ATTACHMENT C





RAMONA SENIOR HOUSING

PASADENA, CA

PPR Submittal June 18 2021



PROJECT DESCRIPTION

The Ramona Senior Housing Project is a new 5-Story 112 unit Senior affordable housing project located on the Northwest corner of Holly Street and Garfield Avenue. Common on-site amenities for the Senior residents include a Community Room with kitchen and computer workstations, two common laundry with lounge, property management and resident support offices. Outdoor amenities include a semi-public landscaped ground level courtyard that opens and an upper-level private courtyard. The project includes one level subterranean parking garage providing 44 stalls.

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OWNER COMMUNITY ENGAGEMENT GENERAL ARCHITECTURAL G01 **COVER SHEET** A00 SITE CONTEXT National Community Renaissance (NCRC) City Fabrick 9421 Haven Avenue 425 East 4th Street, Unit E G02 PROJECT INTRODUCTION A01 **CONTEXTUAL SITE** Rancho Cucamonga, CA 91730 Long Beach, CA 90802 G03 PROJECT SUMMARY A02 VISUAL CONTEXT G04 **DESIGN INSPIRATION** A02.1 VISUAL CONTEXT ADJACENT BUILDINGS A05 SITE PLAN **ARCHITECTS** LANDSCAPE ARCHITECT A06 SITE ZONING ENVELOPE SITE A07 SITE OPEN SPACE **ONYX ARCHITECTS** ALTA TOPOGRAPHIC SURVEY 1 OF 2 2540 E. Colorado Blvd. A08 AXONOMETRIC DIAGRAM Pasadena, CA 91107 ALTA TOPOGRAPHIC SURVEY 2 OF 2 A09 CIRCULATION DIAGRAM A10 GARAGE P1 **CIVIL** A11 LEVEL 1 A12 LEVEL 2 **SURVEYOR** CIVIL ENGINEER C0.01 TITLE SHEET C1.00 SUPPLEMENTAL UTILITY + A13 LEVEL 3 DK Engineering Corp Fuscoe Engineering Inc. TREE INVENTORY 6420 Wilshire Blvd, Suite 1000 600 Wilshire Boulevard, Suite 1470, A14 LEVEL 4 Los Angeles, CA 90048 Los Angeles, CA 90017 C1.10 **DEMOLITION +** A15 LEVEL 5 **EROSION CONTROL ROOF PLAN** A16 C1.20 ROUGH GRADING **GRADING PLAN** A30 C1.30 SECTION E-W

C1.31

C1.40

C1.41

C1.50

C1.51 C2.00





RAMONA SENIOR HOUSING

PROJECT INTRODUCTION

COURTYARD SECTION

ELEVATION STUDY

ENTRY CORNER LOGGIA

COURTYARD AERIAL VIEW

COURTYARD VIEW LOOKING WEST

COURTYARD SOUTHWEST VIEW

BUILDING SECTION AT RAMP

JUNE 18 2021

GRADING PLAN

DETAILS

UTILITY + LID PLAN

UTILITY + LID PLAN

HORIZONTAL CONTROL+PAVING

HORIZONTAL CONTROL+PAVING

A31

A32

A40

A41

A42

A50

PROJECT INFORMATION

APN: 5723-018-910 279 E Holly St [280 Ramona St] Pasadena CA 91101

SITE AREA: 43,258 SF = 0.99 ACRES

ZONING: CD-2 (CIVIC CENTER / MIDTOWN)

SPECIFIC PLAN(S): BENNETT PLAN, CIVIC CENTER SPECIFIC PLAN, OLIN PASADENA CIVIC CENTER PLAN

2.25 MAX [97,330 SF] / PROPOSED FAR = **1.91** [83,050 SF] FAR:

87 DWELLING UNITS (DU) / ACRE [87 DU / 0.99 ACRE = 86.13 DU = ROUND DOWN TO 86 DU] ALLOWABLE DENSITY:

ALLOWED UNITS x 30% = ALLOWED UNITS AFTER BONUS

86 DU x 30% = 25.8 DU = **ROUND UP TO 26 DU DENSITY BONUS**

86 DU + 26 DU = 112 DU ALLOWED

112 UNITS [100% OF THE UNITS WILL BE AFFORDABLE*] PROPOSED UNITS:

*EXCLUSIVE OF 2 BEDROOM MANAGER'S UNIT

FIRST FLOOR 18,185 SF (includes parking ramp) **GROSS FLOOR AREA:**

17.80.020

SECOND FLOOR 16,295 SF THIRD FLOOR 16,280 SF (inside face of exterior walls)

FOURTH FLOOR 16,280 SF FIFTH FLOOR 16,010 SF 83,050 SF

NET FLOOR AREA: 63,800 NSF (excludes garage, corridor, lobbies, elevators, and stairs)

BUILDING AREA: FIRST FLOOR 19,490 SF

SECOND FLOOR 17,350 SF THIRD FLOOR 16,940 SF FOURTH FLOOR 16,820 SF FIFTH FLOOR 16,670 SF

TOTAL 87,270 SF (excludes basement level garage)

SEMI-SUBTERRANEAN PARKING LEVEL | 23,056 SF

TOTAL WITH SUBTERRANEAN PARKING: 110,326 SF

BUILDING FOOTPRINT: 19,425 SF

LOT COVERAGE: 45 % = (19,425 SF / 43,258 SF)

NO. OF STORIES: 5 STORIES ABOVE GRADE + 1 LEVEL SEMI-SUBTERRANEAN PARKING

BUILDING HEIGHT: 60 FT MAX ALLOWED HEIGHT (PROPOSED HEIGHT +/- 59' - 9")

PARKING: 44 PARKING SPACES

TYPE OF CONSTRUCTION: 5 LEVELS TYPE-IIIA OVER 1 LEVEL TYPE-1A

UNIT MIX: UNIT TYPE AREA GSF (NSF) NO. OF UNITS

TOTAL		112
2 BEDROOM	812 (760)	11
1 BEDROOM	573-585 (530-545)	54
STUDIO A5	355-365 (325-345)	9
STUDIO A4	455 (420)	4
STUDIO A3	382 (347)	4
STUDIO A2	460 (416)	3
STUDIO A1	393-405 (364 -374)	37
OIVIII	AILA GOI (NOI)	INO. OF ONITO





RAMONA SENIOR HOUSING



VICINITY MAP





VICINITY MAP (1/4 MILE RADIUS)



PROJECT SUMMARY

G03





















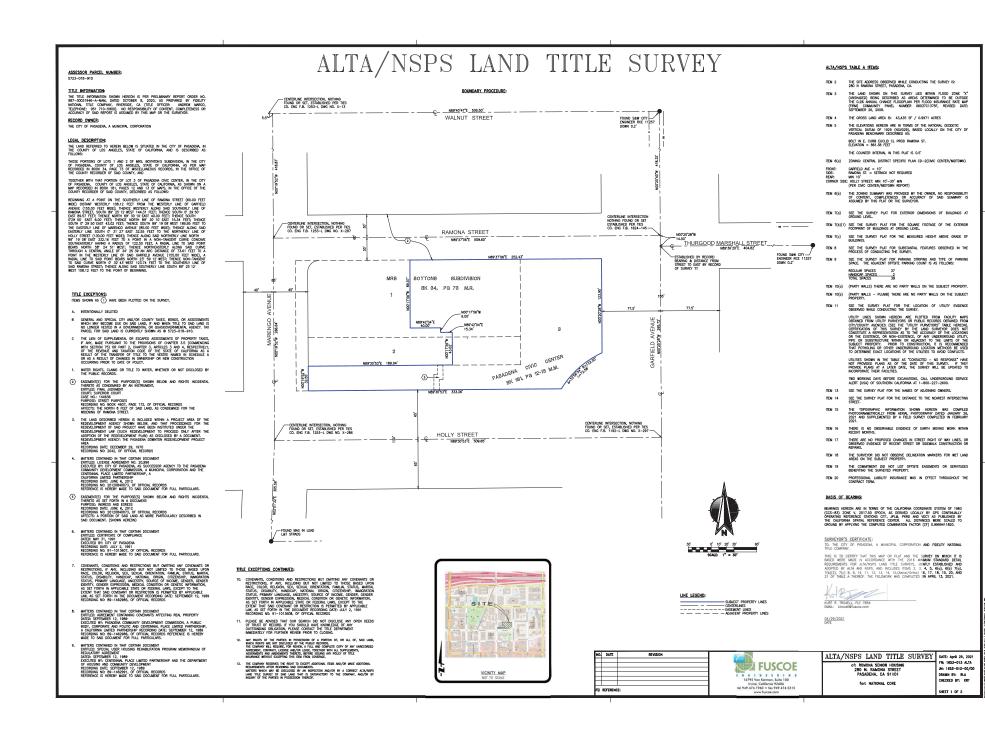


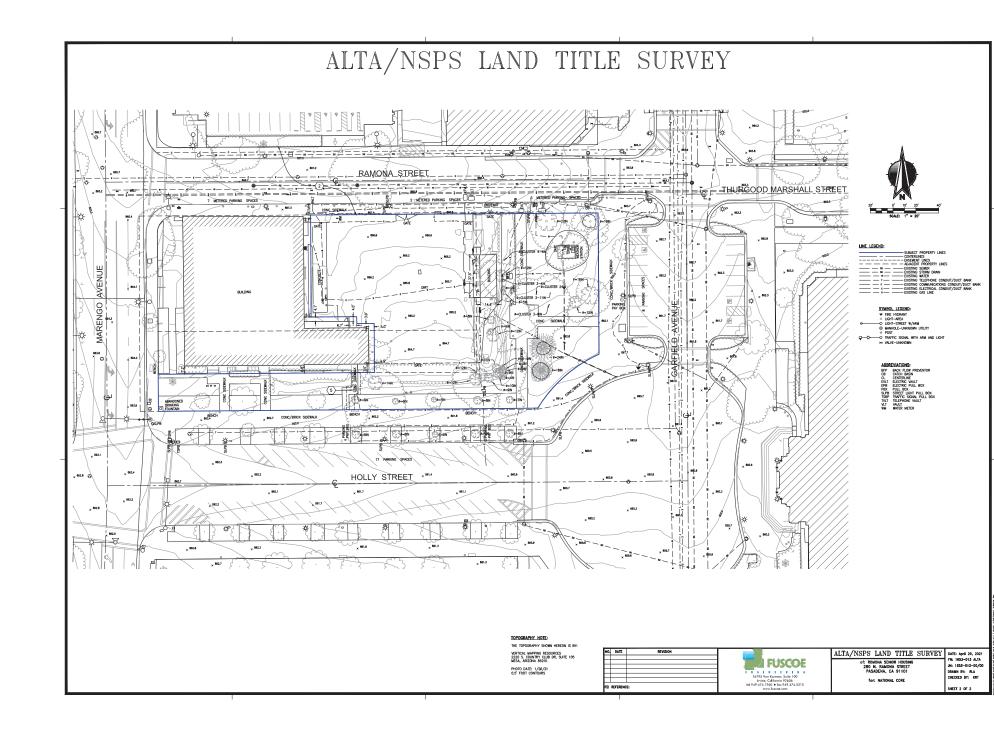




DESIGN INSPIRATION

G04







February 5, 2021

Mr. Cleve Gurney DK Engineer Corporation 6420 Wilshire Boulevard, Suite 1000 Los Angeles, California 90048

Subject: Fire Flow Results for 279 East Holly Street

In response to your request for information on water pipeline pressure and fire low at 279 East Holly Street, a fire flow teet was conducted on fire hydrant number 516-8 on February 4, 2021 and the results were as follows:

Fire Hydrant number 516-8:

Static Pressure: Flow Pressure: Pitot: Total Observed Flow Flow at 20-psi residual: 6192 gpm

Fire hydrant number 516-8 is located on the north curb of Holly Street, on the northwest come of Holly Street and Garfield Avenue. The residual pressure was taken at fire hydrant number 516-19.

If you have any questions, please contact our Water Utility Services Planning Section, at (626) 744-4495.

ARRESTATIONS:

Q ₂₅	25 YEAR PEAK FLOW RATE	N	NORTH
Q ₁₀	10 YEAR PEAK FLOW RATE	NAD631	NORTH AMERICAN DATUM OF 1983
ADA	AMERICANS WITH DISABILITIES ACT	NTS	NOT TO SCALE
AC	ASPHALTIC CONCRETE	O/S	OFFSET
BW	BACK OF WALK	0.0	ON CENTER
BOR	BEGIN CURVE RETURN	OH	OVERHEAD WIRES
824	BENCHMARK	POH	PACIFIC COAST HIGHWAY
BMP(S)	BEST MANAGEMENT PRACTICE(S)	PLM	PALM TREE
BOS	BOTTOM OF STEP	PO.	PARCEL
BX	BOX	PED	PEDESTAL
CATV	CABLE TELEVISION	PVC	POLYVINIL CHLORIDE
CAB	CABINET	PCC	PORTLAND CEMENT CONCRETE
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION	PP	POWER POLE
CRTN	CALIFORNIA REAL TIME NETWORK	PL.	PROPERTY LINE
CIP	CAST IRON PIPE	PROP.	PROPOSED
CB CB	CATCH BASIN	PWF8	PUBLIC WORKS FIELD BOOK
α.	CENTER LIME	RR	RAIL ROAD SPIKE
Q.F	CHAIN LINK FENCE	REF	REFERENCE
0.8, 00.8	CITY OF LONG BEACH	R/W	RIGHT-OF-WAY LINE
OF.	CURB FACE	RG	ROUGH GRADE
OFS	CUBIC FEET PER SECOND	55	SAVETARY SEWER
001	COMMUNICATION	SSMH / SMH	SAVETARY SEWER MANHOLE
COMMH	COMMUNECATION HAVE FOLE	SGN	SIGN
CONC	CONCRETE	St.	SLOPE FOULUS
DS	DOWNSPOUT	5	SOUTH
DNI	DOMESTIC WATER	5/	SOUTH OF
TWY	DRIVEWAY	SDV	SENS
E	EAST	SE.	SOUARE REET
EUY	EASTERLY	STD	STANDARD
EGC	EDGE OF CONCRETE	SPOWE	STANDARD PLAN FOR PUBLIC WORKS CONSTRUCT
EG	EDGE OF GUTTER	STA	STATION
EP	EDGE OF PAVEMENT	ST	STREET
ELEC	BLECTRIC	90	STORM DRAIN
F-RX	ELECTRICAL BOX	STWIN	STORM MANHOLE
EMH	BLECTRICAL MANHOLE	N N	STREET LIGHT
EL OR ELEV.	BLEVATION	9.8	STREET LIGHT BOX
ECR	END CURVE RETURN	TEI	TELEPHONE
(E) OR EX.	EGSTING	TC	TOP OF CURS
77	FINISHED FLOOR	TG	TOP OF GRATE
FG	FINISHED GRADE (LANDSCAPE)	TOS	TOP OF STEP
FS	FINISHED SURFACE (HARDSCAPE)	TW	TOP OF WALL
PH	FIRE HYDRANT	PK	TRADE NAME "PK" NAIL
PW	FIRE WATER	TS	TRAFFIC SIGNAL
ft.	BLOW LINE	TSR	TRAFFIC SYCHAL BOX
FD	FOUND	TSL	TRAFFIC SIGNAL LIGHT
GPM	GALLONS PER MINUTE	TSPR	TRAFFIC SIGNAL PULL BOX
G	GAS	TYP	TYPICAL
GV.	GAS VALVE	UG	UNDER GROUND CONDUIT
GR	GRADE BREAK	WIT	VALLT
HWY	HIGHWAY	VERT	VERTICAL
IMD	IMPER/SOUSNESS	VCP	VITRIFIED CLAY PIPE
IN	INCHES	WSHR	WAGHER
DV	IMERT	WM	WATER METER
JP	JOINT POWER POLE	W	WATER VALVE
LT	LIGHT	w	WEST
LI II	LOT LINE	WIY	WESTERLY
UL MH	MANAGE	HC. ADA RINP	WHEEL CHAIR RAMP
MB MB	NAP BOOK	W/	WITH
MSL	NEW SEA LEVEL	YMCA	YOUNG MEN'S CHRISTIAN ASSOCIATION
MSC MSC	MEAN SEA LEVEL MISCELLANOUS	TMLA	TOURS HEN'S CHKISTIAN ASSOCIATION
MBC	MISULLANDUS		

MOMUTORING WELL

NATIONAL GEODETIC VERTICAL DATUM OF 1929

NATURAL GRADE

NEW

-800-227-2600

GENERAL NOTES:

- WORK ON PLANS SHALL BE COMPLETED PER LOCAL BUILDING CODE AND DETAILS AND LATEST "GREENECOK" STANDARDS
- GRADING SHALL BE PER LA CITY SOILS APPROVAL LETTER AND PROJECT GEOTECHNICAL REPORT BY YOU INC. DATED YOU.
- 3. PROJECT TOPOGRAPHY IS PER SURVEY BY FUSCOE ENGINEERING, DATED MARCH 10, 2021.
- PRIDE TO ANY CONTRACTOR CHANGES TO APPROVED CIVIL PLANS, CONTRACTOR SHALL OBTAIN APPROVAL IN WRITING FROM PROJECT ENGINEER OF RECORD.
- EXISTING UTILITY INFORMATION OBTAINED FROM PROJECT SURVEY AND/OR FUBLIC UTILITY RECORDS, CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS, SIZES, AND INVERTS.
- CONTRACTOR SHALL NOTIFY PROJECT GEOTECHNICAL ENGINEER IF UNFAVORABLE GEOTECHNICAL CONDITIONS ARE DISCOVERED.
- GRADES SHOWN ON THE FINE GRADING PLAN REPRESENT THE FINAL CONDITIONS CONTRACTOR
 TO SUBTRACT PAYOMENT AND BASE THICKNESS TO COTTAIN ROUGH GRADE ELEVATIONS. 8. WATER LINES SHALL BE INSTALLED A MIN 36' BELOW FINISH GRADE PER LOCAL CODES.

GRADING NOTES: L. ALL GRADING SLOPES SHALL RE PLANTED AND SPRINKLERED, (2012.1)

- 2. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCHAPTION.
- MWA-MADE FILL SHALL BE COMPACTED TO A HINDRUM RELATIVE COMPACTION OF 99% HAX. DRY DENSITY WITHIN 40
 FEET BELOW FIRINS I GRADE AND 95% OF MAX. DRY DENSITY DESPET THAN 40 FEET BELOW FIRINSH GRADE, WALESS A
 LOWER BELATINE COMPACTION WORT LESS THAN 950 FMAX. DRY DENSITY IS SUSPENSION OF THE SOLICE DENSITY.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL IS. DETAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (>200Cf) (7007.1)
- REGISTRED CREMTY GRACONS INSPECTOR IS REQUIRED ON GRACING AND POLADATION EARTHWORK WHERE SITE DICTION GRADO ST, CLIF OR FILL SLOPES ECCEDED 2.1, CLIPS DOCEDED 4FT IN HEIGHT AND WITHOUT BY TO FA PROPERTY LINE, FOUNDATION EDUCAMENTOR BLOW A 1-12 PAINE FROM PROPERTY LINE, PROJECTS INVOLVE UNIQUAL HAZARGO, OR EMPORTAS INFORMATION RECULDING SUPPLIES, (1794)

PROJECT INFORMATION:

LEGAL DESCRIPTION:
PORTIONS OF LOTS 1 AND 2 OF MRS. BOYNTOM'S SUBDIVISION.
PORTION OF LOT 3 OF PISABENA CIVIC DIMER

CIVIL SHEET INDEX: 00.01 TITLE SHEET CL00 SURVEY (FOR REFERENCE ONLY) C1.10 EROSION CONTROL AND DEHOLITION PLAN C1-20 ROUGH GRADING PLAN C1.30 GRADING PLAN

C1.31 GRADING PLAN C1.40 UTILITY AND LID PLAN C1.41 UTILITY AND LID PLAN

C1.50 HORIZONTAL CONTROL AND PAVING PLAN C1.51 HORIZONTIAL CONTROL AND PAVING PLAN

C2.00 DETAILS



VICINITY MAP









NO. DESCRIPTION PPR SUBMITTAL 04/12/2021

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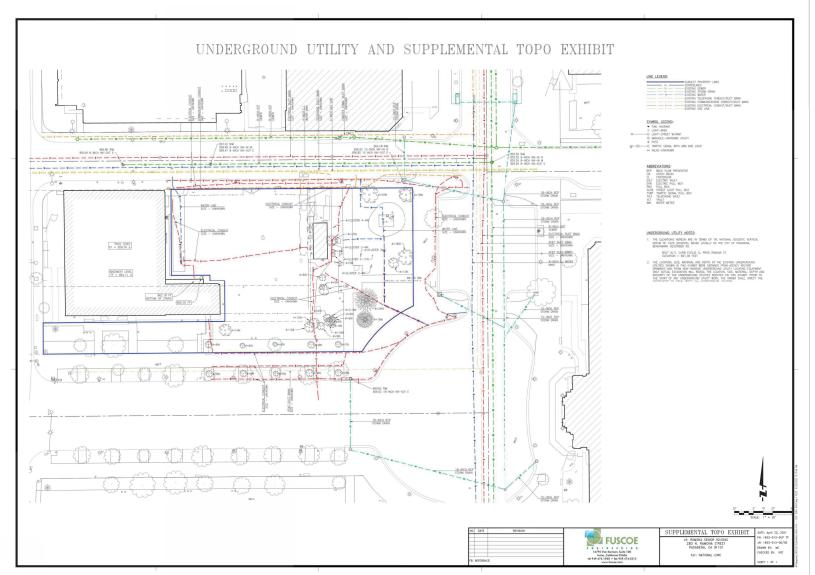
RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

TITLE SHEET

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C-0.01







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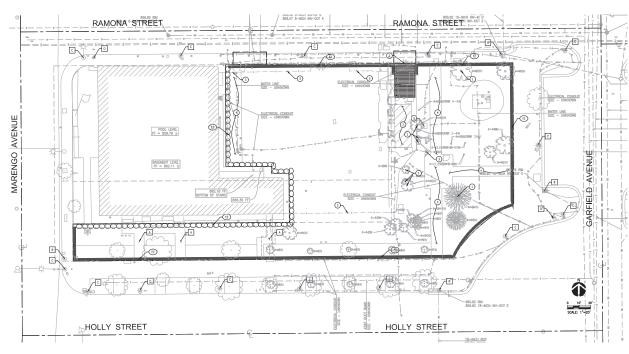
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PROJECT PHASE SCHEMATIC DESIGN

SURVEY (FOR REFERENCE ONLY)

C-1.00

04/12/2021



BMP NOTES:

EROSION CONTROL ECI-SCHEDULING ECX-PRESERVATION OF EXISTING VEGETATION TEMPORARY SEDIMENT CONTROL SEX-STREET SWEEPING AND VACUUMING SEB-SANDBAG BARRIER

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

NON-STORMWATER MANAGEMENT

EQUIPMENT TRACKING CONTROL TC1-STABILIZED CONSTRUCTION EVI TC3-ENTRANCE/QUILLET TIRE WASH WIND EROSION CONTROL WEL-WIND EROSION CONTROL

DUST CONTROL NOTES:

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE ANOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTIONS OR PIPE LINES EQUIPPED WITH A SPAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A HIMMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- 5 PROVIDE FOR WET SUPPRESSION OR CHENICAL STARLIZING OF EXPOSED SOLIS 6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PRESIS.

DEMOLITION NOTES (1) REMOVE TREE

- REMOVE AND DEMOLISH GATE/FENCE
- A CONDRETE WALK
 B CATCH BASIN
 C STREET LIGHT REMOVE AND DEMOLISH CONCRETE PAVEHIENT
 D FIRE HYDRANT (5) REMOVE BFP

PROTECT-IN-PLACE NOTES:

EROSION CONTROL NOTES:

EL) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, HEREON, CONSTRUCTION ENTRANCE TO SE RELOCATED AS NEEDED BY CONTRACTOR. E2) FIBER ROLLS PER DETAIL 2, HEREON, FIBER ROLLS TO BE RELOCATED AS NEEDED BY CONTRACTOR.

(E3) PLACE 2 ROWS, 3 BAGS HIGH OF SANDBAGS PER DETAIL 3, HEREON,

PROJECT INFORMATION JOB ADDRESS

279 E HOLLY ST PASADENA, CA 91101

24-HR EMERGENCY CONTACT

TOTAL DISTURBANCE 43,435 SF (0,997) ACRES)

- - PROPERTY LINE FIBER ROLLS OOOOO - SANDRAG BARRER DIRECTION OF B OW



PIBER ROLLS N.T.S.

uction Entrance/Exit TC-1



TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON (OCTOBER-APRIL):

- WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- 4. PROVIDE VELOCITY CHECK DAMS ACROSS THE CUTLET OF ALL LOTS DRAINING INTO THE STREET, 5. ALL FILLS SHALL BE GRADED TO PROMOTE DRAININGS WAY FROM THE EDGES OF THE FILL.

GRADE OF STREET INTERVAL

GRADE OF CHANNEL CHECK DAMS

M. AFTER SEMBR AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT OWNWELING OF WATER IN THE TRENCH AREA, CARE SHOULD BE ELEKCISED TO PROMISE FOR DEIOSS FLOW AT PREQUENT INTERVALS WHEN TRENCHES ARE NOT ON THE CENTRELINE OF A COMMISS THAT IS A COMI

AFTER EACH STORM, ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITH IN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.

EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWECP, READY TO BE PLACED IN POSITION WHEN RAIM IS PORECASTED OR WHEN DIRECTED BY THE INSPECTOR.

. ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL. PLASTIC SHBETING HELD IN PLACE WITH SANCBAGS (UNLESS PLANTED OR HYDRO-SEEDED).

JOB ADDRESS: 280 N. RAMONA STREET PASADENA, CA 91101

FOR DESILTING BASINS:

- ALL "DESILITING BASINS" BUILT ON LOTS ADJACENT TO DWELLINGS MUST BE CONFLETELY LINED WITH AC-2 OR QUINTE.
- SIZES OF "DESILTING BISINS" AND "WEIRS" SHALL BE SHOWN ON THE PLANS AND HAVE THE CAPACITY TO SERVICE THE AFFECTED WATERSHED.
- ALL SPILLWAYS FROM BASINS SHALL RE PAYED TO EXISTING PAYED STREETS, EXISTING STORM CRAIN CATCH BASINS OR OTHER APPROVED WATERCOURSES.
- RETENTION OR DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL
 OF THE PUBLIC WORKS ENGINEER UNTIL ALL SURFACE IMPROVEMENTS HAVE BEEN COMPLETED.
- 6. "DESILTING" AND "RETENTION" BASINS SHALL BE CONSTRUCTED AS FOLLOWS
- (A.) OUTLET AND APRON (AS DESCRIBED ON BNP ESCS), "TEMPORARY SEDIMENT BASIN" (B.) DIXES: EIS:
 LISHALL BE COMPACTED TO 99% COMPACTION AND SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE FULLIC WORSE BROSSION CONTROL INSPECTOR
 2. THE PLACEMENT OF SPILLANDS AND OUTLE PIPES SHALL BE AS FAR AS FRACTICABLE FROM TAKETS.
 JAMEN WALLS SHALL NOT EXCEED 2:1 S.OPE.
- (C)INLET TO BASINS:

1. WALLS SHALL BE PAVED WITH AC 3 OR CONSTRUCTED SANDBAG BERMS WHEN APPROVED BY THE PUBLIC WORKS ENOSIGN CONTROL INSPECTOR.

2. QUEST OF UNITS SHALL BE SEAL TO GE VARIET THAN THE SLOTE OF THE CHAPTED.

SARING PROPRIENT AND THE BUILD TO AND OTHER THAN THE SLOTE OF THE SEAL OF THE SHALL OF THE BUILD.

(IDI # A QUARTITY OFF IS THE FAIT THAN IT. A STARL OF YOR OF SHALL BE PROVIDED YOU KNOW THE SHALL BE SHALL OF THE S

A "STANDBY EMERGENCY CRIW" SHALL BE ALERTED BY THE DEVELOPER OR CONTRACTOR TO PERFORM EMERGENCY WORK DURING NAINSTORMS. THE PARTY TO BE CONTACTED IS:



VICINITY MAP SCALE: 1" = 600"









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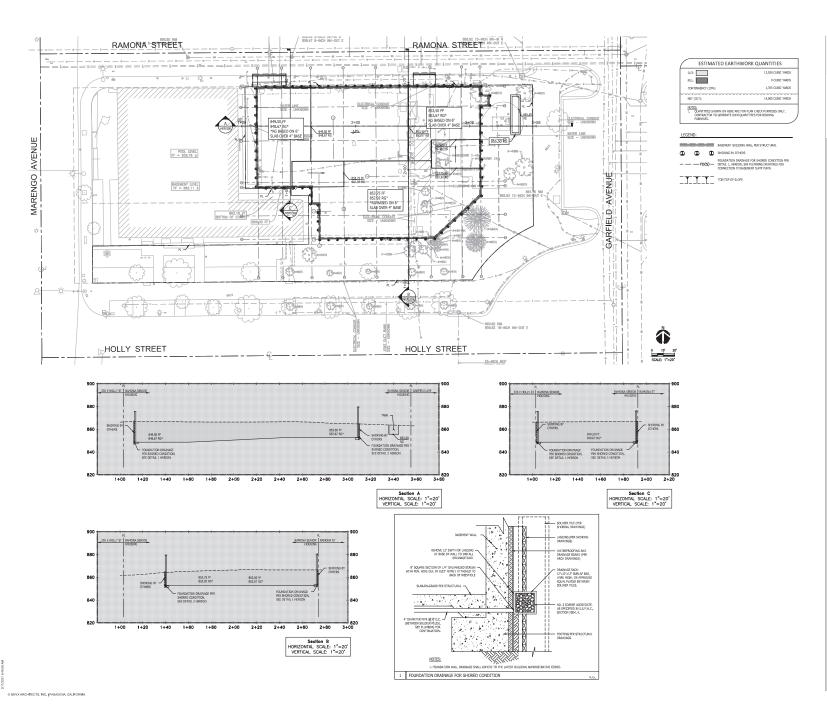
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RAMONA SENIOR HOUSING PASADENA, CA

SCHEMATIC DESIGN

EROSION CONTROL AND DEMOLITION PLAN

@ ONYX ARCHITECTS, INC. [PASADENA, GALIFORNIA











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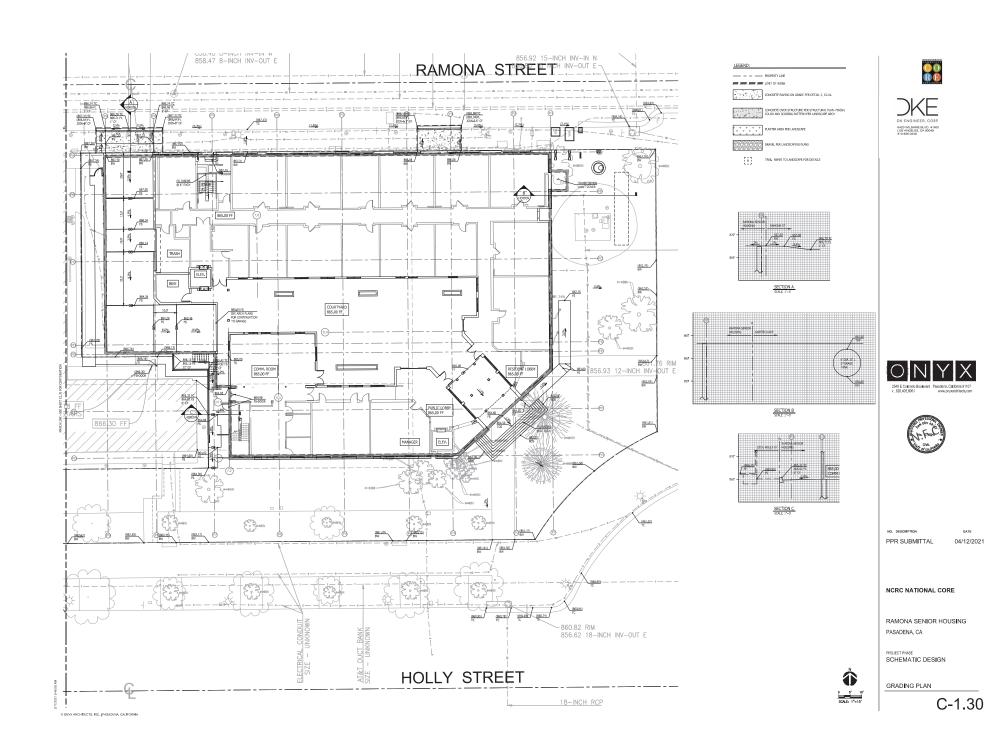
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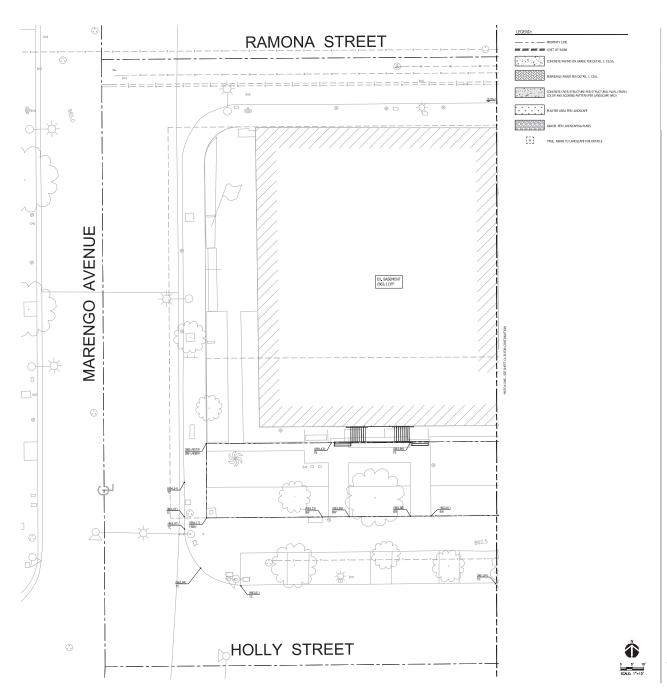
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RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

ROUGH GRADING PLAN AND SECTIONS





e onyx architects, Inc. [PASADENA, GALIFORNIA







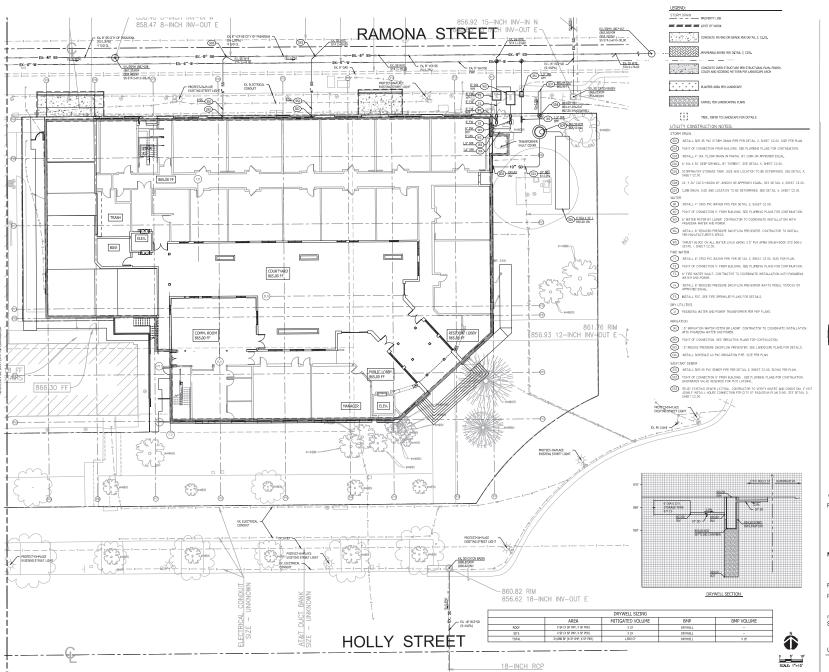
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RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

GRADING PLAN



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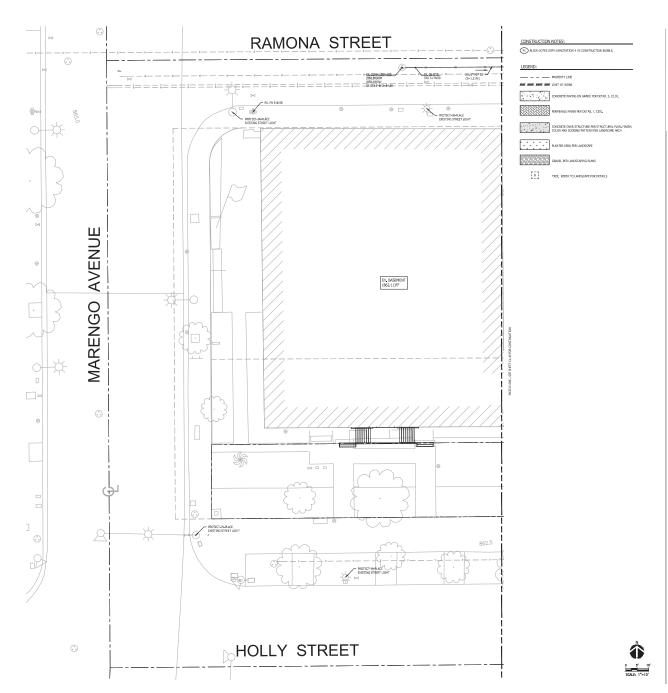
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RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

UTILITY PLAN



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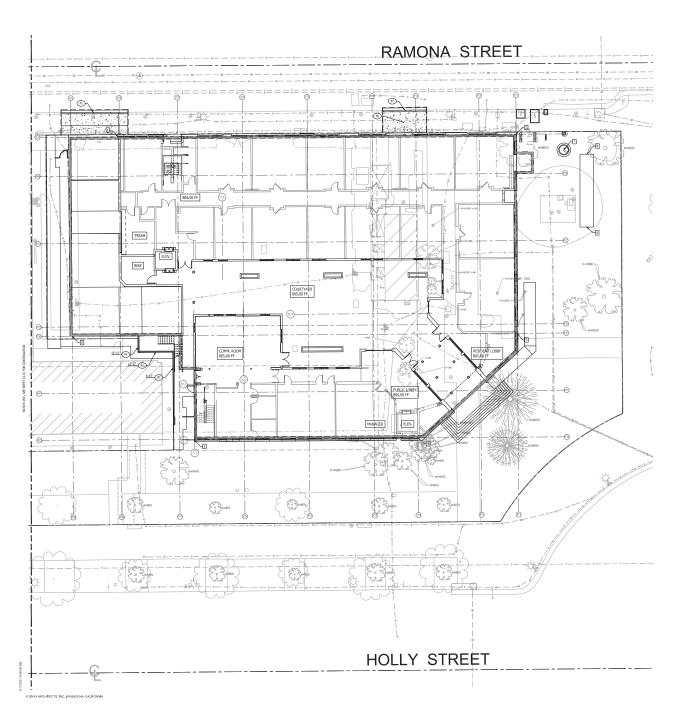
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RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

UTILITY PLAN





PI NEW RAMP WALL 42" GLARDRAIL PER ARCHITECTURAL PLANS SEE STRUCTURAL PLAN FOR WALL DETAILS.

P2 CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY PER CITY OF PASADENA S' PLAN S-483 DETAIL 4, C2.00, W= 21', X=3', Y=6', PER SEPARATE PUBLIC

P3 NEW PEDESTRIAN CONCRETE PAVING PER DETAIL 5, C2.

(FS) ISOLATION JOINT BETWEEN SITE CONCRETE AND EXISTING STRUCTURE

P6 CONSTRUCT CONCRETE CLIRB AND GUTTER PER CITY OF PASADERA STD PLAN S-405 DETAILT, C2.00 AND CONCRETE SIDEWALK PER STD S-121 DETAIL 8, C2.00 PER PMC 1204.035 WITH A SEPARATE PUBLIC WORKS PERMIT.

(P) CONCRETE CURB PER DETAIL 6, C2,00.

LEGEND:

PROPERTY LINE

CONCR

BI MATTER MEEA BED LANDON

GRAVEL PER LANDSCAPING PLA

[] TREE, REFER TO LANDSCAPE FOR DETAILS

	POINT TABLE				
POINT NO.	NORTHING	EASTING	DESCRIPTIO		
- 1	1876379,02	6517712,96	GRIDS P8, F		
2	1876390-10	6517887.75	GRIDS P1, F		
3	1876292.69	6517888.33	GRIDS P1, F		
-4	1876246.81	6517844.63	GRIDS P3,P		
5	1876245.77	6517746.64	GRIDS P10,		
6	1876291.38	6517692,88	GRIDS PE, F		
7	1876373.24	6517938.70	GRIDS PE, F		
8	1876371.34	6517918,77	GRIDS PE, F		
9	1876339,34	6517918,77	GRIDS PE. P		









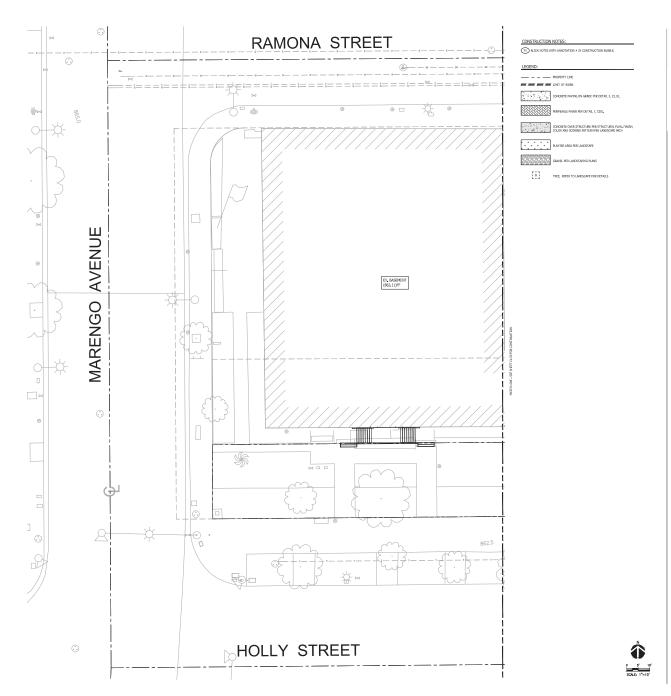
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RAMONA SENIOR HOUSING PASADENA, CA

PROJECT PHASE SCHEMATIC DESIGN

HORIZONTAL CONTROL AND PAVING PLAN



e onyx architects, Inc. [PASADENA, GALIFORNIA









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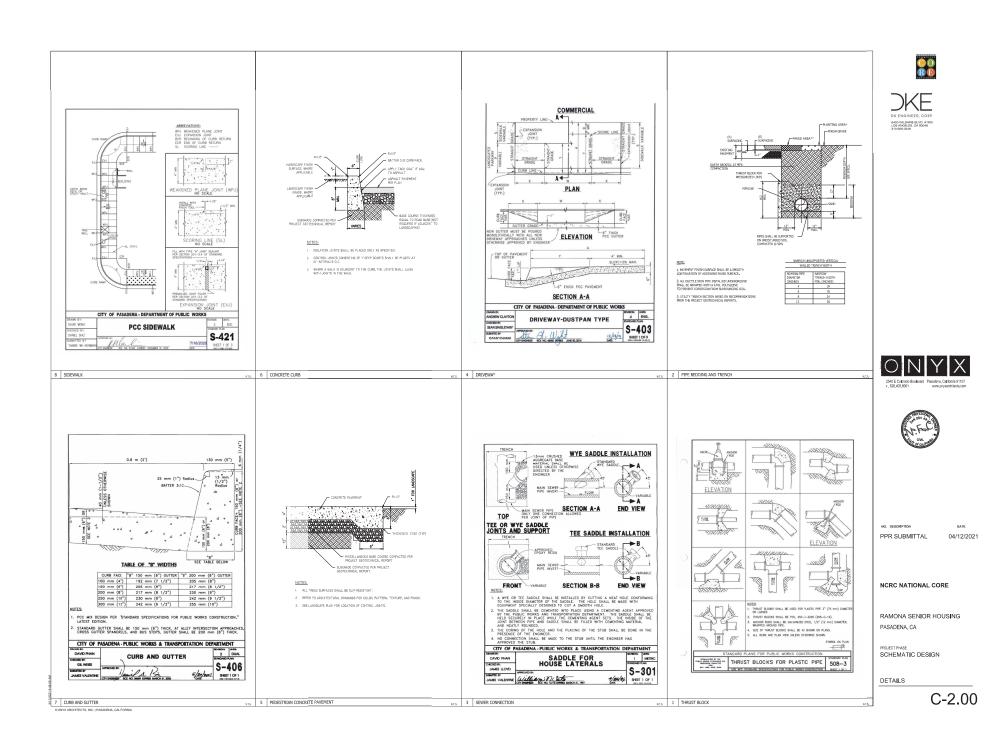
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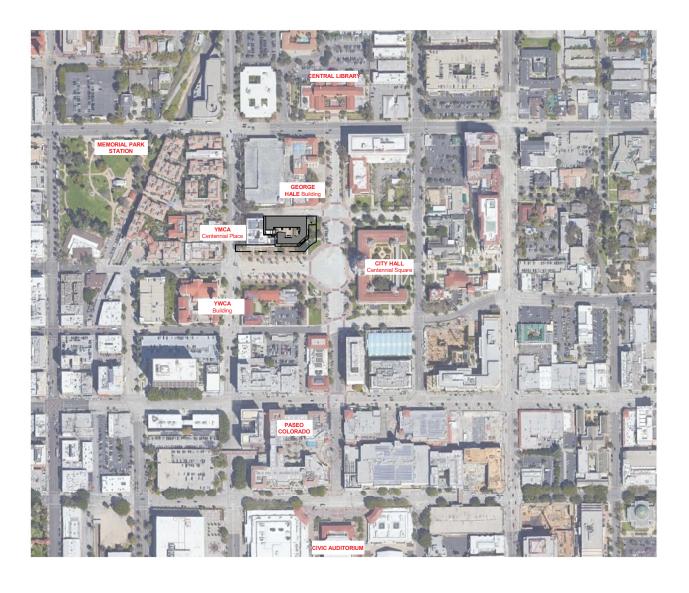
PROJECT PHASE SCHEMATIC DESIGN

HORIZONTAL CONTROL AND PAVING PLAN

C-1.51

04/12/2021

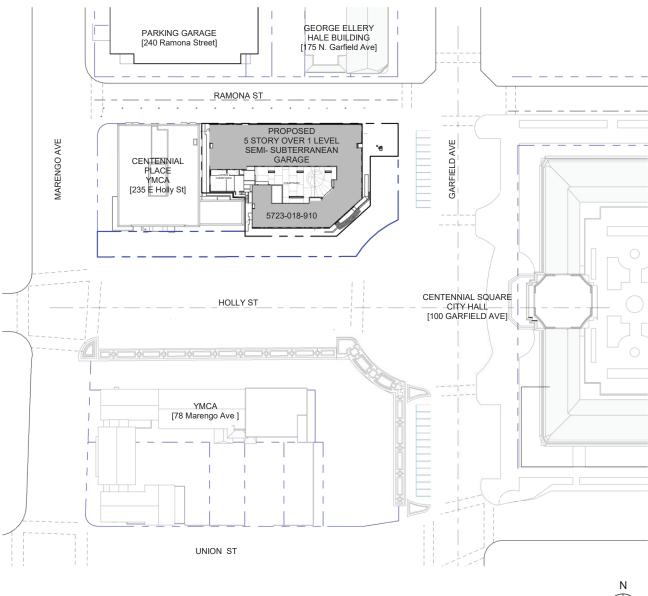








SITE CONTEXT
1" = 300'-0"





ONYX

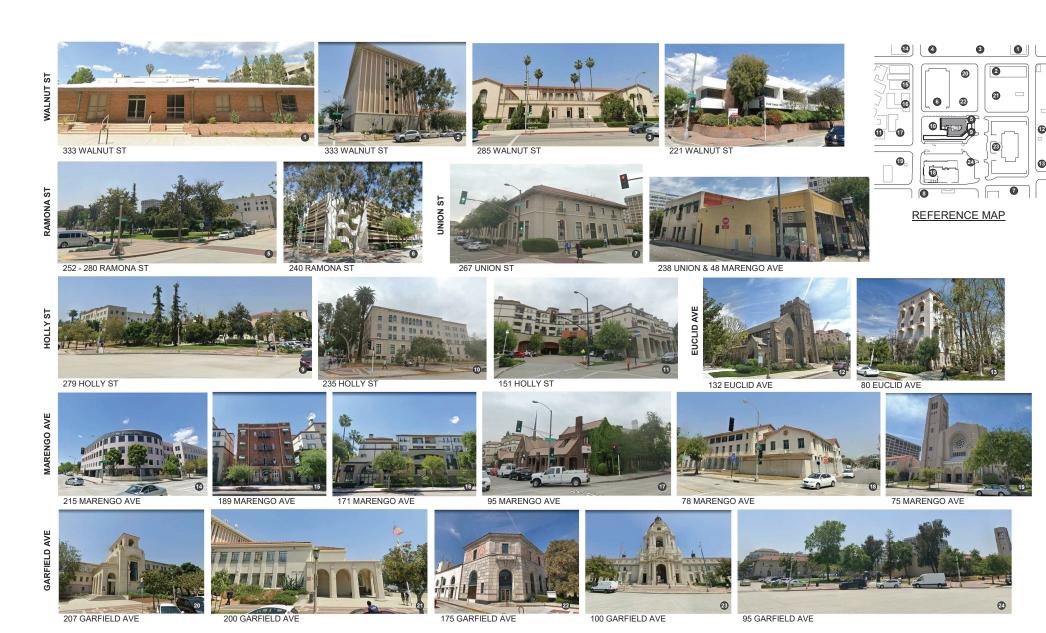
RAMONA SENIOR HOUSING

0' 40' 80'

1_{160'}



CONTEXTUAL SITE







VISUAL CONTEXT



235 HOLLY ST YMCA CENTENNIAL PLACE VIEW ALONG HOLLY



YMCA CENTENNIAL PLACE VIEW FACING WEST ELEV. OF PROPOSED



YMCA CENTENNIAL PLACE VIEW FACING COURTYARD OF PROPOSED



YMCA CENTENNIAL PLACE CORNER OF RAMONA + MARENGO



YMCA CENTENNIAL PLACE CORNER OF HOLLY + MARENGO



240 RAMONA ST (PARKING GARAGE)



175 GARFIELD AVE GEORGE ELLERY HALE BUILDING VIEW FACING NORTH ELEVATION OF PROPOSED



GEORGE ELLERY HALE BUILDING VIEW FROM CORNER OF GARFIED + HOLLY

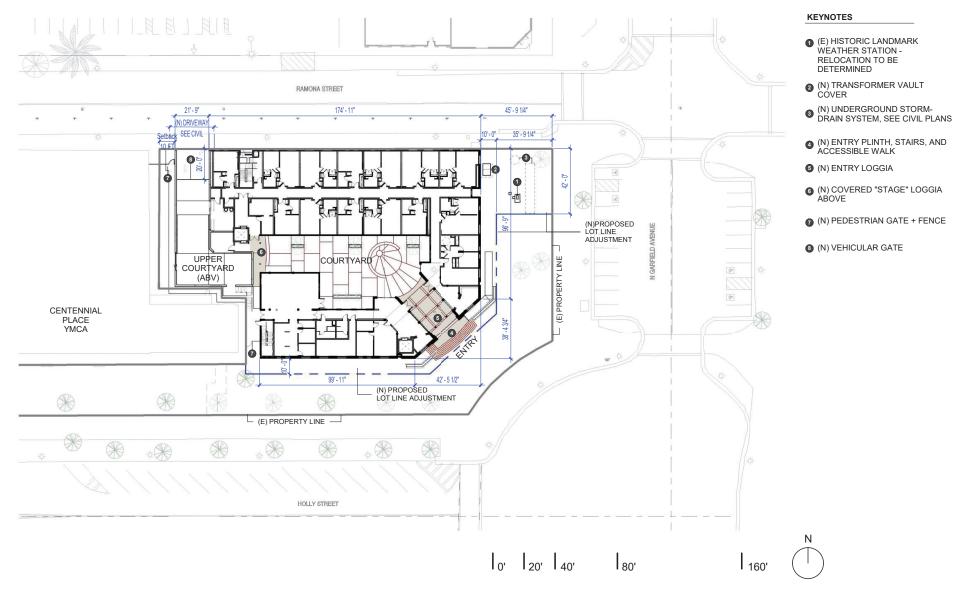




VISUAL CONTEXT ADJACENT BUILDINGS

A02.1

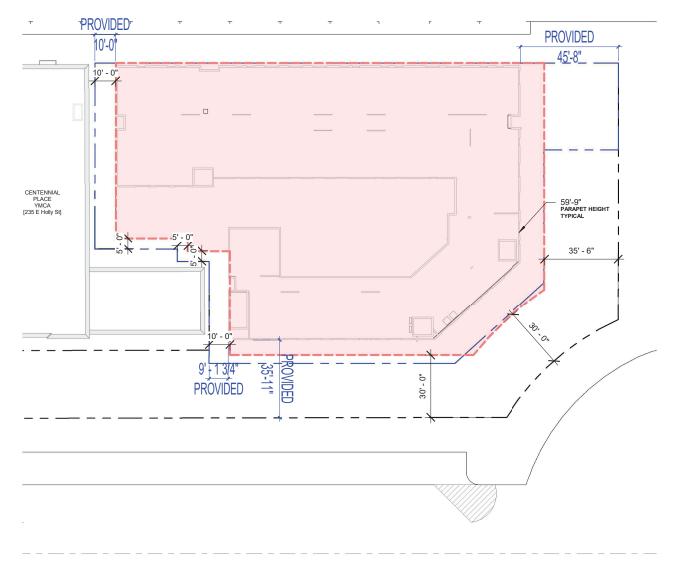
JUNE 18 2021







SITE PLAN
As indicated



MAXIMUM BUILDING HEIGHT

SECTION 17.30.020; FIGURE 3-6

CENTRAL DISTRICT MAXIMUM HEIGHT = 60 FT

CCSP; CIVIC CENTER TASK FORCE (1997); PAGE 46

THE HEIGHT OF THE TWO CENTENNIAL SQUARE BUILDINGS SHALL NOT EXCEED THE TOP FLOOR OF THE CITY HALL = 62 FT

MAX BUILDING HEIGHT = 60' ALLOWED
PROPOSED BUILDING HEIGHT = +/- 59' - 9" PROVIDED

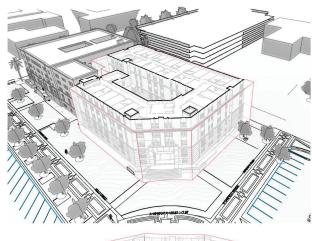
MAXIMUM PARCEL FAR

CENTRAL DISTRICT SPECIFIC PLAN; SECTION 4; PAGE 51

LOCATIONS NEAR DOWNTOWN RAIL STATIONS AND ALONG THE 210 FREEWAY ARE TYPICALLY ASSIGNED AN FAR OF AT LEAST 2.25 TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT, INCLUDING HIGH DENSITY, URBAN HOUSING.

MAX FAR = 2.25 ALLOWED

43,258 SF (TOTAL LOT AREA) / 85,808 SF (TOTAL BUILDING AREA) = 1.99





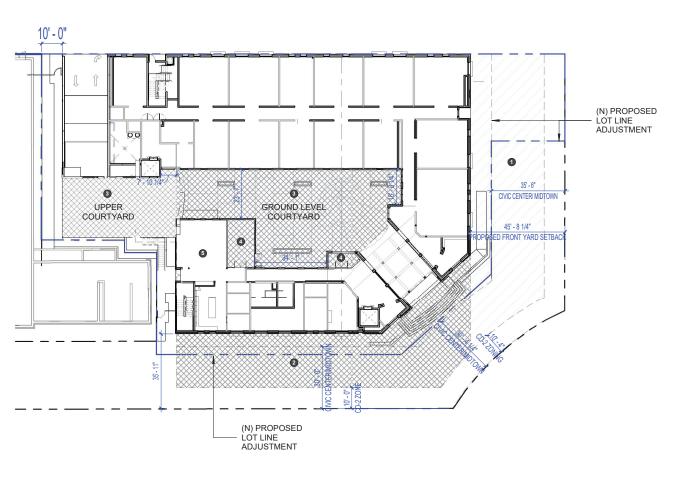




RAMONA SENIOR HOUSING

SITE ZONING ENVELOPE

1" = 30'-0



HOLLY STREET





RAMONA SENIOR HOUSING

KEY NOTES

- FRONT YARD DEDICATED TO PUBLIC OPEN SPACE (CITY OWNED)
- CORNER SIDE SETBACK AREA
- 3 COURTYARD AREA (GROUND + UPPER LEVEL)
- 4 2ND & 3RD LEVEL ROOF DECK
- **6** COMMUNITY CENTER

OPEN SPACE CALCULATION

SECTION 17.50.350

AT LEAST 30% OF THE <u>NET FLOOR AREA</u> OF THE STRUCTURE SHALL BE DEDICATED OPEN SPACE

30% x 63,800 SF = 19,140 SF

1) PORTION OF FRONT YARD=[4,612 SF]

2) PORTION OF CORNER SIDE YARD = 4,330 SF (PER CD-2 ZONING CODE)

8) GROUND LEVEL COURTYARD = 3,680 SF UPPER LEVEL COURTYARD = 1,615 SF 4) ROOF DECK = 390 SF

TOTAL OUTDOOR OPEN SPACE = 10,015 SF INCLUDES AREAS 2,3, & 4 (PER CD-2 ZONING CODE)

INDOOR RECREATIONAL (COMMUNITY ROOM)= 1,524 SF
TOTAL= 1,524 SF
11,539 SF

COURTYARD REQUIREMENT

SECTION 17.50.350

GROUND-FLOOR COURTYARD WITH AT LEAST 20 FEET IN ANY DIRECTION IS PROVIDED

COURTYARD OPENING:

17 FEET (HEIGHT) X 20'-1" (WIDTH) X 31'-9" (DEPTH)

COURTYARD ENTRY GATE SHALL HAVE A MINIMUM OF 75 PERCENT TRANSPARENCY

SECTION 17.50.350.E OPEN SPACE REQUIREMENTS:

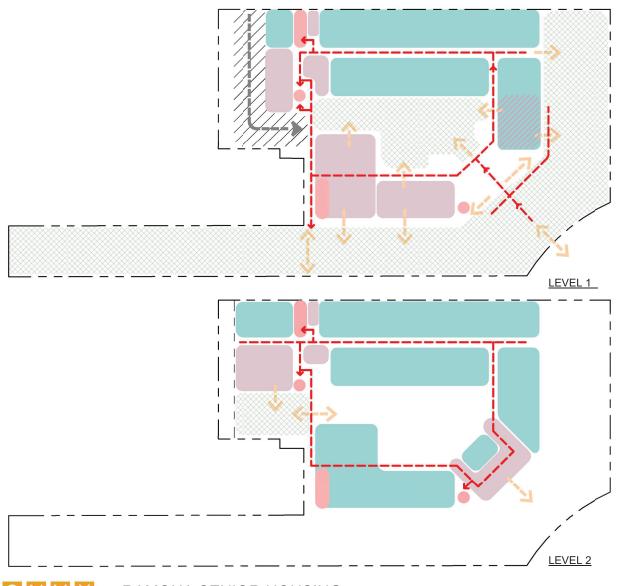
- 1. MINIMUM OF 30% OF THE NET FLOOR AREA OF THE STRUCTURE SHALL BE PROVIDED AS OPEN SPACE
- 2. MINIMUM DIMENSION OF ANY OPEN SPACE SHALL BE SIX FEET IN ANY DIRECTION. THE PORTION OF A FRONT OR CORNER SIDE YARD SETBACK THAT IS GREATER THAN THE MINIMUM REQUIREMENT MAY BE COUNTED AS OPEN SPACE
- 4. PLANTER BALCONIES THAT ARE TWO FEET OR LESS IN WIDTH SHALL NOT BE COUNTED AS OPEN SPACE.

SECTION 17.50.350.F COURTYARD REQUIREMENTS:

1. THERE SHALL BE GROUND-FLOOR COURTYARD THAT SHALL BE A MINIMUM OF 20 FEET IN ANY DIRECTION. BALCONIES MAY PROJECT UP TO FOUR FEET INTO THE COURTYARD.

SITE OPEN SPACE

1" = 30'-0"

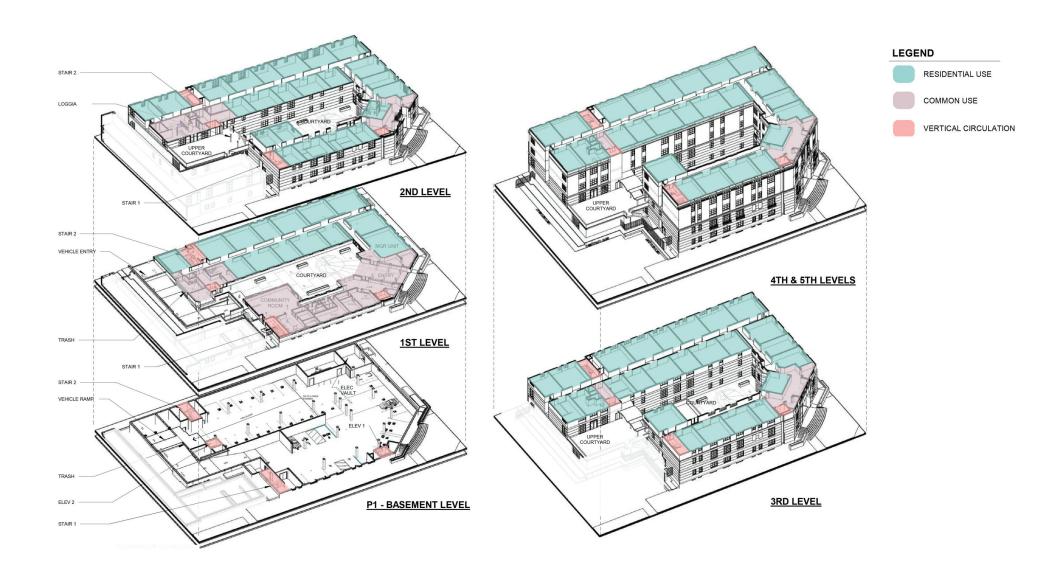








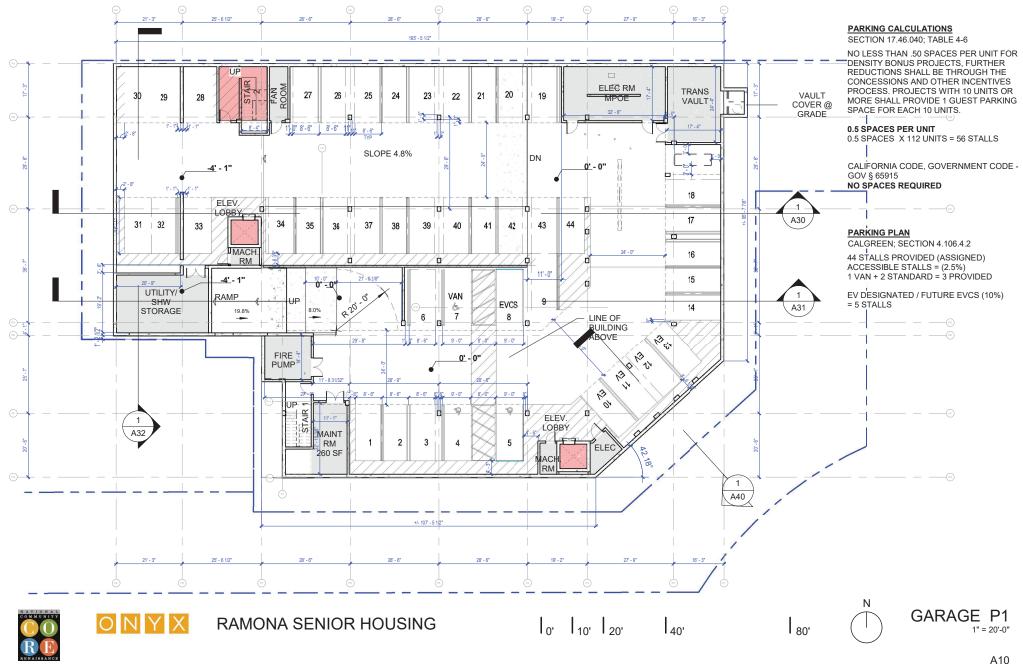
CIRCULATION DIAGRAM







AXONOMETRIC DIAGRAM











| 0' | 10' | 20' | 40'



LEVEL 2 1" = 20'-0"



A13

JUNE 18 2021





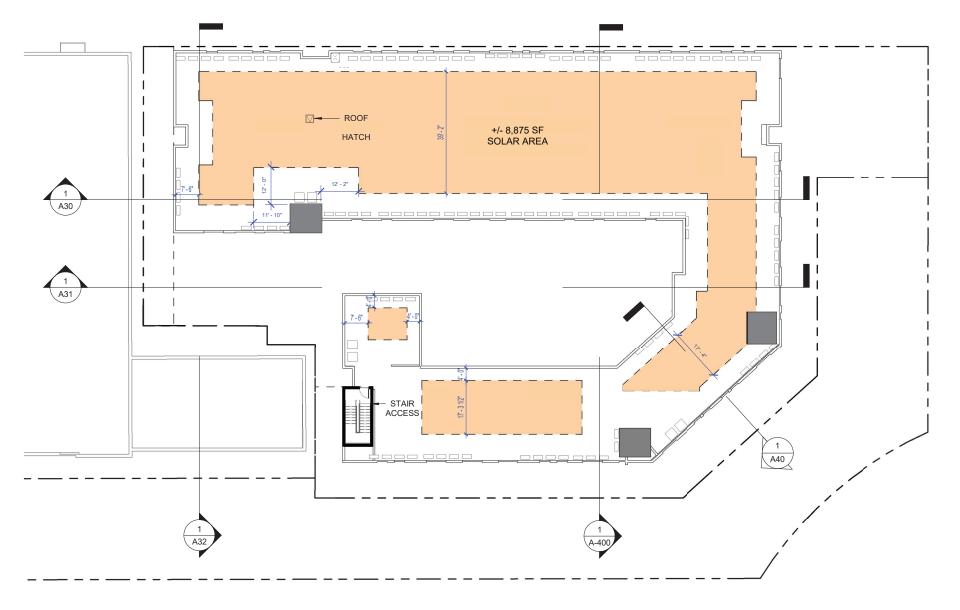




|_{0'} |_{10'} |_{20'} |_{40'}

| 80' N

LEVEL 5 1" = 20'-0"



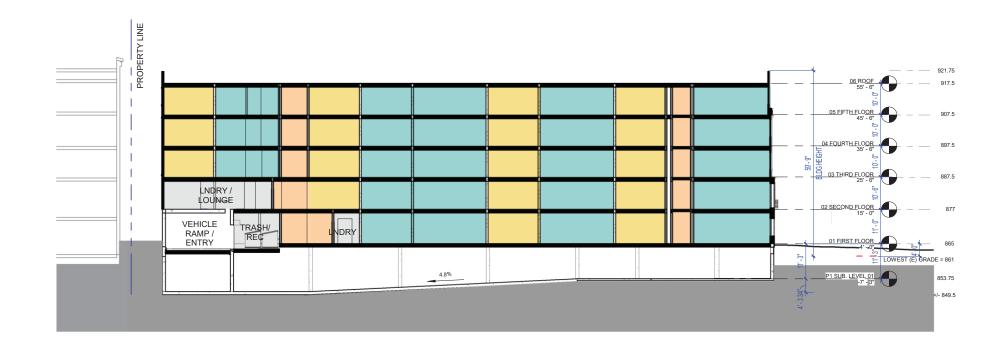




| 0' | 10' | 20' |

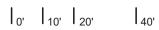
80' N



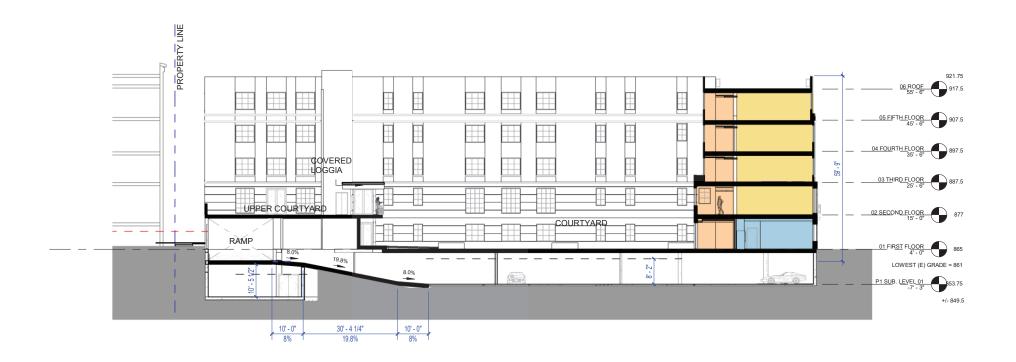








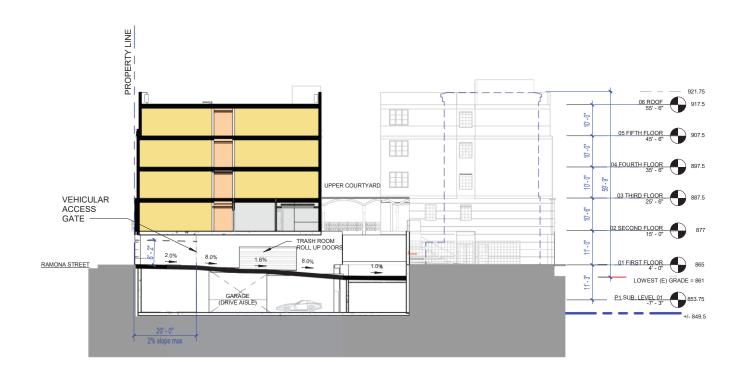
SECTION E-W







COURTYARD SECTION

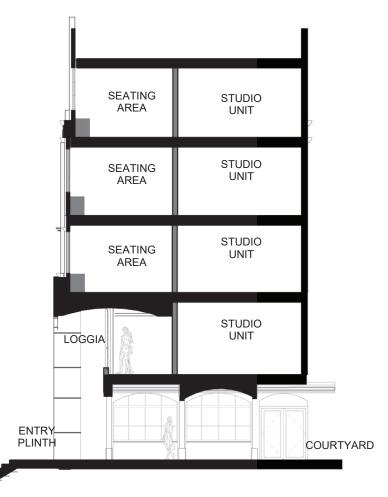


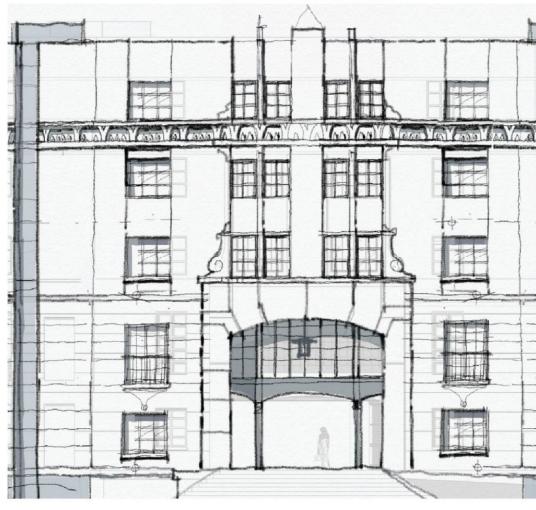




BUILDING SECTION AT RAMP

1" = 20'-0"

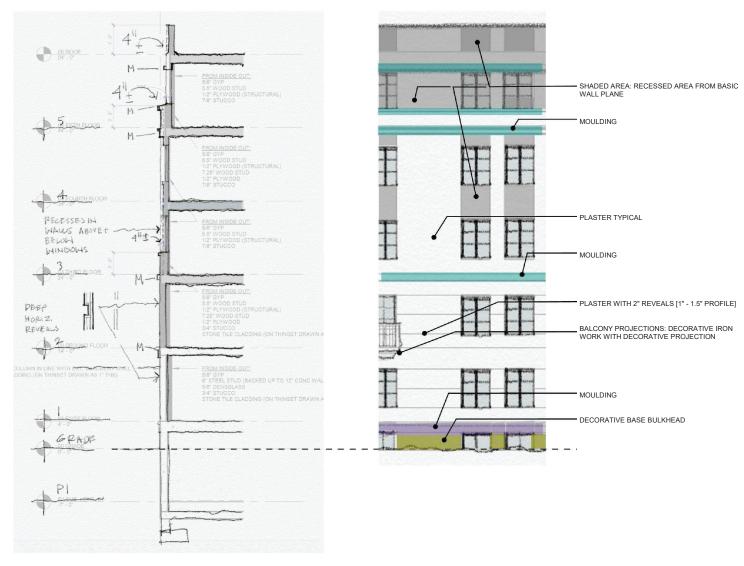








ENTRY CORNER LOGGIA
1/8" = 1'-0"







ELEVATION STUDY

JUNE 18 2021







COURTYARD AERIAL VIEW







COURTYARD VIEW LOOKING WEST







COURTYARD SOUTHWEST VIEW