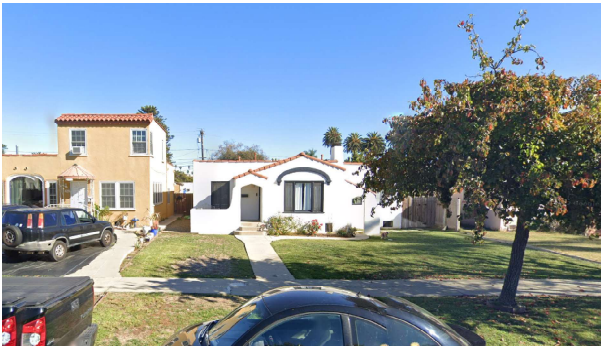


CARRANZA RESIDENCE REMODEL-ADDITION

444 SOUTH G STREET, OXNARD, CA 93030



Ⓐ Site



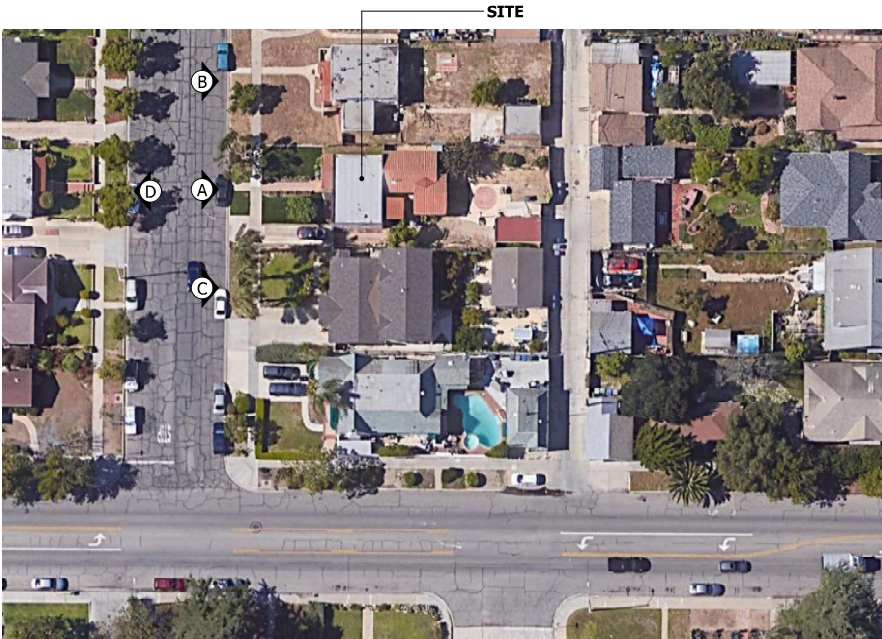
Ⓑ Site North - Street View



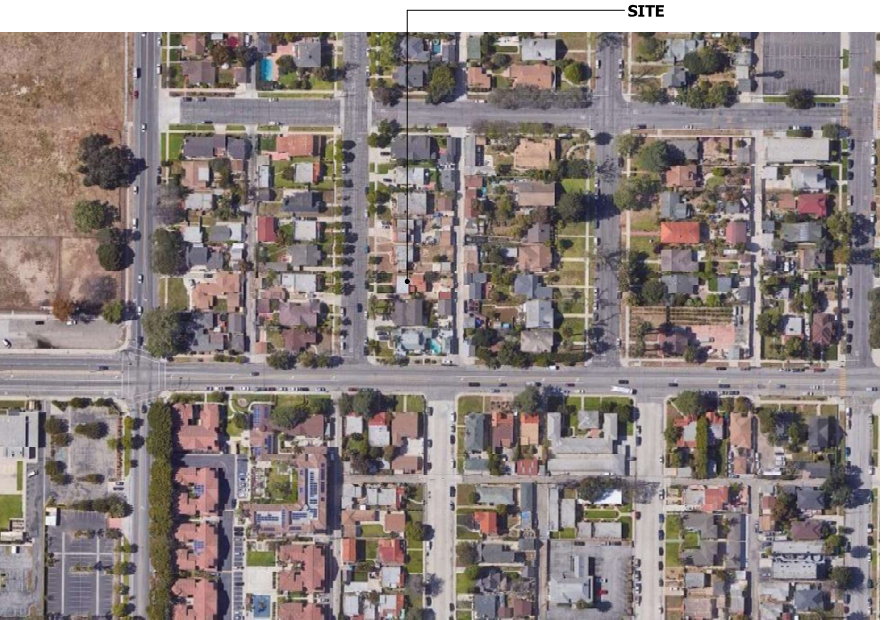
Ⓒ Site South - Street View



Ⓓ Properties West of Site- Street View



NEIGHBORHOOD MAP



VICINITY MAP

County of Ventura
May 5, 2025
Cultural Heritage Board Meeting
Item 6a
Exhibit 1 – Proposed Plans and
Elevations

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Administration

Owner
Carlos Carranza
444 South G St
Oxnard, CA 93030

Architect
arketype architects inc
David Ferrin, Lic C28599
275 San Clemente Street
Ventura, CA 93001
805.653.5088

Scope of Work

The proposed scope of work includes removal of the existing ±61 square foot laundry room (prior addition) and adding a new 266 square foot study in the existing court space; Partial remodel of the existing living area. Exterior remodeling includes upgrading and repairing finishes, replacing windows and glass doors, and a new deck connecting the rear bedroom to the study. The original portion of the existing spanish bungalow constructed at 1927 will be remodeled to have like kind architectural elements to the original building style. Systems upgrades include new MEP at remodel areas,

Statistics

Property Data:
A.P.N.: 202-0-076-100
Zone: R-1
Use of Building/ Occupancy: Single Family Residence; R-3 (Dwelling), U (Accessory)
Construction Type: IV
Number of Stories: 1
Fire Sprinklers Req'd: None

Site Data:	Existing:		Proposed:	
Site [gross]:	7,000 Sf	100.0%	7,000 Sf	100.0%
Residence Footprint:	1,528 Sf	21.8%	1,972 Sf	28.2%
Detach Garage Footprint:	260 Sf	3.7%	260 Sf	3.7%
Drive Surface:	431 Sf	6.2%	431 Sf	6.2%
Landscape:	4,756 Sf	67.9%	4,551 Sf	65.0%

Building Data:	Existing:	Demo:	New:	Proposed:
Total Living Space:	1,501 Sf	61 Sf	266 Sf	1,706 Sf
Deck/Patio:	27 Sf	0 Sf	239 Sf	266 Sf

Parking:	Existing:	Proposed:
Existing:	1 Garaged 1 Uncovered	
Proposed:	1 Garaged 1 Uncovered	

CARRANZA RESIDENCE REMODEL + ADDITION 444 SOUTH G STREET, OJAI, CA 93030



Project Data, Vicinity Map & Notes

4/16/2025

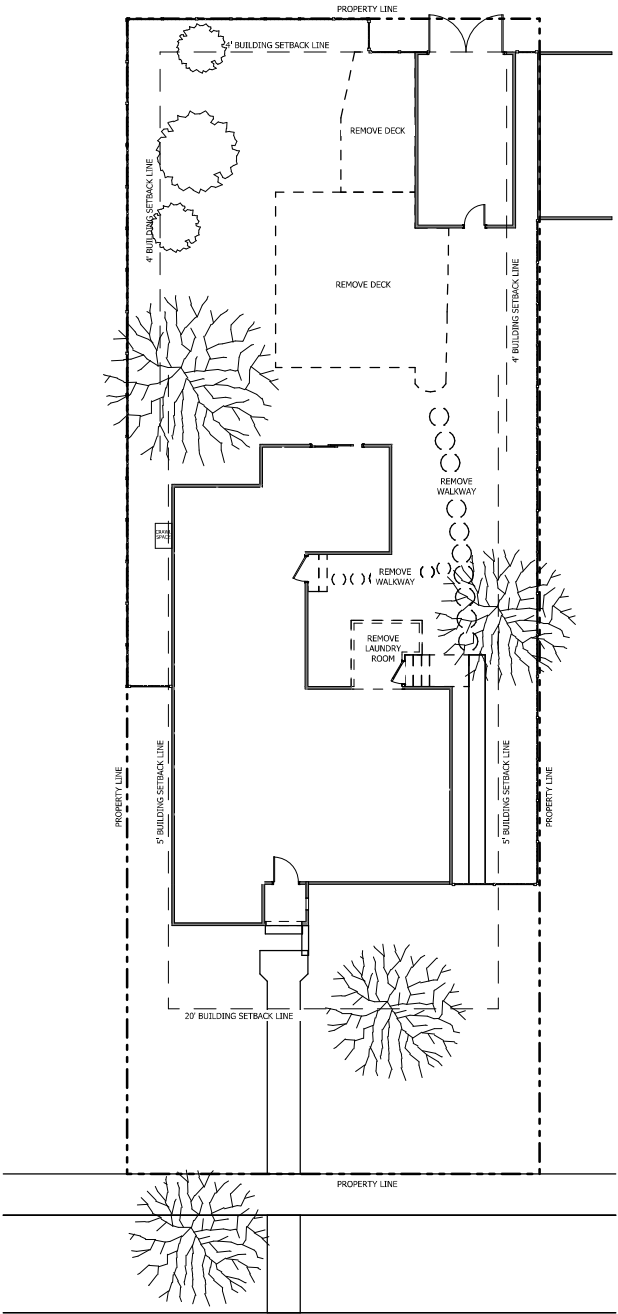
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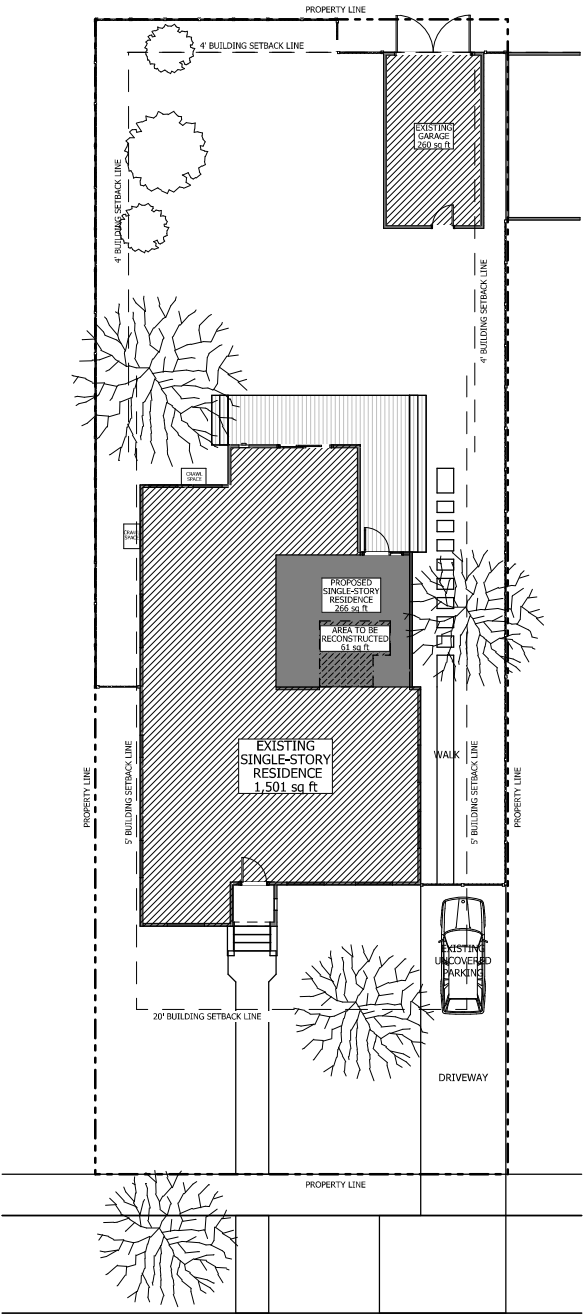
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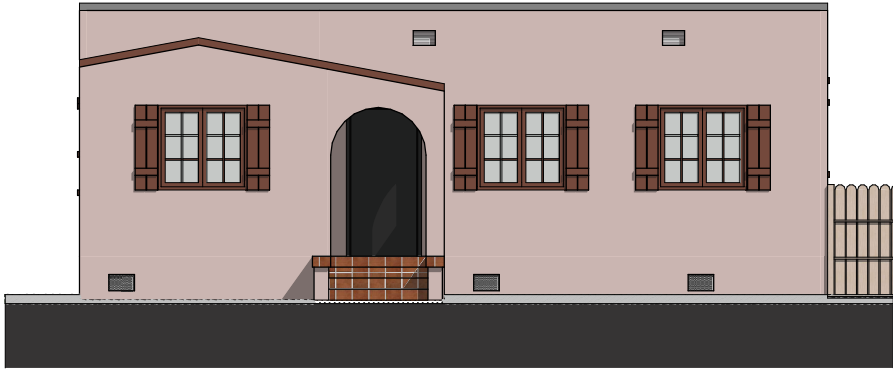


SITE DEMOLITION PLAN
3/32" = 1'-0"

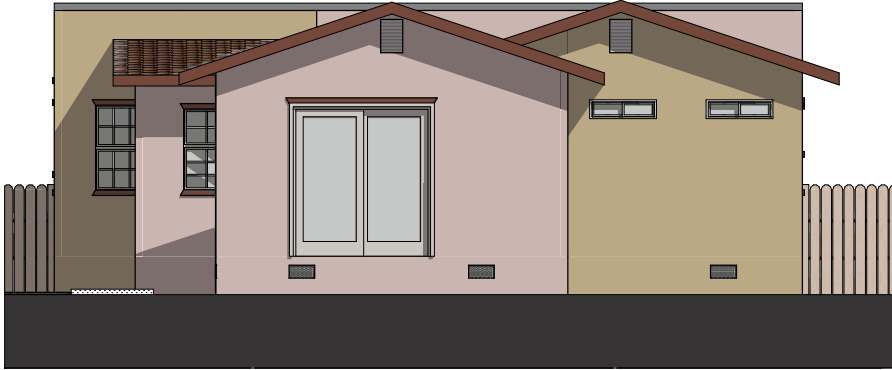


PROPOSED SITE PLAN
3/32" = 1'-0"

- SITE PLAN KEYNOTES**
- 01 EXISTING FENCE TO REMAIN
 - 02 EXISTING ELECTRICAL PANEL
 - 03 EXISTING WALK/PATIO/STAIR/DRIVEWAY
 - 04 NEW WALKWAY
 - 05 NEW PATIO PER ELEVATIONS
- INDICATES DIRECTION OF DRAINAGE, DRAIN GRADES MIN 2% AWAY FROM BUILDING FOR 5 FEET, 1% AT PAVED AREAS



EXISTING EAST
1/4" = 1'-0"



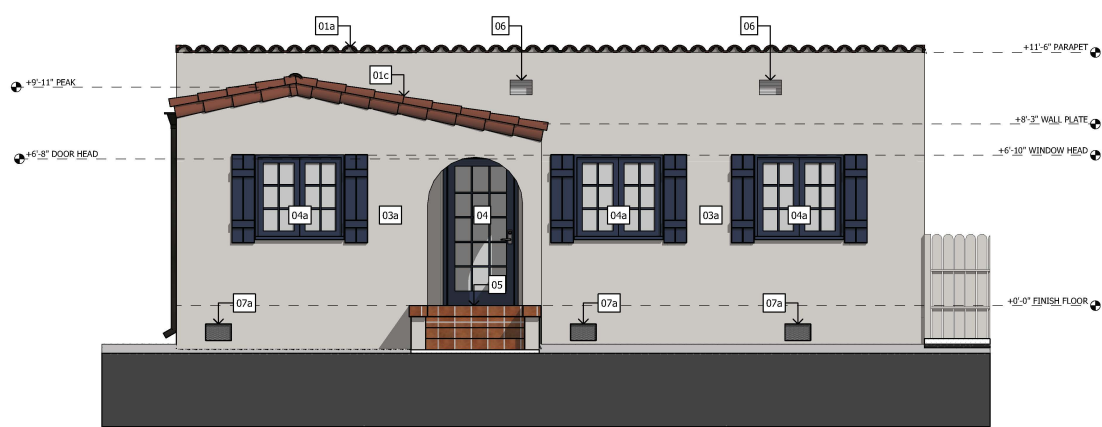
EXISTING WEST
1/4" = 1'-0"



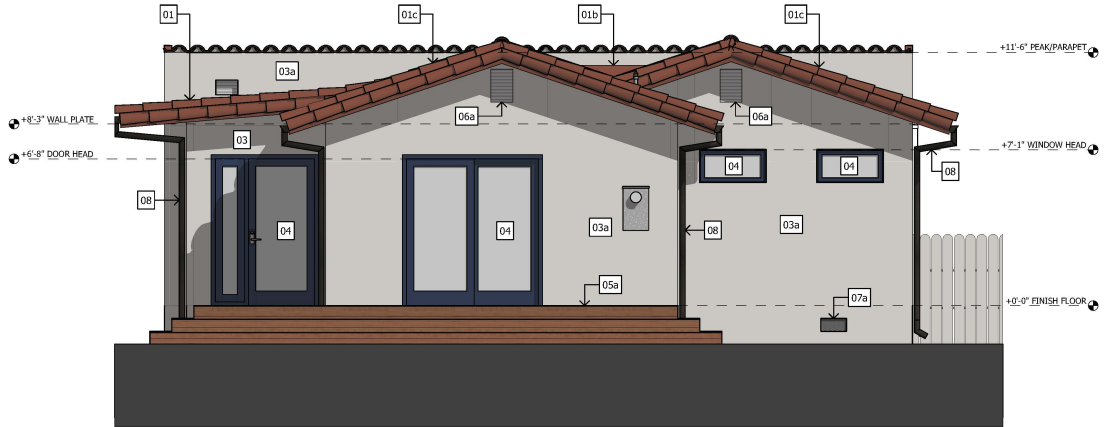
EXISTING SOUTH
1/4" = 1'-0"



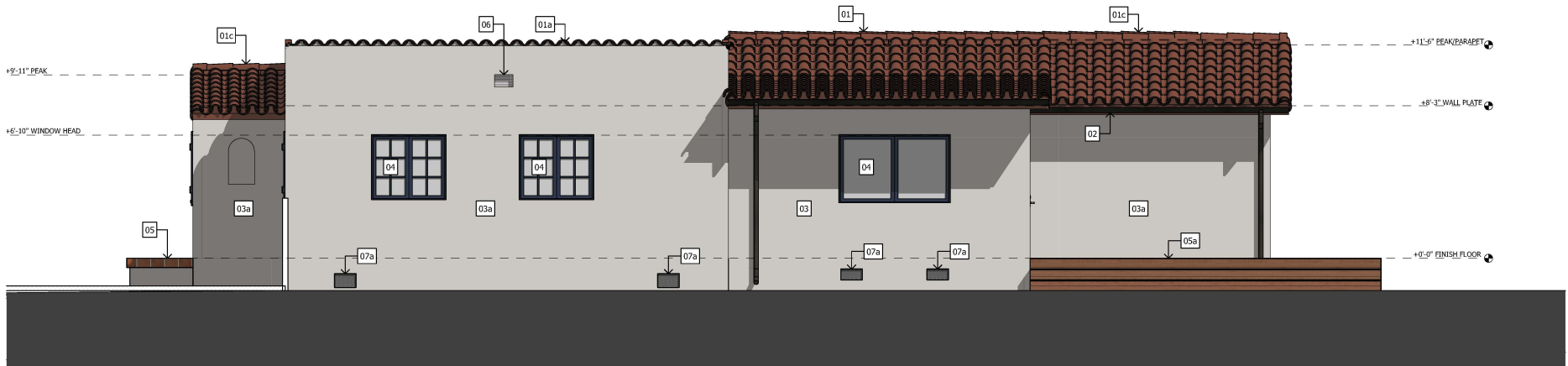
EXISTING NORTH
1/4" = 1'-0"



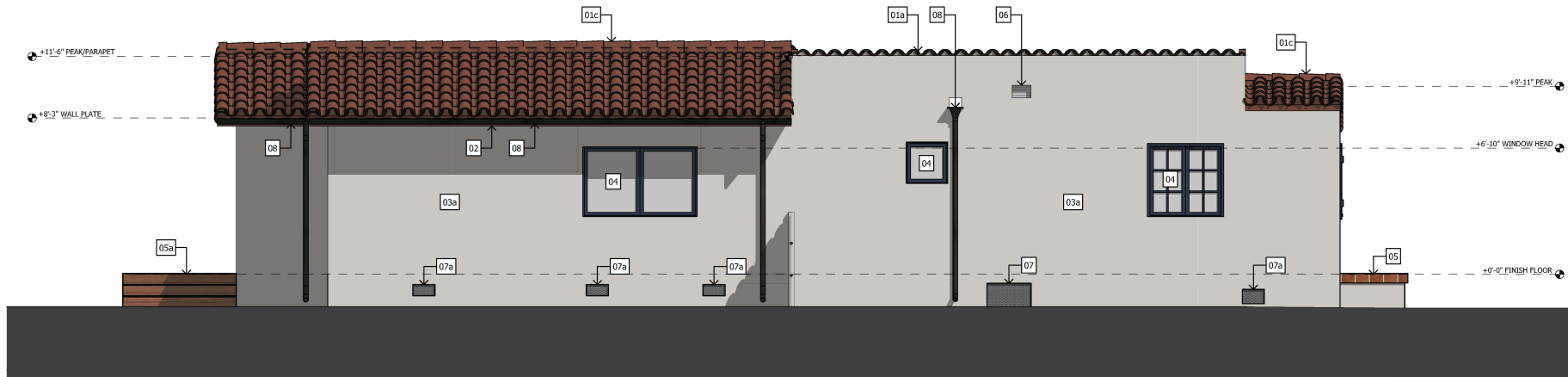
EAST
1/4" = 1'-0"



WEST
1/4" = 1'-0"



SOUTH
1/4" = 1'-0"



NORTH
1/4" = 1'-0"

ELEVATION KEYNOTES

- 01 NEW PITCHED ROOFING: CLASS A 2 PIECE CAP & PAN DARK TERRACOTTA CLAY SPANISH TILE (UES 510) WITH MORTARED BIRD STOPS, EAVE BOOSTERS, HIPPS & RIDGES. PROVIDE 10% BOOSTER SAT FIELD TILES. USE TILES by GLADDING MCBEAN, STYLE CORDOVA, BLENDED RED (CRRC 1018-0005). INSTALL TILES OVER 90# ASPHALT ROLL ROOFING w/ GRANULATED SURFACE, ASTM D 6380, CLASS M, TYPE II; SEE SPECS
- 01a NEW PARAPET CAP: CAP AND PAN TERRACOTTA TILES TO MATCH KEYNOTE 01. MORTAR IN PLACE WITH TILE PERPENDICULAR TO PARAPET. SLOPE TO DRAIN TOWARD INNER ROOF
- 01b NEW LOW-PITCH ROOFING: MATCH TPO ROOF NOTE PER DRAINAGE PLANS
- 01c EXISTING ROOFING TO REMAIN: REPAIR/REPLACE EXISTING ROOF TILES
- 02 REPAIR/REPLACE FASCIA WITH LIKE KIND AND SIZE. PAINT EAVES AND FASCIA TO MATCH WINDOW FRAME.
- 02a EXISTING OR MATCH EXISTING FASCIA/TRIM: 2X HEM FIR SOLID WOOD SMOOTH. PRIME AND PAINT TO MATCH WINDOW FRAME
- 03 NEW EXTERIOR PLASTER: 7/8" THICK WITH INTEGRAL METAL LATH o/ 2-LAYERS GRADE "D" PAPER. MATCH SEMI-SMOOTH TEXTURE AR THE FRONT OF THE BUILDING USING OMEGA COLORTEK FINISH WITH NATURAL BASE WHITE FINISH.
- 03a PATCH/REPAIR/SKIM EXTERIOR PLASTER: VOIDS AND PATCHES MATCH SYSTEM IN KEYNOTE 03. AT SKIM COAT, REMOVE PAINT AND PREP PLASTER FOR FINISH MATCHING 03
- 04 ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS: COLOR INDIGO. SEE WINDOW/DOOR SCHEDULES AND DETAILS.
- 04a REPAIR AND PAINT EXISTING WINDOW. COLOR INDIGO
- 05 PATIO SURFACE: REPAIR/REPLACE TERRACOTTA TILES TO MATCH EXISTING
- 05a NEW WOOD DECKING: NEW WOOD DECKING/STAIRS: 1X6+ CUMARU GROOVED DECKING WITH IPE CLIP BLIND FASTENERS. FINISH WITH DECK WISE IPE OIL.
- 06 EXISTING ATTIC WALL VENTS REPLACE WITH THUNDERBIRD, SIZE TO MATCH EXISTING
- 06a EXISTING ATTIC WALL VENTS: PAINT OT MATCH WALL
- 07 EXISTING CRAWL SPACE ACCESS: REPLACE COVER USING 18"H x 24"W CUSTOM HORIZONTAL OPENABLE GRILLE, GALVANIZED STEEL FRAME WITH 12 GA GALVANIZED STEEL EXPANDED METAL SCREEN WITH MAX 1/4" OPENING, PAINT TO MATCH WALL
- 07a CRAWL SPACE VENT: FOUNDATION VENT FLUSH MOUNT BY THUNDERBIRD PRODUCTS, #WV1405J, COPPER.
- 08 LEADER, GUTTERS AND DOWNSPOUTS: DARK BRONZE ANODIZED ALUMINUM HALF ROUND WITH 3" Ø

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CARRANZA RESIDENCE REMODEL + ADDITION 444 SOUTH G STREET, OJAI, CA 93030

Proposed Elevations

4/16/2025

a1a



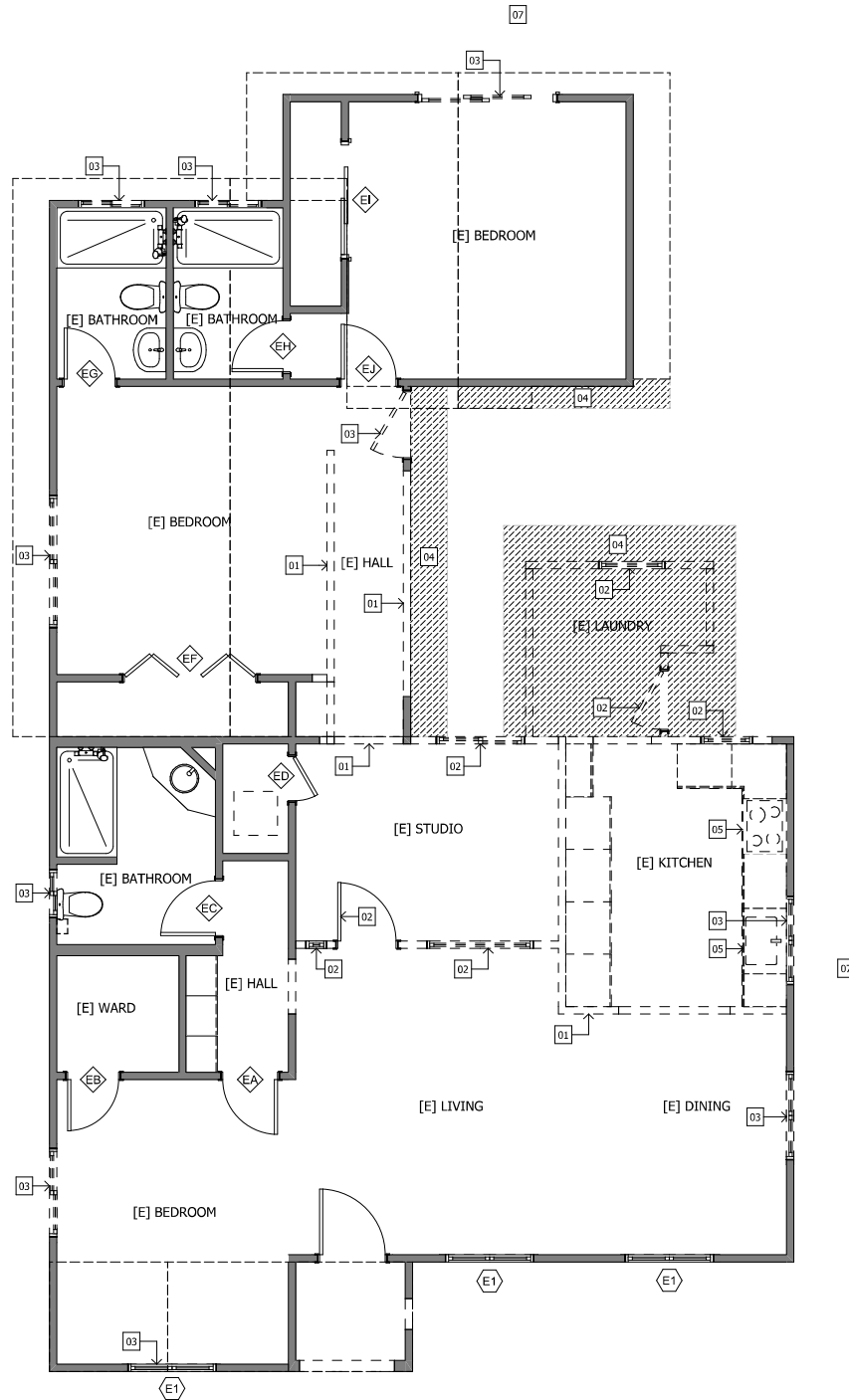
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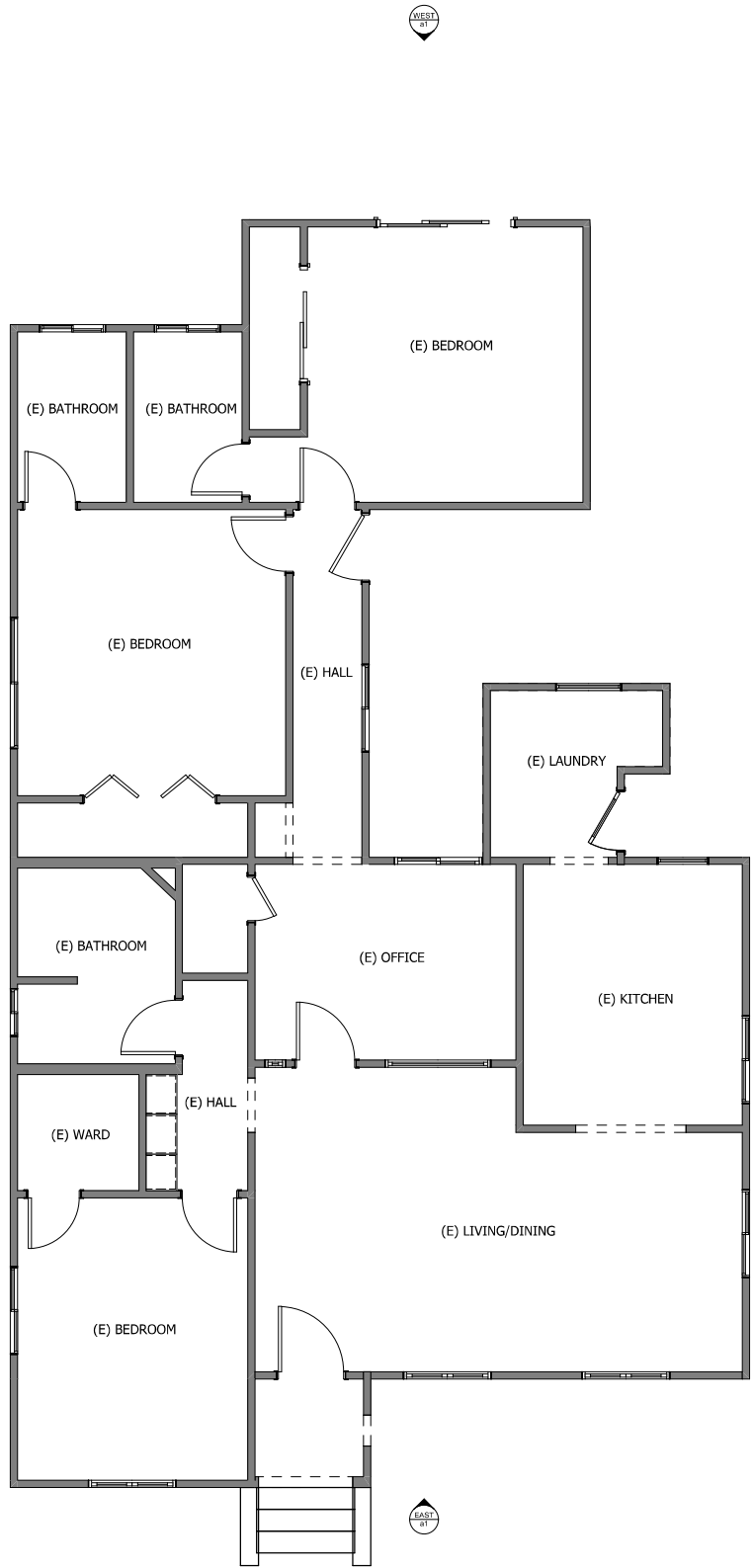
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p 805.653.5088 f 805.653.6139

DEMOLITION KEYNOTES

- 01 REMOVE STUD WALL SECTION
- 02 REMOVE EXISTING WINDOW OR DOOR
- 03 REPLACE WINDOW OR DOOR WITH NEW
- 04 REMOVE PORTION OF ROOF, EAVE OR SOFFIT
- 05 REMOVE EQUIPMENT



DEMOLITION PLAN
1/4" = 1'-0"



EXISTING FLOOR PLAN
1/4" = 1'-0"

DEMOLITION KEY

- EXISTING STUD WALLS TO REMAIN
- EXISTING STUD WALLS TO BE REMOVED INCLUDING DOORS AND WINDOWS
- PORTION OF ELEMENT TO BE REMOVED
- EXISTING CABINETRY, PLUMBING, EQUIPMENT, ETC TO BE REMOVED AS INDICATED BY DASHED LINES

BUILDING ELEMENT KEY

- NEW STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
- NEW 2x6 STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
- EXISTING STUD WALLS, INSULATE per SECTION NOTES
- STRUCTURAL MEMBER
- EXISTING CONCRETE SLAB & FOOTINGS
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING

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Existing Floor Plan and
Demolition Plan

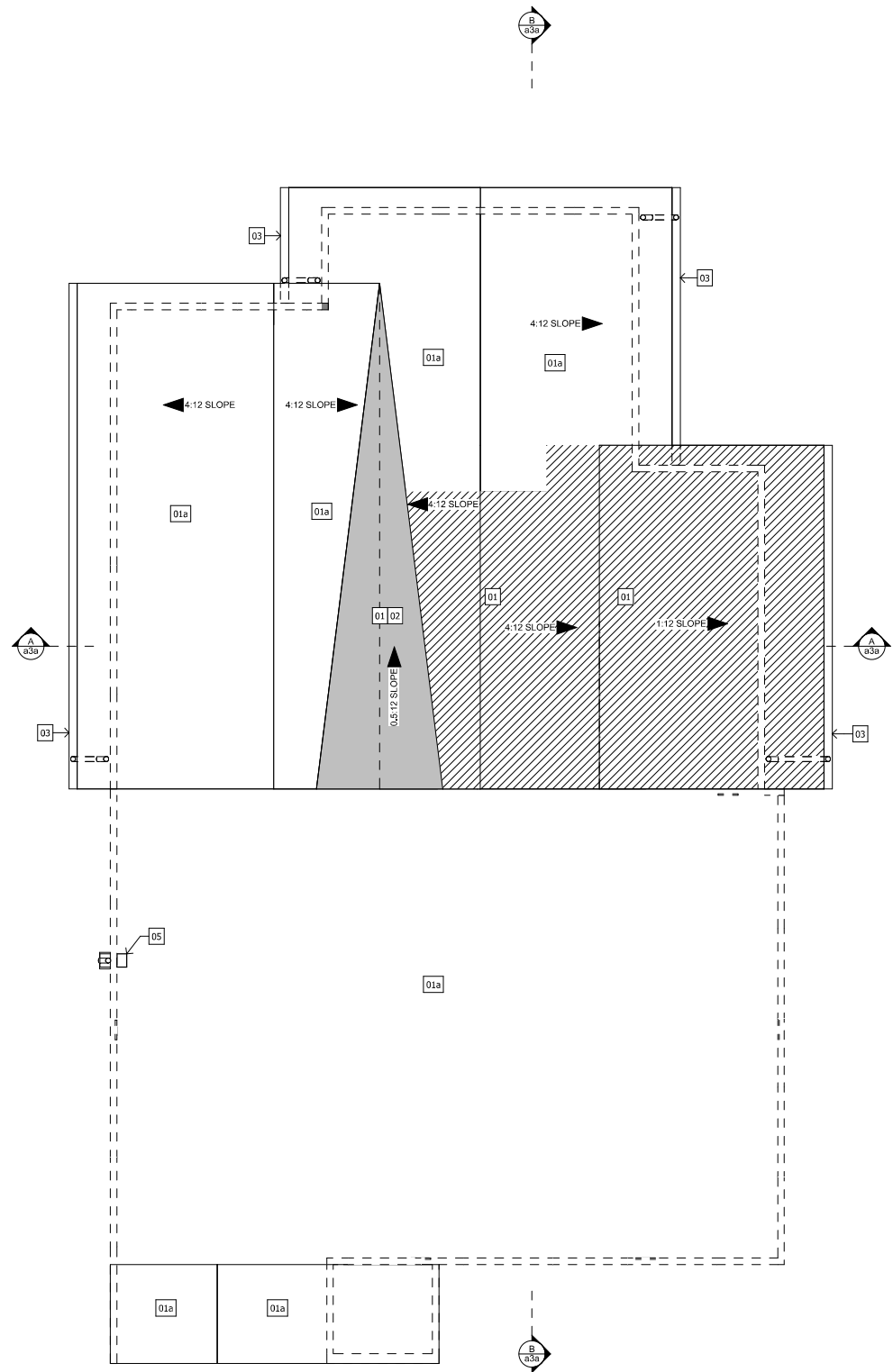
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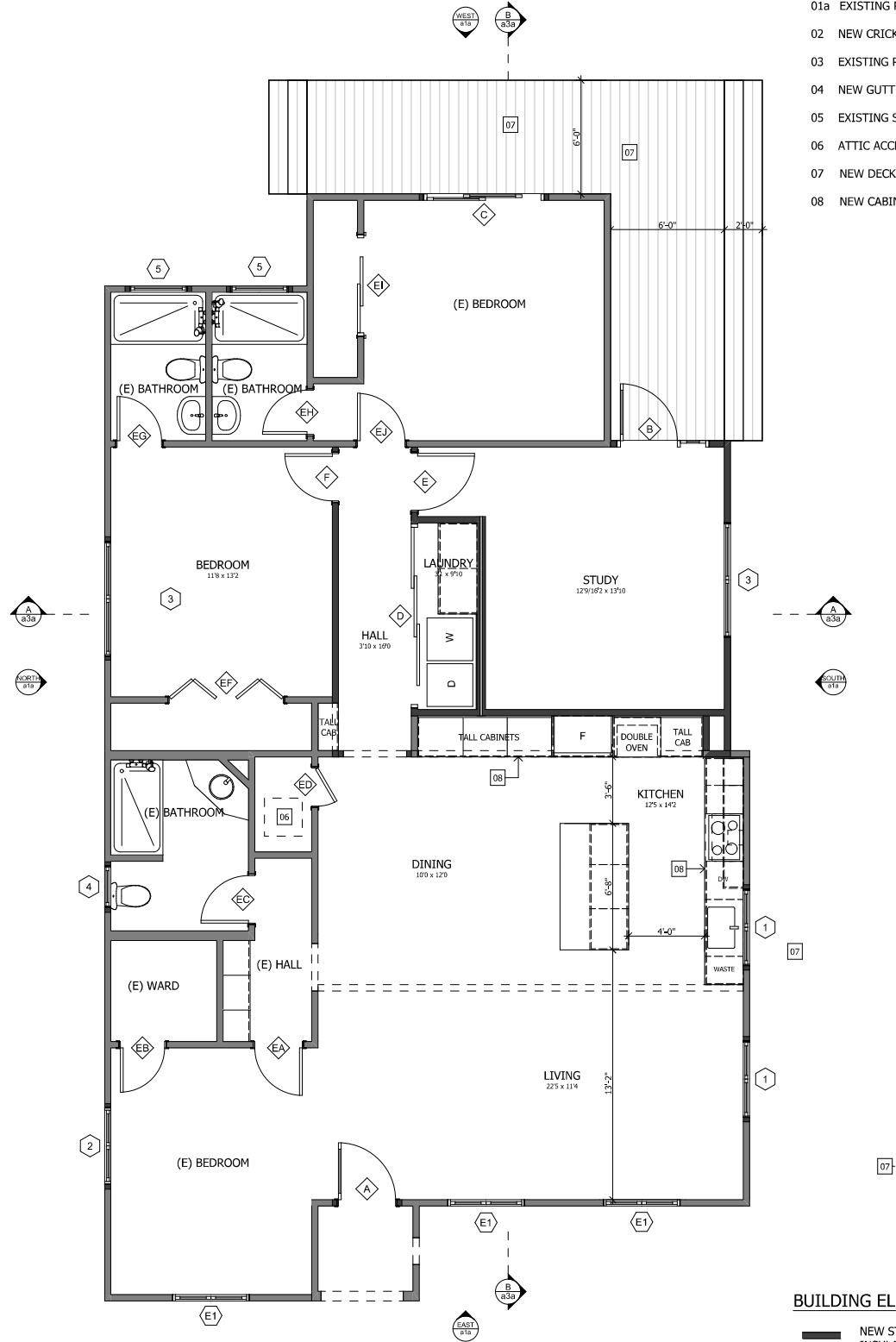
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ROOF PLAN
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0"

PLAN KEYNOTES

- 01 NEW ROOFING PER ELEVATION KEYNOTES
- 01a EXISTING ROOF TO REMAIN
- 02 NEW CRICKET
- 03 EXISTING PARAPET
- 04 NEW GUTTER/DOWNSPOUT
- 05 EXISTING SCUPPER
- 06 ATTIC ACCESS DOOR ABOVE
- 07 NEW DECK
- 08 NEW CABINETS

BUILDING ELEMENT KEY

- NEW STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
- NEW 2x6 STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
- EXISTING STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
- STRUCTURAL MEMBER
- EXISTING CONCRETE SLAB & FOOTINGS
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING

CARRANZA RESIDENCE REMODEL + ADDITION 444 SOUTH G STREET, OJAI, CA 93030



Proposed Floor Plan and Roof Plan

4/16/2025

a2a

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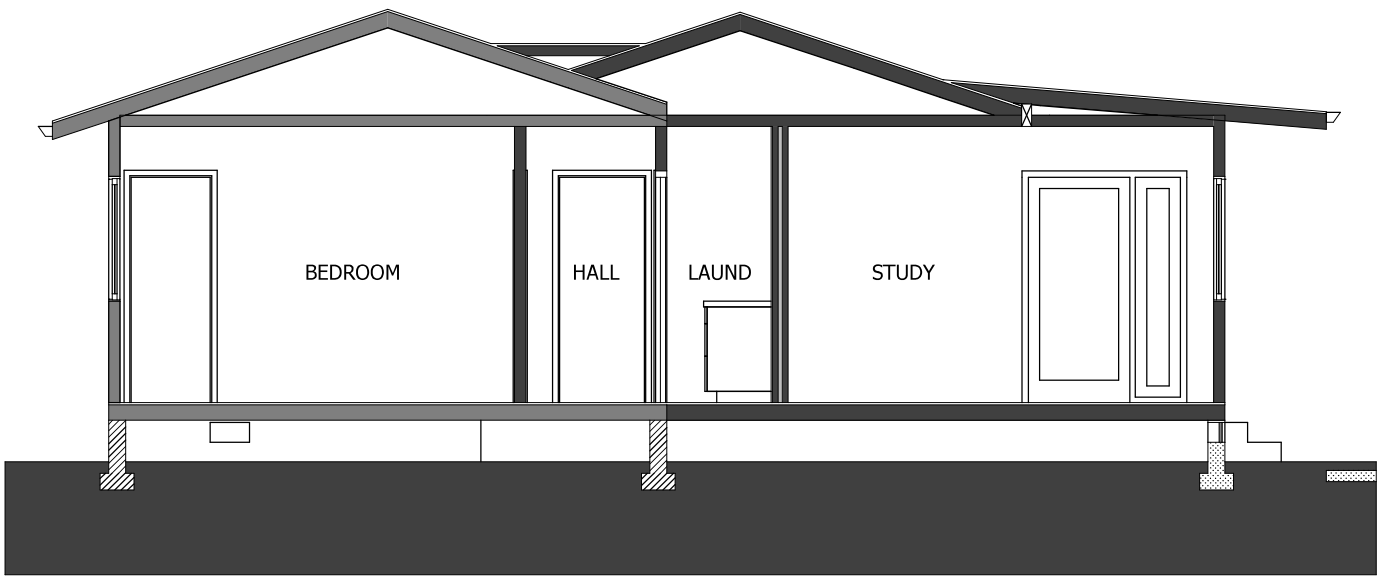
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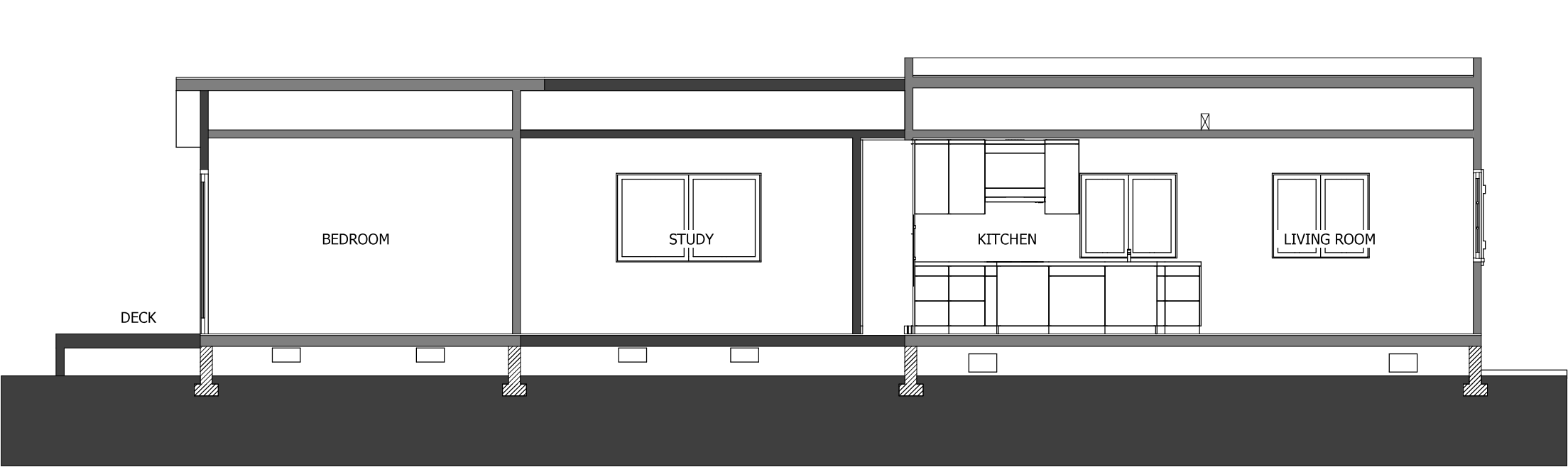
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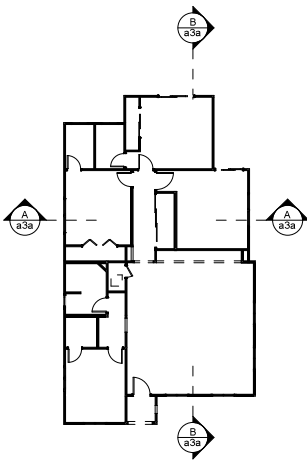
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A SECTION
3/8" = 1'-0"



B SECTION
3/8" = 1'-0"



- BUILDING ELEMENT KEY**
- NEW STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
 - NEW 2x6 STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
 - EXISTING STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE per SECTION NOTES
 - STRUCTURAL MEMBER
 - EXISTING CONCRETE SLAB & FOOTINGS
 - NEW REINFORCED CONCRETE SLAB AND/OR FOOTING

WINDOW SCHEDULE

ID	1	2	3	4	5
Quantity	2	1	2	1	2
W x H Size	4'x3'-6"	4'x3'-10"	6'x3'-6"	2'-2"x2'-2"	3'x1'-6"
Plan View					
View from Reveal Side					
Operation Type	Casement	Casement	Casement	Awning	Awning
Glazing	Tempered Insulated LowE3	Tempered Insulated LowE3	Tempered Insulated LowE3	Tempered Insulated LowE3	Tempered Insulated LowE3
Manufacturer	Weather Shield Signature Series	Weather Shield Signature Series	Weather Shield Signature Series	Weather Shield Signature Series	Weather Shield Signature Series
Rough Opening	Equals Callout Size	Equals Callout Size	Equals Callout Size	Equals Callout Size	Equals Callout Size
Frame Type	Wood Aluminum Clad	Wood Aluminum Clad	Wood Aluminum Clad	Wood Aluminum Clad	Wood Aluminum Clad
Frame Finish	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior
Note	Use Wood Removable Grille	Use Wood Removable Grille			
Head Detail					
Jamb Detail					
Sill Detail					

EXISTING WINDOW SCHEDULE

ID	E1
Quantity	1
W x H Size	4'x3'-10"
Plan View	
View from Reveal Side	
Operation Type	
Glazing	
Manufacturer	
Rough Opening	
Frame Type	
Frame Finish	Repair and Repaint to Match Replaced Windows
Note	
Head Detail	
Jamb Detail	
Sill Detail	

DOOR SCHEDULE

ID	A	B	C	D	E	F
Quantity	1	1	1	1	1	1
W x H Size	3'x6'-8"	3'x6'-8"	6'x6'-8"	9'-4"x6'-8"	3'x6'-8"	2'-6"x6'-8"
Plan View						
Exterior View						
Glazing/Panel	Tempered Insulated LowE3	Tempered Insulated LowE3	Tempered Insulated LowE3	Flush Panel	Match Existing	Match Existing
Manufacturer	Weather Shield Signature Series French Hinged Patio	Weather Shield Signature Series French Hinged Patio	Weather Shield Signature Series French Sliding Patio	To be Selected	To be Selected	To be Selected
Operation Type	Inswing	Outswing	Sliding	Sliding	Inswing	Inswing
Rough Opening	Add 2" to Callout Size	Add 2" to Callout Size	Add 2" to Callout Size	Add 2" to Callout Size	Add 2" to Callout Size	Add 2" to Callout Size
Panel/Frame/Sash Type	Wood	Wood	Wood			
Frame/ Sash Finish	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior	Indigo Exterior/ Primed Interior			
Note						
Hardware/Hinges	US15 Satin Nickel	US15 Satin Nickel	US15 Satin Nickel			
Latchset/Lockset	Proprietary Northfield US15 or Equal	Proprietary Northfield US15 or Equal	Proprietary Northfield US15 or Equal			
Header Detail						
Jamb Detail						
Sill Detail						

EXISTING DOOR SCHEDULE

ID	EA	EB	EC	ED	EF	EG	EH	EI	EJ
Quantity	1	1	1	1	1	1	1	1	1
W x H Size	2'-6"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'x6'-8"	6'x6'-8"	2'-4"x6'-8"	2'-4"x6'-8"	5'x6'-8"	2'-6"x6'-8"
Plan View									
Exterior View									
Glazing/Panel									
Manufacturer									
Operation Type									
Rough Opening									
Panel/Frame/Sash Type									
Frame/ Sash Finish									
Note									
Hardware/Hinges									
Latchset/Lockset									
Header Detail									
Jamb Detail									
Sill Detail									

WINDOW NOTES

1. ALL WINDOWS TO HAVE FINISH COLORS per ELEVATION KEYNOTES or WINDOW SCHEDULE or SELECTED BY THE ARCHITECT. SEE SHEET a5 FOR TYPICAL FLANGE WINDOW INSTALLATION.
2. WINDOW MANUFACTURER SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
3. ALL NEW WINDOWS INCLUDING SKYLIGHTS SHALL HAVE MAX U-VALUE OR A WEIGHTED AVERAGE OF ALL FENNESTRATION AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTS HEREIN; SOLAR HEAT GAIN COEFFICIENTS AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTS HEREIN.
4. MAXIMUM PERFORMANCE VALUES FOR NEW WINDOWS AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTS SHEETS T24.
5. ALL WINDOWS AND GLASS AT A HEIGHT LESS THAN OR EQUAL TO 18" FROM FINISH FLOOR SHALL HAVE TEMPERED GLASS.
6. ALL GLASS WITHIN 24" OF THE ARC OF A DOORWAY SHALL BE TEMPERED.
7. ALL WINDOWS AT STAIRWAYS SHALL HAVE TEMPERED GLASS.
8. PROVIDE EMERGENCY EXIT WINDOW (UNLESS PROVIDED BY A DOOR) FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SF (821 SI). MIN NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR. CBC 310.4.
9. FOR FULLY TEMPERED OR HEAT-STRENGTHENED GLASS, A RETAINING SCREEN MEETING THE REQUIREMENTS OF SECTION R308.6.7 SHALL BE INSTALLED BELOW THE GLASS, EXCEPT FOR EITHER CONDITION LISTED IN SECTION R308.6.5

DOOR NOTES

1. ALL EXTERIOR DOORS TO HAVE FINISH COLORS per DOOR SCHEDULE or SELECTED BY ARCHITECT.
2. GLASS DOOR MANUFACTURER SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCS.
3. ALL NEW EXTERIOR GLASS DOORS SHALL HAVE MAX U-VALUE OF 0.3 OR A WEIGHTED AVERAGE OF ALL FENESTRATION NOT EXCEEDING 0.58, OR AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTS. SOLAR HEAT GAIN COEFFICIENTS SHALL BE 0.23 OR LOWER OR AS REQUIRED BY ENERGY DOCUMENTS.
4. MAXIMUM PERFORMANCE VALUES FOR NEW EXTERIOR GLASS DOORS SHALL BE: 0.51 U-VALUE, 0.26 SHGC OR AS REQUIRED BY ENERGY DOCUMENTS.
5. ALL GLASS DOORS AND PANELS AT TUB/SHOWER SHALL BE TEMPERED.
6. ALL GLASS WITHIN 24" OF THE ARC OF A DOORWAY SHALL BE TEMPERED.
7. ALL GLAZING IN DOORS SHALL BE TEMPERED.

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