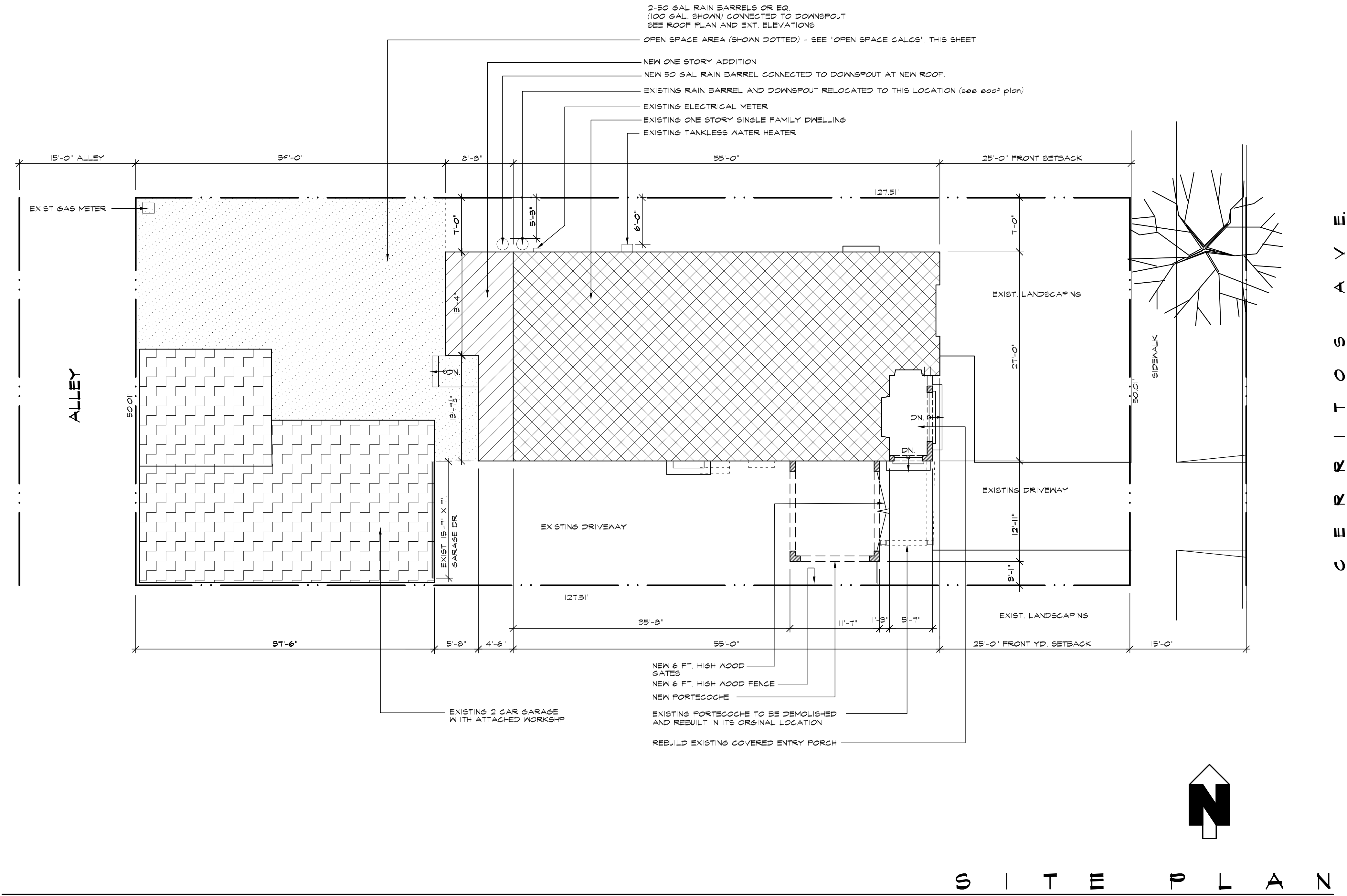


Exhibit C



SHEET INDEX

A1 SITE PLAN
A2 FLOOR PLAN, DOOR, WINDOW AND INTERIOR FINISHES SCHEDULES
A3 ROOF PLAN, DOOR, WINDOW AND SPECIFICATIONS "PARAPET WINDOWS AND DOORS"
A4 EXTERIOR ELEVATIONS
A5 BUILDING CROSS SECTIONS

LEGAL DESCRIPTION

SITE ADDRESS: 3555 CERRITOS AVE.
LONG BEACH, CALIF 90801

APN: T146-023-013
TRACT: 5630
LOTS: 47-48

COLORS AND MATERIALS

EXTERIOR FINISH - 7/8" EXTERIOR PLASTER TO SMOOTH SURFACE TEXTURE

WINDOWS- WOOD WINDOWS TO MATCH EXISTING
ROOFING - NEW FLAT (BUILT-UP ROOFING) WITH PARAPET WITH TILE CAP TO MATCH EXISTING

PROJECT DESCRIPTION

A PORTION OF THE EXISTING FRONT FACADE (NON ORIGINAL TO THE ORIGINAL CONSTRUCTED RESIDENCE) WILL BE REVISED. THIS REVISION WILL INCLUDE REMOVING THE EXISTING PORTECOCHE AND PUSHING IT BACK TO ITS ORIGINAL LOCATION. THE EXISTING COVERED ENTRY PORCH WILL ALSO UNDER GO REMODEL AND REMODELING. THE PROJECT WILL ALSO INCLUDE BUILDING A ONE STORY ADDITION OFF THE REAR OF THE EXISTING RESIDENCE. THE EXISTING KITCHEN WILL ALSO BE REMODELED.
OF STORIES - - - 1 STORY
BUILDING HEIGHT - - - 13'-5 3/4"
CONSTRUCTION TYPE - - - TYPE V-B
OCCUPANCY - - - - - RS/U
ZONE - - - - - R1-L

CODES

2016 CALIF. BUILDING CODE, 2016 CALIF. MECH. CODE, 2016 CALIF. PLUMBING CODE, 2016 CALIF. ELECTRICAL CODE, 2016 CALIF. BUILDING ENERGY EFFICIENCY STANDARDS, 2016 CALIF. GREEN BUILDING CODE, 2017 LONG BEACH MUNICIPAL CODE TITLE 18

BUILDING SQUARE FOOTAGE SUMMARY

EXISTING FIRST FLOOR - - - - - 1401 SQ. FT.
EXISTING GARAGE/WORKSHOP - - - - - 450 SQ. FT.
EXIST. PORTECOCHE TO BE DEMOLISHED - - - - - 74 SQ. FT.
EXIST. COVERED ENTRY PORCH TO BE REMODELED - - - - - 74 SQ. FT.
NEW PORTECOCHE - - - - - 149 SQ. FT.
NEW ADDITION AT REAR OF RESIDENCE - - - - - 175 SQ. FT.

LOT COVERAGE

AREA OF LOT = 6375 SQ. FT.
FOOTPRINT OF ALL BUILDINGS ON LOT = 2745 SQ. FT.
LOT COVERAGE = 2745 / 6375 = 43% LOT COVERAGE
43% < 50% ✓ OK

USABLE OPEN SPACE

AREA OF LOT = 6375 SQ. FT.
AREA #1 COUNTED AS USABLE OPEN SPACE (SEE PLAN) - - - - - 1051.66 SQ. FT.

1051.66 / 6375 = 16.41% USABLE OPEN SPACE
16% MIN. REQ'D.
16.4% > 16% ✓ OK

LEMON AVE.
WARDLOW
JOB SITE
3555 CERRITOS AVE.
LONG BEACH, CALIF 90801

E 36TH ST.
CERRITOS AVE
ORANGE AVE

VICINITY MAP

REVISIONS

PROPOSED PROJECT FORM

RAZ ARCHITECTURE
PHONE / FAX 714 - 596 - 9440
WEB SITE: razzarchitect.com
RAZ ARCHITECTURE
4500 MAINER AVE
LONG BEACH, CA 90801
LIC. ARCH. NO. 45177

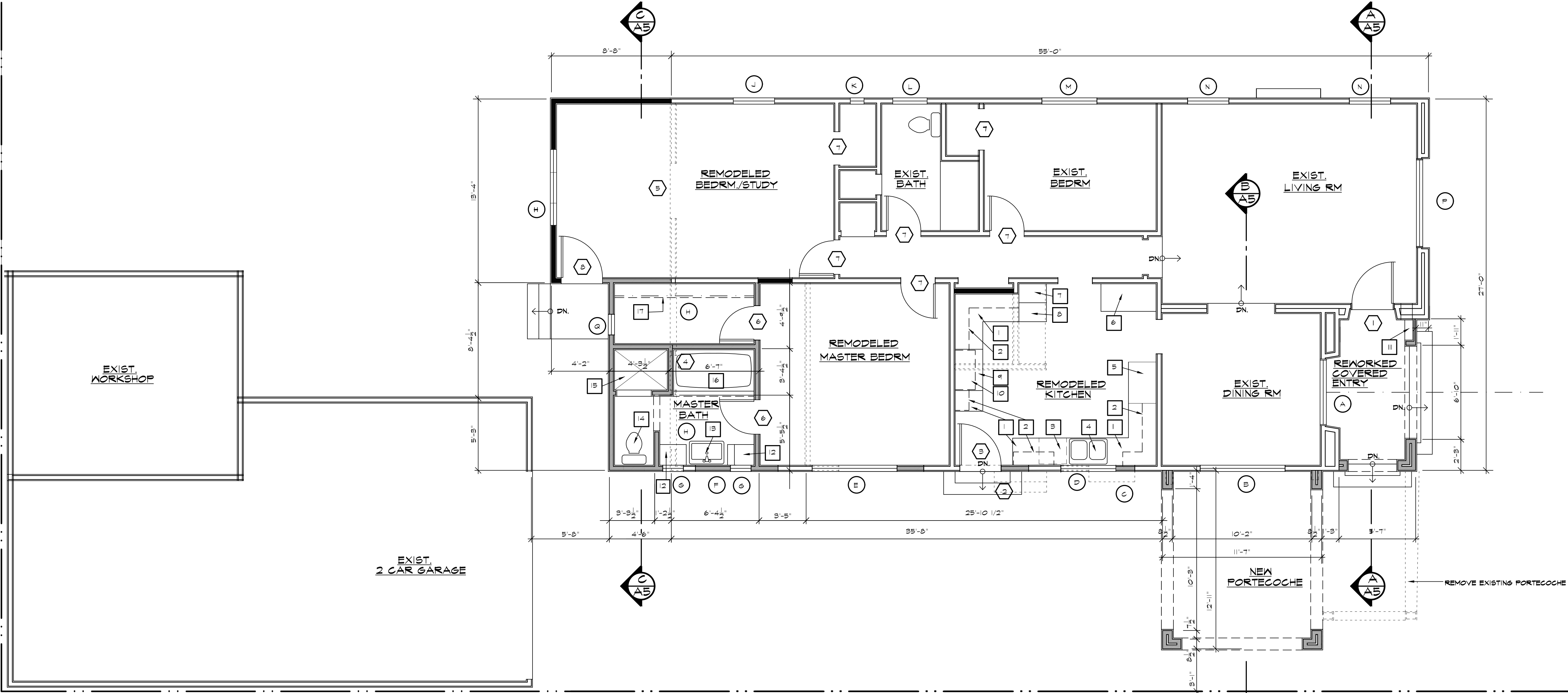
PLANS BY: RAZ

LICENSED ARCHITECT
ROGER A. ZELAND
No. C27525
Ren. 4/30/2025
STATE OF CALIFORNIA

DATE
SCALE
1/8" = 1'-0"
DRAWN BY
RAZ
CHECKED BY
RAZ

A1

INTERIOR FINISH					DOORS				WINDOWS					
ROOM	FLOORS	CEILINGS	WALLS	REMARKS		SIZE	TYPE	NOTES		SIZE	TYPE	MATERIAL	GLASS	REMARKS
REMODELED MASTER BEDROOM					1	EXISTING 3'-0" X 6'-8" TO REMAIN	ENTRY DR		A	EXIST. 5'-0" X 7'-0" IRREG.	FIXED - CIRCLETOP	NOOD	SINGLE GLAZED	
NEW MASTER BATH					2	REMOVE 5'-0" X 6'-8"	SLIDING GLASS DOOR		B	EXIST. 6'-2" X 4'-6"	CASEMENT-SEE EXT. ELEV.	NOOD	SINGLE GLAZED	
NEW WALK IN CLOSET					3	NEW 3'-0" X 6'-8"	EXTERIOR DUTCH DR. DOOR		C	REMOVE 3'-4" X 3'-0"	GARDEN WINDOW (REMOVE)			
REMODELED KITCHEN					4	REMOVE 2'-6" X 6'-8"	EXTERIOR DOOR		D	NEW 4'-0" X 3'-6"	SLIDER	NOOD	DUAL GLAZED 1/2 FACTOR 32 SHGC 25	
REMODELED BEDROOM/STUDY					5	REMOVE FR. 2'-0" X 6'-8"	FRENCH DOORS		E	EXIST. 6'-0" X 4'-6"	CASEMENT-SEE EXT. ELEV.	NOOD	SINGLE GLAZED	MOVE EXIST WINDOW TO NEW LOCATION IN MAILLO SEE PLAN
					6	NEW 3'-0" X 6'-8"	INTERIOR DOOR		F	EXIST. 6'-0" X 4'-6"	REMOVE	NOOD	SINGLE GLAZED	
					7	EXISTING INTERIOR DOOR TO REMAIN			G	NEW 1'-6" X 3'-0"	DBL. HUNG	NOOD	DUAL GLAZED 1/2 FACTOR 32 SHGC 25	
					8	NEW 2'-8" X 6'-8" REAR EXTERIOR DR.	4 PANELED DR. - SEE EXTERIOR ELEV. - OWNER HAS DR. IN STOCK		H	NEW 3'-0" X 4'-0"	CASEMENT/FIXED CASEMENT MATCH EXIST WINDOW "E"	NOOD	DUAL GLAZED 1/2 FACTOR 32 SHGC 25	
									I	EXIST. 3'-0" X 3'-0"	SLIDER	NOOD	SINGLE GLAZED	
									J	EXIST. 1'-0" X 2'-0"	DBL. HUNG	NOOD	SINGLE GLAZED	
									K	EXIST. 2'-6" X 3'-6"	SLIDER	NOOD	SINGLE GLAZED	
									L	EXIST. 4'-0" X 3'-0"	SLIDER	NOOD	SINGLE GLAZED	
									M	EXIST. 3'-0" X 4'-6"	SLIDER	NOOD	SINGLE GLAZED	
									N	EXIST. 6'-3" X 7'-6"	FIXED GLASS	NOOD	SINGLE GLAZED	
									O	NEW 1'-0" X 2'-0"	DBL. HUNG	NOOD	DUAL GLAZED 1/2 FACTOR 32 SHGC 25	
MATERIALS KEY					REMARKS:					REMARKS:				
1 - CERAMIC TILE 2 - CERAMIC TILE W/ UNDERFLR. HEATING ELEMENT 3 - STONE/MARBLE 4 - STONE/MARBLE W/ UNDERFLR. HEATING ELEMENT 5 - CARPET					ALL NEW EXTERIOR DOORS TO BE CUSTOM MADE BY "PARAMOUNT WINDOWS AND DOORS" - SEE "SHEET A3" FOR PRODUCT SPECIFICATIONS					1. ALL NEW WINDOWS TO BE CUSTOM MADE WINDOWS BY "PARAMOUNT WINDOWS AND DOORS" - SEE "SHEET A3" FOR PRODUCT SPECIFICATIONS TO MATCH DETAILING OF EXISTING WINDOWS.				
6 - HARDWOOD FLOORING 7 - LAMINITE FLOORING (HARDWOOD SIMULATED) 8 - VINYL FLOORING 9 - 5/8" GYP BD. W/ TEXTURED FINISH 10 - ADHESIVE STONE VENEER														
11 - 1X6 T & G (PINE/CEPARD) 12 - DECOR (FAUX) CEIL. BMS & TRUSSES B - FLOOR BASE MOULDING 14 - CEILING CROWN MOULDING 15 - OTHER														



FLOOR PLAN NOTES

- 1

36" HIGH COUNTERTOP W/ BASE CABINET BELOW - VERIFY DESIGN W/ INTERIOR DECORATOR
- 2

LINE OF UPPER CABINET
- 3

UNDERCOUNTER DISHWASHER
- 4

COUNTRY SINK - VERIFY DESIGN W/ INTERIOR DESIGNER
- 5

REFRIGERATOR
- 6

PANTRY
- 7

BROOM CLOSET
- 8

MICROWAVE IN CABINET - VERIFY DESIGN W/ INTERIOR DECORATOR

9

COOKTOP W/ OVEN BELOW

10

HOODED VENT ABOVE - VERIFY DESIGN W/ INTERIOR DECORATOR

11

WORK NEW COLUMN FRAMINGS AROUND EXISTING MAILBOX OPENING

12

NEW COUNTERTOP W/ BASE CABINET BELOW

13

PEDISTALL SINK

14

TOILET

15

NEW TILED SHOWER

16

NEW 6' X 3' BATH TUB

17

SELF AND POLE - VERIFY CLOSET DESIGN W/ INTERIOR DECORATOR

WALL KEY

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- SEE WINDOW SCHEDULE - SHT #A3
- SEE DOOR SCHEDULE - SHT #A3

FLOOR PLAN

REVISIONS

PROPOSED PROJECT FORM

KORVEN

3535 CERRITOS AVE.
LONG BEACH, CALIF.
90807

PHONE / FAX
714 - 598 - 9440

RAZ ARCHITECTURE

RAZ ARCHITECTURE
1400 WILSON AVE.
SUITE 200
LONG BEACH, CA 90801
WWW.RAZARCHITECTURE.COM

LICENSED ARCHITECT
PROGER A. ZELINSKY
No. C27525
Ren. 4/30/2025
STATE OF CALIFORNIA

DATE
08.08.25

SCALE
1/4" = 1'-0"

DRAWN BY
RAZ

CHECKED BY
RAZ

A2

Product Information - Profit Specs

CSMT / AWNING / FIXED
STANDARD MANUFACTURED PREFAB

- Standard vault design eastern 1/8" to 1/4"
- Standard paint grade, custom-style stucco mould, or brick mould with flashing paste
- Reduced solid paint grade, custom-style pans used to protect against moisture infiltration
- 1/3" x 5/8" x 3/8" solid paint grade (available upon request with up-charge)
- All sashes have 2 1/8" face pins / top rail, and 3 1/8" face bottom rail
- Solid paint-grade pine sash, with solid wood stops
- Sashes are triple-paneled
 - 1-lite, or true divided lites, with wood muntins.
 - Glass options include single strength; double strength; laminated; 1/2" tempered; and insulated units (double strength, single strength, double glass, various tints)
 - All units are completely weather-stripped, with J-GON and J-B
- Truth entry-grade hardware, rotary-ear, dual arm operator comes in white, bronze, or bright brass (available upon request with an up-charge)
- Sash jacks hold sashes to each window frame, and for securing
- Aluminum screens, with fiber mesh, are available in white or bronze.
- All windows viewed from outside looking in

**DOUBLE HUNG
STANDARD MANUFACTURED PREFAB**

- Standard wall condition 4/18" to 4/16"
- Standard point-grade, eastern-style stucco mold, or brick mold with flashing paper
- Reduced soil lines and/or sealant to protect against moisture infiltration
- 1/3" x 3/8" x 3/8" solid point-grade pine
- All sashes have 2/18" face stipes / top rail, and 3/18" face bottom rail
- Solid point-grade pine, or solid wood strops
- Sashes are single glazed or dual glazed
- 1-lite, or true-divided lites, with wood muntins
- Glass options include: single strength; double strength; laminated; 1/2" tempered; 1/2" insulated units; optional low-e coating; low-e glass; various tints
- All units are completely weather-stripped, with J-LON and Bulb
- Standard white vinyl jambliners
- Cam screw balance and/or optional request, with up-charge
- Truth entry-grade hardware comes in white, bronze, or bright brass (available upon request with an up-charge)
- Cam lock hardware is available with weather-stripping, and for secured locking
- Aluminum screens with fiber mesh are available in white or bronze.

RADIUS
STANDARD MANUFACTURED PREFIT
E-CLIP™ SYSTEM

- Standard wall condition 4 1/8" to 4 1/2"
- Standard paint-grade, castern-style stucco mould or brick mould, with flashing paper
- Redwood sill includes sill pans, used to protect against moisture infiltration
- 1 3/8" sash, solid paint-grade pine. 1 3/4" available upon request, with an up-charge.
- All sashes have 2 x 8" face-grades / top rail and 3 x 8" face bottom rail.
- Solid paint-grade pine sash with solid wood stops
- Sash are triple-glazed
- 1-lite or true divided lites, with wood muntins.
- Glass options include single strength; double strength; laminated; 1/2" tempered, dual insulated units; obscured; sandblasted; bevel glass; various tints.

RADIUS CASEMENTS

- All units are completely weather-stripped with Q-LON and Bulb
- Truth entry-guard hardware rotary gear, single arm operator comes in white bronze, or bright brass (available upon request with an up-charge)
- Sash lock pulls sash firmly to seal weather-stripping, and for secured locking
- All windows viewed from outside looking inside.

RADIUS DOUBLE HUNGAR

- Standard white jambliners
- Acme sash balances available upon request, with an up-charge
- Cam sash lock pulls sash firmly to seal weather-stripping for secured locking

Also Available:

- OCTAGONS
- HEXAGONS
- RAKES
- SEGMENT HEADS
- TRUE HALF-ROUND

**BAY WINDOWS
STANDARD MANUFACTURED PREFAB
CASEMENT FLANKERS—**

- Standard wall condition 4/18" to 4 1/2"
- Standard paint-grade, eastern-style stucco mull or brick mull, with flashing tape
- Redwood sill includes sill pans used to protect against moisture infiltration
- Birch plywood underlayment and sheathing
- 3/8" sash, solid paint-grade pine. 134" available upon request
- All sashes have 2 1/8" face styles / top rail, and 3 1/8" face bottom rail
- Solid paint-grade pine sash, with solid wood stope
- Sash are triple glazed
- 1-lite or true-divided lite with wood muntins
- Glass options include single strength; double strength; laminated; 1/2" tempered; use insulating glass (IGU) and unglazed, bevel glass; various tints
- All units are completely weather-stripped with Q-LON and Operl
- True entry-grade hardware rotary gear, dual-arm balance comes in white, black, or bright chrome. Upon request, we can offer top-notch-grade
- Sash locks screw fast firmly to seal weather-stripping, and for secured locking
- Aluminum screens with filer mesh are available in white or bronze

DOUBLE HUNG FLANKERS-

- Standard wall condition 4 1/8" to 4 1/2"
- Standard paint-grade, exterior-style stucco mould or brick mould, with flashing pane
- Redwood sill includes sill pans used to protect against moisture infiltration
- 1"x3/8" sash, solid painted-galvne
- All sashes have 2" x 6" casings / top rail, and 3 1/8" face bottom rail
- Solid paint-grade, pine sash, with solid wood stops
- Sashes are single glazed or dual glazed
- 1-lite or true divided-lites, with wood muntins
- Glass options include single strength; double strength; laminated; 1/2" tempered, dual insulating glass (double-glazed); low-E glass; various tints
- All units are completely weather-stripped with J-L-ON and Rub
- Standard white vinyl jambliners
- Acme sash handles (available upon request, with up-charge)
- Truly entry grade hardware available in white, bronze, or bright brass (available upon request with an aluminum case)
- Cam sash lock pulls sash firmly to seal weather-stripping, for secured locking
- Aluminum screens with finer mesh are available in white or bronze.

Paramount Quality

Old World Craftsmanship and Today's Technology
Paramount exceeds the quality standards for wood windows and doors

We start with only the finest natural wood materials. They are stored indoors to prevent moisture and sun damage before they are sealed.

Mill: All defects are removed or discarded in the cutting and planning process.

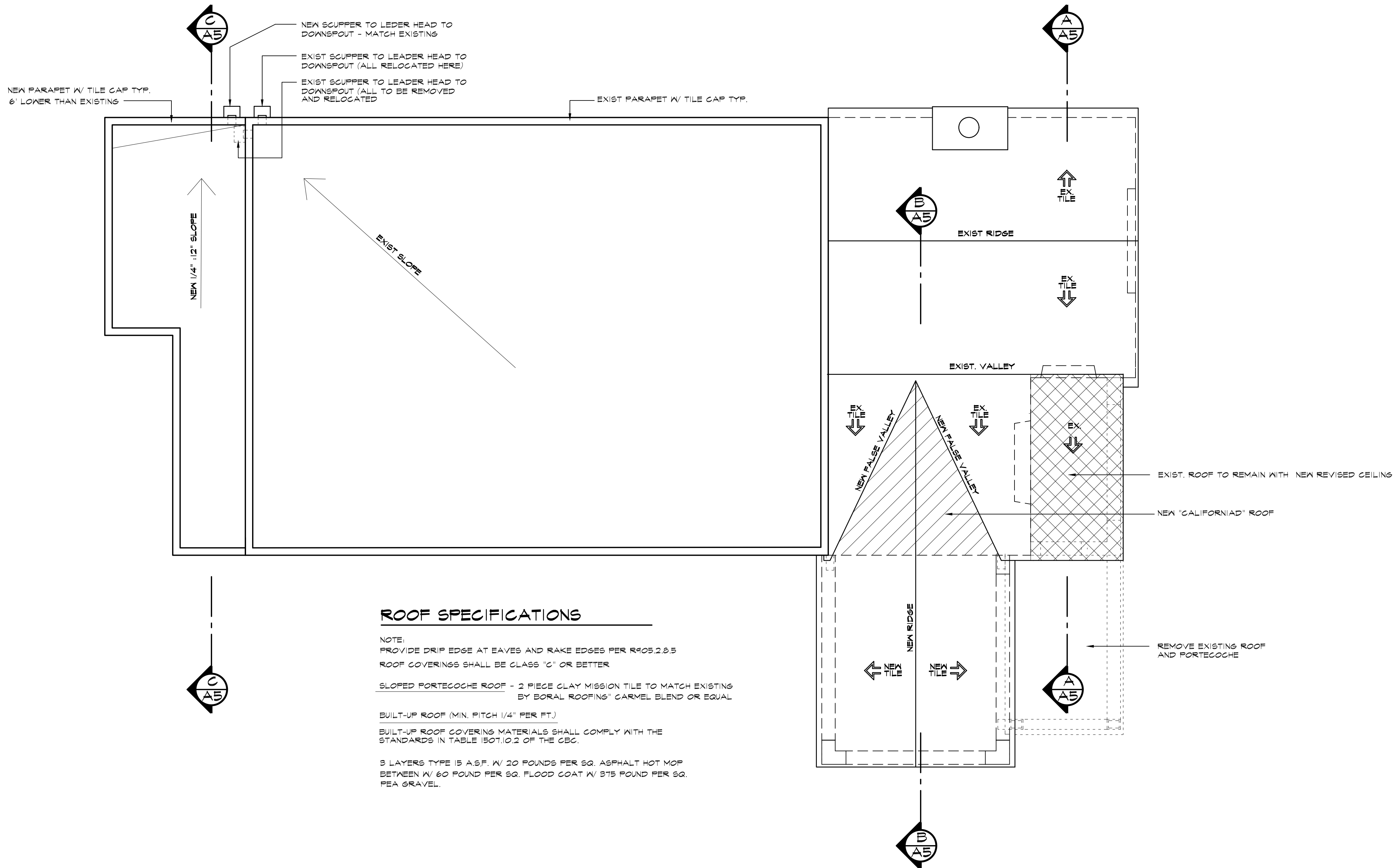
Frame: Precision cutting and attention to detail creates custom parts that are exact. This is not only aesthetic; it also creates tight window frames.

Sash: Joints are so strong that the wood fails before the joint does. We cope and dowel all joints, glue the entire surface, and wood weld each joint, using the latest wood welding technology. We use the best of old-world craftsmanship and the newest technology together.

Glass: All glass is inspected in our facility to ensure that there are no scratches or imperfections. We use two part polyurethane seals and one part primary seals.

Balances: We use only the authentic and original Acme Duplex built-in balances

Arches and radius windows are carefully engineered to specifications. We use the finest quality hand selected materials and pneumatic bending technology and special glue to build each radius for a perfect fit to the windows. Our quick turn-around times do not sacrifice top quality.



ROOF SPECIFICATIONS

NOTE:
PROVIDE DRIP EDGE AT EAVES AND RAKE EDGES PER R905.2.0.5
ROOF COVERINGS SHALL BE CLASS "C" OR BETTER.

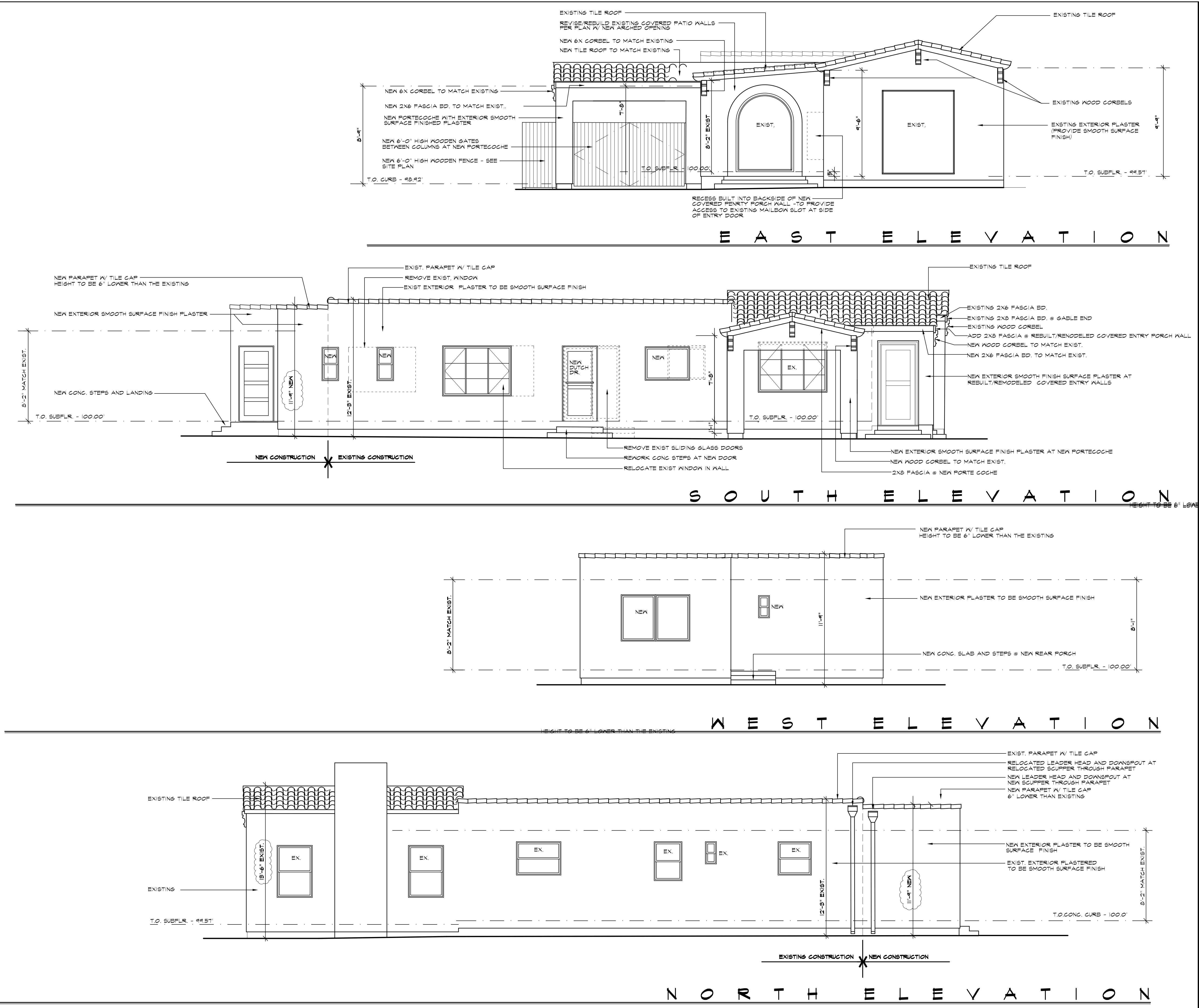
SLOPED PORTECOCHE ROOF - 2 PIECE CLAY MISSION TILE TO MATCH EXISTING
BY BORAL ROOFING" CARMEL BLEND OR EQUAL

BUILT-UP ROOF (MIN. PITCH 1/4" PER FT.)

BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS IN TABLE 1507.10.2 OF THE CBC.

3 LAYERS TYPE 15 A.S.F. W/ 20 POUNDS PER SQ. ASPHALT HOT MOP
BETWEEN W/ 60 POUND PER SQ. FLOOD COAT W/ 375 POUND PER SQ
PEA GRAVEL.

NOOIIULAN



REVISIONS				

PROPOSED PROJECT FOR

KORVEN

3555 CERRITOS AVE.
LONG BEACH, CALIF. 90801

PHONE / FAX
714-596-9440

RAZ ARCHITECTURE

RAZ ARCHITECTURE
1400 MAIN ST. SUITE 200
LONG BEACH, CA 90801
WWW.RAZARCHITECTURE.COM

PLANS BY:

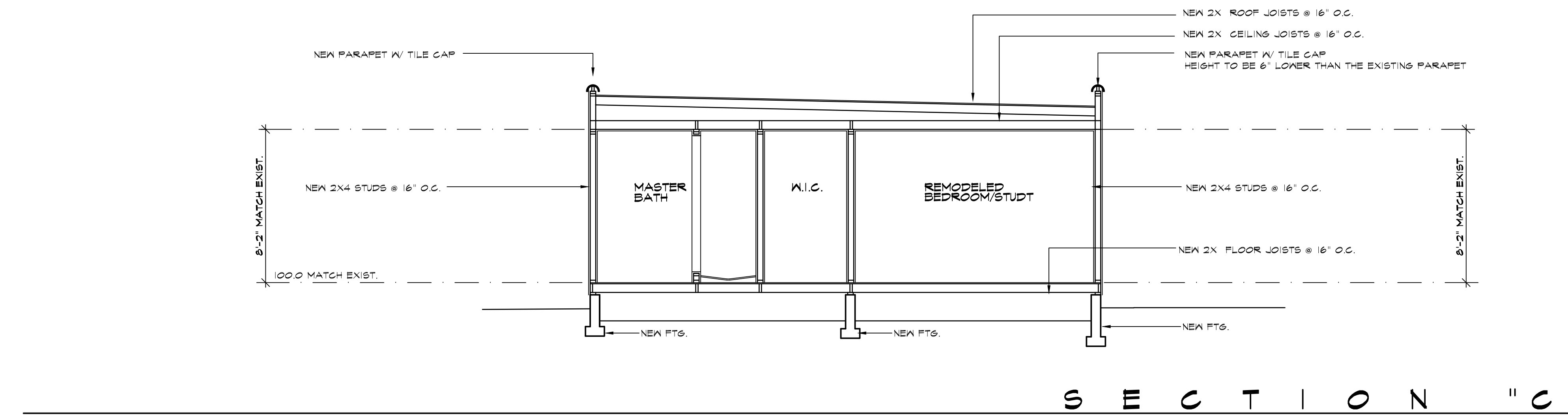
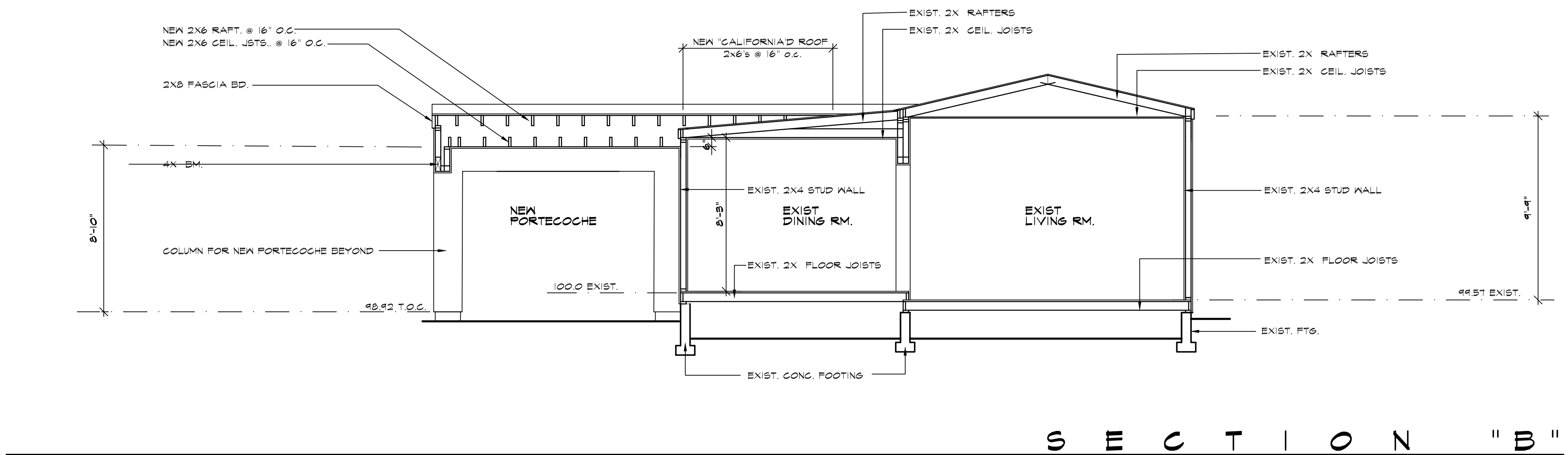
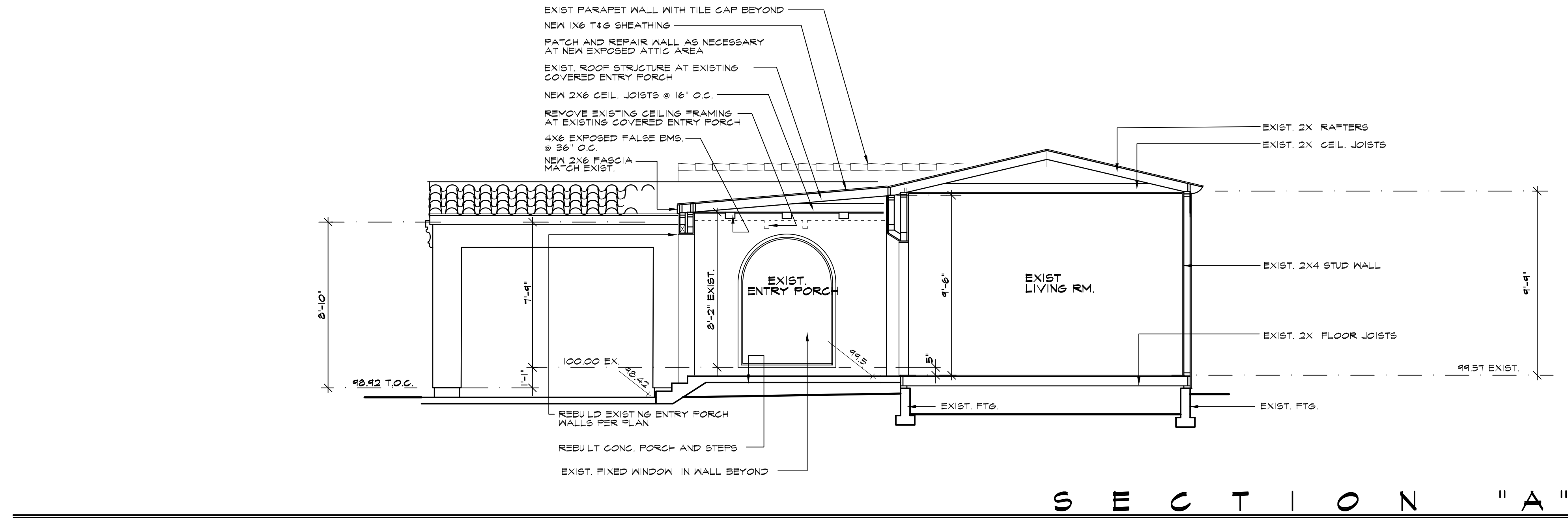
DATE

SCALE
1/4" = 1'-0"

DRAWN BY
RAZ

DATE

A4



REVISIONS

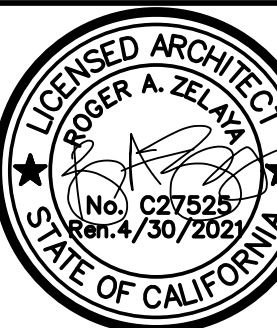
PROPOSED PROJECT FORMS

KORVEN

3525 CERRITOS AVE.
 LONG BEACH, CALIF.
 90801

PHONE / FAX
 714 - 590 - 9440
RAZ ARCHITECTURE
 4500 KAMMER AVE.
 LONG BEACH, CALIF. 90801
 562-590-9440
 562-590-9440

PLANS BY:



DATE

SCALE

1/4" = 1'-0"

DRAWN BY

RAZ

CHECKED BY

A5