



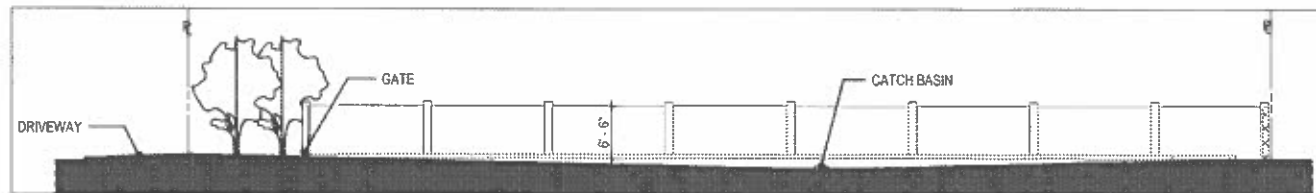
G000

IMMANUEL SENIOR HOUSING

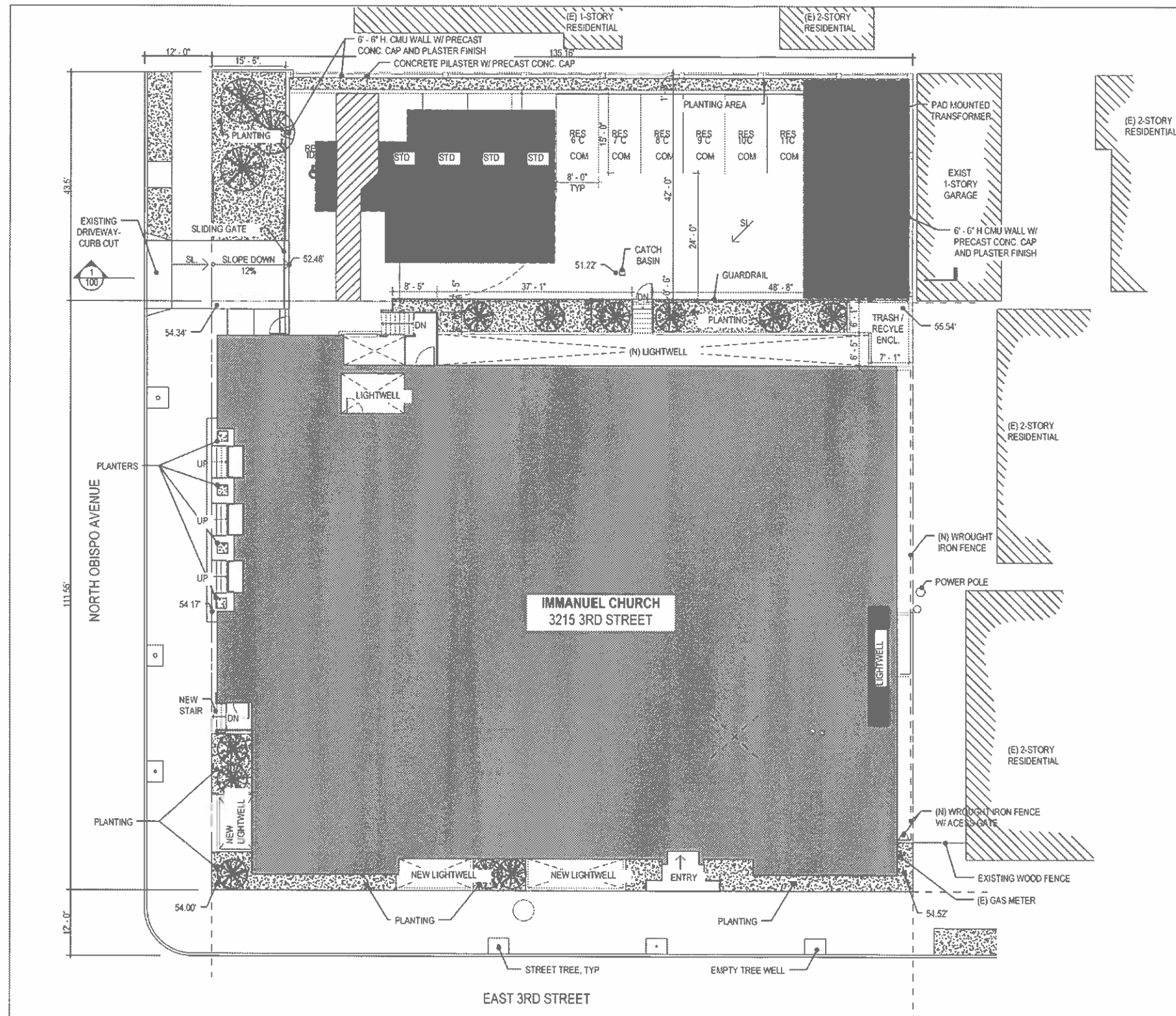
3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
10/11/12

THOMAS SAFRAN & ASSOCIATES

Killefer Hummel 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)

ARBUTUS UNEDO
BRACHYCHITON POPULNEUS
CERCIDUM PRAECOX
X CHITALPA TASHKENTENSIS
MELALEUCA STYPHELOIDES
OLEA EUROPA
PARKSONIA FLORIDA
PITTOSPORUM PHILLYRAEIOIDES

SHRUBS (+/- 120)

ALYOGYNE HUEGELII
ANIGOZANTHOS FLAVIDUS
ARTEMESIA POWIS CASTLE
BERBERIS SPECIES
CARPENTERIA CALIFORNICA
CEANOTHUS SPECIES
CISTUS SPECIES
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

GROUNDCOVER (+/- 6,000 s.f.)

APTENIA "RED APPLE"
BOUGAINVILLEA SPECIES
DYMONDIA MARGARETEA
OENANTHERA SPECIOSA
ROSEMARINUS PROSTRATUS
SEDUM SPECIES
SENECIO MANDRALISCAE

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"



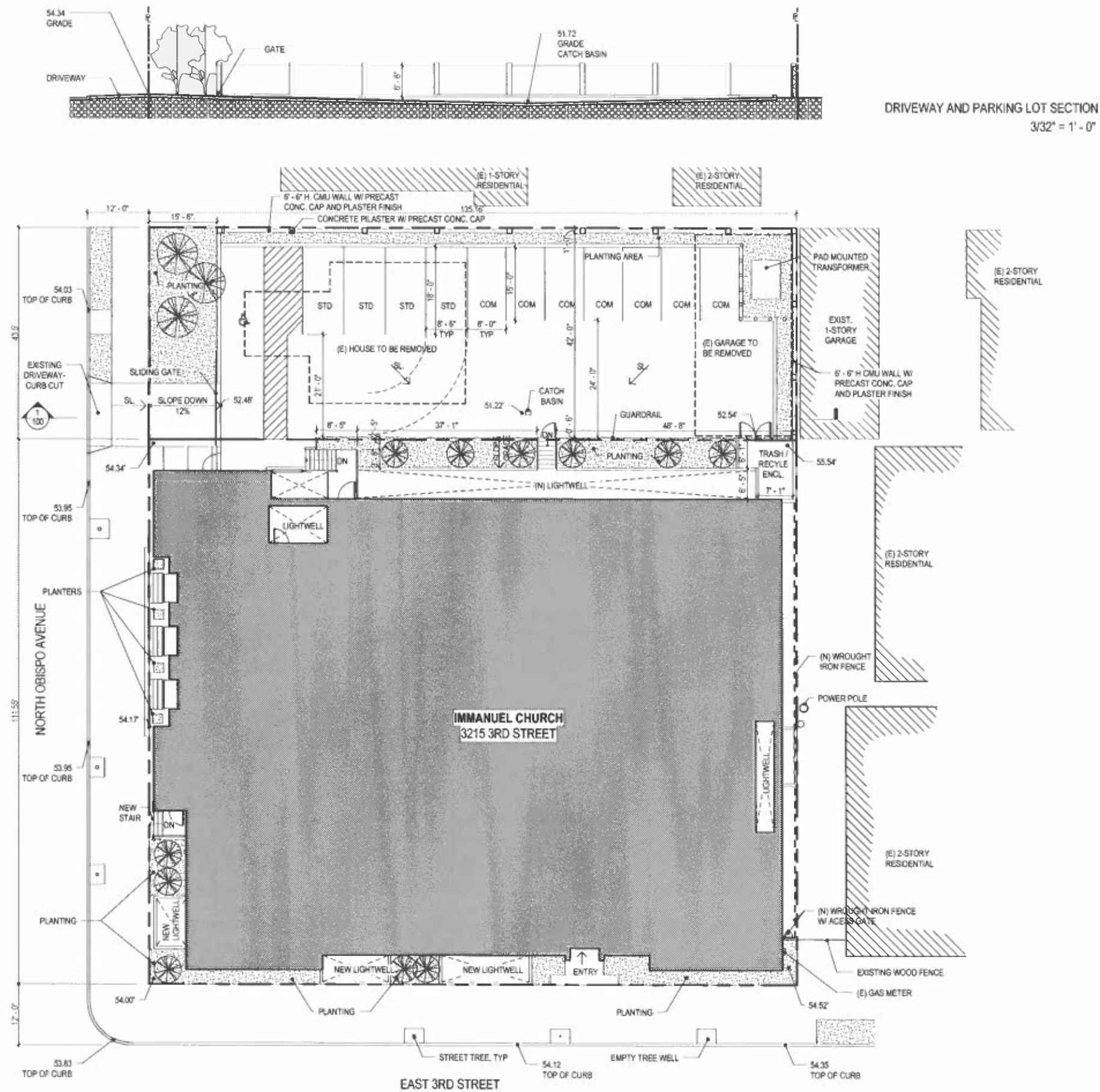
L100

IMMANUEL SENIOR HOUSING

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

THOMAS SAFRAN & ASSOCIATES





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Grand total:		25

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 TOTAL = +/- 31,006 SF

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



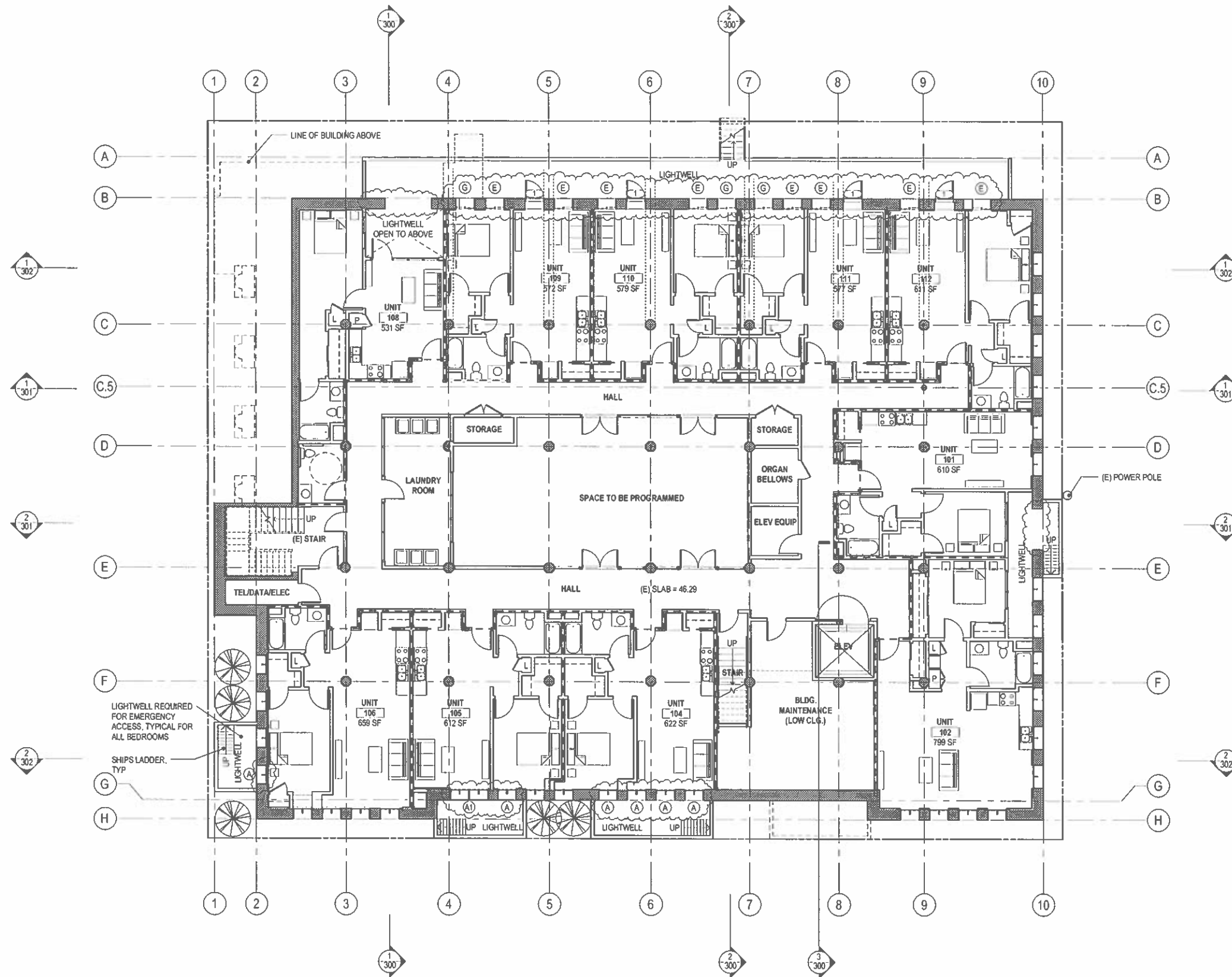
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IMMANUEL SENIOR HOUSING

3215 3RD STREET
 LONG BEACH, CA 90814
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FIRST FLOOR PLAN
1/8" = 1' - 0"
11 UNITS



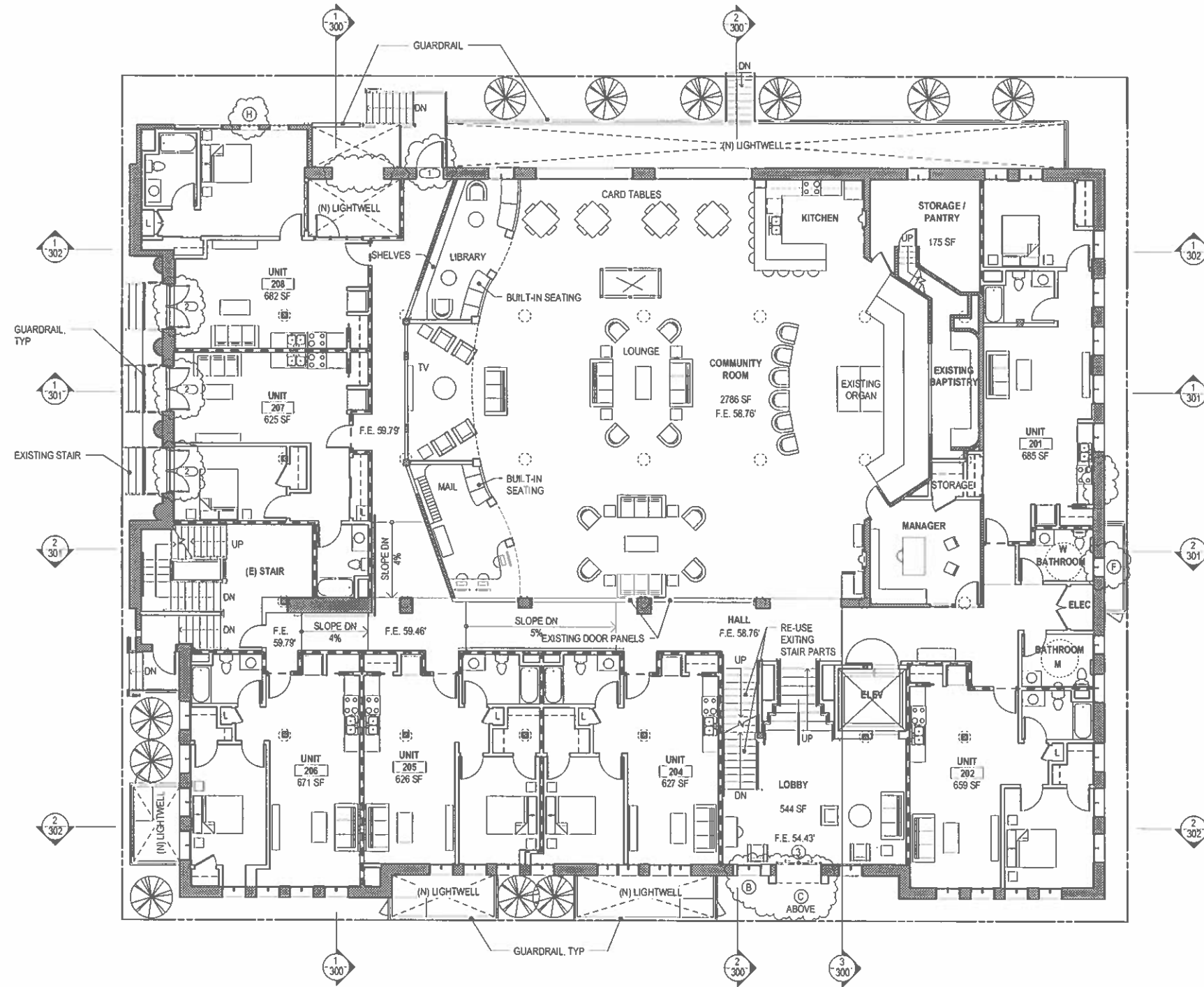
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SECOND FLOOR PLAN
1/8" = 1' - 0"
7 UNITS



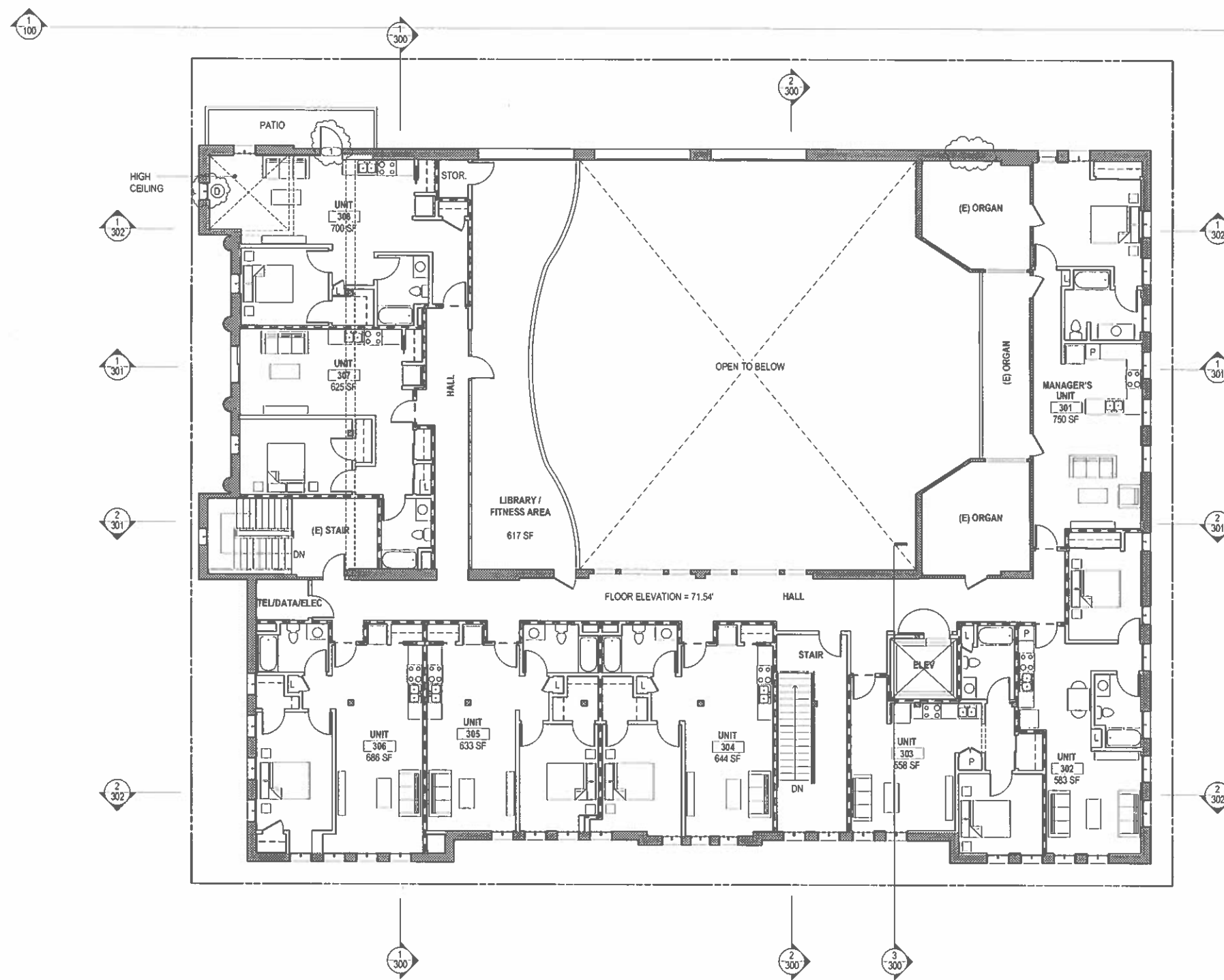
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THIRD FLOOR PLAN
1/8" = 1' - 0"
8 UNITS



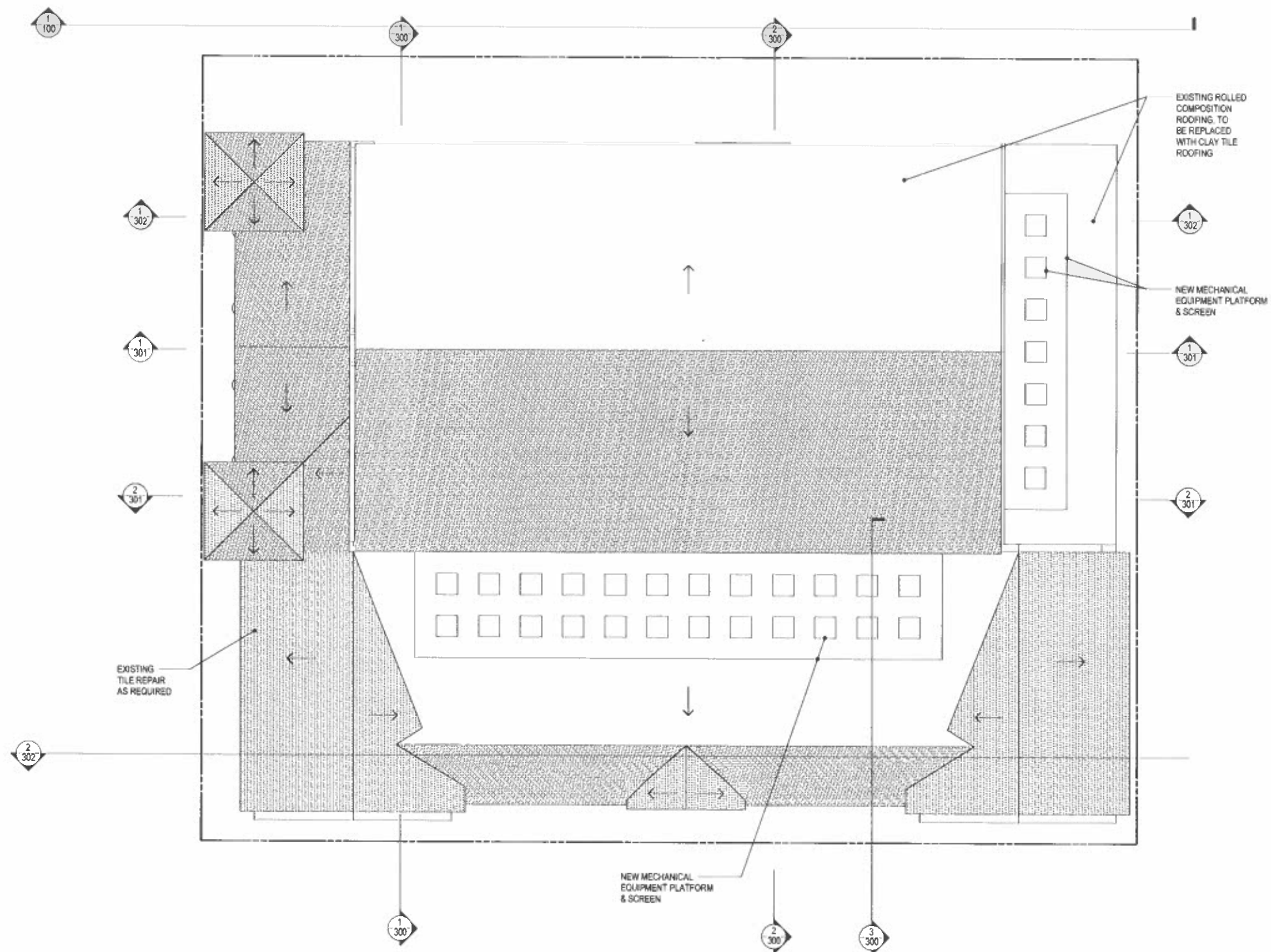
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LEGEND

-  CLAY TILE ROOFING
-  ROLLED COMPOSITION ROOFING

NOTE:
CLAY TILE ROOFING WILL BE REPLACED
WHERE MISSING

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



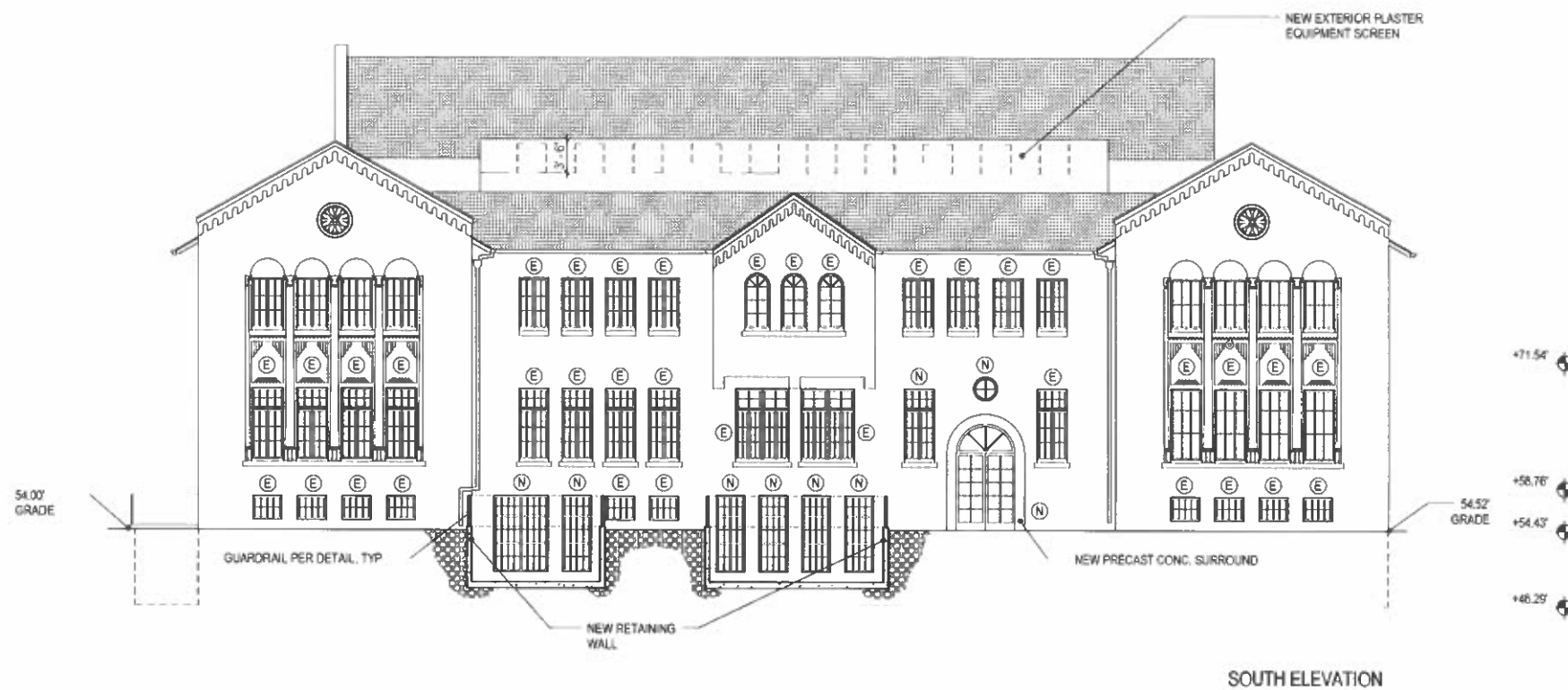
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IMMANUEL SENIOR HOUSING

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 **THOMAS SAFRAN & ASSOCIATES**

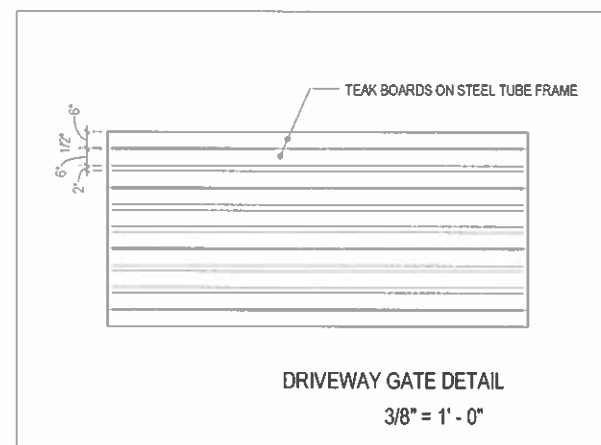
Kilhefer Hummer Architects



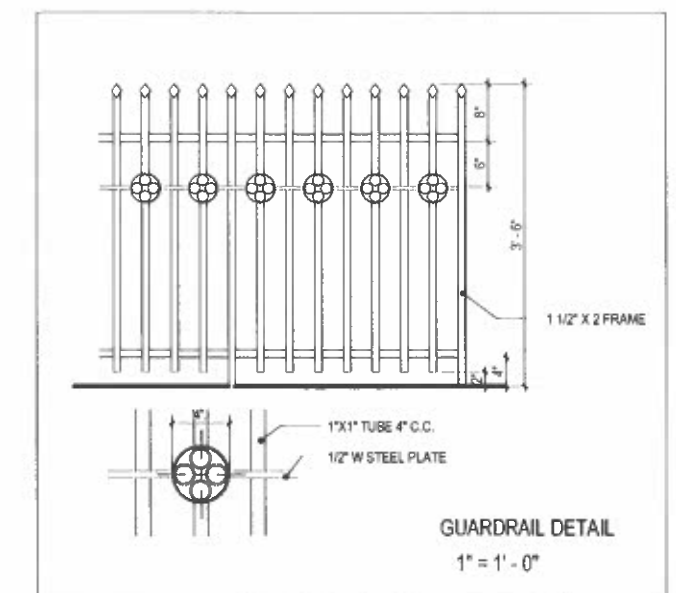
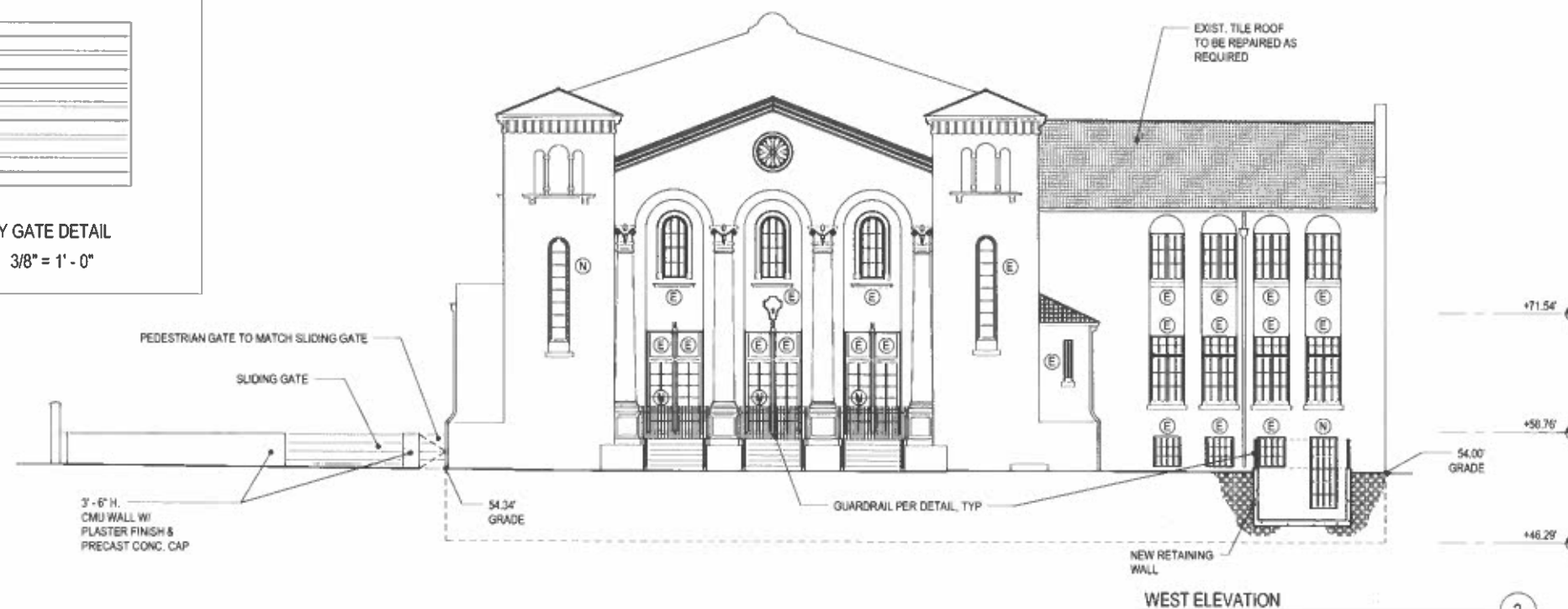
- (E) EXISTING WINDOW TO BE RESTORED & RE-GLAZED
- (N) NEW WINDOW TO MATCH EXISTING MATERIAL & DESIGN

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

1



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



GUARDRAIL DETAIL
1" = 1' - 0"

2

ELEVATIONS
1/8" = 1' - 0"

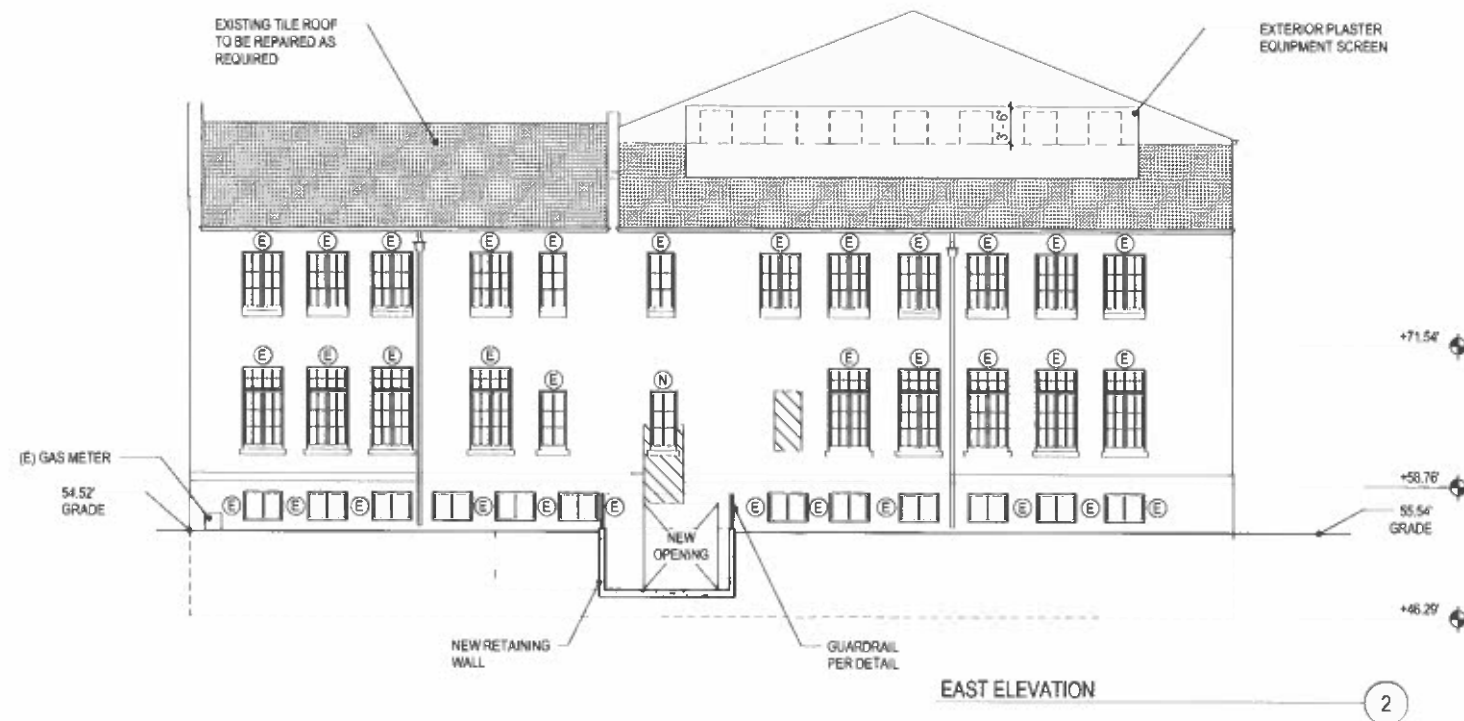
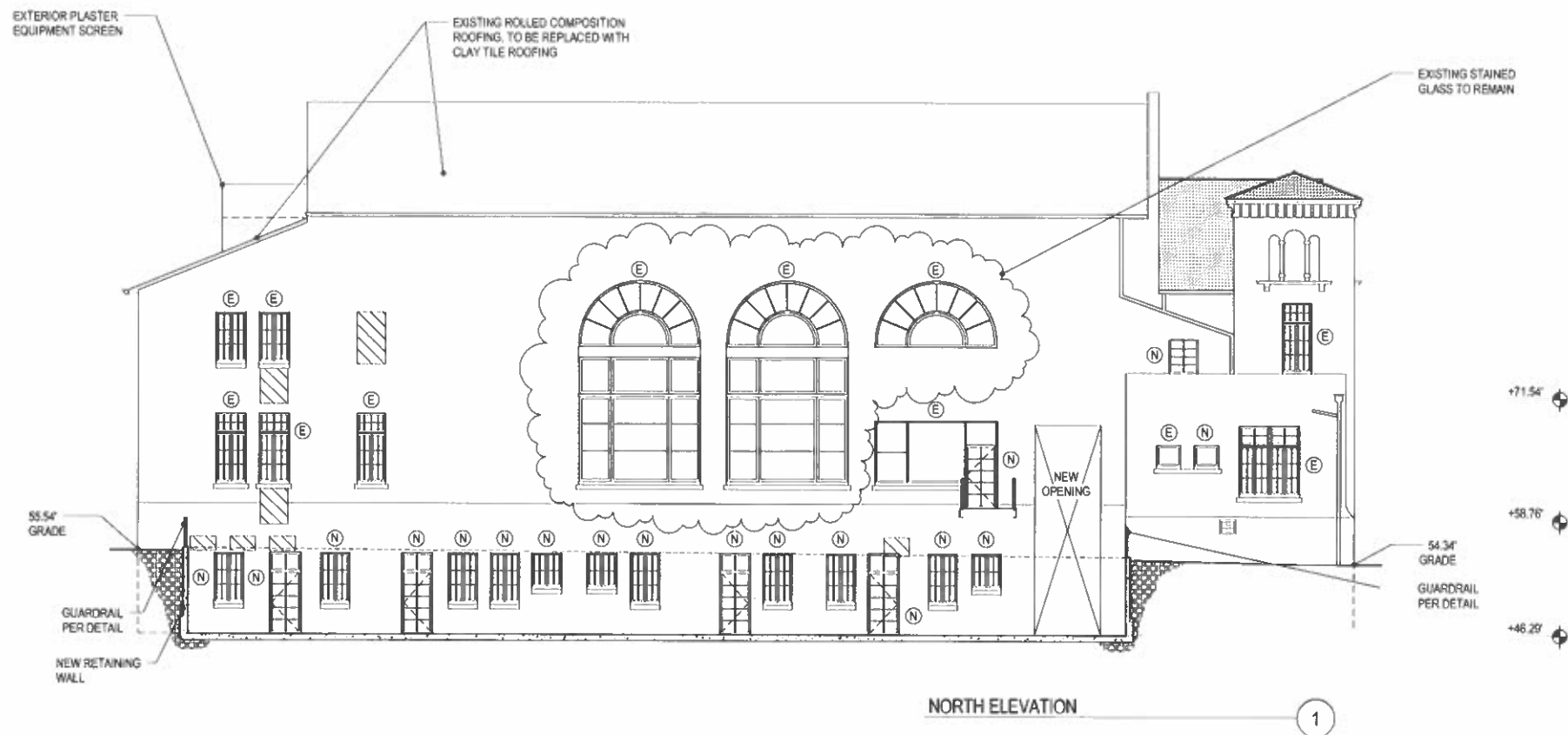
IMMANUEL SENIOR HOUSING

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A200



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

ELEVATIONS
1/8" = 1' - 0"

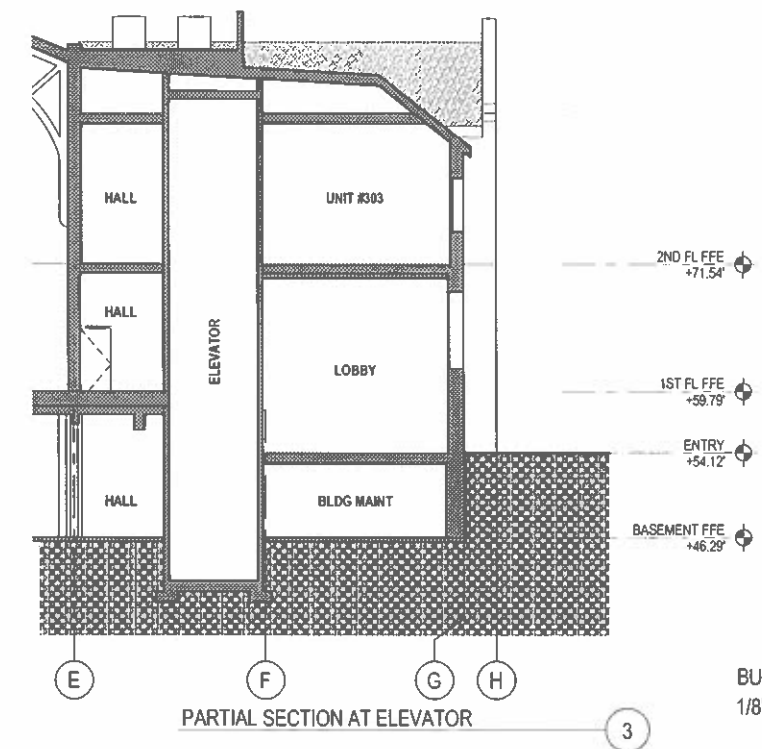
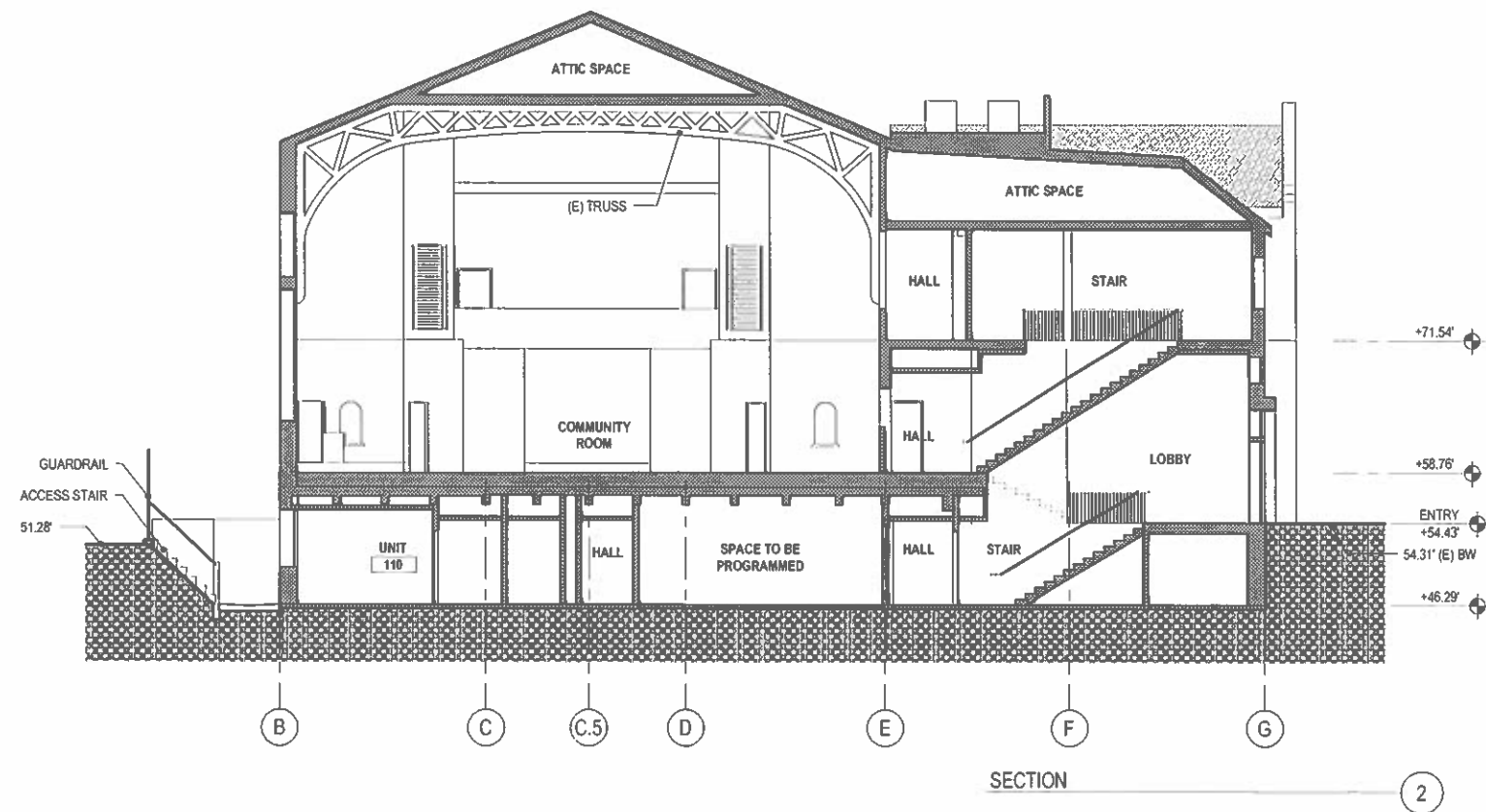
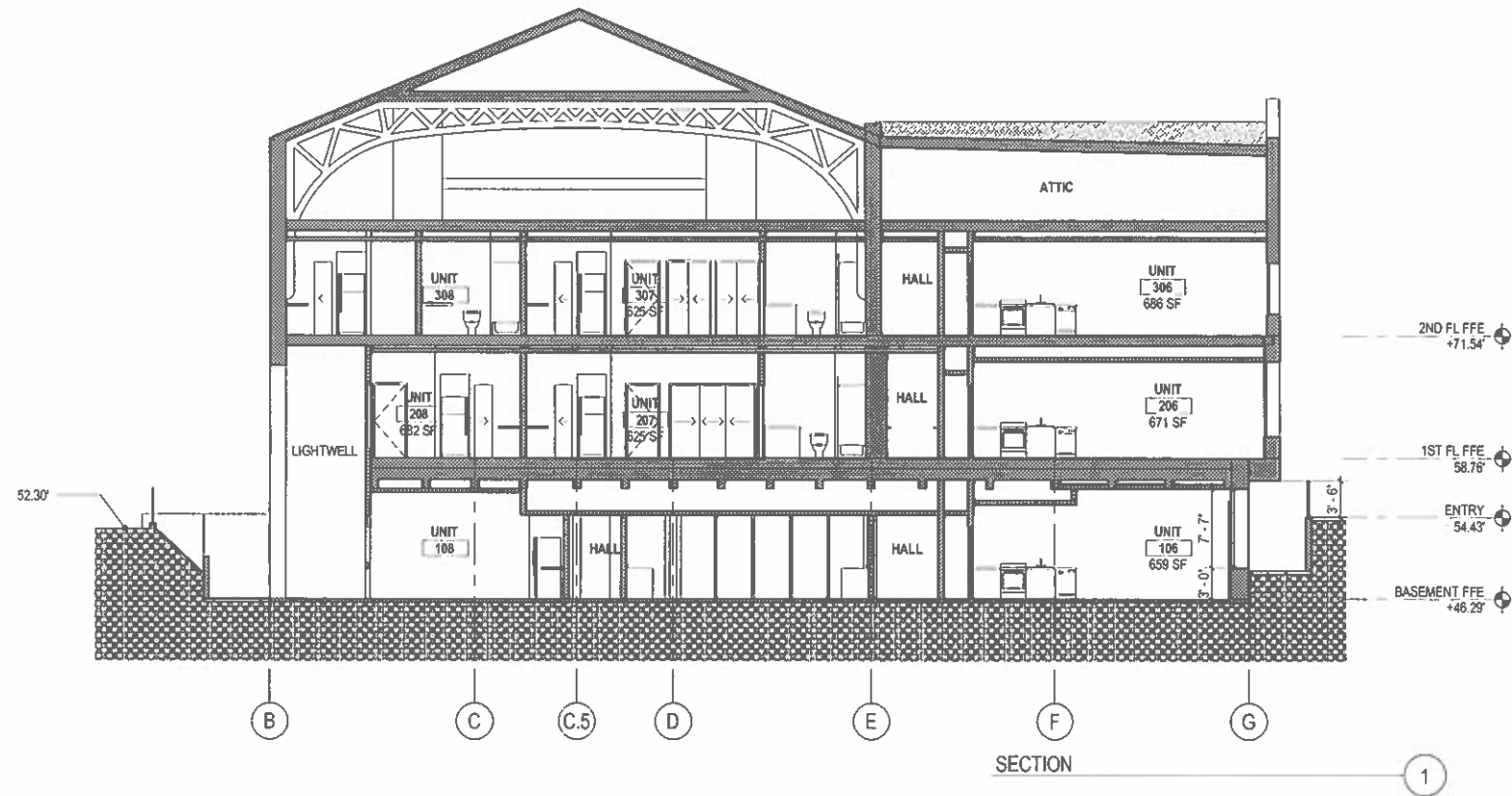
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IMMANUEL SENIOR HOUSING

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

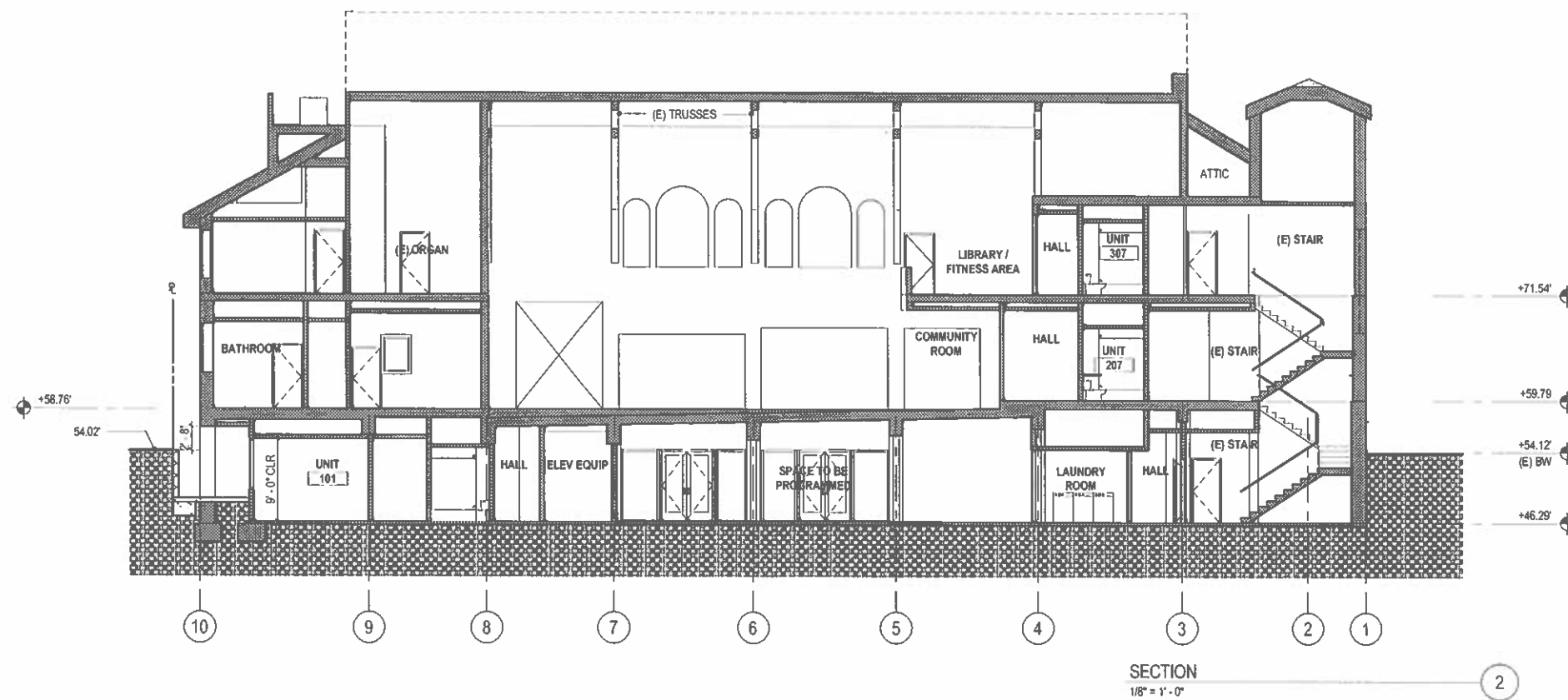
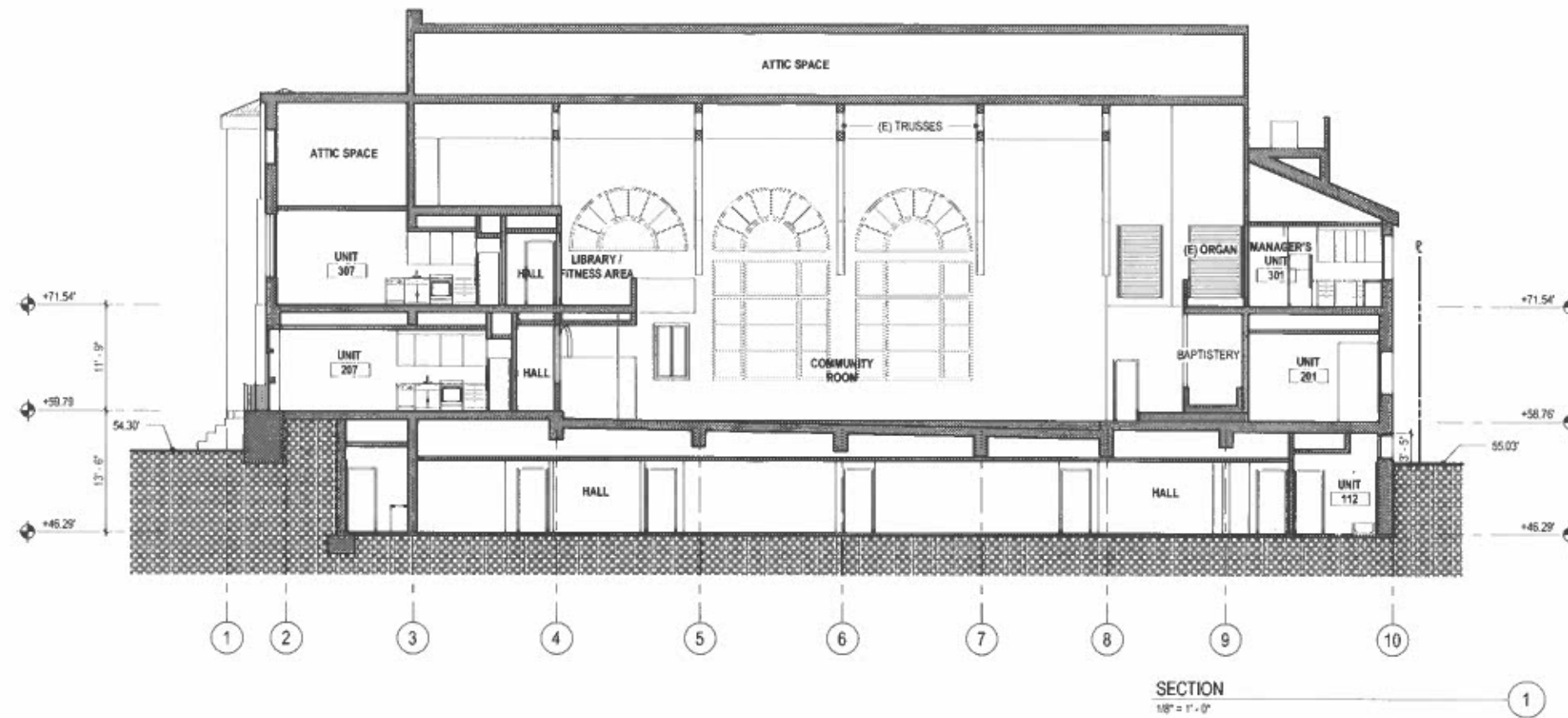
IMMANUEL SENIOR HOUSING

3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
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THOMAS SAFRAN & ASSOCIATES

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A300



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

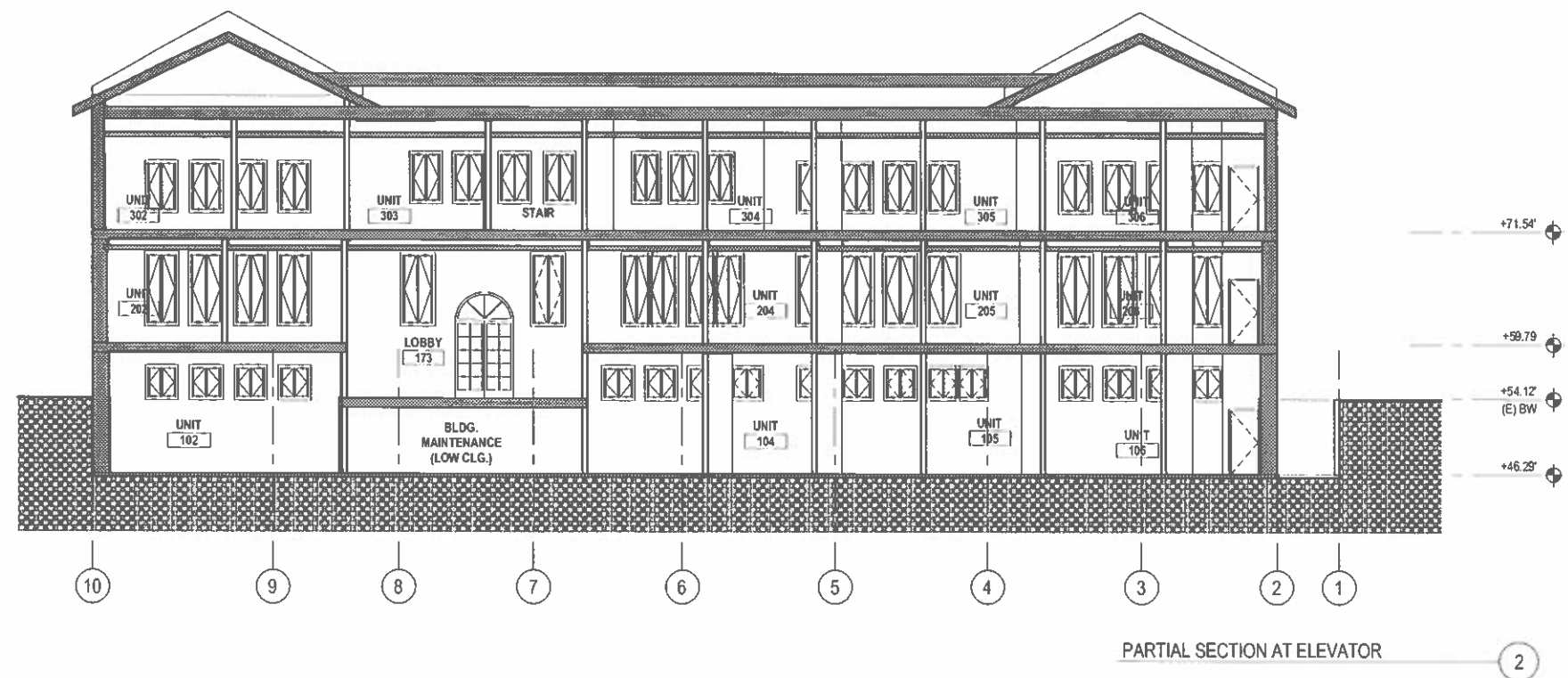
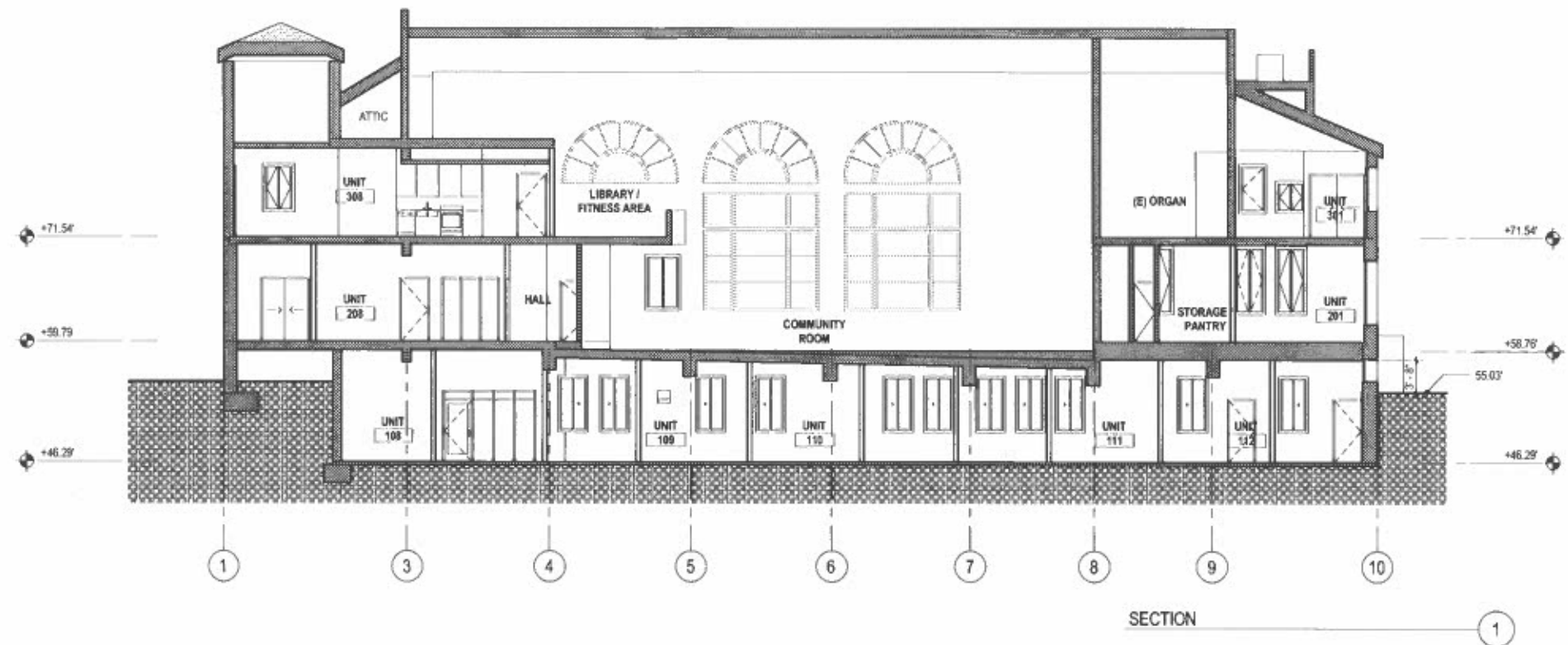
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IMMANUEL SENIOR HOUSING

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

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

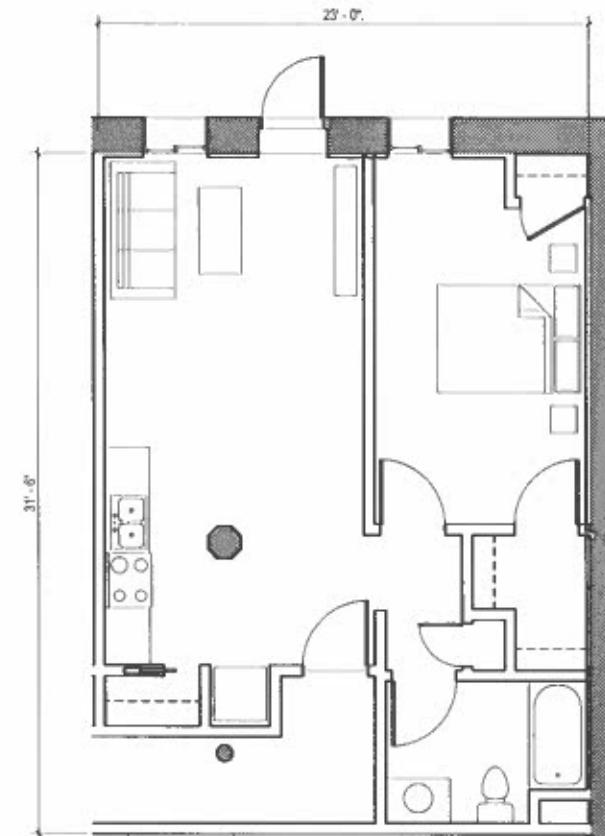
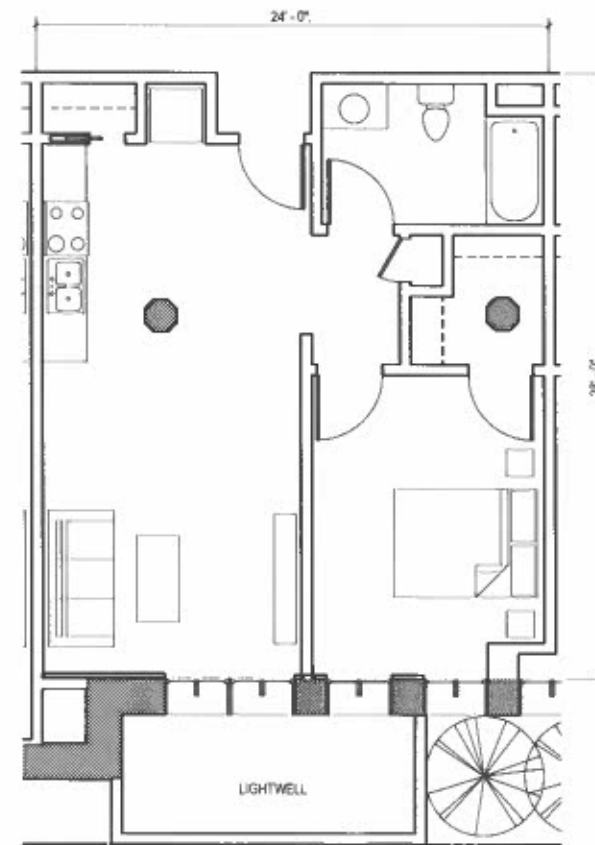
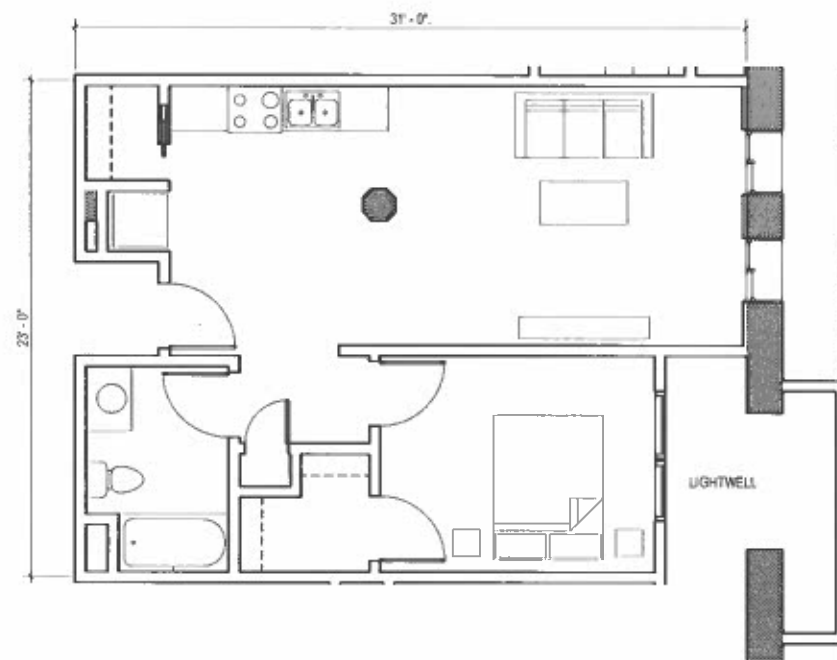
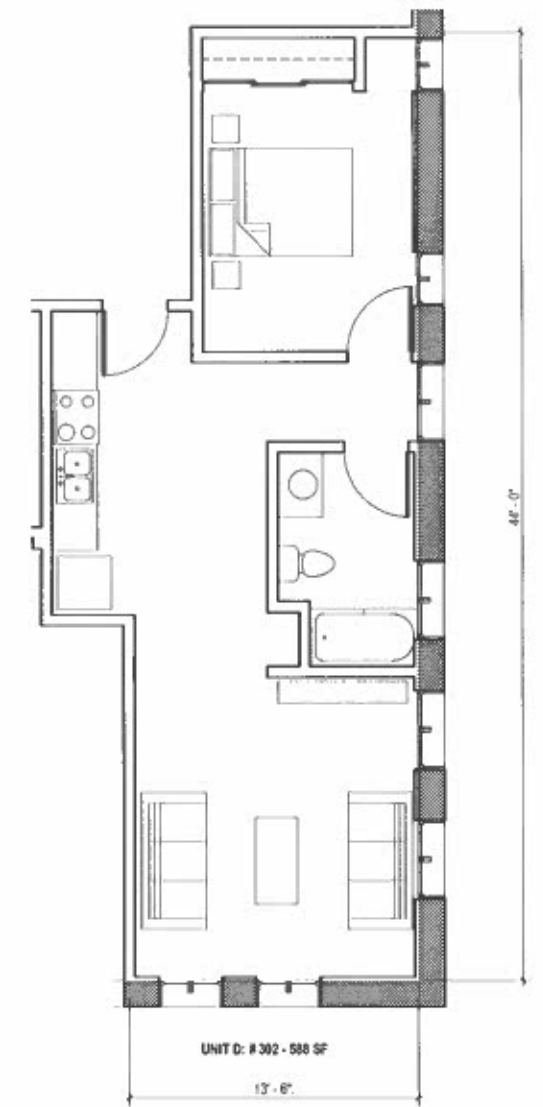
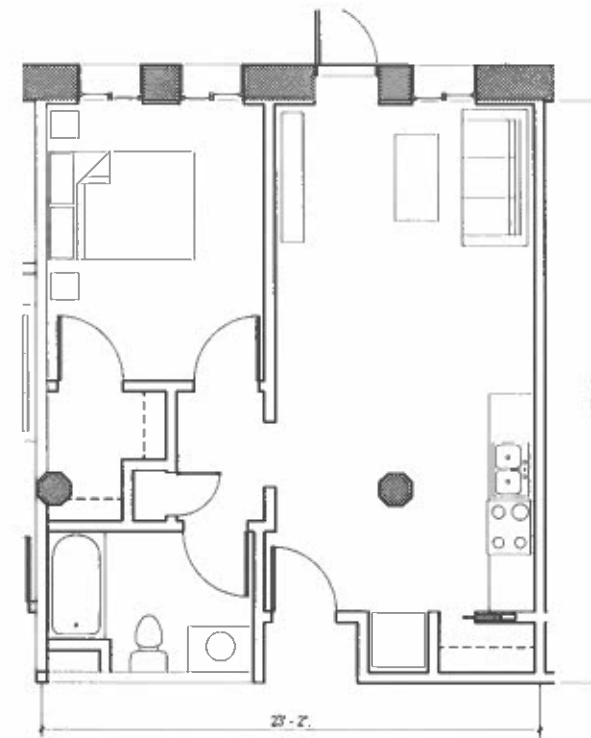
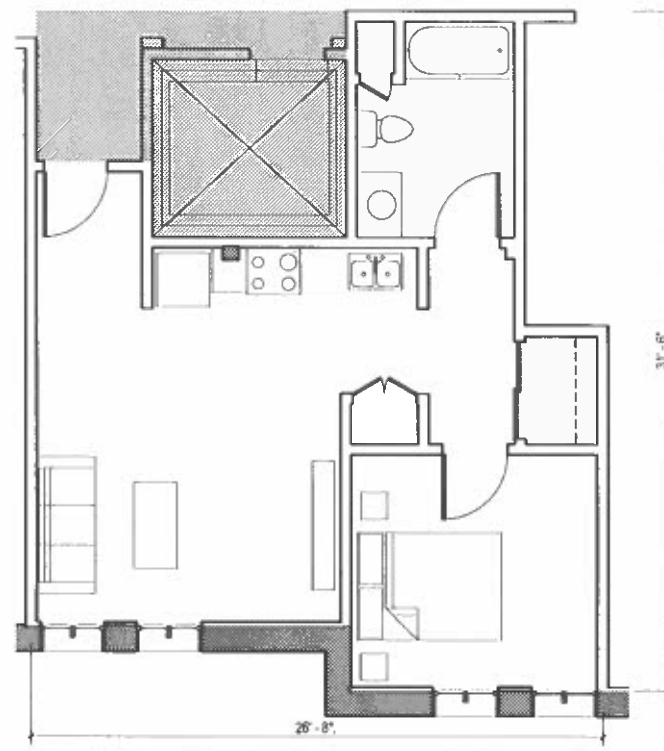
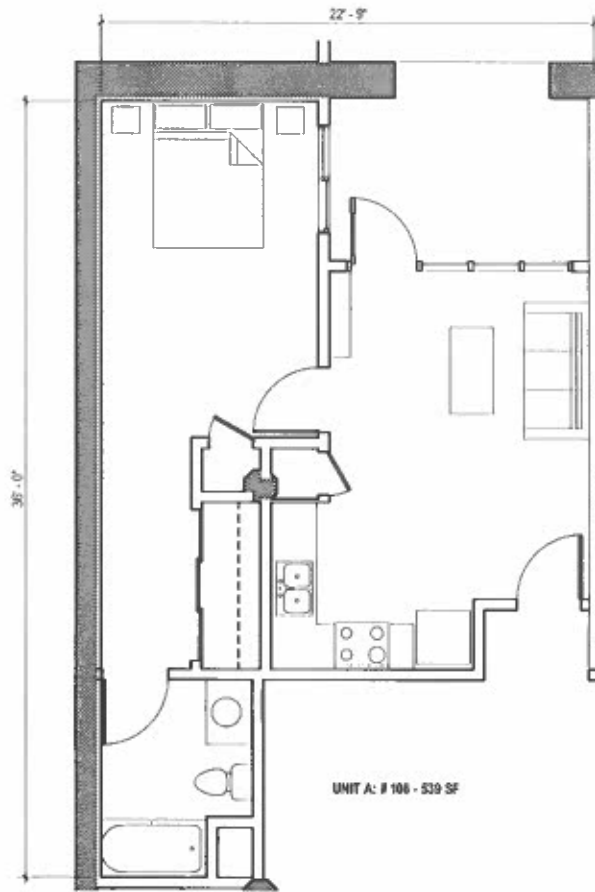
A302

IMMANUEL SENIOR HOUSING

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

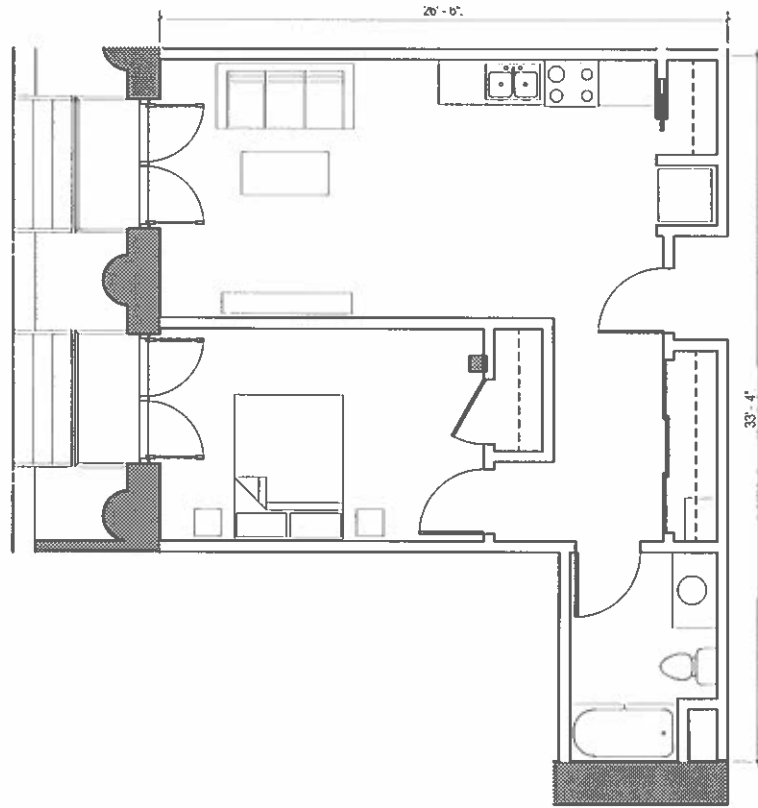
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IMMANUEL SENIOR HOUSING

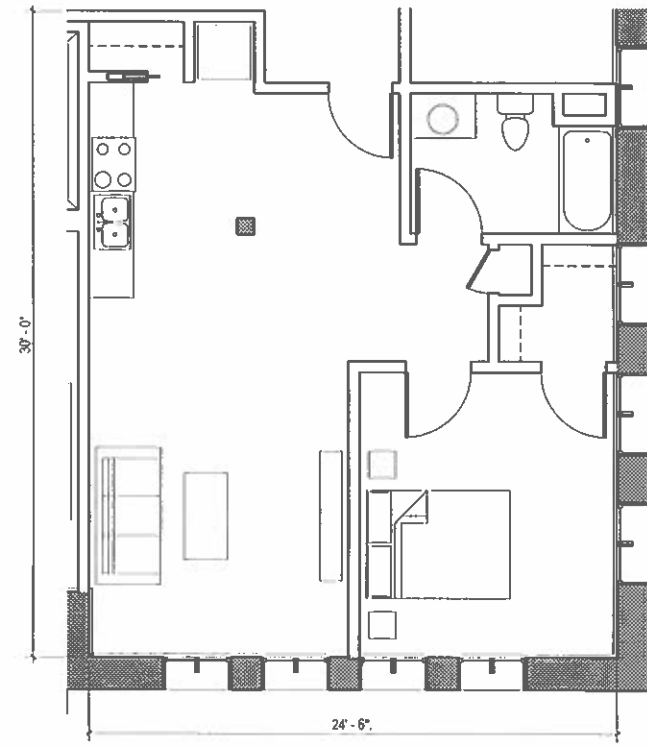
3215 3RD STREET
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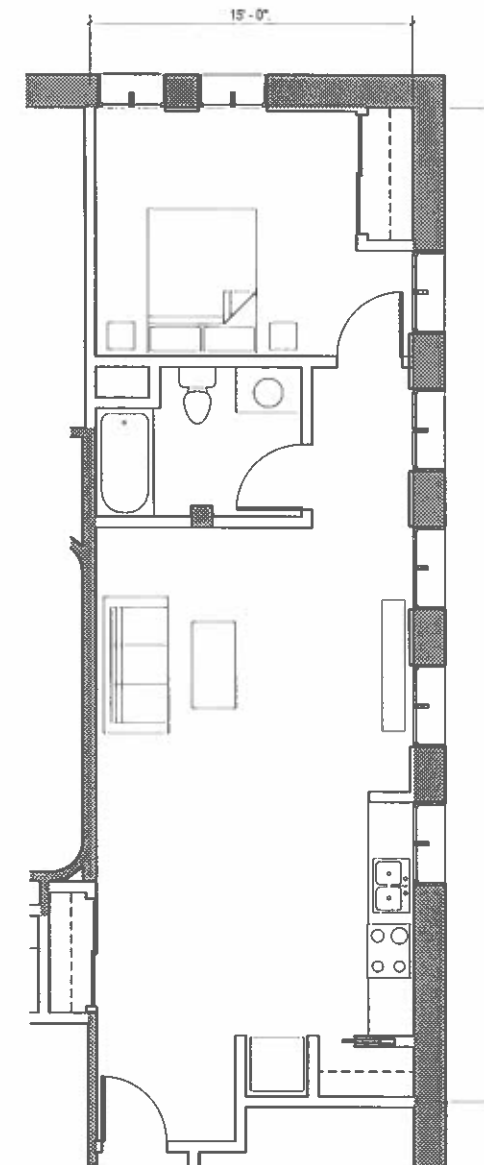
Killefer Flanagan Architects



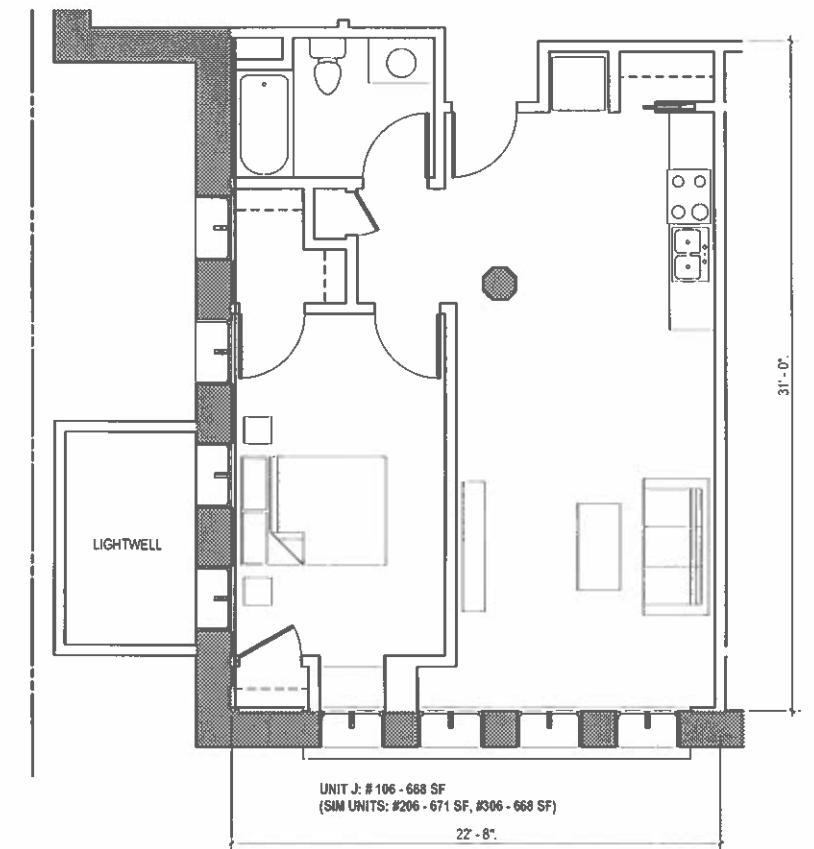
UNIT H: #207 - 625 SF
(SIM UNIT: #307 - 625 SF)



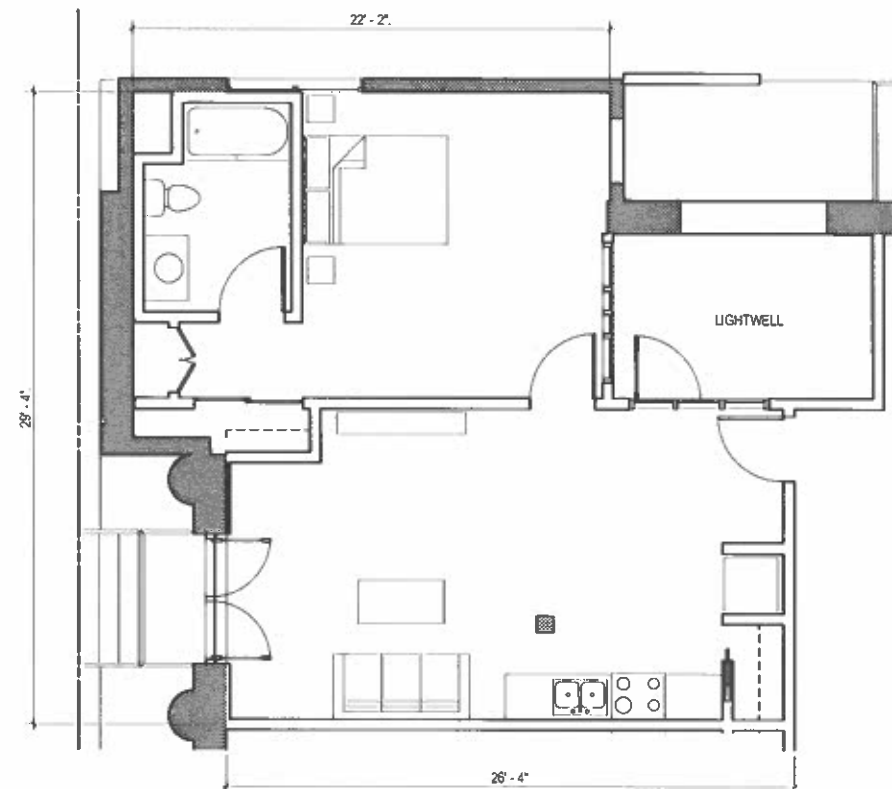
UNIT I: #202 - 659 SF



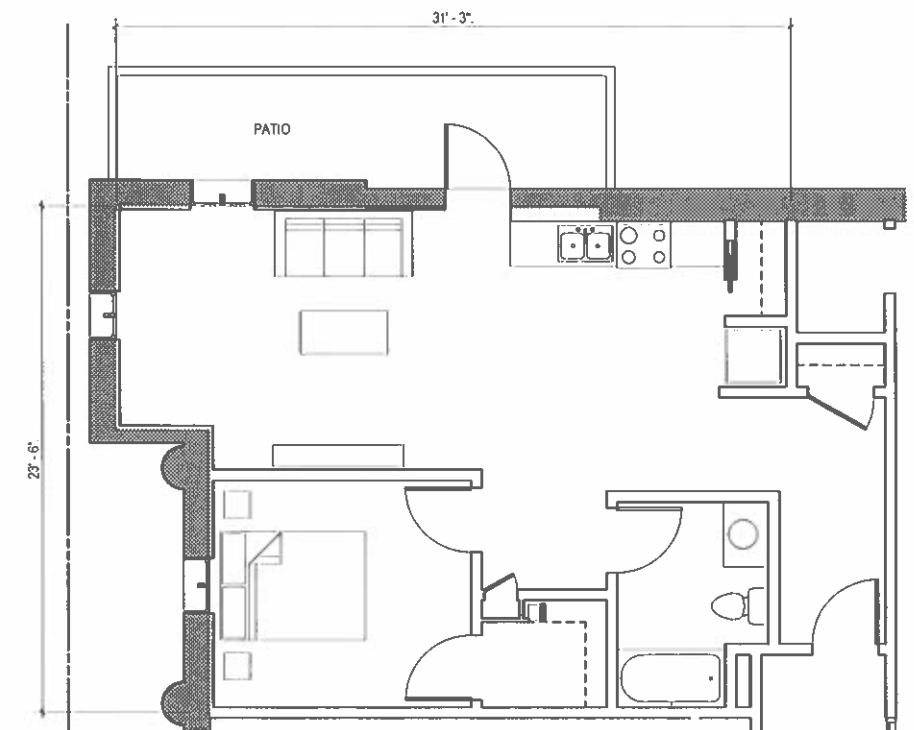
UNIT L: #201 - 688 SF



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"

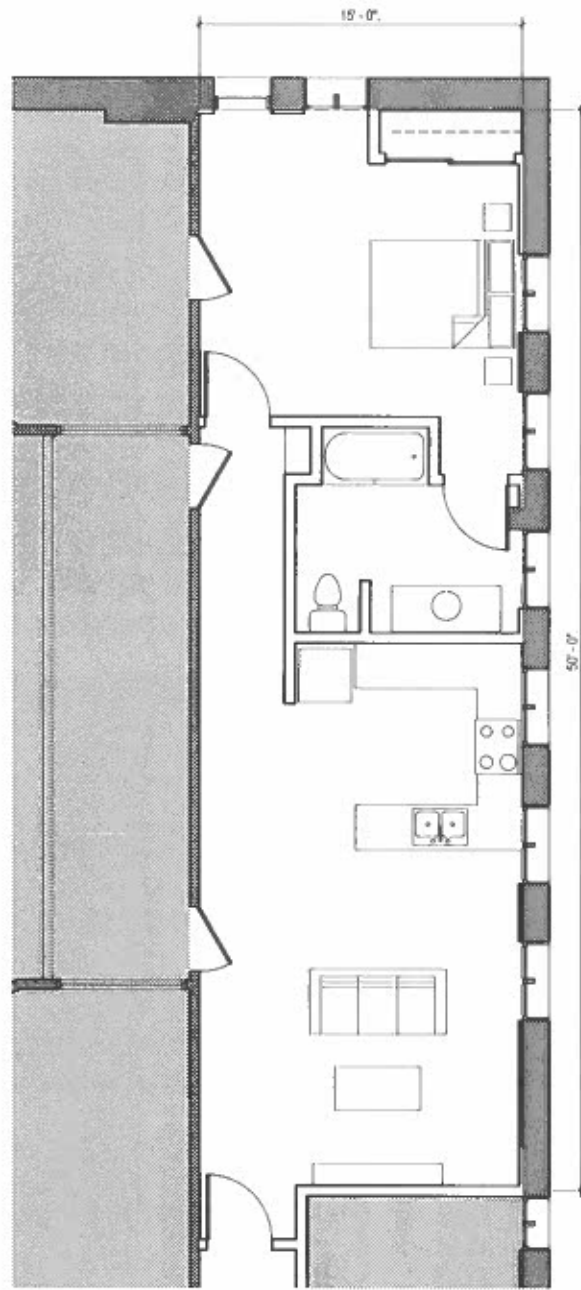
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IMMANUEL SENIOR HOUSING

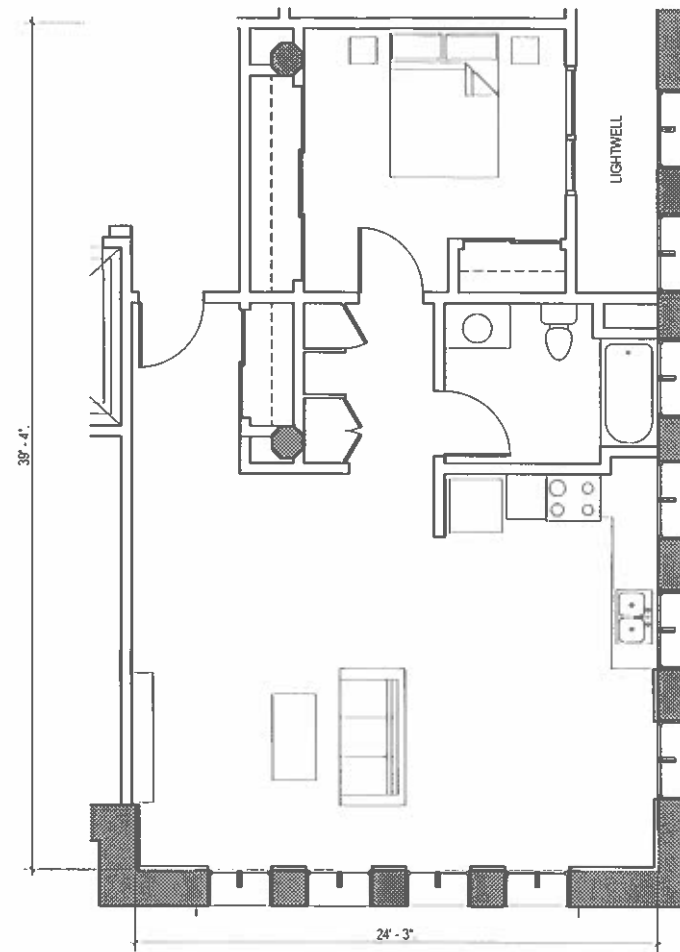
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THOMAS SAFRAN & ASSOCIATES

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UNIT N: #301 - 754 SF



UNIT O: #102 - 803 SF

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

A502

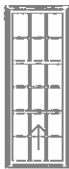
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WINDOW TYPES



(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

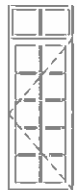


(G) 3'-0" x 3'-6" CASEMENT

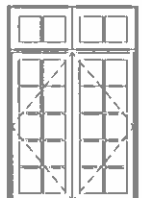
NOTES:

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.

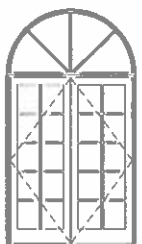
DOOR TYPES



(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

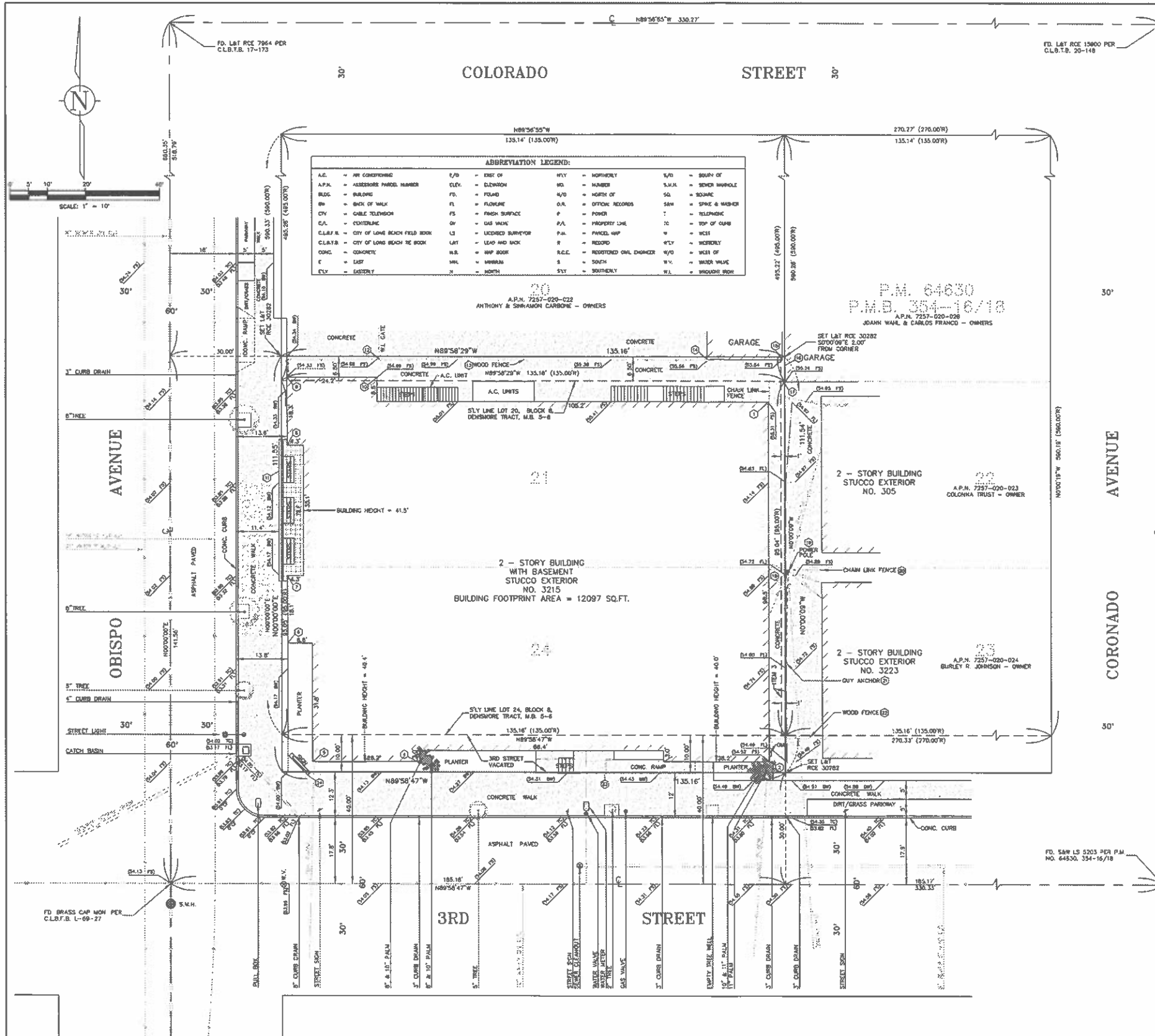
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A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

- LOCAL DESCRIPTION:**
THE SOUTH 6.5 FEET OF LOT 20 AND ALL OF LOTS 21 AND 24 IN BLOCK 6 OF THE DENSMORE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- TOGETHER WITH THAT PORTION OF THIRD STREET (FORMERLY DUM? 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.
- 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. 12637968-09, DATED APRIL 4, 2011.
 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. 08037C1870P, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
 5. SITE AREA = 15878.91 SQ. FT., 0.3461 ACRES (GROSS)
 6. BENCHMARK: CITY OF LONG BEACH BENCHMARK NO. 892, 1&T IN CATCH BASIN AT THE NW CORNER OF CHSPO AVE. & 3RD ST., 15.0' M.CURB. ELEV. = 53.824' (NOV 29) (1985 ADL)
 7. EXISTING ZONING = R-2-A SETBACKS PER SAID ZONING: FRONT YARD: 15 FT. SIDE YARD: 4 FT. REAR YARD: 20 FT. HEIGHT: 28 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 RIGHTS OF WAY.
 12. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

CERTIFICATION:
TO, MANUEL 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(d), 7(a), 7(b), 7(c), 8, 9, 7(d), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2011.

CHRISTOPHER CHAN, R.C.E. 30282	DATE
ENCROACHMENT NOTES	
1. BLDG CORNER 1.5' CLEAR OF P.A. ELY & 1.5' CLEAR OF P.A. ELY	
2. BLDG CORNER 1.5' CLEAR OF P.A. ELY & 1.5' CLEAR OF P.A. ELY	
3. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
4. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
5. BLDG CORNER 1.5' CLEAR OF P.A. ELY & 1.5' CLEAR OF P.A. ELY	
6. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
7. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
8. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
9. BLDG CORNER 1.5' CLEAR OF P.A. ELY & 1.5' CLEAR OF P.A. ELY	
10. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
11. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
12. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
13. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
14. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
15. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
16. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
17. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
18. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
19. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
20. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
21. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
22. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
23. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
24. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
25. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
26. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
27. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
28. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
29. BLDG CORNER 1.5' CLEAR OF P.A. ELY	
30. BLDG CORNER 1.5' CLEAR OF P.A. ELY	

FINE LINE SYSTEMS
CONSULTING CIVIL ENGINEERS
1443 WEST BEVERLY BLVD., MONTEBELLO, CA 90840 (323) 728-3366

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

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

PREPARED EXCLUSIVELY FOR:
THOMAS SAFRAN & ASSOCIATES



erniemarjoram.com

RENDERING

IMMANUEL SENIOR HOUSING

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



THOMAS SAFRAN & ASSOCIATES

Killefer Flammang Architects