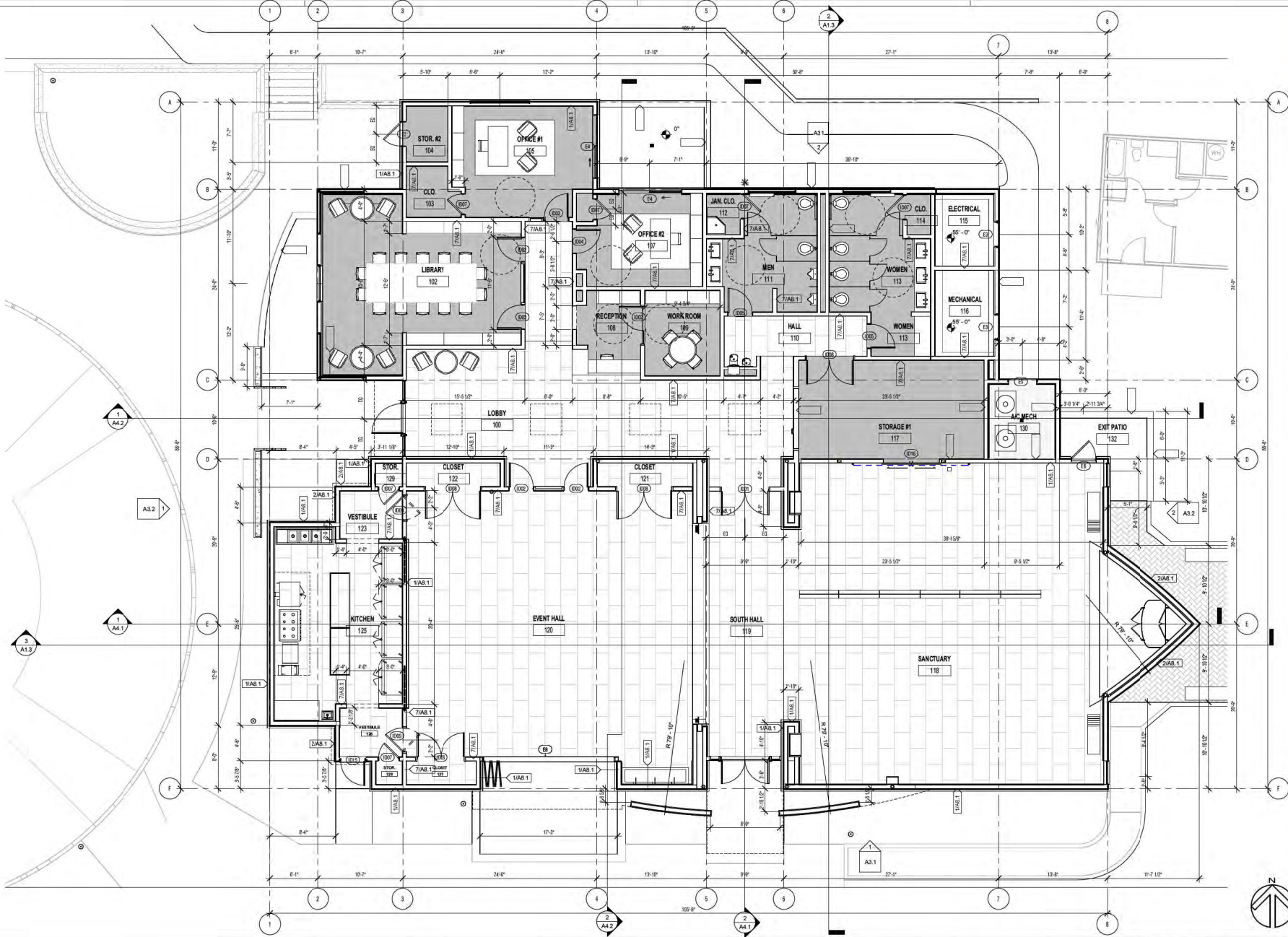


SHEET CONTENTS
FLOOR PLANS

PROJECT NO. 24025

SHEET

A2.1



MAIN LEVEL FLOOR PLAN 3/16" = 1'-0"

1

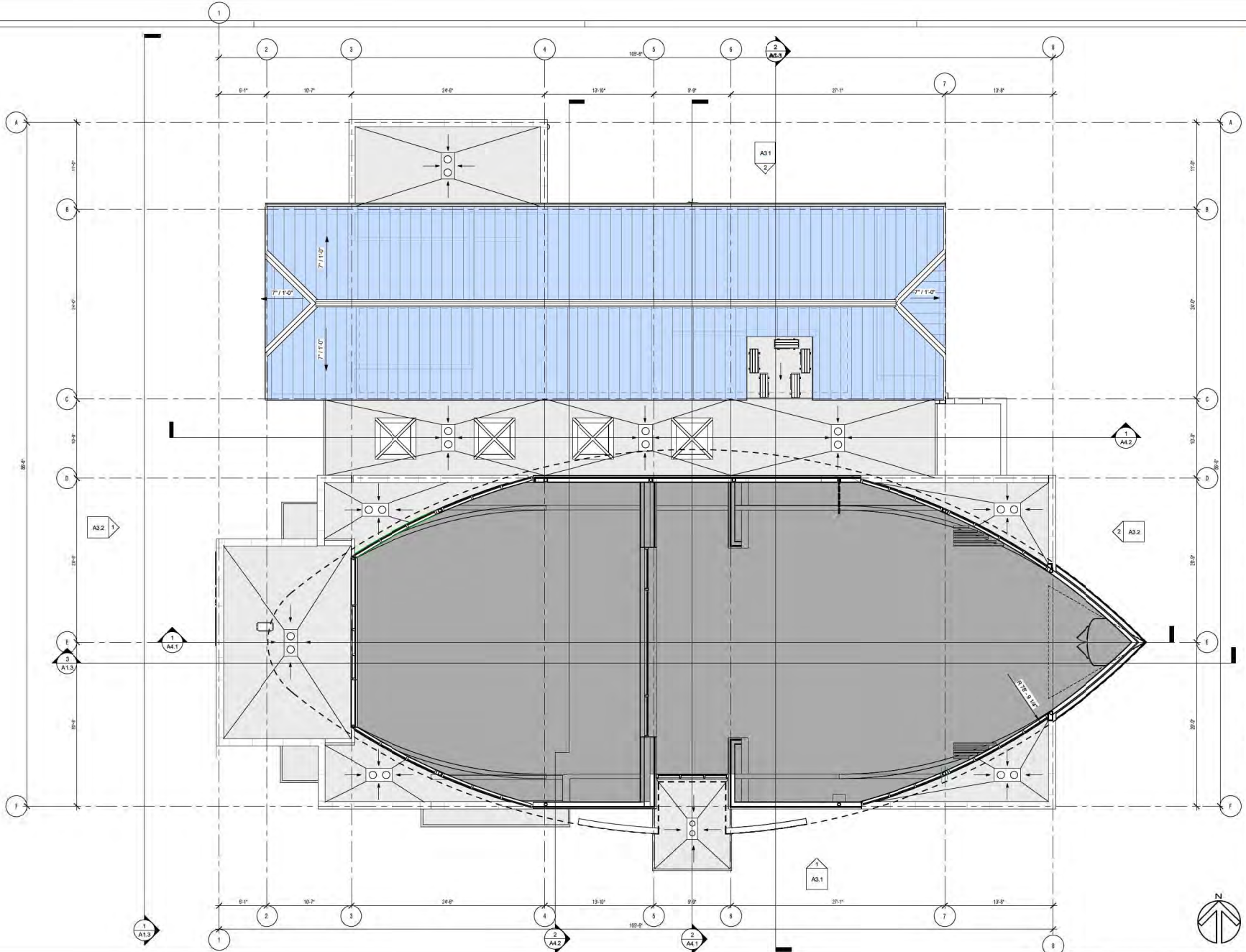
DATE	REVISION OR KEYWORD
1/14/2020	DRB FINAL



SHEET CONTENTS
LOWER ROOF PLAN

PROJECT NO: 24025

SHEET
A2.2a



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



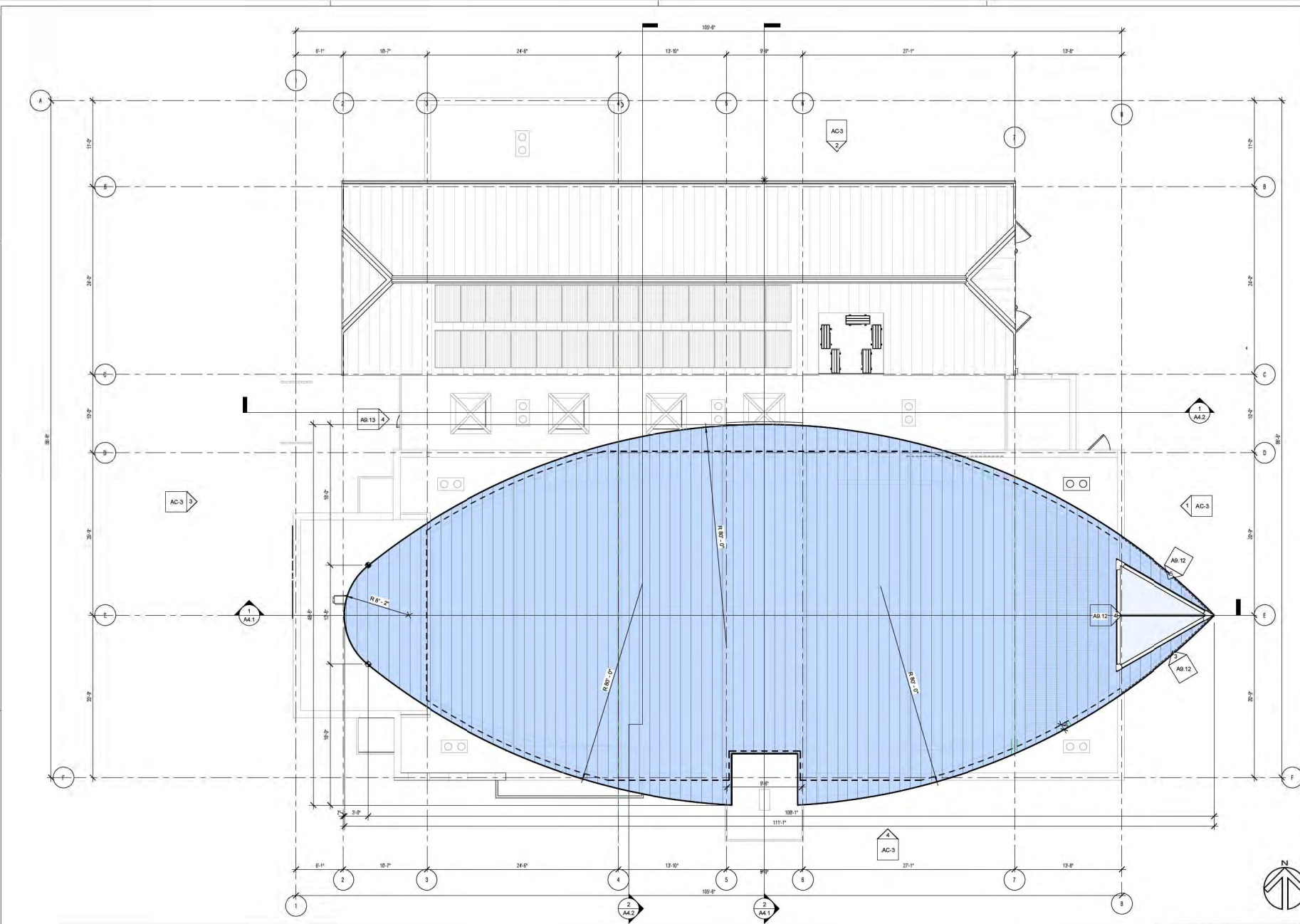
DATE	REVISION OR KEYNOTE
1/14/2020	DRB FINAL



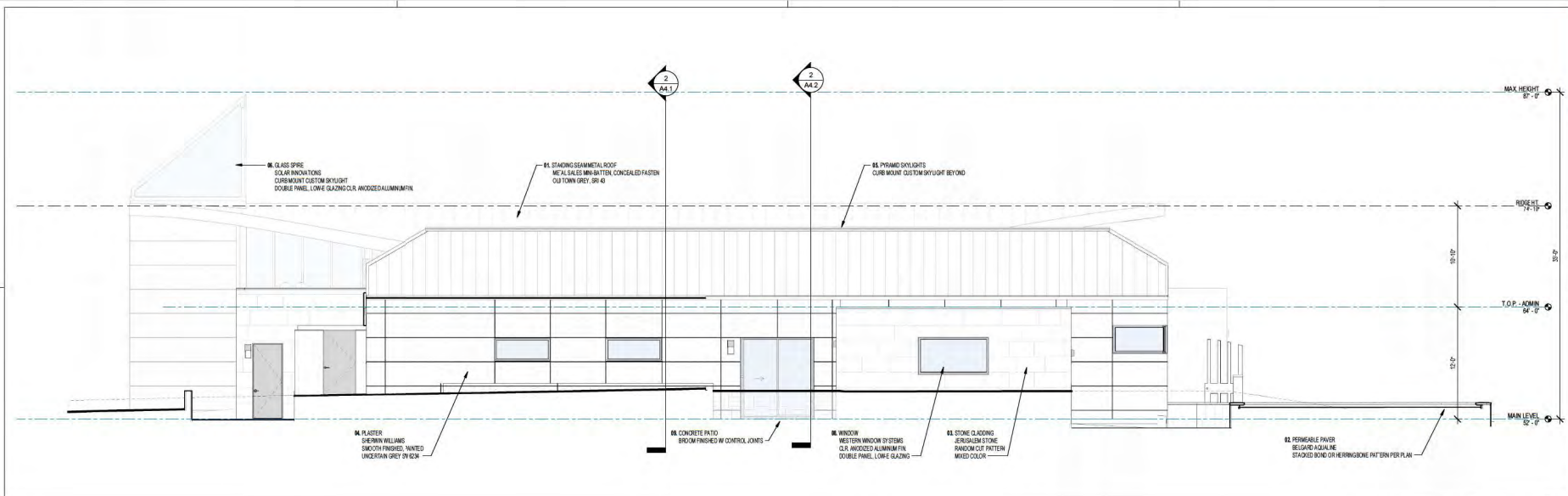
SHEET CONTENTS
UPPER ROOF PLAN

PROJECT NO. 24025

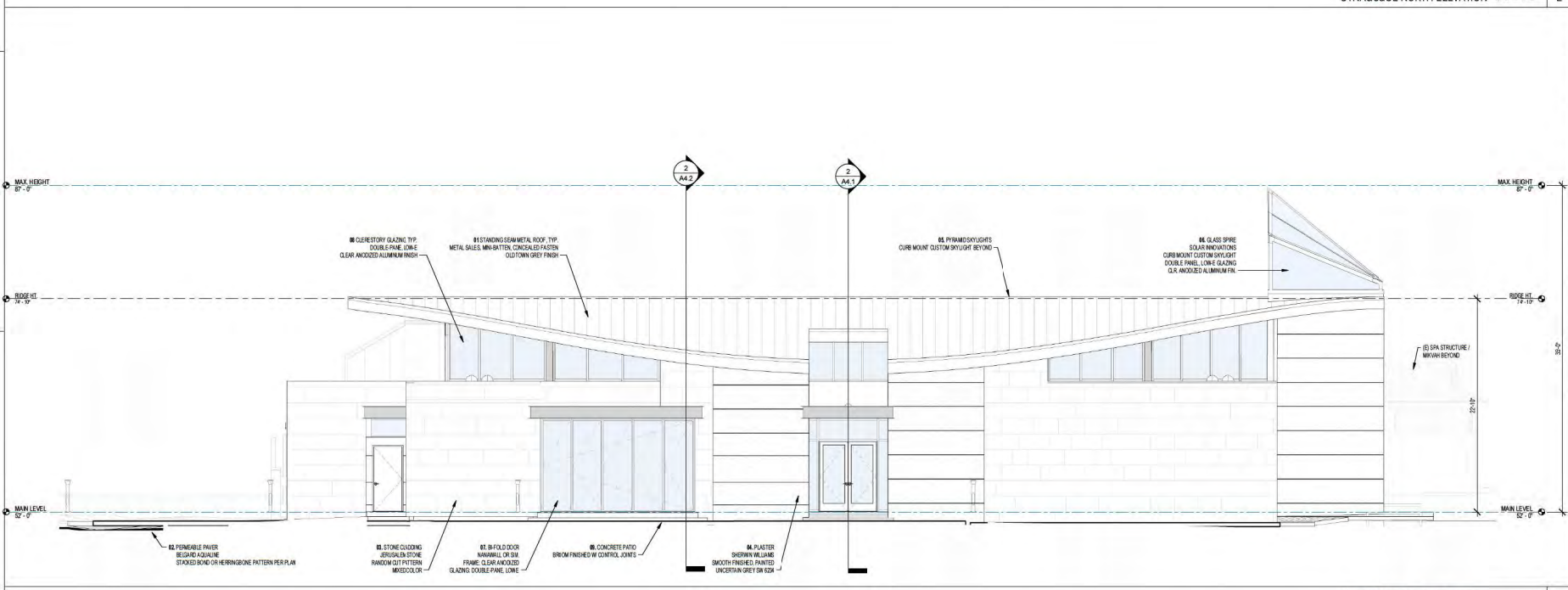
SHEET
A2.2b



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



SYNAGOGUE NORTH ELEVATION 3/16" = 1'-0" 2



SYNAGOGUE SOUTH ELEVATION 3/16" = 1'-0" 1

DATE	REVISION OR KEYWORD
1/14/2020	DRW FINAL

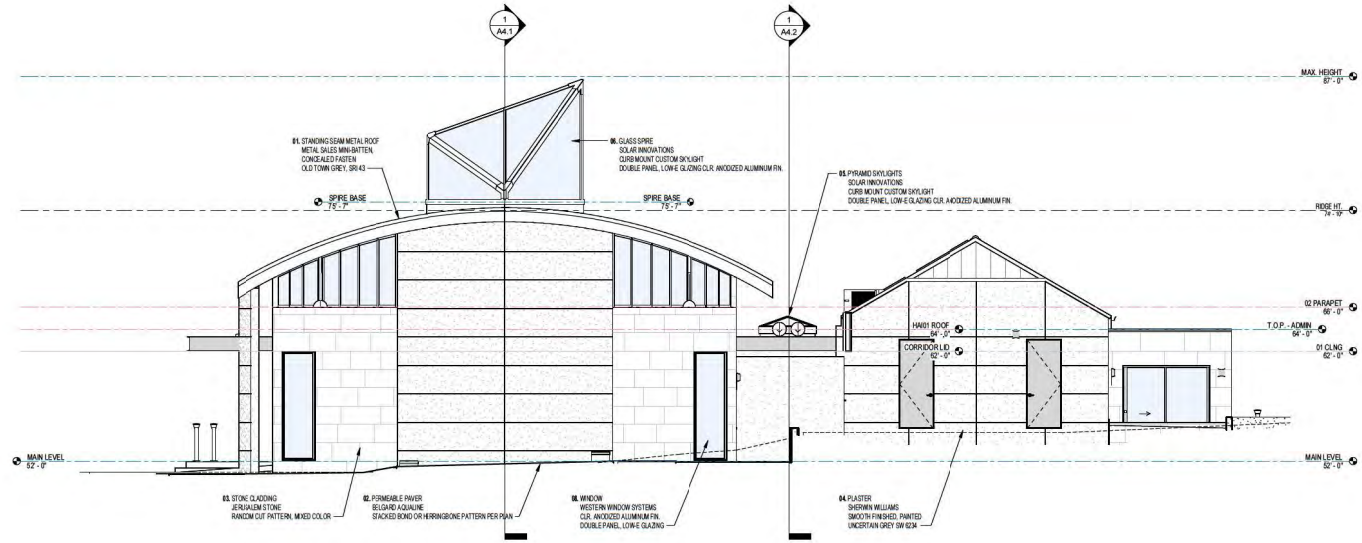


SHEET CONTENTS
ELEVATIONS

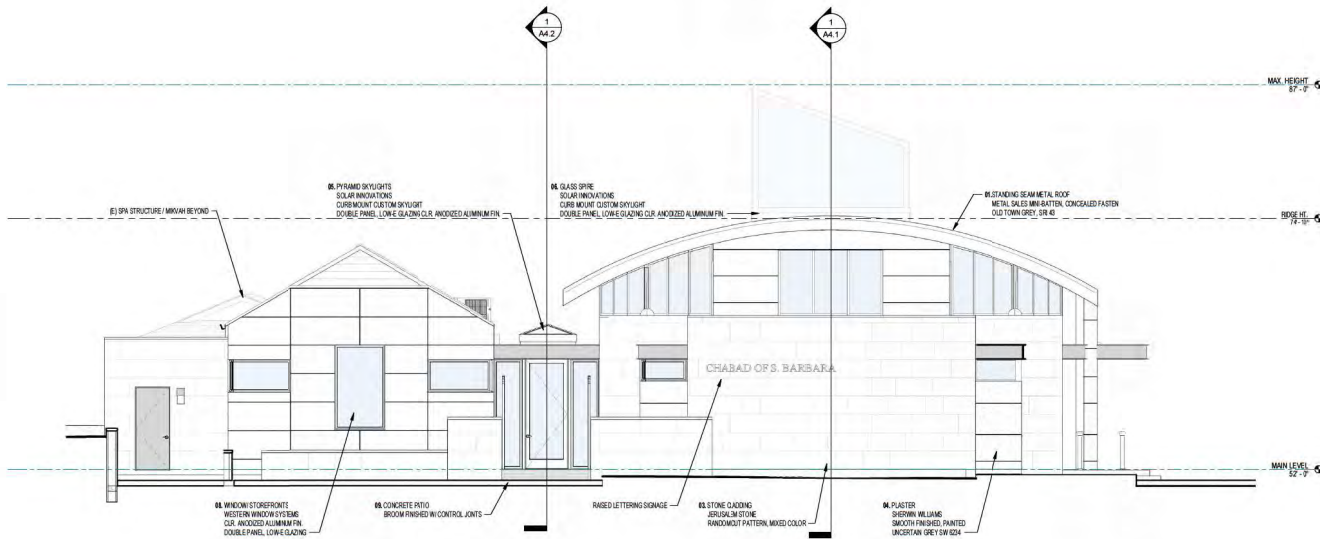
PROJECT NO. 24025

SHEET

A3.1



SYNAGOGUE EAST ELEVATION 3/16" = 1'-0" 2



SYNAGOGUE WEST ELEVATION 3/16" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	DRW FINAL



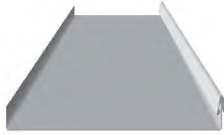
SHEET CONTENTS
ELEVATIONS

PROJECT NO. 24025

SHEET

A3.2

01. STANDING SEAM METAL ROOF
 BASIS OF DESIGN: METAL SALES MINI-BATTER, CONCEALED FASTEN
 • OLD TOWN GREY
 • SRI 43



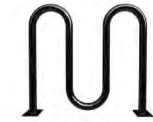
09. CONCRETE PATIO
 • BROOM FINISHED W/ CONTROL JOINTS



02. PERMEABLE PAVER
 BASIS OF DESIGN: BELGARD AQUALINE
 • STACKED BOND OR HERRINGBONE PATTERN PER PLAN



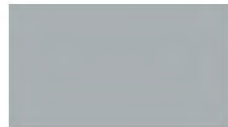
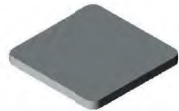
10. BIKE PARKING
 BASIS OF DESIGN: DERO ROLLING RACK
 • STAINLESS STEEL FINISH



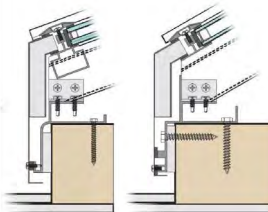
03. STONE CLADDING
 BASIS OF DESIGN: JERUSALEM STONE
 • RANDOM CUT PATTERN
 • MIXED COLOR



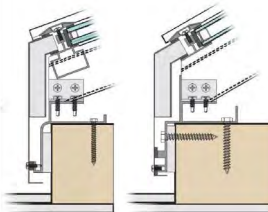
04. PLASTER
 BASIS OF DESIGN: SHERWIN WILLIAMS
 • SMOOTH FINISHED, PAINTED
 • UNCERTAIN GREY SW 6234



05. PYRAMID SKYLIGHTS
 BASIS OF DESIGN: SOLAR INNOVATIONS
 • CURB MOUNT CUSTOM SKYLIGHT
 • DOUBLE PANEL, LOW-E GLAZING CLR. ANODIZED ALUMINUM FIN.



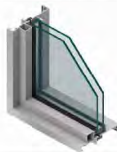
06. GLASS SPIRE
 BASIS OF DESIGN: SOLAR INNOVATIONS
 • CURB MOUNT CUSTOM SKYLIGHT
 • DOUBLE PANEL, LOW-E GLAZING CLR. ANODIZED ALUMINUM FIN.



07. BI-FOLD DOOR
 BASIS OF DESIGN: NANAWALL
 • CLR. ANODIZED ALUMINUM FIN.



08. WINDOW/STOREFRONTS
 BASIS OF DESIGN: WESTERN WINDOW SYSTEMS
 • CLR. ANODIZED ALUMINUM FIN.
 • DOUBLE PANEL, LOW-E GLAZING



DATE	REVISION OR KEYNOTE
1/14/2020	CRB FINAL



SHEET CONTENTS
 COLOR MATERIAL BOARD

PROJECT NO. 24025

SHEET
A3.3



VIEW OF THE WEST FACADE FROM THE NEW DROP-OFF ROUNDABOUT



VIEW OF THE WEST FACADE FROM DRIVEWAY ENTRY INTO NEW DROP-OFF ROUNDABOUT



VIEW FROM THE SOUTHWEST OF THE NEW SYNAGOGUE



VIEW OF SOUTHERN FACADE OF NEW SYNAGOGUE AT SOUTH ENTRY

DATE	ISSUANCE OR KEYNOTE
1/14/2020	DRB FINAL

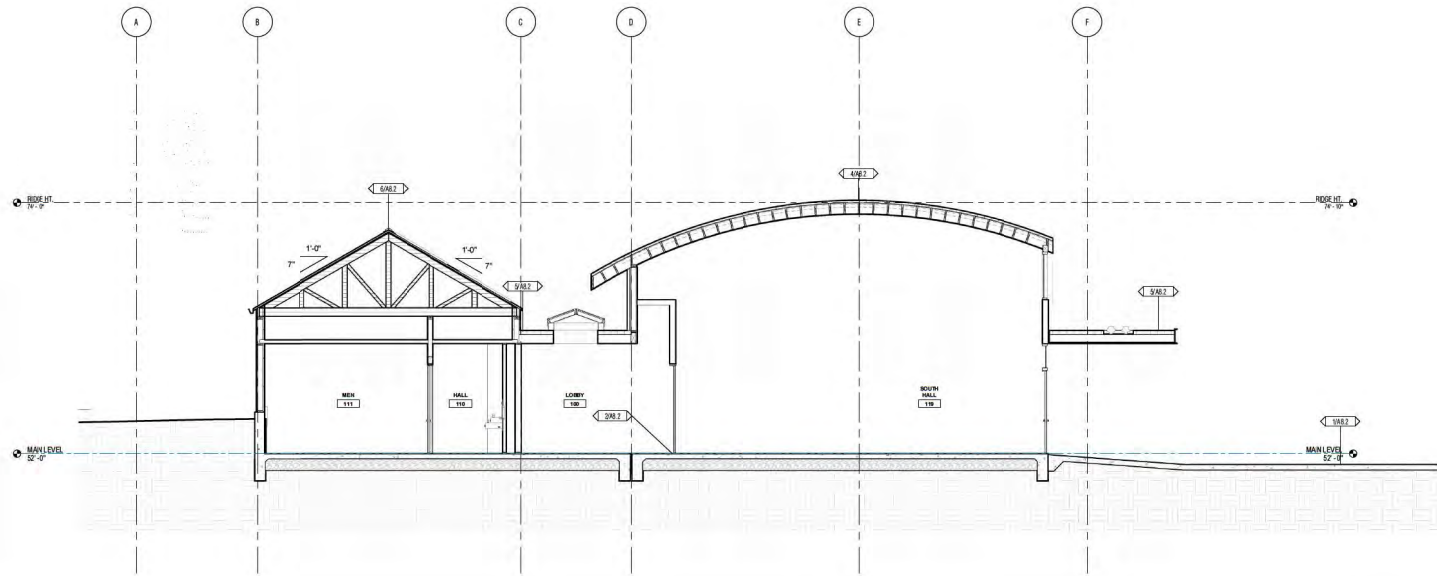


SHEET CONTENTS
PERSPECTIVE RENDERINGS

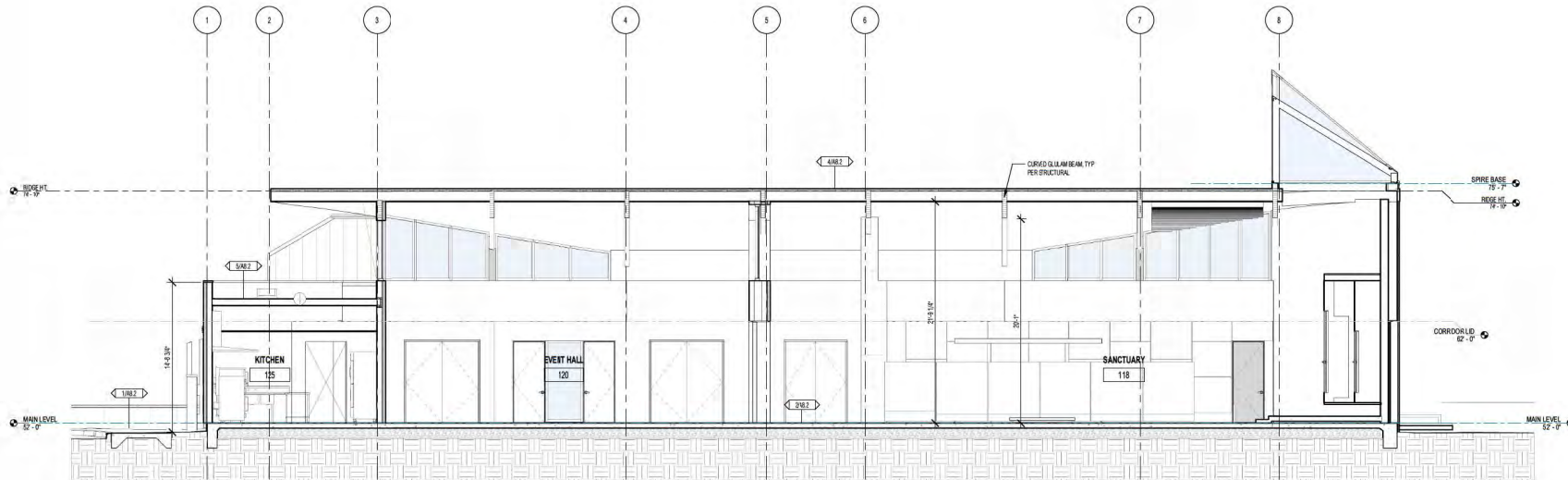
PROJECT NO. 24025

SHEET

A3.4



SOUTH ENTRY HALL LOOKING EAST 3/16" = 1'-0" 2



SYNAGOGUE SECTION LOOKING NORTH 3/16" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	CRIB FINAL

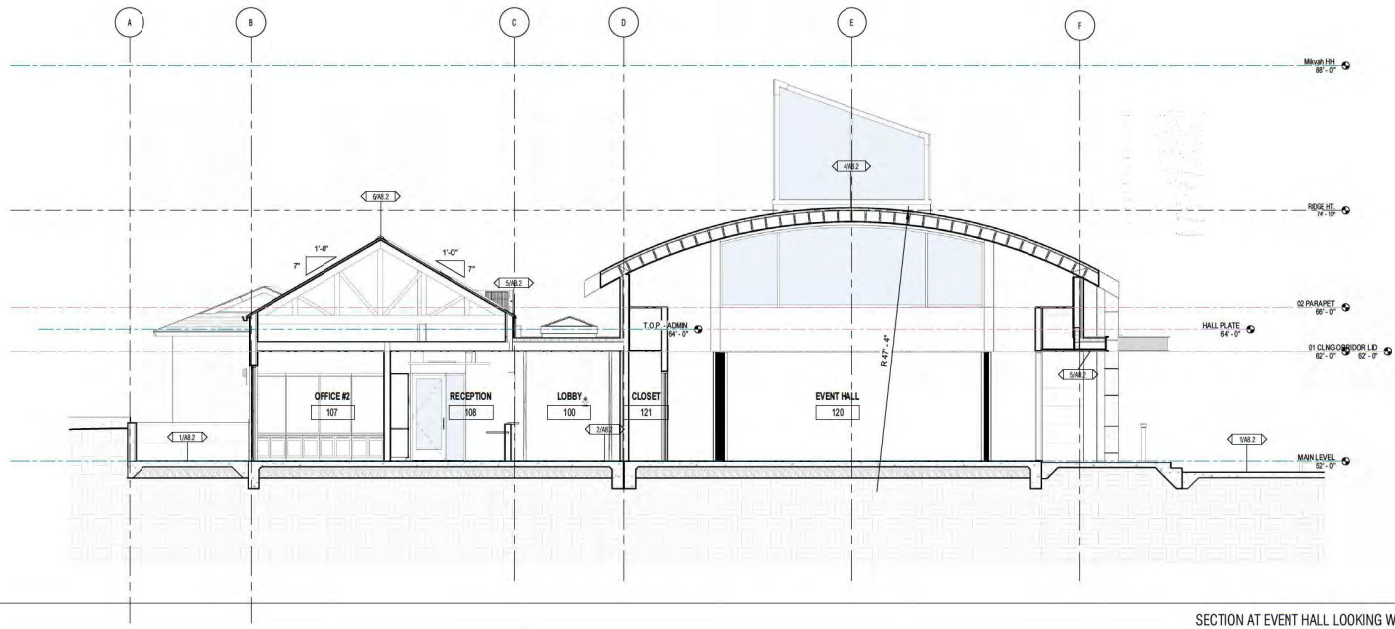


SHEET CONTENTS
SECTIONS

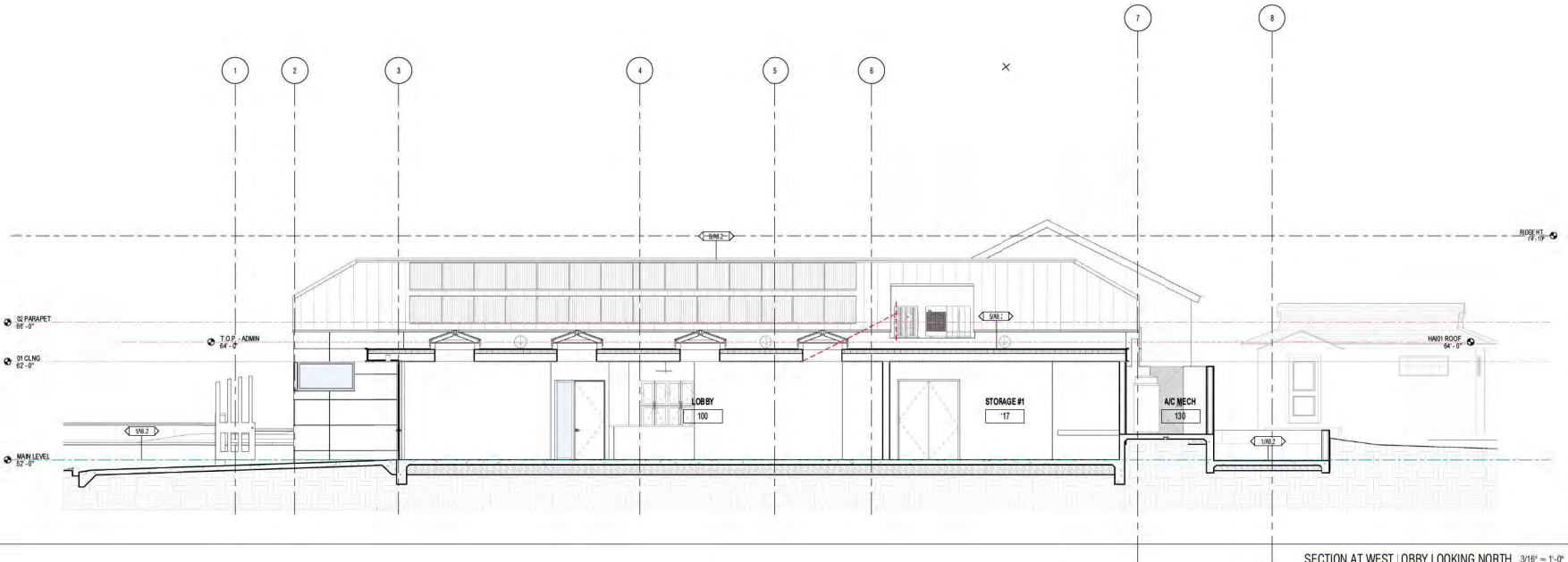
PROJECT NO. 24025

SHEET

A4.1



SECTION AT EVENT HALL LOOKING WEST 3/16" = 1'-0" 2



SECTION AT WEST LOBBY LOOKING NORTH 3/16" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	DRW FINAL



SHEET CONTENTS
SECTIONS
PROJECT NO. 24025

SHEET
A4.2

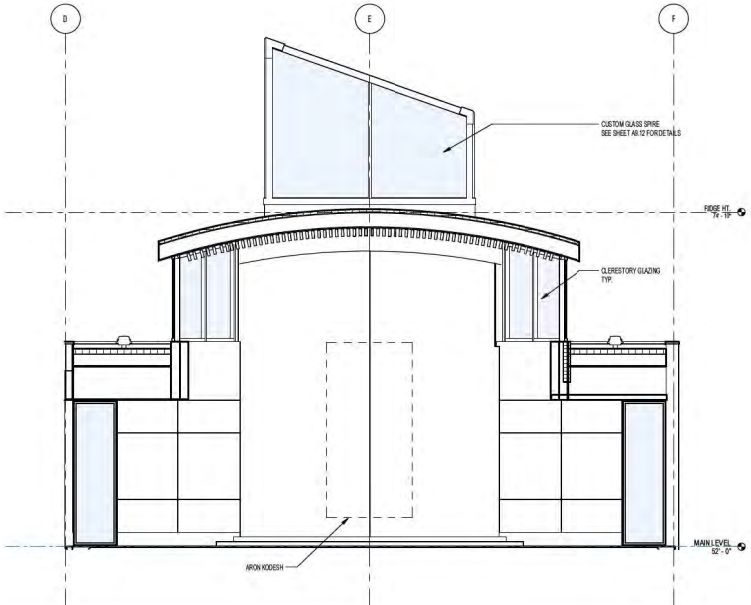
DATE	REVISION OR KEYNOTE
1/14/2020	DRB FINAL



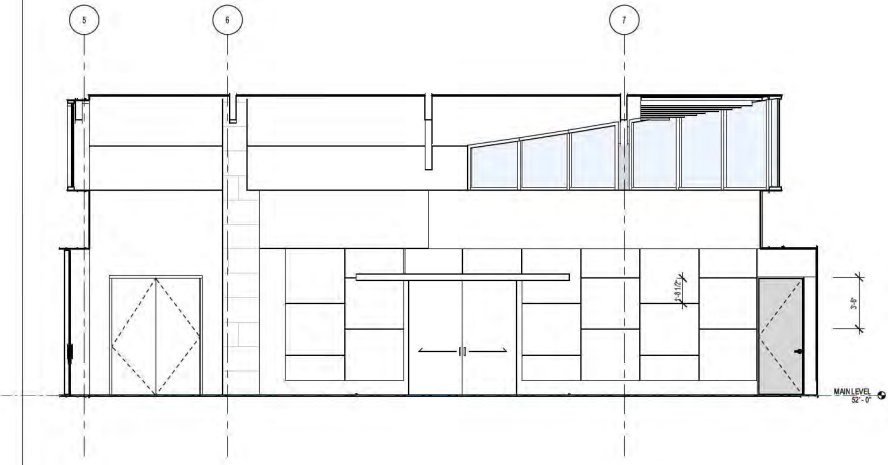
SHEET CONTENTS
INTERIOR ELEVATIONS

PROJECT NO. 24025

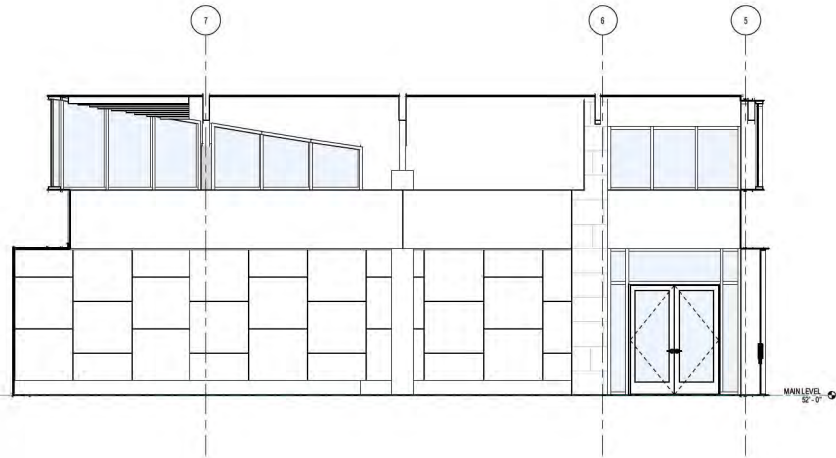
SHEET
A5.1



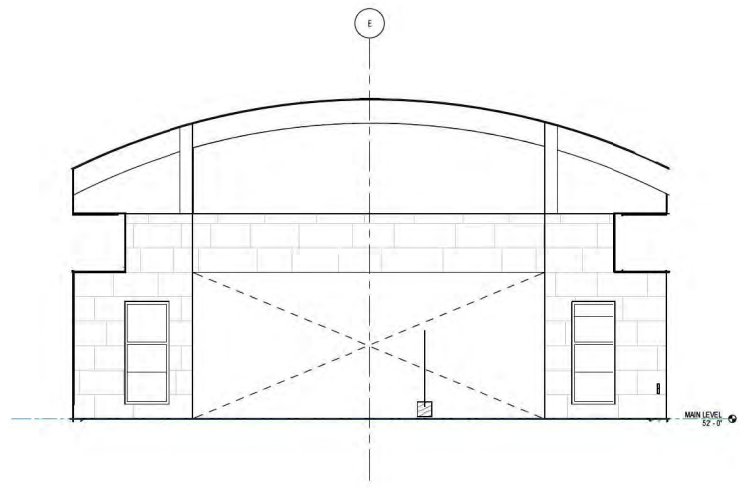
SANCTUARY - EAST 1/4" = 1'-0" 4



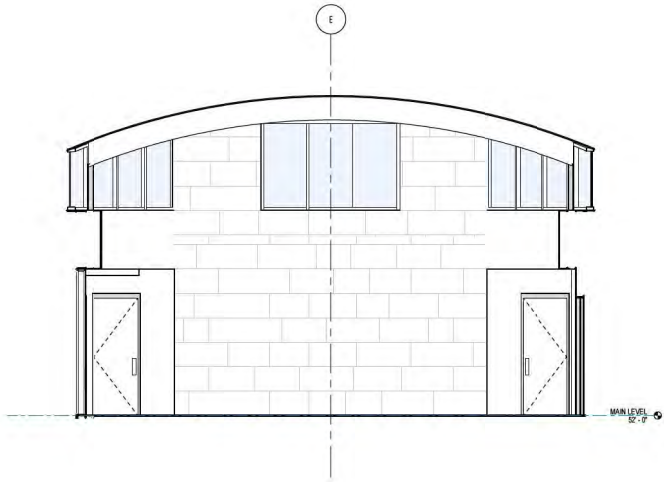
SANCTUARY - NORTH 1/4" = 1'-0" 2



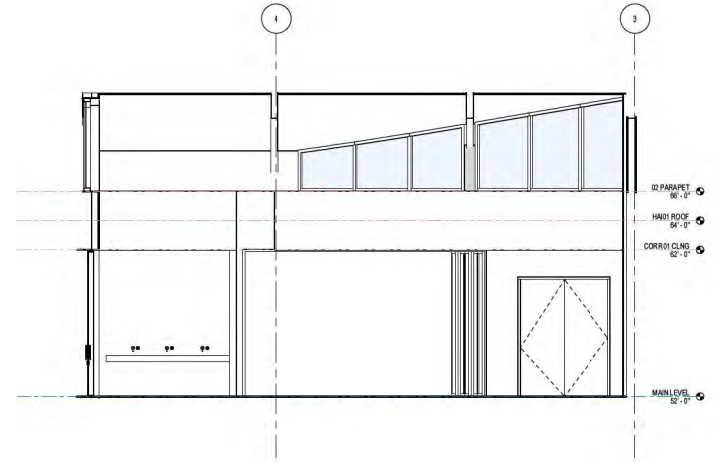
SANCTUARY - SOUTH 1/4" = 1'-0" 3



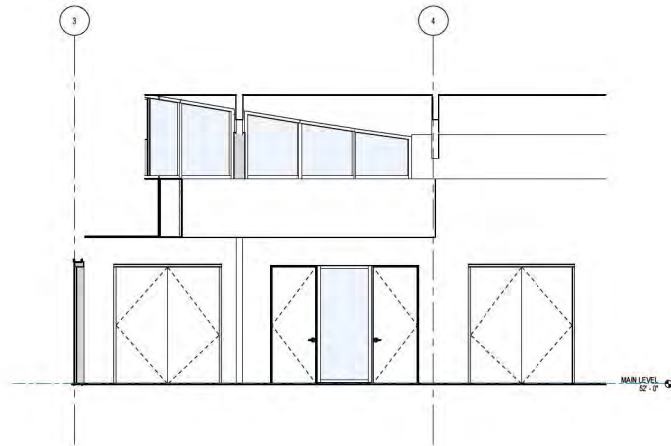
SANCTUARY - WEST 1/4" = 1'-0" 1



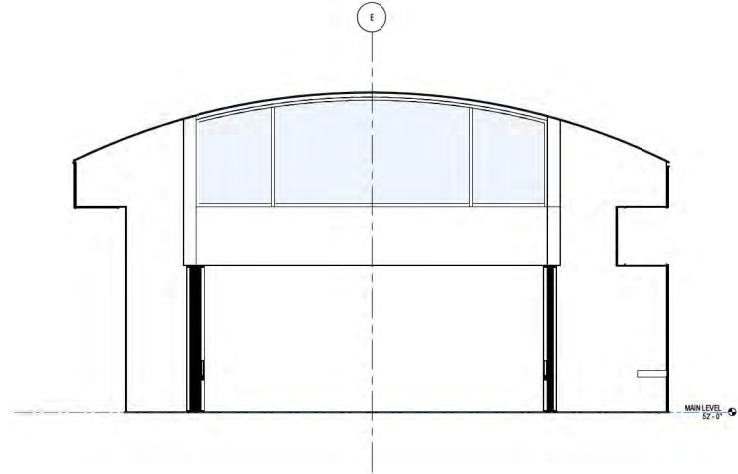
EVENT HALL - WEST 1/4" = 1'-0" 4



EVENT HALL - SOUTH 1/4" = 1'-0" 2



EVENT HALL - NORTH 1/4" = 1'-0" 3



EVENT HALL - EAST 1/4" = 1'-0" 1

DATE	REVISION OR KEYNOTE
1/14/2020	DRB FINAL



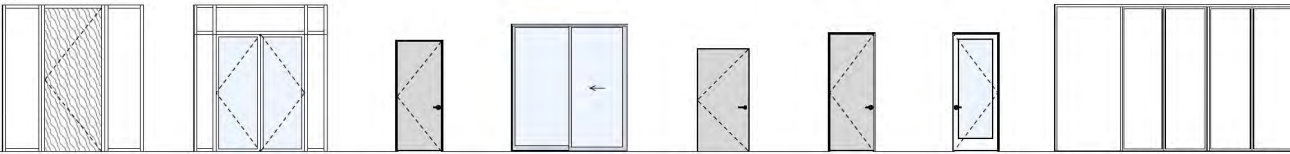
SHEET CONTENTS
INTERIOR ELEVATIONS

PROJECT NO. 24025

SHEET

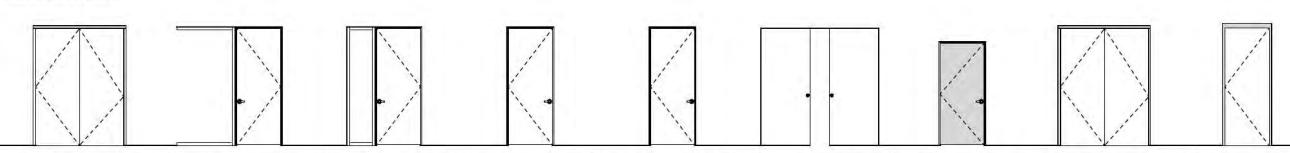
A5.2

Door schedule Exterior



TYPE NUMBER	QTY	DIMENSIONS	FIRE RATING	MATERIAL FRAME	HINGES	CLOSER	THRESHOLD	DOOR SHOULDER/GASKET	SMOKE SEALS	HOLD OPEN	DOOR STOP	DOOR VENEER	LOWERS/DOOR GLASS	DOOR COORDINATOR	ASTRAGAL	LOCKSET TYPE	ELECTRONIC HARDWARE	MAGNETIC HOLD OPEN	DELAYED EGRESS FEATURE	POWER ASSIST FEATURE	KICKPLATE	MISC	COMMENTS	DETAILS
1/1	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/2	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/3	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/4	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/5	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/6	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/7	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/8	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

Door Schedule Interior



TYPE NUMBER	QTY	DIMENSIONS	FIRE RATING	MATERIAL FRAME	HINGES	CLOSER	THRESHOLD	DOOR SHOULDER/GASKET	SMOKE SEALS	HOLD OPEN	DOOR STOP	DOOR VENEER	LOWERS/DOOR GLASS	DOOR COORDINATOR	ASTRAGAL	LOCKSET TYPE	ELECTRONIC HARDWARE	MAGNETIC HOLD OPEN	DELAYED EGRESS FEATURE	POWER ASSIST FEATURE	KICKPLATE	MISC	COMMENTS	DETAILS
1/101	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/102	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/103	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/104	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/105	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/106	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/107	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/108	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/109	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1/110	1	36" x 80"	20	ALUMINUM	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

GENERAL NOTES

- FOR ADDITIONAL INFORMATION ON DOORS, HARDWARE, GLAZING, MANUFACTURERS LIST AND RELATED ITEMS, SEE SPECIFICATIONS.
- ALL DOOR GLAZING SHALL BE DOUBLE PANE UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL 20-MINUTE RATED DOORS SHALL BE PROVIDED WITH GASKETED SMOKE AND DRAFT ASSEMBLIES AND AUTOMATIC CLOSING DEVICE.
- FOR LOCATION OF DOOR SWINGS (TYPICAL) SEE FLOOR PLANS.
- ENTRANCE DOOR VENTS ARE TO BE LOCATED AT 5' 4" VENT PORT HOLE SHALL NOT BE LARGER THAN ONE INCH IN DIAMETER THROUGHOUT THE DOOR AND HAVE AT LEAST A 1/8" THICK GLASS DISC.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 30" INCHES ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING PER 2019 CALIFORNIA BUILDING CODE SECTION 704.2.
- EXIT DOORS SHALL OPEN AT LEAST 90 DEGREES AND PROVIDE A CLEAR WIDTH OF AT LEAST 32" WHEN A PAIR OF DOORS IS PROVIDED; 32" MIN CLEAR SHALL BE PROVIDED FROM AT LEAST ONE LEAF WHEN OTHER DOOR IS CLOSED. SEE 1 & 2 A&Z.
- MAXIMUM WIDTH OF DOOR LEAF FOR EGRESS DOORS SHALL BE 48".
- ALL DOORS SHALL BE SWINGING DOORS UNLESS OTHERWISE NOTED. EXIT DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE DOORS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR.
- MAX EFFORT TO OPERATE DOORS MUST NOT EXCEED 5 LBS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO 15 LBS.
- LATCHING AND LOCKING DEVICES SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE, PIANO BAR, OR PUSH/PULL HARDWARE.
- DOOR STOPS OF NON-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB.
- THE BOTTOM 1/4" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS MUST HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
- CARD READER INSTALLATION SHALL BE PROVIDED UNDER A SEPARATE CONTRACT BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATION OF THE DOOR FOR INSTALLATION OF SAID DEVICE AND COORDINATION OF WORK TO BE COMPLETED BY THE OWNER OR THEIR SUB-CONTRACTOR.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.19.
- SEE 600-AZ FOR REQUIREMENTS FOR ALL THRESHOLDS WHERE NO OTHER DETAILS ARE REFERENCED.
- EVERY DOOR IN A SECURITY ORIENTED AREA FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULBS WITH A MAXIMUM HEIGHT OF 8' FOOT OR THE EXTERIOR SIDE OF THE UNIT.
- ALL FIN TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PIN. HINGES SHALL HAVE MIN 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN PROTECTION. THE STRENGTH PLATE FOR HINGES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 1" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERT. DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR DOORS MUST BE PROVIDED FROM THE INTERIOR WITHOUT A KEY. SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN E, F, M, AND S OCCUPANCIES).
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEZZMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING LOCK DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 5/8" THICK WITH SHARPED PORTIONS OF THE PANELS NOT LESS THAN 1/4" INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER WITH THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH.
- WHERE DELAYED EGRESS IS PROVIDED FOR THE DOOR, THE DELAYED EGRESS LOCKING SYSTEM SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH ALL OF THE FOLLOWING:
 - THE DELAYED EGRESS SHALL DEACTIVATE UPON LOSS OF ELECTRICAL POWER, ALLOWING IMMEDIATE FREE EGRESS TO ANY ONE OF THE FOLLOWING:
 - THE EGRESS CONTROL DEVICE ITSELF
 - THE SMOKE DETECTION SYSTEM
 - MEANS OF EGRESS ILLUMINATION AS REQUIRED BY SECTION 1008
 - THE DELAYED EGRESS LOCKING SYSTEM SHALL HAVE THE CAPABILITY OF BEING DEACTIVATED AT THE FIRE COMMAND CENTER AND APPROVED LOCATIONS.
 - ANY ATTEMPT TO EGRESS SHALL INITIATE AN ALARM SIGNAL THAT SHALL ALLOW 60 SECONDS IN NOT MORE THAN 15 SECONDS WHEN A PHYSICAL EFFORT IS APPLIED TO THE EGRESS SIDE DOOR HARDWARE FOR NOT MORE THAN 3 SECONDS AN ADDIBLE SIGNAL SHALL ALSO BE ACTIVATED. REARMING THE DELAYED EGRESS HARDWARE SHALL BE BY MANUAL MEANS ONLY. THE EGRESS DELAY TIME SHALL NOT BE ADJUSTABLE. A DELAY OF NOT MORE THAN 30 SECONDS IS PERMITTED FOR FACILITIES HOUSING ALZHEIMER'S OR DEMENTIA CLIENTS.
 - THE EGRESS PATH FROM ANY POINT SHALL NOT PASS THROUGH MORE THAN ONE DELAYED EGRESS LOCKING SYSTEM. IN GROUPS OF 2 OR 3 OCCUPANCIES, NOT MORE THAN TWO DELAYED EGRESS LOCKING SYSTEMS ARE ALLOWED WITH A COMBINED DELAY OF NOT MORE THAN 30 SECONDS.
 - A SIGN SHALL BE PROVIDED ON THE DOOR AND SHALL BE LOCATED ABOVE AND WITHIN 12 INCHES OF THE DOOR HARDWARE:
 - FOR DOORS THAT SWING IN THE DIRECTION OF EGRESS, THE SIGN SHALL READ: "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND."
 - THE SIGN SHALL COMPLY WITH THE VISUAL CHARACTER REQUIREMENTS IN CBC 11B-705. SIGN LETTERING SHALL BE AT LEAST 1" IN HEIGHT AND SHALL HAVE A STROKE OF NOT LESS THAN 1/8".
 - A TACTILE SIGN SHALL ALSO BE PROVIDED IN BRAILLE AND RAISED CHARACTERS, WHICH COMPLIES WITH CBC 11B-705.11B-705.1 AND 11B-705.5.
 - EMERGENCY LIGHTING SHALL BE PROVIDED ON THE EGRESS SIDE OF THE DOOR.
 - DELAYED EGRESS HARDWARE SHALL BE UL-294 LISTED.

DOOR CORE MATERIAL
 SCWD - SOLID CORE WOOD
 HM - HOLLOW METAL
 HCD - HOLLOW CORE WOOD
 P - EXPANDED POLYSTYRENE INSULATION

DOOR FINISH MATERIAL
 MDF - MEDIUM DENSITY FIBERBOARD PAINTED
 AN - BRONZE ANODIZED
 AL - ALUMINUM
 WD - WOOD
 HM - HOLLOW METAL
 TM - TEMPERED MASONITE/PAINTED
 MP - METAL / PAINTED
 DW - BRUSH VENEER/PAINTED
 S - GALVANIZED STEEL

FRAME MATERIAL / FINISH
 HM - HOLLOW METAL
 MP - METAL / PAINTED
 AL - ALUMINUM
 WD - WOOD PAINTED

HBA
 ARCHITECTURE + PLANNING
 122 E. ARRELLAGA
 SANTA BARBARA
 CALIFORNIA 93101
 805 962 2746

PERMITTED BY
CHABAD OF SANTA BARBARA
 604 E. STROM CANYON ROAD
 SANTA BARBARA, CA 93101
 DECKA DEVELOPMENT

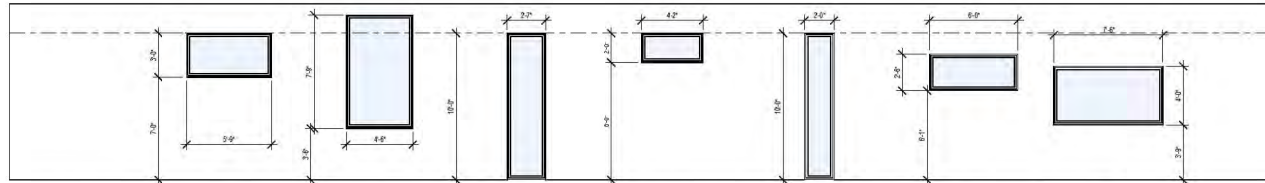
DATE	REVISION OR KEYWORD
10/4/2020	DRB FINAL



SHEET CONTENTS
 DOOR SCHEDULES

PROJECT NO: 24025

SHEET
A6.1



TYPE NUMBER	WD1	WD2	WD3	WD4	WD5	WD7	WD8
TYPE NUMBER							
FINISH							
MATERIAL / FRAME							
GLAZING							
OPERATION							
DESCRIPTION							

GENERAL NOTES

- FOR ADDITIONAL INFORMATION ON WINDOWS, HARDWARE, GLAZING, MANUFACTURERS LIST AND RELATED ITEMS, SEE SPECIFICATIONS.
- ALL WINDOW GLAZING SHALL BE DOUBLE UNLESS SPECIFICALLY NOTED OTHERWISE.
- WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1136.4.
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH LIFTING DEVICES.
- TEMPERED GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS:
 - GLAZING ADJACENT TO A DOOR WHERE THE EXPOSED EDGE IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 67" ABOVE A WALKING SURFACE.
 - GLAZING ADJACENT TO WALKING SURFACE WHICH MEETS ALL OF THE FOLLOWING CRITERIA:
 - EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 - THE EXPOSED BOTTOM EDGE IS LESS THAN 18"
 - THE EXPOSED TOP EDGE IS GREATER THAN 30" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES IS WITHIN 36" HORIZONTALLY OF THE PANE OF GLAZING.
 - GLAZING IN WALLS ENCLOSING A STAIRWAY WANDING OR WITHIN 9' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 67" ABOVE A WALKING SURFACE.

WINDOW BASIS OF DESIGN:

MILGARD TUSCANY VINYL WINDOWS, COLOR: WHITE



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

ARCHITECT
CHABAD OF S. BARBARA

1045 STATE ST. SUITE 100
SANTA BARBARA, CA 93101
DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2020	DRB FINAL



SHEET CONTENTS
WINDOW SCHEDULES

PROJECT NO. 24025

SHEET

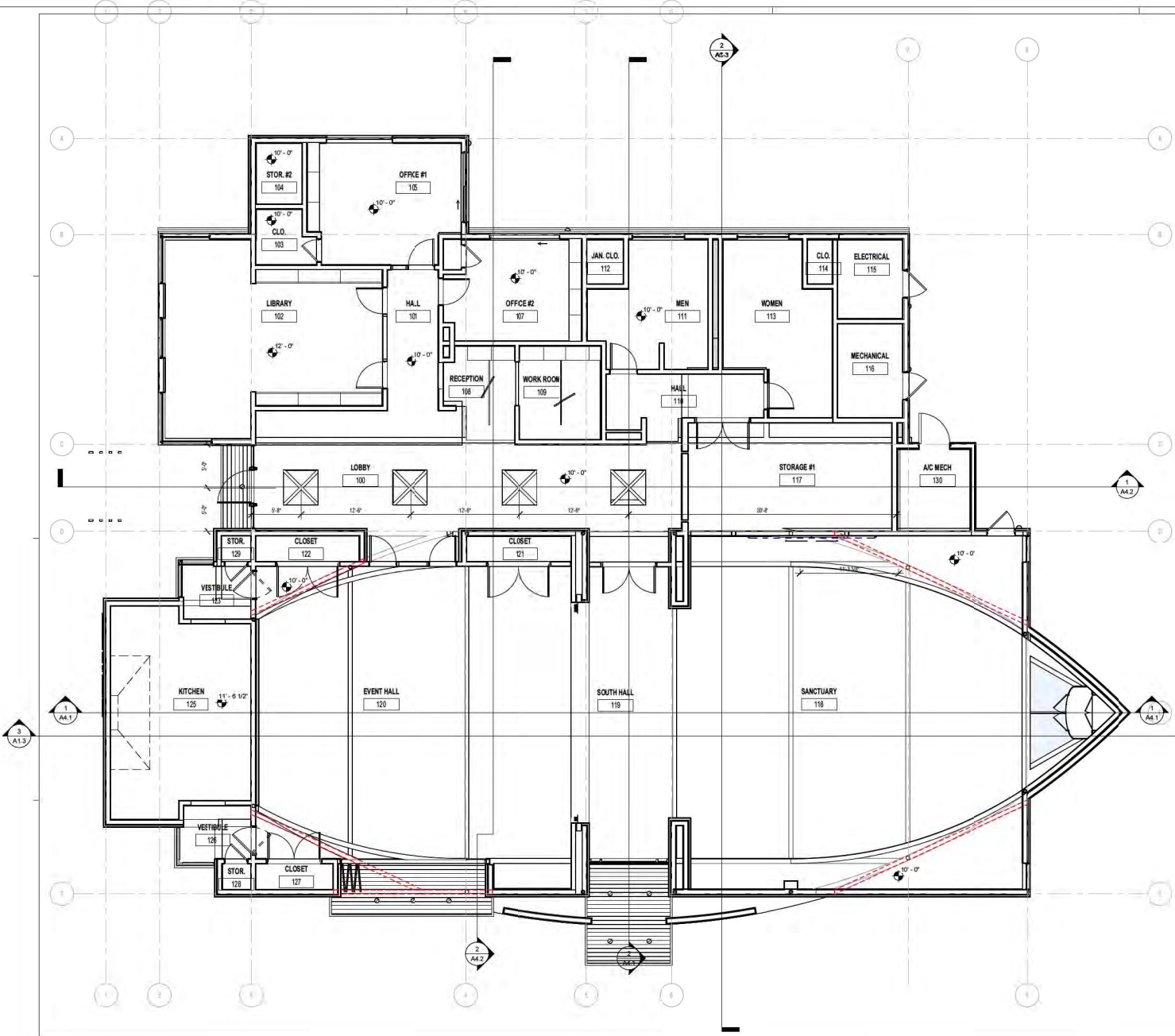
A6.2

GENERAL NOTES

1. NOTE

LEGEND

-  CEILING HEIGHT
-  CEILING HEIGHT



DATE	REVISION OR KEYNOTE
1/14/2020	DRN FINAL

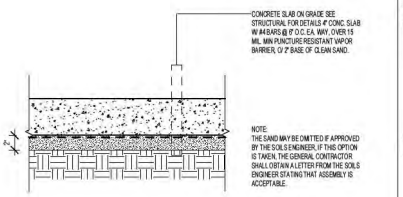
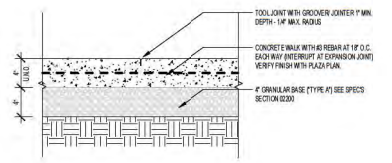
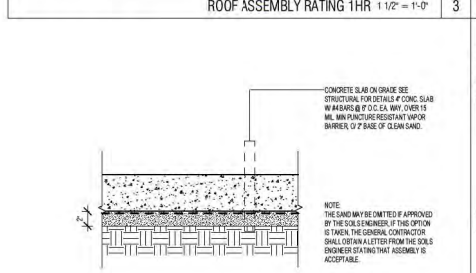
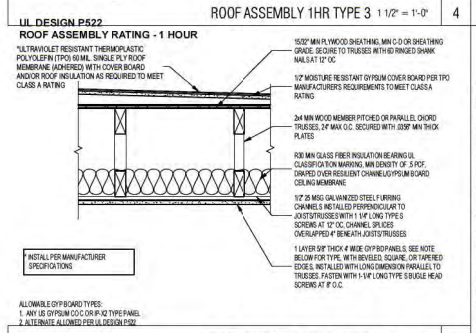
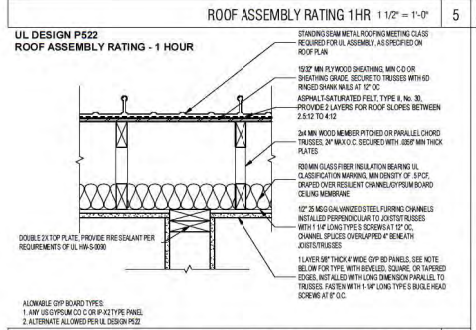
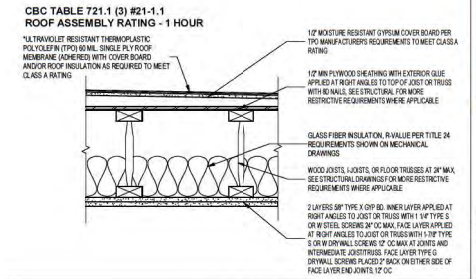


SHEET CONTENTS
REFLECTED CEILING PLAN

PROJECT NO: 24025

SHEET

A7.1



DATE	REVISION OR KEYNOTE
1/14/2020	DRW FINAL



SHEET CONTENTS
FLOOR, ROOF & CEILING ASSEMBLIES

PROJECT NO. 24025

SHEET

A8.2

DATE	REVISION OR KEYWORD
1/14/2020	DRB FINAL



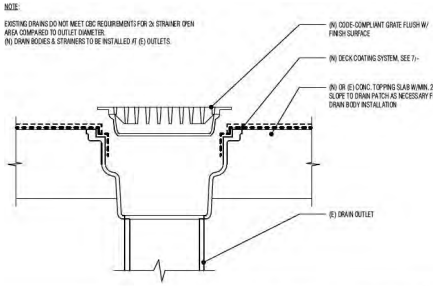
SHEET CONTENTS
EXTERIOR DETAILS

PROJECT NO. 24025

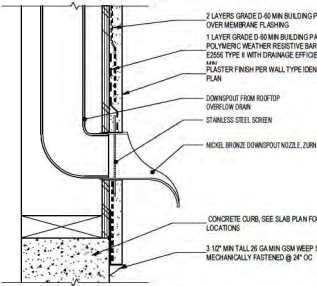
SHEET

A9.1

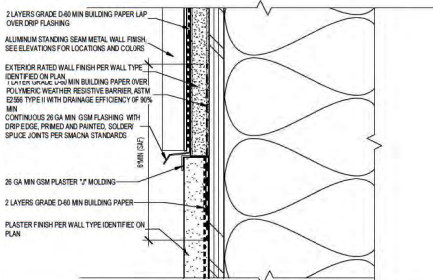
<p>FACE OF CURB SHEATHING PLASTER FINISH PER WALL TYPE IDENTIFIED ON PLAN 1 LAYER GRADE D-40 MIN BUILDING PAPER OVER POLYMERIC WEATHER RESISTIVE BARRIER ASTM E2686 TYPE I WITH DRAINAGE EFFICIENCY OF 90% MIN 2 LAYERS GRADE D-40 MIN BUILDING PAPER CONTINUOUS 26 GA MIN PLASTER CONTROL JOINT PRESSURE TREATED SILL PLATE PER STRUCTURAL CONCRETE WALL PER WALL TYPE IDENTIFIED ON PLAN</p>	<p>1/2" WHERE GRID OCCURS AT FACE OF FRAME FACE OF CURB SHEATHING EXTERIOR WALL ASSEMBLY PER PLAN SHEATHING PER WALL ASSEMBLY IDENTIFIED ON PLANS, ALONG FACE OF PLYWOOD WITH FACE OF CONCRETE FOOTING 2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER WEEP SCREED 3 1/2" MIN TALL 26 GA MIN GSM WEEP SCREED, MECHANICALLY FASTENED @ 24" OC CONTINUOUS 26 GA MIN GSM FLASHING, PRIME AND FINISH, LAP OVER DRAINAGE MEMBRANE AND PROTECTION BOARD, SOLDIER SPICE JOINTS PER SMACNA STANDARDS 2x4 CONTINUOUS WALLBLOKING INTERIOR WALL FINISH PER WALL TYPE IDENTIFIED ON PLAN PRESSURE TREATED SILL PLATE PER STRUCTURAL WALL BASE PER FINISH SCHEDULE FLOOR FINISH PER FINISH SCHEDULE REINFORCED CONCRETE FLOOR SLAB PER ASSEMBLY IDENTIFIED ON PLANS AND IN STRUCTURAL DETAILS CONCRETE WALL PER WALL TYPE IDENTIFIED ON PLAN</p>
<p>PLASTER CONTROL JOINT @ WALL TRANSITION 6' = 1'-0" 8</p>	<p>TYP. EXT. WALL/FOOTING @ CONC PAVING 2 1 1/2" = 1'-0" 4</p>
<p>NOTE: SHEATHING DRAINS DO NOT MEET DEC REQUIREMENTS FOR 3/4" STRAINER OPEN AREA COMPARED TO OUTLET DIAMETER. (A) DRAIN BODIES & STRAINERS TO BE INSTALLED AT (B) OUTLETS. (A) GROSS COMPLAINT GRADE FLUSH W/ FINISH SURFACE (B) DECK COATING SYSTEM, SEE 71- (A) OR (B) CONG TOPPING SLAB MIN 2% SLOPE TO DRAIN PATCH AS NECESSARY FOR DRAIN BODY INSTALLATION (B) DRAIN OUTLET</p>	<p>1/2" WHERE GRID OCCURS AT FACE OF FRAME FACE OF CURB SHEATHING EXTERIOR WALL ASSEMBLY PER PLAN SHEATHING PER WALL ASSEMBLY IDENTIFIED ON PLANS, ALONG FACE OF PLYWOOD WITH FACE OF CONCRETE FOOTING 2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER WEEP SCREED 3 1/2" MIN TALL 26 GA MIN GSM WEEP SCREED, MECHANICALLY FASTENED @ 24" OC CONTINUOUS 26 GA MIN GSM FLASHING, PRIME AND FINISH, LAP OVER DRAINAGE MEMBRANE AND PROTECTION BOARD, SOLDIER SPICE JOINTS PER SMACNA STANDARDS COMPOSITE DRAINAGE BOARD COMPOSED OF GEOTEXTILE FILTER FABRIC OVER CORE OF DRAINAGE CHANNELS LAYER OVER WATERPROOFING MEMBRANE SELF ADHERING SEALING MEMBRANE FLASHING (SAF), LAP OVER BUILDING PAPER @ MIN. TYP. INTERIOR WALL FINISH PER WALL TYPE IDENTIFIED ON PLAN PRESSURE TREATED SILL PLATE PER STRUCTURAL FLOOR FINISH PER FINISH SCHEDULE REINFORCED CONCRETE FLOOR SLAB PER ASSEMBLY IDENTIFIED ON PLANS AND IN STRUCTURAL DETAILS CONCRETE WALL PER WALL TYPE IDENTIFIED ON PLAN</p>
<p>EXT. FLOOR DRAIN AND STRAINER 1 1/2" = 1'-0" 11</p>	<p>TYP. EXT. WALL/FOOTING @ GRADE 2 1 1/2" = 1'-0" 3</p>
<p>2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER MEMBRANE FLASHING 1 LAYER GRADE D-40 MIN BUILDING PAPER OVER POLYMERIC WEATHER RESISTIVE BARRIER ASTM E2686 TYPE I WITH DRAINAGE EFFICIENCY OF 90% PLASTER FINISH PER WALL TYPE IDENTIFIED ON PLAN CONDUIT FROM ROOFTOP OVER DOWN DRAIN STAINLESS STEEL SCREEN NICKEL BRONZE DOWNSPOUT NOZZLE, 3/4" OR 1" O.D. CONCRETE CURB, SEE SLAB PLAN FOR LOCATIONS 3 1/2" MIN TALL 26 GA MIN GSM WEEP SCREED, MECHANICALLY FASTENED @ 24" OC</p>	<p>1/2" WHERE GRID OCCURS AT FACE OF FRAME FACE OF CURB SHEATHING EXTERIOR WALL ASSEMBLY PER PLAN SHEATHING PER WALL ASSEMBLY IDENTIFIED ON PLANS, ALONG FACE OF PLYWOOD WITH FACE OF CONCRETE FOOTING 2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER WEEP SCREED 3 1/2" MIN TALL 26 GA MIN GSM WEEP SCREED, MECHANICALLY FASTENED @ 24" OC PRESSURE TREATED SILL PLATE PER STRUCTURAL FLOOR FINISH PER FINISH SCHEDULE WALL BASE PER FINISH SCHEDULE INTERIOR WALL FINISH PER WALL TYPE IDENTIFIED ON PLAN REINFORCED CONCRETE FLOOR SLAB PER ASSEMBLY IDENTIFIED ON PLANS AND IN STRUCTURAL DETAILS FOOTING PER STRUCTURAL CONCRETE WALL PER WALL TYPE IDENTIFIED ON PLAN</p>
<p>OVERFLOW DOWNSPOUT NOZZLE 3' = 1'-0" 6</p>	<p>TYP. EXT. WALL/FOOTING @ GRADE 1" = 1'-0" 2</p>
<p>2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER DRIP FLASHING ALUMINUM STANDING BEAM METAL WALL FINISH, SEE ELEVATIONS FOR LOCATIONS AND COLORS EXTERIOR DATED WALL FINISH PER WALL TYPE IDENTIFIED ON PLAN 1 LAYER GRADE D-40 MIN BUILDING PAPER OVER POLYMERIC WEATHER RESISTIVE BARRIER ASTM E2686 TYPE I WITH DRAINAGE EFFICIENCY OF 90% MIN CONTINUOUS 26 GA MIN GSM COUNTER FLASHING, PRIME AND FINISH 3/4" MIN 26 GA MIN GSM PLASTER 1/2" MOLDING 2 LAYERS GRADE D-40 MIN BUILDING PAPER PLASTER FINISH PER WALL TYPE IDENTIFIED ON PLAN 4x12 WOOD BEAM, STAINED WOOD LEADER, CONNECTIONS TO WALL AND BEAMS 1 LAYER GRADE D-40 MIN BUILDING PAPER OVER POLYMERIC WEATHER RESISTIVE BARRIER ASTM E2686 TYPE I WITH DRAINAGE EFFICIENCY OF 90% MIN, LAP OVER WEEP SCREED</p>	<p>1/2" WHERE GRID OCCURS AT FACE OF FRAME FACE OF CURB SHEATHING PLASTER FINISH PER WALL TYPE IDENTIFIED ON PLAN 2 LAYERS GRADE D-40 MIN BUILDING PAPER, LAP OVER WEEP SCREED 3 1/2" MIN TALL 26 GA MIN GSM WEEP SCREED, MECHANICALLY FASTENED @ 24" OC INTERIOR WALL FINISH PER WALL TYPE IDENTIFIED ON PLAN PRESSURE TREATED SILL PLATE PER STRUCTURAL WALL BASE PER FINISH SCHEDULE 2x4 CONTINUOUS WALLBLOKING FLOOR FINISH PER FINISH SCHEDULE REINFORCED CONCRETE FLOOR SLAB PER ASSEMBLY IDENTIFIED ON PLANS AND IN STRUCTURAL DETAILS FOOTING PER STRUCTURAL CONCRETE SLAB ON GRADE PER STRUCTURAL AND CIVIL ENGINEERING REQUIREMENTS AND LEVELS NEOPRENE RUBBER EXPANSION JOINT</p>
<p>WOOD TRELLIS TO WALL 1 1/2" = 1'-0" 13</p>	<p>EXT. CURB @ WALL FOOTING - CONC PAVING 1" = 1'-0" 1</p>
<p>CLADDING TO STUCCO TRANSITION 6' = 1'-0" 9</p>	



EXT. FLOOR DRAIN AND STRAINER 1 1/2" = 1'-0" 11

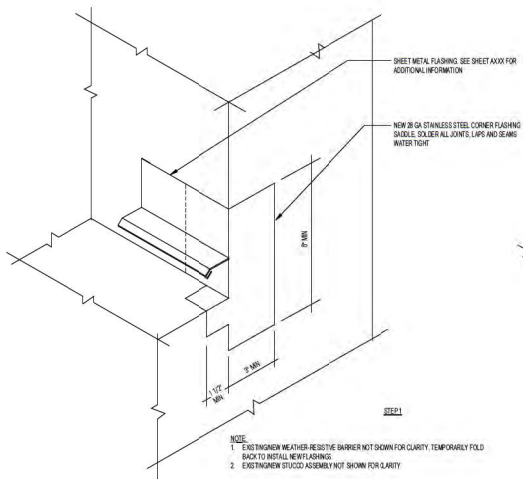


OVERFLOW DOWNSPOUT NOZZLE 3' = 1'-0" 6

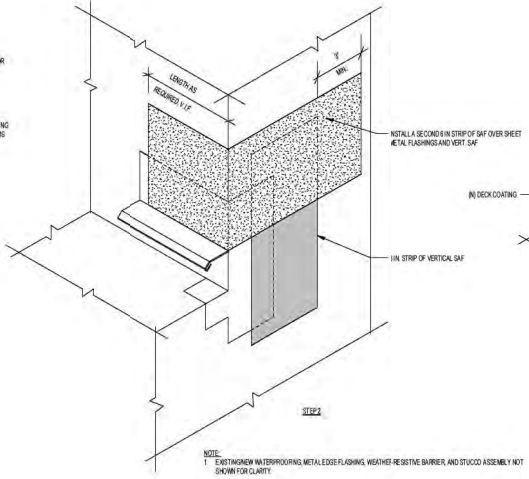


WOOD TRELLIS TO WALL 1 1/2" = 1'-0" 13

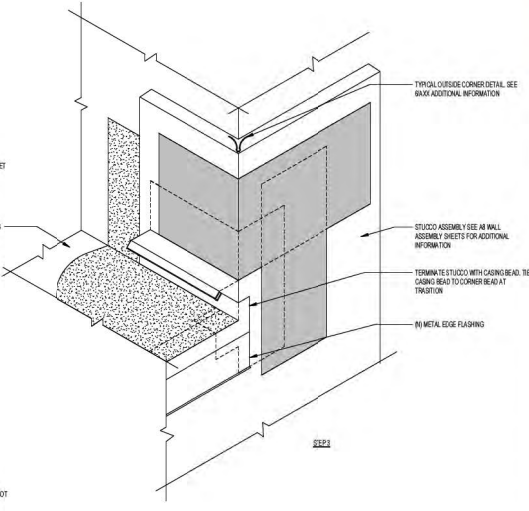
CLADDING TO STUCCO TRANSITION 6' = 1'-0" 9



NOTE:
 1. EXISTING NEW WEATHER RESISTIVE BARRIER NOT SHOWN FOR CLARITY. TEMPORARILY FOLD BACK TO INSTALL NEW FLASHING.
 2. EXISTING NEW STUCCO ASSEMBLY NOT SHOWN FOR CLARITY.



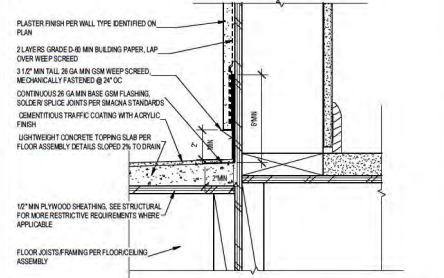
NOTE:
 1. EXISTING NEW WATERPROOFING, METAL EDGE FLASHING, WEATHER RESISTIVE BARRIER, AND STUCCO ASSEMBLY NOT SHOWN FOR CLARITY.



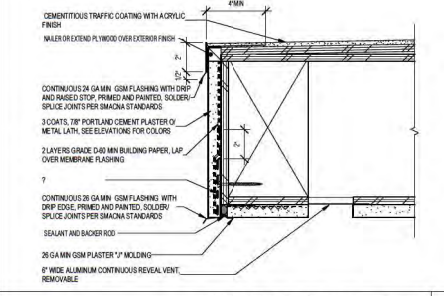
122 E. ARRELAGA
 SANTA BARBARA
 CALIFORNIA 93101
 805 962 2746

ARCHITECT
CHABAD OF S. BARBARA
 6042 STATE CANYON ROAD
 SANTA BARBARA, CA 93101
 DESIGN DEVELOPMENT

BALCONY EDGE FLASHING SEQUENCE 1 1/2" = 1'-0" 3



DECK TO STUCCO WALL 3" = 1'-0" 2



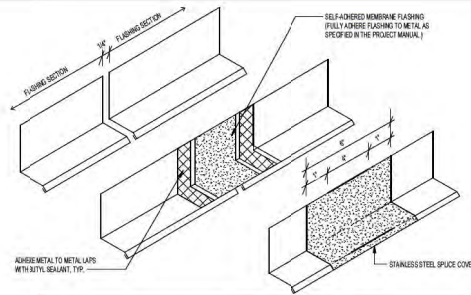
DECKING AT BALCONY EDGE 3" = 1'-0" 1

DATE	REVISION OR KEYWORD
1/14/2020	DRB FINAL

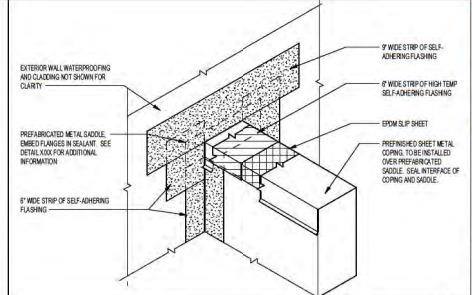


SHEET CONTENTS
 BALCONY FLASHING
 DETAILS
 PROJECT NO. 24025

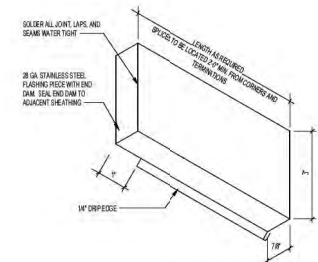
SHEET
A9.2



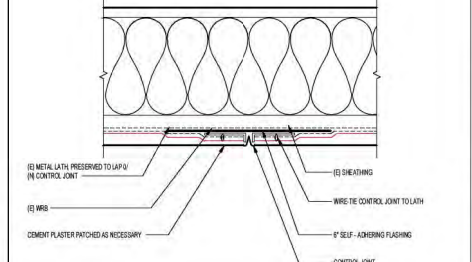
METAL FLASHING SPLICE DETAIL 3" = 1'-0" 8



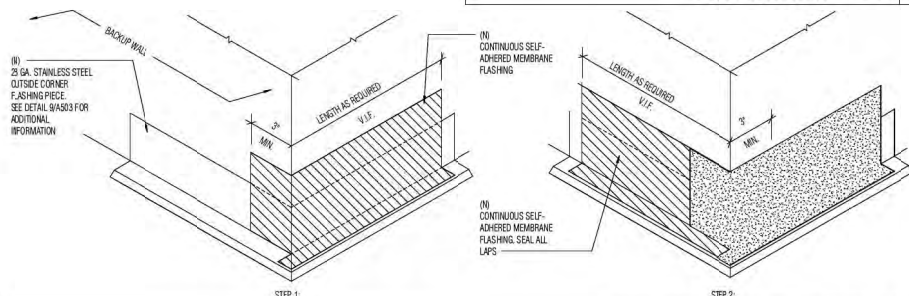
ISOMETRIC VIEW OF RETURN WALL 1 1/2" = 1'-0" 4



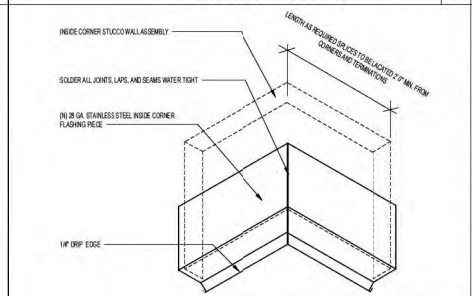
TYPICAL END DAM DETAIL 6" = 1'-0" 7



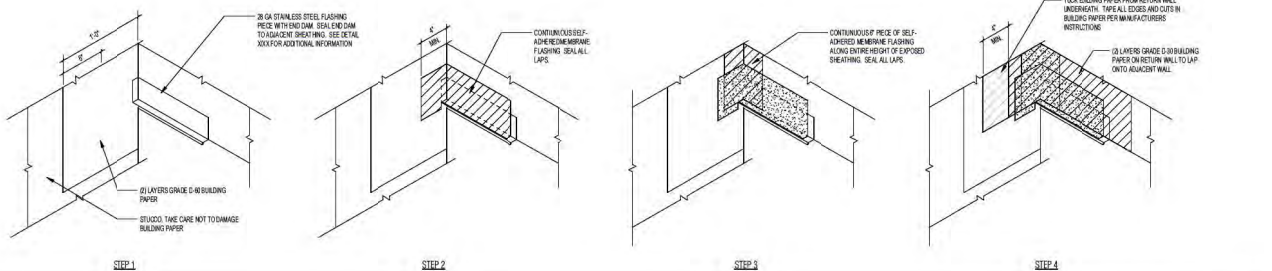
STUCCO CONTROL JOINT SOFFIT 1 1/2" = 1'-0" 3



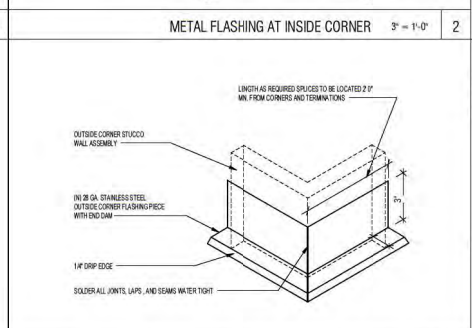
TYPICAL CORNER FLASHING SEQUENCE 3" = 1'-0" 6



METAL FLASHING AT INSIDE CORNER 3" = 1'-0" 2



TYPICAL INT. CORNER FLASHING SEQUENCE 1 1/2" = 1'-0" 5



METAL FLASHING AT OUTSIDE CORNER 3" = 1'-0" 1

HBA
ARCHITECTURE + PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

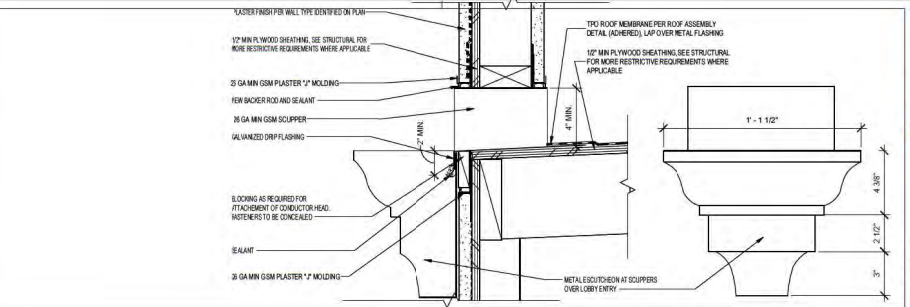
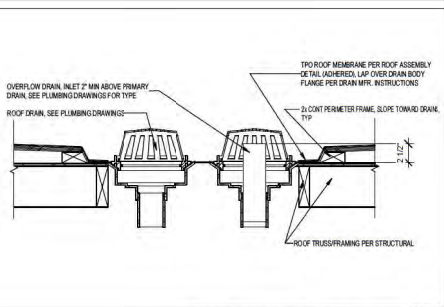
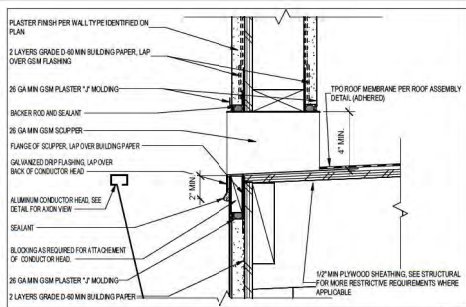
PERMIT DESIGN
CHABAD OF S. BARBARA
6045 STATE CANYON ROAD
SANTA BARBARA, CA 93101
DESIGN DEVELOPMENT

DATE	REVISION OR KEYWORD
1/14/2020	DRW FINAL



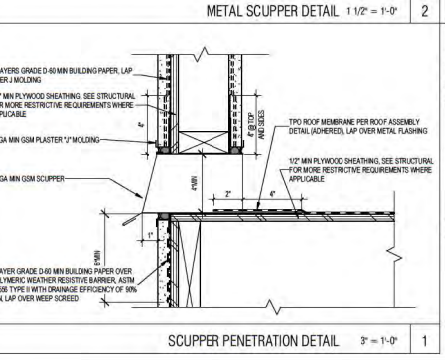
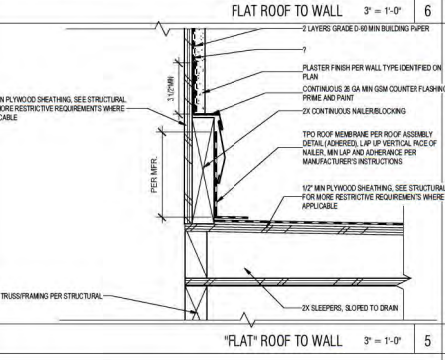
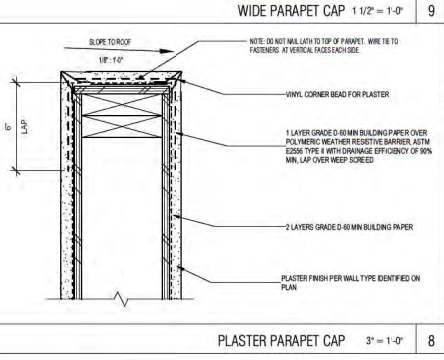
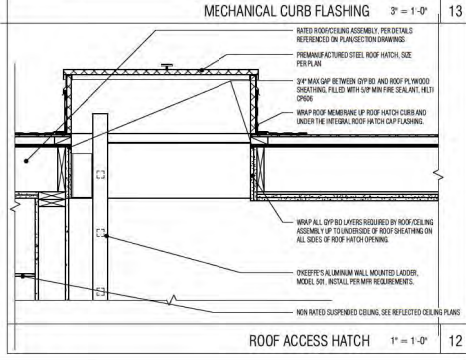
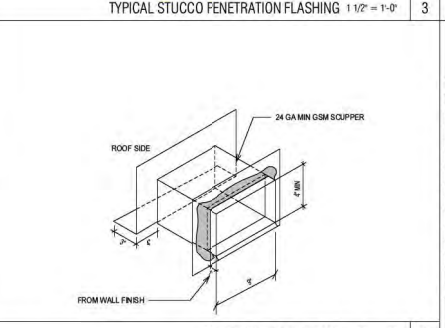
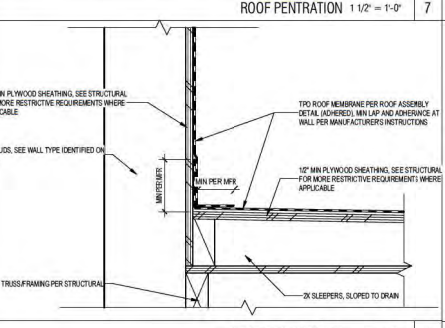
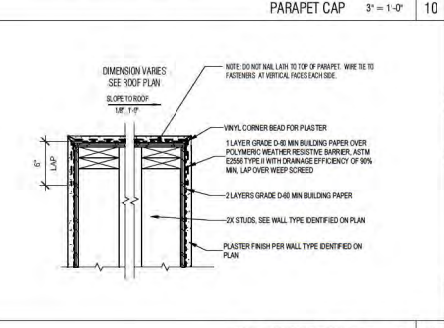
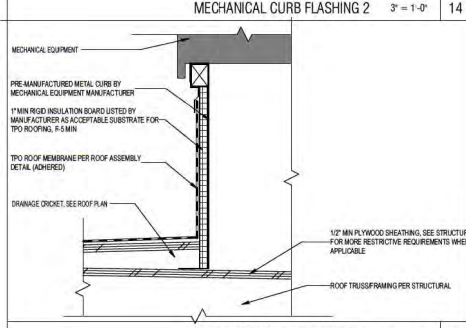
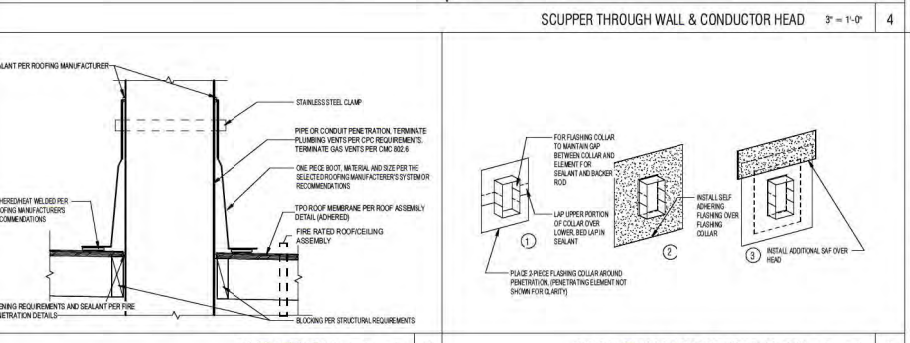
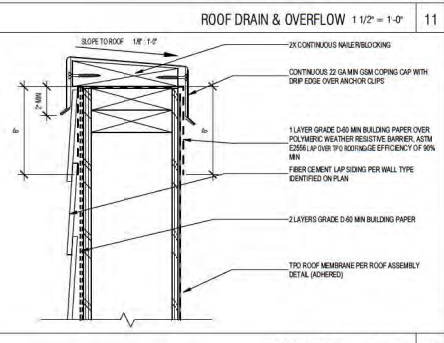
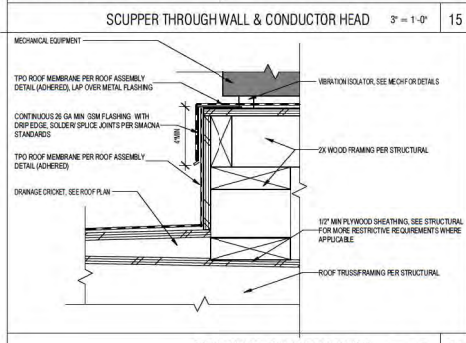
SHEET CONTENTS
FLASHING DETAILS
PROJECT NO. 24025

SHEET
A9.3



HBA
 ARCHITECTURE + PLANNING

122 E. ARRELLAGA
 SANTA BARBARA
 CALIFORNIA 93101
 805 962 2746



DATE	REVISION OR KEYWORD
1/14/2020	DRW FINAL



SHEET CONTENTS
 FLAT ROOF DETAILS

PROJECT NO: 24025

SHEET
A9.7

SCUPPER THROUGH WALL & CONDUCTOR HEAD 3" = 1'-0" 15

ROOF DRAIN & OVERFLOW 1 1/2" = 1'-0" 11

SCUPPER THROUGH WALL & CONDUCTOR HEAD 3" = 1'-0" 4

MECHANICAL CURB FLASHING 2 3" = 1'-0" 14

PARAPET CAP 3" = 1'-0" 10

ROOF PENETRATION 1 1/2" = 1'-0" 7

TYPICAL STUCCO PENETRATION FLASHING 1 1/2" = 1'-0" 3

MECHANICAL CURB FLASHING 3" = 1'-0" 13

WIDE PARAPET CAP 1 1/2" = 1'-0" 9

FLAT ROOF TO WALL 3" = 1'-0" 6

METAL SCUPPER DETAIL 1 1/2" = 1'-0" 2

ROOF ACCESS HATCH 1' = 1'-0" 12

PLASTER PARAPET CAP 3" = 1'-0" 8

"FLAT" ROOF TO WALL 3" = 1'-0" 5

SCUPPER PENETRATION DETAIL 3" = 1'-0" 1

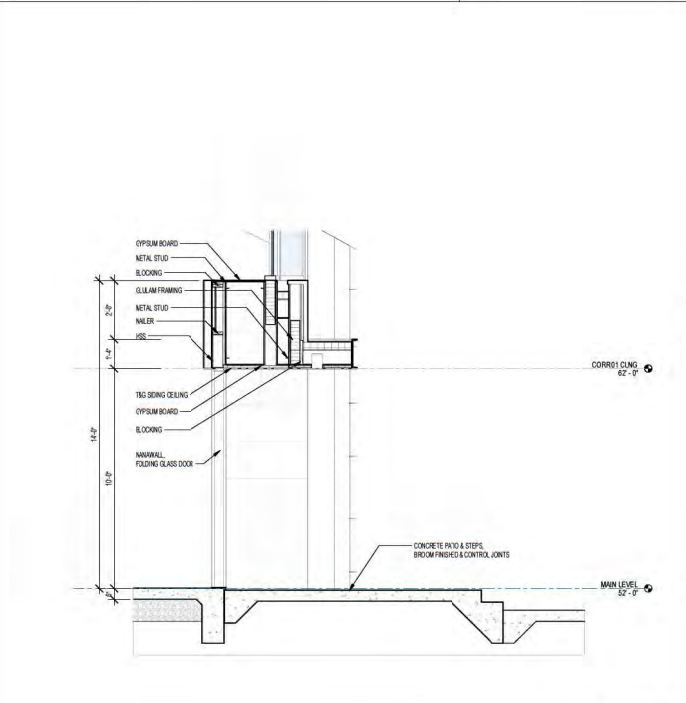
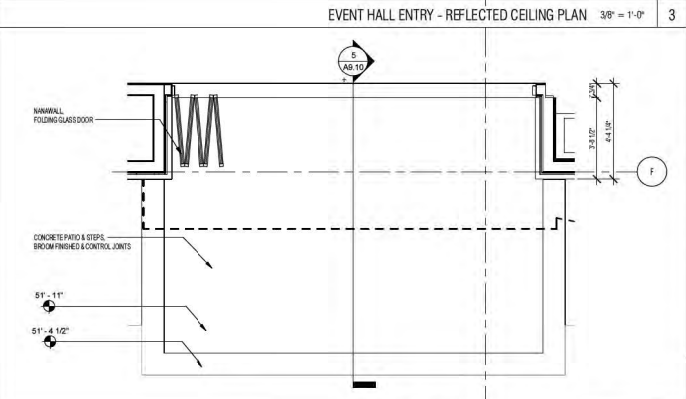
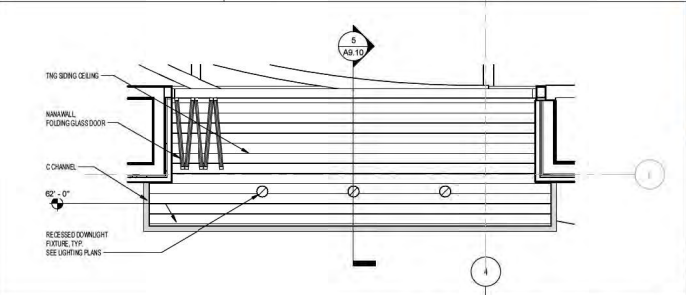
DATE	ISSUANCE OR REVISION
1/14/2020	DRB FINAL



SHEET CONTENTS
EVENT HALL PATIO
OVERHANG DETAILS

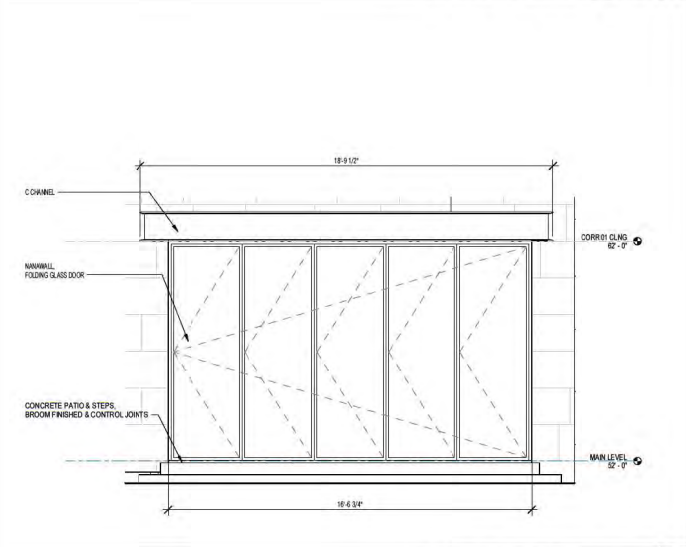
PROJECT NO. 24025

SHEET
A9.10

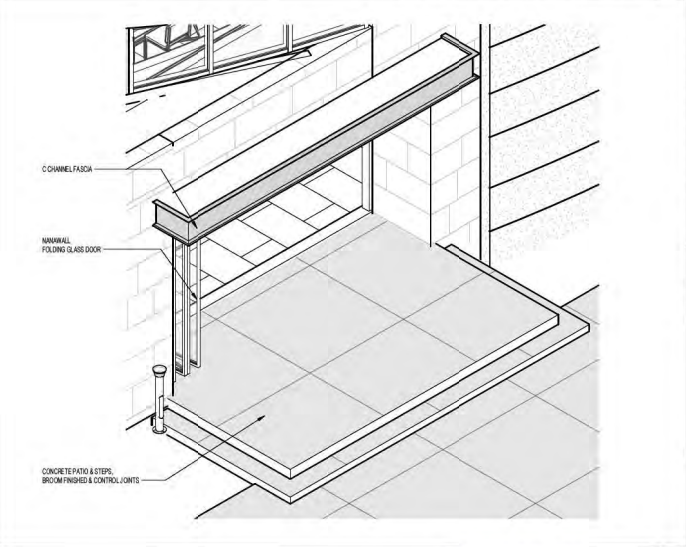


EVENT HALL ENTRY - SECTION 3/8" = 1'-0" 5

EVENT HALL ENTRY - FLOOR PLAN 3/8" = 1'-0" 2



EVENT HALL ENTRY - ELEVATION 3/8" = 1'-0" 4



EVENT HALL ENTRY - AXON 1

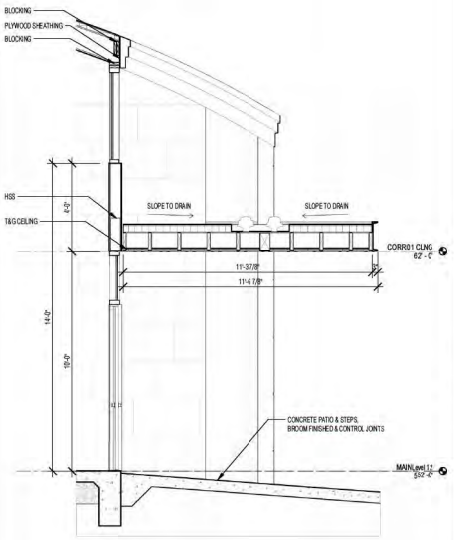
DATE	REVISION OR KEYWORD
1/14/2020	DRW FINAL



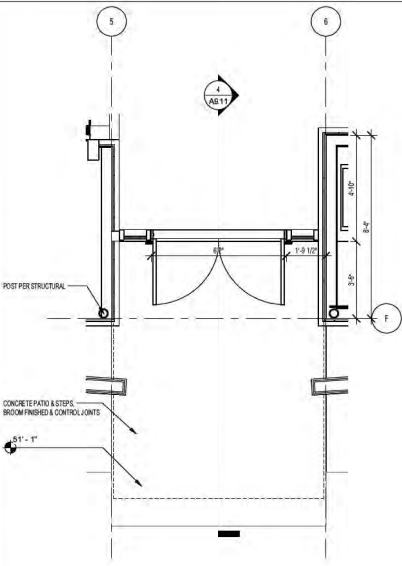
SHEET CONTENTS
SOUTH ENTRY OVERHANG DETAILS

PROJECT NO: 24025

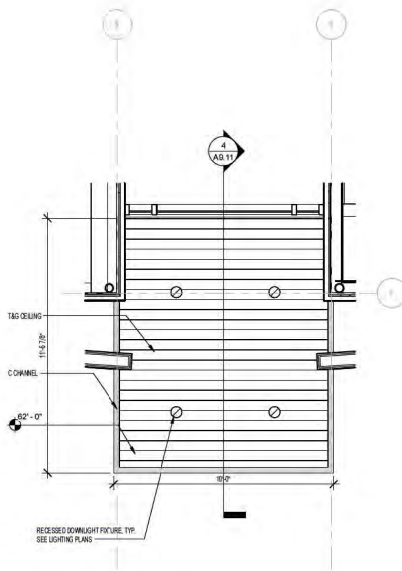
SHEET
A9.11



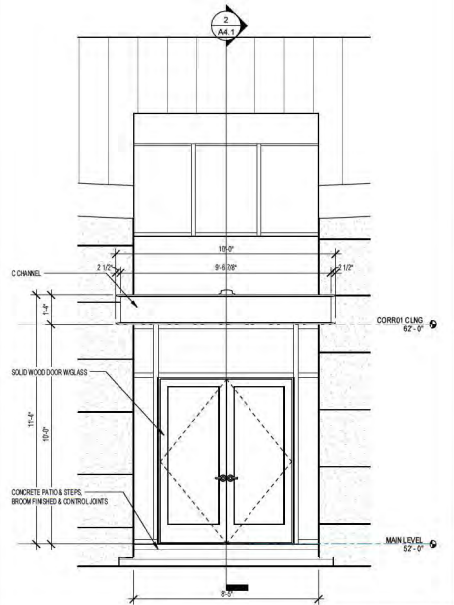
SOUTH HALL ENTRY - SECTION 3/8" = 1'-0" 4



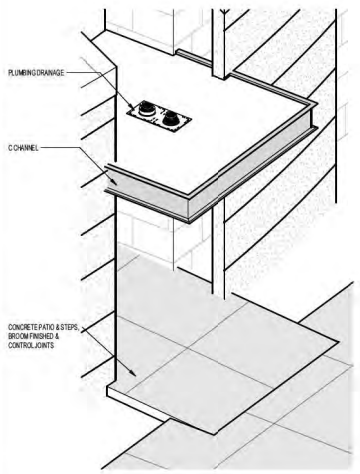
SOUTH HALL ENTRY - FLOOR PLAN 3/8" = 1'-0" 2



SOUTH HALL ENTRY - REFLECTED CEILING PLAN 3/8" = 1'-0" 5



SOUTH HALL ENTRY - ELEVATION 3/8" = 1'-0" 3



SOUTH HALL ENTRY - AXON 1

DATE	REVISION OR KEYNOTE
1/14/2020	CRIB FINAL

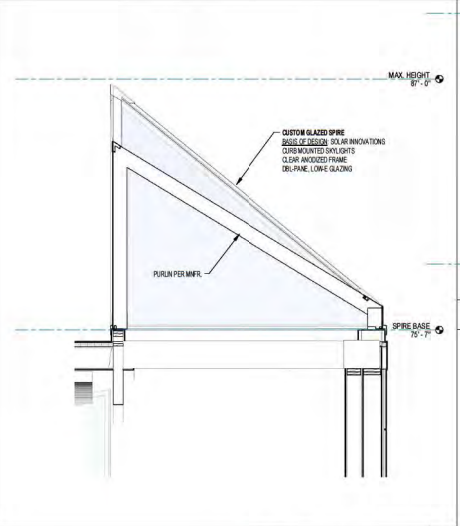


SHEET CONTENTS
SPIRE DETAIL

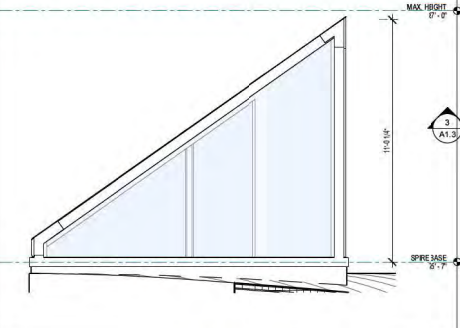
PROJECT NO. 24025

SHEET

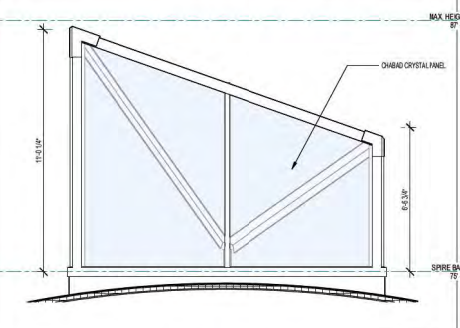
A9.12



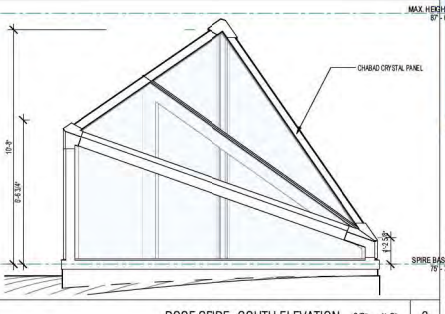
ROOF SPIRE - SECTION 3/8" = 1'-0" 6



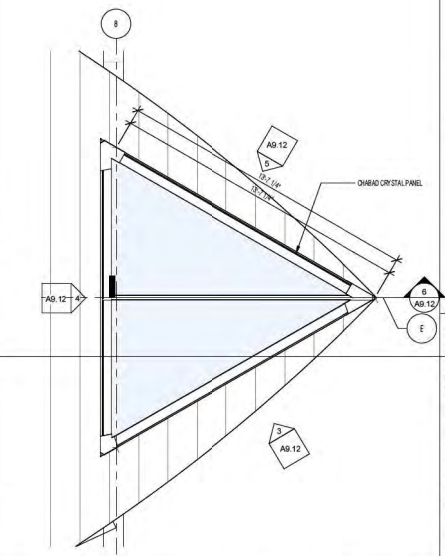
ROOF SPIRE - NORTH ELEVATION 3/8" = 1'-0" 5



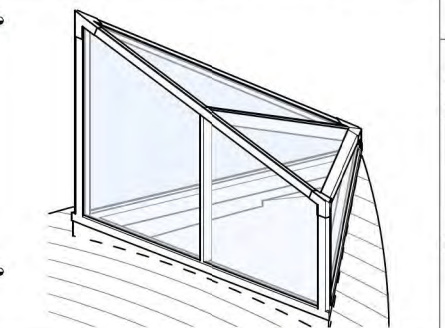
ROOF SPIRE - WEST ELEVATION 3/8" = 1'-0" 4



ROOF SPIRE - SOUTH ELEVATION 3/8" = 1'-0" 3



ROOF SPIRE - FLOOR PLAN 3/8" = 1'-0" 2



ROOF SPIRE - AXON 1

CHABAD OF SANTA BARBARA

6045 STOW CANYON ROAD
GOLETA, CA 93117

LEGEND

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
---	DITCH / FLOWLINE
---	GRADING LIMIT
---	GRADE SLOPE
---	PROPERTY LINE
---	CENTERLINE
---	SAWCUT



SURVEY NOTES

EXISTING SURVEY INFORMATION FROM PLAN PREPARED BY WATERS LAND SURVEYING, INC., DATED MARCH 2016; UPDATED -----.

BOUNDARY DATA PER -----

HORIZONTAL DATUM: -----

BASIS OF BEARINGS: A MEASURED LINE BETWEEN TWO FOUND SURVEY MONUMENTS AS SHOWN ON PLAN.

VERTICAL DATUM: NAVD 88

PARCEL SIZE: 3.31 ACRES

NOTE:

- SURVEY INFORMATION IN THIS PLAN SET IS NOT A BOUNDARY SURVEY. PROPERTY LINES, SETBACKS, AND EASEMENT INFORMATION SHOWN IS FOR REFERENCE ONLY.
- CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR PRIOR TO USE. THE SURVEYOR MUST PROVIDE THE ENGINEER WITH THE SURVEY CONTROL NOTES, CONTROL COORDINATES, AND SURVEY NOTES.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL, BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
http://www.sce.com/
1-800-955-4555

WATER: GOLETA WATER DISTRICT
4699 HOLLISTER AVE
SANTA BARBARA, CA 93110
(805) 864-6761

SEWER: GOLETA SANITARY DISTRICT
1 MOFFETT PLACE
GOLETA, CA 93117
(805) 967-4519

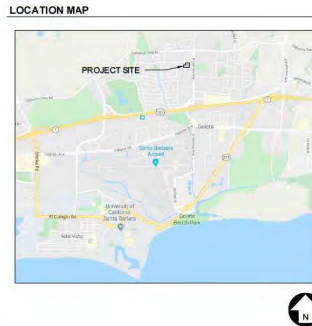
NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX C
MONTEREY PARK, CA 91756
(800) 427-2200

CABLE TV: COX COMMUNICATIONS
3303 STATE STREET
SANTA BARBARA, CA
(805) 681-6600

TELEPHONE: FRONTIER COMMUNICATIONS
805-864-8303

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		



PROJECT INFORMATION

CLIENT: CHABAD OF SANTA BARBARA
6045 STOW CANYON ROAD
GOLETA, CA 93117

ARCHITECT: JEFFREY BERKUS ARCHITECTS, INC
924 ANACAPA ST., SUITE 1B
SANTA BARBARA, CA 93101

GEOTECHNICAL: PACIFIC MATERIALS LABORATORY
35 S. LA PALMA LN.
P.O. BOX 96
GOLETA, CA 93116

SURVEYOR: WATERS LAND SURVEYING, INC.
5553 HOLLISTER AVE, SUITES 7 & 8
GOLETA, CA 93117

APN: 077-170-044

SITE AREA: 3.31 AC
AREA DISTURBED: 1.20 AC

GRADING INFORMATION*

CLT QUANTITY: 636 CUBIC YARDS
FILL QUANTITY: 676 CUBIC YARDS
NET QUANTITY: 60 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS, AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SURFACES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT

PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER. BECAUSE NO EARTHWORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

SHEET INDEX

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-1.1	DEMOLITION PLAN
C-2.1	GRADING PLAN
C-3.1	UTILITY PLAN
C-4.1	DETAILS SHEET

Ashley & Vance ENGINEERING, INC.

210 East Oak Street
Santa Barbara, CA 93101
(805) 962-5966
www.ashleyandvance.com

CIVIL • STRUCTURAL

Engineer of Record:

CHABAD OF SANTA BARBARA
6045 STOW CANYON ROAD
GOLETA, CA 93117

Revisions:

1		
2		
3		
4		

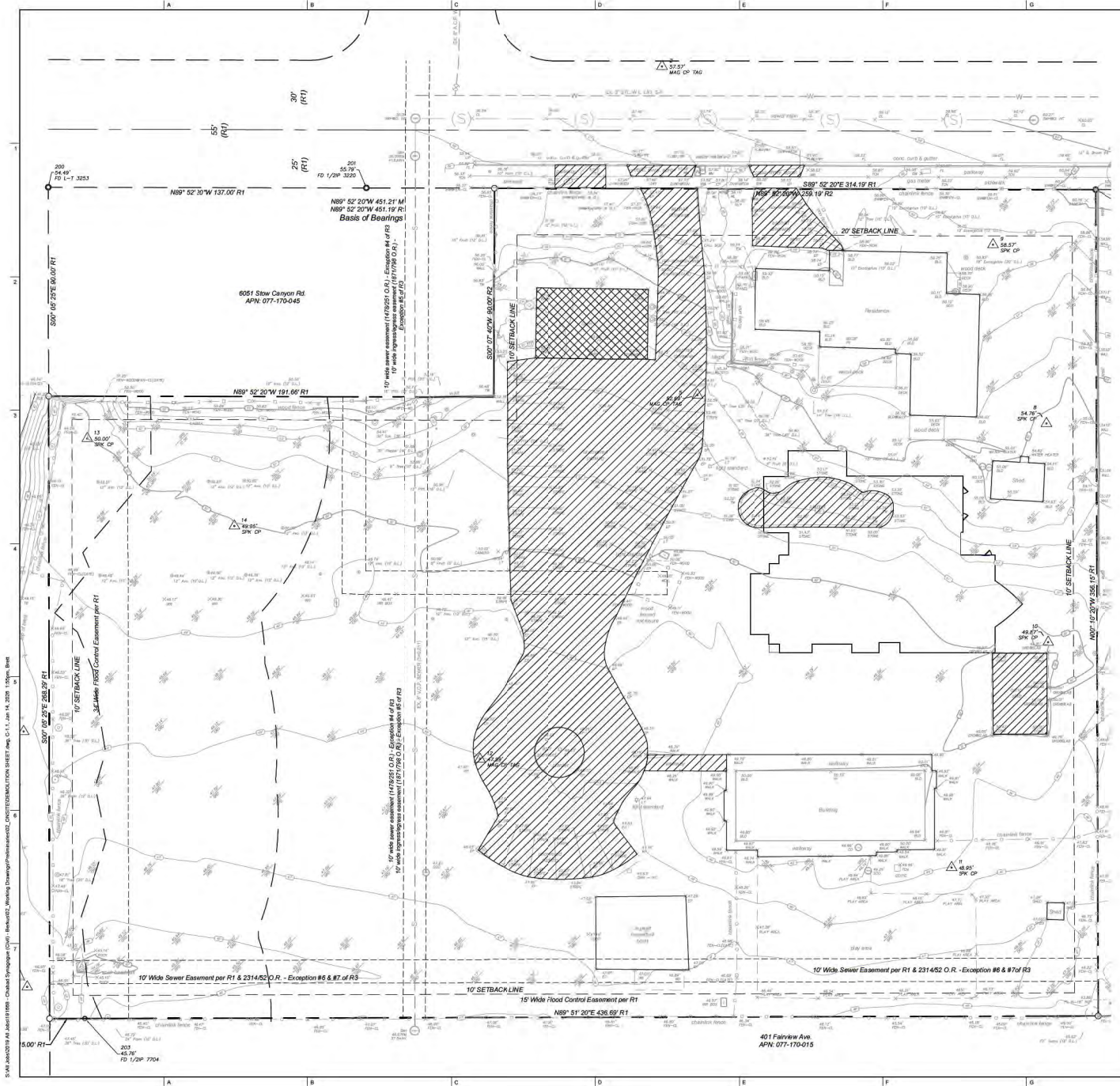
Project Engineer: BW / Ext: 130
Project Manager: JIG

Date: 01-14-2025 / Scale: PER PLAN
AV Job No: 191668 / Sheet Size: 24" x 36"



TITLE SHEET

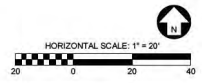
C-0.1

S:\DWG\2025\14 Jan\191688 - Chabad of Santa Barbara - C-0.1.dwg, 14 Jan 14, 2025, 10:58am, JIG



- ### DEMOLITION NOTES
1. ALL DEMOLITION SHALL CONFORM TO SECTION 300-1 OF THE 'STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)', PUBLISHED BY THE BUILDING NEWS, LATEST EDITION, AND SANTA BARBARA COUNTY STANDARDS.
 2. THE CONTRACTOR SHALL REMOVE ALL PORTIONS OF ON-SITE UTILITIES IN ACCORDANCE WITH SECTION 5-3 OF THE GREENBOOK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE VARIOUS UTILITIES TO REQUEST THE DISCONNECTION AND ABANDONMENT OF ALL UTILITY SERVICES SERVING THE PROPERTY.
 3. RECYCLING OF DEMOLITION/CONSTRUCTION MATERIALS SHALL BE CARRIED OUT AND CONTAINERS SHALL BE PROVIDED ON-SITE FOR THAT PURPOSE.
 4. FOR REMOVAL OF EXISTING TREES, SEE LANDSCAPE ARCHITECT'S PLANS.

- ### LEGEND
-  INDICATES REMOVAL AREA OF ALL PAVEMENT, CONCRETE, VEGETATION, STONES, WALLS, PLANTER, LIGHT STANDARD, ETC.
 -  INDICATES REMOVAL AREA OF BUILDINGS




Ashley & Vance
 ENGINEERING, INC.
 210 East Oak Street
 Santa Barbara, CA 93101
 (805) 962-5965
 www.ashleyvance.com

The use of these plans and specifications shall be restricted to the project for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is prohibited. If these plans and specifications remain with Ashley & Vance Engineering, Inc. without approval, the contractor shall be held responsible for any and all specifications that constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record:



CHABAD OF SANTA BARBARA
 6045 STOW CANYON ROAD
 GOLETA, CA 93117

Revisions:

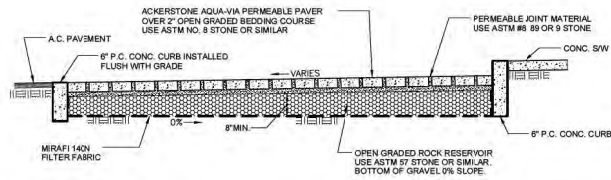
▲	
▲	
▲	
▲	

Project Engineer: BW/ Ext: 130
 Project Manager: JIG
 Date: 01-14-2020 Scale: PER PLAN
 AV Job No.: 191658 Sheet Size: 24" x 36"

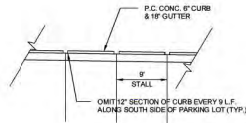
DEMOLITION PLAN
C-1.1

S:\M\2020\14\14011908 - Chabad Synagogue (C-1) - Revise\2 - Working Drawings\Demolition\Demolition Sheet C-1.1 - Jan 14, 2020 - 10:00am - Brev

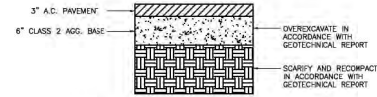
401 Fairview Ave.
 APN: 077-170-015



1 PERMEABLE PAVT. SECTION
SCALE: 1"=2'

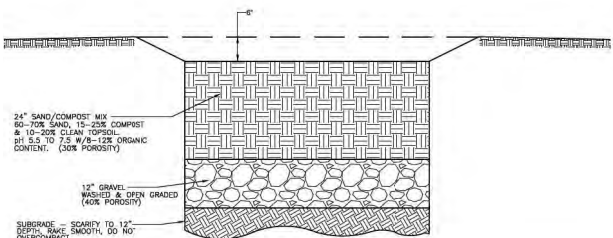


2 CURB CUT DETAIL
NO SCALE



NOTES
1. FINAL STRUCTURAL SECTION WILL BE DETERMINED BY FIELD R-VALUE TESTS CONDUCTED BY THE SOILS ENGINEER.

3 TYP. PAVEMENT SECTION
NO SCALE



4 BIORETENTION BASIN
NO SCALE

Ashley & Vance
ENGINEERING, INC.
210 East Oak Street
Santa Ana, CA 92701
(951) 962-5965
www.ashleyvance.com

CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original use for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is prohibited. These plans and specifications remain the property of Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record

CHABAD OF SANTA BARBARA
6045 STOW CANYON ROAD
GOLETA, CA 93117

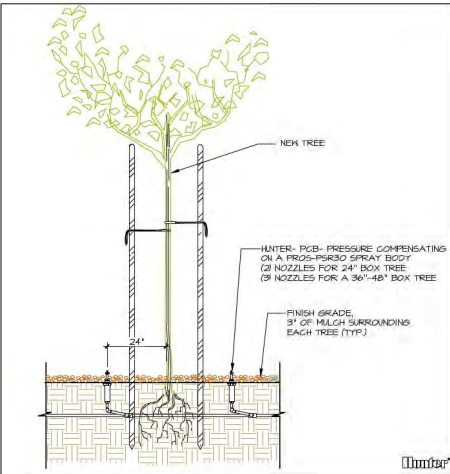
Revisions:		
Δ		
Δ		
Δ		
Δ		

Project Engineer:	BWJ	Ext:	130
Project Manager:	JIG	Scale:	PER PLAN
Date:	01-14-2020	Sheet Size:	24" x 36"
AV Job No.:	191658		

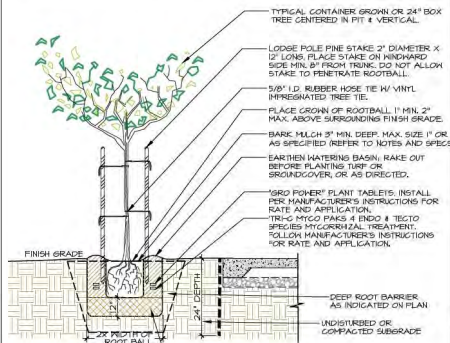
DETAIL SHEET
C-4.1

S:\M\2020\1\1\191658 - Chabad Synagogue (C4.1) - Revise\02_Mining Drawing\191658\02_DET\DETAIL SHEET.dwg, C:\1, Jan 14, 2020, 1:55pm, E:\

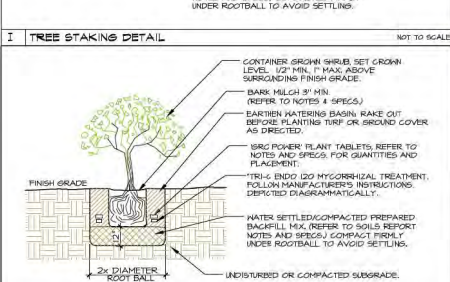
IRRIGATION DETAILS



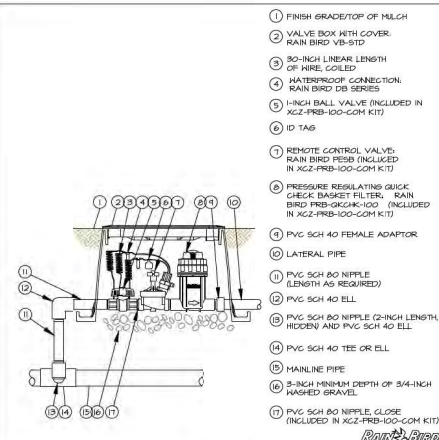
H TREE IRRIGATION DETAIL NOT TO SCALE



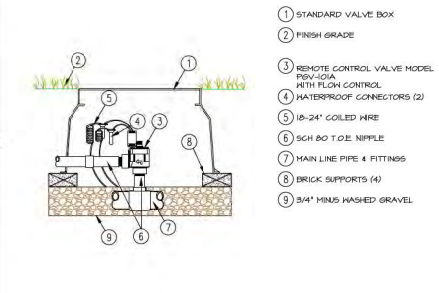
I TREE STAKING DETAIL NOT TO SCALE



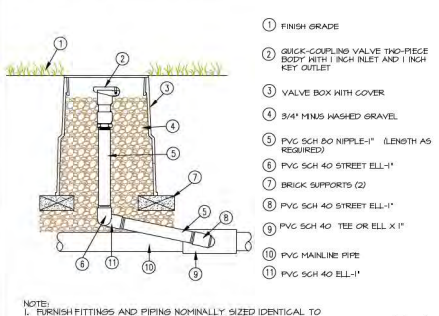
J SHRUB PLANTING DETAIL NOT TO SCALE



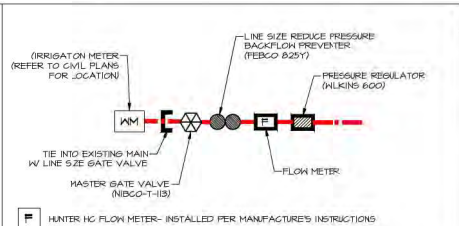
E DRIP VALVE ASSEMBLY- XGZ-100-PRB-COM NOT TO SCALE



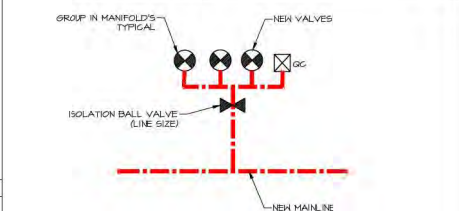
F HUNTER P6V- ELECTRIC PLASTIC VALVE NOT TO SCALE



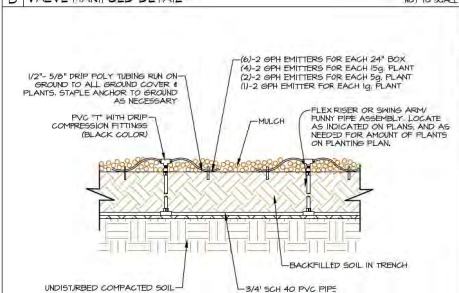
G HUNTER H244RQC QUICK COUPLING VALVE NOT TO SCALE



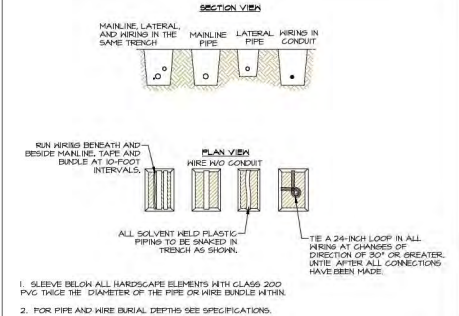
A POINT OF CONNECTION DETAIL NOT TO SCALE



B VALVE MANIFOLD DETAIL NOT TO SCALE



C DRIP RISER DETAIL NOT TO SCALE



D PIPE 4 WIRE TRENCHING NOT TO SCALE

SYMBOL	MANUFACTURER/ DESCRIPTION
(A) L-2-2	FOC POINT OF CONNECTION. TIE INTO EXISTING DEDICATED METER.
(B) L-2-2	MASTER VALVE (LINE SIZE SUPERIOR 3300 OPEN)
(C) L-2-2	REDUCE PRESSURE BACKFLOW PREVENTER (PEBCO B257)
(D) L-2-2	HUNTER HC FLOW METER- INSTALLED PER MANUFACTURER'S INSTRUCTIONS
(E) L-2-2	PRESSURE REGULATOR (HILKINS 600)
(F) L-2-2	ISOLATION BALL VALVE (LINE SIZE) - REFERENCE DETAIL
(G) L-2-2	HUNTER H244RQC QUICK COUPLING VALVE, WITH LOCKING COVER
(H) L-2-2	RAINBIRD DRIP ASSEMBLY CONTROL ZONE KIT XGZ-100-PRB-COM
(I) L-2-2	HUNTER P6V- ELECTRIC PLASTIC VALVE. SEE PLAN FOR SIZE
(J) L-2-2	HUNTER PRO HC SMART CONTROLLER-30 STATION CONTROLLER. PROVIDE POWER TO CLOCK. VERIFY LOCATION W/ OWNER AND ARCHITECT.
(K) L-2-2	IRRIGATION MAIN (SCHEDULE 40 PVC PRESSURE LINE) BURY 18\"/>
(L) L-2-2	SCHED. 40 PVC LATERAL
(M) L-2-2	CLASS 200 PVC SLEEVING

SYMBOL	MANUFACTURER/ DESCRIPTION	PSI	GPM	RAD
(N) L-2-2	DRIP RISER CONNECTOR TO XERI TUBE TOO DISTRIBUTION TUBING W/ XERI-BUS EMITTERS. (XERI TUBE TO BE CONNECTED TO PVC LATERAL W/ 1/2\"/>			
(O) L-2-2	HUNTER PGB PRESSURE COMPENSATING EMBLER ON PRESS-PRO SPRAY 4\"/>			

- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER).
- IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN, AND ADJUSTMENTS MADE IN THE FIELD.
- IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK.
- PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
- ALL IRRIGATION LINES AND COMPONENTS ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
- VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
- SLEEVE UNDER PAVING (CLASS 200 PVC MIN- 24\"/>

- USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES, ONE VALVE PER BOX.
- ANY IRRIGATION TRENCHING UNDER OR NEXT TO OAK TREE DRIFLINE IS TO BE DONE BY HAND AND ANY LARGER ROOTS 1\"/>

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

Signature: *[Signature]*
 SAM MAHES IV
 1/14/26

Stamp: CHABAD SYNAGOGUE, 6045 STON CANYON RD., SOLETA, CALIFORNIA

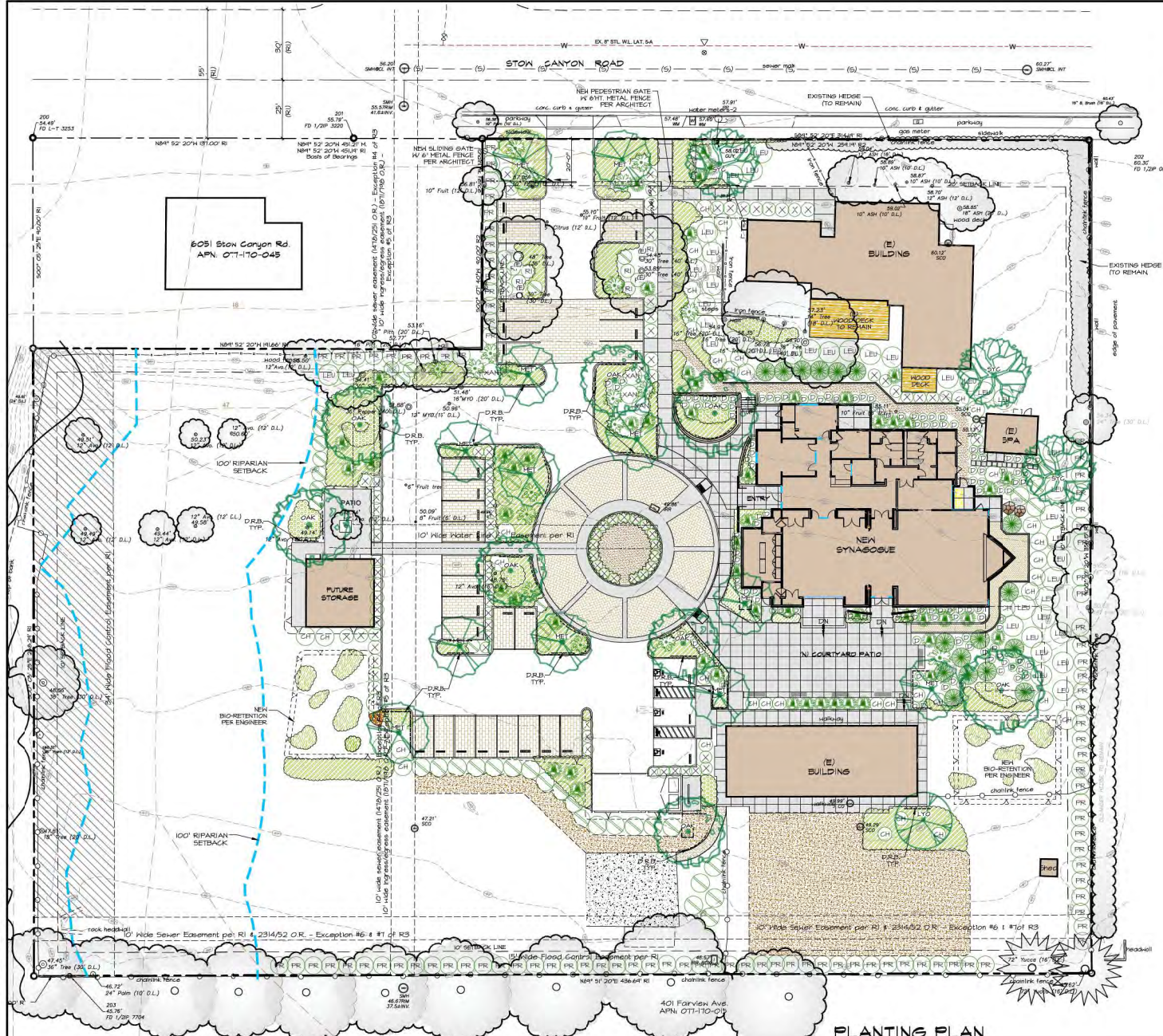
REVISIONS BY

EARTHFORM DESIGN LANDSCAPE ARCHITECTURE AND PLANNING

IRRIGATION PLAN

CHABAD SYNAGOGUE 6045 STON CANYON RD. SOLETA, CALIFORNIA

Date: 1/14/26
 Scale: 1"=20'-0"
 Drawn: E.P.D.
 Job: CHABAD
 Project: CHABAD
 Sheet: I-2.2



PLANT LEGEND

SYMBOL	QTY.	SIZE	MUGOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME	NOTES
TREES: choices such as:						
	1	24" BOX	VL	LYONTHIARIUS F. ASPLENIFOLIUS	CATALINA IRONWOOD	
	12	24" BOX	L	HELOSICEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	
	3	24" BOX	H	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
	5	24" BOX	L	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	
SHRUBS: choices such as:						
	41	5g	M	GHONDROFETALUM TECTORUM	REED GRASS	
	56	5g	L	GORDYLINA A. TORREY DAZZLER	GORDYLINA A. TORREY DAZZLER	
	125	1g	L	DIANELLA C. CARBA BLUE	BLUE FLAX LILY	
	17	5g	L	LEUCOSPERRMUM TANGSO	SAFARI SUNSET	
	41	5g	L	LEUCODENDRON SAFARI SUNSET	SAFARI SUNSET	
	46	5g	L	PRUNUS LYONI	CATALINA CHERRY	
	47	5g	VL	RHAPHNIS EVE CASE	CALIFORNIA COFFBERRY	
	76	5g	L	RHAPHNIS U. MINOR	DWARF YEDDO HAWTHORN	
	17	1g	L	RHAPHNIS U. MINOR	DWARF YEDDO HAWTHORN	
	7	5g	L	RIBES VIBRANTIFOLIUM	EVERGREEN CURRENT	
	19	5g-10g	L	YUCCA REGURVIGLIA	YUCCA	
	4	5g-10g	L	XANTHORRIZA SPP.	GRASS TREE	
GROUND COVERS: choices such as:						
	77	1g	L	CRASSULA ALTICAVA	NERI	#24" O.C.
	110	1g	L	FESTUCA ELIA BLUE	BLUE FESTUCA	#15" O.C.
	10	1g	L	JUNCUS PATENS	CALIFORNIA GREY RUSH	#30" O.C.
	260	1g	L	HYOPORUM PARVIFOLIUM PINK	PINK PROSTRATE HYOPORUM	#3" O.C.

- ### PLANTING NOTES
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
 - PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
 - CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
 - IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
 - ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GROW-POWER PLUS PER 1000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
 - PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
 - ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
 - ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A DEPTH OF 3".

I HAVE COMPLIED WITH THE CRITERIA IN MW6-D AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Signature:
 SAM MAPHIS TV
 1/14/26



NORTH
SCALE: 1" = 20'-0"



PLANTING PLAN

The landscape architect and the contractor do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. It may contain mistakes, or omissions are found to exist within the work product. The landscape architect shall be promptly notified as soon as they have the opportunity to take whatever steps necessary to minimize them. Further, it is expressly noted that the landscape architect and the contractor shall assume the landscape architect shall not be responsible for the construction of such improvements, designs and plans. Work shall be the property of the landscape architect and shall not be used or reproduced without the landscape architect's written consent.

REVISIONS BY

EARTHFORM
DESIGN
LANDSCAPE ARCHITECTURE, LAND PLANNING, URBAN DESIGN
TEL: (805) 983-2008 • FAX: (805) 983-8838

PLANTING PLAN

CHABAD SYNAGOGUE
6045 STON CANYON RD.
GOLETA, CALIFORNIA

Date: 1/14/26

Scale: 1" = 20'-0"

Drawn: EFD

Job: CHABAD

Project: CHABAD

Sheet: 1-3

Total: 3

LANDSCAPE LIGHTING FIXTURE LEGEND

Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity												
LF1		LED Pole Accent Light 24" 12VAC, 270K, Copper, MLV Dimming	48	LF2		Landscape Accent Light 1W-8W, 12VAC, 270K, 30° Beam, MLV Dimming	47	LF3		Mini Landscape Accent Light 1W-8W, 12VAC, 270K, 10° Beam, MLV Dimming	8	LF4		Mini Landscape Accent Light 1W-8W, 12VAC, 270K, 40° Beam, MLV Dimming	7	LF5		LED Strip W/Square Channel 2.93W/FT, 24VDC, 270K, ELV, ELV/TRIAC Dimming	115FT	LF6		Recessed Step Light 3IN, 120V, 270K, Bronze, ELV Dimming	4	LF7		3in Square Recessed Adjustable Downlight 150W, 120V, 270K, C-Change, White, TRIAC Dimming	8	LF8		Wall Mount Utility Light 17W, 300K, 120V, Bronze, ELV Dimming	1

DECORATIVE LIGHTING FIXTURE LEGEND

Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity	Fixture	Symbol	Description	Quantity
DF1		24in Exterior Wall Sconce 20W, 270K, 120V, Black, ELV Dimming	8	DF2		36in Exterior Wall Sconce 40W, 270K, 120V, Black, ELV Dimming	3	DF3		50in Exterior Wall Sconce 60W, 270K, 120V, Black, ELV Dimming	2

Lighting Fixture Schedule

Project: Chabad SB-Site

TYPE	DESCRIPTION	MANUFACTURER	MODEL/PART	CCT	FINISH	VOLTAGE	WATTAGE	DIMMING	QTY
LF1	POLE ACCENT/PATH LIGHT	HUNZA	TG/L-D7COP2	2700K	COPPER	12VAC	2W	MLV	48
LF2	LANDSCAPE ACCENT LIGHT	WAC	5011-27-BBR	2700K	BRONZE	12VAC	1W-18W	MLV	47
LF3	MINI LANDSCAPE ACCENT LIGHT	WAC	5111-27-BBR + 5111SNOOT-BBR + 5111-HCL	2700K	BRONZE	12VAC	1W-7W	MLV	8
LF4	MINI LANDSCAPE ACCENT LIGHT	WAC	5111-27-BBR + 5111-HCL	2700K	BRONZE	12VAC	1W-7W	MLV	7
LF5	LED STRIP W/SQUARE CHANNEL	DIODE	DI-24V-BLBS2-27-W016 + DI-CH8-S2-48	2700K	ALU	24VDC	2.93W/FT	ELV/TRIAC	115FT
LF6	RECESSED STEP LIGHT	WAC	WL-LED200-27-BZ	2700K	BRONZE	120V	3.5W	ELV	4
LF7	3IN SQUARE RECESSED ADJUSTABLE	VISUAL COMFORT	EN3S-LH927AA1 + EN3SLB-SW	2700K	WHITE	120V	15W	TRIAC	8
LF8	UTILITY LIGHT	WAC	WP-LED227-30-Abz	3000K	BRONZE	120V	27W	ELV	1
DF1	24IN EXTERIOR WALL SCONCE	KUZCO	AT7924-BK	2700K	BLACK	120V	23W	ELV	8
DF2	36IN EXTERIOR WALL SCONCE	KUZCO	AT7935-BK	2700K	BLACK	120V	40W	ELV	3
DF3	50IN EXTERIOR WALL SCONCE	KUZCO	AT7950-BK	2700K	BLACK	120V	58W	ELV	2

GENERAL NOTES:

- All landscape lighting fixture locations to be verified and adjusted on site by LD.
- Provide all equipment necessary for lighting designer to reach all interior fixtures at aiming. Provide manpower to aim all lights over 12' AFF as directed by LD.
- Provide job foremen to be available to help aim and troubleshoot fixtures during night time aiming.
- Refer to ARCH elevations for all wall mounted devices and lighting instruments. Confirm heights of sconces with LD.
- Mount all devices square and plumb.
- No substitutions of lighting equipment are allowed unless authorized by LD.
- Receptacles shown on these drawings are for lighting purposes and are not to satisfy code requirements for receptacles. Coordinate all code required receptacles with locations of lighting receptacles.
- Provide minimum #12AWG wiring for all lighting circuits. Wire must be oversized for long runs to prevent excessive voltage drop. 5% maximum voltage drop at any lighting device. All volt drop calculations are the responsibility of the Electrical Contractor.

PROJECT NAME & LOCATION:

CHABAD OF SANTA BARBARA
6045 STOW CANYON RD. GOLETA, CA

REVISION NUMBER:

PRELIM

DATE:

01.13.26

SCALE:

1/4" = 1'-0"

SHEET TITLE:

LEGEND & SCHEDULES

SHEET NUMBER:

ILD0.00

CHABAD OF SANTA BARBARA
6045 STOW CANYON RD. GOLETA, CA

PROJECT NAME & LOCATION:

REVISION NUMBER:

PRELIM

DATE:

01.13.26

SCALE:

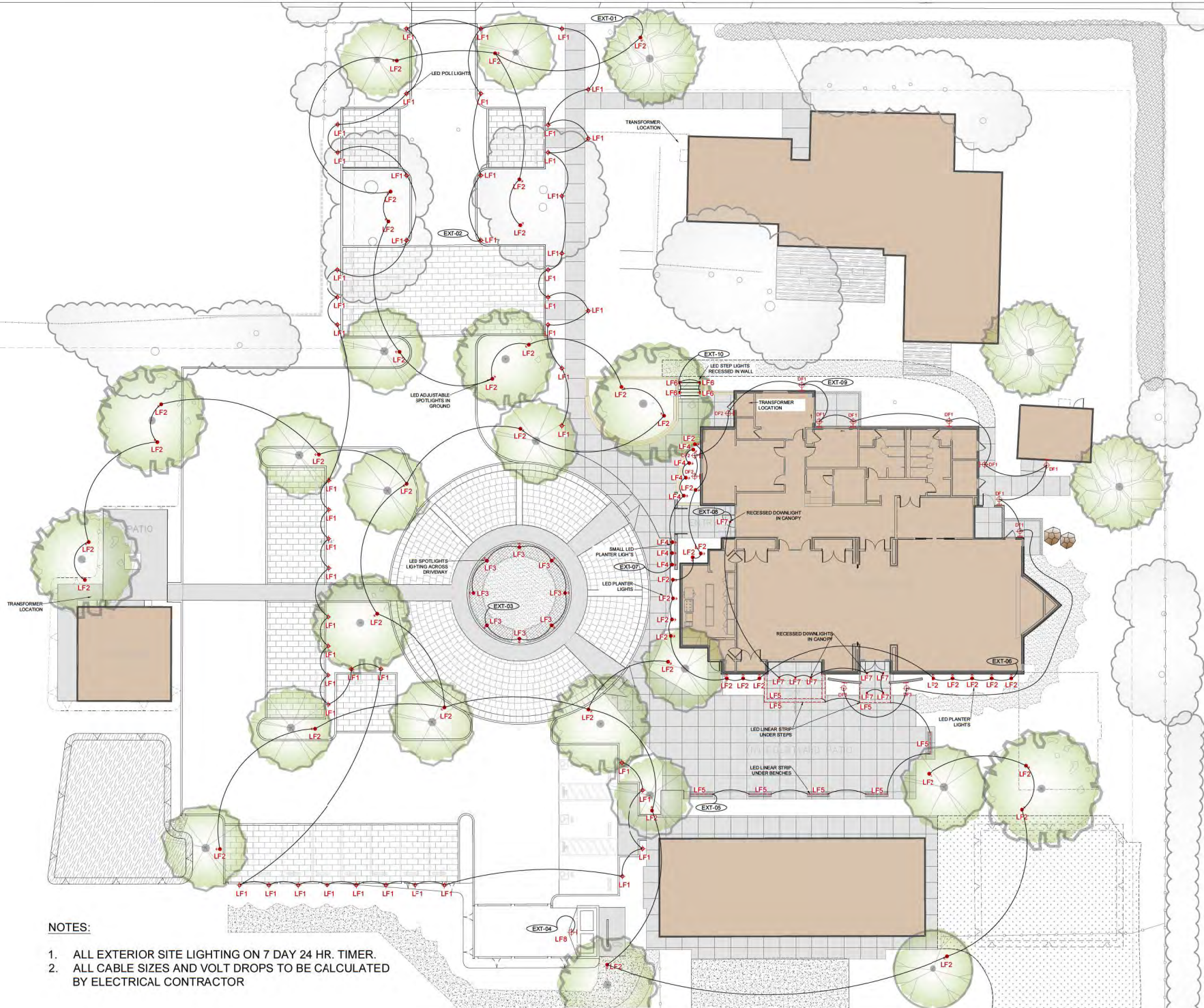
1/4" = 1'-0"

SHEET TITLE:

LANDSCAPE LIGHTING PLAN

SHEET NUMBER:

ILD1.00



NOTES:

1. ALL EXTERIOR SITE LIGHTING ON 7 DAY 24 HR. TIMER.
2. ALL CABLE SIZES AND VOLT DROPS TO BE CALCULATED BY ELECTRICAL CONTRACTOR