



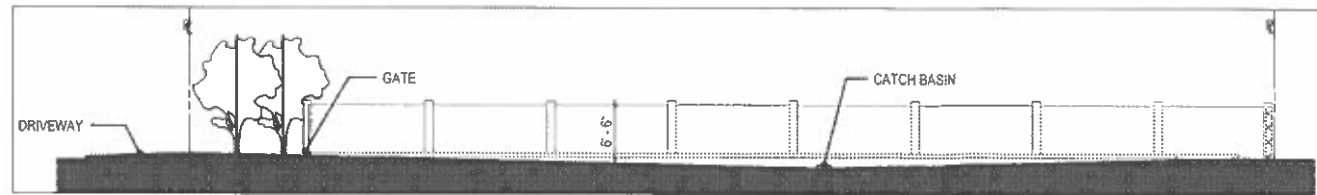
IMMANUEL SENIOR HOUSING

3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
10/17/12

G000

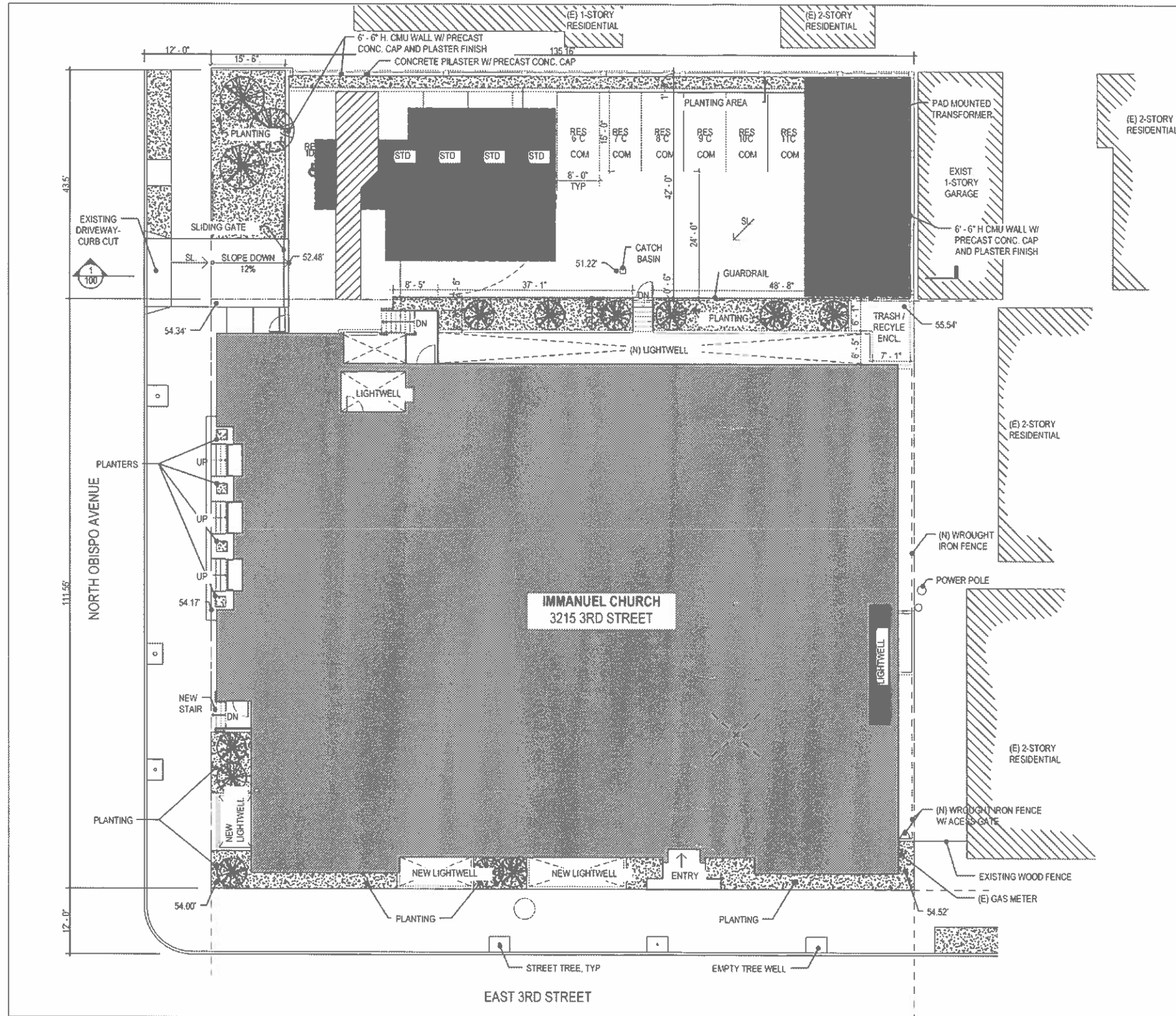
THOMAS SAFRAN & ASSOCIATES





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 WULFOLFS ZONE 3 AND ARE LOW TO VERY LOW WATER USE SPECIES)

- | TREES (+/- 12) | SHRUBS (+/- 120) | GROUNDCOVER (+/- 6,000 s.f) |
|---------------------------|--------------------------|-----------------------------|
| ARBUTUS UNEDO | ALYOGYNE HUEGELII | APTENIA "RED APPLE" |
| BRACHYCHITON POPULNEUS | ANIGOZANTHOS FLAVIDUS | BOUGAINVILLEA SPECIES |
| CERCIDUM PRAECOX | ARTEMESIA POWIS CASTLE | DYMONDIA MARGARETEA |
| X CHITALPA TASHKENTENSIS | BERBERIS SPECIES | OENOTHERA SPECIOSA |
| MELALEUCA STYPHELOIDES | CARPENTERIA CALIFORNICA | ROSEMARINUS PROSTRATUS |
| OLEA EUROPA | CEANOTHUS SPECIES | SEDUM SPECIES |
| PARKSONIA FLORIDA | CISTUS SPECIES | SENECIO MANDRAUSCAE |
| PITTOSPORUM PHILLYRAEODES | 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 TENUISSIMA | |
| | 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"

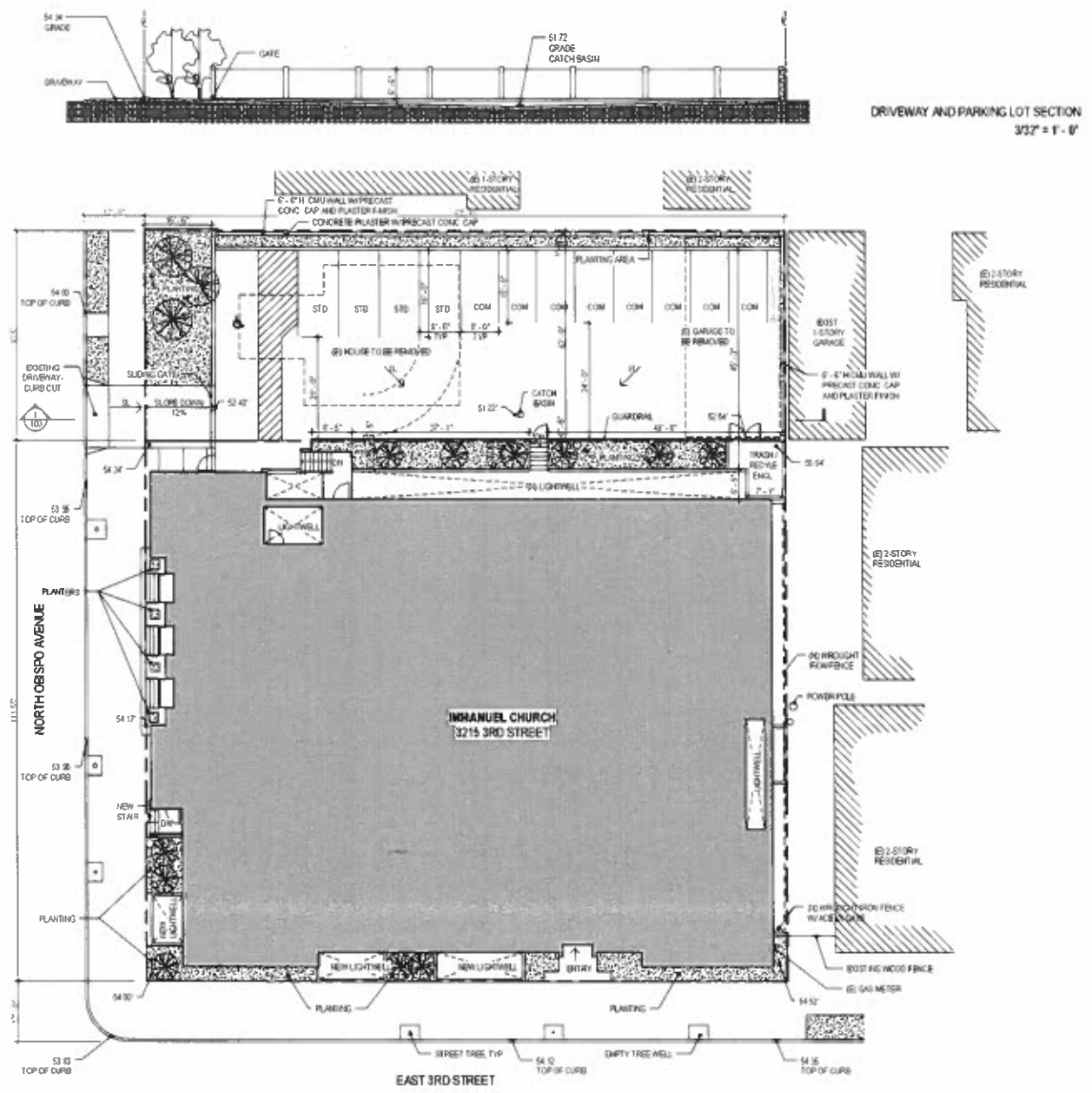
L100

IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES





UNIT INFORMATION		
Name	Number	Area
UNIT	101	610 SF
UNIT	102	790 SF
UNIT	104	622 SF
UNIT	106	612 SF
UNIT	106	653 SF
UNIT	108	531 SF
UNIT	100	572 SF
UNIT	110	579 SF
UNIT	111	577 SF
UNIT	112	611 SF
UNIT	201	685 SF
UNIT	202	653 SF
UNIT	204	627 SF
UNIT	205	626 SF
UNIT	206	671 SF
UNIT	207	655 SF
UNIT	208	662 SF
UNIT	301	750 SF
UNIT	302	560 SF
UNIT	400	558 SF
UNIT	1004	644 SF
UNIT	105	630 SF
UNIT	108	636 SF
UNIT	107	625 SF
UNIT	000	700 SF
Grand Total 25		

GROSS BUILDING AREA:
 1ST FLOOR = 11,046 SF
 2ND FLOOR = 11,540 SF
 NET FLOOR = 8,447 SF
 TOTAL = +31,036 SF

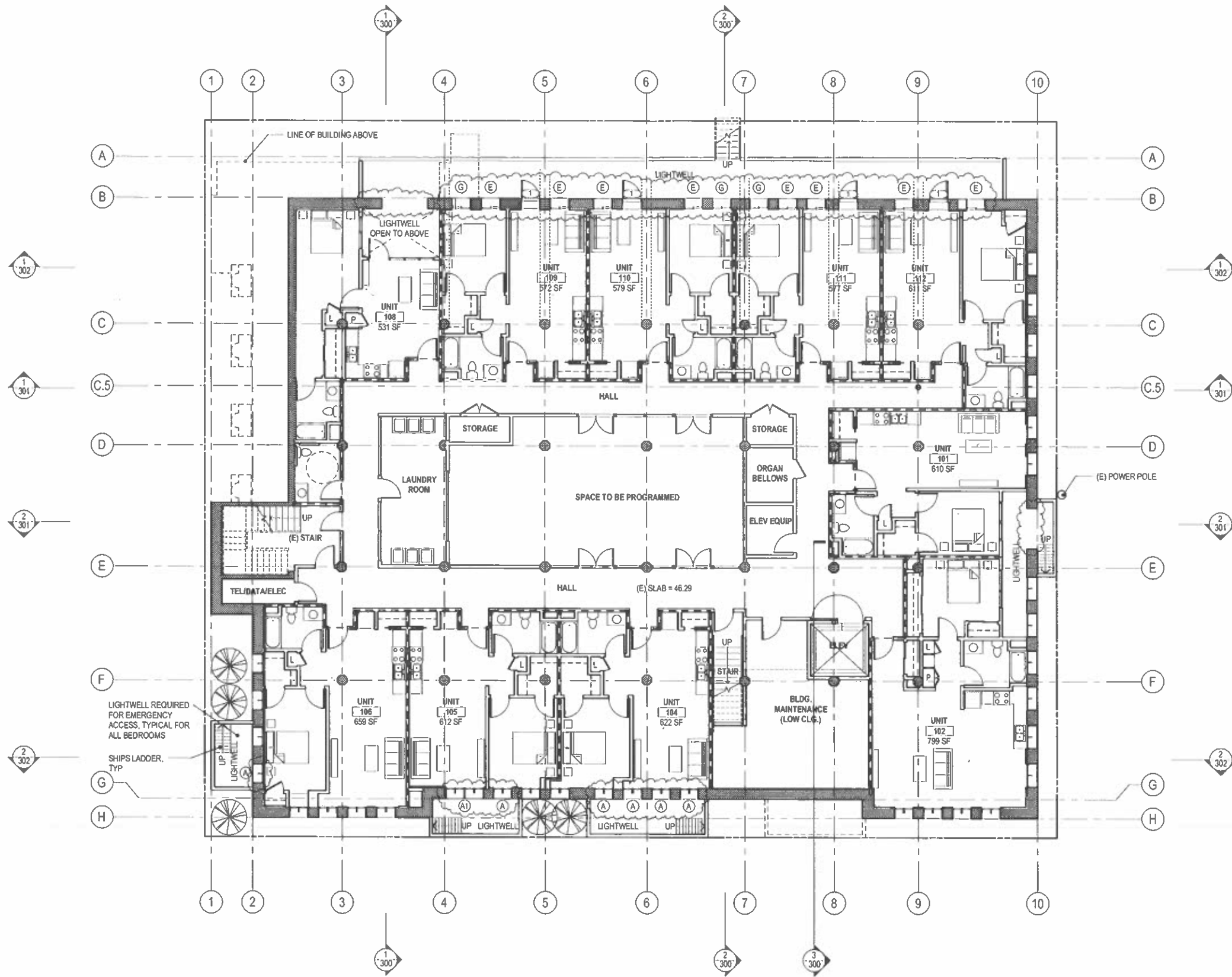
SITE PLAN
 3/32" = 1' - 0"

A100

IMMANUEL SENIOR HOUSING

2215 3RD STREET
 LONG BEACH, CA 90804
 FEBRUARY 03, 2012
 AUGUST 21, 2012 - REVISION
 SEPTEMBER 26, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES



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



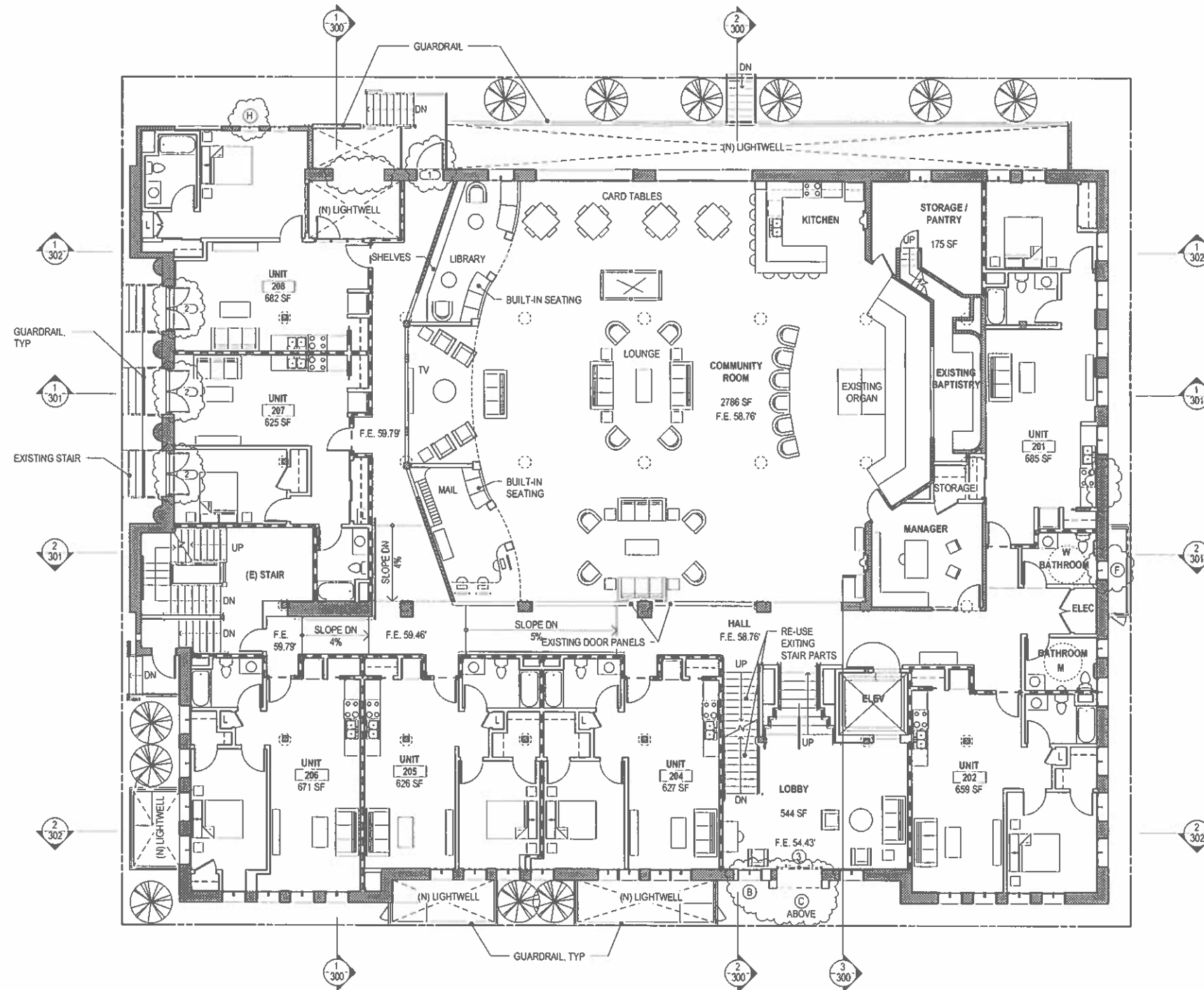
A110

IMMANUEL SENIOR HOUSING

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

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



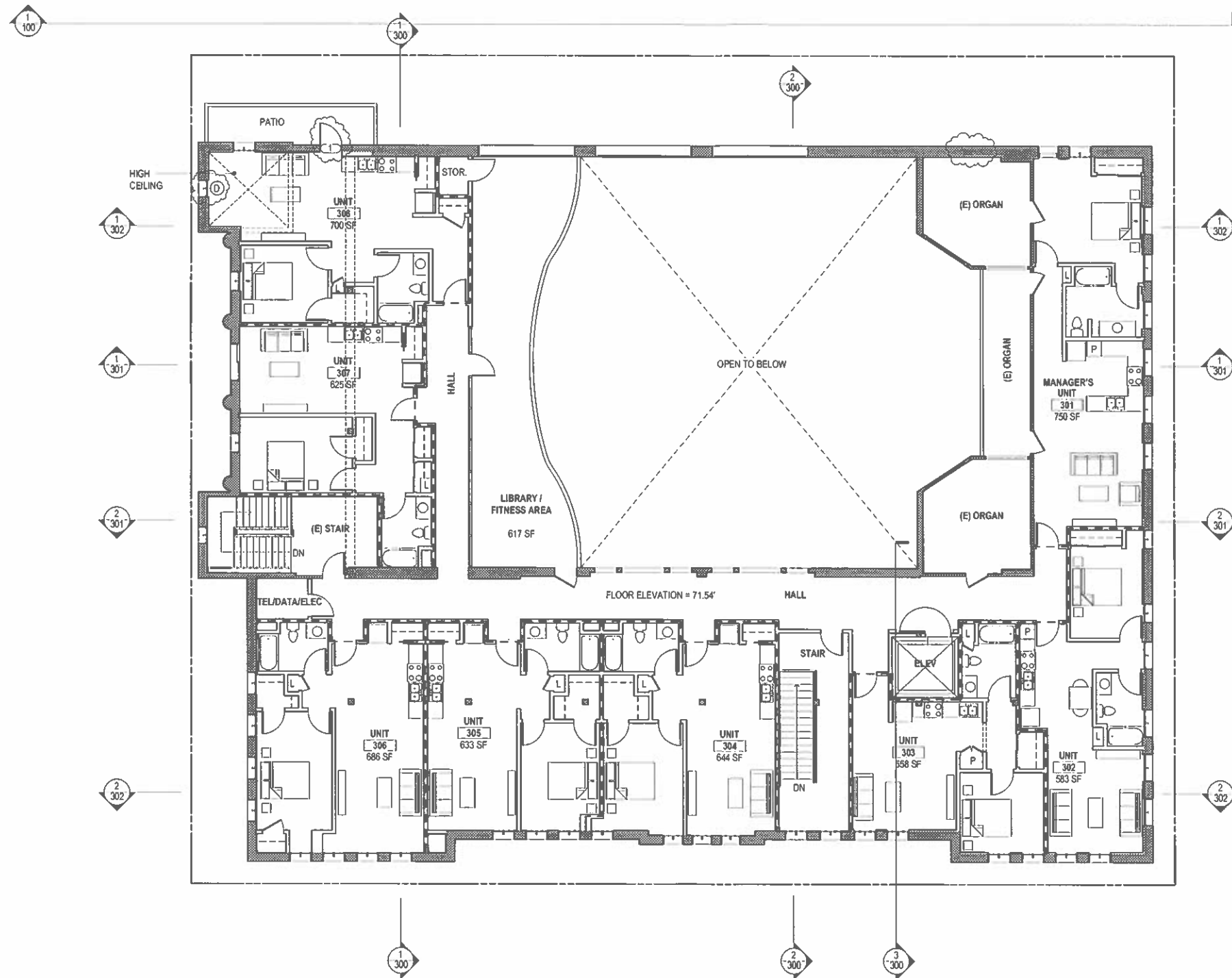
A120

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

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



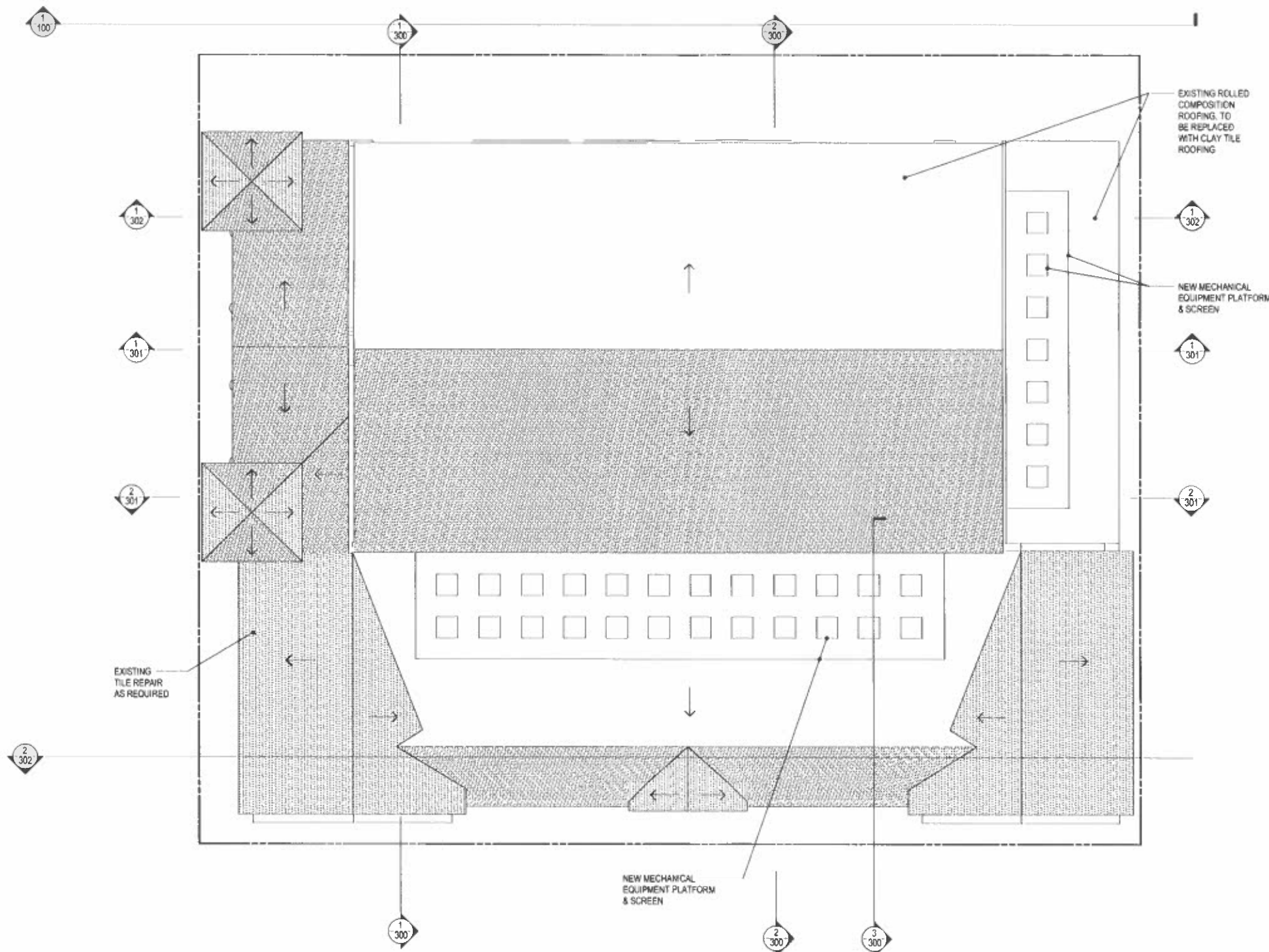
A130

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


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LEGEND

 CLAY TILE ROOFING

 ROLLED COMPOSITION ROOFING

NOTE:
CLAY TILE ROOFING WILL BE REPLACED WHERE MISSING

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



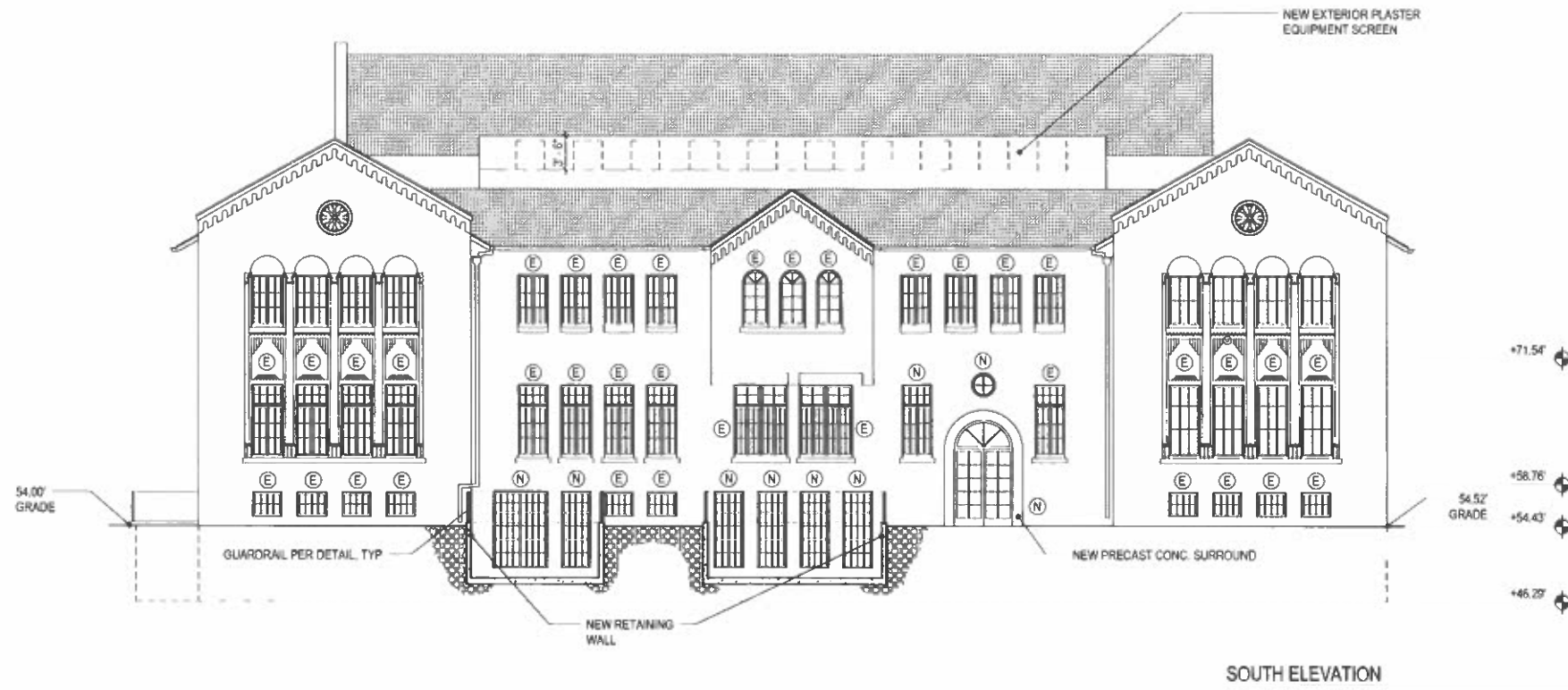
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3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
SEPTEMBER 26, 2012 - REVISION

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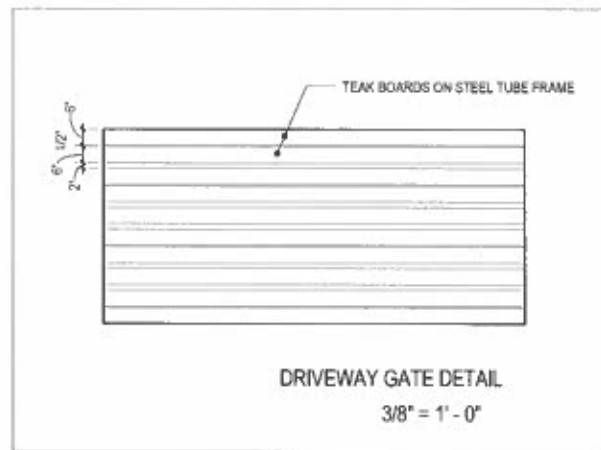


- (E) EXISTING WINDOW TO BE RESTORED & RE-GLAZED
- (N) NEW WINDOW TO MATCH EXISTING MATERIAL & DESIGN

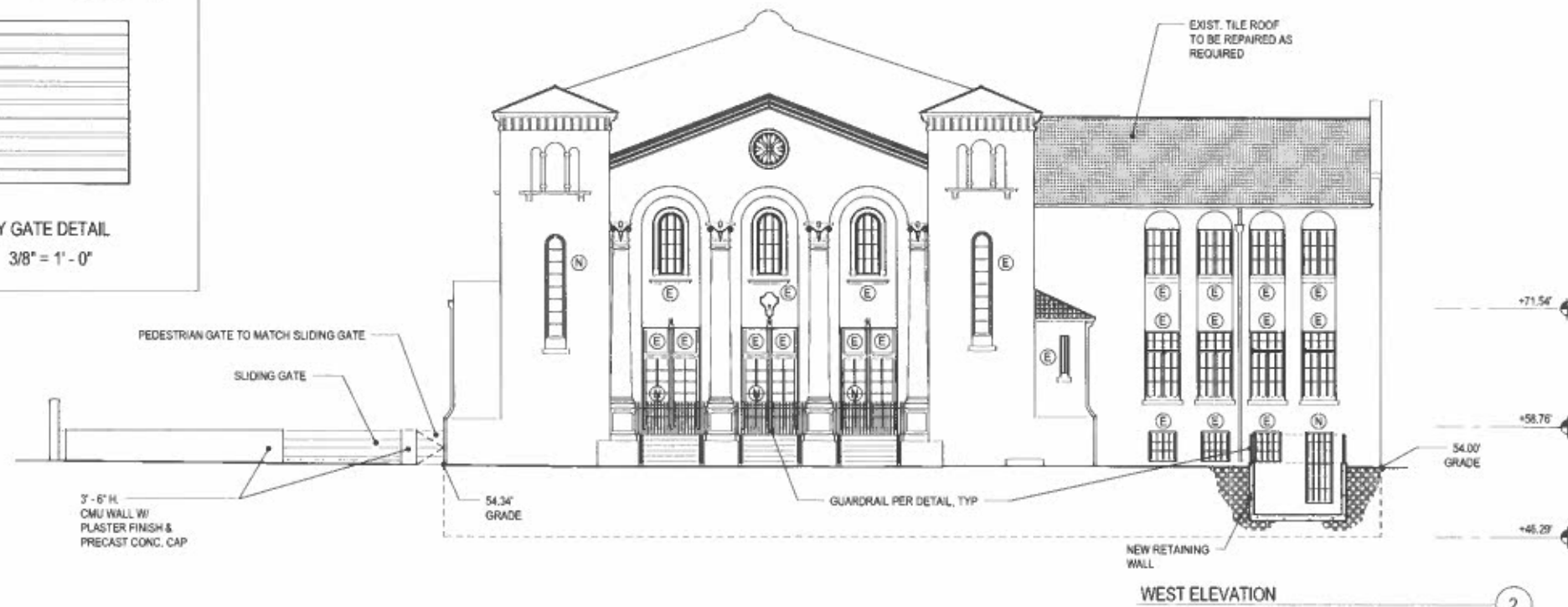
NOTE: ALL ALUMINUM WINDOWS ARE TO BE REPLACED WITH WOOD WINDOWS TO MATCH EXISTING

SOUTH ELEVATION

1

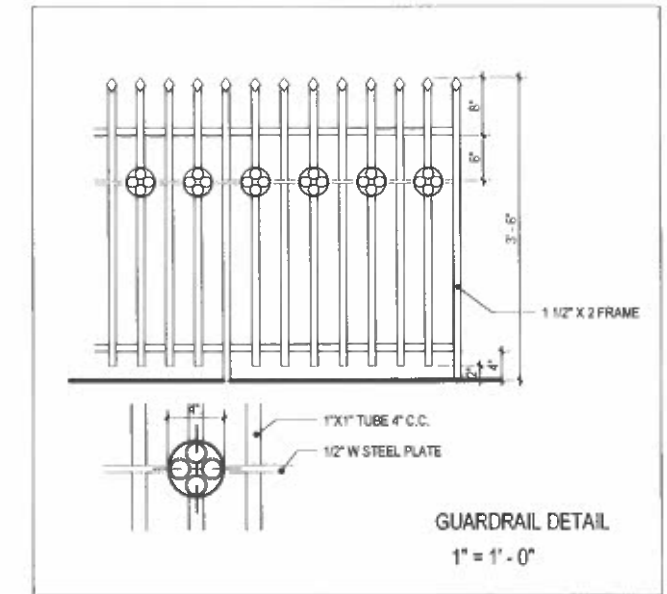


DRIVEWAY GATE DETAIL
3/8" = 1' - 0"



WEST ELEVATION

2



GUARDRAIL DETAIL
1" = 1' - 0"

ELEVATIONS
1/8" = 1' - 0"

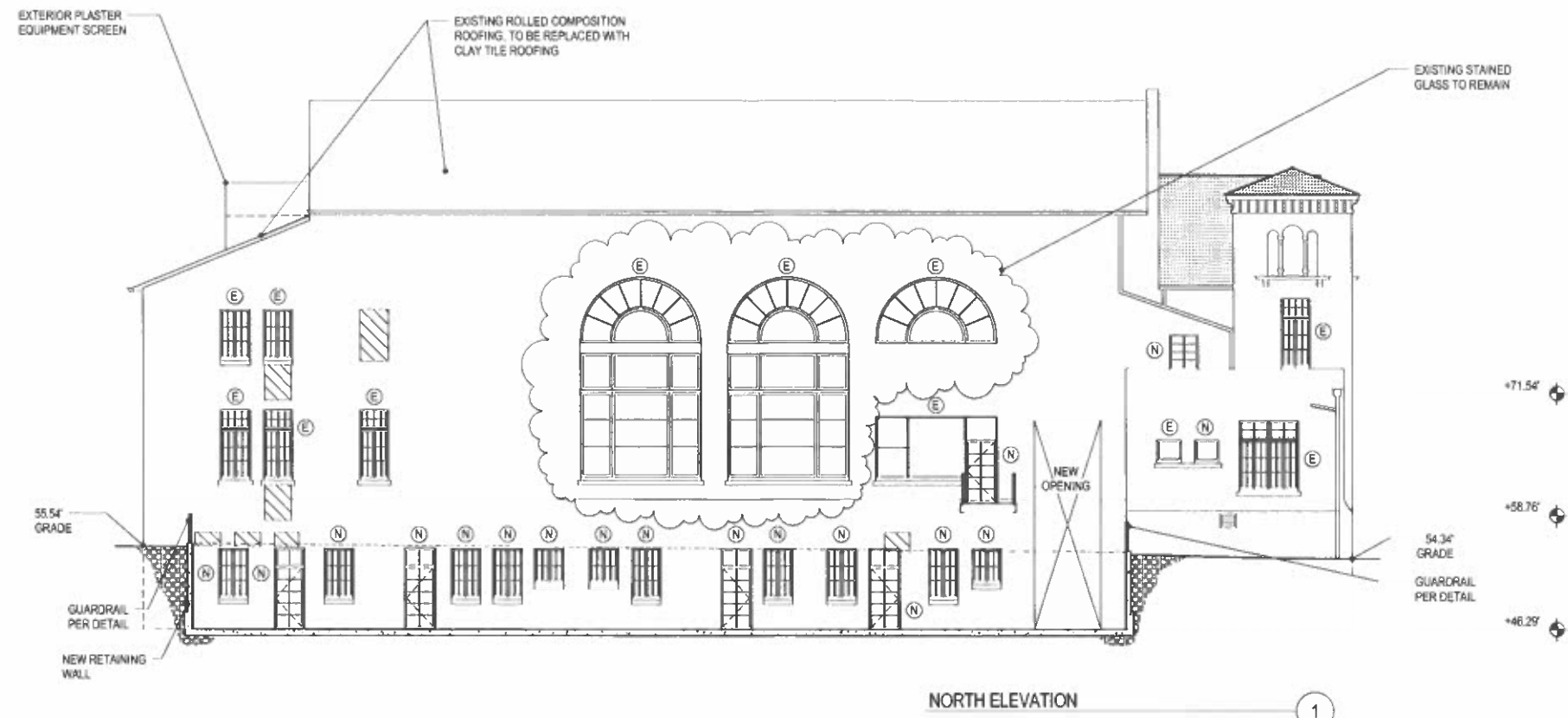
A200




IMMANUEL SENIOR HOUSING

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LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
SEPTEMBER 26, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES

Killefer Flemming Architects



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

ELEVATIONS
1/8" = 1' - 0"

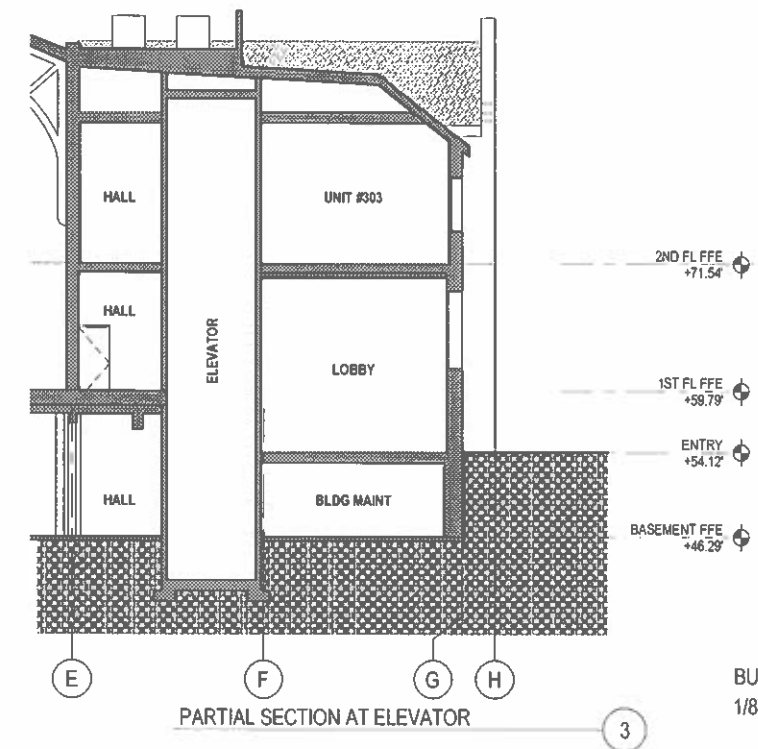
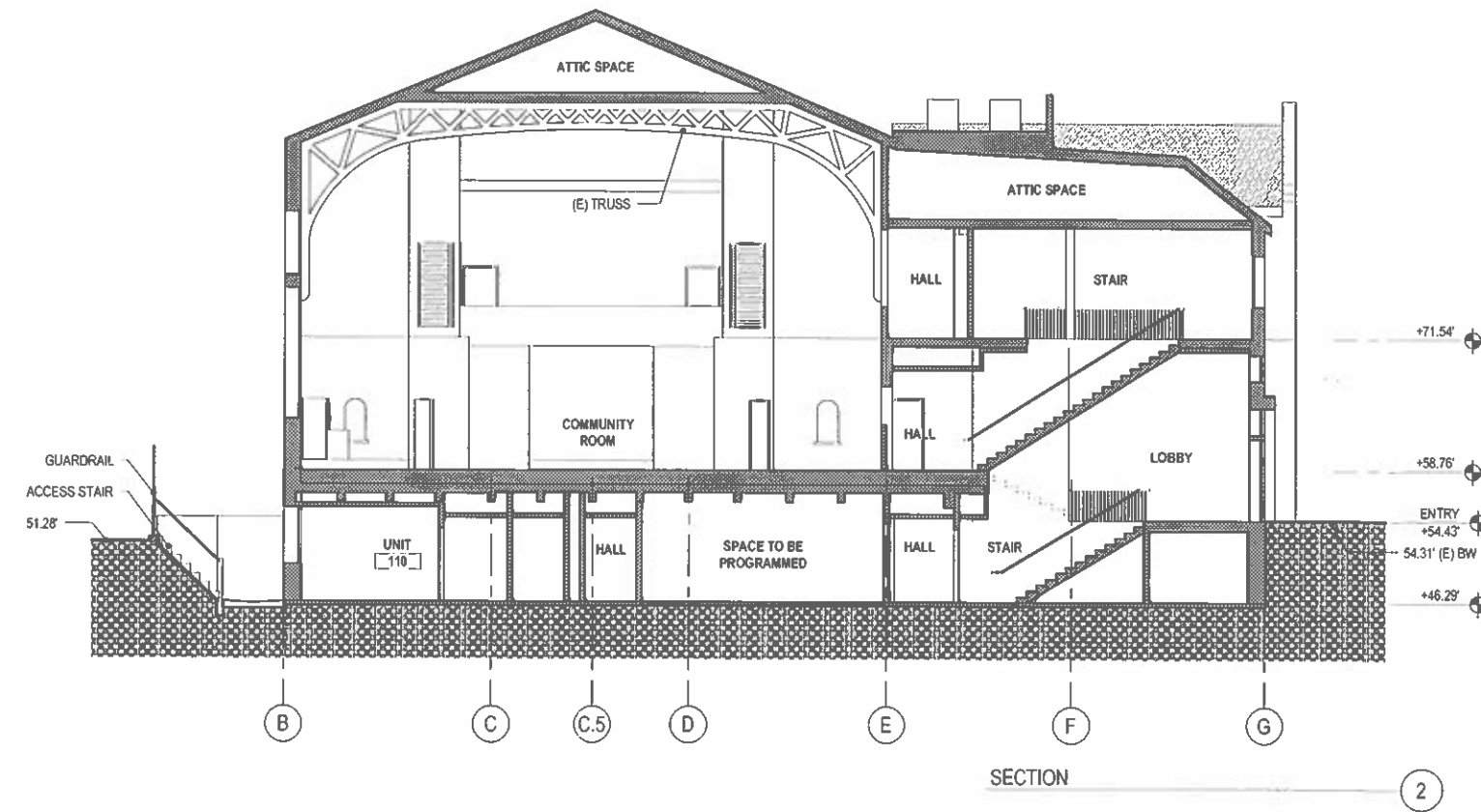
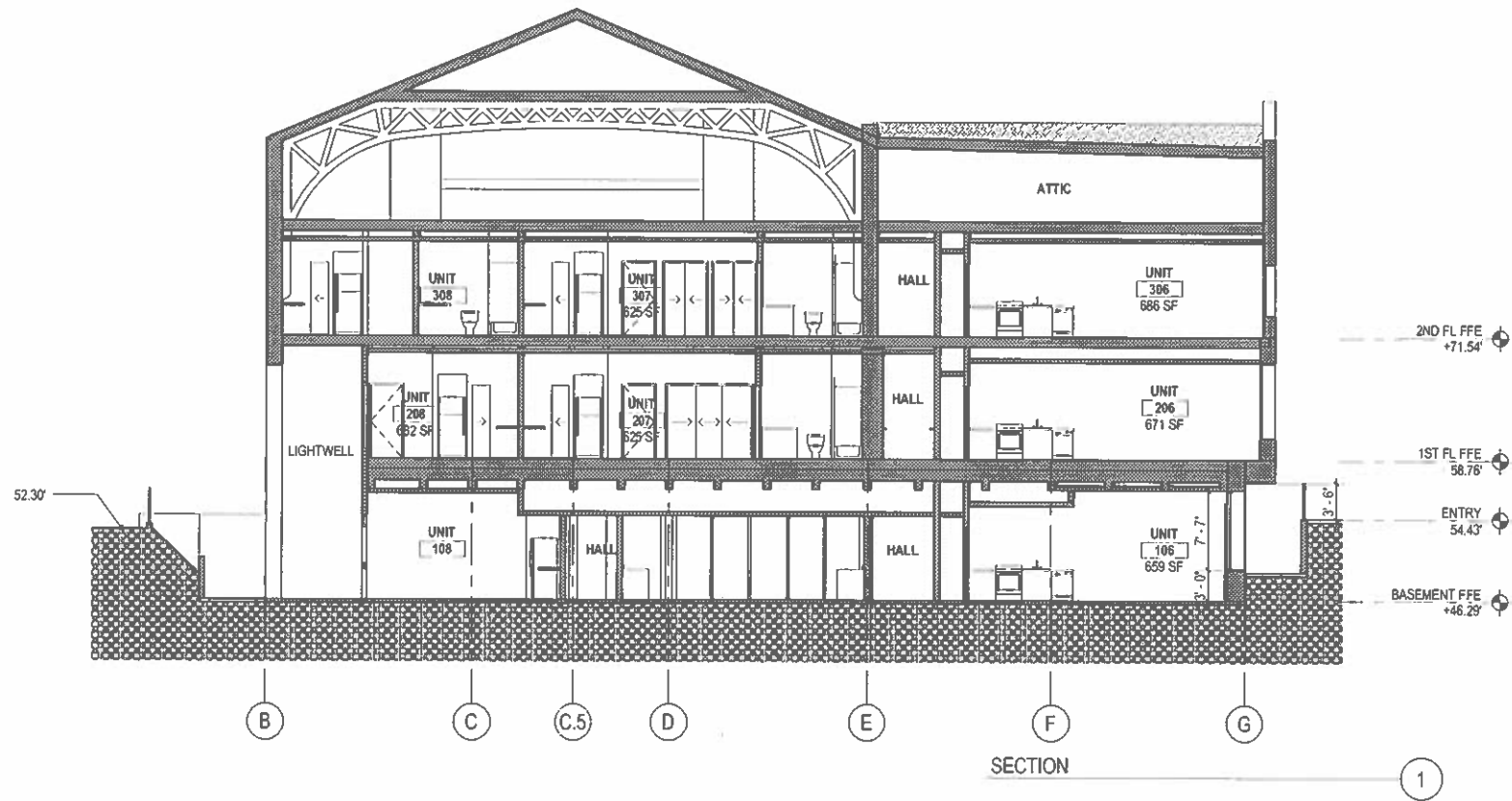
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3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
SEPTEMBER 26, 2012 - REVISION

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A201



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

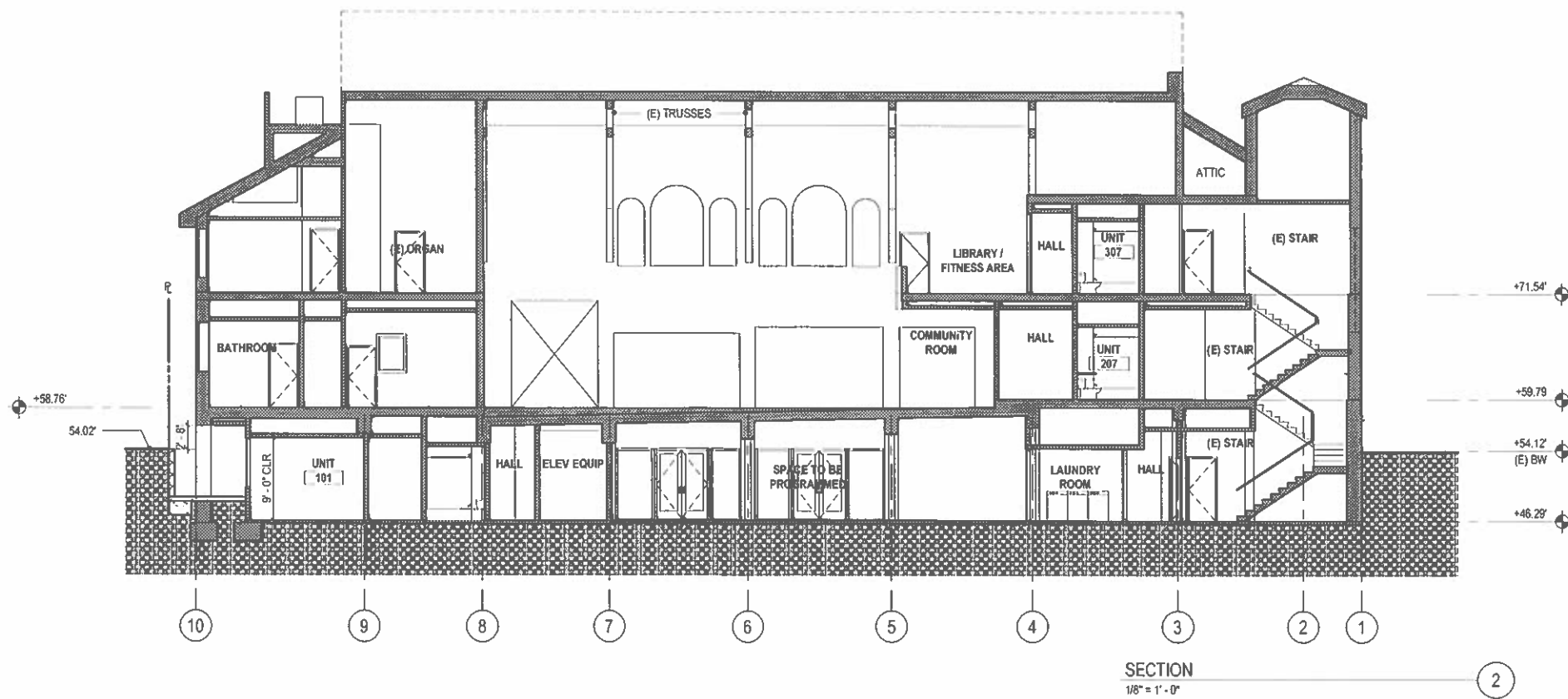
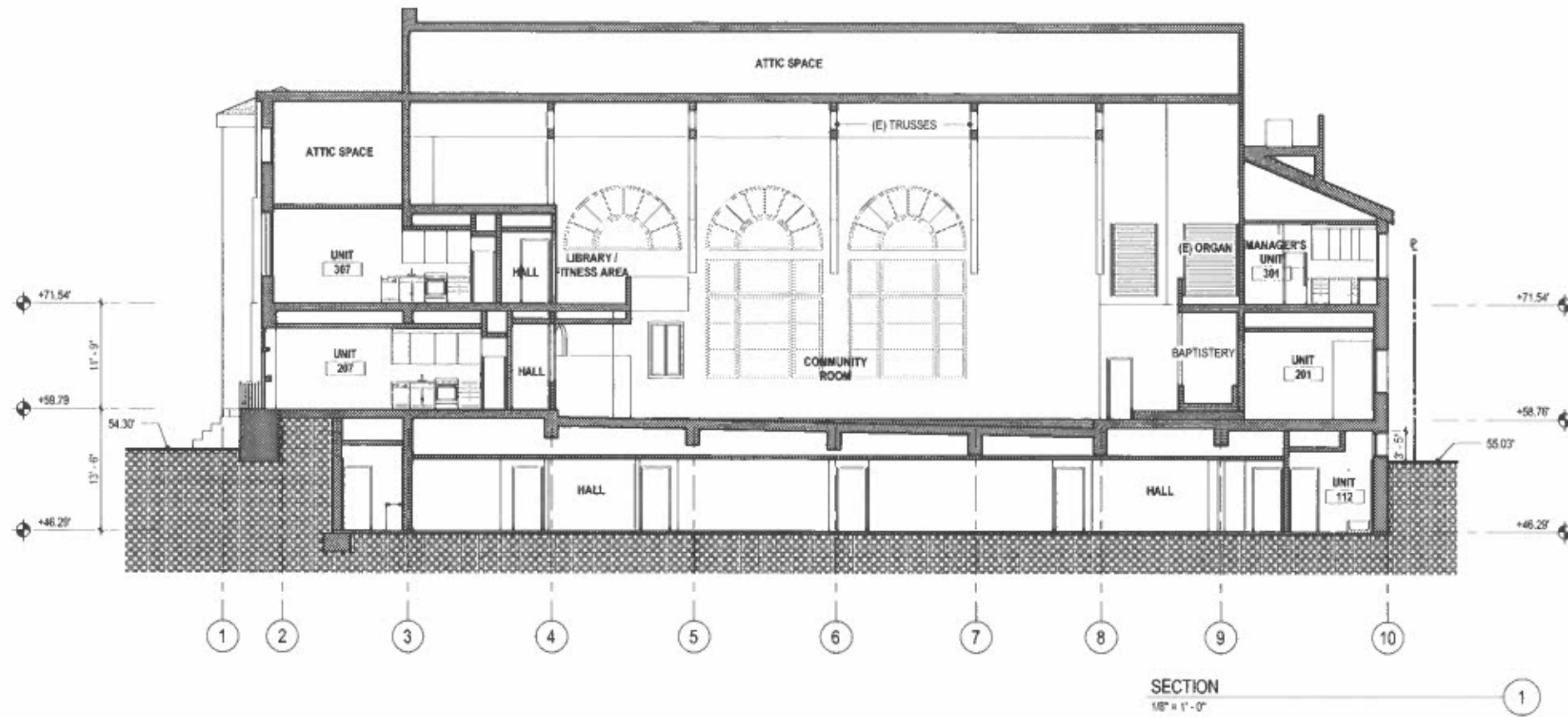
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IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES





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

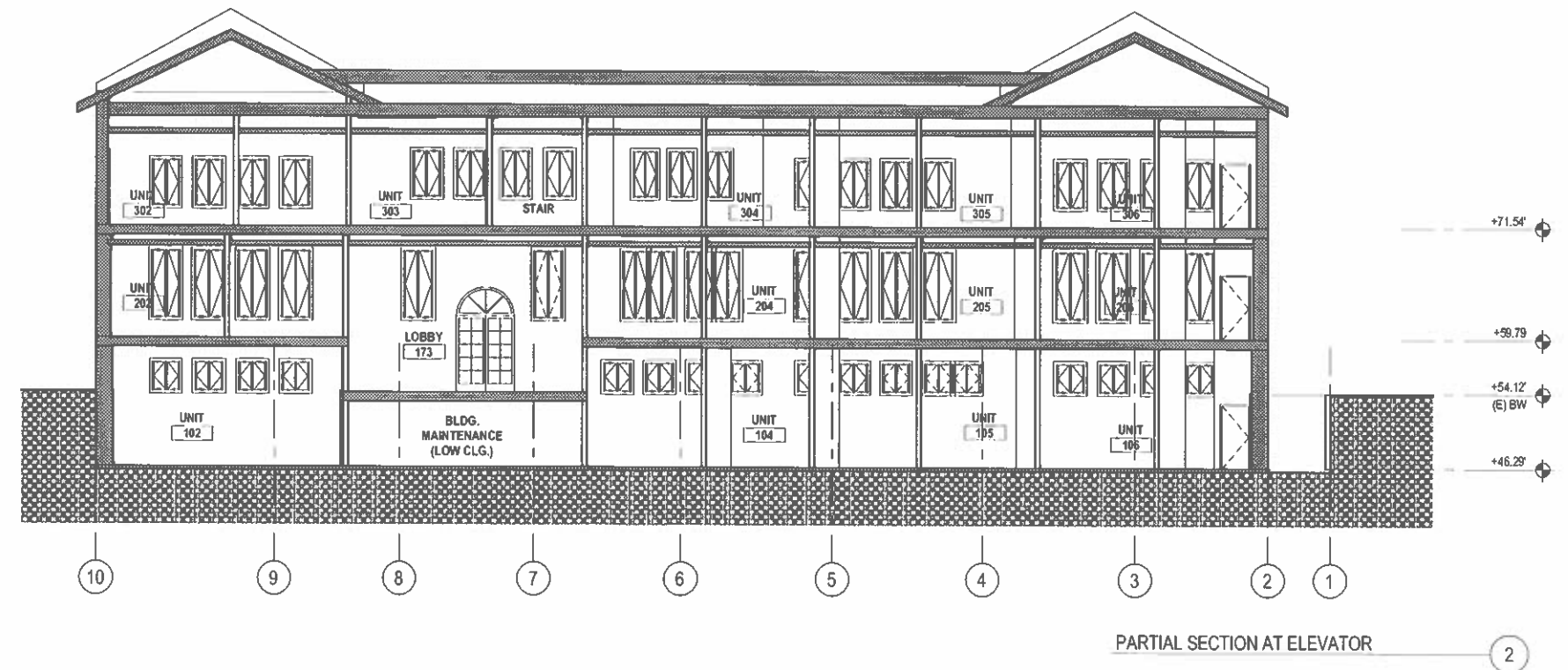
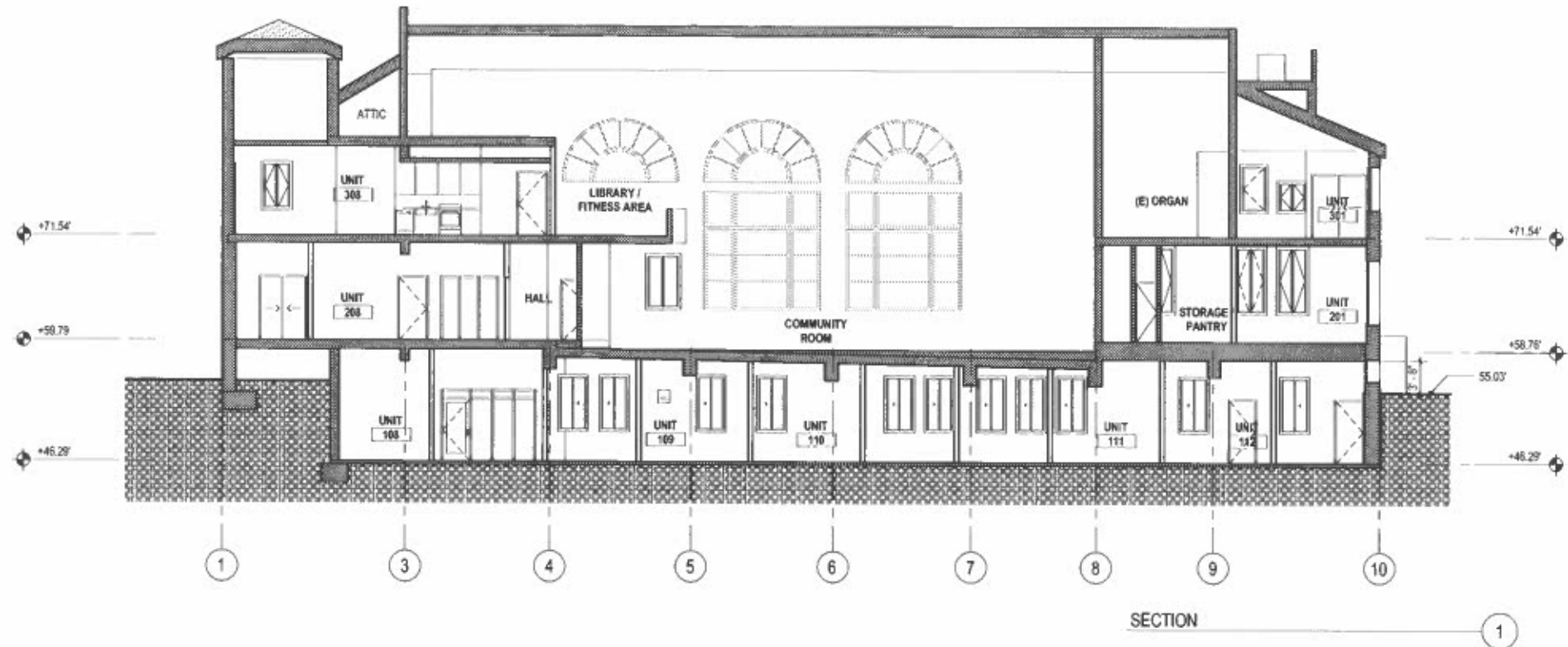
A301

IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES

KiHefer Planning Architects



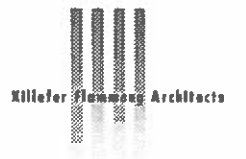
BUILDING SECTIONS
1/8" = 1' - 0"

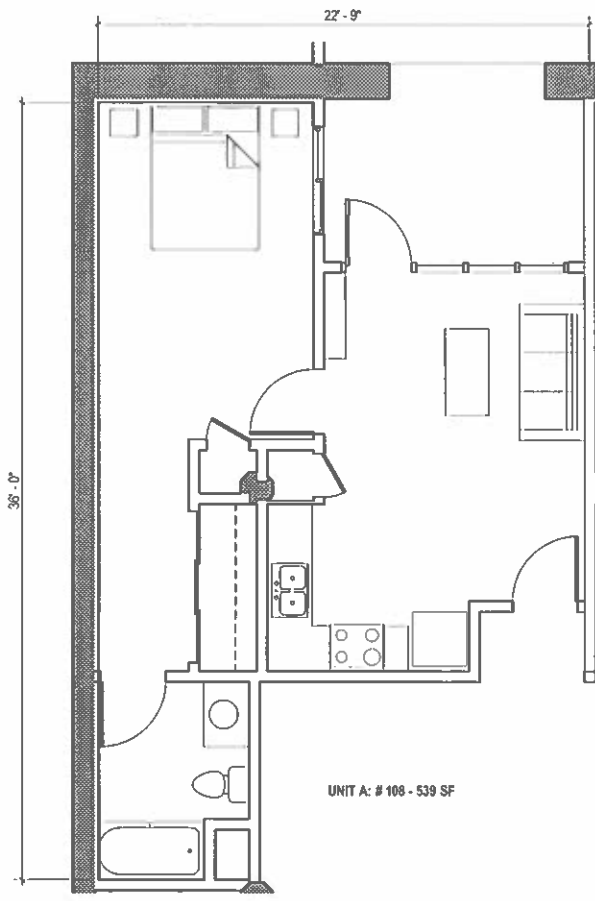
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IMMANUEL SENIOR HOUSING

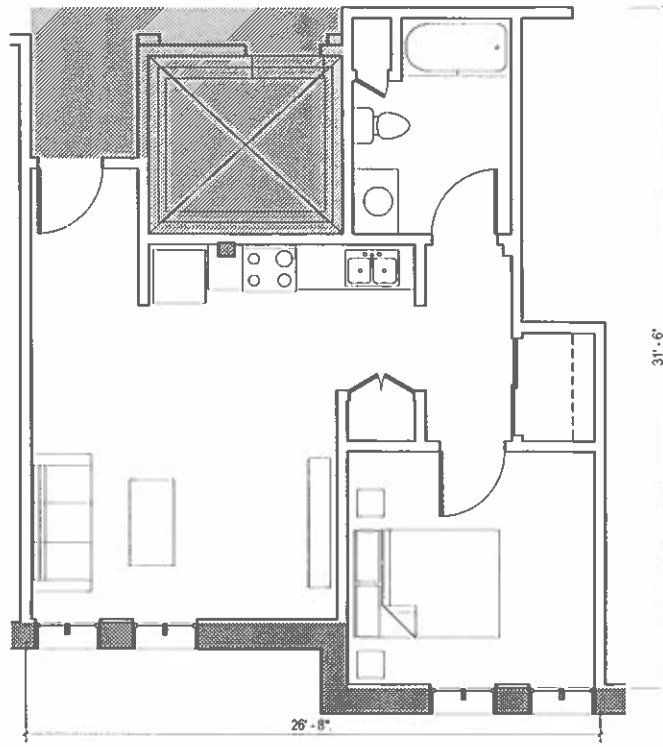
3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES

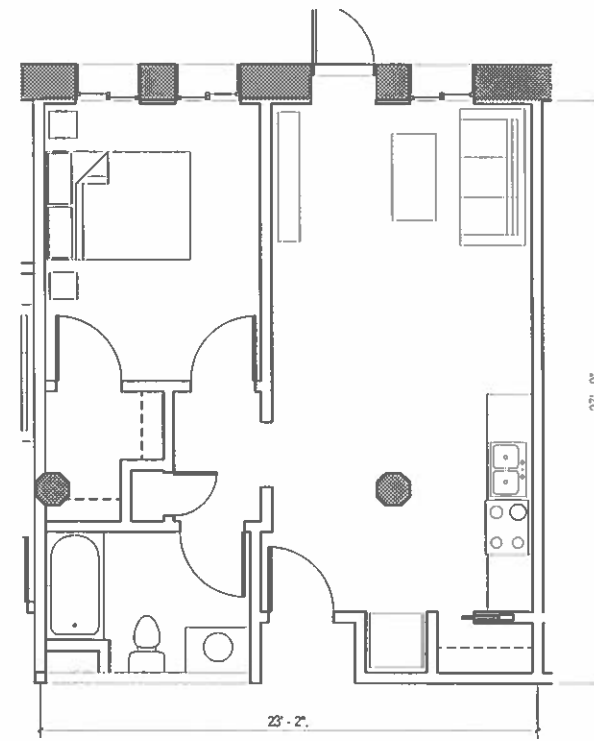




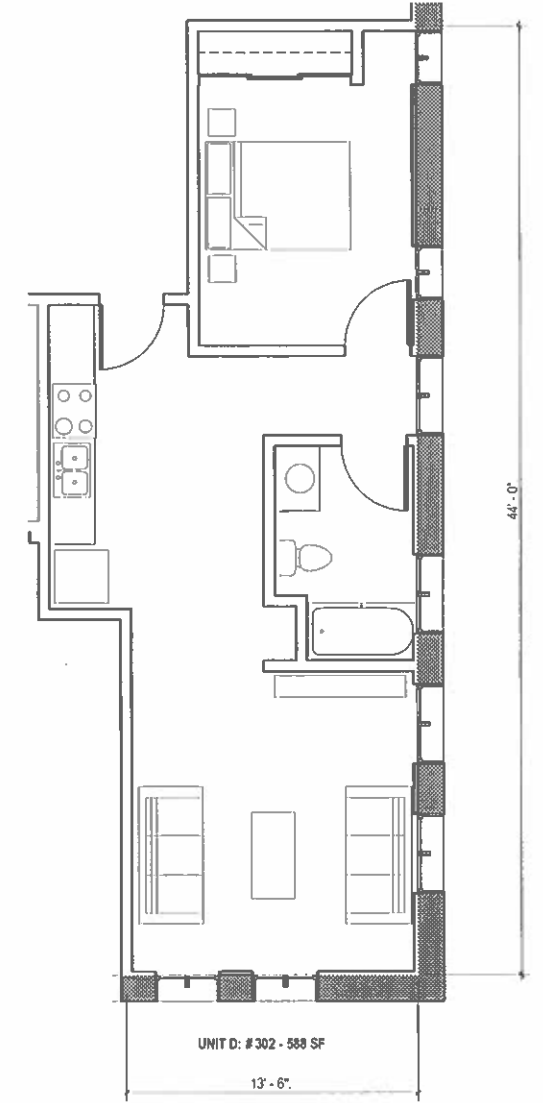
UNIT A: # 108 - 539 SF



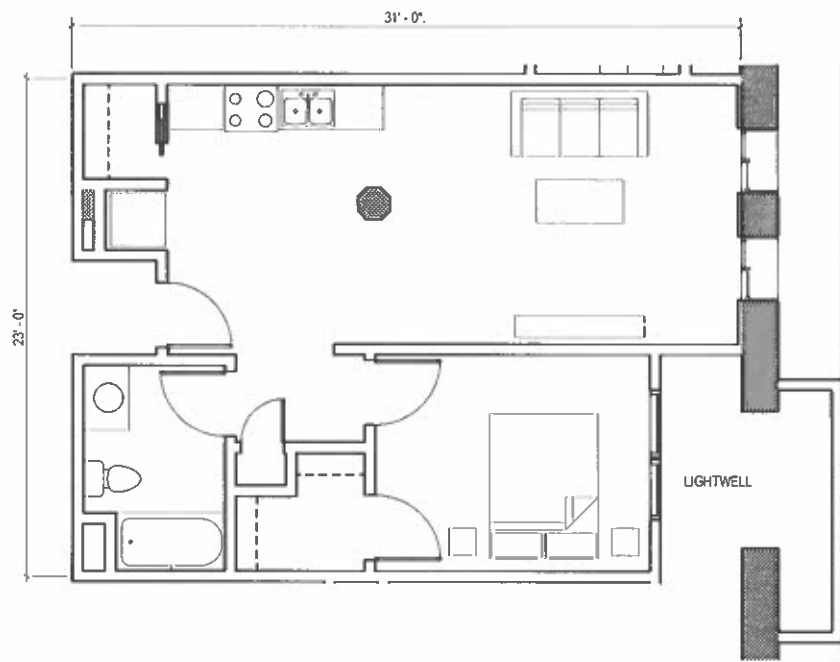
UNIT B: # 303 - 561 SF



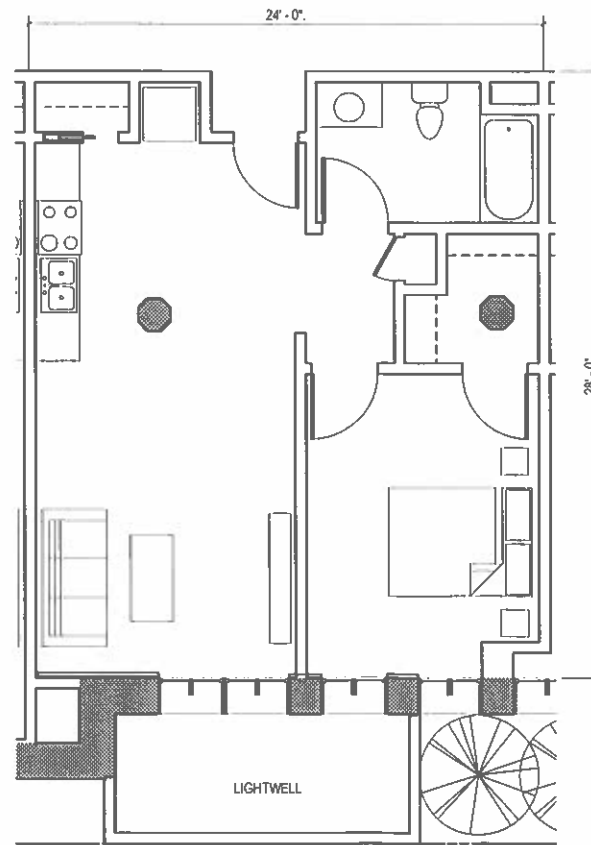
UNIT C: # 109 - 574 SF
(SIM UNITS: #110 - 579 SF, #111 - 577 SF)



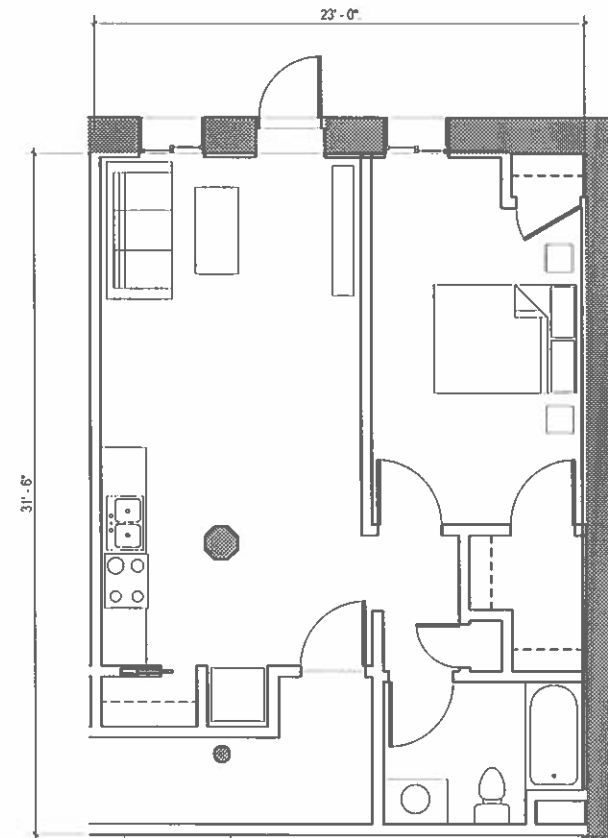
UNIT D: # 302 - 588 SF



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

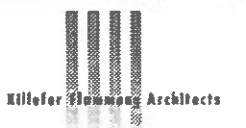
UNIT PLANS
1/8" = 1' - 0"

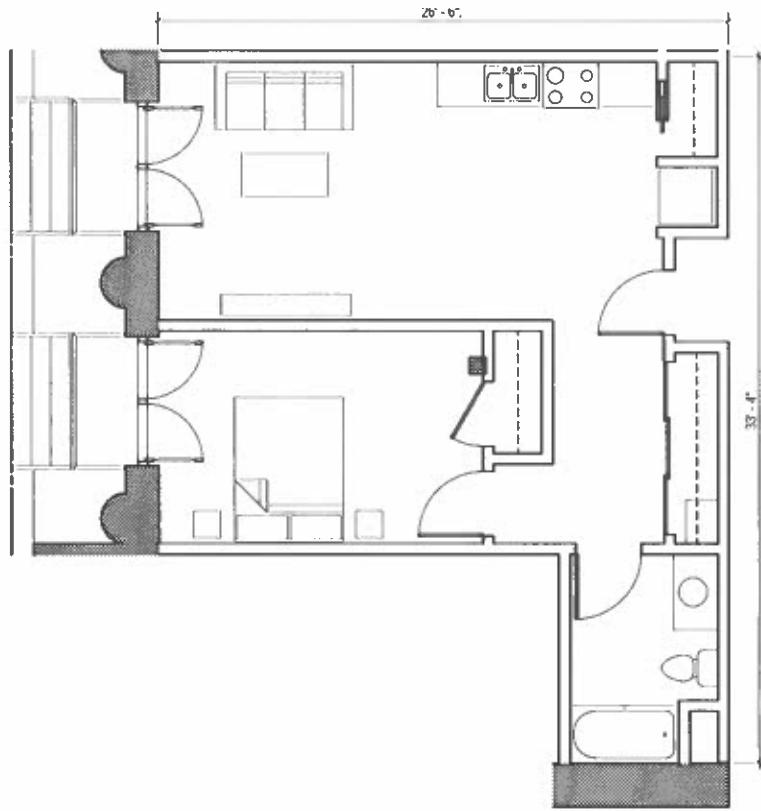
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IMMANUEL SENIOR HOUSING

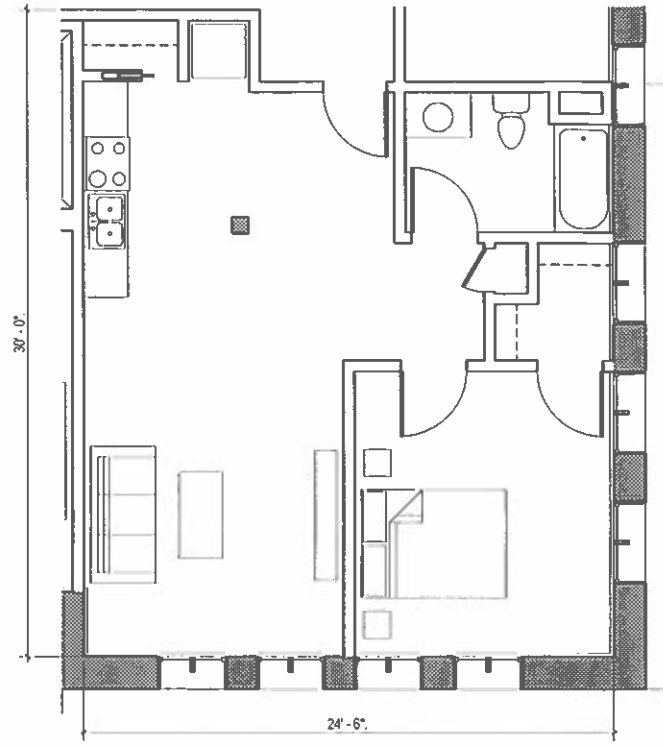
3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES

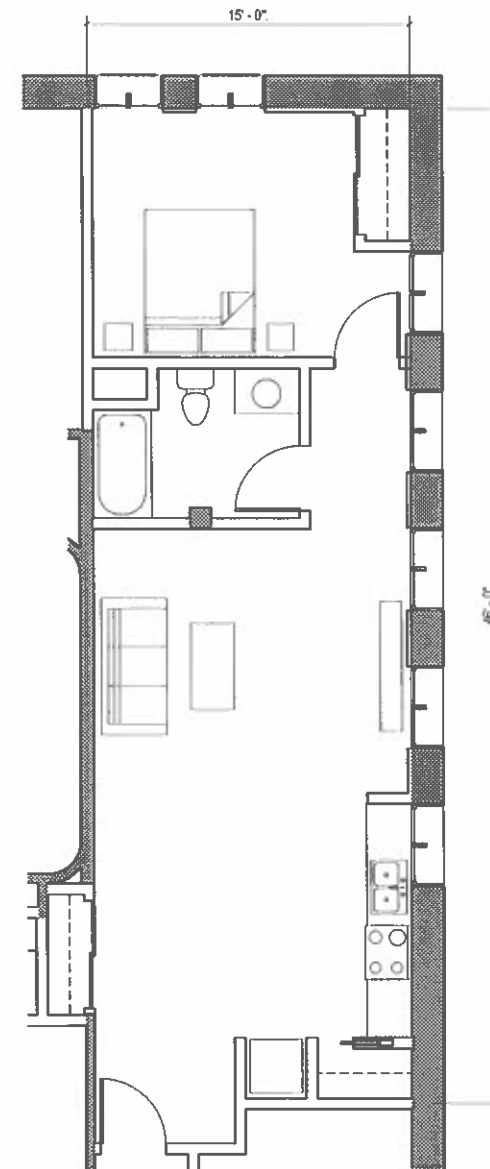




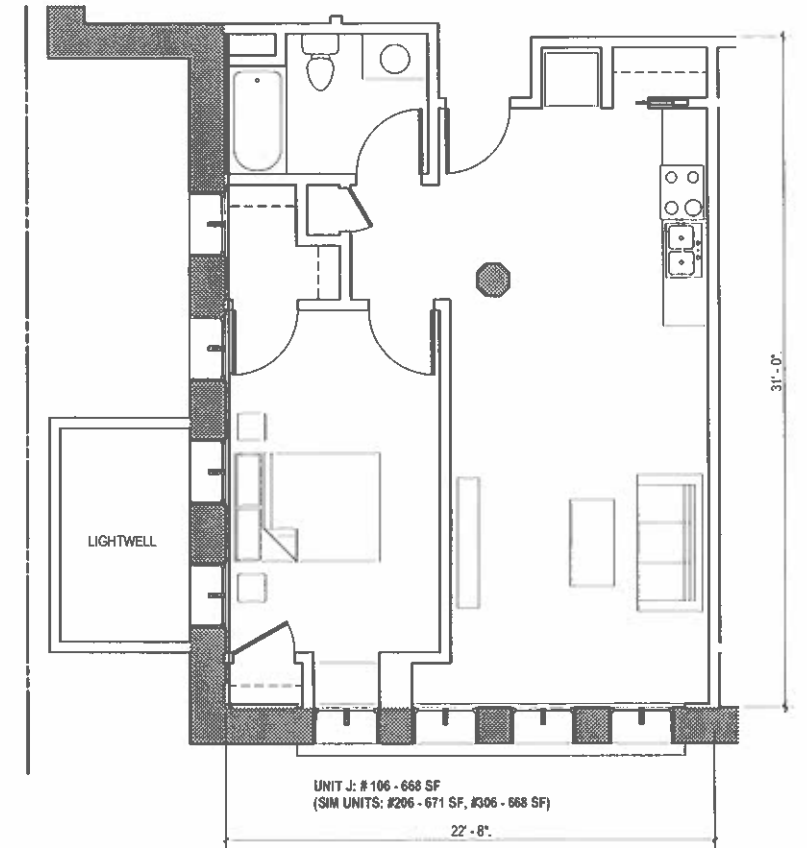
UNIT H: #207 - 625 SF
(SIM UNIT: #307 - 625 SF)



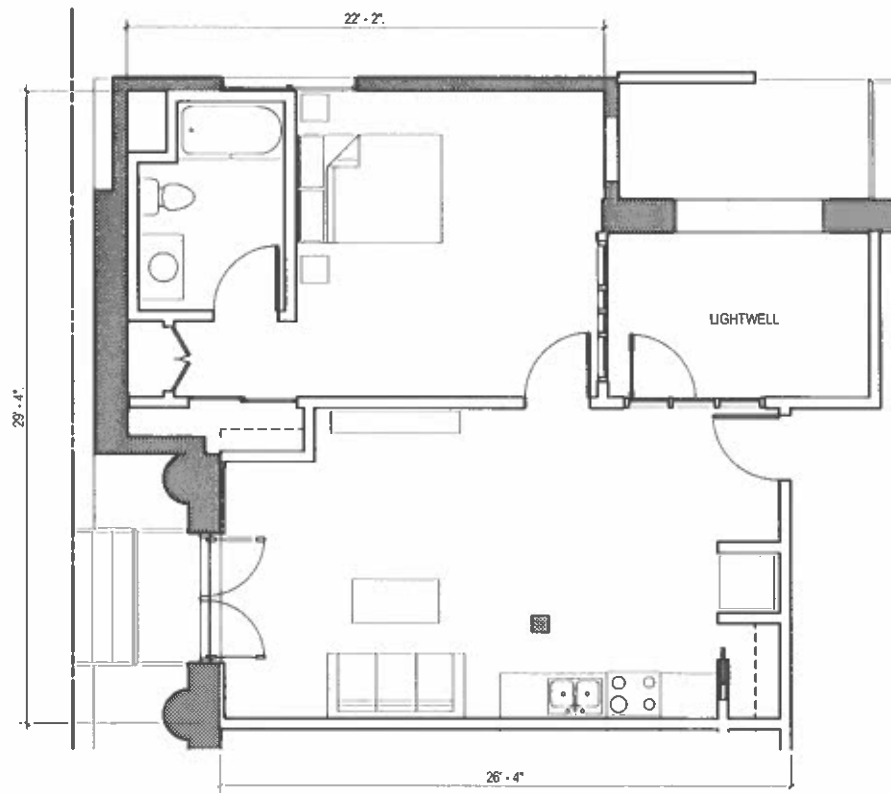
UNIT I: # 202 - 659 SF



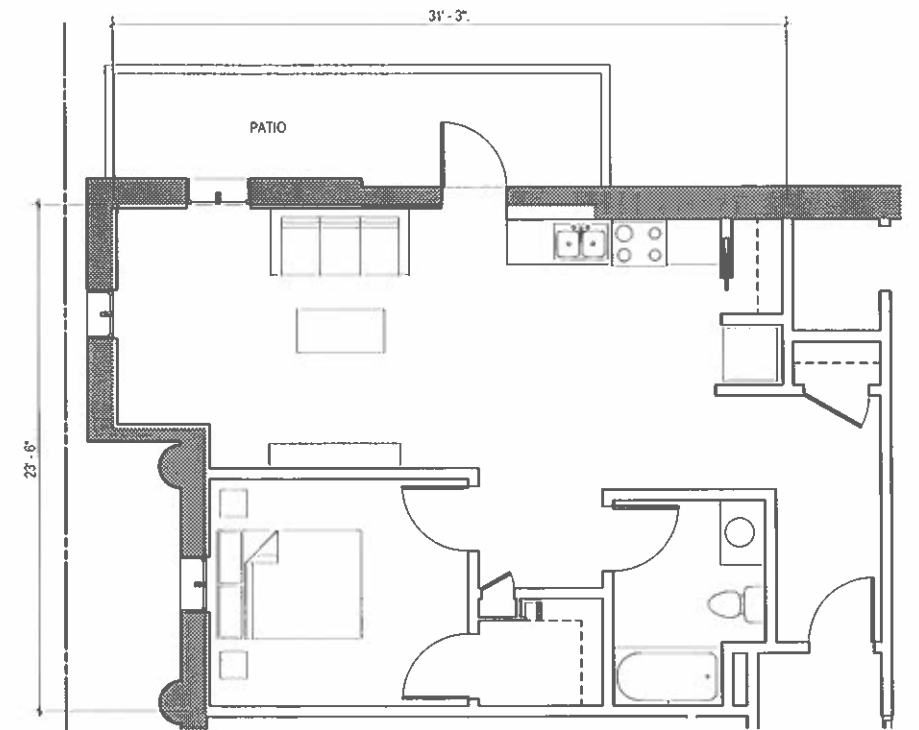
UNIT L: # 201 - 688 SF



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"

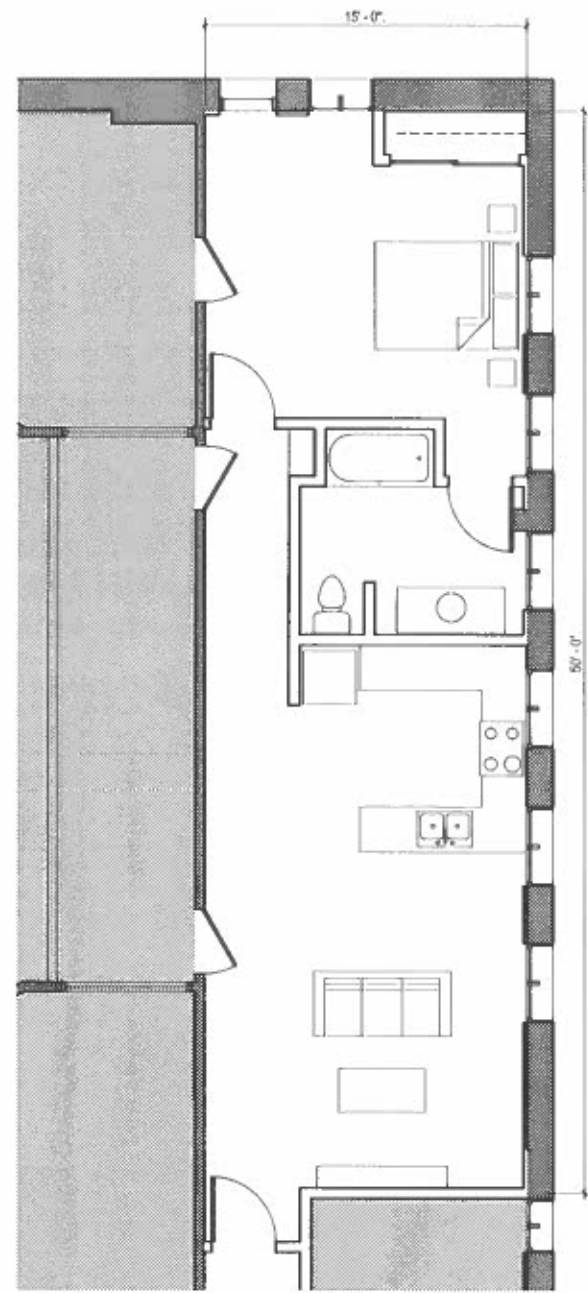
A501

IMMANUEL SENIOR HOUSING

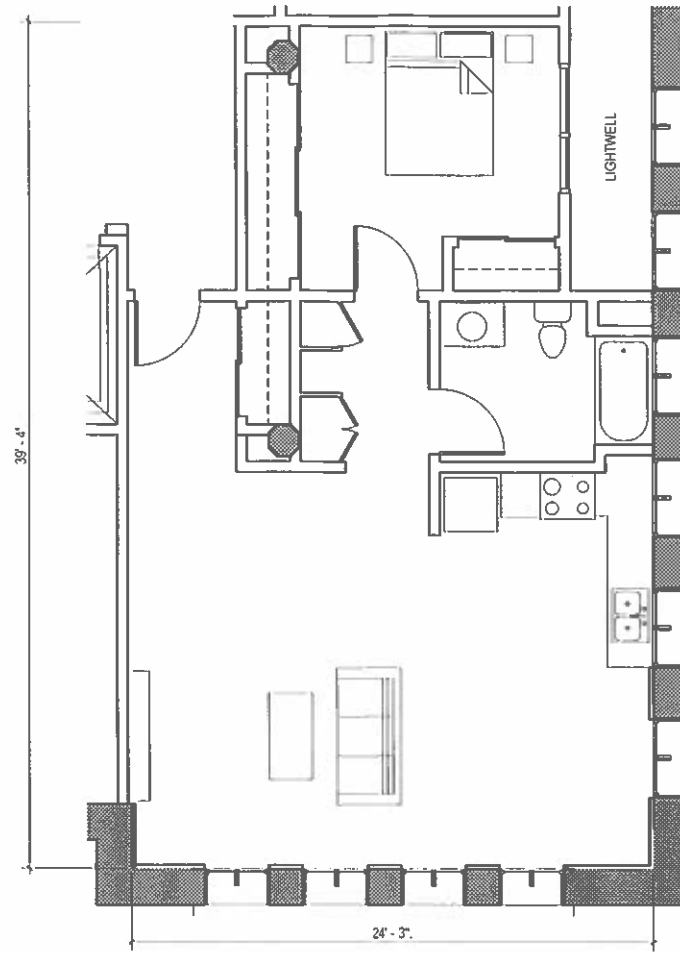
3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
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Killefer Plumbing Architects



UNIT N: #381 - 754 SF



UNIT O: #102 - 803 SF

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 LONG BEACH, CA 90814
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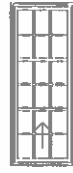
UNIT PLANS
 1/8" = 1' - 0"

A502

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WINDOW TYPES



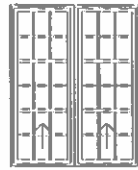
(A) 3'-0" x 7'-6" SINGLE HUNG / FIXED



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



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



(A-1) 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

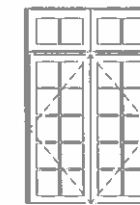
NOTES:

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.

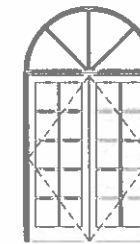
DOOR TYPES



(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"

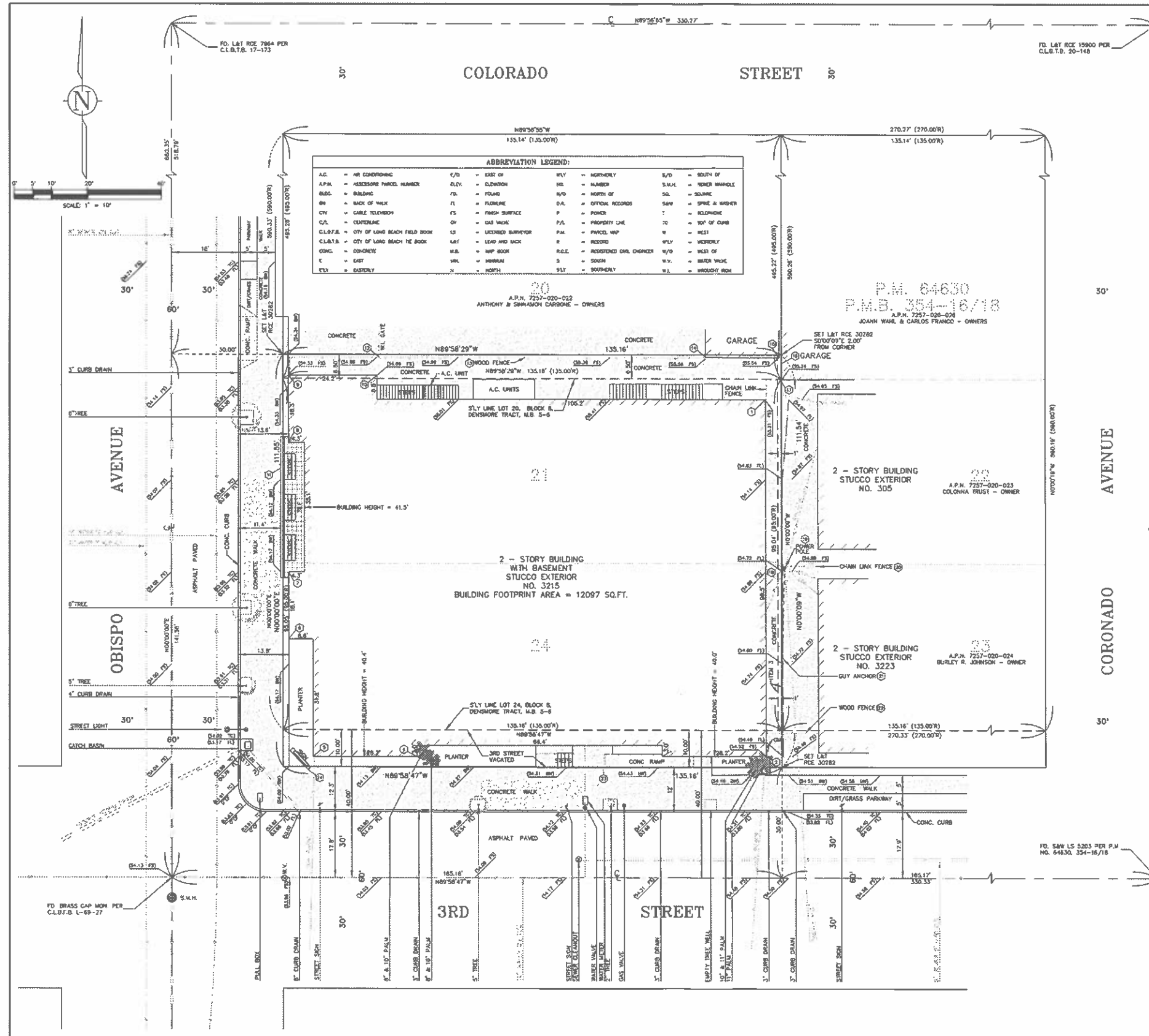
A600

IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES





ABBREVIATION LEGEND:

A.C. - AIR CONDITIONING	E/O - EAST OF	N/S - NORTHERLY	S/O - SOUTH OF
A.P.N. - ASSESSORS PARCEL NUMBER	E/W - ELEVATION	N/O - NORTH OF	S/W - SOUTH-WEST
B.S.D. - BUILDING	F.L. - FLOOR	N/O - NORTH OF	S/O - SOUTH
B.W. - BACK OF WALK	F.S. - FINISH SURFACE	O.P. - OFFICIAL RECORDS	S.W. - SIDE & WALK
C.V. - CABLE TELEVISION	G.V. - GAS VALVE	P. - POND	T. - TELEPHONE
C.A. - CEILING	O.V. - GAS VALVE	P.A. - PROPERTY LINE	T.O. - TOP OF CURB
C.L.B.T. - CITY OF LONG BEACH FIELD BOOK	L.S. - LICENSED SURVEYOR	P. - PAVEMENT	W. - WALK
C.L.B.T.A. - CITY OF LONG BEACH DE BOOK	L.S. - LEAD AND BACK	R. - RECORD	W/LV - WERIDLY
CONC. - CONCRETE	M.B. - MAP BOOK	R.C.E. - REGISTERED CIVIL ENGINEER	W/O - WALK OF
E - EAST	M.R. - MAP RECORD	S. - SOUTH	W.V. - WATER VALVE
E/W - EAST/WEST	N. - NORTH	S/W - SOUTH-WEST	W.L. - WROUGHT IRON

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 8 OF THE DENSHORE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THIRD STREET (FORMERLY ELIOT STREET), ADJOINING 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.

SURVEYORS 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. 12837988-09, DATED APRIL 4, 2011.

SEASMENT 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, 1940 IN BOOK 13373 PAGE 278, D.R.
 AFFECTS: THE EAST 1 FOOT OF SAID PROPERTY.

3. PROJECT ADDRESS:
 3215 E. 3RD ST.
 LONG BEACH, CA 90814
 A.P.N. 7257-020-025

4. FLOOD ZONE DESIGNATION:
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 08037C1970F, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2005.

THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
 5. SITE AREA = 15076.01 SQ. FT. 0.3461 ACRES (GROSS)

6. BENCHMARK:
 CITY OF LONG BEACH BENCHMARK NO. 992, L&T IN CATCH BASIN AT THE NW CORNER OF OBISPO AVE. & 3RD ST., 15.0' HIGHSIDE
 ELEV. = 53.824' (NOV 29) (1985 ADJ.)

7. EXISTING ZONING = R-2-A
 SETBACKS PER SAID ZONING:
 FRONT YARD: 15 FT.
 SIDE YARD: 4 FT.
 REAR YARD: 20 FT.
 HEIGHT: 25 FT.

- 8. THERE IS NO ONSITE 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 PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL 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 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2011.

CHRISTOPHER CHAL R.C.E. 30282 DATE

ENCROACHMENT NOTES

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

FINE LINE SYSTEMS
 CONSULTING CIVIL ENGINEERS
 1443 WEST BEVERLY BLVD., MONTERELO, CA 90840 (323) 728-3308

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

PREPARED EXCLUSIVELY FOR:
THOMAS SAFRAN & ASSOCIATES

JOB NO.: 1490
 DATE: JUNE 2011
 SCALE: 1"=10'
 DESIGNED BY: CCC
 DRAWN BY: BC
 SHEET 1 OF 1



erniemarjoram.com

RENDERING

IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES

Killefer Hummel Architects