



V. GIUSEPPE EAST - VIEW 2 12" = 1'-0" 30

V. GIUSEPPE WEST - VIEW 2 12" = 1'-0" 29

WEIST ESTATE - VIEW 6 12" = 1'-0" 20

WEIST ESTATE - VIEW 5 12" = 1'-0" 19

POOL HOUSE - VIEW 6 N.T.S 13

POOL HOUSE - VIEW 5 N.T.S 12



V. GIUSEPPE EAST - VIEW 1 12" = 1'-0" 28

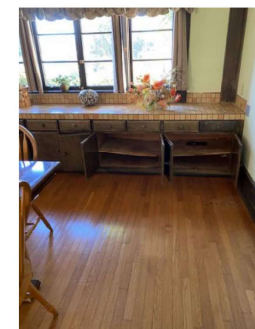
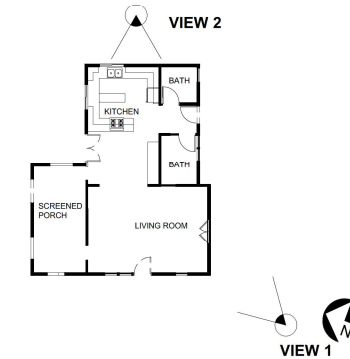
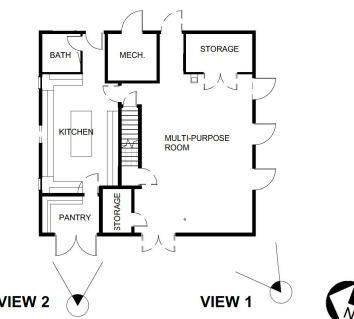
V. GIUSEPPE WEST - VIEW 1 12" = 1'-0" 27

WEIST ESTATE - VIEW 4 12" = 1'-0" 18

WEIST ESTATE - VIEW 3 12" = 1'-0" 17

POOL HOUSE - VIEW 4 N.T.S 11

POOL HOUSE - VIEW 2 N.T.S 10



V. GIUSEPPE EAST - KEY PLAN 1/16" = 1'-0" 26

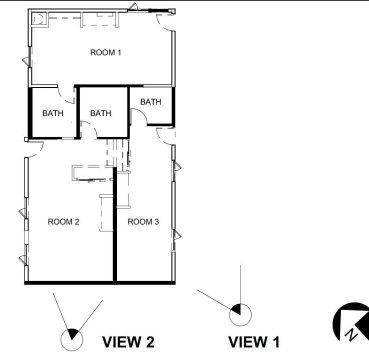
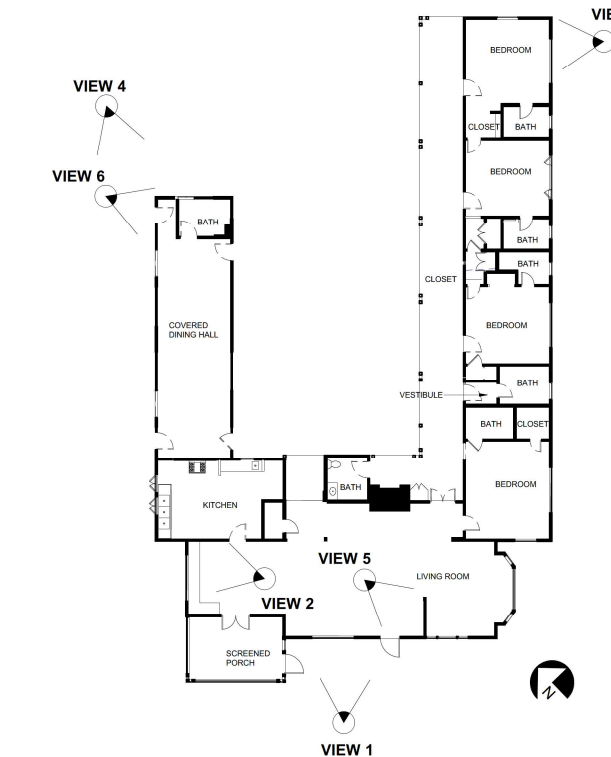
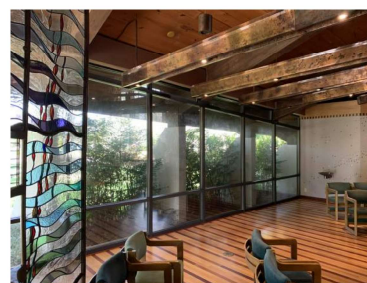
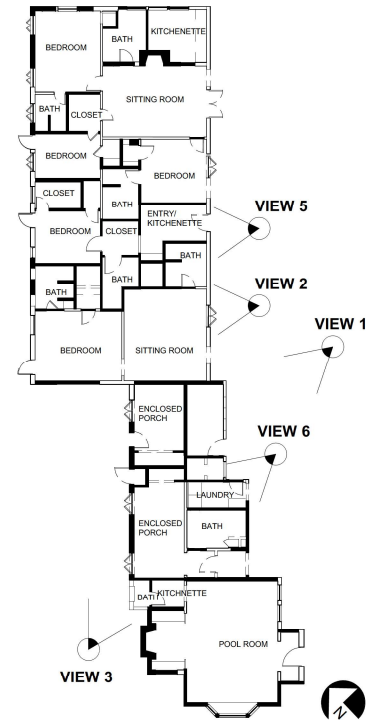
V. GIUSEPPE WEST - KEY PLAN 1/16" = 1'-0" 25

WEIST ESTATE - VIEW 2 12" = 1'-0" 16

WEIST ESTATE - VIEW 1 12" = 1'-0" 15

POOL HOUSE - VIEW 3 N.T.S 9

POOL HOUSE - VIEW 1 N.T.S 8



CHAPEL - VIEW 3 12" = 1'-0" 24

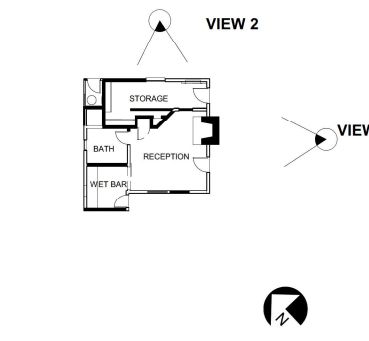
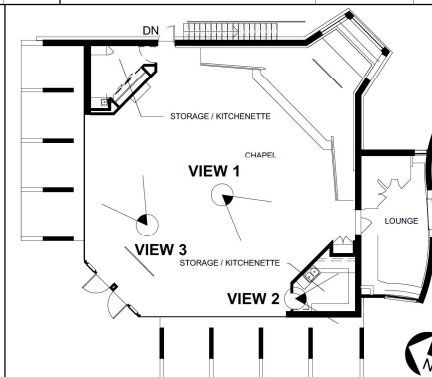
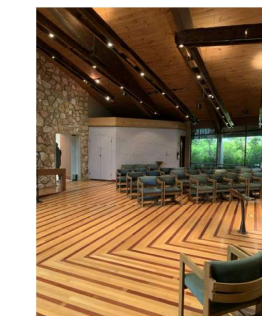
CHAPEL - VIEW 2 12" = 1'-0" 23

WEIST HOUSE - KEY PLAN 1/16" = 1'-0" 14

GARAGE/SHOP - VIEW 2 N.T.S 6

GARAGE/SHOP - VIEW 1 N.T.S 5

GARAGE/SHOP - KEY PLAN 1/16" = 1'-0" 4



CHAPEL - VIEW 1 12" = 1'-0" 22

CHAPEL - KEY PLAN 1/16" = 1'-0" 21

WEIST HOUSE - KEY PLAN 1/16" = 1'-0" 14

DOLL HOUSE - VIEW 2 12" = 1'-0" 3

DOLL HOUSE - VIEW 1 12" = 1'-0" 2

DOLL HOUSE - KEY PLAN 1/16" = 1'-0" 1

PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023
OWNER
2464 E. OJAI AVE. LLC
PROJECT NUMBER
2106
ARCHITECT
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS
SURVEYOR:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CA 93003
805.654.6977
STRUCTURAL ENGINEER:
GREER STRUCTURAL
ENGINEERING
971 CHELLENHAM ROAD
SANTA BARBARA, CA 93105
805.452.3031



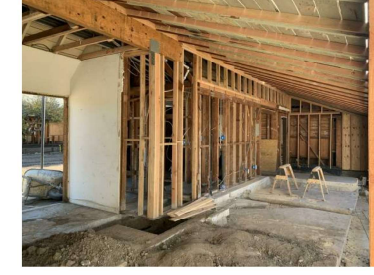
KEY PLAN

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	12/23/2021	POOL HOUSE PLANNING CLARIFICATION

SCALE
As indicated
DRAWING TITLE
EXISTING PHOTOS
SHEET NUMBER

GO.70



V. GIUSEPPE EAST _ VIEW 2 12" = 1'-0" 30

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POOL HOUSE _ VIEW 6 12" = 1'-0" 13

POOL HOUSE _ VIEW 5 12" = 1'-0" 12



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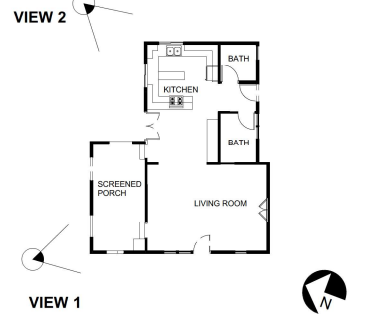
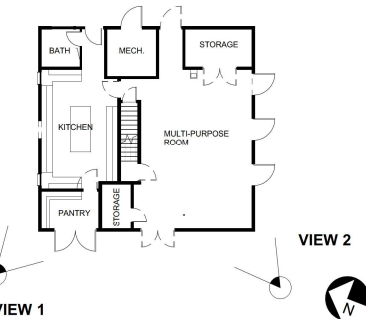
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POOL HOUSE _ VIEW 4 12" = 1'-0" 11

POOL HOUSE _ VIEW 3 12" = 1'-0" 10



V. GIUSEPPE EAST KEY PLAN 1/16" = 1'-0" 28

V. GIUSEPPE WEST KEY PLAN 1/16" = 1'-0" 25

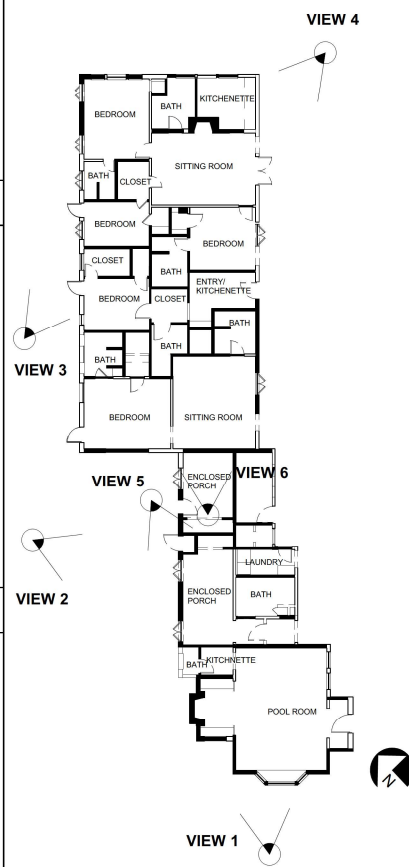


WEIST ESTATE _ VIEW 2 12" = 1'-0" 16

WEIST ESTATE _ VIEW 1 12" = 1'-0" 15

POOL HOUSE _ VIEW 2 12" = 1'-0" 9

POOL HOUSE _ VIEW 1 12" = 1'-0" 8

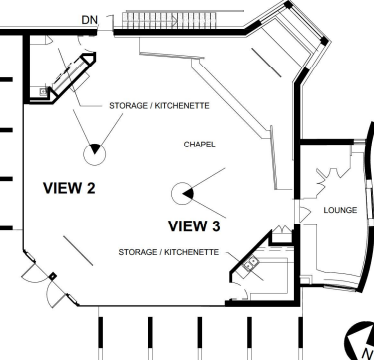


POOL HOUSE KEY PLAN 1/16" = 1'-0" 7



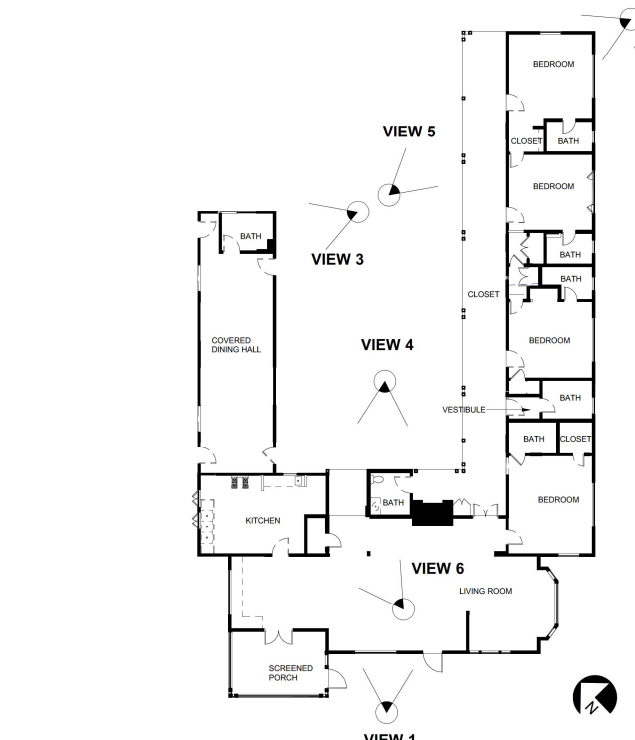
CHAPEL _ VIEW 3 12" = 1'-0" 24

CHAPEL _ VIEW 2 12" = 1'-0" 23



CHAPEL _ VIEW 1 12" = 1'-0" 22

CHAPEL KEY PLAN 1/16" = 1'-0" 21

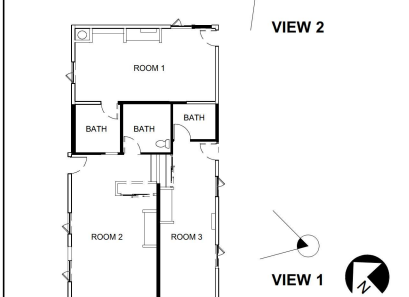


WEIST HOUSE KEY PLAN 1/16" = 1'-0" 14



GARAGE/SHOP _ VIEW 2 12" = 1'-0" 6

GARAGE/SHOP _ VIEW 1 12" = 1'-0" 5

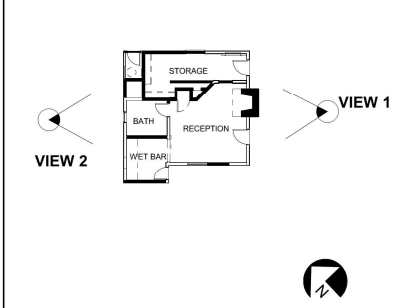


GARAGE/SHOP KEY PLAN 1/16" = 1'-0" 4



DOLL HOUSE _ VIEW 2 12" = 1'-0" 3

DOLL HOUSE _ VIEW 1 12" = 1'-0" 2



DOLL HOUSE KEY PLAN 1/16" = 1'-0" 1

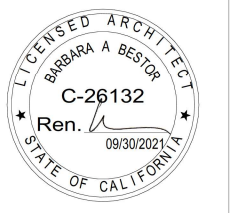
PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE. LLC

PROJECT NUMBER
 2106

ARCHITECT
BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA | 90027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 9/1 CHELLENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031



KEY PLAN

SUBMITTAL RECORD

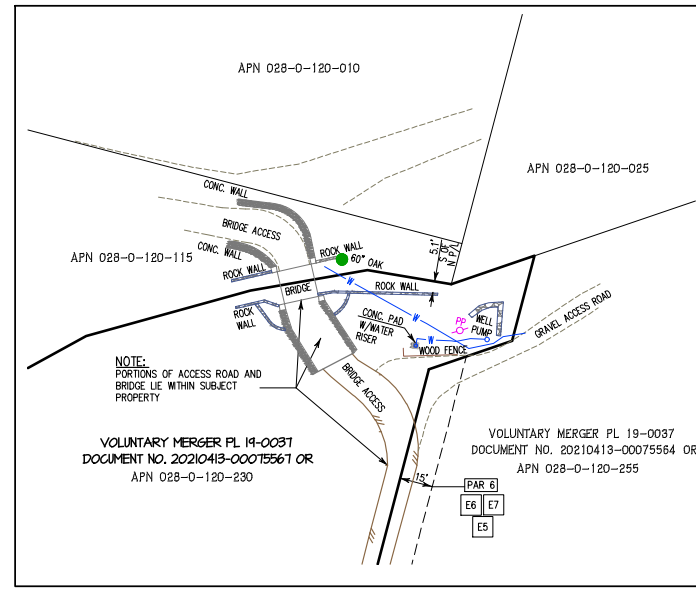
1	11/09/2021	PLANNING
2	12/23/2021	POOL HOUSE PLANNING CLARIFICATION

SCALE
 As indicated

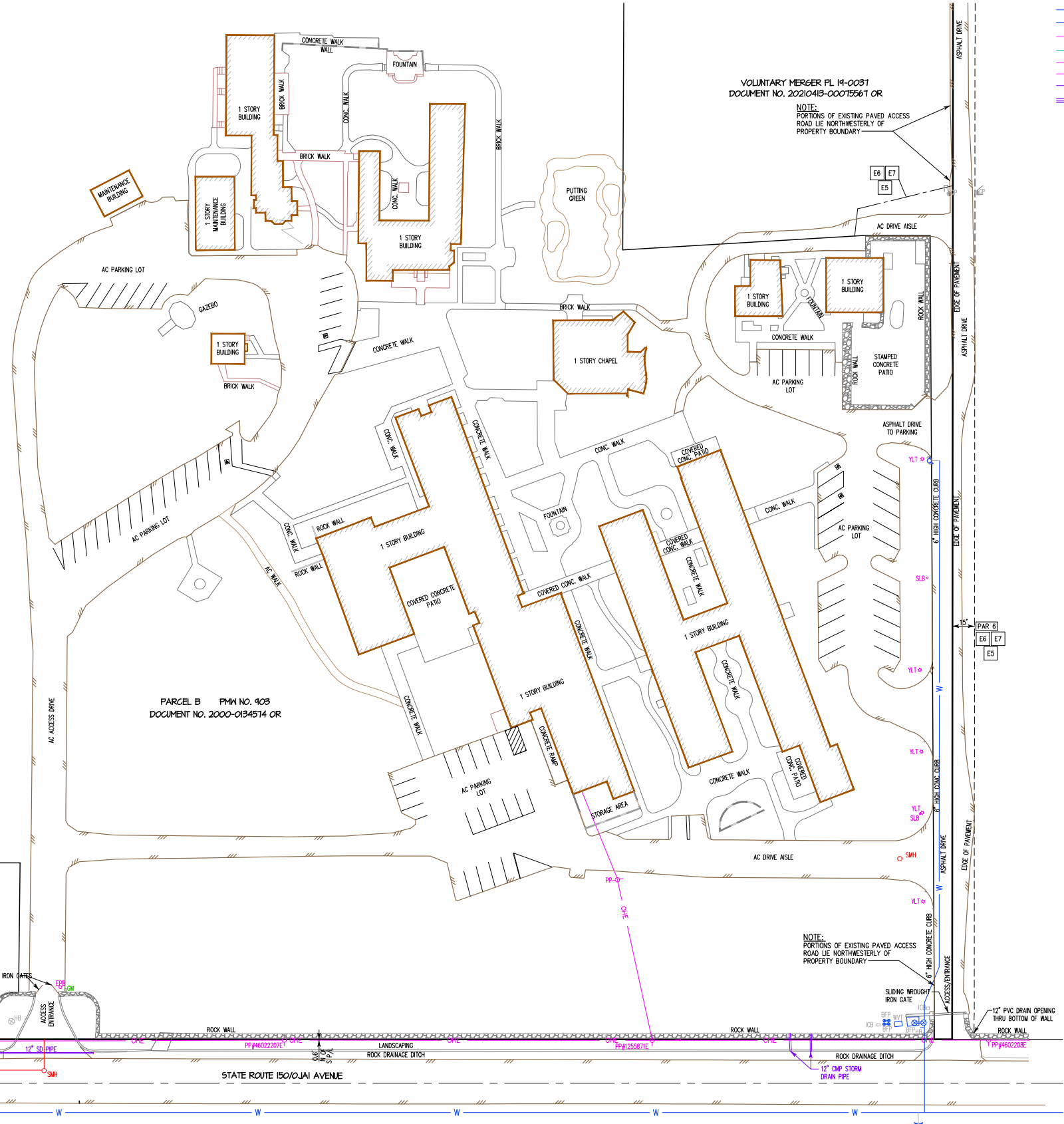
DRAWING TITLE
 CURRENT CONDITIONS PHOTOS

SHEET NUMBER

G0.71



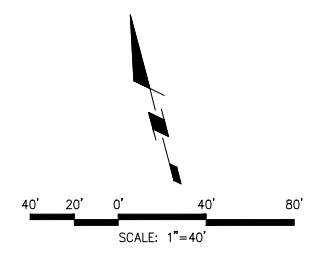
NORTHERLY PORTION OF SUBJECT PROPERTY



- TOPOGRAPHIC ABBREVIATIONS AND LEGEND**
- X CHAIN LINK FENCE
 - S SEWER MAIN (SIZE AS NOTED)
 - W WATER MAIN (SIZE AS NOTED)
 - RW RECLAIMED WATER
 - T TELEPHONE LINE
 - G GAS MAIN (SIZE AS NOTED)
 - TV CABLE TELEVISION LINE
 - OE ELECTRIC LINE (S.C.E.)
 - SD STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
 - SD STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)

- SMH STREET SIGN
- SMH SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DRAIN INLET
- PB PULL BOX (AS NOTED)
- PP POWER POLE OR TELEPHONE POLE
- TEMH TELEPHONE MANHOLE
- EMH ELECTRIC MANHOLE
- SL STREET LIGHT
- L LIGHT
- FH FIRE HYDRANT
- M METER AS NOTED
- V VALVE AS NOTED
- BK BACKFLOW PREVENTER
- AC ASPHALT
- BFP BACK FLOW PREVENTER
- CMP CORRUGATED METAL PIPE
- EPB ELECTRIC PULL BOX
- CONC CONCRETE
- FH FIRE HYDRANT
- GM GAS METER
- GP GATE POST
- HB HOSE BIB
- INV INVERT
- MH MANHOLE
- PP POWER POLE
- PVC POLYVINYL CHLORIDE
- SLB STREETLIGHT BOX
- SMH SEWER MANHOLE
- ST STREET LIGHT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- WVT WATER VAULT
- YLT YARD LIGHT

- COLOR UTILITY LEGEND**
- Red: SANITARY SEWER AND RELATED FACILITIES
 - Pink: POWER/COMMUNICATION AND RELATED FACILITIES
 - Blue: WATER AND RELATED FACILITIES
 - Green: GAS AND RELATED FACILITIES
 - Purple: STORM SEWER AND RELATED FACILITIES



1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	B&S PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 FAX 805/654-6979
 www.jstch.com

SCALE: 1"=40'
 DATE: MARCH 26, 2021
 J.N.: AGS26275
 DWG. NAME: 6275 ALTA.dwg

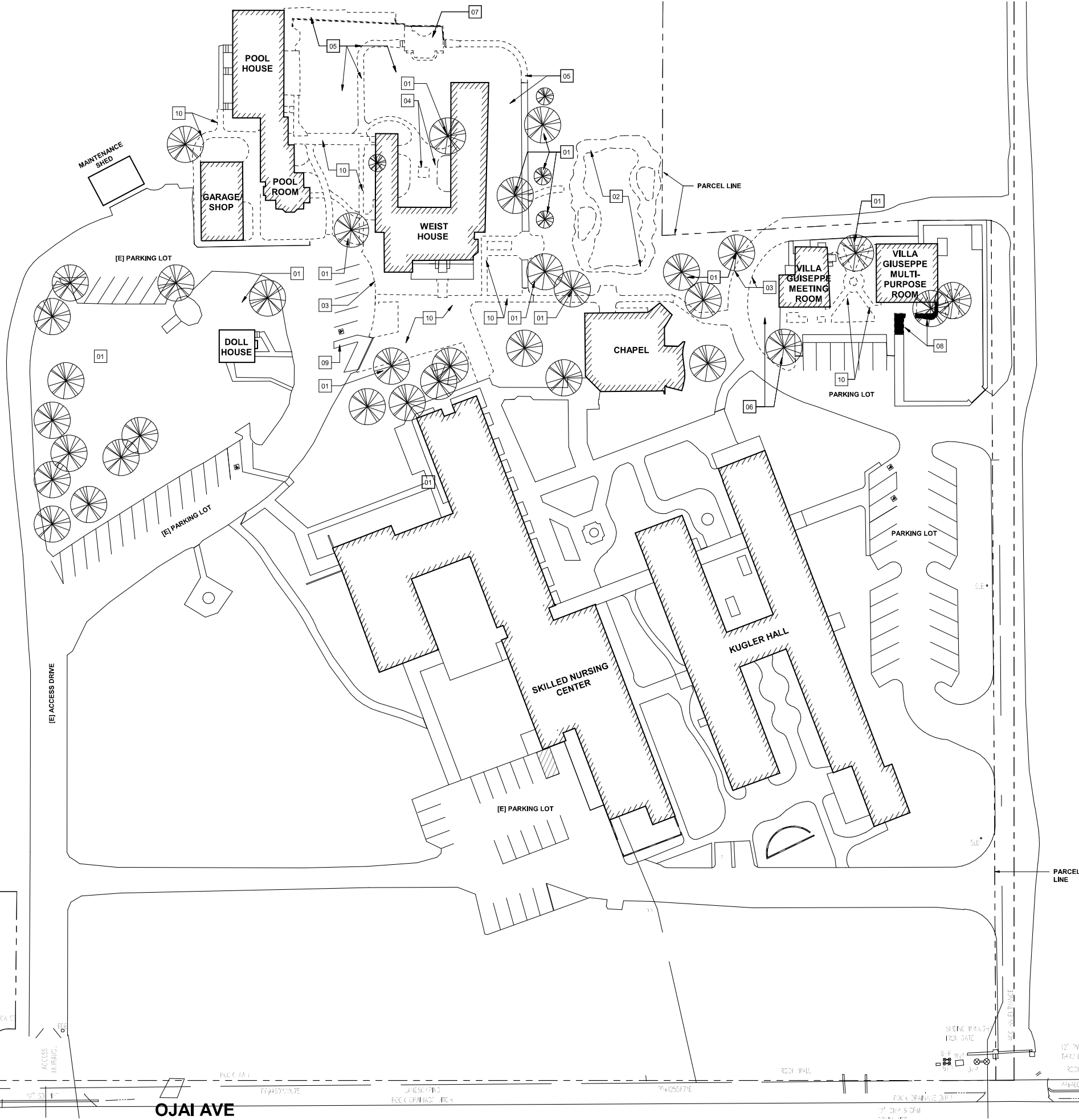
ALTA/NSPS SURVEY FOR
2464 E. OJAI AVENUE, LLC
ST. JOSEPH'S HEALTH AND RETIREMENT CENTER
 City of Ojai
 COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 3 OF 3

4:\AGS26275\Survey\Alta\6275 ALTA.dwg May 07, 2021, 12:10pm atp1on

**RURAL EXCLUSIVE
PARCEL
APN 028-0-120-130/240**

**OPEN SPACE PARCEL
APN 028-0-120-230**



CONSTRUCTION NOTES

- EXERCISE CARE AND PROTECT ALL FINISHES AND ELEMENTS TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION & PRESERVATION OF ALL MATERIALS, SUPPLIES & EQUIPMENT OF EVERY DESCRIPTION (INCLUDING PROPERTY WHICH MAY BE FURNISHED OR OWNED BY OWNER OR BY OTHERS), WHILE SUCH PROPERTY IS LOCATED ON THE CONSTRUCTION SITE, & FOR ALL WORK PERFORMED.
- REMOVE & DISPOSE OF ALL ITEMS INDICATED ON THE DRAWINGS. VERIFY DISPOSAL AND SALVAGE WITH CLIENT. CLIENT RESERVES THE RIGHT TO SALVAGE ANY DEMO ITEM. REMOVE, PROTECT, AND TURN OVER SUCH ITEMS TO CLIENT.
- ALL DEMOLITION DAMAGE TO ADJACENT SURFACES IS TO BE REPAIRED TO MATCH EXISTING SURFACES.
- VERIFY LOCATIONS OF EXISTING ELECTRICAL, PLUMBING, AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE & CAP UTILITIES TO BE REMOVED.
- CONTRACTOR TO DISPOSE OF ALL EQUIPMENT AND MATERIALS PER LOCAL ENVIRONMENTAL REQUIREMENTS.
- CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF EXISTING PIPING PRIOR TO BEGINNING OF NEW WORK.
- CONTRACTOR TO COORDINATE LOCATIONS OF ALL DEMO SLABS & WALL OPENINGS W/ ARCHITECTURAL AND CONSULTANT DRAWINGS.
- (E) COLUMNS TO REMAIN U.N.O.

KEYNOTES - DEMO SITE PLAN

#	KEYNOTE
	NEW TEXT
01	(E) TREE TO REMAIN, PROTECT IN PLACE
02	REMOVE (E) PUTTING GREEN
03	REMOVE (E) ASPHALT PAVING AND CURB
04	REMOVE (E) HARDSCAPE & FOUNTAIN
05	REMOVE (E) HARDSCAPE & LAWN
06	REMOVE (E) TREES
07	REMOVE (E) TRELLIS, HARDSCAPE & PLANTING
08	REMOVE (E) STONE WALL & HARDSCAPE
09	(E) ACCESSIBLE PARKING TO REMAIN
10	REMOVE (E) HARDSCAPE

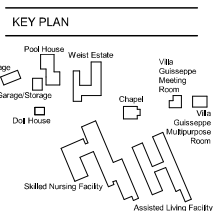
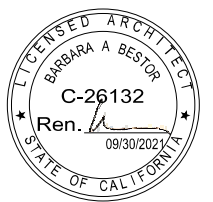
PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023
OWNER
2464 E. OJAI AVE. LLC

PROJECT NUMBER
2106
ARCHITECT

**BESTOR
ARCHITECTURE**
2030 HYPERION AVE | LOS ANGELES, CA 90027
323-666-9399

CONSULTANTS
SURVEYOR:
JENSEN DESIGN & SURVEY, INC
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ENGINEERING
971 CHELTENHAM ROAD
SANTA BARBARA, CA 93105
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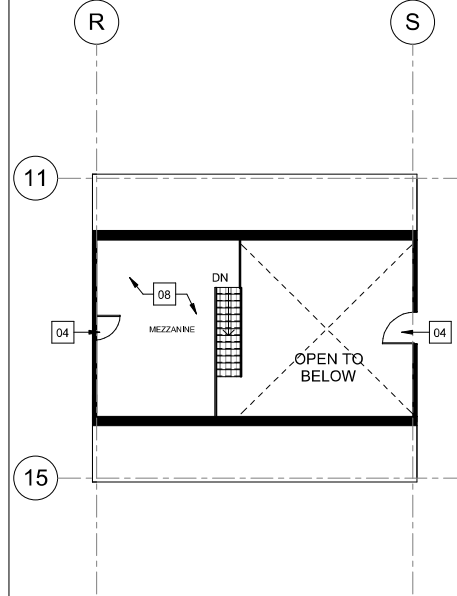
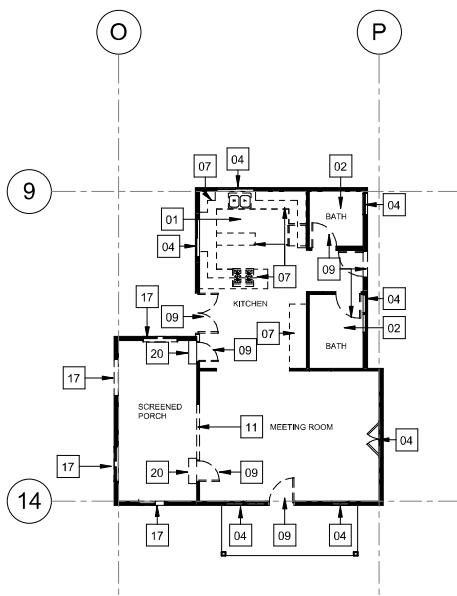
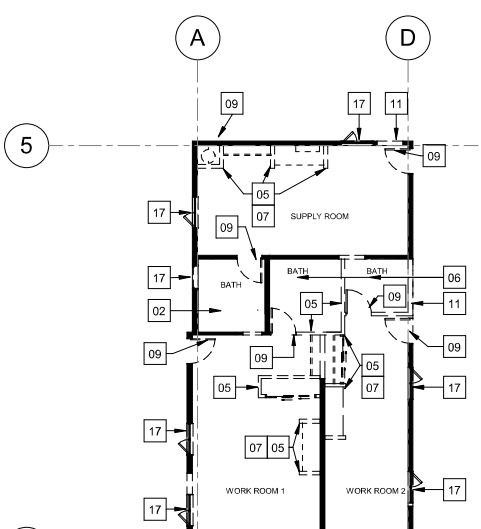
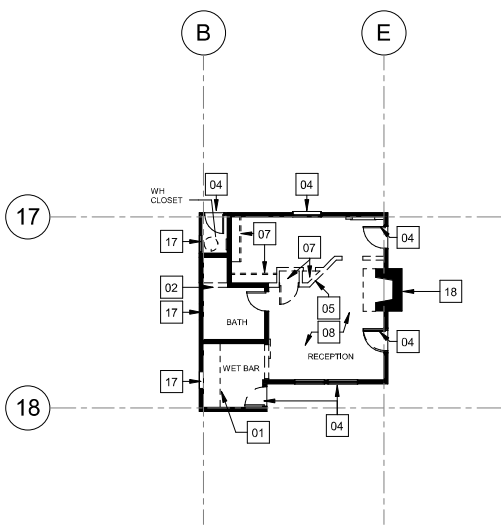


SUBMITTAL RECORD
1 | 02/17/2022 | CULTURAL HERITAGE

SCALE
As indicated
DRAWING TITLE
DEMOLITION SITE PLAN
SHEET NUMBER

AD0.10

REMOVE [E] LINOLEUM, TILE, CARPET FLOORING, RETAIN AND PROTECT HARDWOOD FLOORING



LEGEND

PARTITIONS

— EXISTING TO REMAIN

- - - TO BE DEMOLISHED

DIMENSIONS

— FACE OF FINISH

- - - FACE OF FRAMING

CONSTRUCTION NOTES

- EXERCISE CARE AND PROTECT ALL FINISHES AND ELEMENTS TO REMAIN.
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- (E) COLUMNS TO REMAIN U.N.O.

KEYNOTES

KEYNOTE

- REFURBISH EXISTING KITCHENETTE
- REFURBISH EXISTING BATHROOM
- REMOVE EXISTING KITCHEN
- RETAIN & PROTECT ORIGINAL WOOD FRAMED DOORS & WINDOWS
- (E) INTERIOR NON-STRUCTURAL WALLS TO BE REMOVED
- REMOVE EXISTING BATHROOM
- (E) CASEWORK TO BE REMOVED
- REMOVE [E] LINOLEUM, TILE, CARPET FLOORING, RETAIN AND PROTECT HARDWOOD FLOORING
- (E) DOOR TO BE REMOVED & RETAINED
- REFURBISH EXISTING LAUNDRY ROOM
- REMOVE PORTION OF (E) WALL
- REPAIR SUBSTANDARD STRUCTURE AS REQUIRED
- RETAIN AND PROTECT
- (E) STAINED GLASS & IRON STRUCTURE TO BE REMOVED & RETAINED.
- REMOVE APPLIANCE & PLUMBING FIXTURES, CAP AS REQUIRED
- REMOVE [E] RAMP AND HANDRAIL
- (E) ALUMINUM OR FIBERGLASS FRAMED DOORS & WINDOWS TO BE REMOVED, REPLACE WITH HISTORICALLY ACCURATE UNITS.
- REPAIR [E] FIREPLACE
- REPAIR/UNDERPIN EXISTING FOUNDATION AS REQUIRED
- (E) STEP TO BE REMOVED

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ARCHITECT
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
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CONSULTANTS

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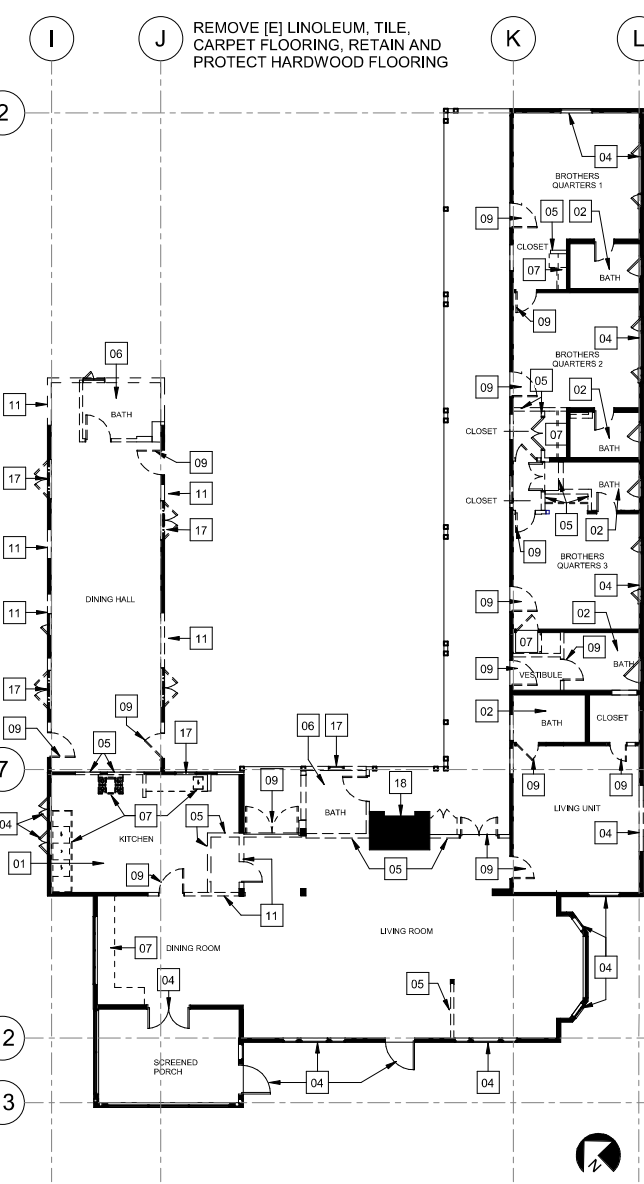
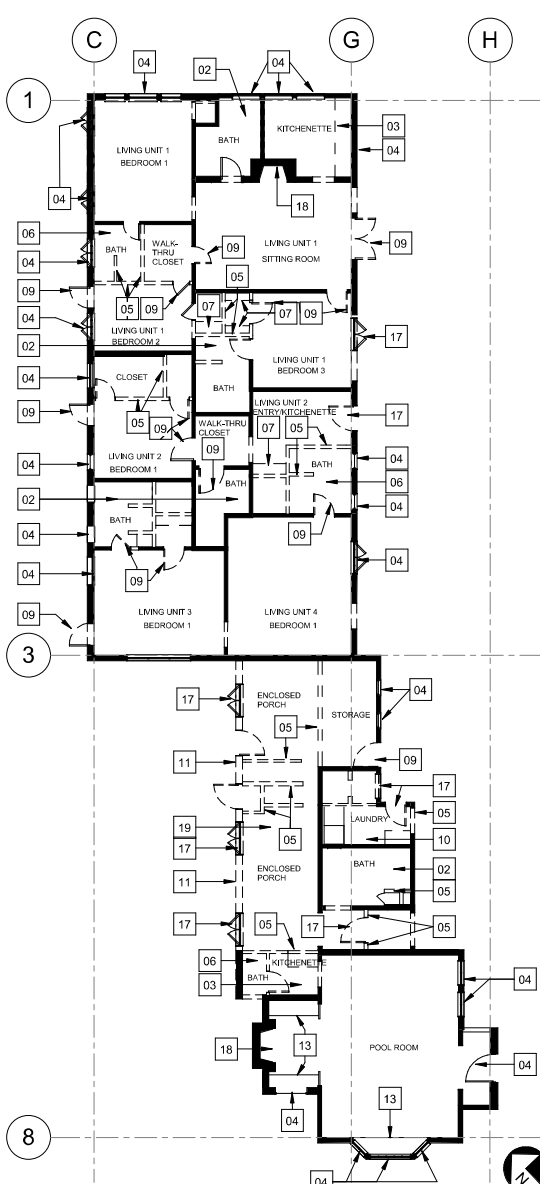
DEMO PLAN - DOLL HOUSE N.T.S 8

DEMO PLAN - GARAGE SHOP N.T.S 7

DEMO PLAN - VILLA GIUSEPPE WEST N.T.S 4

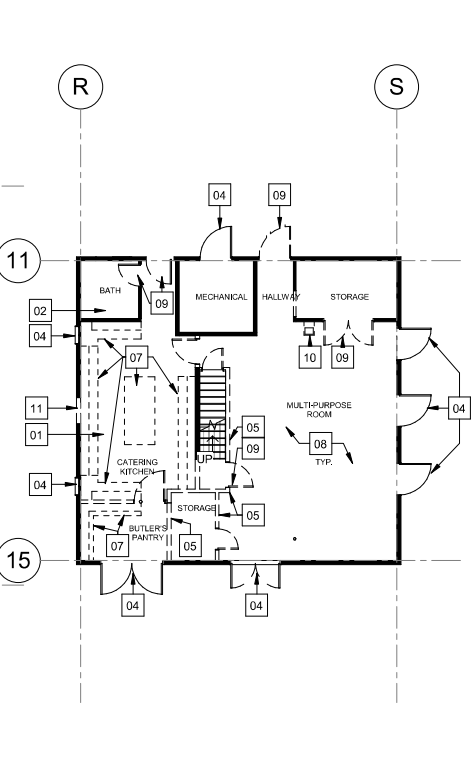
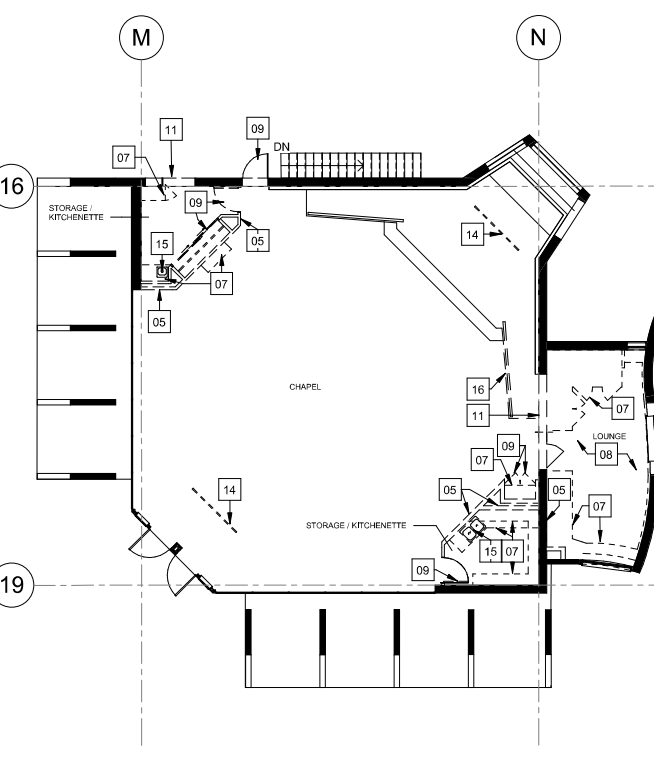
DEMO - VILLA GIUSEPPE SECOND FLOOR N.T.S 2

REMOVE [E] LINOLEUM, TILE, CARPET FLOORING, RETAIN AND PROTECT HARDWOOD FLOORING



REMOVE [E] LINOLEUM, TILE, CARPET FLOORING, RETAIN AND PROTECT HARDWOOD FLOORING

REMOVE SUSPENDED TRACK LIGHTING SYSTEM. RETAIN AV EQUIPMENT

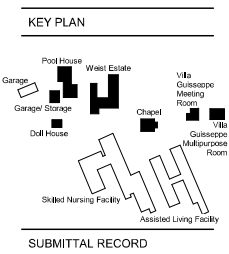
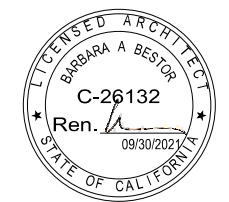


DEMO PLAN - POOL HOUSE AND POOL ROOM N.T.S 6

DEMO PLAN - WEIST ESTATE N.T.S 5

DEMO PLAN - CHAPEL N.T.S 3

DEMO - VILLA GIUSEPPE FIRST FLOOR N.T.S 1



SUBMITTAL RECORD

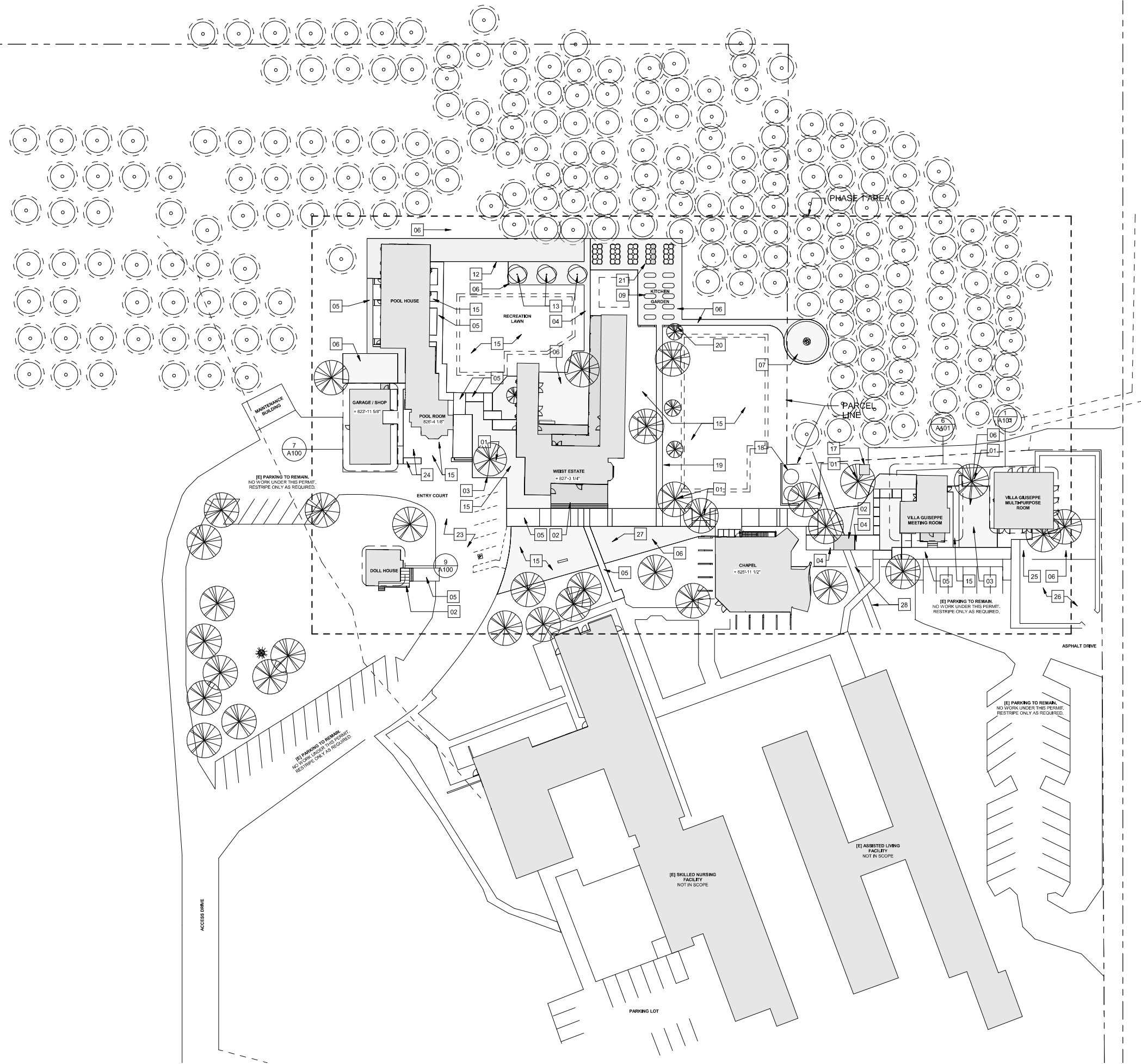
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2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE
As indicated

DRAWING TITLE
DEMOLITION FLOOR PLANS

SHEET NUMBER

AD1.00



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 OJAI, CALIFORNIA 93023

OWNER
 2464 E. OJAI AVE. LLC

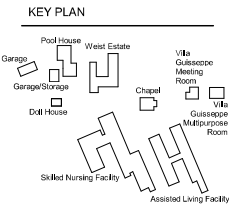
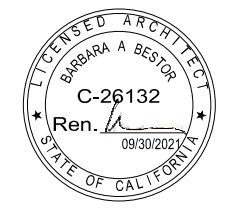
PROJECT NUMBER
 2106

ARCHITECT
BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 19027
 323-666-9399

CONSULTANTS

SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031



#	KEYNOTE
01	[E] TREE TO REMAIN
02	THERMALLY MODIFIED WOOD DECK
03	THERMALLY MODIFIED WOOD BENCH
04	PRECAST CONCRETE PAVERS SET IN GRAVEL
05	POURED IN PLACE CONCRETE
06	GRAVEL PAVE
07	<BLANK>
09	3X8 FT GALVANIZED TROUGH PLANTERS
10	HEAVY TIMBER ARBOR
12	DECOMPOSED GRANITE COURT
13	[N] TREE
15	[E] PLANTING AREA
16	<BLANK>
17	[E] WELL
18	[E] WATER TANKS
19	[E] BRICK PATH
20	[E] BRICK WALL
21	ROSE GARDEN PLANTED W [E] ROSES
22	WATER FEATURE
23	CHIP SEAL OVER [E] ASPHALT DRIVEWAY
24	5% ACCESSIBLE RAMP
25	[E] STONE PAVING TO REMAIN
26	[E] STAMPED CONCRETE PATIO TO REMAIN
27	12-18 IN DIAMETER TIMBER BENCH, PINNED IN PLACE
28	[E] ROCK CULVERT

SUBMITTAL RECORD

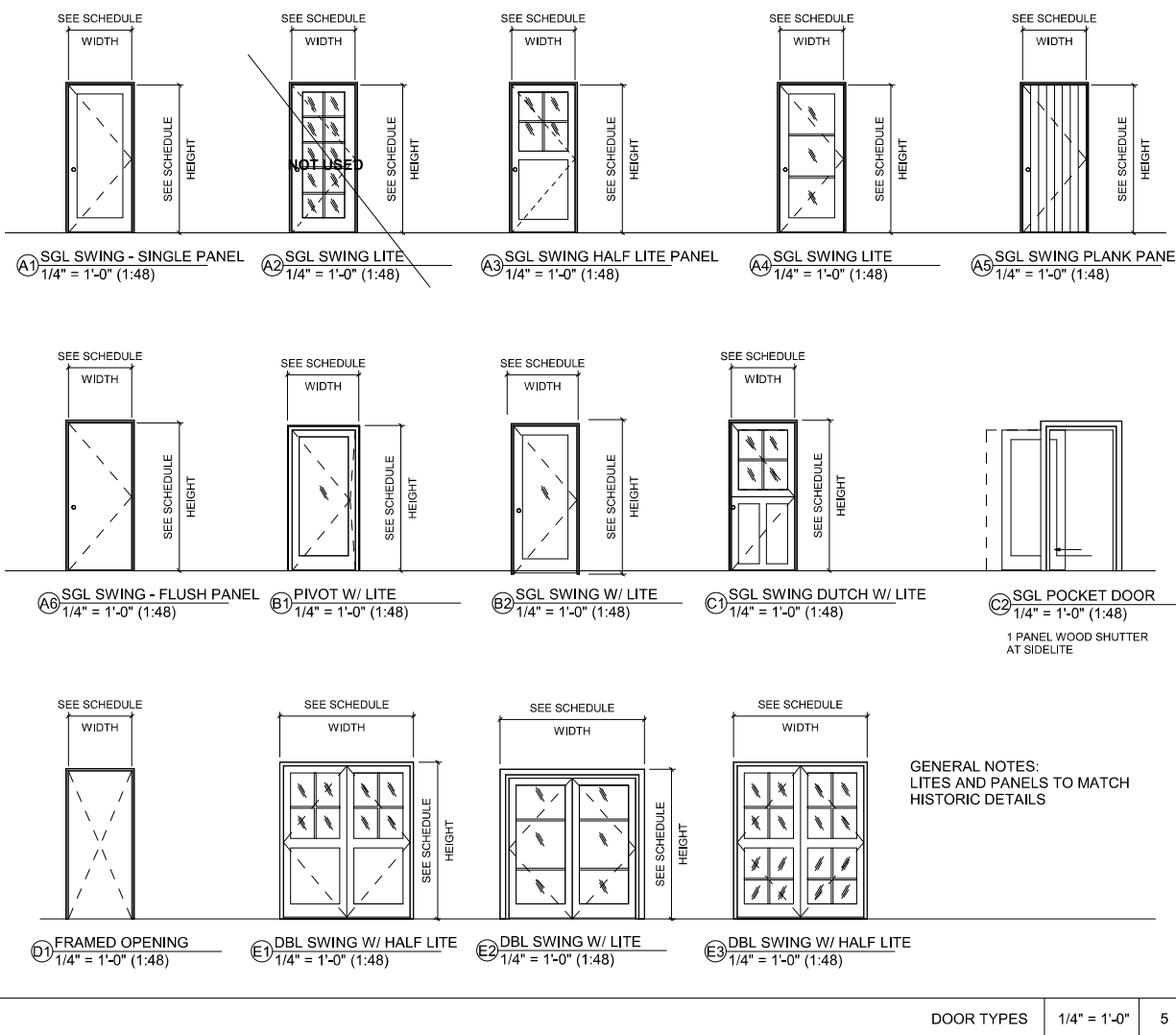
1	[02/17/2022]	CULTURAL HERITAGE
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SCALE
 As indicated

DRAWING TITLE
 SITE PLAN

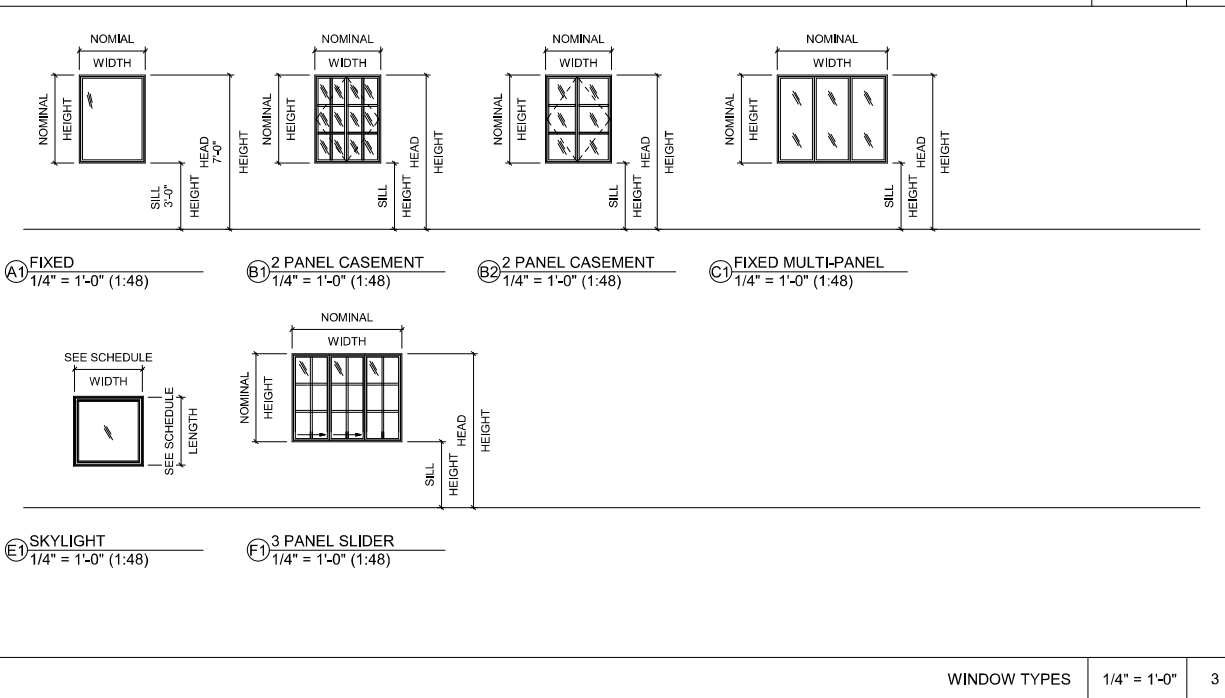
SHEET NUMBER

A0.10



DOOR SCHEDULE											N.T.S.	1
NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	HARDWARE	DOOR GLAZING	MANUFACTURER	NOTES				
(E) GARAGE SHOP F.F.												
100.1	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE G	D		T.M.COBB	SLAB STYLE				
101.1	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE D	D		T.M.COBB	SLAB STYLE				
102.1	B2	4'-0"	7'-0"	SOLID WOOD, PAINT GRADE F		INSULATED & TEMPERED	T.M.COBB	PROVIDE 1-MULL FOR CONNECTION TO SIDELITE - SINGLE LITE				
102.2	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE A	F		T.M.COBB	SLAB STYLE				
102.3	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE G	A		T.M.COBB	SLAB STYLE				
103.1	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	SLAB STYLE				
104.1	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	SLAB STYLE				
105.1	A6	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	SLAB STYLE				
(E) CHAPEL F.F.												
500.1	B1	3'-7"	7'-0"	SOLID WOOD, PAINT GRADE	F	INSULATED & TEMPERED		1 LITE				
500.2	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
500.3	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
501.1	A5	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE	A		T.M.COBB					
502.1	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
504.1	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
505.1	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
508.1	A1	3'-6"	7'-0"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
(E) POOL HOUSE F.F.												
300.1	A5	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
301.1	A5	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F		T.M.COBB					
302.1	A5	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	D		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
302.2	D1	5'-0"	7'-0"	SOLID WOOD, PAINT GRADE	D							
304.1	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F		T.M.COBB					
306.1	C1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F	TEMPERED	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED				
307.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	A		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
307.2	A3	2'-6"	6'-8"	SOLID WOOD, PAINT GRADE	A	TEMPERED GLAZING	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED				
308.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	C		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
309.1	C1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F	TEMPERED	T.M.COBB					
310.1	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
311.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	C		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
312.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	A		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
312.2	A3	2'-6"	6'-8"	SOLID WOOD, PAINT GRADE A	A	TEMPERED GLAZING	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED, [E] OPENING V.I.F DIMENSIONS				
313.1	C1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	4 LITE - 2 COLUMNS OF 2 LITES VERTICALLY STACKED				
314.1	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
315.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	A		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
316.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
316.2	A3	2'-6"	6'-8"	SOLID WOOD, PAINT GRADE A	A	TEMPERED GLAZING	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED, [E] OPENING V.I.F DIMENSIONS				
317.1	C1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED + 1 SIDE LITE				
318.1	A1	2'-6"	6'-8"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	THREE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING, [E] OPENING V.I.F DIMENSIONS				
319.1	A1	2'-0"	6'-8"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
319.2	A1	2'-8"	6'-8"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB					
320.1	A1	2'-8"	7'-0"	SOLID WOOD, PAINT GRADE C	C		T.M.COBB					
(E) WEIST ESTATE F.F.												
400.1	E2	6'-5"	6'-8"	SOLID WOOD, PAINT GRADE	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
400.2	D1	6'-7"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
405.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F		T.M.COBB	SINGLE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
406.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE D	D		T.M.COBB	SINGLE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
407.1	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	F	TEMPERED	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED				
407.2	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
408.1	C2	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE C	C		T.M.COBB	SINGLE PANEL, SOLID CORE, BEVEL TO MATCH EXISTING				
410.1	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
410.2	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB					
413.1	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
413.2	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB					
416.1	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
416.2	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB					
418.1	A4	2'-8"	6'-10"	SOLID WOOD, PAINT GRADE	F		T.M.COBB	STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
418.2	A4	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
418.3	A4	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING, VIF WITHIN [E] FRAMING				
418.4	E2	6'-6"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
418.5	E2	6'-6"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
418.6	E2	6'-6"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	3 LITES PER DOOR SLAB VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING				
(E) VILLA GIUSEPPE MULTIPURPOSE ROOM F.F.												
700.2	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
700.4	D1	11'-8"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
700.6	D1	3'-10"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
703.2	D1	9'-0"	6'-8"	SOLID WOOD, PAINT GRADE	n/a							
705.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	D		T.M.COBB	FIVE PANELS, SOLID CORE, BEVEL TO MATCH EXISTING				
706.1	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE B	B	TEMPERED	T.M.COBB	4 LITES - 2 COLUMNS OF 2 LITES VERTICALLY STACKED				
706.2	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
708.2	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
709.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE A	A		T.M.COBB	FIVE PANELS, SOLID CORE, BEVEL TO MATCH EXISTING				
(E) VILLA GIUSEPPE MEETING ROOM F.F.												
601.1	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED	T.M.COBB	6 LITES - 2 COLUMNS OF 3 LITES STACKED VERTICALLY				
602.1	E3	6'-0"	6'-8"	SOLID WOOD, PAINT GRADE B	B	TEMPERED	T.M.COBB	10 LITES PER DOOR SLAB, 2 COLUMNS OF 5 LITES VERTICALLY STACKED				
602.2	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE B	B	TEMPERED	T.M.COBB	6 LITES - 2 COLUMNS OF 3 LITES STACKED VERTICALLY				
603.1	E1	4'-6"	6'-8"	SOLID WOOD, PAINT GRADE F	F	TEMPERED		10 LITES PER DOOR SLAB, 2 COLUMNS OF 5 LITES VERTICALLY STACKED				
603.2	D1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a			FIVE PANELS, SOLID CORE, BEVEL TO MATCH EXISTING				
603.3	D1	8'-9"	6'-8"	SOLID WOOD, PAINT GRADE n/a	n/a							
604.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE D	D		T.M.COBB	FIVE PANELS, SOLID CORE, BEVEL TO MATCH EXISTING				
605.1	A1	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE D	D		T.M.COBB	FIVE PANELS, SOLID CORE, BEVEL TO MATCH EXISTING				
606.1	A3	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE B	B	TEMPERED	T.M.COBB	6 LITES - 2 COLUMNS OF 3 LITES STACKED VERTICALLY				

DOOR TYPES		1/4" = 1'-0"	5
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WINDOW SCHEDULE											N.T.S.	2
NUMBER	TYPE	WIDTH	SILL HEIGHT	HEAD HEIGHT	FRAME MATERIAL	GLAZING	HARDWARE	MANUFACTURER	NOTES			
(E) GARAGE SHOP F.F.												
101.A	E1	2'-0"			ALUMINUM	TEMPERED & INSULATED		VELUX	2' X 4' INTERIOR TO MATCH EXISTING			
102.A	A1	4'-4"	0"	7'-2"	SOLID WOOD, PAINT GRADE	TEMPERED & INSULATED		T.M.COBB	1 LITE			
103.A	A1	4'-0"	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE	TEMPERED & INSULATED		T.M.COBB	1 LITE			
104.A	A1	4'-0"	3'-0"	7'-0"	SOLID WOOD, PAINT GRADE	TEMPERED & INSULATED		T.M.COBB	1 LITE			
(E) CHAPEL F.F.												
500.A	A1	2'-0"	0"	7'-2 1/2"	SOLID WOOD, PAINT GRADE	TEMPERED & INSULATED		T.M.COBB	1 LITE			
(E) POOL HOUSE F.F.												
311.A	E1	2'-6"			ALUMINUM	TEMPERED		VELUX				
313.A	B1	4'-0"	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY			
315.A	E1	2'-6"			ALUMINUM	TEMPERED		VELUX				
317.A	B1	4'-0"	3'-0"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY			
(E) WEIST ESTATE F.F.												
400.A	C1	6'-9"	3'-9"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	FIELD BUILT - 6 PANELS - 2 LITES EACH, 1 COLUMN OF 2 LITES VERTICALLY STACKED, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING			
403.A	F1	4'-6"	2'-9 1/2"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER SLIDING PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING			
404.C	C1	7'-3 5/8"	4'-7"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	FIELD BUILT - 8 LITES - 4 COLUMNS OF 2 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING			
404.F	C1	8'-10 3/8"	4'-7"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	FIELD BUILT - 10 LITES - 5 COLUMNS OF 2 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INTERIOR TO MATCH EXISTING			
418.A	B2	3'-6"	1'-4"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	3 LITES PER CASEMENT PANEL, 1 COLUMN OF 3 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INT. TO MATCH [E], VIF WITHIN [E] FRAMING			
418.B	B2	3'-6"	1'-4"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	3 LITES PER CASEMENT PANEL, 1 COLUMN OF 3 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INT. TO MATCH [E], VIF WITHIN [E] FRAMING			
418.C	B2	3'-6"	1'-4"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	3 LITES PER CASEMENT PANEL, 1 COLUMN OF 3 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INT. TO MATCH [E], VIF WITHIN [E] FRAMING			
418.D	B2	3'-6"	1'-4"	6'-8"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	3 LITES PER CASEMENT PANEL, 1 COLUMN OF 3 LITES STACKED VERTICALLY, STAIN GRADE MAHOGANY (OR SIM) AT INT. TO MATCH [E], VIF WITHIN [E] FRAMING			
(E) VILLA GIUSEPPE MULTIPURPOSE ROOM F.F.												
701.A	B1	3'-2"	2'-11"	5'-11"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY, SILL/ HEAD HEIGHT TO MATCH (E) ADJACENT WINDOWS V.I.F.			
(E) VILLA GIUSEPPE MEETING ROOM F.F.												
602.A	B1	4'-0"	4'-0"	6'-0"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY			
602.B	B1	4'-2"	4'-0"	6'-0"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY			
602.C	B1	4'-2"	4'-0"	6'-0"	SOLID WOOD, PAINT GRADE	TEMPERED		T.M.COBB	6 LITES PER CASEMENT PANEL, 2 COLUMNS OF 3 LITES STACKED VERTICALLY			

WINDOW TYPES		1/4" = 1'-0"	3
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DOOR SCHEDULE N.T.S. 1

WINDOW SCHEDULE N.T.S. 2

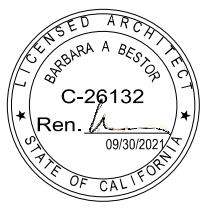
PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023
OWNER
2464 E. OJAI AVE. LLC

PROJECT NUMBER
2106
ARCHITECT

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
323-666-9399

CONSULTANTS
SURVEYOR:
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805.654.6977

STRUCTURAL ENGINEER:
GREER STRUCTURAL
ENGINEERING
971 CHELTENHAM ROAD
SANTA BARBARA, CA 93105
805.452.3031



KEY PLAN

SUBMITTAL RECORD

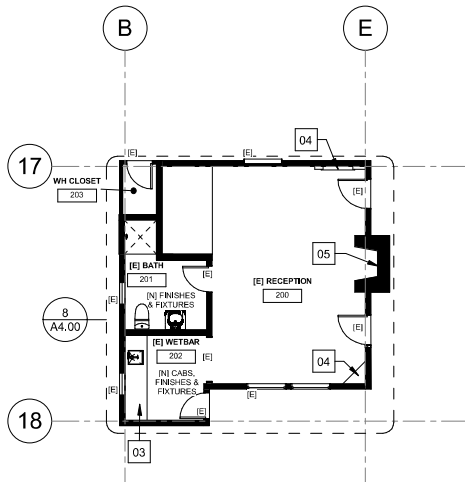
1	11/11/2021	BUILDING & SAFETY
2	02/14/2022	BAS PLAN CHECK CORRECTIONS
3	02/17/2022	CULTURAL HERITAGE

SCALE
As indicated
DRAWING TITLE

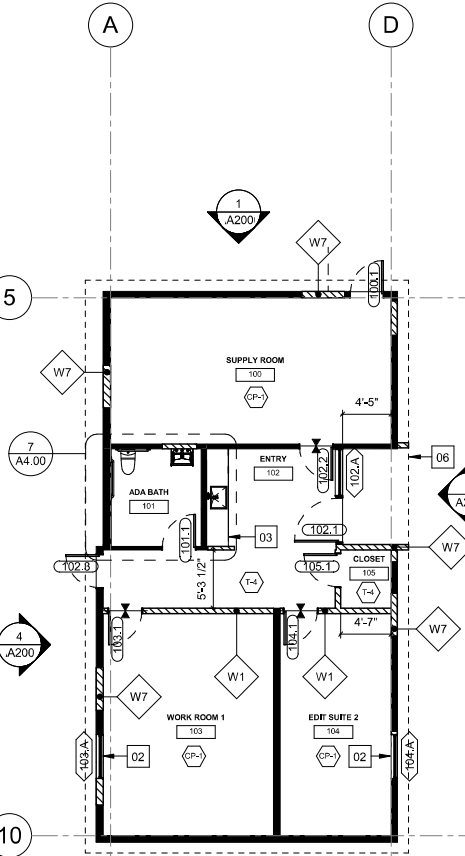
DOOR & WINDOW SCHEDULES

SHEET NUMBER

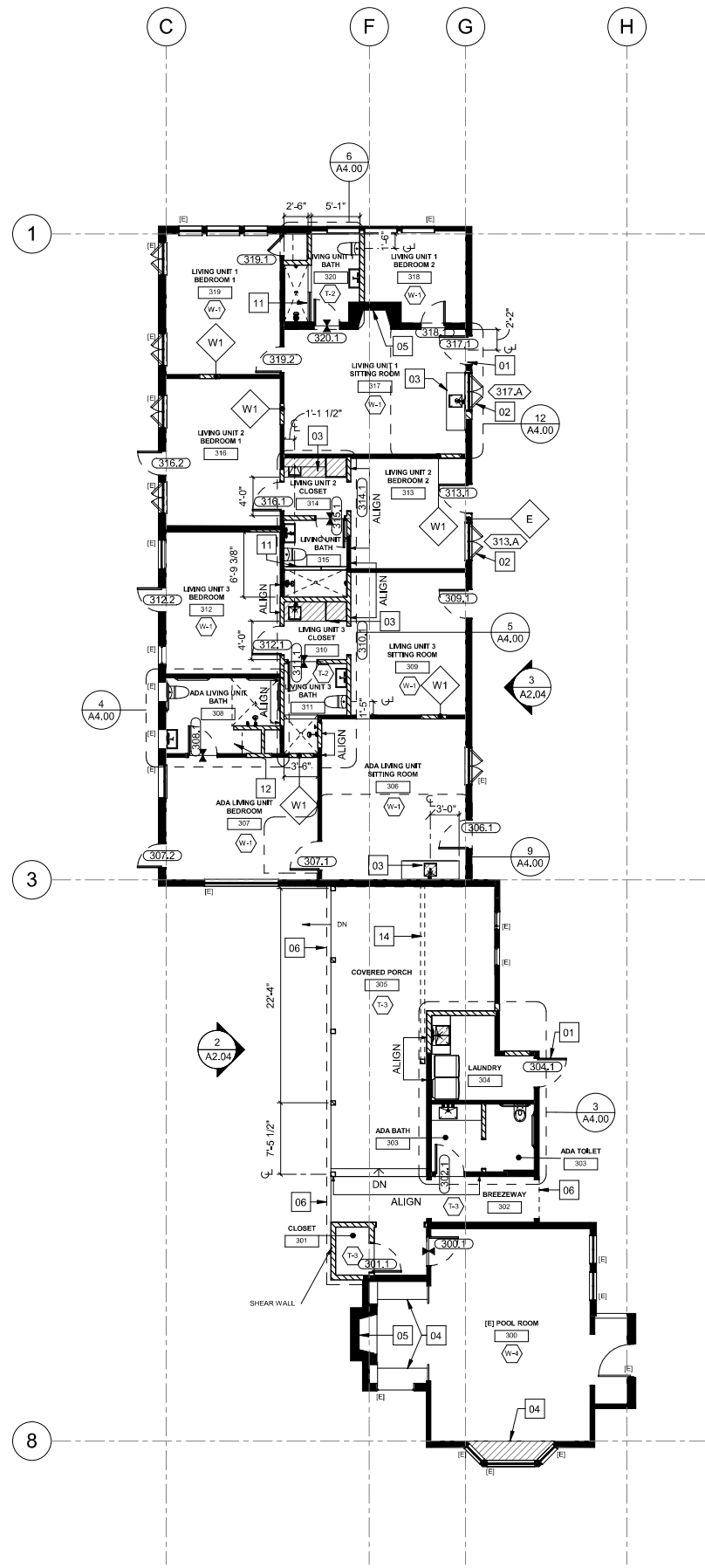
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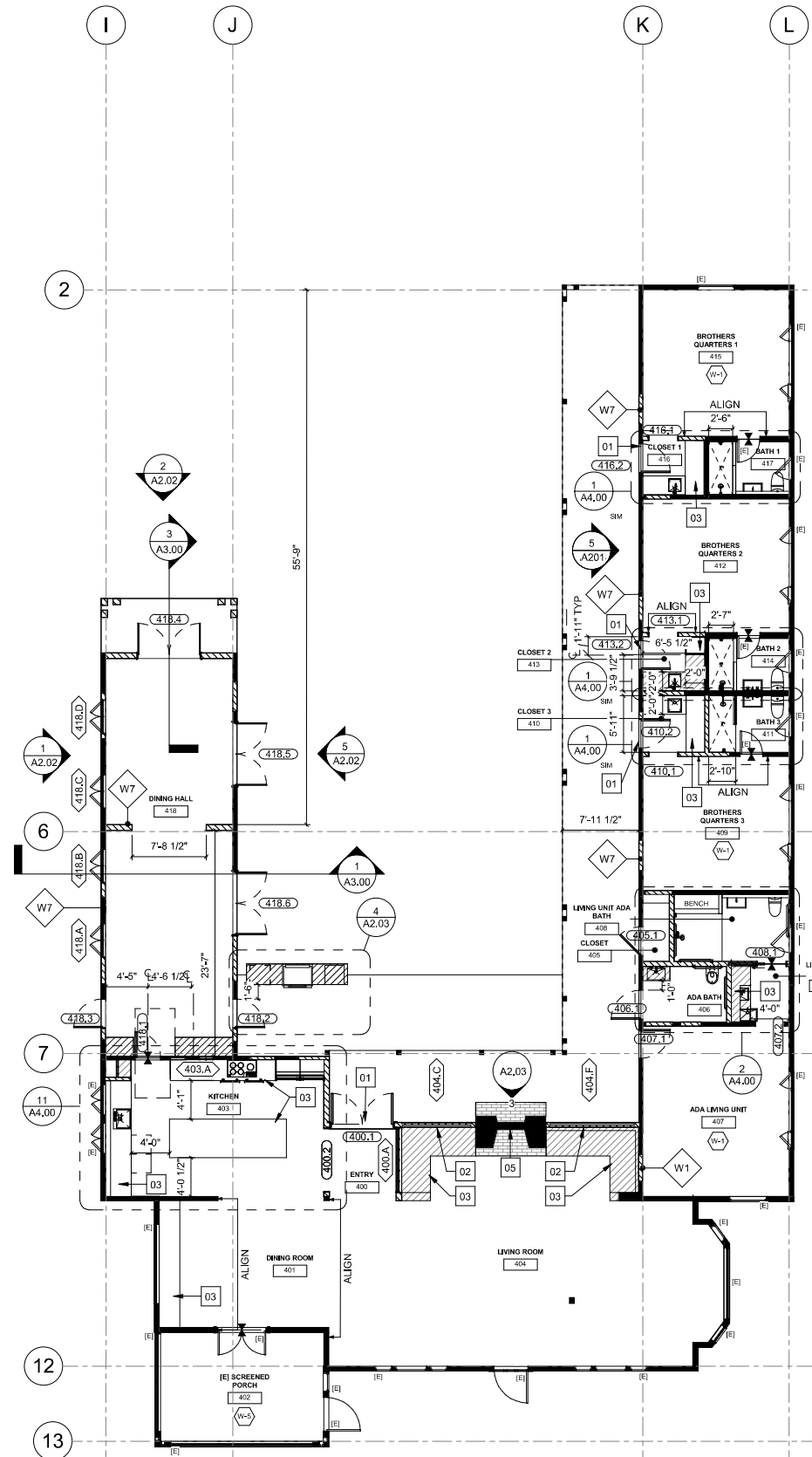
DOLL HOUSE N.T.S 4



GARAGE SHOP N.T.S 3



POOL HOUSE AND POOL ROOM N.T.S 2



WEIST ESTATE N.T.S 1

LEGEND

- HATCHES**
- NEW WALL
 - MILLWORK
 - BATT INSULATION
 - RIGID INSULATION
 - PLYWOOD SHEATHING
 - EXISTING WALL
 - POURED IN PLACE CONCRETE
 - WOOD
 - SOFTSCAPE

- TAGS**
- DOOR TAG
 - WINDOW TAG
 - EQUIPMENT TAG
 - SIGNAGE TAG
 - FIXTURE TAG
 - FINISH TAG
 - FINISH FLOOR TAG
 - FINISH FLOOR ELEV.
 - CHANGE IN ELEV.
 - MATCHLINE
 - TRANSITION

- PARTITIONS**
- NEW PARTITION (WITH TYPE TAG)
 - EXISTING TO REMAIN
 - EXPOSED FRAMING AT STRUCTURAL WALL
- DIMENSIONS**
- FACE OF FINISH
 - FACE OF FRAMING

- CONSTRUCTION NOTES**
- SEE DRAWING SET FOR PARTITION DETAILS
 - SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
 - VERIFY ALL DIMENSIONS ON SITE
 - NOTIFY ARCHITECT FOR ANY DISCREPANCIES BETWEEN SITE AND PLAN
 - ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH

- KEYNOTE**
- 01 [N] DOOR
 - 02 [N] WINDOW
 - 03 [N] CASEWORK
 - 04 [N] CASEWORK
 - 05 [E] WOOD BURNING FIREPLACE
 - 06 LINE OF (E) OVERHANG
 - 07 [E] STAIR
 - 08 [N] STEPS
 - 09 SELF-STANDING SHELVES
 - 10 EXISTING SINK TO REMAIN
 - 11 PARTIAL WALL
 - 12 WARDROBE
 - 13 [E] BEAMS OVERHEAD
 - 14 [N] BEAM OVERHEAD

PARTITION TYPES - SEE A5.10

W1	FULL HEIGHT, GWB 2-SIDES
W2	FULL HEIGHT TILE 1-SIDE/GWB OTHER
W3	FULL HEIGHT, FINISH PER INT. ELEVATIONS 1-SIDE/GWB OTHER
W4	FULL HEIGHT PLUMBING
W5	PARTIAL HEIGHT WALL
W6	FURRING WALL
W7	EXT. WALL, PLASTER TO MATCH [E]
E	[E] WALL, PATCH AS NEEDED

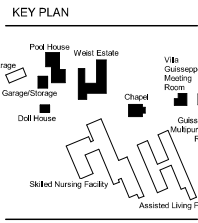
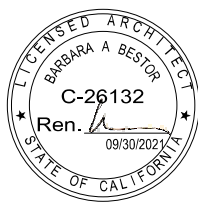
PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023
OWNER
2464 E. OJAI AVE. LLC

PROJECT NUMBER
2106
ARCHITECT

BESTOR ARCHITECTURE
2010 HYPERION AVE LOS ANGELES, CA 90027
323-666-9399

CONSULTANTS
SURVEYOR:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CA 93003
805.654.6977

STRUCTURAL ENGINEER:
GREER STRUCTURAL
ENGINEERING
971 CHELTENHAM ROAD
SANTA BARBARA, CA 93105
805.452.3031



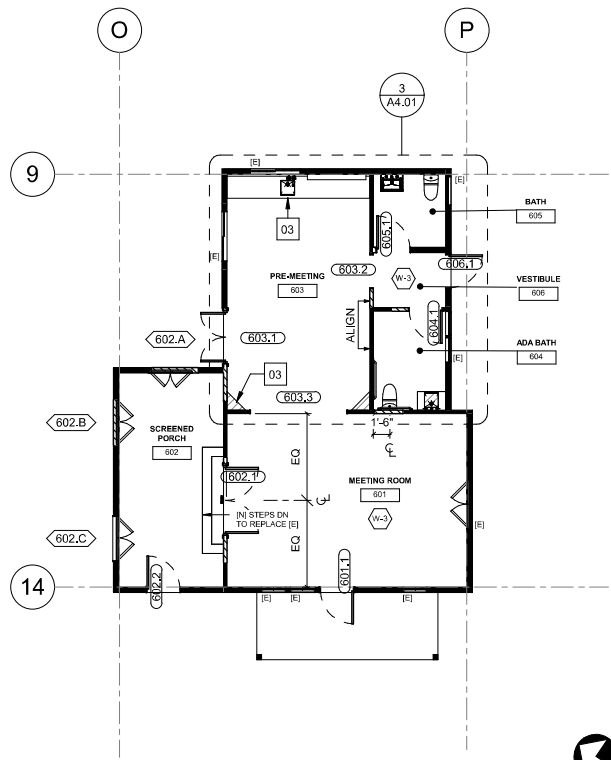
SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

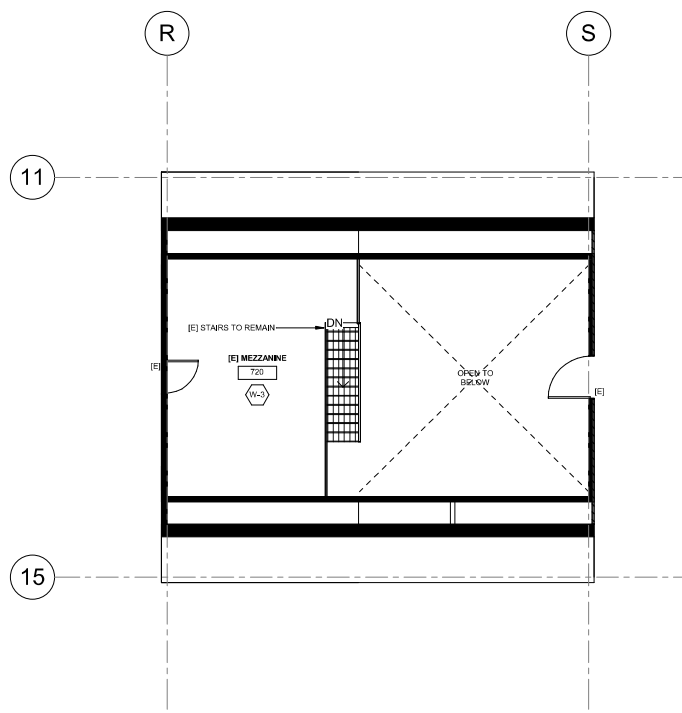
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DRAWING TITLE

FLOOR PLANS - WEST
SHEET NUMBER

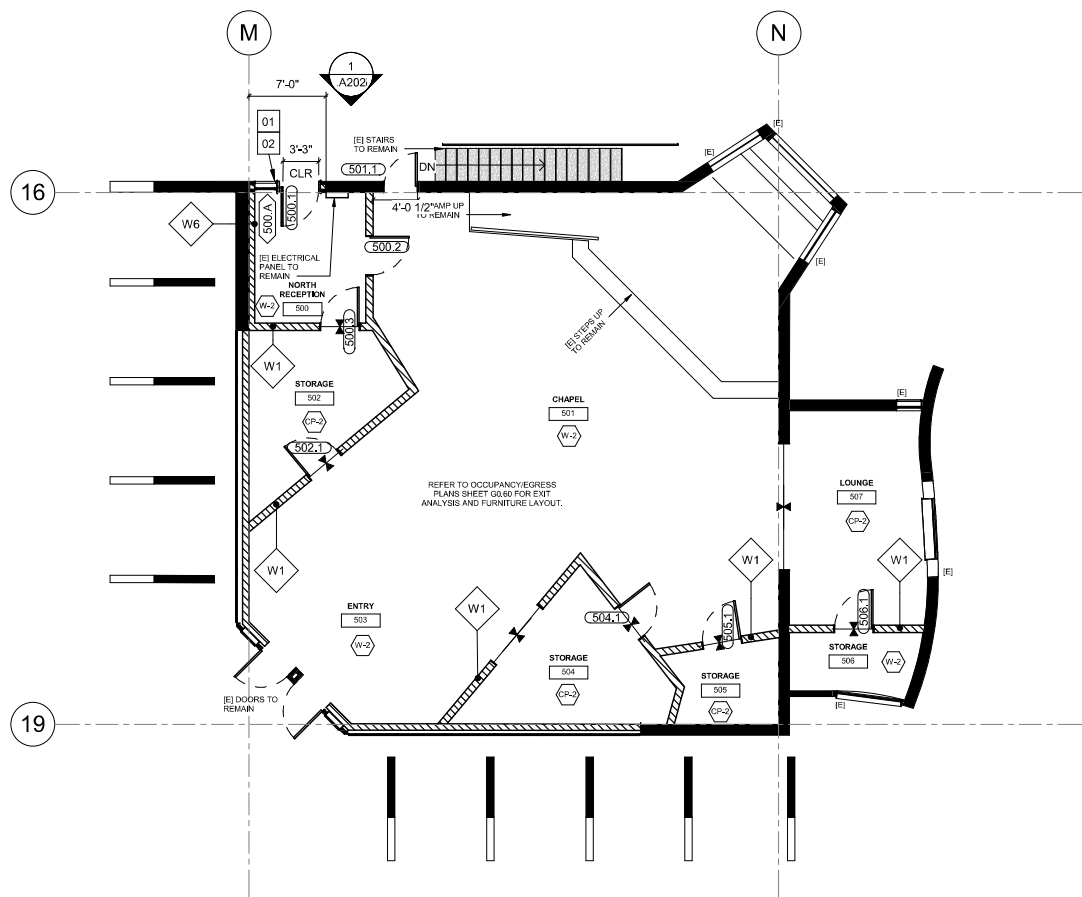
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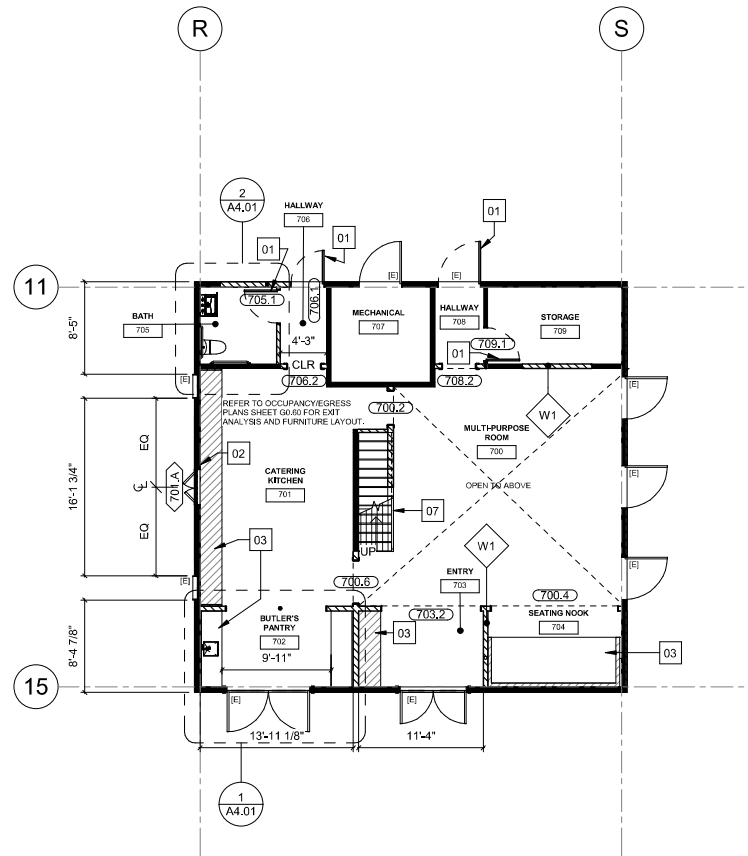
VILLA GIUSEPPE MEETING ROOM N.T.S 4



VILLA GIUSEPPE MULTI-PURPOSE ROOM SECOND FLOOR N.T.S 2



CHAPEL N.T.S 3



VILLA GIUSEPPE MULTI-PURPOSE ROOM FIRST FLOOR N.T.S 1

LEGEND

HATCHES

- NEW WALL
- MILLWORK
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD SHEATHING
- EXISTING WALL
- POURED IN PLACE CONCRETE
- WOOD
- SOFTSCAPE

TAGS

- DOOR TAG
- WINDOW TAG
- EQUIPMENT TAG
- SIGNAGE TAG
- FIXTURE TAG
- FINISH TAG
- FINISH FLOOR ELEV.
- CHANGE IN ELEV.
- MATCHLINE
- TRANSITION

PARTITIONS

- NEW PARTITION (WITH TYPE TAG)
- EXISTING TO REMAIN
- EXPOSED FRAMING AT STRUCTURAL WALL

DIMENSIONS

- FACE OF FINISH
- FACE OF FRAMING

CONSTRUCTION NOTES

1. SEE DRAWING SET FOR PARTITION DETAILS
2. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
3. VERIFY ALL DIMENSIONS ON SITE
4. NOTIFY ARCHITECT FOR ANY DISCREPANCIES BETWEEN SITE AND PLAN
5. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH

KEYNOTE

- 01 [N] DOOR
- 02 [N] WINDOW
- 03 [N] CASEWORK
- 04 [E] CASEWORK
- 05 [E] WOOD BURNING FIREPLACE
- 06 LINE OF (E) OVERHANG
- 07 [E] STAIR
- 08 [N] STEPS
- 09 SELF-STANDING SHELVES
- 10 EXISTING SINK TO REMAIN
- 11 PARTIAL WALL
- 12 WARDROBE
- 13 [E] BEAMS OVERHEAD
- 14 [N] BEAM OVERHEAD

PARTITION TYPES - SEE A5.10

W1	FULL HEIGHT, GWB 2-SIDES
W2	FULL HEIGHT TILE 1-SIDE/GWB OTHER
W3	FULL HEIGHT, FINISH PER INT. ELEVATIONS 1-SIDE/GWB OTHER
W4	FULL HEIGHT PLUMBING
W5	PARTIAL HEIGHT WALL
W6	FURRING WALL
W7	EXT. WALL, PLASTER TO MATCH [E]
E	[E] WALL, PATCH AS NEEDED

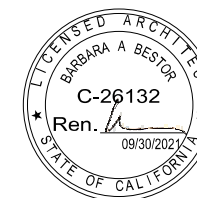
PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023
OWNER
2464 E. OJAI AVE. LLC

PROJECT NUMBER
2106
ARCHITECT

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
323-666-9399

CONSULTANTS
SURVEYOR:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CA 93003
805.654.6977

STRUCTURAL ENGINEER:
GREER STRUCTURAL
ENGINEERING
971 CHELTENHAM ROAD
SANTA BARBARA, CA 93105
805.452.3031



KEY PLAN

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE

As indicated

DRAWING TITLE

FLOOR PLANS - EAST

SHEET NUMBER

A1.01

PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE. LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA | 90027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031

LEGEND

TAGS

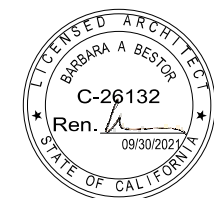
- 8888.X DOOR TAG
- 8888.X WINDOW TAG
- TL-1 FINISH TAG
- 01 KEYNOTE
- 88 EQUIPMENT TAG
- + 8'-8" XXXX FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

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4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH
5. REFER TO ROOM FINISH SCHEDULE, SHEET A0.32 FOR EXTERIOR FINISHES

KEYNOTES

- 01 (N) ASPHALT SHINGLE, MANUF: OWENS CORNING, SPEC: SUPREME SHINGLES, ICC-ES AC438, CLASS A FIRE RATED, UNDER SEPERATE PERMIT
- 02 (N) WALLS PER STRUCTURAL
- 03 (E) ROOF
- 04 EXPOSE (E) CEILING FRAMING WHERE POSSIBLE, PAINT PT-8 TYP.
- 05 REPAIR EXISTING STUCCO WALLS AS NEEDED, PAINT TBD
- 06 (E) GUARDRAIL & CURB TO REMAIN, GUARDRAIL TO BE 42" HIGH MIN, WITH MAX. 4" CLEAR SPACING BETWEEN RAILS
- 07 (N) STEEL TRELLIS PAINTED DARK GRAY (REFER TO STRUCTURAL DRAWINGS), STAINED WOOD SLATS
- 08 (E) WINDOW TO REMAIN
- 09 (N) PLASTER FINISH
- 10 (N) SKYLIGHT
- 11 REMOVE (E) DOOR
- 12 REMOVE (E) FIBERGLASS WINDOW
- 13 DEMO PORTION OF (E) WALL
- 14 REMOVE (E) ASPHALT SHINGLES
- 15 REMOVE (E) TRIM
- 16 (N) BEAM PER STRUCTURAL
- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT



KEY PLAN

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE

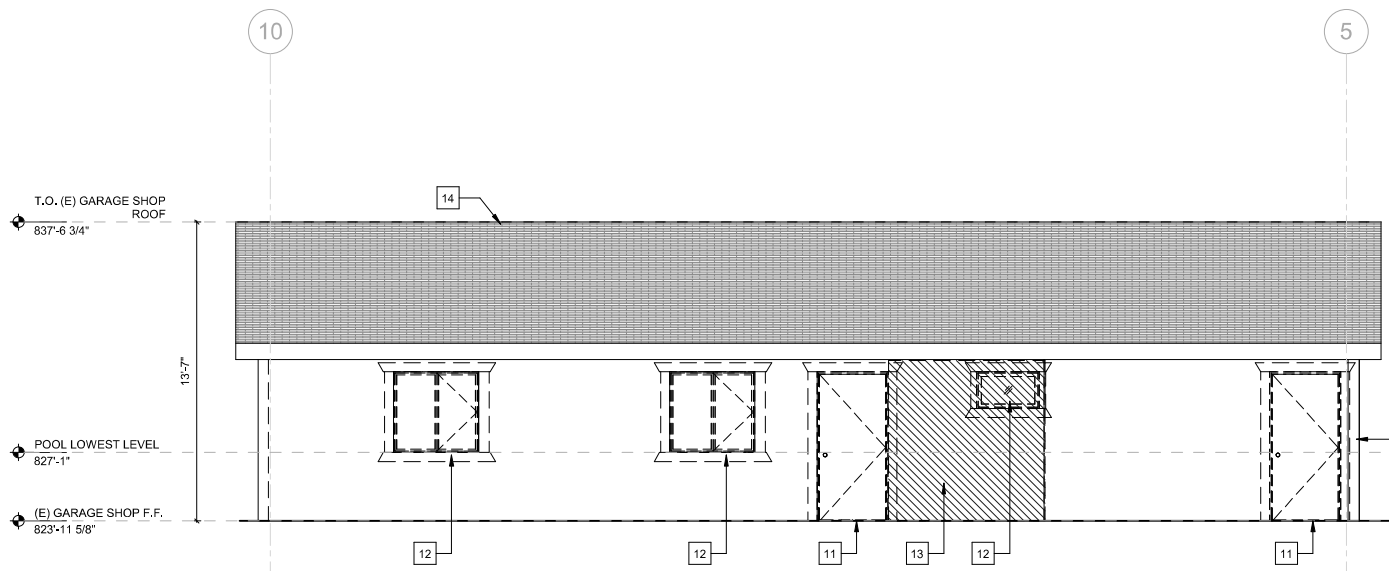
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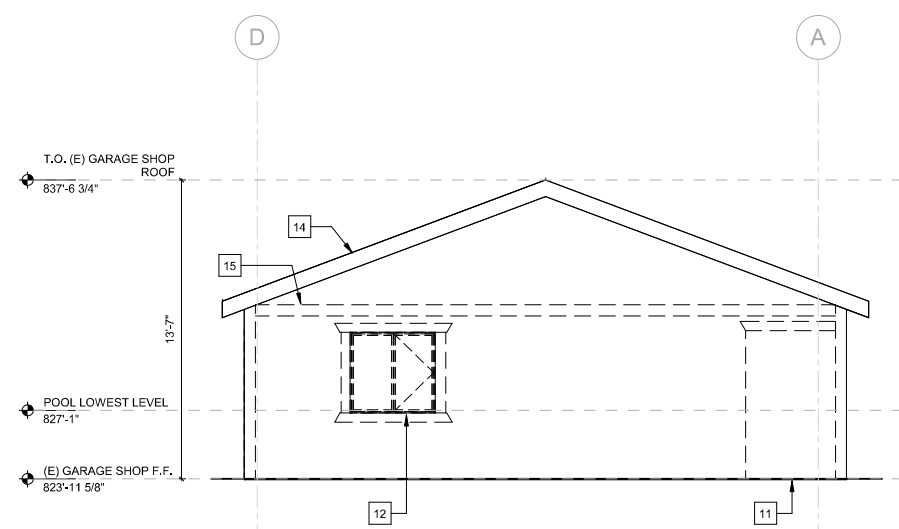
BUILDING ELEVATIONS

SHEET NUMBER

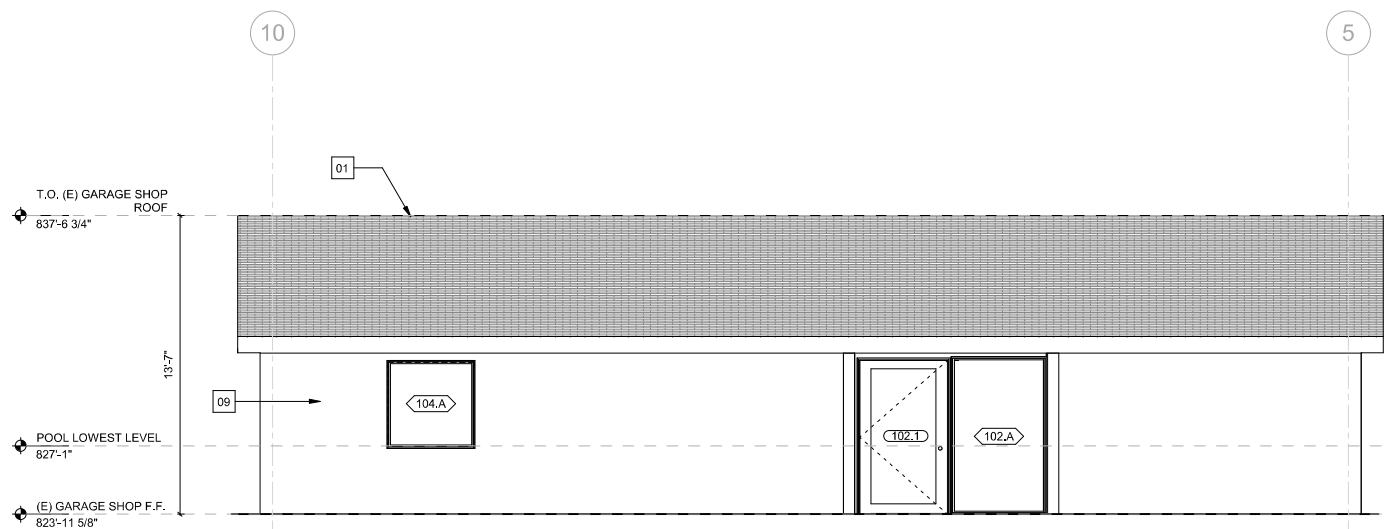
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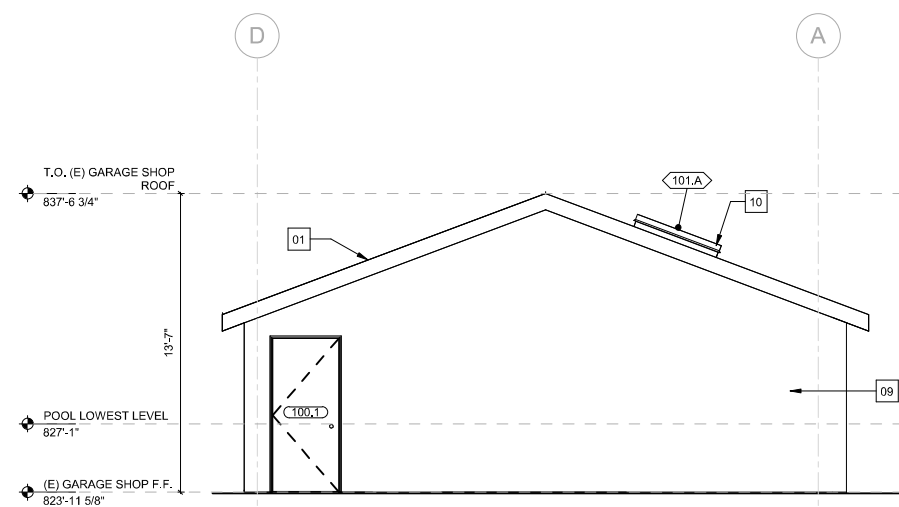
DEMO - GARAGE SHOP - SOUTH ELEVATION N.T.S 4



DEMO - GARAGE SHOP - EAST ELEVATION N.T.S 3



PROPOSED - GARAGE SHOP - SOUTH ELEVATION N.T.S 2



PROPOSED - GARAGE SHOP - EAST ELEVATION N.T.S 1

PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE, LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 190027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031

LEGEND

TAGS

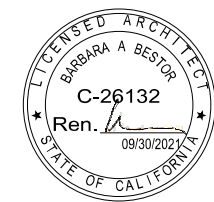
- DOOR TAG
- WINDOW TAG
- FINISH TAG
- KEYNOTE
- EQUIPMENT TAG
- FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR AND DISCREPANCIES BETWEEN SITE AND PLAN
4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH
5. REFER TO ROOM FINISH SCHEDULE, SHEET A0.32 FOR EXTERIOR FINISHES

KEYNOTES

- 01 (N) ASPHALT SHINGLE, MANUF: OWENS CORNING, SPEC: SUPREME SHINGLES, ICC-ES AC438, CLASS A FIRE RATED, UNDER SEPERATE PERMIT
- 02 (N) WALLS PER STRUCTURAL
- 03 (E) ROOF
- 04 EXPOSE (E) CEILING FRAMING WHERE POSSIBLE, PAINT PT-6 TYP.
- 05 REPAIR EXISTING STUCCO WALLS AS NEEDED, PAINT TBD
- 06 (E) GUARDRAIL & CURB TO REMAIN. GUARDRAIL TO BE 42" HIGH MIN. WITH MAX. 4" CLEAR SPACING BETWEEN RAILS
- 07 (N) STEEL TRELLIS PAINTED DARK GRAY (REFER TO STRUCTURAL DRAWINGS), STAINED WOOD SLATS
- 08 (E) WINDOW TO REMAIN
- 09 (N) PLASTER FINISH
- 10 (N) SKYLIGHT
- 11 REMOVE (E) DOOR
- 12 REMOVE (E) FIBERGLASS WINDOW
- 13 DEMO PORTION OF (E) WALL
- 14 REMOVE (E) ASPHALT SHINGLES
- 15 REMOVE (E) TRIM
- 16 (N) BEAM PER STRUCTURAL
- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT



KEY PLAN

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

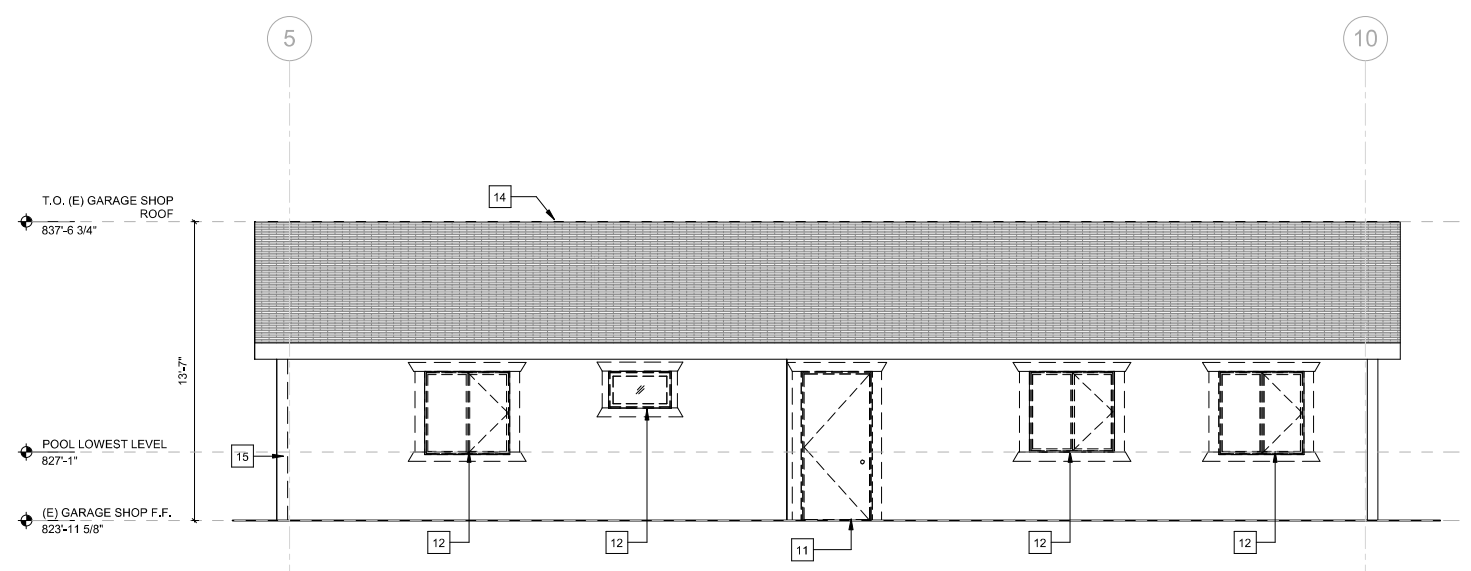
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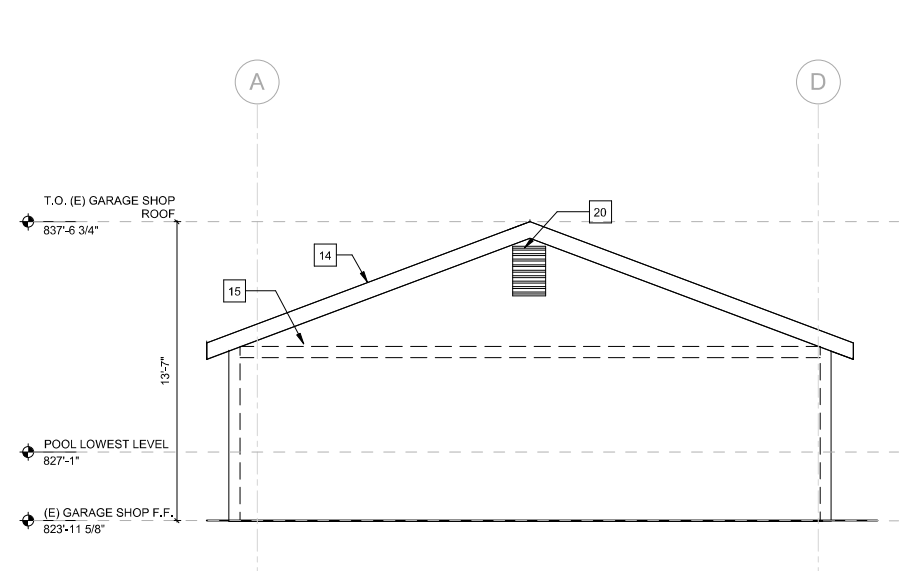
BUILDING ELEVATIONS

SHEET NUMBER

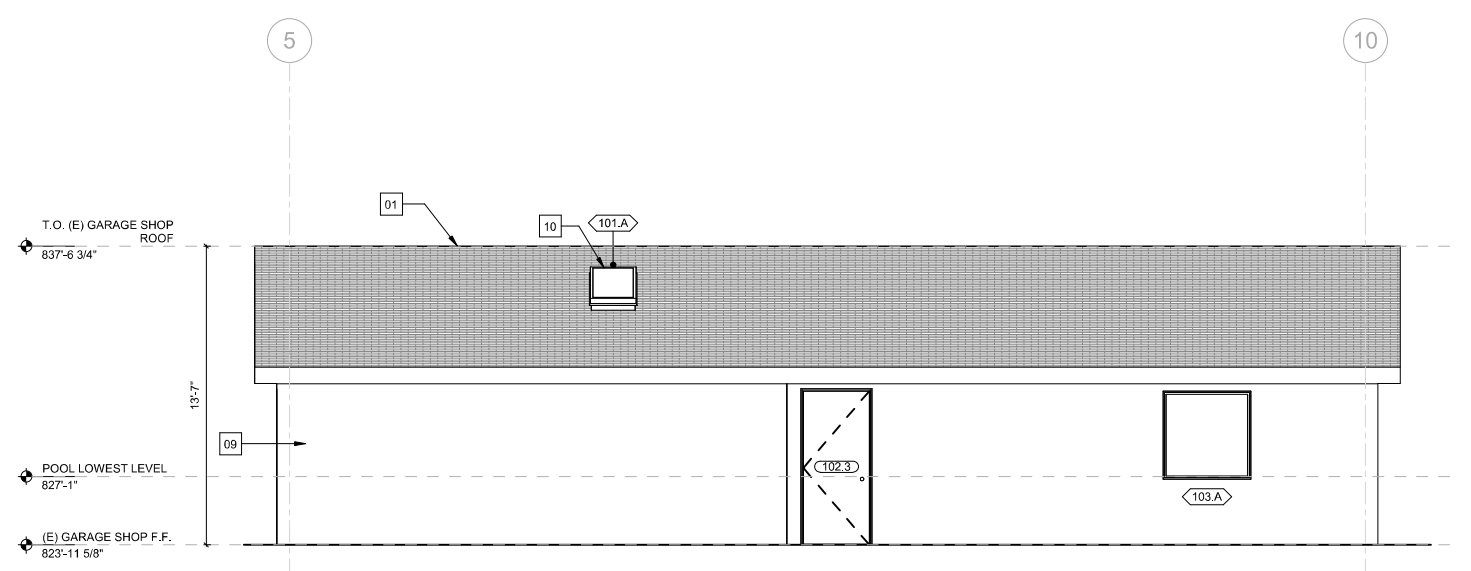
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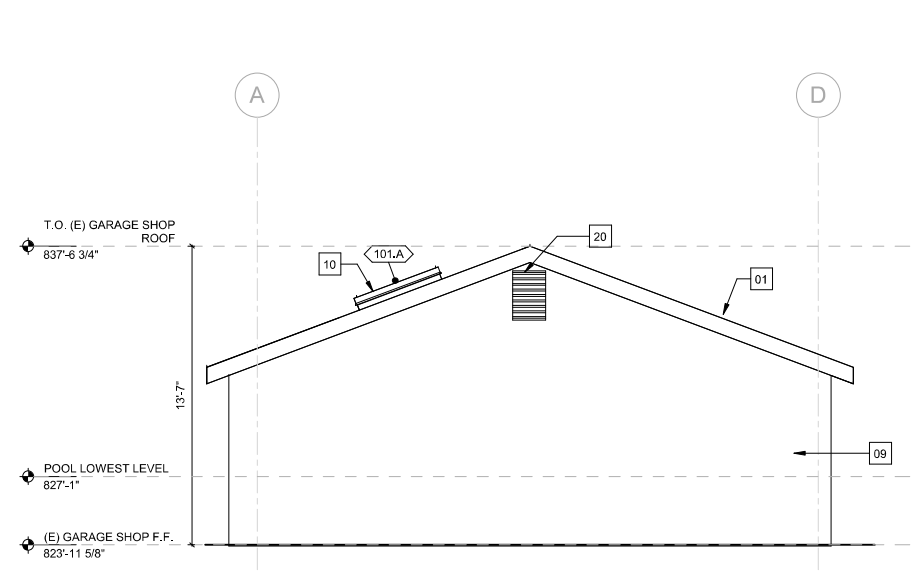
DEMO - GARAGE SHOP - NORTH ELEVATION N.T.S 4



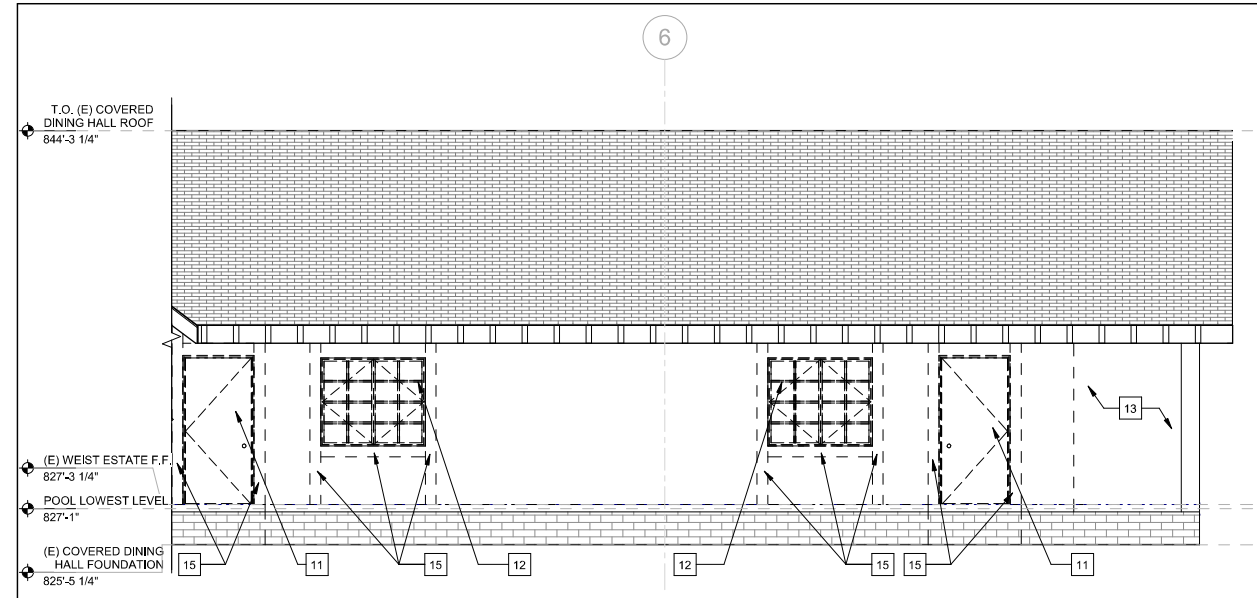
DEMO - GARAGE SHOP - WEST ELEVATION N.T.S 3



PROPOSED - GARAGE SHOP - NORTH ELEVATION N.T.S 2



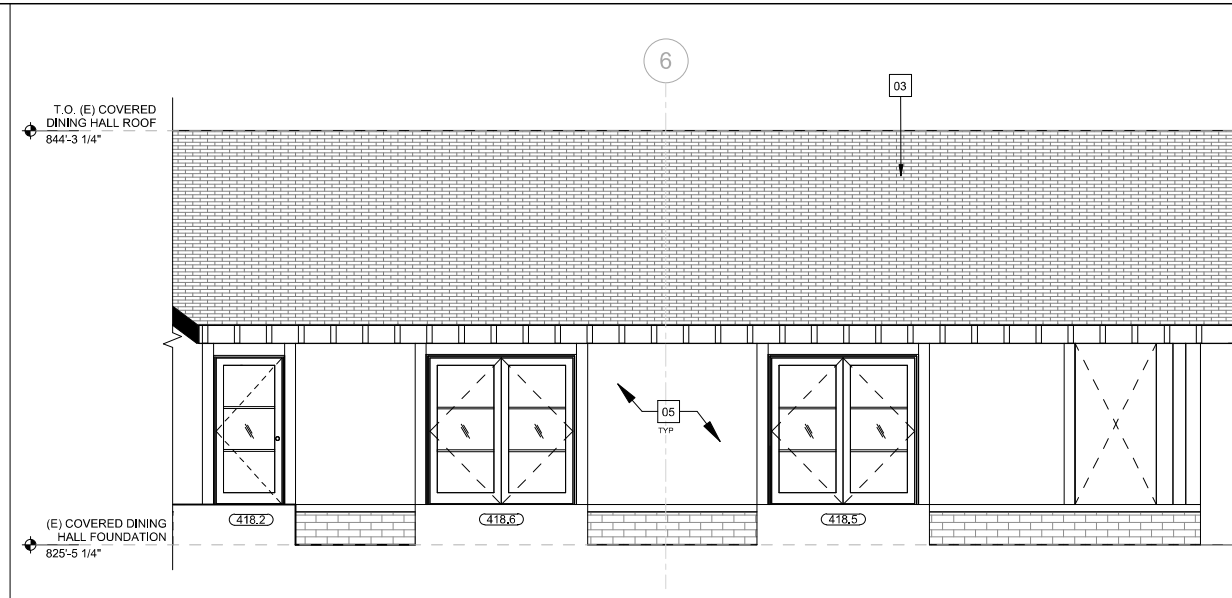
PROPOSED - GARAGE SHOP - WEST ELEVATION N.T.S 1



DEMO - DINING HALL - EAST ELEVATION

N.T.S

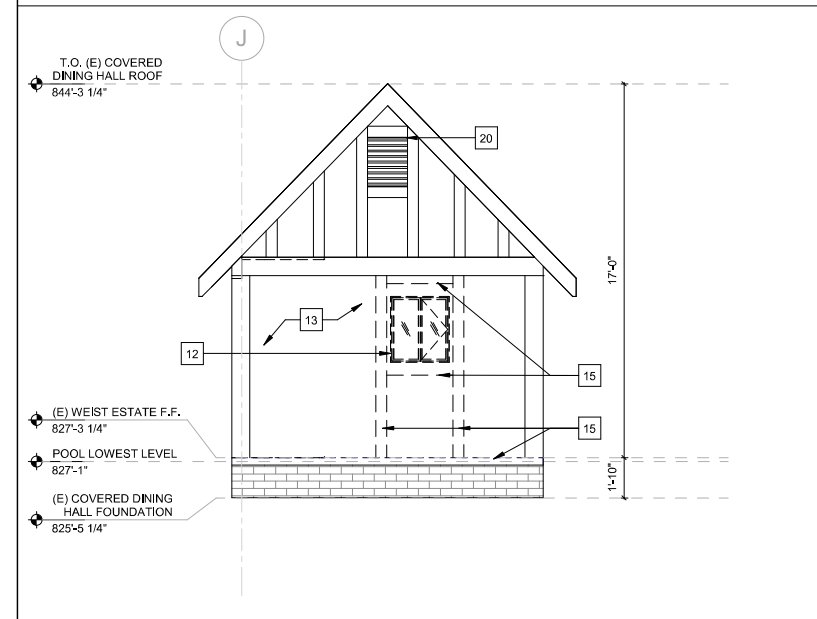
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PROPOSED - DINING HALL - EAST ELEVATION

N.T.S

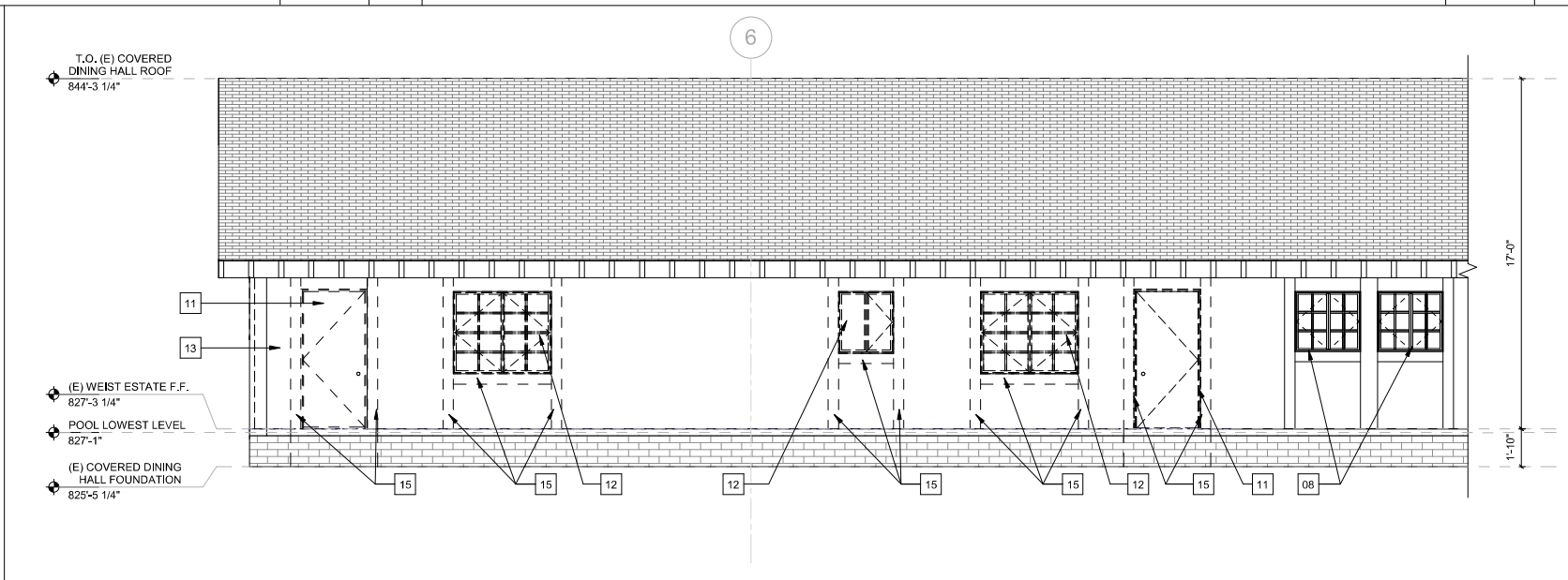
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DEMO - DINING HALL - NORTH ELEVATION

N.T.S

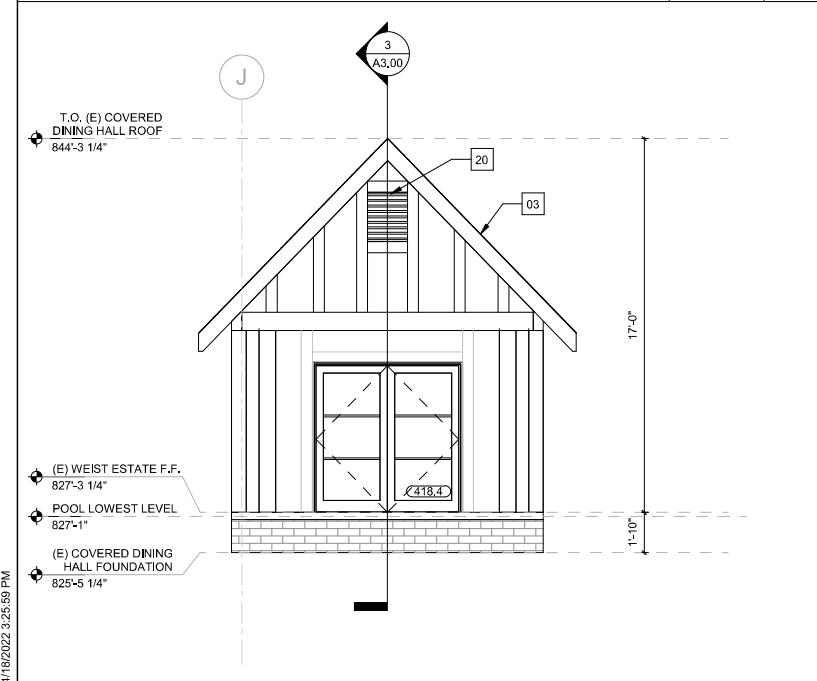
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DEMO - DINING HALL - WEST ELEVATION

N.T.S

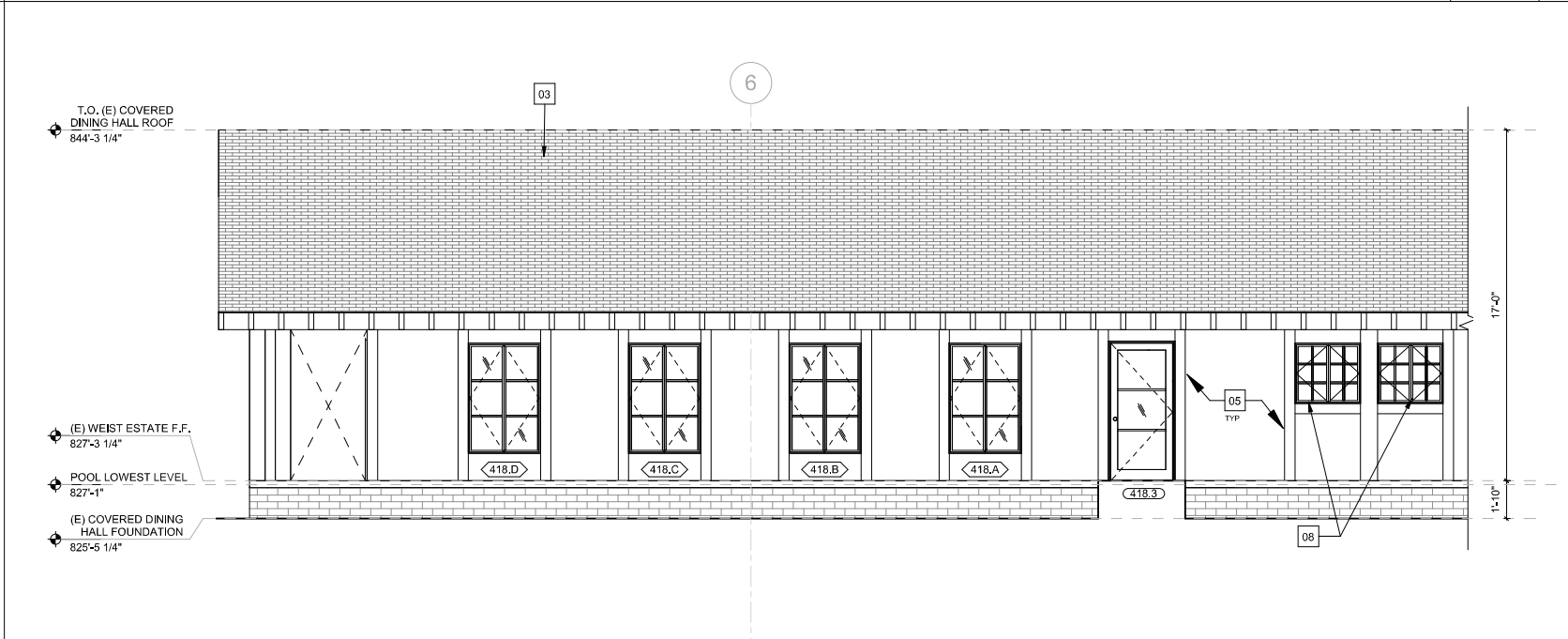
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PROPOSED - DINING HALL - NORTH ELEVATION

N.T.S

2



PROPOSED - DINING HALL - WEST ELEVATION

N.T.S

1

LEGEND

TAGS

- DOOR TAG
- WINDOW TAG
- FINISH TAG
- KEYNOTE
- EQUIPMENT TAG
- FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR ANY DISCREPANCIES BETWEEN SITE AND PLAN
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KEYNOTES

- 01 (N) ASPHALT SHINGLE, MANUF. OWENS CORNING. SPEC. SUPREME SHINGLES, ICC-ES AC438, CLASS A FIRE RATED, UNDER SEPARATE PERMIT
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- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT

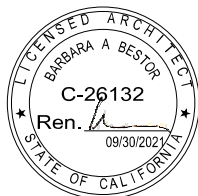
PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE, LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 90027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031



KEY PLAN

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE
 1/4" = 1'-0"
 DRAWING TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A2.02

PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE. LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 90027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031

LEGEND

TAGS

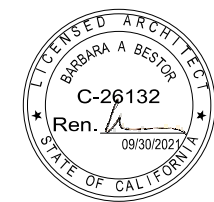
- DOOR TAG
- WINDOW TAG
- FINISH TAG
- KEYNOTE
- EQUIPMENT TAG
- FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

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KEYNOTES

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- 08 (E) WINDOW TO REMAIN
- 09 (N) PLASTER FINISH
- 10 (N) SKYLIGHT
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- 15 REMOVE (E) TRIM
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- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT



KEY PLAN

SUBMITTAL RECORD

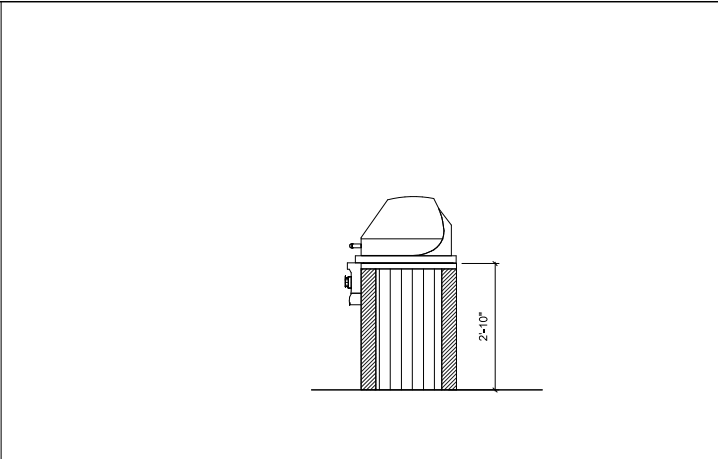
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2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE
 As indicated
 DRAWING TITLE
 BUILDING ELEVATIONS
 SHEET NUMBER

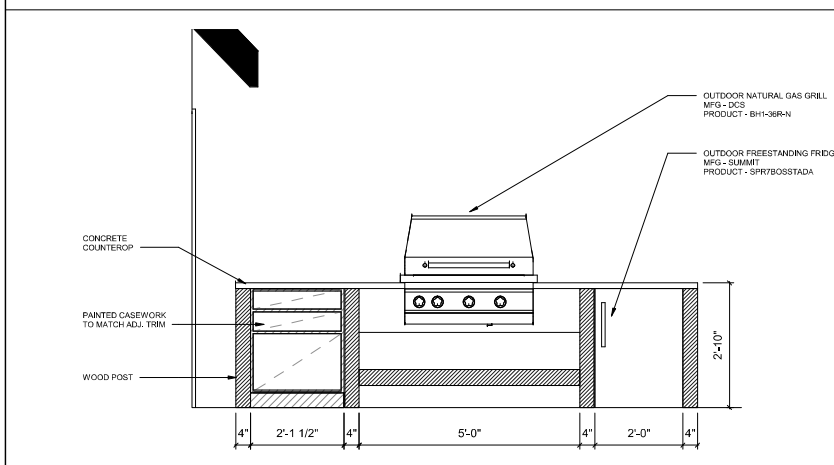
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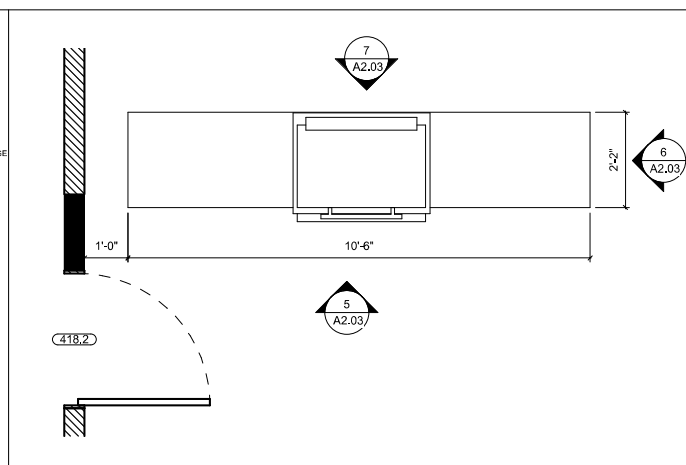
WEIST ESTATE OUTDOOR BARBEQUE - BACK ELEVATION N.T.S 7



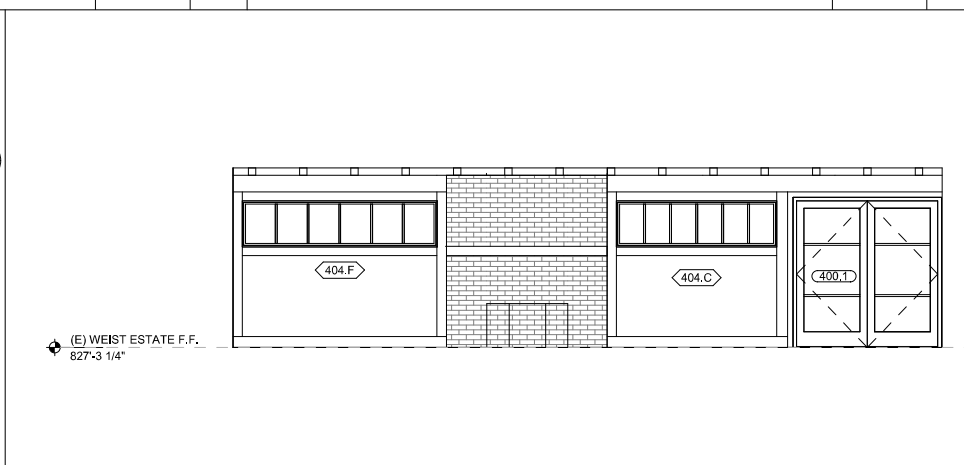
WEIST ESTATE OUTDOOR BARBEQUE - SIDE ELEVATION N.T.S 6



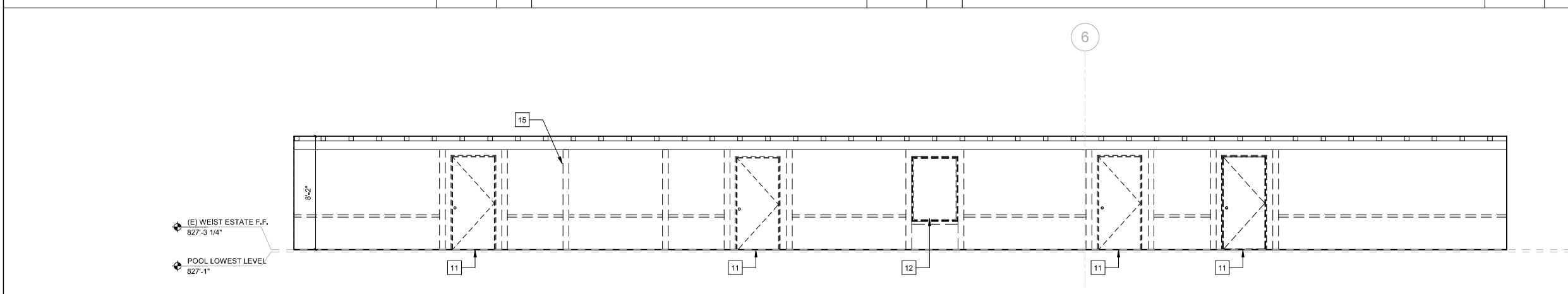
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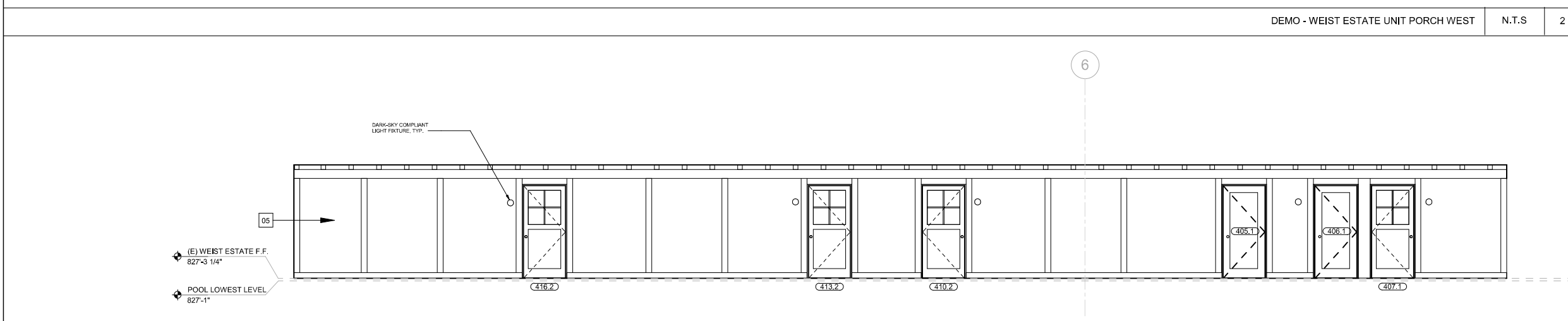
WEIST ESTATE - OUTDOOR BBQ N.T.S 4



PROPOSED - WEIST ESTATE ENTRY OUTDOOR N.T.S 3



DEMO - WEIST ESTATE UNIT PORCH WEST N.T.S 2



PROPOSED - WEIST ESTATE UNIT PORCH WEST N.T.S 1

PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE. LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 90027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031

LEGEND

TAGS

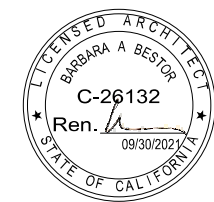
- DOOR TAG
- WINDOW TAG
- FINISH TAG
- KEYNOTE
- EQUIPMENT TAG
- FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR AND DISCREPANCIES BETWEEN SITE AND PLAN
4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH
5. REFER TO ROOM FINISH SCHEDULE, SHEET A0.32 FOR EXTERIOR FINISHES

KEYNOTES

- 01 (N) ASPHALT SHINGLE, MANUF: OWENS CORNING. SPEC: SUPREME SHINGLES, ICC-ES AC438, CLASS A FIRE RATED, UNDER SEPERATE PERMIT
- 02 (N) WALLS PER STRUCTURAL
- 03 (E) ROOF
- 04 EXPOSE (E) CEILING FRAMING WHERE POSSIBLE, PAINT PT-6 TYP.
- 05 REPAIR EXISTING STUCCO WALLS AS NEEDED, PAINT TBD
- 06 (E) GUARDRAIL & CURB TO REMAIN, GUARDRAIL TO BE 42" HIGH MIN. WITH MAX. 4" CLEAR SPACING BETWEEN RAILS
- 07 (N) STEEL TRELLIS PAINTED DARK GRAY (REFER TO STRUCTURAL DRAWINGS), STAINED WOOD SLATS
- 08 (E) WINDOW TO REMAIN
- 09 (N) PLASTER FINISH
- 10 (N) SKYLIGHT
- 11 REMOVE (E) DOOR
- 12 REMOVE (E) FIBERGLASS WINDOW
- 13 DEMO PORTION OF (E) WALL
- 14 REMOVE (E) ASPHALT SHINGLES
- 15 REMOVE (E) TRIM
- 16 (N) BEAM PER STRUCTURAL
- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT



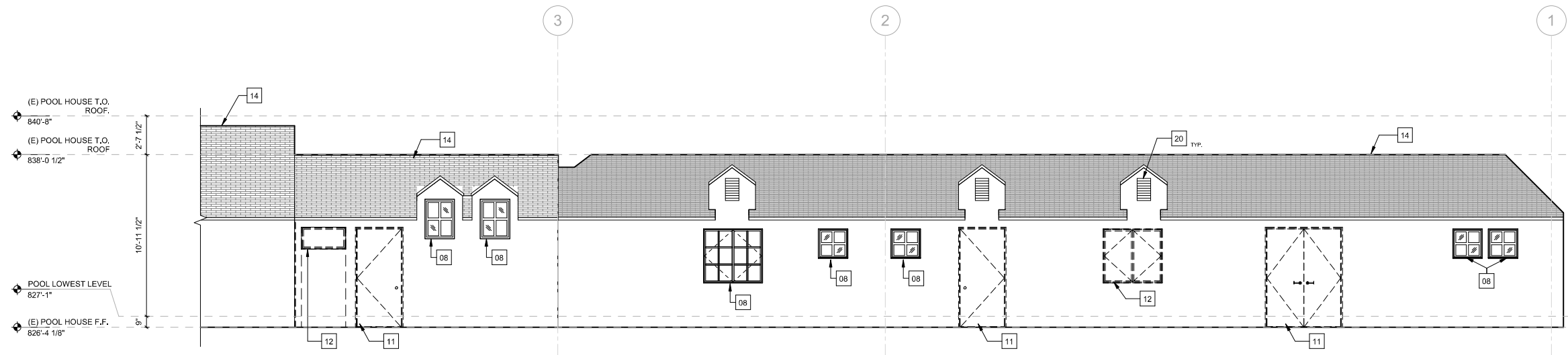
KEY PLAN

SUBMITTAL RECORD

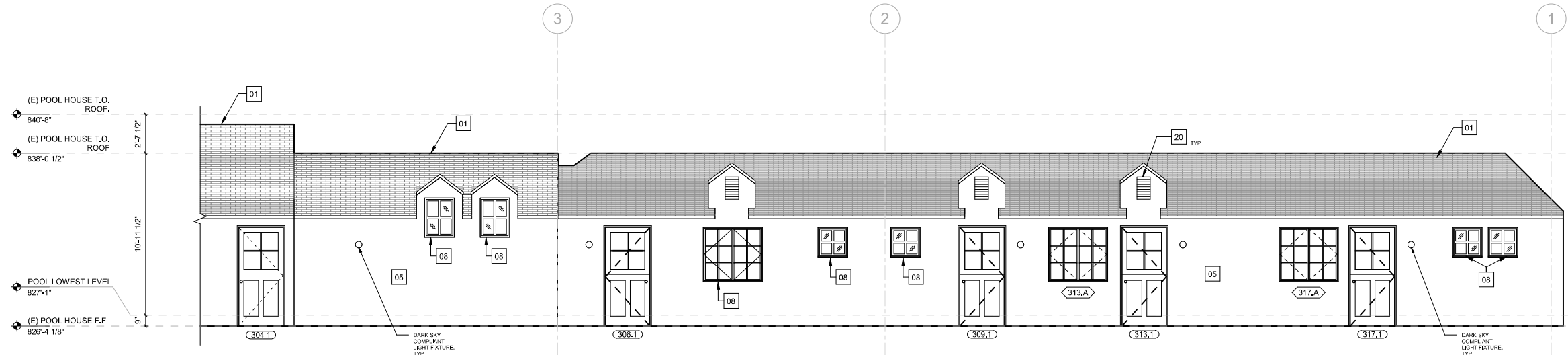
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2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE
 1/4" = 1'-0"
 DRAWING TITLE
 BUILDING ELEVATIONS
 SHEET NUMBER

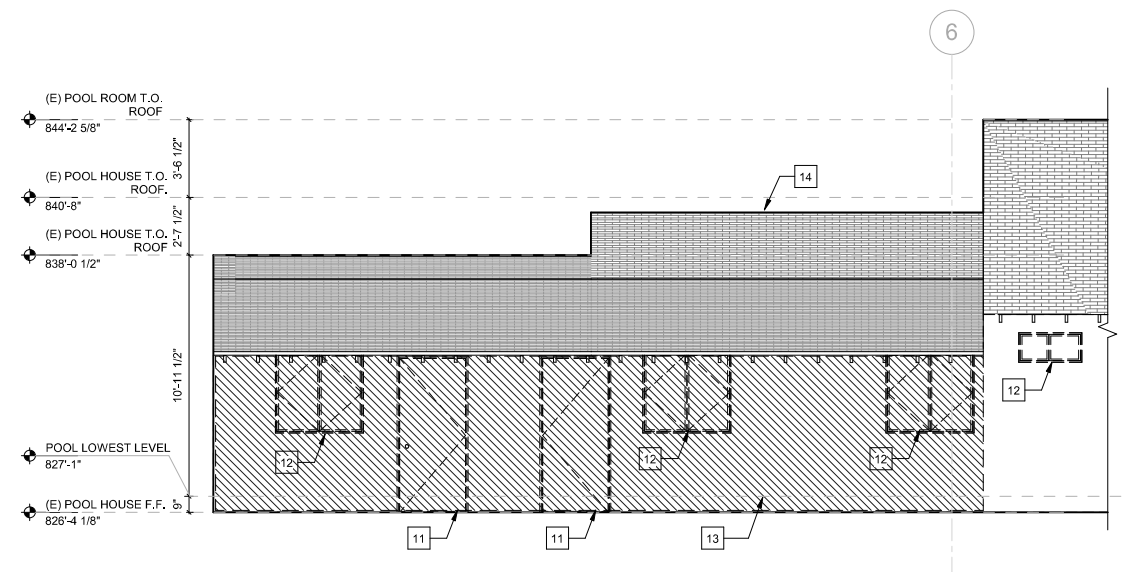
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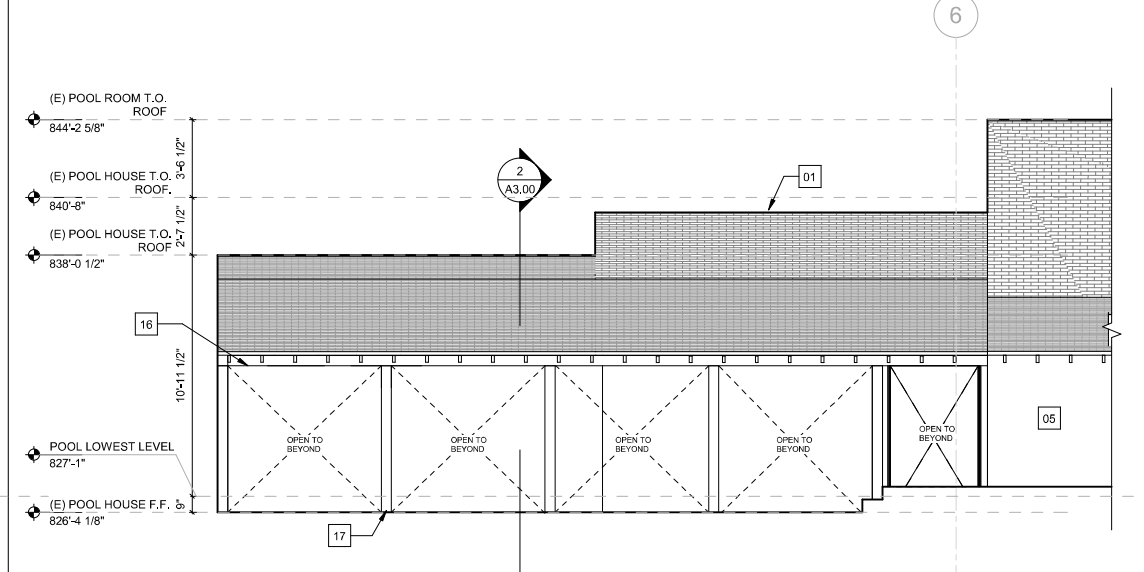
DEMO - POOL HOUSE - UNIT ENTRANCES N.T.S 4



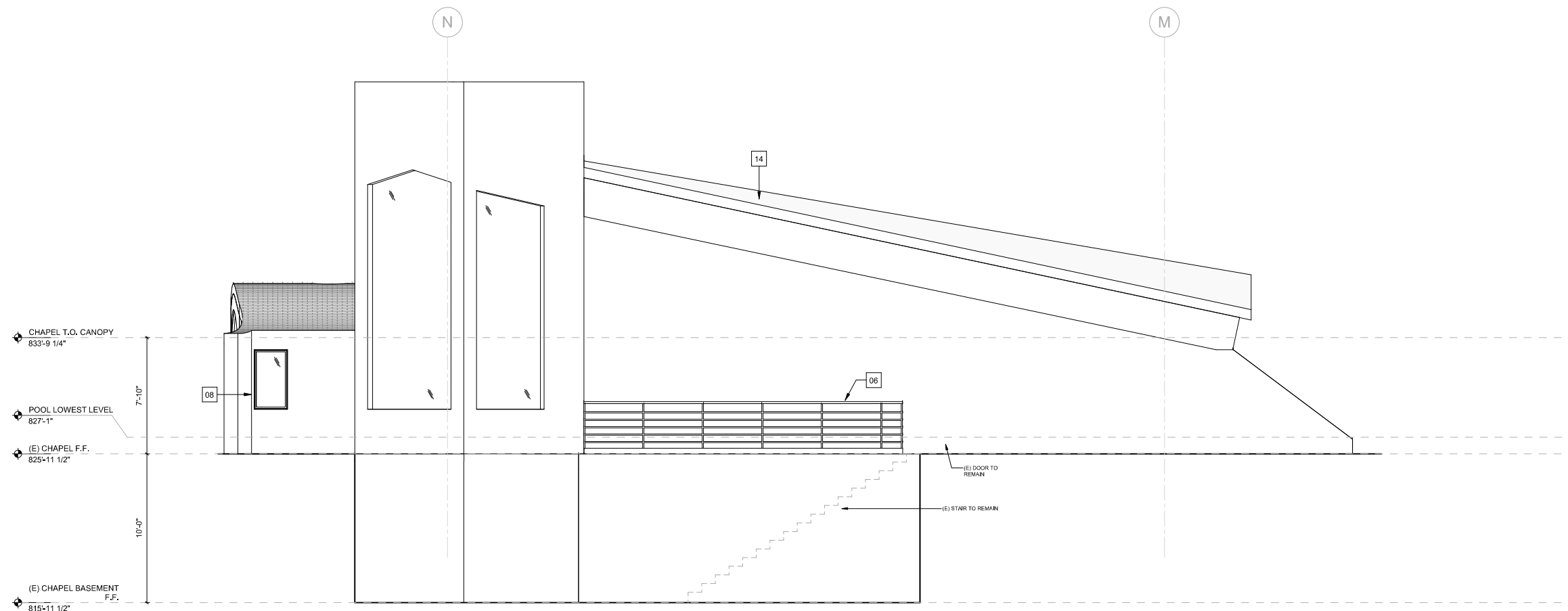
PROPOSED - POOL HOUSE - UNIT ENTRANCES N.T.S 3



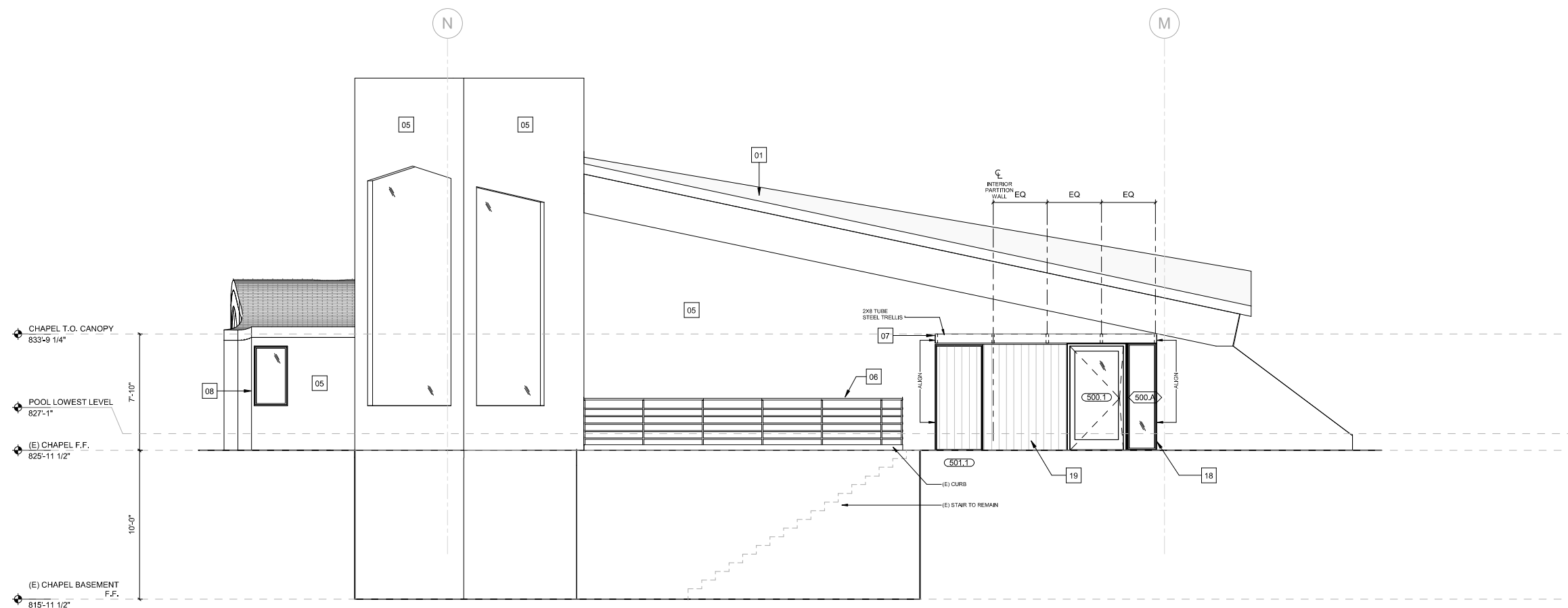
DEMO - POOL HOUSE - COVERED PORCH N.T.S 2



PROPOSED - POOL HOUSE - COVERED PORCH N.T.S 1



DEMO - CHAPEL - NORTH ELEVATION N.T.S 2



PROPOSED - CHAPEL - NORTH ELEVATION N.T.S 1

LEGEND

TAGS

- 8888.X DOOR TAG
- 8888.X WINDOW TAG
- 14 FINISH TAG
- 01 KEYNOTE
- 88 EQUIPMENT TAG
- + 8'-8" XXXX XXXX FINISH FLOOR ELEV.
- CHANGE IN ELEV.

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR ANY DISCREPANCIES BETWEEN SITE AND PLAN
4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH
5. REFER TO ROOM FINISH SCHEDULE, SHEET A0.32 FOR EXTERIOR FINISHES

KEYNOTES

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- 03 (E) ROOF
- 04 EXPOSE (E) CEILING FRAMING WHERE POSSIBLE, PAINT PT-8 TYP.
- 05 REPAIR EXISTING STUCCO WALLS AS NEEDED, PAINT TBD
- 06 (E) GUARDRAIL & CURB TO REMAIN. GUARDRAIL TO BE 42" HIGH MIN. WITH MAX. 4" CLEAR SPACING BETWEEN RAILS
- 07 (N) STEEL TRELLIS PAINTED DARK GRAY (REFER TO STRUCTURAL DRAWINGS), STAINED WOOD SLATS
- 08 (E) WINDOW TO REMAIN
- 09 (N) PLASTER FINISH
- 10 (N) SKYLIGHT
- 11 REMOVE (E) DOOR
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- 15 REMOVE (E) TRIM
- 16 (N) BEAM PER STRUCTURAL
- 17 (N) WOOD POST PER STRUCTURAL
- 18 REFER TO STRUCTURAL DRAWINGS AT NEW OPENING
- 19 T&G CVG WESTERN RED CEDAR SIDING, PER CBC 707A.3
- 20 (E) VENT

SUBMITTAL RECORD

1	11/09/2021	PLANNING
2	11/11/2021	BUILDING & SAFETY
3	02/14/2022	BAS PLAN CHECK CORRECTIONS
4	02/17/2022	CULTURAL HERITAGE

SCALE
1/4" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A2.05

PROJECT NAME
OJAI PROJECT
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023

OWNER
2464 E. OJAI AVE, LLC

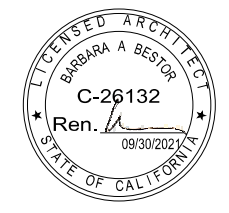
PROJECT NUMBER
2106

ARCHITECT
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 19027
323-666-9399

CONSULTANTS

SURVEYOR:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CA 93003
805.654.6977

STRUCTURAL ENGINEER:
GREER STRUCTURAL ENGINEERING
971 CHELTENHAM ROAD
SANTA BARBARA, CA 93105
805.452.3031



KEY PLAN

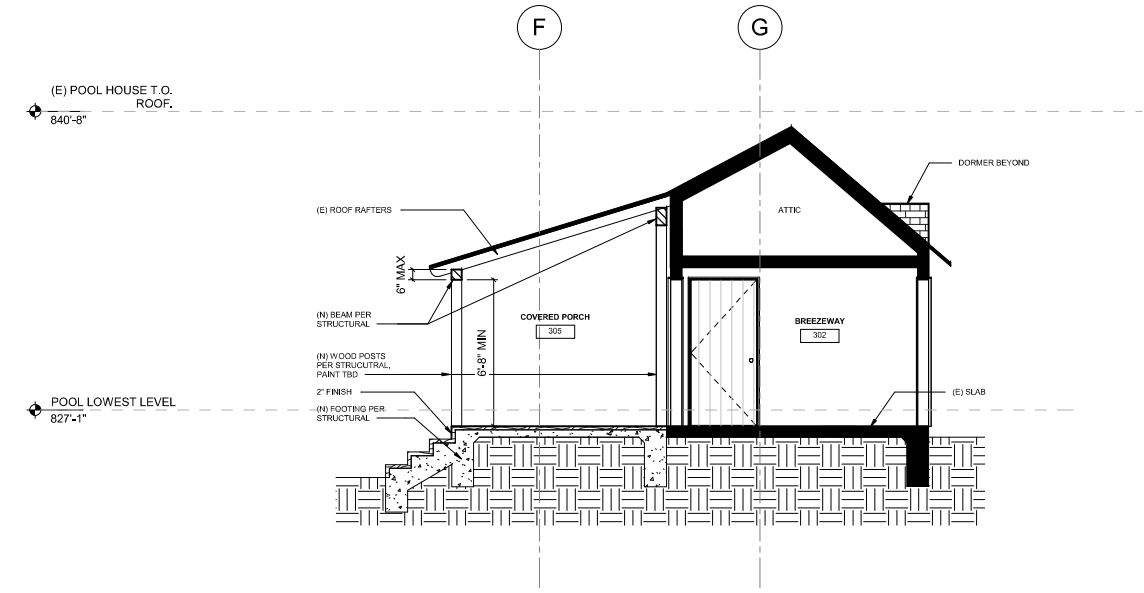
PROJECT NAME
 OJAI PROJECT
 2464 E. OJAI AVENUE
 OJAI, CALIFORNIA 93023
 OWNER
 2464 E. OJAI AVE, LLC

PROJECT NUMBER
 2106
 ARCHITECT

BESTOR ARCHITECTURE
 2030 HYPERION AVE | LOS ANGELES, CA 190027
 323-666-9399

CONSULTANTS
 SURVEYOR:
 JENSEN DESIGN & SURVEY, INC
 1672 DONLON STREET
 VENTURA, CA 93003
 805.654.6977

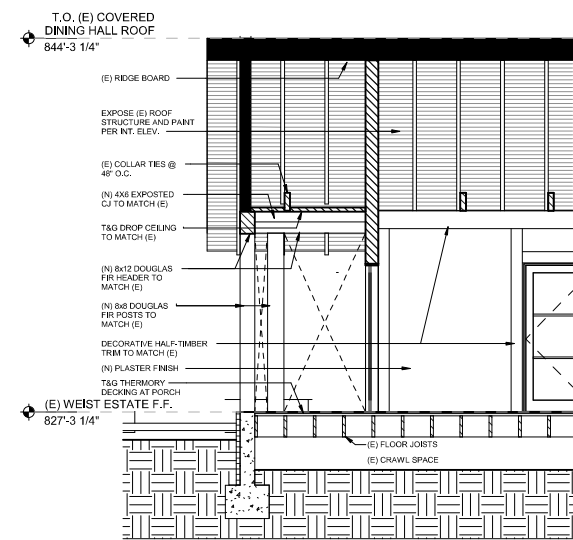
STRUCTURAL ENGINEER:
 GREER STRUCTURAL
 ENGINEERING
 971 CHELTENHAM ROAD
 SANTA BARBARA, CA 93105
 805.452.3031



POOL HOUSE - COVERED PORCH SECTION

N.T.S

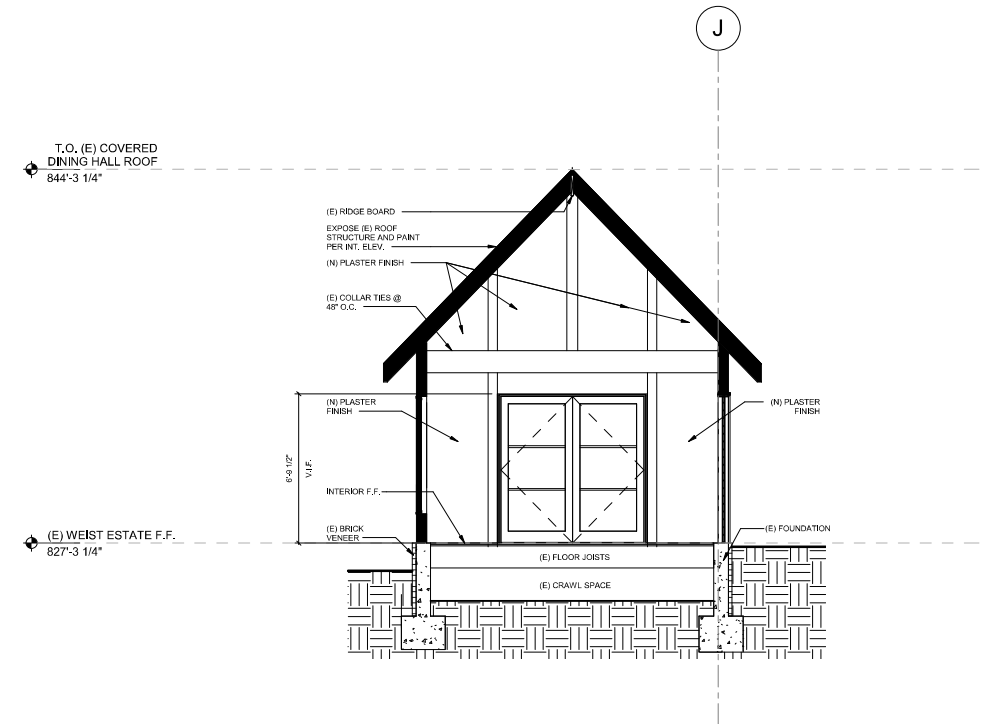
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WEIST ESTATE - LONGITUDINAL SECTION

N.T.S

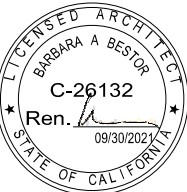
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WEIST ESTATE - DINING HALL SECTION

N.T.S

1



KEY PLAN

SUBMITTAL RECORD

1	11/11/2021	BUILDING & SAFETY
2	02/14/2022	B&S PLAN CHECK CORRECTIONS
3	02/17/2022	CULTURAL HERITAGE

SCALE
 1/4" = 1'-0"

DRAWING TITLE

BUILDING SECTIONS

SHEET NUMBER

A3.00