

CABRILLO VISTAS

A 50-UNIT AFFORDABLE APARTMENT DEVELOPMENT

320 BRYANT STREET

OJAI, CA 93023



LOCALITY MAP



VICINITY MAP



ABBREVIATIONS

& @	ANGLE	F.D.	FLOOR DRAIN	OPNG.	OPENING
Ø	DIAMETER	F.F.	FINISH FACE	OPP.	OPPOSITE
(E)	EXISTING	FIN.	FINISH	PL.	PLATE
(N)	NEW	FLR.	FLOOR	PLAS.	PLASTER
A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	PLYWD.	PLYWOOD
A.C.	ASPHALT CONCRETE	F.O.F.	FACE OF FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ABOVE FINISH FLOOR	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
ALUM.	ALUMINUM	F.O.M.	FACE OF MASONRY	F.P.	FIREPROOF
APPROX.	APPROXIMATELY	F.F.W.	FACE OF WALL	R.D.	ROOF DRAIN
ARCH.	ARCHITECTURAL	F.P.	FACE OF FINISH	REBAR.	REINFORCING BAR
BD.	BOARD	F.S.	FACE OF STUDS	REF.	REFERENCE
BLDG.	BUILDING	FT.	FOOT OR FEET	REINF.	REINFORCED
BOTT.	BOTTOM	FTG.	FOOT TREATED	REQD.	REQUIRED
B.U.R.	BUILT UP ROOFING	GALV.	GALVANIZED	R.O.	ROUGH OPENING
C.B.	CATCH BASIN	GYP.BD.	GYP. BOARD	SCHED.	SCHEDULE
CEM.	CEMENT	H.	HEIGHT	SHT.	SHEET
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINT	HT.	HEIGHT	SQ.	SQUARE
CLG.	CEILING	INSUL.	INSULATION	ST./STL.	STEEL
CLG.	CALLING	INT.	INTERIOR	STD.	STANDARD
CLR.	CLEAR	MACH.	MECHANICAL	STRUCT.	STRUCTURAL
COL.	COLUMN	MAX.	MAXIMUM	T.C.	TOP OF CONCRETE OR CURB
CONC.	CONCRETE	M.E.M.B.	MEMBRANE	THK.	THICK
CONT.	CONTINUOUS	MFR.	MANUFACTURER	T.O.S.	TOP OF STEEL
DBL.	DOUBLE	M.H.	MANHOLE	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MIN.	MINIMUM	TYP.	TYPICAL
DIA.	DIAMETER	MISC.	MISCELLANEOUS	U.N.O.	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DS.	DOWNSPOUT	MTL.	METAL	VERT.	VERTICAL
DWSGS.	DRAWINGS	N.L.C.	NOT IN CONTRACT	VEST.	VESTIBULE
E.A.	EACH	NO.	NUMBER	W.	WIDTH
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	W.I.	WITH
ELEV.	ELEVATION	O.C.	ON CENTER	WD.	WOOD
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	W.P.	WITHOUT WORKING POINT
EQUIP.	EQUIPMENT				
EXIST.	EXISTING				
EXT.	EXTERIOR				

PROJECT TEAM

OWNER:
CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE, STE. 200
VENTURA, CA 93003
805.659.3791 info@cabrilloedc.org

ARCHITECT:
RJC INC.
DESIGN & CONSTRUCTION MANAGEMENT
P.O. BOX 60202
SANTA BARBARA, CA 93160-0202
805-692-9477 admin@rjc-inc.com

APPLICANT:
CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE, STE. 200
VENTURA, CA 93003
805-659-3791 info@cabrilloedc.org

CIVIL ENGINEER:
ROBERT WINSLOW, PE QSD
CIVIL DESIGN STUDIO, INC.
805-706-0401 robert@civil-studio.com

LANDSCAPE ARCHITECT:
KIESEL DESIGN
422 E MAIN STREET
VENTURA, CA 93001
805-947-0730 jack@kieseldesign.com

PROJECT DESCRIPTION

THIS SINGLE PROJECT WILL PROVIDE HOUSING FOR 49 FAMILIES AND INDIVIDUALS. IT WILL HELP OJAI FILL THE AFFORDABILITY GAP FOR ITS LOWER INCOME RESIDENTS, INCLUDING 19 UNITS WHICH ARE SET ASIDE FOR FARMWORKER FAMILIES. RETAINING AND ADDING FAMILIES TO THE COMMUNITY IS EXPECTED TO HAVE A POSITIVE IMPACT ON LOCAL SCHOOL ENROLLMENTS. RETAINING AND ADDING FAMILIES TO THE COMMUNITY IS EXPECTED TO HAVE A POSITIVE IMPACT ON LOCAL SCHOOL ENROLLMENTS.

THE PROJECT INCLUDES:

- 95 PARKING SPACES
- 50 UNITS AFFORDABLE DEVELOPMENT
- 1 THREE-BEDROOM MANAGERS APARTMENT
- A RESIDENTS' LAUNDRY ROOM
- A COMMUNAL MEETING ROOM WITH KITCHEN AREA
- TWO COMMUNAL RESTROOMS
- MANAGER'S OFFICE
- ELEVATOR
- AN OUTDOOR GATED TODDLER PLAY AREA,
- OTHER OUTDOORS ACTIVE SPACES FOR CHILDREN AND ADULTS.
- DROUGHT-TOLERANT LANDSCAPING
- NET-ZERO ENERGY USE (100% ELECTRIC PROJECT POWERED BY ROOF SOLAR PANELS)
- FIRE-RESISTANT BUILDING CONSTRUCTION

SHEET INDEX

T1.0	TITLE SHEET
C	PRELIMINARY GRADING PLAN
A0.00	SITE PHOTOGRAPHS
A0.01	ARCHITECTURAL SITE PLAN
A1.01	NORTH BUILDING FLOOR PLANS
A1.02	NORTH BUILDING ROOF PLAN
A1.03	SOUTH BUILDING FLOOR PLANS
A1.04	SOUTH BUILDING ROOF PLAN
A2.01	NORTH BUILDING ELEVATIONS
A2.02	SOUTH BUILDING ELEVATIONS
A2.03	NORTH BUILDING SECTION
A2.04	SOUTH BUILDING SECTION
A2.05	SITE SECTIONS
A3.01	PERSPECTIVES
A3.02	PERSPECTIVES
A4.01	DETAILS
L.01	PRELIMINARY LANDSCAPE PLAN

CODES

BUILDING DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- 2019 CALIFORNIA REFERENCED STANDARDS CODES
- NFPA 17 - DRY CHEMICAL EXTINGUISHING SYSTEMS
- NFPA 72 - NATIONAL FIRE ALARM CODES
- NFPA 2001 - CLEAN AGENT FIRE EXTINGUISHING SYSTEMS
- 2020 - COUNTY OF SANTA BARBARA LAND USE AND DEVELOPMENT CODE

SITE SUMMARY

PROJECT ADDRESS:

320 BRYANT ST
OJAI, CA 93023

A.P.N.: 023-0-172-060

ZONING:	-	PROVIDED
EXISTING USE:	Undeveloped	
REQUIRED LOT AREA:	1.99 Acres	
SETBACKS:	FRONT: 10' FROM ROW SIDE: 10' REAR: 10'	10'-0" 10'-0" 10'-0"
OPEN SPACE:	NO MINIMUM	
HEIGHT OF STRUCTURES:	-	

SITE DATA:

SITE DEVELOPMENT LOT SIZE:	87,071.98 SF. (1.99 Acres)
EXISTING SITE COVERAGE:	
BUILDING GROSS AREA:	0 SF
PROPOSED SITE COVERAGE:	
BUILDING GROSS AREA:	22,808.65 SF
BUILDING NET AREA:	20,202.59 SF
TRASH ENCLOSURE:	148.75 SF

RESIDENTIAL UNITS DISTRIBUTION:

NORTH BUILDING			
Ground Floor			
Two Bedroom Units	2	Gross Area: 1,744 SF	Net Area: 1,546.84 SF
Three Bedroom Units	2	Gross Area: 2,319.66 SF	Net Area: 2,018.68 SF
First Floor			
Three Bedroom Units East	2	Gross Area: 2,328 SF	Net Area: 2,038.12 SF
Three Bedroom Units West	2	Gross Area: 2,319.66 SF	Net Area: 2,018.68 SF
Three Br. Manager's Unit	1	Gross Area: 1164 SF	Net Area: 1020.90 SF
Second Floor			
One Bedroom Units East	4	Gross Area: 1,151.94 SF	Net Area: 1,010.44 SF
One Bedroom Units West	2	Gross Area: 2,020.88 SF	Net Area: 1,990.32 SF
SOUTH BUILDING			
Ground Floor			
One Bedroom Units	2	Gross Area: 1,063.32 SF	Net Area: 921.66 SF
Two Bedroom Units	8	Gross Area: 6,976 SF	Net Area: 6,187.36 SF
Three Bedroom Units	3	Gross Area: 3,492 SF	Net Area: 3,062.70 SF
First Floor			
One Bedroom Units	2	Gross Area: 1,063.32 SF	Net Area: 921.66 SF
Two Bedroom Units	8	Gross Area: 6,976 SF	Net Area: 6,187.36 SF
Three Bedroom Units	2	Gross Area: 2,328 SF	Net Area: 2,041.80 SF
Second Floor			
Two Bedroom Units	8	Gross Area: 6,976 SF	Net Area: 6,187.36 SF
Three Bedroom Units	2	Gross Area: 2,328 SF	Net Area: 2,041.80 SF

BUILDING AREAS:

North Building	PROPOSED NUMBER OF FLOORS:	3
	NUMBER OF RESIDENTIAL UNITS:	
	One bedroom units	6
	Two bedroom units	2
	Three bedroom units	6
	Three bedroom Manager's Unit:	1
	TOTAL	15
Total Net Area	15,464.07 SF	Total Gross Area: 17,670.01 SF
MEETING ROOMS:	1	
COMMUNAL KITCHEN:	1	
COMMON RESTROOMS:	2	
LAUNDRY ROOM:	1	
OFFICE:	1	
NET COMMON AREAS		
GROSS AREA=	1,653.37 SF	
NET AREA=	1,474.49 SF	
Total North Bldg. Net Area	16,938.56 SF	Total Gross Area: 19,323.38 SF
South Building	PROPOSED NUMBER OF FLOORS:	3
	NUMBER OF RESIDENTIAL UNITS:	
	One bedroom units	4
	Two bedroom units	24
	Three bedroom units	7
	TOTAL	35
Total South Bldg. Net Area	35,045.34 SF	Total Gross Area: 39,675.96 SF
TOTAL BUILDING NET AREA=	51,983.90 SF	
TOTAL BUILDING GROSS AREA=	59,056.60 SF	

PARKING REQUIREMENTS

Type	Quantity	Parking Requirements			Parking Provided
		Per Dwelling Unit	Required	Visitor per Dwelling Unit	
1 Bedroom Unit	10	1.5	15	0.5	5
2 Bedroom Unit	26	1.5	39	1	26
3 Bedroom Unit	13	1.5	19.5	1	13
3 Bedroom Unit (Manager)	1	1.5	1.5	1	1
TOTAL	50		75		45

Provided
17 Compact spaces + 72 Standard spaces + 6 ADA spaces = 95 Total Parking Sp(s).

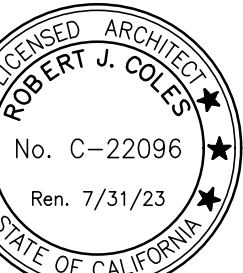
BICYCLE PARKING

Short Term Bicycle Parking Provided
Standard Bicycle Parking
Total Bicycle Parking provided = 93 Bicycles
33 Bicycle parking spaces

SYMBOLS

SECTION CUT	SECTION CUT SYMBOL
DETAIL KEY	WALL TYPE SYMBOL
ELEVATION KEY	DOOR SYMBOL AND DOOR NUMBER
COLUMN GRID IDENTIFICATION	DIMENSION LINES
ELEVATION SYMBOL	CENTER LINE
PHOTOGRAPH KEY	ROOM NAME & NUMBER
WORK CONTROL/DATUM	WINDOW SYMBOL
	KEYNOTE SYMBOL

NOT FOR CONSTRUCTION



RJC Inc.
Design & Construction Management
P.O. BOX 60202
SANTA BARBARA, CA 93160-0202
TEL: (805) 692-9477
FAX: (805) 568-5310
E-MAIL: rcoles@rjc-inc.com



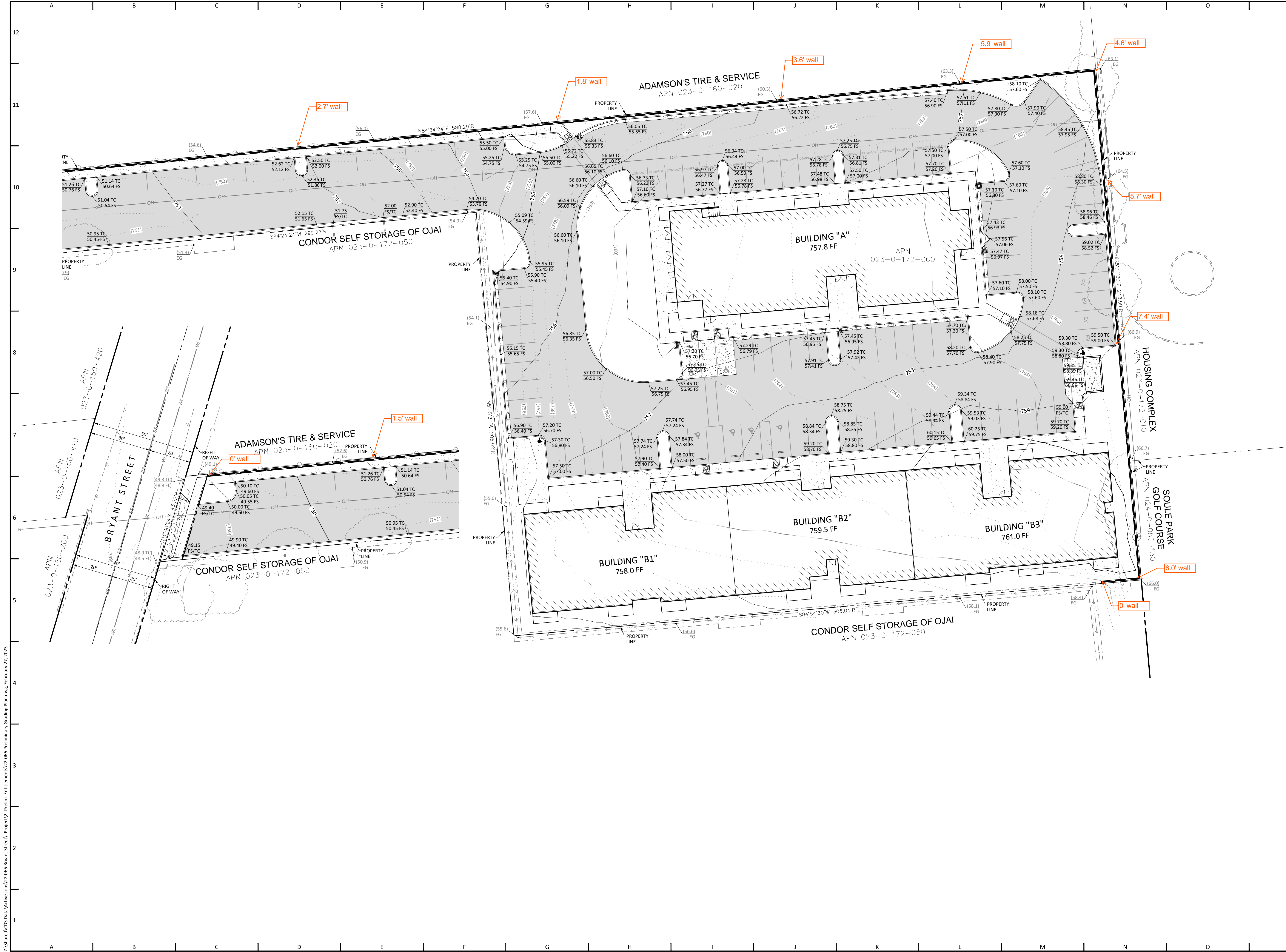
Cabrillo Vista
320 Bryant Street
Ojai, CA
93023

Cabrillo Vistas
A 50-Unit Affordable
Apartment Development

Drawn by: EO
RJC File Number: 2022.12

Revisions:
Date: 07/07/2023
TITLE SHEET
Scale: as NOTD
Project: CABRILLO VISTA

T1.01



Z:\Shared\CDS Data\Active Jobs\22-066 Bryant Street\Project2_Prelim_Entitlements\22-066 Preliminary Grading Plan.dwg, February 27, 2023

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING
 P.O. Box 199 Cambria CA 93428
 805-700-0401 www.civil-studio.com

ENGINEER OF RECORD:

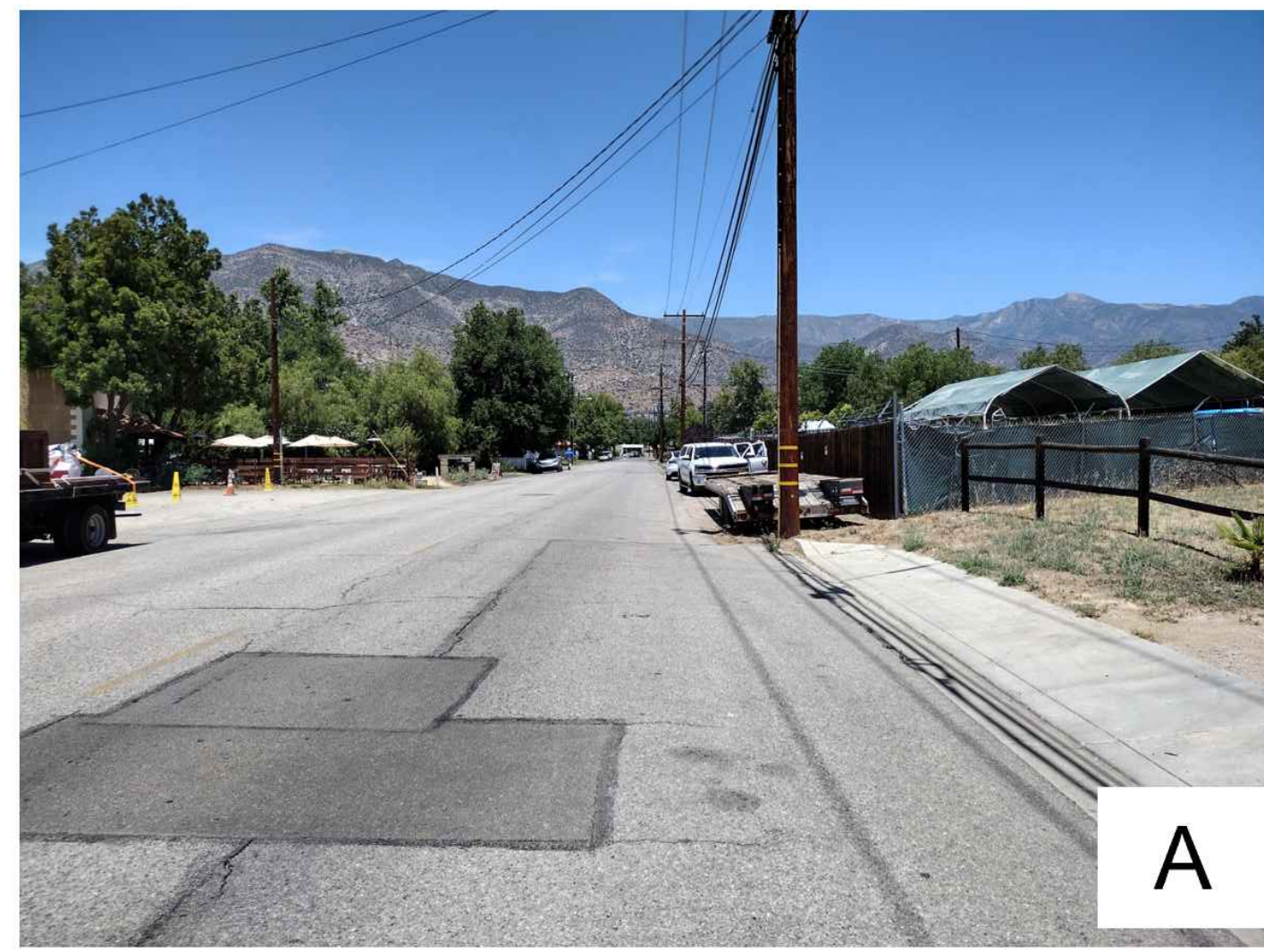
 PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

BRYANT STREET APARTMENTS
 PROJECT LOCATION:
 320 BRYANT STREET
 OJAI, CA 93023
 APN: _____

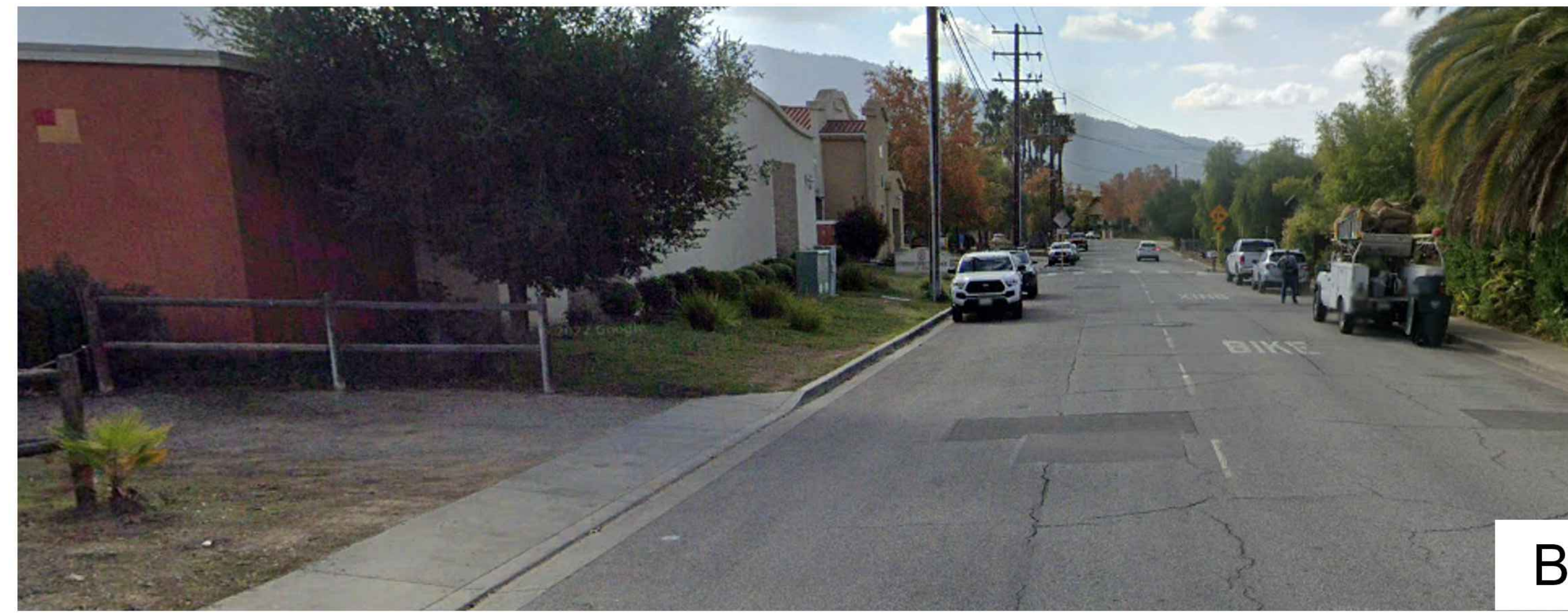
PLANS PREPARED FOR:
CABRILLO ECONOMIC DEVELOPMENT CORPORATION
 702 COUNTY SQUARE DRIVE, SUITE #200
 VENTURA, CA 93003

REVISIONS:
 REVIEWED BY: RDW
 PREPARED BY: MMM
 DATE: February 27, 2023
 SCALE:
 CDS JOB #: 22-066

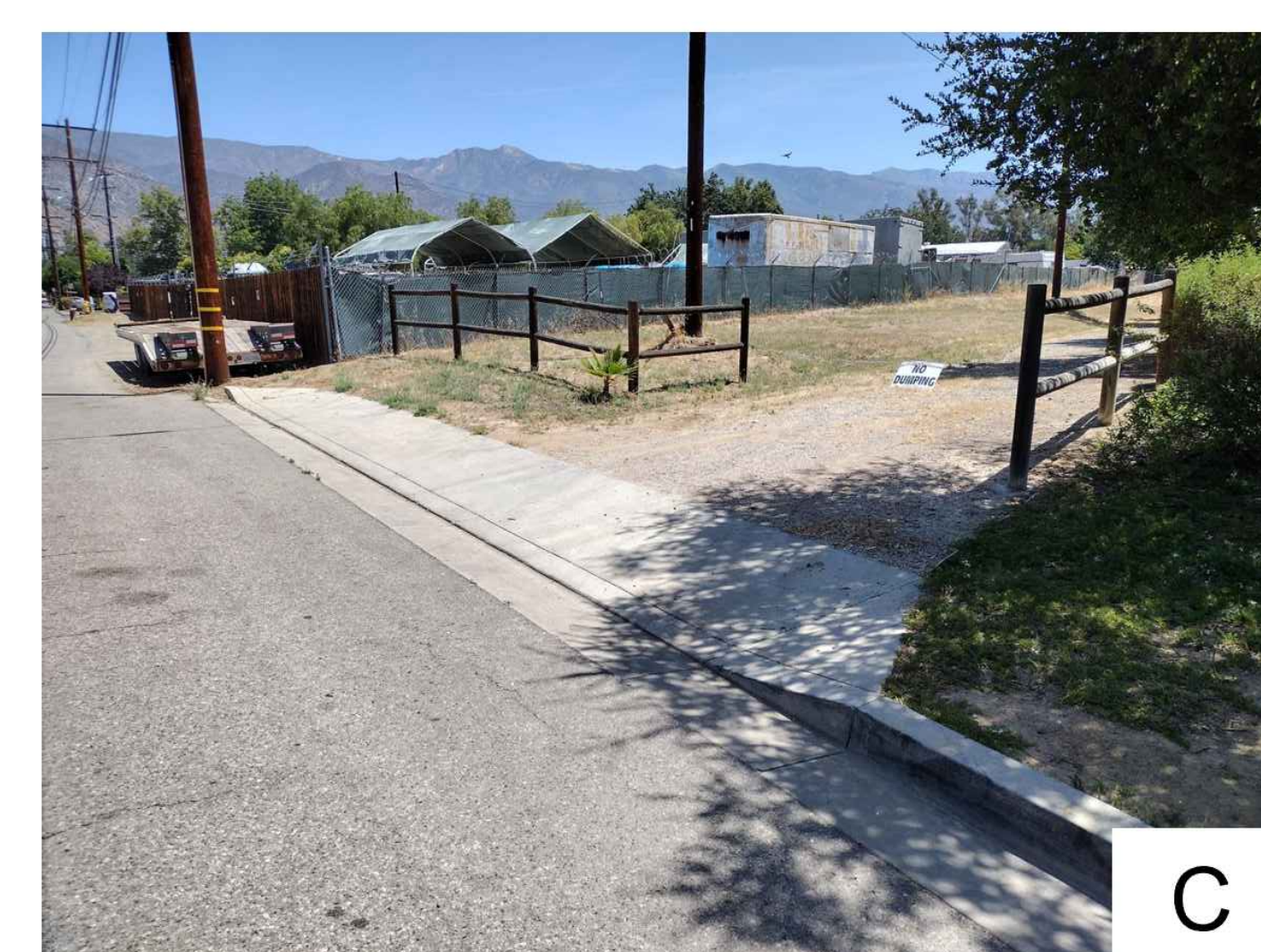
SHEET OF 4 SHEETS



A



B



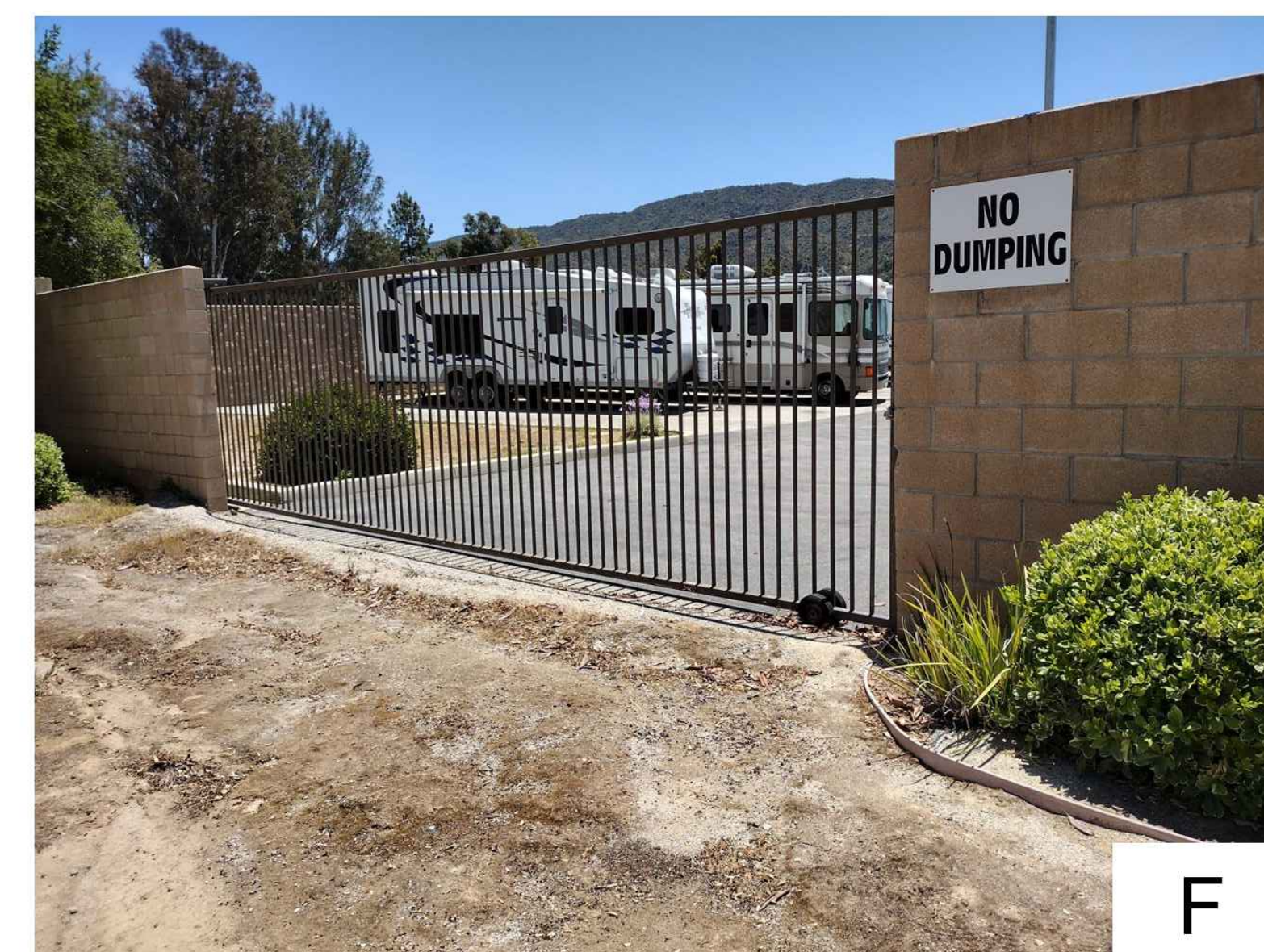
C



D



E



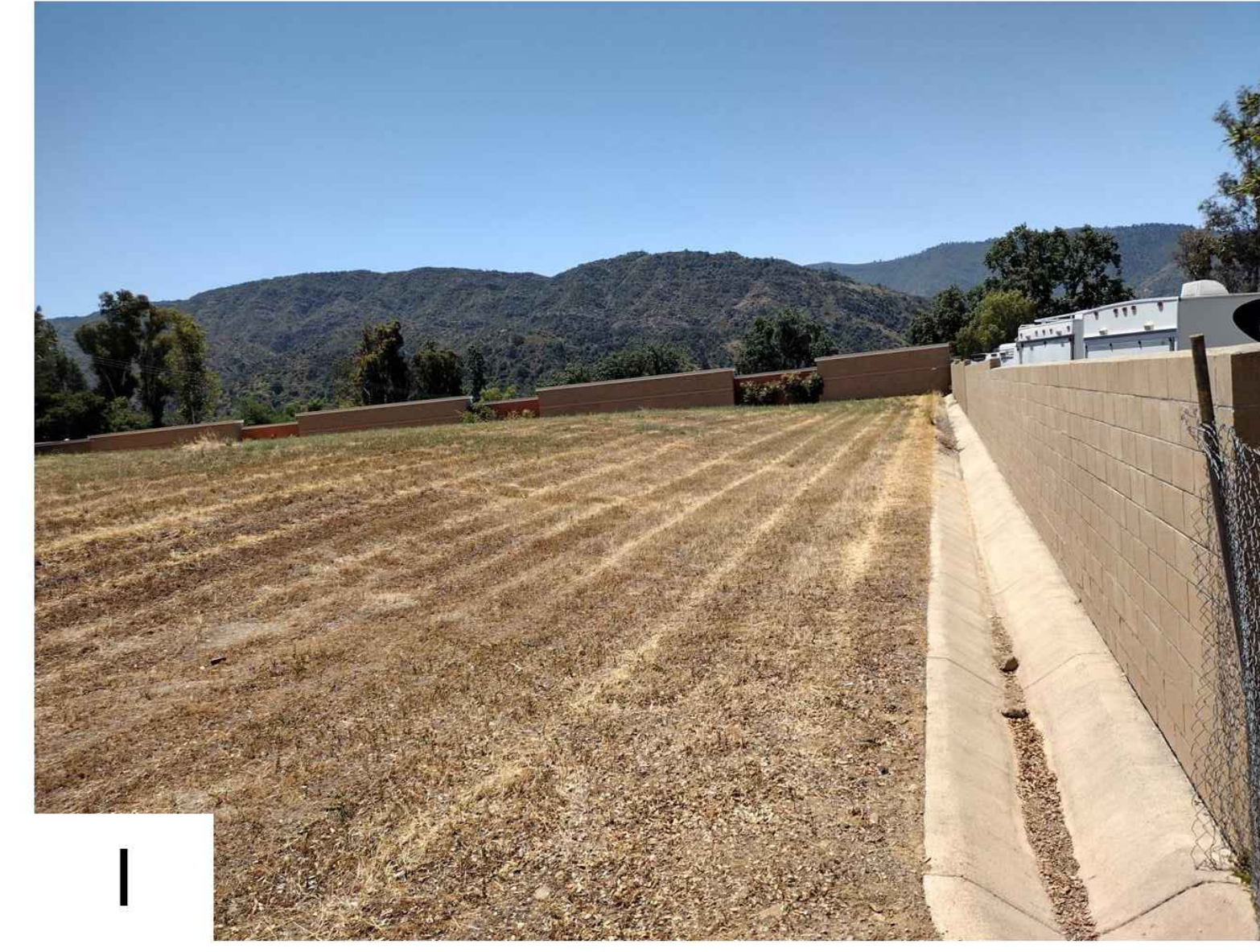
F



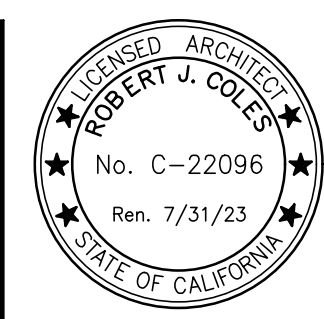
G



H



I



© Copyright 2023 RJC Inc.
RJC Inc.
Design & Construction Management
P.O. Box 40202
Santa Barbara, CA 93100-0022
TEL: (805) 962-9877
FAX: (805) 968-5310
E-MAIL: rcoles@rjc-inc.com



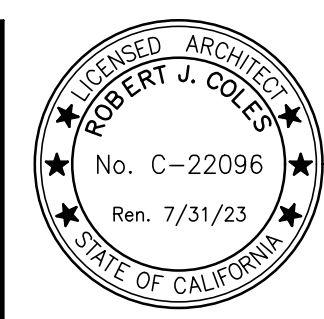
Cabrillo Vista
320 Bryant Street
Ojai, CA 93023

Cabrillo Vistas
A 50-Unit Affordable
Apartment Development

Drawn by: EO
Revisions:
Date: 01/16/2023
Project: CABRILLO VISTA
RJC File Number: 202212

A0.00
Scale: as noted
Date: 01/16/2023
Project: CABRILLO VISTA
RJC File Number: 202212

NOT FOR CONSTRUCTION



© Copyright 2023 RJC INC.

RJC Inc.

Design & Construction Management
P.O. Box 40204
Santa Barbara, CA 93100-0022
TEL: (805) 962-9477
FAX: (805) 968-5310
E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
320 Bryant Street
Ojai, CA 93023

Cabrillo Vistas

A 50-Unit Affordable
Apartment Development

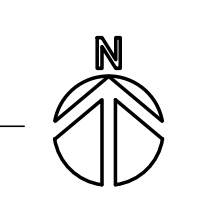
Drawn by: EO
RJC File Number: 2022.12

A0.01
ARCHITECTURAL
SITE PLAN

Scale: AS NOTED Date: 07/16/2023 Revisions:

Project: CABRILLO VISTA

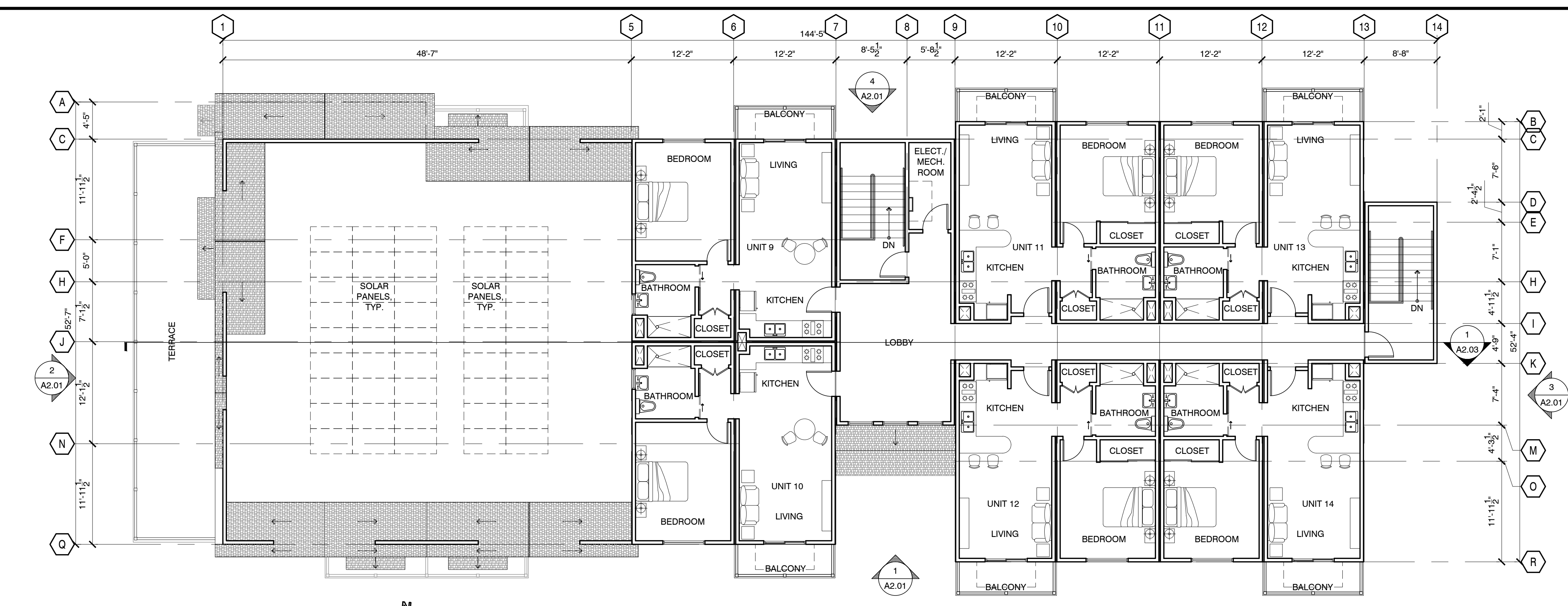
1 Site Plan
SCALE: 1" = 20'-0"



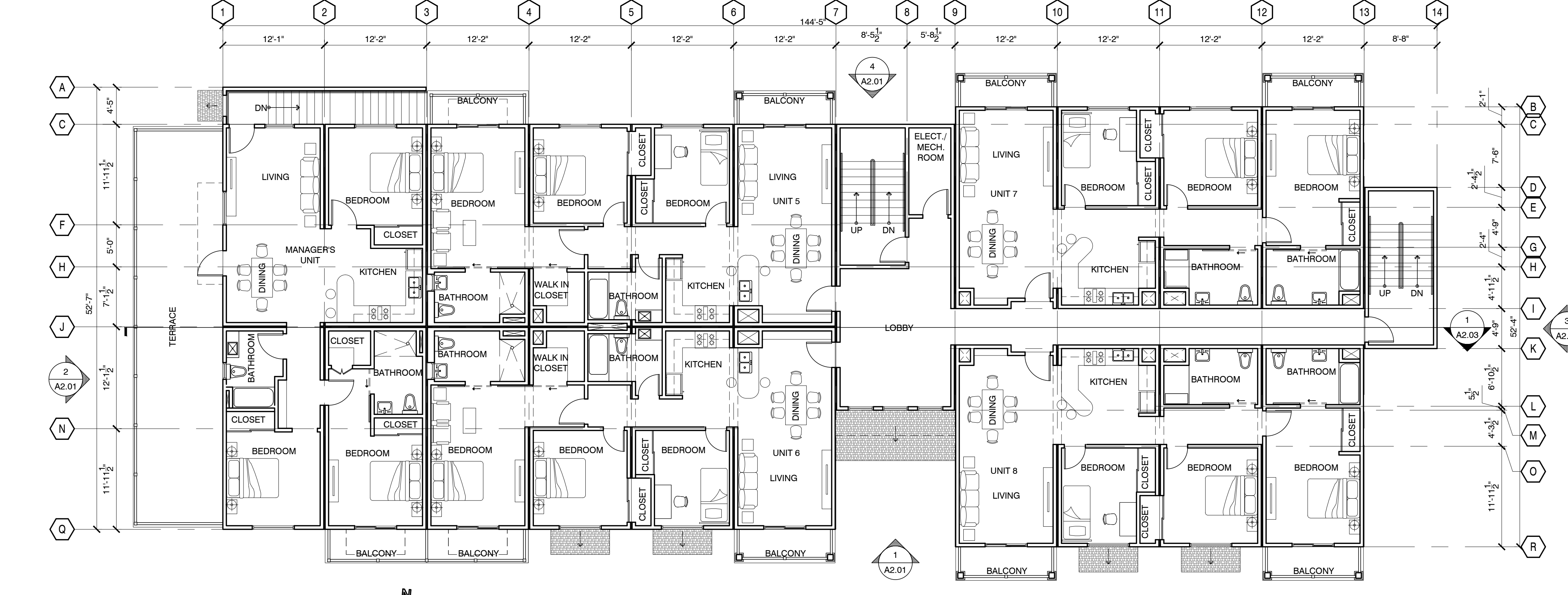
PROJECT DATA			
Case No:	023-0-172-060		
A.P.N.:	-		
Zone:	-		
Lot Area:	87,071.98 SF, 1.99 Acres		
Site Coverage:	-		
North Building Footprint:	7,834.53 SF		
South Building Footprint:	14,933.06 SF		
Parking:	-		
Required:	120 parking spaces		
Provided:	17 compact spaces 72 standard spaces 6 ADA Spaces 95 Total Parking Spaces		
Building Area:	Number of Total Units: 49		
PROPOSED NUMBER OF FLOORS:	3		
A	NORTH BUILDING		
	Ground floor gross area: 7,834.52 SF	Ground floor net area: 6,066.20 SF	
	First floor gross area: 7,131.62 SF	First floor net area: 6,175.97 SF	
	Second floor gross area: 4,257.24 SF	Second floor net area: 3,736.73 SF	
	TOTAL GROSS AREA: 19,323.37 SF	TOTAL NET AREA: 16,938.97 SF	
B	SOUTH BUILDING		
	Ground floor gross area: 14,974.13 SF	Ground floor net area: 13,236.39 SF	
	First floor gross area: 13,233.83 SF	First floor net area: 11,645.14 SF	
	Second floor gross area: 11,469.00 SF	Second floor net area: 10,183.81 SF	
	TOTAL GROSS AREA: 39,675.96 SF	TOTAL NET AREA: 35,045.34 SF	

LEGEND	
(2) APARTMENTS BUILDINGS -THREE STORIES	(49) Studio Apartments + (1) Manager's Unit 57,345.96 SF Total Gross Area 50,509.82 SF Total Net Area
COMMUNITY CENTER (AT GROUND FLOOR OF NORTH BUILDING)	(1) Office Room: 268.09 SF (1) Conference Room: 877.03 SF (1) Kitchen: 121.16 SF (1) Laundry and Restrooms: 386.50 SF 1,653.37 SF Total Gross Area 1,474.49 SF Total Net Area
1	TRASH ENCLOSURE, SEE 3/A4.01.
2	MAIL DROP BOXES
3	FIRE HYDRANT
4	SHORT TERM PARKING FOR 5 BICYCLES, SEE 1/A4.01.
5	SHORT TERM PARKING FOR 28 BICYCLES, SEE 2/A4.01.
6	PETS AREA

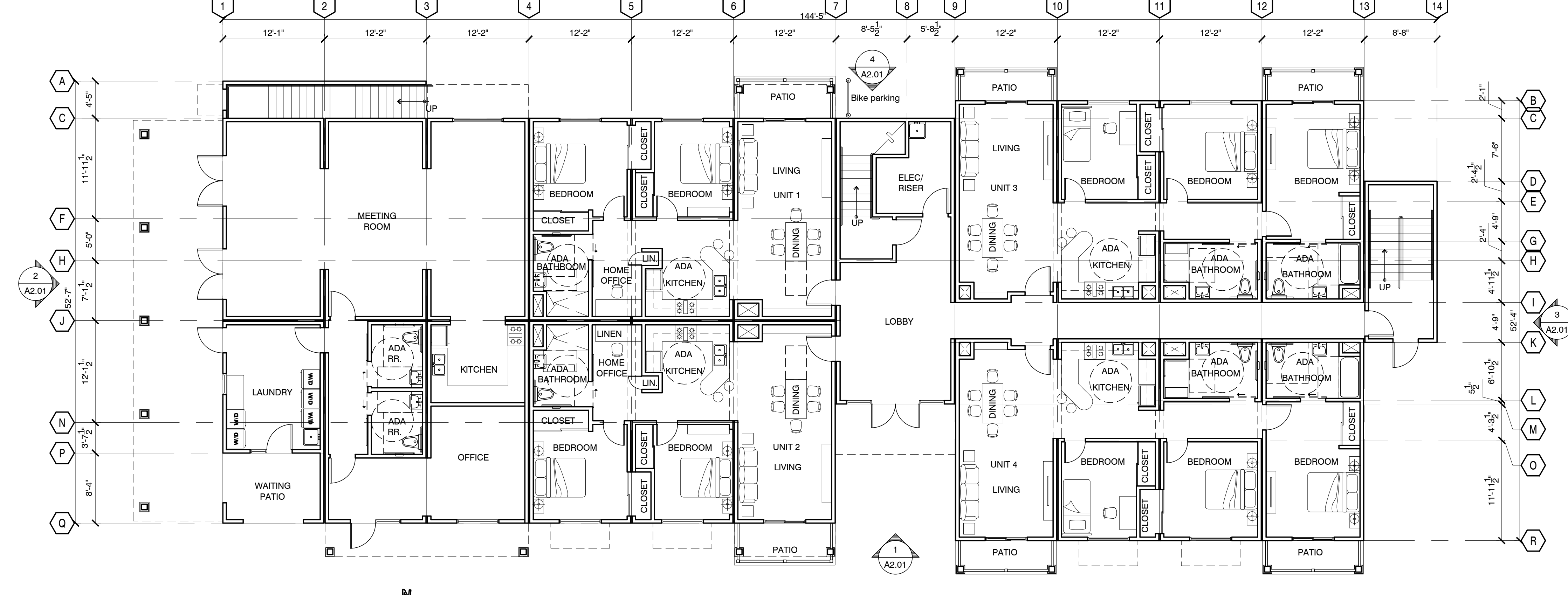
NOT FOR CONSTRUCTION



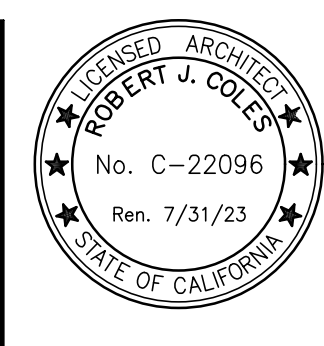
1 NORTH BUILDING SECOND FLOOR
SCALE: 1/8" = 1'-0"



2 NORTH BUILDING FIRST FLOOR
SCALE: 1/8" = 1'-0"



3 NORTH BUILDING GROUND FLOOR
SCALE: 1/8" = 1'-0"



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93100-0022
 TEL: (805) 882-9877
 FAX: (805) 585-5310
 E-MAIL: rcoles@rjc-inc.com



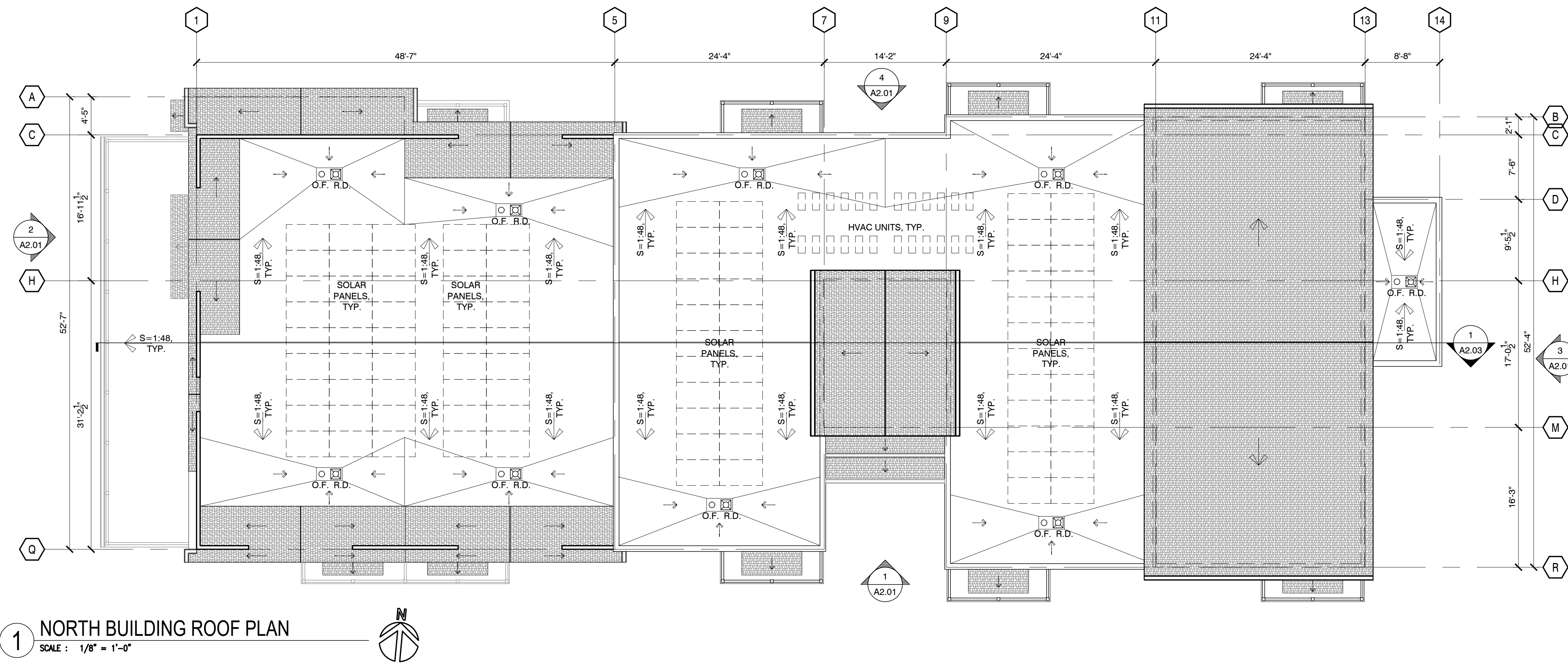
Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

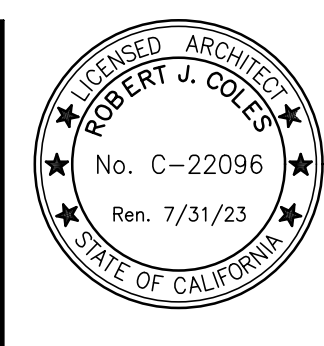
Drawn by: EO
 Revisions:
 RJC File Number: 2022.12

A1.01
 NORTH BUILDING
 FLOOR PLANS
 Scale: as noted Date: 07/17/2023
 Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



1 NORTH BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93160-0020
 TEL: (805) 882-9877
 FAX: (805) 882-5310
 E-MAIL: rcoles@rjc-inc.com



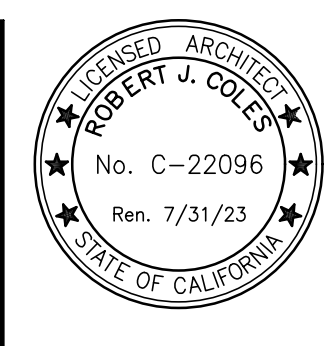
Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 RJC File Number: 2022.12

A1.02
 NORTH BUILDING ROOF PLAN
 Date: 07/16/2023
 Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93100-0022
 TEL: (805) 565-5177
 FAX: (805) 565-5310
 E-MAIL: rjcoles@rjc-inc.com

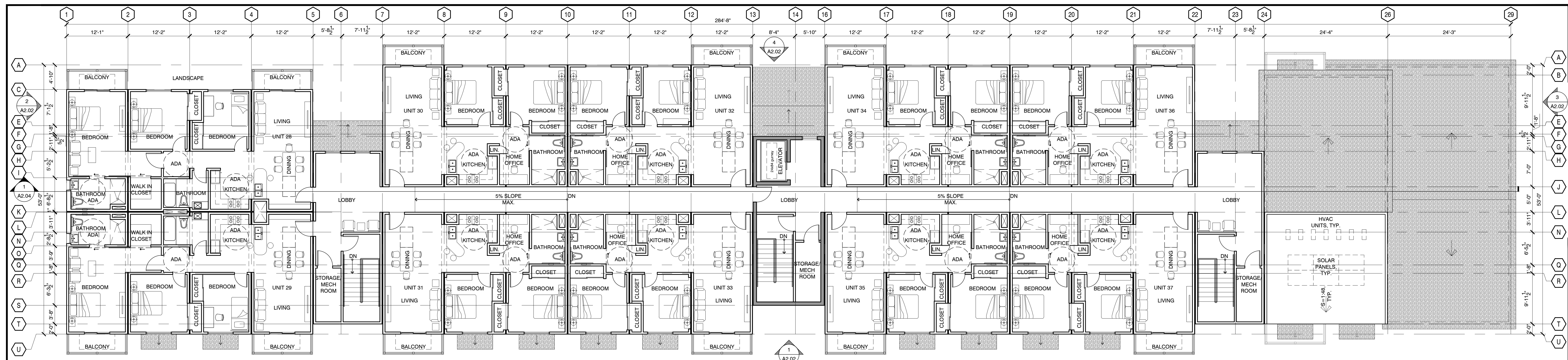


Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

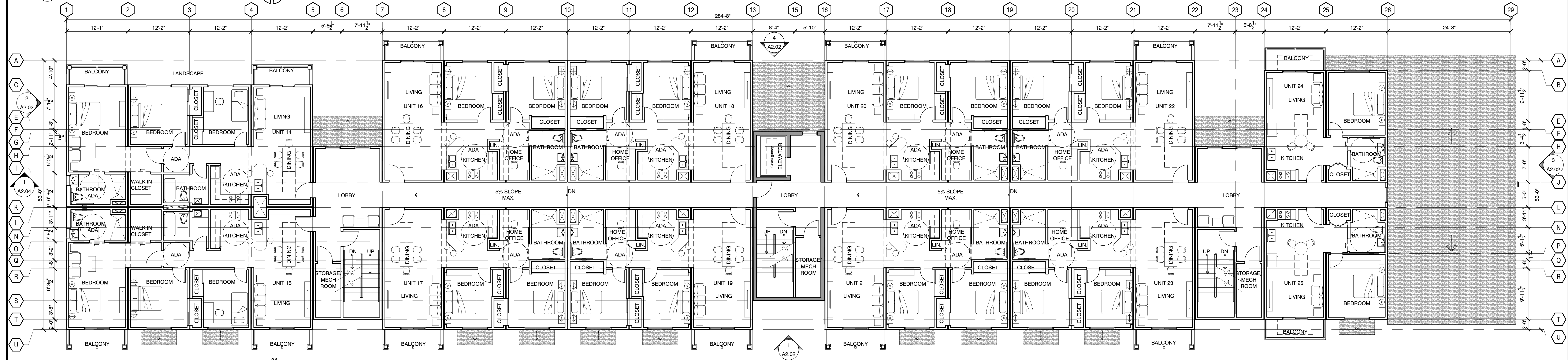
Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 Date: 07/16/2023
 RJC File Number: 2022.12

A1.03
 SOUTH BUILDING
 FLOOR PLANS
 Project: CABRILLO VISTA
 Revisions:
 Date: 07/16/2023



1 SOUTH BUILDING SECOND FLOOR
 SCALE: 1/8" = 1'-0"

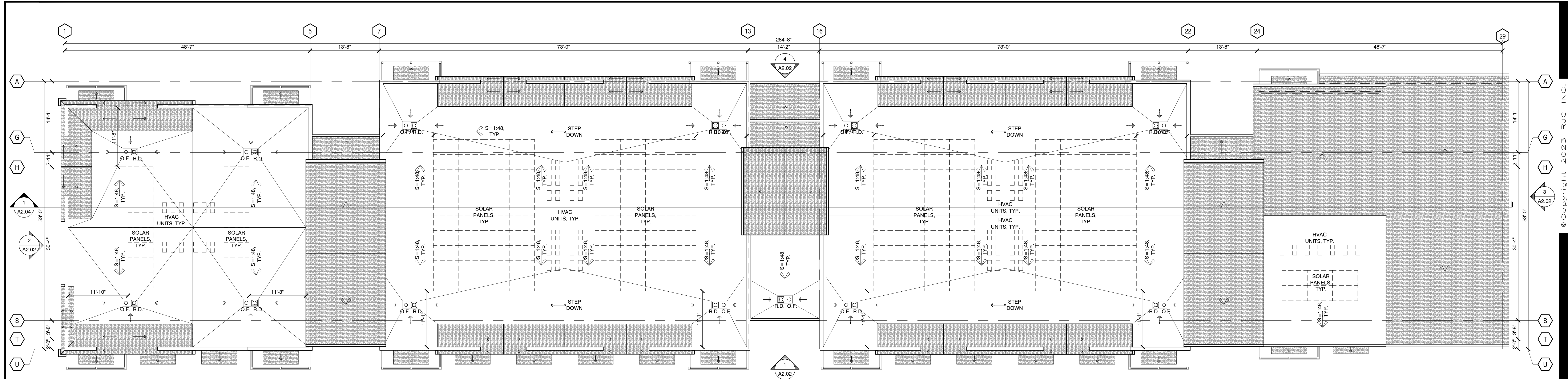


2 SOUTH BUILDING FIRST FLOOR
 SCALE: 1/8" = 1'-0"

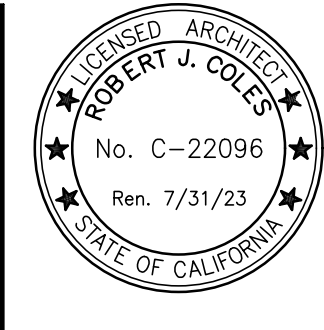


3 SOUTH BUILDING GROUND FLOOR
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



1 SOUTH BUILDING ROOF PLAN
 SCALE: 1/8" = 1'-0"



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93160-0022
 TEL: (805) 962-9477
 FAX: (805) 968-5310
 E-MAIL: rcoles@rjc-inc.com



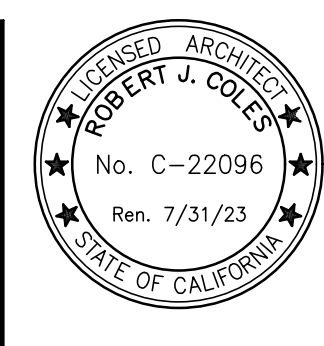
Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 Revisions:
 RJC File Number: 2022.12

A1.04
 SOUTH BUILDING
 ROOF PLAN
 Date: 07/16/2023
 Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



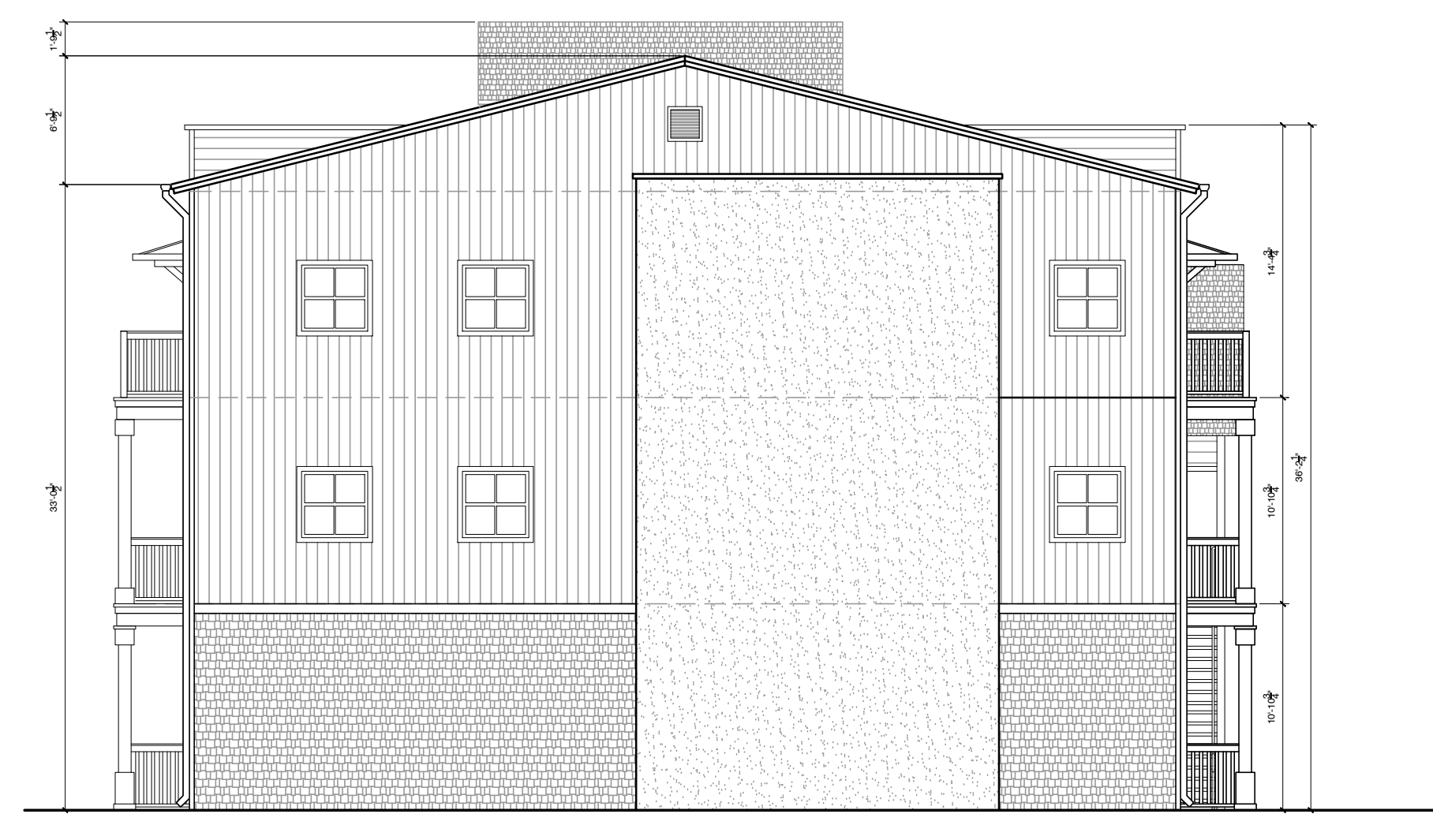
© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40202
 Santa Barbara, CA 93100-0022
 TEL: (805) 962-9477
 FAX: (805) 968-5310
 E-MAIL: rcoles@rjc-inc.com



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



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



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



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

Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 RJC File Number: 2022.12

A2.01
 Scale: as noted
 Project: CABRILLO VISTA

Revisions:
 Date: 07/16/2023

Revisions:
 Date: 07/16/2023

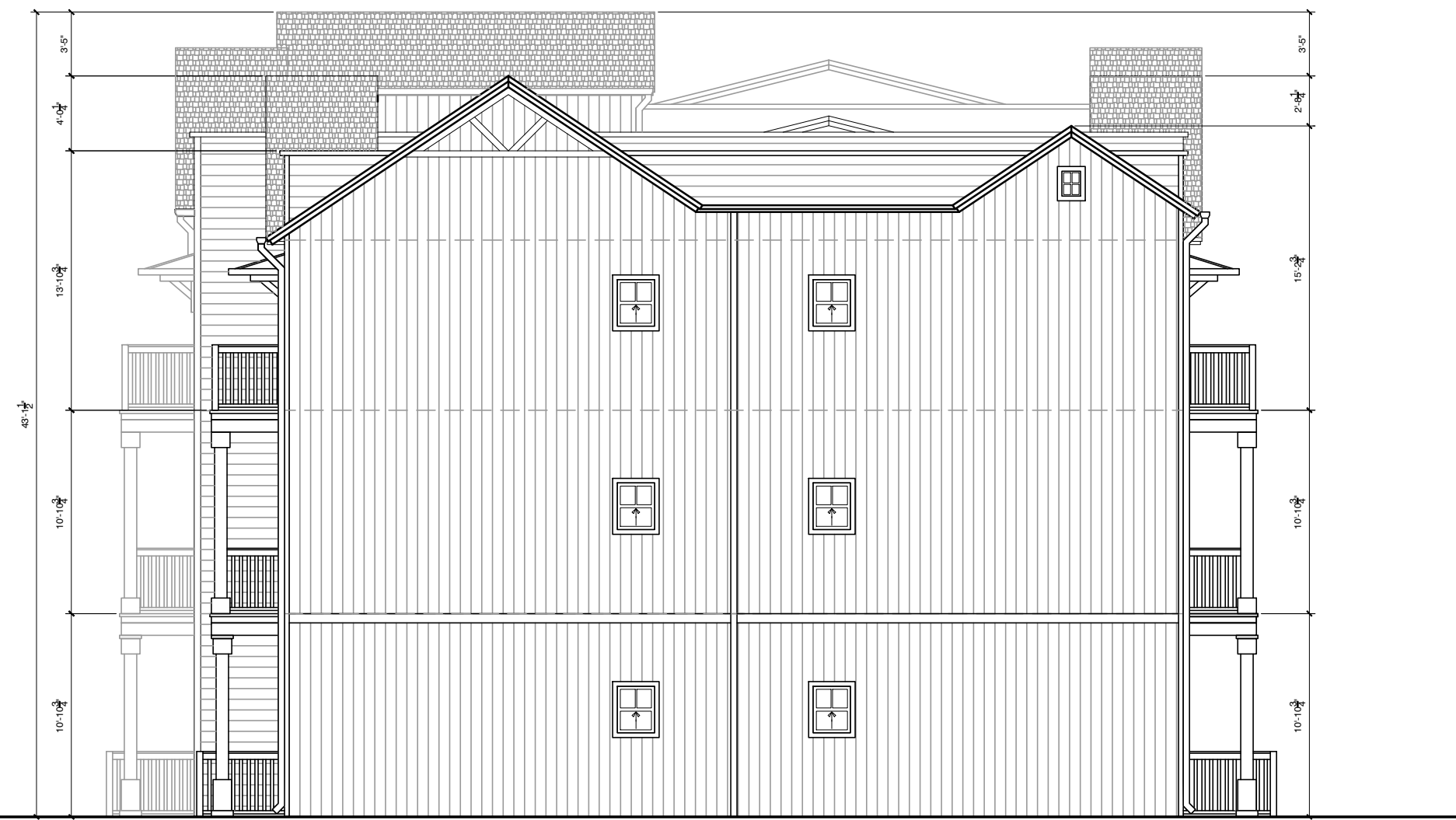
Revisions:
 Date: 07/16/2023

Revisions:
 Date: 07/16/2023

Revisions:
 Date: 07/16/2023



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



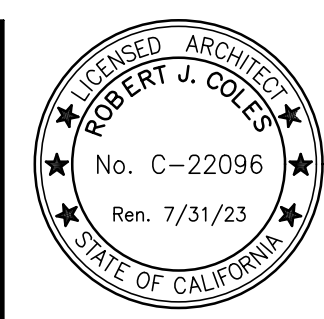
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40202
 Santa Barbara, CA 93100-0022
 TEL: (805) 962-9477
 FAX: (805) 965-5310
 E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

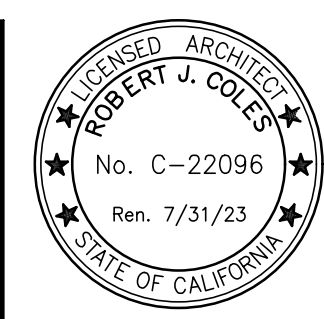
Drawn by: EO
 RJC File Number: 2022.12

A2.02
 SOUTH BUILDING
 ELEVATIONS
 Scale: as noted
 Date: 07/16/2023
 Project: CABRILLO VISTA
 Revisions:

NOT FOR CONSTRUCTION



1 NORTH BUILDING SECTION
SCALE: 1/8" = 1'-0"



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93160-0022
 TEL: (805) 962-9477
 FAX: (805) 965-5310
 E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
 320 Bryant Street
 Ojai, CA
 93023

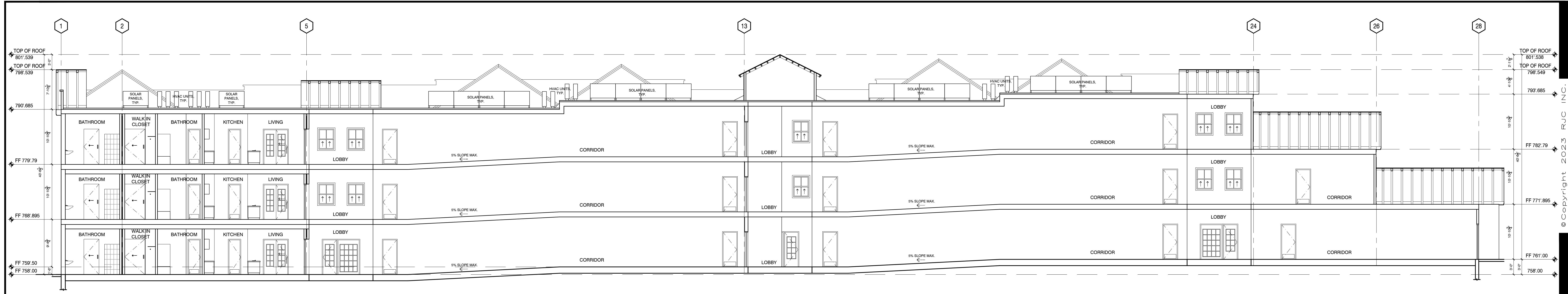
Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 RJC File Number: 2022.12

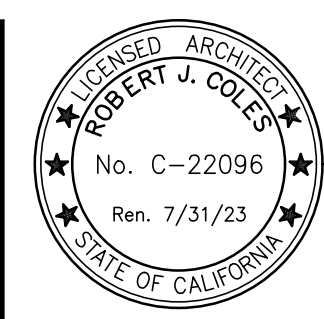
Revisions:

A2.03
 NORTH BUILDING SECTION
 Date: 07/16/2023
 Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



1 SOUTH BUILDING SECTION
 SCALE : 1/8" = 1'-0"



© Copyright 2023 RJC INC.
RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93102-0022
 TEL: (805) 882-9877
 FAX: (805) 565-5310
 E-MAIL: rcoles@rjc-inc.com



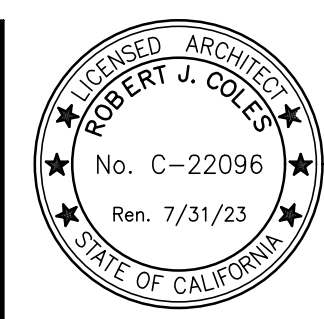
Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 Revisions:
 Date: 07/17/2023
 RJC File Number: 2022.12

A2.04
 SOUTH BUILDING SECTION
 Scale: as noted
 Date: 07/17/2023
 Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



RJC Inc.
 Design & Construction Management
 P.O. Box 40204
 Santa Barbara, CA 93100-0022
 TEL: (805) 882-9877
 FAX: (805) 565-5310
 E-MAIL: rcoles@rjc-inc.com

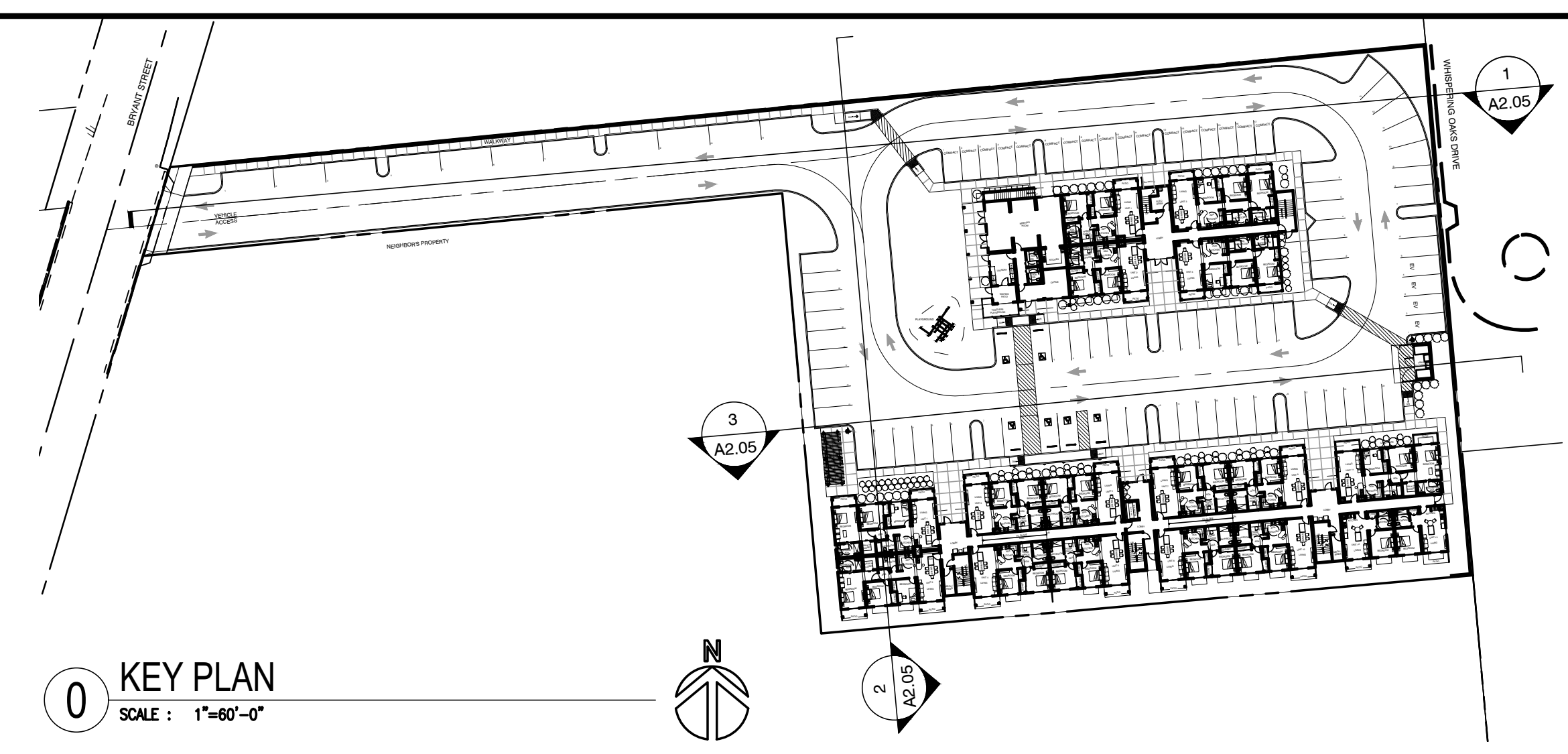


Cabrillo Vista
 320 Bryant Street
 Ojai, CA 93023

Cabrillo Vistas
 A 50-Unit Affordable
 Apartment Development

Drawn by: EO
 RJC File Number: 2022.12

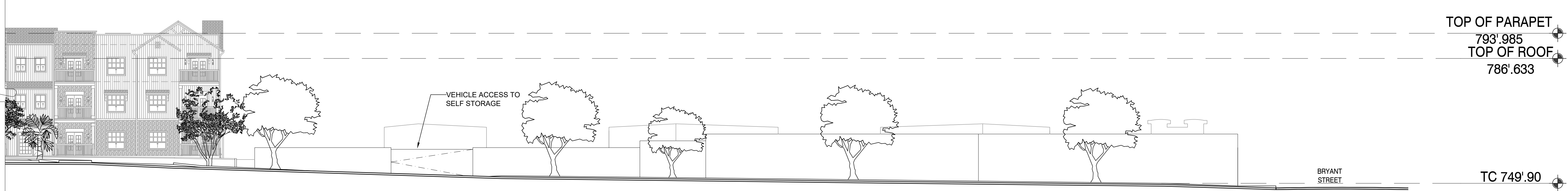
A2.05
 SITE SECTIONS
 Scale: as noted Date: 07/16/2023
 Project: CABRILLO VISTA



1 SITE SECTION 1
 SCALE: 1"=20'-0"



1A SITE SECTION 1
 SCALE: 1"=15'-0"



1B SITE SECTION 1
 SCALE: 1"=15'-0"



2 SITE SECTION 2
 SCALE: 1"=15'-0"



3 SITE SECTION 3
 SCALE: 1"=15'-0"

NOT FOR CONSTRUCTION



1 PLAYGROUND AND NORTH BUILDING WEST ELEVATION
SCALE : NOT TO SCALE



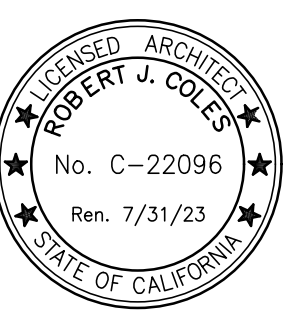
2 SOUTH BUILDING FROM THE NORTHWEST
SCALE : NOT TO SCALE



3 NORTH BUILDING FROM THE SOUTHWEST
SCALE : NOT TO SCALE



4 SOUTH BUILDING FROM THE NORTH BUILDING SIDEWALK
SCALE : NOT TO SCALE



© Copyright 2023 RJC Inc.

RJC Inc.

Design & Construction Management
P.O. Box 40202
Santa Barbara, CA 93100-0022
TEL: (805) 962-9477
FAX: (805) 968-5310
E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
320 Bryant Street
Ojai, CA 93023

Cabrillo Vistas
A 50-Unit Affordable
Apartment Development

Drawn by: EO
RJC File Number: 202212

Revisions:

A3.01 PERSPECTIVES
Scale: as noted
Date: 07/16/2023
Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



1 NORTH BUILDING FROM THE SOUTH BUILDING SIDEWALK
SCALE : NOT TO SCALE



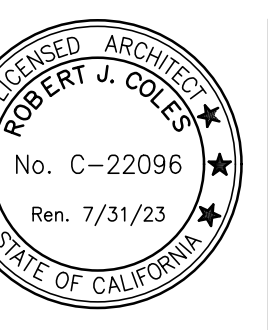
2 SOUTH BUILDING FROM THE NORTHEAST
SCALE : NOT TO SCALE



3 FROM WHISPERING OAKS DR.
SCALE : NOT TO SCALE



4 NORTH BUILDING TO THE MANAGER'S UNIT STAIRWELL
SCALE : NOT TO SCALE



© Copyright 2023 RJC INC.
RJC Inc.
Design & Construction Management
P.O. Box 40202
Santa Barbara, CA 93100-0022
TEL: (805) 565-5110
FAX: (805) 565-5110
E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
320 Bryant Street
Ojai, CA 93023

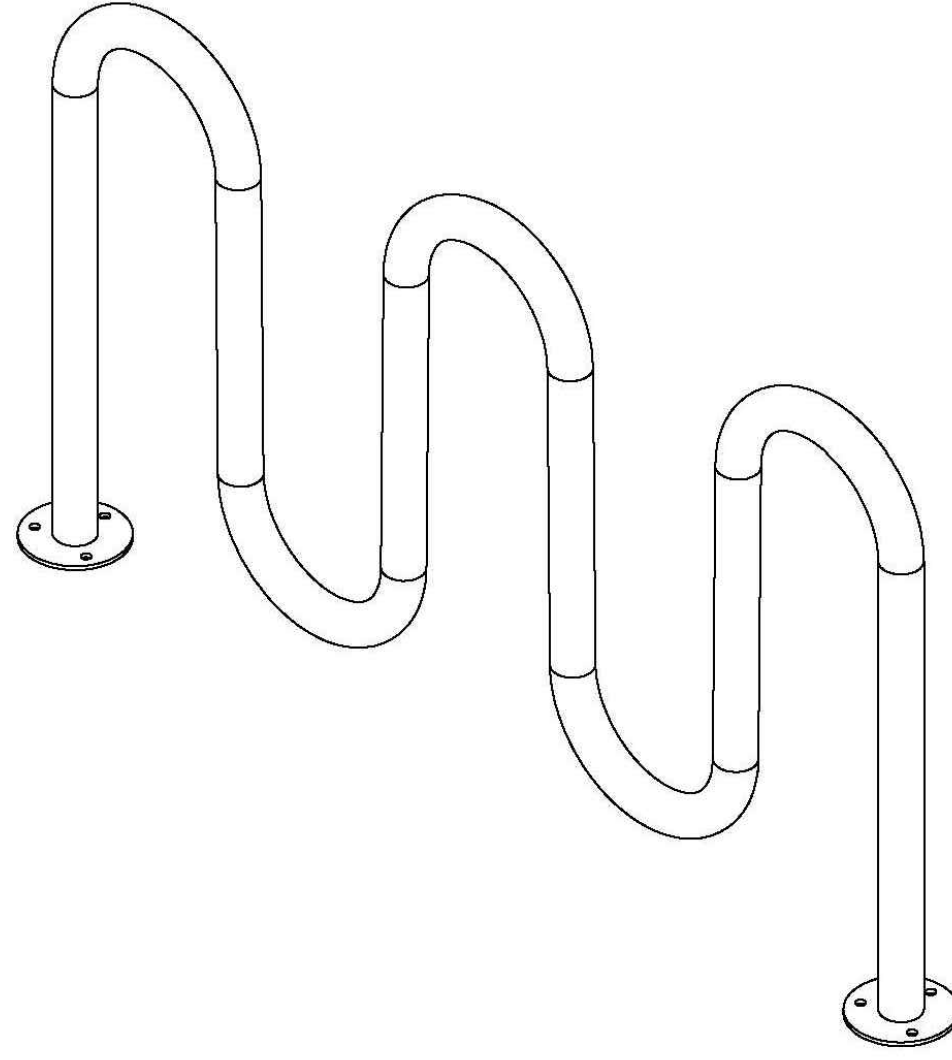
Cabrillo Vistas
A 50-Unit Affordable
Apartment Development

Drawn by: EO
RJC File Number: 202212

Revisions:

A3.02 PERSPECTIVES
Scale: as noted
Date: 07/16/2023
Project: CABRILLO VISTA

NOT FOR CONSTRUCTION



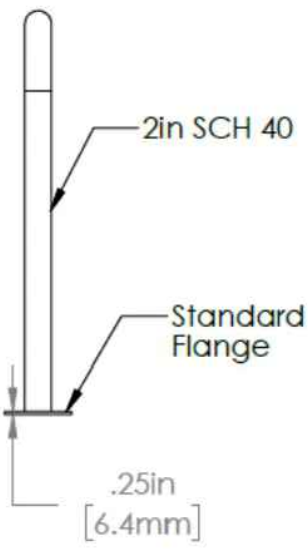
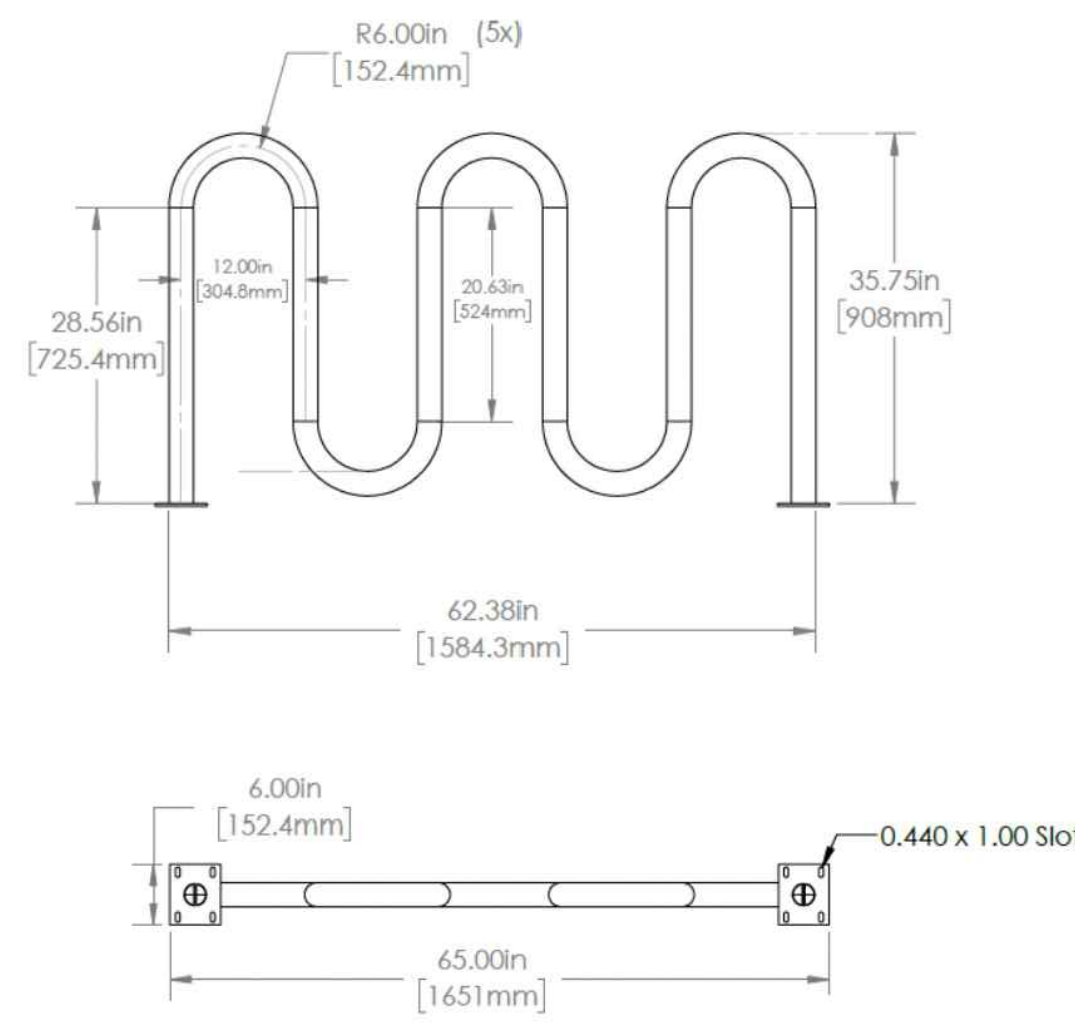
398-8004

Page 1 of 5

1 Surface Mount Bike Rack Details

SCALE : NOT TO SCALE

7 Bike Sonic Wave Rack - Surface Mount
536-1410



Spec Sheet

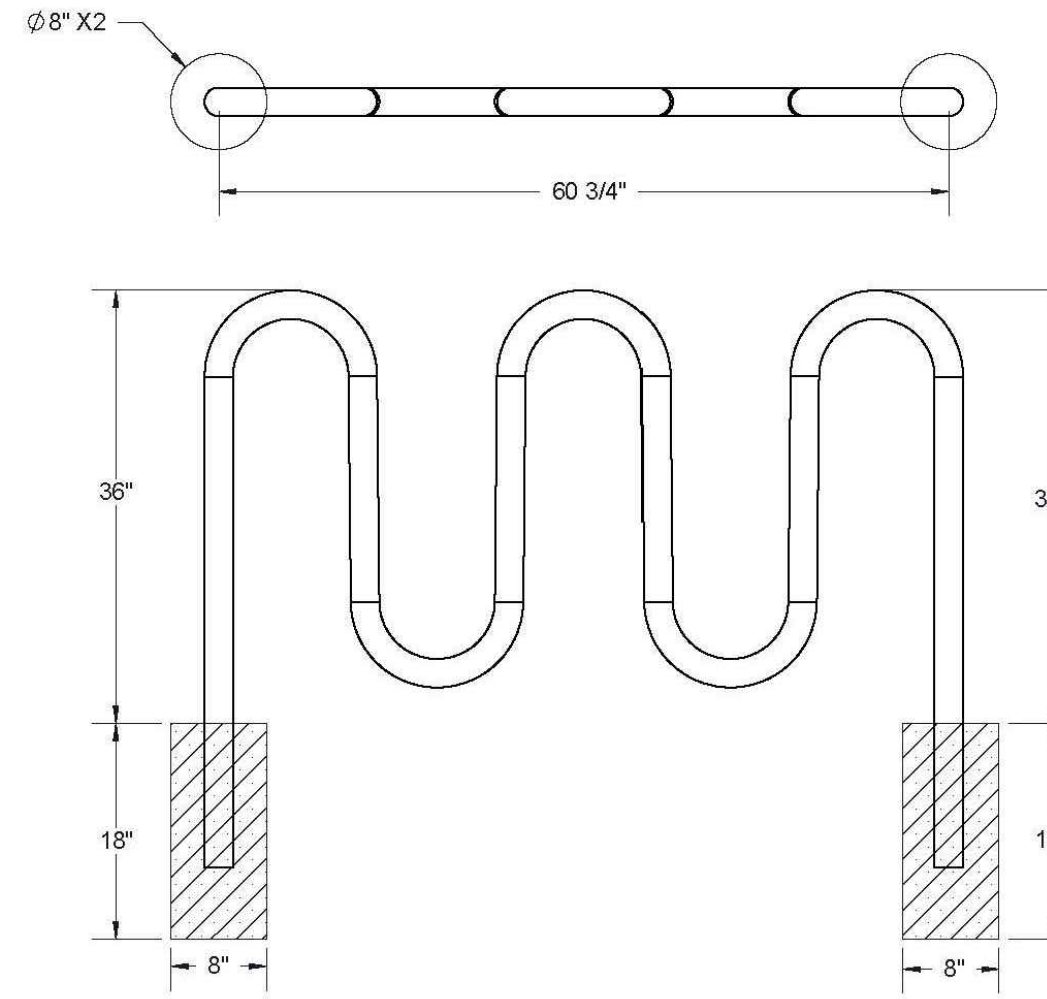
The Park Catalog
220 Congress Park Dr. Suite 215 Delray Beach, FL 33445 | 800-895-3502 | theparkcatalog.com

2 Surface Mount Bike Rack Details

SCALE : NOT TO SCALE

FOOTINGS

Estimated Required Concrete: 3 - 50 lb. Bags of Concrete

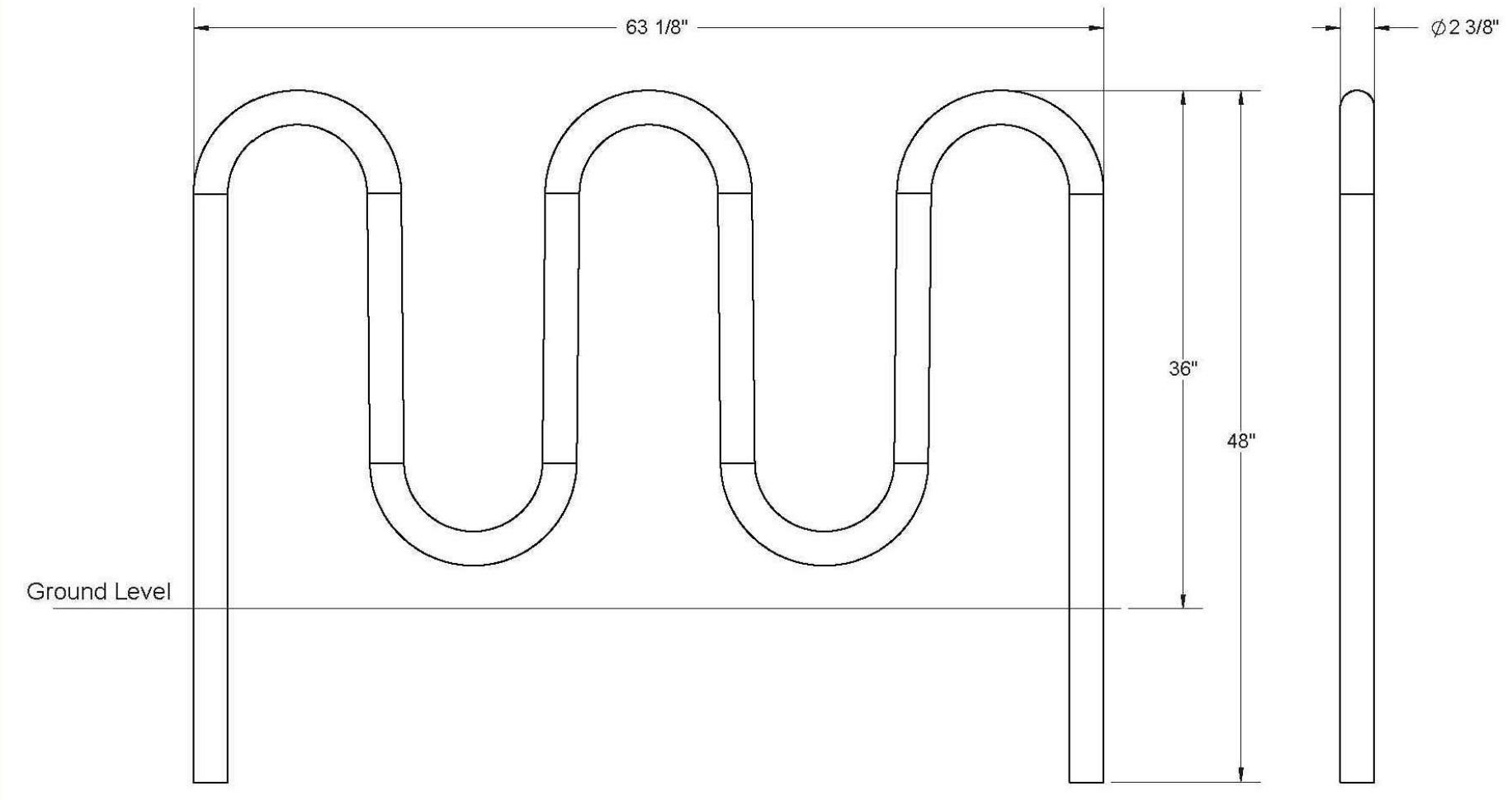


thepark

1-866-280-9894

www.theparkcatalog.com

OVERALL DIMENSIONS



thepark

1-866-280-9894

www.theparkcatalog.com

Enclosure/Staging Size Estimate
Material Generation Worksheet

Development Name	Bryant Street Affordable Development
Development Address	318 Bryant Street
Enclosure/Staging Location	

Step 1: List each development type using the enclosure and input development size based on units that appear when you choose a development type.

Development Type	Development Size	Tier (yd ³ /week)	Green (yd ³ /week)	Recycle (yd ³ /week)	Refuse (yd ³ /week)
multi-family residential	123.0 residents	0.9	0.9	6.2	9.8
office & higher education	1,500.0 sq. ft.	0.0	0.0	0.4	0.4

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

	Tier (yd ³ /week)	Green (yd ³ /week)	Recycle (yd ³ /week)	Refuse (yd ³ /week)
total generation	0.9	0.9	6.6	10.2
container size	180.0 (gallons/yr)	180.0	1,335.0	2,054.0
quantity	64 gal. cart	96 gal. cart	1.5 yd3 bin	1.5 yd3 bin
service frequency (pickups per week)	3	2	5	7

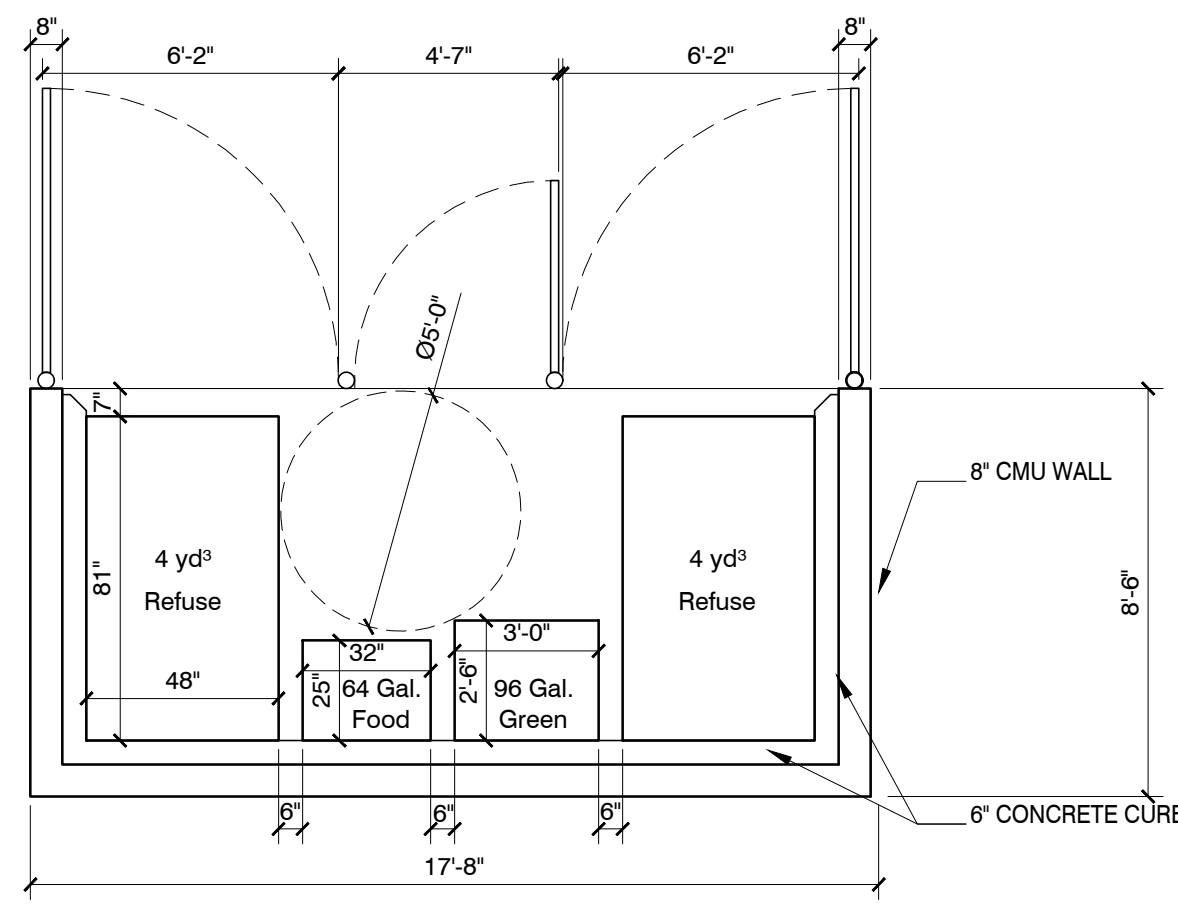
size & quantity requirements subject to change based on regulatory modifications, field audits, or land use modifications

File version 1.0

1/6/2023

3 Trash Enclosure

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

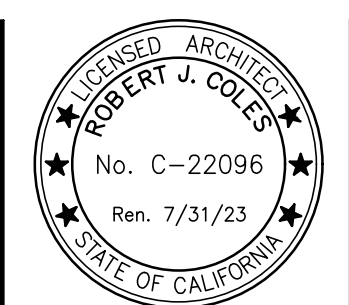


4 Trash Enclosure Size Estimate by Harrison Industries

SCALE : NOT TO SCALE

4 Typical Wall Lamp

SCALE : NOT TO SCALE



RJC Inc.
Design & Construction Management
P.O. Box 4026, Santa Barbara, CA 93103-4026
Tel: (805) 962-9477 Fax: (805) 968-5319
E-MAIL: rcoles@rjc-inc.com



Cabrillo Vista
320 Bryant Street
Ojai, CA 93023

Cabrillo Vistas
A 50-Unit Affordable
Apartment Development

Drawn by: EO
RJC File Number: 2022.12

A4.01
Scale: as noted
Project: CABRILLO VISTA

SITE DETAILS

Revisions:
Date: 01/16/2023



KIESEL • DESIGN

Kiesel Landscape
Architecture Inc.

422 E Main Street
Ventura, CA 93001
(p) 805.947.0730
Jack@kieseldesign.com
CL# 5206

Bryant St. Apartments
320 Bryant St. Ojai, CA 93023

Submittals:
DATE NAME



Type: Conceptual

Initial Setup Date:
Feb 2023

Drawn By:
NAME DATE
B.Perez 02/2023

© 2018 Kiesel Landscape Architecture Inc. The design ideas and plans represented by these documents are the property of Kiesel Design. Use or copy is permitted by contract only. The use or revisions of these ideas or plans is prohibited without the written permission of Kiesel Design.

Title:

**Preliminary
Landscape Plan**

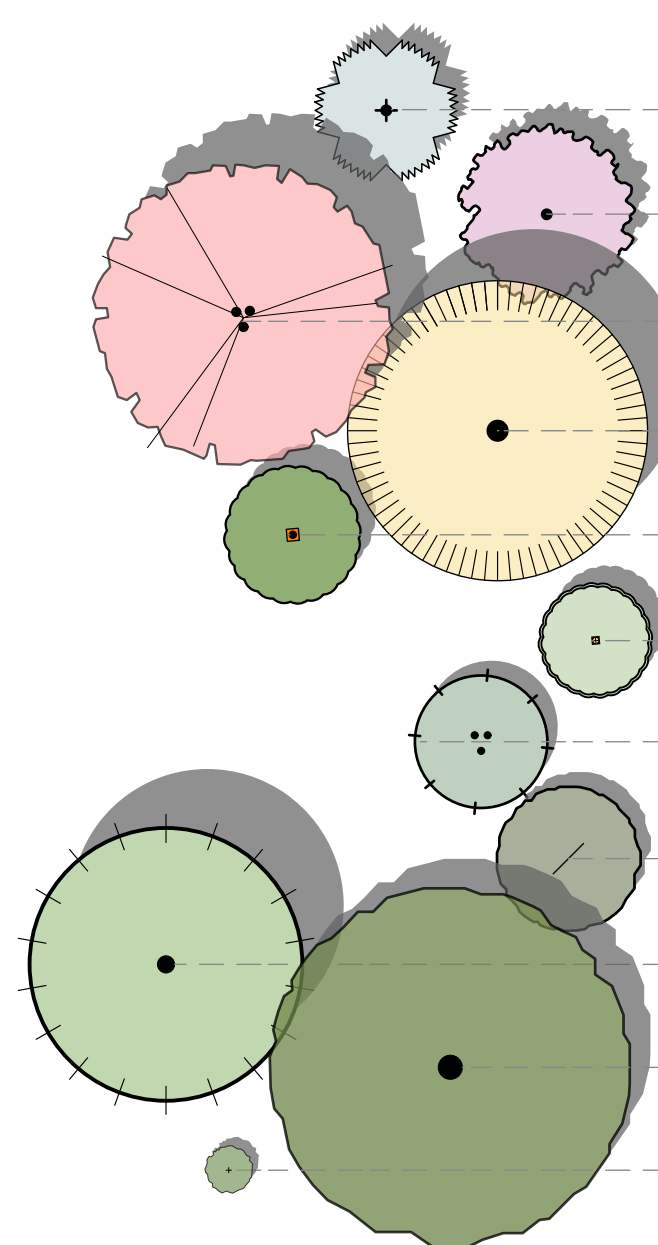
Sheet Number:

L0.1



Conceptual Native Plant List

Species Name	Common Name	Size
Trees		
<i>Brahea armata</i>	Mexican Blue Palm	24" box
<i>Cercis occidentalis</i>	Western Redbud	24" box
<i>Chilopsis linearis</i> Art's Seedless	Seedless Desert Willow	24" box
<i>Cercidium</i> x 'Desert Museum'	Desert Museum Palo Verde	36" box
<i>Citrus</i> x <i>sinensis</i>	Orange Tree	24" box
<i>Citrus</i> x <i>meyeri</i>	Meyer Lemon Tree	24" box
<i>Heteromeles arbutifolia</i>	Toyon	24" box
<i>Laurus nobilis</i>	Sweet Bay	36" box
<i>Lyonothamnus floribundus</i>	Catalina Ironwood	36" box
<i>Quercus agrifolia</i>	Coast Live Oak	36" box
<i>Rhamnus alaternus</i>	Italian Buckthorn	24" box
Shrubs		
<i>Arctostaphylos</i> 'John Dourley'	John Dourley Manzanita	5 gal
<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanita	5 gal
<i>Berberis</i> a. 'Compacta'	Compacta Oregon Grape	5 gal
<i>Calliandra californica</i>	Baja Fairy Duster	5 gal
<i>Carpenteria californica</i>	Bush Anenome	15 gal
<i>Ceanothus</i> m. 'Point Sierra'	Maritime Ceanothus	5 gal
<i>Galvezia</i> 'Bocarosa'	Island Snapdragon	5 gal
<i>Hesperoyucca whipplei</i>	Our Lord's Candle	5 gal
<i>Rhamnus californica</i>	Coffeeberry	5 gal
<i>Rhaphiolepis umbellata</i> 'Minor'	Dwarf Yedda Hawthorn	15 gal
<i>Ribes malvaceum</i>	Chaparral Currant	5 gal
Perennials/Succulents/Grasses/Vines		
<i>Achillea</i> m. 'Island Pink'	Island Pink Yarrow	1 gal
<i>Agave</i> 'Blue Flame'	Blue Flame Agave	15 gal
<i>Aristida purpurea</i>	Purple Three Awn	1 gal
<i>Calystegia macrostegia</i>	Island Morning Glory	15 gal
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	5 gal
<i>Dudleya brittonii</i>	Giant Chalk Dudleya	5 gal
<i>Dudleya hassei</i>	Catalina Island Live-Forever	5 gal
<i>Eriogonum crocatum</i>	Conejo Buckwheat	5 gal
<i>Heuchera maxima</i>	Island Alum Root	5 gal
<i>Iris</i> 'Canyon Snow'	Canyon Snow Iris	1 gal
<i>Iris douglasiana</i>	Douglas Iris	1 gal
<i>Juncus patens</i> 'Elk's Blue'	Elk's Blue Rush	5 gal
<i>Muhlenbergia dubia</i>	Pine Muhly	5 gal
<i>Salvia spathacea</i>	Hummingbird Sage	1 gal
<i>Woodwardia fimbriata</i>	Giant Chain Fern	5 gal



**Tree Requirement Calculations
per Predevelopment Findings**

- In parking areas (1) tree required for every (5) parking spaces provided.
Parking spaces = 89
Trees required = 18
Trees provided = 21
- Provide landscaping within the parking area at a ratio of 8% of the gross area of the parking lot.
Gross area of the parking lot = 13,261 SF
Landscaping required = 1,063 SF
Landscaping provided = 1,285 SF
- Trees shall be in planters located throughout the parking area.

