



**PROJECT TEAM**

**DESIGN/BUILDER**

ZIEBA BUILDERS, INC.  
400 E. 3RD ST.  
LONG BEACH, CALIFORNIA 90802  
562.439.5294

**STRUCTURAL ENGINEER**

ARMSTRONG ENGINEERING  
25068 VIA LAS LOMAS  
MURRIETA, CA 92562  
714.225.7056

**PROJECT DATA**

**OWNER**

CARLOS AND SHELLY FISHER  
2604 E. 1ST ST.  
LONG BEACH, CA 90803

**PROJECT ADDRESS**

2604 E. 1ST ST.  
LONG BEACH, CA 90803

**SCOPE OF WORK**

ADDITION OF 796 SQ. FT. SINGLE STORY UNIT WITH A 546 SQ. FT. ATTACHED 2 CAR GARAGE. ADDITION WILL BE LOCATED AT REAR OF PROPERTY, 24' FEET FROM REAR OF ALLEY. EXTERIOR WILL REPLICATE CHARACTERISTICS OF EXISTING 2 STORY HOME, INCLUDING SIDING, PAINT COLOR, WOOD WINDOWS, AND TRIM DETAILS.

**LEGAL DESCRIPTION**

LOT 6, BLOCK 47

**ACCESSOR PARCEL NUMBER (APN)**

7264-023-007

**ZONE** R2-L

**CONSTRUCTION** TYPE V-B

**SET BACKS**

FRONT: 15'-0"  
SIDE: 4'-0"  
REAR: 10'-0"

**SQUARE FOOTAGE CALCULATIONS**

EXISTING 2- STORY SPD:	2871 SQ. FT.
EXISTING 2 CAR GARAGE:	413 SQ. FT.
PROPOSED 1 STORY UNIT:	796 SQ. FT.
PROPOSED ATTACHED 2 CAR GARAGE:	546 SQ. FT.
TOTAL NEW:	1342 SQ. FT.
MIN. USABLE OPEN SPACE REQ:	8%
TOTAL OPEN SPACE UTILIZED	33%
LOT COVERAGE:	29%

**SHEET INDEX**

- ARCHITECTURAL DRAWINGS
- A1 SITE PLAN
- A2 PROPOSED FLOOR PLAN/ WINDOW AND DOOR SCHEDULES
- A3 DEMO PLAN/ PERMITS RECORDS
- A4 ROOF PLAN/ ELECTRICAL PLAN
- A5 ELEVATIONS



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**ZIEBA BUILDERS, INC.**  
DESIGN • BUILD • REMODEL

SITE PLAN

RESIDENTIAL REMODEL  
**FISHER**  
2604 E. 1ST ST.  
LONG BEACH, CA 90803

NO.	DESCRIPTION	BY	DATE
1			

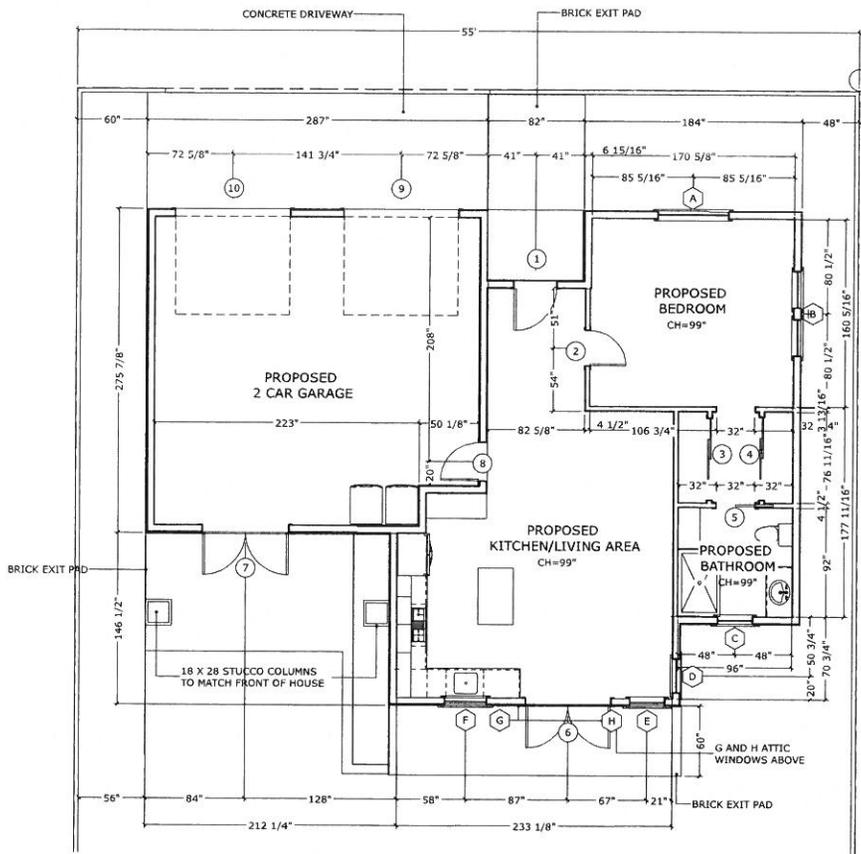
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SHEET: **A1**

**THE FISHER RESIDENCE**  
**LONG BEACH, CALIFORNIA**



**SITE PLAN**  
SCALE: 1/8" = 1'-0"





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



\*\*NOTE: EXTERIOR DIMENSIONS ARE TO STUCCO  
INTERIOR DIMENSIONS ARE TO FINISHED DRYWALL

REMODEL NOTES

- OBTAIN PERMIT FROM PUBLIC WORKS ENGINEERING DEPT. PRIOR TO DOING ANY SIDEWALK, CURB WORK OR ANY WORK OR STORAGE OF MATERIALS IN A PUBLIC RIGHT OF WAY.
- VERIFY ALL UTILITY LOCATIONS (UNDERGROUND WATER, GAS, SEWER, ETC.....) PRIOR TO EXCAVATION.
- ALL SEWER PIPES RUNNING UNDER THE BUILDING, CONCRETE SLABS, PORCHES AND WALKS SHALL BE ADS DWV.
- SEPARATE PERMITS SHALL BE REQUIRED FOR SIGNS, FENCES, RETAINING WALLS, TRASH ENCLOSURES, FLAG POLES, YARD LIGHTING FOUNDATIONS, SWIMMING POOLS, ANTENNAS AND RAISED PLANTERS.
- NO PERSON SHALL PERFORM ANY WORK ON ANY BUILDING OR STRUCTURE ADJACENT TO A PUBLIC WAY IN GENERAL USE BY THE PUBLIC FOR PEDESTRIAN TRAVEL, UNLESS THE PEDESTRIANS SHALL BE PROTECTED BY FENCES, CANOPIES, OR OTHER SAFETY DEVICES.

WINDOW SCHEDULE							
SYMBOL	SIZE	TYPE	FRAME	GLAZING	U FACTOR	SHGC	NOTES
A	5020	FIXED	WOOD	CLEAR	.30	.28	OBSURE GLASS
B	(2) 2840	DOUBLE HUNG	WOOD	CLEAR	.30	.28	MULLED TOGETHER, TEMPERED CLEAR
C	2630	DOUBLE HUNG	WOOD	CLEAR	.30	.28	TEMPERED OBSURE GLASS
D	2640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	
E	2640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	
F	3030	DOUBLE HUNG	WOOD	CLEAR	.30	.28	
G	1020	FIXED	WOOD	CLEAR	.30	.28	ATTIC WINDOW
H	1020	FIXED	WOOD	CLEAR	.30	.28	ATTIC WINDOW

DOOR SCHEDULE							
SYMBOL	SIZE	TYPE	MATERIALS	THICKNESS	U FACTOR	SHGC	NOTES
1	3068	EXT. INSWINGING	WOOD/GLASS	1 3/4"			DOUG FIR STAIN GRADE, W/ GLASS
2	2668	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
3	5868	INT. SLIDING	WOOD	1 3/8"			PANELED, PAINT GRADE
4	5868	INT. SLIDING	WOOD	1 3/8"			PANELED, PAINT GRADE
5	2868	INT. BIFOLD	WOOD	1 3/8"			PANELED, PAINT GRADE
6	6068	EXT. OUTSWINGING	WOOD/ GLASS	1 3/4"			10 LITE DOUG FIR STAIN GRADE
7	6068	EXT. OUTSWINGING	WOOD/ GLASS	1 3/4"			10 LITE DOUG FIR STAIN GRADE
8	2868	INT. OUTSWINGING	WOOD	1 3/4"			PANELED, PAINT GRADE/FIRE RATED
9	8070	GARAGE ROLL UP	WOOD				
10	8070	GARAGE ROLL UP	WOOD				



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PROPOSED FLOOR PLAN/  
WINDOW- DOOR  
SCHEDULE

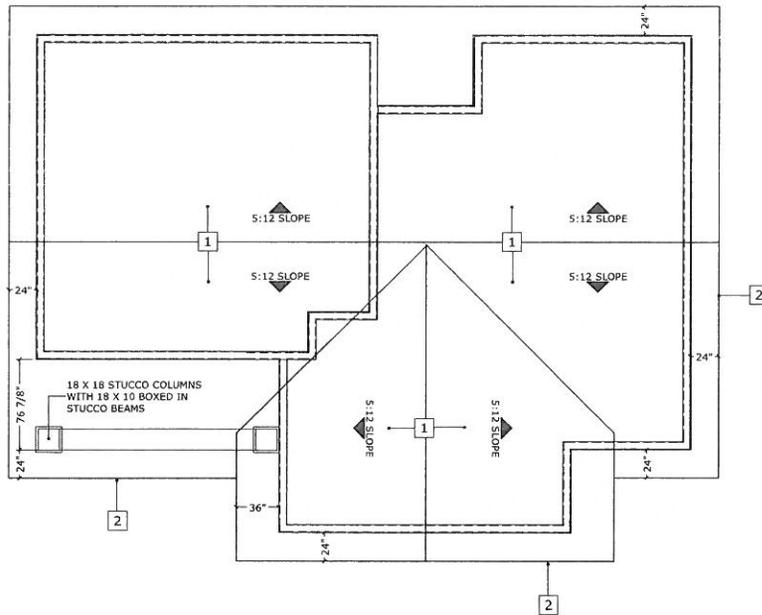
RESIDENTIAL REMODEL  
**FISHER**  
2604 E. 1ST ST.  
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DATE:  
3/3/2017

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

SHEET:  
**A2**



### ROOF PLAN KEYNOTES

- 1 NEW 40 YEAR COMP. ROOF TO MATCH EXISTING
- 2 LINE OF NEW EDGE OF ROOF TO MATCH EXISTING OVERHANG

### REMODEL NOTES

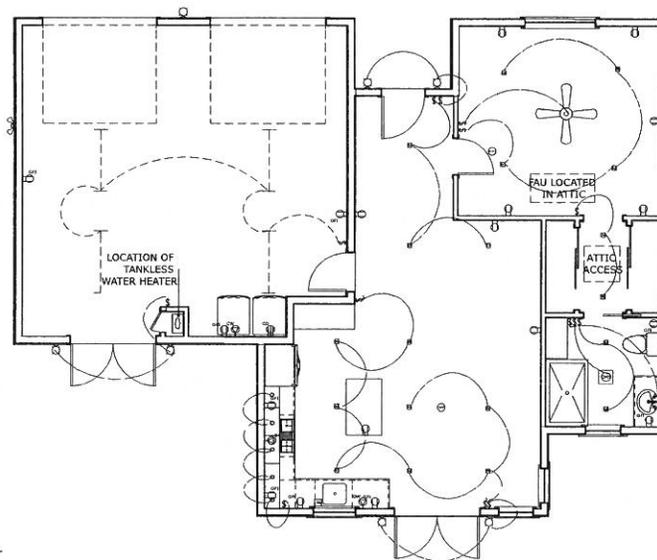
1. ALL WORK SHALL COMPLY WITH THE APPROPRIATE SECTIONS OF THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
2. ALL DIMENSIONS NOTED ARE FIELD MEASURED TO EXISTING WALL WALL FINISHES.
3. IF SPECIFIC CONDITIONS ARE NOT DETAILED, THE CONSTRUCTION SHALL BE OF THE GENERAL NATURE AS THAT SHOWN AND/OR DETAILED ON PLANS, AND SHALL FOLLOW STANDARD CONSTRUCTION PRACTICES AND CODES.

### ROOF PLAN NOTES

1. BUILT-UP ROOFING SYSTEM- CLASS C MIN. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDED DETAILS.
2. ROOF AND DECK ASSEMBLY SYSTEMS SHALL BE LISTED BY APPROVED TESTING AGENCIES.
3. PROVIDE MINIMUM 26 GA. GALV. METAL FLASHING AT ALL DECK TO WALL CONDITIONS-REFER TO DETAILS.
4. ▲ INDICATES ROOF AND DECK PITCH, REFER TO ROOF PLAN FOR VARIOUS PITCHES.

### ELECTRICAL PLAN LEGEND

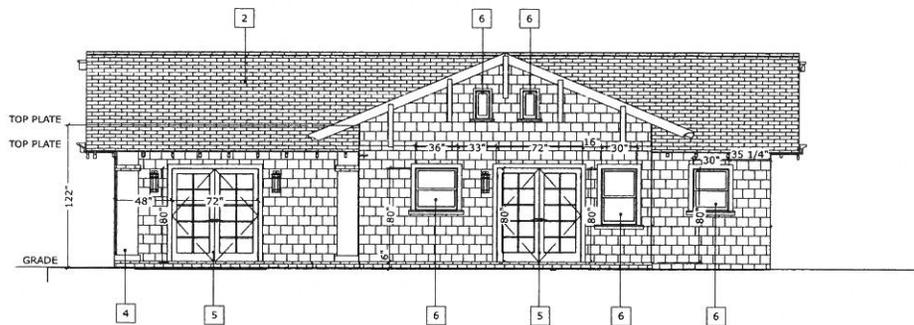
SYMBOL	TYPE
⊗	4" RECESSED LED CAN
⊙	WALL SCONCE
⊠	SEMI-FLUSH CEILING FIXT.
○	UNDER CAB, LED PUCK
⊗	FAN/LIGHT
⊠	48" FLUORESCENT LIGHT
⊗	CLOTHES DRYER
⊗	CLOTHES WASHER
⊗	MICROWAVE
⊗	GAS RANGE
⊗	REFRIGERATOR
⊗	DISHWASHER
⊠	AIR SWITCH
⊠	SWITCH
⊠	3 WAY SWITCH
⊠	4 WAY SWITCH
⊠	GFI OUTLET
⊠	DUPLEX
⊠	SMOKE DETECTOR/ CARBON MONOXIDE COMBO
⊠	PANASONIC WHISPER SERIES EXHAUST FAN



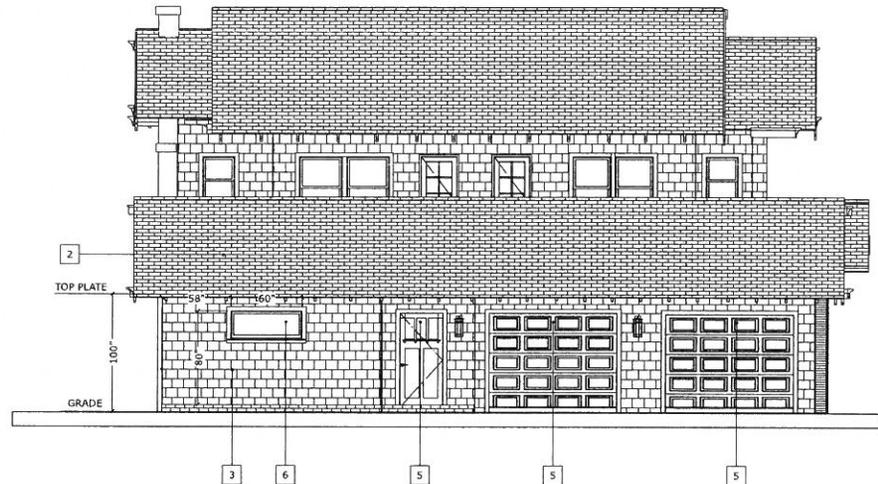
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**ELECTRICAL PLAN**  
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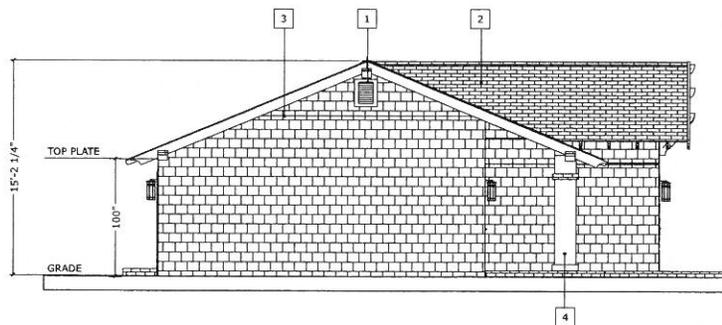
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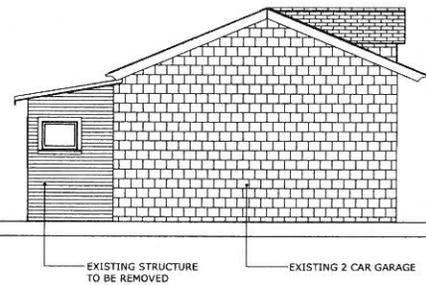
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



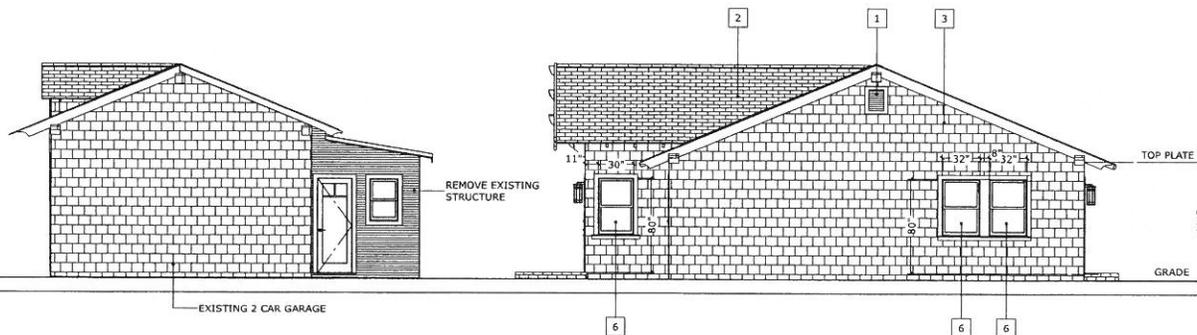
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



\* NOTE: PAINT COLORS, TRIM, MOLDINGS AND ROOFING TO MATCH EXISTING 2 STORY S.F.D.

**FLOOR PLAN KEYNOTES**

- 1 NEW SQUARE VENT
- 2 NEW 40 YEAR COMP. ROOF TO MATCH EXISTING S.F.D.
- 3 SHINGLES TO MATCH EXISTING S.F.D., PAINT TO MATCH
- 4 NEW 18 X 18 STUCCO COLUMNS, PAINT TO MATCH
- 5 NEW DOOR PER FLOOR PLAN AND SCHEDULE
- 6 NEW WINDOW PER PLAN AND SCHEDULE

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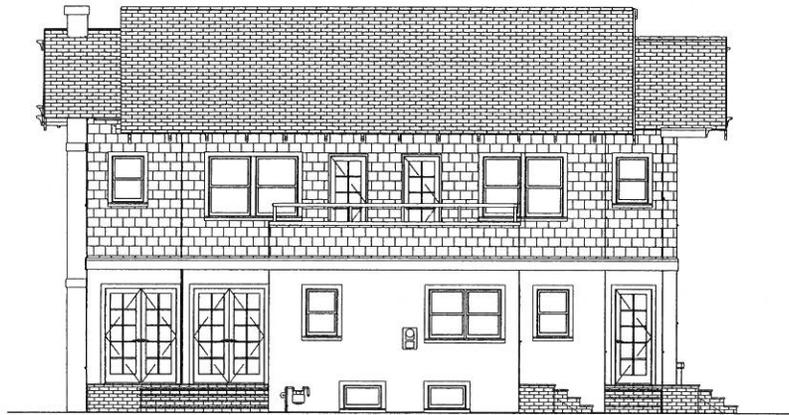
**A4**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
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**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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