

EXHIBIT B



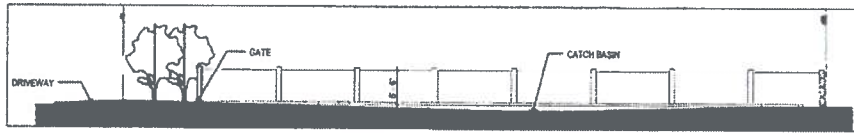
IMMANUEL SENIOR HOUSING

3015 9th Street
Long Beach, CA 90814
February 03, 2012
August 31, 2012 - Revision
10/11/12

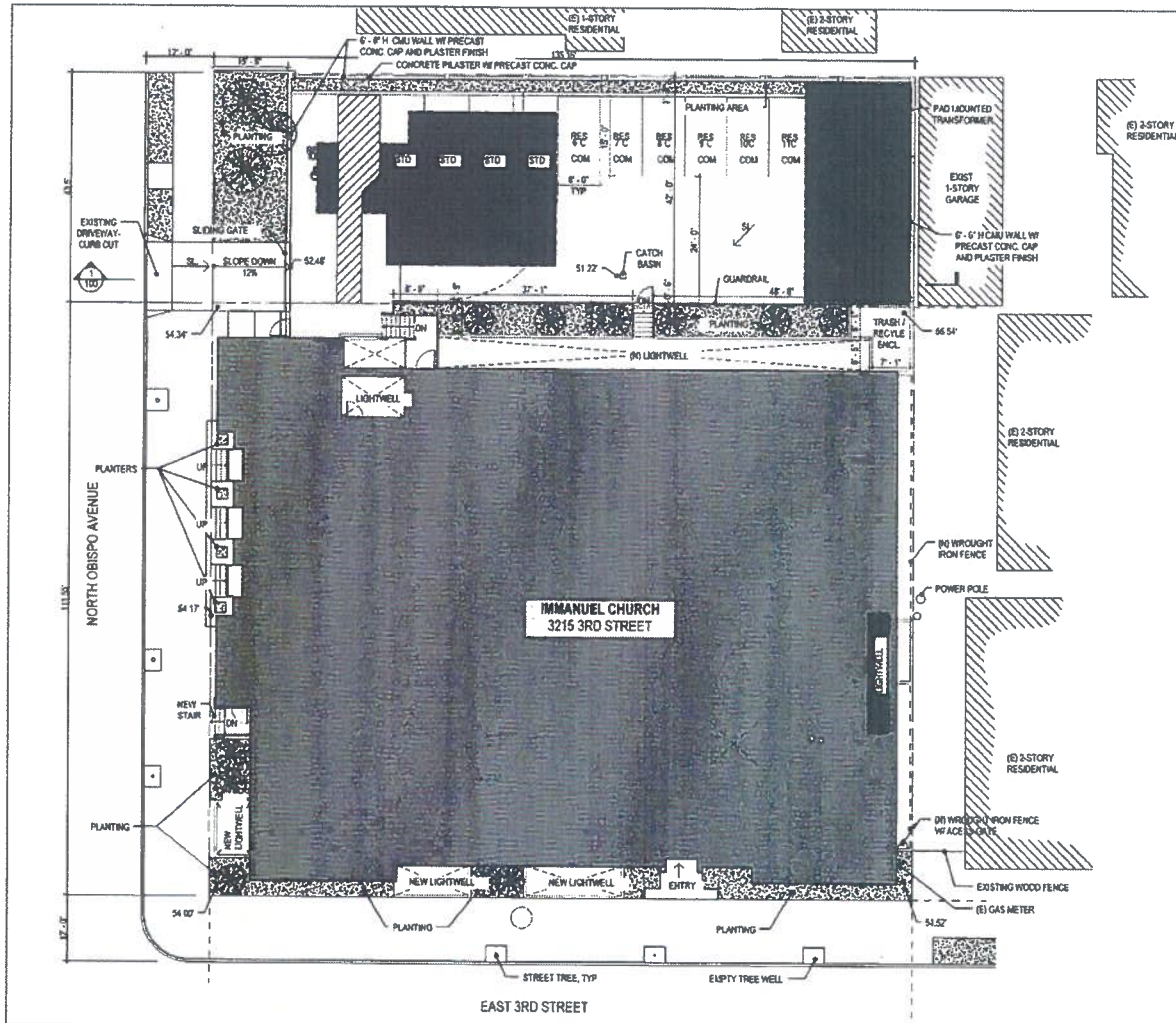
G000

THOMAS SAFRAN & ASSOCIATES

Officer of the Architects



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



UNIT INFORMATION		
Name	Number	Area
UNIT 101		813 SF
UNIT 102		179 SF
UNIT 104		822 SF
UNIT 105		612 SF
UNIT 106		609 SF
UNIT 108		531 SF
UNIT 109		572 SF
UNIT 110		578 SF
UNIT 111		577 SF
UNIT 112		611 SF
UNIT 201		685 SF
UNIT 202		659 SF
UNIT 204		827 SF
UNIT 205		528 SF
UNIT 206		671 SF
UNIT 207		825 SF
UNIT 208		582 SF
UNIT 204		758 SF
UNIT 202		583 SF
UNIT 203		558 SF
UNIT 204		544 SF
UNIT 205		633 SF
UNIT 206		688 SF
UNIT 207		825 SF
UNIT 208		750 SF
Grand total:	25	

GROSS BUILDING AREA:
1ST FLOOR = 11,016 SF
2ND FLOOR = 11,543 SF
3RD FLOOR = 8,411 SF
TOTAL = 41,000 SF

PRELIMINARY PLANT LIST
(PLANTS BASED ON WATCOLES ZONE 3 AND ARE LOW TO VERY LOW WATER USE SPECIES)

TREES (+/- 12)

- ARBUTUS UNEDO
- BRACHYCHITON POPULNEUS
- CERCIDUM PRAECOX
- X CHITALPA TASHKENTENSIS
- MELALEUCA STYPHLOIDES
- OLEA EUROPA
- PARKSONIA FLORIDA
- PITTIOSPORUM PHYLLOIDES

SHRUBS (+/- 120)

- ALYOGYNE HUEGELII
- ANIGOZANTHOS FLAVIUS
- ARTEMESIA POWIS CASTLE
- BERBERIS SPECIES
- CARPENTERIA CALIFORNICA
- CEANTHUS SPECIES
- CISTUS SPECIES
- CLIVIA MINIATA
- CORDYLINE AUSTRALIS
- CORREA SPECIES
- COTINUS COGGYRIA
- DODONAEA VISCOSA PURPUREA
- ERIOGERON SPECIES
- FRIEMONTODENDRON SPECIES
- GREVILLEA SPECIES
- KALANCHOE SPECIES
- KNIPHOFIA UVARIA
- LAVANDULA SPECIES
- LEPTOSPERMUM LAEVIGATUM
- LEUCOPHYLLUM SPECIES
- NIMULAS SPECIES
- NASSELLA TENUISSIMA
- PHLOMIS FRUITICOSA
- SALVIA CHAMAEDRYOIDES

GROUND COVER (+/- 6,000 s.f.)

- APTENIA 'RED APPLE' SPECIES
- BOUGAINVILLEA SPECIES
- DYMONDIA MARGARETEA
- OENOTHERA SPECIOSA
- ROSEMARINUS PROSTRATUS
- SEDUM SPECIES
- SENECIO MANDRAUSCAE

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

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



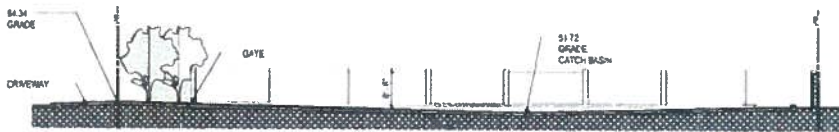
L100

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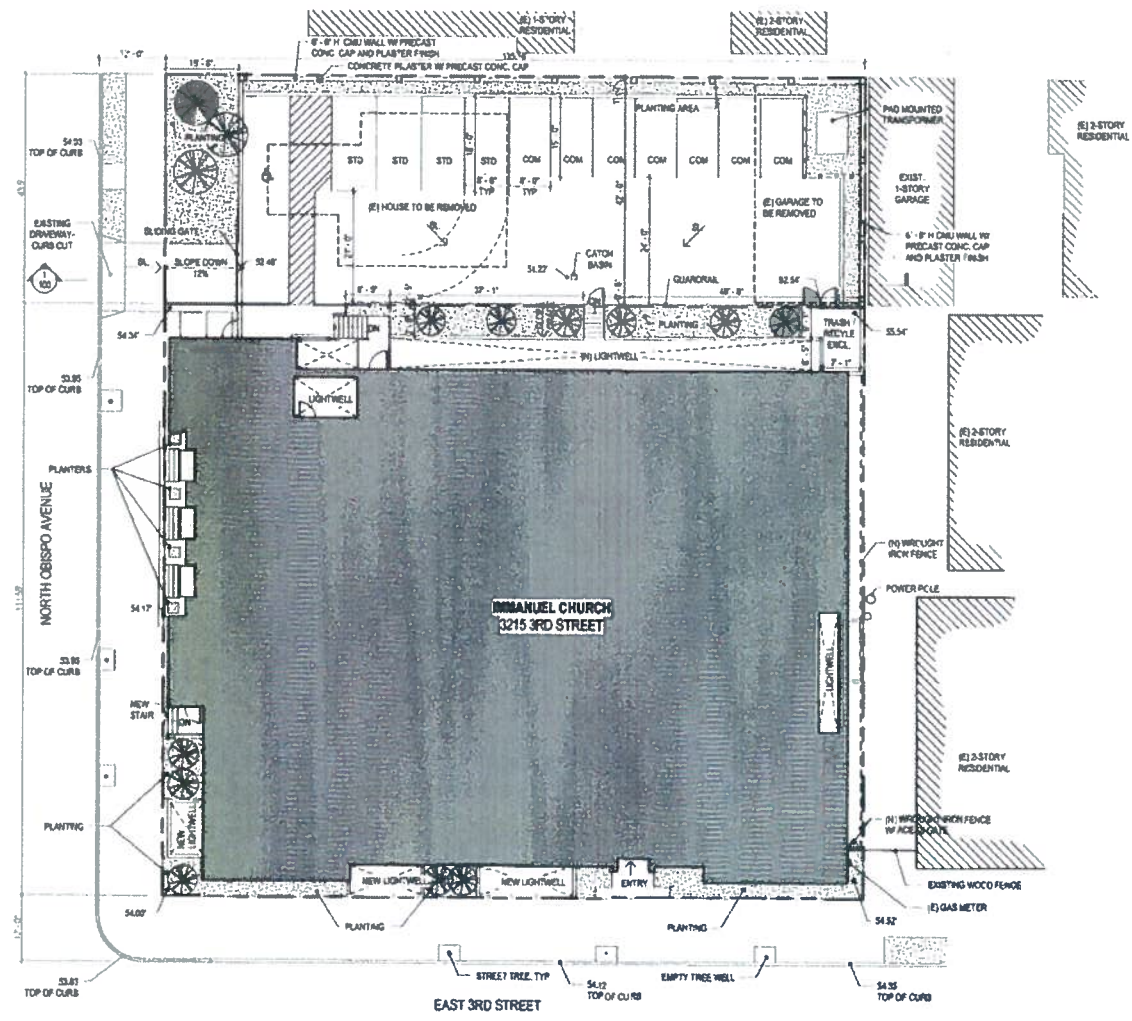
3215 3RD STREET
LONG BEACH, CA 90819
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES





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



UNIT INFORMATION		
Name	Number	Area
UNIT	101	610 SF
UNIT	102	780 SF
UNIT	104	622 SF
UNIT	105	612 SF
UNIT	108	638 SF
UNIT	108	531 SF
UNIT	109	572 SF
UNIT	110	576 SF
UNIT	111	577 SF
UNIT	112	611 SF
UNIT	201	685 SF
UNIT	202	699 SF
UNIT	204	627 SF
UNIT	205	638 SF
UNIT	206	671 SF
UNIT	207	625 SF
UNIT	208	682 SF
UNIT	301	730 SF
UNIT	302	563 SF
UNIT	303	598 SF
UNIT	304	644 SF
UNIT	305	633 SF
UNIT	306	688 SF
UNIT	307	625 SF
UNIT	308	700 SF
Grand Total: 23		

GROSS BUILDING AREA:
1ST FLOOR = 11,018 SF
2ND FLOOR = 11,340 SF
3RD FLOOR = 9,467 SF
TOTAL = 31,825 SF

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



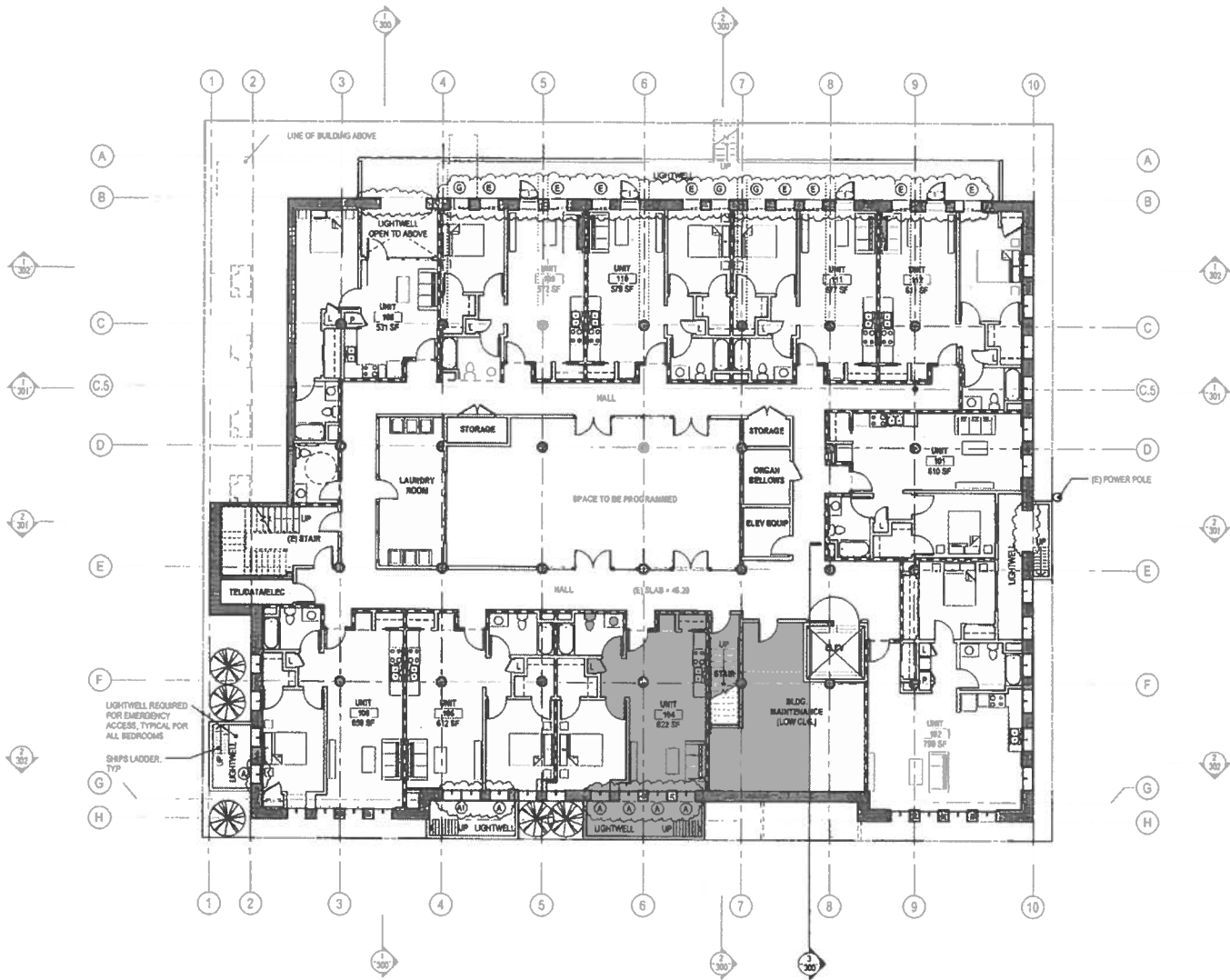
A100

IMMANUEL SENIOR HOUSING

3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
SEPTEMBER 26, 2017 - REVISION

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

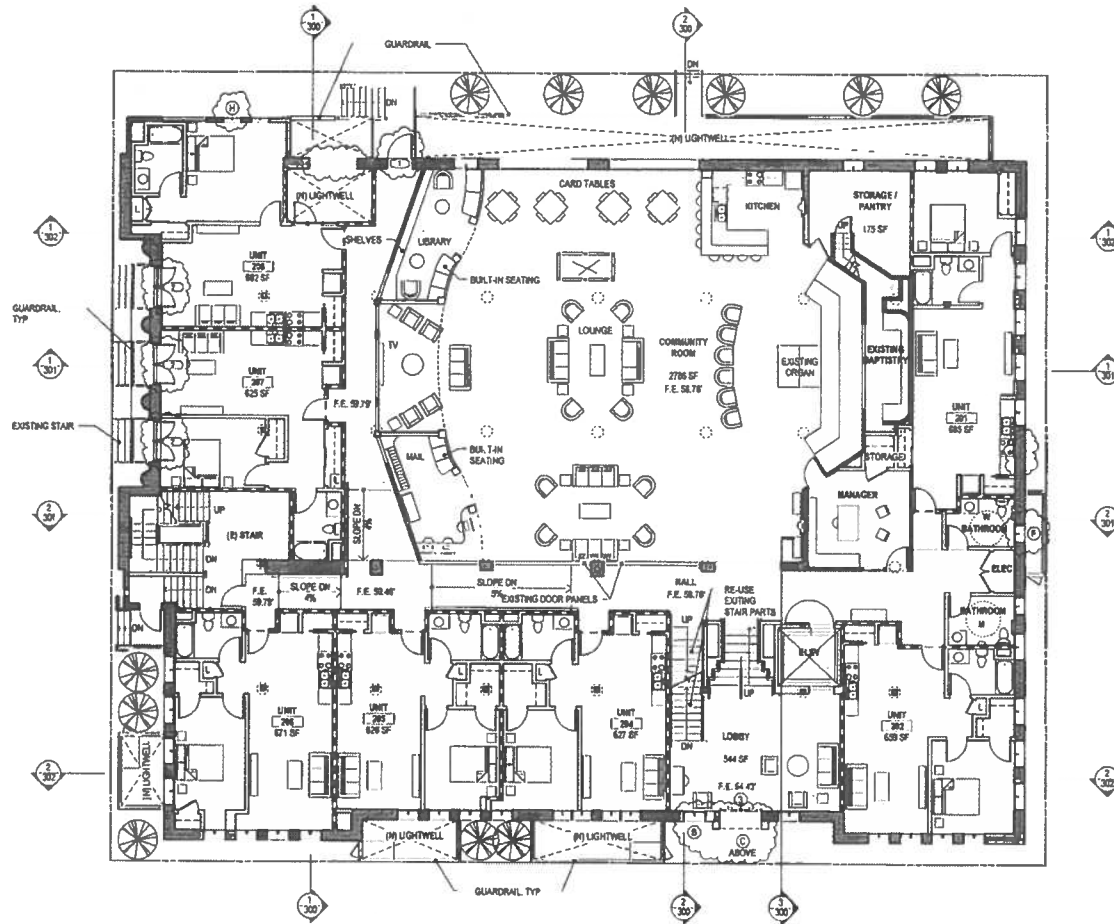
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SECOND FLOOR PLAN
 1/8" = 1' - 0"
 7 UNITS

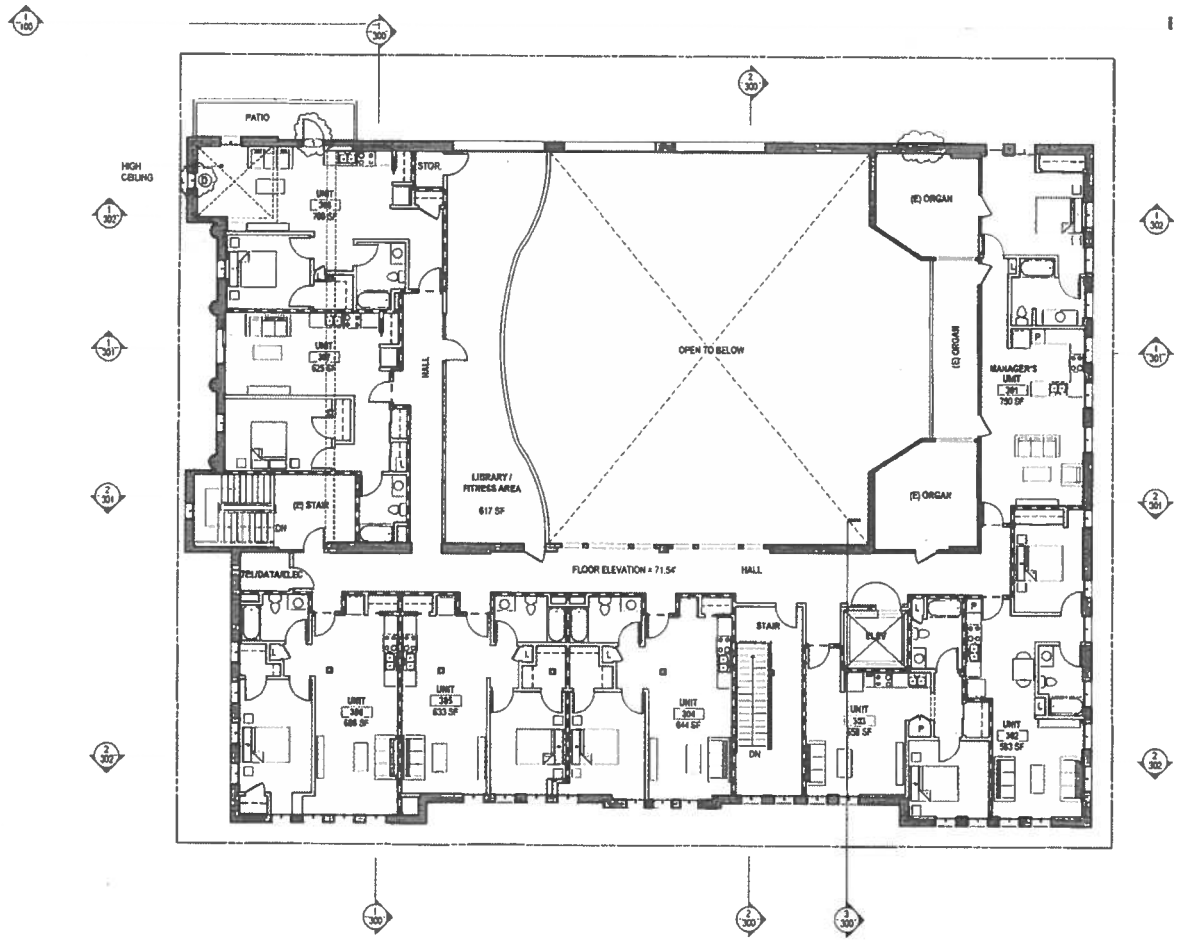
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THIRD FLOOR PLAN
 1/8" = 1' - 0"
 8 UNITS

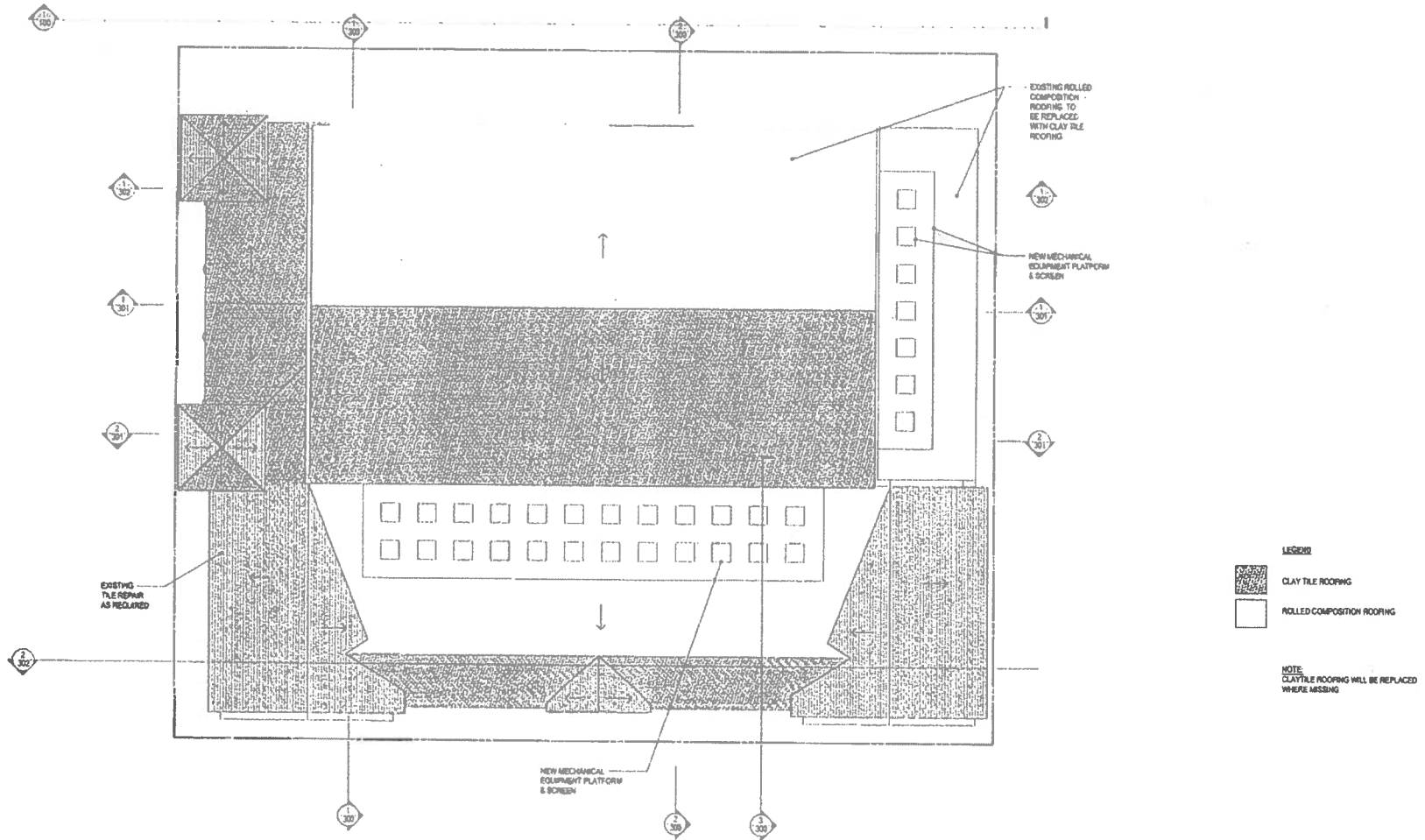
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ROOF PLAN
1/8" = 1' - 0"



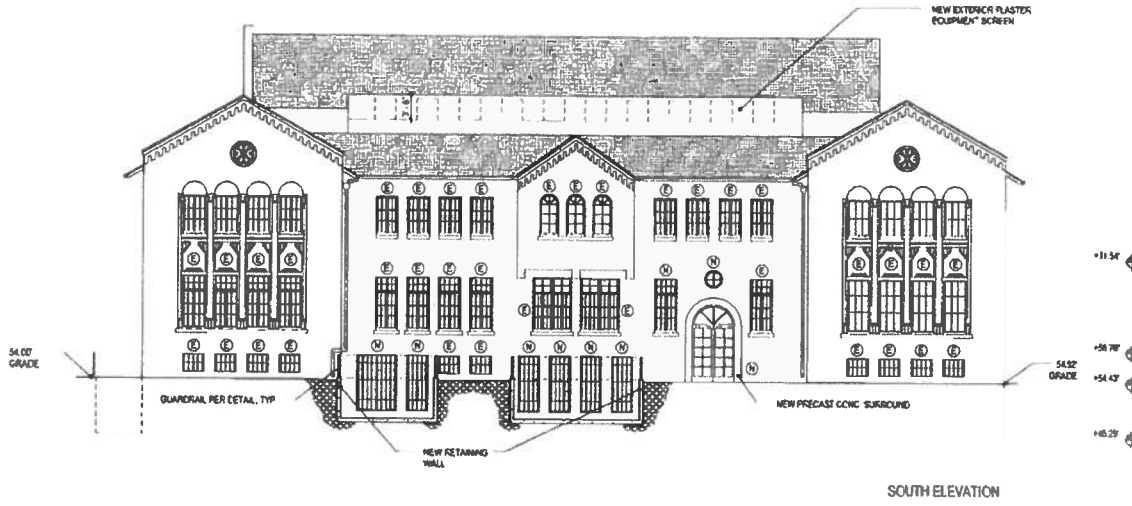
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LONG BEACH, CA 90814
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AUGUST 31, 2012 - REVISION
SEPTEMBER 26, 2012 - REVISION

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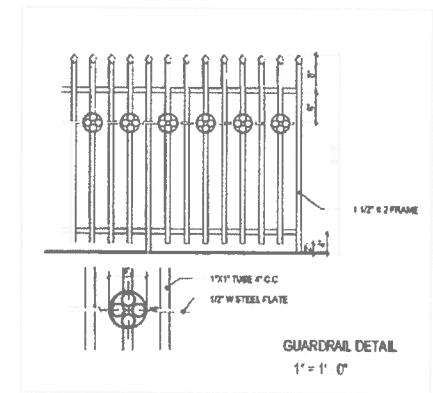
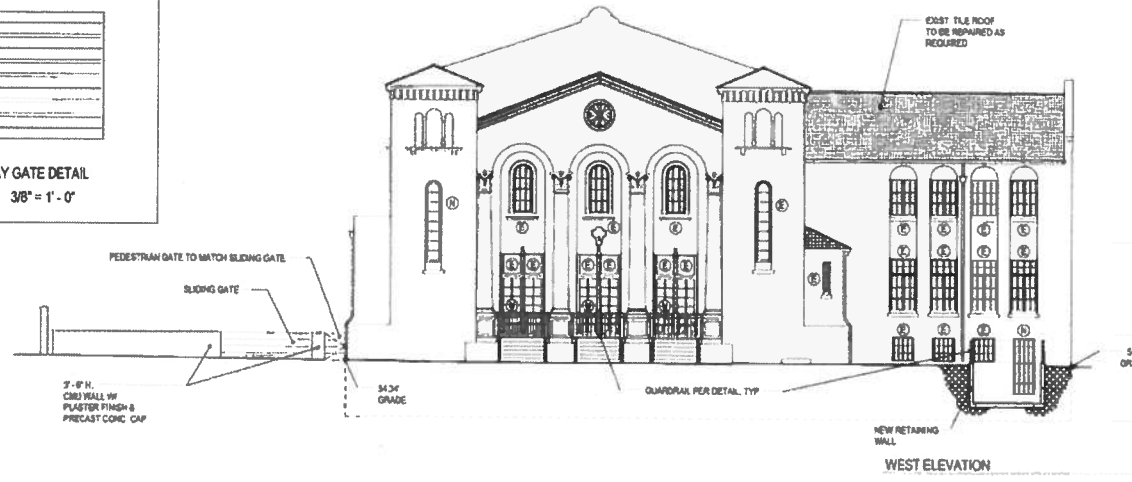
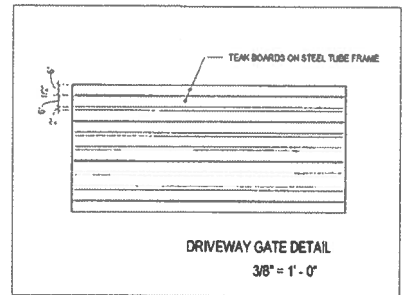




- (E) EXISTING WINDOW TO BE RESTORED & RE-GLAZED
- (N) NEW WINDOW TO MATCH EXISTING MATERIAL & DESIGN

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

SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS
1/8" = 1' - 0"

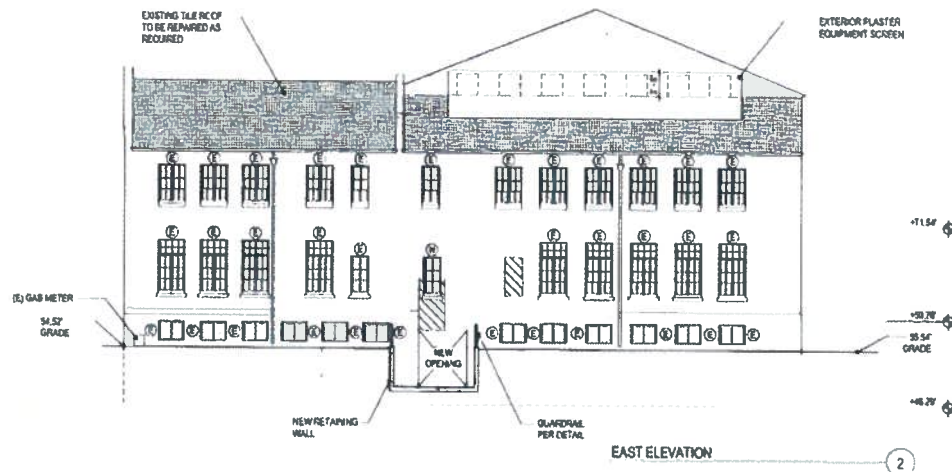
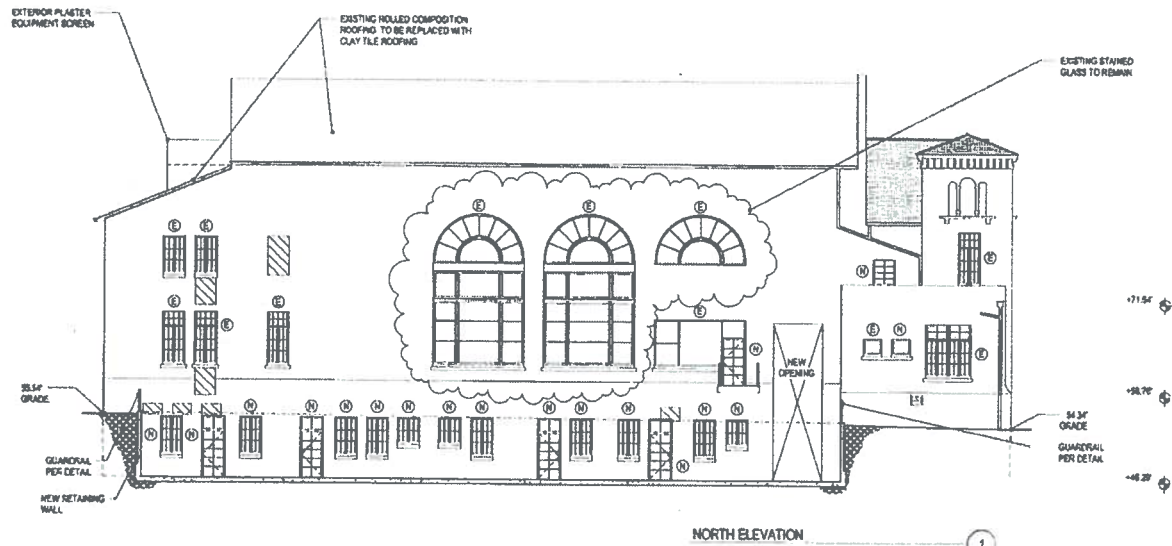
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3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
SEPTEMBER 28, 2012 - REVISION

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

ELEVATIONS
1/8" = 1' - 0"

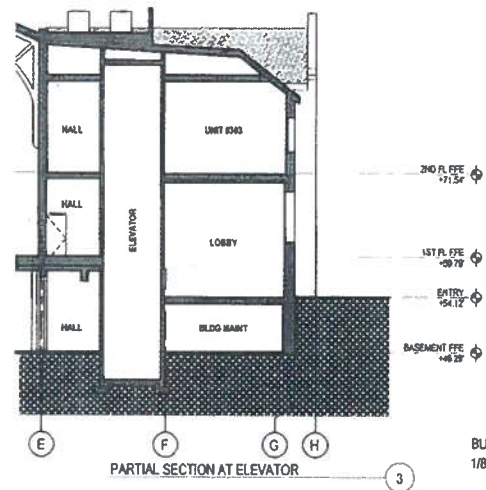
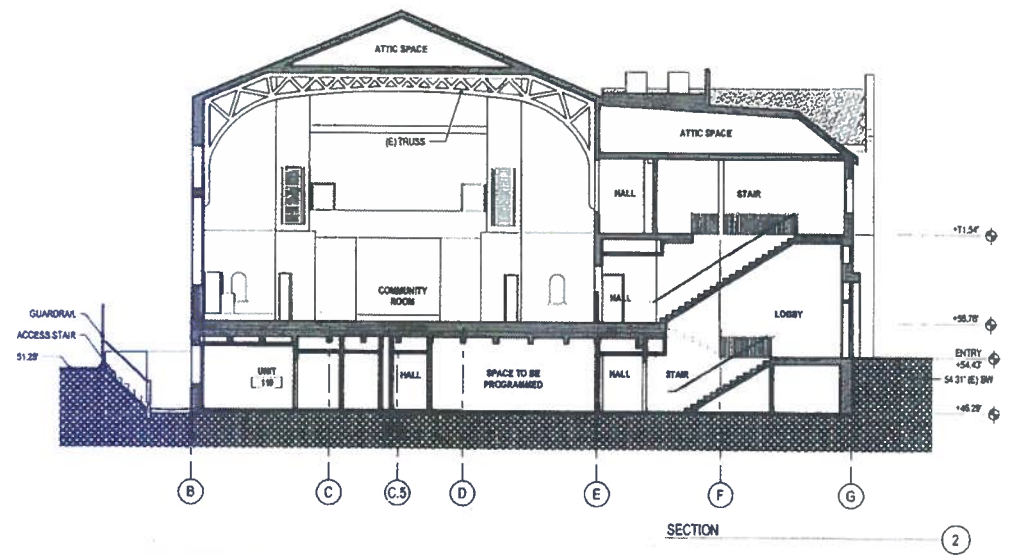
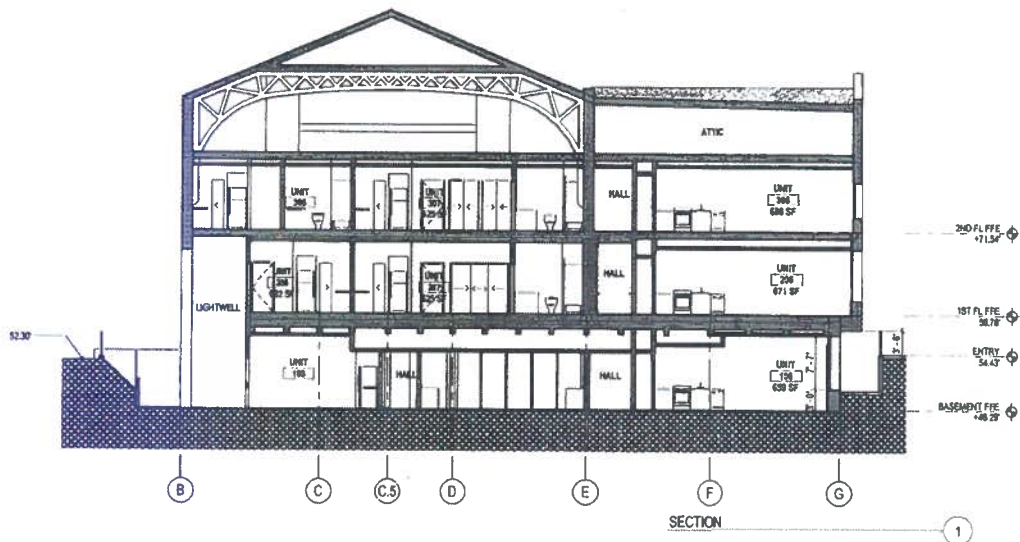
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3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION
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BUILDING SECTIONS
1/8" = 1' - 0"

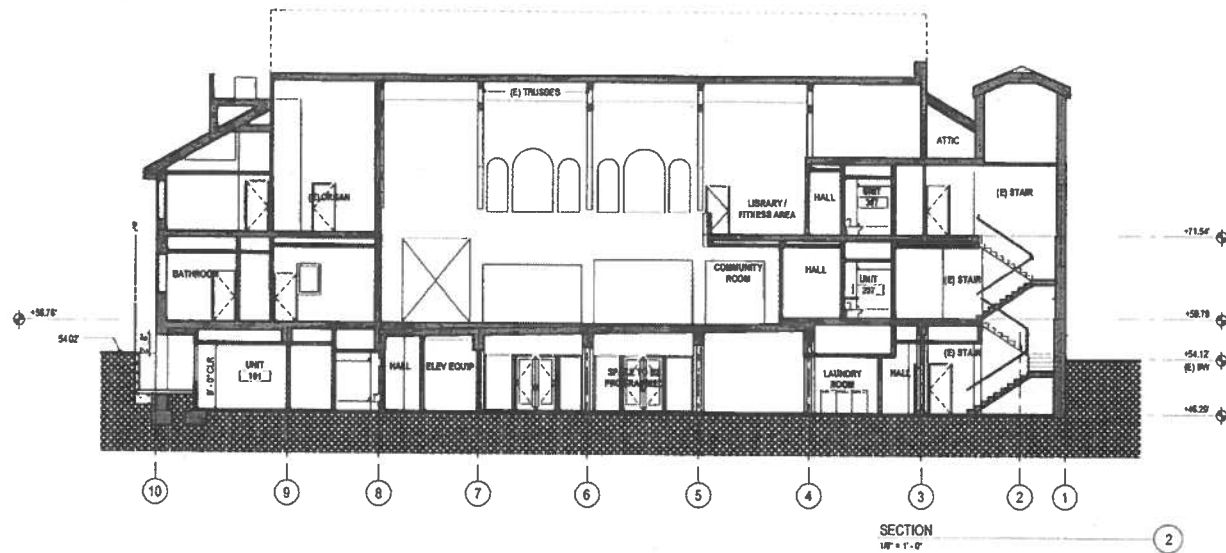
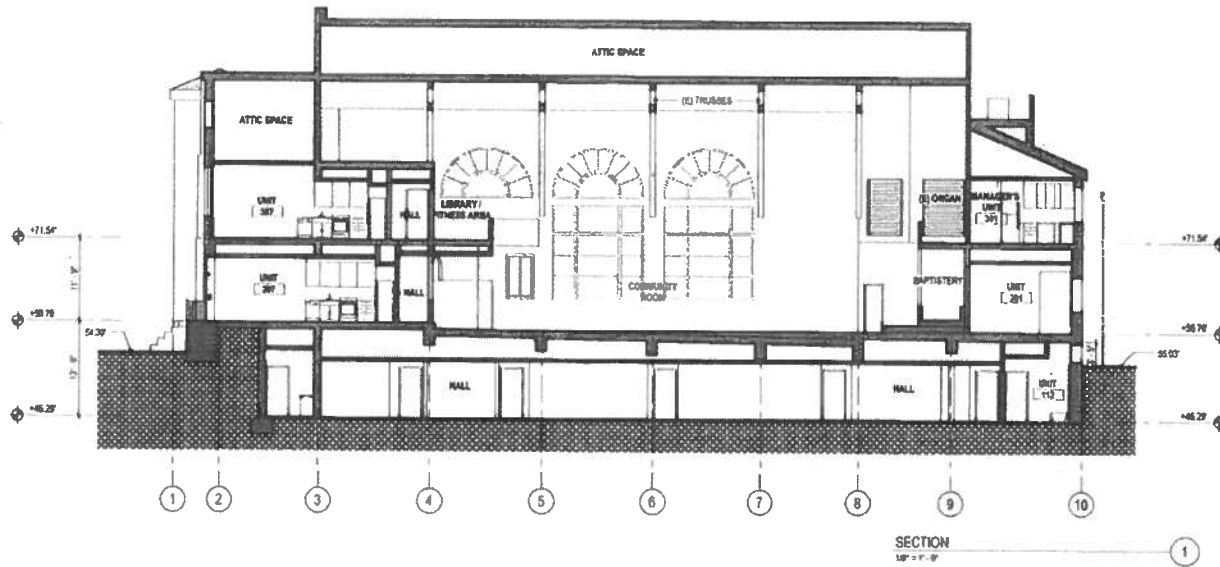
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3215 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

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A300



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

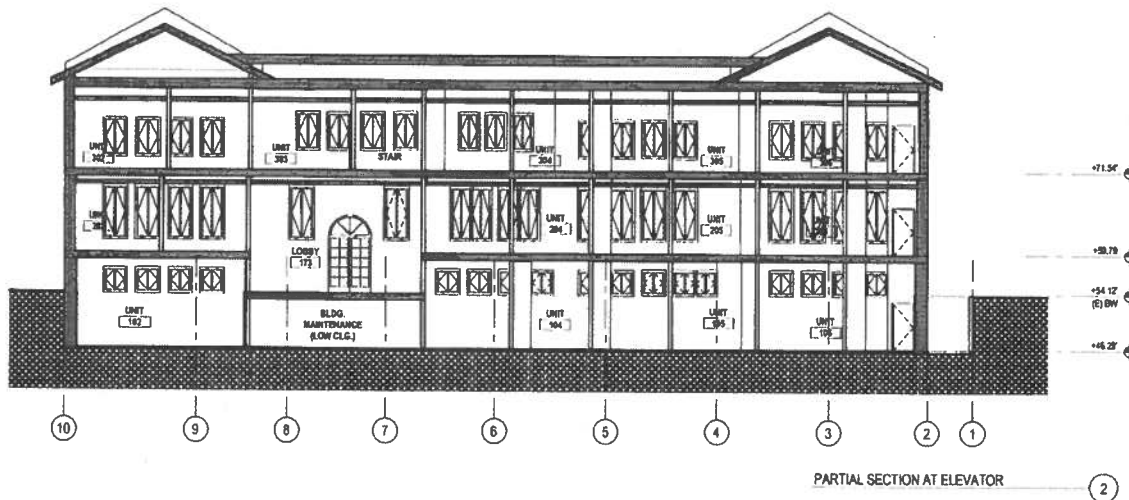
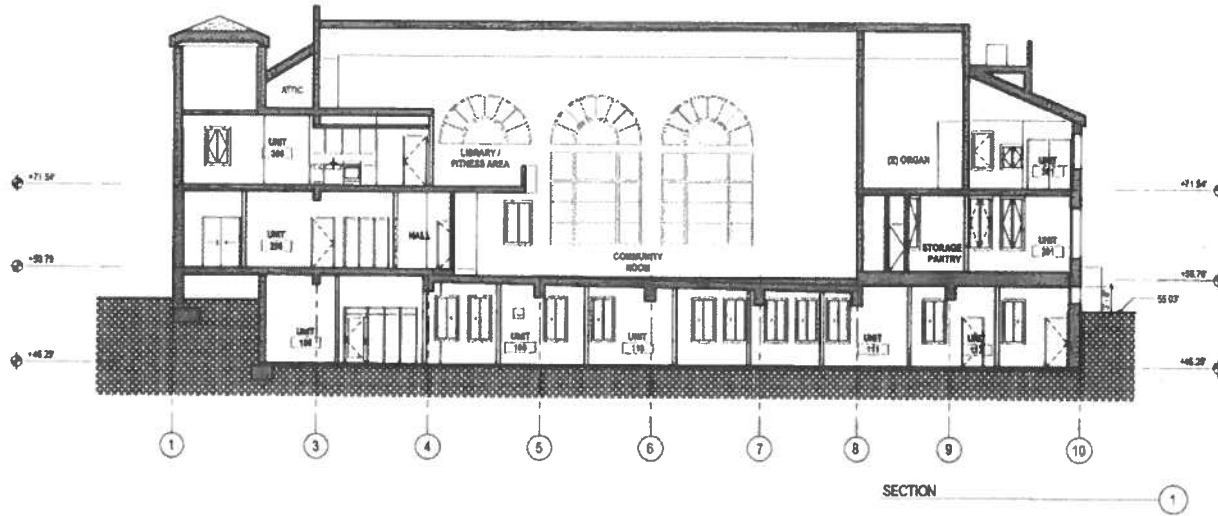
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3215 9RD STREET
LONG BEACH, CA 90814
FEBRUARY 02, 2012
AUGUST 31, 2012 - REVISION

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

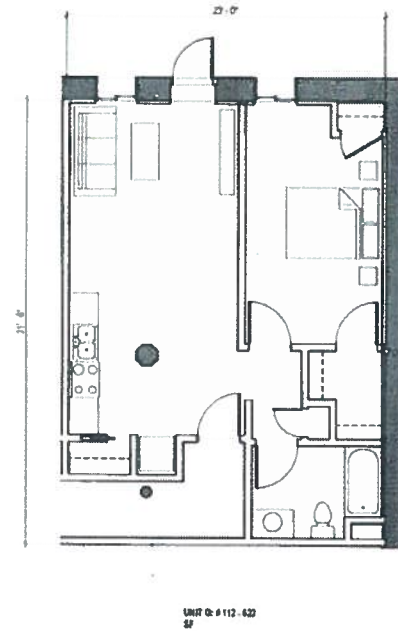
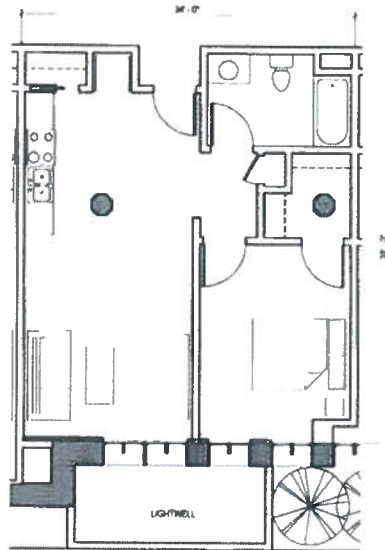
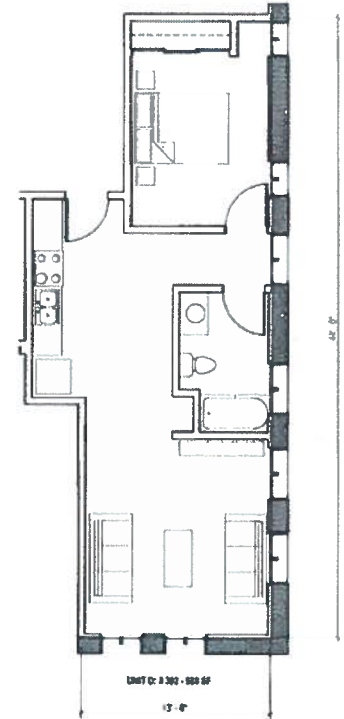
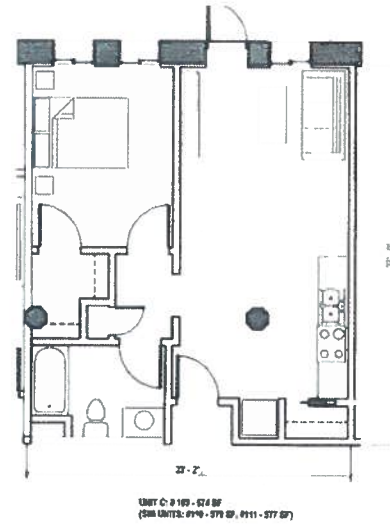
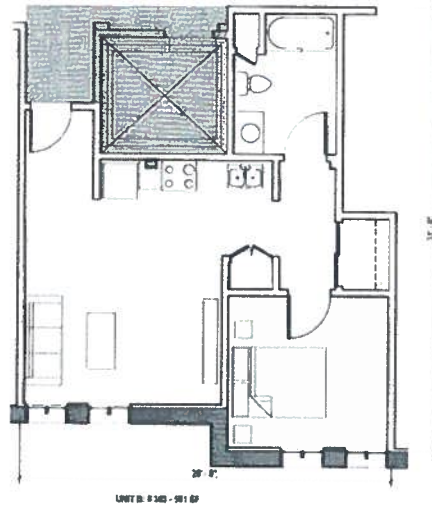
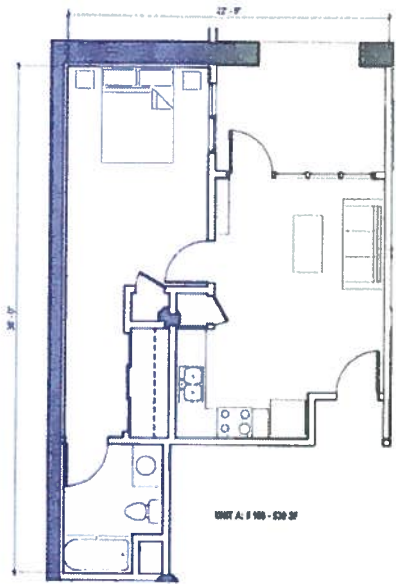
A302

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3715 3RD STREET
LONG BEACH, CA 90804
FEBRUARY 02, 2012
AUGUST 31, 2012 - REVISION

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

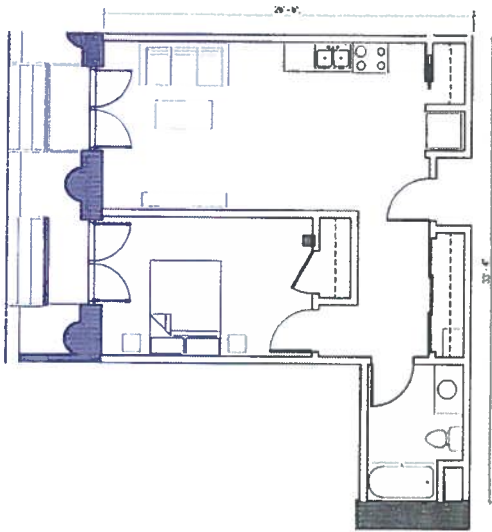
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IMMANUEL SENIOR HOUSING

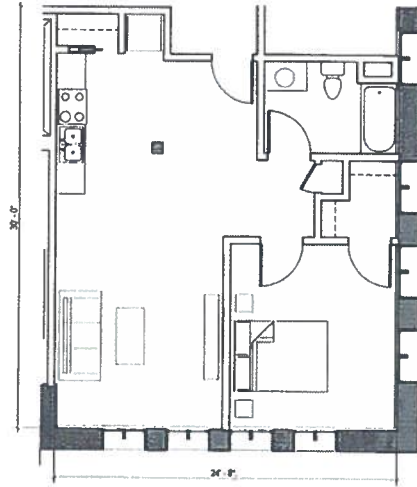
1213 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

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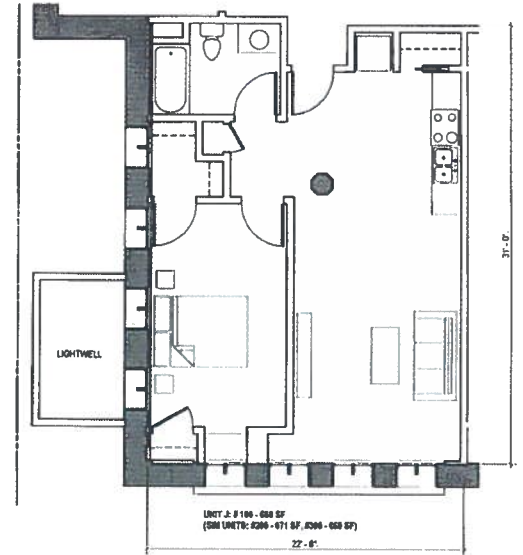




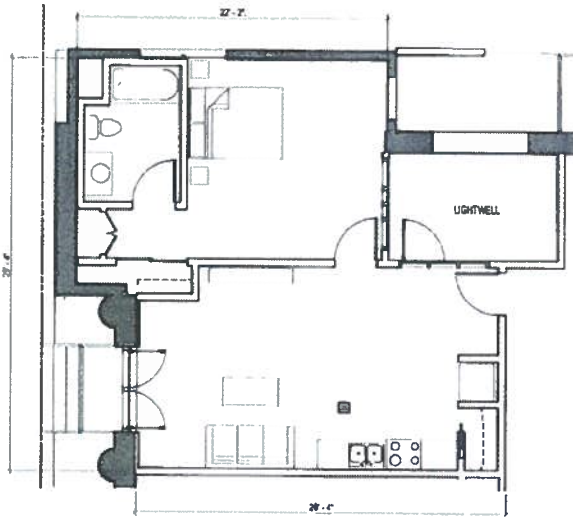
UNIT K: #207 - 625 SF
(SIB UNITS: #267 - #25 SF)



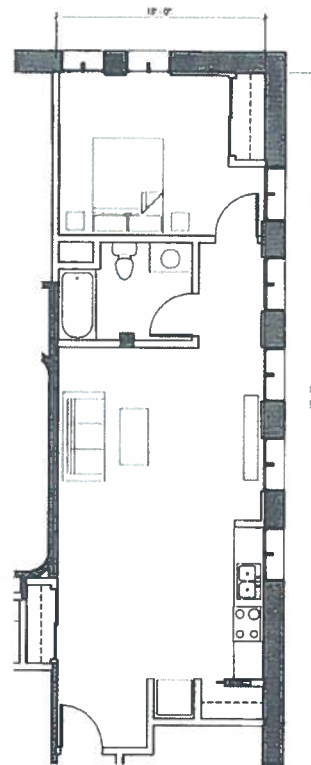
UNIT C: #202 - 630 SF



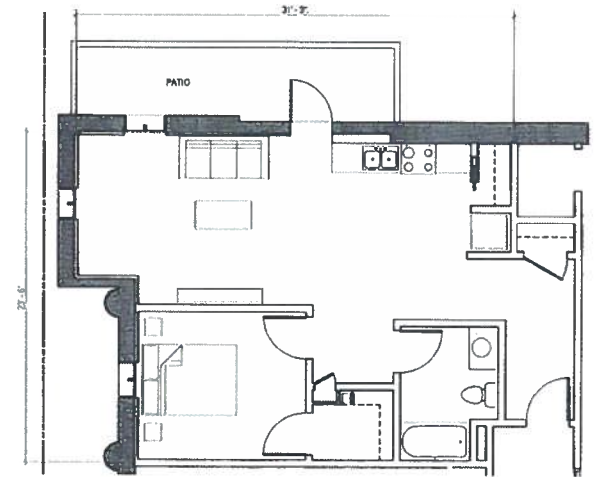
UNIT J: #106 - 680 SF
(SIB UNITS: #200 - #71 SF, #300 - 650 SF)



UNIT K: #200 - 636 SF



UNIT L: #201 - 680 SF



UNIT M: #200 - 795 SF

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

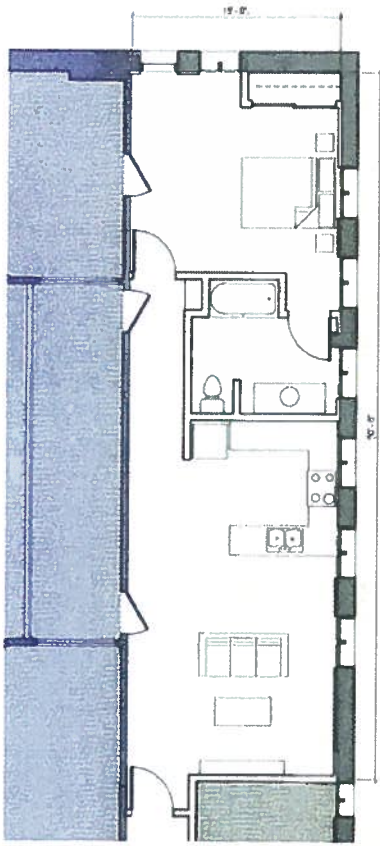
A501

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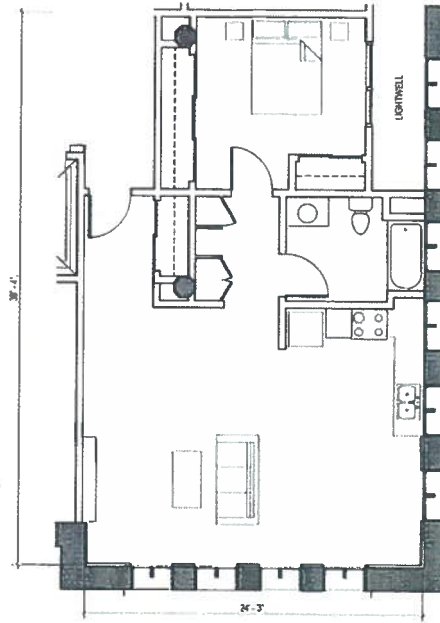
2015 3RD STREET
LONG BEACH, CA 90814
FEBRUARY 03, 2012
AUGUST 31, 2012 - REVISION

THOMAS SAFRAN & ASSOCIATES





UNIT B-0301- 754 SF



UNIT C-0302- 603 SF

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

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

A502

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WINDOW TYPES



Ⓐ 3'-0" x 7'-6" SINGLE HUNG / FIXED



Ⓑ 2'-4" x 11'-6" FIXED



Ⓗ 2'-6" x 2'-0" FIXED



Ⓐ 6'-0" x 7'-6" SINGLE HUNG / FIXED



Ⓒ 3'-0" x 5'-0" CASEMENT



Ⓒ 3'-0" x 7'-0" CASEMENT / FIXED



Ⓒ 2'-6" x 5'-0" CASEMENT



Ⓒ 2'-6" DA. FIXED



Ⓒ 3'-0" x 3'-0" 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'-0" 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"

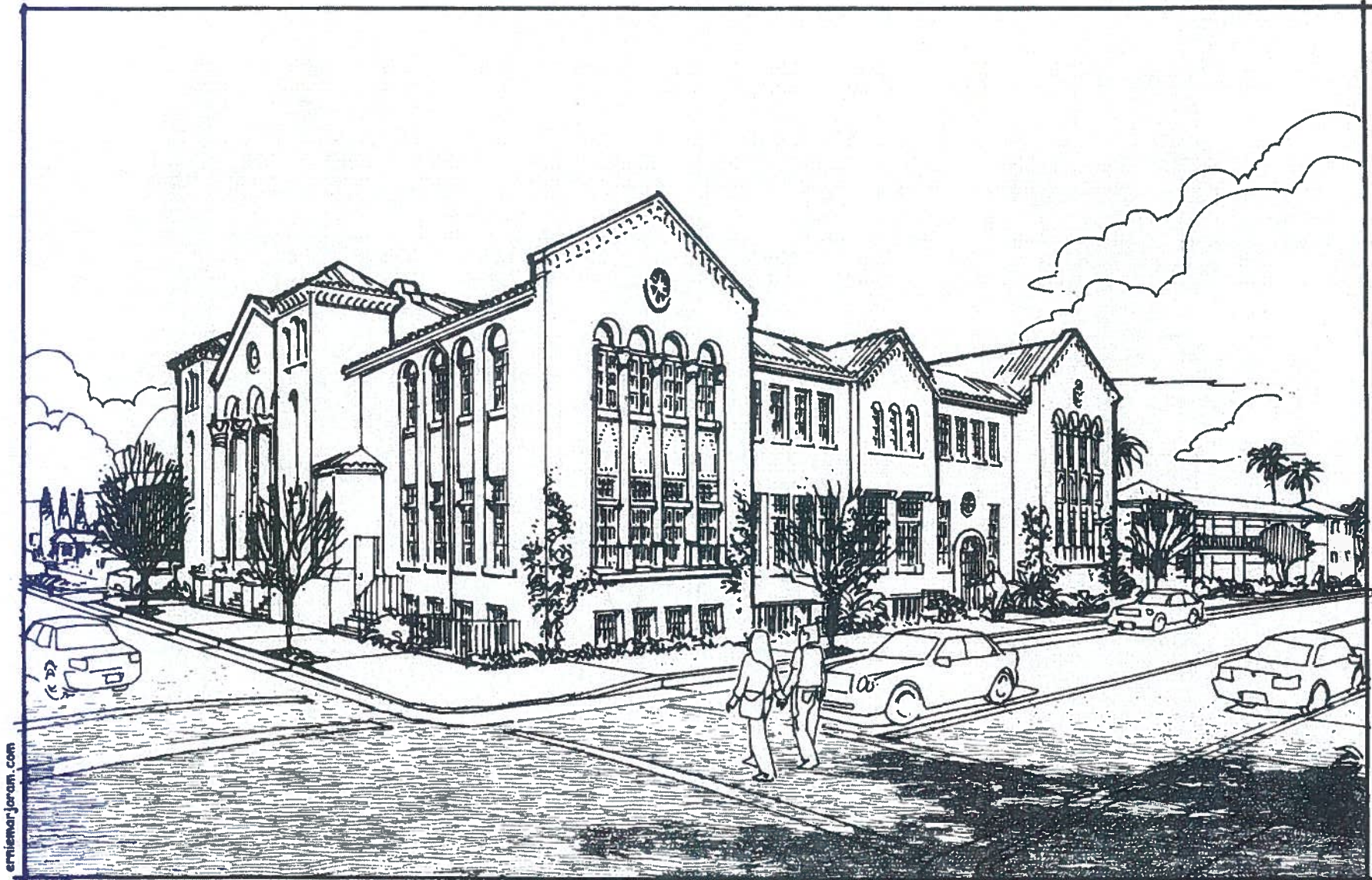
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IMMANUEL SENIOR HOUSING

3215 3RD STREET
LONG BEACH CA 90814
FEBRUARY 03, 2012
AUGUST 21, 2012 - REVISION

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 *offices* Architects



