# SEPARATE PERMIT NOTES:

I. SEPARATE PERMITS AND PLANS FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

2. FENCE/WALL/HANDRAIL AND HEDGE HEIGHTS AS MEASURED FROM THE LOWEST FINISH GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK , AND 6' AT ALL OTHER LOCATIONS ON SITE ( 3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE)

### MATER HEATER:

I. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR PANELS

### DEFFERED SUBMITTALS NOTE:

DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR REVIEW. THE ENGINEER OF RECORD FOR THE BUILDING PROJECT SHALL PROVIDE A NOTE ON THE DEFERRED PLANS OR SHOP DRAWING STAMP STATING THAT THE PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING . (CBC 106.3.4.2)

### DEFFERED SUBMITTALS REQUIRING A SEPARATE PERMIT:

I FIRE SPRINKLERS

2. SOLAR PANELS, CAR CHARGERS & BATTERY BACKUP. (ELECTRICAL SYSTEM SHALL BE UPGRADED TO ALLOW

# SEPARATE PERMIT NOTES

### ALL WORK SHALL COMPLY WITH THE FOLLOWING

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA GREEN BUILDING CODE (CGBS)

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

2022 CITY OF MANHATTAN BEACH REGULATIONS

AND ORDINANCES

# APPLICABLE COD

County of Ventura November 13, 2023 Cultural Heritage Board Meeting Item 6a Exhibit 1 - Site Plan and Elevations

W 6th St

# 534 & 542 SOUTH F STREET

WINDOW REPLACEMENT

### RESERVED FOR CITY STAMPS

A O.O TITLE SHEET/PROJECT STATISTICS

A I.O SITE PLAN

FLOOR PLAN & WINDOW SCHEDULE A 2.0

EXTERIOR ELEVATIONS A 3.0 A 3.I EXTERIOR ELEVATIONS

PROJECT PHOTOS & CUTSHEETS A 4.0

SHEET INDEX

PROJECT SUMMARY

Code: RLM Description: RESIDENTIAL LOW MEDIUM

Zoning: <u>R2</u> Zoning Description: <u>MULTIPLE-FAMILY RESIDENTIAL</u> Fire Sprinklers: NO

Fire Zone: NO
Neighborhood: HOBSON PARK EAST
Number of Stories: 2

Legal Description: Property Address

534 \$ 542 SOUTH F STREET, OXNARD, CA., 93030

APN: 202-0-121-080

Project directory:

Owner: GLEN SUTHERLAND Phone

Designer:
TOD STOCKWELL
T-STOCK DESIGN STUDIO
1740 MOUNTAIN AVENUE SANTA BARBARA, CA., 93101 TEL: 805.252.7136 EMAIL: TODSTOCK@YAHOO.COM

Project Description / SCOPE OF WORK:

REPLACEMENT OF EXISTING EXTERIOR WINDOWS

### Building Area Summary:

TOTAL LIVING SPACE = 6,560 S.F.

GARAGE AREA = 2,064 S.F.

TOTAL LOT (SF) = 14,000 S.F. (0.32 ACRES)

YEAR BUILT = 1951

### Parking:

: 12 Cars : 12 Car in Garage

Setbacks: Front Yard = 20'-0" Side Yard = 5'-0" Rear Yard = Alley - 0'-0" for parking garages

TABULATIONS

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DESIGN

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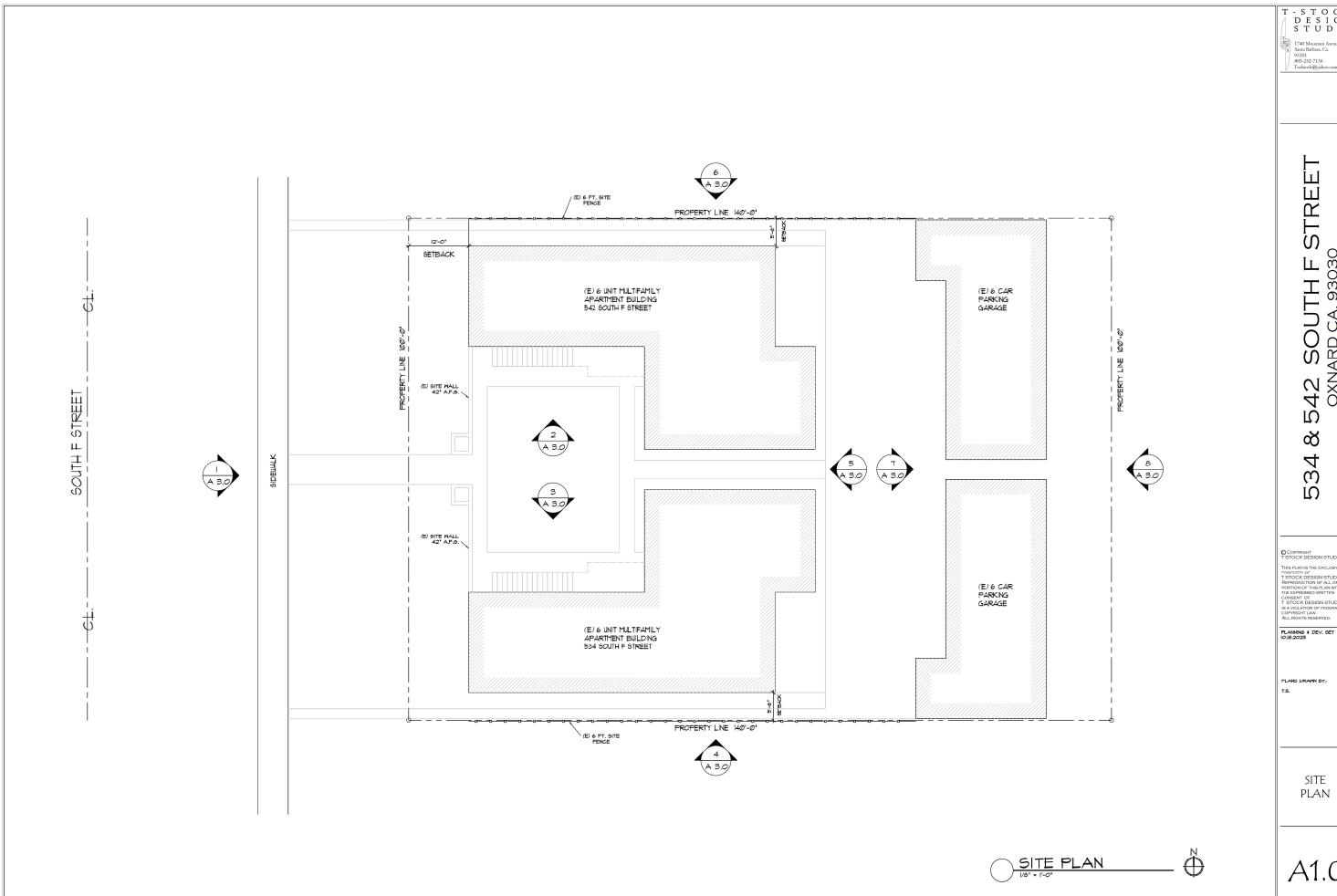
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PLANS DRAWN BY

COVER SHEET

NITY MAP



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> STREET 542 SOUTH F. OXNARD CA. 93030 ಹ 534

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SITE PLAN

A1.0

# MINDOM TYPES SLIDER XOX FIXED

## MINDOM SCHEDULE (#)

	NUMBER	EXISTING MINDOM SIZE AND TYPE	NEW WINDOW SIZE AND TYPE	MINDOM AREA	SHGC MAX, SHGC = 0.23	U-FACTOR	LOCATION (ROOM)	SAFETY GLAZING (YES/NO)	EGRESS MINDOM (YES/NO)
		4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	- 0.23	.29	LIVING RM.	YES	NO.
		4-075-0 SEDR	4-075-0 SLDK	20 30.11.			LIVING IN.	1123	110
*	2	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 5Q.FT.	.28	.29	BED RM.	NO	YES
	3	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 SQ.FT.	.28	.29	BED RM.	NO	YES
	4	3'-6"/ 4'-0" FIX (GLASS BLOCK)	REMAIN IN PLACE	14 5Q.FT.	.28	.29	BED RM.	10	NO
	5	2'-0"/ 3'-0" SLDR	2'-0"/ 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	NO	NO
	6	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	Ю	NO
	7	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	80	NO
	œ	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	8	NO
	Ф	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	10	NO
	10	2'-0"/ 3'-0" SLDR	2'-0"/ 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	9	NO
*	H	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 5Q.FT.	.28	.29	BED RM.	10	YES
*	12	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 5Q.FT.	.28	.29	BED RM.	10	YES
	13	2'-0"/ 3'-0" SLDR	2'-0"/ 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	80	NO
	14	2'-0"/ 3'-0" SLDR	2'-0"/ 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	80	NO
	15	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 5Q.FT.	.28	.29	KITCHEN	Ю	NO
	16	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	8	NO
	17	3'-0"/ 4'-0" SLDR	3'-0"/ 4'-0" SLDR	12 5Q.FT.	.28	.29	KITCHEN	10	NO
	18	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	LIVING RM.	80	NO
	19	4'-0"/ 5'-0" SLDR	4'-0"/ 5'-0" SLDR	20 SQ.FT.	.28	.29	LIVING RM.	Ю	NO

I. TOTAL MINDOM COUNT MULTIPLIED BY 4 NOT INCLUDING BLOCK WINDOMS FOR A TOTAL OF T2 NEW MINDOMS IN PROJECT SCOPE.

2. MINDOWS REPLACED WITH MILGUARD RETRO FIT WINDOWS ALL (E) SIZES WERE MAINTAINED.

### DOOR AND WINDOW NOTES:

- I. ALL WINDOW GLAZING SHALL MEET OR EXCEED RECOMMENDED U FACTOR AND SHGC OF APPROVED TITLE 24 PACKAGE FOR THIS PROJECT.
- 2. DIMENSIONS ARE FOR DESIGN INTENT ONLY AND DO NOT REFLECT ROUGH OPENINGS.
- S. ROUGH OPENINGS SHALL BE PROVIDED AND APPROVED BY GENERAL CONTRACTOR AND MANUFACTURER PRIOR TO FABRICATION OF MINDOWS AND DOORS.
- 5. SEE NOTES & ASTERISK (\*) FOR LOCATION OF REQUIRED EGRESS WINDOWS

### CODE REQUIREMENTS:

### I. LIGHT AND VENTILATION:

- HABITABLE ROOMS All habitable rooms are required to have natural light (windows and skylights) sized to a minimum of 8% of the floor area of the room, and vertillation (openable portion of kindow or skylight) sized to a minimum of 4% of the floor area.
- BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS shall be provided with aggregate glazing area in window of not less than 3 square feet, one half of which shall be openable. For exemption see code for lighting and ventilation requirements.
- ADJOINING ROOMS To be considered to be a portion of an adjoining room where not less than
  one half of the area of the common wall is open and unobstructed and provides an opening of not
  less than one-tenth of the floor area of the interior room and not less than 25 square feet. To
  share light with an adjoining patio cover or surroom the opening shall not be less than one-tenth
  of the floor area of the interior room and not less than 20 square feet.

### 2. EMERGENCY EGRESS WINDOWS:

Section 310 of the CA Residential Code and Section 1030 of the CA Building Code require that every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall:

- be operable from the inside to provide a full, clear opening without the use of separate tools;
  have a minimum net clear openable area of 5.7 square feet (820.8 sq. in.);
  have a minimum net clear openable helght 24 inches
  have a minimum net clear width of 20 inches; and
  have a finished still helght not more than 44 inches above the floor. Note: Houses built before 1976 may maintain a still helght up to 48 inches for replacement windows.

Awning, bay with fixed center glazing, single fixed combination window and other types not mentioned above require manufacturer's information if they are to be used to meet emergency egress requirements.

... Some crank type casement windows reduce the clear dimension as they open, so check your selected window.

### EXEMPTION FOR SINGLE-FAMILY OR DUPLEX

Where windows are required to provide emergency escape and rescue openings, replacement windows shall be exempt to comply provided that the replacement window meets the following

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frome or existing rough opening (no Framing and stucco work.) The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
   The replacement window is not part of a change of occupancy.
   Window opening control devices complying with AGTH #22OFO shall be permitted for use on windows required to provide emergancy escape and rescue openings.

### 3. IMPACT OR HAZARD GLAZING (TEMPERED GLASS):

- Tempered or safety glazing shall be required where glazing is:

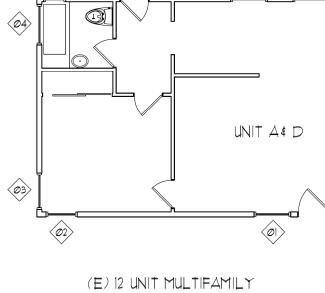
   within a 24 inch arc on either side of a door;

   in windows that are within 18° of the floor;

   in windows in a stairwell or within 5° of the landings and less than 60 inches above the floor;

   in a door;

   enclosing a tub or shower where the bottom of the window is less than 60 inches above the tub or shower bottom; or
- or snower bottom; or
   in walls and fences used as a barrier for swimming pools and spas where the glazing is less than 60 inches above the pool deck and within 5 feet of the pool side.



APARTMENT BUILDING 534 \$ 542 SOUTH F STREET - THIS PLAN REPRESENTS ONE LEVEL OF ONE SIDE.

All new windows, window replacements, windows that are relocated, or windows that change in size must meet current State Law for energy codes. Windows shall have a max. U-Values of 0.30 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.23. Windows will come labeled from the manufacturer with the values posted on the window, do not remove these labels until approved by the Building Inspector. A detailed computer analysis of the structure by an energy consultant, with possible further modifications to the building, may allow number greater than the above (less energy efficient windows to be installed.)

### 5. INSPECTION PROCESS AND REQUIRED INSPECTIONS

Two inspections are typically required, inspection noted below. You can request an inspection by calling (805)385-7925. ROUGH FRAME INSPECTION

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- Inspection shall be scheduled when the new window is installed or an existing window opening is changed and before the exterior cover (stucco or siding) is added. FINAL INSPECTION
- The inspection shall be scheduled when all the work is complete. Energy forms or evidence the windows meet a maximum U-factor per prescriptive values or meet the energy calculations reviewed and approved prior to the permit will need to be provided to the inspector. Verification of compilance to smoke and carbon monoxide detector installation requirements. SPECIAL CASE - EXISTING WINDOW VERIFICATION INSPECTION

If using section R310.2.5, you must call for a pre-work inspection to verify existing conditions. The section requires "The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

### 6. SMOKE AND CARBON MONOXIDE DETECTORS

Smoke and carbon monoxide detectors are required for alterations, repairs, or additions exceeding one thousand dollars (\$1000.) These will be verified at the time of final inspection.

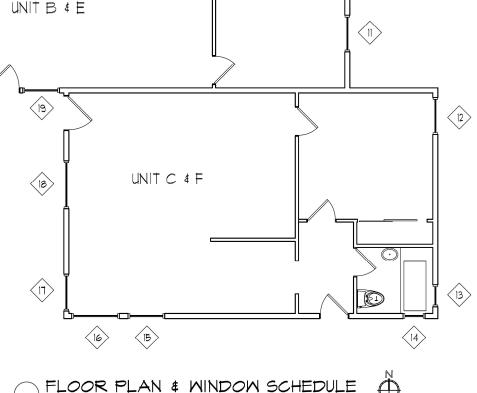
- Smoke and Carbon Monoxide Detectors: On the celling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms or in each hollway outside of the rooms.
  Smoke Detectors: In each room used for sleeping purposes.
  Smoke and Carbon Monoxide Detectors: In each story, including hobitable basements. (Note: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke and cobon monoxide detectors be installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.)

### 7. WINDOW FALL PROTECTION

Where window fall prevention devices are not provided, window opening control devices complying with ASTM F2090 shall be installed where an existing window is replaced where all the following apply to

- The window is operable.
  The window is operable.
  The window is operable.
  The window replacement includes replacement of the sash and the frame.
  The sill is at a height less than 24 inches above the finished floor.
  The window will permit openings that will allow passage of 4 inch diameter sphere where the window is in its largest opened position.
  The vertical distrance from the sill to the finished grade or other surfaces below, on the exterior of the building, is greater than 12 inches.

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit. "Sill" is defined as the lowest point of the clear opening of the window.



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FLOOR PLAN & WINDOW SCHEDULE



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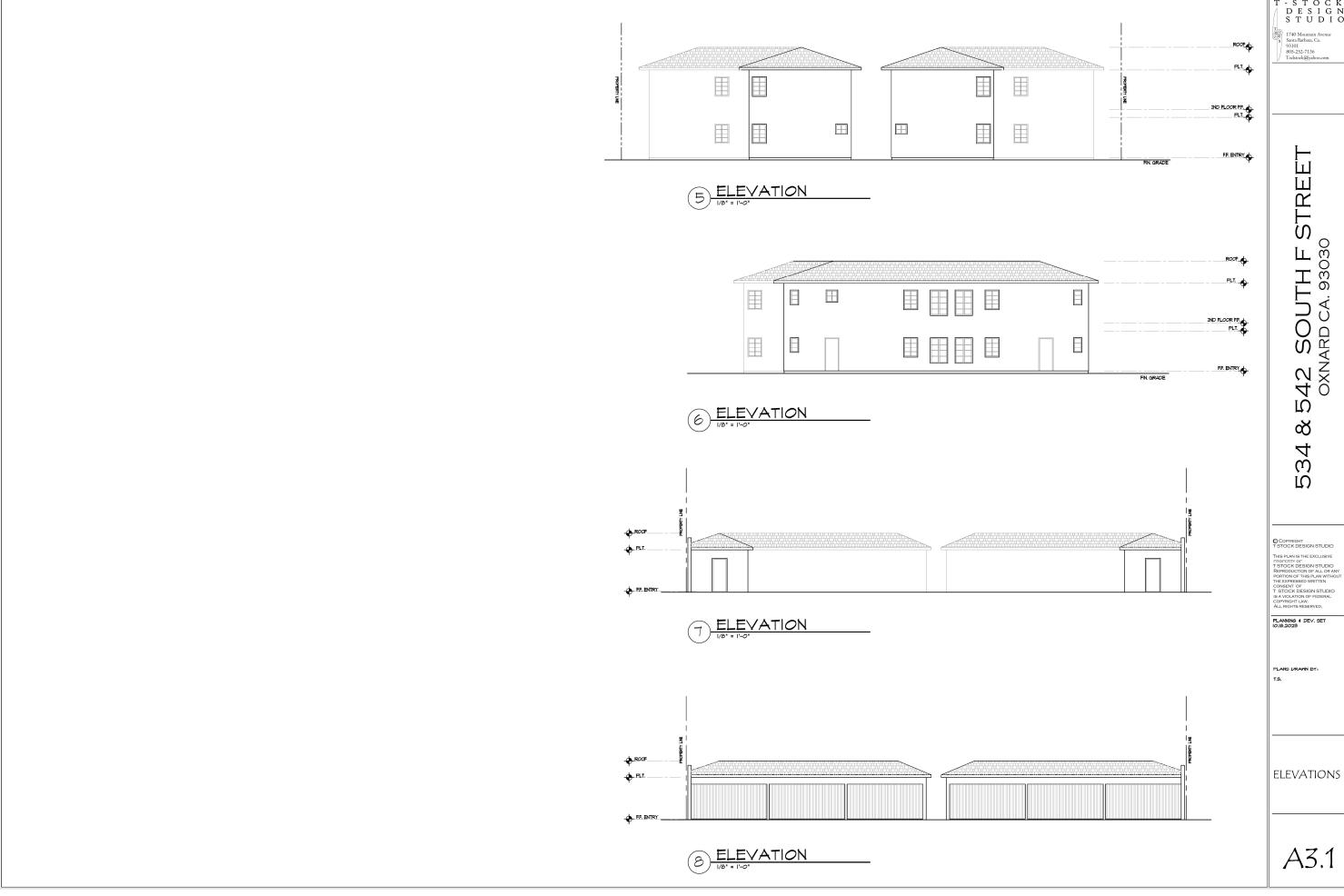
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elevations

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Frame Size Rough Opening

Head Jamb and Sill

Triple Sash XOX Operator Jamb

MAXIMUM ROUGH OPENING intribute exceed 113 and a second of Field mull kits are available. Structural mullion reinforcement is required! Please consult your local Marvin representative for more information.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 60 1/4" Maximum up to 3 units wide by 1 unit high

MULTIPLE ASSEMBLIES ultiple assemblies can be factory mulled.

FRONT OF PROJECT

PHOTOS & CUTSHEETS

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