



IMMANUEL SENIOR HOUSING

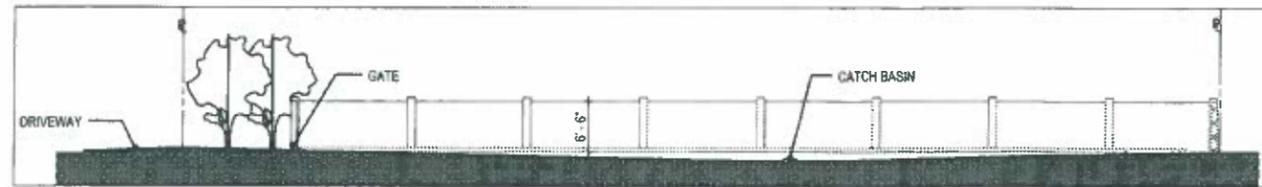
3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

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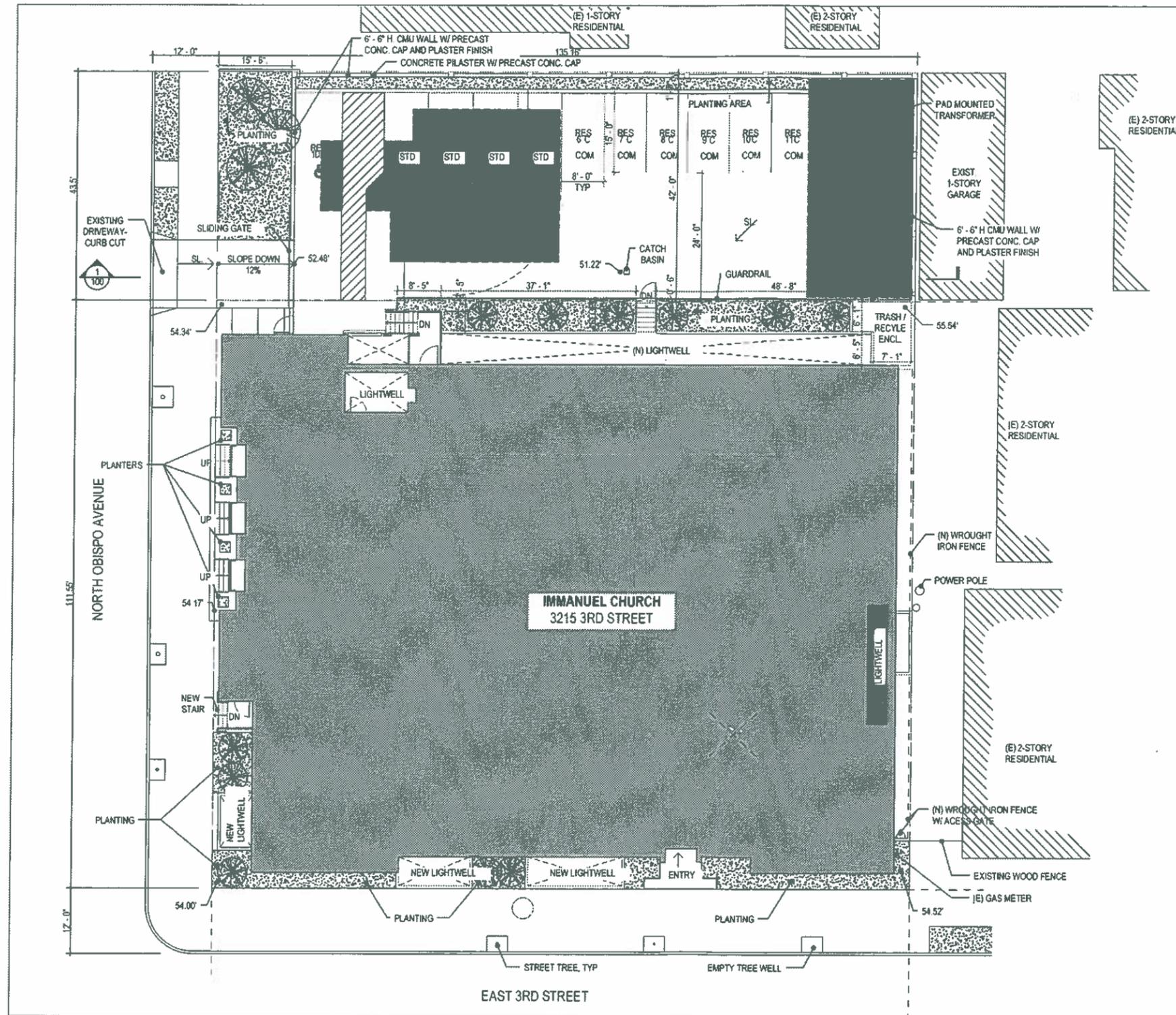


Miller/Hammond Architects



DRIVEWAY AND PARKING LOT SECTION
3/32" = 1' - 0"

UNIT INFORMATION		
Name	Number	Area
UNIT	101	610 SF
UNIT	102	799 SF
UNIT	104	622 SF
UNIT	105	612 SF
UNIT	106	659 SF
UNIT	108	531 SF
UNIT	109	572 SF
UNIT	110	579 SF
UNIT	111	577 SF
UNIT	112	611 SF
UNIT	201	685 SF
UNIT	202	659 SF
UNIT	204	627 SF
UNIT	205	626 SF
UNIT	206	671 SF
UNIT	207	625 SF
UNIT	208	682 SF
UNIT	301	750 SF
UNIT	302	583 SF
UNIT	303	558 SF
UNIT	304	644 SF
UNIT	305	633 SF
UNIT	306	686 SF
UNIT	307	625 SF
UNIT	308	700 SF
Grand total:		25



GROSS BUILDING AREA:

1ST FLOOR = 11,016 SF
 2ND FLOOR = 11,543 SF
 3RD FLOOR = 8,447 SF
 TOTAL = +/- 31,006 SF

PRELIMINARY PLANT LIST

(PLANTS BASED ON WULFOLDS ZONE 3 AND ARE LOW TO VERY LOW WATER USE SPECIES)

TREES (+/- 12)	SHRUBS (+/- 120)	GROUNDCOVER (+/- 6,000 s.f.)
ARBUS UNEDO	ALYOGYNE HUEGELII	APTENIA "RED APPLE"
BRACHYCHITON POPULNEUS	ANIGOZANTHOS FLAVIDUS	BOUGAINVILLEA SPECIES
CERCIDUM PRAECOX	ARTEMESIA POWIS CASTLE	DYMONDIA MARGARETEA
X CHITALPA TASHKENTENSIS	BERBERIS SPECIES	OENTHERA SPECIOSA
MELALEUCA STYPHELIODES	CARPENTERIA CALIFORNICA	ROSEMARINUS PROSTRATUS
OLEA EUROPA	CEANOOTHUS SPECIES	SEDUM SPECIES
PARKSONIA FLORIDA	CISTUS SPECIES	SENECIO MANDRAUSCAE
PITTIOSPORUM PHILLYRAEOIDES	CLIVIA MINIATA	
	CORDYLINE AUSTRALIS	
	CORREA SPECIES	
	COTINUS COGGYGRIA	
	DODONEA VISCOSA PURPUREA	
	ERIOGERON SPECIES	
	FREMONTODENDRON SPECIES	
	GREVILLEA SPECIES	
	KALANCHOE SPECIES	
	KNIPHOFIA UVARIA	
	LAVANDULA SPECIES	
	LEPTOSPERMUM LAEVIGATUM	
	LEUCOPHYLLUM SPECIES	
	MIMULAS SPECIES	
	NASSELLA TENUSSIMA	
	PHLOMIS FRUITICOSA	
	SALVIA CHAMAEDRYOIDES	

PLANTS SHALL BE GROUPED BY WATER NEEDS AND SHALL BE IRRIGATED AND PLANTED PER CALIFORNIA AB-1881 STATE REGULATIONS

SITE PLAN
3/32" = 1' - 0"



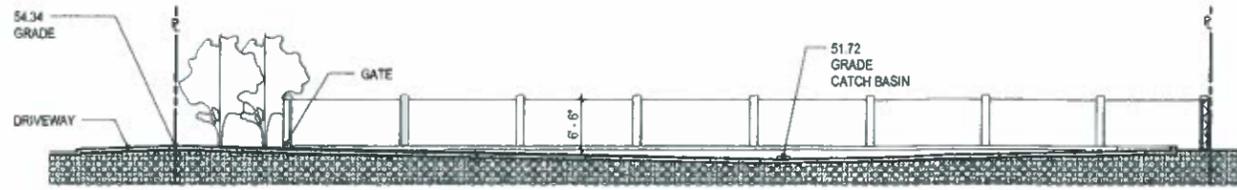
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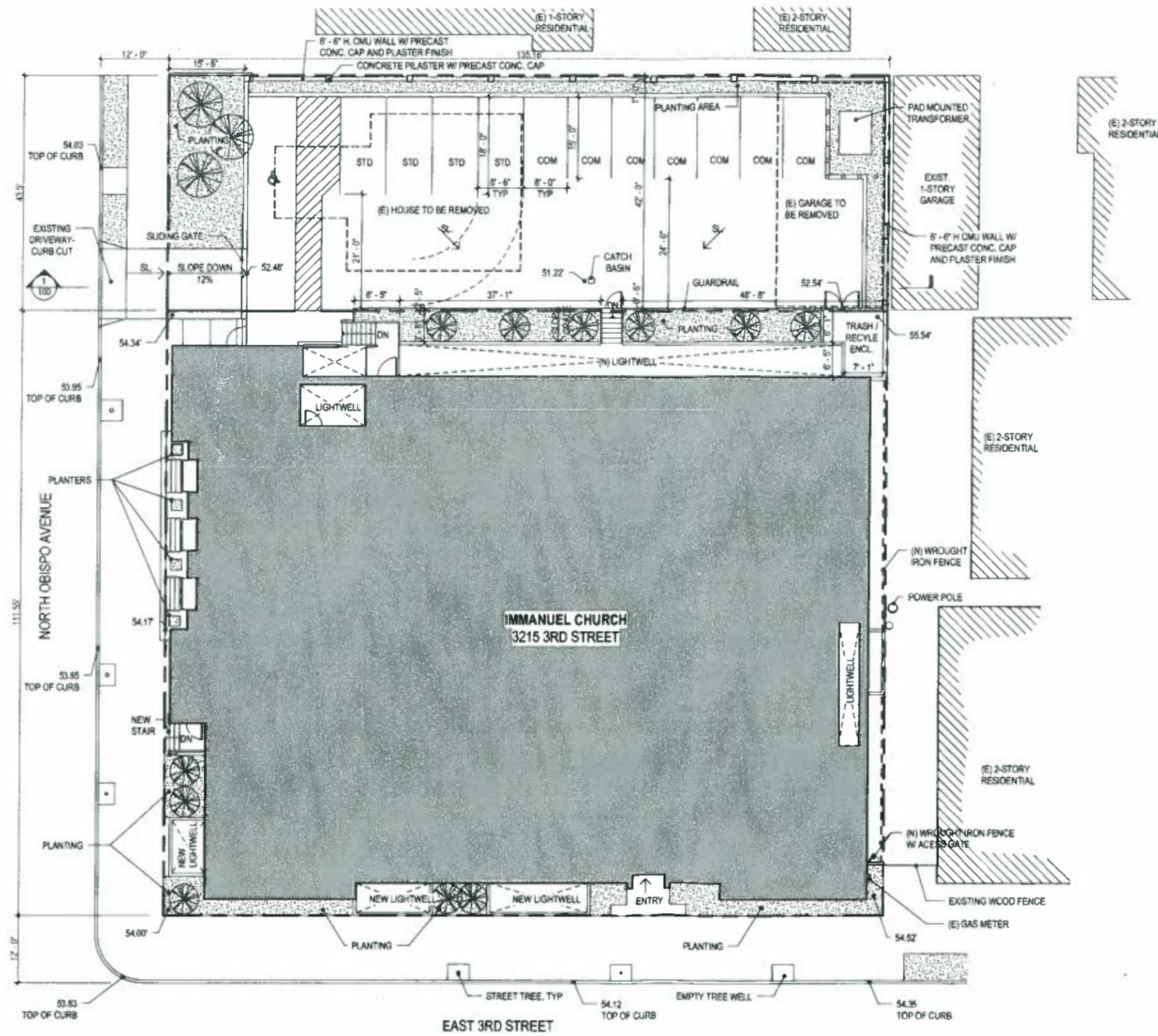
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DRIVEWAY AND PARKING LOT SECTION
3/32" = 1' - 0"



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Name	Number	Area
UNIT	101	610 SF
UNIT	102	798 SF
UNIT	104	622 SF
UNIT	105	612 SF
UNIT	106	659 SF
UNIT	108	531 SF
UNIT	109	572 SF
UNIT	110	579 SF
UNIT	111	577 SF
UNIT	112	611 SF
UNIT	201	685 SF
UNIT	202	699 SF
UNIT	204	627 SF
UNIT	205	626 SF
UNIT	206	671 SF
UNIT	207	625 SF
UNIT	208	682 SF
UNIT	301	750 SF
UNIT	302	583 SF
UNIT	303	558 SF
UNIT	304	544 SF
UNIT	305	633 SF
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Grand total:		25

GROSS BUILDING AREA:
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 3RD FLOOR = 8,447 SF
 TOTAL = 41,006 SF

SITE PLAN
3/32" = 1' - 0"



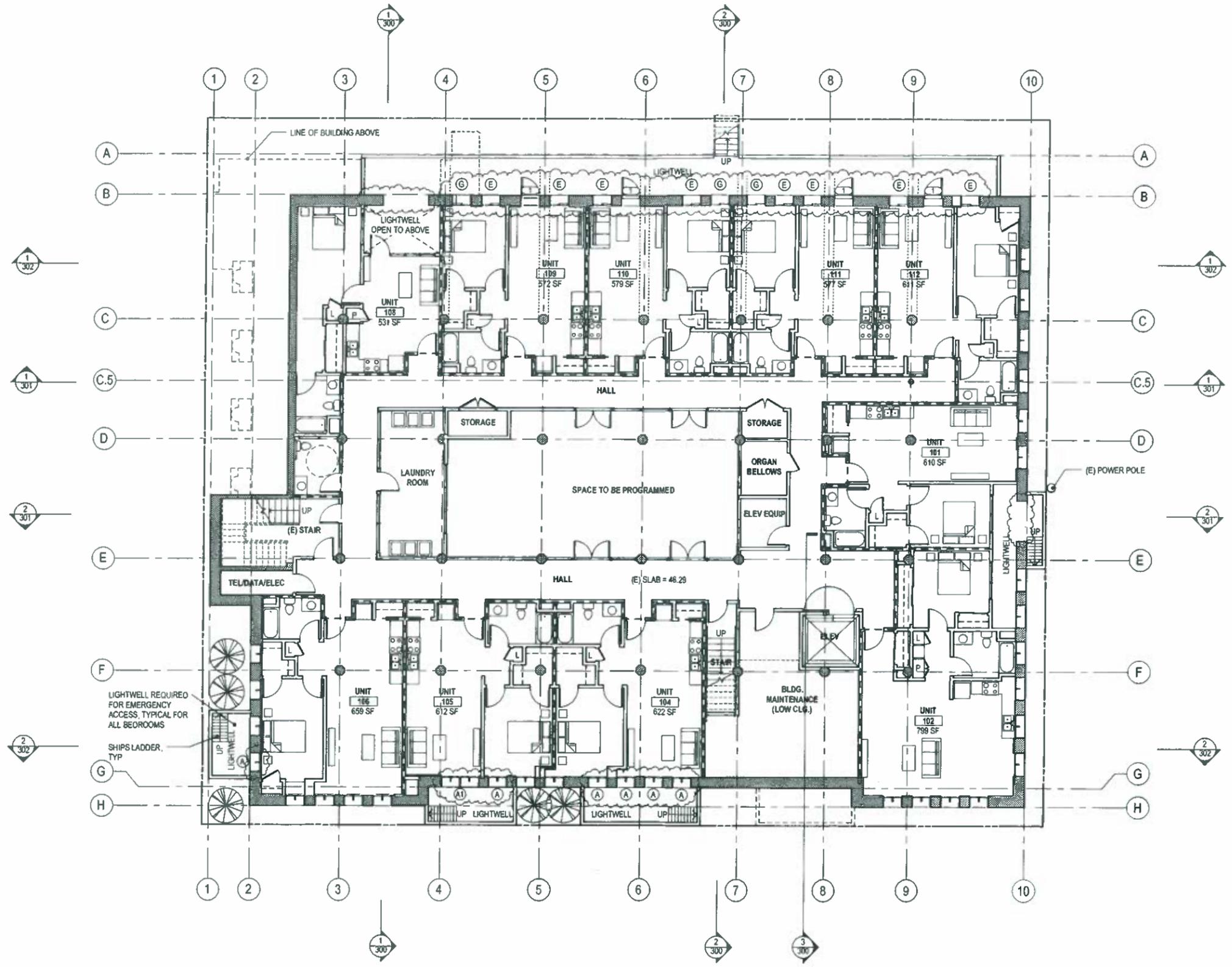
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FIRST FLOOR PLAN
 1/8" = 1' - 0"
 11 UNITS



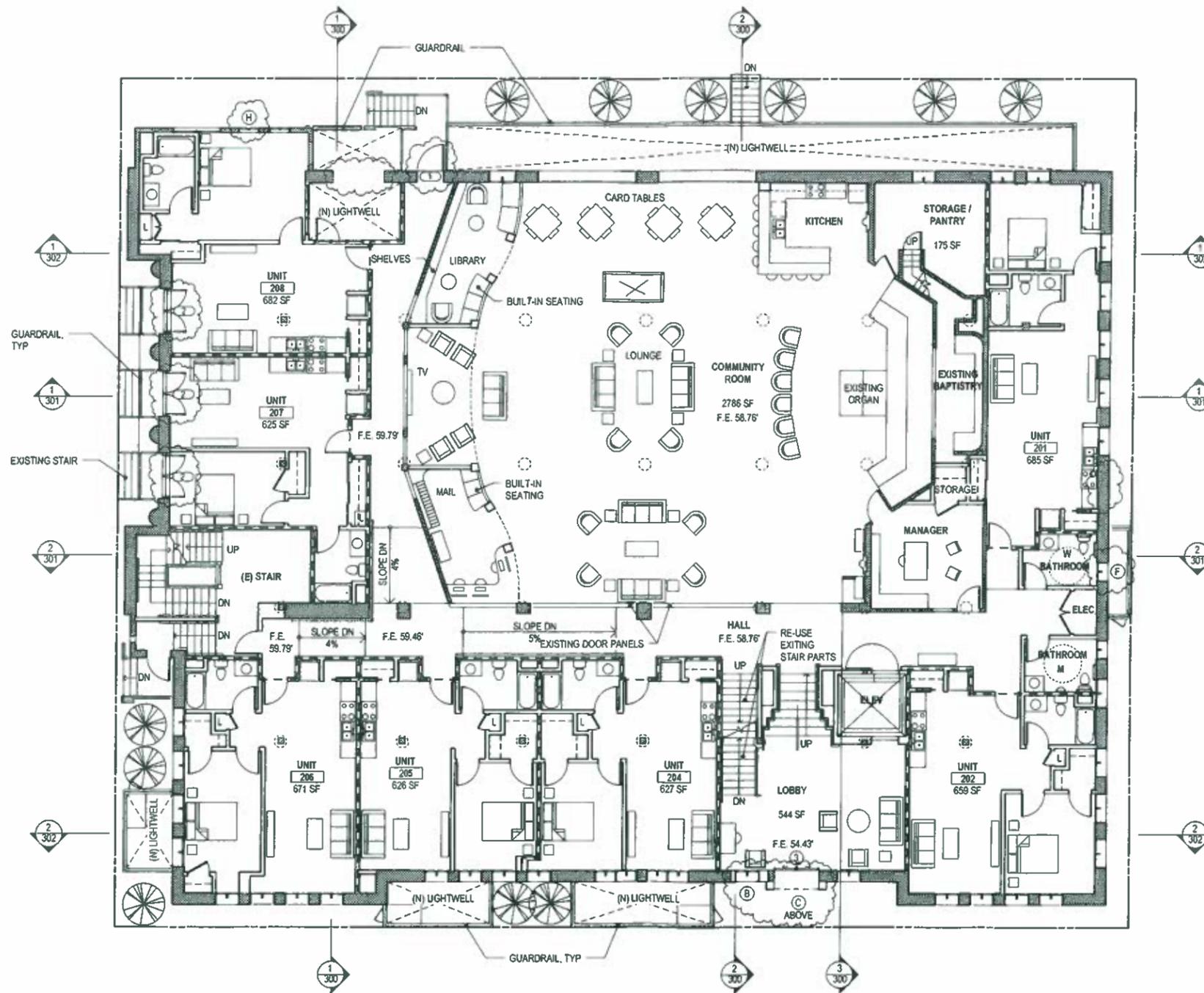
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SECOND FLOOR PLAN
 1/8" = 1'-0"
 7 UNITS



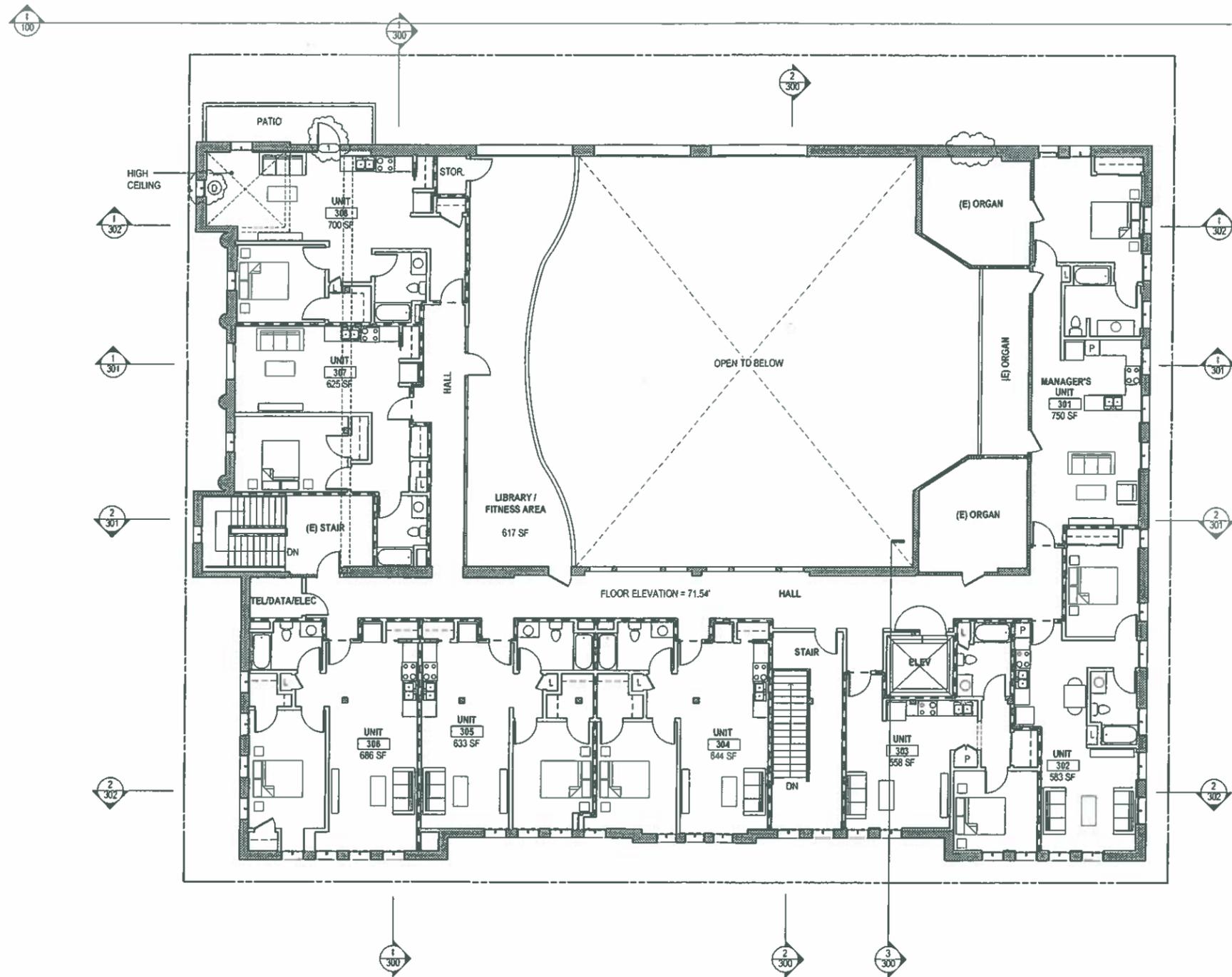
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THIRD FLOOR PLAN
 1/8" = 1' - 0"
 8 UNITS



A130

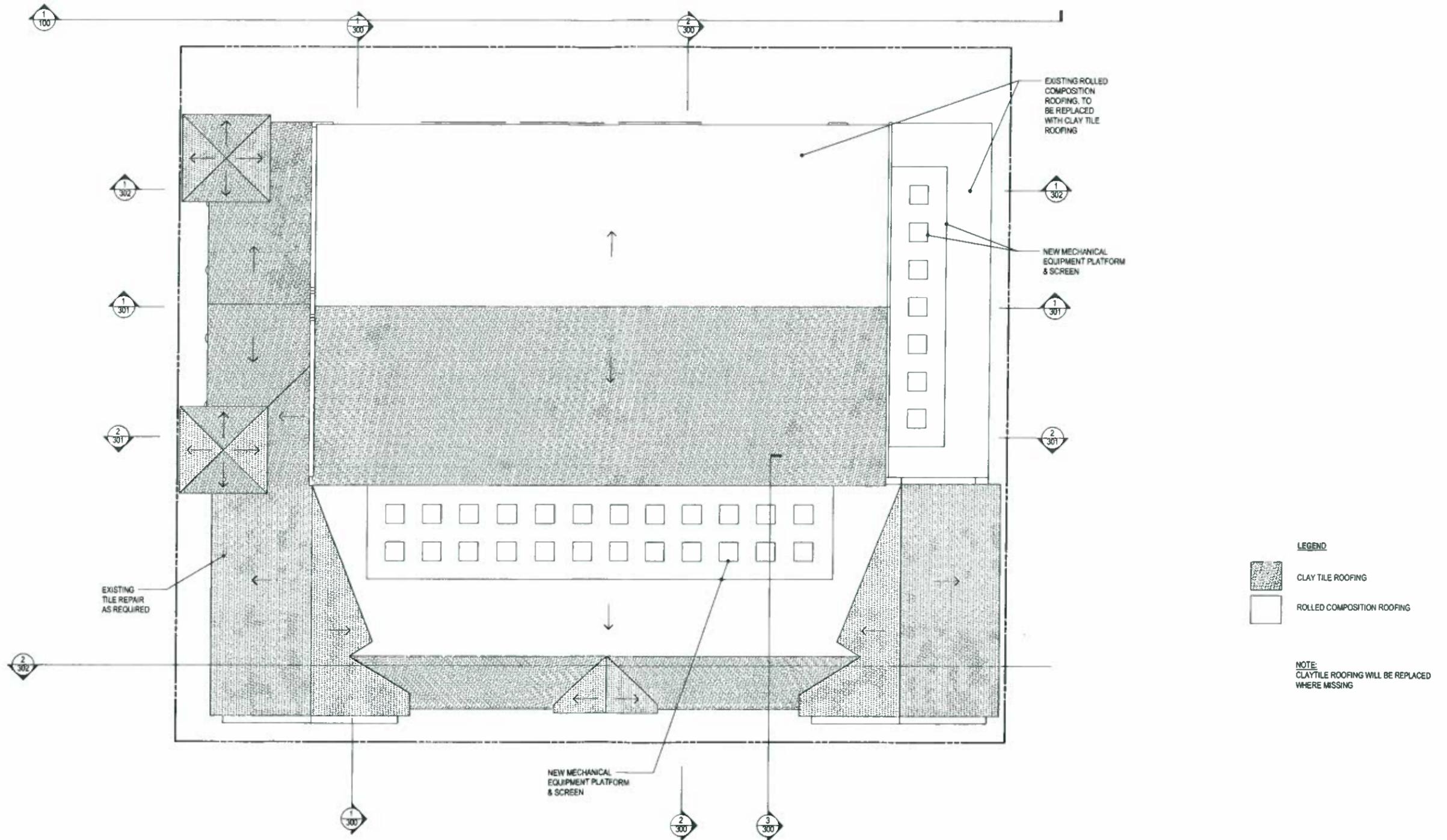
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ROOF PLAN
1/8" = 1'-0"

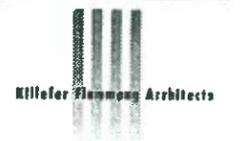


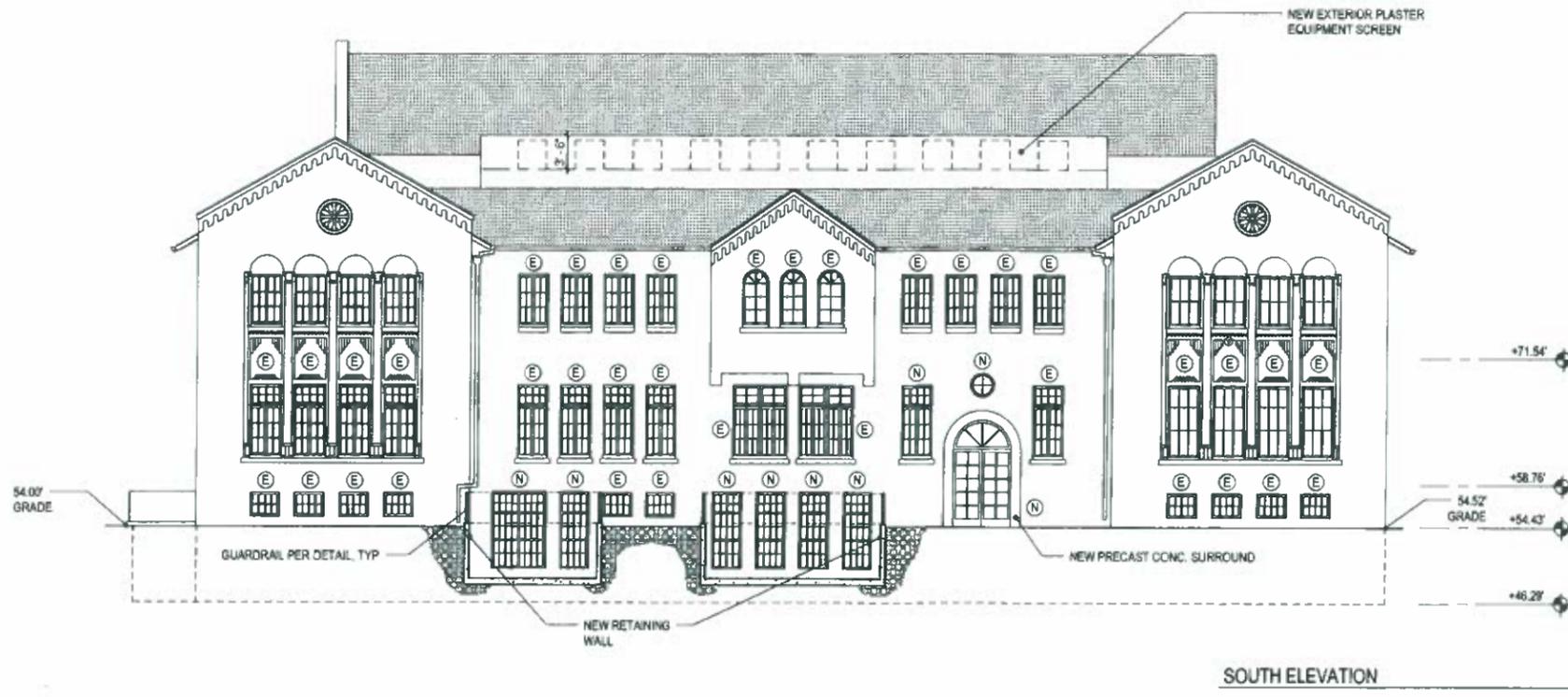
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SEPTEMBER 26, 2017 - REVISION

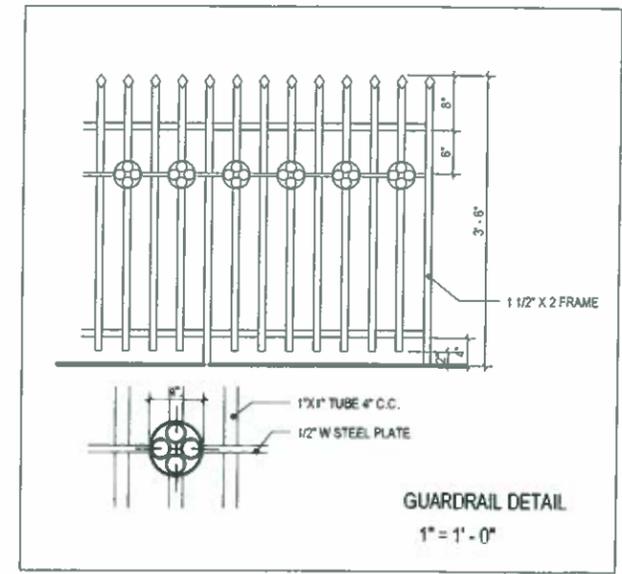
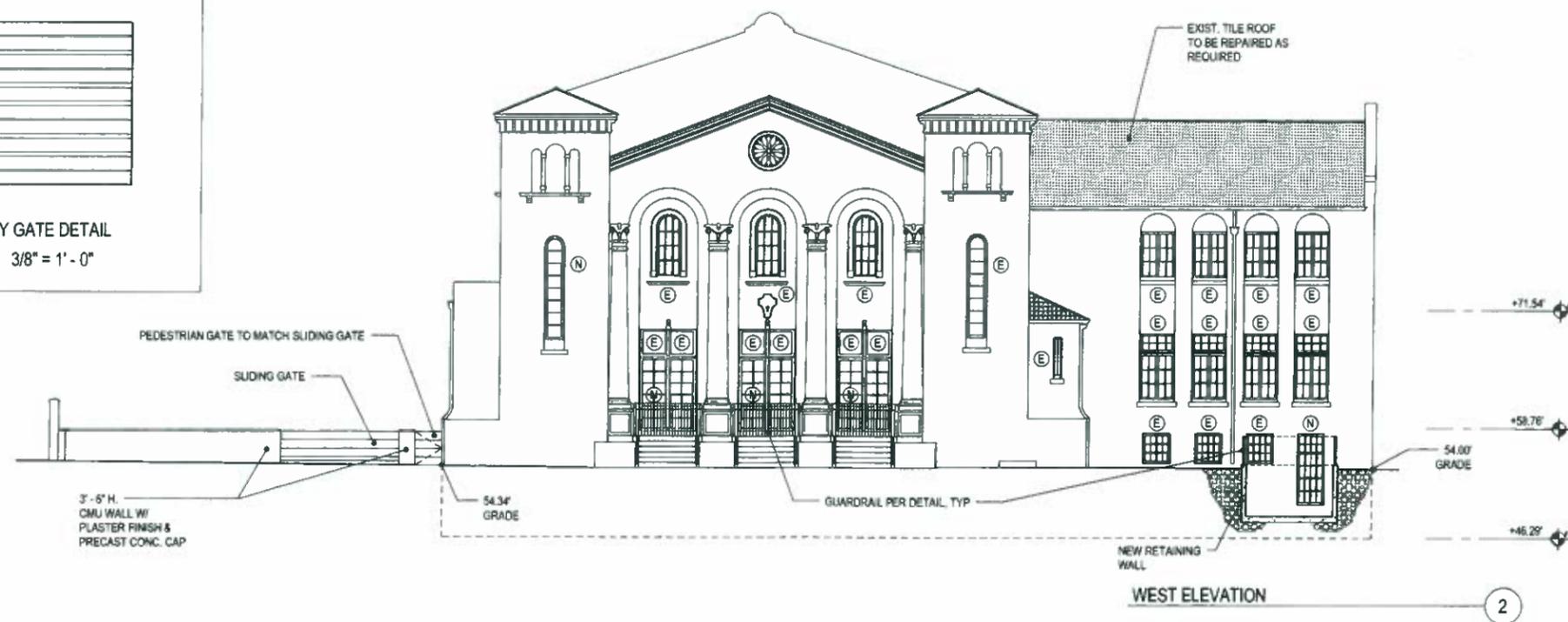
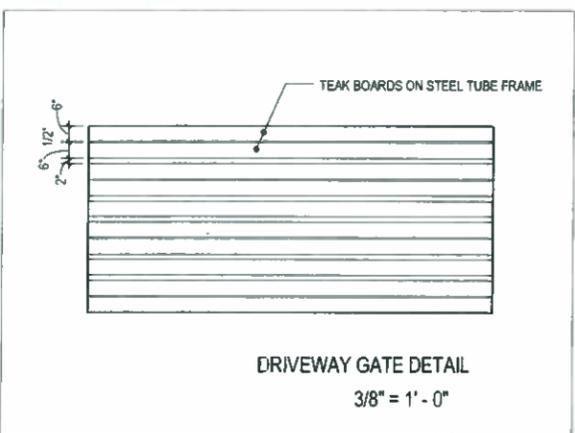
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E EXISTING WINDOW TO BE RESTORED & RE-GLAZED
 N NEW WINDOW TO MATCH EXISTING MATERIAL & DESIGN

 NOTE: ALL ALUMINUM WINDOWS ARE TO BE REPLACED WITH WOOD WINDOWS TO MATCH EXISTING



ELEVATIONS
 1/8" = 1' - 0"

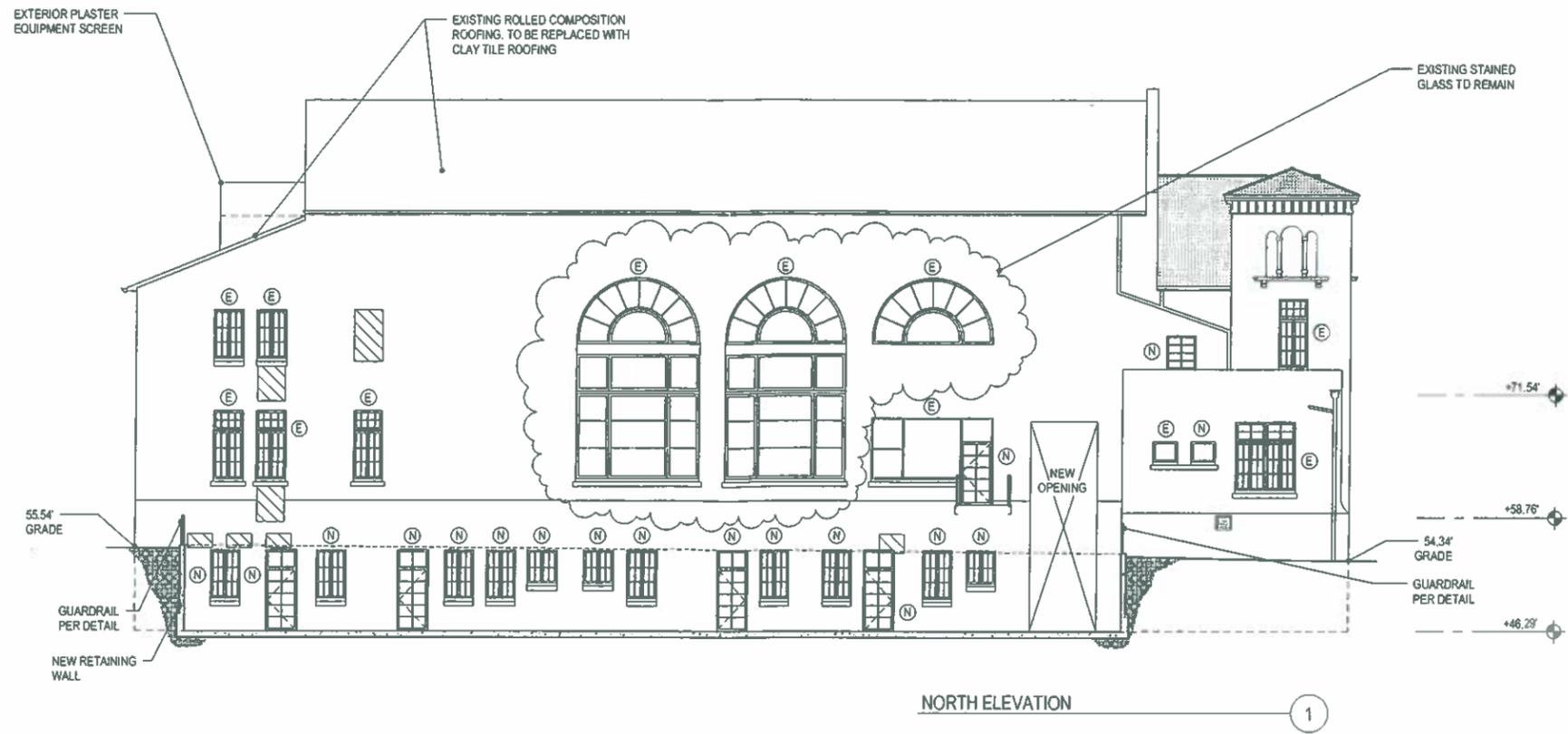
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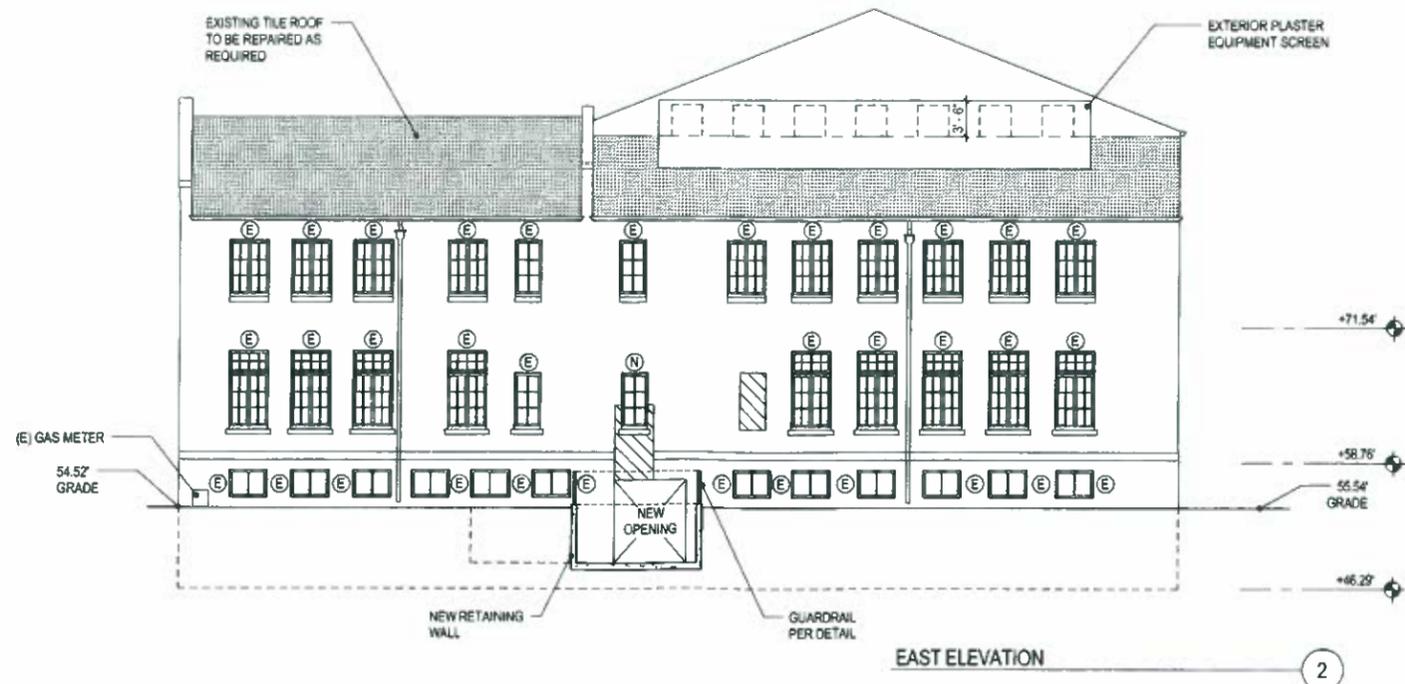
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 LONG BEACH, CA 90814
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NORTH ELEVATION 1



EAST ELEVATION 2

-  EXISTING OPENING TO BE INFILLED
-  EXISTING WINDOW TO BE RESTORED & RE-GLAZED
-  NEW WINDOW TO MATCH EXISTING MATERIAL & DESIGN

ELEVATIONS
1/8" = 1' - 0"

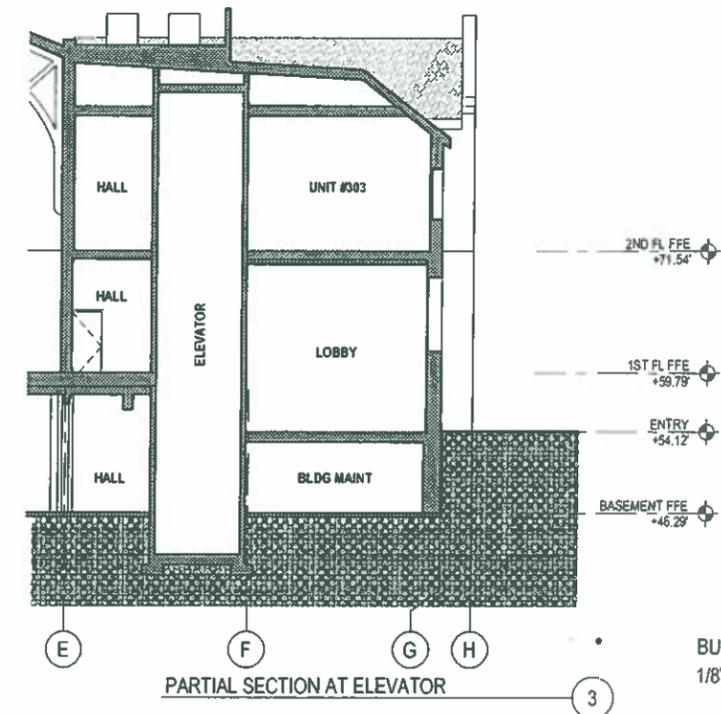
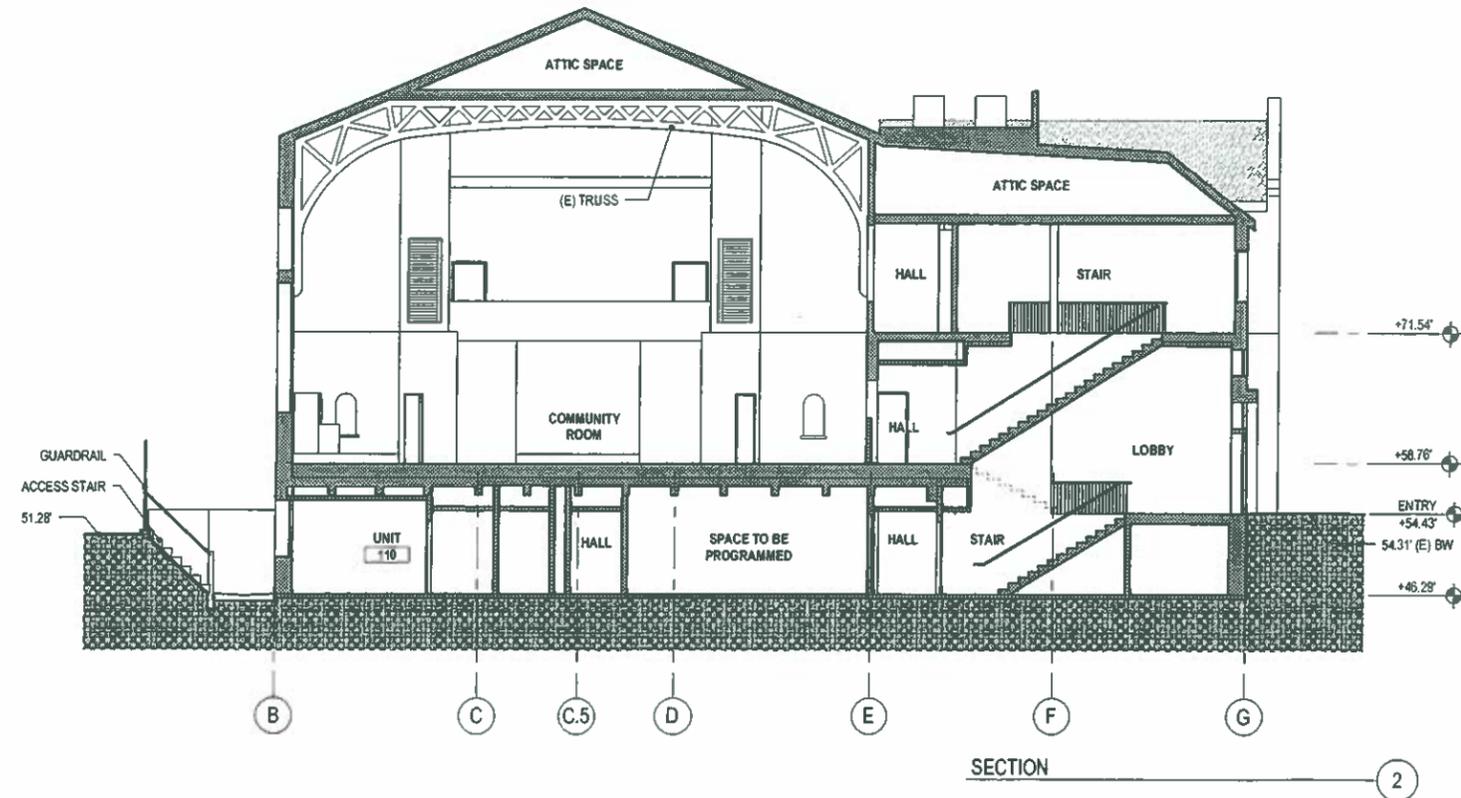
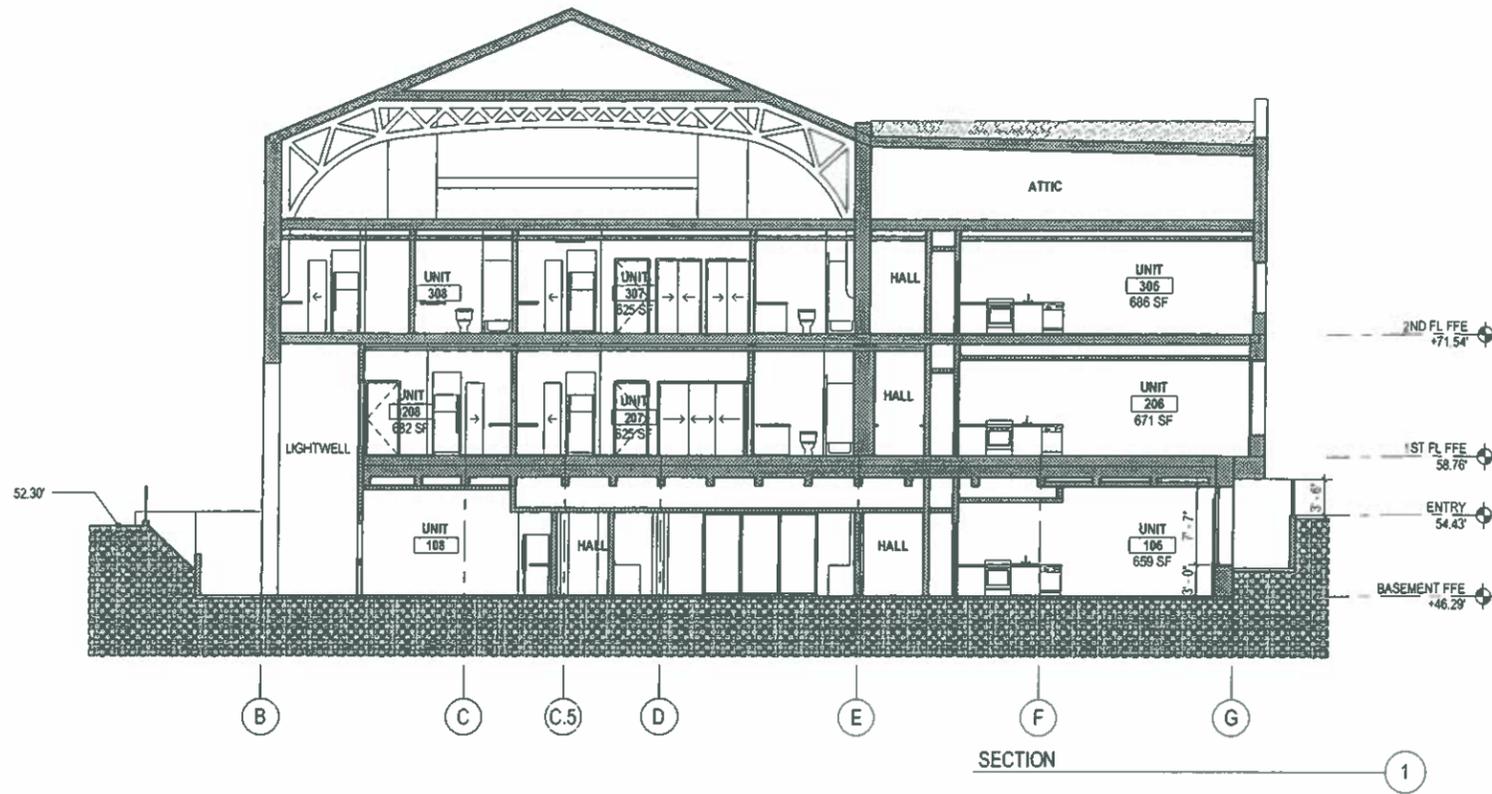
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BUILDING SECTIONS
1/8" = 1' - 0"

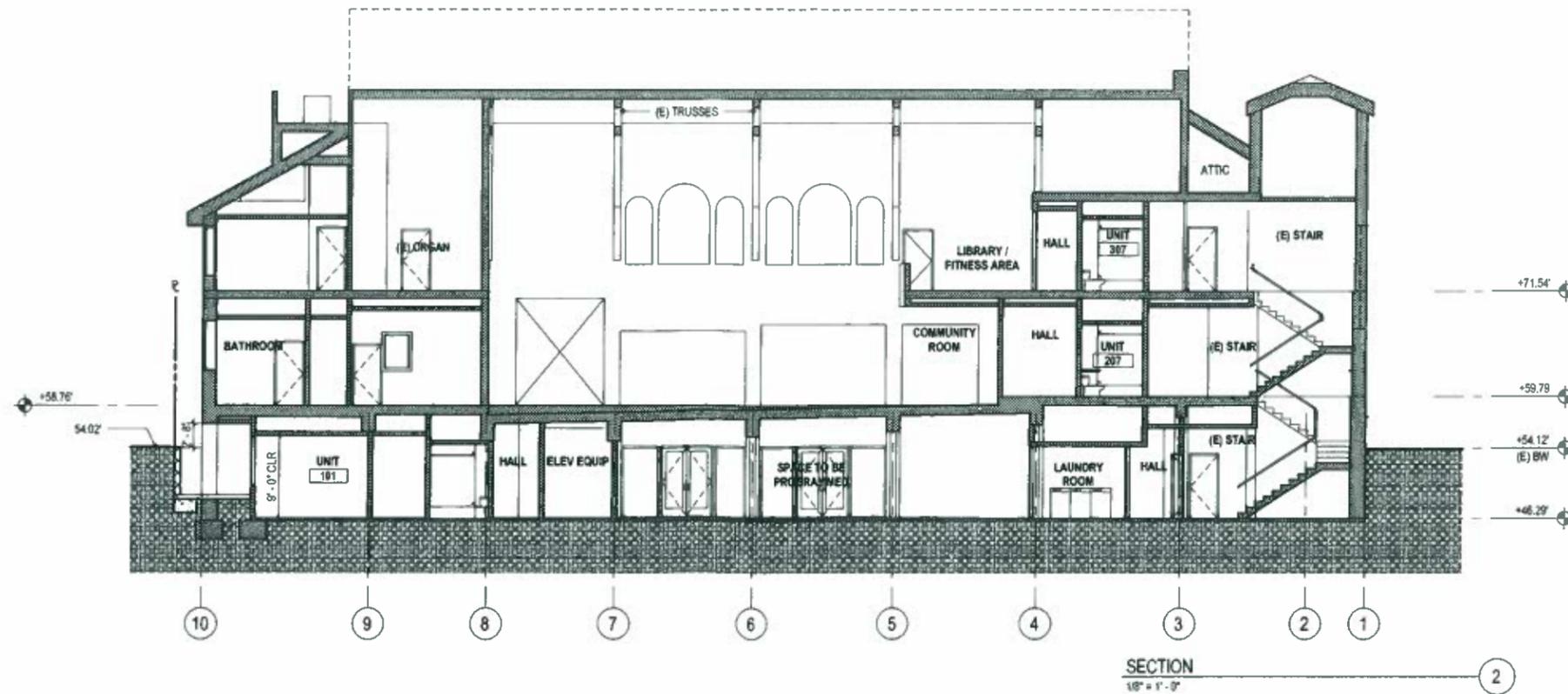
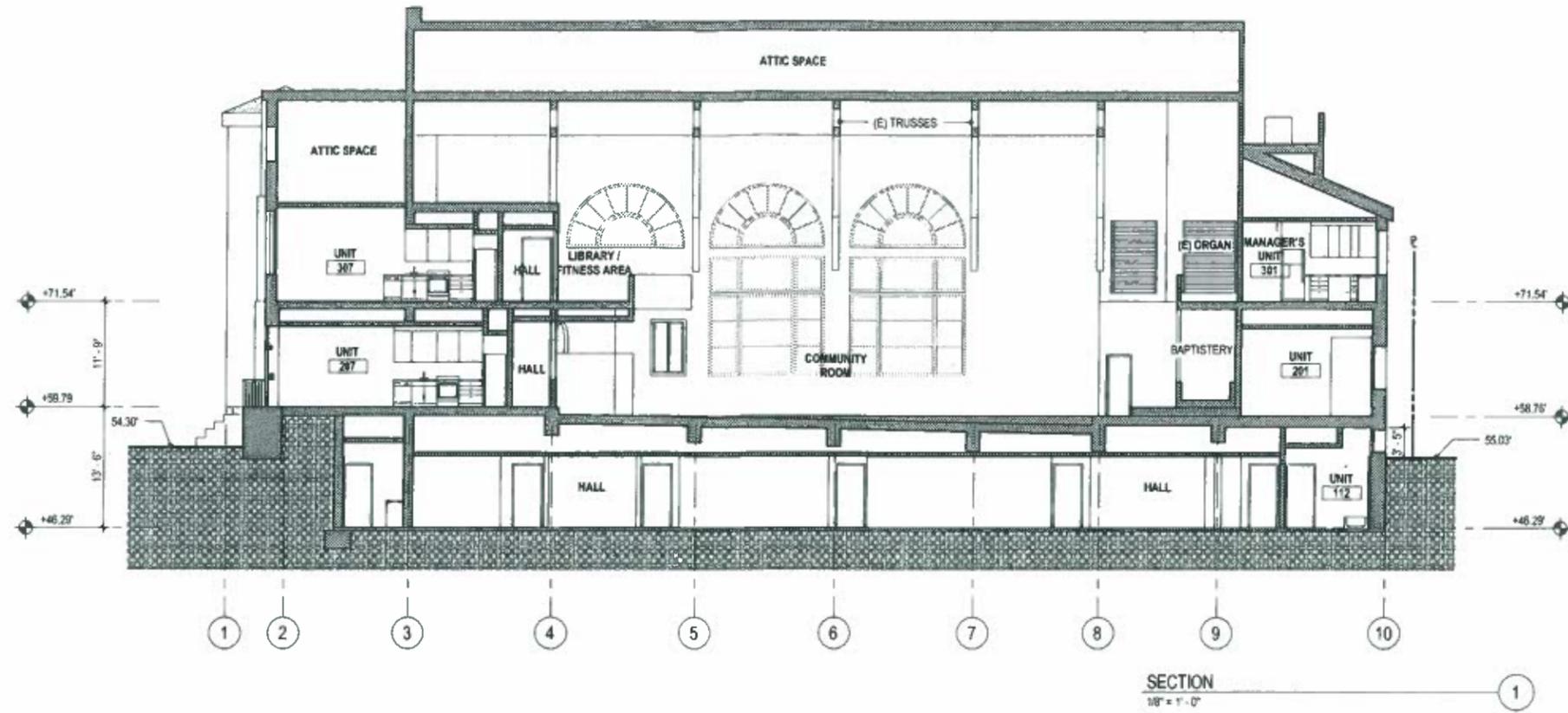
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Kilifer Flammang Architects



BUILDING SECTIONS
1/8" = 1' - 0"

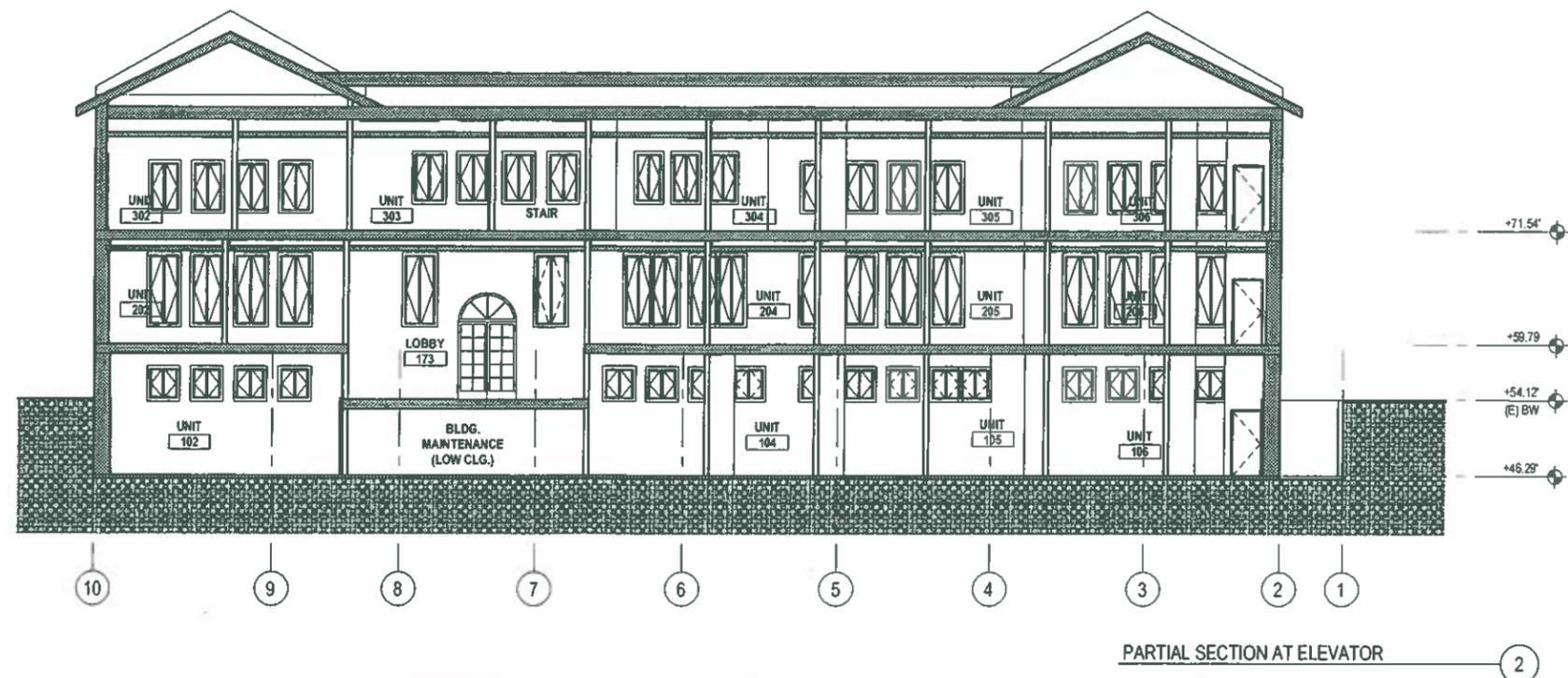
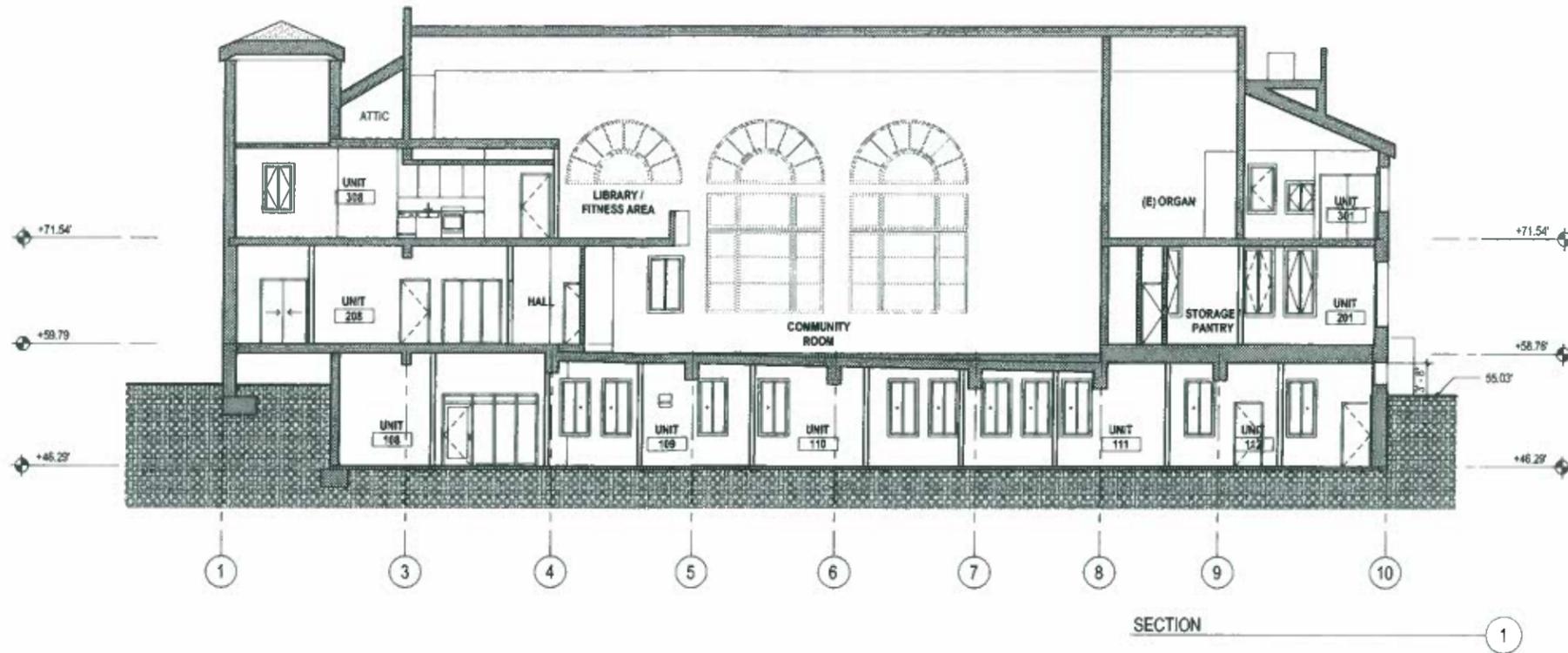
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Killefer Humphrey Architects



BUILDING SECTIONS
1/8" = 1' - 0"

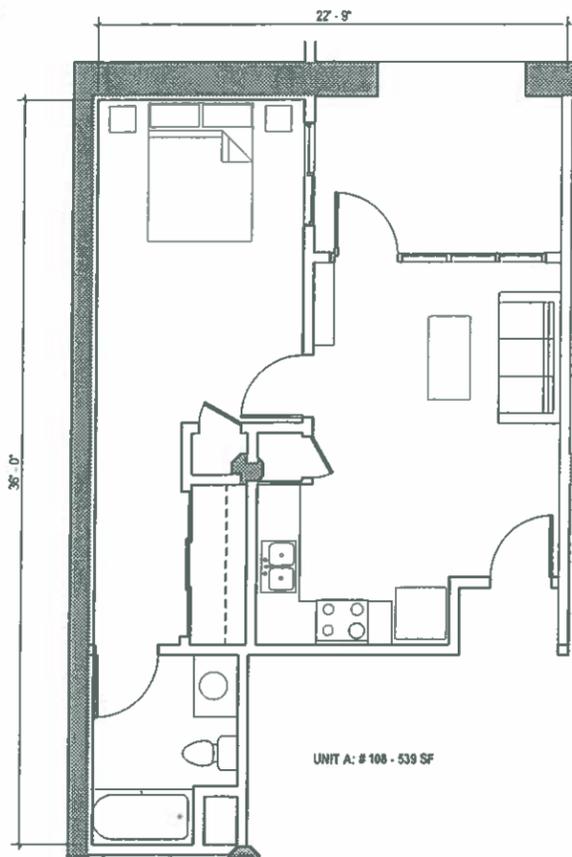
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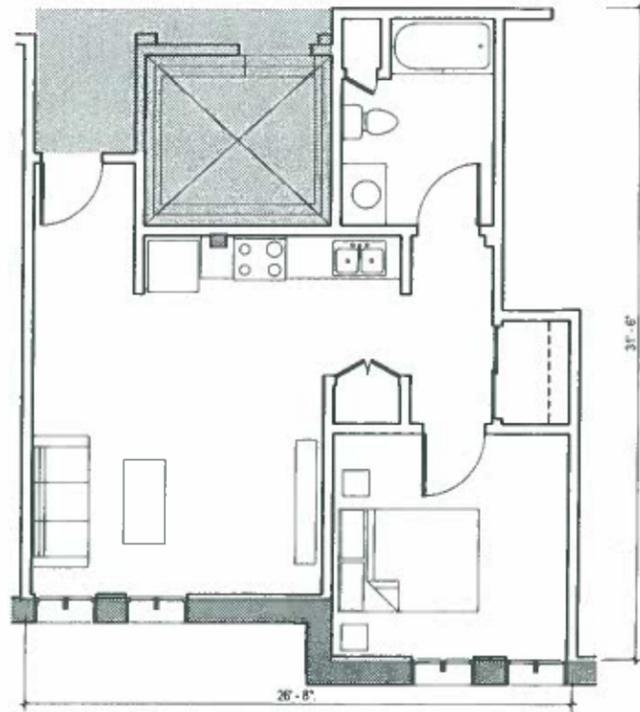
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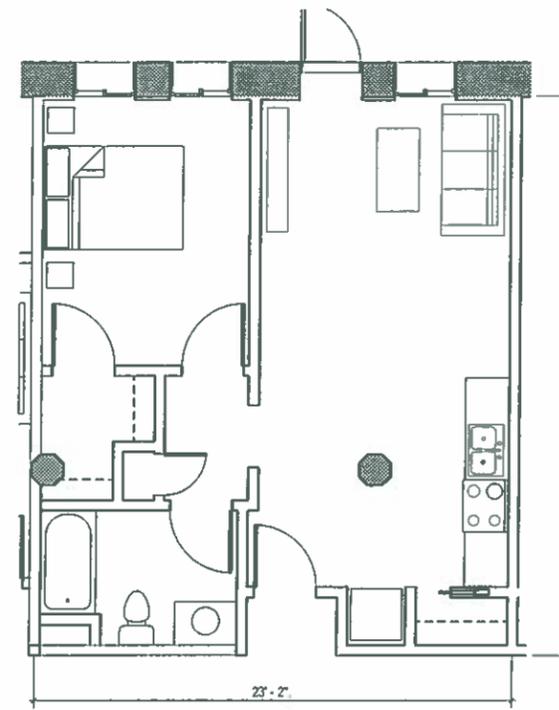
Kilmer Flannery Architects



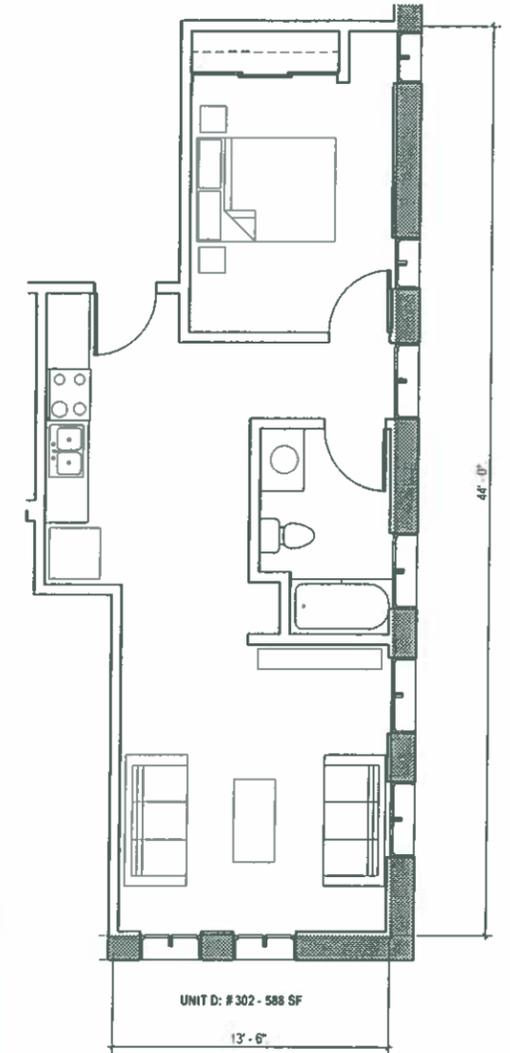
UNIT A: # 108 - 539 SF



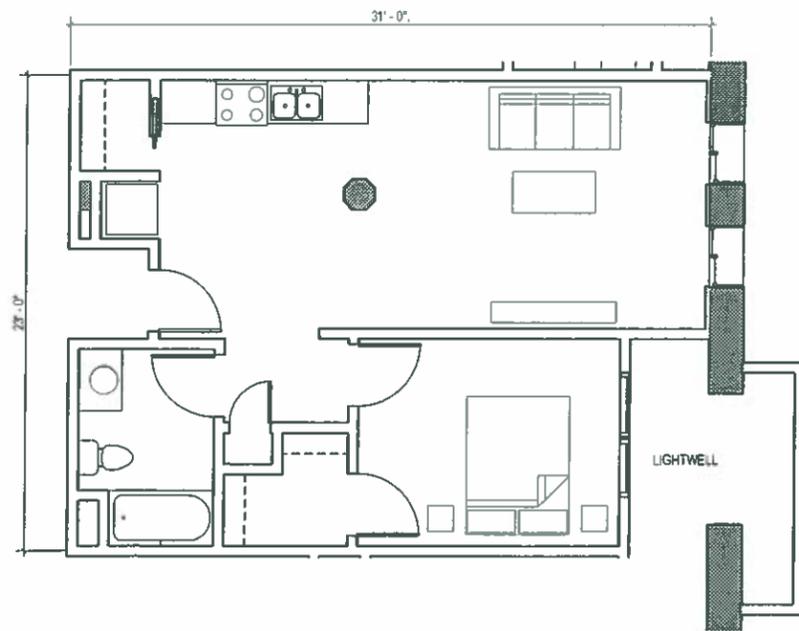
UNIT B: # 303 - 581 SF



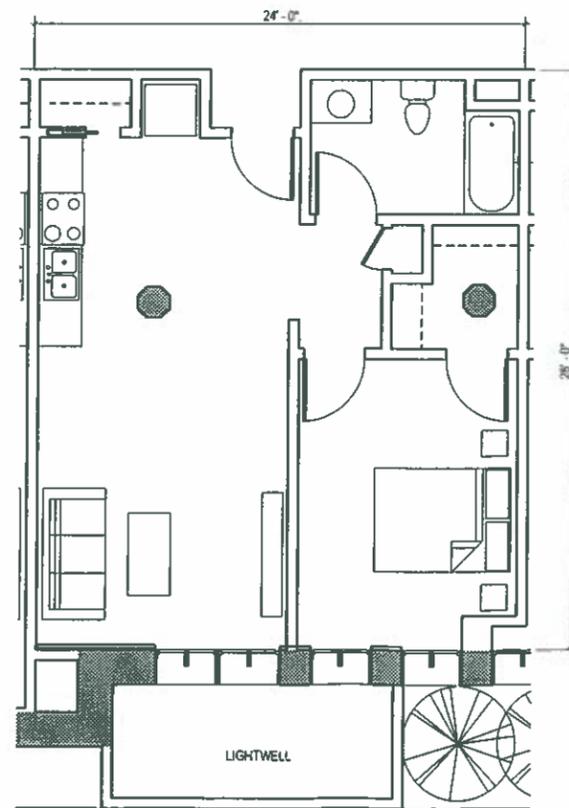
UNIT C: # 109 - 574 SF
(SIM UNITS: #110 - 579 SF, #111 - 577 SF)



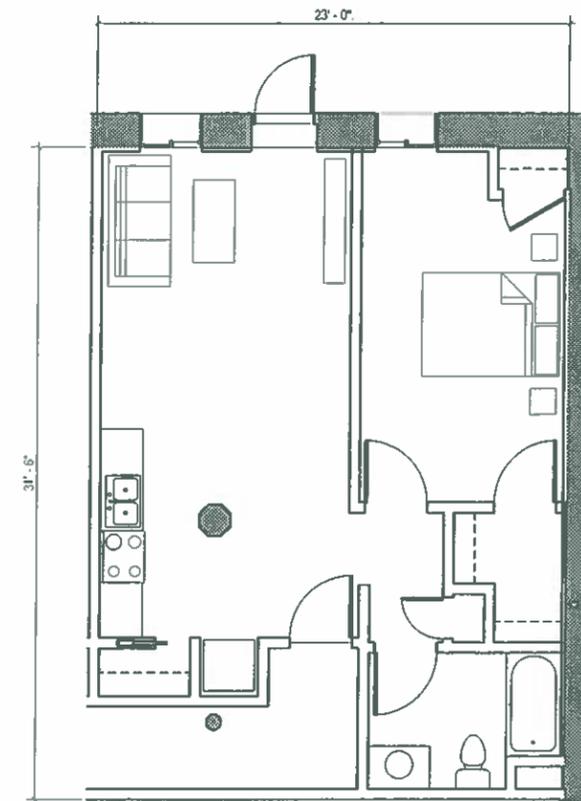
UNIT D: # 302 - 588 SF



UNIT E: # 101 - 611 SF



UNIT F: # 105 - 619 SF
(SIM UNITS: #104 - 622 SF, #204 - 627 SF, #205 - 626 SF, #304 - 644 SF, #305 - 633 SF)



UNIT G: # 112 - 622 SF

UNIT PLANS
1/8" = 1' - 0"

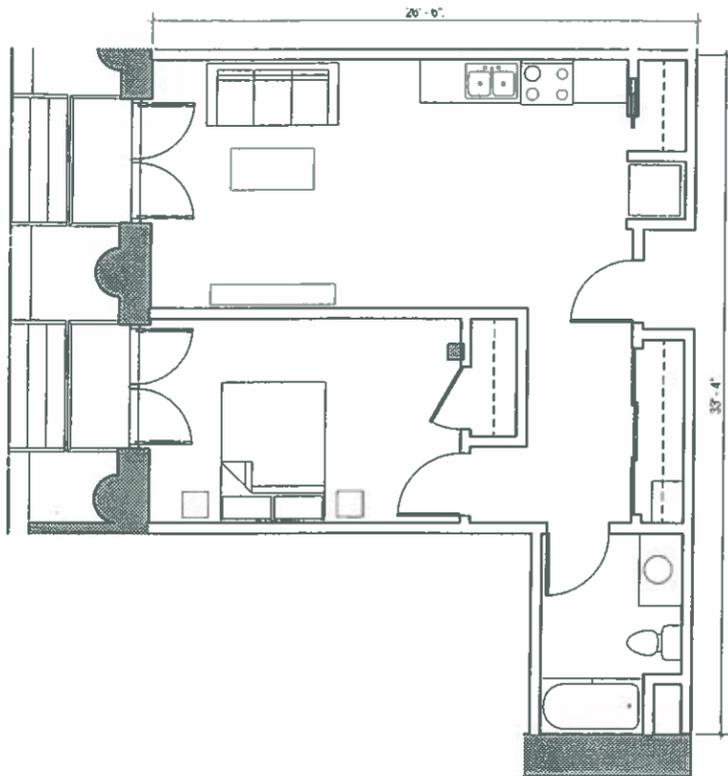
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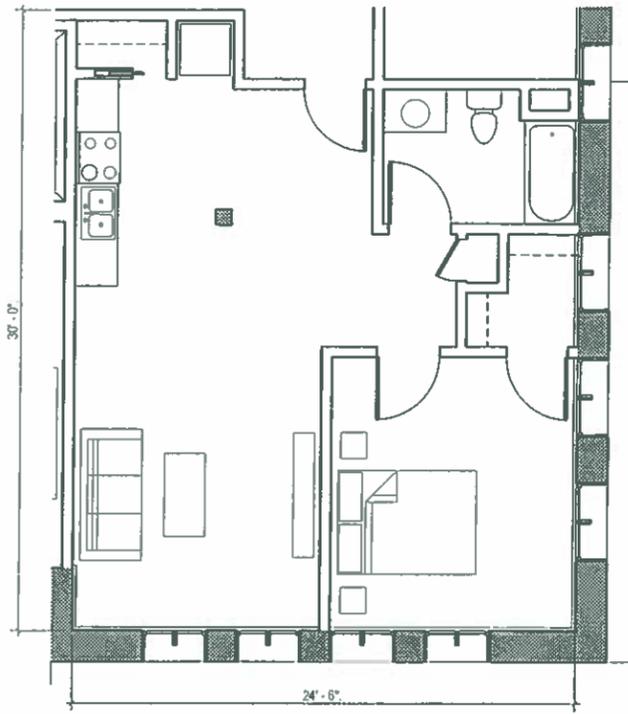
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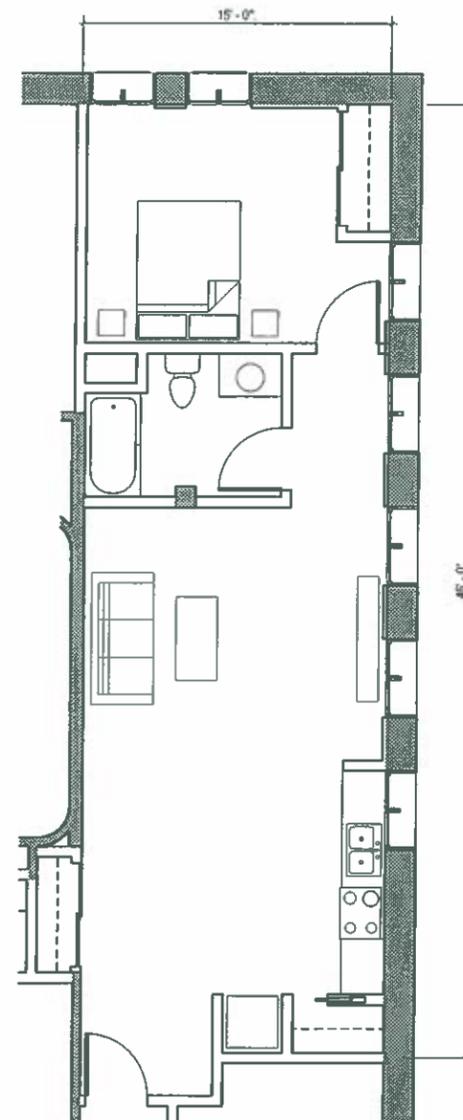
Killefer Hampton Architects



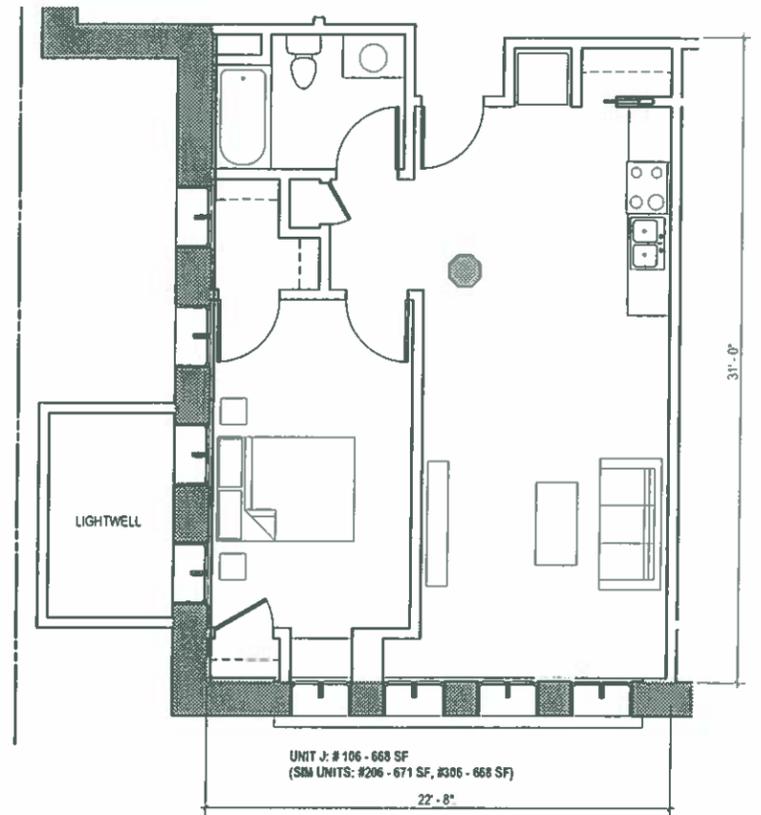
UNIT H: #207 - 625 SF
(SIM UNIT: #307 - 625 SF)



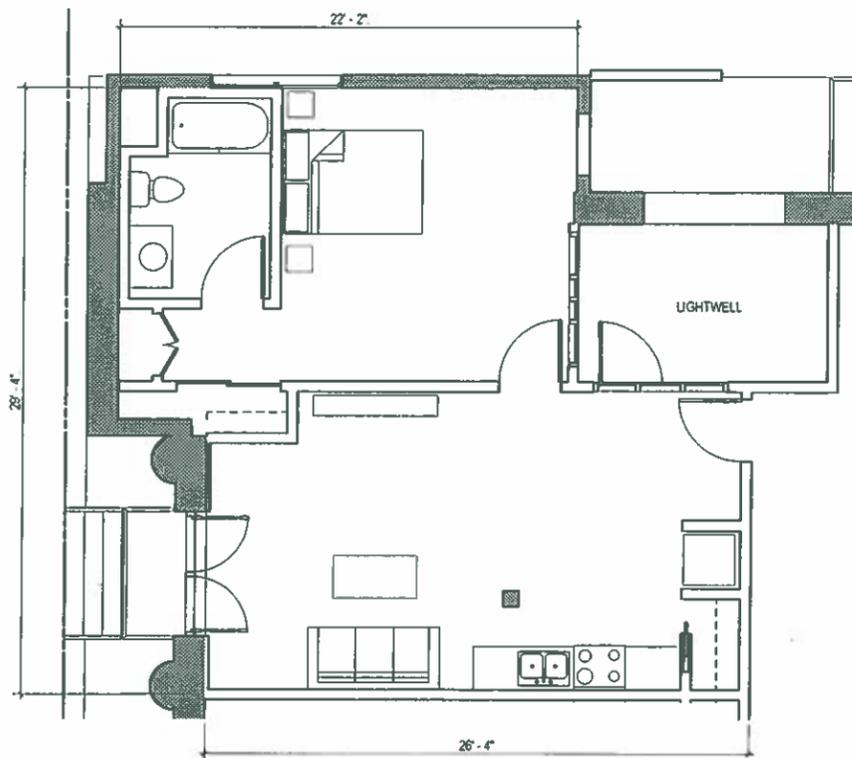
UNIT I: # 202 - 659 SF



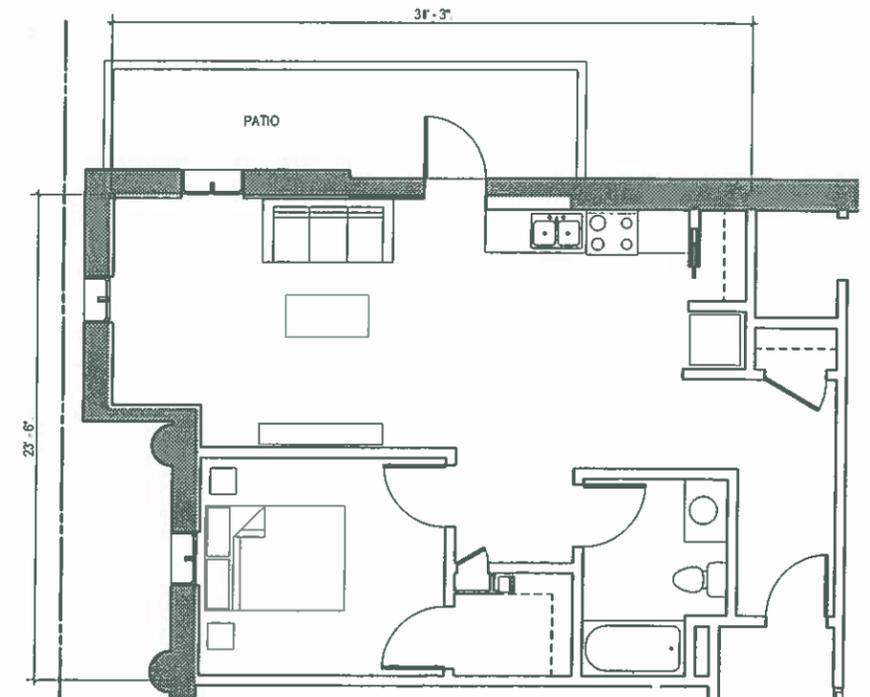
UNIT L: # 201 - 688 SF



UNIT J: # 106 - 668 SF
(SIM UNITS: #206 - 671 SF, #306 - 668 SF)



UNIT K: # 208 - 686 SF



UNIT M: # 308 - 705 SF

UNIT PLANS
1/8" = 1'-0"

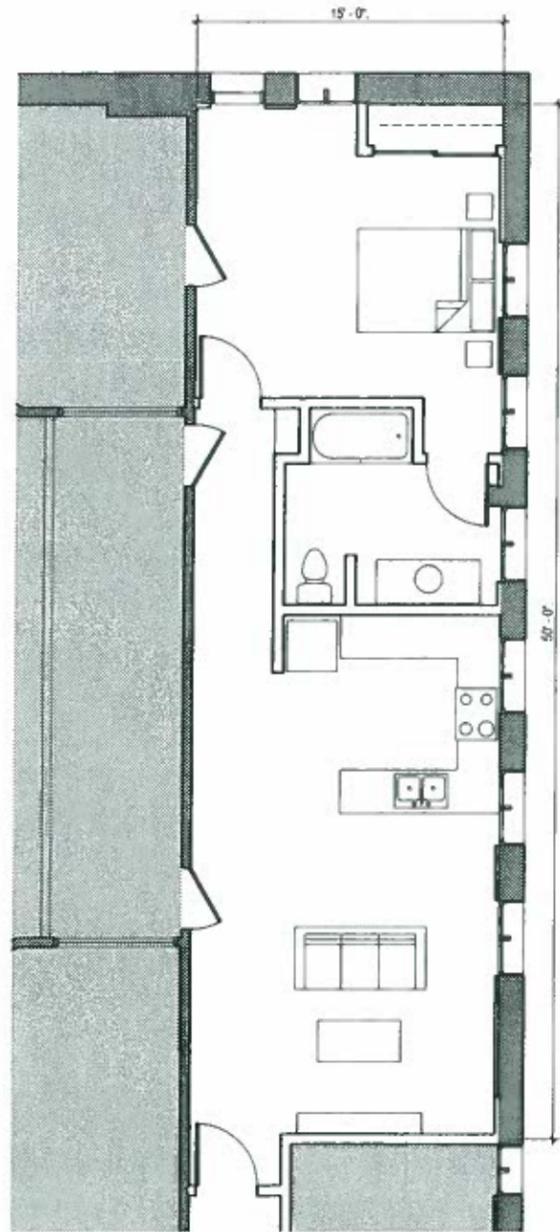
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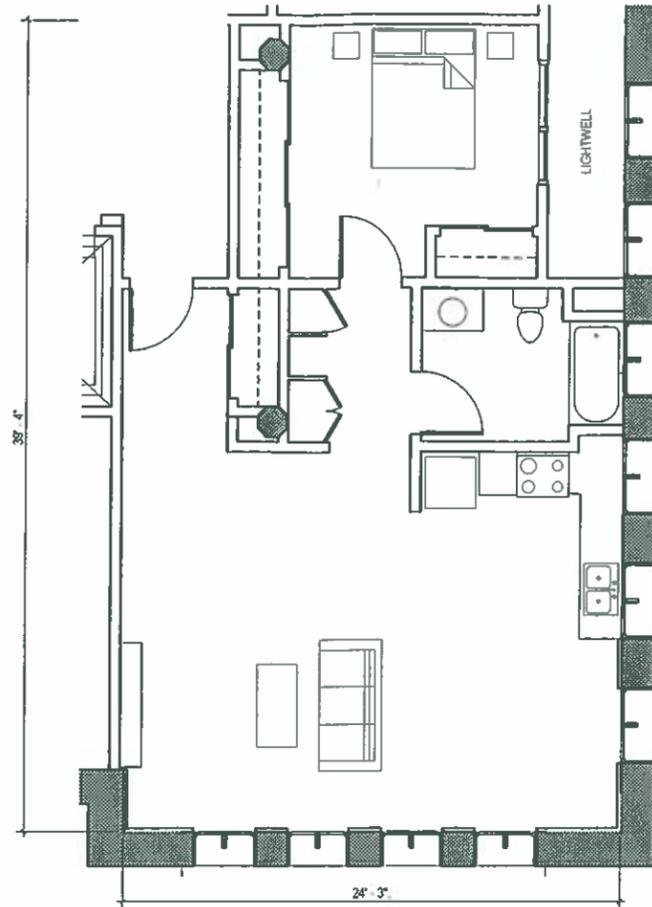
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UNIT N: # 301 - 754 SF



UNIT O: # 102 - 603 SF

UNIT PLANS
1/8" = 1' - 0"

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WINDOW TYPES



(A) 3'-0" x 7'-6" SINGLE HUNG / FIXED



(D) 2'-4" x 11'-6" FIXED



(H) 2'-6" x 2'-0" FIXED



(M) 6'-0" x 7'-6" SINGLE HUNG / FIXED



(E) 3'-0" x 5'-0" CASEMENT



(B) 3'-0" x 7'-0" CASEMENT / FIXED



(F) 2'-6" x 5'-6" CASEMENT



(C) 2'-6" DIA. FIXED



(G) 3'-0" x 3'-6" CASEMENT

NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE WOOD TO MATCH EXISTING.
2. ALL CASEMENT WINDOWS OPEN OUT.
3. ALL GLAZING TO BE CLEAR DOUBLE PANE LOW-E.

DOOR TYPES



(1) 3'-0" x 7'-0" TEN LITE DOOR
W/ 3'-0" x 1'-6" TRANSOM



(2) PAIR 3'-0" x 7'-0" TEN LITE DOOR
W/ 6'-0" x 2'-0" TRANSOM



(3) PAIR 3'-0" x 7'-10" TEN LITE DOOR
W/ TRANSOM

WINDOW AND DOOR TYPES
1/4" = 1' - 0"

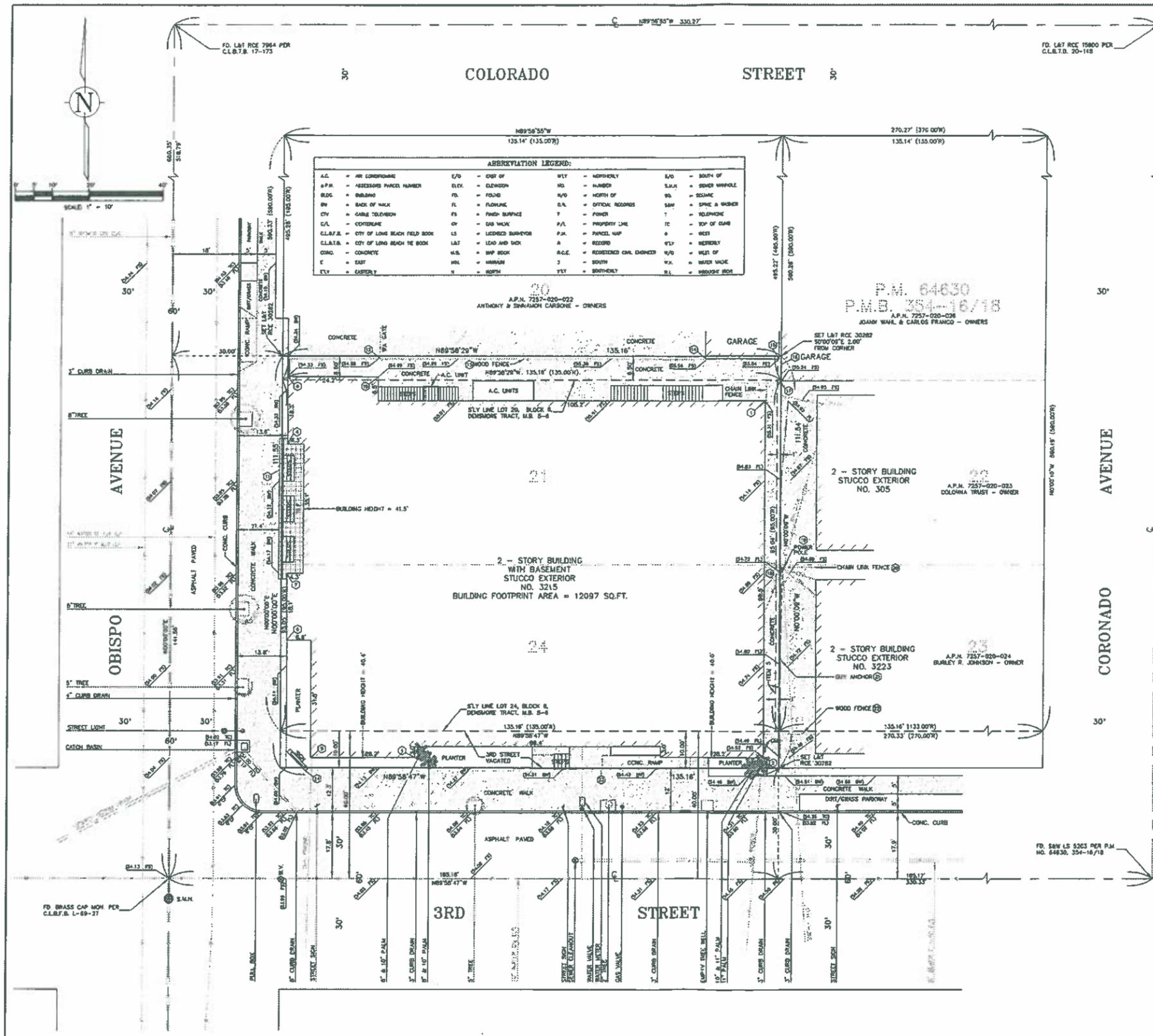
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ABBREVIATION LEGEND:

A.C. = AIR CONDITIONING	E/O = EAST OF	WLY = WESTERLY	S/O = SOUTH OF
A.P.N. = ASSASSORS PARCEL NUMBER	FD = FOUND	NO = NORTH OF	S.M.H. = SEWER HOLE
B.L.C. = BUILDING	FL = FLOORING	N/O = NORTH OF	S.M. = SPRING A HOLE
BT = BACK OF BACK	FS = FINISH SURFACE	O.A. = OFFICE RECORDS	S.M. = SPRING A HOLE
CL. = CABLE TELEVISION	FR = FRESH SURFACE	P. = POWER	T. = TELEPHONE
C.A. = CONCRETE	CR = CURB	P.A. = PROPERTY LINE	TC = TOP OF CURB
CL.B.F.S. = CITY OF LONG BEACH FIELD BOOK	LS = LICENSED SURVEYOR	P.A. = PARCEL MAP	W. = WEST
CL.L.A.B. = CITY OF LONG BEACH THE BOOK	LT = LEAD AND BACK	R. = RECORD	WLY = WESTERLY
CONC. = CONCRETE	N.S. = NIP BOOK	R.C.E. = RESTRICTED CHAIN CHANGER	W/O = WEST OF
E. = EAST	N.M. = NIP BOOK	S. = SOUTH	W.A. = WATER MAIN
E.L.V. = ELEVATION	N. = NORTH	S.W. = SOUTH-WEST	W.S. = WOOD SHED

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LEGAL DESCRIPTION:
 THE SOUTH 6.5 FEET OF LOT 20 AND ALL OF LOTS 21 AND 24 IN BLOCK 5 OF THE OGDEN TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THIRD STREET (FORMERLY 3RD STREET), ADDING SAID LOT 24 ON THE SOUTH, VACATED BY ORDINANCE NO. 738 OF THE CITY OF LONG BEACH, AND LYING BETWEEN THE EAST AND WEST LINES OF SAID LOT 24, PRODUCED SOUTH 10 FEET.

SURVEYOR'S NOTES:
 1. DATE OF SURVEY: MAY 2011
 2. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PRELIMINARY REPORT PREPARED BY LAWYERS TITLE COMPANY, ORDER NO. 12837888-09, DATED APRIL 4, 2011.
 EASEMENT ITEMS PER SAID TITLE REPORT:

ITEM NO. 3
 GRANTED TO: ASSOCIATES TELEPHONE COMPANY, A CORPORATION AND SOUTHERN CALIFORNIA Edison COMPANY
 PURPOSE: POLES, LINES, CONDUITS AND INCIDENTAL PURPOSES
 RECORDED APRIL 11, 2011 IN BOOK 17377, PAGE 276, O.R.
 AFFECTS: THE EAST 1 FOOT OF SAID PROPERTY

3. PROJECT ADDRESS:
 3215 E. 3RD ST.
 LONG BEACH, CA 90814
 A.P.N. 7257-020-023

4. FLOOD ZONE DESIGNATION:
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE II PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 06037C1970F, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.

5. SITE AREA = 15076.91 SQ. FT., 0.3481 ACRES (GROSS)

6. BENCHMARK:
 CITY OF LONG BEACH BENCHMARK NO. 982, 1.81 IN CATCH BASIN AT THE NW CORNER OF OBISPO AVE. & 3RD ST., 15.17' ABOVE
 ELEV. = 53.824' (NOV 29) (1985 ADJ.)

7. EXISTING ZONING = R-2-A
 SETBACKS PER SAID ZONING:
 FRONT YARD: 16 FT.
 SIDE YARD: 4 FT.
 REAR YARD: 26 FT.
 HEIGHT: 25 FT.

8. THERE IS NO ON-SITE PARKING.

9. UTILITY INFORMATION SHOWN HEREON IS PER CITY OF LONG BEACH RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.

10. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

11. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY.

12. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

CERTIFICATION:
 TO: IMMANUEL COMMUNITY CHURCH, LAWYERS TITLE COMPANY AND THOMAS SAFRAN AND ASSOCIATES
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 IMMANUEL STANDARD ACTUAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 13, 14, 15 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2011.

CHRISTOPHER CHAM, R.C.E. 30282 DATE

ENCLOSURE NOTES

1	BLDG CORNER 1.5' CLEAR OF P.A. ELY
2	BLDG CORNER 4.0' CLEAR OF P.A. ELY
3	BLDG CORNER 5.0' CLEAR OF P.A. ELY
4	BLDG CORNER 5.0' CLEAR OF P.A. ELY
5	BLDG CORNER 5.0' CLEAR OF P.A. ELY
6	BLDG CORNER 5.0' CLEAR OF P.A. ELY
7	BLDG CORNER 5.0' CLEAR OF P.A. ELY
8	BLDG CORNER 5.0' CLEAR OF P.A. ELY
9	BLDG CORNER 5.0' CLEAR OF P.A. ELY
10	BLDG CORNER 5.0' CLEAR OF P.A. ELY
11	BLDG CORNER 5.0' CLEAR OF P.A. ELY
12	BLDG CORNER 5.0' CLEAR OF P.A. ELY
13	BLDG CORNER 5.0' CLEAR OF P.A. ELY
14	BLDG CORNER 5.0' CLEAR OF P.A. ELY
15	BLDG CORNER 5.0' CLEAR OF P.A. ELY
16	BLDG CORNER 5.0' CLEAR OF P.A. ELY
17	BLDG CORNER 5.0' CLEAR OF P.A. ELY
18	BLDG CORNER 5.0' CLEAR OF P.A. ELY
19	BLDG CORNER 5.0' CLEAR OF P.A. ELY
20	BLDG CORNER 5.0' CLEAR OF P.A. ELY
21	BLDG CORNER 5.0' CLEAR OF P.A. ELY
22	BLDG CORNER 5.0' CLEAR OF P.A. ELY
23	BLDG CORNER 5.0' CLEAR OF P.A. ELY
24	BLDG CORNER 5.0' CLEAR OF P.A. ELY
25	BLDG CORNER 5.0' CLEAR OF P.A. ELY
26	BLDG CORNER 5.0' CLEAR OF P.A. ELY
27	BLDG CORNER 5.0' CLEAR OF P.A. ELY
28	BLDG CORNER 5.0' CLEAR OF P.A. ELY
29	BLDG CORNER 5.0' CLEAR OF P.A. ELY
30	BLDG CORNER 5.0' CLEAR OF P.A. ELY

FINE LINE SYSTEMS
 CONSULTING CIVIL ENGINEERS
 1443 WEST BEVERLY BLVD., MONTEREYO, CA 90643 (323) 728-3388

JOB NO. 11490
 DATE: JUNE 2011
 SCALE: 1"=10'

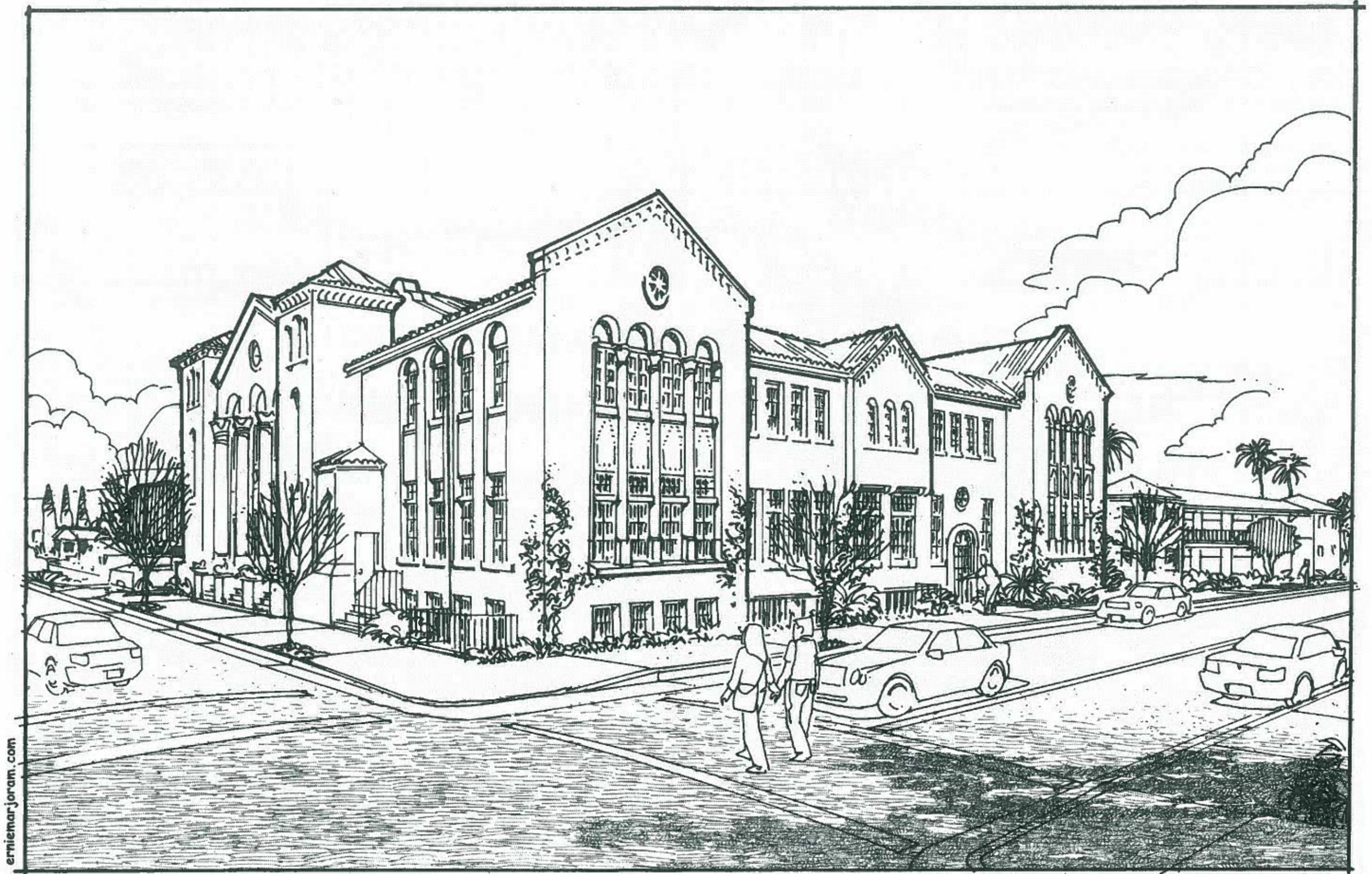
SHEET TITLE:
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
 DESIGNED BY: OCC

PREPARED EXCLUSIVELY FOR:
THOMAS SAFRAN & ASSOCIATES
 DRAWN BY: JB
 SHEET 1 OF 1

IMMANUEL SENIOR HOUSING

3215 3RD STREET
 LONG BEACH, CA 90814
 FEBRUARY 03, 2012
 AUGUST 31, 2012 - REVISION

SURVEY
 NTS



erniemarjoram.com

RENDERING

IMMANUEL SENIOR HOUSING

3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES

Killefer Flanagan Architects