

PROJECT INFORMATION | LEGAL & ZONING

A/C

AIR CONDITIONING

ADJ

ADJUSTABLE

A.F.F.

ABOVE FINISH FLOOR

ALT

ALTER OR ALTERNATE

ALUM

ALUMINUM

APPROX

APPROXIMATE

ARCH

ARCHITECTURAL

BHO

BASELINE HILLSIDE ORDINANCE

BD

BOARD

BTJM

BUTYLMANOUS

BLDG

BUILDING

BMO

BASELINE MANSIONIZATION ORDINANCE

BOT

BOTTOM

CAB

CABINET

CL

CENTERLINE

CLO

CLOSET

CLR

CLEAR

CONC

CONCRETE

CONT

CONTINUOUS

DET

DETAIL

DIA

DIAMETER

DM

DIMENSION

DN

DOWN

DS

DOWNSPOUT

DWG

DRAWING

(E)

EXISTING

F

EAST

ELEC

ELECTRICAL

ELEV

ELEVATION

EQ

EQUAL

EQUIP

EQUIPMENT

E.W.

EACH WAY

EXT

EXTERIOR

FIN

FINISH

FLR

FLOOR

FLUOR

FLUORESCENT

F.O.C.

FACE OF CONCRETE

F.O.F.

FACE OF FINISH

FT

FOOT, FEET

FURR

FURRING, FURRED

GA

GAUGE

GALV

GALVANIZED

GYP

GYPSON

H.B.

HOSE BIB

H.C.

HOLLOW CORE

HVAC

HEATING, VENTILATION & AIR CONDITIONING

INSUL

INSULATION

INT

INTERIOR

L.H.

LEFT HAND

MAX

MAXIMUM

MECH

MECHANICAL

MTL

METAL

MFR

MANUFACTURE

MIN

MINIMUM

MISC

MISCELLANEOUS

MTD

MOUNTED

(N)

NEW

N

NORTH

N.I.C.

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

N.T.S.

NOT TO SCALE

O

ON CENTER

O.C.

ON CENTER

OPP

OPPOSITE

P.L.

PROPERTY LINE

PLYWD

PLYWOOD

RAD

RADIUS

RD

ROOF DRAIN

REF

REFERENCE

REFR

REFRIGERATOR

REQ

REQUIRED

REV

REVISED

R.H.

RIGHT HAND

R.O.

ROUGH OPENING

S

SOUTH

SM

SIMILAR

SPEC

SPECIFICATION

SQ

SQUARE

S.S.

STAINLESS

STL

STEEL

STRUCT

STRUCTURAL

T.O.S.

TOP OF SLAB

TYP

TYPICAL

U.O.N.

UNLESS OTHERWISE NOTED

VERT

VERTICAL

V.I.F.

VERVEY IN FIELD

W

WEST

W

WITH

W/O

WITHOUT

W.C.

WATER CLOSET

WO

WOOD

WPM

WATERPROOF MEMBRANE

ABBREVIATIONS

WINDOW SYMBOL

ROOM NO.

REFERENCE LETTER

DETAIL

DETAIL NO.

SHEET NO.

AREA REF.

NORTH ARROW

REVISION CLOUD

REV. NO.

DOOR SYMBOL

ROOM NO.

REFERENCE NO.

WALL TYPE

ROOM NO.

ROOM NAME

ROOM NO.

CEILING HEIGHT

ROOM NO.

ROOM NAME

ROOM NO.

EXTERIOR ELEVATION

ELEVATION NO.

SHEET NO.

INTERIOR ELEVATION

ELEVATION NO.

SHEET NO.

SYMBOL KEY

PROJECT DESCRIPTION

CONVERSION OF AN EXISTING 2256 SF AGRICULTURAL BARN INTO A 1640 SF SINGLE FAMILY RESIDENCE INCLUDING AN ATTACHED 10' X 16.5' ENTRY & UTILITY ADDITION.

PROJECT ADDRESS

1388 ORANGE ROAD
OJAI, CA, 93023

OWNER

SHANE EVANGALIST
1388 ORANGE ROAD,
OJAI, CA, 93023

LEGAL DESCRIPTION

LOT: PARCEL 20
TRACT: 37 PM 42
MAP REFERENCE: 014004020

ZONING INFORMATION

ZONING: AE-40 sdTRU/DKS
HILLSIDE AREA: QJAI VALLEY DARK SKY/RENTAL UNITS
SPECIFIC PLAN: R-3
OCCUPANCY: VHSZ
FIRE ZONE: YES
LIQUEFACTION: V-B
CONSTRUCTION TYPE: V-B

REQUIRED SETBACKS

FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 15'

LOT COVERAGE

LOT AREA: 51.92 ACRES = 2,261,625 SF
MAX ALLOWABLE: 5% (113,081.25 SF)
BUILDING FOOTPRINT: 2256 SF (70' X 30' EXISTING + 16.5' X 10' NEW)
LOT COVERAGE: 2256 / 2261625 = .001%

RESIDENTIAL FLOOR AREA (RFA)

EXISTING FLOOR AREA: 0 SF (EXISTING USE IS BARN)
PROPOSED FLOOR AREA: 1640 SF
MAX. ALLOWABLE: 1640 SF

BUILDING HEIGHT

MAX HEIGHT: 25'
EXISTING BLDG HEIGHT: 23'

PARKING

REQUIRED: 0 (EXEMPT FOR AE ZONE)
PROPOSED: 0

GRADING

TOTAL CUT/FILL: N/A
TOTAL BACKFILL: N/A
TOTAL EXPORT: N/A

CODES AND STANDARDS

CALIFORNIA BUILDING CODE 2022
CALIFORNIA GREEN BUILDING CODE 2022
CALIFORNIA MECH CODE 2022
CALIFORNIA ELEC CODE 2022
CALIFORNIA PLUMBING CODE 2022
CAL/OSHA

DEFERRED SUBMITTALS

MECHANICAL
ELECTRICAL
PLUMBING
SOLAR
SEPTIC

VICINITY MAP

PROJECT INFORMATION

CLIENT

SHANE EVANGALIST
1388 ORANGE
OJAI, CA, 93023

ARCHITECT

8800 VENICE BLVD #303
LOS ANGELES, CA 90034
678-478-7529
WWW.HAWKINSMARSHALL.COM
ERIC@HAWKINSMARSHALL.COM
LIC. # C-36205

SURVEYOR

JUSTIN MEAGHER
WM SURVEYS, INC.
2747 SHERWIN AVE. #12
VENTURA, CA
(805) 677-6650
JUSTIN.M@WMSURVEYSINC.COM

STRUCTURAL ENGINEER

BEYOND ENGINEERING
15501 HAWTHORNE BLVD.
SUITE 220
LAINWDALE, CA 90260
310.793.8410

CIVIL ENGINEER

N/A

SHEET LIST

TITLE

TITLE SHEET

T0.00

CODE ANALYSIS & RFA

ARCHITECTURE

AD.00 DOOR & WINDOW SCHEDULES

A1.02 SITE PLAN

A1.03 00 & 01 DEMO PLANS

A2.00 00 FLOOR PLAN

A2.01 01 FLOOR PLAN

A2.02 02 ROOF PLAN

A3.00 ELEVATIONS - NORTH & SOUTH

A3.01 ELEVATIONS - EAST & WEST

QTY: 10

ORANGE I RFA



ORANGE | DOORS & WINDOWS

DOOR SCHEDULE																			
MARK	TYPE	DESCRIPTION	MANUFACTURER	MODEL	HEIGHT	WIDTH	THICKNESS	HARDWARE	FRAME	EXT. FINISH	INT. FINISH	GLASS	SHADES	SCREENS	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	U-VALUE	SHGC
001.1	B.ext	GLASS PIVOT DOOR	STYLELINE	TBD		8'-6"	4'-0"	0' - 1 1/2"	DARK BRONZE	BLACK	BLACK	BLACK							
001.2	A.int	SOLID CORE SWING	TBD	TBD		8'-0"	3'-0"	0' - 0 7/8"	DARK BRONZE										
003.1	A.ext	GLASS SLIDING DOOR	STYLELINE	TBD		13'-0"	25'-0"	1" - 2"	DARK BRONZE	BLACK	BLACK	BLACK							TEMPERED PER CRC R337.8
004.1	B.int	SOLID CORE FLUSH POCKET	TBD	TBD		8'-0"	3'-0"	0' - 1 3/4"	DARK BRONZE										
005.1	B.int	SOLID CORE FLUSH POCKET	TBD	TBD		8'-0"	3'-0"	0' - 1 3/4"	DARK BRONZE										
006.1	B.int	SOLID CORE FLUSH POCKET	TBD	TBD		8'-0"	3'-0"	0' - 1 3/4"	DARK BRONZE										
007.1	A.int	SOLID CORE SWING	TBD	TBD		8'-0"	3'-0"	0' - 0 7/8"	DARK BRONZE										
009.1	A.int	SOLID CORE SWING	TBD	TBD		8'-0"	3'-0"	0' - 0 7/8"	DARK BRONZE										
009.2	B.int	SOLID CORE FLUSH POCKET	TBD	TBD		8'-0"	3'-0"	0' - 1 3/4"	DARK BRONZE										
010.2	B.ext	GLASS PIVOT DOOR	STYLELINE	TBD		8'-0"	8'-10"	0' - 1 3/8"	DARK BRONZE	BLACK	BLACK	BLACK							TEMPERED PER CRC R337.8
010.3	C.int	SOLID CORE DOUBLE FLUSH POCKET	TBD	TBD		8'-0"	2'-6"	0' - 1 3/4"	DARK BRONZE										
010.3	C.int	SOLID CORE DOUBLE FLUSH POCKET	TBD	TBD		8'-0"	2'-6"	0' - 1 3/4"	DARK BRONZE										
011.1	C.int	SOLID CORE DOUBLE FLUSH POCKET	TBD	TBD		8'-0"	2'-6"	0' - 1 3/4"	DARK BRONZE										
011.1	C.int	SOLID CORE DOUBLE FLUSH POCKET	TBD	TBD		8'-0"	2'-6"	0' - 1 3/4"	DARK BRONZE										

EXTERIOR DOOR LEGEND

A.ext
6-PANEL SLIDING GLASS DOOR

B.ext
GLASS PIVOT DOOR

INTERIOR DOOR LEGEND

A.int
SOLID CORE SWING,
FLUSH PANEL

B.int
SOLID CORE FLUSH
POCKET

C.int
SOLID CORE DOUBLE
FLUSH POCKET

D.int
GLASS
SHOWER DOOR

A1
FIXED PICTURE

B1
FIXED W/SMULATED
DIVIDED LITE

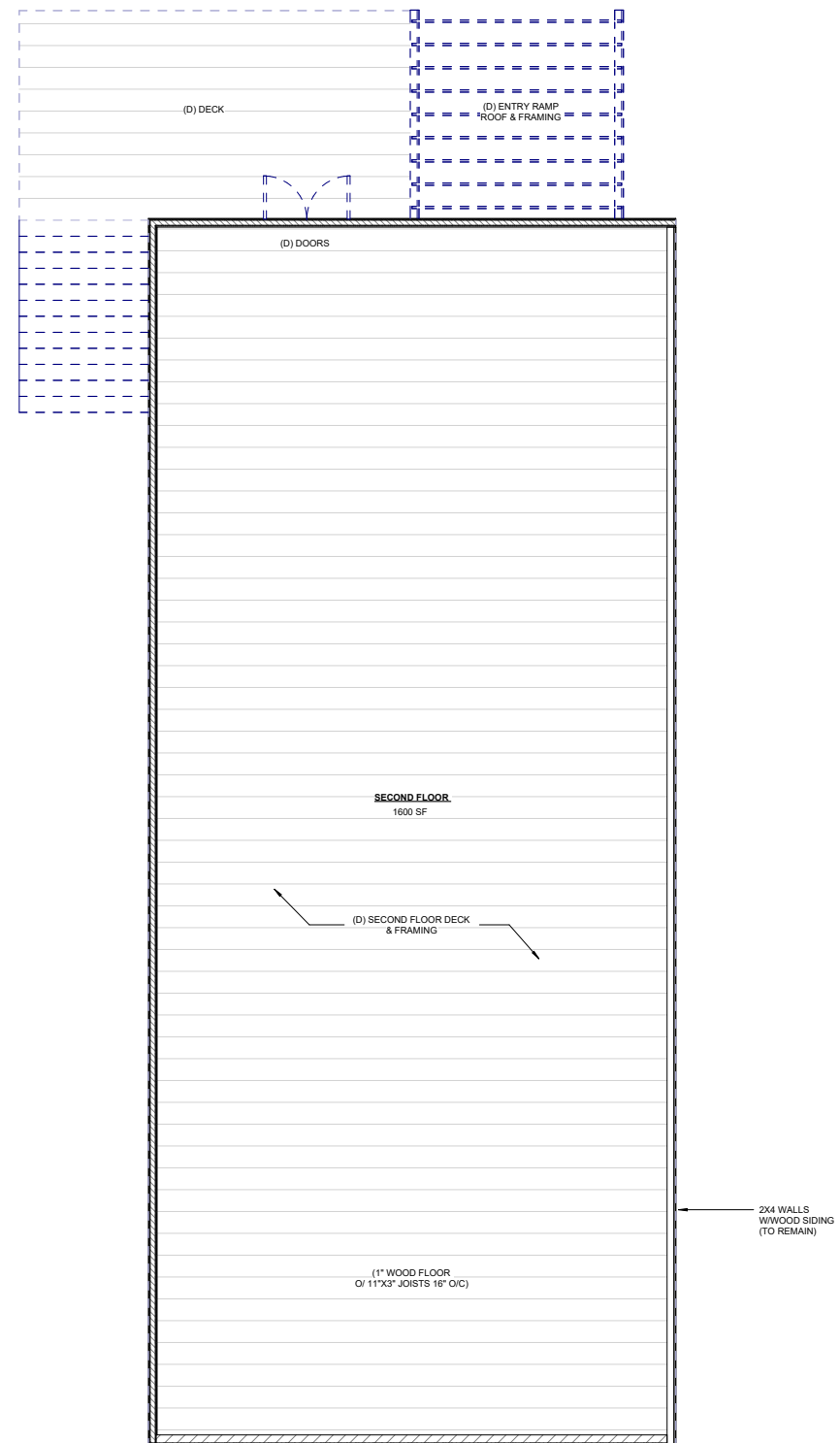
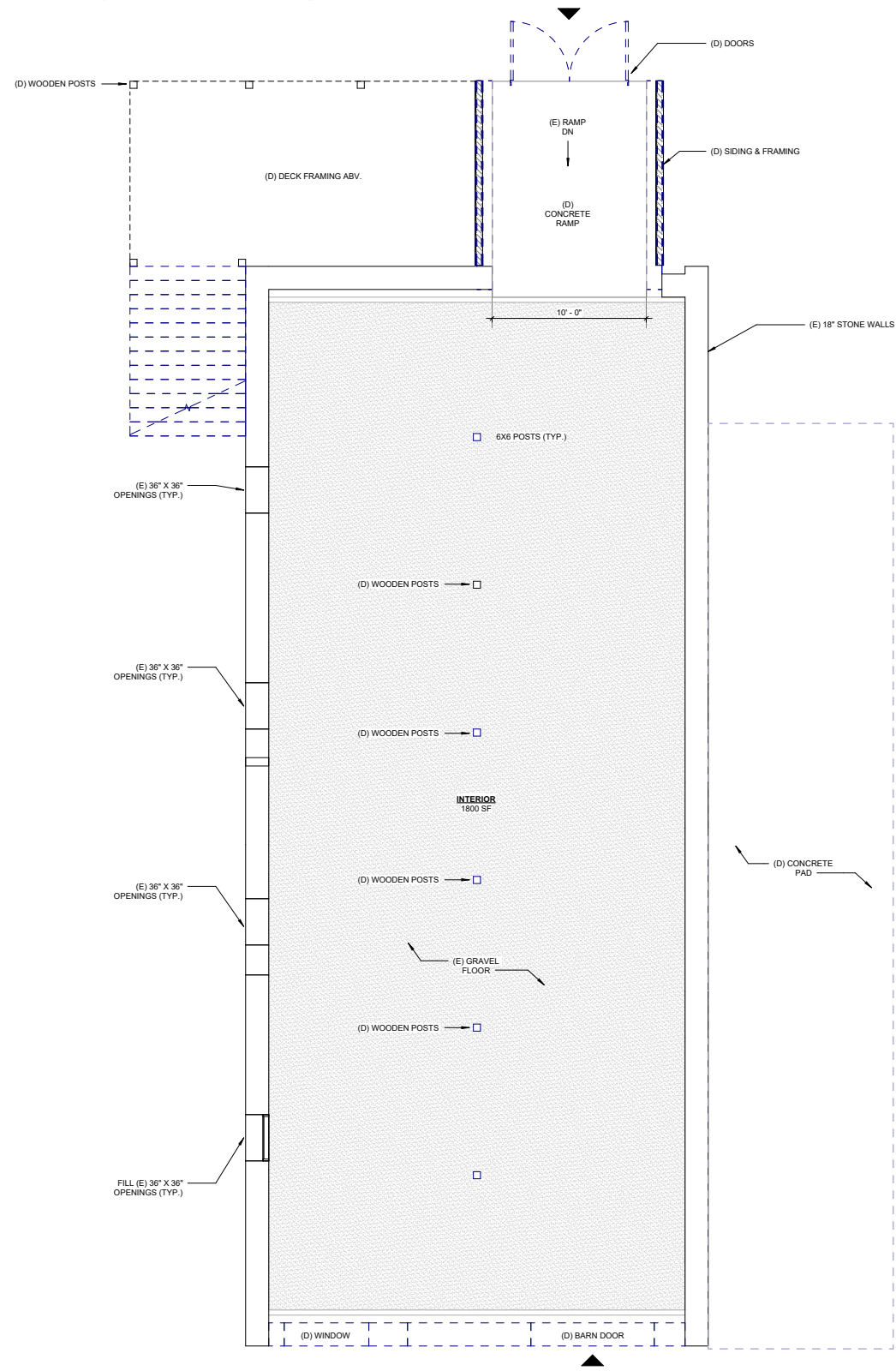
C1
2-WIDE AWNING

D1
AWNING

E1
SKYLIGHT

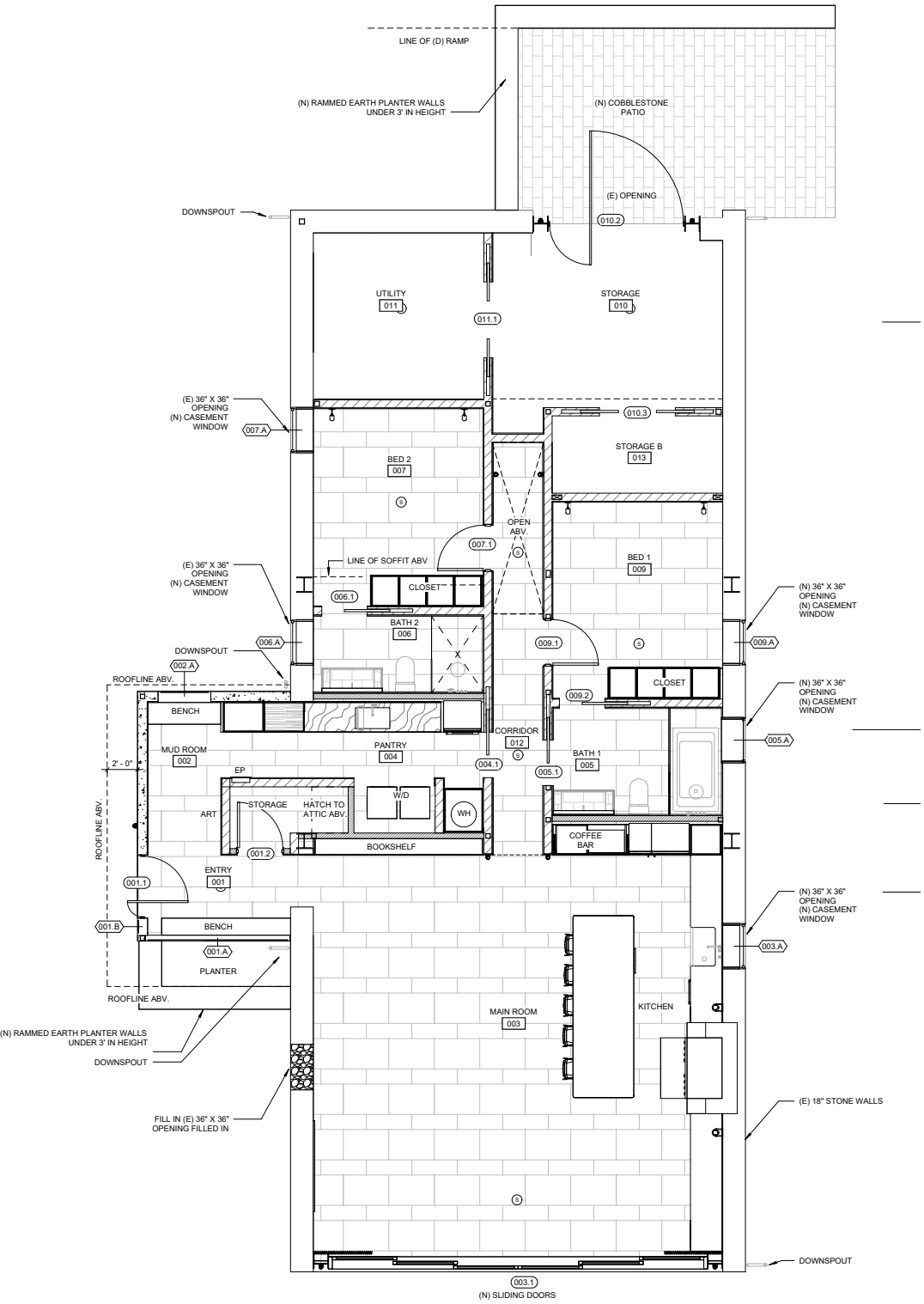
F1
CASEMENT WINDOW

ORANGE I DEMO PLANS



SCALE: 3/32" = 1'

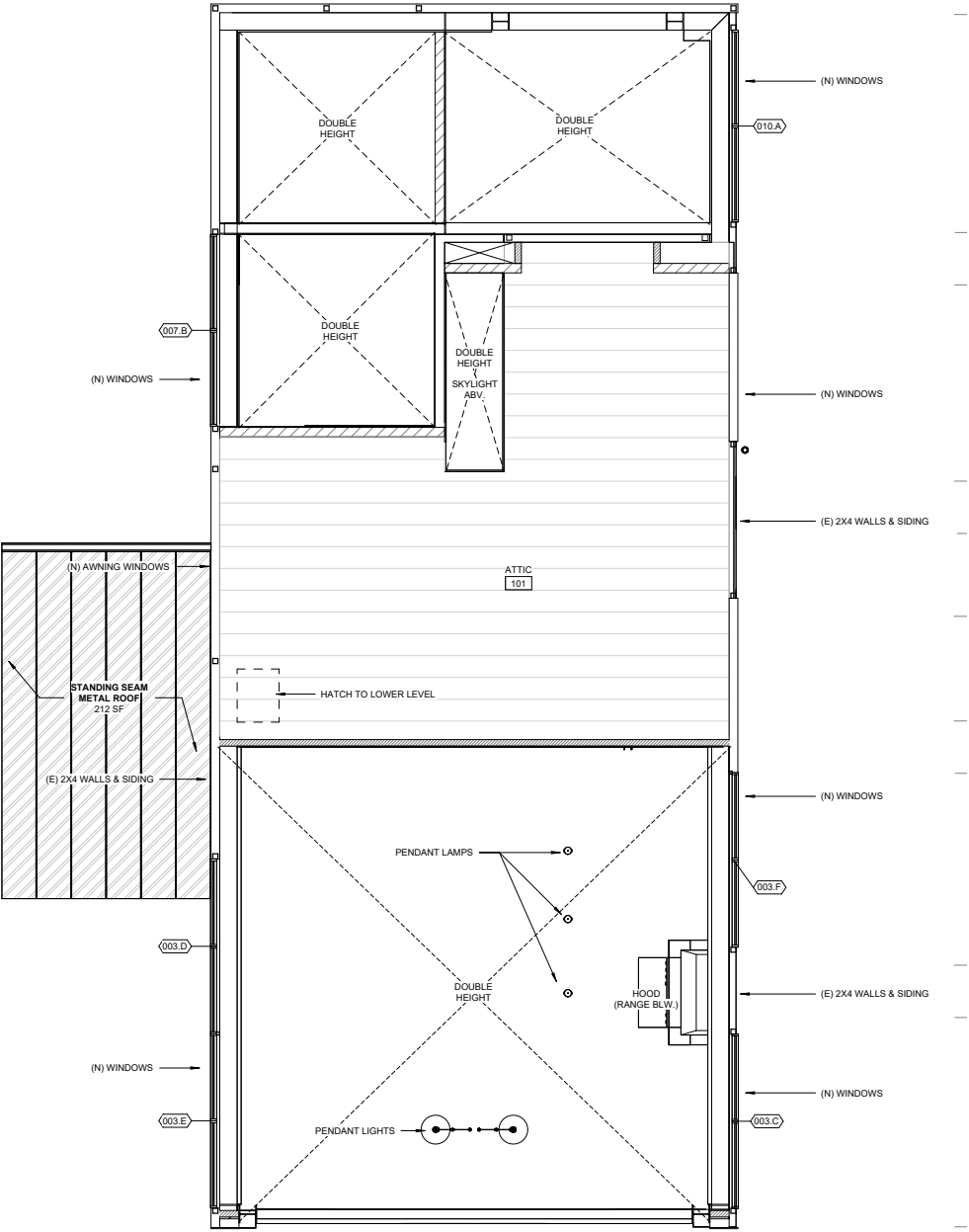
ORANGE I 00 FLOOR PLAN



SCALE: 3/32" = 1'

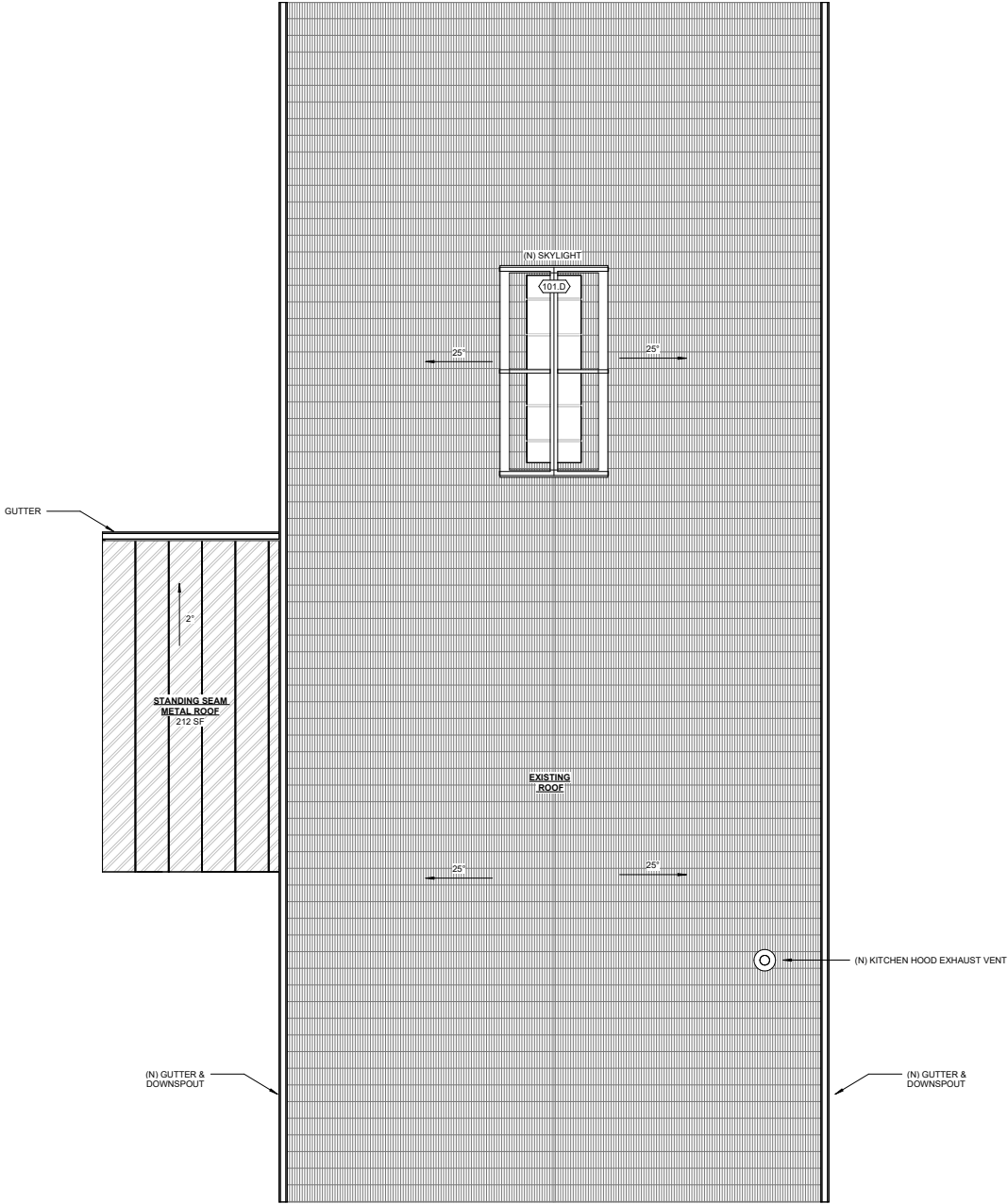
ORANGE I 01 FLOOR PLAN

2/L



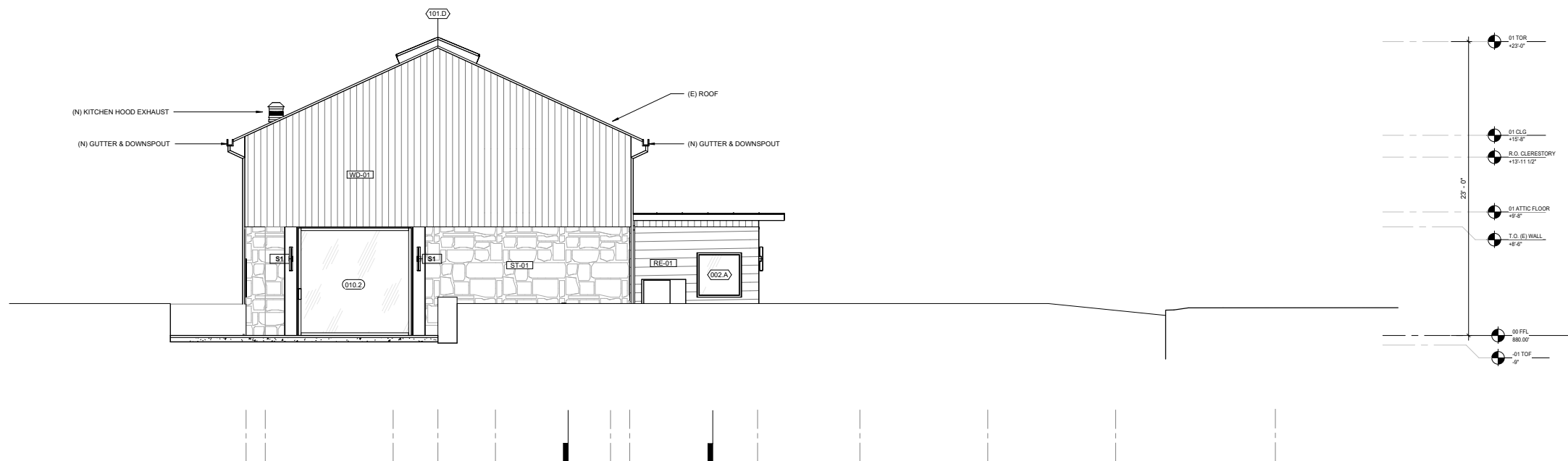
SCALE: 3/32" = 1'

ORANGE I 02 ROOF PLAN

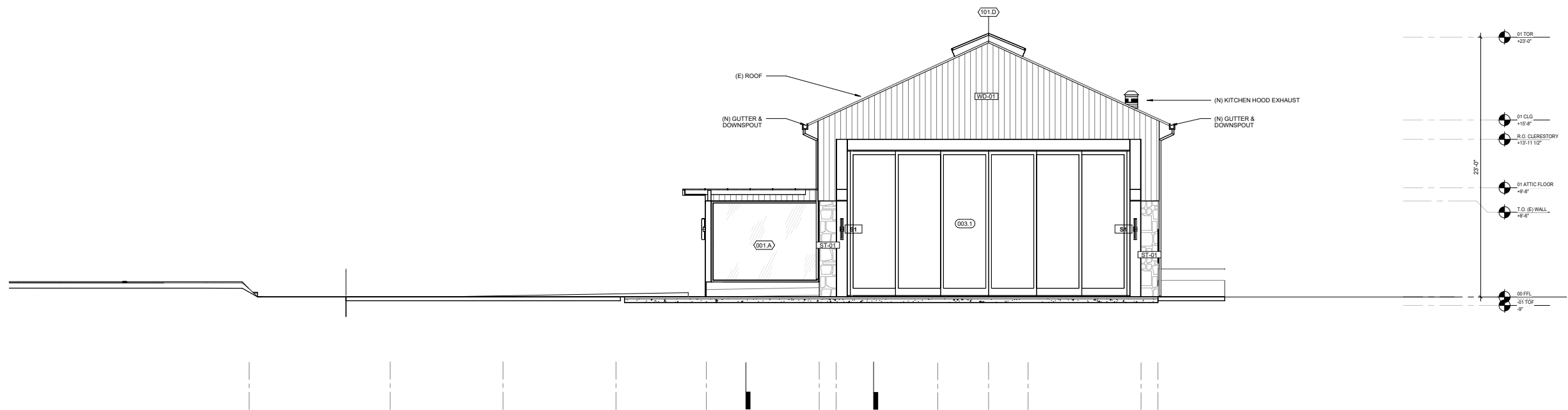


SCALE: 3/32" = 1'

ORANGE | ELEVATIONS



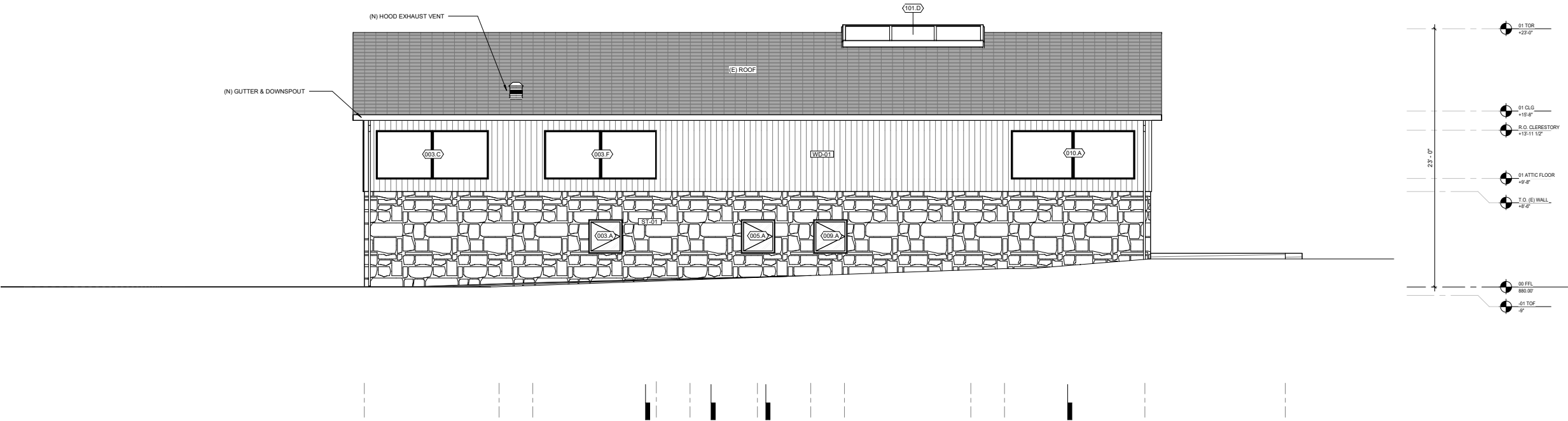
NORTH ELEVATION



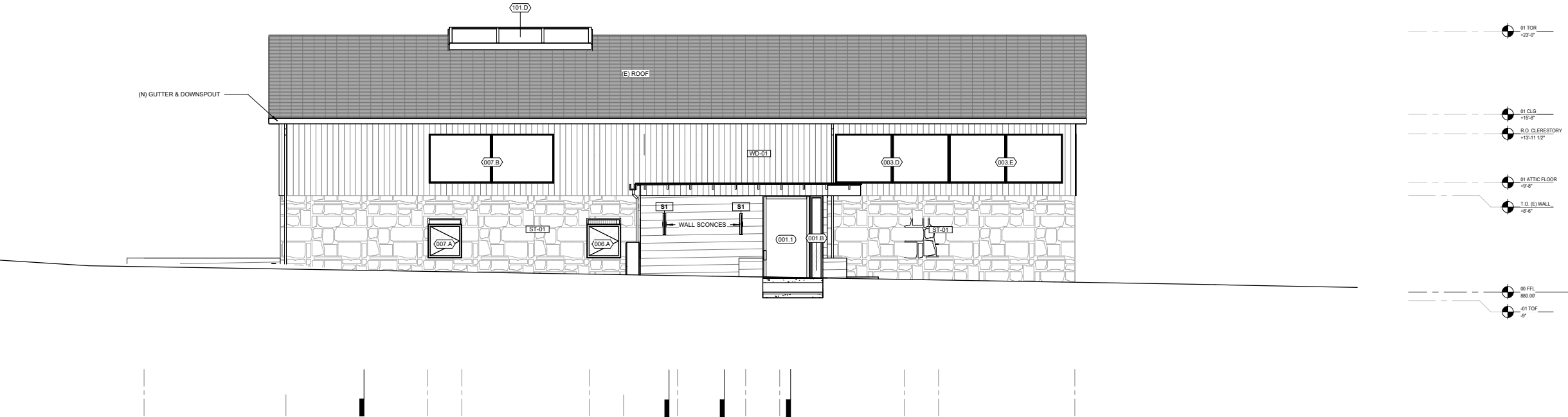
SOUTH ELEVATION

SCALE: 3/32" = 1'

ORANGE I ELEVATIONS



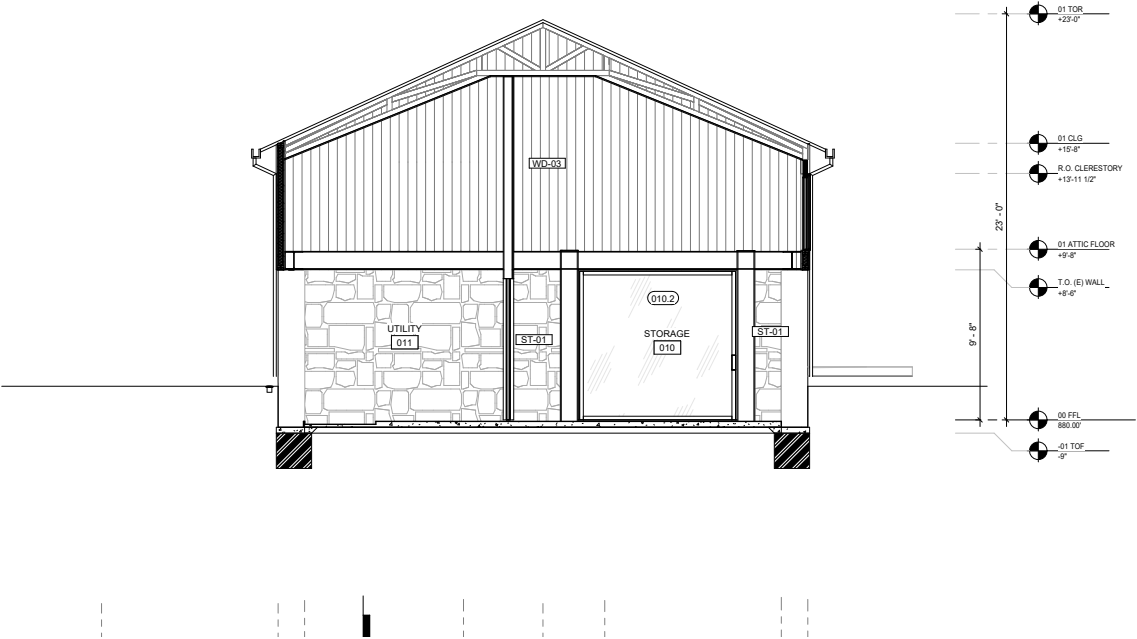
EAST ELEVATION



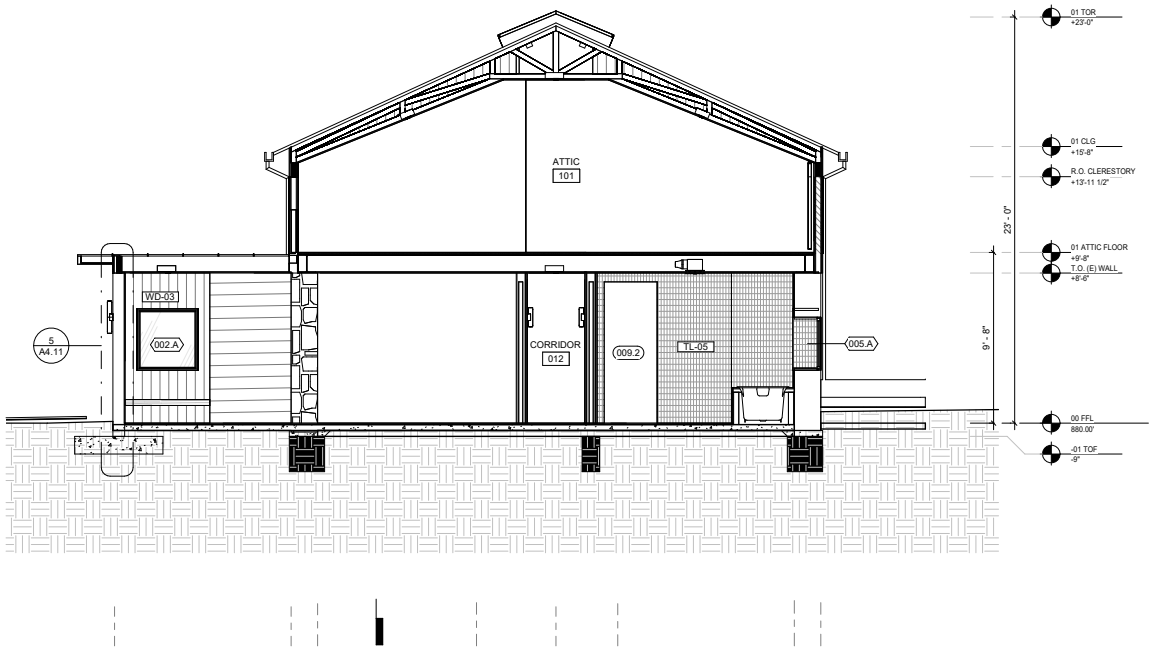
WEST ELEVATION

SCALE: 3/32" = 1'

ORANGE I ELEVATIONS



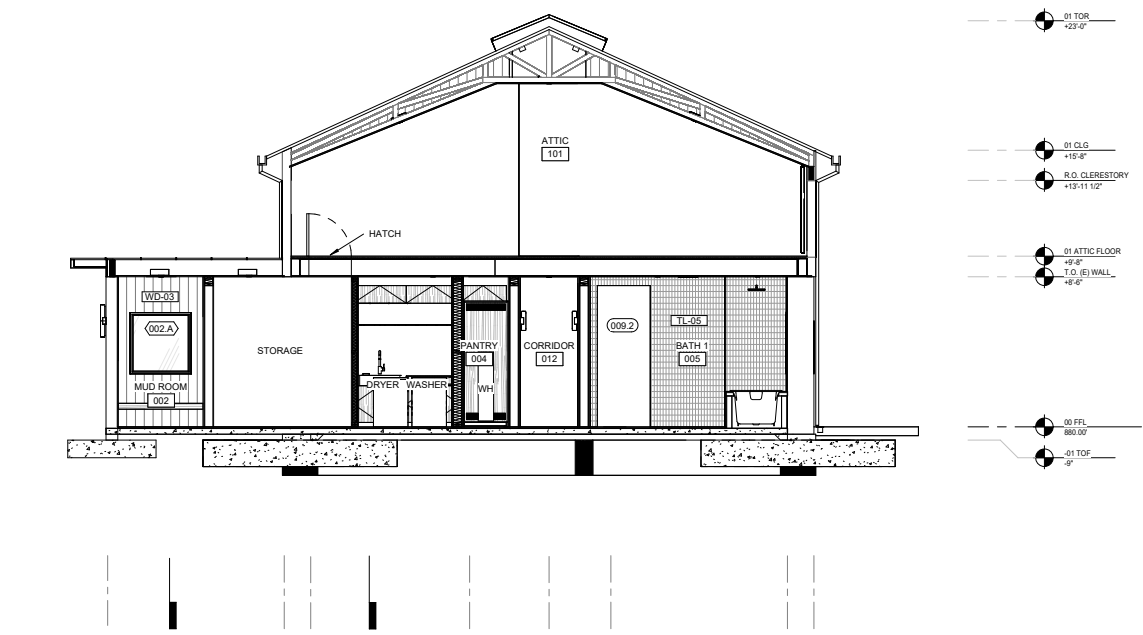
SECTION



SECTION

SCALE: 3/32" = 1'

ORANGE I ELEVATIONS



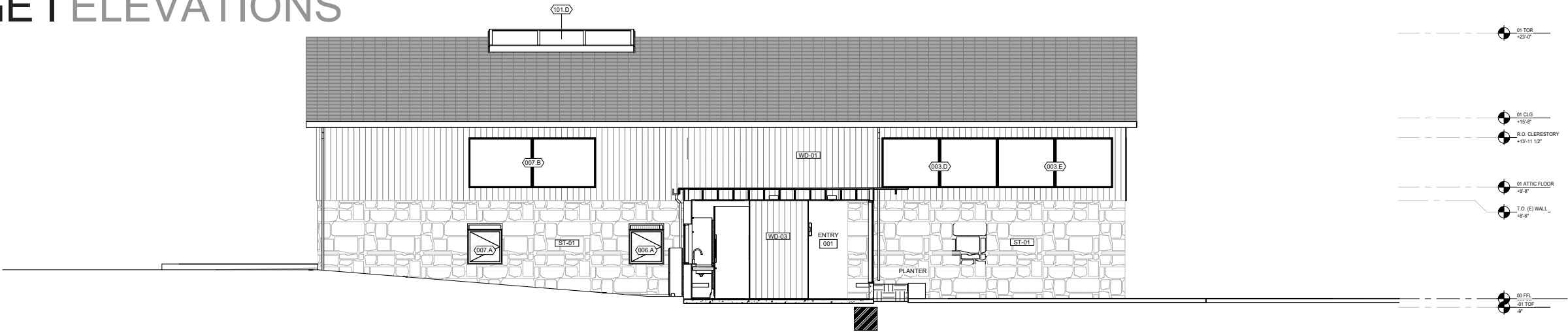
SECTION



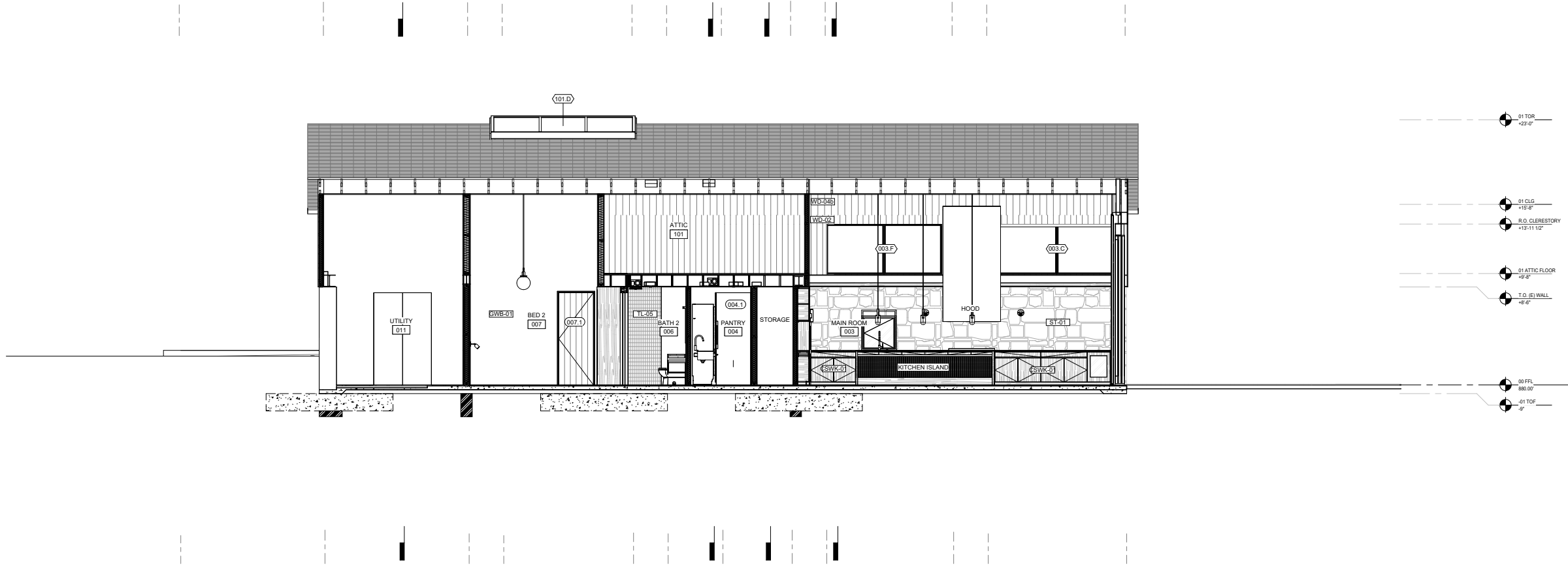
SECTION

SCALE: 3/32" = 1'

ORANGE I ELEVATIONS



SECTION



SECTION

SCALE: 3/32" = 1'

ORANGE I EXISTING PHOTOGRAPHS



EXTERIOR EAST

ORANGE | EXISTING PHOTOGRAPHS



EXTERIOR SOUTH AND EAST

ORANGE | EXISTING PHOTOGRAPHS



INTERIOR - PREFABRICATED TRUSSES AND PLYWOOD ROOF SHEATHING

ORANGE I EXISTING PHOTOGRAPHS



INTERIOR - UPPER WALLS AND PLYWOOD T1-11 SIDING

ORANGE | EXISTING PHOTOGRAPHS



EXTERIOR SOUTH - STEEL LINTEL/HEADER WITH STONE VENEER

ORANGE | EXISTING PHOTOGRAPHS



EXTERIOR SOUTH - RE-POINTED OPENING AND CONCRETE WINDOW SILL

ORANGE | EXISTING PHOTOGRAPHS



EXTERIOR WEST - VARIOUS SIDING PLYWOOD T1-11, SHINGLE, BOARD
EXTERIOR NORTH - ASPHALT SHINGLE ROOF AND PRESSURE TREATED DECK

ORANGE | EXISTING PHOTOGRAPHS



EXTERIOR WEST - CONCRETE PAD REMAINING FROM THIRD BAY OF BARN AND PREFAB
EXTERIOR/INTERIOR NORTH - STEEL HEADER AND CONCRETE RAMP