# **PROJECT**

# **421 G Street Oxnard, CA 93030**

### **LEGAL INFORMATION** PROJECT SUMMARY PROPERTY IDENTIFICATION CODES: ASSESSOR PARCEL NUMBER 202-0-063-020 PROPERTY ADDRESS 2022 CBC - CALIFORNIA BUILDING CODE, PART 2, VOLS. 1 & 2 2022 CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5 PROPERTY CHARACTERISTICS INFORMATION 2022 CMC - CALIFORNIA MECHANICAL CODE, PART 4 2022 CPC – CALIFORNIA PLUMBING CODE, PART 5 TOTAL LIVING AREA (SF) 2082 2022 CFC - CALIFORNIA FIRE CODE, PART 9 ACREAGE 0.16 2022 CEC - CALIFORNIA ELECTRICAL CODE, PART 3 LOT SIZE (SF) 6969 YEAR BUILT 1930 2022 CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10 2022 CALGREEN - CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 LOT WIDTH 2022 CRSC – CALIFORNIA REFERENCED STANDARDS CODE, PART 12 LOT DEPTH 140 2022 CALIFORNIA ENERGY CODE - PART 6 RESIDENTIAL DATA NUMBER OF BEDROOMS OCCUPANCY: R-3 / U GARAGE AREA (SF) 342 CONSTRUCTION TYPE: NUMBER OF BATHROOMS V-B CARPORT AREA (SF) BALCONY AREA (SF) PROPOSED HEIGHT: 20'-3" FRONT SETBACK: 25'-7" PATIO AREA (SF) PORCH AREA (SF) SIDE SETBACK: 6'-3 / 8'-2" ENCLOSED PATIO AREA (SF) REAR SETBACK: (P) 42'-10" OTHER AREA (SF) POOL AREA LOT COVERAGE: 7,000 sq ft

) SED ADDITION

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### STRUCTURAL ENGINEER

DESIGNER: DANA ELSHAICH ENGINEER OF RECORD

DEAN ALMALLA, PE LIC# C058024 TEL: 310-569-2628

**ENERGY CONSULTANTS** 

PERFECT DESIGN - RAYMOND ZHONG MECH. ENG. LIC.#M-27635 ALHAMBRA CA 91803

# **VICINITY MAP**

RFA CALCULATION

372 SF 49 SF

# - PROPOSED RESTORATION AND ADDITION TO EXISTING SINGLE-

**SCOPE OF WORK** 

- ADDITION OF NEW AREA TO INCREASE TOTAL SQUARE FOOTAGE OF THE RESIDENCE. NEW SHINGLE ROOF TO ONLY THE ADDITIONAL S F TO MATCH EXISTING

- RE-STUCCO EXISTING GARAGE TO MATCH EXISTING S.F.D (ROOF TO REMAIN UNTOUCHED)

1. RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES PULL BOXES TRANSFORMERS VALUES PUMPS VALVES METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER LINES-WETHER OR NOT THE THE LINES ARE LOCATED. ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES

2. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE

3. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

"AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING



# SHEET INDEX COVER SHEET EXISTING SITE PLAN DETAILS

DETAILS - PROPOSED EXTERIO



ADDITIONS OR ALTERATIONS NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURES TO BE IN VIOLATION OF ANY OF 2022 C.B.C. CODE AND SUCH ADDITIONS OR ALTERATIONS SHALL NOT CAUSE THE EXISTING BUILDING OR STRUCTURE TO

THE TOP OF ANY EXTERIOR FOUNDATION OF FLOOR SLAB SHALL EXTEND 25" ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER.

FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS SYANDARD PLATE 601, THERE SHALL BE NO UNDRAINED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND OR ALLEY.

### EMERGENCY EXIT NOTE:

PROVIDE EMERGENCY DOOR OR WINDOW FROM SLEEPING ROOMS, NET OPENING AREA SHALL OT BE LESS THAN 5.7 SQ. FT. (820.8 SQ.IN.) WINDOW CLEAR OPENING HEIGHT SHALL BE 24" CLEAR, NET OPENING WDTH SHALL BE 20" CLEAR. FINISHED SILL HEIGHT ABOVE FLOOR BE 44" MAX. HEIGHT ABOVE THE FLOOR (C.B.C.)

### SITE NOTES

PROVIDE SLOPE AWAY FROM STRUCTURES MIN. FALL 6" WITHIN 10' (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST 10' FT. (IMPERVIOUS SUFACES)

ALS OR WASTEWATER

CONSTRUCTION

RM DISCHARGE SYSTEMS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL

**County of Ventura** October 13, 2025 **Cultural Heritage Board Meeting** Item 7c

Exhibit 1 - Proposed Plans and Elevations, Proposed Materials, Existing Photos, and Proposed Renderings

**DR**AW

Consultant: Laura Ayala Architectural Designer 317 W. Ventura BLVD #1004 Camarillo, CA 93010 (805) 826 2769 laura@drawdrafting.com



No.	Description	Date

CLIENT STEVEN CLAREEN 826 TRUENO AVE, CAMARILLO, CA 93010 (949) 910 - 312

PROJECT 421 S G ST, OXNARD, CA 93030

**COVER SHEET** 

oiect Number 005 - 2025 Issue Date Author hecked By Checker

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### PART I PART II PART III

# H. INTERIOR ENVIRONMENT

16. MOTE: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATIBAL LIGHT FOR MEANS OF EXTERIOR GLASS TO OPENINGS IN ACCORDANCE WITH SECTION 1205 2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES OVER THE AREA O FTHE ROOM AT A HEIGHT OF 30 MOYES ABOVE THE LOOK IEVEL (1205 1 AND 1205.3)

- I. AREA AND OCCUPANCY
  7. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (2306 )
- 8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED, (1505.3)
- K GENERAL RECLUREMENTS
- 19. SHOW MINIMUM 18" X 24" UNDER FLOOR ACCESS OPENING, 2306.3
- 20. ADD NOTE "PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE." (807.1.3, 2406.4(5), 1115B.9.6, 7, 8)
- 21. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1)
- 22. ADD NOTE "WATER HEATER MUST BE STRAPPED TO WALL." (SEC. 507.3, UPC)
- 23. THE FOLLOWING ARE REQUIRED FOR ATTACHED U-1 OCCUPANCY GARAGE / CARPORT:
- A. SPECIFY MATERIALS OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS AND, WHEN SUPPORTING AN UPPER FLOOR, CEILINGS, POSTS AND BEAM OF GARAGE. (302.4 AND 7.3-B)

- \*M. FIRE PROTECTION ( LA CITY SPECIFIC)

  5. "PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION." (12.21AT/ID), 91.508)
- . SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)
- A. IN NEW CONSTRUCTION SHOKE DETECTORS SHALL RECENT. THER FRIMARY POWER SOURCE FROM THE BULLDOW QUINCH AND SHAP BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM IN HELIMAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
- B. IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATION AS SPECIFIED IN A) ABOVE.
- ADD NOTE "PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE." (L.A.M.C. 57.20.25 )

## B. VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) ( 701A.3.2, 7201.2, 7207)

- 72012, 7207)

  1. BASED ON CITY MAPS, THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ). IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72.
- A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4. 1505)
- B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGGI CORROGION-RESISTANT METAL INSTALLED OVER A MINIMUM SEN-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (704A 1.3)
- C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (704A.1.5)
- D. (ROOF) (ATTIC)(EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. OR SHALL BE PROTECTED BY CORROSION-RESISTANT THE STRUCTURE. OR SHALL BE PROTECTED BY CORROSION-RESISTANT THE STRUCTURE. OR SHALL BE PROTECTED BY CORROSION-RESISTANT OF SHALL AND THE SHALL AND THE INSTALL BY AND CORROSION OF THE STRUCTURE OF THE SHALL BOWN OF THE SHALL BE THE REQUIREMENTS OF SFM 12-74-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTALE CONSTRUCTION ON THE EXPOSED UNDERSISTANT MATERIALS OR NONCOMBUSTANT MATERIALS OR NOT MATERIAL OR NOT MATERIALS OR NOT MATERIAL OR NOT MATERIAL OR NOT MATERIALS OR NOT MATERIAL OR NOT MATERIAL
- B. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (704A.3.1)
- C. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT Z-INCH (50.8 MM) NOMIN SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE
- ETTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING. GLASS OF THE PROPERTY OF THE PROPE
- METERAVED MEMOLAMBUS HIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 13% INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 11% INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEL NESTED ACCORDING
- ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE FARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A.3.2.3) F. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (30M MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.704A.1
- G. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (704A.4.2.1)
- H. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (704A.4.2.2, 7207.1)
- I. ALL UTILITIES, PIPES, FURNANCES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION.(7207.2)
- J. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 704A.1.2.
- K. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.
- L TRELIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER OR NON COMBUSTIBLE MATERIAS. MINIMUM OF A INCHES SPACING IS REQUIRED BETWEEN THI MEMBERS. (INFORMATION BULLETIN NO. P/BC 2008-023).

### BUILDING CODE REQUIREMENTS A. GENERAL REQUIREMENTS

- B-. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOSSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALUTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHE OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS ANDOR ADDITIONAL SYPENSES.
- . AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL SLINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY NINECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING IE FUEL GAS PIPING. "(PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL DIOTIONS AND TI WORK OVER SIDO.00). SEPARATE PLUMBING PERMIT IS
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY WER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- E. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE OOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND ONTINIOUSLY FOR A INN 0° 30 SECONDS WHEN THE DOORS IS OPENED IT SHALL UTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO UTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO SECTIVATE (FOR 15 SECS. MAY, FOR A SINGLE OPENING, THE DEACTIVATION WITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR, (3109.4.1.8)
- S-, PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTI XXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSTRUCTION
- . UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING GENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, RODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT OT REQUIRED). 2405.5
- .- FOR NEW POOL ON SITE PROVIDE AN ALARM FOR DOORS TO THE DWELLING WAT FORM A PART OF THE POOL ENCLOSURE. THE JALARN SHALL SOLIND HAT FORM A PART OF THE POOL ENCLOSURE. THE JALARN SHALL SOLIND THE POOL THE POOL THE POOL THE POOL THE POOL THE FORM THE AMANUAL MEAST TO SHALL SHOW THE FLOOR THE FLOOR THE DEACTIVATION WITCH SHALL BE AT TLEAST SHADOW THE FLOOR FIPE 2008-014.
- FOR NEW POOL ON SITE, PROVIDE ANT-ENETRAPMENT COVER MEETING THE URRENT ASTM OR ASMLE IS REQUIRED FOR THE SUCTION OUTLETS OF THE WIMMING POOL, TODGLER POOL AND PSA FOR SINGLE FAMILY DWEILINGS PER HE ASSEMBLY BILL (AB) NO. 2977 ... KITCHEN SINGLE LAWTONES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY UBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD ATER AND CONNECTED TO AN APPROVED WATER SUPPLY (1803.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A OWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY ER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3) AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS ENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR HUMAN SECRETURE ONE THOLLOW THE CONTROL OF T
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS COMEDIANS OR THOUSAND DOLLARS (\$1.00), EXISTING DWELLINGS OR THE COMEDIANS OR THE COMEDIAN OF THE COMEDIAN OF
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED I NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN CORDANCE THI SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS EQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES ER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR VEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING LL BE MADE AVAILABLE AT THE JOB SITE

### OCCUPANCY CLASSIFICATION

LOGING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS 14M 13/ CHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES.

- THE PROPOSED BUILDING IS A GARAGE AND NOT A CARPORT SINCE IT IS IT OPEN AT LEAST 2 SIDES.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR EPING PURPOSES ARE NOT PERMITTED (R302.5.1). DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE SELF-OSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOME CORE EEL NOT LESS THAN 1 3/8 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTIO TING OF 20 MINUTES. (R302.5.1)
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC A IN ACCORDANCE WITH TABLE R302.6 (R302.6).
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE ELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 E SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO NINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).

# 1. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY

- I. PROVIDE CALCULATIONS FOR ESTABLISHING GRADE PLANE AS PER SECOND R201. ATTACH CALCULATIONS AND IDENTIFY ESTABLISHED GRADE PLANES ON ELEVATIONS PLANS AND SITE PLAN. (R201)
- 2. SHOW MAXIMUM HEIGHT OF THE STRUCTURE (IN FEET AND STORIES) FROM AVERAGE HEIGHT OF HIGHEST ROOF SURFACE TO GRADE PLANE ON ALL ELEVATION VIEWS,(R201)
- LOWEST LEVEL IS DETERMINED NOT TO BE A BASEMENT. THIS LEVEL IS CONSIDERED AS 1ST STORY ABOVE GRADE PLANE. INCLUDE THIS STORY IN TOTAL BUILDING HEIGHT. (R201)
- E. FIRE-RESISTANCE RATED CONSTRUCTION
- 1.1. PROVIDE 1-HR FIRE-RESISTANCE EXTERIOR WALLS IF FIRE SEPARATION DISTANCE IS:
- LESS THAN 5' [T-R302.1 (1)], OR
- LESS THAN 3' IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313. [T-
- SHOW HOW 1- HR FIRE- RESISTANCE IS BEING PROVIDED. 3. OPENINGS ARE NOT ALLOWED WITHIN 3' / 5' FIRE SEPARATION DISTANCE. [T-R302.1(1) & T-R302.1(2)]
- MAXIMUM 25% OPENING AREA ARE ALLOWED WHEN THE FIRE SEPARATION DISTANCE IS >3" AND ≤ 5". (T-302.1(1)
- 5. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL COMPLY WITH TABLE R302.1 AND SHALL NOT EXTEND:
  A. TO A POINT CLOSER THAN 2 FEET FROM INTERIOR LOT LINE.
- B. MORE THAN 4 INCHES AT THE ROOF EAVE FOR DETACHED GARAGES ACCESSORY TO A DWELLING WHEN LOCATED WITHIN 2 FEET OF A LOT LINE.
- C. OVER THE LOT LINE FOR ACCESSORY STRUCTURES THAT ARE EXEMPT FROM PERMITS.
- 6. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BRAFFURE RETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE
  BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOORCIELING
  ASSEMBLY, PARTSTORS SHALL BE INSTALLED SO THAT THE AREA OF THE
  CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET.

  APPROXIMATELY EQUAL AREAS, (R302.12).

  APPROXIMATELY EQUAL AREAS, (R302.12).
- 2. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1
  WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING,
  RECESSED FIVTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRERESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

### F FIRE PROTECTION

- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))
- 2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- 3. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING SCENE TO A SLEEPING SLEEPING STANDAY OR AREA GIVING ACCESS TO A SLEEPING SLEEPING SHALL BE BUT A SLEEPING SHALL BE BUT A SLEEPING SHALL BE SHALL BE BUT A SLEEPING SHALL SHAL

- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT MIN AREA (5.0 SQ FT AT GRADE LEVEL) & 44" MAX TO SILL. (R310.1)
- 2. PROVIDE MINIMUM 9 SQ.FT. WINDOW WELLS (WITH FIXED LADDER) AT ESCAPE AND RESCUE OPENING WINDOWS BELOW GRADE. (R310.2)
- 3. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2) PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS.
  (6304.1).
- 5. THE ENTRY JEXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5° BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOE NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75° BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS (1931.3.1)
- LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
- 7. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. EXCEPTION FOR TOP OF AN INTERIOR FLIGHT OF STAIRS AND STAIRS IN AN ENCLOSED GARAGE (R311.7.5).
- STAIRWAY DETAILS:
- A.7.75" RISE & MIN. 10" RUN. (R311.7.4)
- B.MIN. 6'-8" HEADROOM CLEARANCE. (R311.7.2)
- C MIN (36") CLEAR WIDTH (R311 7 1)
- D.HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.7.1)

### F.MAX 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.3)

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

**PART IV** 

- 2. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6).
- WINDER TREADS SHALL COMPLY WITH SECTION R311.7.3. SPIRAL STAIRS SHALL COMPLY WITH SECTION R311.7.9.1.
- RAMP SLOPES SHALL NOT EXCEED 1:12 (8%).(R311.7.3)
- PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING OPENING BETWEEN RAILS AT (\_\_\_\_\_\_\_\_) (R312).
- 7. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16. A SAFTY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 144 INCH, (2007)

### A. INTERIOR ENVIRONMENT

- THE MINIMUM CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL BE NOT LESS THAN 7 FEET (R305.1).
- 2. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (R408.1)
- 3. SHOW MINIMUM 18" X 24" UNDER FLOOR ACCESS OPENING. (R408.4) ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.(R806.2)
- ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20" X 30" MIN). (R807.1)
- PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
- PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 88°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)

- 27. FOR NEW CONSTRUCTION, ADDITION OR MAJOR REMODEL TO ANY ONE-FAMILY DWELLING OR ACCESSORY BUILDING ON A LOT IN R1, RS, RE, OR RA ZONES AND DESIGNATED HILLSIDE AREA (12.21C.10.):
- A. SETBACKS:
- ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED. (12.21C10(A)(5))
- 2) ON LOTS FRONTING A SUBSTANDARD HILLSIDE LIMITED STREET, OPEN UNENCLOSED STAIRWAYS, PORCHES, PLATFORMS AND LANDING PLACES NOT COVERED BY A ROOF OR CAMPY SHALL NOT PROJECT OR EXTEND INTO THE FRONT YARD. (12.21C10(A)(10)(II))

### I. BUILDING ENVELOPE

- PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902 1
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET LAVATORY, BATHTUB OR SHOWER, AND KITCHEN (R306.1 AND R306.2). 3. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
- A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES YONTALLY OF THE GLAZING.
- D GLAZING IN RAILINGS
- F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN BO INCHES ABOVE A WALKING SURFACE AND WITHIN ON INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATERS EDGE.
- G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 38 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING SILESS THAN 80 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM DATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST
- DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7. 8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
- 9. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA UI.

PART V

### MANSIONIZATION ORDINANCE

- IF THE CEILING HEIGHT EXCEEDS 14 FT, PROVIDE FLOOR PLANS AND CLEARLY IDENTIFY THAREAS WHICH EXCEED THE AGOVE THRESHOLDS (WITH HATCHING AND DIMENSION). THE SUBJECT AREAS SHALLE INCLUDED IN THE FLOOR AREA CALCULATIONS, EXCEPT THE THIST TOO SE OF THE CEILING OVER 14 NEED NOT BE INCLUDED.
- COVERED PARKING AREAS SHALL BE LUDED IN THE FLOOR AREA, EXCEPT THE FIRST
- THE FIRST 250 S.F., WHEN OPEN AT LEAST TWO SIDES

**DRAW** 

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**PART VI** 

No.	Description	Date
	I .	

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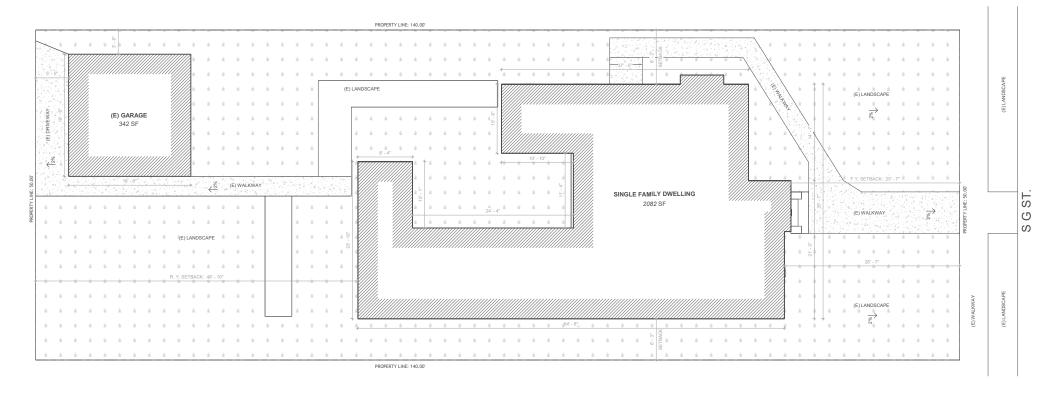
PROJECT 421 S G ST, OXNARD, CA 93030

NOTES

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1 EXISTING SITE PLAN
3/16" = 1'-0"

# DRAW

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**EXISTING SITE PLAN** 

 Project Number
 005 - 2025

 Date
 Issue Date

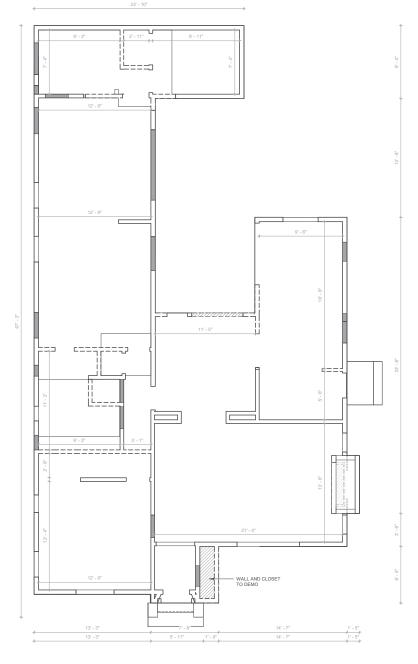
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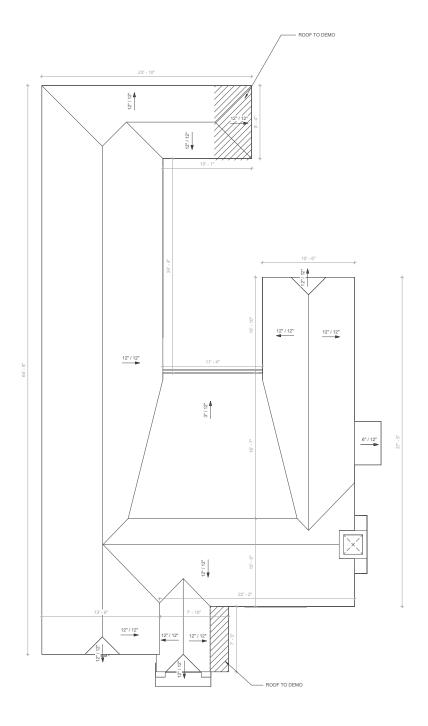
A

e 3/16" = 1'-0"





2 EXISTING 1ST FLOOR 1/4" = 1'-0"



1/4" = 1'-0"



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**EXISTING PLANS** 

Project Number 005 - 2025 Issue Date Author Checker

1/4" = 1'-0"

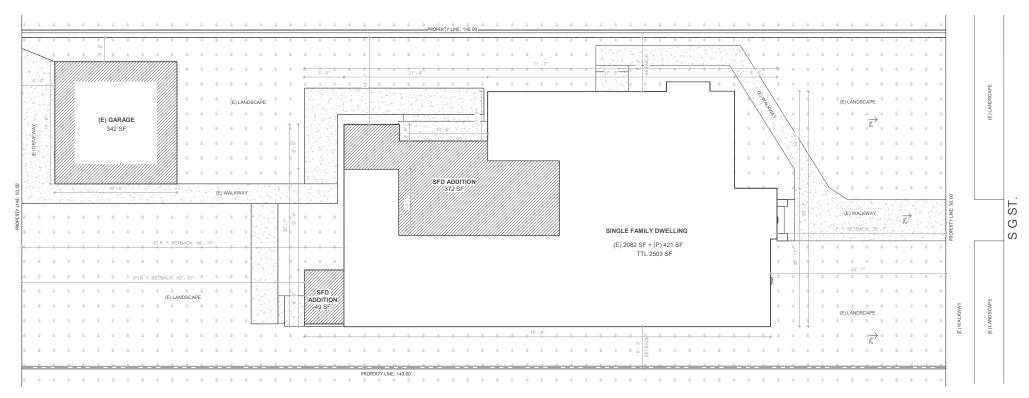
LEGEND DEMO
1/4" = 1'-0"

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED







PROPOSED SITE PLAN
3/16" = 1'-0"



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No.	Description	Date

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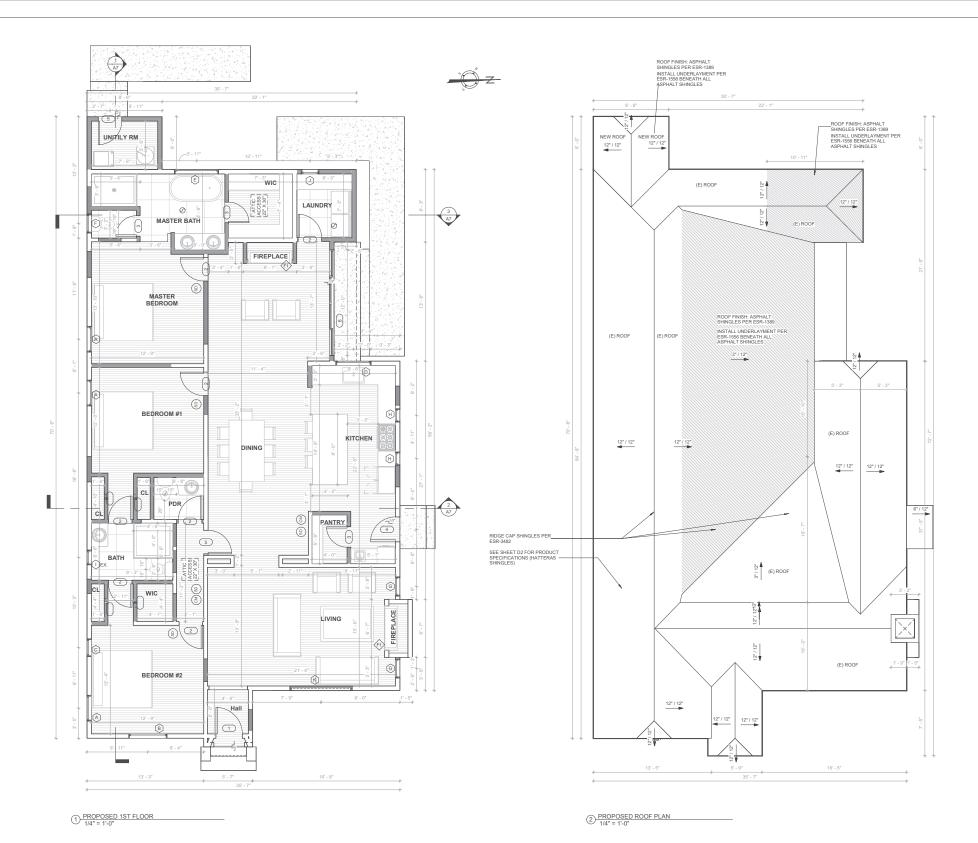
### PROPOSED SITE PLAN

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3/16" = 1'-0

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MODEL	WIDTH	HEIGHT	GLASS	COMMENTS
	0"	0"	No	
1	3' - 0"	6' - 10"	No	Solid Core
2	2' - 8"	7' - 0"	No	Hollow Core
3	2' - 4"	6' - 10"	No	Hollow Core
4	2' - 10"	7' - 0"	No	Hollow Core
5	2' - 8"	8' - 0"	No	Hollow Core
6	12' - 0"	8' - 0"	Yes	Black Aluminum Folding Bifold Sliding

1- THE EXTERIOR SURFACES OR CLADDING OF DOORS' EXTERIOR SURFACES SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. 2- DOOR FRAMES MUST HAVE WELDED CORNERS AND METAL REINFORCING IN THE INTERLOCK AREA. IN ADDITION, DOORS MUST BE CERTIFIED TO ANSI/AAMAN/WWDA 10/18.2-9/5 STRUCTURAL REQUIREMENTS.

WINDOW SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	COMMENTS
	<varies< td=""><td><varies></varies></td><td>NEW</td></varies<>	<varies></varies>	NEW
A	2' - 11"	4' - 10"	(N)HUNG
В	4' - 4"	4' - 11"	(N) FIXED
С	2' - 0"	4' - 10"	(N)HUNG
D	4' - 0"	3' - 6"	(N)HUNG
E	5' - 0"	4' - 0"	(N) FIXED
F	2' - 2"	4' - 5"	(N)HUNG
G	2' - 2"	5' - 6"	(N)HUNG
Н	1' - 6"	4' - 0"	(N)HUNG
I	1' - 8"	3' - 4"	(N)HUNG
J	2' - 0"	4' - 0"	(N)HUNG
K	7' - 1"	5' - 0"	(N) FIXED

ı	F1	FIREPLACE:	MONTIGO, PL38, CSA/ANSI Z21.88-2019 /
ı			CSA2.33-2019 SEE SPEC ON SHEET D3

### NOTES:

 1- THE EXTERIOR WINDOWS BE CONSTRUCTED OF MULTI PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING
 2- WINDOWS FRAMES MUST HAVE WELDED CORNERS AND METAL REINFORCING IN A MINIMONIA PROPERTY. GLAZING
)WS FRAMES MUST HAVE WELDED CORNERS AND METAL REINFORCING IN THE
CK AREA. IN ADDITION, WINDOWS MUST BE CERTIFIED TO ANSI/AAMA/NWWDA
97 STRUCTURAL REQUIREMENTS.

EXISTING WALLS TO REMAIN
WALLS TO BE DEMOLISHED



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### FLOOR PLAN & ROOF PLAN

Project Number	005 - 202
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1/4" = 1'-0"

### FIRE PROTECTION

1 THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR

1 THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 130, (R33, 12.21A/170).
2 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV, PRIOR TO INSTALLATION.
3 AN APPROVED BMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED ON THAT ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT: IN CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEM RRIMARY POWER SOURCE FROM THE BUILDING WITHING AND SHALL BE CHIPPED WITH BATTERY BACKLY AND LOW BATTERY SOLEM. (R31)
BACKLY AND LOW BATTERY SOLEM. (R31)
APPLANCES ARE INSTALLED AND IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FULL SURNING APPLANCES ARE INSTALLED AND IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FULL SURNING APPLANCES ARE INSTALLED AND IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FULL SURNING APPLANCES ARE INSTALLED AND IN DWELLING UNITS AND IN SLEEPING WITH SURNING APPLANCES ARE INSTALLED OF THE SURNING APPLANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPRARTE OWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

4 PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM: 24° CLEAR HEIGHT, 20° CLEAR WIDTH, 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE LEVEL), AND 44° MAX TO SILL (R310.1)
6 AT LEAST ONE DOOR SHALL BE 36° WIDE BY 80° HIGH, R311.2)
7 PROVIDE 32° WIDE DOORS TO ALL INTENIOR ACCESSIBLE ROOMS. (8304.1)
16 RAMP SLOPES SHALL NOT EXCEED 112 (89%, 19311.7.3)
17 PROVIDE 42° HIGH GUARDS WITH MAX 4° CLEAR SPACING OPENING BETWEEN RAILS AT (\_\_\_\_\_\_\_\_\_) (R312)

### INTERIOR ENVIRONMENT

1 PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R002.1.
2 EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND KITCHEN. (R306.1 AND R306.2)
3 CALZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS), (R306.4)
A FIXED AND OPERABLE PANELS OF SWINGING, SLUDING AND BIFOLD ASSEMBLIES
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARRO OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM BOOS IS LESS THAN ON INCHES ABOVE THE FLOOR OR WALKING SURFACE
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ATT MEETS ALL OF THE FOLLOWING CONDITIONS:

1.EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET

3.TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR

4.ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

### ADDITIONAL GLAZING REQUIREMENTS

D GLAZING IN RAILINGS.

E GLAZING IN RAILINGS.

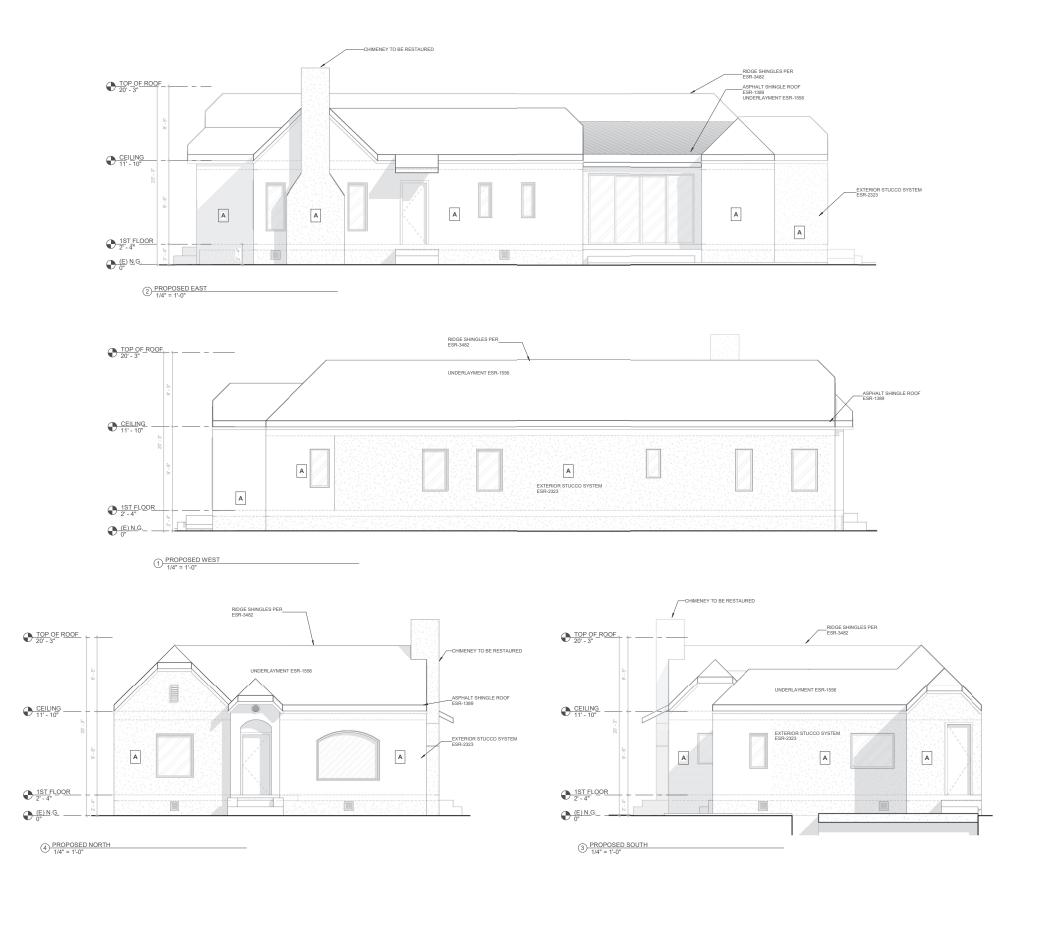
E GLAZING IN RAILINGS.

E GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATERS EDGE.

G GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAIMS WITHIN 38 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE WHEN THE SURFACE OF THE GLAZING ADJACENT TO STARWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STARWAY IN ANY DIRECTION WHEN THE EXPROSE OF THE GLAZING ADJACENT WALKING SURFACE.

A SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.
8 BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLANT, YEGBILE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
9 PROTECTION OF WOOD AND WOOD ASSED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF AN AUTURALLY DURABLE WOOD OR WOOD THAT IS PRESENTANCE—TREATED IN ACCORDANCE WITH AWAPA UT FOR THE SPECIES, TO PROVIDE ANT-GRAFTIT IRNISH WITHIN THE FIRST 9 FEET. MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING A FRODANT IS RECORDED BY THE OWNER OF TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)



A White Stucco



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## PROPOSED ELEVATIONS

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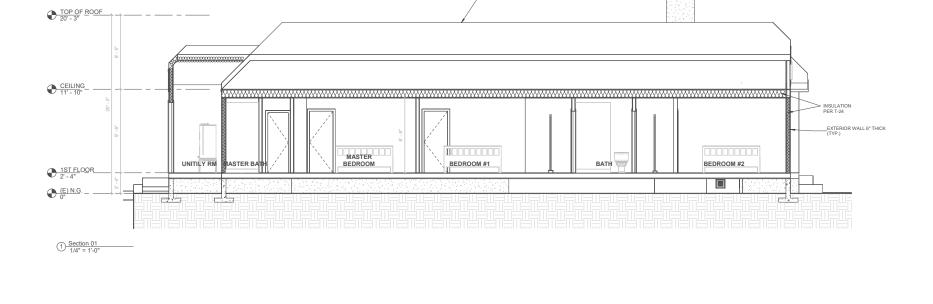
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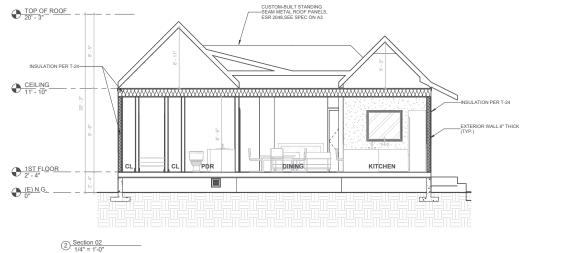
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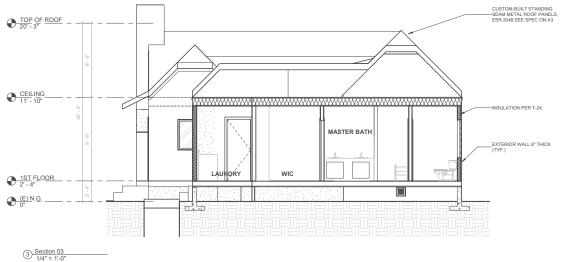
# DRAW

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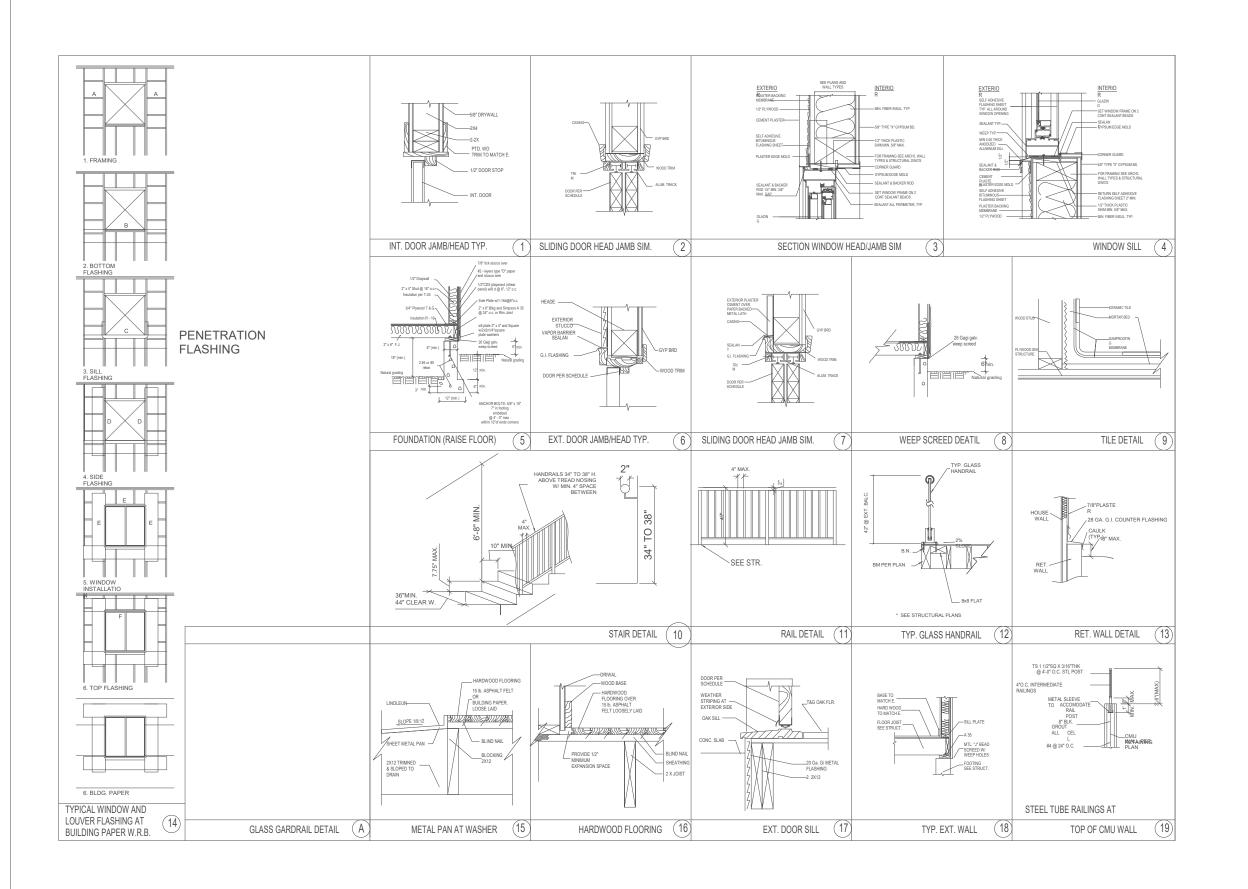
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## PROPOSED SECTIONS

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1/4" = 1'-0"



# DRAW

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DETAILS

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1/4" = 1'-0"



Orbagin verticare manufactured and protected under one or more of the following patents: D456,531, D457,234, D458,391, D458,392, D469,889, D479,885, D504,172, D512,774, D549,314, 6,093,039, 6,179,639, 6,334,035, 6,334,03

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ARMADILLO HERITAGE, LIFESTYLE AND EVOLUTION COMPOSITE DECK BOARDS (ALSO KNOWN AS ARMADILLO ESSENTIAL) WITH WEATHERABLE CAP

The purpose of this evaluation report supplement is to indicate that Avon Plastics composite deck boards described in ICC-ES evaluation report <u>ESR-1461</u>, have also been evaluated for compliance with the codes noted bel

The Avon Plastics composite deck boards, described in Sections 2.0 through 7.0 of the evaluation report ESR-1461, comply with the LABC Chapter 26, and the LARC, and are subjected to the conditions of use described in this supplement.

The Avon Plastics composite deck boards, described in this evaluation report supplement must comply with all of the following conditions:

The design, installation, conditions of use and labeling are in accordance with the 2018 International Building Code® (IBC) and 2018 International Residential Code® (IRC) provisions, as applicable, noted in the evaluation report ESR-1461.

and 20 to membershall resolvened code\* (Inc.) provisions, as approache, note in the evaluation report (gasher 7. The design, installation and inspection are in accordance with additional requirements of LABC Chapter 26.

Under the LARC, an engineered design in accordance with LARC Section R301.1.3 must be submitted.
This supplement expires concurrently with the evaluation report, reissued March 2024 and revised March 2024.

ES EVALUATION SERVICE

REPORT HOLDER:

AVON PLASTICS

EVALUATION SUBJECT:

3.0 CONDITIONS OF USE

1.0 REPORT PURPOSE AND SCOPE

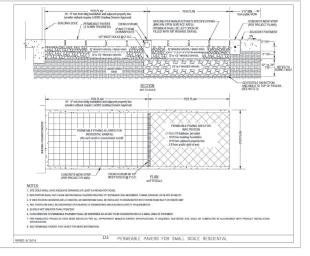
Applicable Code editions:

2020 City of Los Angeles Building Code (LABC)

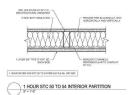
2020 City of Los Angeles Residential Code (LARC)

CONCLUSIONS

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES Section: 06 50 00—Structural Plastics Section: 06 53 00—Plastic Decking







### EXTERIOR WALL FINISH:

- Three-coat cement stucco system over weather-resistant barrier and metal lath.
- Substate: minimum 5/16' exterior-grade plywood, OSB, or water-resistant gypsum board over
2. wood or metal studs at 16' oc.
- WRB: Tyvek StuccoWrap or equivalent ASTM D228 Type II building paper.
- Lath: 2.5 flosty, desffuring galvarized metal lath.
- Lath: 2.5 flosty, desffuring galvarized metal lath.
- Color finish: white stucco (Ajbrie or similar tone).
- Minimum studs lattorn blindness: "File."

Jinimum total stucco thickness: 7/8". System to comply with ICC-ESR-2536 (StoPowerwall™) or ICC-ESR-2729 (San-Kote™) or approved equal.

- Must comply with CBC/CRC/IBC/IRC and California Energy Code requirements.

ROOF FINISH:

- Composition asphall shingles over underlayment and roof sheathing.

- Roof slope minimum 4:12. Type II felt or synthetic underlayment.

- Linder general minimum 4:20. Type II felt or synthetic underlayment.

- Linder general minimum 4:20 minimum 4:20

Approved product examples:

- Owens Corning Duration® (Onyx Black) – ICC-ES ESR-1389 - CertainTeed Landmark® (Moire Black) – ICC-ES ESR-1389



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Date

ES EVALUATION SERVICE"
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ICC-ES Evaluation Report ESR-1461 LABC and LARC Supplement
Reissued March 2024 **ICC-ES Evaluation Report** 

Revised March 2024

This report is subject to renewal March 2025.

ESR-1461 CBC and CRC Supplement

This report is subject to renewal March 2025.

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DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES Section: 06 50 00—Structural Plastics Section: 06 53 00—Plastic Decking

REPORT HOLDER:

AVON PLASTICS

**EVALUATION SUBJECT:** 

ARMADILLO HERITAGE, LIFESTYLE AND EVOLUTION COMPOSITE DECK BOARDS (ALSO KNOWN AS ARMADILLO ESSENTIAL) WITH WEATHERABLE CAP

1.0 REPORT PURPOSE AND SCOPE
Purpose:
The purpose of this evaluation report supplement is to indicate that Avion Plastics composite desk boards, described in ICC-ES evaluation report ESR-1461, have also been evaluated for compliance with the codes noted below.

ES evaluation report ESR-1461, have also green treasurement or adjustment of the Applicable code distinces:

■ 2022 Castfornie Building Code (CBC)
For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHP) ARX-California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Section 2-1.1 and 2-1.2 fellow:
■ 2022 California Residential Code (CRC)

2.1 CBC:

The Aron Plastics composite deck boards, described in Sections 2.0 through 7.0 of the evaluation report ESR-1461, comply with the CBC Chapter 26, provided the design and installation are in accordance with the 2021 international Building Code\* (IGC) provisions roled in the evaluation report expenses the section of the evaluation report expenses the section of the evaluation report Chapter 7A for use in the exertion resign and construction of new buildings located in a fire 14 section Seventy Core with State Responsibility Areas or any Wildland-Urban Interface Fire Area.

2.1.1 OSHPD:

2.1. 08HPD:
The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.
2.1.2 DSA:
The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.
2.2 CRC:
The Avon Plasties composite deck boards, described in Sections 2.0 through 7.0 of the evaluation report ESR-1461, comply with CRC Chapter 3 and Section RSD7, provided the design and installation are in accordance with the 2021 International Restrictions (RSD) and RSD (RSD) are reported.

resources cover (mc) provisions roled in the revealable in special provisions and the exterior design and construction of new buildings located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area. The products described in this supplement have not been evaluated for compliance with the International Wildland-Urban Interface Code\*

**ICC-ES Evaluation Report** 

ESR-1461 FBC Supplement Reissued March 2024 Revised March 2024

This report is subject to renewal March 2025.

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DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES Section: 06 50 00—Structural Plastics Section: 06 53 00—Plastic Decking

REPORT HOLDER:

AVON PLASTICS EVALUATION SUBJECT:

ARMADILLO HERITAGE, LIFESTYLE AND EVOLUTION COMPOSITE DECK BOARDS (ALSO KNOWN AS ARMADILLO ESSENTIAL) WITH WEATHERABLE CAP

1.0 REPORT PURPOSE AND SCOPE
Purpose:
The purpose of this evaluation report supplement is to indicate that the Avon Plastics composite deck boards described in ICC-ES evaluation report ESR-1461 have also been evaluated for compliance with the codes noted below. Applicable code editions:

■ 2023 Florida Building Code—Building

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■ 2023 Florida Building Code—Residential

The Avon Plastics composite deck boards described in Sections 2.0 through 7.0 of the evaluation report ESR-1461 comply with the Pfords Building Code—Building and the Pfords Building Code—Residental: The design requirements must be determined in accordance with the Pfords Building Code—Residential as applicable. The installation requirements noted in the ICCES evaluation upon ESR-1461 for the 2021 International Building Code—Recidential as applicable. The installation requirements noted in the ICCES evaluation upon ESR-1461 for the 2021 International Building Code—Recidential Avon Profits Building Code—Recidential Avon Building Code Recidential Avon Building Code—Recidential Avon Building Code Recidential Avon Building Code Recidential

Use of the Avon Plastics composite deck boards for compliance with the High-Velocity Hurricane Zone provisions of the Florids Building Code—Building and the Florids Building Code—Residential has not been evaluated and is outside the scope of this evaluation report.

The products falling under Florida Rule 61G20-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the conducted and an approved validation entity or the code official, when the report holder does not processes an approved buildation entity or the code official, when the report holder does not processes an approved buildation.

This supplement expires concurrently with the evaluation report, reissued March 2024 and revised March 2024.

No.

STEVEN CLAREEN 826 TRUENO AVE, CAMARILLO, CA 93010 (949) 910 - 312

Description

PROJECT 421 S G ST, OXNARD, CA 93030

**DETAILS** 

roiect Number 005 - 2025 Issue Date awn By Author Checked By Checker

D3

1/4" = 1'-0"

ICC-ES Evaluation Reports are not to be construed as representing aeriberies or any other attributes not specifically addressed, now are they to be construed as an endormant of the tablest of the report or as recommendation for its sure. There is no surranty by ICC Evaluation Service, ILIC, express or implied, as it any finding or the enterin it this temperature, or as its any product or across they should be covered by the report.



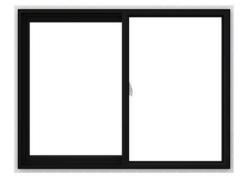




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Black Aluminum Folding Bifold Sliding Patio Door



JELD-WEN Black Exterior Left-Handed Vinyl Sliding Window Annealed Glass



Black Vinyl Double Hung Window Low-E argon Double Pane Glass



Camarillo, CA 93010 (805) 826 2769 laura@drawdrafting.co



Consultant: Laura Ayala Designer 317 W. Ventura BLVD #1004 Camarillo, CA 93010 (805) 826 2769 laura@drawdrafting.com



Circle Round Top Solid core 1 Panel Single Door



## **Electrical Rating**

Voltage: 120 V Power: 1500 W

## **UL Listing**

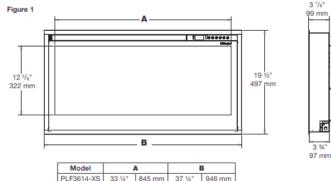
Black Vinyl Picture Window

File Number: E71416



Model R	eference
PLF3614-XS	6910470100
PLF4214-XS	6910470200
PLF5014-XS	6910470300
PLF6014-XS	6910470400

## **Product Dimensions**



model		•		_
PLF3614-XS	33 1/4"	845 mm	37 ¼"	946 mm
PLF4214-XS	39 1/4"	997 mm	43 ¼"	1098 mm
PLF5014-XS	47 1/4"	1201 mm	51 1/4"	1301 mm
PLF6014-XS	57 1/4"	1455 mm	61 ¼"	1555 mm

No.	Description	Date

CLIENT STEVEN CLAREEN 826 TRUENO AVE, CAMARILLO, CA 93010 (949) 910 - 312

PROJECT 421 S G ST, OXNARD, CA 93030

## **DETAILS**

Project Number	005 - 2025
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	<u> </u>

D3

1/4" = 1'-0"

Dimplex 42-In Multi-Fire Slim Electric Fireplace







# DRAW

Consultant: Laura Ayala Designer 317 W. Ventura BLVD #1004 Camarillo, CA 93010 (805) 826 2769 laura@drawdrafting.com









No.	Description	Date

CLIENT STEVEN CLAREEN 826 TRUENO AVE, CAMARILLO, CA 93010 (949) 910 - 312

PROJECT 421 S G ST, OXNARD, CA 93030

DETAILS

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 005 - 2025

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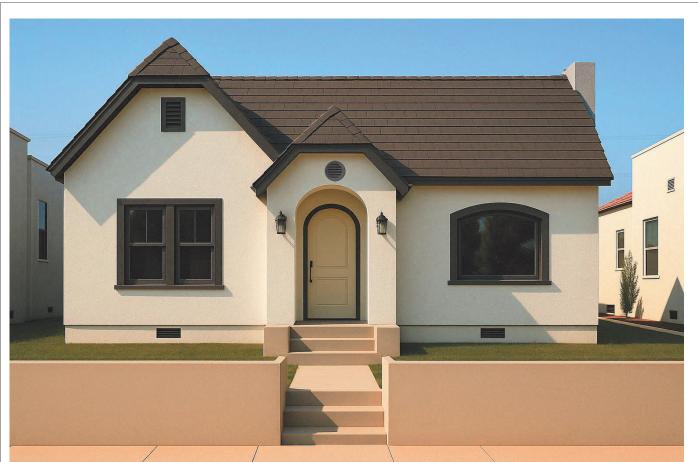
 Drawn By
 Author

 Checked By
 Checker

**D**4

ale 1/4" = 1'-0"

EXISTING CONDITIONS N.S.T.





Consultant: Laura Ayala Designer 317 W. Ventura BLVD #1004 Camarillo, CA 93010 (805) 826 2769 laura@drawdrafting.com





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Description

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# **DETAILS**

	Project Number	005 - 2025
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D5

1/4" = 1'-0"

PROPOSED EXTERIOR N.S.T.