

VICINITY MAP

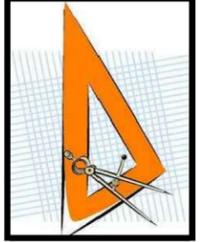


GENERAL NOTES

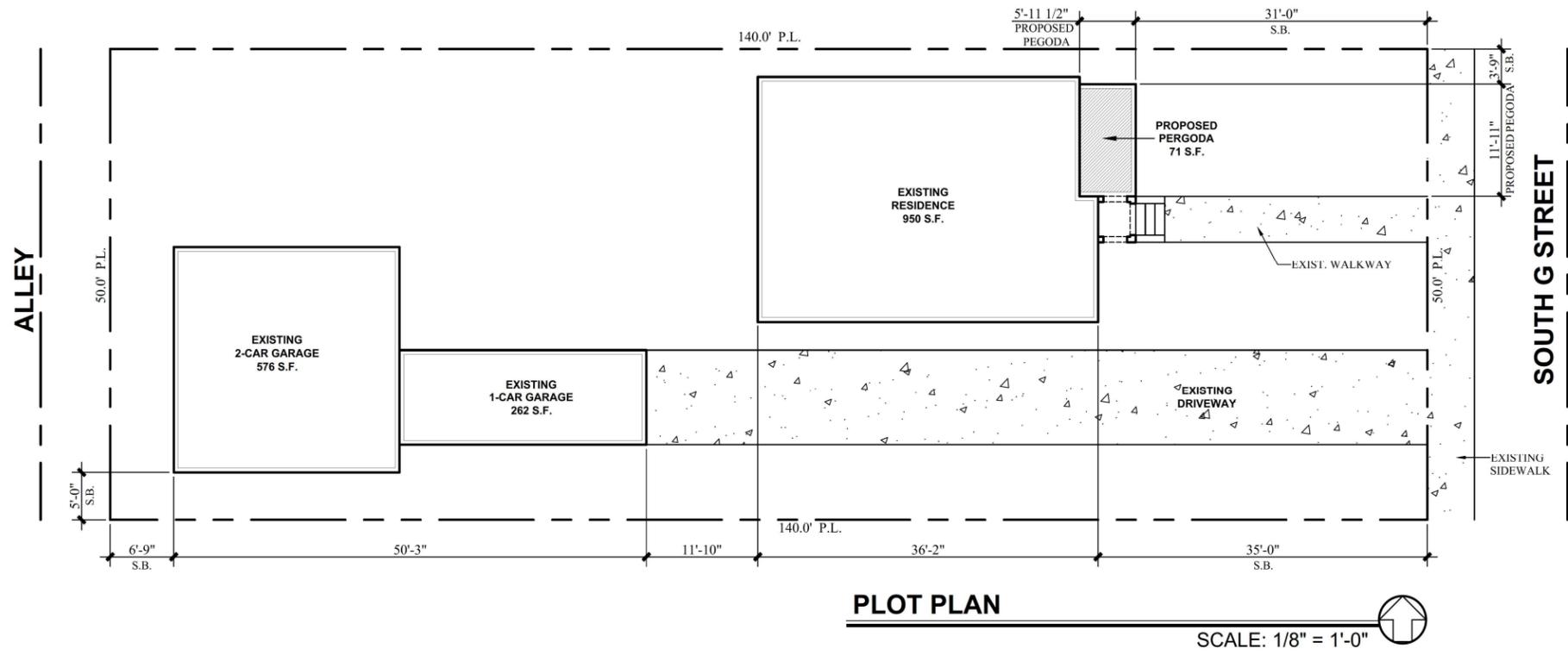
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS OF EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD AS APPLICABLE.
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE THE CALIFORNIA CODE CBC 2022 AND LOCAL ORDINANCES.
- DOORS AND WINDOWS SHALL COMPLY TO BURGLARY SECTION ORINANCE AS APPLICABLE.
- GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLAZING WITHIN 24" OF DOORS, AND GLAZING WITHIN 18" OF WALKING SURFACES SHALL BE TEMPERED SAFETY GLASS.
- THE CONTRACTOR SHALL LOCATE ALL PROPERTY LINES, SETBACKS EASEMENTS, UTILITIES, EXISTING STRUCTURES AND ANY OTHER SIGNIFICANT TOPOGRAPHIC FEATURES OF THIS SITE AS THEY RELATE TO THESE PLANS. ANY DISCREPENCY SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AFTER WHICH THE DESIGNER ASSUMES NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL FILE A CERTIFICATE OF WORKMANS COMPENSATION INSURANCE WITH THE GOVERNING AGENCY PRIOR TO ISSUANCE OR THE BUILDING PERMIT.
- SEPARATE PERMITS ARE REQUIRED FOR PLUMBING, MECHANICAL, AND ELECTRICAL AS APPLICABLE.

| REVISIONS | BY |
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PLANS PREPARED BY:
FRANK DELGADO
 3651 MIRAMAR WAY OXNARD
 (805) 407-2081



PROPOSED PERGOLA FOR:
MARTIN ROJAS
 115 SO. G STREET OXNARD



PLOT PLAN

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

PROJECT DATA

OWNER: MARTIN ROJAS
 ADDRESS: 115 SO. G STREET OXNARD, CA 93030
 A.P.N. 202-0-030-400
 ZONE: R-1
 LOT SIZE: 7,000 .S.F.
 OCCUPANCY CLASSIFICATION: R-1
 TYPE OF CONSTRUCTION: V-B

LOT COVERAGE:

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|------------------------|------------------|------------|
| EXIST. RESIDENCE | 912 S.F. | 13% |
| EXISTING 2-CAR GARAGE | 576 S.F. | 8% |
| EXISTING 1-CAR GARAGE | 262 S.F. | 4% |
| EXISTING PORCH | 71 S.F. | 1% |
| TOTAL COVERAGE: | 1821 S.F. | 26% |

SCOPE OF WORK

PROPOSED PERGOLA OVER EXISTING CONCRETE PORCH TO FRONT EAST SIDE OF PROPERTY.

PLOT PLAN NOTES

- FINISH GRADES SHALL SLOPE AWAY FROM BUILDING FOUNDATIONS A MINIMUM OF 2% FOR THE FIRST 4 FEET.
- CONCENTRATED ROOF WATERS FROM GUTTER DOWNSPOUTS OR ROOF VALLEYS SHALL BE DIVERTED AWAY FROM BUILDING.
- FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 16" ABOVE THE LOWEST ADJACENT PUBLIC SIDEWALK OR APPROVED DRAINAGE DEVICE.
- RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, SIDEWALK AND/OR DRIVEWAYS PER CITY STANDARDS. ENCROACHMENT PER REQUIRED.
- NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN TWO (2) FEET OF ANY BUILDING OR STRUCTURE, OR LESS THAN ONE FOOT BELOW THE SURFACE OF THE GROUND.
- PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES).
- NO GAS PIPING SHALL BE IN OR ON THE GROUND UNDER STRUCTURE.

SYMBOLS

- BREAK LINE
- CONTINUOUS MEMBER
- BLOCKING MEMBER
- PLYWOOD
- FINISH LUMBER
- STUCCO OR CONCRETE
- MASONRY
- EXISTING WALL OR LOW WALL AS NOTED
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- POST
- U.N.O. UNLESS OTHERWISE NOTED
- F.O.S. FACE OF STUD
- (N) NEW
- (N) EXISTING
- CONSTRUCTION NOTE
- DOOR
- WINDOW
- SHEAR WALL
- REVISION
- SMOKE DETECTOR
- HOSE BIB
- SECTION NO., DIRECTION & SHEET
- INTERIOR OR STRUCTURAL ELEVATION
- DETAIL NO. & SHEET
- CENTER LINE
- PROPERTY LINE

INDEX

| SHEET NO. | DESCRIPTION |
|-----------|---------------------------|
| A-1 | PLOT PLAN, GENERAL NOTES |
| A-2 | FLOOR PLAN AND ELEVATIONS |

County of Ventura
 August 28, 2023
 Cultural Heritage Board Meeting
 Item 6a
 Exhibit 1 – Proposed Plans and Elevations

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|-------------------|
| DRAWN F.D. |
| CHECKED |
| DATE JUNE 2023 |
| SCALE NOTED |
| JOB NO. |
| SHEET |
| A-1 |
| OF 2 SHEETS |



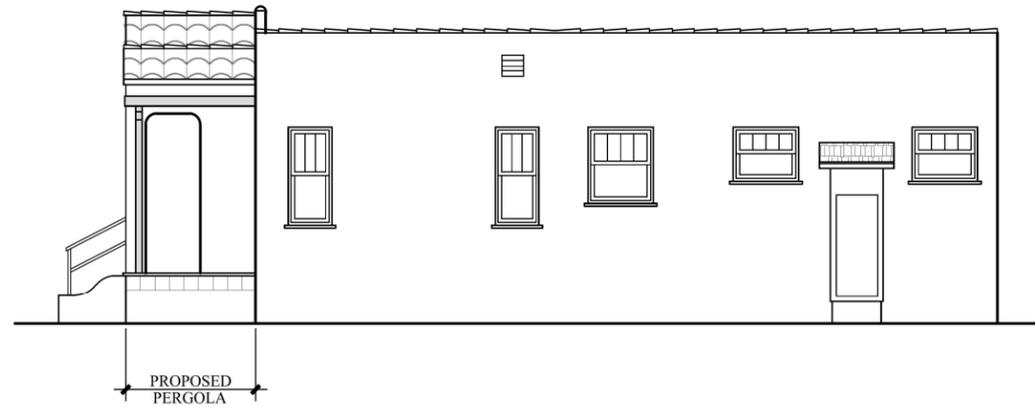
EAST ELEVATION (PROPOSED)

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



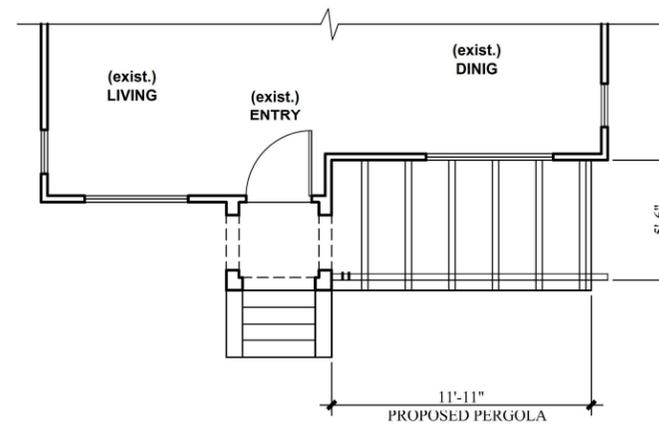
EAST ELEVATION (EXISTING)

SCALE: NTS



NORTH ELEVATION

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

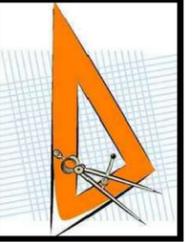


FLOOR PLAN

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

| REVISIONS | BY |
|---------------|-------|
| 1 PLAN CHK. | F.D. |
| 2 DOOR CHANGE | OWNER |
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