



PICO-ROBERTSON SENIOR COMMUNITY

8862 West Pico Blvd
Los Angeles, CA 90035

Front Perspective / NTS / March 07, 2016





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 KFALOSANGELES.COM

PICO-ROBERTSON

8862-8866 WEST PICO BOULEVARD
 LOS ANGELES, CA 90035

MERCY HOUSING CALIFORNIA
 1500 SOUTH GRAND AVENUE, SUITE 100
 LOS ANGELES, CA 90015



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SUBMITTAL:

JOB NUMBER:

DATE: 03.07.16

REVISION:

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

A110

3/16/16 7:35:17 PM

ZONING:
 C4-1VL

HEIGHT

45'-0" + 11'-0" (DENSITY BONUS) = 56'-0"

FAR

1.5:1 = DENSITY BONUS = 3:1

BASE DENSITY

SITE AREA + 1/2 ALLEY = 15,600 SF
 15,000 / 400 = 39

UNIT CALCS

39 x 1.35 (DENSITY BONUS) = 53 ALLOWED
 48 UNITS PROPOSED

PARKING CALCULATION:

(48) LOW INCOME SENIOR HOUSING UNITS

AFFORDABLE HOUSING INCENTIVES - DENISTY BONUS

PARKING OPTION 2

a. 0.5 PARKING SPACES / LOW INCOME SENIOR CITIZENS UNIT
 b. UP TO 40% OF THE REQUIRED PARKING MAY BE PROVIDE BY COMPACT STALLS

48 X 0.5 = 24 SPACES

(47) EXISTING SPACES

UP TO 40% OF THE REQUIRED PARKING MAY BE PROVIDE BY COMPACT STALLS

BICYCLE PARKING:

LONG TERM: 1 PER UNIT = 48 X 1 = 48 TOTAL
 SHORT TERM: 1 PER 10 UNITS = 1 X 50 = 5 TOTAL

AUTOMOBILE PARKING REDUCTION:

RESIDENTIAL PROJECTS LOCATED WITHIN 1,500 FT. OF A PORTAL OF A FIXED RAIL TRANSIT STATION, BUS STATION AS DEFINED BY SECTION 12.24Y MAY REPLACE UP TO 15% OF THE REQUIRED AUTOMOBILE PARKING SPACES WITH BICYCLE PARKING.

(24) REQUIRED AUTO SPACES X 15% REDUCTION = (3.6) AUTO SPACES REPLACED

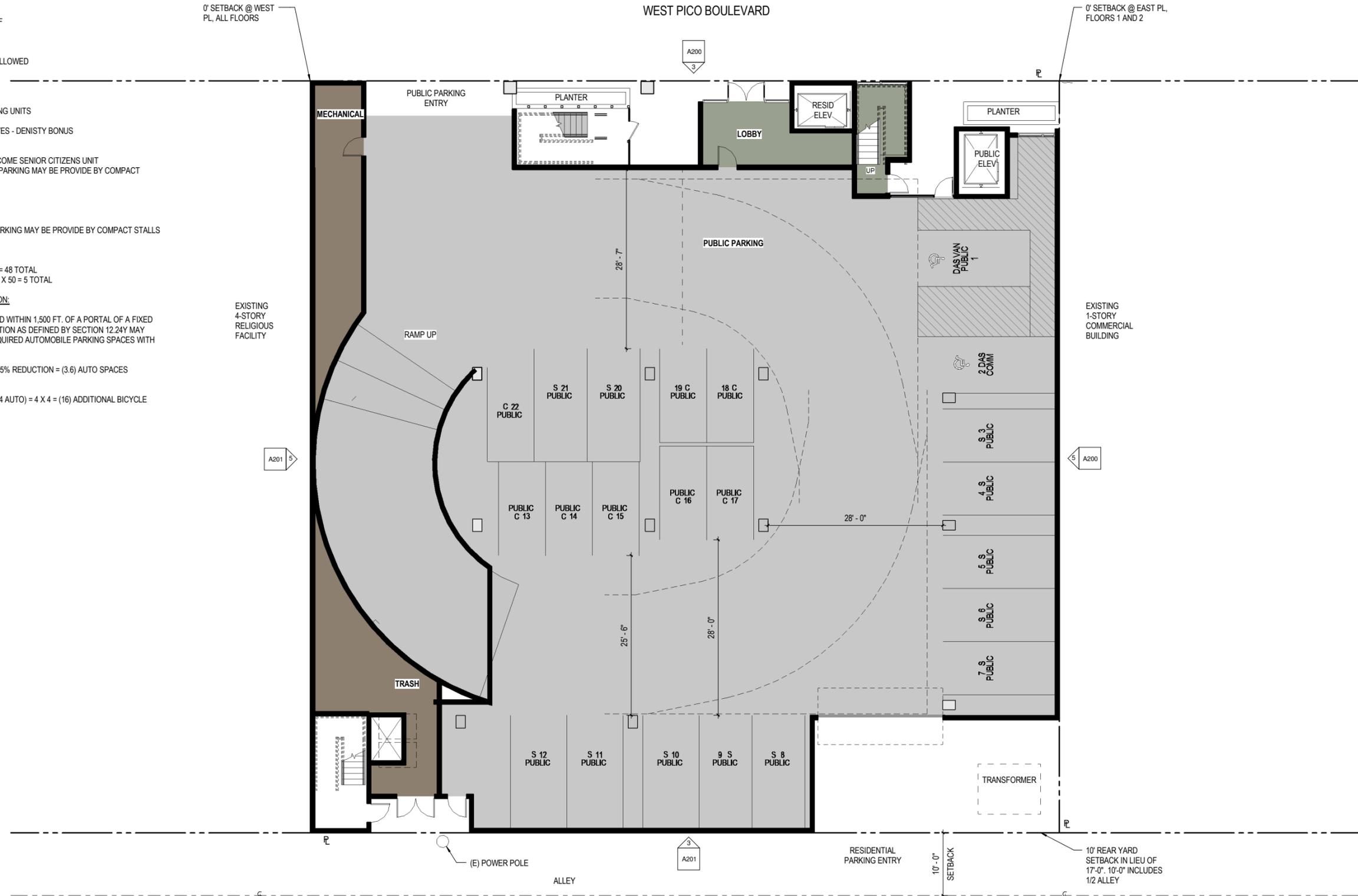
(4) AUTO X (1 BIKE PARKING PER 4 AUTO) = 4 X 4 = (16) ADDITIONAL BICYCLE PARKING PROVIDED

0' SETBACK @ WEST PL, ALL FLOORS

0' SETBACK @ EAST PL, FLOORS 1 AND 2

EXISTING 4-STORY RELIGIOUS FACILITY

EXISTING 1-STORY COMMERCIAL BUILDING



1ST FLOOR PLAN
 1/8" = 1'-0"

5



