

Chabad of RSF

14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER

34CI23012

PROFESSIONAL SEALS



Chabad of RSF



Page Southerland Page, Inc. 7373 Broadway, Suite 405 San Antonio TX 78209 pagethink.com

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MUP

29 SEPTEMBER 2025

CIVIL
SWS Engineering, Inc.
1635 Lake San Marcos Drive
Suite 200

San Marcos, CA 92078

760-744-0011

LANDSCAPE
McCullough
3605-B Fifth Avenue
San Diego, CA 92103

LAND USE CONSULTANTS
Atlantis Group
2488 Historic Decatur Road
Suite 220
San Diego, CA 92106
619-523-1930

3. DO NOT SCALE THE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT NECESSARY DIMENSION(S) ARE NOT PROVIDED CONTACT THE ARCHITECT FOR CLARIFICATION.

WOULD HAVE BEEN DISCOVERED HAD SUCH AN EXAMINATION BEEN MADE WILL NOT BE CONSIDERED. NOTIFY THE ARCHITECT

OF DISCREPANCIES DISCOVERED A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO SUBMISSION OF BID OR AS DIRECTED BY THE

4. GENERAL NOTES ARE COMPREHENSIVE FOR THE PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

5. THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, NOTES, AND THE PROJECT MANUAL ARE COMPLEMENTARY. WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL. WORK SHOWN OR REFERRED TO ON ANY SHEET SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.

6. DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED. INSTRUCTIONS PROVIDED INDICATE THE INTENT FOR OTHER CONDITIONS RESEMBLING THOSE SHOWN. IF CONDITIONS OCCUR THAT REQUIRE CLARIFICATION REQUEST DIRECTION FROM THE ARCHITECT A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO SUBMISSION OF BID OR AS DIRECTED BY THE BID DOCUMENTS OTHERWISE COSTS FOR ADAPTATION TO SIMILAR CONDITIONS SHALL BE CONSIDERED INCLUDED IN THE COST OF THE WORK.

7. COORDINATE AND SCHEDULE ALL SUBCONTRACTORS, CRAFTSMEN, AND TRADESMAN REQUIRED TO COMPLETE THE PROJECT. SUBCONTRACTORS ARE TO RECEIVE A COMPLETE SET OF DRAWINGS. THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COORDINATION OF THE WORK.

8. INSURANCE REQUIREMENTS FOR THE PROJECT SHALL BE AS DIRECTED BY THE OWNER.

9. ALTERNATE ITEMS ARE TO BE PRICED INDIVIDUALLY BY NUMBER AS INDICATED IN THE CONTRACT DOCUMENTS.

10. THE EXTENT OF DEMOLITION WORK REQUIRED IS AS IMPLIED ON THE "DEMOLITION" DRAWINGS. REMOVE OR REROUTE ALL EXISTING WORK INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING WORK NOT REQUIRED TO BE INCORPORATED INTO NEW CONSTRUCTION EVEN IF NOT INDIVIDUALLY ENUMERATED. RETROFIT AND REMOVAL OF WORK REQUIRED FOR EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS MAY OCCUR OUTSIDE THE LIMITS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE SITE, ADJACENT SPACES AND FLOORS ABOVE AND BELOW.

11. ALL PENETRATIONS (PIPING, CONDUIT, DUCTWORK, ETC.) THROUGH THE ROOF DECK, FLOORS, PARTITIONS, AND WALLS SHALL BE COMPLETELY SEALED. WHERE PENETRATING FIRE RATED ASSEMBLIES PROVIDE APPROVED U.L. SYSTEMS CONSISTENT WITH THE RATING OF THE SYSTEM PENETRATED.

12. THE SITE AND ADJACENT LEVELS OF THE BUILDING WILL REMAIN IN OPERATION DURING CONSTRUCTION. COORDINATE WORK SCHEDULE WITH BUILDING OWNER/USER. DO NOT INTERRUPT OWNERS DAILY OPERATIONS WITHOUT PRIOR WRITTEN CONSENT FROM OWNER.

13. WHERE APPLICABLE CONFORM TO REQUIREMENTS OF OWNERS INFECTION CONTROL POLICY AND PATIENT SECURITY PERIMETER.

14. WHERE CONNECTION TO EXISTING UTILITIES IS REQUIRED, COORDINATE TIME AND DURATION OF INTERRUPTION OF SERVICE WITH OWNER/USER MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO SHUT-DOWN.
 15. MODIFICATIONS TO THE WORK SHALL BE ISSUED IN WRITING BY THE OWNER. PRIOR TO PROCEEDING WITH WORK THAT WILL

PROFIT FOR REVIEW. REFERENCE THE DOCUMENT DIRECTING THE MODIFICATION.

16. FOR ALL EQUIPMENT SUPPLIED BY OTHERS, VERIFY THE SIZE, ELECTRICAL, PLUMBING, LOCATION, AND CHARACTERISTICS

CHANGE THE CONTRACT AMOUNT PROVIDE IN WRITING A SCHEDULE OF VALUES FOR LABOR, MATERIALS, OVERHEAD AND

PRIOR TO THE START OF WORK.

17. ALL WORK NOTED "BY OWNER", "BY TENANT", OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY ANOTHER CONTRACTOR AND

IS NOT A PART OF THIS AGREEMENT EXCEPT THAT THE CONTRACTOR SHALL COORDINATE WORK BY OTHERS WITH HIS OPERATIONS.

18. MANUFACTURER'S RECOMMENDED DETAILS FOR INSTALLATION OF THEIR RESPECTIVE SYSTEMS ARE INCLUDED HEREIN BY INFERENCE, PRIOR TO THE START OF CONSTRUCTION, OBTAIN FROM THE MANUFACTURER ALL PERTINENT DETAILS AND

INSTRUCTIONS REQUIRED FOR THE INSTALLATION OF THEIR SYSTEMS AND SUBMIT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR HANDLING AND INSTALLATION. IF DISCREPANCIES EXIST

19. KEEP THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS. KEEP NEW MATERIALS SECURED TO PREVENT DAMAGE OR LOSS AS A RESULT OF WIND, WATER AND THEFT. DO NOT INSTALL DAMAGED MATERIALS. REMOVE TRASH, DEBRIS, AND REJECTED MATERIALS FROM SITE AS SOON AS PRACTICAL.

20. ALL CONCEALED WOOD MATERIALS FOR BLOCKING, SUBSTRATES, ETC. ARE TO BE FIRE RETARDANT TREATED.

BETWEEN CONTRACT DOCUMENTS AND MANUFACTURER'S INSTRUCTION NOTIFY THE ARCHITECT.

21. STRUCTURAL DESIGN: WHERE REQUIRED IN THE CONTRACT DOCUMENTS PROVIDE STRUCTURAL DESIGN FOR INDICATED SYSTEMS TO RESIST WIND, SNOW, SEISMIC OR OTHER LOADING IN ACCORDANCE WITH CHAPTER 16 OF THE UNIFORM BUILDING CODE AND RELATED SECTIONS OR AS INDICATED IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES EXIST APPLY THE MOST STRINGENT CRITERIA. WHERE APPLICABLE, FRAMING SYSTEMS AT MASONRY OR STONE VENEER SHALL BE DESIGNED TO LIMIT LATERAL DEFLECTION DUE TO WIND TO A MAXIMUM OF L/600 OF SPAN. WHERE APPLICABLE, FRAMING SYSTEMS AT EIFIS INCLUDING DIRECT APPLIED SYSTEMS SHALL BE DESIGNED TO LIMIT LATERAL DEFLECTION DUE TO WIND TO A MAXIMUM OF L/360 ORDER.

22. WHERE AUTOMATIC FIRE SPRINKLER SYSTEMS ARE INSTALLED MAINTAIN FUNCTIONALITY AT ALL TIMES.

23. WHERE CONTACT BETWEEN DISSIMILAR METALS MAY OCCUR, PROVIDE DIELECTRIC ISOLATION.

APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES, ORDINANCES, ETC.

24. SCHEDULING: THE CONTRACTOR SHALL INCLUDE AS PART OF THE WORK SPECIAL TRIPS OR ACTIVITIES FOR INSTALLATION OF INCREMENTAL ITEMS OF WORK THAT MAY FALL OUTSIDE OPTIMAL SEQUENCING WHERE SUCH SEQUENCING WILL RESULT IN THE BEST RESULTS AND THE HIGHEST QUALITY OF WORK.

25. USE OF SEALANTS: DO NOT RELY ON SEALANTS AS THE SOLE BARRIER AGAINST WEATHER. INSTALL SEALANTS AS A BACKUP TO THE PRIMARY WATERPROOFING SYSTEMS AND FOR AESTHETIC TREATMENT ONLY.

26. REQUIRED FIRE RATINGS: FIRE RATINGS FOR THE BUILDING COMPONENTS MAY EXCEED MINIMUM CODE REQUIREMENTS. INSTALL THE HIGHER RATED SYSTEMS WHERE DISCREPANCIES EXIST.

27. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. ALL DIMENSIONS ARE FROM THE FINISHED FACE OF THE PARTITION (I.E. GYPSUM BOARD, CMU, ETC.)

28. BY NECESSITY, ITEMS OF WORK INDICATED HEREIN ARE SHOWN DIAGRAMMATICALLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL WORK INDICATED AND IMPLIED IN THE CONTRACT DOCUMENTS IN CONFORMANCE TO ALL

29. MOISTURE MITIGATION AND REPAIR AT CONCRETE SLABS SCHEDULED TO RECEIVE NEW FLOOR FINISHES: REFER TO THE SPECIFICATIONS FOR REQUIREMENTS. AFTER REMOVAL OF FINISHES AT EXISTING CONCRETE FLOORS AND AT NEW CONCRETE FLOORS INDICATED TO RECEIVE NEW FINISHES INSPECT, LEVEL, AND TEST ALL CONCRETE. REMOVE OFFSETS AND FILL CRACKS TO PROVIDE LEVEL TRANSITIONS. TEST THE FLOOR IN THE GREATER FREQUENCY SPECIFIED HEREIN OR AS RECOMMENDED BY THE FLOOR FINISH MANUFACTURER. TREAT ALL JOINTS, CRACKS AND FLOOR SURFACES WITH MOISTURE BARRIER WHERE

30. SCHEDULING OF TESTING: MAKE PROVISIONS IN THE PROJECT SCHEDULE TO ALLOW FOR TESTING AND REMEDIATION AS INDICATED ABOVE.

TESTS INDICATE MOISTURE TRANSMISSION IS IN EXCESS OF THE FLOORING MANUFACTURERS REQUIREMENTS.

31. ACCESS TO AND USE OF THE SITE: COORDINATE CONSTRUCTION ACTIVITY, DELIVERIES, WASTE REMOVAL AND ACCESS TO THE FACILITY WITH THE OWNER. DO NOT DISRUPT OWNER'S NORMAL OPERATIONS IN ADJACENT SPACES. SCHEDULE WORK THAT CREATES A HIGH LEVEL OF NOISE, HARMFUL OR OFFENSIVE ODORS FOR AFTER HOURS WORK OR AS PERMITTED BY THE OWNER. INCLUDE PROVISIONS FOR AFTER HOURS WORK IN THE COST FOR CONSTRUCTION UNLESS DIRECTED OTHERWISE BY

32. WORK IN EXISTING BUILDINGS: PRIOR TO BEGINNING CONSTRUCTION, OBTAIN FROM THE BUILDING OWNER THE BUILDING RULES AND REGULATIONS FOR CONSTRUCTION, DELIVERIES, OPERATIONAL HOURS, AND ANY SPECIAL REQUIREMENTS THAT WOULD EFFECT THE WORK. IF, AS A RESULT OF THE BUILDING RULES AND REGULATIONS, OVERTIME WORK IS REQUIRED, SAID WORK MUST BE APPROVE BY THE OWNER BEFORE PROCEEDING.

33. COORDINATE BUILDING CONDITIONS, INCLUDING SIZE AND CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC. PRIOR TO DELIVERY OF MATERIALS OR EQUIPMENT.

34. CHARGES FOR INSTALLATION AND OR OPERATION OF EXTERIOR HOISTS, REMOVAL AND RE-INSTALLATION OF WINDOW FRAMES, GLAZING OR FIXED PANELS, SHALL BE PAID FOR BY THE CONTRACTOR. OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE REMOVAL OF AND EXTERIOR MATERIALS.

35. COORDINATE THE LOCATION OF ALL STAGING AREAS WITH THE OWNER.

36. THE DRAWINGS AND SPECIFICATIONS ARE ABBREVIATED IN NATURE WITH RESPECT TO EXISTING BASE BUILDING CONSTRUCTION. COORDINATE EXISTING CONDITIONS WITH THESE PROJECT DRAWINGS FOR COMPLETE AND FINISHED NEW CONSTRUCTION.

37. BUILDING RULES AND REGULATIONS DO NOT SUPERCEDE LAWS, CODES, OR ORDINANCES. BUILDING RULES AND REGULATIONS RELATE TO PERFORMANCE AND CONDUCT WITHIN THE BUILDING AND/OR SITE.

38. IF ASBESTOS IS FOUND IN THE EXISTING BUILDINGS, NOTIFY THE OWNER IMMEDIATELY. THE OWNER IS RESPONSIBLE FOR PROPER REMOVAL AND ABATEMENT.

39. PROVIDE AND INSTALL THE WORK INCLUDING SYSTEMS COMPLETE AND IN WORKING ORDER U.N.O.

40. LIMIT ACCESS TO SITE FOR MATERIALS DELIVERY, MATERIALS STAGGING AND LABOR FORCE TO ROUTES SHOWN.

PROJECT DESCRIPTION GENERAL NOTES

THE PROJECT CONSISTS OF ENTITLEMENT APPLICATIONS FOR A MAJOR USE PERMIT FOR A RELIGIOUS INSTITUTION AND CHILDCARE FACILITY (MUP-23-013). APPROVAL OF THE MUP WOULD ALLOW FOR ULTIMATE DEVELOPMENT OF THE 2.39 ACRE SITE WITH A NEW CHABAD CENTER (APPROXIMATELY 11,550-SQUARE FEET, COVERAGE), MAINTAINING THE EXISTING SINGLE FAMILY HOME, THE ACCESSORY DWELLING UNIT/OFFICE, AND THE CANDLE SHOP BUILDING, WHILE ADDING SURFACE PARKING,

SIGNAGE, AND LANDSCAPING.

ZONE: RESIDENTIAL SINGLE-UNIT (RS)

USE AND OCCUPANCY CLASSIFICATION: MIXED USE: RELIGIOUS ASSEMBLY (A-3) AND BUSINESS (B)

CONSTRUCTION CLASS: TYPE VA

PROJECT INTENT:

NEW CHABAD ASSEMBLY / EVENT
SPACE FOR CHABAD JEWISH CENTER OF RSF

- DEMOLITION AND NEW CONSTRUCTION

- INTERIOR RENOVATION

- NEW LANDSCAPING, HARDSCAPE,

PAVER WALKWAYS / PATIOS, LIGHTING

- NEW DRAINAGE AND SEWAGE

PROPOSED LANDSCAPE DIAGRAMMATICAL ONLY - LANDSCAPE DESIGNED BY OTHERS - COORDINATE WITH LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER FOR HARDSCAPE AND LANDSCAPE DESIGN - BY OTHERS FILED SEPARATELY

PARKING LOT AISLES, CURBS, CURB CUTS, APRONS, ADA STRIPING, WALKWAYS, AND LIGHTING, ETC. TO BE DESIGNED BY CIVIL ENGINEERS - BY OTHERS FILED SEPARATELY

STORM DRAINAGE, SEWAGE, SEWER GRATE, MAN HOLE COVERS, ETC. AT PARKING LOT TO BE DESIGNED BY CIVIL ENGINEERS - BY OTHERS FILED SEPARATELY

NEW CIVIL ENGINEERING, WATER RETENTION SYSTEM DESIGNED BY OTHER. TO ALSO INCLUDE - NEW SEWER LINE CONNECTION, GAS METER, WATER LINE, MAIN ELECTRIC UTILITY LINE, ETC.

APPLICABLE CODE SHALL BE THE CODE ADOPTED AT THE TIME OF BUILDING PERMIT SUBMITTAL.

FIRE FLOW TEST FROM LOCAL WATER AUTHORITY.

DEFERRED UNDERGROUND FIRE MAIN.

DEFERRED KITCHEN EXTINGUISHING SYSTEM WITH DEFERRED SPRINKLER SYSTEM COMPLIANT WITH NFPA 13.

ALL SITE LIGHTING WILL BE IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE.

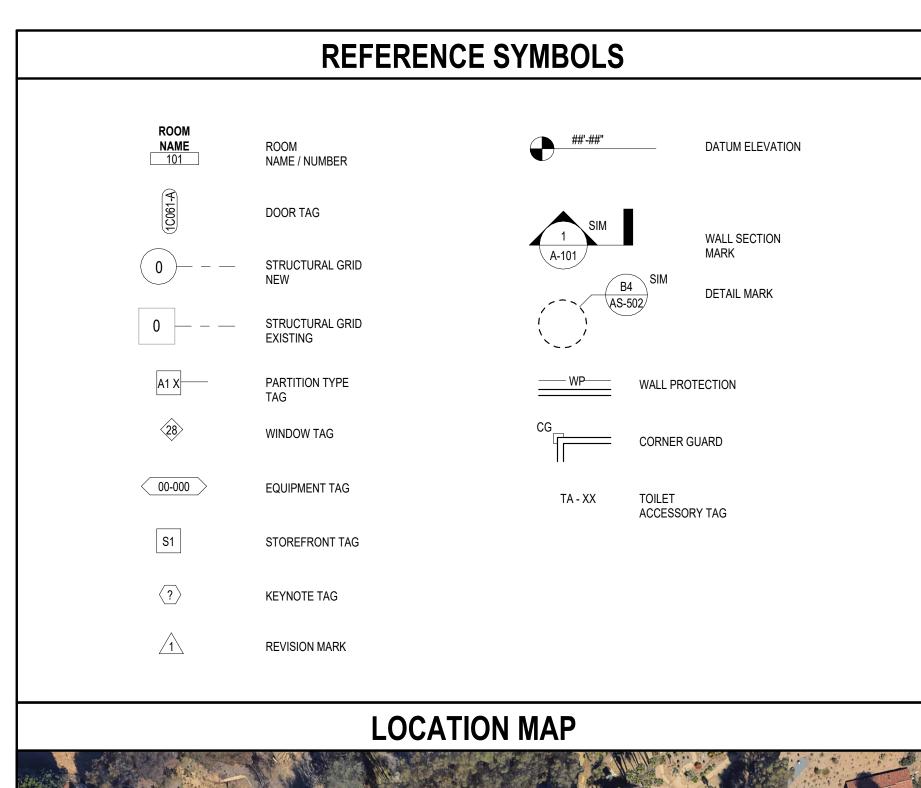
PROJECT IS NOT LOCATED WITHIN A DARK SKIES "ZONE A".

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE.

RENOVATION AND REPOSITION OF EXISITING STRUCTURE AND NEW CONSTRUCTION TO CREATE A NEW CHABAD OF RANCHO SANTA FE

REMOVATION AND RELIGIOUS OF EXISTING STROUGHT AND REMOVE THE CONTENT OF CIRCLES	E / TILEV OF IVE OF TO THE OF THE I
PROJECT NAME:	
CHABAD OF RANCHO SANTA FE	
14906 VIA DE LA VALLE, DEL MAR, CA 92014	
1.858.756.7571	
OWNER:	
CHABAD JEWISH CENTER OF RSF	
P.O. BOX 8282	
RANCHO SANTA FE, CA 92067	
OWNER CONTACT:	
RABBI LEVI RUSKIN	
1.858.756.7571	
RABBILEVI@JEWISHRSF.COM	
JURISDICTION: (ENTER AUTHORITY HAVING JUSISDICTION)	
BUILDING CHARACTERISTICS:	
LOT SIZE	2.43 ACRES (2.39 NET)
JEWISH COMMUNITY CENTER INCLUDING WORSHIP, EVENT SPACE:	
OCCUPIED LEVELS ABOVE GRADE:	
LEVEL 1:	11,550 SF
LEVEL 2:	1,495 SF
BASEMENT LEVEL:	800 SF
BUILDING AREA	
GROSS FLOOR AREAS; (NFPA 101.3.3.19.1)	13,845 SF
BUILDING HEIGHT ABOVE AVERAGE GRADE PLANE (IBC SECTION 502.1 FOR DEFINITION):	25.5 FT
HIGH RISE BUILDING (IBC CHAPTER 2): YES OR NO	NO
ATRIUM: (YES OR NO)	YES - 2 LEVELS
FIRE PROTECTION SYSTEMS:	
AUTOMATIC SPRINKLER SYSTEM (IBC 903)	YES
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (IBC 904)	YES
STAND PIPE SYSTEM (IBC 905)	YES
PORTABLE FIRE EXTINGUISERS (IBC 906)	YES
FIRE ALARM AND DETECTION SYSTEM (IBC 907)	YES
EMERGENCY ALARM SYSTEM (IBC 908)	YES
SMOKE CONTROL SYSTEMS (IBC 909)	YES
SMOKE AND HEAT VENTS (IBC 910)	YES
FIRE COMMAND CENTER (IBC 911)	YES
FIRE DEPARTMENT CONNECTIONS (IBC 912)	YES
FIRE PUMPS (IBC 913)	YES
EMERGENCY RESPONDER SAFETY FEATURES	YES
EMERGENCY RESPONDER RADIO COVERAGE	YES
SMOKE CONTROL SYSTEM AT ATRIUMS (IBC 404.5)	NO - ATRIUM ONLY 2 LEVELS

	ARCHITECTURAL - INDEX OF DE	RAWINGS			
ISSUE D			ATE		
SHEET NO	SHEET TITLE	ORIGINAL ISSUE	LAST REVISION		
GENERAL					
G-000	COVER SHEET	29 SEPTEMBER 2025			
G-001	GENERAL - PROJECT INFORMATION	29 SEPTEMBER 2025			
G-002	GENERAL - SURVEY	16 DECEMBER 2020			
G-003	GENERAL - PLOT PLAN	29 SEPTEMBER 2025			
G-004	GENERAL - ZONING SITE PLAN	29 SEPTEMBER 2025			
GL-101	GENERAL - LIFE SAFETY PLANS	29 SEPTEMBER 2025			
GL-102	GENERAL - LIFE SAFETY PLAN - HOSE PULL 29 SEPTEMBER 2025				
ARCHITECT	URAL				
AS-100	ARCHITECTURAL - SITE DEMOLITION PLAN	29 SEPTEMBER 2025			
AS-101	ARCHITECTURAL - SITE PLAN	29 SEPTEMBER 2025			
A-101	ARCHITECTURAL - FLOOR PLAN - LEVEL 01	29 SEPTEMBER 2025			
A-102	ARCHITECTURAL - FLOOR PLAN - LEVEL 02	29 SEPTEMBER 2025			
A-103	ARCHITECTURAL - FLOOR PLAN - BASEMENT LEVEL	29 SEPTEMBER 2025			
A-201	ARCHITECTURAL - EXTERIOR ELEVATIONS	29 SEPTEMBER 2025			
A-202	ARCHITECTURAL - EXTERIOR ELEVATIONS	29 SEPTEMBER 2025			
A-301	ARCHITECTURAL - BUILDING SECTIONS	29 SEPTEMBER 2025			
A-421	ARCHITECTURAL - ENLARGED FLOOR PLANS/ ELEVATIONS 29 SEPTEMBER 2025				







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CONSULTANT TEAM

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T REVISION 01 07 24 2025
REVISION DESCRIPTION DATE
PROFESSIONAL SEALS

Chabad of RSF

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Chabad of RSF
14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER
34C123012 CHABAD RSF

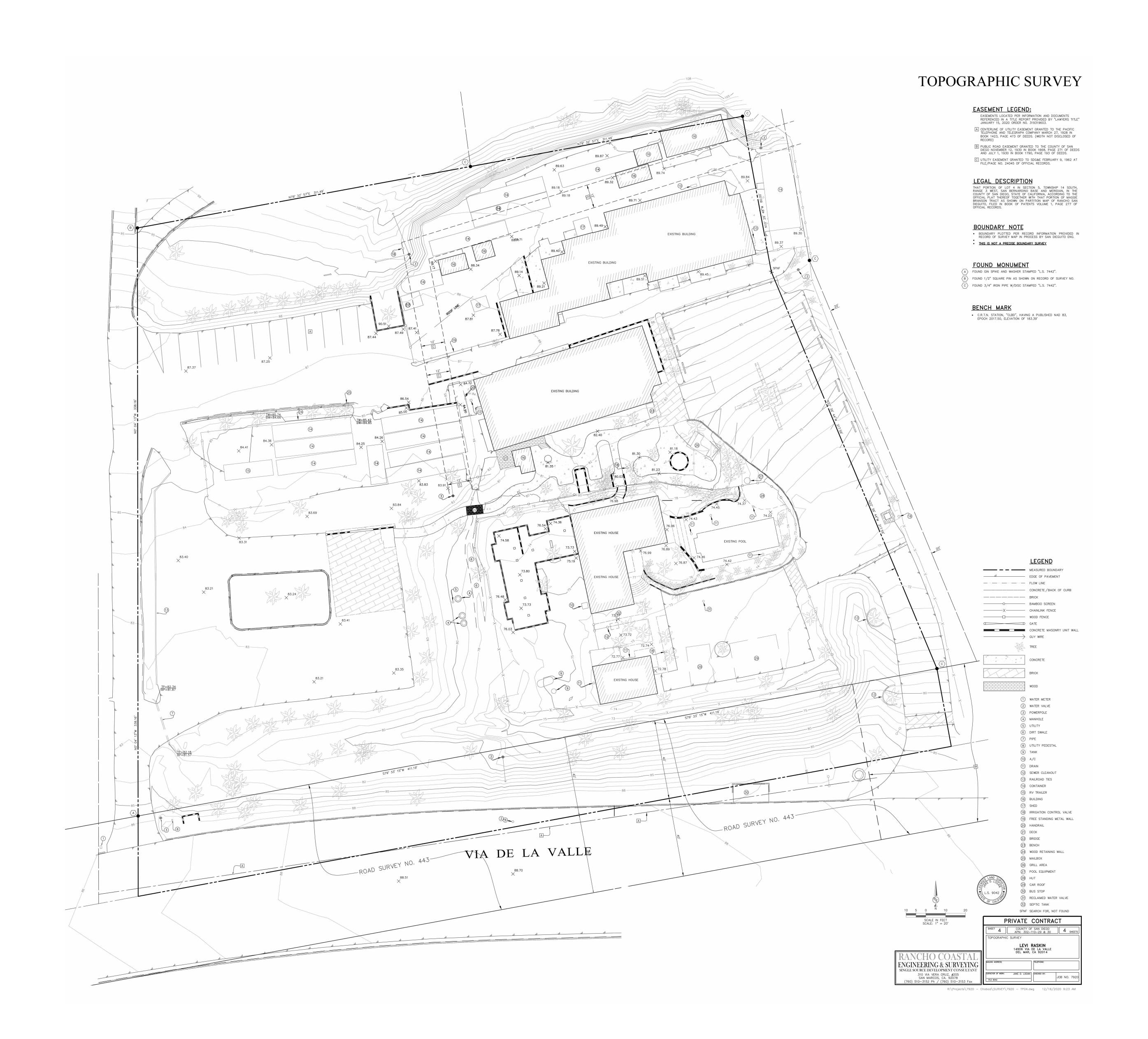
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MUP
20 SEPTEMBER 2025

29 SEPTEMBER 2025

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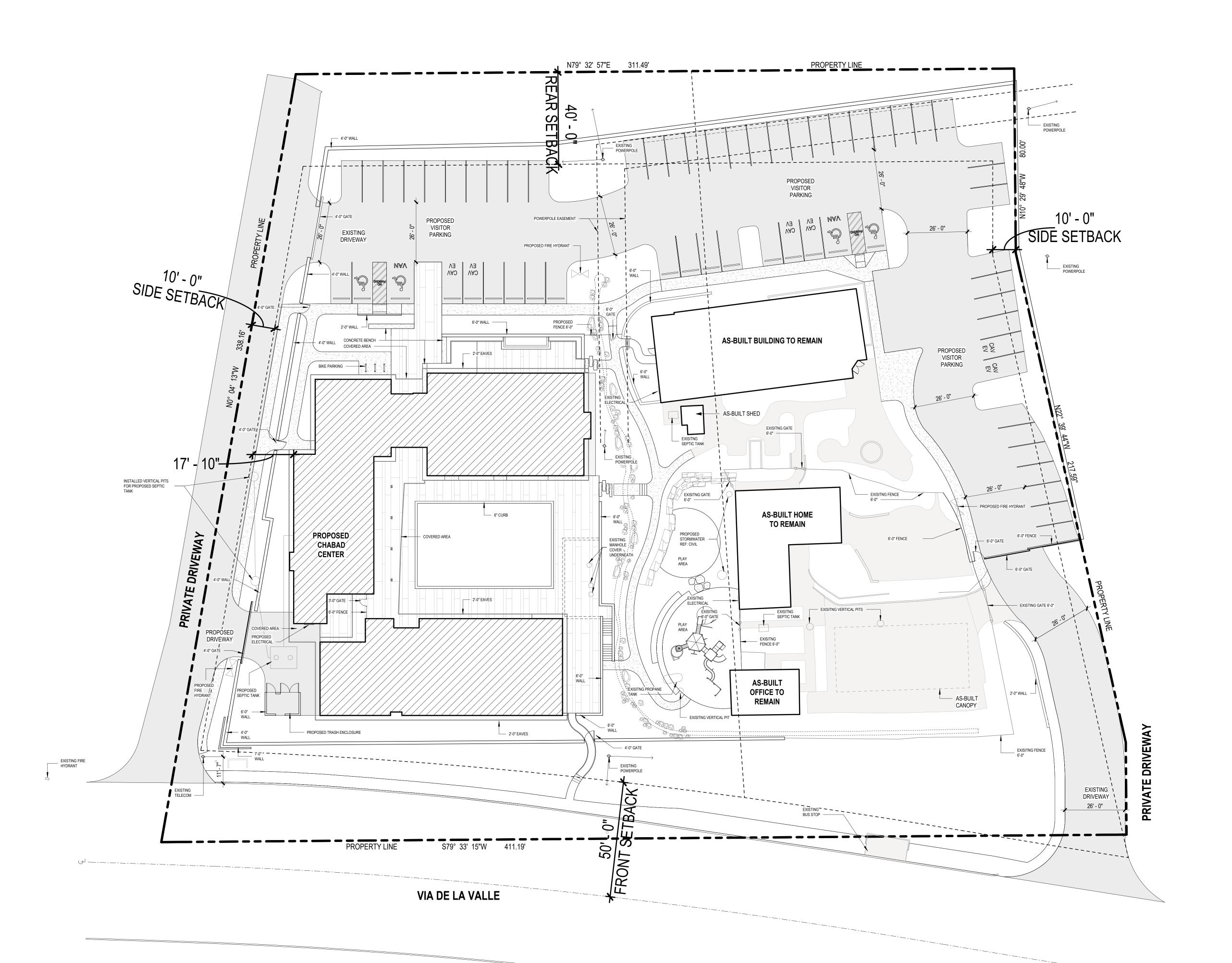
Chabad of RSF

REVISION DESCRIPTION PROFESSIONAL SEALS

Chabad of RSF 14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER 34CI23012 CHABAD RSF CHECKED BY ORIGINAL ISSUE SCHEMATIC DESIGN 16 DECEMBER 2020 SHEET NAME

GENERAL - SURVEY



VIA DE LA VALLE

OWNER

CHABAD OF RANCHO SANTA FE RABBI LEVI RASKIN 14906 VIA DE LA VALLE RANCHO SANTA FE, CA 92014

CONTACT

RABBI LEVI RASKIN CHABAD JEWISH CENTER OF RSF P.O. BOX 8282 RANCHO SANTA FE, CA 92067 PH. 858.756.7571

SITE ADDRESS

14906 VIA DE LA VALLE RANCHO SANTA FE, CA 92014 APN# 302-110-29 APN# 302-110-30 2.39 ACRES (NET)

SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAC
TOTAL NET LOT SF	104,108.40 SF	100%
ALLOWABLE LOT COVERAGE	20,821.68 SF	20%

BUILDING AREAS	SQUARE FOOTAGE	PERCENTAGE
AS-BUILT BUILDING TO REMAIN	3,395 SF	3.26%
AS-BUILT HOME TO REMAIN	1,701 SF	1.63%
AS-BUILT OFFICE TO REMAIN	582 SF	0.56%
AS-BUILT COVERED AREAS	800 SF	0.77%
PROPOSED CHABAD	11,550 SF	11.09%
PROPOSED COVERED AREAS	1,870.66 SF	1.80%
TOTAL LOT COVERAGE	19,898.66 SF	19.11%
ALLOWABLE LOT COVERAGE	20,821.68 SF	20%

1,492 SF .25 PARKING SPACE PER PERSON @ 100 OCCUPANTS SHARED SPACES CONCURRENT USE

TOTAL REQUIRED PARKING SPACES:

40 SPACES 10 SPACES PARKING COMPACT PARKING

60 SPACES 3 SPACES TOTAL BICYCLE PARKING:

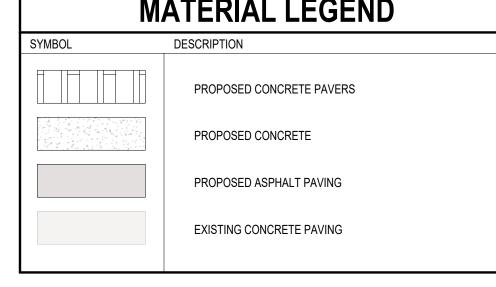
TOTAL CHILDCARE PARKING:	22 SPACES
50 CHILDREN X 0.2 SPACES 12 EMPLOYEES X 1 SPACE	10 SPACES
TOTAL CHILDREN	50 CHILDR
15% 0-18 MONTHS 30% 18-36 MONTHS 52% 3 YR-KINDER	9 CHILDRI 15 CHILDR 26 CHILDR

ALL SITE LIGHTING WILL BE IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE.

PROJECT IS NOT LOCATED WITHIN A DARK SKIES "ZONE A".

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING

INVESTIGATE BURRYING UNDERGROUND IN THE FUTURE.





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Land Use Consultants **Atlantis Group** 2488 Historic Decatur Road Suite 220 San Diego, CA 92106 619-523-1930

REVISION HISTORY

1 REVISION 01
REVISION DESCRIPTION

Chabad of RSF

PROJECT

PROJECT NUMBER 34Cl23012

ORIGINAL ISSUE

29 SEPTEMBER 2025

GENERAL - PLOT PLAN

MUP

SHEET NAME

SHEET NUMBER

Chabad of RSF

14906 Via De La Valle, Del Mar, CA 92014

CHABAD RSF

CHECKED BY

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PARKING CALCULATION

PARKING TABLE

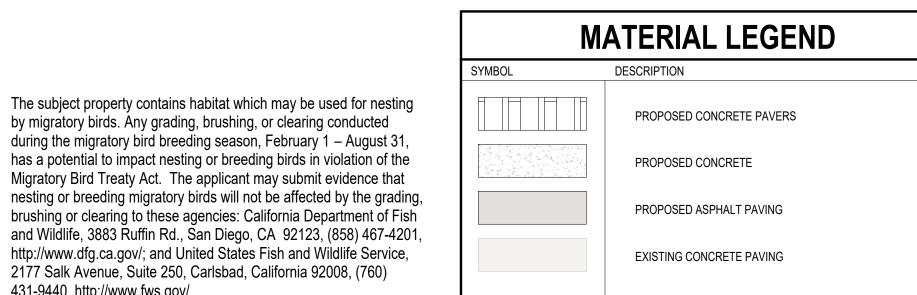
4 SPACES 6 SPACES ADA PARKING (3 MINIMUM) CAV/EV PARKING (6 MINIMUM) TOTAL VEHICLE PARKING:

CHILDCARE PARKING TABLE

15% 0-18 MONTHS	9 CHILDRI
30% 18-36 MONTHS	15 CHILDR
52% 3 YR-KINDER	26 CHILDR
TOTAL CHILDREN	50 CHILDR
50 CHILDREN X 0.2 SPACES	10 SPACES
12 EMPLOYEES X 1 SPACE	12 SPACES
TOTAL CHILDCARE PARKING:	22 SPACES

ORDINANCE.

EXISTING POLES AND OVERHEAD LINES TO REMAIN, WILL



The subject property contains habitat which may be used for nesting

by migratory birds. Any grading, brushing, or clearing conducted during the migratory bird breeding season, February 1 – August 31,

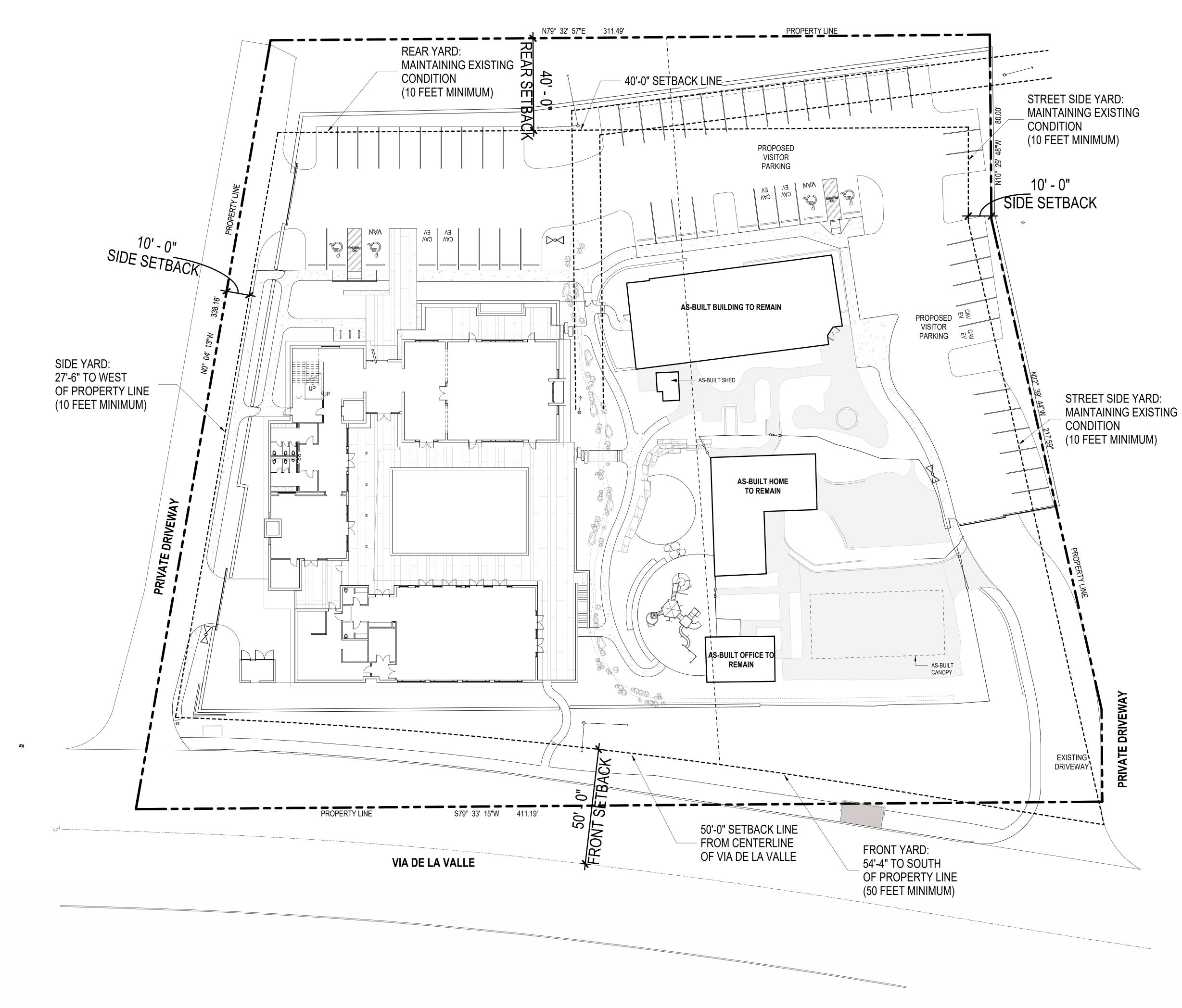
has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that

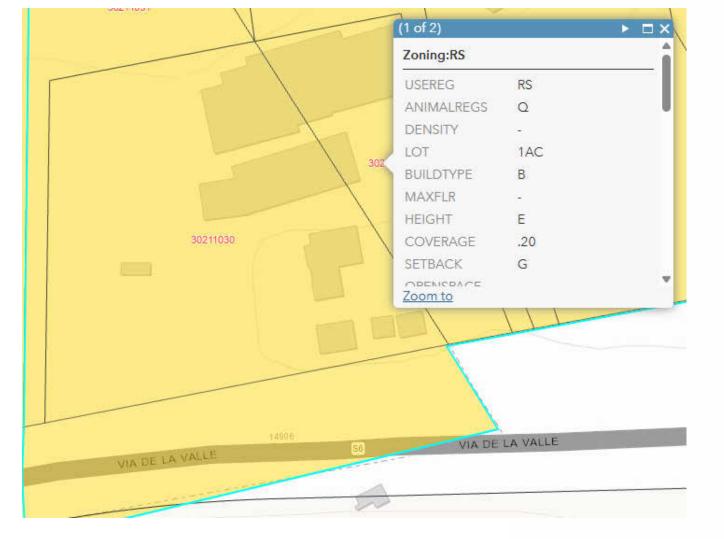
http://www.dfg.ca.gov/; and United States Fish and Wildlife Service,

2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760)

431-9440, http://www.fws.gov/







Regulation	Section	Requirement	Existing	Proposed
Permitted Building Type	4310	D Designator: Single-family detached dwelling	Business	Religious Assembly / Business
Accessory Uses	4315	Accessory uses are permitted: Any use or structure for which a use permit is granted.	Office / Reception	Office / Reception
Height	4610	E Designator: 30 feet maximum		2 story, 25'-6" Average Grade Plane
Lot Coverage	4917	20% maximum		19.11%
Front Yards	4810	G Designator: 50 feet minimum	50'-0" to South of Property Line	54'-4" to South of Property Line (50 Feet Minimum)
Interior Side Yard	4810	G Designator: 10 feet minimum	10'-0" to West of Property Line	27'-6" to West of Property Line (10 Feet Minimum)
Interior Side Yard	4810	G Designator: 10 feet minimum	Maintaining existing condition	Maintaining existing condition
Rear Yards	4810	G Designator: 40 feet minimum	Maintaining existing condition	Maintaining existing condition

ARCHITECTURAL - ZONING SITE PLAN

SCALE: 1" = 20'-0"

Page/

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REVISION HISTORY

REVISION DESCRIPTION PROFESSIONAL SEALS

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34Cl23012 CHABAD RSF CHECKED BY ORIGINAL ISSUE MUP

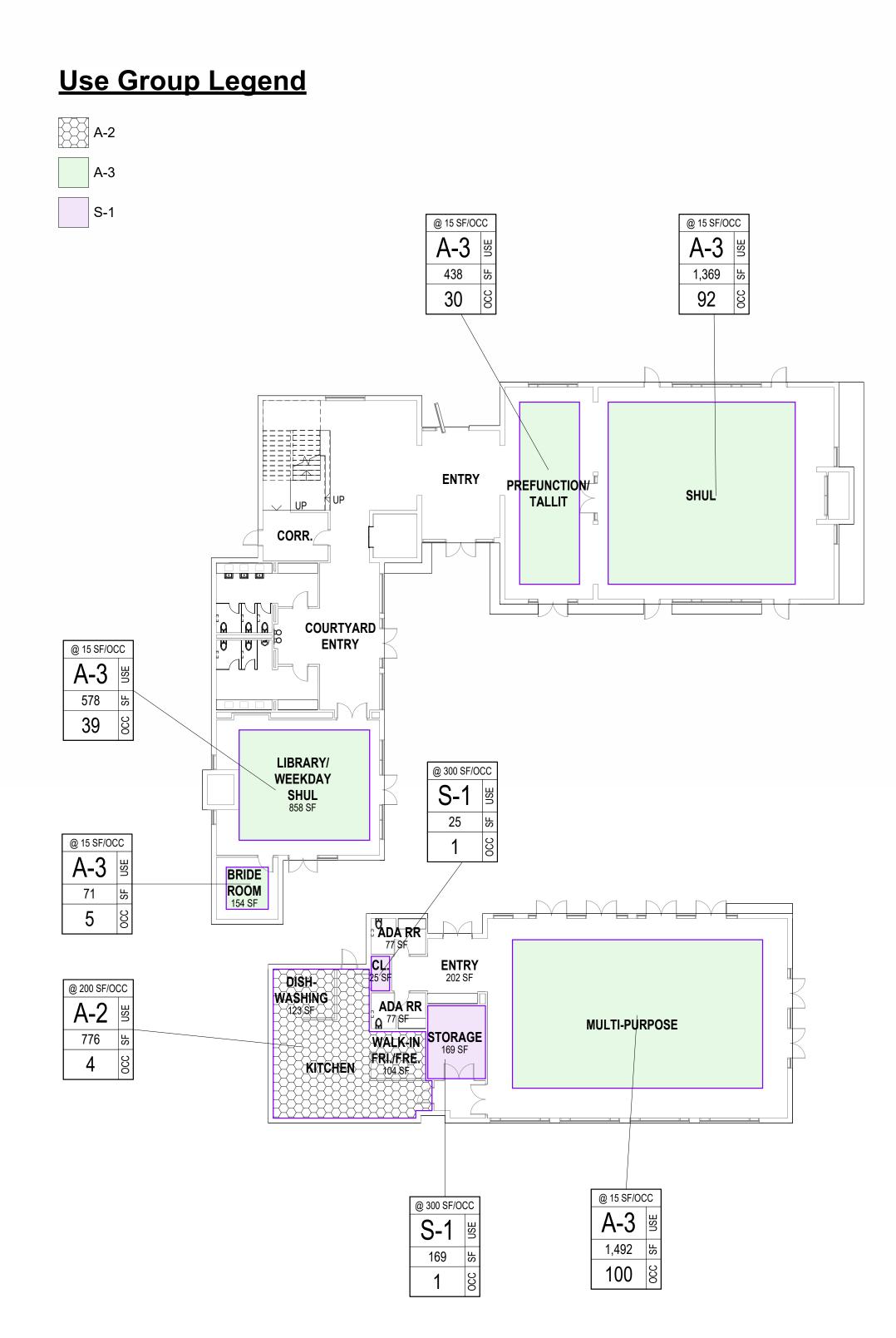
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GENERAL - ZONING SITE PLAN

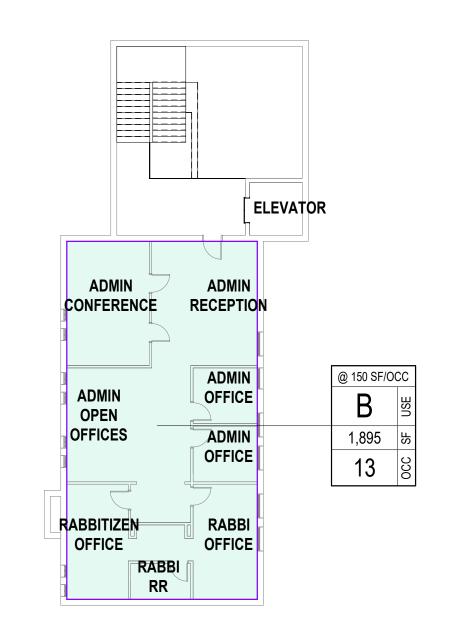
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G-004

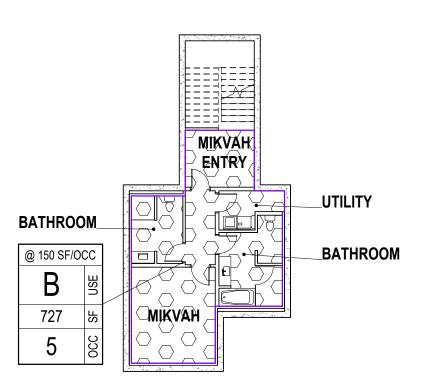
Code Use Group	Use Group Description	Occupancy S.F. Type	IBC Occupant Load Factor	Square Feet	Occupant Load Calculation
LEVEL 01					
A-3	Assembly without Fixed Seats-Unconcentrated (tables and chairs)	Net	15 SF	1,369 SF	92
A-3	Assembly without Fixed Seats-Unconcentrated (tables and chairs)	Net	15 SF	1,492 SF	138
A-3	Assembly without Fixed Seats-Unconcentrated (tables and chairs)	Net	15 SF	578 SF	39
S-1	Mercantile-Storage, stock, shipping areas	Gross	300 SF	25 SF	1
A-2	Kitchens, commercial	Gross	200 SF	776 SF	5
S-1	Mercantile-Storage, stock, shipping areas	Gross	300 SF	169 SF	1
A-3	Assembly without Fixed Seats-Unconcentrated (tables and chairs)	Net	15 SF	438 SF	30
A-3	Assembly without Fixed Seats-Unconcentrated (tables and chairs)	Net	15 SF	71 SF	39
LEVEL 02					
В	Business Areas	Gross	150 SF	1,895 SF	13
BASEMENT LE	:VEL	·			•
3	Business Areas	Gross	150 SF	727.00	5



Use Group Legend



Use Group Legend



BASEMENT LEVEL

SCALE: 1/16" = 1'-0"

*Advisory Note:
Use schedule named "CODE - DOOR FACTOR
AND HARDWARE WIDTH" to edit the door factor
(typ. set to .3) and door hardware width parameters
in doors and stairs (GENM-Stair Travel Path) DOOR/STAIR

75 OCCUPANT LOAD — PROVIDED EGRESS WIDTH REQUIRED EGRESS WIDTH

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LIFE SAFETY PLAN LEGEND

SYMBOL	DESCRIPTION
SYMBOL	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER 2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
@ 100/OCC —	OCC PER GSF/NSF
B 5,000 4s 5	USE GROUP
5,000 ස	GSF/NSF
60 RU 🖁 🗕	— OCC LOAD
2	
SC-L1A 150 SF	
[(SC-L1A)-	SMOKE COMPARTMENT NAME
150 SF	SMOKE COMPARTMENT AREA
<u> </u>	
 100'+	PATH OF TRAVEL & DISTANCE
_	
2 150 150	STAIR/EXIT DESIGNATION
130 1302	— ACTUAL USE
	STAIR/EXIT CAPACITY
\bigcirc	EXIT LIGHT
	EXIT LIGHT WITH DIRECTIONAL ARROW
F	FIRE ALARM PULL STATION
F◀	FIRE ALARM ANNUNCIATOR
FAC	FIRE APPARATUS CABINET, FIRE HOSE AND EXTINGUISHER
FHC	FIRE HOSE CABINET
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
● SP	FIRE STANDPIPE
<u>(\$)</u>	SMOKE DETECTOR
	SMOKE COMPARTMENT SEPARATION

PROJECT

REVISION HISTORY

REVISION DESCRIPTION

PROFESSIONAL SEALS

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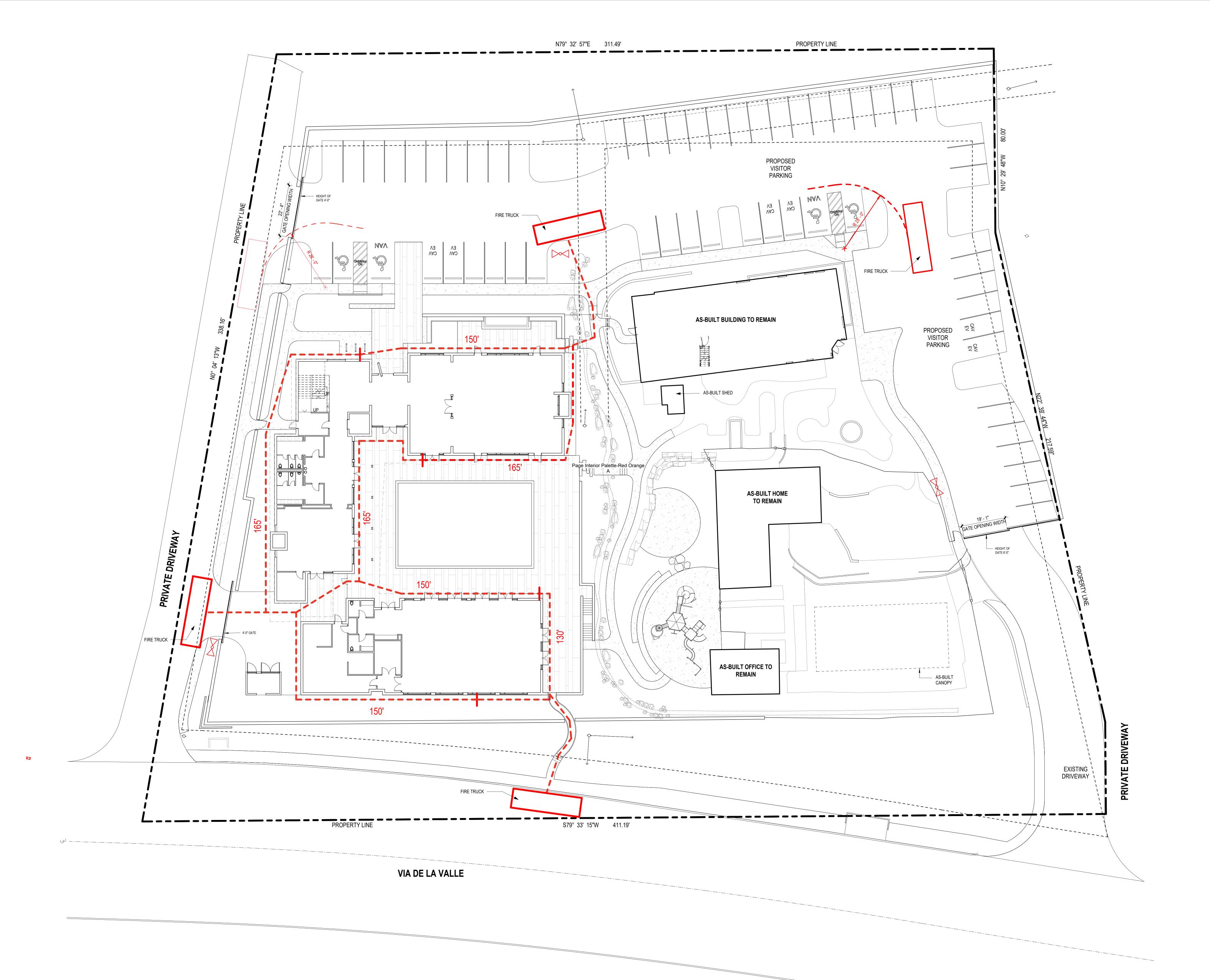
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GENERAL - LIFE SAFETY PLANS

SHEET NUMBER GL-101

SHELL SPACE ARCHITECTURAL - LIFE SAFETY PLAN -1 HR FIRE RATED CEILING





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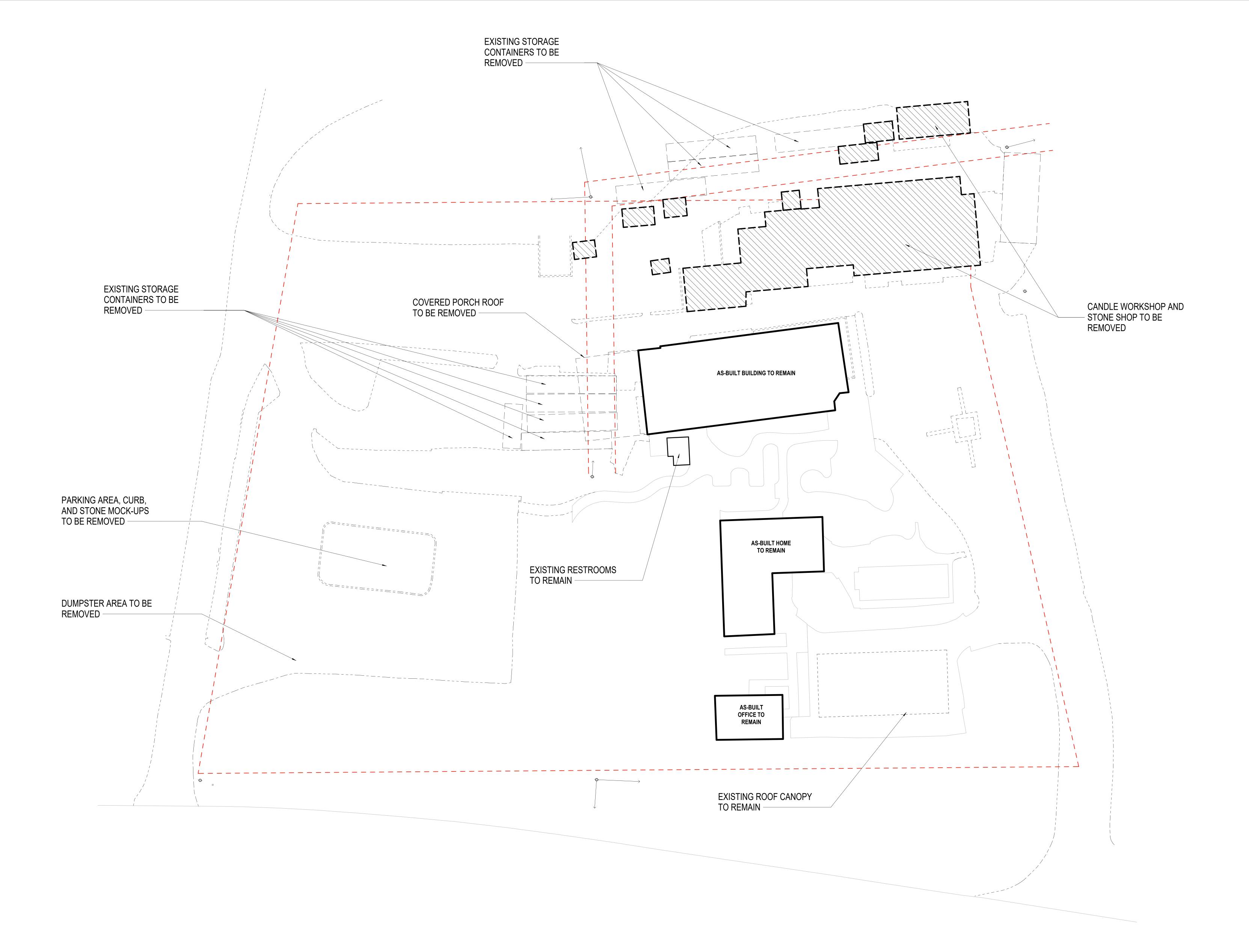
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MUP 29 SEPTEMBER 2025

GENERAL - LIFE SAFETY PLAN - HOSE

SHEET NUMBER

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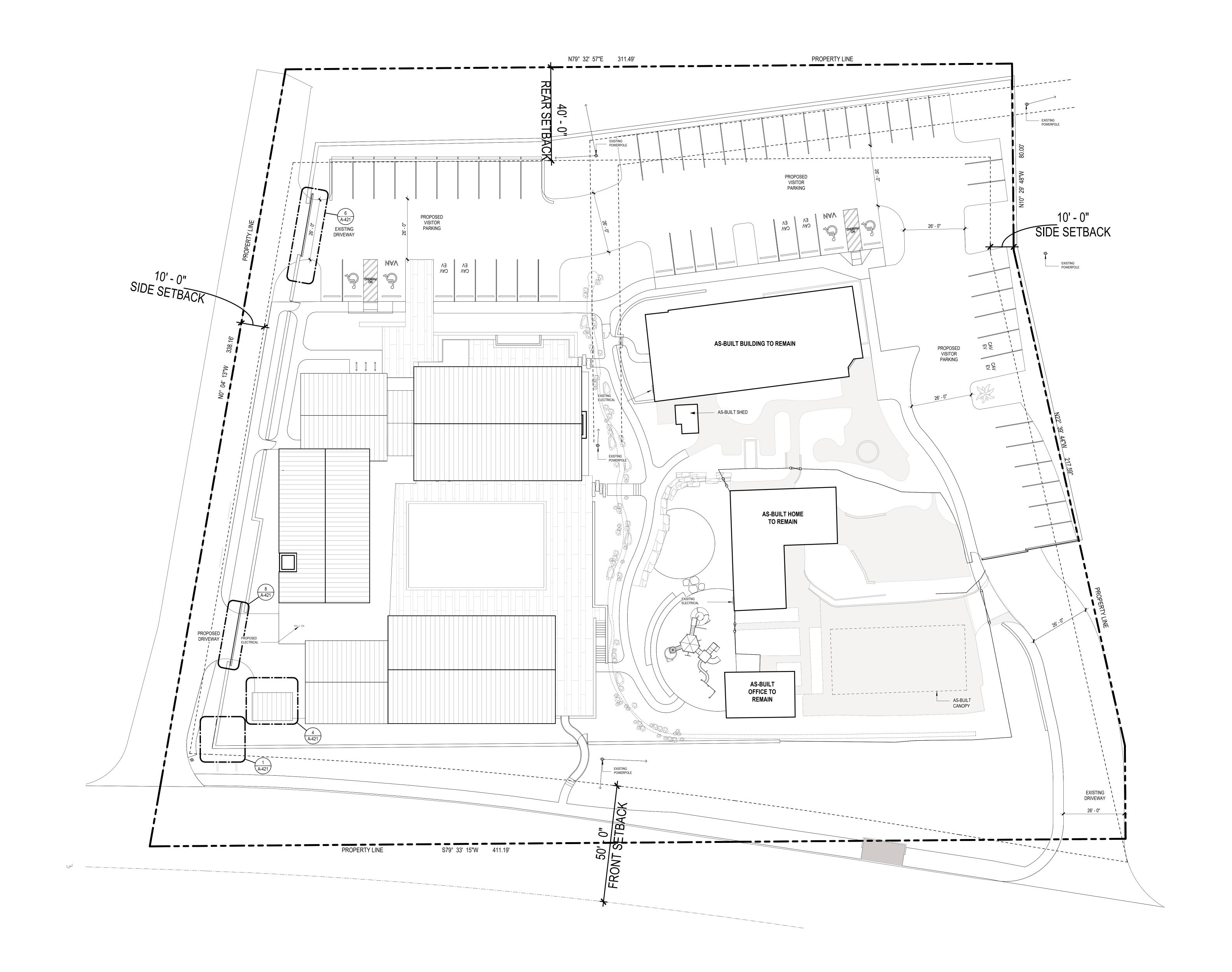
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ARCHITECTURAL - SITE DEMOLITION

SHEET NUMBER

AS-100







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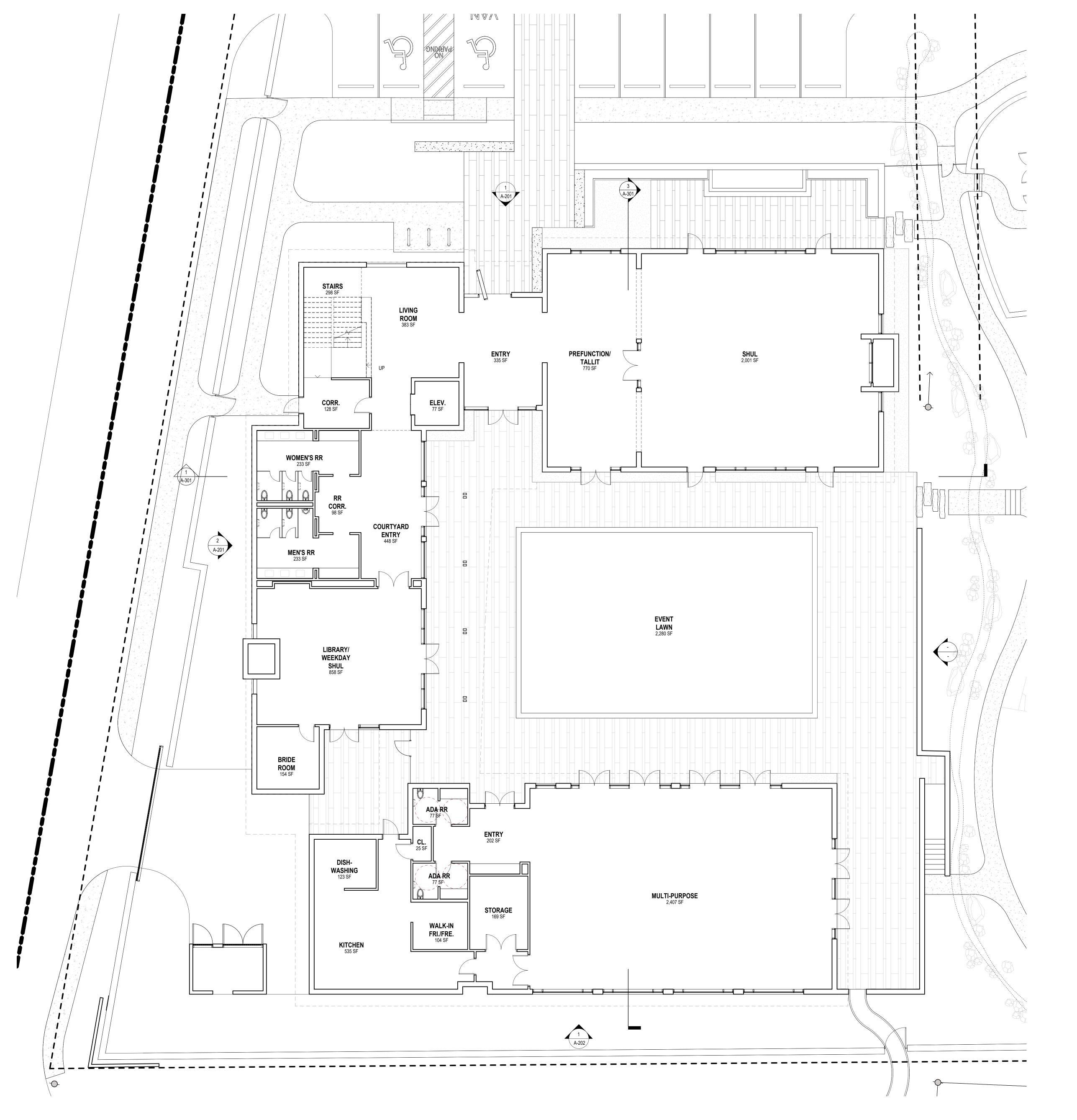
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ARCHITECTURAL - SITE PLAN

SHEET NUMBER

AS-101



FLOOR PLAN GENERAL NOTES

- 1. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
- 2. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
- 3. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND
- 4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL
- 5. ALL PARTITION DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF COLUMNS AND TO THE DRYWALL FACE.
- 6. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT

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KEYED NOTES

FLOOR PLAN LEGEND

KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET

PARTITION TAG REFER TO PARTITION SCHEDULE

BUILDING SECTION TAG WALL SECTION TAG

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG

PLAN REFERENCE TAG

NEW WINDOW

WITH WINDOW MARK

REF GLAZING ELEVATIONS

1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION

2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION

3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION

COLUMN GRID

1-HOUR FIRE-RATED SMOKE BARRIER

2-HOUR FIRE-RATED SMOKE BARRIER

MATCHLINE MATCH LINE
REF 01/A101 SHEET REFERENCE

A-301

(1) A-431

-- - -- - -- -- --

NEW DOOR

WITH DOOR TAG

REF DOOR SCHED

ROOM NAME ROOM NAME

101 ROOM NUMBER

REVISION HISTORY

REVISION DESCRIPTION PROFESSIONAL SEALS

Chabad of RSF

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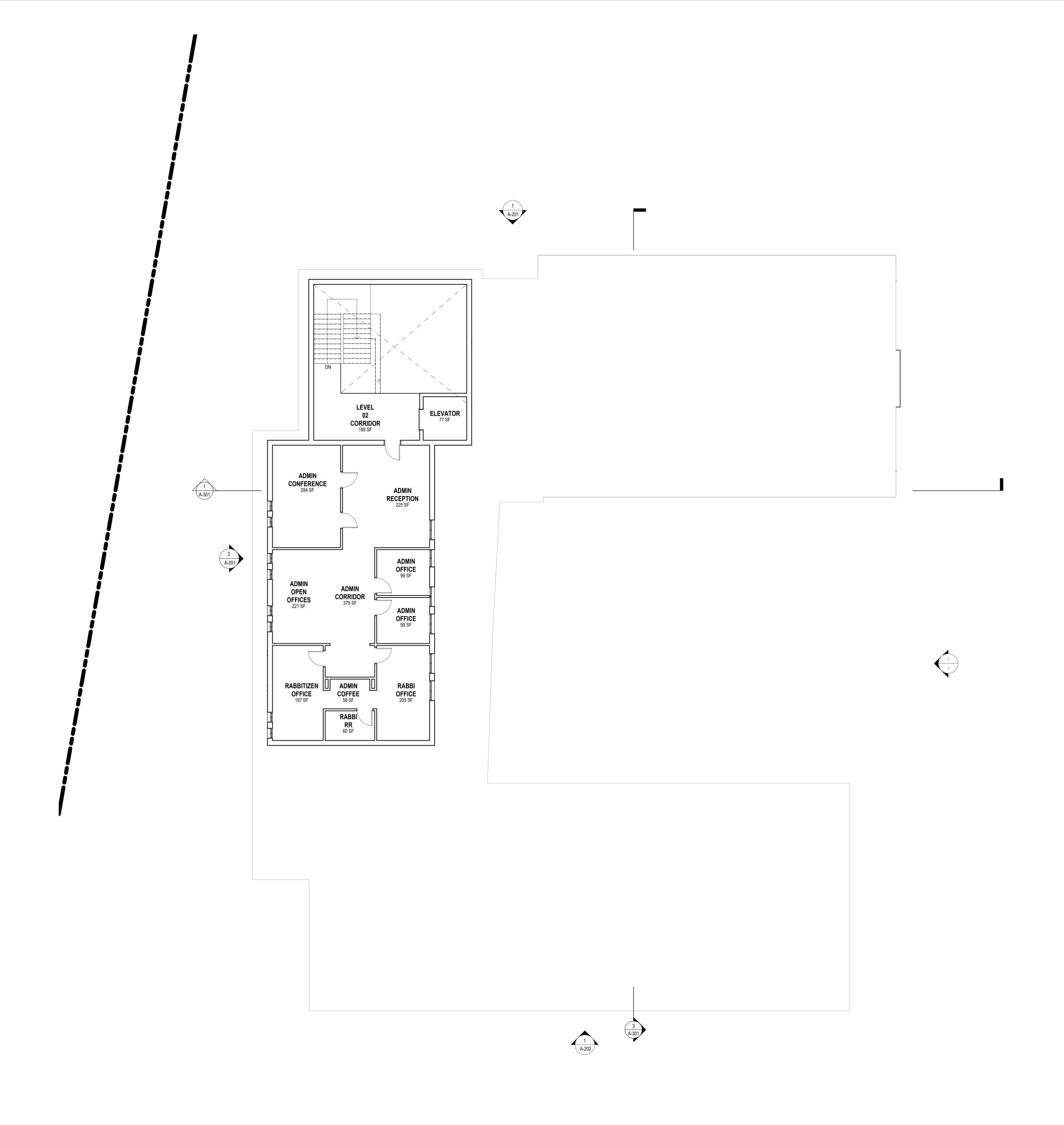
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29 SEPTEMBER 2025

ARCHITECTURAL - FLOOR PLAN -LEVEL 01



1 ARCHITECTURAL - OVERALL FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- 1. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
- 2. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
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- 4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL
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DESCRIPTION



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REVISION DESCRIPTION PROFESSIONAL SEALS

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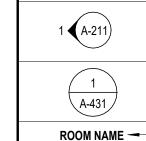
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SYMBOL	DESCRIPTION
MATCHLINE	MATCH LINE
RFF 01/A10	1 SHEET REFERENCE

FLOOR PLAN LEGEND

04 21 13.13.A01	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
A-301	BUILDING SECTION TAG WALL SECTION TAG
1 A-201	EXTERIOR ELEVATION TAG
1 (A-211)	INTERIOR ELEVATION TAG
1	



PLAN REFERENCE TAG ROOM NAME ROOM NAME 101 ROOM NUMBER

-- - -- - -- -- --

NEW DOOR

WITH DOOR TAG

REF DOOR SCHED

SMOKE PARTITION 1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 1-HOUR FIRE-RATED SMOKE BARRIER 2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 2-HOUR FIRE-RATED SMOKE BARRIER

WITH WINDOW MARK

REF GLAZING ELEVATIONS

3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION NEW WINDOW COLUMN GRID

DESIGNATIONS

ARCHITECTURAL - FLOOR PLAN -LEVEL 02 SHEET NUMBER

34Cl23012

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FLOOR PLAN GENERAL NOTES

- 1. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
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KEYED	NOTES
DECODIDATION	

DESCRIPTION



REVISION HISTORY

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FLOOR PLAN LEGEND

MATCHLINE _	MATCH LINE
REF 01/A101	- SHEET REFERENCE
04 21 13.13.A01	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
1 A-301	BUILDING SECTION TAG WALL SECTION TAG
1 A-201	EXTERIOR ELEVATION TAG
1 (A-211)	INTERIOR ELEVATION TAG
1 A-431	PLAN REFERENCE TAG
ROOM NAME	
	SMOKE PARTITION 1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 2-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE-KATED SMOKE BARRIER 3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	, ,

NEW WINDOW
WITH WINDOW MARK
REF GLAZING ELEVATIONS

COLUMN GRID DESIGNATIONS

NEW DOOR WITH DOOR TAG REF DOOR SCHED

Chabad of RSF

Chabad of RSF 14906 Via De La Valle, Del Mar, CA 92014

ABBREVIATION CHABAD RSF 34Cl23012 CHECKED BY ORIGINAL ISSUE

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ARCHITECTURAL - FLOOR PLAN -BASEMENT LEVEL



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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760-744-0011 619
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San Diego, CA 92106



AVERAGE GRADE PLANE LEGEND

HEIGHT OF BUILDING

Less than 10'

FILE PATH: Autodesk Docs://34Cl23012-Chabad of Rancho Santa Fe/34Ci23012-A-C

Chabad of RSF 14906 Via De La Valle, Del Mar, CA 92014

PROJECT NUMBER
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29 SEPTEMBER 2025

SHEET NAME

ARCHITECTURAL - EXTERIOR

SHEET NUMBER

A-201

ELEVATIONS



1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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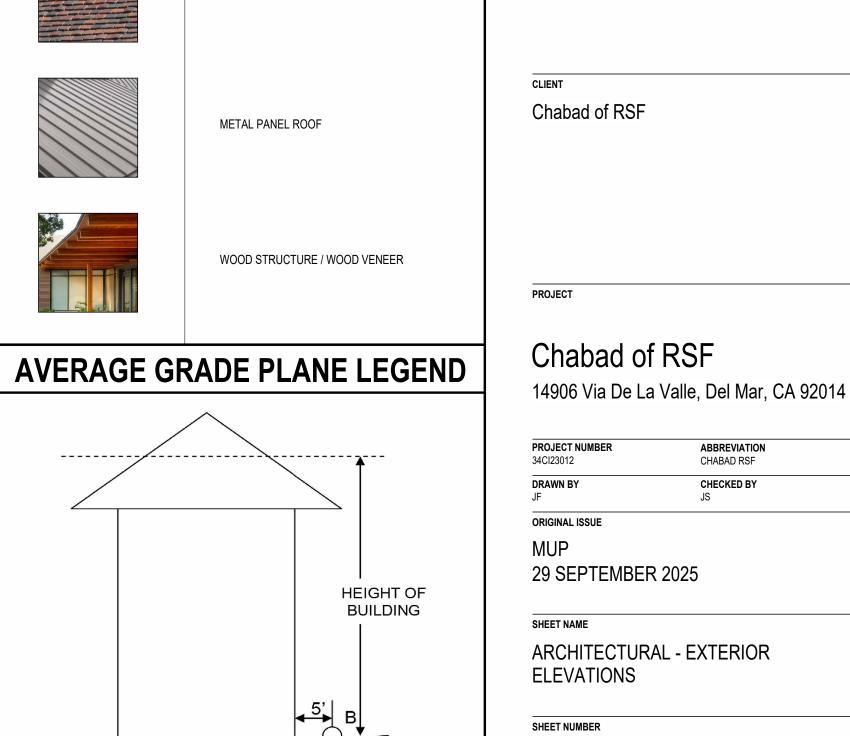
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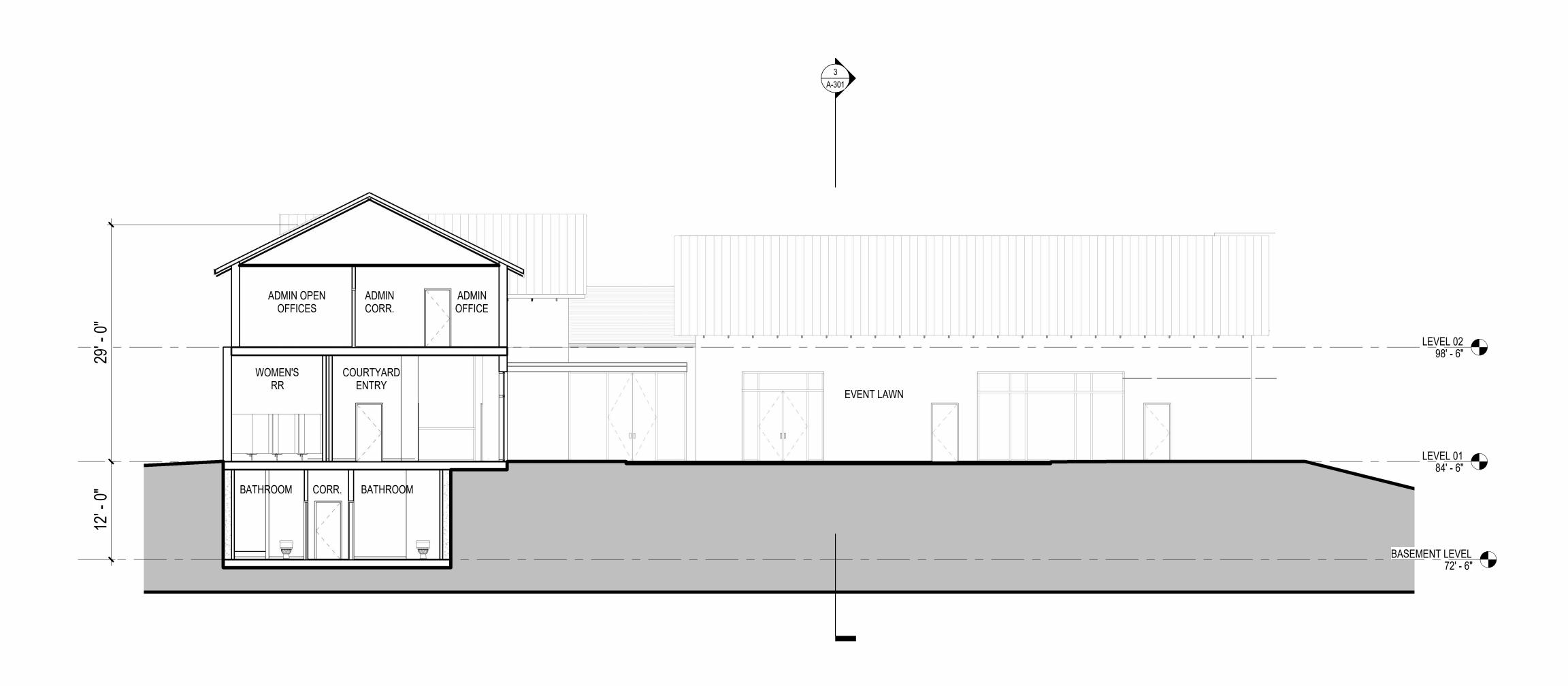
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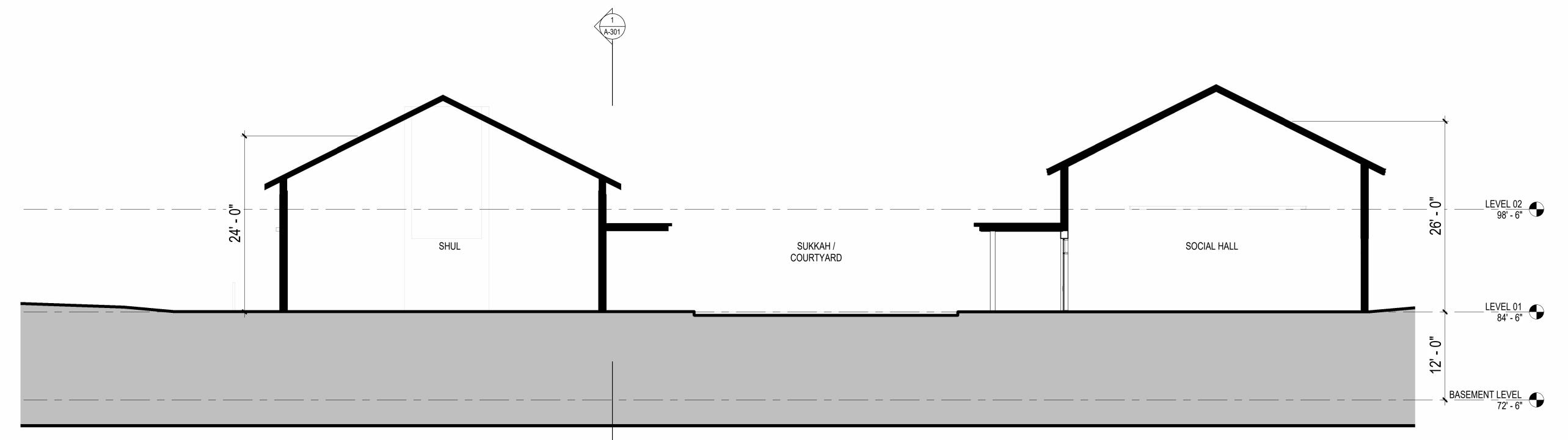






BUILDING SECTION WEST-EAST

SCALE: 1/8" = 1'-0"



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AVERAGE GRADE PLANE LEGEND

HEIGHT OF BUILDING

Less than 10'

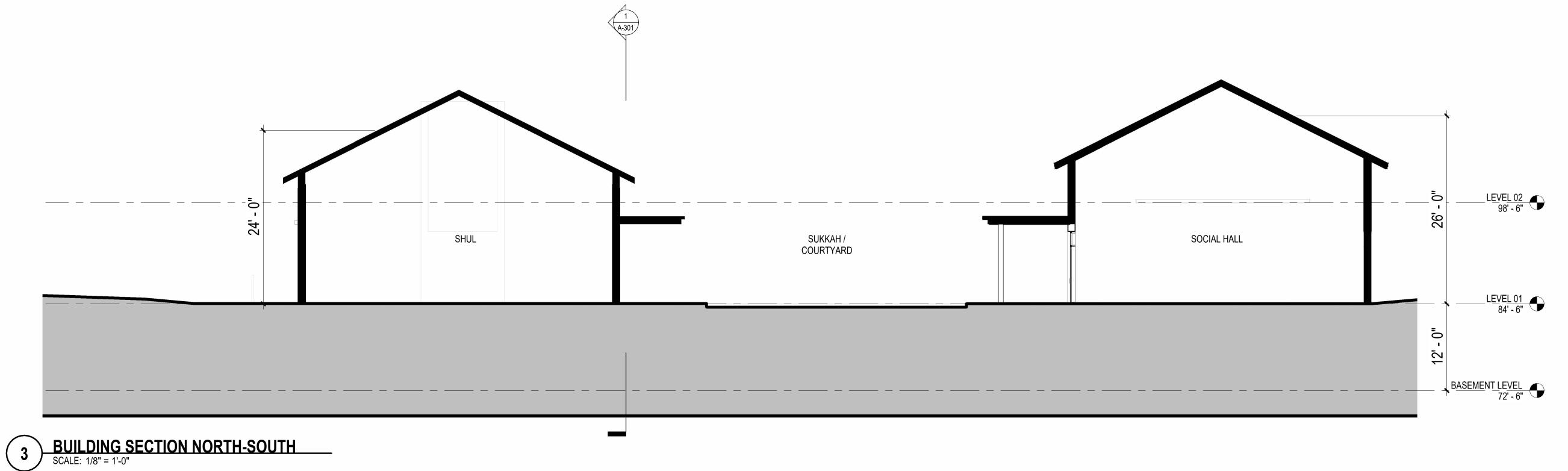
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14906 Via De La Valle, Del Mar, CA 92014 ABBREVIATION CHABAD RSF

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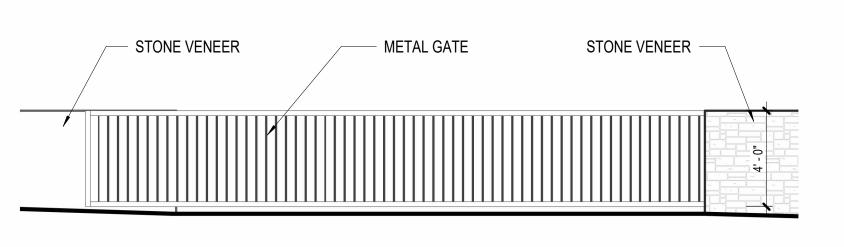
29 SEPTEMBER 2025

ARCHITECTURAL - BUILDING SECTIONS





EXTERIOR RENDERING - SE ENTRY
NOT TO SCALE



- METAL GATE

- STONE VENEER

9 EXTERIOR ELEVATION - SERVICE ENTRY - GATE

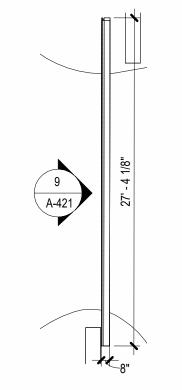
SCALE: 1/4" = 1'-0"

- STONE VENEER

7 EXTERIOR ELEVATION - NW ENTRY - GATE

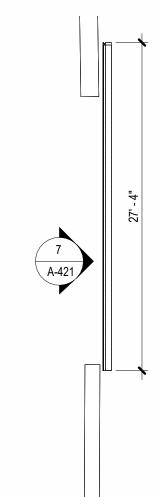
SCALE: 1/4" = 1'-0"

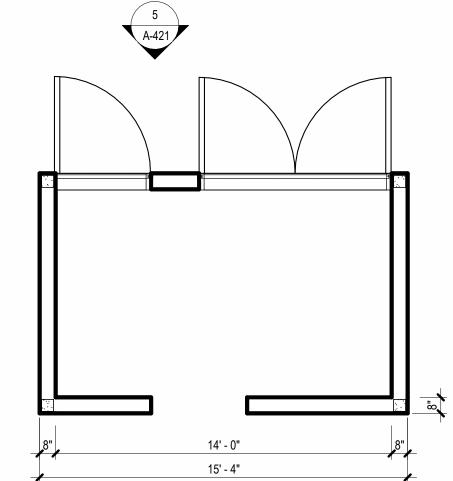
27' - 4 1/8"

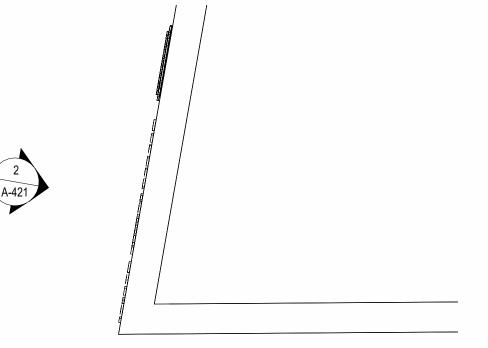


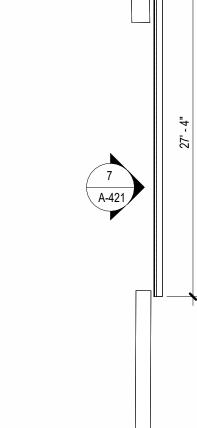
8 ENLARGED FLOOR PLAN - SERVICE ENTRY - GATE

SCALE: 1/8" = 1'-0"



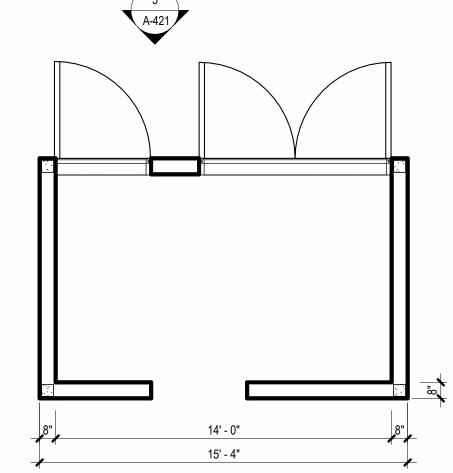






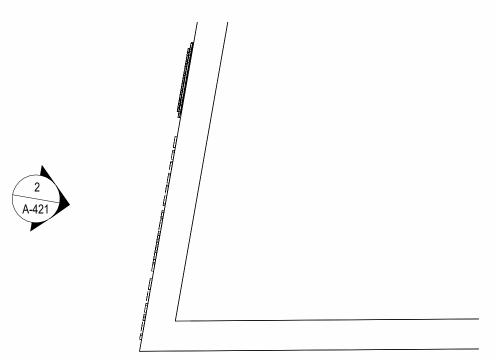
6 ENLARGED FLOOR PLAN - NW ENTRY - GATE

SCALE: 1/8" = 1'-0"



4 ENLARGED FLOOR PLAN - TRASH ENCLOSURE

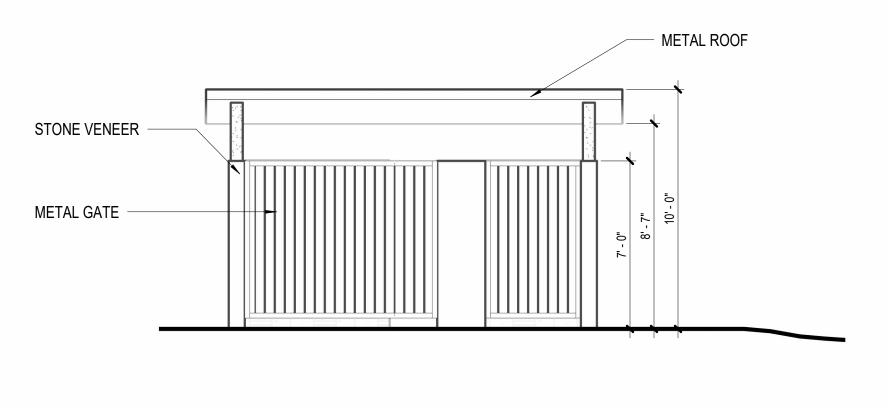
SCALE: 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - SW ENTRY - SIGNAGE
SCALE: 1/4" = 1'-0"

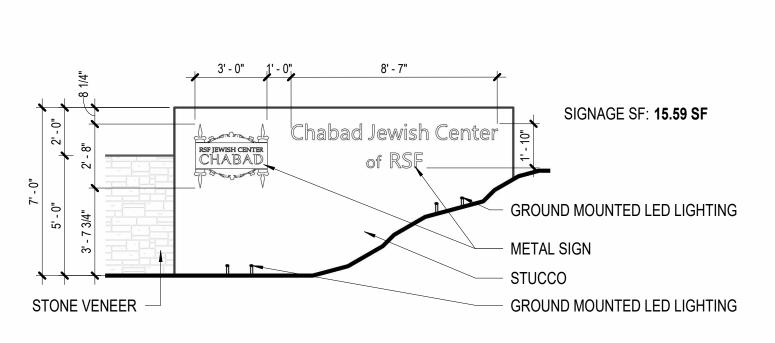


Note: Please see Configuration Tab below for all options available in this color. Colors shown may vary to actual samples due to various screen resolutions and lighting.



5 EXTERIOR ELEVATION - NORTH - TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SW ENTRY - SIGNAGE
SCALE: 1/4" = 1'-0"



3 EXTERIOR RENDERING - SW ENTRY - SIGNAGE
NOT TO SCALE

34Cl23012

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REVISION HISTORY

1 REVISION 01
REVISION DESCRIPTION

PROFESSIONAL SEALS

Chabad of RSF

Chabad of RSF

29 SEPTEMBER 2025

PLANS/ ELEVATIONS

14906 Via De La Valle, Del Mar, CA 92014

ARCHITECTURAL - ENLARGED FLOOR

CHABAD RSF

07 24 2025 DATE

Suite 200

760-744-0011

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