

UNIT COUNT BY FLOOR

LEVEL	NAME	QTY	PCT
1ST FLOOR			
1ST FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	51	2%
2ND FLOOR			
2ND FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	50	2%
3RD FLOOR			
3RD FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	51	2%
4TH FLOOR			
4TH FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	50	2%
5TH FLOOR			
5TH FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	51	2%
6TH FLOOR			
6TH FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	50	2%
7TH FLOOR			
7TH FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	51	2%
8TH FLOOR			
8TH FLOOR	1 BR	101	4%
	1 BR + DEN	100	4%
	1 BR AFF	51	2%
9TH FLOOR			
9TH FLOOR	1 BR	100	4%
	1 BR + DEN	101	4%
	1 BR AFF	51	2%
10TH FLOOR			
9TH FLOOR	1 BR	100	4%
	1 BR + DEN	107	4.2%
	1 BR AFF	45	1.8%
TOTAL		2,520	100%

UNIT COUNT BY TYPE

TYPE	QTY	PCT
1 BR	1,008	40%
1 BR + DEN	1,008	40%
1 BR AFF	504	20%
TOTAL	2,520	100%

BUILDING AREA PER CBC

BUILDING AREA PER 2019 CBC SECTION 202:
 AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

AREA SCHEDULE (GROSS FLOOR AREA)		
LEVEL	TYPE	AREA
1ST FLOOR	RESIDENTIAL	175,860 Sq Ft
2ND FLOOR	RESIDENTIAL	175,860 Sq Ft
3RD FLOOR	RESIDENTIAL	175,860 Sq Ft
4TH FLOOR	RESIDENTIAL	175,860 Sq Ft
5TH FLOOR	RESIDENTIAL	175,860 Sq Ft
6TH FLOOR	RESIDENTIAL	175,860 Sq Ft
7TH FLOOR	RESIDENTIAL	175,860 Sq Ft
8TH FLOOR	RESIDENTIAL	175,860 Sq Ft
9TH FLOOR	RESIDENTIAL	175,860 Sq Ft
9TH FLOOR	RESIDENTIAL	175,860 Sq Ft
GRAND TOTAL		1,758,600 Sq Ft

OPEN SPACE

OPEN SPACE PROVIDED:

AREA SCHEDULE (OPEN SPACE PROVIDED)		
LEVEL	NAME	AREA
1ST FLOOR	COMMON AREA	22,662 Sq Ft
2ND FLOOR	COMMON AREA	22,662 Sq Ft
3RD FLOOR	COMMON AREA	22,662 Sq Ft
4TH FLOOR	COMMON AREA	22,662 Sq Ft
5TH FLOOR	COMMON AREA	22,662 Sq Ft
6TH FLOOR	COMMON AREA	22,662 Sq Ft
7TH FLOOR	COMMON AREA	22,662 Sq Ft
8TH FLOOR	COMMON AREA	22,662 Sq Ft
9TH FLOOR	COMMON AREA	22,662 Sq Ft
10TH FLOOR	COMMON AREA	22,662 Sq Ft
TOTAL		226,620 Sq Ft

AFFORDABLE HOUSING

REQUIRED AFFORDABLE UNITS CALCULATION:
 REQUIRED AFFORDABLE UNITS PER AB2345: 20% OF TOTAL UNITS
 2,520 x 20% = 504 AFFORDABLE UNITS

UNIT COUNT

UNIT COUNT BY TYPE				
UNIT TYPE	COUNT	PERCENT OF TOTAL UNITS	AVERAGE AREA CENTER LINE OF WALL	RESIDENTIAL
1 BR	1,008	40%	726	731,808 Sq Ft
1 BR + DEN	1,008	40%	710	715,680 Sq Ft
1 BR AFF	504	20%	660	332,640 Sq Ft
TOTAL	2,520	100%		1,780,128 Sq Ft

PROJECT INFORMATION

PROJECT NAME: OJ23.14
 ADDRESS: MARICOPA HWY. OJAI, CA 93023 APN: 019-0-100-210
 OWNER:
 STORIES: CONCRETE - STEEL
 CONSTRUCTION TYPE:
 PROPOSED BLDG HEIGHT: 127'-6"
 PROPOSED NUMBER OF: 10 STORIES
 OCCUPANCY TYPE: R1 - RESIDENTIAL R2 - RESIDENTIAL R3 - RESIDENTIAL R4 - RESIDENTIAL R5 - RESIDENTIAL R6 - RESIDENTIAL R7 - RESIDENTIAL R8 - RESIDENTIAL R9 - RESIDENTIAL R10 - RESIDENTIAL

PROJECT DESCRIPTION

PROPOSED BUILDING 10-STORIES, RESIDENTIAL BUILDING WITH 2,520 TOTAL UNITS.

ZONING DATA

ZONING:
 LOT SIZE: 604,112 SQ. FT.
 FAR:
 UNITS PROPOSED: 2,520 UNITS

PROJECT FLOOR AREA:

AREA SCHEDULE (FLOOR AREA)			
LEVEL	TYPE	AREA	%
RESIDENTIAL			
1ST FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
2ND FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
3RD FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
4TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
5TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
6TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
7TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
8TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
9TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
10TH FLOOR	RESIDENTIAL	22,062 Sq Ft	10%
TOTAL		220,620 Sq Ft	100%

FLOOR AREA:

THE FLOOR AREA OF A BUILDING IS THE TOTAL GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING, INCLUDING USABLE BASEMENTS AND ALL OTHER AREAS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS OR, IN THE CASE OF A SHARED WALL, FROM THE CENTERLINE OF A WALL SEPARATING THE 2 BUILDINGS. FLOOR AREA ALSO INCLUDES UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS USED FOR COMMERCIAL OR RESTAURANT ACTIVITY

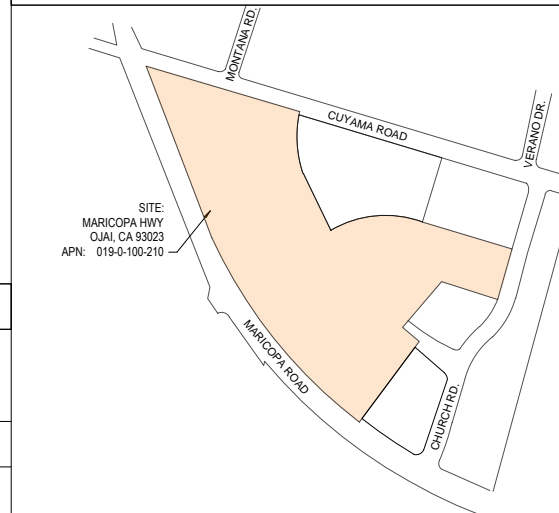
SETBACKS:

MARICOPA HWY FACADE NW: 37'-11"
 SIDE S: 13'-2"
 SIDE E: 24'-8"
 SIDE N: 16'-10"
 BUILDING FRONTAGE LINE: 1,069'-3"

SHEET INDEX

A01 PROJECT INFORMATION
 A02 SITE PLAN
 A03 ELEVATION

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OJAI, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 A PORTION OF TRACT 8 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE CITY OF OJAI, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 25 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN COUNTY ROAD, 40 FEET WIDE, KNOWN AS CUYAMA ROAD, AT THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND, CONVEYED TO GEO. R. MOSLE AND WIFE IN DEED RECORDED JANUARY 13, 1923, IN BOOK 9, PAGE 11 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LAND AND SOUTHERLY PROLONGATION THEREOF,
 1ST: SOUTH 16° 11' WEST 1,119.79 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN STRIP OF LAND, 80.00 FEET WIDE, LOCALLY KNOWN AS AND CALLED MARICOPA ROAD (HIGHWAY 33) AS DESCRIBED IN THE DEED TO VENTURA COUNTY RECORDED NOVEMBER 1, 1932, IN BOOK 387, PAGE 452, OF OFFICIAL RECORDS; BEING A PART ON A CURVE, HAVING A RADIUS OF 1760.00 FEET; THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF SAID MARICOPA ROAD BY THE FOLLOWING TWO COURSES AND DISTANCES,
 2ND: NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1,546.73 FEET TO THE SOUTHEASTERLY TERMINUS OF THE 2ND COURSE DESCRIBED IN PARCEL "A", OF SAID DEED; THENCE ALONG SAID COURSE,
 3RD: NORTH 20° 38' WEST 499.88 FEET TO A POINT ON SAID SOUTHERLY LINE OF CUYAMA ROAD; THENCE ALONG SAID SOUTHERLY LINE,
 4TH: SOUTH 73° 24' EAST 1,603.83 FEET MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF DESCRIBED AS PARCEL 1 IN THE DEED TO PACIFIC PALISADES COMMUNITY METHODIST CHURCH, RECORDED JANUARY 2, 1958, IN BOOK 1578, PAGE 319, OFFICIAL RECORDS.
 ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO JOSEPH L. KIRCH AND WIFE, IN THE DEED RECORDED JANUARY 7, 1960, IN BOOK 1814, PAGE 483, OFFICIAL RECORDS.
 ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO SOUTHERN CALIFORNIA ASSOCIATION OF SEVENTH-DAY ADVENTISTS, IN THE DEED RECORDED MAY 16, 1963, IN BOOK 2323, PAGE 58, OFFICIAL RECORDS.
 ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO WILLIAM B. MANNING, IN THE DEED RECORDED APRIL 3, 1964, IN BOOK 2514, PAGE 209, OFFICIAL RECORDS.
 ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO DORIS MC DONNELL CARTY, IN THE DEED RECORDED AUGUST 26, 1964, IN BOOK 2613, PAGE 158, OFFICIAL RECORDS.
 PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR ROAD AND PIPELINE PURPOSES OVER A STRIP OF LAND, 50 FEET IN WIDTH, LYING NORTHERLY OF, PARALLEL, CONCENTRIC WITH AND ADJOINING THE 6TH COURSE
 OF THE LAND DESCRIBED IN THE DEED TO JOSEPH L. KIRCH AND WIFE, RECORDED JANUARY 7, 1960, IN BOOK 1814, PAGE 483, OFFICIAL RECORDS.
 EXCEPT THAT PORTION THEREOF LYING WITHIN MARICOPA ROAD (HIGHWAY 33) AND CHURCH ROAD AS NOW ESTABLISHED.
 PARCEL 3:
 AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND, 30 FEET WIDE, LYING, ADJOINING AND IMMEDIATELY NORTHEASTERLY OF THE 4TH AND 5TH COURSES AND DISTANCES OF THE LAND DESCRIBED IN THE DEED TO SOUTHERN CALIFORNIA ASSOCIATION OF SEVENTH-DAY ADVENTISTS, RECORDED MAY 16, 1963, IN BOOK 2323, PAGE 58, OFFICIAL RECORDS.
 SAID 30' STRIP OF LAND IS BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF CUYAMA ROAD, 50 FEET WIDE AND ON THE SOUTHEAST BY THE SOUTHEASTERLY LINE OF THE LAND SO DESCRIBED IN THE DEED RECORDED IN BOOK 2323, PAGE 58, OFFICIAL RECORDS.



OJ23.14



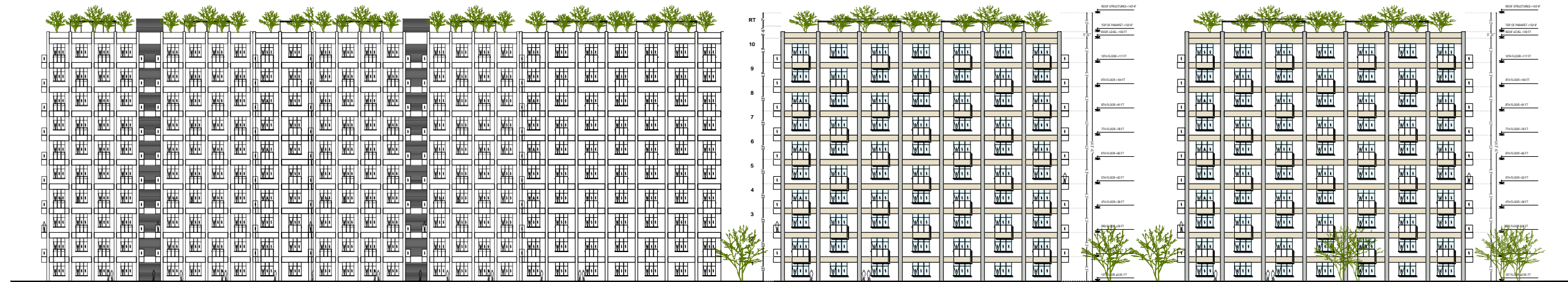
MARICOPA HWY
OJAÍ, CA 93023

PROJECT REFERENCE NUMBER OJ23.14

A-02 SITE PLAN
SCALE: 1/128" = 1'-0"
CDMX - 6.14.2023
AGRAZ - GITLIN ARQUITECTOS



NORTHWEST FACADE | MOUNT SINAI DRIVE



SOUTHWEST FACADE | CUYAMA ROAD

OJ23.14

MARICOPA HWY
OJAÍ, CA 93023

PROJECT REFERENCE NUMBER OJ23.14

A-03 ELEVATION
SCALE: 1/64" = 1'-0"
CDMX - 6.14.2023
AGRAZ - GITLIN ARQUITECTOS