



EXISTING REAR ELEVATION
OF RESIDENCE



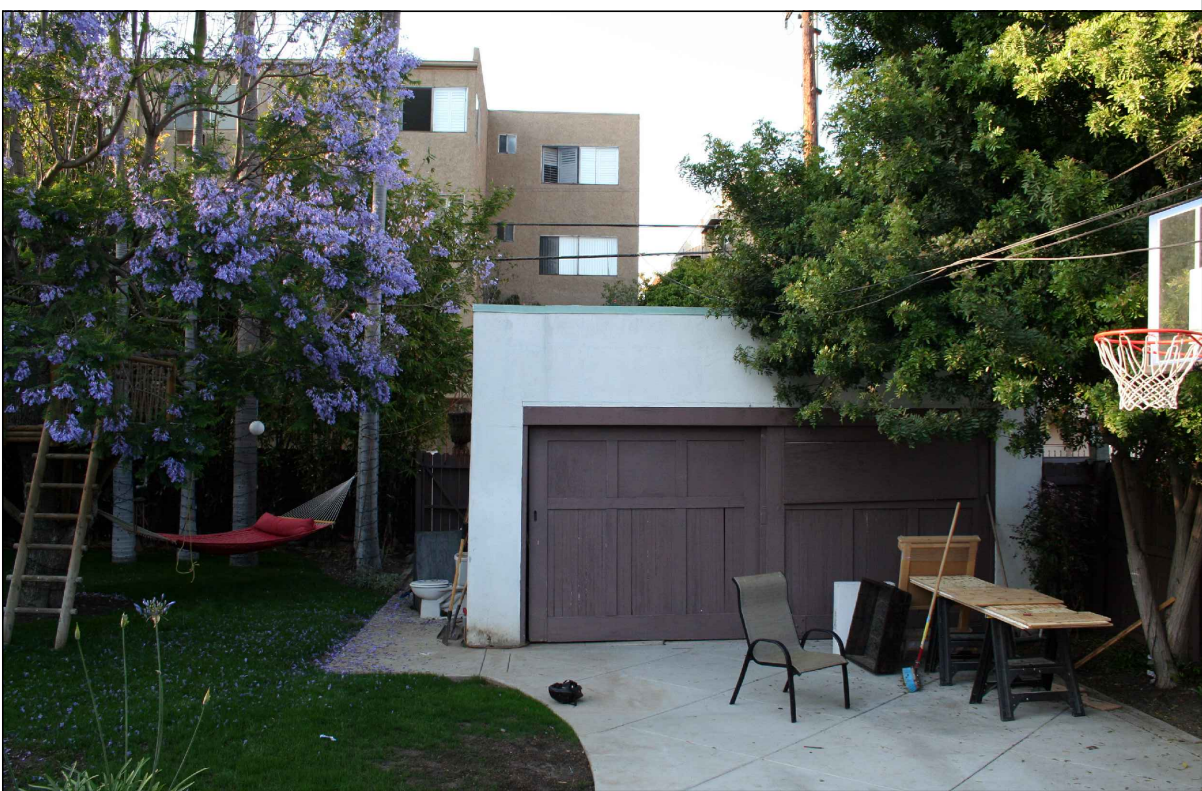
EXISTING WEST ELEVATION
OF RESIDENCE



EXISTING FRONT ELEVATION
OF RESIDENCE



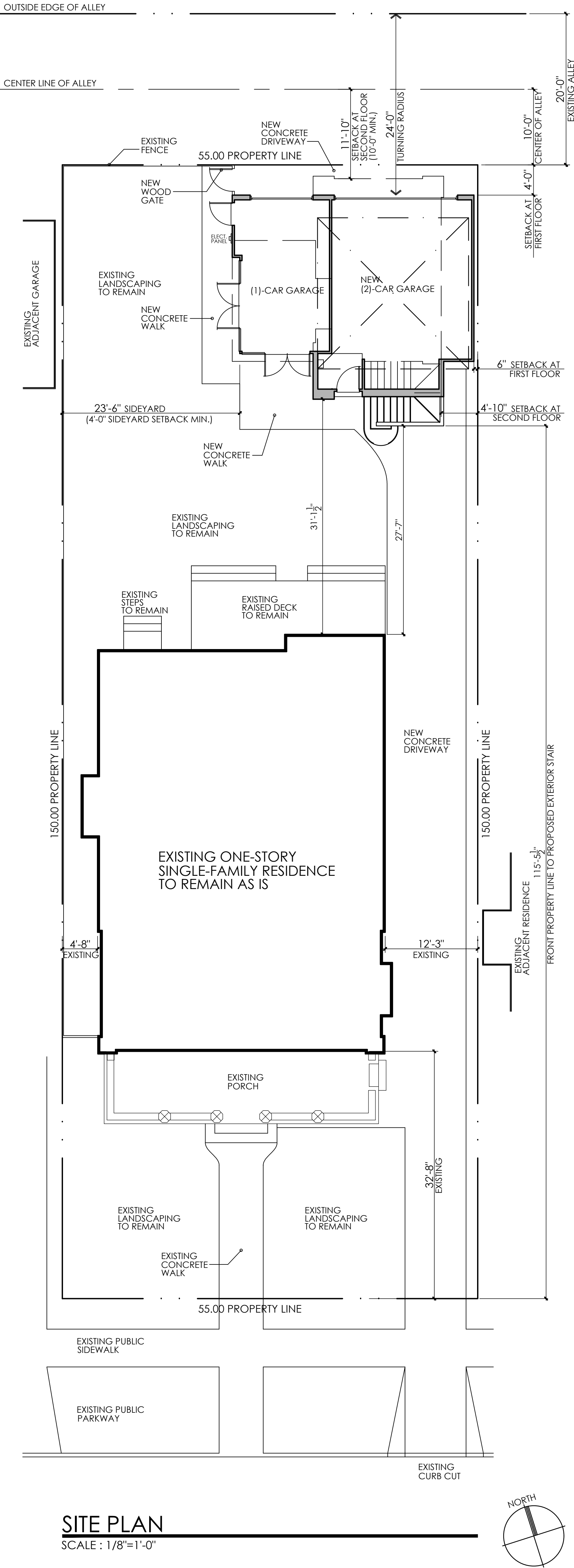
EXISTING EAST ELEVATION
OF RESIDENCE



EXISTING (2)-CAR GARAGE
TO BE DEMOLISHED

PHOTOS OF EXISTING CONDITIONS

Exhibit C



SHEET INDEX

- A1 NEW SITE PLAN / EXISTING PROJECT PHOTOS
- A2 EXISTING SITE PLAN / EXISTING MAIN RESIDENCE FLOOR PLAN / EXISTING WINDOW & DOOR SCHEDULES
- A3 NEW GARAGE & APARTMENT FLOOR PLANS / ROOF PLAN / WINDOW & DOOR SCHEDULES
- A4 NEW GARAGE & APARTMENT EXTERIOR ELEVATIONS

OWNERS

KAREN AND JOSEPH ZIEBA
2609 EAST 1ST STREET
LONG BEACH, CA 90803

PROJECT ADDRESS

2609 EAST 1ST STREET
LONG BEACH, CA 90803

ASSESSOR PARCEL NUMBER

7264-026-013

SITE PLAN DATA

LOT SIZE:	55.00' X 150.00'	=	8250.00 SF
DEVELOPMENT STANDARDS:			
DISTRICT:	R-2-L		
SETBACKS:	FRONT	=	15'
	SIDES	=	10'
	REAR	=	10'
HEIGHT:		=	35' / (2-STORY)
LOT COVERAGE:			
ALLOWABLE	=	40.00%	= 3300.00 SF
PROPOSED	=	33.53%	= 2767.00 SF
MIN. USEABLE OPEN SPACE:			
REQUIRED	=	8.00%	= 660.00 SF
PROPOSED (BACKYARD)	=	26.18%	= 2160.00 SF

PROJECT SQUARE FOOTAGES

EXISTING MAIN HOUSE (ONE-STORY):			
EXISTING LIVABLE	=		2005.00 SF
EXISTING (2)-CAR GARAGE TO BE DEMOLISHED:			
	=		-400.00 SF
NEW GARAGE AND NEW APARTMENT ABOVE:			
NEW (3) CAR GARAGE	=		759.16 SF
NEW STUDIO APARTMENT	=		449.94 SF

PROJECT DISCRIPTION

DEMOLISH EXISTING DETACHED (2)-CAR GARAGE.

CONSTRUCT NEW (3)-CAR GARAGE WITH NEW STUDIO APARTMENT UNIT ABOVE.

SITE PLAN

SHEET NUMBER 31 MAY 2019 PLAN CHECK NUMBER SET REVISIONS

PROJECT NUMBER 1819 PURPOSE CULTURAL HERITAGE



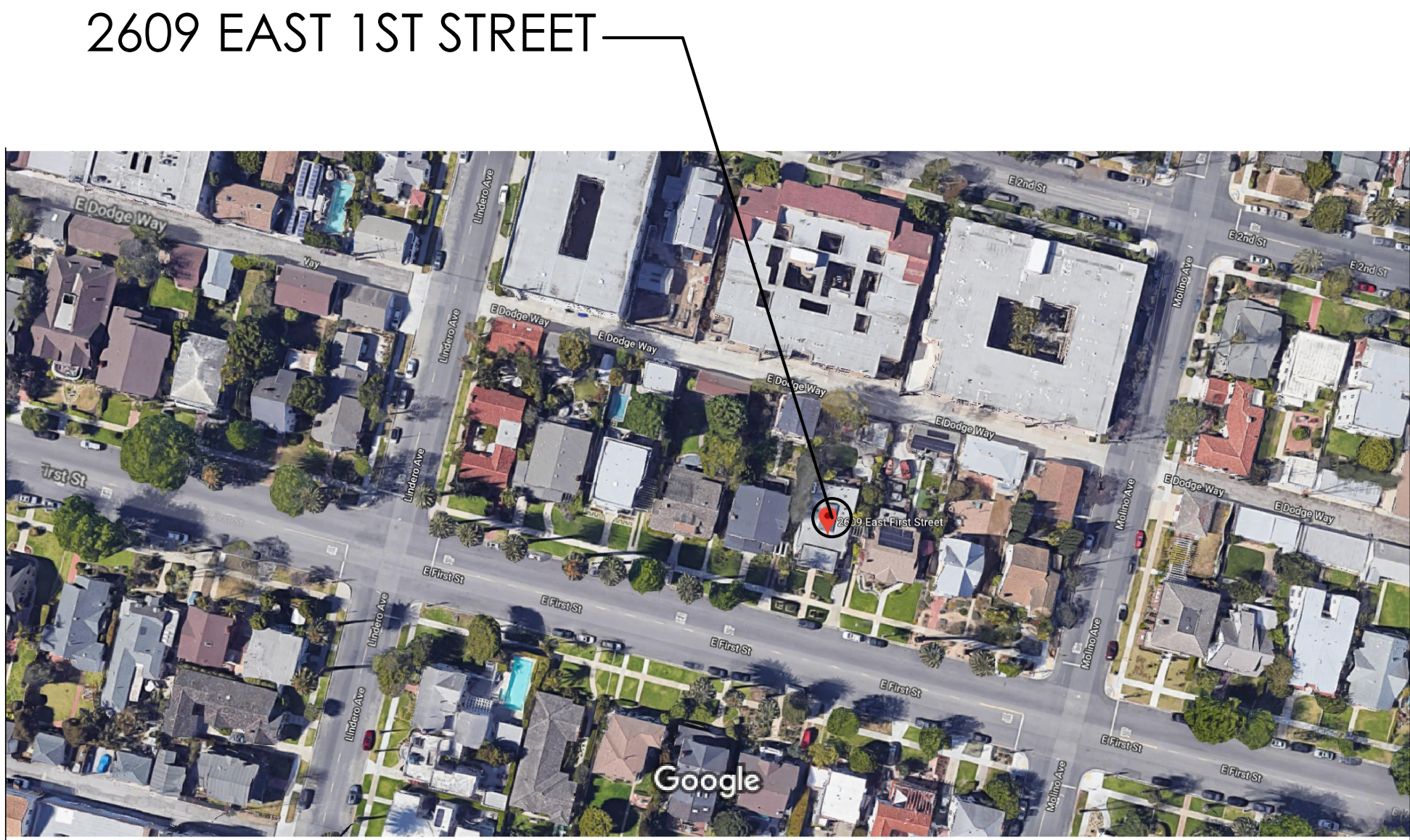
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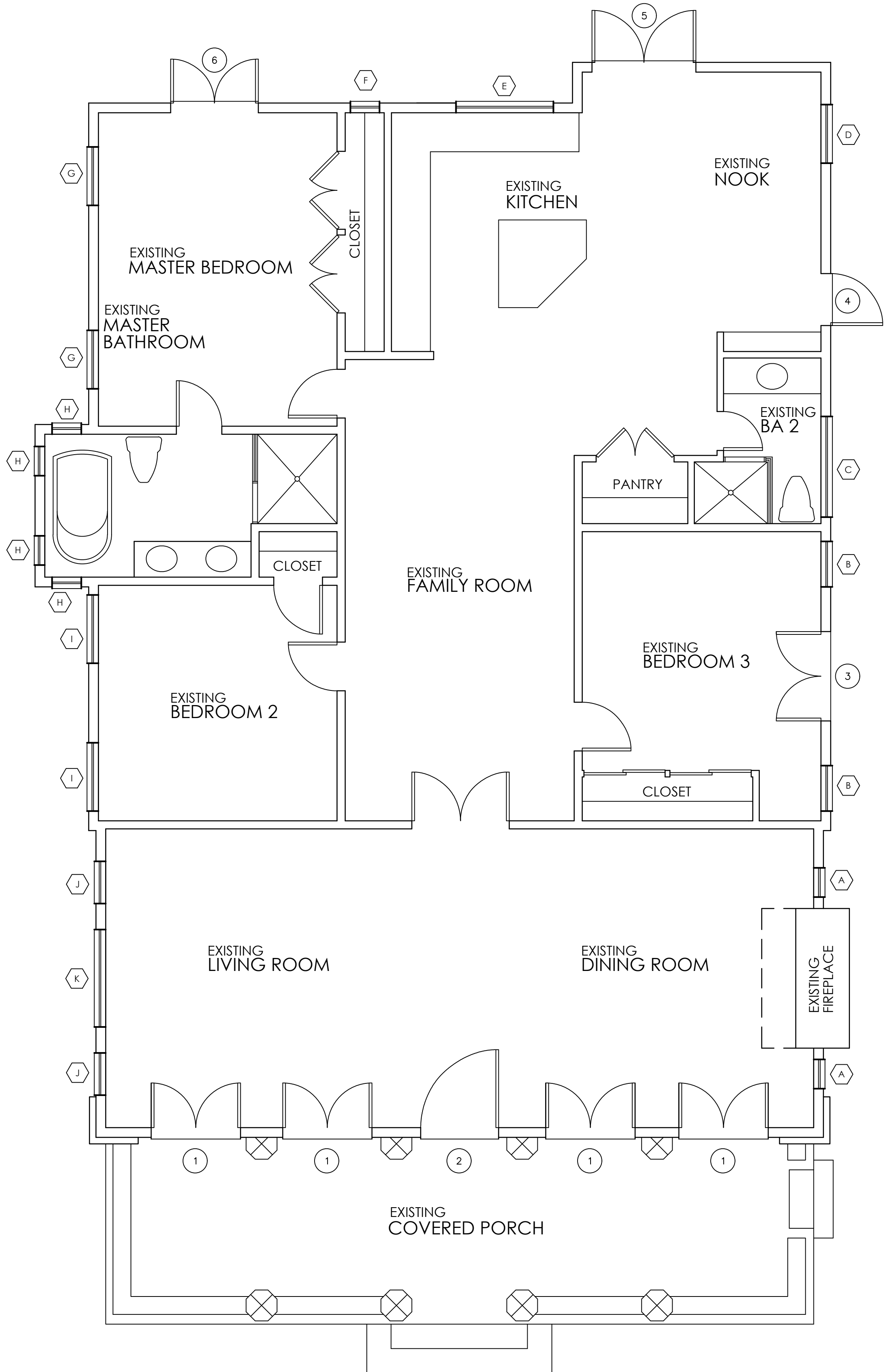


AERIAL MAP

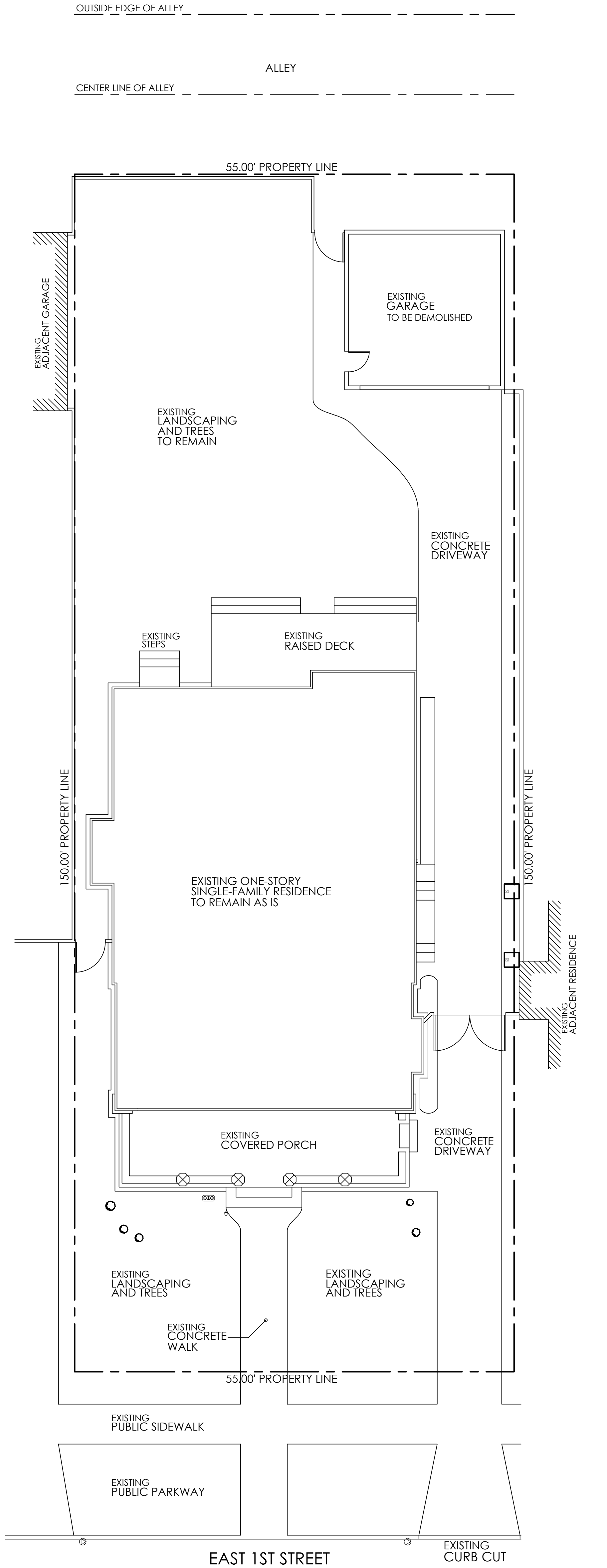
EXISTING RESIDENCE WINDOW SCHEDULE							
SYM.	SIZE	TYPE	FRAME	GLAZING	U-FACTOR	SHGC	NOTES
A	1'-6" x 2'-2"	CASEMENT	WOOD	CLEAR	-	-	NO GRIDS
B	2'-4" x 4'-8"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
C	5'-2" x 3'-2"	CASE/FIXED/CASE	WOOD	CLEAR	-	-	GRIDS- 2W x 3H
D	3'-0" x 3'-6"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
E	5'-0" x 3'-8"	DOUBLE HUNG	WOOD	CLEAR	-	-	GRIDS AT TOP
F	1'-6" x 3'-2"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
G	3'-0" x 4'-8"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
H	1'-6" x 3'-2"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
I	3'-6" x 4'-2"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
J	2'-2" x 3'-8"	DOUBLE HUNG	WOOD	CLEAR	-	-	NO GRIDS
K	5'-0" x 2'-2"	FIXED	WOOD	CLEAR	-	-	NO GRIDS

EXISTING RESIDENCE EXTERIOR DOOR SCHEDULE								
SYM.	SIZE	TYPE	THICKNESS	CORE	MATERIALS	U-FACTOR	SHGC	NOTES
①	4'-6" x 6'-8"	DOUBLE FRENCH	-	-	WOOD/GLASS	-	-	IN-SWING / GRIDS
②	4'-0" x 6'-8"	EXT. ENTRY	-	SOLID	WOOD	-	-	IN-SWING
③	4'-8" x 6'-8"	DOUBLE FRENCH	-	-	WOOD/GLASS	-	-	IN-SWING / GRIDS
④	2'-8" x 6'-8"	SINGLE FRENCH	-	-	WOOD/GLASS	-	-	OUT-SWING / GRIDS
⑤	5'-4" x 6'-8"	DOUBLE FRENCH	-	-	WOOD/GLASS	-	-	OUT-SWING / GRIDS
⑥	4'-6" x 6'-8"	DOUBLE FRENCH	-	-	WOOD/GLASS	-	-	OUT-SWING / GRIDS

EXISTING RESIDENCE SCHEDULES



EXISTING MAIN RESIDENCE FLOOR PLAN
SCALE : 1/4"=1'-0"



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

EXISTING SITE PLAN, EXISTING MAIN RESIDENCE, EXISTING SCHEDULES

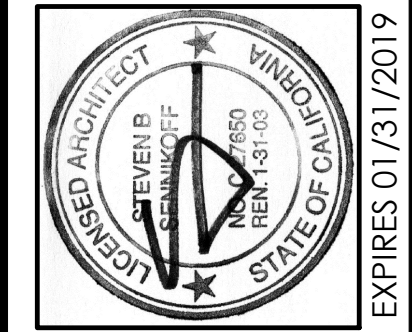
SHEET NUMBER 1819

SET ISSUE DATE 31 MAY 2019

PLAN CHECK NUMBER -

SET REVISIONS

PURPOSE CULTURAL HERITAGE



NEW GARAGE W/ UNIT ABOVE

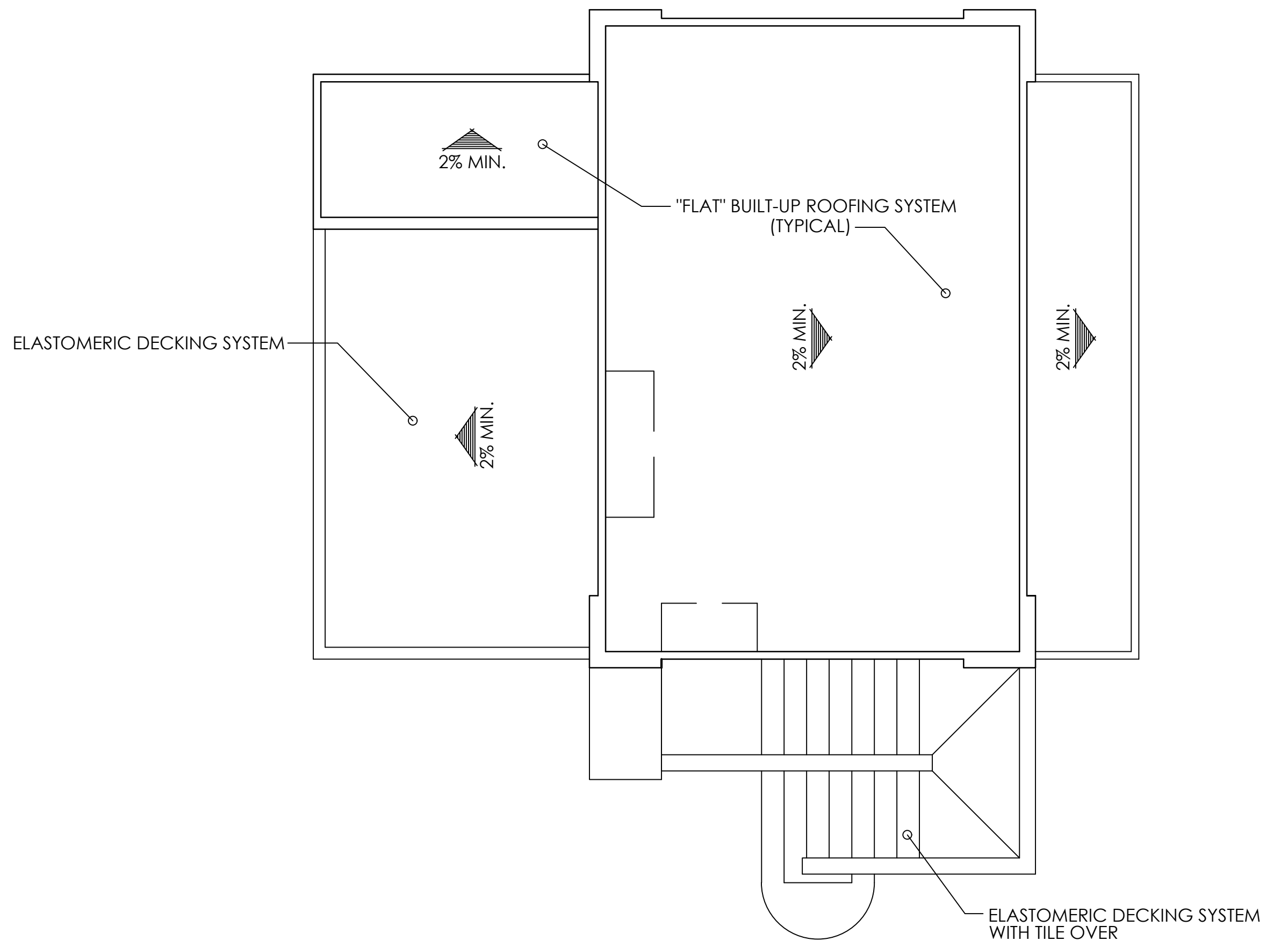
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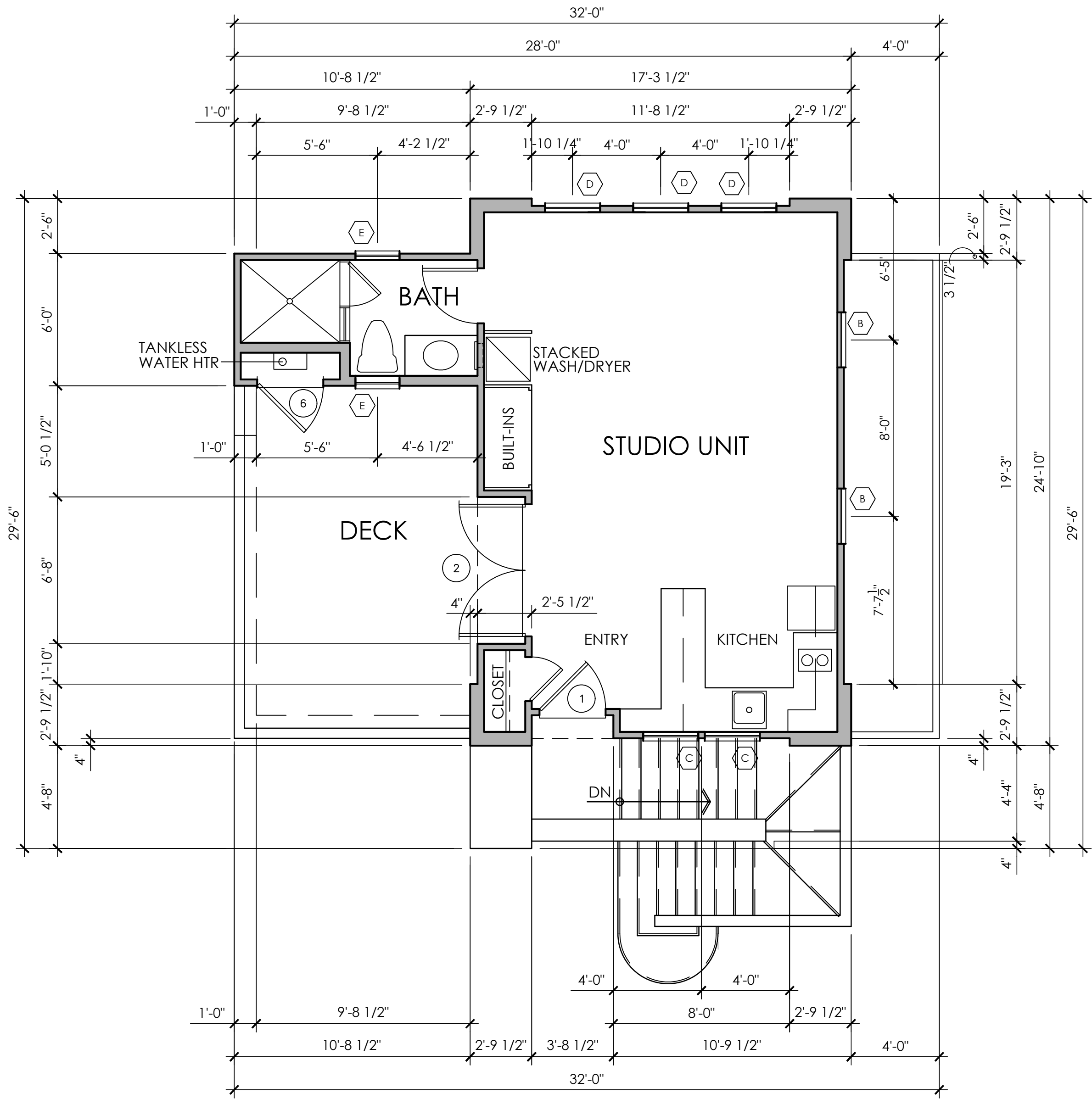
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Long Beach, California 90803

A2



ROOF PLAN

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

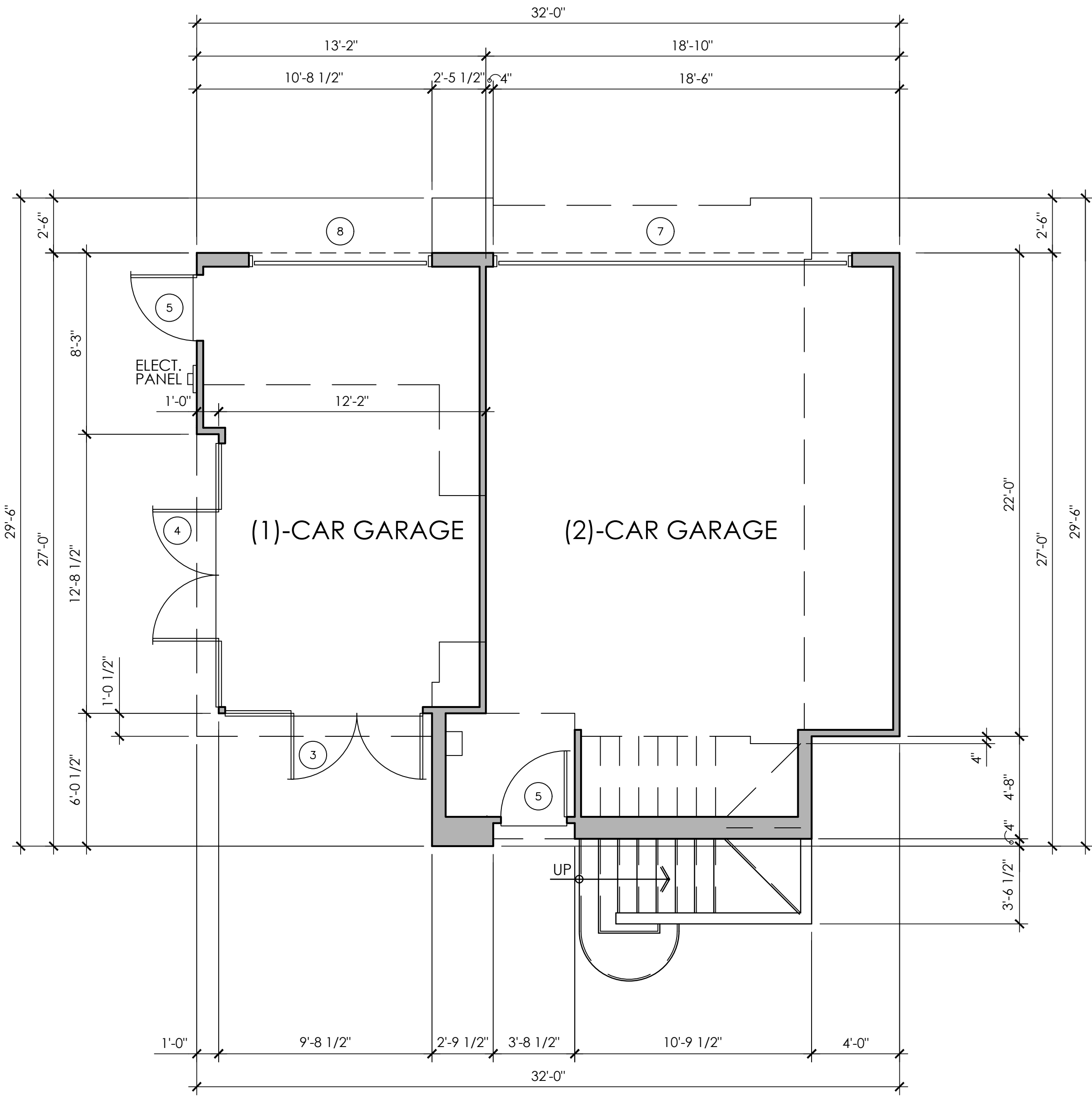


SECOND FLOOR PLAN - APARTMENT FLOOR PLAN

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

WINDOW SCHEDULE							
SYM.	SIZE	TYPE	FRAME	GLAZING	U-FACTOR	SHGC	NOTES
(A)	NOT USED	-	-	-	-	-	-
(B)	2'-6" x 5'-0"	CASEMENT	WOOD	CLEAR	-	-	
(C)	2'-6" x 5'-0"	FIXED	WOOD	CLEAR	-	-	
(D)	2'-6" x 1'-6"	AWNING TRANSOM	WOOD	CLEAR	-	-	
(E)	2'-0" x 3'-6"	CASEMENT	WOOD	CLEAR	-	-	TEMPERED GLASS IN BATHROOM

EXTERIOR DOOR SCHEDULE								
SYM.	SIZE	TYPE	THICKNESS	CORE	MATERIALS	U-FACTOR	SHGC	NOTES
(1)	3'-0" x 8'-0"	SINGLE FRENCH	-	-	WOOD/GLASS	-	-	TEMPERED GLASS
(2)	(2) 3'-0" x 8'-0"	DOUBLE FRENCH	-	-	WOOD/GLASS	-	-	TEMPERED GLASS
(3)	(3) 3'-0" x 8'-0"	TRIPLE FRENCH	-	-	WOOD/GLASS	-	-	TEMPERED GLASS WITH ONE-FIXED PANEL
(4)	(4) 3'-0" x 8'-0"	QUAD FRENCH	-	-	WOOD/GLASS	-	-	TEMPERED GLASS WITH TWO-FIXED PANELS
(5)	3'-0" x 8'-0"	EXT. ENTRY	-	SOLID	WOOD	-	-	
(6)	3'-0" x 7'-0"	EXT. ENTRY	-	SOLID	WOOD	-	-	
(7)	16'-0" x 8'-0"	GARAGE	-	-	WOOD	-	-	ROLL-UP, OVER-HEAD
(8)	8'-0" x 8'-0"	GARAGE	-	-	WOOD	-	-	ROLL-UP, OVER-HEAD



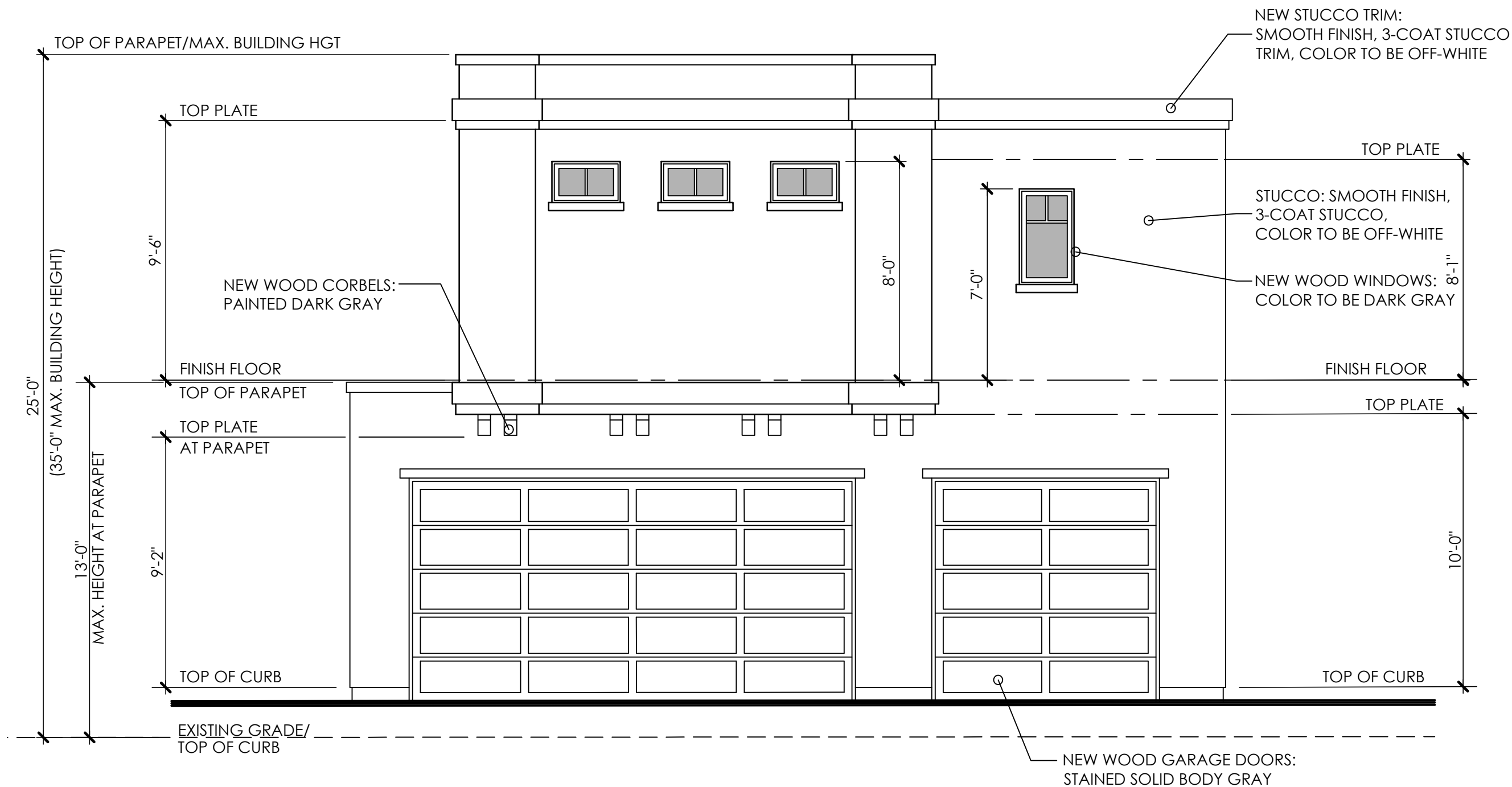
FIRST FLOOR PLAN - GARAGE FLOOR PLAN

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

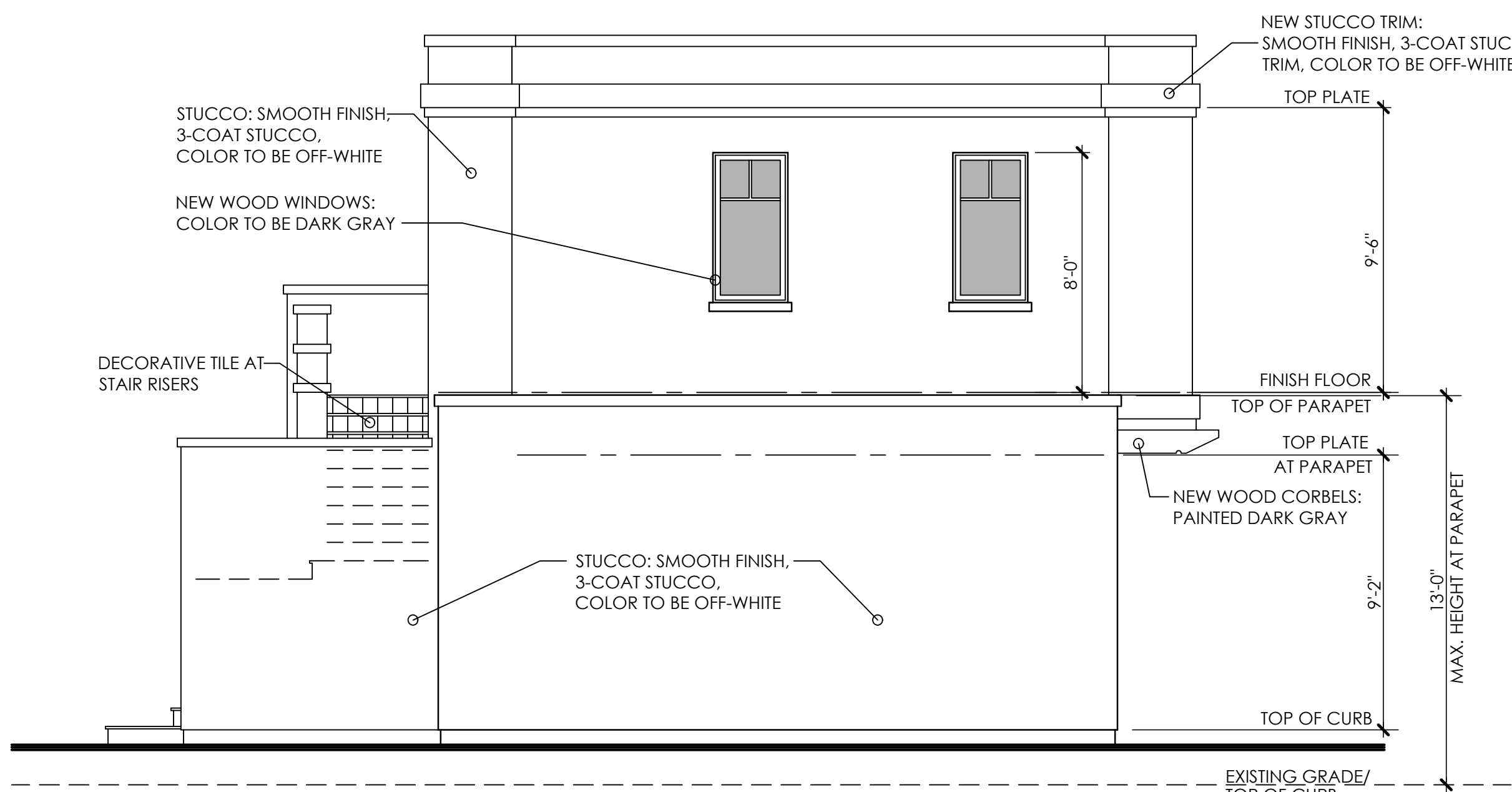
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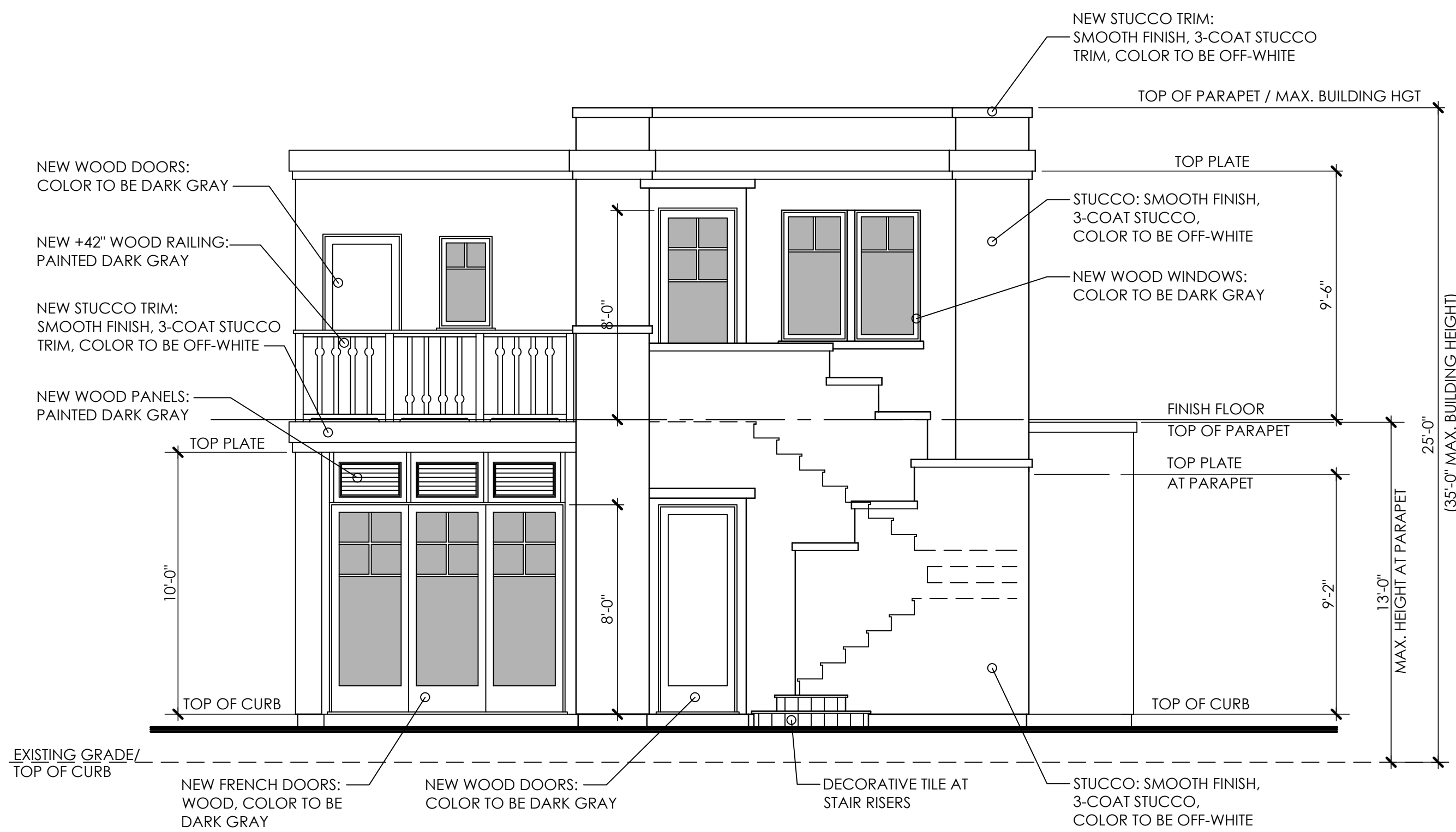
NORTH ELEVATION
SCALE : 1/4"=1'-0"



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



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



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

ELEVATION MATERIALS AND COLORS

- NEW ROOF: "FLAT" BUILT-UP ROOFING SYSTEM
- NEW STUCCO: SMOOTH FINISH, 3-COAT STUCCO, COLOR TO BE OFF-WHITE
- NEW STUCCO TRIM: SMOOTH FINISH, 3-COAT STUCCO TRIM, COLOR TO BE OFF-WHITE
- NEW WOOD WINDOWS: TO BE DARK GRAY
- NEW WOOD PANELS: PAINTED DARK GRAY
- NEW FRENCH DOORS: WOOD, COLOR TO BE DARK GRAY
- NEW WOOD DOORS: COLOR TO BE DARK GRAY
- NEW WOOD RAILING: PAINTED DARK GRAY
- NEW WOOD CORBELS: PAINTED DARK GRAY
- NEW GARAGE DOORS: WOOD, STAINED SOLID BODY GRAY

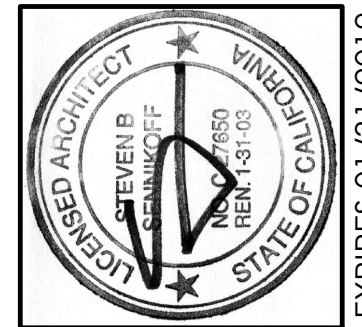
ELEVATIONS

SHEET NUMBER: A4

SET ISSUE DATE: 31 MAY 2019

PROJECT NUMBER: 1819

PURPOSE: CULTURAL HERITAGE



NEW GARAGE W/ UNIT ABOVE

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