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
National Community Renaissance (NCRC)
9421 Haven Avenue
Rancho Cucamonga, CA 91730

ARCHITECTS
ONYX ARCHITECTS
2540 E. Colorado Blvd.
Pasadena, CA 91107

CIVIL ENGINEER
DK Engineering Corp
6420 Wilshire Blvd, Suite 1000
Los Angeles, CA 90048

COMMUNITY ENGAGEMENT
City Fabric
425 East 4th Street, Unit E
Long Beach, CA 90802

LANDSCAPE ARCHITECT
Fusco Engineering Inc
650 Wilshire Boulevard, Suite 1470,
Los Angeles, CA 90017

SURVEYOR

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G04 DESIGN INSPIRATION

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ALTA TOPOGRAPHIC SURVEY 2 OF 2

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PROJECT INTRODUCTION

JUNE 18, 2021
**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

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

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

DENSITY BONUS

ALLOWED UNITS x 30% = ALLOWED UNITS AFTER BONUS

86 DU x 30% = 25.8 DU = ROUND UP TO 26 DU

86 DU + 26 DU = 112 DU ALLOWED

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

*EXCLUSIVE OF 2 BEDROOM MANAGER'S UNIT

GROSS FLOOR AREA: 17,80,020
(inside face of exterior walls)

FIRST FLOOR 18,185 SF (includes parking ramp)
SECOND FLOOR 16,295 SF
THIRD FLOOR 16,200 SF
FOURTH FLOOR 16,280 SF
FIFTH FLOOR 10,010 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 16,640 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 +/- 5' - 9')

PARKING: 44 PARKING SPACES

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

UNIT MIX:

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<tr>
<th>UNIT TYPE</th>
<th>AREA SQF (NSF)</th>
<th>NO. OF UNITS</th>
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<tbody>
<tr>
<td>STUDIO A1</td>
<td>393-405 (364 - 374)</td>
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<tr>
<td>STUDIO A2</td>
<td>460 (416)</td>
<td>3</td>
</tr>
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<td>STUDIO A3</td>
<td>382 (347)</td>
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<td>STUDIO A4</td>
<td>455 (420)</td>
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<tr>
<td>STUDIO A5</td>
<td>350-365 (325-345)</td>
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<tr>
<td>1 BEDROOM</td>
<td>573-585 (530-545)</td>
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</tr>
<tr>
<td>2 BEDROOM</td>
<td>812 (760)</td>
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<td>TOTAL</td>
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</tbody>
</table>

**ONGO**

RAMONA SENIOR HOUSING

JUNE 18, 2021

G03
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

SITE ZONING ENVELOPE
1" = 30'-0"
KEY NOTES
1. FRONT YARD DEDICATED TO PUBLIC OPEN SPACE (CITY OWNED)
2. CORNER SIDE SETBACK AREA
3. COURTNEY AREA (GROUND + UPPER LEVEL)
4. 2ND & 3RD LEVEL ROOF DECK
5. COMMUNITY CENTER

OPEN SPACE CALCULATION
SECTION 17.50.350
AT LEAST 30% OF THE NET FLOOR AREA 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)
3) GROUND LEVEL COURT YARD = 3,680 SF
4) UPPER LEVEL COURT YARD = 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 = 11,539 SF

COURTARDY REQUIREMENT
SECTION 17.50.350
GROUND FLOOR COURT YARD WITH AT LEAST 20 FEET IN ANY DIRECTION IS PROVIDED
COURTARDY OPENING:
17 FEET (HEIGHT) X 20'-1" (WIDTH) X 31'-9" (DEPTH)
COURTARDY 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 COURTARDY REQUIREMENTS:
1. THERE SHALL BE GROUND FLOOR COURT YARD THAT SHALL BE A MINIMUM OF 20 FEET IN ANY DIRECTION. BALCONIES MAY PROJECT UP TO FOUR FEET INTO THE COURTARDY.

SITE OPEN SPACE
1" = 30'-0"