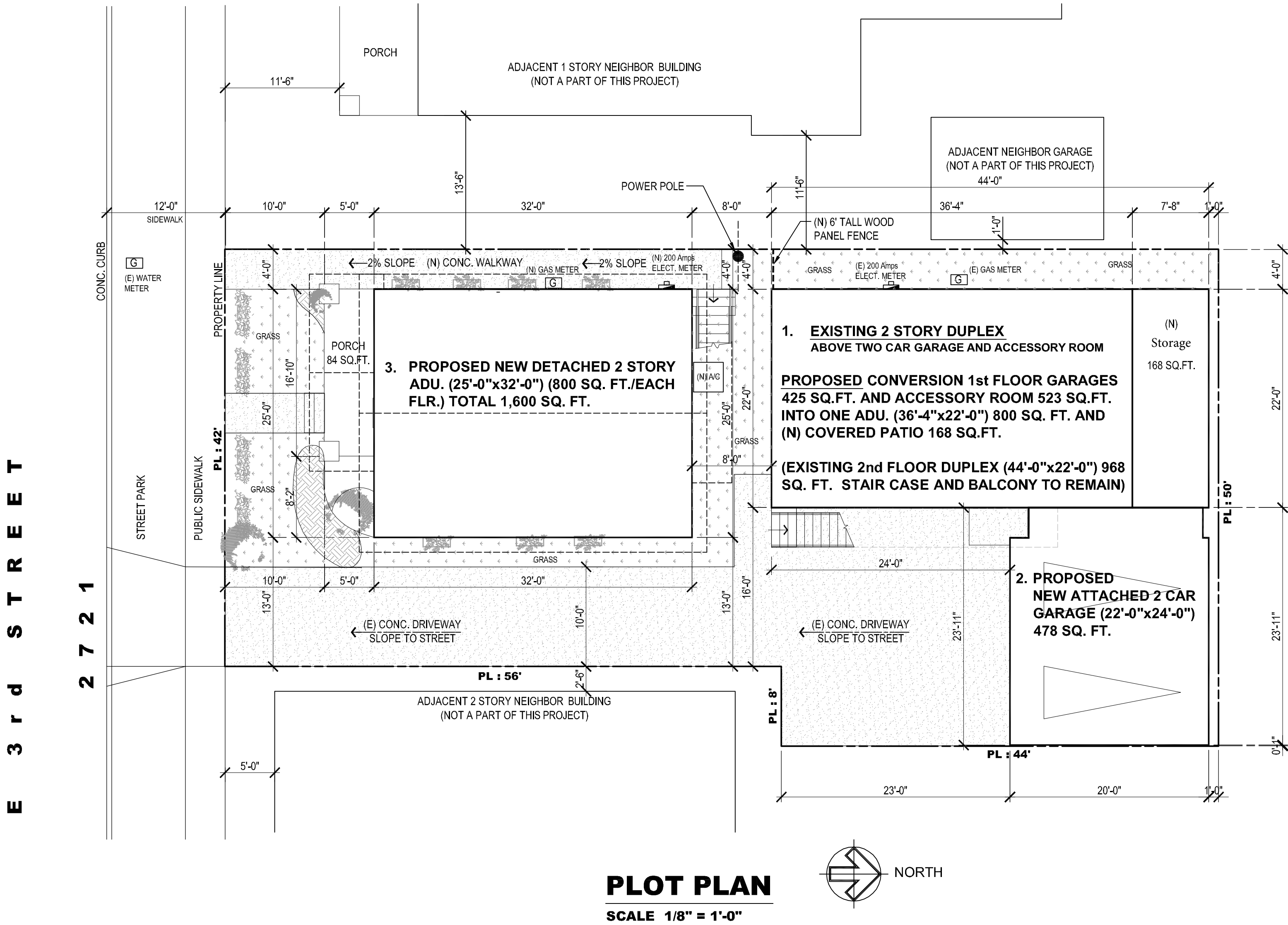


Exhibit C



PROJECT DESCRIPTION

1. **EXISTING 2 STORY DUPLEX**
- PROPOSED CONVERSION 1st FLOOR GARAGES 425 SQ.FT. AND ACCESSORY ROOM 523 SQ.FT. INTO ONE ADU. (36'-4"x22'-0") 800 SQ. FT. AND (N) COVERED PATIO 168 SQ.FT.**
- (EXISTING 2nd FLOOR DUPLEX (44'-0"x22'-0") 968 SQ. FT. STAIR CASE AND BALCONY TO REMAIN)**
2. **PROPOSED NEW ATTACHED 2 CAR GARAGE (22'-0"x24'-0") 478 SQ. FT. ATTACHED TO (E) 2 STORY DUPLEX.**
3. **PROPOSED NEW DETACHED 2 STORY ADU. (25'-0"x32'-0") (800 SQ. FT./EACH FLR.) TOTAL 1,600 SQ. FT.**

LEGAL DESCRIPTION

NAME OF HOME OWNER:	MOHAN SINGHAL
ADDRESS OF SITE JOB:	2721 E 3rd STREET LONG BEACH CA 90814
APN #:	7263-026-070
TRACT:	TEMPLE PARK TR N 44 FT OF W 50 FT ANDS 6 FT OF W 42 FT OF LOT 17 AND W 42 FT OF LOT 18
ZONING:	R-2-A
BUILDING CONSTRUCTION TYPE:	V N
OCC. GRP:	R-3
NUMBER OF STORY:	2
NUMBER OF UNIT:	5
HEIGHT OF BUILDING:	24'-1"
FIRE SPRINKLER	NO
LOT SIZE:	4,525.0 SQ. FT.
LOT COVERAGE (SUMMARY)	
N. ADU (1st Flr. converted)	800 SQ. FT.
N. COVERED PATIO. (1st Flr Converted)	168 SQ. FT.
N. 2 CAR GARAGE (Attached)	478 SQ. FT.
E. BALCONY-STAIR WAY	110 SQ. FT.
N. ADU (1st Flr only)	800 SQ. FT.
N. BALCONY-STAIR WAY (New ADU)	74 SQ. FT.
N. PORCH (New ADU)	84 SQ. FT.
TOTAL LOT COVERAGE (2,514/4,525)=55.56%	2,514 SQ. FT.
SQUARE FOOTAGE SUMMARY	
E. 2nd FLOOR DUPLEX:	968 SQ.FT.
N. ADU (1st Flr. converted)	800 SQ.FT.
N. 2 STORY DETACHED ADU:	1,600 SQ.FT.
TOTAL FLOOR AREA	3,368 SQ.FT.

VICINITY MAP



APPLICABLE CODE

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS

SHEET INDEX

- 1.0 TITLE SHEET, SITE PLANS
- 2.0 PHOTOS OF EXISTING
- 2.1 EXISTING DUPLEX PLANS
- 3.0 PROPOSED 1st FLOOR PLAN, D&W SCHEDULES
- 4.0 PROPOSED 2nd FLOOR PLAN, ROOF PLAN
- 5.0 ELEVATIONS
- 6.0 ELEVATIONS

Date	9/13/2020
Descriptions	Rev-1
Revisions:	
Architectural Designer / Prepared	
SOMMAI GATTAREE	
3200 E. Pkwy Dr. # 344 Fullerton, CA 92631 Tel: (714) 515-4381 Email: sommaidee@gmail.com	
Owner	
Mohan Singhal 2721 E 3rd St. Long Beach, CA 90814	
Project	A.D.U. 2721 E 3rd St. Long Beach, CA 90814 APN # 7263-026-070
Date:	8/08/2020
Drawn By:	SG
Scale:	AS SHOWN
Sheet No.	1.0

PLOT DATE: 08 SEP 2020 [A_2721 E 103RD ST.DWG]



1



2



3



4



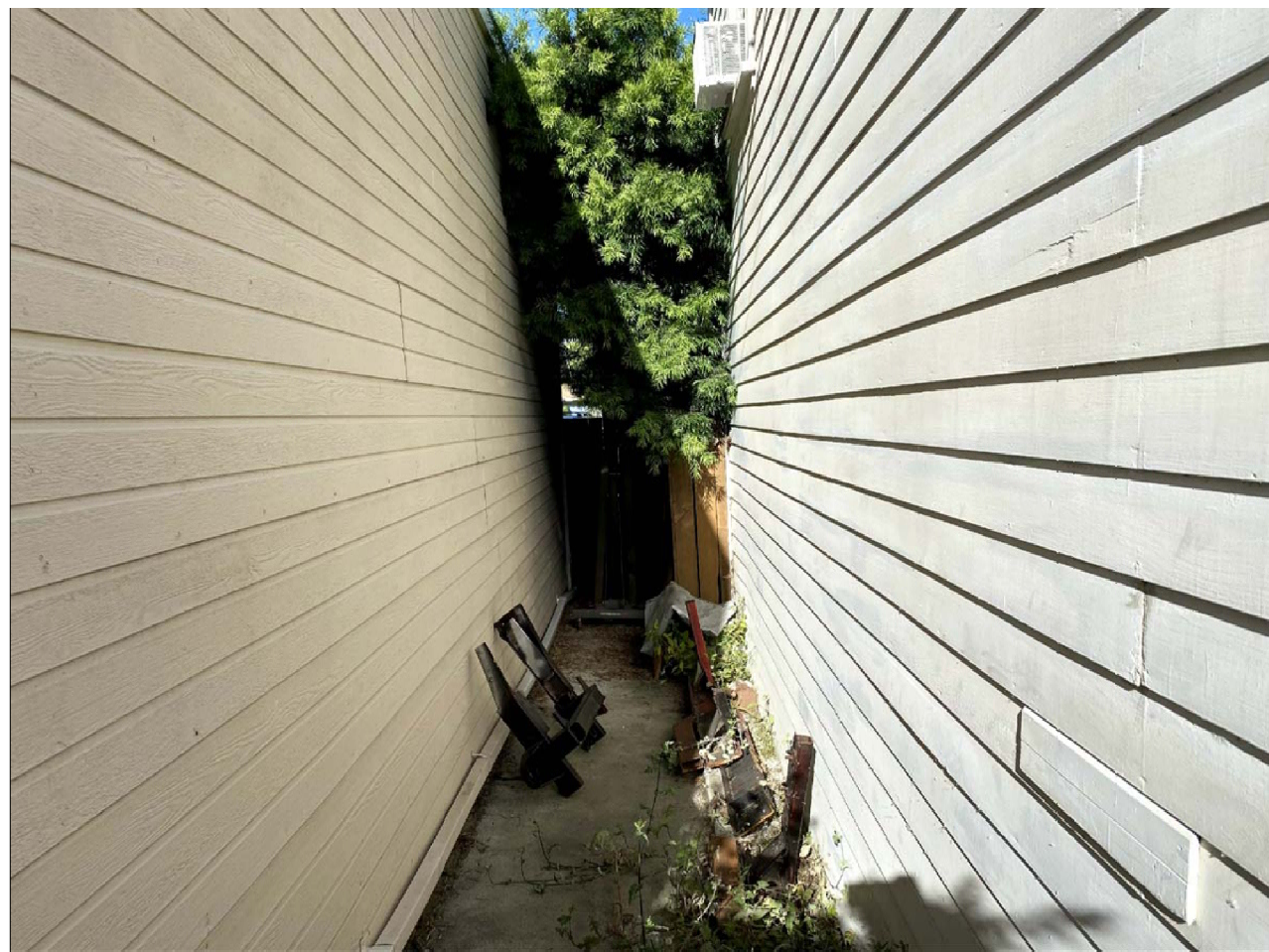
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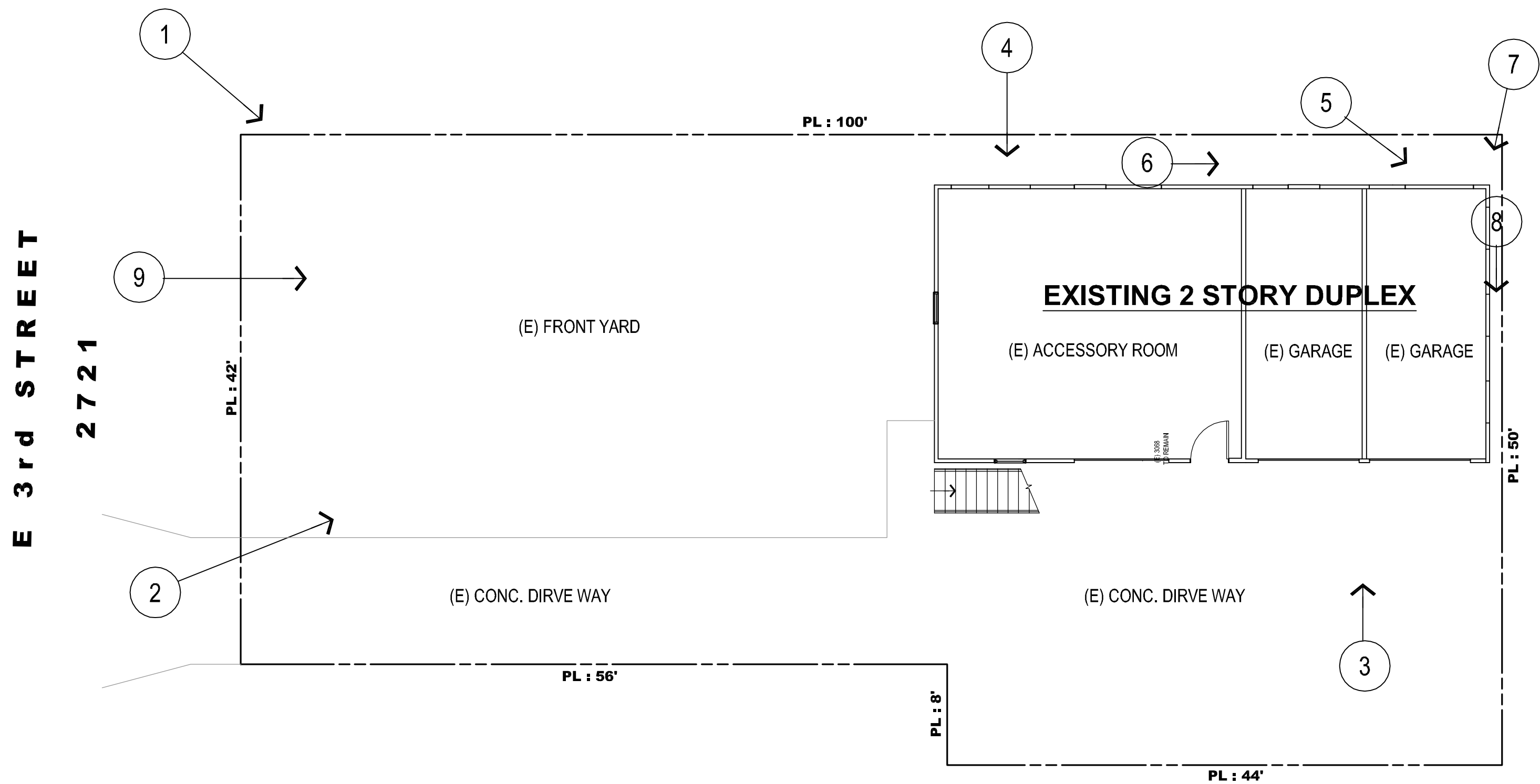
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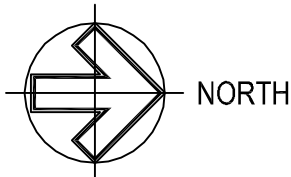
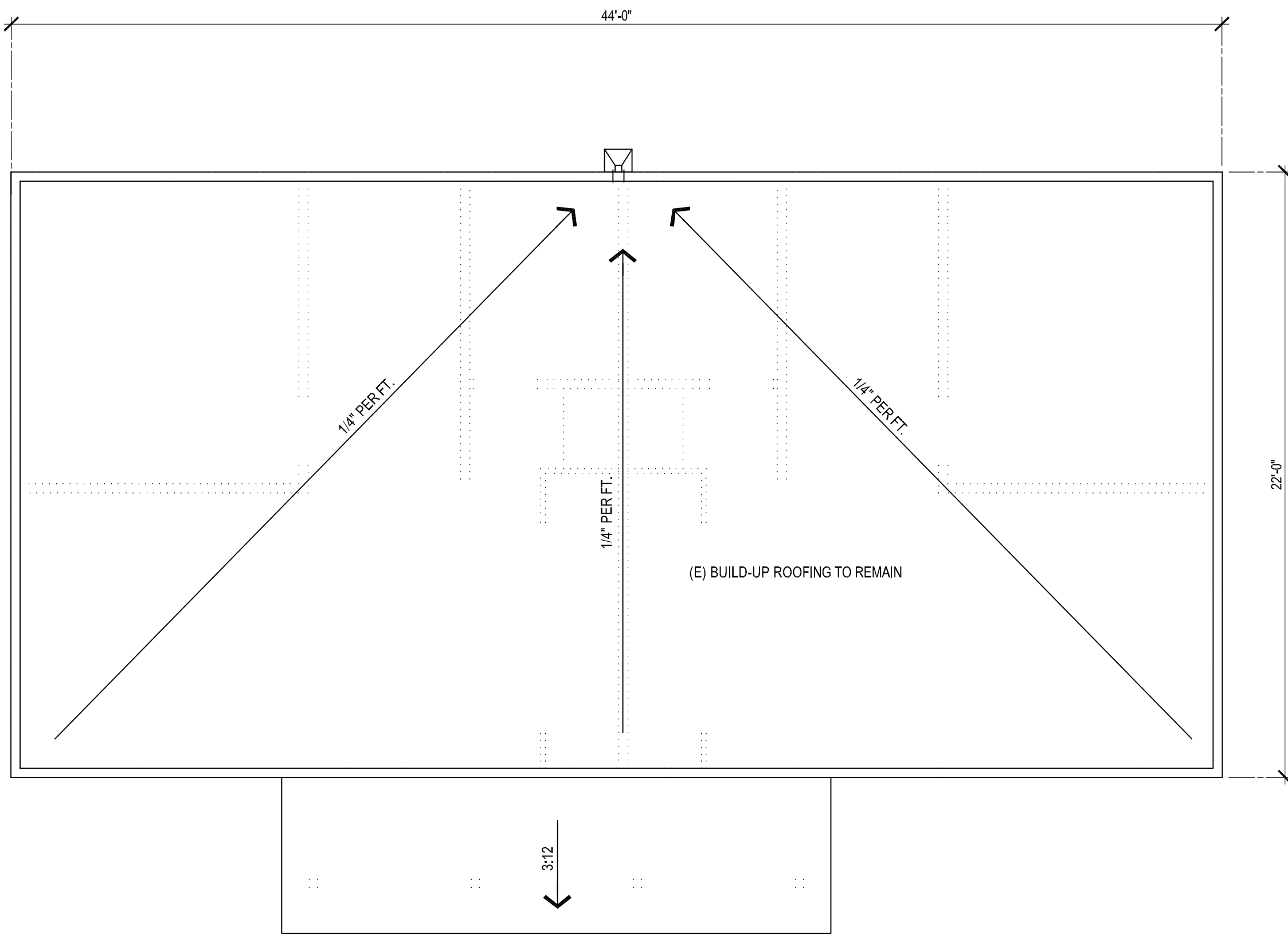


EXISTING PLOT PLAN (PHOTOS REFERENCE)

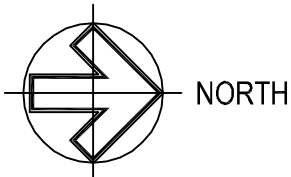
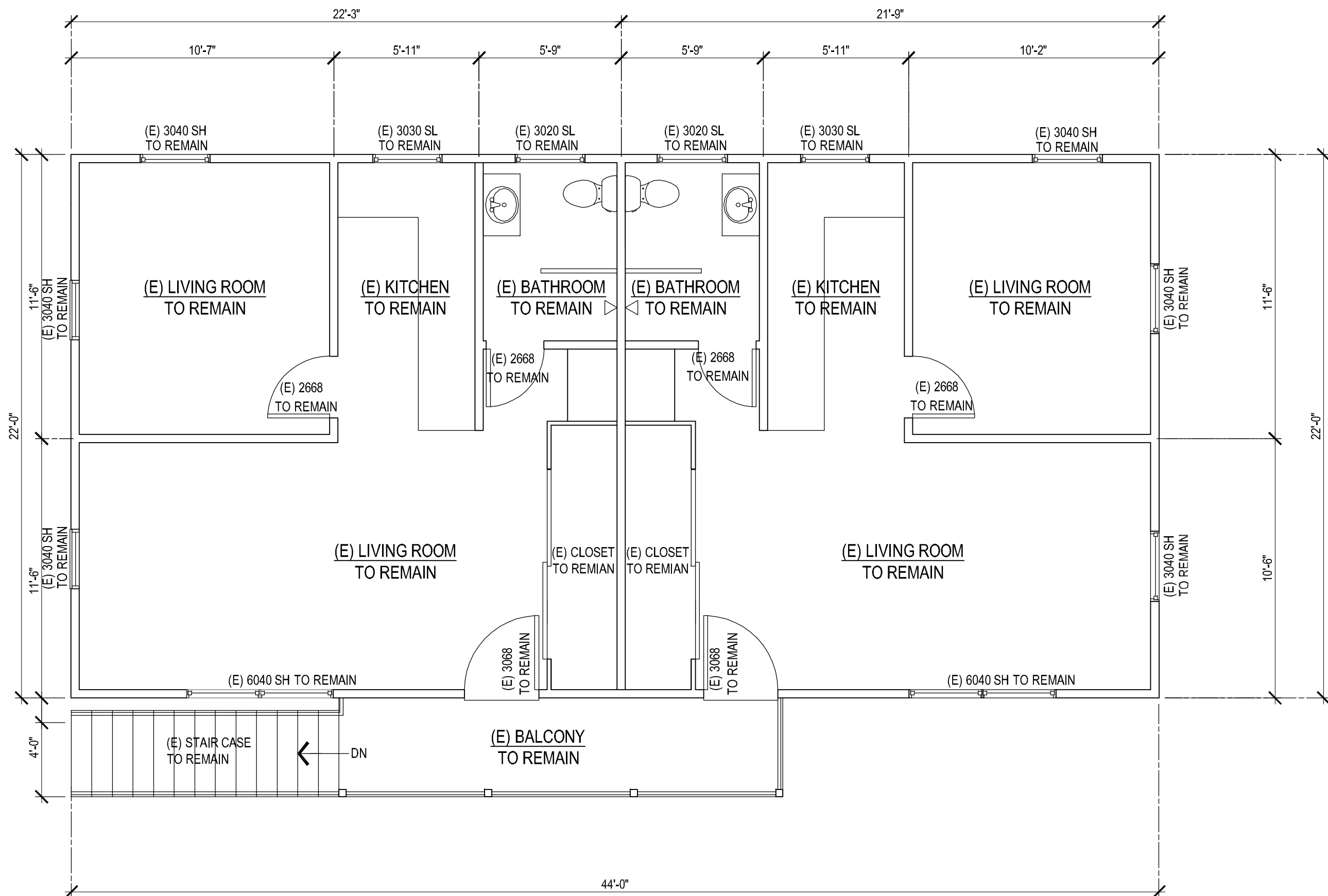
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Revisions:		Descriptions	Date
Rev-1			9/08/2020
Architectural Designer / Prepared			
SOMMAI GATTAREE			
3200 E. Palm Dr. # 344			
Fullerton, CA 92831			
Tel: (714) 515-0381			
Email: sommailee@gmail.com			
Owner		Mohan Singhal	
Project		A.D.U.	
Date:		8/08/2020	
Drawn By:		SG	
Scale:		AS SHOWN	
Sheet No.		2.0	

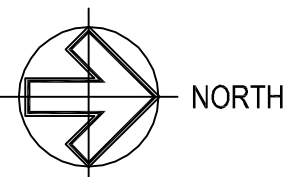
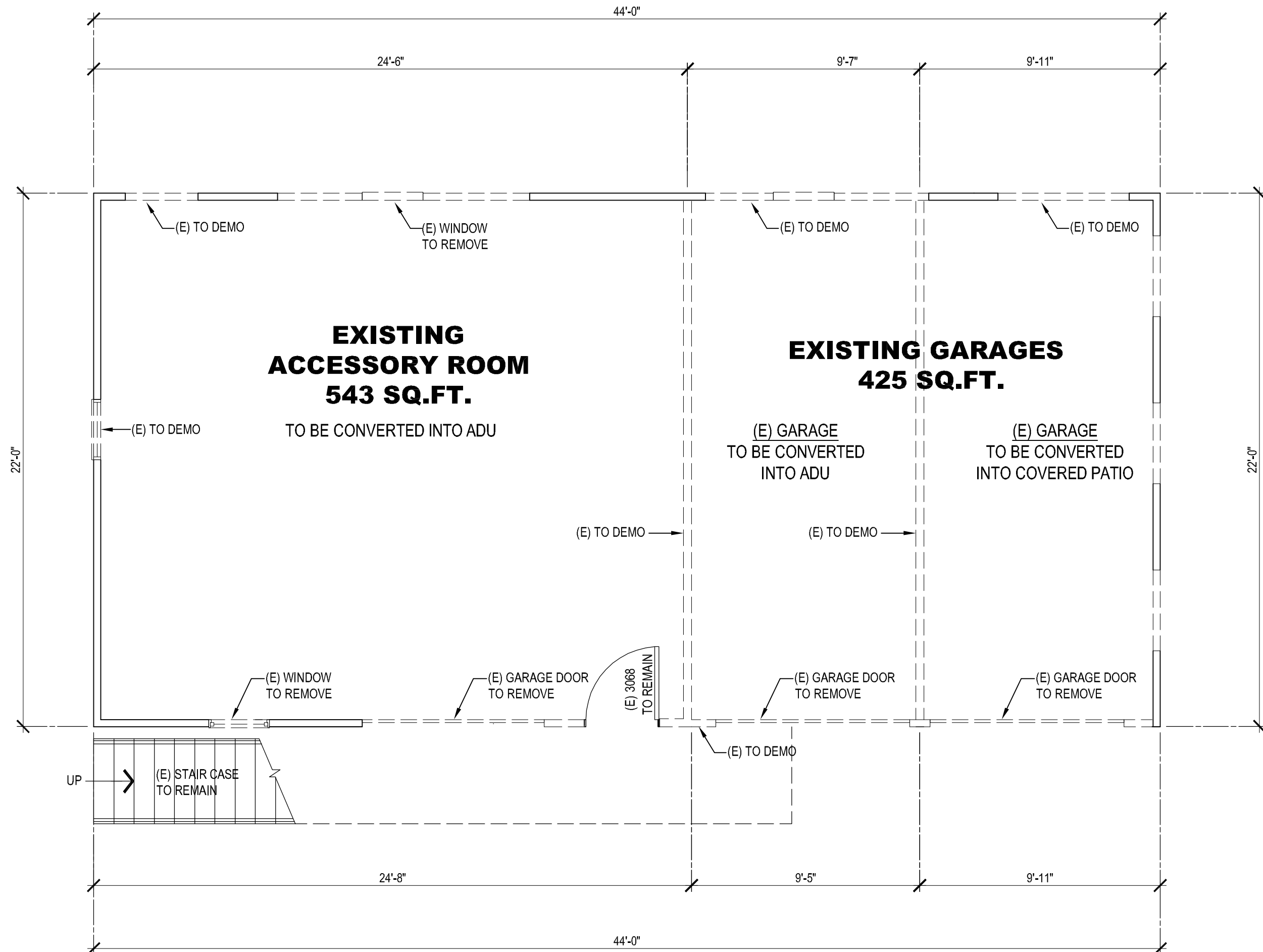
PLOT DATE: 08 SEP 2020 [A_2721 E 103RD ST.DWG]



EXISTING 2 STORY DUPLEX ROOF PLAN
SCALE 1/4" = 1'-0"



EXISTING 2 STORY DUPLEX 2nd FLOOR PLAN
SCALE 1/4" = 1'-0"

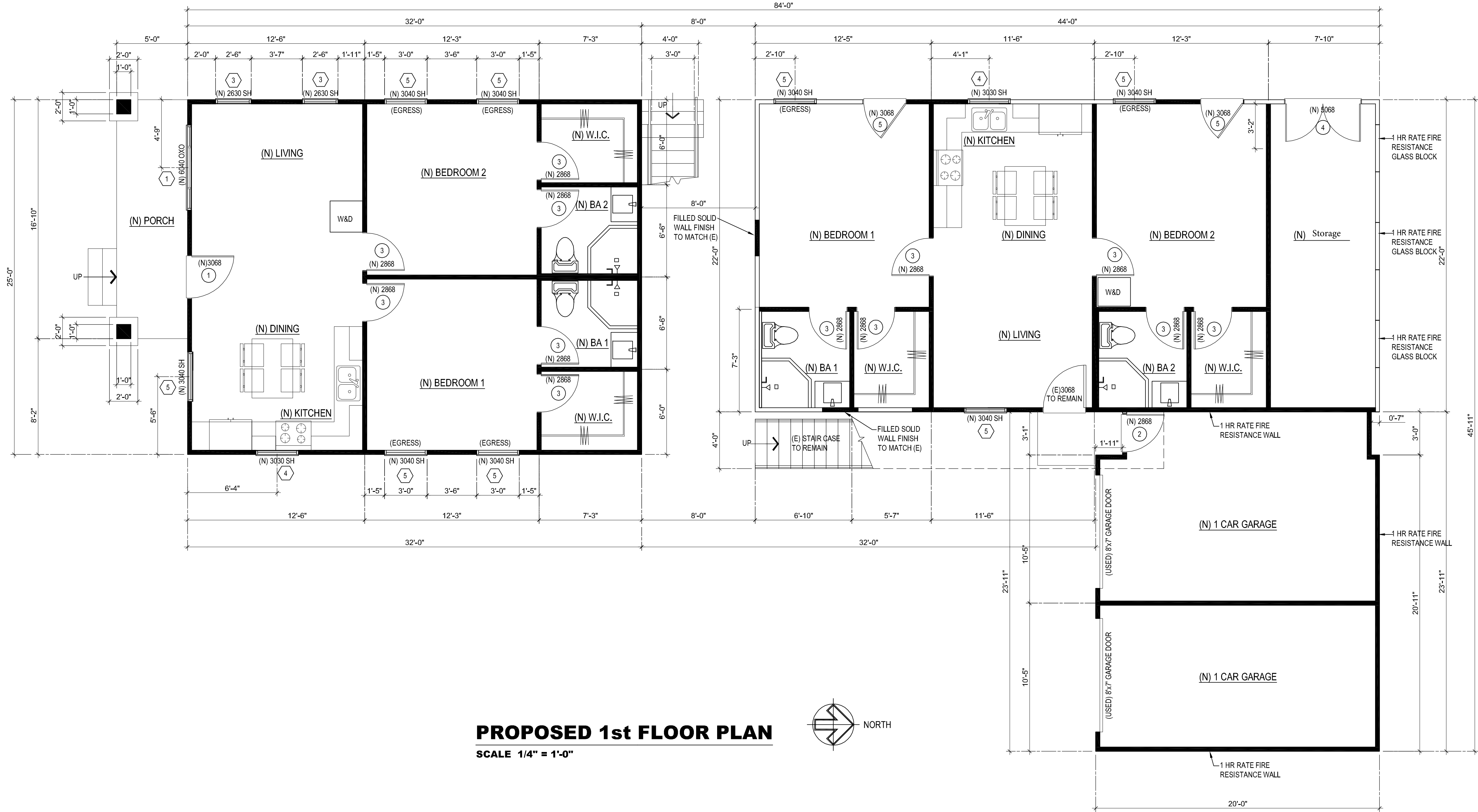


EXISTING 2 STORY DUPLEX 1st FLOOR PLAN
SCALE 1/4" = 1'-0"

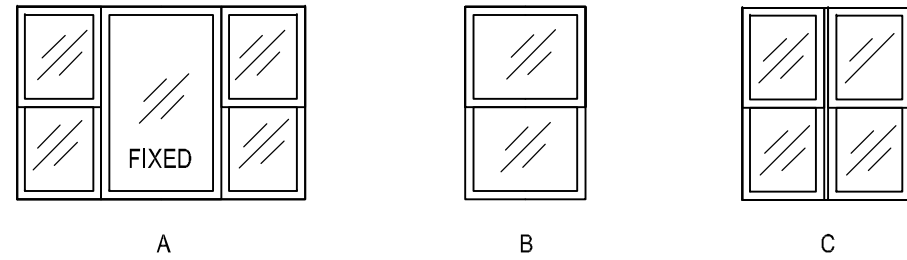
WALL LEGEND	
	INDICATE EXISTING WALL TO REMAIN
	INDICATE EXISTING TO REMOVE

Revisions:		Descriptions:	Date
Rev-1			9/08/2020
Architectural Designer / Prepared			
SOMMAI GATTAREE			
3200 E. Palm Dr. # 344 Fullerton, CA 92831 Tel: (714) 515-0381 Email: sommailee@gmail.com			
Owner			
Mohan Singhal			
2721 E 3rd St. Long Beach, CA 90814			
Project		A.D.U.	
		2721 E 3rd St. Long Beach, CA 90814	
		APN # 7263-026-070	
Date:		8/08/2020	
Drawn By:		SG	
Scale:		AS SHOWN	
Sheet No.		2.1	

PLOT DATE: 08 SEP 2020 [A_2721 E 103RD ST.DWG]

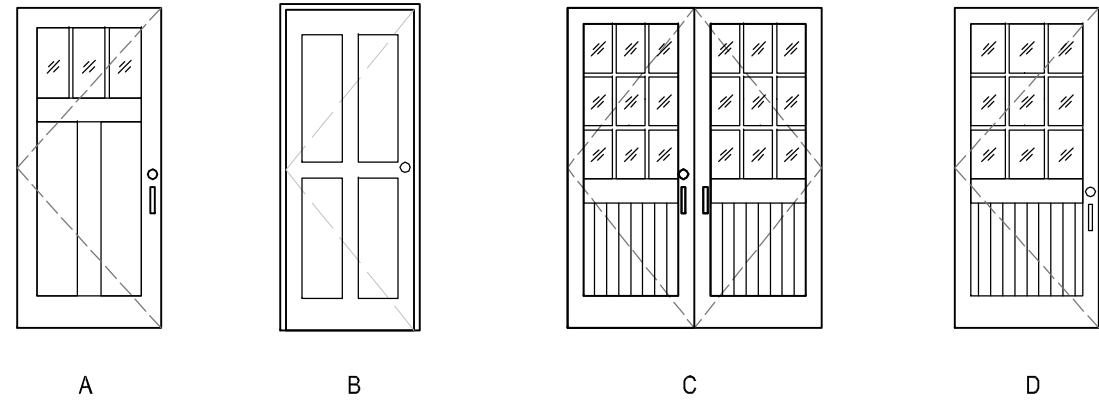


PROPOSED 1st FLOOR PLAN
SCALE 1/4" = 1'-0"



WINDOW SCHEDULE

	WIDTH	HEIGHT	WINDOW TYPE	GLASS	FRAME	REMARK	QUANTITY
1	72"	36"	A DOUBLE HUNG MIDDLE FIXED	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		1
2	24"	24"	B SINGLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		3
3	30"	36"	B SINGLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		4
4	36"	36"	B SINGLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		3
5	36"	48"	B DOUBLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		9
6	42"	48"	C DOUBLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		2
7	42"	48"	B SINGLE HUNG	DOUBLE PANE, LOW-E GLASS W/ BUG SCREEN	WOOD / WHITE		2



DOOR SCHEDULE

	WIDTH	HEIGHT	DOOR TYPE	MATERIAL	FRAME	FUNCTION	QUANTITY
1	36"	80"	A SINGLE SWING	PANEL W/ GLASS INSERT	PAINT GRADE WOOD	LOCK SET	2
2	32"	80"	B SINGLE SWING	SOLID WOOD	PAINT GRADE WOOD	LOCK SET	1
3	32"	80"	B SINGLE SWING	HOLLOW CORE	PAINT GRADE WOOD	LOCK SET	16
4	60"	80"	C DOUBLE SWING	SOLID WOOD	PAINT GRADE WOOD	LOCK SET	1
5	36"	80"	D SINGLE SWING	PANEL W/ GLASS INSERT	PAINT GRADE WOOD	LOCK SET	2

- NOTE:
- PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS (01.6304.1)
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC 1008.1.6)

- WALL LEGEND
- INDICATE EXISTING WALL
- INDICATE NEW 2x4 WALL (U.N.O.)

Project	A.D.U. 2721 E 3rd St. Long Beach, CA 90814 APN # 7263-026-070
Owner	Mohan Singhal 2721 E 3rd St. Long Beach, CA 90814
Architectural Designer / Prepared	SOMMAI GATTAREE 3200 E. Palm Dr. # 344 Fullerton, CA 92831 Tel: (714) 515-0381 Email: sommailee@gmail.com
Revisions:	Rev-1
Descriptions	9/08/2020
Date	

Date: 8/08/2020

Drawn By: SG

Scale: AS SHOWN

Sheet No.

3.0

PLOT DATE: 08 SEP 2020 [A_2721 E_103RD ST.DWG]

TABLE INFORMATION FOR COOL ROOF REDUCTION OF HEAT ISLAND EFFECT (FOR NEW DETACHED DUPLEX ADU.)									
CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI
					INITIAL	3 YEAR	INITIAL	3 YEAR	
0076-0099	GAF	Timberline® American Harvest® Amber Wheat (Timberline AHS® Amber Wheat	Asphalt SH	Multicolor	0.18	0.19	0.92	0.90	37
+ MORE INFO									

COOL ROOF RATING COUNCIL

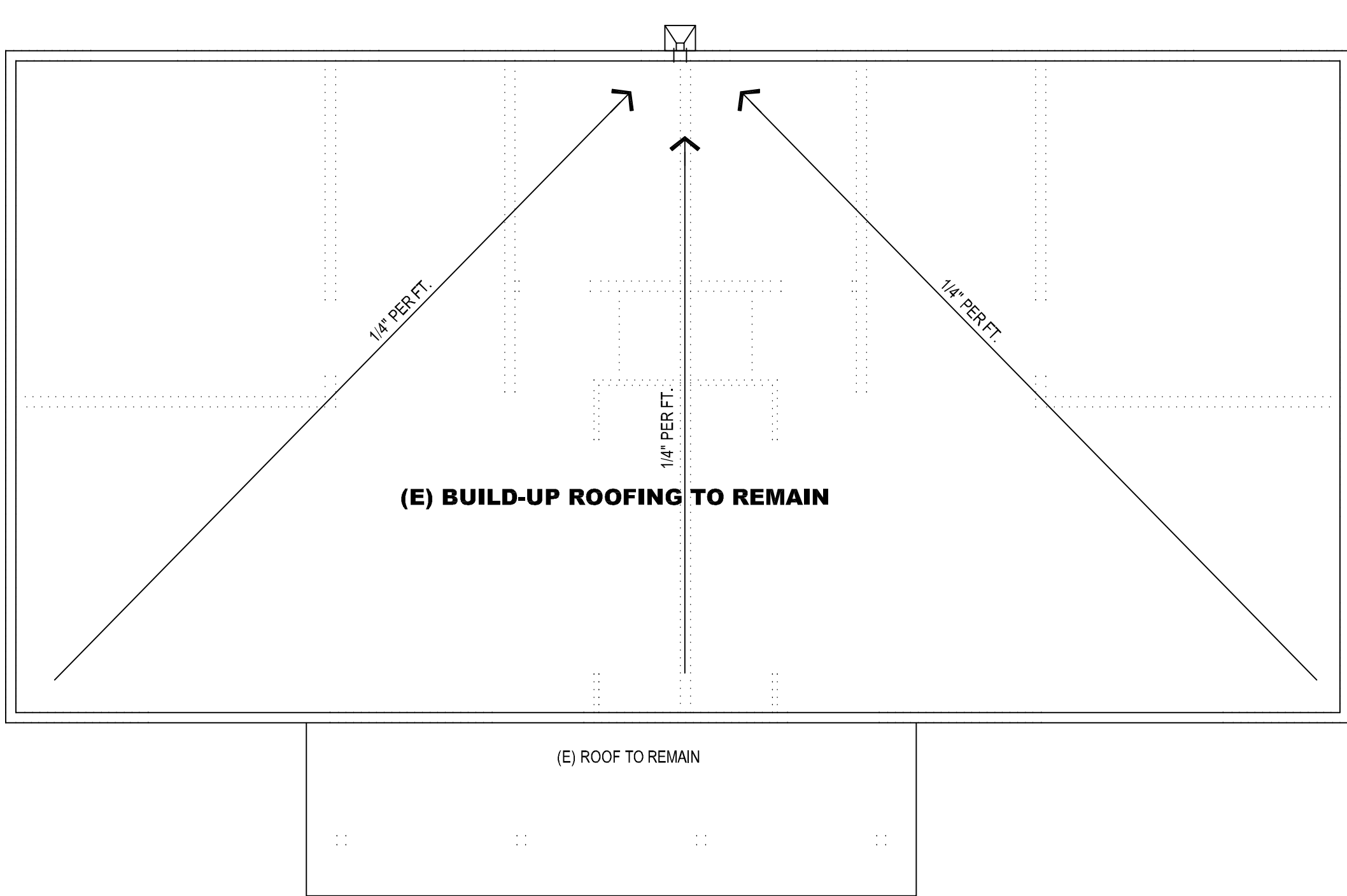
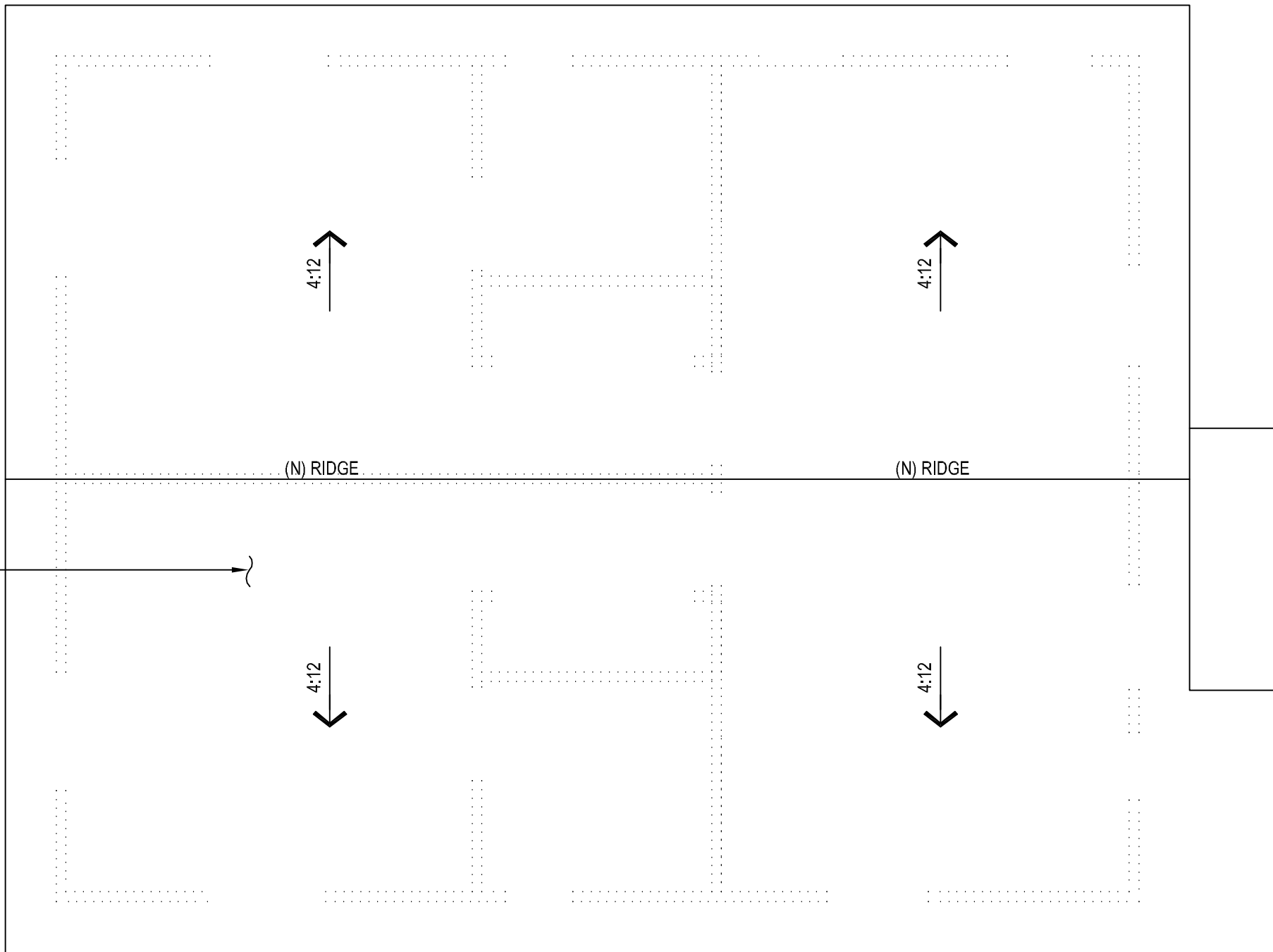
2435 N. Lombard St. TEL: (866) 465-2523 EMAIL: info@coolroofs.org
Portland, OR 97217

AIA

CERTIFIED

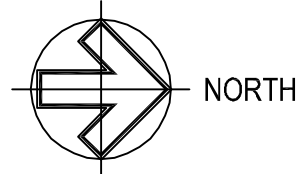
Certification 1144.01

(N) CLASS A, FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRRC. (1505.1 & TABLE 1505.1, R902.1, R327)
MANUFACTURER: GAF, COOL ROOF COLOR: TIMBERLINE AMBER WHEAT SRI = 0.17, 3 YEAR SRI = 0.18, ICC-ESR 3267
ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/6"/12" W/ RADIANT BARRIER (COMMON NAILS)

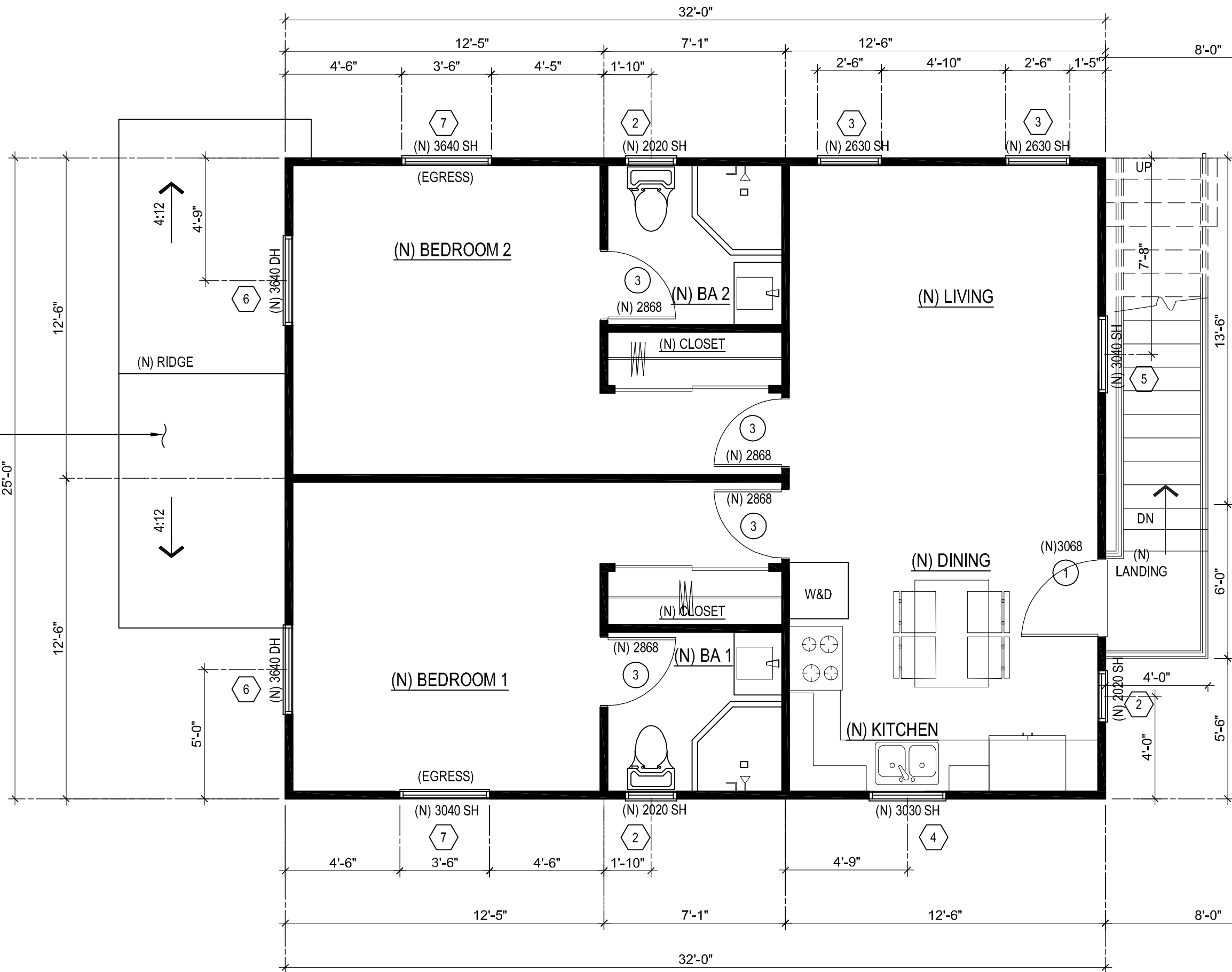


PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"



(N) CLASS A, FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRRC. (1505.1 & TABLE 1505.1, R902.1, R327)
MANUFACTURER: GAF, COOL ROOF COLOR: TIMBERLINE AMBER WHEAT SRI = 0.17, 3 YEAR SRI = 0.18, ICC-ESR 3267
ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/6"/12" W/ RADIANT BARRIER (COMMON NAILS)

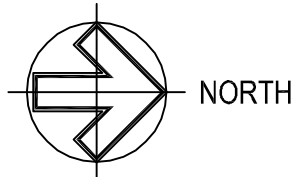


PROPOSED 2nd FLOOR PLAN

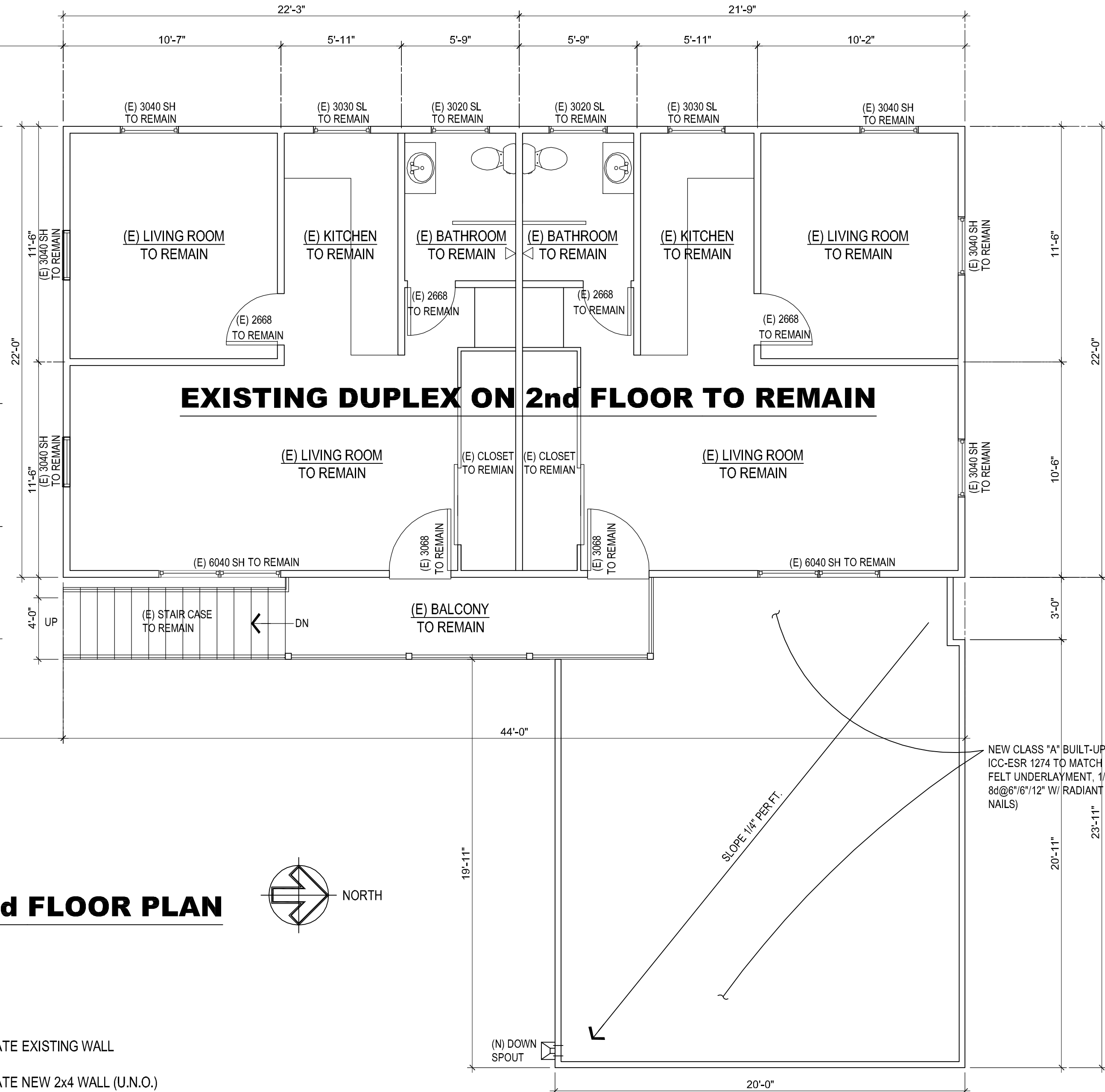
SCALE 1/4" = 1'-0"

WALL LEGEND

- INDICATE EXISTING WALL
- INDICATE NEW 2x4 WALL (U.N.O.)

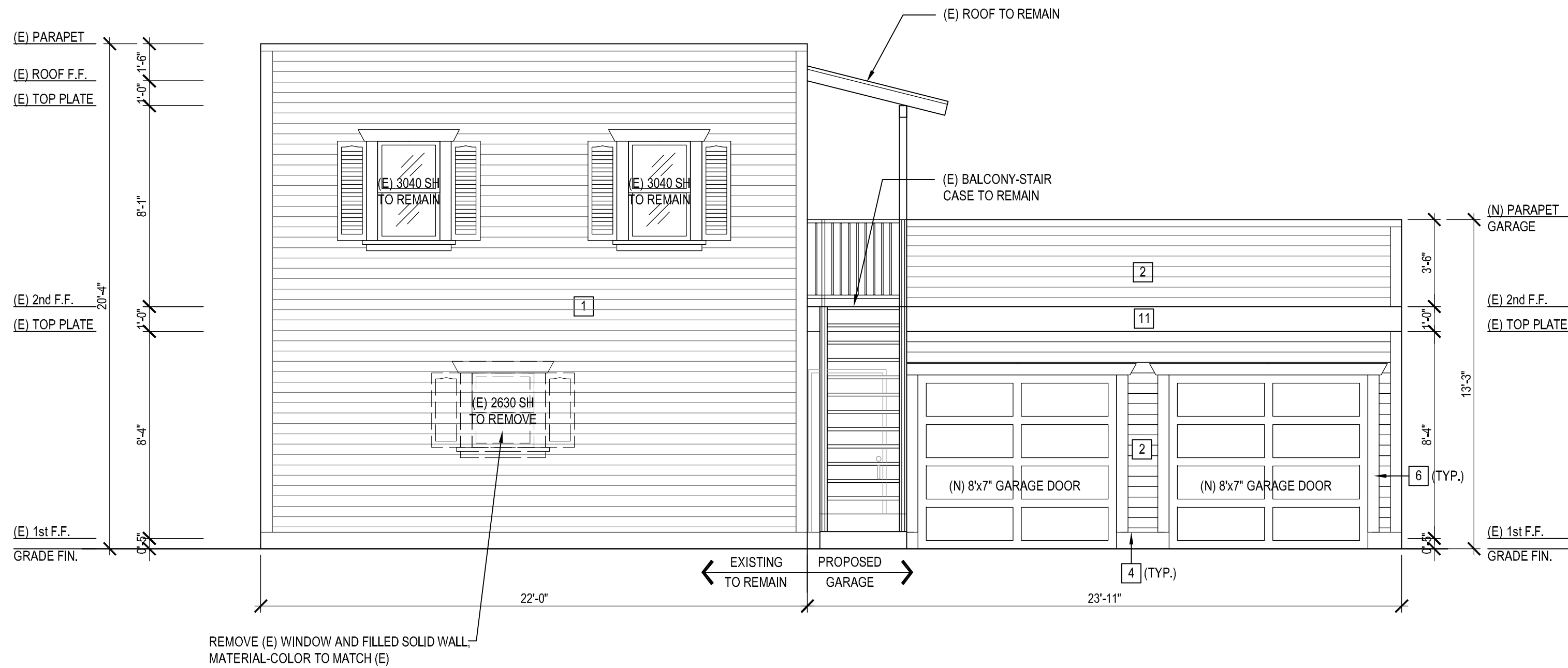


EXISTING DUPLEX ON 2nd FLOOR TO REMAIN

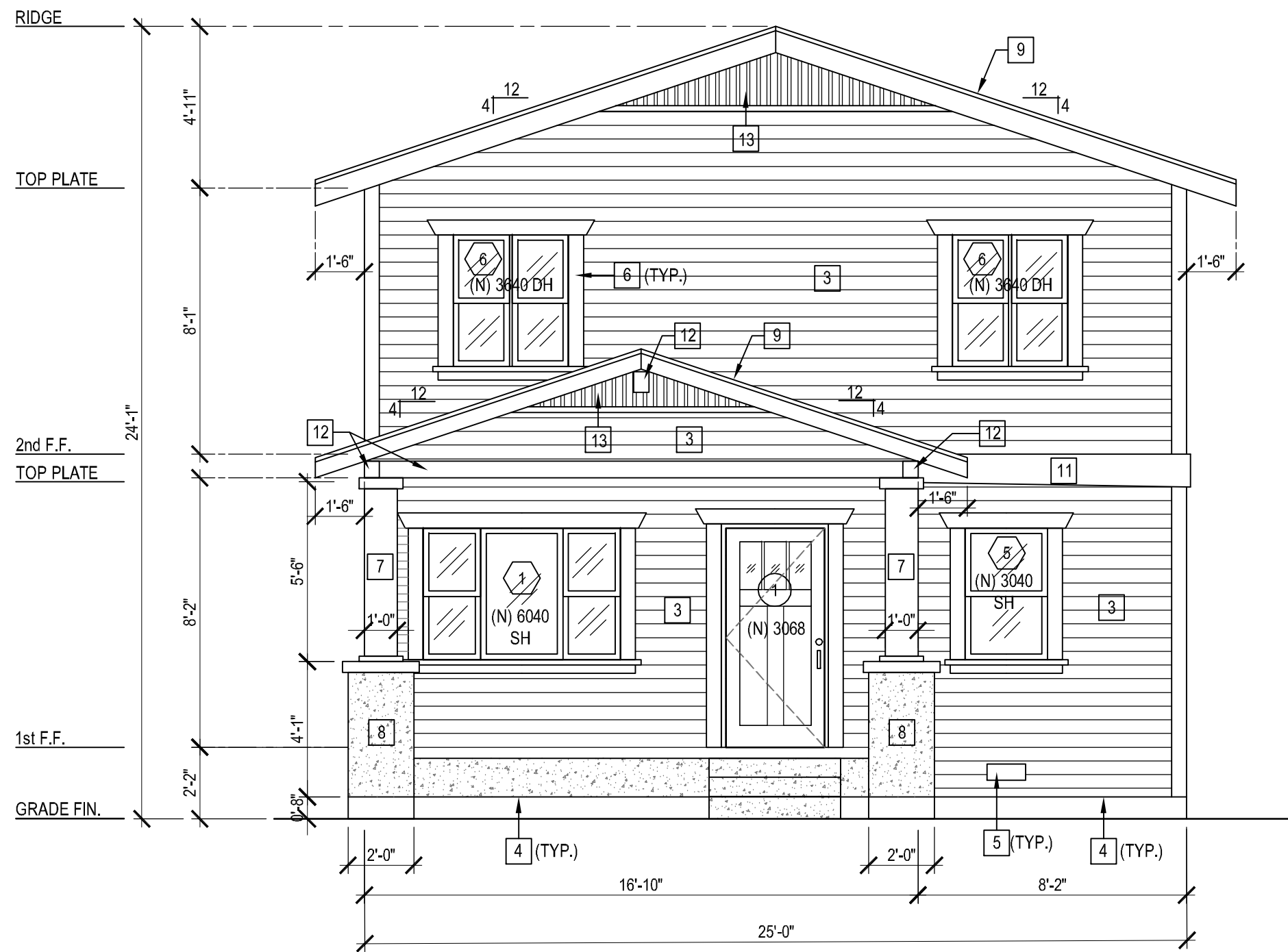


NEW CLASS "A" BUILT-UP ROOFING SYSTEM
ICC-ESR 1274 TO MATCH EXISTING ON # 15
FELT UNDERLAYMENT, 1/2" CDX PLY W/
8d@6"/6"/12" W/ RADIANT BARRIER (COMMON
NAILS)

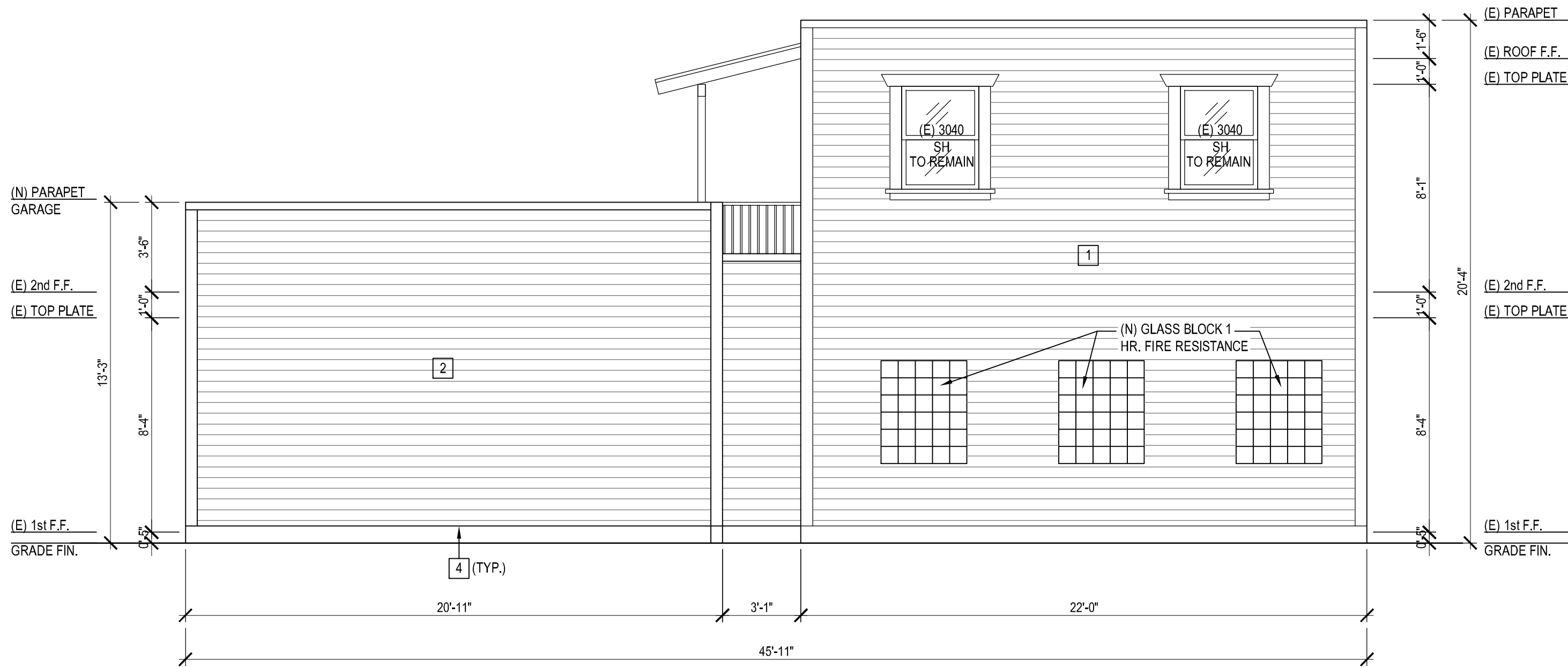
Project	A.D.U. 2721 E 3rd St. Long Beach, CA 90814 APN # 7263-026-070		Owner Mohan Singhal 2721 E 3rd St. Long Beach, CA 90814			Architectural Designer / Prepared <u>SOMMAI GATTAREE</u> 3200 E. Palm Dr. # 344 Fullerton, CA 92831 Tel: (714) 515-0381 Email: sommailee@gmail.com	Revisions:	Descriptions	Date
Date: 8/08/2020									
Drawn By: SG									
Scale: AS SHOWN									
Sheet No.									
4.0									



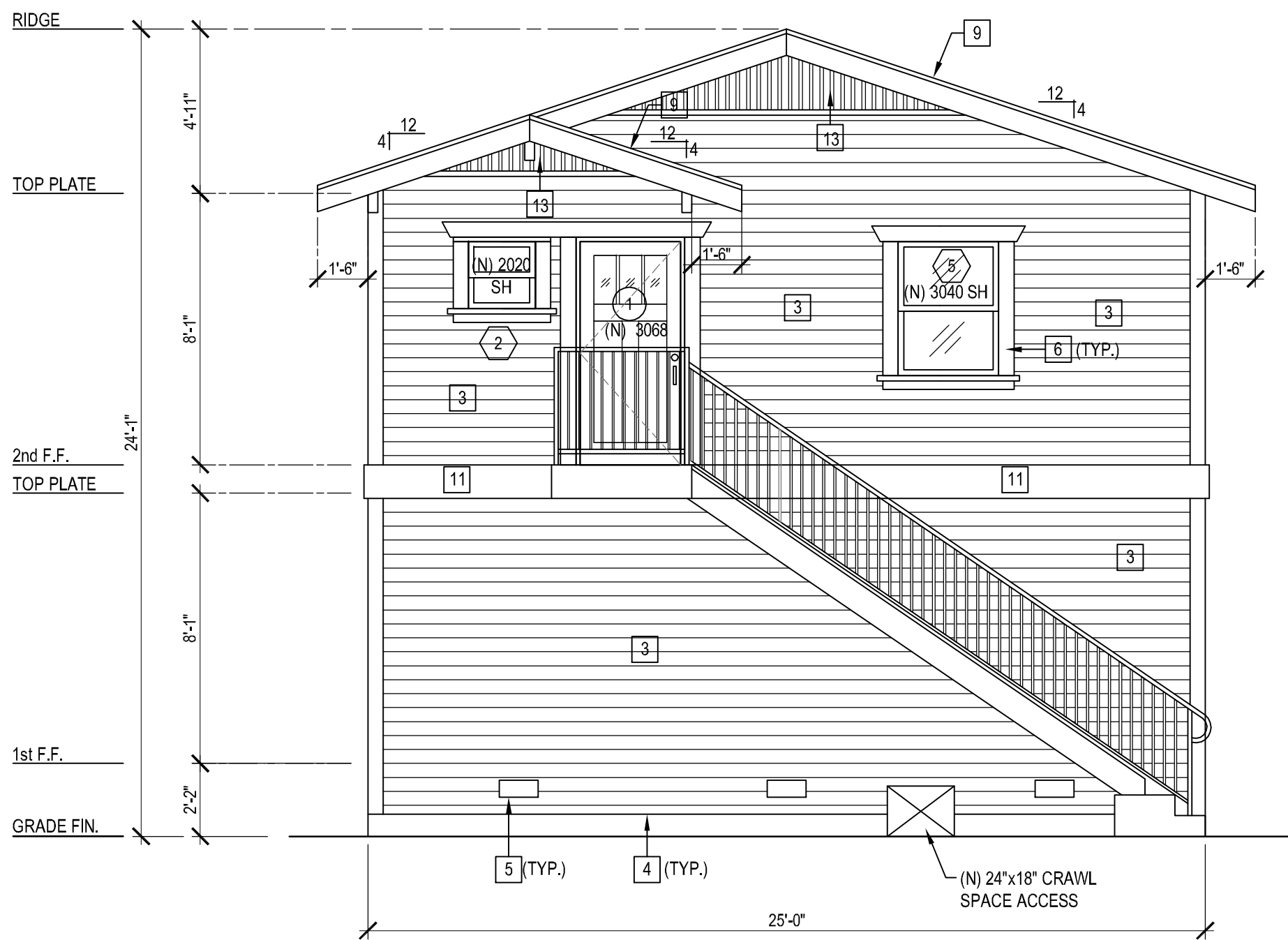
SOUTH ELEVATION (REAR BUILDING)
SCALE 1/4" = 1'-0"



SOUTH ELEVATION (FRONT BUILDING)
SCALE 1/4" = 1'-0"



NORTH ELEVATION (REAR BUILDING)
SCALE 1/4" = 1'-0"



NORTH ELEVATION (FRONT BUILDING)
SCALE 1/4" = 1'-0"

ELEVATION KEY NOTE

- (E) BEVEL SIDING 6" HOR. TO REMAIN
- (N) BEVEL SIDING 6" HOR. AT (N) ATTACHED GARAGE COLOR TO MATCH (E)
- (N) BEVEL SIDING 6" HOR. COLOR TO MATCH (E)
- (N) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 8" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING).
- (N) 6"x 14" FOUNDATION VENT, RUST RESISTANT WIRE NETTING W/ 1/4" MESH
- (N) 5" WOOD TRIM AT DOORS AND WINDOWS
- (N) 12" SOLID HARD WOOD BOARD COVERED ON THE POST
- (N) STUCCO
- (N) CLASS A, FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRR. (1505.1 & TABLE 1505.1, R902.1, R327)
MANUFACTURER: GAF. COOL ROOF COLOR: TIMBERLINE AMBER WHEAT SRI = 0.17, 3 YEAR SRI = 0.18, ICC-ESR 3267 ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/6"x12" W/ RADIANT BARRIER (COMMON NAILS)
- (N) NEW CLASS "A" BUILT-UP ROOFING SYSTEM ICC-ESR 1274 TO MATCH EXISTING ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/6"x12" W/ RADIANT BARRIER (COMMON NAILS)
- (N) 12" WOOD TRIM PAINTED COLOR WHITE
- (N) 6"x6" WOOD BEAM & RAFTER TAILS
- (N) GABLE VENT W/ BUG SCREEN

EXTERIOR FINISH SCHEDULE BOARD

 042 Burnt Russett	 TIMBERLINE American ICC-ESR 3267
SASH WINDOWS/DOORS	ROOF SHINGLES
 481 Dill Weed	
MAIN BUILDING	WOOD SIDING
 HC-124 Caldwell Green	 HC-68 Middlebury Brown
WINDOW-DOOR FRAMES	FACIA BD., BEAMS

Architectural Designer / Prepared
SOMMAI GATTAREE

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Fullerton, CA 92631
Tel: (714) 515-0381
Email: sommaieg@gmail.com

Owner
Mohan Singhal
2721 E 3rd St.
Long Beach, CA 90814

Project
A.D.U.
2721 E 3rd St.
Long Beach, CA 90814
APN # 7263-026-070

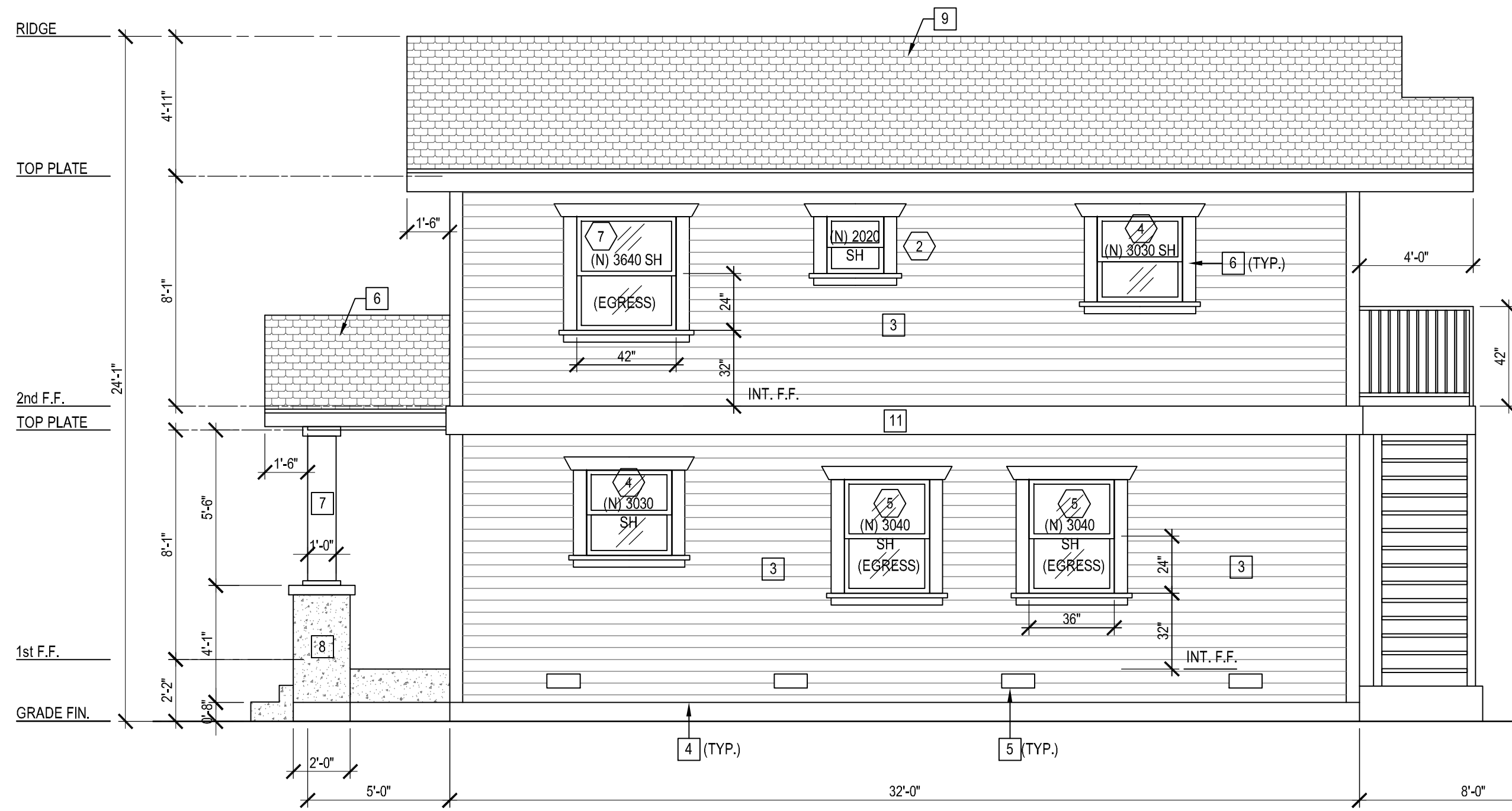
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Drawn By: SG

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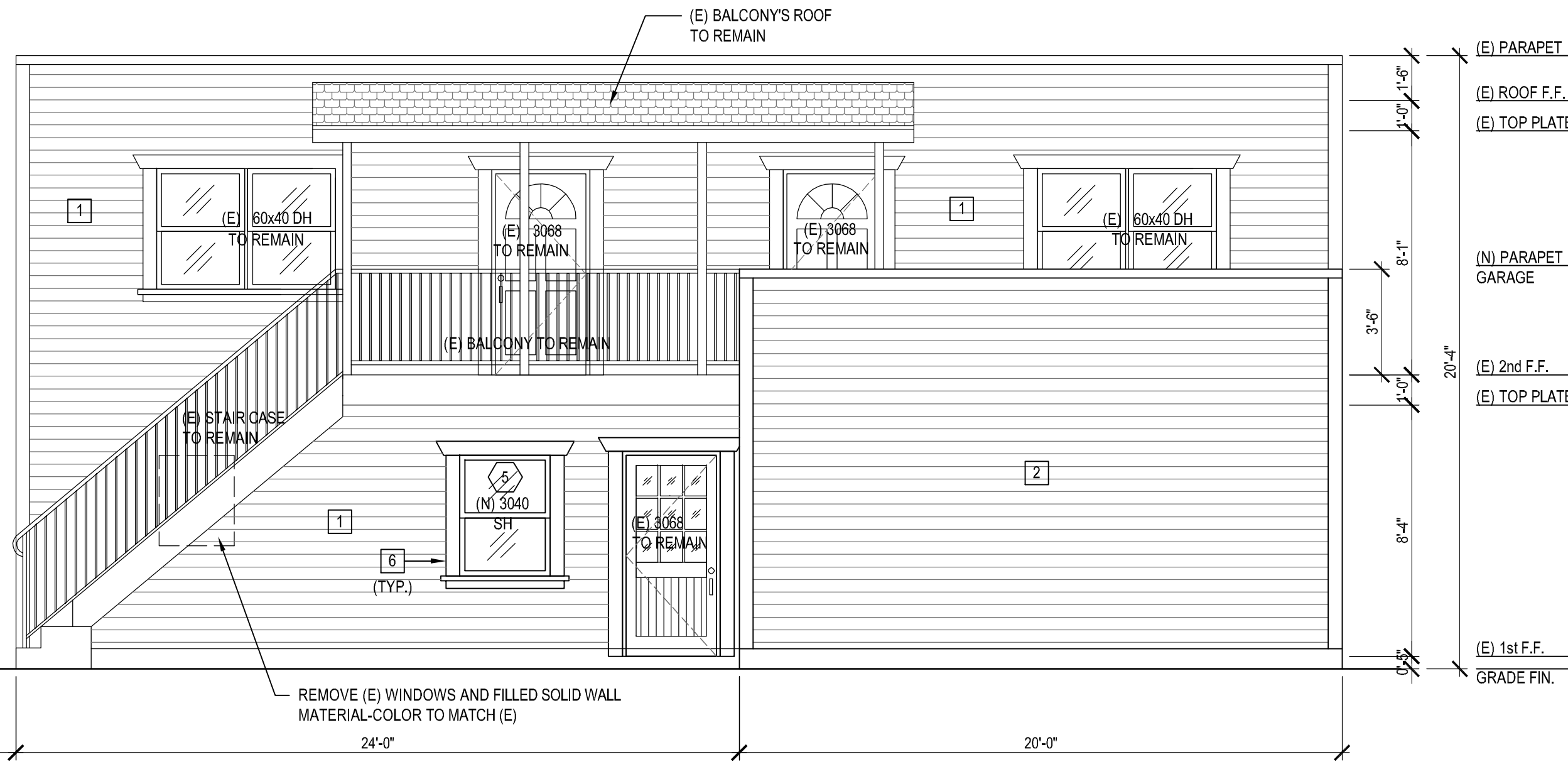
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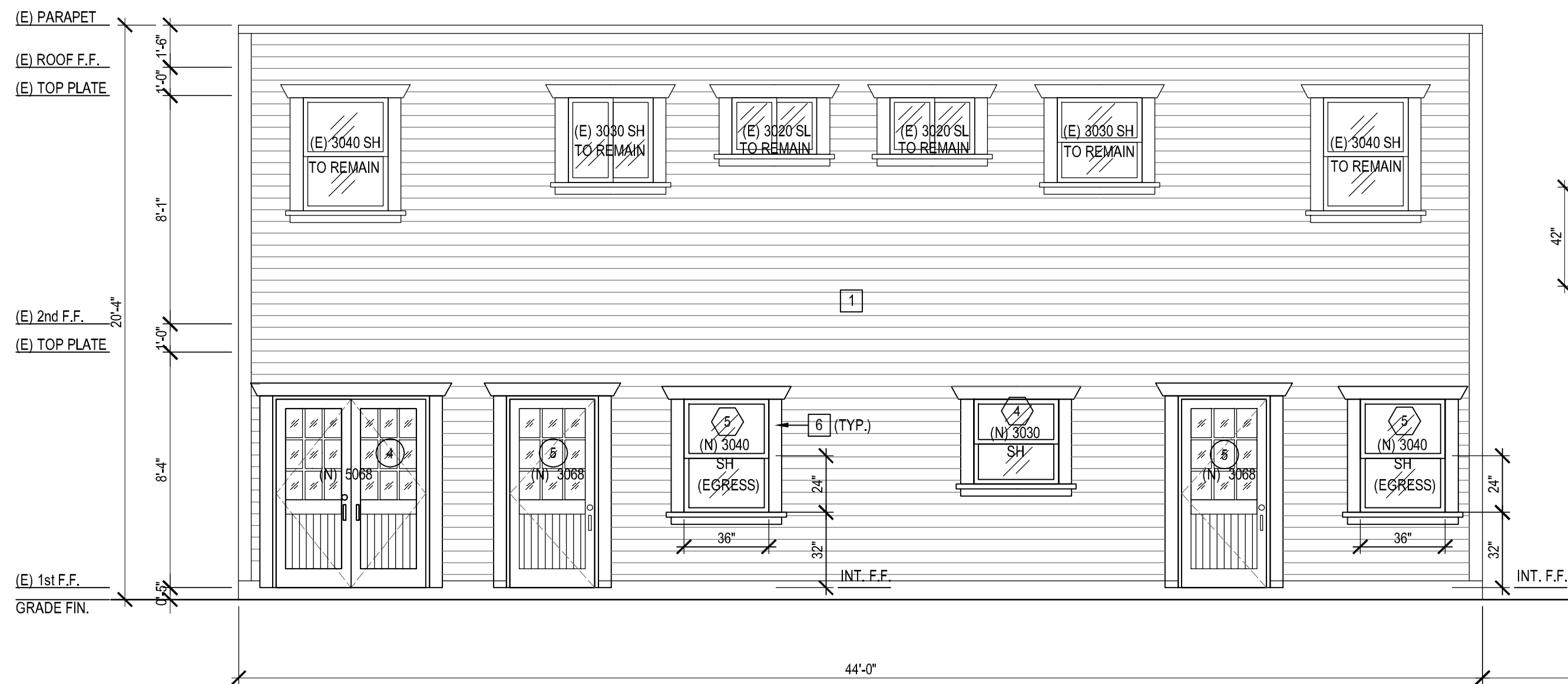
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SCALE 1/4" = 1'-0"



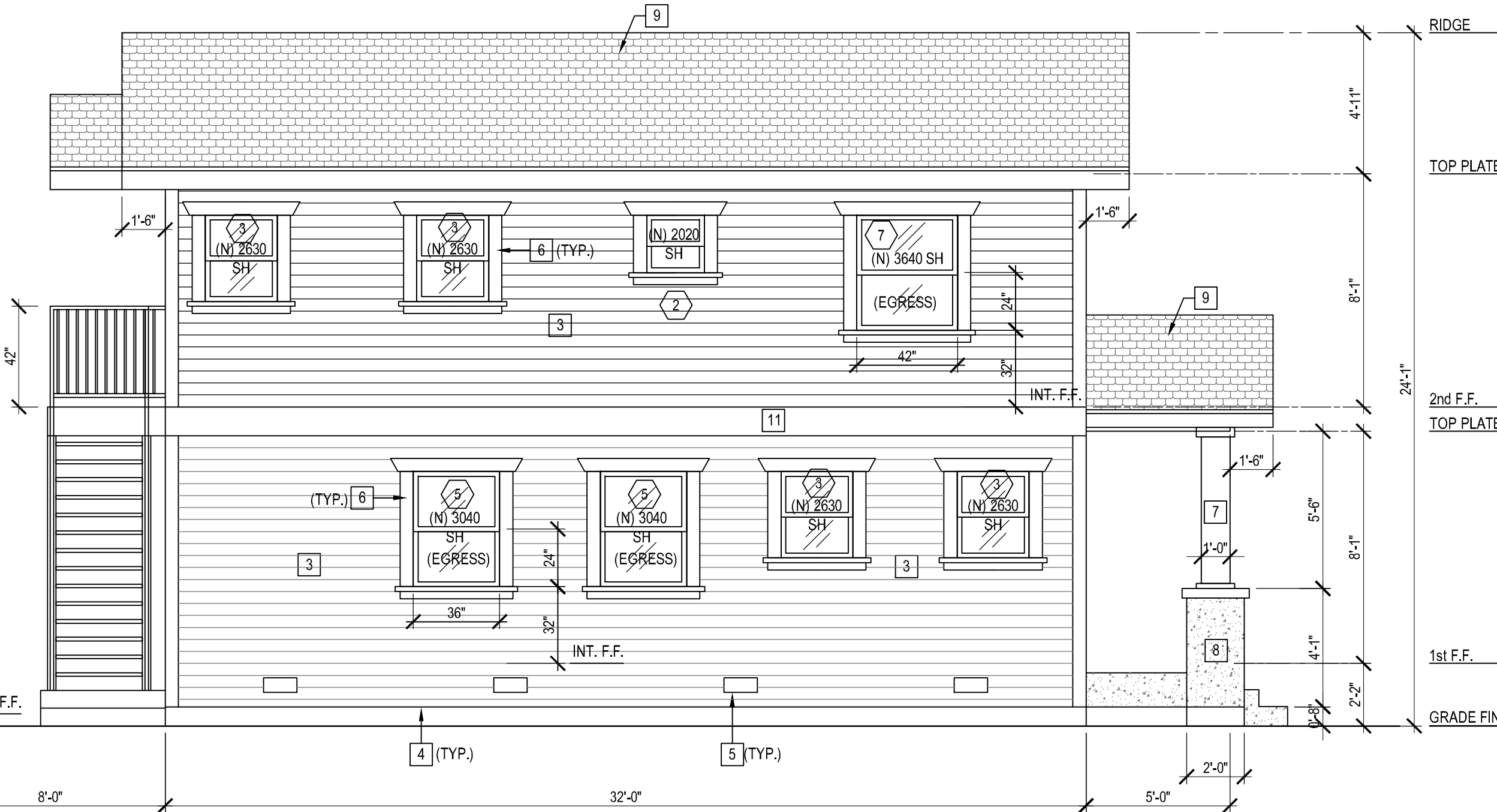
EAST ELEVATION (REAR BUILDING)

SCALE 1/4" = 1'-0"



WEST ELEVATION (REAR BUILDING)

SCALE 1/4" = 1'-0"



WEST ELEVATION (FRONT BUILDING)

SCALE 1/4" = 1'-0"

ELEVATION KEY NOTE	
1	(E) BEVEL SIDING 6" HOR. TO REMAIN
2	(N) BEVEL SIDING 6" HOR. AT (N) ATTACHED GARAGE COLOR TO MATCH (E)
3	(N) BEVEL SIDING 6" HOR. COLOR TO MATCH (E)
4	(N) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 8" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING).
5	(N) 6"x 14" FOUNDATION VENT. RUST RESISTANT WIRE NETTING W/ 1/4" MESH
6	(N) 5" WOOD TRIM AT DOORS AND WINDOWS
7	(N) 12" SOLID HARD WOOD BOARD COVERED ON THE POST
8	(N) STUCCO
9	(N) CLASS A, FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRR. (1505.1 & TABLE 1505.1, R002.1, R327) MANUFACTURER: GAF, COOL ROOF COLOR: TIMBERLINE AMBER WHEAT SRI = 0.17, 3 YEAR SRI = 0.18, ICC-ESR 3267 ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/12" W/ RADIANT BARRIER (COMMON NAILS)
10	(N) NEW CLASS "A" BUILT-UP ROOFING SYSTEM ICC-ESR 1274 TO MATCH EXISTING ON # 15 FELT UNDERLAYMENT, 1/2" CDX PLY W/ 8d@6"/12" W/ RADIANT BARRIER (COMMON NAILS)
11	(N) 12" WOOD TRIM PAINTED COLOR WHITE
12	(N) 6"x6" WOOD BEAM & RAFTER TAILS
13	(N) GABLE VENT W/ BUG SCREEN

EXTERIOR FINISH SCHEDULE BOARD

SASH WINDOWS/DOORS	ROOF SHINGLES
MAIN BUILDING	WOOD SIDING
WINDOW-DOOR FRAMES	FACIA BD., BEAMS

Project	Owner	Architectural Designer / Prepared	Revisions:	Descriptions	Date
				Rev-1	9/08/2020
A.D.U. 2721 E 3rd St. Long Beach, CA 90814 APN # 7263-026-070		Mohan Singhal 2721 E 3rd St. Long Beach, CA 90814	SOMMAI GATTAREE 3200 E. Palm Dr. # 344 Fullerton, CA 92831 Tel: (714) 515-0381 Email: sommaitee@gmail.com		
Date: 8/08/2020					
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6.0					