

1929 AERIAL OF 2435 E. 1ST ST. SHOWING ORIGINAL GABLE ROOF.



RENDERING OF PROPOSED MASTER SUITE AND PORCH ADDITION, ROOF MODIFICATION AND TRELLIS STRUCTURE.

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

MARY HELEN JONES
2435 E. 1ST ST.
LONG BEACH, CA 90803

PROJECT ADDRESS

2435 E. 1ST ST.
LONG BEACH, CA 90803

SCOPE OF WORK

MASTER SUITE ADDITION, REMODEL OF KITCHEN, ENTRY, GUEST BEDROOMS, GUEST BATHROOM, RECONFIGURE ROOF TO ORIGINAL FRONT GABLE ROOF WITH A FRONT PORCH. ADD WOODEN TRELLIS TO BACK EXIT PAD

LEGAL DESCRIPTION

TRACT 10, BLOCK 70

ACCESSOR PARCEL NUMBER (APN)

7264-027-010

ZONE

R2-L

CONSTRUCTION

TYPE V-B

SET BACKS

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

SQUARE FOOTAGE CALCULATIONS

EXISTING BUILDING 1: 1951 SQ. FT.
TOTAL ADDITION: 318 SQ. FT.

TOTAL NEW FIRST FLOOR: 2269 SQ. FT.

EXISTING 3 CAR GARAGE: 894 SQ. FT.

MIN. USABLE OPEN SPACE REQ: 8%
TOTAL OPEN SPACE UTILIZED 18.33%

LOT COVERAGE: 28.41%

SHEET INDEX

ARCHITECTURAL DRAWINGS

A1 SITE PLAN
A2 PROPOSED FLOOR PLAN/ WINDOW AND DOOR SCHEDULES
A3 DEMO PLAN/ PERMIT RECORDS
A4 ROOF PLAN/ELECTRICAL PLAN
A5 ELEVATIONS

THE JONES RESIDENCE

LONG BEACH, CALIFORNIA

SITE PLAN


RESIDENTIAL REMODEL
JONES
2435 E. 1ST ST.
LONG BEACH, CA 90803

NO.	DESCRIPTION	BY	DATE
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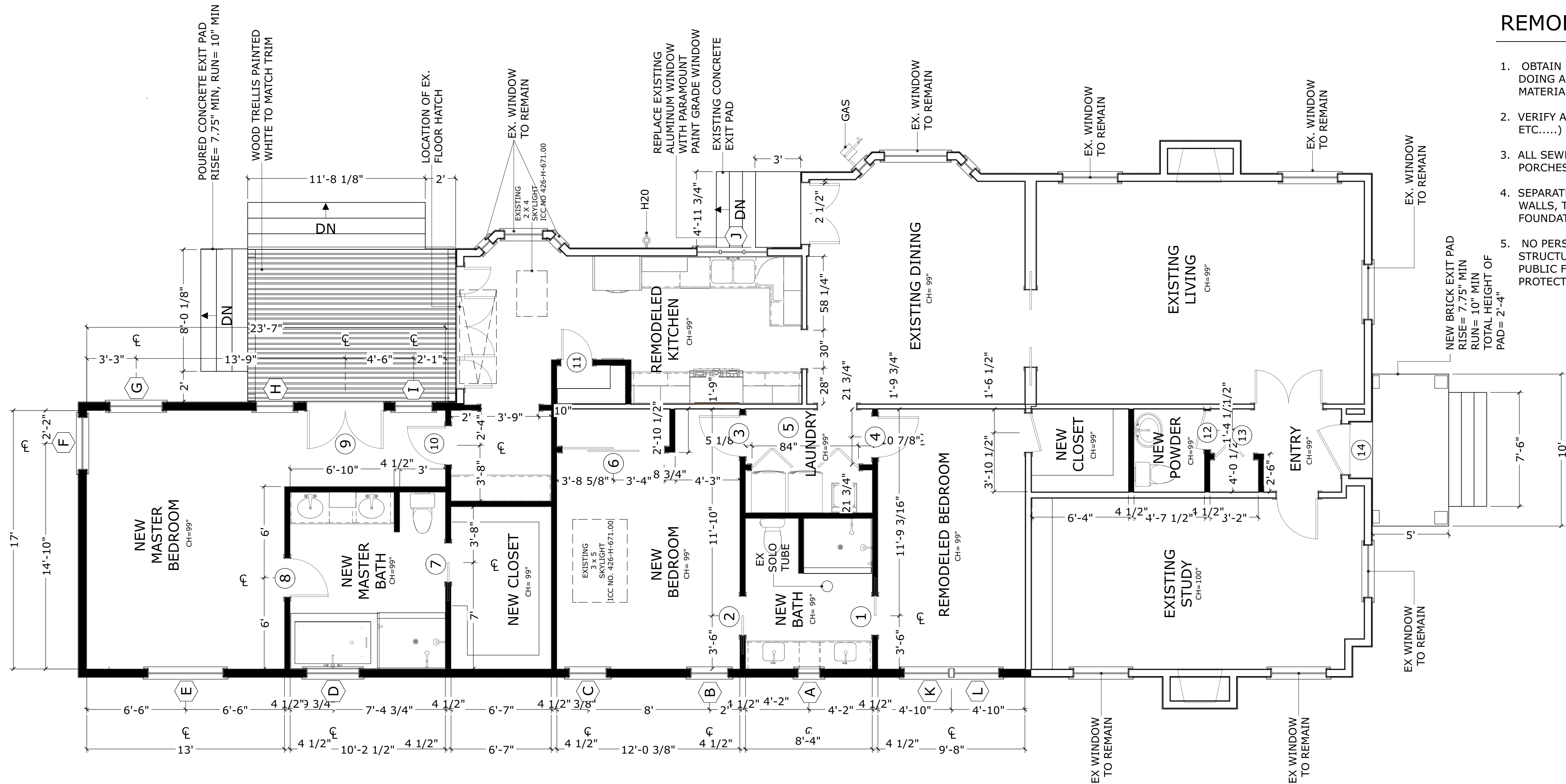
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12/19/2016

SCALE:
SEE SCALE

SHEET:
A1

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

400 E. 3RD ST.
LONG BEACH, CA 90802
562.439.5294
WWW.ZIEBABUILDERS.COM



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	1630	DOUBLE HUNG	WOOD	CLEAR	.30	.28	TEMPERED, OBSCURE FOR BATHROOM
B	2636	DOUBLE HUNG	WOOD	CLEAR	.30	.28	
C	2636	DOUBLE HUNG	WOOD	CLEAR	.30	.28	
D	3642	DOUBLE HUNG	WOOD	CLEAR	.30	.28	OBSCURE FOR BATHROOM 3/2 GRID
E	5020	FIXED (PICTURE)	WOOD	CLEAR	.30	.28	
F	3640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	3/2 GRID PATTERN, EGRESS
G	3640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	3/2 GRID PATTERN, EGRESS
H	2640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	3/2 GRID PATTERN
I	2640	DOUBLE HUNG	WOOD	CLEAR	.30	.28	3/2 GRID PATTERN
J	4832	TRIPLE CASEMENT	WOOD	CLEAR	.30	.28	2/3 GRID PATTERN
K	3046	DOUBLE HUNG	WOOD	CLEAR	.30	.28	MULLED TOGETHER WITH WIND. #L
L	3046	DOUBLE HUNG	WOOD	CLEAR	.30	.28	MULLED TOGETHER WITH WIND. #K

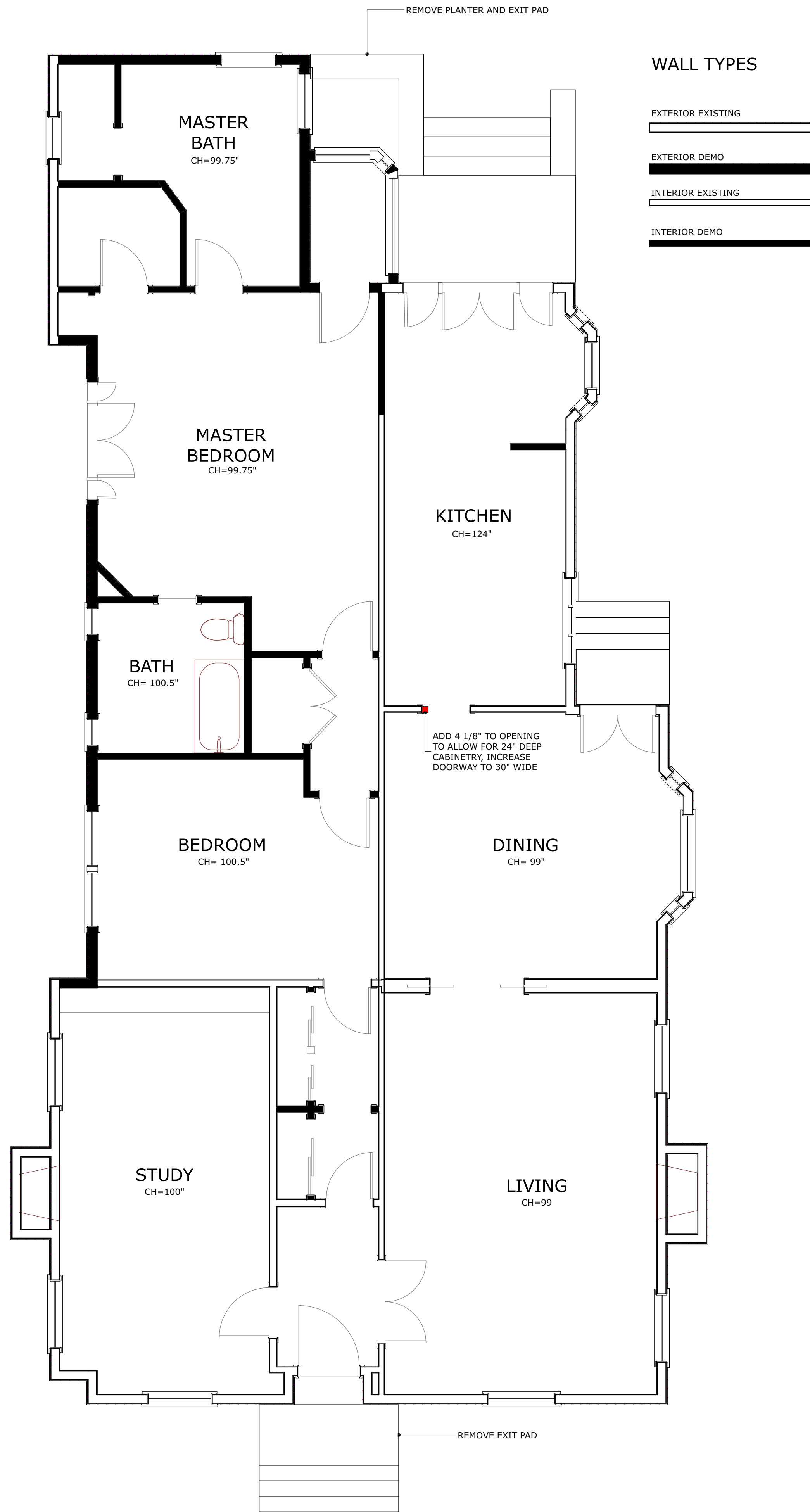
DOOR SCHEDULE							
SYMBOL	SIZE	TYPE	MATERIALS	THICKNESS	U FACTOR	SHGC	NOTES
1	2668	INT. POCKET	WOOD	1 3/8"			PANELED, PAINT GRADE
2	2668	INT. POCKET	WOOD	1 3/8"			PANELED, PAINT GRADE
3	2868	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
4	2868	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
5	7068	INT. BIFOLD	WOOD	1 3/8"			PANELED, PAINT GRADE
6	6868	INT. SLIDING	WOOD	1 3/8"			PANELED, PAINT GRADE
7	2668	INT. POCKET	WOOD	1 3/8"			PANELED, PAINT GRADE
8	2668	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
9	4068	EXT. INSWINGING	WOOD/GLASS	1 3/4"			10 LITE GRID PATTERN
10	2668	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
11	2068	INT. SWINGING	WOOD/GLASS	1 3/8"			10 LITE GRID PATTERN
12	2668	INT. SWINGING	WOOD	1 3/8"			PANELED, PAINT GRADE
13	2668	INT. BIFOLD	WOOD	1 3/8"			10 LITE GRID PATTERN
14	3368	EXT. INSWINGING	WOOD/GLASS	1 3/4"			PANELED, PAINT GRADE W/ GLASS

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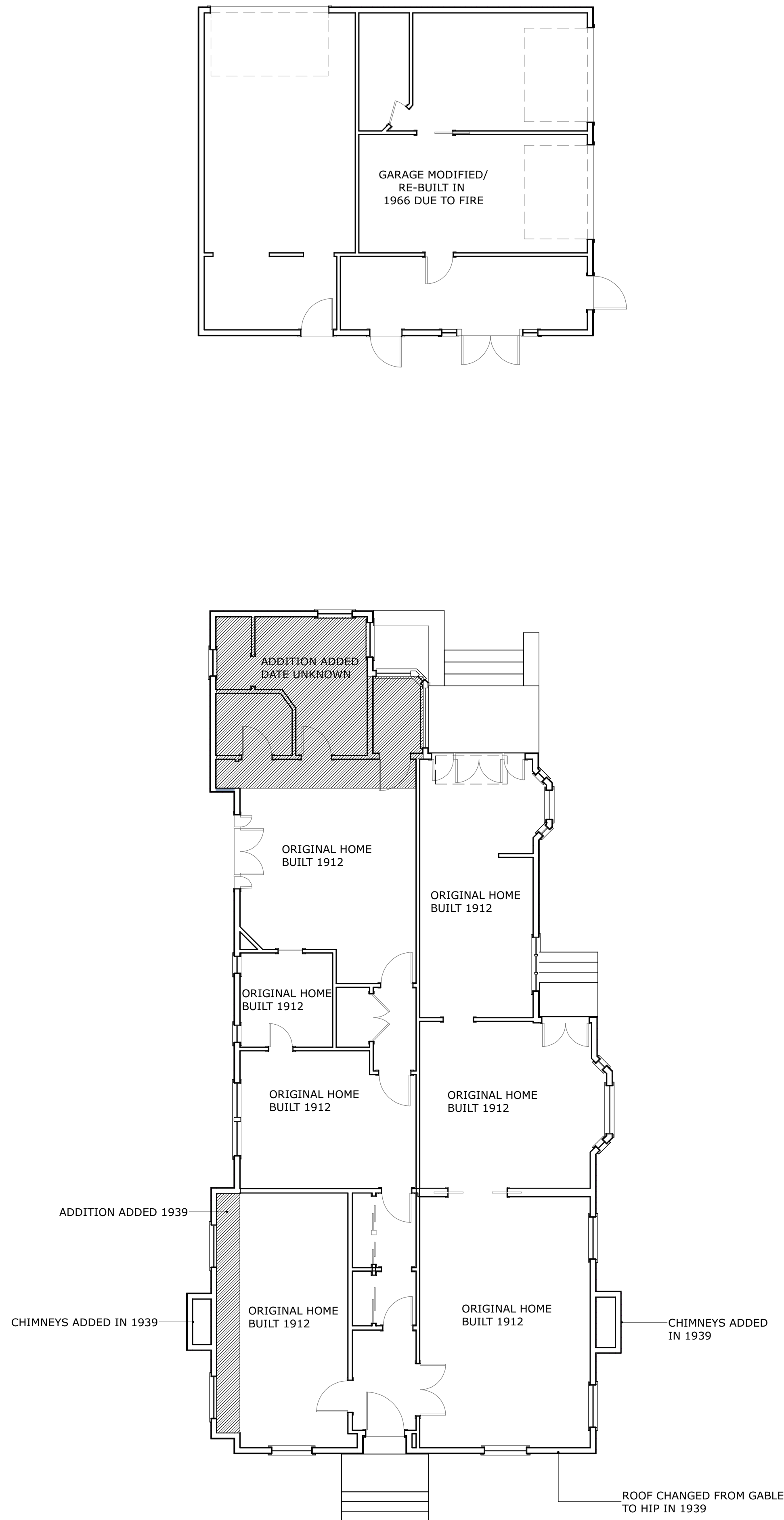
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SCALE:
1/4" = 1'-0"

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



PERMIT RECORD
N.T.S

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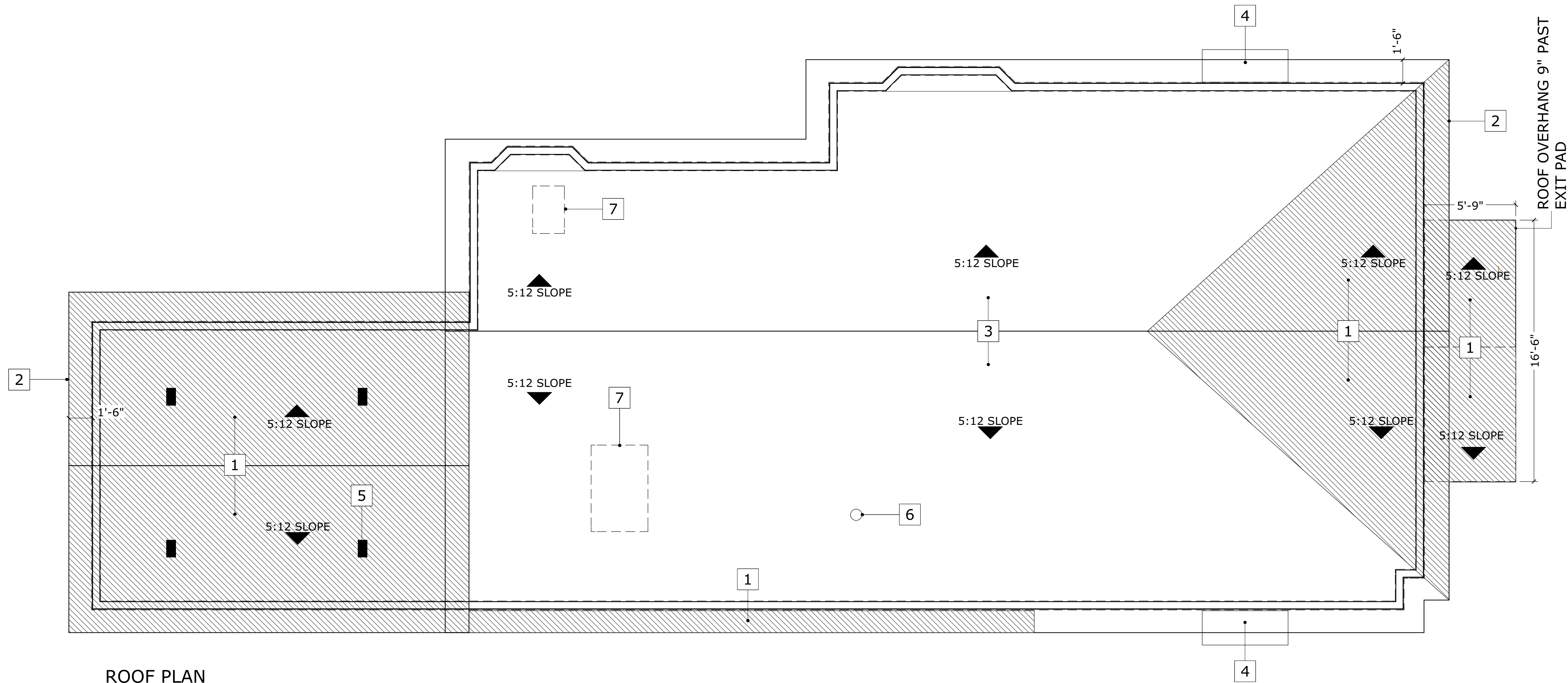
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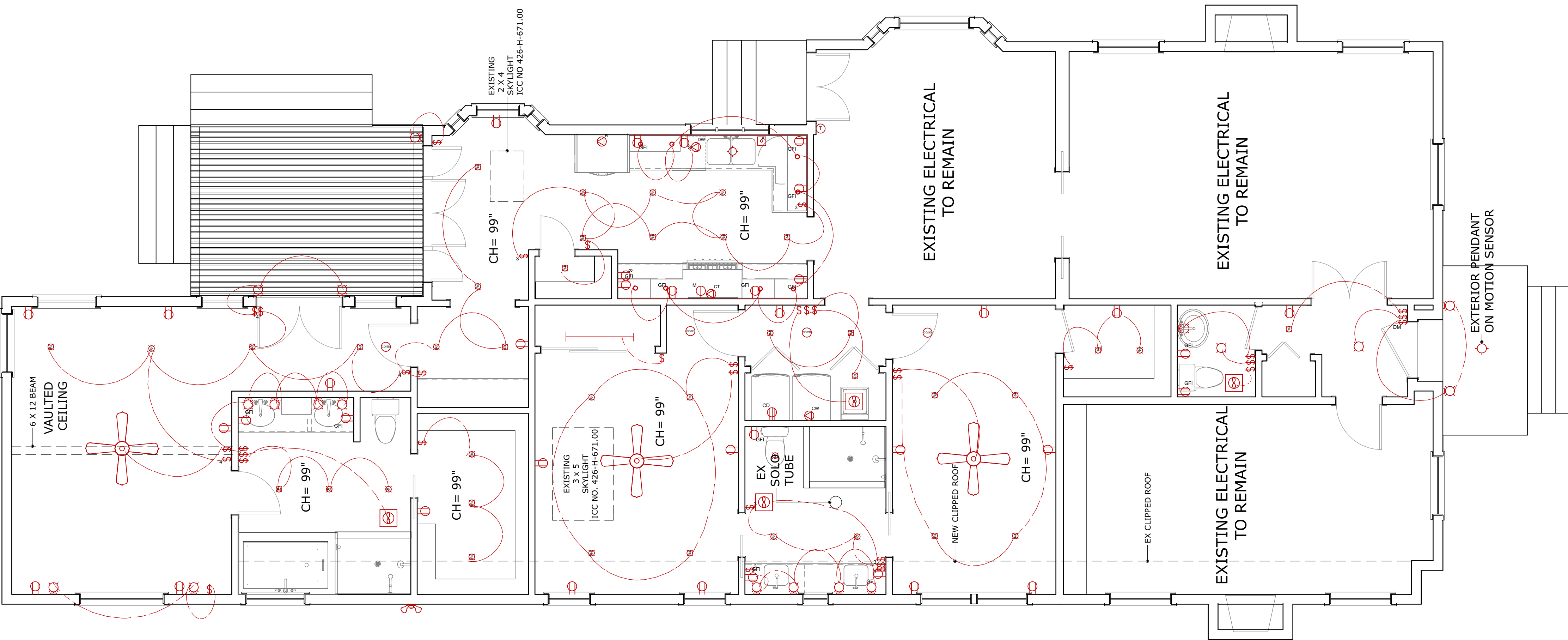
1/4"= 1'-0"

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



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


ROOF PLAN KEYNOTES

- 1 NEW 40 YEAR COMP. ROOF TO MATCH EXISTING
- 2 LINE OF NEW EDGE OF ROOF TO MATCH EXISTING OVERHANG
- 3 EXISTING BUILT-UP ROOFING SYSTEM TO REMAIN
- 4 EXISTING CHIMNEY TO REMAIN
- 5 PROVIDE 4 O'HAGEN ROOF VENTS
- 6 EXISTING SOLO TUBE
- 7 EXISTING SKYLIGHT





















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 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

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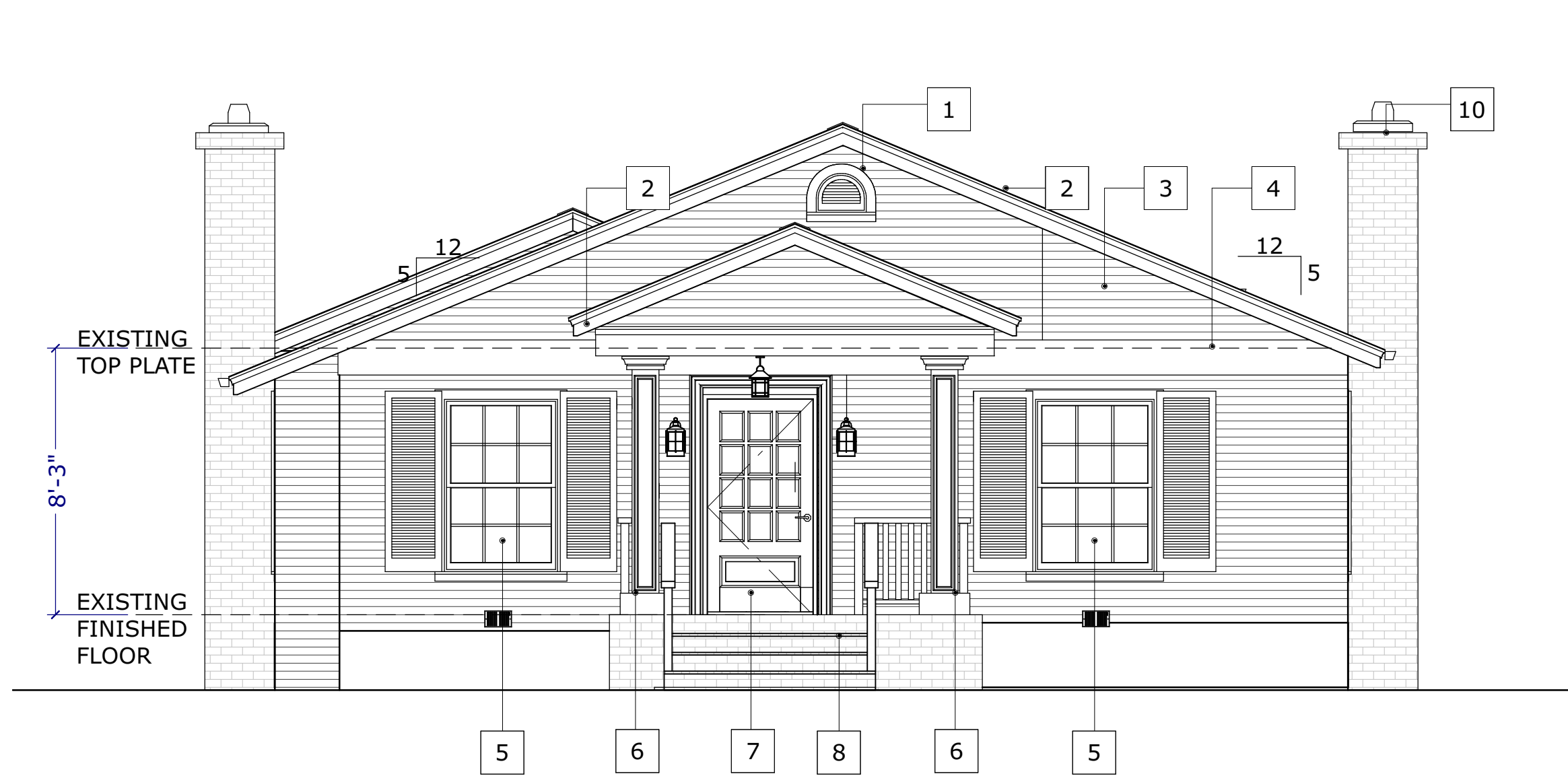
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1/4" = 1'-0"

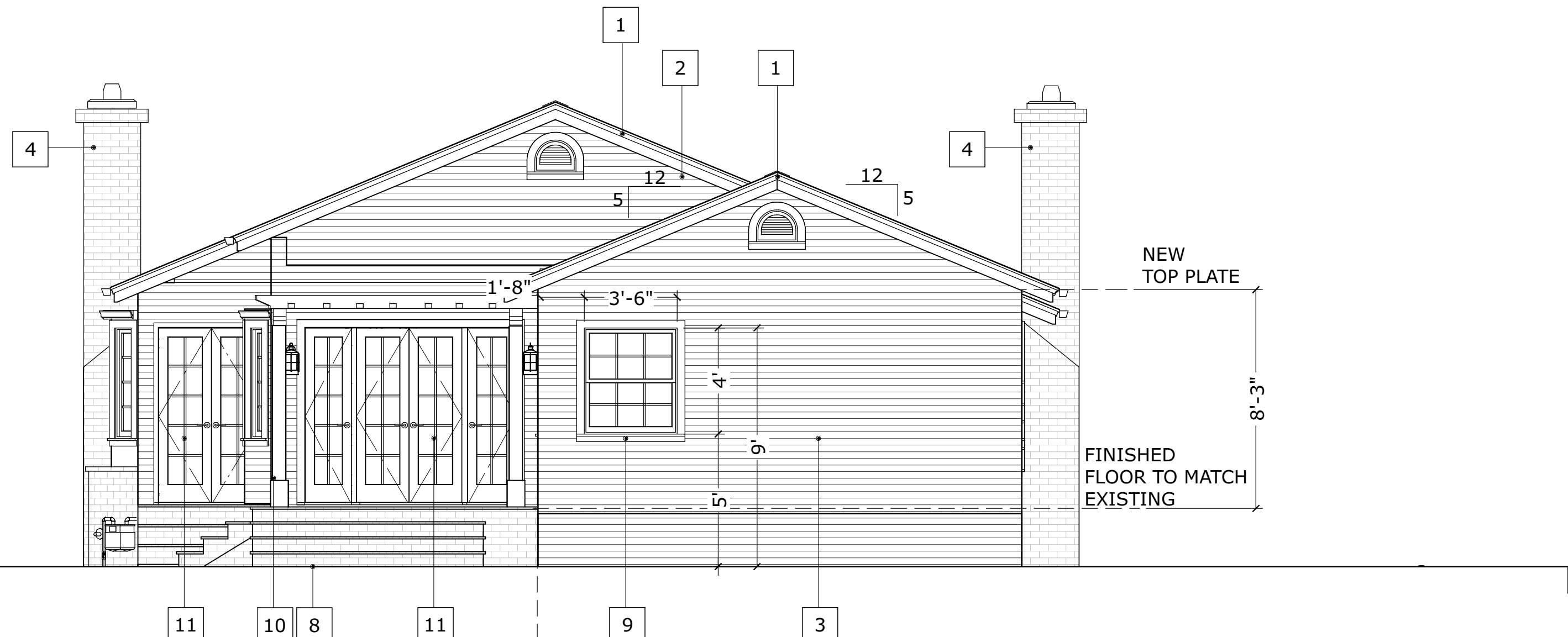
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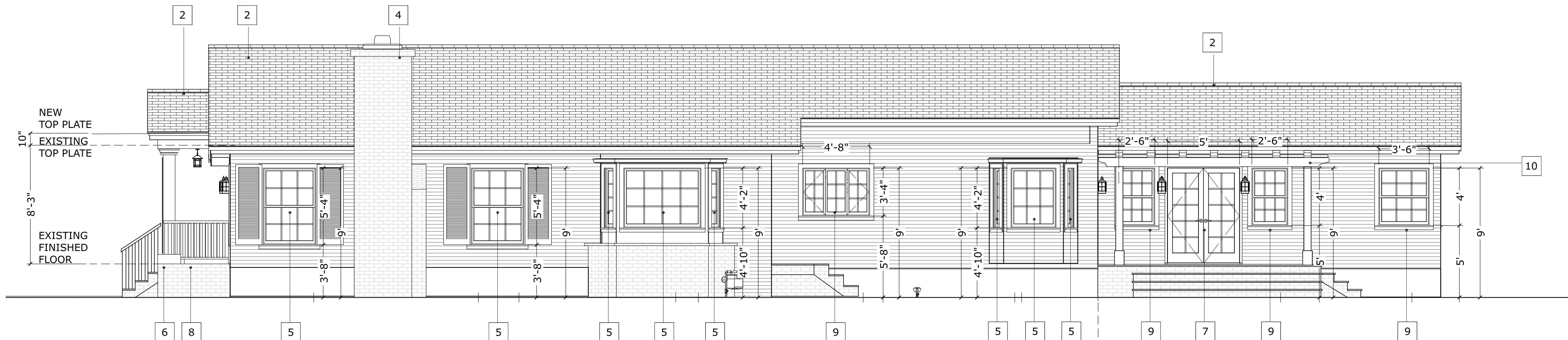
NORTH ELEVATION

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



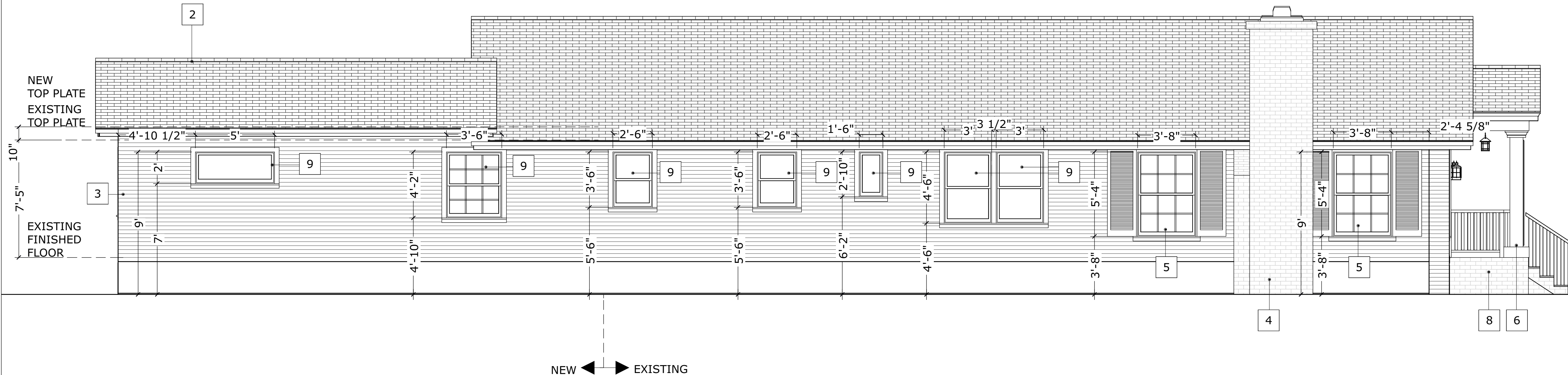
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

FLOOR PLAN KEYNOTES

- 1 NEW HALF ROUND VENT TO MATCH ORIGINAL
- 2 NEW 40 YEAR COMP. ROOF TO MATCH EXISTING
- 3 3" SIDING TO MATCH EXISTING, PAINT TO MATCH
- 4 EXISTING CHIMNEY TO REMAIN
- 5 EXISTING WINDOW TO REMAIN
- 6 NEW SQUARE COLUMNS, PAINT TO MATCH TRIM
- 7 NEW DOOR PER FLOOR PLAN AND SCHEDULE
- 8 NEW BRICK EXIT PAD PER FLOOR PLAN
- 9 NEW WINDOW PER PLAN AND SCHEDULE
- 10 NEW TRELLIS STRUCTURE PAINTED TO MATCH TRIM
- 11 EXISTING DOOR TO REMAIN

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1/4"= 1'-0"

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