

CHABAD OF S. BARBARA PROPOSED DEVELOPMENT PLAN

DEVELOPMENT PLAN / CONDITIONAL USE PERMIT

PROJECT DIRECTORY

CLIENT:	CHABAD OF S. BARBARA 6045 Stow Canyon Road Goleta, CA 93117 Ph. (805) 896-7265 Mendel Loschak rabbimendel@sbcchabad.org
ARCHITECT:	JEFFREY BERKUS ARCHITECTS, INC. 924 Anacapa Street, Suite 1B Santa Barbara, CA 93101 Ph. (805) 963-8902 Jeffrey Berkus, AIA, Principal jeff@berkusdesign.com
LAND USE / AGENT:	SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC. 1625 State Street, Suite 1 Santa Barbara, CA 93101 Ph. (805) 966-2758 x 101 Steve Fort stevef@sepps.com
STRUCTURAL ENGINEER:	TBD
CIVIL ENGINEER:	MAC Design Associates 1933 Cliff Drive, Suite 6 Santa Barbara, CA 93109 Ph. (805) 957-4748 Dale W. Weber, PE dweber@macdesignsb.com
GENERAL CONTRACTOR:	TBD
SURVEYOR:	Waters Land Surveying, Inc. 5553 Hollister Avenue, Suite 7 Goleta, California 93117 Ph. (805) 967-4416 Barry J. Waters, PLS barrywaters55@gmail.com
GEOTECHNICAL ENGINEER:	Pacific Materials Lab 35 South La Patera Lane Goleta, CA 93117 Ph. (805) 964-6901 Ron Pike pml@pml.sbcocmail.com
LANDSCAPE ARCHITECT:	Earthform Design 1227 De La Vina Street, Suite A Santa Barbara, CA 93101 Ph. (805) 963-2006 Sam Maphis, ASLA sam@earthform.com
TRANSPORTATION ENGINEER:	Associated Transportation Engineers 100 North Hope Avenue, Suite 4 Santa Barbara, CA 93101 Ph. (805) 687-4418 Scott Schell, AICP, PTP sschell@atesb.com
BIOLOGY:	Hunt & Associates Biological Consulting Services 5290 Overpass Road, Suite 108 Santa Barbara, CA 93111 Ph. (805) 967-8512 Lawrence Hunt anniella@verizon.net
ARCHAEOLOGY:	AMEC FOSTER WHEELER 104 West Anapamu Street, Suite 204A Santa Barbara, CA 93101 Ph. (805) 962-0992 David Stone david.f.stone@amecfw.com

ABBREVIATIONS

A.DR.	ACCESS DOOR	F.E.	FIRE EXTINGUISHER	O.A.	OVERALL
A.F.F.	ABOVE FINISH FLOOR	F.E.C.	FIRE EXTINGUISHER WITH CABINET	O.BSERV.	OBSERVATION
A.F.R.	ABOVE FINISH ROOF	F.H.C.	FIRE HOSE CABINET	O.D.	OUTSIDE DIAMETER
A.P.	ACCESS PANEL	F.SP.	FIRE STANDPIPE	O.H.	OPPOSITE HAND
A.S.	ALUMINUM SADDLE	F.D.	FLOOR DRAIN	OFF.	OFFICE
A.V.	AUDIO VISUAL	FDN.	FOUNDATION	OPNG.	OPENING
AC.	ACOUSTIC, ACOUSTICAL	FIN.	FINISH, FINISHED	OPP.	OPPOSITE
AC.BD.	ACOUSTICAL BOARD	FIXT.	FIXTURE	PASS.	PASSAGE
AC.T.	ACOUSTICAL TILE	FL.	FLOOR	P.L.	PROPERTY LINE
ADD.	ADDITIONAL	FLUOR.	FLUORESCENT	P. LAM.	PLASTIC LAMINATE
ADJ.	ADJUSTABLE	FT. OR	FEET OR FOOT	PH.	PENTHOUSE
ALT.	ALTERNATE	FTG.	FOOTING	PLAS.	PLASTER
ALUM.	ALUMINUM	FURR.	FURRING	PLYWD.	PLYWOOD
APPROX.	APPROXIMATE	FUT.	FUTURE	PNL.	PANEL
ARCH.	ARCHITECTURAL	FVC.	FIRE VALVE CABINET	PREFAB.	PREFABRICATED
ASST.	ASSISTANT	G.C.	GENERAL CONTRACTOR	PRIN.	PRINCIPAL
&	AND	GA.	GAGE	PROD.	PRODUCTION
@	AT	GALV.	GALVANIZED	PROP.	PROPERTY
		GEN.	GENERAL	PRTN.	PARTITION
		G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	PTD.	PAINTED
		G.F.R.G.	GLASS FIBER REINFORCED GYPSUM	QTR.	QUARTER
		GL.	GLASS, GLAZE	QTY.	QUANTITY
		GRD.	GRADE		
		GUID.	GUIDANCE	R.	RADIUS
		GYP.	GYPSUM	R.C.P.	RECEPTION
		GYP. BD.	GYPSUM BOARD	R.CPT.	ROOF DRAIN
		H.C.	HANDICAP, HANDICAPPED	R.D.	RAIN LEADER
		H.M.	HOLLOW METAL	R.L.	ROUGH OPENING
		H.P.	HIGH POINT	REC.	RECESS
		HDWD.	HARDWOOD	REF.	REFRIGERATOR
		HDWR.	HARDWARE	REIN.	REINFORCEMENT
		HGT.	HEIGHT	RELOC.	RELOCATED
		HORIZ.	HORIZONTAL, HORIZONTALLY	REQD.	REQUIRED
		H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	RESIL.	RESILIENT
		I.D.	INSIDE DIAMETER	REV.	REVISION
		I.P.S.	IRON PIPE SIZE	RIS.	RISER
		IN.	INCH OR INCHES	RM.	ROOM
		IN. OR	INCH OR INCHES	RUB.	RUBBER
		INCL.	INCLUSIVE, INCLUDE, INCLUDING		
		INSTR.	INSTRUCTION	S.	SOUTH
		INSUL.	INSULATION	S.S.	STAINLESS STEEL
		INT.	INTERIOR	S.F.	SQUARE FEET
		INTER.	INTERMEDIATE	SCHED.	SCHEDULED
		JAN.	JANITOR	SEC.	SECRETARIAL
		JT.	JOINT	SECT.	SECTION
		K.E.C.	KITCHEN EQUIPMENT CONTRACTOR	SH. MT.	SHEET METAL
				SHWR.	SHOWER
		L.P.	LOW POINT	SIM.	SIMILAR
		LAB.	LABORATORY	SK.	SKETCH
		LAD.	LADDER	SPCL.	SPECIAL
		LAM.	LAMINATED	SPEC.	SPECIFICATIONS
		LANG.	LANGUAGE	ST.	STREET
		L.A.S.S.	LAND, AIR, SEA AND SPACE	STD.	STANDARD
		LAV.	LAVATORY	STL.	STEEL
		LDR.	LEADER	STOR.	STORAGE
		L.F.	LINEAR FEET	STRUCT.	STRUCTURAL
		LKR.	LOCKER	SUPP.	SUPPORT
		LOC.	LOCATION	SUSP.	
		LT.	LIGHT		
		L.TWT.	LIGHTWEIGHT	T. & G.	TONGUE AND GROOVE
				T.B.	TACKBOARD
		M.B.	MARKERBOARD	T.O.S.	TOP OF STEEL
		M.E.R.	MECHANICAL EQUIPMENT ROOM	T.O.W.	TOP OF WALL
		M.O.	MASONRY OPENING	TD.	TREAD
		MACH. RM.	MACHINE ROOM	TELE. CAB.	TELEPHONE CABINET
		MAS.	MASONRY	TELE.	TELEPHONE
		MAX.	MAXIMUM	THK.	THICKNESS
		MATL.	MATERIAL	THRES.	THRESHOLD
		MECH.	MECHANICAL	THRU.	THROUGH
		MET.	METAL	TLT.	TOILET ROOM
		MEZZ.	MEZZANINE	TRANS.	TRANSFER
		MFR.	MANUFACTURER	TV.	TELEVISION
		MIN.	MINIMUM	TYP.	TYPICAL
		MISC.	MISCELLANEOUS		
		MLDG.	MOULDING	U.N.O.	URINAL
		MTD.	MOUNTED	U.L.	URINAL HANDICAPPED
		N.	NORTH	UR.	
		N.I.C.	NOT IN CONTRACT	UR.H.	
		N.T.S.	NOT TO SCALE	V.C.T.	VERIFY IN FIELD
		N.A.	NOT APPLICABLE	V.I.F.	VINYL WALLCOVERING
		NO. OR#	NUMBER	V.W.C.	VESTIBULE
		NOM.	NOMINAL	VIT.	VITREOUS
				W.	WEST
				W. GL.	WIRE GLASS
				W.M.	WIRE MESH
				W.	WITH
				WAINS.	WAINSCOT
				WD.	WOOD
				WKRM.	WORKROOM
				WC-XX	
				WS-XX	STOREFRONT SYSTEM

PROJECT INFORMATION

PROJECT:	CHABAD OF S. BARBARA 6045 STOW CANYON ROAD GOLETA, CA 93117 077-170-044
APN:	DR-4.6 / R-SF SINGLE FAMILY RESIDENTIAL
ZONING / LAND USE:	LRA-INCORPORATED NON-VFHSHZ
FIRE ZONE:	GROSS: 143,312 SQ. FT. (3.29 ACRES) / NET: 128,115 SQ. FT. (2.94 ACRES)
PROPERTY AREA:	35' PER ORDINANCE: 34'-7 1/4" PROPOSED (AT HIGHEST ARCHITECTURAL PROJECTION)
MAX HEIGHT:	APPROX. 6%
LOT SLOPE:	A-2, A-3
OCCUPANCY TYPE:	YES
FEMA FLOOD ZONE:	AE
FLOOD ZONE:	YES
SPRINKLERS:	GOLETA SANITARY DISTRICT
SANITARY DISTRICT:	GOLETA WATER DISTRICT
WATER DISTRICT:	

SCOPE OF WORK

PROPOSED CONSTRUCTION OF 7,236 SQ. FT. (GROSS) SYNAGOGUE WITH 727 SQ. FT. ROOF TERRACE. BUILDING TO PROVIDE SANCTUARY, EVENT HALL WITH KITCHEN, CONFERENCE ROOM, WORK ROOM, TWO OFFICES, STORAGE AND REQUIRED BATHROOMS. NEW STORAGE BUILDING OF 841 SQ. FT. (GROSS) TO ACCOMMODATE FOR REMOVAL OF EXISTING BARN STORAGE (1,460 SQ. FT.).

PROPOSED LANDSCAPING INTEGRATES NEW STRUCTURES WITH EXISTING BUILDINGS WHILE MINIMIZING GRADING. PERMEABLE SURFACE PROPOSED FOR NEW PARKING AREAS. EXISTING, NON-HISTORIC STORAGE GARAGE TO BE REMOVED. PRELIMINARY WATER SERVICE DETERMINATION HAS BEEN RECEIVED FROM GOLETA WATER DISTRICT.

PROJECT DATA

LOT SIZE:	
GROSS:	143,312 SQ. FT. (3.29 ACRES)
NET:	128,115 SQ. FT. (2.94 ACRES)

EXISTING BUILDING SQUARE FOOTAGE (GROSS):	
SINGLE FAMILY DWELLING:	4,855 SQ. FT.
(4,093 sq. ft. int. + 762 sq. ft. ext. deck)	
EDUCATION / SYNAGOGUE SERVICES:	2,455 SQ. FT.
SPA BUILDING:	352 SQ. FT.
BARN (TO BE REMOVED):	1,440 SQ. FT.
TOTAL SQ. FT.	9,102 SQ. FT.

PROPOSED NEW BUILDING SQUARE FOOTAGE (GROSS):	
SYNAGOGUE:	7,389 SQ. FT.
ROOF TERRACE:	727 SQ. FT.
TOTAL SYNAGOGUE & ROOF TERRACE	8,116 SQ. FT.

STORAGE BUILDING:	841 SQ.FT.
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PROPOSED LOT COVERAGE:	
EXISTING BUILDINGS TO REMAIN:	7,662 SQ. FT.
(dwelling+decks/education building/spa)	
PROPOSED SYNAGOGUE:	7,389 SQ. FT.
PROPOSED STORAGE:	841 SQ. FT.
TOTAL BUILDING AREA:	15,892 SQ. FT.

PROPOSED TOTAL BUILDING LOT COVERAGE (GROSS):	11.1%
(15,892 SQ. FT. / 143,312 SQ. FT.)	

PROPOSED TOTAL BUILDING LOT COVERAGE (NET):	12.4%
(15,892 SQ. FT. / 128,115 SQ. FT.)	

PROPOSED LOT COVERAGE BREAKDOWN (GROSS):	
LANDSCAPE/OPEN SPACE:	92,759 SQ. FT. (64.7%)
PARKING/DRIVE AISLES:	10,177 SQ. FT. (7.1%)
(previous)	
PARKING/DRIVE AISLES:	12,419 SQ. FT. (8.7%)
(previous)	
PATIOS/WALKWAYS:	12,065 SQ. FT. (8.4%)
(previous)	
BUILDING COVERAGE:	15,892 SQ. FT. (11.1%)
TOTAL:	143,312 SQ. FT. (100.0%)

PROPOSED PARKING:	41 SPACES
RESIDENTIAL:	3 SPACES
SYNAGOGUE:	38 SPACES
(32) STANDARD	
(3) COMPACT	
(3) ACCESSIBLE	

REQUIRED PARKING BY CITY:	29 SPACES
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per City email dated April 9, 2018; summarized:

- a. 21 spaces (81 fixed seats, at 1 space per 4 fixed seats)
- b. 5 spaces (to allow up to 10 catering staff for large events; 1 space per 2 kitchen employees)
- c. 3 spaces (required for residential homes of 3,000 sq. ft. or more)

SHEET INDEX

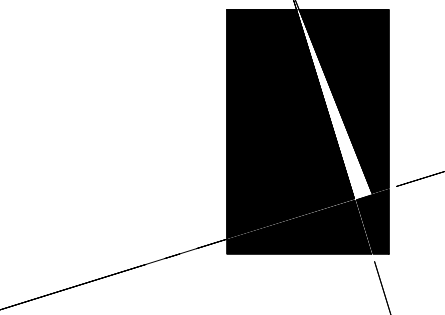
GENERAL
A0.00 COVER SHEET

ARCHITECTURAL
A1.00 EXISTING SITE PLAN
A1.01 PROPOSED SITE PLAN
A2.01 MAIN FLOOR PLAN
A2.02 TERRACE / ROOF PLAN
A2.03 STORAGE PLAN & ELEVATIONS
A3.01 NORTH & SOUTH ELEVATIONS
A3.02 EAST & WEST ELEVATIONS
A4.01 PARTIAL SITE SECTIONS

CIVIL
C-1 GENERAL INFORMATION
C-2 DEMOLITION PLAN
C-3 PRELIMINARY GRADING & DRAINAGE PLAN
C-4 PRELIMINARY UTILITY PLAN

LANDSCAPE
L-1 CONCEPTUAL PLANTING PLAN
L-1 IRRIGATION SCHEMATIC PLAN

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PROJECT NAME

CHABAD OF
S. BARBARA

FOR CONSTRUCTION

PROJECT No.

15013

SCALE

SHEET TITLE

COVER SHEET

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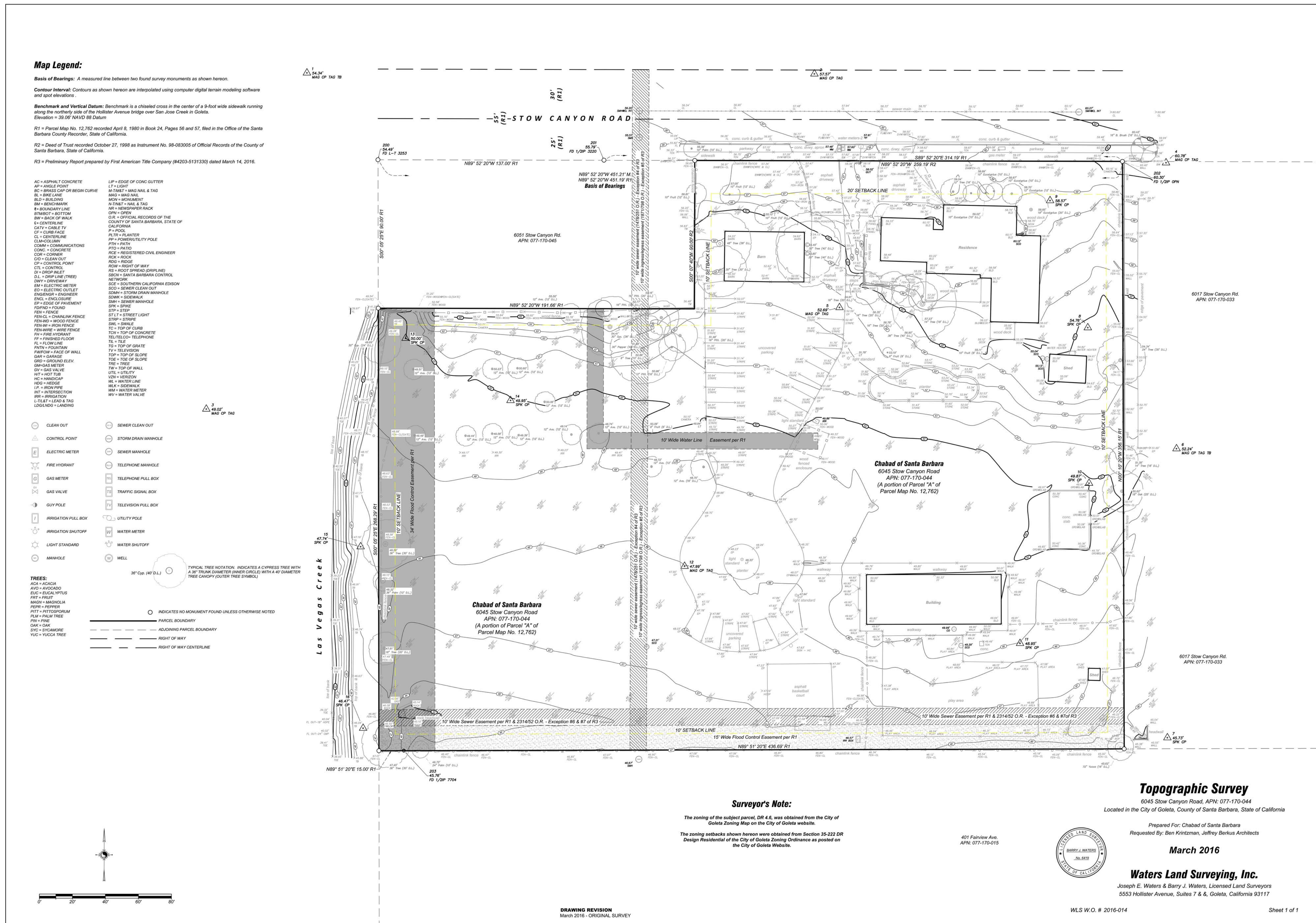
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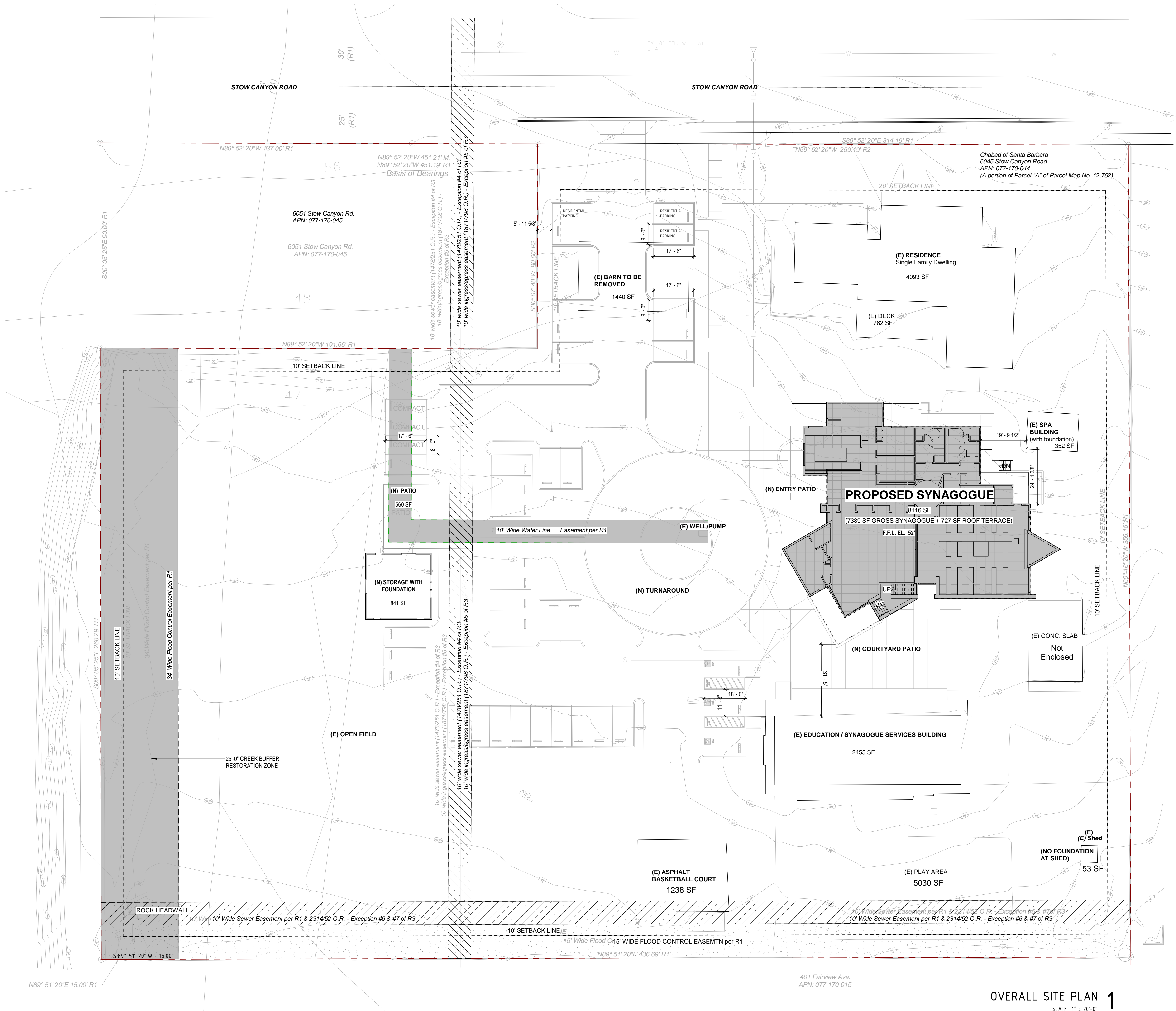
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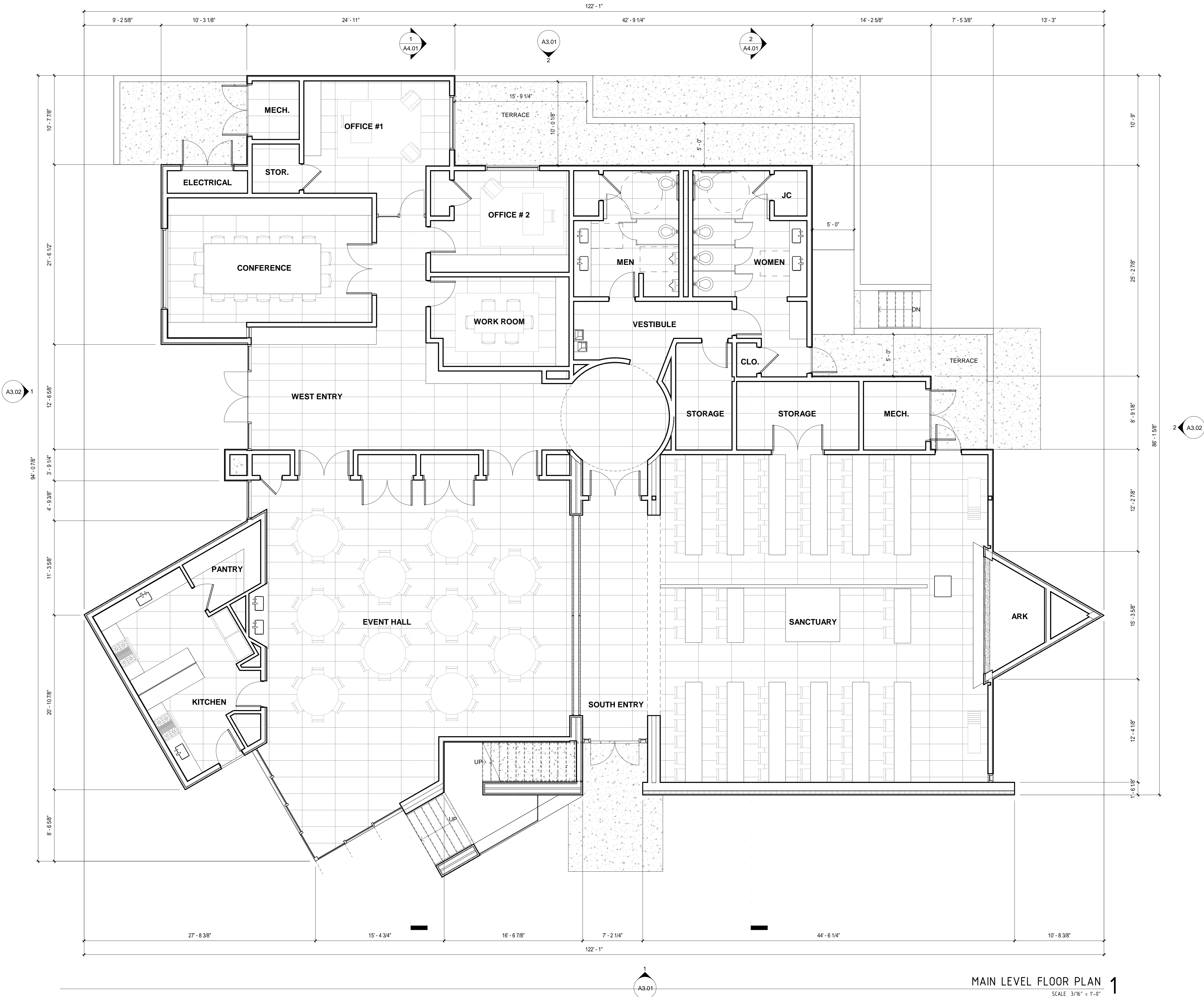
EXISTING SITE PLAN

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SCALE
3/16" = 1'-0"

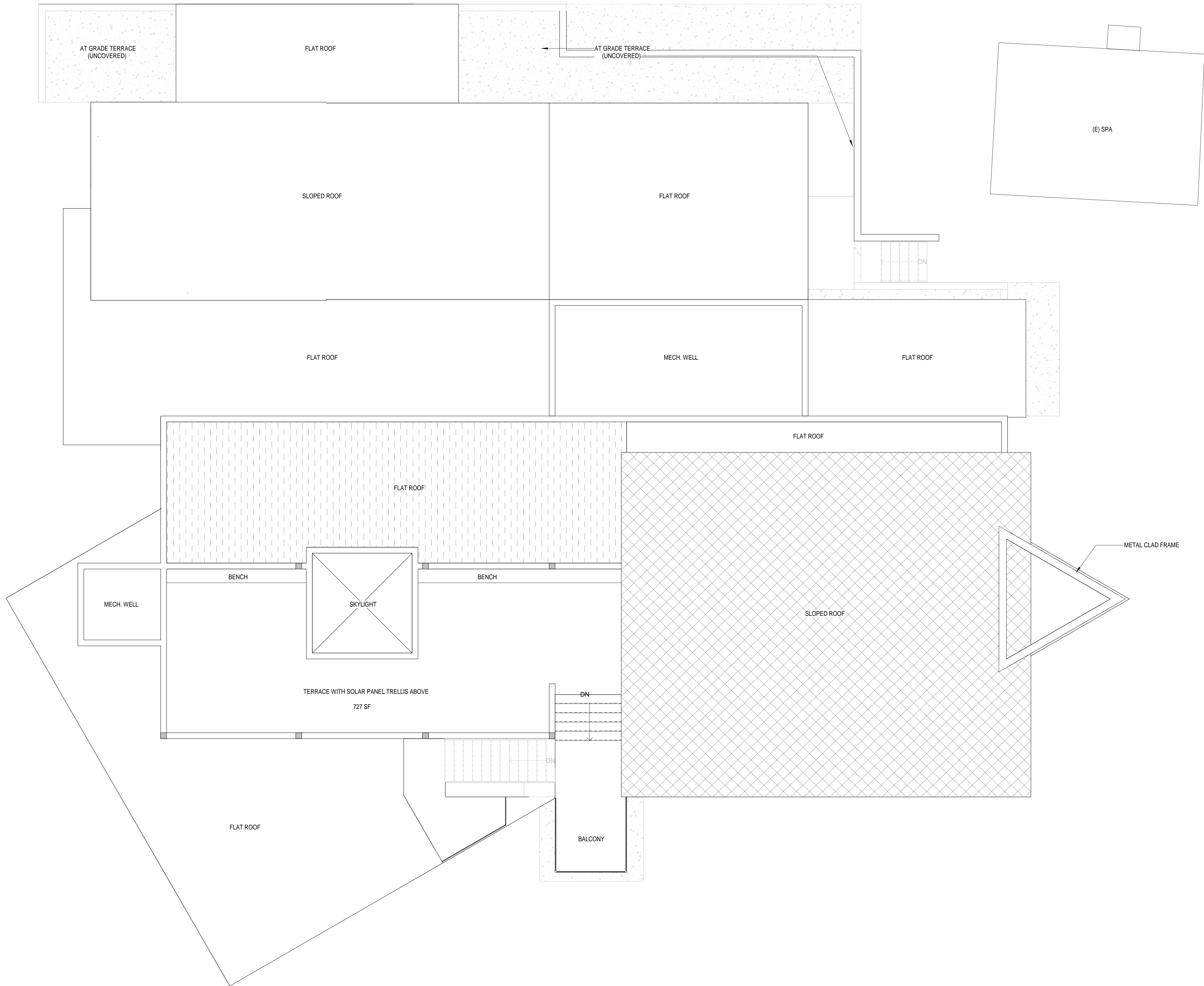
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**MAIN LEVEL FLOOR
PLAN**

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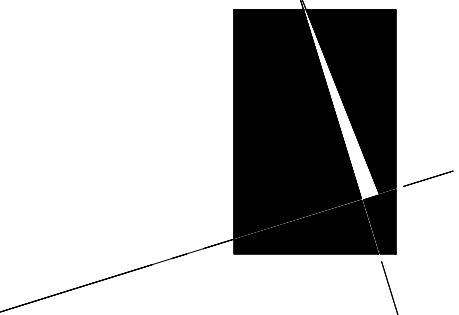
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MAIN LEVEL FLOOR PLAN 1
SCALE 3/16" = 1'-0"



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

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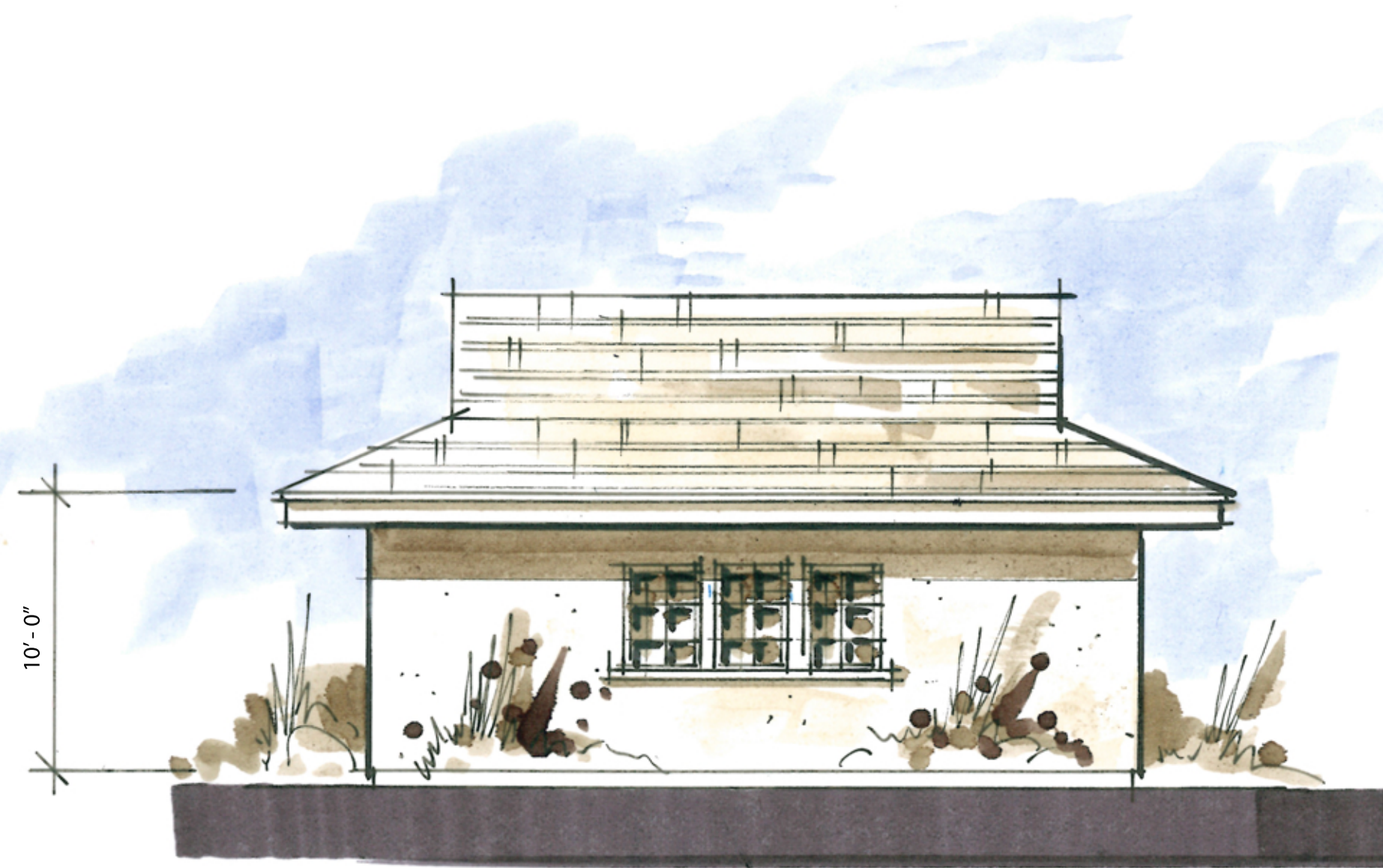
SCALE
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SHEET TITLE
**TERRACE / ROOF
PLAN**

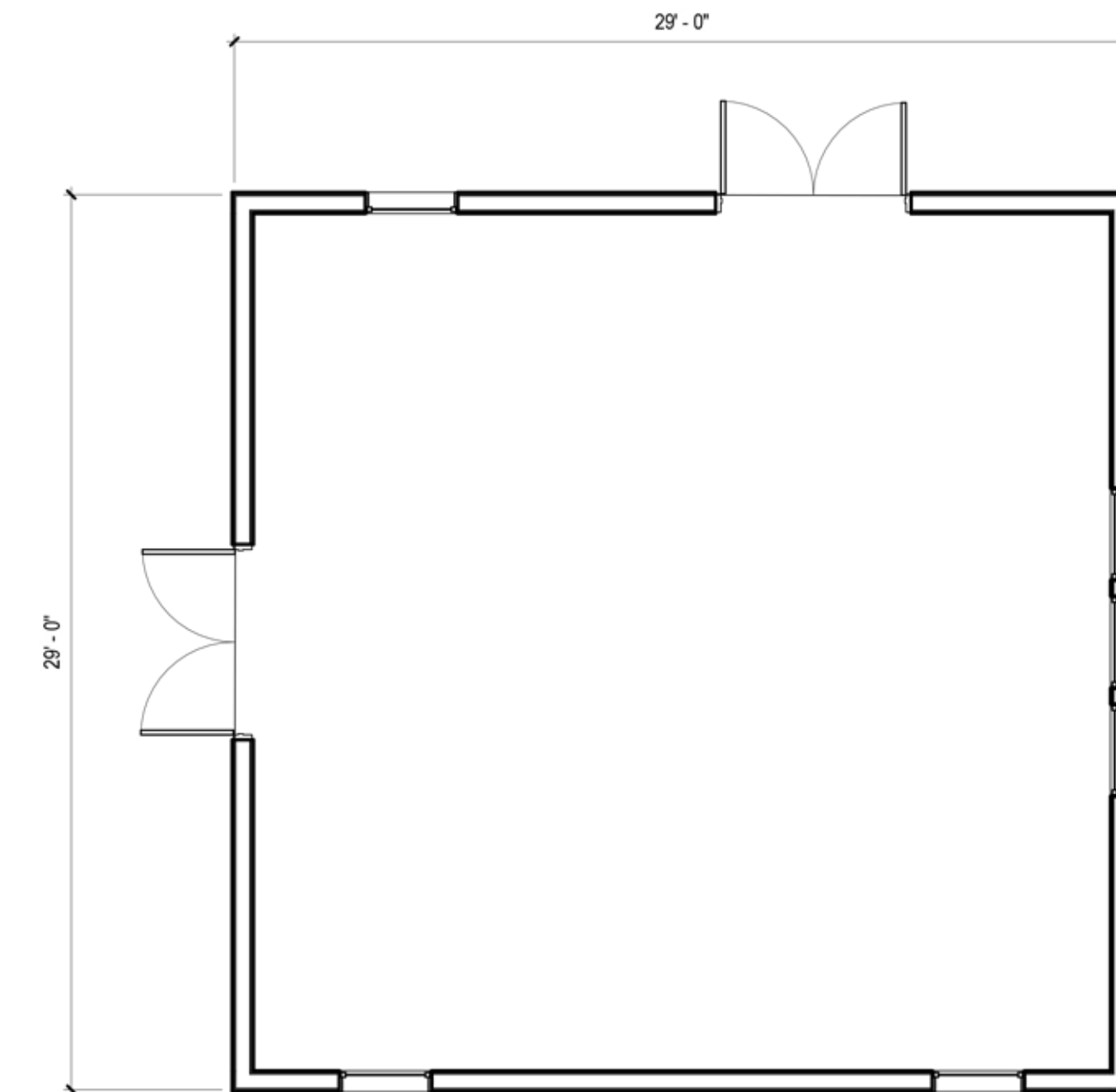
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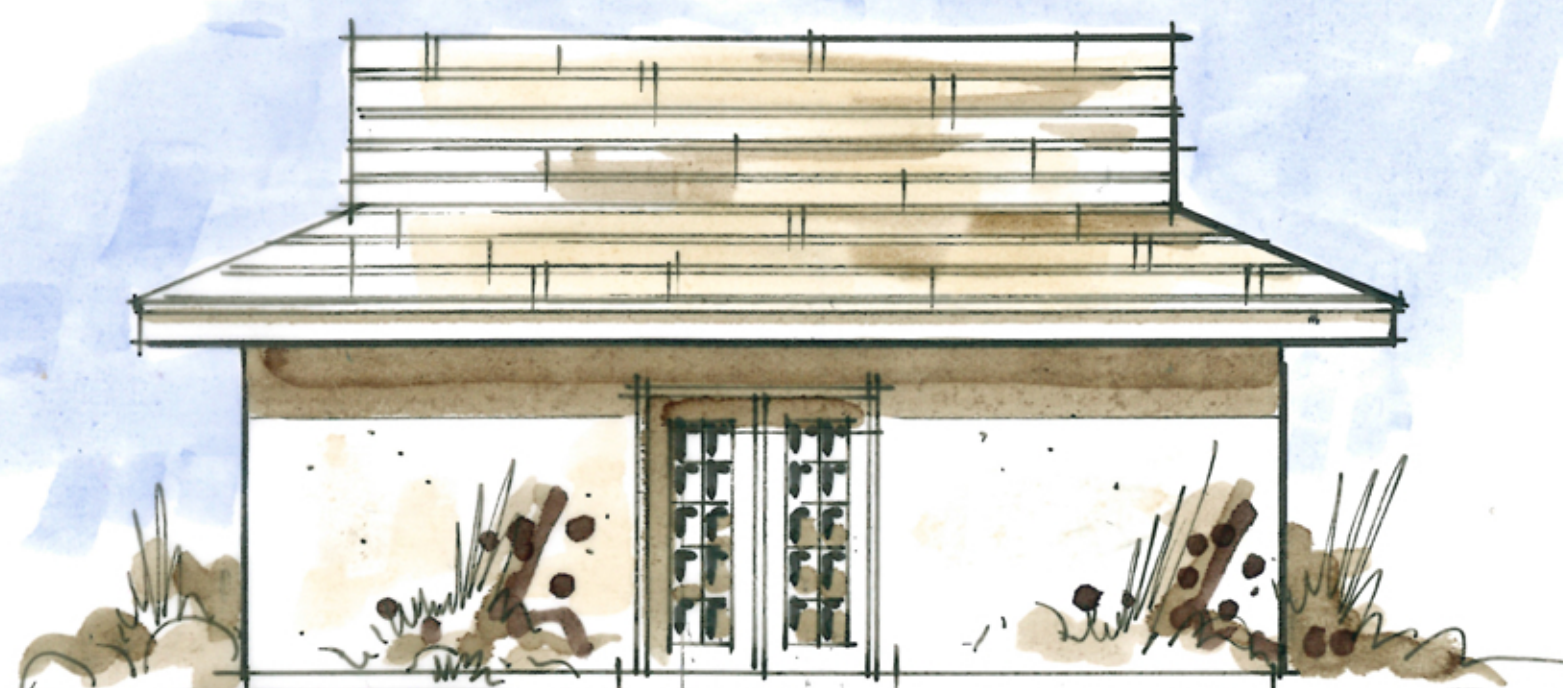
STORAGE - EAST ELEVATION 5
SCALE 3/16" = 1'-0"



01 STORAGE 1
SCALE 3/16" = 1'-0"



STORAGE - NORTH ELEVATION 4
SCALE 3/16" = 1'-0"



STORAGE - WEST ELEVATION 3
SCALE 3/16" = 1'-0"



STORAGE - SOUTH ELEVATION 2
SCALE 3/16" = 1'-0"

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SCALE

3/16" = 1'-0"

SHEET TITLE

**STORAGE PLAN &
ELEVATIONS**

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SCALE

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SHEET TITLE

**NORTH & SOUTH
ELEVATIONS**

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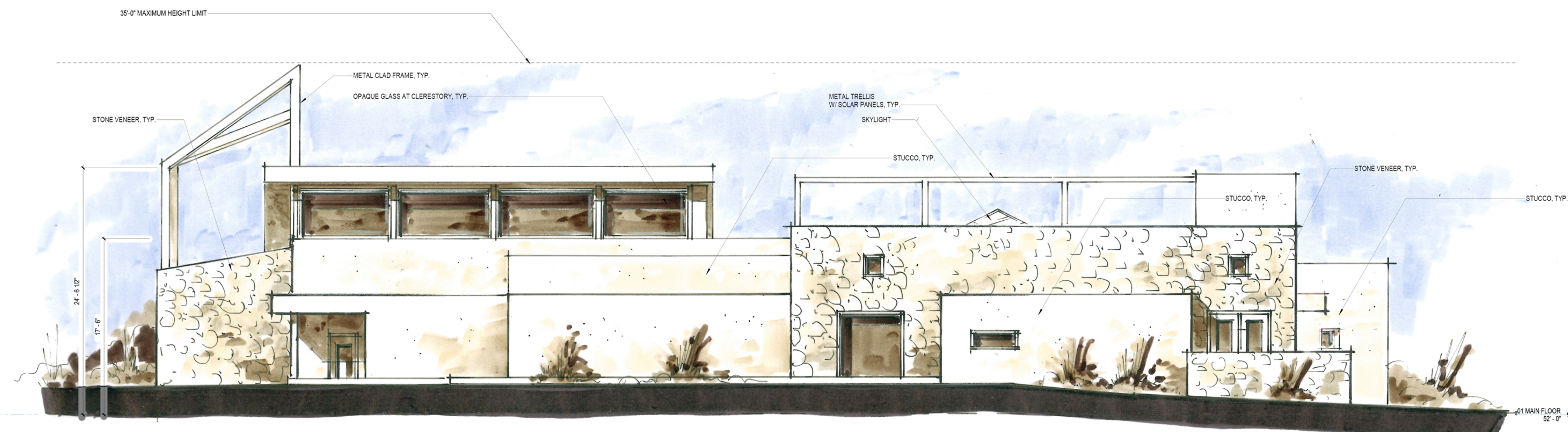
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SOUTH ELEVATION 1
SCALE 3/16" = 1'-0"



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

35'-0" MAXIMUM HEIGHT LIMIT

STUCCO, TYP.

STONE VENEER, TYP.

GLASS DOOR
ASSEMBLY, TYP.

METAL TRELLIS
W/ SOLAR PANELS, TYP.

GLASS DOOR
ASSEMBLY, TYP.

01 MAIN FLOOR
52'-0"

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

35'-0" MAXIMUM HEIGHT LIMIT

METAL CLAD FRAME, TYP.

OPAQUE GLASS @
CLERESTORY, TYP.

STONE VENEER, TYP.

STUCCO, TYP.

GLASS GUARDRAIL

34'-7 1/4"

24'-6 1/2"

01 MAIN FLOOR
52'-0"

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

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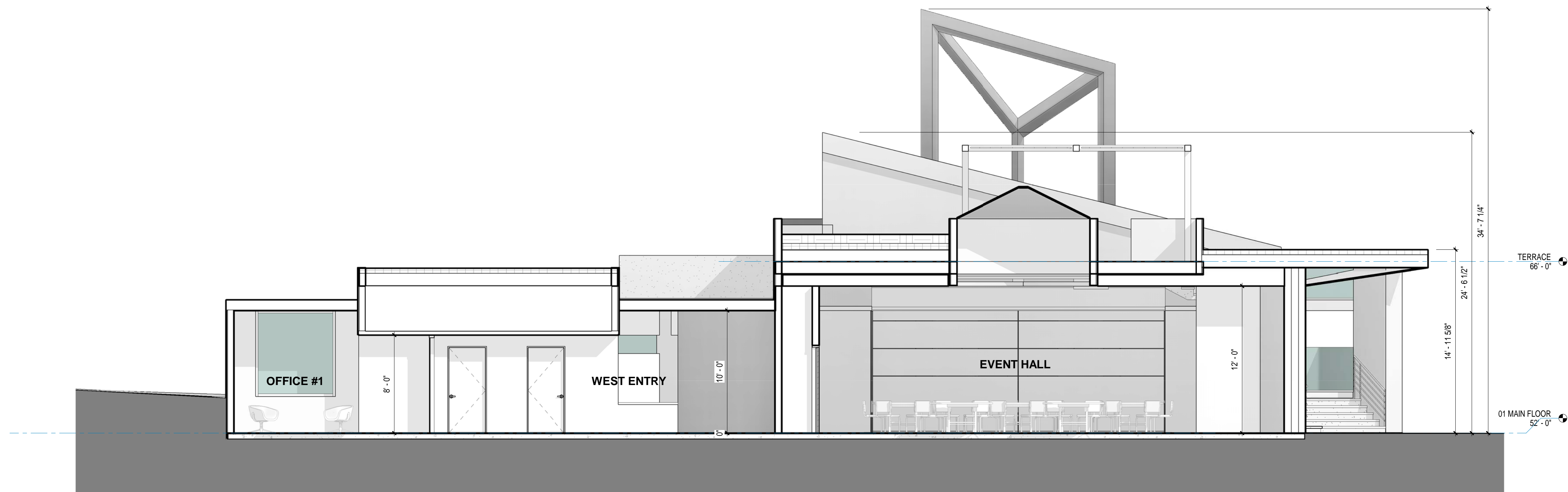
**EAST & WEST
ELEVATIONS**

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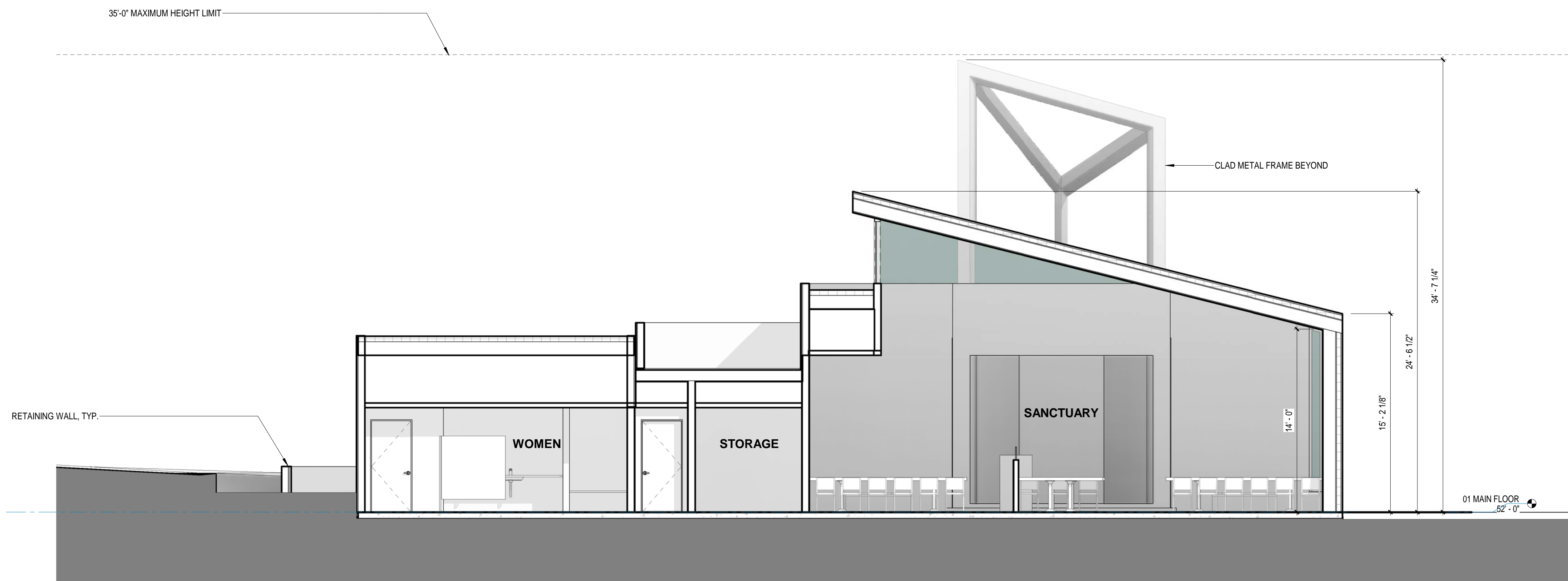
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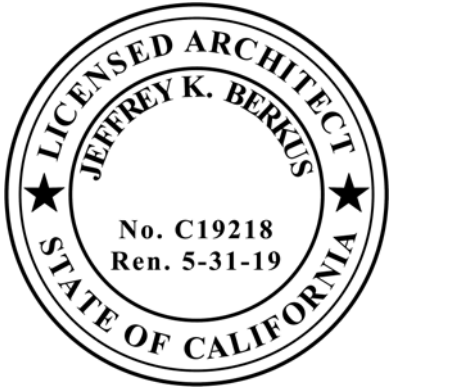


Section 4 2
SCALE 3/16" = 1'-0"

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03-21-2018 INITIAL SUBMITTAL - CITY OF GOLETA
11-09-2018 RESUBMITTAL - CITY OF GOLETA

PROJECT NAME

**CHABAD OF
S. BARBARA**

FOR CONSTRUCTION

PROJECT No.

15013

SCALE

3/16" = 1'-0"

SHEET TITLE

**BUILDING / PARTIAL
SITE SECTION**

LAST PRINTED : 11/9/2018 7:10:59 PM

SHEET No.

A4.01

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GRADING NOTES:

1. GRADING SHALL BE IN CONFORMANCE WITH THESE PLANS AND SANTA BARBARA COUNTY GRADING ORDINANCE NO. 4477 AND THE STANDARDS AND REQUIREMENTS PERTAINING THERETO.
2. GRADING SHALL BE IN CONFORMANCE WITH THE SITE SPECIFIC GRADING RECOMMENDATIONS AND STANDARD GRADING SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT AND THOSE CONTAINED IN THE GEOLOGY REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

GRADING SHALL ALSO BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER AND THE GEOLOGIST DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK.

FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOLOGIST, THE MORE STRINGENT PROVISION SHALL GOVERN.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A HAZARD TO VEHICULAR TRAFFIC OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS, IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL RELIEF IS GRANTED BY THE CITY INSPECTOR.

4. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR SHALL MAKE A THOROUGH SEARCH FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE VOIDS FILLED AND COMPACTED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA.

VOIDS LEFT FROM OTHER REMOVALS, SUCH AS TREES AND STRUCTURES, SHALL ALSO BE FILLED AND COMPACTED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA.

IF ABANDONED SEPTIC TANKS OR FUEL TANKS OR OTHER POTENTIAL SOURCES OF CONTAMINATION OR HAZARDOUS WASTE ARE ENCOUNTERED OR IF SOIL WHICH APPEARS TO BE CONTAMINATED IS ENCOUNTERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND COUNTY HAZARDOUS MATERIALS OFFICE.

ABANDONED PIPELINES AND CONDUITS SHALL BE REMOVED UNLESS OTHERWISE ALLOWED BY THE PROJECT ENGINEER, THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA. PIPELINES OR CONDUITS ALLOWED TO BE ABANDONED-IN-PLACE SHALL BE CRUSHED OR SHALL HAVE ALL EXPOSED OPENINGS PLUGGED WITH STIFF CONCRETE RODDED TO REMOVE VOIDS WITHIN THE PIPELINE/CONDUIT TO A MINIMUM OF 5 LINEAL FEET BEYOND THE OPENING, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA.

6. UNDOCUMENTED FILL AND/OR UNSTABLE SOILS ENCOUNTERED DURING GRADING SHALL BE EXCAVATED TO FIRM NATIVE SOILS UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA.

OVERWET AND/OR PUMPING AREAS ENCOUNTERED DURING GRADING SHALL BE REVIEWED FOR CORRECTIVE MEASURES BY THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA.

7. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

8. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE WALKWAYS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA. RECOMMENDATIONS FOR OVEREXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

9. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE CITY INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.

10. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF GOLETA PRIOR TO PLACEMENT.

IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE.

THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.

11. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 8-INCHES IN LOOSE THICKNESS, BE MOISTENED OR DRIED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND BE COMPACTED TO THE MINIMUM RELATIVE COMPACTION RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THINNER LIFTS MAY BE NECESSARY TO ACHIEVE THE REQUIRED MINIMUM COMPACTION.

12. FILL AND BACKFILL MATERIAL SHALL BE COMPACTED AT LEAST TO THE SPECIFIED RELATIVE COMPACTION BUT IN NO CASE TO LESS THAN 90% OF MAXIMUM DENSITY, DETERMINED IN CONFORMANCE WITH A.S.T.M. STANDARD D-1557, LATEST REVISION. SOME AREAS REQUIRE COMPACTION TO GREATER DENSITY AS CALLED FOR ON THESE PLANS OR BY THE GEOTECHNICAL ENGINEER.

COMPACTION TESTS SHALL BE CONDUCTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER AND AT NOT LESS THAN ONE (1) TEST FOR EACH 2,500 SQUARE FEET OF FILL PLACED UNDER PAVEMENT AREAS AND AT NOT LESS THAN ONE (1) TEST FOR EACH 10,000 SQUARE FEET OF FILL PLACED OUTSIDE PAVEMENT AREAS, WITH THESE TESTS BEING CONDUCTED AT LEAST FOR EACH LIFT VERTICALLY AS THE FILL IS PLACED.

GRADING NOTES:

13. FINISH CUT SLOPES, FILL SLOPES AND COMBINATION CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS SPECIFICALLY CALLED FOR ON THESE PLANS AND CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE ENGINEERING GEOLOGIST.

14. ALL SLOPES OVER 3 FEET HIGH SHALL BE PLANTED WITH A NATIVE SEED MIX APPROVED BY THE CITY PLANNING AND DEVELOPMENT DEPARTMENT AND SHALL BE DENSE AND GROWING PRIOR TO FINAL INSPECTION BY THE CITY.

15. CONTRACTOR SHALL REFER TO STREET IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING AND STORM DRAINAGE IMPROVEMENTS.

16. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

17. SURFACE DRAINAGE GRADIENT ON SOIL OR LANDSCAPED AREAS SHALL NOT BE AT LESS THAN 2% (¼" PER FOOT).

18. PLAN ELEVATIONS SHOWN ON WALKWAYS, RAMPS, STEPS AND OTHER HARDSCAPE ARE INTENDED TO ESTABLISH GRADING AND SURFACE DRAINAGE CONTROL FOR THESE IMPROVEMENTS. THESE CONTROL ELEVATIONS SHALL BE ADHERED TO UNLESS OTHERWISE NECESSARY FOR CONSTRUCTION OF THESE IMPROVEMENTS IN CONFORMANCE WITH BUILDING CODE AND A.D.A. REQUIREMENTS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PERFORM DETAILED LAYOUT FOR AND TO CONSTRUCT WALKWAYS, RAMPS, STEPS, AND OTHER HARDSCAPE IN CONFORMANCE WITH ALL BUILDING CODE AND ACCESSIBILITY REQUIREMENTS INCLUDING THOSE FOR DIMENSIONING, SLOPE, CROSS-SLOPE, SURFACE TEXTURE, WARNING CURBS, AND HAND-RAILS.

19. DROP-OFF FROM TOP OF WALK OR FLATWORK EDGE TO ADJACENT FINISH GRADE SHALL NOT EXCEED 3 INCHES UNLESS A 6-INCH HIGH WARNING CURB IS CONSTRUCTED ALONG THE EDGE AND THE EDGE IS THICKENED (DEEPEMED) TO 6-INCHES MINIMUM BELOW ADJACENT FINISH GRADE.

20. SITE FINISH GRADING SHALL BE COMPLETED AND CONFIRMED BY SURVEY TO CONFORM TO APPROVED PLANS AND SPECIFICATIONS.

21. PAVEMENT STRUCTURAL SECTIONS SHOWN ON THESE PLANS ARE PRELIMINARY ESTIMATES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING, BASED ON "R"-VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (T.I.'S) SHOWN ON THE PLAN DETAILS. SUBJECT TO APPROVAL BY THE CITY ENGINEER. ADDITIONAL GRADING MAY BE NECESSARY TO ADJUST SUBGRADE ELEVATIONS TO ACCOMMODATE THE FINAL STRUCTURAL THICKNESS.

22. THE UPPER 12 INCHES OF FILL OR NATIVE SOIL BELOW THE BOTTOM OF AGGREGATE BASE OR SUBBASE COURSE (BELOW SUBGRADE) IN PAVEMENT AREAS, AND THE UPPER 6 INCHES OF FILL OR NATIVE SOIL BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY.

23. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER.

DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

24. BEFORE BEGINNING WORK, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER FOR IMPORT/EXPORT HAUL ROUTES AND TIMES.

25. CONTRACTOR SHALL NOTIFY THE CITY COMMUNITY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENTS, THE GEOTECHNICAL ENGINEER, THE GEOLOGIST, AND THE ENGINEER AT LEAST 48 HOURS BEFORE START OF ANY GRADING WORK AND OF THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.

26. AT THE TIME OF THE PRECONSTRUCTION CONFERENCE THE GEOTECHNICAL ENGINEER IS TO DISCUSS WITH THE CITY COMMUNITY SERVICES DEPARTMENT STAFF THE LEVEL OF OBSERVATION AND TESTING TO BE REQUIRED.

27. SITE DEVELOPMENT FINISH SURFACE GRADING CRITERIA

IT IS THE DESIGN ENGINEER'S INTENT THAT THE FOLLOWING MINIMUM AND MAXIMUM SLOPES (GRADIENTS) BE MAINTAINED ON CONSTRUCTED FINISH SURFACES. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THESE MINIMUM AND MAXIMUM SLOPES ARE ADHERED TO AND MAINTAINED DURING CONSTRUCTION.

<u>SURFACE TYPE</u>	<u>MINIMUM SLOPE</u>	<u>MAXIMUM SLOPE</u>
CONCRETE WALK, CROSS-SLOPE	0.5% (200:1)	2.0% (50:1)
CONCRETE WALK, LONGITUDINAL SLOPE	0.5% (200:1)	*5.0% (20:1)
CONCRETE PAVEMENT	0.5% (200:1)	*5.0% (20:1)
ASPHALT PAVEMENT	1.0% (100:1)	*5.0% (20:1)
GRADED LANDSCAPE SWALES	1.5% (67:1)	16% (6:1)
GRADED LANDSCAPE AREAS	2.0% (50:1)	50% (2:1)

*ACCESSIBLE RAMPS MAY EXCEED THESE MAXIMUMS BUT MUST COMPLY WITH ADA REQUIREMENTS.

EARTHWORK

ESTIMATED EARTHWORK QUANTITIES: EXCAVATION EMBANKMENT

SITE GRADING 1030 C.Y. 450 C.Y.

LOSS DUE TO CLEARING & GRUBBING -150 C.Y. +125 C.Y.

SUBTOTAL 880 C.Y. 575 C.Y.

SHRINKAGE @ 25% 220 C.Y. _____

TOTAL 660 C.Y. 575 C.Y.

EXPORT = 85 C.Y.

- (1) ESTIMATED QUANTITIES SHOWN ABOVE ARE COMPUTED FROM EXISTING GROUND ELEVATIONS TO THE PROPOSED ELEVATIONS ON THIS PLAN.
- (2) CLEARING AND GRUBBING OPERATIONS ARE ASSUMED TO RESULT IN A LOSS OF 0.15' OVER THE GRADED AREA.
- (3) FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, THE PAVEMENT STRUCTURAL SECTION IS ASSUMED TO BE 0.75'.
- (4) ESTIMATED QUANTITIES DO NOT INCLUDE EXCAVATION FOR UTILITY TRENCHES.

GRADING NOTES:

28. QUALITY REVIEW AND REPORTING REQUIREMENTS

- A. CONCLUSION OF ROUGH GRADING, A LICENSED LAND SURVEYOR RETAINED BY CONTRACTOR SHALL SPOT CHECK AND PROVIDE TO THE CITY OF GOLETA, THE OWNER AND THE ENGINEER WRITTEN CERTIFICATION THAT PAVEMENT SUBGRADE ELEVATIONS ARE IN CONFORMANCE WITH APPROVED GRADING PLAN. CERTIFICATION SHALL INCLUDE A DRAWING SHOWING LOCATION OF SPOT ELEVATION READINGS.

- B. UPON COMPLETION OF FINISH GRADING AND AFTER INSTALLATION OF LANDSCAPE PLANTINGS AND IRRIGATION BUT BEFORE PLACEMENT OF ANY MULCH OR WOOD CHIPS, LICENSED LAND SURVEYOR RETAINED BY CONTRACTOR SHALL DETERMINE CONSTRUCTION RECORD ELEVATIONS AT LOCATIONS REQUIRED BY THE ENGINEER, GENERALLY DESCRIBED AS FOLLOWS:

1. WALKWAY/RAMP SLOPES AND CROSS-SLOPES.
2. TOP OF CURB, TOP OF PAVEMENT & GUTTER FLOWLINE WITHIN PAVED AREAS.
3. FINISH SUBGRADE AT HIGH POINTS, GRADE BREAKS, FLOWLINES & ADJACENT TO CATCH BASINS WITHIN DIRT AREAS TO BE COVERED WITH MULCH OR WOOD CHIPS.

ELEVATIONS SHALL BE RECORDED ON A SCREENED REPRODUCIBLE OF THE IMPROVEMENT PLAN PROVIDED BY THE ENGINEER.

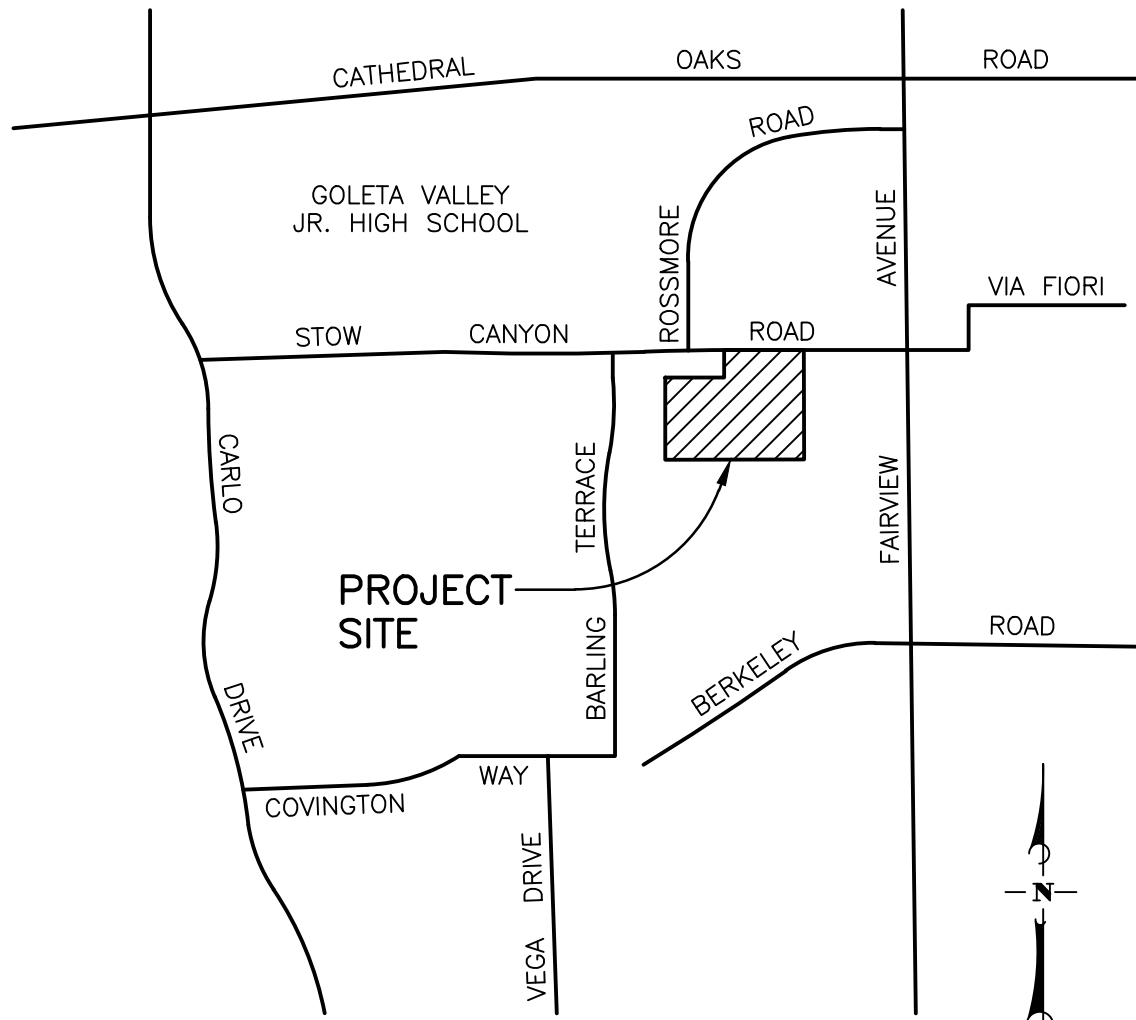
- C. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE. REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS:

DIRT: NOT LESS 2% (1/4 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION.

A.C. PAVEMENT: NOT LESS 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION.

CONCRETE: NOT LESS 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION.

- D. FOLLOW-UP REVIEW BY ENGINEER OF MULCHED AREAS SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR ENSURING THAT UNIFORM LAYER OF CORRECT THICKNESS OF MULCH OR CHIPS IS LAID DOWN AND THAT SUCH LAYER DOES NOT OBSTRUCT SURFACE DRAINAGE.



VICINITY MAP

NO SCALE

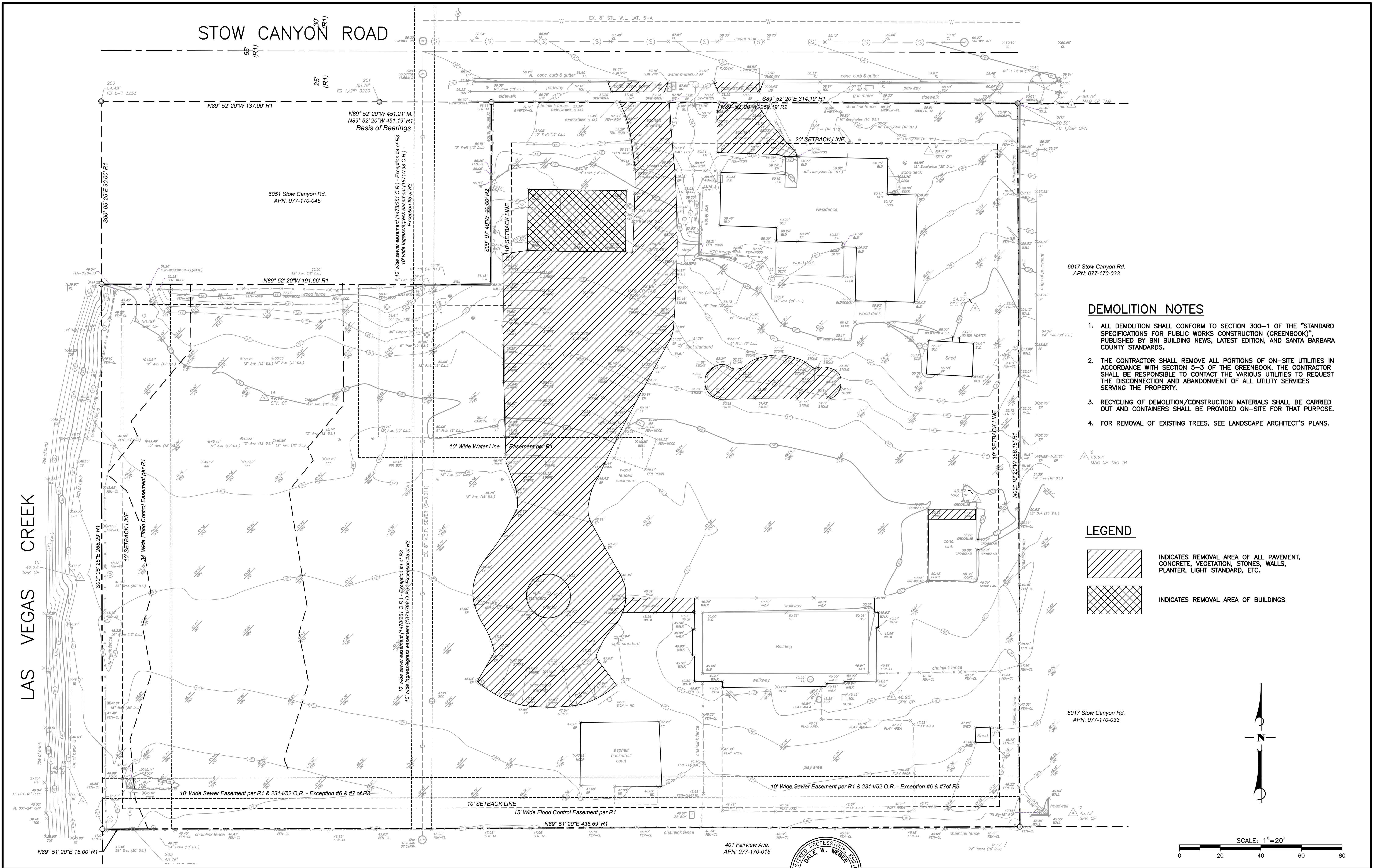
ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALTIC CONCRETE
A.P.N.	ASSESSORS' PARCEL NUMBER
BC	BEGIN CURVE
BW	BACK OF WALK ELEVATION
CLR.	CLEARANCE
C/L	CENTER LINE
CONST.	CONSTRUCT
CONC.	CONCRETE
C.Y.	CUBIC YARD
D.I.	DROP INLET
DIA.	DIAMETER
DS	DOWN SPOUT
EC	END CURVE
ELEV.	ELEVATION
FF	FINISH FLOOR ELEVATION
F.H.	FIRE HYDRANT
FL	FLOWLINE
INV.	INVERT ELEVATION
L	LENGTH
L.F.	LINEAR FOOT
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
P/L	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RET.	RETURN
ROW	RIGHT OF WAY
RT.	RIGHT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
STA.	STATION
STD.	STANDARD
TB	THRUST BLOCK
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TYP.	TYPICAL
TW	TOP OF WALL ELEVATION
WL	UNDERGROUND
W.L.	WATER LINE
W.V.	WATER VALVE

INDEX TO DRAWINGS

1. GENERAL INFORMATION
2. DEMOLITION PLAN
3. PRELIMINARY GRADING & DRAINAGE PLAN
4. PRELIMINARY UTILITY PLAN

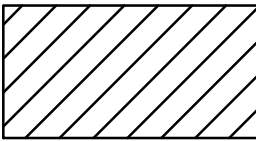

REFERENCES: DRAWING FILE: DATA FILE: PROJECT FILE: VIEW NAME: XREF NAME(S):	NO. DATE REVISIONS APPD.	DIGI ALERT DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIAL UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	ATTENTION: ALL UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESENTED TO BE TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF MAC DESIGN ASSOCIATES CANNOT GUARANTEE THE INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN ON THIS PLAN.	MAC Design Associates CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN 1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748	DESIGN: <u>DW</u> CHECKED: _____ DRAWN: <u>TLA</u>	DALE W. WEBER DATE: 11-05-18 PROJECT ENGINEER R.C.E. 53753 (EXP. 6-30-19)	REGISTERED PROFESSIONAL ENGINEER DALE W. WEBER No. 53753 EXPIRES 06-30-19 CIVIL STATE OF CALIFORNIA	CITY OF GOLETA, CALIFORNIA	REVIEWED BY: _____ FOR _____ DATE _____	GENERAL INFORMATION CHABAD OF SANTA BARBARA 4065 STOW CANYON ROAD CITY OF GOLETA, CALIFORNIA	WORK ORDER W.O. 0465 SHEET 1 OF 4 FILE#
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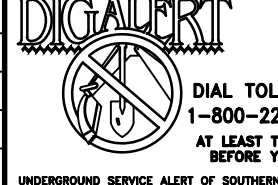



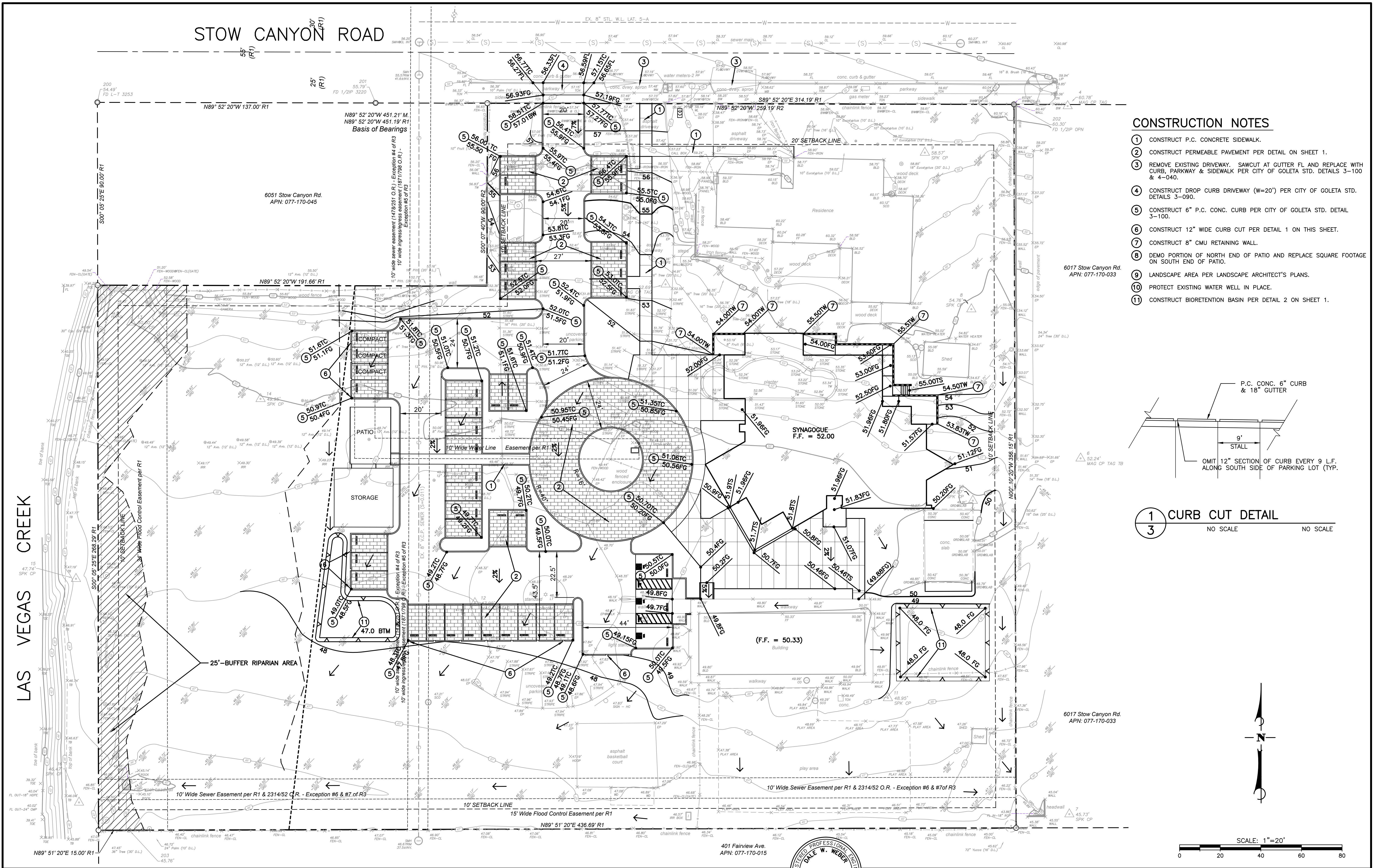
DEMOLITION NOTES

1. ALL DEMOLITION SHALL CONFORM TO SECTION 300-1 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", PUBLISHED BY BNI 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

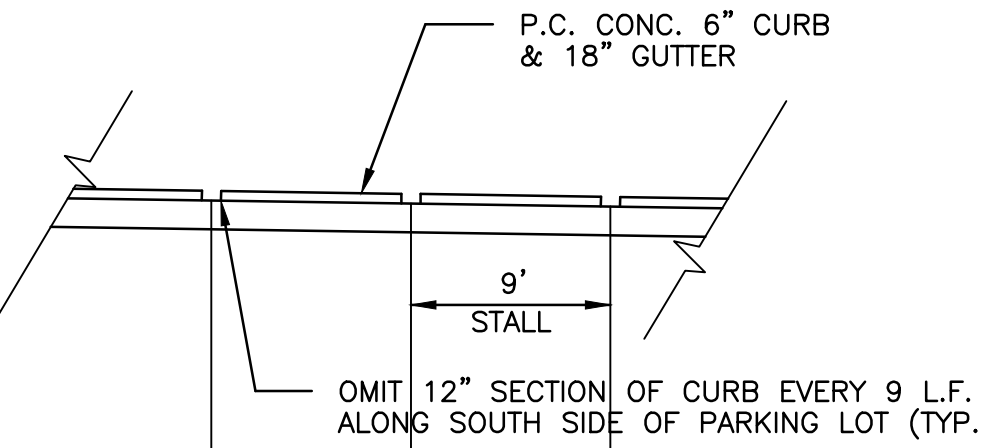
-  INDICATES REMOVAL AREA OF ALL PAVEMENT, CONCRETE, VEGETATION, STONES, WALLS, PLANTER, LIGHT STANDARD, ETC.
-  INDICATES REMOVAL AREA OF BUILDINGS

REFERENCES: DRAWING FILE: DATA FILE: PROJECT FILE: VIEW NAME: XREF NAME(S):	NO.	DATE	REVISIONS	APPD.	 DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE THE PROJECT START DATE UNDERGROUND SERVICE AGENCY OF SOUTHERN CALIFORNIA	MAC Design Associates CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN 1933 CLIFF DRIVE, SUITE 8, SANTA BARBARA, CALIF. 93109 (805) 957-4748	DESIGN <u>DWW</u> CHECKED _____	 DALE W. WEBER No. 53753 EXPIRES 06-30-19 CIVIL DATE SIGNED _____	CITY OF GOLETA, CALIFORNIA	DEMOLITION PLAN CHABAD OF SANTA BARBARA 4065 STOW CANYON ROAD CITY OF GOLETA, CALIFORNIA	WORK ORDER W.O. 0465
	DRAWN <u>TLA</u>	REVIEWED BY: _____	SHEET								
	R.C.E. 53753 (EXP. 6-30-19)	DATE: 11-05-18	2 OF 4								
	PROJECT ENGINEER	DATE: _____	FILE#								



CONSTRUCTION NOTES

- 1 CONSTRUCT P.C. CONCRETE SIDEWALK.
- 2 CONSTRUCT PERMEABLE PAVEMENT PER DETAIL ON SHEET 1.
- 3 REMOVE EXISTING DRIVEWAY. SAWCUT AT GUTTER FL AND REPLACE WITH CURB, PARKWAY & SIDEWALK PER CITY OF GOLETA STD. DETAILS 3-100 & 4-040.
- 4 CONSTRUCT DROP CURB DRIVEWAY (W=20') PER CITY OF GOLETA STD. DETAILS 3-090.
- 5 CONSTRUCT 6" P.C. CONC. CURB PER CITY OF GOLETA STD. DETAIL 3-100.
- 6 CONSTRUCT 12" WIDE CURB CUT PER DETAIL 1 ON THIS SHEET.
- 7 CONSTRUCT 8" CMU RETAINING WALL.
- 8 DEMO PORTION OF NORTH END OF PATIO AND REPLACE SQUARE FOOTAGE ON SOUTH END OF PATIO.
- 9 LANDSCAPE AREA PER LANDSCAPE ARCHITECT'S PLANS.
- 10 PROTECT EXISTING WATER WELL IN PLACE.
- 11 CONSTRUCT BIORETENTION BASIN PER DETAIL 2 ON SHEET 1.



1 CURB CUT DETAIL
3 NO SCALE NO SCALE

REFERENCES:
DRAWING FILE:
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BEFORE THE JOB

UNDERGROUND SERVICE AGENCY OF SOUTHERN CALIFORNIA

MAC Design Associates
CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 8, SANTA BARBARA, CALIF. 93101 (805) 957-4748

DESIGN: DWW
DRAWN: TLA
CHECKED: _____
DATE: 11-05-18
PROJECT ENGINEER
R.C.E. 53753 (EXP. 6-30-19)

REGISTERED PROFESSIONAL ENGINEER
DALE W. WEBER
No. 53753
EXPIRES 06-30-19
CIVIL
STATE OF CALIFORNIA

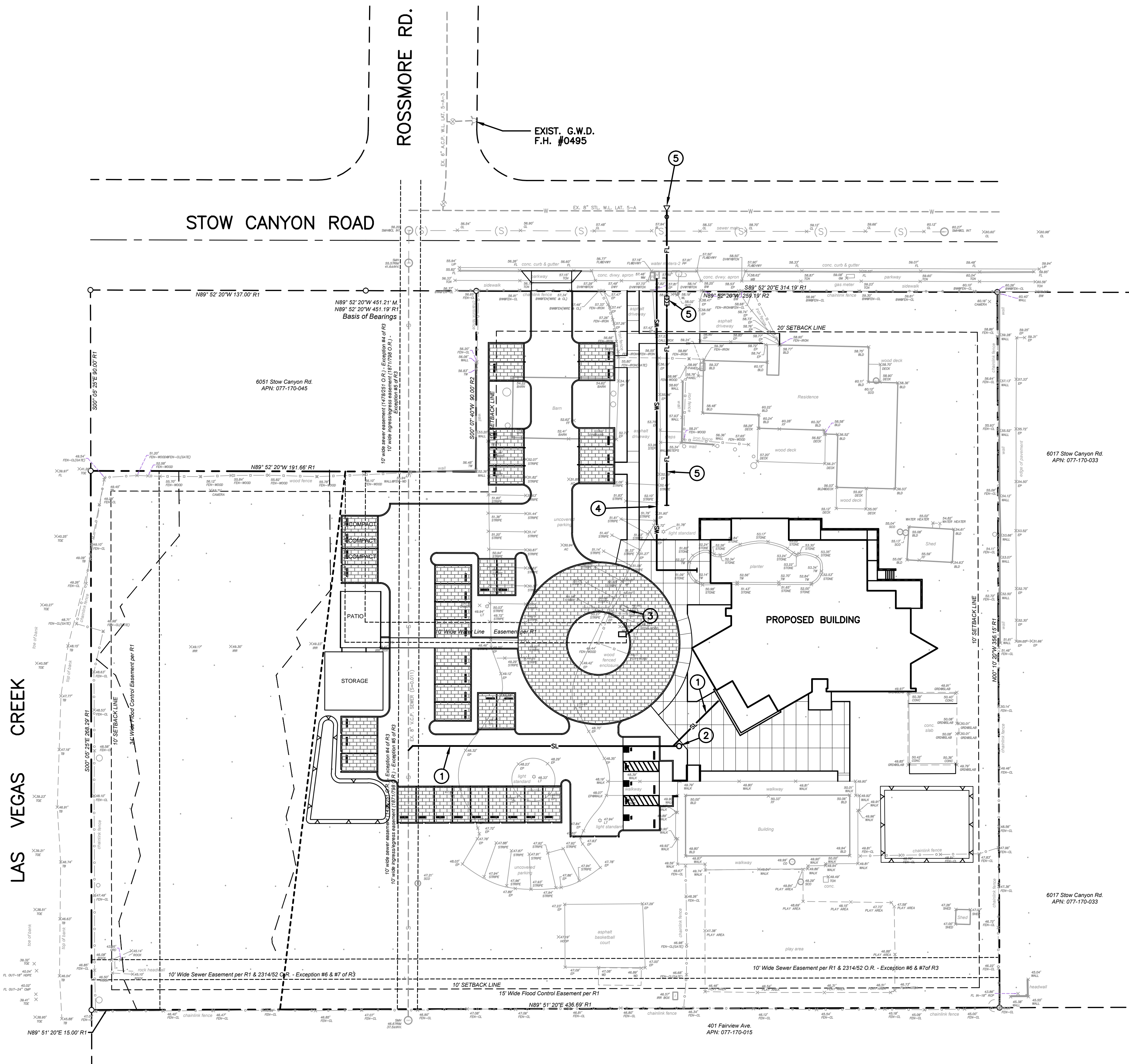
DATE SIGNED _____

CITY OF GOLETA, CALIFORNIA
REVIEWED BY: _____
FOR _____ DATE _____

PRELIMINARY GRADING & DRAINAGE PLAN
CHABAD OF SANTA BARBARA
4065 STOW CANYON ROAD
CITY OF GOLETA, CALIFORNIA

WORK ORDER
W.O. 0465
SHEET
3 OF 4
FILE#

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CONSTRUCTION NOTES

1. CONSTRUCT 4" PVC SEWER LATERAL PER G.S.D. STANDARDS.
2. CONSTRUCT 4" SEWER CLEANOUT PER G.S.D. STANDARDS.
3. RELOCATE WELL WATER METER TO INSIDE OF CENTER ISLAND.
4. CONSTRUCT DOMESTIC WATER SERVICE TO NEW BUILDING. CONNECT TO EXIST. WATER METER.
5. CONSTRUCT 4" D.I.P. FIRE WATER LINE W/4" DOUBLE CHECK DETECTOR ASSEMBLY (WITH FIRE CONNECTION). CONNECT TO EXIST. WATER MAIN.

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AT LEAST TWO DAYS
BEFORE ANY EXCAVATION
UNDERGROUND SERVICE ALERTS OF SOUTHERN CALIFORNIA

ATTENTION:
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MAC Design Associates
CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

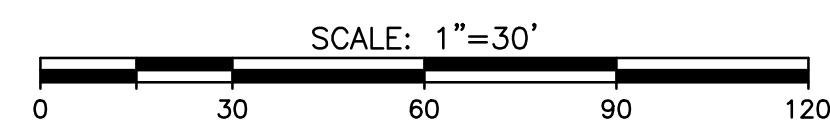
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DALE W. WEBER DATE: 11-05-18
PROJECT ENGINEER
R.C.E. 53753 (EXP. 6-30-19)

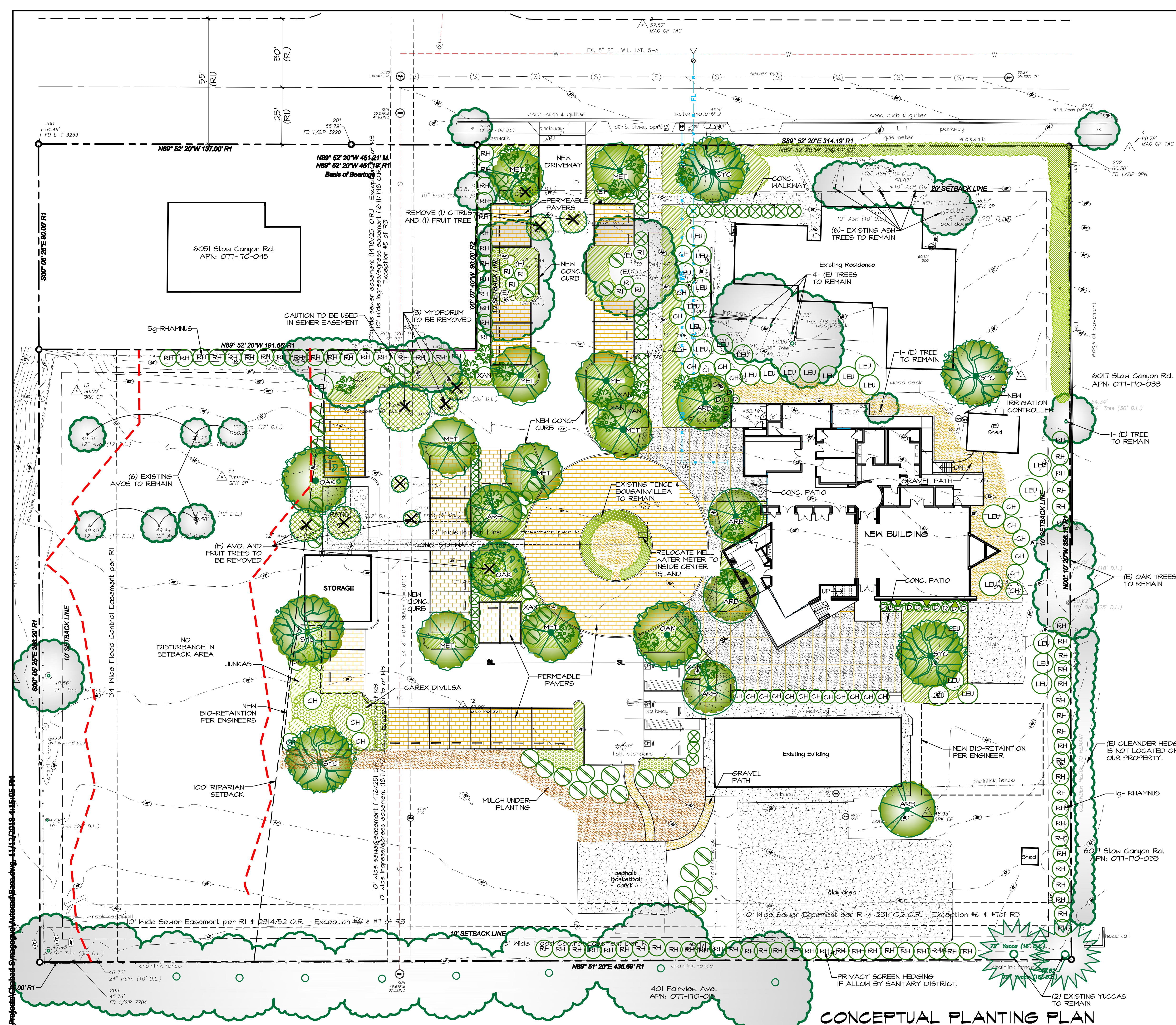
REGISTERED PROFESSIONAL ENGINEER
DALE W. WEBER
No. 53753
EXPIRES 06-30-19
CIVIL
STATE OF CALIFORNIA
DATE SIGNED _____




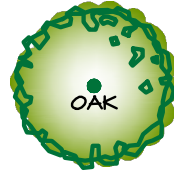














CITY OF GOLETA, CALIFORNIA
REVIEWED BY: _____
FOR _____ DATE _____

**PRELIMINARY UTILITY PLAN
CHABAD OF SANTA BARBARA
4065 STOW CANYON ROAD**
CITY OF GOLETA, CALIFORNIA

WORK ORDER
W.O. 0465
SHEET
4 OF **4**
FILE#





PLANT LEGEND						
SYMBOL	QTY.	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	
TREES: choices such as:						
	6	24" BOX or 24" BOX or 24" BOX	L	AREBUTUS MARINA	AREBUTUS	
	4	24" BOX	L	METROSIDEROS EXCELSUS	NEW ZEALAND C. T.	
	3	24" BOX	M	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
	4	24" BOX	L	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	
SHRUBS: choices such as:						
	30	5g	M	CHONDROPETELUM TECTORUM	REED GRASS	
	17	1g	L	DIANELLA 'CASSA BLUE'	DASA BLUE FLAX LILY	
	35	5g	L	LEUCODENDRON SP.	CONE FLOWER	
	26	1g/5g	L	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	
	51	5g	VL	RHAMNUS 'EVE CASE'	CALIFORNIA COFFEEBERRY	
	41	5g	L	RHAPHIOLEPS U. MINOR	DWARF YEPPON	
	7	5g	L	RIBES VIBURNIFOLIUM	EVERGREEN CURRENT	
	24	5g-15g	L	YUCCA RECURVIFOLIA	YUCCA	
	6	5g-15g	L	XANTHORRHOEA SPP.	GRASS TREE	
GROUND COVERS: choices such as:						
	1g	L	CAREX DIVULSA	BERKLEY SAGE		
	1g	L	GRASSULA MULTICAVA	NGN		
	1g	M	JUNCUS SPP.	RUSH		
	1g	L	MYOPORUM 'PINK'	PINK PROSTRATE MYOPORUM		
VINES: choices such as:						
	3	5g	L	GREVIA CAFFRA ESP.	LAVANDER STARFLOWER	ESPALIER

TREE PRESERVATION LEGEND

=EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

1 8" APPLE TREE

1 6" APRICOT TREE

3 12" AVOCADO

2 6" CITRUS

2 6" & 8" MYOPORUM

1 36" PEPPER TREE

1 10' DIA. POMEGRANATE SHRUB

11 TOTAL TREES TO BE REMOVED

The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or in contradiction to the landscape architect's work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible for such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.

REVISIONS

BY

DATE

DESCRIPTION

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CHABAD SYNAGOGUE

6045 STON CANYON ROAD

GOLETA, CALIFORNIA

DATE

11/9/18

SCALE

1"=20'-0"

DRAWN

A. NUÑO

JOB

CHABAD

PRINT DATE

SHEET

1

OF

1

SHEETS

REGISTERED LANDSCAPE ARCHITECT

STATE OF CALIFORNIA

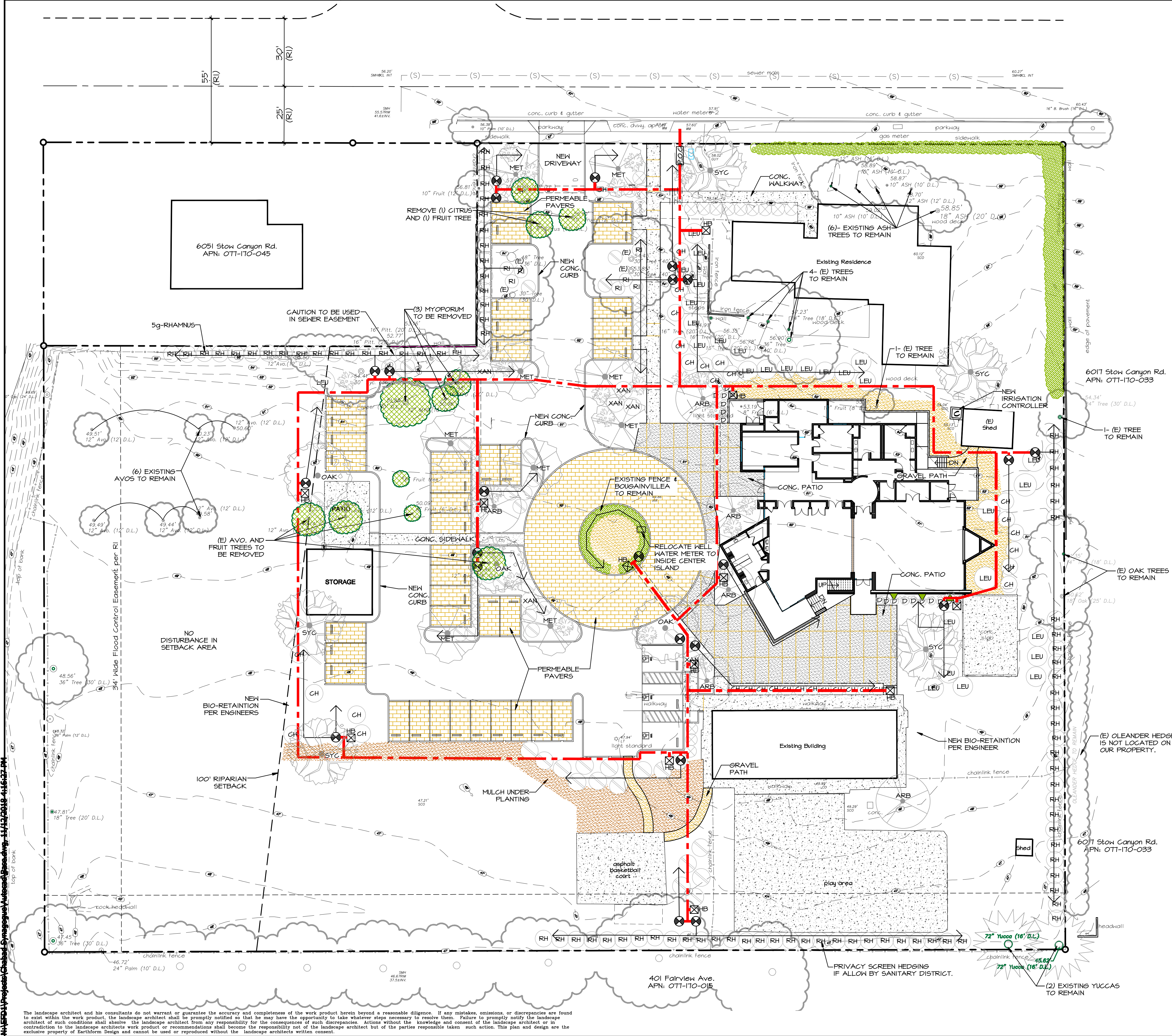
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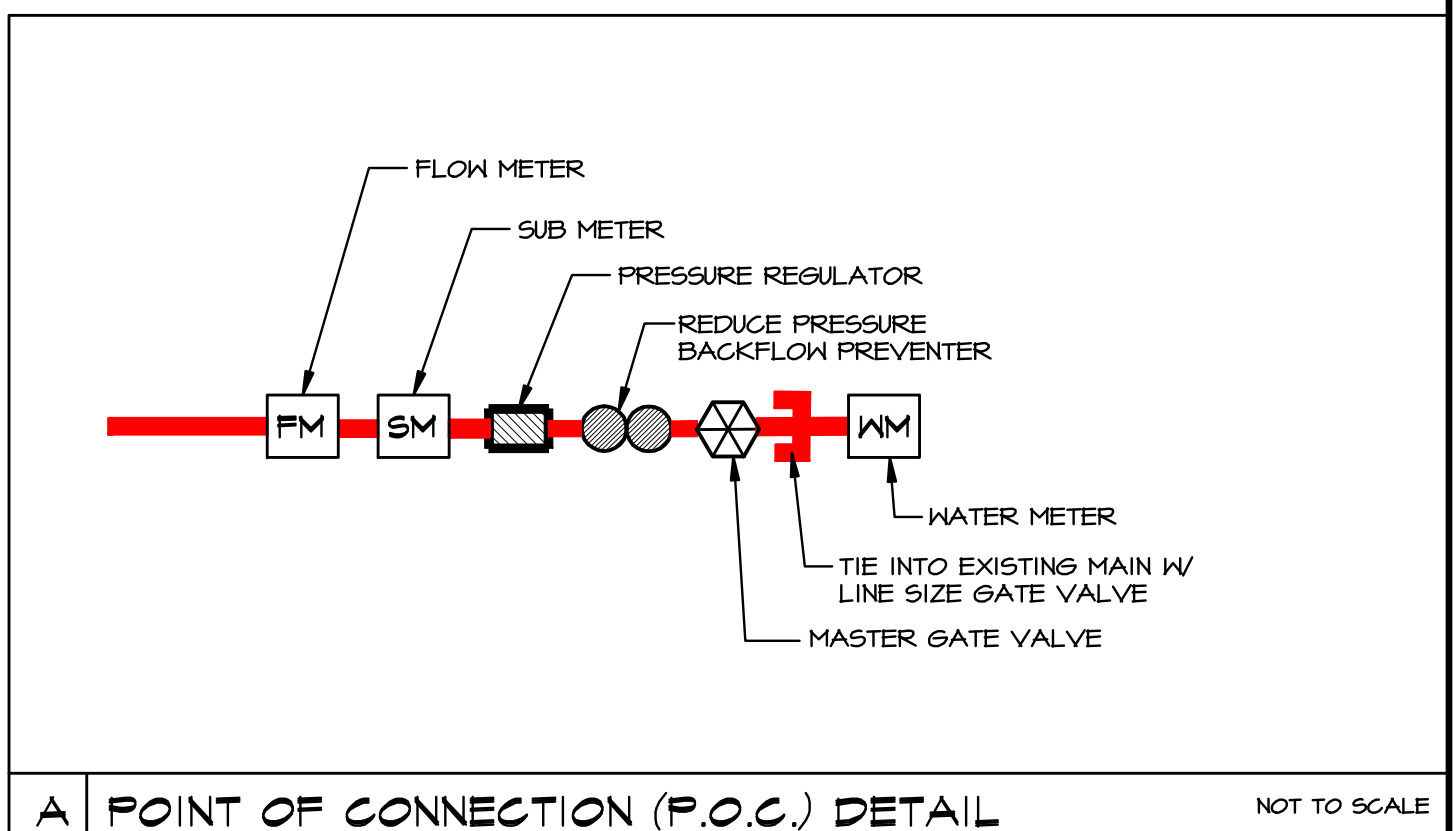
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11/9/18

11/12/2018 11:16:27 AM
PROJECT: Chabad Synagogue Autocad Drawing
11/12/2018 11:16:27 AM



IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/ DESCRIPTION	
	POINT OF CONNECTION AT PROPERTY, CONTRACTOR TO VERIFY SIZE OF METER	
	LINE SIZE MANUAL GATE VALVE (NIBCO T-113)	
	REDUCE PRESSURE BACKFLOW PREVENTER (FEBCO 8251) AS NEEDED	
	PRESSURE REGULATOR (WILKINS 600) SET AT OPTIMUM PRESSURE FOR HEAD PERFORMANCE AS NEEDED (85 psi) VERIFY ON SITE.	
	RAINBIRD P6A SERIES, PLASTIC ELECTRIC VALVE.	
	FLOW METER- (HUNTER FLOW CLICK) INSTALLED PER MANUFACTURE'S INSTRUCTIONS.	
	HOSE BIB (CHAMPION B401- 3/4"X3/4" WHEEL HANDLE HOSE BIB)	
	WEATHER BASE SMART IRRIGATION CONTROLLER	
	IRRIGATION MAIN (SCHEDULE 40 PVC PRESSURE LINE) BURY 18" TYPICAL.	
	SCHED. 40 PVC LATERAL SEE SIZING CHART.	
	CLASS 200 PVC SLEEVING UNDER ALL PAVING TYP. 24" BELOW TOP OF PAVEMENT.	



- IRRIGATION NOTES:**
- 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 ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
 - SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)- 24" UNDER PAVING
 - INSTALL ALL IRRIGATION EQUIP. AS PER MANUFACTURER'S INSTRUCTIONS.
 - USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES. ONE VALVE PER BOX.

REVISIONS

BY

EARTHFORM

DESIGN

LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA 93101
TEL (805) 963-2008 • FAX (805) 963-8395

SCHEMATIC

IRRIGATION PLAN

CHABAD SYNAGOGUE

6045 STON CANYON ROAD

GOLETA, CALIFORNIA

Date

11/9/18

Scale

1"=20'-0"

Drawn

A. NUÑO

Job

CHABAD

Print Date

Sheet

1-2

Of

Sheets

REGISTERED LANDSCAPE ARCHITECT

STATE OF CALIFORNIA

NO. 2703

Signature

Date

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