

County of Ventura
October 27, 2025
Cultural Heritage Board Meeting
Item 6a
Exhibit 1 – Site Plan and Elevations

SEPARATE PERMIT NOTES:

1. 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)

WATER HEATER:

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

DEFERRED 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)

DEFERRED SUBMITTALS REQUIRING A SEPARATE PERMIT:

1. FIRE SPRINKLERS
2. SOLAR PANELS, CAR CHARGERS & BATTERY BACKUP. (ELECTRICAL SYSTEM SHALL BE UPGRADED TO ALLOW THESE SYSTEMS)

SEPARATE PERMIT NOTES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS:

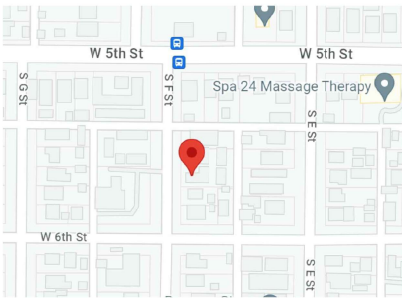
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN BUILDING CODE (CGBS)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2022 CITY OF MANHATTAN BEACH REGULATIONS AND ORDINANCES

APPLICABLE CODES

534 & 542 SOUTH F STREET
WINDOW REPLACEMENT

- A 0.0 TITLE SHEET/PROJECT STATISTICS
- A 1.0 SITE PLAN
- A 2.0 FLOOR PLAN & WINDOW SCHEDULE
- A 2.1 RESTORATION LOCATIONS & SCHEDULE
- A 3.0 EXTERIOR ELEVATIONS & TRELLIS DETAILS
- A 3.1 EXTERIOR ELEVATIONS
- A 4.0 PROJECT PHOTOS & CUT SHEETS

SHEET INDEX



VICINITY MAP

RESERVED FOR CITY STAMPS

PROJECT SUMMARY
Construction: TYPE V-B

General Plan:
Code: RLM
Description: RESIDENTIAL LOW MEDIUM

Zoning: R2
Zoning Description: MULTIPLE-FAMILY RESIDENTIAL
Fire Sprinklers: N2
Fire Zone: N2
Neighborhood: HOBSON PARK EAST
Number of Stories: 2

Legal Description:
Property Address:

534 & 542 SOUTH F STREET, OXNARD, CA., 93030

APN: 202-C-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:

A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PHASED INSTALLATION OF ALUMINUM-CLAD WINDOWS OVER A PERIOD OF FIVE YEARS AND AFTER THE FACT AUTHORIZATION OF SOME VINYL-CLAD WINDOWS AT A 12-UNIT APARTMENT COMPLEX LOCATED AT 534-542 S. F STREET, OXNARD, CA. 93030 (VENTURA COUNTY LANDMARK # 173; MCCOLM MANOR APARTMENTS). THE PROPOSED ALUMINUM-CLAD WINDOWS WOULD BE LOCATED ON HIGHLY VISIBLE BUILDING ELEVATIONS. THE SCOPE OF WORK ALSO INCLUDES THE CONSTRUCTION OF A TRELLIS AT THE FRONT ENTRANCE TO THE PROPERTY. (CASE NO. CH23-0040)

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:
Required.....: 12 Cars
Provided.....: 12 Car In Garage

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

TABULATIONS

T - STOCK
DESIGN
STUDIO

1740 Mountain Avenue
Santa Barbara, Ca.
93101
805.252.7136
Tstockd@yahoo.com

534 & 542 SOUTH F STREET
OXNARD CA. 93030

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PLANNING & DEV. SET
02.21.2024
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10.18.2025

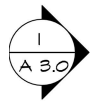
PLANS DRAWN BY:
T.S.

SIGNATURE OF PLAN
PREPARER:
TOD H. STOCKWELL

COVER
SHEET

A0.0

SOUTH F STREET
CL.-----CL.



SIDEWALK

PROPERTY LINE 100'-0"

12'-0"
SETBACK

(E) SITE WALL
42" A.F.S.

(E) SITE WALL
42" A.F.S.



(E) 6 UNIT MULTIFAMILY
APARTMENT BUILDING
534 SOUTH F STREET

(E) 6 UNIT MULTIFAMILY
APARTMENT BUILDING
542 SOUTH F STREET

PROPERTY LINE 140'-0"



PROPERTY LINE 140'-0"



5'-6"
SETBACK

5'-6"
SETBACK



(E) 6 CAR
PARKING
GARAGE

(E) 6 CAR
PARKING
GARAGE

PROPERTY LINE 100'-0"



SITE PLAN
1/8" = 1'-0"



534 & 542 SOUTH F STREET
OXNARD CA. 93030

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PLANNING 4 DEV. SET
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PLANS DRAWN BY:
T.S.

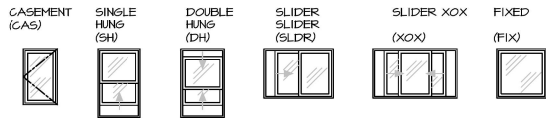
SIGNATURE OF PLAN
PREPARED
TOD H. STOCKWELL



SITE
PLAN

A1.0

WINDOW TYPES



WINDOW SCHEDULE

NUMBER	EXISTING WINDOW SIZE AND TYPE	NEW WINDOW SIZE AND TYPE	WINDOW AREA	SHGC	U-FACTOR	LOCATION (ROOM)	SAFETY GLAZING (YES/NO)	EGRESS WINDOW (YES/NO)	YEAR OF REPLACEMENT
				MAX SHGC = 0.28	MAX U-FACTOR = 0.30				
1	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	LIVING RM.	YES	NO	3
2	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	BED RM.	NO	YES	3
3	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	BED RM.	NO	YES	1
4	3'-6" / 4'-0" FIX (GLASS BLOCK)	REMAIN IN PLACE	14 SQ.FT.	.28	.29	BED RM.	NO	NO	NO
5	2'-0" / 3'-0" SLDR	2'-0" / 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	NO	NO	2
6	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	NO	NO	2
7	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	NO	NO	NO
8	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	NO	NO	NO
9	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	NO	NO	NO
10	2'-0" / 3'-0" SLDR	2'-0" / 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	NO	NO	NO
11	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	BED RM.	NO	YES	NO
12	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	BED RM.	NO	YES	NO
13	2'-0" / 3'-0" SLDR	2'-0" / 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	NO	NO	NO
14	2'-0" / 3'-0" SLDR	2'-0" / 3'-0" SLDR	6 SQ.FT.	.28	.29	BATH RM.	NO	NO	5
15	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	KITCHEN	NO	NO	5
16	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	KITCHEN	NO	NO	5
17	3'-0" / 4'-0" SLDR	3'-0" / 4'-0" SLDR	12 SQ.FT.	.28	.29	KITCHEN	NO	NO	4
18	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	LIVING RM.	NO	NO	4
19	4'-0" / 5'-0" SLDR	4'-0" / 5'-0" SLDR	20 SQ.FT.	.28	.29	LIVING RM.	NO	NO	4

NOTES:

1. TOTAL WINDOW COUNT MULTIPLIED BY 4. NOT INCLUDING BLOCK WINDOWS FOR A TOTAL OF 12 NEW WINDOWS IN PROJECT SCOPE.

2. APPROVED TO WINDOWS TO BE REPLACED WITH JELD-WEN WINDOWS ALL (E) SIZES SHALL BE MAINTAINED.

2. "R" DENOTES THE LOCATION OF WINDOWS TO BE REPLACED WITH NEW SOLUTION THAT HAS BEEN APPROVED BY THE VENTURA HERITAGE BOARD, SATISFIED WITH A CERTIFICATE OF APPROPRIATENESS AND THE CITY OF OXNARD TO SATISFY VIOLATION # DEVELOPMENT DESIGN REVIEW PERMIT (DDR) AND CORRESPONDING BUILDING AND SAFETY PERMIT WITH THE CITY OF OXNARD.

DOOR AND WINDOW NOTES:

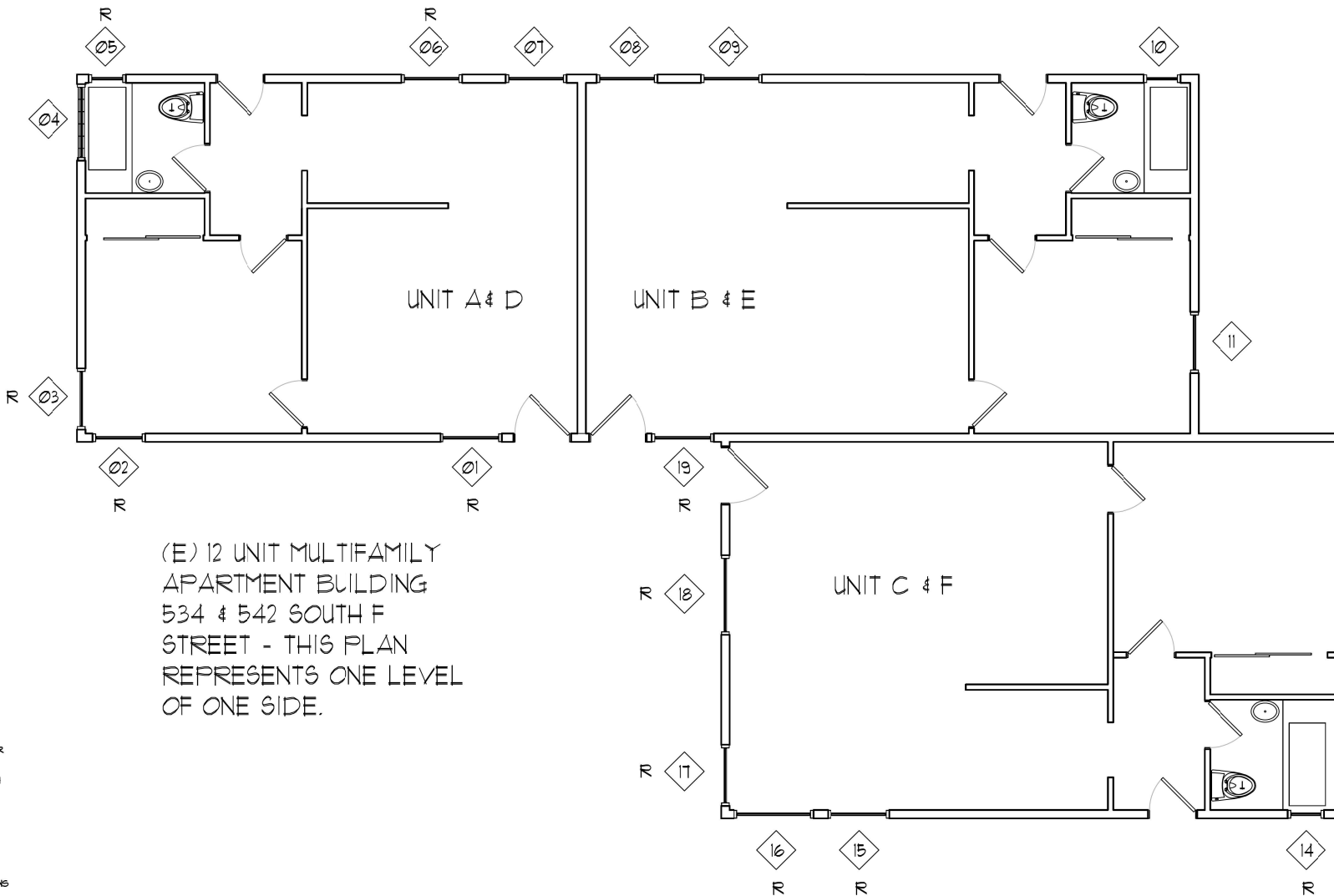
1. ALL WINDOW GLAZING SHALL MEET OR EXCEED RECOMMENDED U-FACTOR AND SHGC OF APPROVED TITLE 24 PACKAGE FOR THIS PROJECT.

2. DIMENSIONS ARE FOR DESIGN INTENT ONLY AND DO NOT REFLECT ROUGH OPENINGS.

3. ROUGH OPENINGS SHALL BE PROVIDED AND APPROVED BY GENERAL CONTRACTOR AND MANUFACTURER PRIOR TO FABRICATION OF WINDOWS AND DOORS.

4. ALL SWINGING WINDOWS SHALL SWING TO THE OUTSIDE OF THE BUILDING AND FOLLOW THE HINGE LOCATIONS SHOWN ON THE ELEVATIONS

5. SEE NOTES & ASTERISK (*) FOR LOCATION OF REQUIRED EGRESS WINDOWS



(E) 12 UNIT MULTIFAMILY
APARTMENT BUILDING
534 & 542 SOUTH F
STREET - THIS PLAN
REPRESENTS ONE LEVEL
OF ONE SIDE.

FLOOR PLAN & WINDOW SCHEDULE
1/8" = 1'-0"

CODE REQUIREMENTS:

1. 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 ventilation (operable portion of window 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 5 square feet, one half of which shall be operable. 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 sunroom 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 operable area of 5.7 square feet (820.8 sq. in.);
- have a minimum net clear operable height 24 inches;
- have a minimum net clear width of 20 inches; and
- have a finished sill height not more than 44 inches above the floor. Note: Houses built before 1916 may maintain a sill height up to 48 inches for replacement windows.

NOTE: Even though a window opening may meet the vertical and horizontal measurements, it may not meet the net opening requirement of 5.7 square feet. Measure carefully before installing 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 conditions:

- The replacement window is the manufacturer's largest standard size window that will fit within the existing frame 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 ASTM F2090 shall be permitted for use on windows required to provide emergency 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
- 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 slide.

4. ENERGY REQUIREMENTS

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)385-7425.

ROUGH FRAME INSPECTION

- 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 compliance 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 ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms or in each hallway outside of the rooms.
- Smoke Detectors: In each room used for sleeping purposes.
- Smoke and Carbon Monoxide Detectors: In each story, including habitable basements. (Note: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke and carbon 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 replacement window:

- 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 distance from the sill to the finished grade or other surfaces below on the exterior of the building, is greater than 72 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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OXNARD CA. 93030

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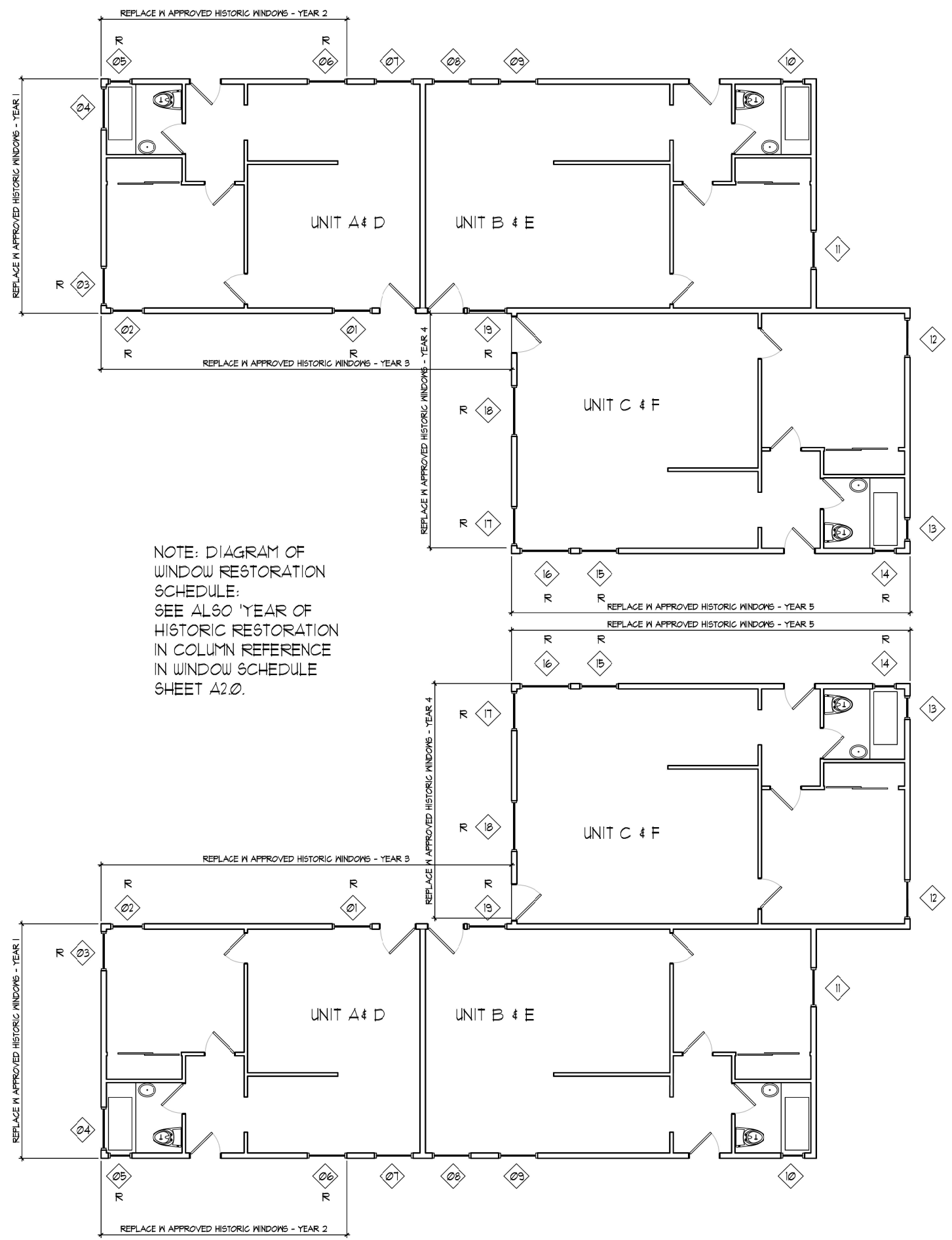
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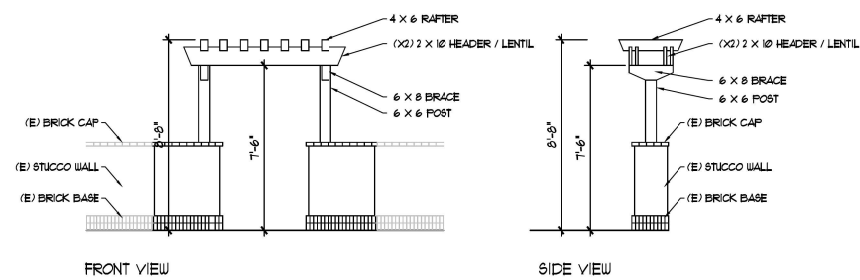
PLANS DRAWN BY:
T.S.

SIGNATURE OF PLAN
PREPARER:
TOD H. STOCKWELL

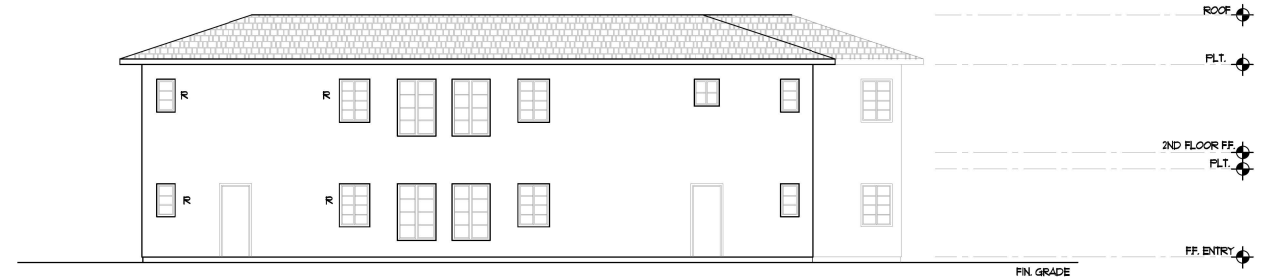
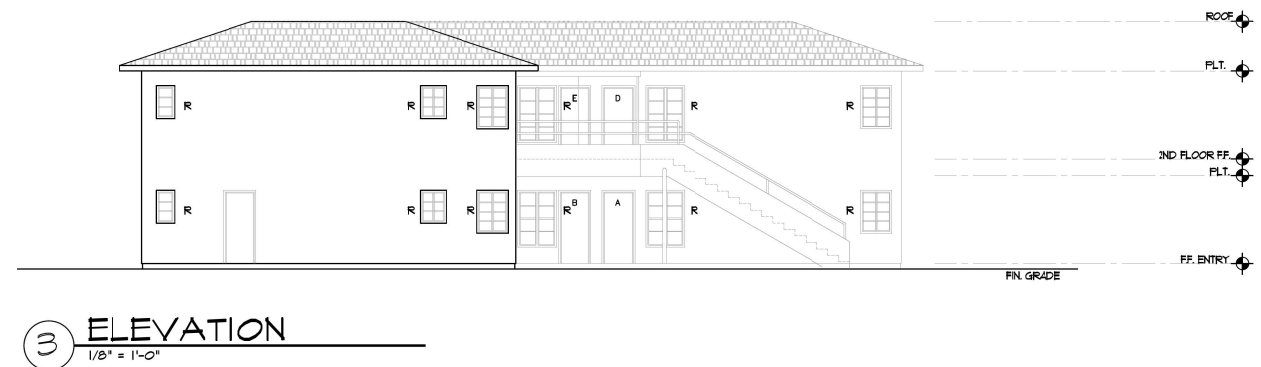
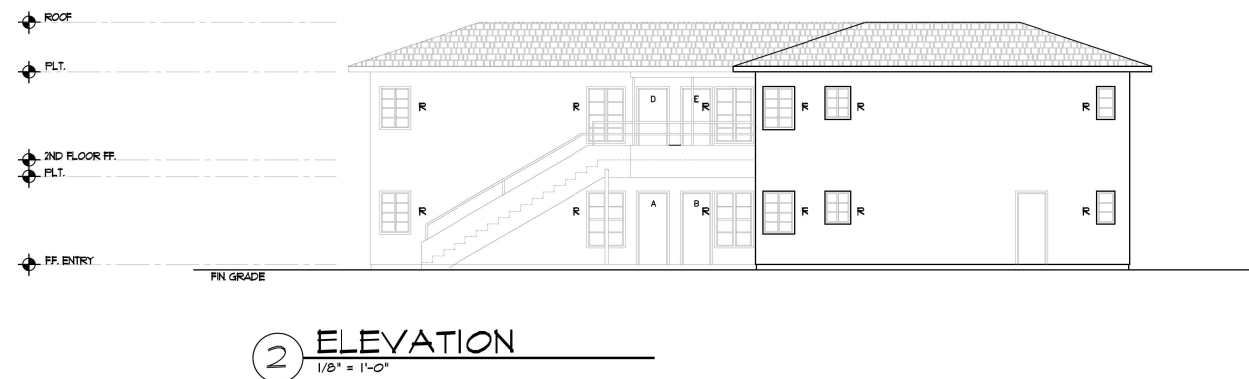
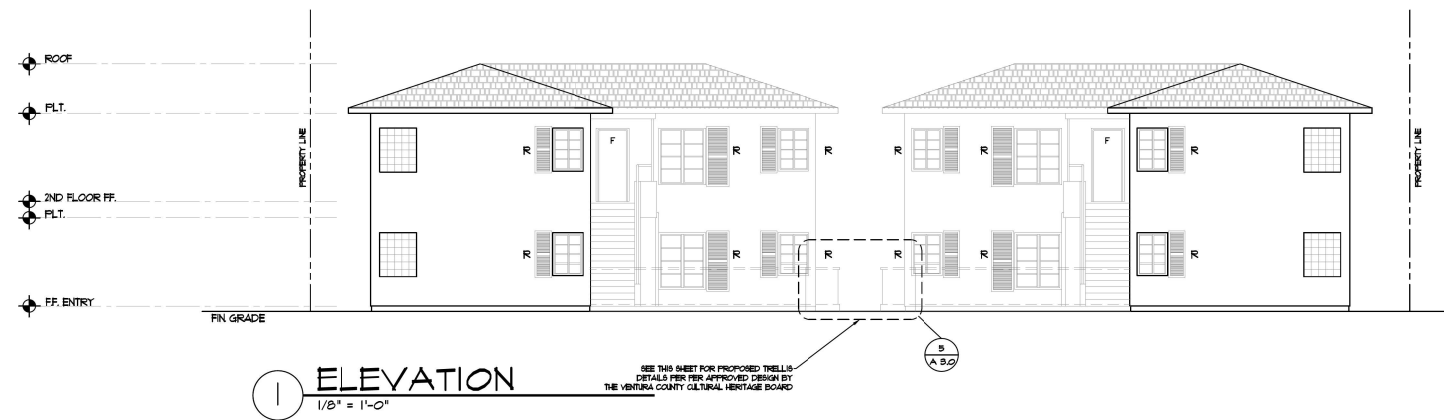
WINDOW
RESTORATION
LOCATION &
SCHEDULE

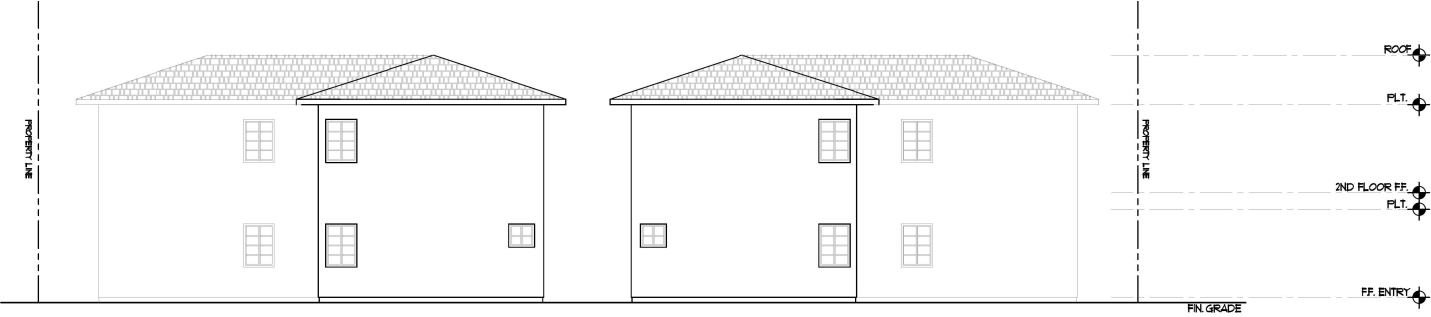
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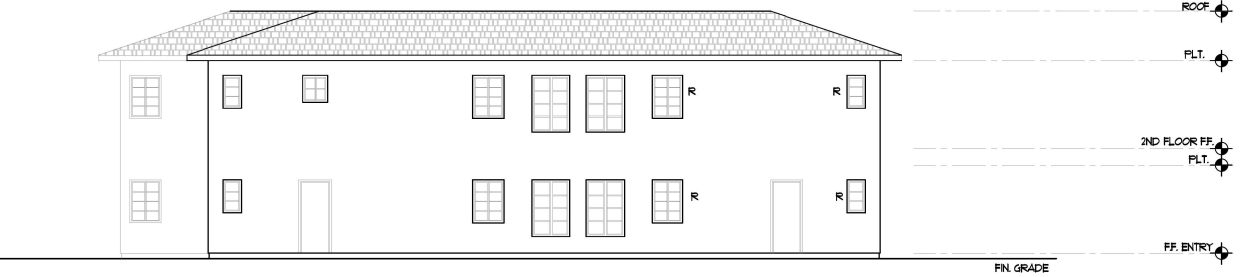


5 TRELLIS DETAIL
1/4" = 1'-0"

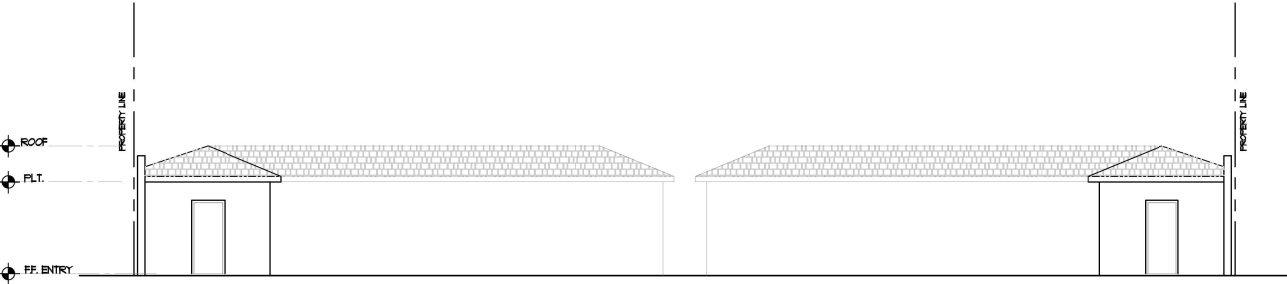




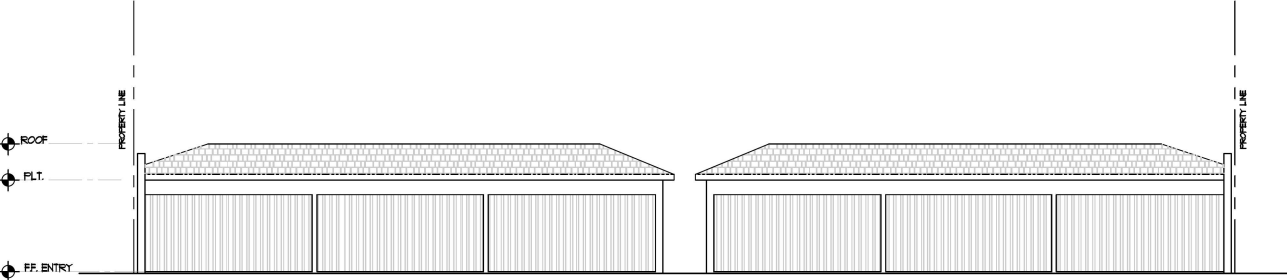
5 ELEVATION
1/8" = 1'-0"



6 ELEVATION
1/8" = 1'-0"



7 ELEVATION
1/8" = 1'-0"



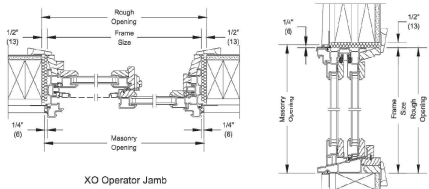
8 ELEVATION
1/8" = 1'-0"

MARVIN ELEVATE™ COLLECTION
GLIDER

1 Wide and 2 Wide

MO (mm)	3'-0" (914)	4'-0" (1219)	5'-0" (1524)	6'-0" (1829)	5'-11" 1/2" (1816)	7'-11" 1/2" (2426)
RO (mm)	3'-5" 1/2" (1077)	4'-6" 1/2" (1232)	5'-6" 1/2" (1537)	6'-6" 1/2" (1842)	6'-5" 1/2" (1826)	8'-4" (2439)
FS (mm)	3'-11" 1/2" (942)	3'-11" 1/2" (942)	5'-11" 1/2" (1511)	5'-11" 1/2" (1511)	5'-11" 1/2" (1511)	7'-11" 1/2" (2426)
DLO (mm)	1'-11" 1/8" (348)	1'-7" 11/16" (500)	1'-7" 11/16" (500)	2'-1" 11/16" (505)	1'-11" 1/8" (348)	1'-7" 11/16" (500)
3'-0" (914)						
3'-5 1/2" (1077)						
3'-11 1/2" (942)						
4'-0" (1219)						
4'-6 1/2" (1232)						

Construction Details



Mullion Detail



January 2020

Details and Elevations not to scale.
Special sized units available within product size matrix. See your Marvin retailer.
E = These windows meet National Egress Codes for fire egress. Local codes may differ.
* These windows meet National Egress Codes for fire egress if floor to sill height does not exceed 44" (1118 mm). Local codes may differ.
XO operation standard, OX operation optional.
Optional Glider CIGs and SCLs are available in a standard Rectangular cut shown. Other available fits ours shown on page 3.
When ordering 8 1/4" (187 mm) or 8 1/2" (173 mm) jambs, add 1/4" (6 mm) to width and 1/4" (6 mm) to height for Rough Opening, Frame Size and Masonry Opening.
For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

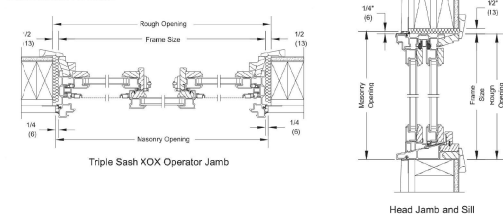
MARVIN®

GLIDER - TRIPLE SASH

1 Wide

MO (mm)	6'-0" (1829)	7'-0" (2134)	8'-0" (2439)
RO (mm)	6'-6" 1/2" (1942)	7'-6" 1/2" (2146)	8'-6" 1/2" (2451)
FS (mm)	5'-11" 1/2" (1816)	6'-11" 1/2" (2121)	7'-11" 1/2" (2426)
6'-0" (1829)			
6'-6 1/2" (1942)			
6'-11 1/2" (1816)			
7'-0" (2134)			
7'-6 1/2" (2146)			

Construction Details



MULTIPLE ASSEMBLIES

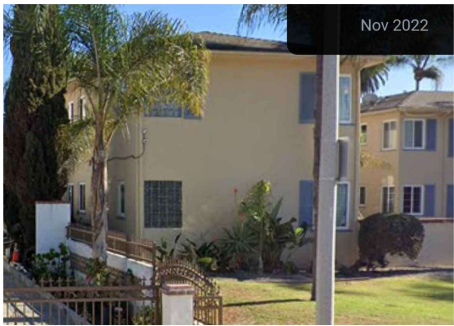
Multiple assemblies can be factory milled.
MAXIMUM ROUGH OPENING no to exceed 113 1/4" x 60 1/4" Maximum up to 3 units wide by 1 unit high.
Field mull kits are available. Structural mullion reinforcement is required for some assemblies.
Please consult your local Marvin representative for more information.

January 2020

5 MARVIN AS BUILT REPLACEMENT WINDOW SPECS.



4 REAR OF PROJECT



3 LEFT SIDE OF PROJECT



2 RIGHT SIDE OF PROJECT



1 FRONT OF PROJECT



ORIGINAL STEEL CRANK OUT CASEMENT WINDOWS

JELD-WEN WINDOWS DOORS STYLE & DESIGN SUPPORT FOR PROS

Siteline® Clad-Wood Window: Casement Pocket



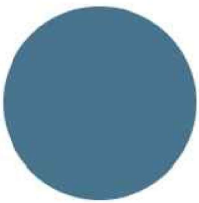
Model Overview

PROJECT TYPE
New construction and replacement

COLORS & FINISHES
27 Exterior Colors
9 Interior Colors
7 Interior Finish Options

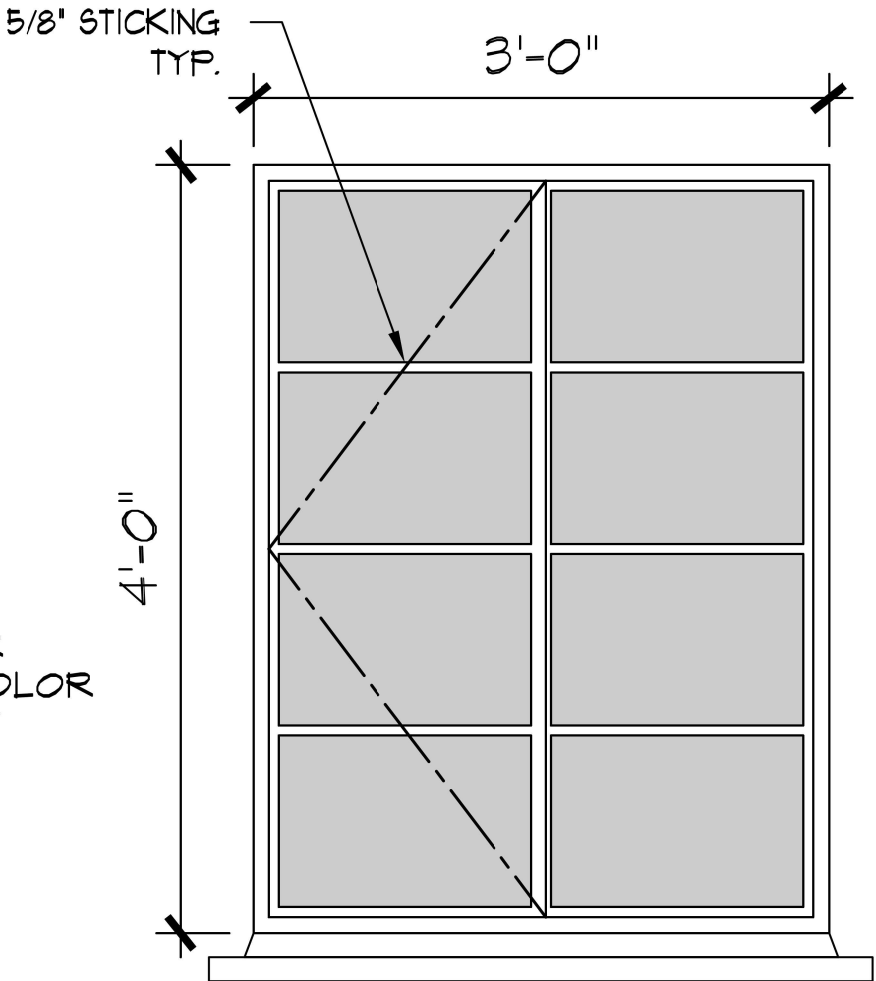
DIVIDED LITES
Grilles between the glass.

JELD-WEN COLOR
FOR ORIGINAL COLOR
MATCH - STORMY



Stormy

WOOD SILL TO REMAIN
& TO BE
PROTECTED
IN PLACE.



JELD-WEN ALUMINUM SIMULATED
DIVIDED LITE WINDOWS WITH
5/8" MULLIONS ONE HALF SHALL
BE OPERABLE & IN STORMY
BLUE COLOR TO MATCH
ORIGINAL IN OPERATION AND
COLOR.



SIMULATED DIVIDED LITES

Choose to add simulated divided lites
to your direct glazed door to add
visual interest.

JELD-WEN SIMULATED
DIVIDED LITE
WINDOWS



JELD-WEN SIMULATED
DIVIDED LITE
WINDOWS 5/8"
STICKING SHOWN
IN VERTICAL
MULLIONS