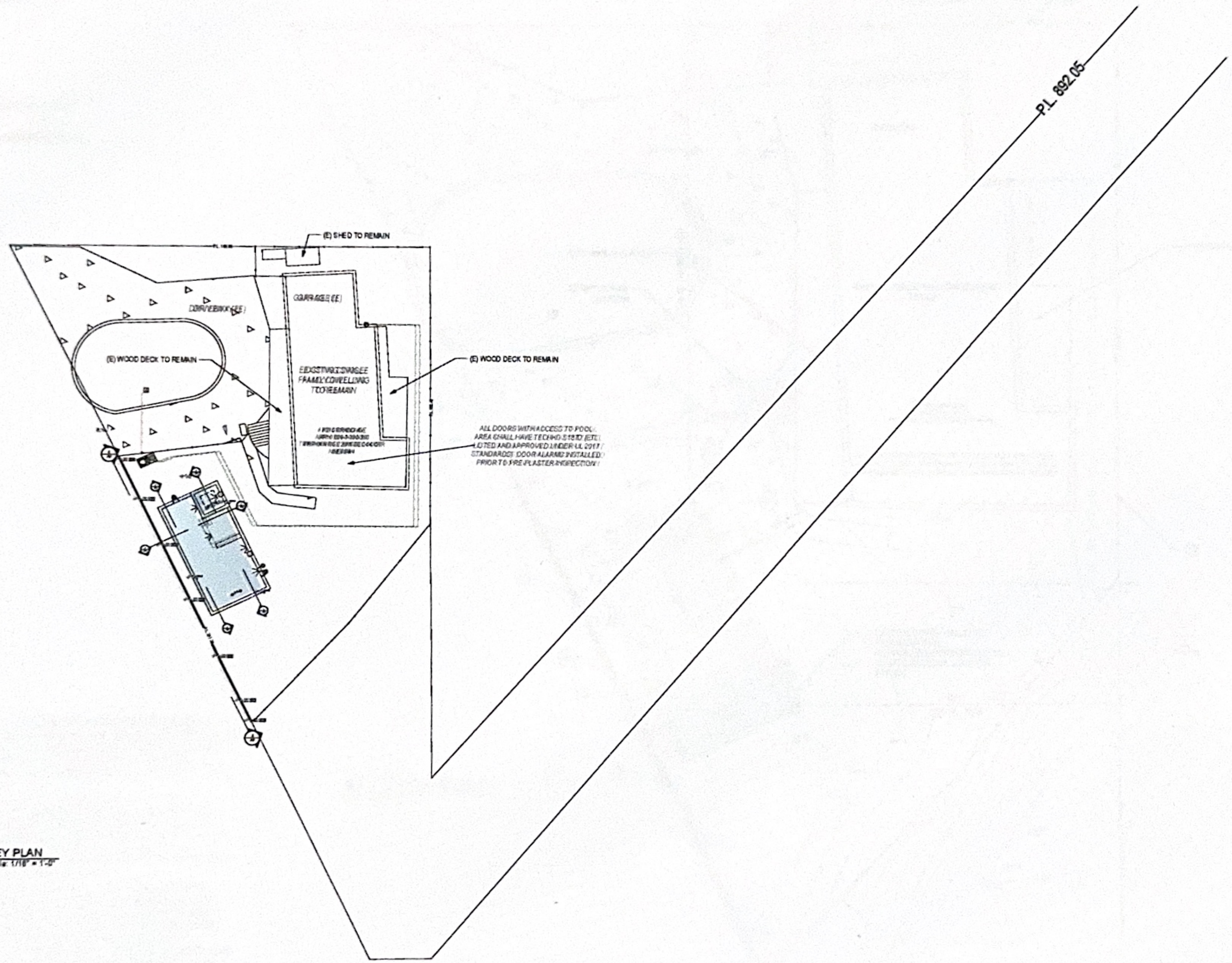


1 / A3 KEY PLAN
Scale: 1/16" = 1'-0"

4210 GRAND AVE PROPOSED SCOPE OF WORK

4210 Grand Ave
Ojai, CA 93023

REV.	DATE	DESCRIPTION
A	10/4/24	DESIGN REVISION

NO.	DATE	ISSUE NOTE

APN: 029-0-100-200

TWP 04N R26 23W SEC 04 QTR NE4 23W

KEY PLAN

A3

CALLOUTS

1. (E) 5' TALL WOOD FENCE POOL ENCLOSURE (SEE G1)
2. (N) SWIMMING POOL 20' x 40'
   AREA: 800 SF
   PER: 120 LFT
3. (N) SPA 8' x 8'
   AREA: 64 SF
   DEPTH: 3.5'
4. (E) 5' TALL 4' WIDE SELF-CLOSING SELF-LATCHING GATE (SEE G2 FOR ADDITIONAL INFO.)
5. (E) 5' TALL CMU BLOCK WALL POOL ENCLOSURE (SEE G1)
6. (N) 36" MAX HEIGHT CMU BLOCK WALL

Symbol Legend

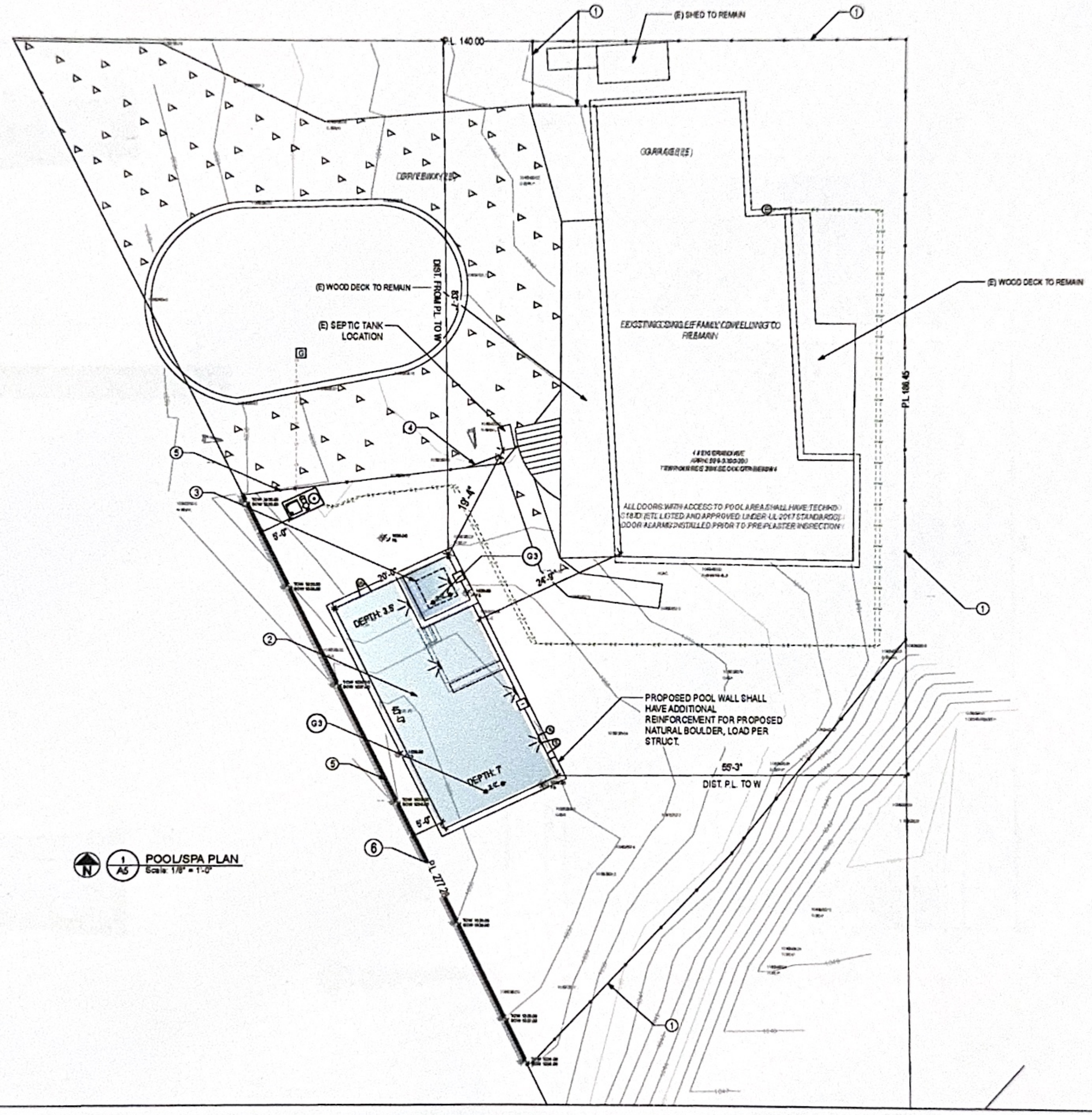
- AUTOFILL
- CONSTRUCTION ACCESS
- (E) ELECTRIC METER
- [G] GAS METER
- PENTAIR EQUIPMENT SET
- PENTAIR POOL/SPA LIGHT
- [1] PGRM-2 POOL/SPA ALARM
- POOL/SPA SPLIT MAIN DRAIN
- SELF-CLOSING, SELF-LATCHING GATE
- SKIMMER

GENERAL NOTES

G1 EXISTING 5'-0" TALL BLOCK WALL/WOOD FENCE TO REMAIN AND TO SERVE AS POOL ENCLOSURE. WALL SHALL PROVIDE A MINIMUM HEIGHT OF 60 INCHES ABOVE FINISHED GRADE, BE NON-CLIMBABLE, AND HAVE OPENINGS THAT DO NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA SWIMMING POOL SAFETY ACT. FIELD VERIFY EXISTING CONDITIONS.

G2 ALL EXISTING GATES PROVIDING ACCESS TO THE POOL AREA SHALL BE SELF-CLOSING AND SELF-LATCHING. LATCHING DEVICES SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AND POSITIONED A MINIMUM OF 54 INCHES ABOVE FINISHED GRADE, OR OTHERWISE DESIGNED SUCH THAT THE RELEASE MECHANISM IS INACCESSIBLE TO CHILDREN, IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA SWIMMING POOL SAFETY ACT. GATES SHALL SWING OUTWARD, AWAY FROM THE POOL.

G3 POOL SHALL BE PROVIDED WITH DUAL (SPLIT) MAIN DRAIN SUCTION OUTLETS LOCATED A MINIMUM OF 3 FEET APART (MEASURED CENTER-TO-CENTER), OR LOCATED ON SEPARATE PLANES, IN COMPLIANCE WITH THE VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT (VGB) AND THE CALIFORNIA BUILDING CODE. SUCTION OUTLETS SHALL BE EQUIPPED WITH ASME/ANSI A112.19.8 (OR SUCCESSOR STANDARD) COMPLIANT ANTI-ENTRAPMENT COVERS AND INSTALLED PER MANUFACTURER REQUIREMENTS. FIELD VERIFY DURING CONSTRUCTION.



POOL/SPA PLAN
Scale: 1/8" = 1'-0"

4210 GRAND AVE PROPOSED SCOPE OF WORK

4210 Grand Ave
Ojai, CA 93023

REV	DATE	DESCRIPTION
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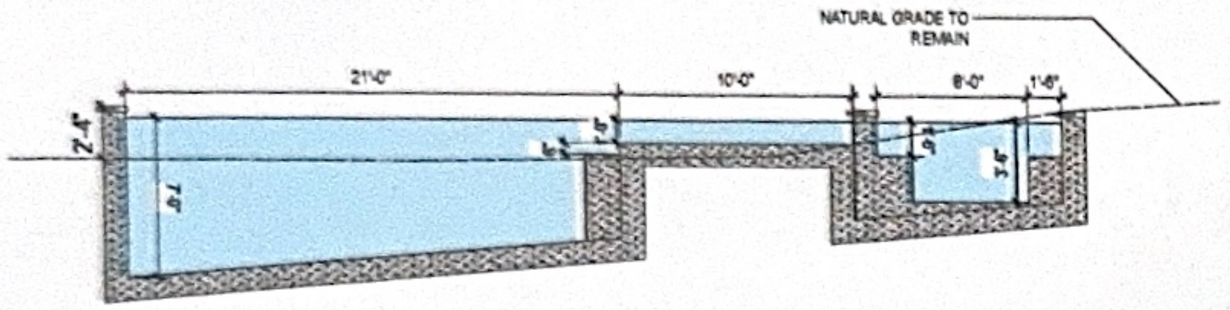
APN: 020-0-100-200

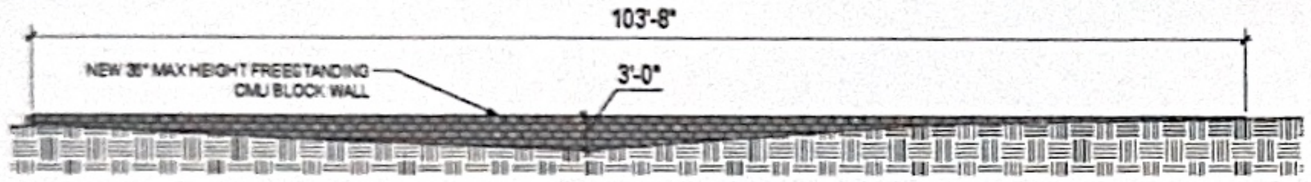
TWP 04N RGE 22W SEC 04 QTR NE/4 OHM

POOL/SPA

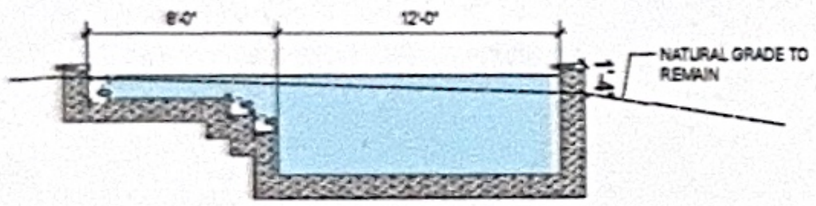
A5



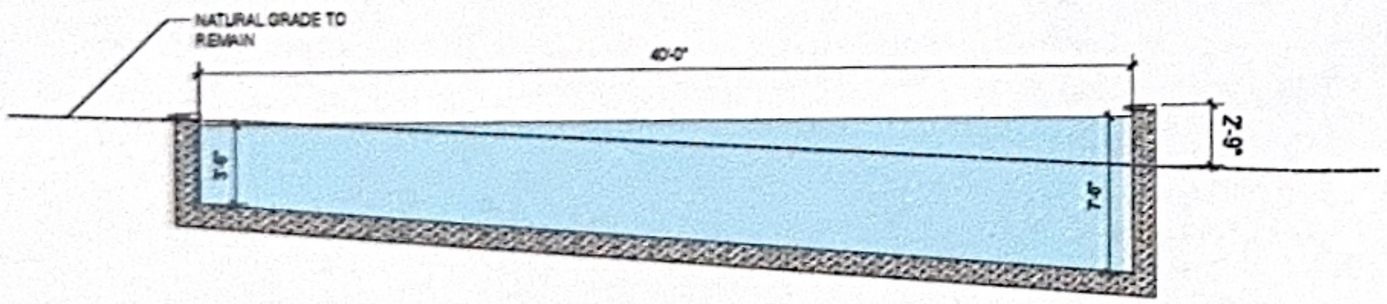
1 / A6 POOL ELEVATION 1
Scale: 1/4" = 1'-0"



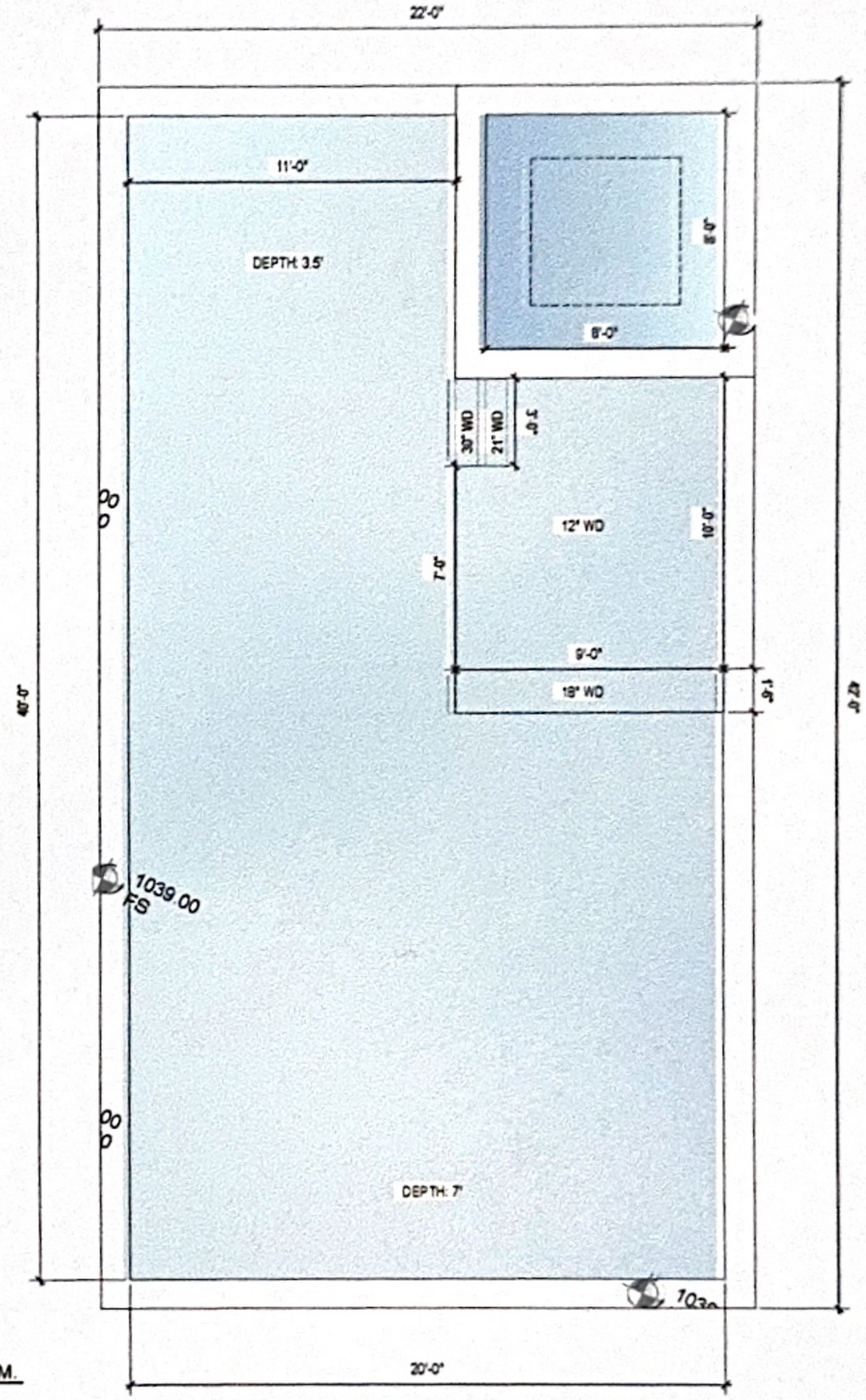
5 / A6 WALL SECTION
Scale: 1/8" = 1'-0"



2 / A6 POOL ELEVATION 2
Scale: 1/4" = 1'-0"



3 / A6 POOL ELEVATION 3
Scale: 1/4" = 1'-0"



4 / A6 ADDITIONAL POOL DIM.
Scale: 3/8" = 1'-0"

4210 GRAND AVE PROPOSED SCOPE OF WORK

4210 Grand Ave
Ojai, CA 93023

NO.	DATE	DESIGN REVISION
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APN: 029-0-100-200

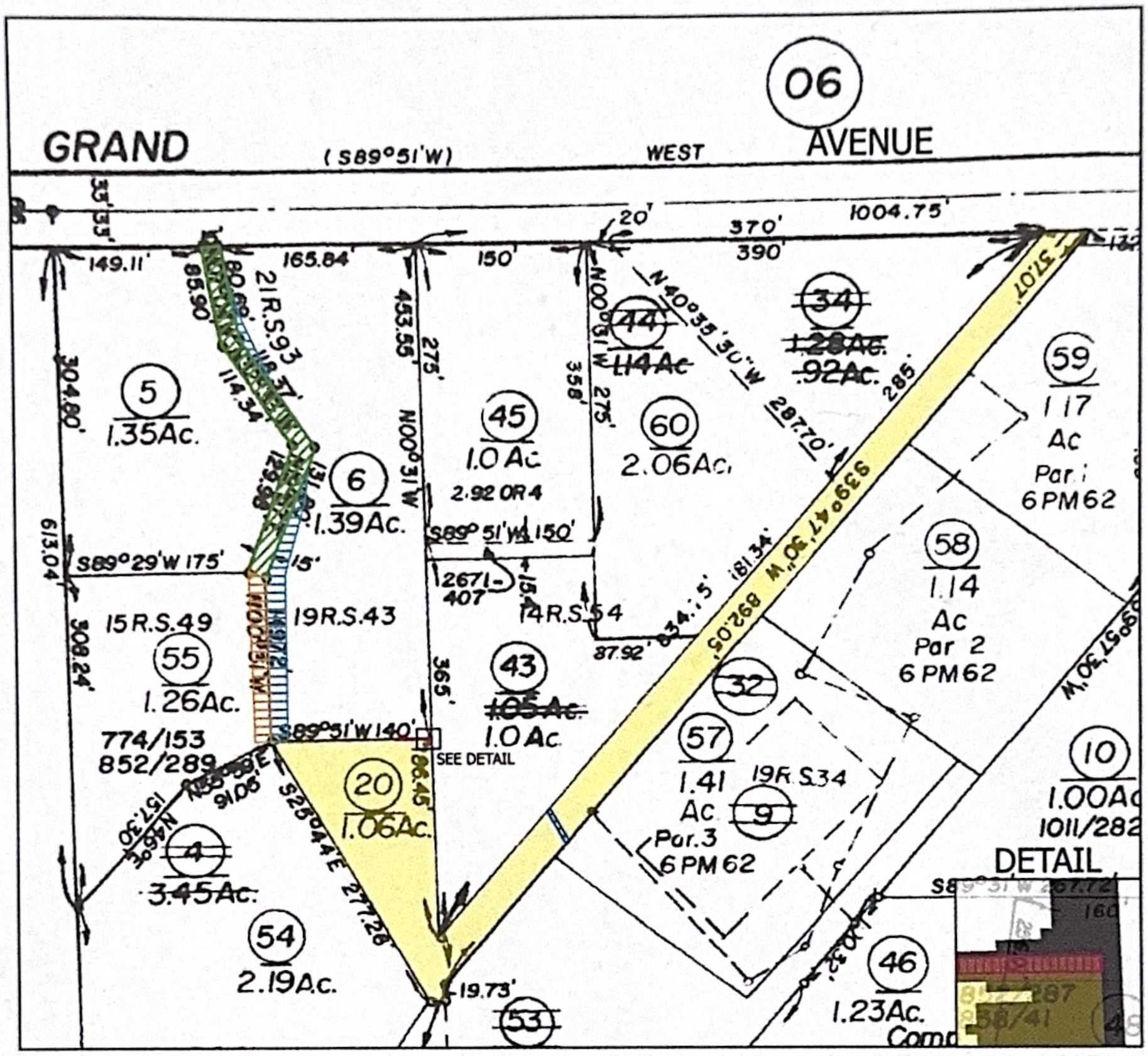
TWP 04N R23 23W SEC 04 QTR NE4/SW4

ELEVATION VIEWS

A6

Scale 1 inch = 113 Feet

APN : 029-0-100-200



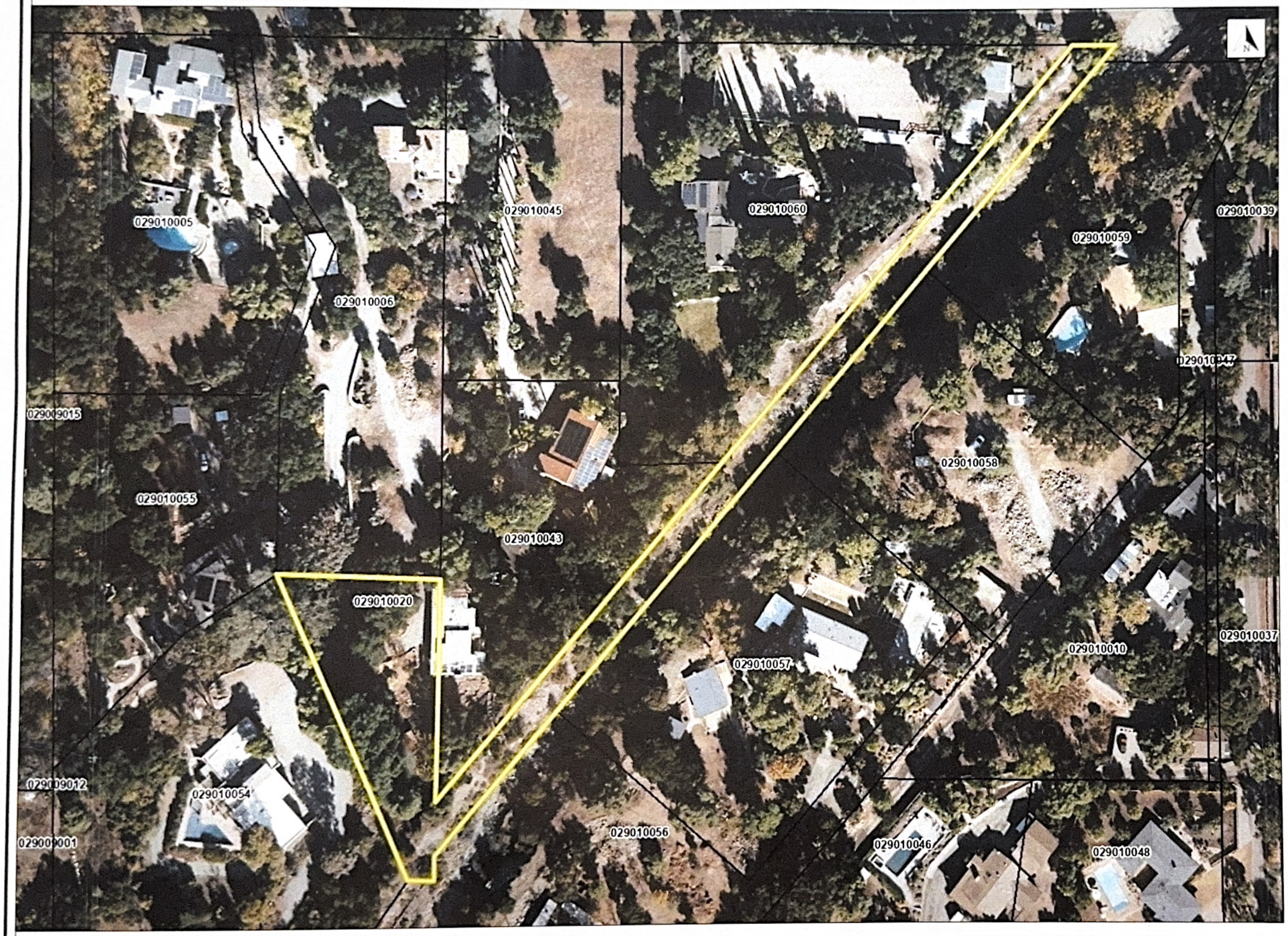
Legend

- PARCEL 1 - Property In Question, Fee
- PARCEL 2 - Easement
- PARCEL 3 - Easement
- PARCEL 4 - Easement
- Item No. 10 - Easement for Pipe Line
  In 01/31/1950 Bk 912 Pg 592 of Official Records
  Affects said portion as described in the document
- Item No. 11 - Easement for Public Utilities
  In 05/12/1969 Bk 1732 Pg 262 of Official Records
  Affects said portion as described in the document

©2026

Fidelity National Title Company
1000 Town Center Dr, Suite 125
Oxnard, CA 93036
Phone: 805-383-2353

	Title Order No. : OXN-09992-A1, Preliminary report dated May 13, 2026	Drawing Date : 07/08/2026 - FNFI
	Reference : OXN-09992-	Assessor's Parcel No. : 029-0-100-200
	Property : 4210 Grand Avenue, Ojai Area, CA 93023-9308	Data :
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.	Plat Showing : A PORTION OF LAND IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA	Sheet 1 of 1
		Archive #



PUBLIC WORKS Ventura County Public Works Department

Legend

Parcels

0 94.04 188.08 Feet

1: 1,128

Notes

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