CONTACT INFORMATION

CLIENT:
2464 E. OJAI AVE. LLC
2464 E. OJAI AVE
OJAI, CA 93023

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE
LOS ANGELES, CALIFORNIA
90027
310.666.9399

PROJECT INFORMATION

ADDRESS:

2464 E. OJAI AVE
OJAI, CA 93023

ZONE:

R-E

BUILDING AREA:
EXISTING BUILDING AREA: 14,007 SF
EXISTING COVERED OUTDOOR AREA (KUGLER HALL & CONNECTED BREEZEWAYS): 775 SF
EXISTING UNPERMITTED COVERED OUTDOOR AREA (CARE CENTER): 2,798 SF
REMAINING KUGLER HALL BUILDING AREA AFTER DEMOLITION: 995 SF
REMAINING KUGLER HALL EXTERIOR COVERED OUTDOOR AREA: 553 SF
TOTAL REMAINING KUGLER HALL AREA: 1,548 SF
NEW AREA: 0 SF

CONSTRUCTION:
V-B

LEGAL DESCRIPTION INFORMATION:

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

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA ENERGY CODE

2022 VENTURA COUNTY BUILDING CODE

2022 OJAI MUNICIPAL CODE

PROJECT DESCRIPTION

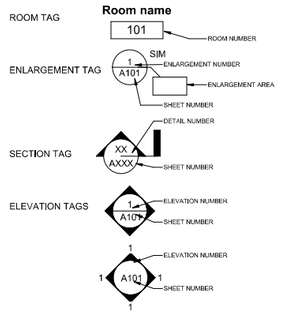
PARTIAL DEMOLITION OF EXISTING 1-STORY ASSISTED LIVING FACILITY AND UNPERMITTED COVERED OUTDOOR SPACE.

SCOPE OF WORK INCLUDES:
- DEMOLITION OF 12,459 SF OF INCOMPLETE STRUCTURE AND RESTORATION OF 1,548 SF HISTORIC STRUCTURE, INCLUDING NEW ROOF AND STRUCTURAL REINFORCEMENT (FOOTINGS AND SHEARWALL). INTERIOR WORK INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING SCOPE IS PENDING FUTURE PLAN DEVELOPMENT PERMIT APPLICATION.

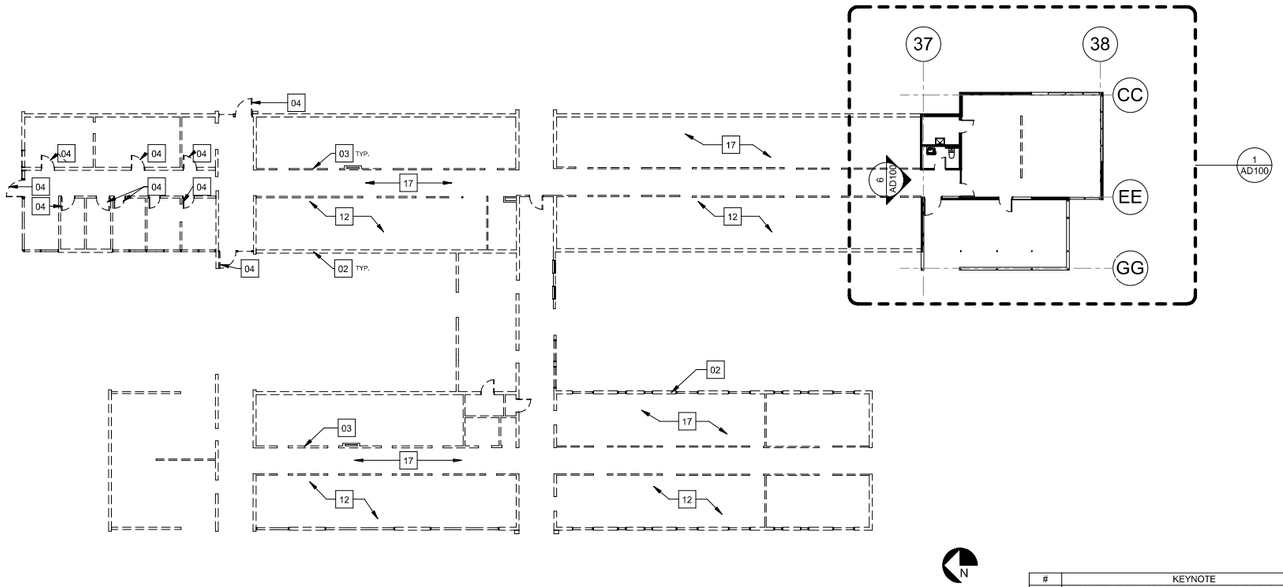
- DEMOLITION OF 2,798 SF UNPERMITTED COVERED PATIO STRUCTURE, 775 SF UNPERMITTED COVERED WALKWAY AND 11,142 SF OF HARDSCAPE.

SHEET INDEX

SYMBOLS



SITE PLAN

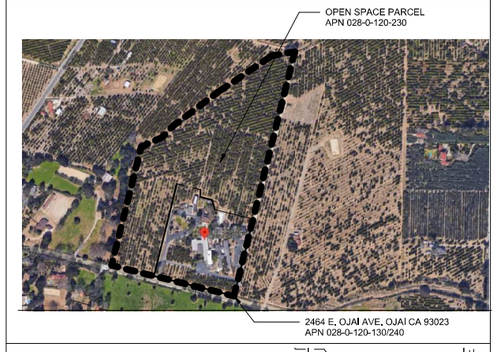


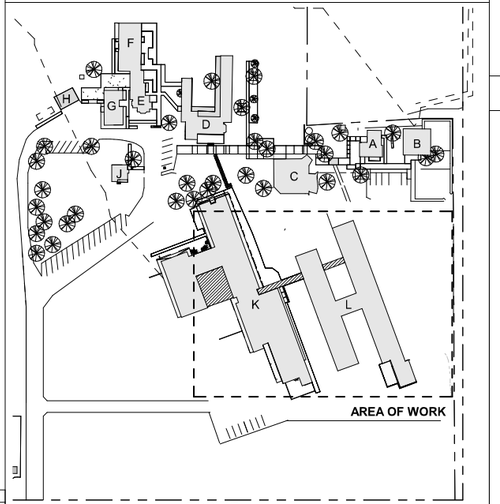
#	KEYNOTE
01	REMOVE (E) 4X4 WOOD POSTS. REFER TO STRUCTURAL.
02	REMOVE (E) EXTERIOR WOOD FRAMED WALLS. PARTIAL HEIGHT CMU WALLS AND WINDOWS. SALVAGE (E) STEEL FRAMED WINDOWS TO BE REUSED ONSITE.
03	REMOVE (E) INTERIOR WOOD FRAMED WALLS.
04	REMOVE (E) DOOR.
07	REMOVE (E) SECONDARY ROOF STRUCTURE.
08	(E) 2 1/2" DIA. STEEL POSTS TO REMAIN
09	(E) LOW CMU WALL TO REMAIN
10	(E) WINDOWS TO REMAIN. REPAIR (E) MULLIONS AND WINDOW OPERATIONS AS REQUIRED.
11	(E) PRIMARY ROOF STRUCTURE TO REMAIN. PATCH, SEAL & REPAIR ROOF AS REQUIRED.
12	REMOVE (E) CONCRETE SLAB ON GRADE FOUNDATIONS.
13	(E) FIXTURES TO REMAIN.
14	(E) DOORS TO REMAIN
15	REMOVE (E) FLOOR FINISH AND PROVIDE SEALED FINISH AT (E) SLAB.
16	(N) WALL & FOOTING PER STRUCTURAL
17	REMOVE (E) ELECTRICAL AND PLUMBING. ALL ELECTRICAL AND PLUMBING TO BE PULLED BACK TO MAIN CONNECTIONS AND CAP AS REQUIRED.
18	(N) PARAPET EXTENSION
19	(N) STUCCO FINISH TO MATCH EXISTING
20	(E) CMU FINISH TO BE CLEANED AND SEALED.
21	(N) DOWNSPOUT
22	(N) ROOF DRAIN

County of Ventura
June 12, 2023
Cultural Heritage Board Meeting
Item 6d
Exhibit 1 – Proposed Plans and Elevations

KUGLER HALL - DEMO PLAN | N.T.S | 2

VICINITY MAP





A	VILLA GIUSEPPE MEETING ROOM
B	VILLA GIUSEPPE MULTI-PURPOSE ROOM
C	CHAPEL
D	WEIST ESTATE
E & F	POOL ROOM/ POOL HOUSE
G	GARAGE/ SHOP
H	GARAGE/ STOARGE BUILDING
I	INTENTIONALLY LEFT BLANK
J	DOLL HOUSE
K	SKILLED NURSING FACILITY
L	ASSISTED LIVING FACILITY/ KUGLER HALL

SITE DIAGRAM - KUGLER HALL | N.T.S | 1

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	ID.	INSIDE DIAMETER
ACOUS.	ACOUSTICAL	INSUL.	INSULATION
ADJ.	ADJUSTABLE	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
AGGR.	AGGREGATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LT.	LIGHT
L	ANGLE		
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
APPROX.	APPROXIMATELY	MECH.	MECHANICAL
@	AT	MEMB.	MEMBRANE
		MET.	METAL
BM.	BEAM	MTL.	METAL
BLK.	BLOCK	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
BD.	BOARD	MTD.	MOUNTED
BRD.	BOTTOM	MUL.	MULLION
BOT.	BUILDING		
BLDG.		(N)	NEW
	CABINET	NOM.	NORMAL
CAB.	CEILING	N.	NORTH
CLG.	CEMENT	N.I.C.	NOT IN CONTRACT
CEM.	CENTER	N.T.S.	NOT TO SCALE
CTR.	CLEAR	NO.	NUMBER
CLR.	CLOSET	#	NUMBER
CLO.	COLUMN		
COL.	CONCRETE	OBS.	OBSCURE
CONC.	CONNECTION	OCC.	OCCUPANCY
CONN.	CONSTRUCTION	OFF.	OFFICE
CONSTR.	CONTINUOUS	O.C.	ON CENTER
CONT.	CORRIDOR	OPNG.	OPENING
CORR.	COUNTER	OPP.	OPPOSITE
CNTR.		O.D.	OUTSIDE DIAMETER
	DOUBLE	O.A.	OVERALL
DBL.	DEPARTMENT	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
DEPT.	DETAIL		
DET.	DIAMETER		
DIA.	DISPENSER	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
DISP.	DOOR OPENING		
D.O.	DOWN	PR.	PAIR
DN.	DRAWER	PLAS.	PLASTER
DWR.	DRAWING	P. LAM.	PLASTIC LAMINATE
DWG.	DETAIL	PL. LAM.	PLASTIC LAMINATE
DTL.		PT.	PLATE
(E)	EXISTING	PLYWD.	PLYWOOD
EA.	EACH	(R)	RELOCATE
E.	EAST	REF.	REFERENCE
ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
E.P.	ELECTRICAL PANEL BOARD	REGTR.	REGISTER
		REINF.	REINFORCED
ELEV.	ELEVATION	REQ.	REQUIRED
ELVTR.	ELEVATOR	RESIL.	RESILIENT
EMER.	EMERGENCY	RM.	ROOM
ENLG.	ENLARGED	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE		
EQ.	EQUAL	SCH.	SCHEDULE
EQPT.	EQUIPMENT	SCHED.	SCHEDULE
EXST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SSK.	SERVICE SINK
EXPO.	EXPOSED	SHT.	SHEET
EXT.	EXTERIOR	SH.	SHELF
		SIM.	SIMILAR
F.O.C.	FACE OF CONCRETE	SC.	SOLID CORE
F.O.F.	FACE OF FINISH	S.	SOUTH
F.O.S.	FACE OF STUDS	SPEC.	SPECIFICATION
FIN.	FINISH	SQ.	SQUARE
FT.	FEET	SS.	STAINLESS STEEL
FA.	FIRE ALARM	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
		STRL.	STRUCTURAL
F.H.C.	FIRE HOSE CABINET	STRUCT.	STRUCTURAL
FPRF.	FIRE PROOF	SUSP.	SUSPENDED
F.B.	FLAT BAR	SYM.	SYMMETRICAL
FL.	FLOOR		
FLOUR.	FLOURESCENT	TEL.	TELEPHONE
FT.	FOOT	T.V.	TELEVISION
F.S.	FULL SIZE	THK.	THICK
FURR.	FURRING	T.J.I.	TRUSS JOIST I-BEAM
FUT	FUTURE	T.W.	TOP OF WALL
		T.O.W.	TOP OF WALL
GALV.	GALVANIZED	T.S.	TUBE STEEL
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS		
GR.	GRADE	UNF.	UNFINISHED
GND.	GROUND	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM		
GYP.	GYPSUM WALLBOARD	U.S.S.	UNDERSIDE OF STRUCTURE
G.F.I.	GROUND FAULT INTERRUPTER		
		VERT.	VERTICAL
HDW.	HARDWARE	VEST.	VESTIBULE
HDWD.	HARDWOOD		
HGT.	HEIGHT	WT.	WEIGHT
H.C.	HOLLOW CORE	W.	WEST
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	WD.	WOOD
HR.	HOUR		

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 ANGELS, 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

LICENSED ARCHITECT
BARBARA A BESTOR
C-26132
Ren. 12/31/2024
09/30/2023
STATE OF CALIFORNIA

SUBMITTAL RECORD

03.29.2023	PERMIT SET

SCALE
As indicated

DRAWING TITLE
DEMO - TITLE SHEET/ SITE PLAN

SHEET NUMBER
AD000

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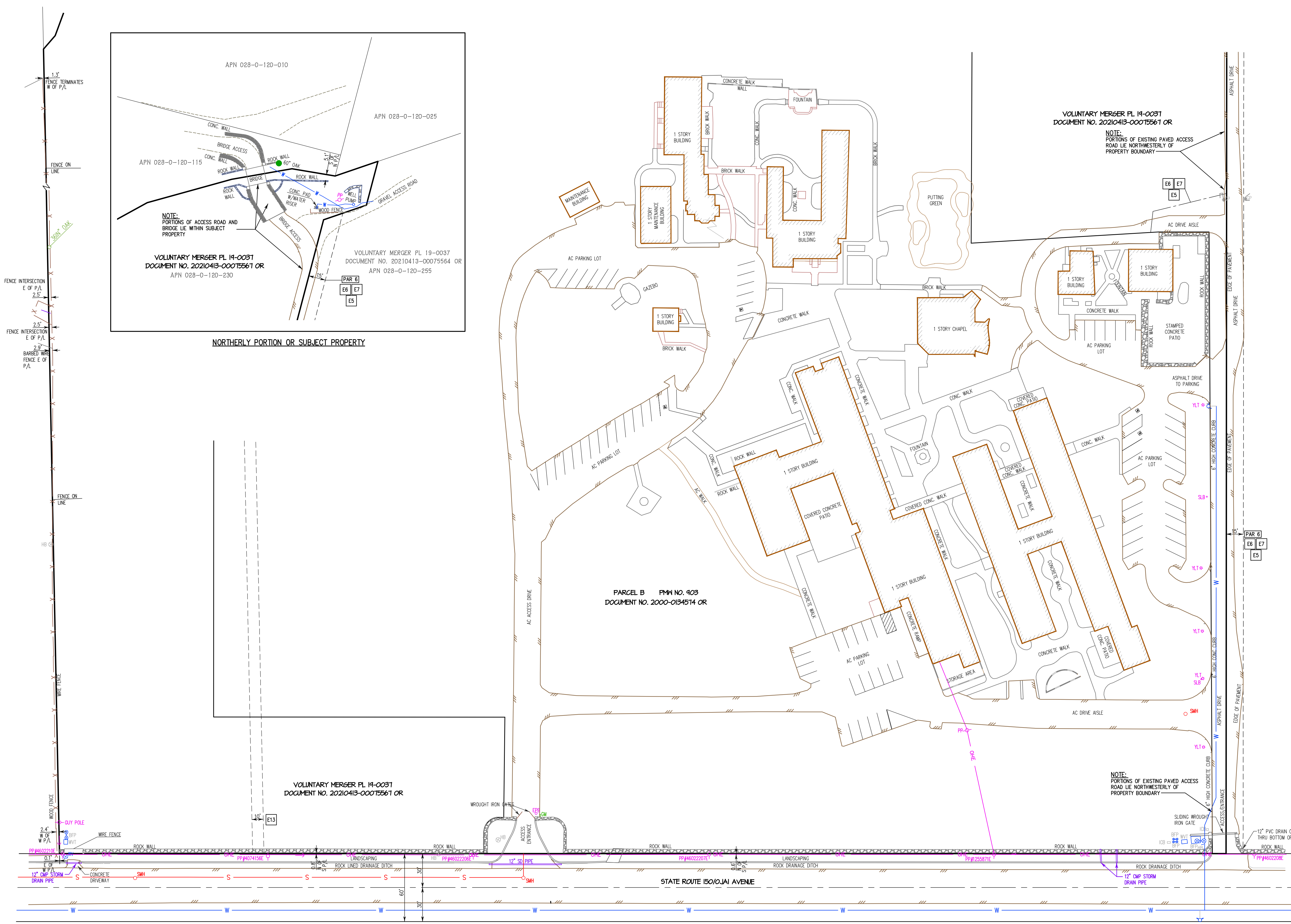


TOPOGRAPHIC ABBREVIATIONS AND LEGEND

- CHAIN LINK FENCE
- SEWER MAIN (SIZE AS NOTED
- WATER MAIN (SIZE AS NOTED)
- RECLAIMED WATER
- TELEPHONE LINE
- GAS MAIN (SIZE AS NOTED)
- CABLE TELEVISION LINE
- ELECTRIC LINE (S.C.E.)
- STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
- STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)
- STREET SIGN
- SMH SEWER MH
- SDMH STORM DRAIN MANHOLE
- DRAIN INLET
- PULL BOX (AS NOTED)
- PP POWER POLE OR TELEPHONE POLE
- TELMH TELEPHONE MANHOLE
- EMH ELECTRIC MANHOLE
- STREET LIGHT
- LIGHT
- FIRE HYDRANT
- METER AS NOTED
- VALVE AS NOTED
- BACKFLOW
- BREAKLINE

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

- SANITARY SEWER AND RELATED FACILITIES
- POWER/COMMUNICATION AND RELATED FACILITIES
- WATER AND RELATED FACILITIES
- GAS AND RELATED FACILITIES
- STORM SEWER AND RELATED FACILITIES

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

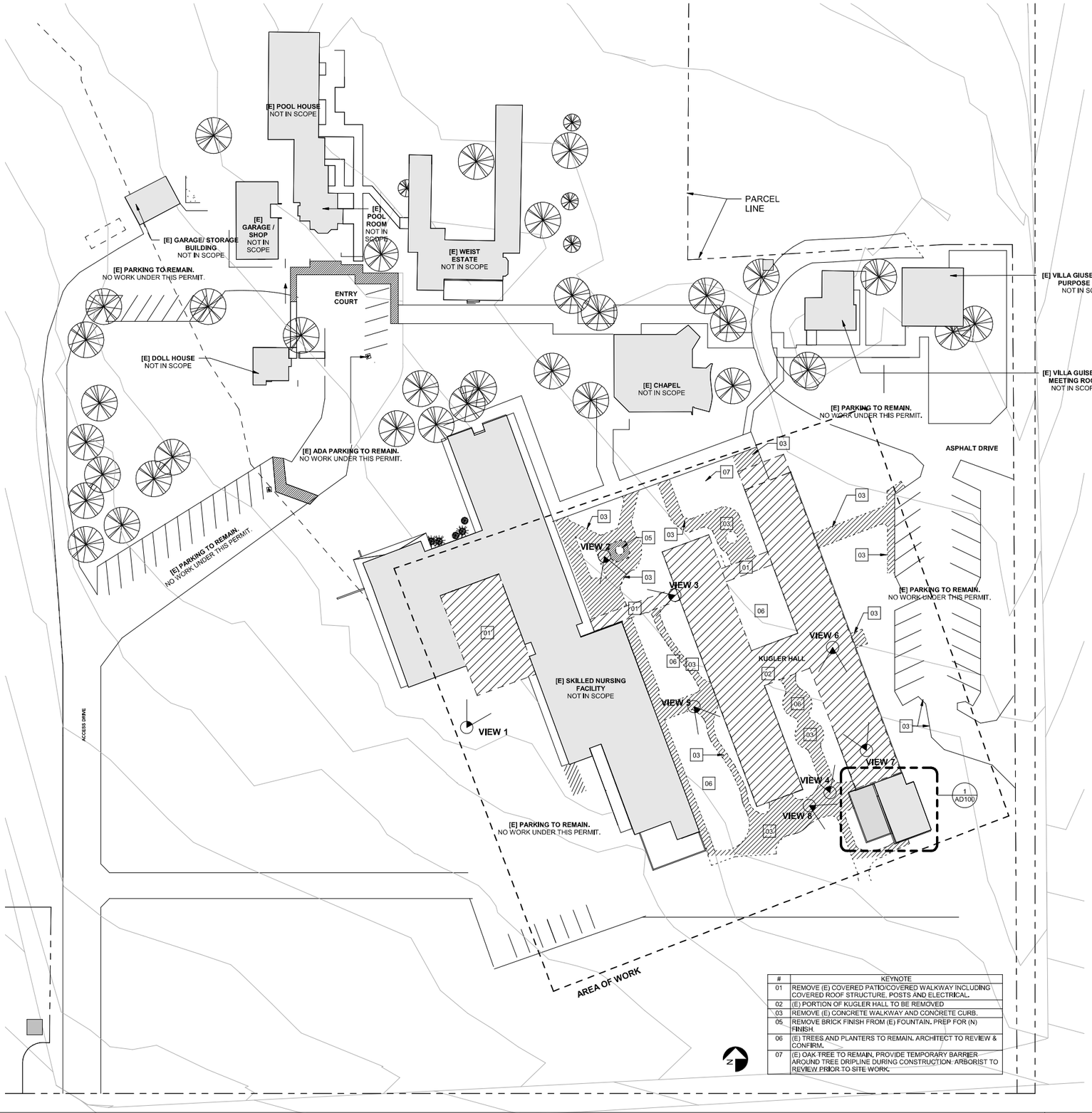
JENSEN DESIGN & SURVEY, INC
www.jdscivil.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCALE: 1"=40'
J.N.: AGS26275
DATE: MARCH 26, 2021
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



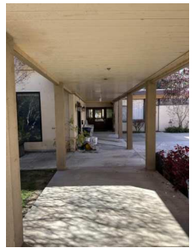
#	KEYNOTE
01	REMOVE (E) COVERED PATIO/COVERED WALKWAY INCLUDING COVERED ROOF STRUCTURE, POSTS AND ELECTRICAL.
02	(E) PORTION OF KUGLER HALL TO BE REMOVED
03	REMOVE (E) CONCRETE WALKWAY AND CONCRETE CURB.
05	REMOVE BRICK FINISH FROM (E) FOUNTAIN. PREP FOR (N) FINISH.
06	(E) TREES AND PLANTERS TO REMAIN. ARCHITECT TO REVIEW & CONFIRM.
07	(E) OAK TREE TO REMAIN. PROVIDE TEMPORARY BARRIER AROUND TREE DRIPLINE DURING CONSTRUCTION. ARBORIST TO REVIEW PRIOR TO SITE WORK.

SITE PLAN DIAGRAM - DEMO PERMIT | N.T.S | 1

EXISTING PHOTOS

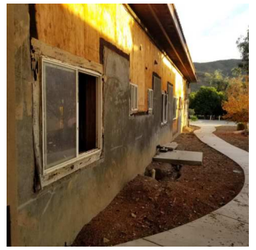
CARE CENTER - VIEW 1 | N.T.S | 2

CARE CENTER - VIEW 2 | N.T.S | 3



CARE CENTER - VIEW 3 | N.T.S | 4

KUGLER HALL - VIEW 4 | N.T.S | 5



KUGLER HALL - VIEW 5 | N.T.S | 6

KUGLER HALL - VIEW 6 | N.T.S | 7

KUGLER HALL - VIEW 7 | N.T.S | 8

KUGLER HALL - VIEW 8 | N.T.S | 9

PROJECT NAME

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2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023

OWNER

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PROJECT NUMBER

2106

ARCHITECT

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

CONSULTANTS

SURVEYOR:
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LICENSED ARCHITECT
BARBARA A BESTOR
C-26132
Ren. 11-__-__
09/30/2023
STATE OF CALIFORNIA

SUBMITTAL RECORD

03.29.2023	PERMIT SET

SCALE
As indicated

DRAWING TITLE

DEMO SITE PLAN

SHEET NUMBER

AD010

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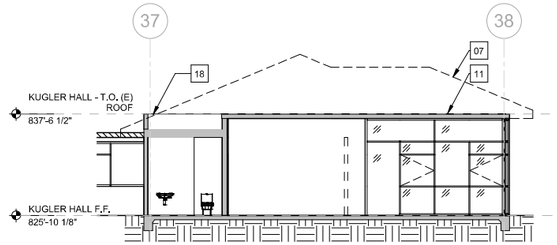
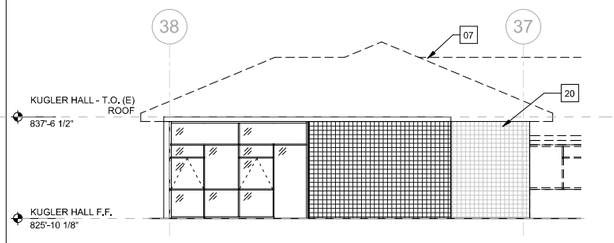
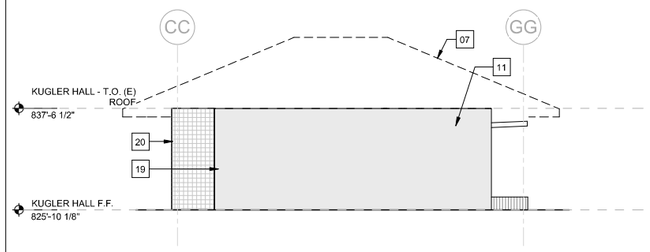


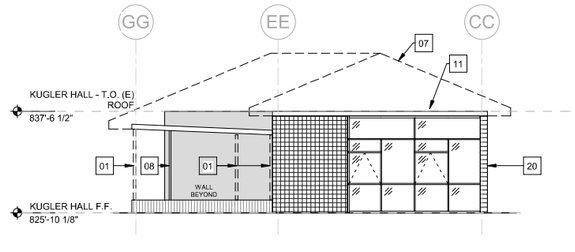
KUGLER HALL - SECTION | N.T.S | 7



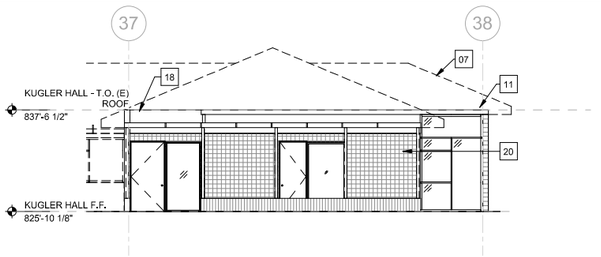
KUGLER HALL - EAST ELEVATION | N.T.S | 4



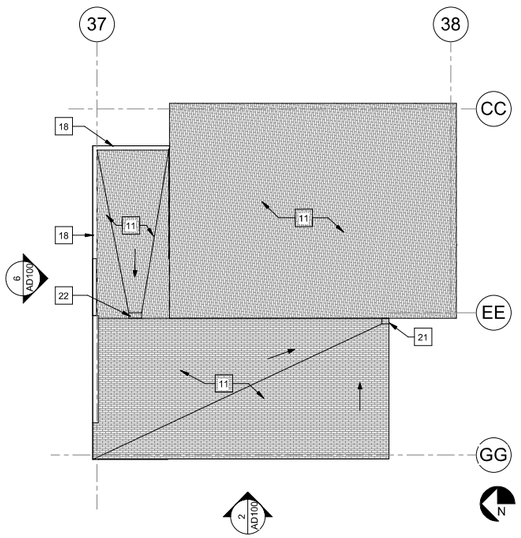
KUGLER HALL - NORTH ELEVATION | N.T.S | 6



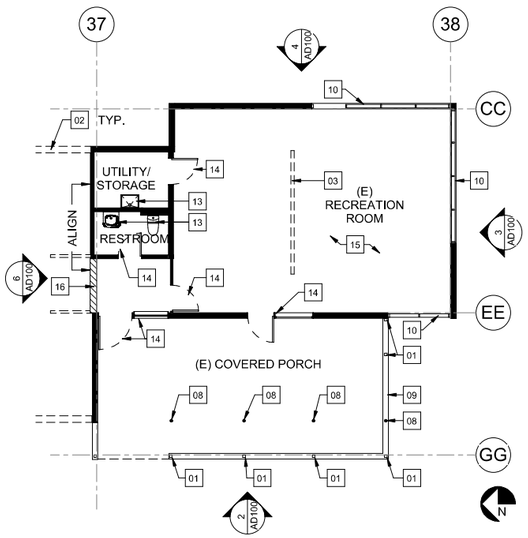
KUGLER HALL - SOUTH ELEVATION | N.T.S | 3



KUGLER HALL - WEST ELEVATION | N.T.S | 2



KUGLER HALL ROOF PLAN | N.T.S | 5



KUGLER HALL - DEMO PLAN | N.T.S | 1

LEGEND

PARTITIONS

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- NEW WALL PARTITION

DIMENSIONS

- FACE OF FINISH
- FACE OF FRAMING

CONSTRUCTION NOTES

1. EXERCISE CARE AND PROTECT ALL FINISHES AND ELEMENTS TO REMAIN.
2. 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.
3. 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.
4. ALL DEMOLITION DAMAGE TO ADJACENT SURFACES IS TO BE REPAIRED TO MATCH EXISTING SURFACES.
5. VERIFY LOCATIONS OF EXISTING ELECTRICAL, PLUMBING, AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE & CAP UTILITIES TO BE REMOVED.
6. CONTRACTOR TO DISPOSE OF ALL EQUIPMENT AND MATERIALS PER LOCAL ENVIRONMENTAL REQUIREMENTS.
7. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF EXISTING PIPING PRIOR TO BEGINNING OF NEW WORK.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ALL DEMO SLABS & WALL OPENINGS W/ ARCHITECTURAL AND CONSULTANT DRAWINGS.
9. (E) COLUMNS TO REMAIN U.N.O.

KEYNOTES

#	KEYNOTE
01	REMOVE (E) 4X4 WOOD POSTS. REFER TO STRUCTURAL.
02	REMOVE (E) EXTERIOR WOOD FRAMED WALLS, PARTIAL HEIGHT CMU WALLS AND WINDOWS. SALVAGE (E) STEEL FRAMED WINDOWS TO BE REUSED ONSITE.
03	REMOVE (E) INTERIOR WOOD FRAMED WALLS.
04	REMOVE (E) DOOR.
07	REMOVE (E) SECONDARY ROOF STRUCTURE.
08	(E) 2 1/2" DIA. STEEL POSTS TO REMAIN
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12	REMOVE (E) CONCRETE SLAB ON GRADE FOUNDATIONS.
13	(E) FIXTURES TO REMAIN.
14	(E) DOORS TO REMAIN
15	REMOVE (E) FLOOR FINISH AND PROVIDE SEALED FINISH AT (E) SLAB.
16	(N) WALL & FOOTING PER STRUCTURAL
17	REMOVE (E) ELECTRICAL AND PLUMBING. ALL ELECTRICAL AND PLUMBING TO BE PULLED BACK TO MAIN CONNECTIONS AND CAP AS REQUIRED.
18	(N) PARAPET EXTENSION
19	(N) STUCCO FINISH TO MATCH EXISTING
20	(E) CMU FINISH TO BE CLEANED AND SEALED.
21	(N) DOWNSPOUT
22	(N) ROOF DRAIN

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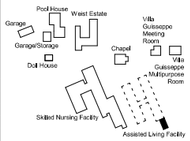
Ren. 09/30/2023
STATE OF CALIFORNIA



SUBMITTAL RECORD

03.29.2023	PERMIT SET

SCALE
As indicated

DRAWING TITLE

KUGLER HALL DEMO PLAN, ELEVATIONS & SECTION

SHEET NUMBER

AD100

Printed: 3/30/2023 1:20:30 PM

ABBREVIATIONS

Ø	Diameter
A. B.	Anchor bolt
ADH	Adhesive
ALT	Alternate
APPROX	Approximate, Approximately
ARCH	Architectural
BLDG	Building
BLK'G	Blocking
BM	Beam
BOT	Bottom
BRG	Bearing
BTWN	Between
CAL FRM'G	California Framing
CANT	Cantilever, Cantilevered
CBC	California Building Code
CFS	Cold-Formed Steel
CL	Center Line
CLG	Ceiling
C.J.	Crack Control Joint
CLR	Clear
CJP	Complete Joint Penetration
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONT	Continuous
CSK	Countersink
CTRD	Centered
d	Penny (nail size)
DBL	Double
DCK'G	Decking
DET	Detail
DF	Douglas Fir
DIAG	Diagonal
DIM	Dimension
DIR	Direction
DN	Down
DWG	Drawing
(E)	Existing
EA	Each
E. F.	Each Face
ELEV	Elevation
EMBD	Embedded
EMBT	Embedment
E. N.	Edge Nailing (of plywood)
ESR	Evaluation Service Report
EQ	Equal
E. W.	Each Way
EXP	Expansion
EXT	Exterior
FDN	Foundation
FHWS	Flat Head Wood Screw
FLR	Floor
F.N.	Field Nailing
FP	Full Penetration
FRMG	Framing
FTG	Footing
GA	Gauge
GALV	Galvanized
GL	Grid line
GLB	Glu-Lam Beam
HD	Hold-down
HDG	Hot-dipped galvanized
HDR	Header
HORIZ	Horizontal
HS	High Strength
HSS	Hollow Structural Steel
HT	Height
IBC	International Building Code
ICF	Insulated Concrete Form
ID	Inside Diameter
INT	Interior
INV	Inverted
KP	King Post
L	Angle
LBS	Pounds
LLBB	Long Leg Back-to-Back
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LOC	Location
LONG	Longitudinal
LSL	Laminated Strand Lumber
LT	Light
LVL	Laminated Veneer Lumber
MAX	Maximum
MB	Machine Bolt
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
(N)	New
NOM	Nominal
NTS	Not to Scale
O.C.	On Center
OCC	Occur, Occurs
OD	Outside Diameter
OPP	Opposite
OUTLKR	Outlooker
PERP	Perpendicular
PL	Plate
PLF	Pounds per Linear Foot
PLY	Plywood
PP	Partial (joint) Penetration
PSL	Parallel Strand Lumber
PTDF	Pressure Treated Douglas Fir
REF	Refer
REINF	Reinforcement
REQ'D	Required
SCHED	Schedule
SEL	Select
SHT	Sheet
SHT'G	Sheathing
SIM	Similar
SIMP	Simpson (Strong-Tie Company, Inc.)
S.O.G	Slab-on-Grade
SPEC	Specification
SS	Stainless Steel
STD	Standard
STAG	Stagger or Staggered
STRUCT	Structural
S. W.	Shear Wall
T&G	Tongue & Groove
THRU	Through
THRD	Threaded
TP	Top Plate
TS	Tube Steel
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
W/	With
W/O	Without
WS	Wood screw
WWF	Welded Wire Fabric
XS	Extra Strong
XXS	Double Extra Strong

STRUCTURAL GENERAL NOTES

GENERAL

1. Material and workmanship shall conform to the 2022 edition of the California Building Code and the requirements of the Contract Documents.
2. Reference ASTM standards shall be the most current information as issued by the American Society for Testing and Materials.
3. Structural Drawings shall be used in conjunction with Architectural Drawings. The Contractor shall verify all dimensions, elevations, and site conditions before starting work. Notify the Architect and Structural Engineer in writing of any discrepancies.
4. The contractor is responsible for coordinating the work of all trades and shall assume complete responsibility for job site conditions and safety of personnel and property.
5. The contractor shall supervise, direct the work, and shall be solely responsible for all construction means, methods, and procedures. Services provided by the Structural Engineer prior to, during, or after construction are performed solely for quality control and conformance with contract documents. The Structural Engineer does not guarantee or supervise the Contractor's performance.
6. The Contractor shall retain a registered Civil Engineer for design of bracing and shoring as required.
7. The contractor is solely responsible for providing a safe place to work and meeting the requirements of all applicable jurisdictions.
8. Plan notes and details on the Structural Drawings shall take precedence over the General Notes and typical details. Typical Details shall be used only where applicable.
9. Working dimensions shall not be scaled from Structural Drawings.

EXISTING CONSTRUCTION

1. The contractor shall review as-built drawings and verify existing building prior to construction. The contractor shall notify the Architect of discrepancies before proceeding with Work.
2. The Contractor shall perform Work with minimum inconvenience to the Owner.
3. The contractor shall be responsible for damage caused during construction. Repair shall be made with similar materials and workmanship.
4. The contractor shall verify the location of existing utilities before beginning Work. Special care shall be taken to protect utilities that are to remain in service during construction.
5. The contractor shall safely shore existing construction wherever existing Supports are removed to allow the installation of the new work. All shoring methods and sequencing of demolition shall be specified by a licensed Structural Engineer to be retained by the Contractor. See specifications for detailed requirements.
6. Cutting and removal of existing construction shall be performed with great care so not to jeopardize the structural integrity of the building. If structural, mechanical, electrical, or architectural elements not indicated for removal interfere with the new work, notify the Architect immediately.
7. All removed material and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

SOIL & FOUNDATION

1. Work shall conform to the requirements of the 2022 California Building Code Chapter 18 Soils & Foundations.
2. Locate and protect existing utility lines to remain during and/or after construction.
3. Notify the Architect and Structural Engineer of existing objects buried in soil that are not shown on plans.
4. Bottom of footings shall be level. Footing elevation changes shall be made using footing steps.
5. Remove loose soil and standing water from foundation excavations prior to placing concrete.
6. Slope soil for water drainage away from perimeter of foundation during construction.
7. Provide damp-proofing and water-proofing per 2022 CBC Section 1805.
8. Concrete slabs-on-grade shall be underlain with vapor retarder membrane that conforms to ASTM E1745.
9. Installation of vapor retarder shall conform to ASTM E1643. Use one layer of 10 mil or two layers of 6 mil minimum with seams overlapping 8" minimum. Vapor retarder membrane shall be embedded in 4" granular fill such as sand.

ICC REPORTS

1. Engineered lumber PSL and LSL shall be manufactured by Weyerhaeuser NR Company (ICC ES Report ESR-1387).
2. Metal connectors shall be manufactured by Simpson Strong Tie with product evaluation reports as follows:

   AC, CC, CCQ, PC Column Caps: ICC ES ESR-2604

   CNW Couplers: ICC ES ESR-1161

   CS Straps: ICC ES ESR-2105

   HDU Hold-downs: IAPMO UES ER-124

   LTP, A34, A35 Plates & Angles: ICC ES ESR-3096

   LUS Hangers: ICC ES ESR-2549

   SDS Screws: ICC ES ESR-2236

CAST-IN-PLACE CONCRETE

1. Concrete shall conform to ASTM C94 and the requirements of ACI 318-14 Chapter 19 for normal weight concrete.
2. Concrete mix design shall be prepared by designed by a qualified testing laboratory and shall be submitted to the Structural Engineer for review and approval.
3. Minimum concrete compressive strength at 28 days shall be as follows:
   a. Walls: 3,000 psi
   b. Footings and slabs-on-grade: 2,500 psi
   c. Piles: 3,500 psi
4. Portland cement shall conform to ASTM C150, Type II, low akali.
5. Fly ash may be substituted for Portland cement up to 25% by weight. Fly ash shall conform to ASTM C618-12, Class F.
6. Water-cement ratio shall not exceed 0.55.
7. Aggregates shall conform to ASTM C33. Maximum aggregate size shall not exceed 1 inch.
8. Admixtures, if required, shall be reviewed and approved by the Structural Engineer and shall be used in accordance with the manufacturer's recommendations.
9. Ready-mix concrete shall be mixed and delivered in conformance with ASTM C94.
10. Concrete slump shall not exceed 4 inches.
11. Minimum concrete cover for reinforcing steel shall be as follows:
    a. Cast against and permanently exposed to earth: 3 inches
    b. Formed surfaces exposed to earth or weather: 2 inches
    c. Slabs-on-grade, top & bottom cover: 1-1/2"
13. All vertical surfaces of concrete above finished grade shall be formed.
14. Sleeve and condult placement in concrete footings and walls shall not be permitted unless approved by the Structural Engineer.
15. Where concrete is cast against existing concrete, roughen contact surface to ¼" amplitude. Surface shall be clear of laitance and debris prior to concrete pour.
16. Where concrete is cast against existing masonry, roughen contact surfaces by light sandblasting. Surface shall be clear of laitance and debris prior to concrete pour.
17. Foundation trenches shall be clear of debris and loose soil prior to concrete pour.
18. Reinforcing steel, anchor bolts, dowels, and all steel connectors shall be tied securely in position prior to concrete pour.

REINFORCING STEEL

1. Reinforcing steel shall conform to ASTM A615, Grade 60, deformed bars.
2. Fabrication and placement of all reinforcing steel shall conform to the Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice, 29th Edition (2018).
3. Reinforcing to be welded shall conform to ASTM A706, Grade 60.
4. Weld reinforcing steel in accordance with AWS D1.4 using E-80XX low hydrogen moisture resisting electrodes and qualified welders.
5. Reinforcing steel shall be supported and tied securely to prevent displacement during concrete placement operations. Support device such as chairs, bolsters, spacers, and hangers may be used with spacing not to exceed 3'-0" on center.
6. Field bending of reinforcing steel shall not be allowed.
7. Lap splice in reinforcing steel shall be a minimum of 44 bar diameters but not less than 24 inches. Splicing of adjacent reinforcing steel shall be staggered where possible.
8. All lap splices shall be Class B as defined by ACI 318-14. Minimum development lengths and lap splices for uncoated reinforcing steel shall conform to the following schedule:

REBAR DEVELOPMENT LENGTHS & CLASS B LAP SPLICES

CONCRETE COMPRESSIVE STRENGTH	#3	#4	#5	#6	#7	#8	#9	#10
2,500 PSI	31"	41"	51"	61"	89"	102"	115"	127"
3,000 PSI	28"	38"	47"	56"	81"	93"	105"	116"
3,500 PSI	26"	35"	43"	52"	75"	86"	97"	108"
4,000 PSI	25"	33"	41"	49"	71"	81"	91"	101"
4,500 PSI	23"	31"	38"	46"	67"	76"	86"	95"
5,000 PSI	22"	29"	36"	44"	63"	72"	81"	90"

Calculated per ACI 318-14 Section 25.4.2 & Section 25.5.2.

CONCRETE ADHESIVE

1. Concrete adhesive (epoxy) shall be either Simpson SET-XP (ICC ESR-2508 Concrete & UES ER-265 Masonry) or Hilti HIT-RE 500-SD (ICC ESR-2322).
2. Special inspection shall be required for installation for installation of all epoxy anchors. Submit inspection report to the Architect or Structural Engineer.

POWDER ACTUATED FASTENERS

1. All powder actuated fasteners shall be as manufactured by either of the following:
   a. Hilti, Inc. Use and installation shall be in accordance with ICC-ES Report 2269.
   b. ITW Ramset. Use and installation shall be in accordance with ICC-ES Report 2690.
2. PDF driven into concrete base material shall be X-DNI type with P8 washer unless noted otherwise in the drawings. Length of fastener shaft shall be as required to penetrate 1/7" into the concrete base material. Minimum edge distance to any concrete material shall be 3" and minimum fastener spacing shall be 4".
3. Installation of fasteners shall be in accordance with manufacturer's recommendations and ESR report 1663.

WOOD

1. Dimensioned lumber shall be visually graded Douglas Flr-Larch per WCLIB and shall be surfaced dry with19% moisture content maximum. Structural framing members shall be S4S and grade marked as follows unless noted otherwise:
   a. 2x DF#2
   b. 4x and larger DF#1
2. Sheathing shall be APA rated, manufactured with exterior glue and shall conform to:
   a. Voluntary product standard PS 1-09 for plywood.
   b. Voluntary product standard PS 2-10 for OSB (oriented strand board).
3. Engineered lumber PSL, LVL, LSL, and TJI shall be manufactured by Weyerhaeuser NR Company.
4. Use ASTM A307 machine bolts unless noted otherwise. Provide standard washers under nuts, bolt heads, and lag screws bearing on wood.
5. Steel fasteners (nails, bolts, washers, nuts, etc.) in contact with preservative-treated wood members shall be of hot-dipped galvanized (conform to ASTM A153) or stainless steel.
6. Lag screws shall be screwed, not driven, into wood member with pre-drilled holes. Holes for the threaded portion shall be no larger than the root diameter of the threads.
7. Minimum nailing shall comply with table 2304.10.1 of the 2022 California Building Code. Use common wire nails.
8. Report to Structural Engineer when fasteners cause splitting in wood framing member.
9. Hardware connectors shall be Simpson Strong-Tie connectors or approved equal.
10. Preservative for treated wood shall conform to American Wood Protection Association AWPA U1-17 standard.
11. Sill plates in direct contact with concrete, masonry, or earth, shall be preservative-treated wood.
12. Wood posts that bear directly on concrete shall be treated 6 inch minimum with preservative.
13. Provide hot-dipped galvanized washers for all sill plate anchor bolts. Either 3"x3"x0.229" plate washer or Simpson BPS washer with standard cut washer is acceptable.
14. Simpson hardware and fasteners in contact with preservative-treated sole plates shall be ZMax coated. All nails into treated members and sill plates shall be hot-dipped galvanized or Simpson ZMax coated.
15. Provide face-nailed double studs under each support of beams unless noted otherwise.
16. Notching of framing members shall not be permitted unless approved by the Structural Engineer. Do not over-cut at notches.
17. All bolts shall be re-tightened just prior to covering of wall framing.
18. Bolt holes at wood members shall not be more than 1/16" larger than the bolt diameter.
19. Where stud walls connect with concrete or masonry walls, the end stud shall be attached with ½"x8" anchor bolt at top, bottom, and at 32" o.c. through-out.
20. Provide continuous blocking for all joists and rafters at points of bearing. Where joist or rafter span exceeds eight (8) feet, provide cross-bridging not less than 2x4 or metal cross-bridging.
21. Framing members exposed to view shall be Architectural Grade. Remove grade stamps prior to installation.
22. Provide 1/8" gap at all adjoining plywood panel edges.
23. Nailing shall have a minimum distance of 3/8" to edge of sheathing. Nail heads shall be flush with top surface of sheathing. Sinking nail heads is prohibited.
24. Provide sheathing edge nailing around openings and along the full height of all wood posts and columns.
25. Provide 2x4 flat blocking at all unsupported edges of plywood panel. T&G plywood may be used as an alternative to blocking.
26. Where joist or rafter spacing exceeds 24 inches, block all sheathing edges with 2x4 flat.
27. Minimum permissible size of sheathing is 24" by 24".

STRUCTURAL SPECIAL INSPECTIONS & TESTS

1. Special inspections & tests shall conform to Chapter 17 of the 2022 California Building Code and the Ordinances as adopted by the City of Ojai.
2. Independent testing agencies and special inspectors shall be retained by the Owner to perform tests and special inspections. The contractor shall provide samples and access to the agency and inspector as required.
3. If initial tests performed by the Owner's testing agency reveal that any portion of the work does not comply with the contract documents, then additional tests, inspections, and necessary repairs will be made at the Contractor's expense.
4. A certificate of satisfactory completion of work requiring special inspection must be completed and submitted to the Architect, the City of Ojai, and the Structural Engineer.
5. Provide special inspection for the following:
   a. Provide continuous special inspection for installation of epoxy anchors & rebars.

REFERENCE CODE & DESIGN STANDARDS

2022 CBC	California Building Code
ASCE 7-16	Minimum Design Loads & Associated Criteria for Buildings & Other Structures with Supplement No. 1
AWC NDS-2018	National Design Specification (NDS) for Wood Construction-with 2018 NDS Supplement
AWC SDPWS-2021	Special Design Provisions for Wind & Seismic

DESIGN PARAMETERS

Roof load:
- Dead load = 15 psf
- Live load = 20 psf

Roof snow load:
- Flat roof snow load: P_f = Not applicable
- Snow exposure factor: C_e = Not applicable
- Snow load importance factor: I = Not applicable
- Thermal factor: C_t = Not applicable
- Slope factor: C_s = Not applicable
- Drift surcharge load: P_d = Not applicable
- Width of snow drift: w = Not applicable

Wind Design Data:
- Basic Wind Speed: V = 93 mph
- Risk category: II
- Wind exposure: C
- Applicable internal pressure coefficient: N/A
- Design wind pressure for components & cladding: N/A

Earthquake Design Data:
- Risk category: II
- Seismic importance factor: 1.0
- Mapped spectral response accelerations: S_s = 1.829 S_1 = 0.699
- Site class: D
- Design spectral response acceleration parameters: S_{DS} = 1.464
- Seismic Design Category: D
- Basic seismic-force-resisting system(s): Light-framed walls sheathed with wood structural panels
- Seismic response coefficient(s): C_s = 0.2928
- Response modification factor(s): R = 5.0
- Analysis procedure used: Equivalent lateral force

Geotechnical Information:
- Design load-bearing value of soil: 1,000 psf (No Soil Report)

Flood design data: Zone X, 0.2% Annual Chance Flood Hazard

SHEET INDEX

PROJECT NAME

OJAI ARTS
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
323-666-0399

CONSULTANTS

SURVEYOR & CIVIL:
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

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY K GREER
S5359
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL RECORD

03.29.2023 PERMIT SET

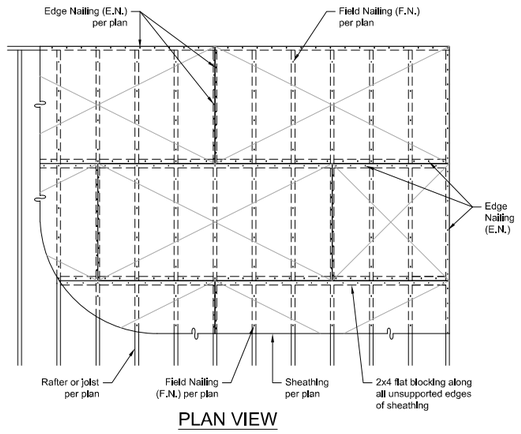
SCALE

DRAWING TITLE

STRUCTURAL GENERAL NOTES & ABBREVIATIONS

SHEET NUMBER

S001

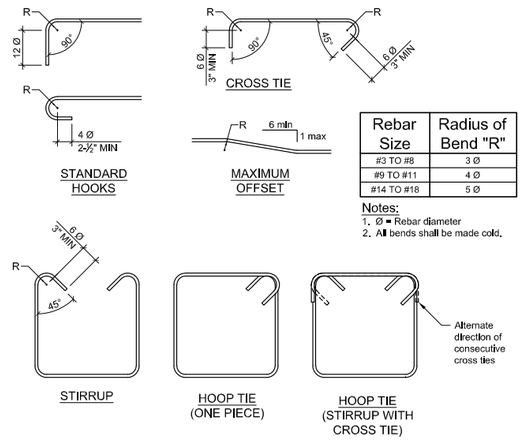


PLAN VIEW

TYPICAL NAILING FOR ROOF & FLOOR SHEATHING

Scale: Not to Scale

4



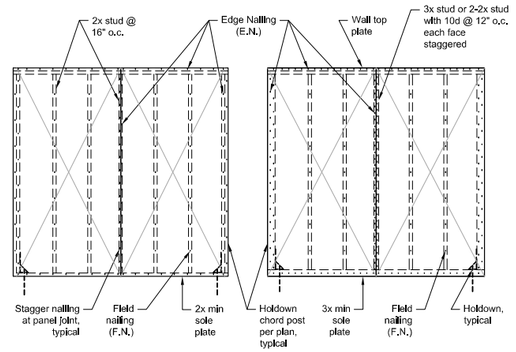
Rebar Size	Radius of Bend "R"
#3 TO #8	3 Ø
#9 TO #11	4 Ø
#14 TO #18	5 Ø

Notes:
1. Ø = Rebar diameter
2. All bends shall be made cold.

STEEL REINFORCEMENT DETAILS

Scale: Not to Scale

1



EDGE NAILING = 6" o.c. ELEVATION

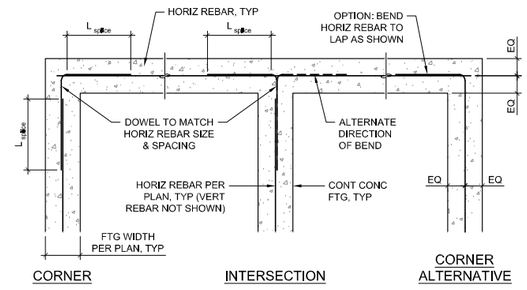
EDGE NAILING = 4" o.c. OR LESS ELEVATION

SINGLE-SIDED SHEAR WALL FRAMING & NAILING

Scale: Not to Scale

5

L_{splice} SPLICE LENGTH SCHEDULE									
Class B Splice per ACI 318-14 Section 25.5.2									
	Bar Size	#3	#4	#5	#6	#7	#8	#9	#10
Concrete Compressive Strength	2,500 psi	24"	32"	39"	47"	89"	102"	115"	127"
	3,000 psi	22"	29"	36"	43"	81"	93"	105"	116"



CORNER

INTERSECTION

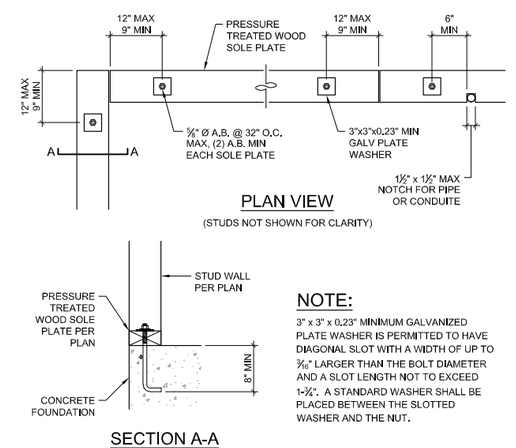
CORNER ALTERNATIVE

PLAN VIEW

TYPICAL FOOTING REINFORCEMENT LAYOUT & SPLICE LENGTHS

Scale: Not to Scale

2



PLAN VIEW

(STUDS NOT SHOWN FOR CLARITY)

SECTION A-A

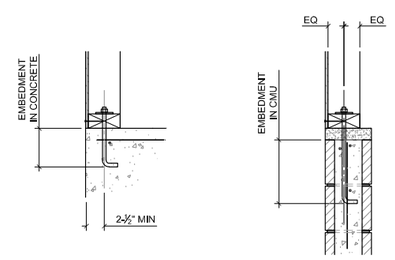
NOTE:

3" x 3" x 0.23" MINIMUM GALVANIZED PLATE WASHER IS PERMITTED TO HAVE DIAGONAL SLOT WITH A WIDTH OF UP TO ⅜₁₆" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-¼". A STANDARD WASHER SHALL BE PLACED BETWEEN THE SLOTTED WASHER AND THE NUT.

TYPICAL SOLE PLATE ANCHORAGE

Scale: Not to Scale

6



ANCHOR BOLT EMBEDMENT SCHEDULE		
Anchor Bolt Diameter	Minimum Embedment	
	in Concrete	in CMU
½"	6"	8"
⅝"	6"	8"
¾"	6"	10"
⅞"	7"	10"
1"	8"	10"

NOTES:
1. Embedments shown are the minimum required unless otherwise shown on drawings.
2. Embedment is exclusive of grout or drypack.
3. These embedments do not apply to holdown anchors.

ANCHOR BOLT EMBEDMENT IN CONCRETE & CMU

Scale: Not to Scale

3

PROJECT NAME

OJAI ARTS
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
323-666-0399

CONSULTANTS

SURVEYOR & CIVIL:
JENSEN DESIGN & SURVEY, INC.
1672 DONLON STREET
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STRUCTURAL ENGINEER:
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REGISTERED PROFESSIONAL ENGINEER
TIJUY K GREER
S5359
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL RECORD

03.29.2023 PERMIT SET

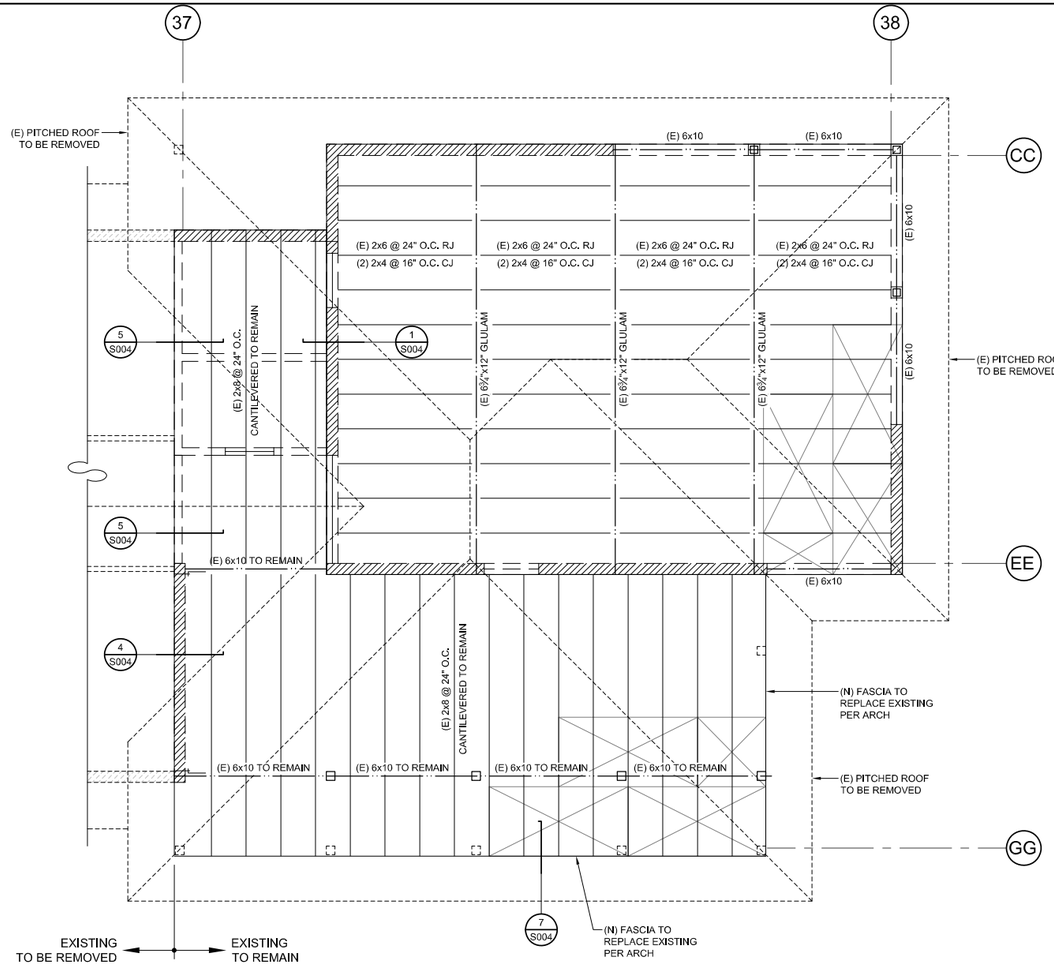
SCALE

DRAWING TITLE

STRUCTURAL TYPICAL DETAILS

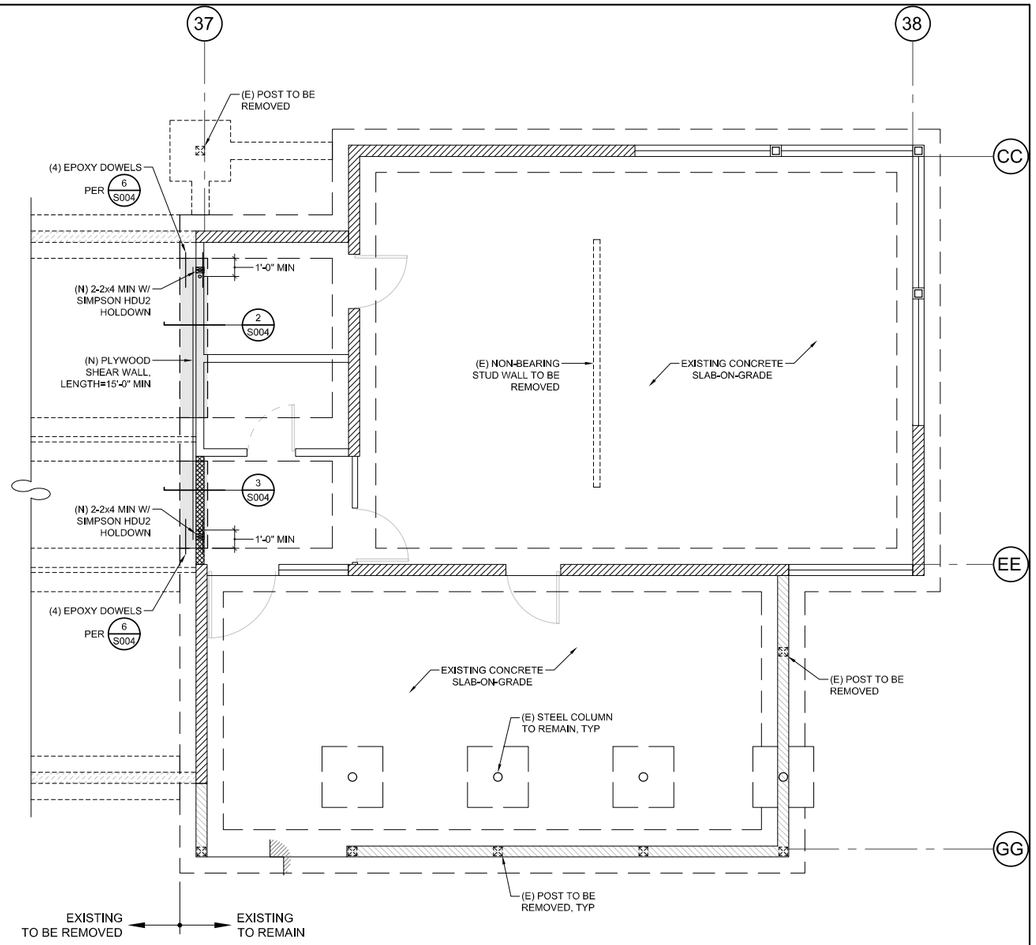
SHEET NUMBER

S002



ROOF FRAMING PLAN

N.T.S



FOUNDATION PLAN

N.T.S

PLAN NOTES:

A. MATERIAL & WORKMANSHIP SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.

B. REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS & PLAN DIMENSIONS BETWEEN GRID LINES.

C. REMOVE EXISTING FRAMING PER ARCHITECTURAL DEMO PLANS.

D. NEW CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI MIN AT 28 DAYS. AGGREGATE SIZE SHALL NOT EXCEED 1". WATER-TO-CEMENT RATIO SHALL NOT EXCEED 0.55. MAXIMUM SLUMP SHALL NOT EXCEED 4".

E. SUBMIT CONCRETE MIX DESIGN TO STRUCTURAL ENGINEER FOR REVIEW 48 HOURS PRIOR TO CONCRETE POUR.

F. STRUCTURAL OBSERVATION IS REQUIRED AFTER REBAR PLACEMENT BUT PRIOR TO CONCRETE POUR AND PRIOR TO COVERING OF ROOF PLYWOOD NAILING.

G. REFER TO CBC TABLE 2304.10.1 FOR MINIMUM NAILING REQUIREMENTS.

H. UNLESS NOTED OTHERWISE, NEW STUD WALLS SHALL BE 2x4 MINIMUM @ 16" O.C.

I. LUMBER PLACED IN CONTACT WITH CONCRETE SHALL BE 2x MINIMUM PTDF (PRESSURE TREATED DOUG FIR) AND SHALL BE ATTACHED USING ⅝" ϕ ASTM A307 GRADE A ANCHOR BOLT @ 32" O.C. MAXIMUM. EACH PIECE OF LUMBER SHALL BE ATTACHED WITH (2) ANCHOR BOLTS MINIMUM. USE 3"x3"x¼" GALVANIZED STEEL SQUARE WASHER FOR EACH ANCHOR BOLT.

J. EXTERIOR STUD WALLS SHALL BE SHEATHED WITH ⅜" THICK STRUCT I PLYWOOD. USE 8d @ 6" O.C. EDGE NAILING (E.N.) & 8d @ 12" O.C. FIELD NAILING (F.N.). BLOCK ALL PLYWOOD PANEL EDGES PERPENDICULAR TO STUDS. USE 3x4 FLAT BLOCKING MINIMUM.

K. NEW ROOF SHEATHING SHALL BE ⅝" THICK MIN STRUCT I PLYWOOD. USE 10d @ 6" O.C. EDGE NAILING (E.N.) & 10d @ 12" O.C. FIELD NAILING (F.N.). BLOCK ALL PLYWOOD PANEL EDGES PERPENDICULAR TO RAFTERS. USE 3x4 FLAT BLOCKING MINIMUM.

LEGEND:

- EXISTING FRAMING TO BE REMOVED PER ARCH
- WALL BELOW
- HEADER IN WALL BELOW
- WOOD BEAM
- (E) CONCRETE FOOTING
- (N) CONCRETE FOOTING
- ROOF SHEATHING (INDICATES DIRECTION OF LAYOUT)
- (E) 8" CMU WALL FULL HEIGHT
- (E) 8" CMU WALL PARTIAL HEIGHT
- (E) STUD WALL TO REMAIN
- (N) 2x @ 16" O.C. STUD WALL
- WINDOW IN EXTERIOR WALL
- WOOD POST
- STEEL COLUMN
- CHANGE OF ELEVATION

PROJECT NAME

OJAI ARTS
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023

OWNER

2464 E. OJAI AVE, LLC

PROJECT NUMBER

2108

ARCHITECT

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323.666.0399

CONSULTANTS

SURVEYOR & CIVIL:
JENSEN DESIGN & SURVEY, INC.
1672 DONLON STREET
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STRUCTURAL ENGINEER:
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REGISTERED PROFESSIONAL ENGINEER
TIUU K GREER
S5359
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL RECORD

03.29.2023	PERMIT SET

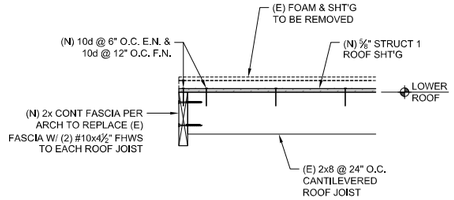
SCALE

DRAWING TITLE

KUGLER HALL
FOUNDATION PLAN &
ROOF FRAMING PLAN

SHEET NUMBER

S003



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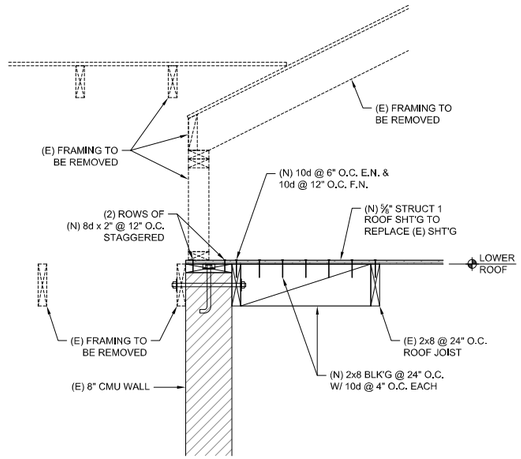

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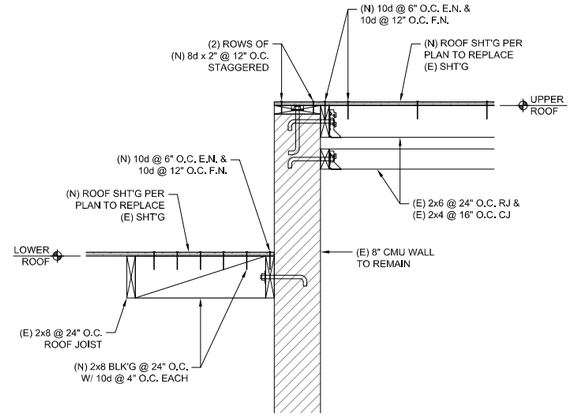

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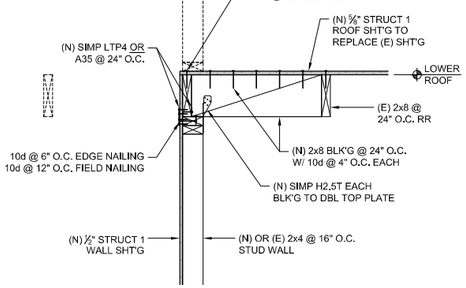
NOT USED

8



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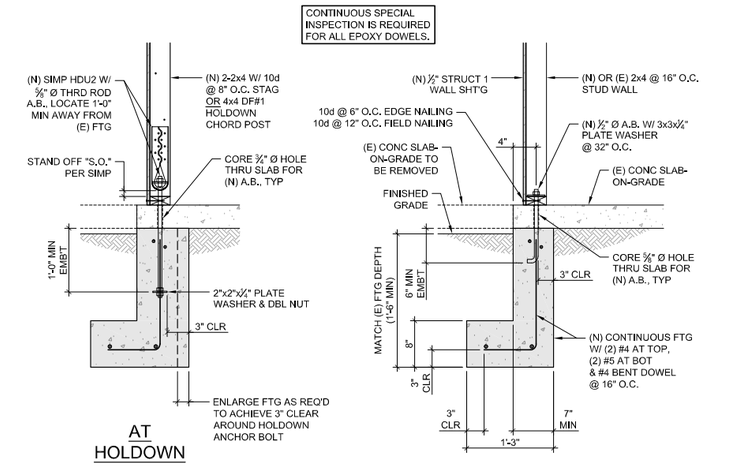

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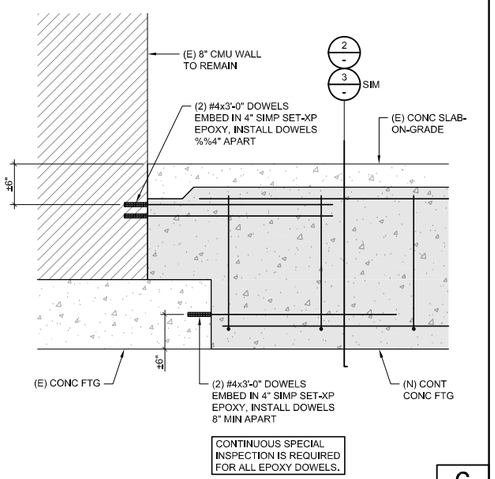

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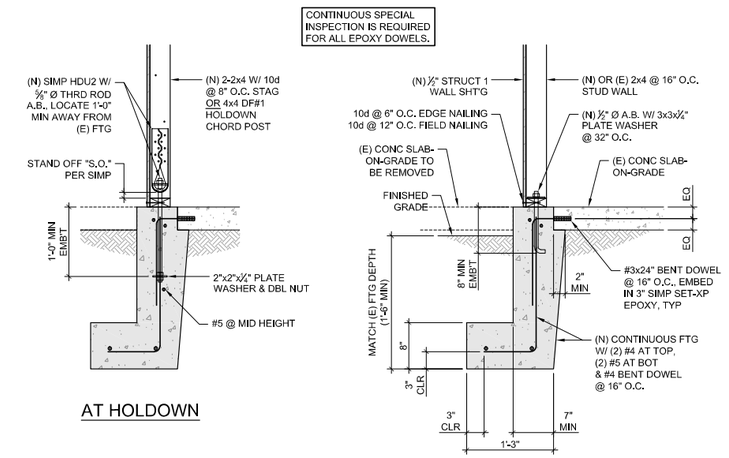

3

PROJECT NAME

OJAI ARTS
2464 E. OJAI AVENUE
OJAI, CALIFORNIA 93023

OWNER

2464 E. OJAI AVE, LLC

PROJECT NUMBER

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SCALE

DRAWING TITLE

KUGLER HALL
STRUCTURAL DETAILS

SHEET NUMBER

S004