

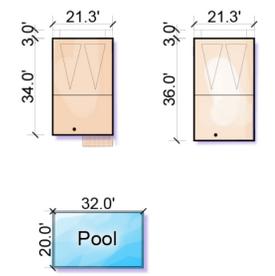
# ATTACHMENT A

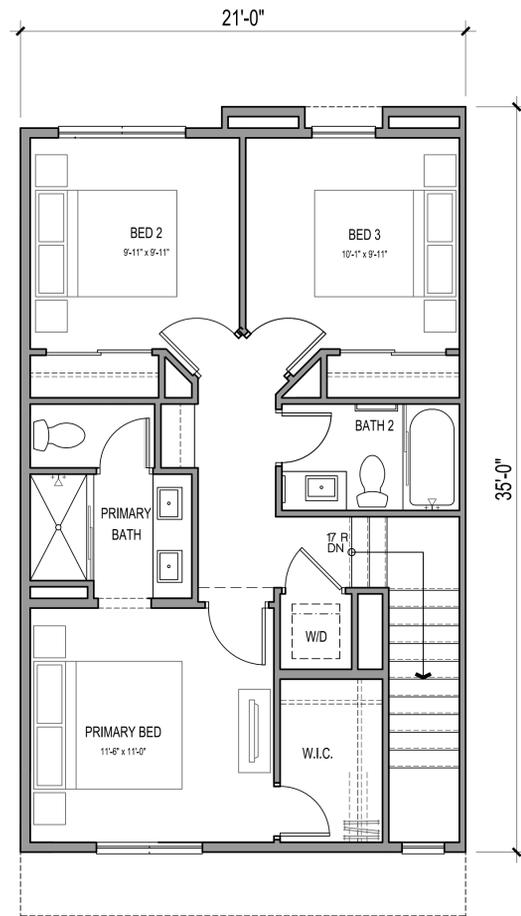


**PROJECT INFORMATION**  
 APN: APN: 6357-019-904  
 Address: 6364 Zindell Ave  
 City: Commerce, CA  
 County: Los Angeles County  
 General Plan Land Use: Low Density Residential  
 Current Zoning: Specific Plan

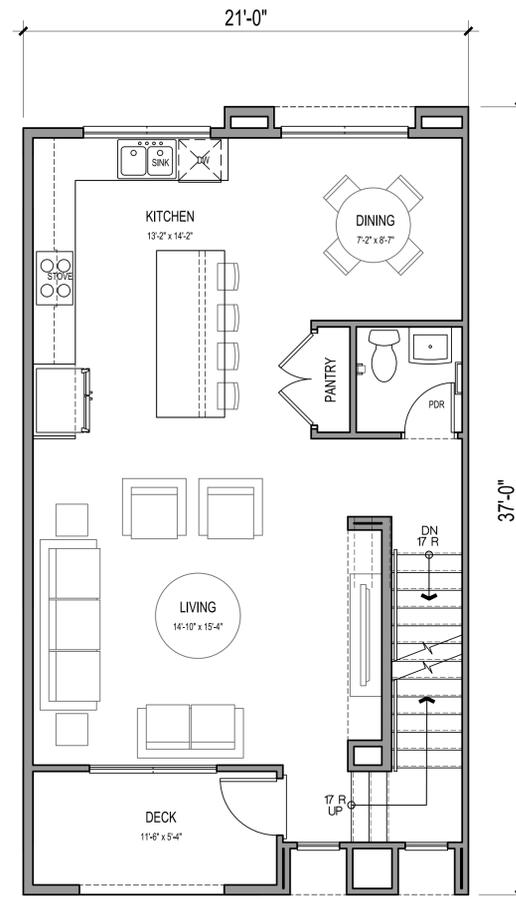
**MODELO SPECIFIC PLAN DEV STANDARDS**  
 Density: TBD  
 Building Height: TBD  
 Setbacks:  
 Front: TBD  
 Side: TBD  
 Rear: TBD  
 Building Separation: TBD  
 Parking Required: TBD  
 State Density Bonus Parking Standards  
 2bd: 1.5 sp/unit  
 3bd: 1.5 sp/unit  
 4bd: 2.5 sp/unit

**SITE SUMMARY**  
 Site Area: ±3.0 ac (±130,000sf)  
 Units:  
 35 units - P3 (1575nsf - 3bd+den/2.5ba)  
 30 units - P4 (1675nsf - 4bd/3.5ba)  
 65 units - Total  
 Site Density: ±21.7 du/ac  
 Parking Provided:  
 130 spaces - Garages  
 13 spaces - Open  
 TBD spaces - Modelo Parking Garage  
 TBD spaces - Total (±TBD sp/unit)  
 Open Space Provided: ±30,000sf (±460sf/unit)

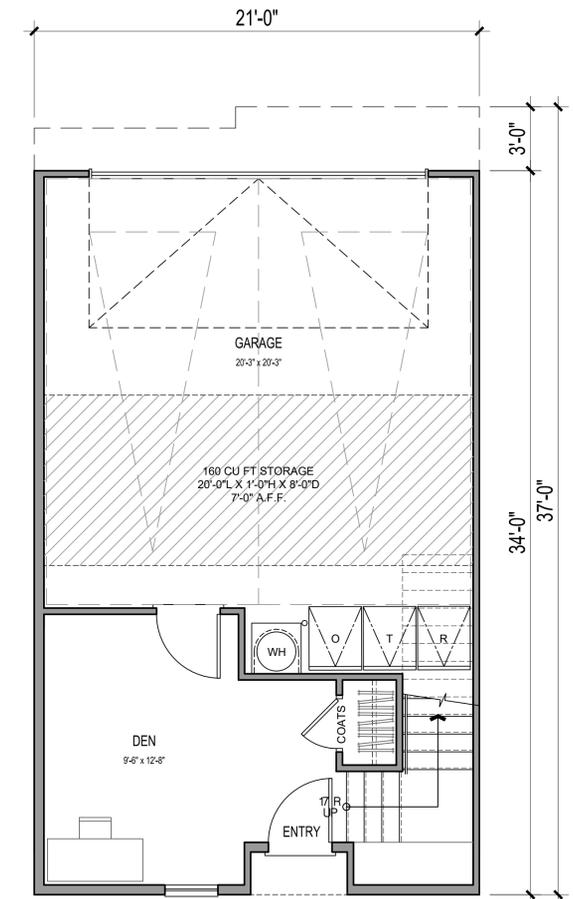




THIRD FLOOR



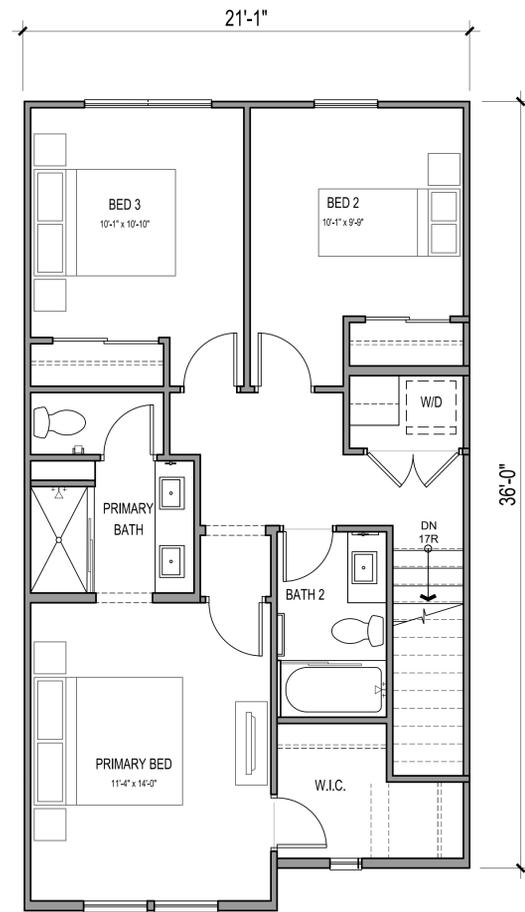
SECOND FLOOR



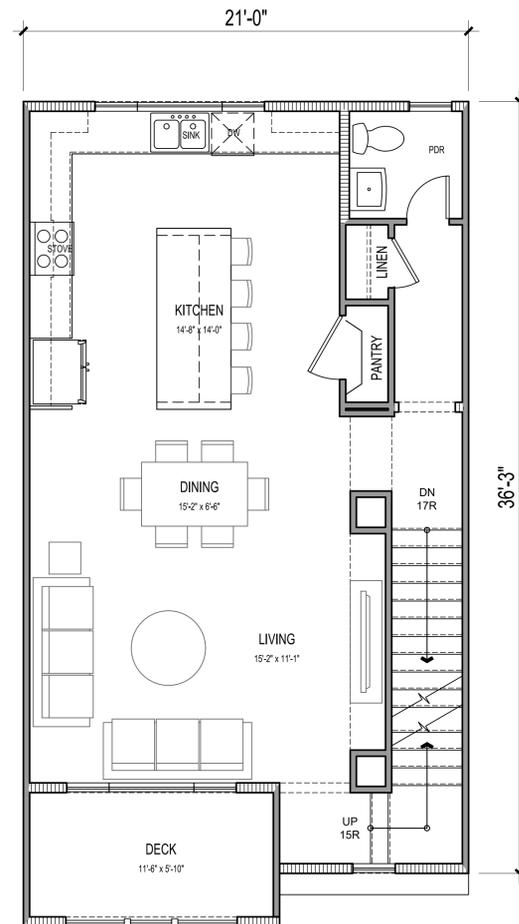
FIRST FLOOR

GROSS SF		NET SF	
1ST FLOOR	260 SQ. FT.	1ST FLOOR	232 SQ. FT.
2ND FLOOR	667 SQ. FT.	2ND FLOOR	627 SQ. FT.
3RD FLOOR	651 SQ. FT.	3RD FLOOR	607 SQ. FT.
TOTAL LIVING	1578 SQ. FT.	TOTAL LIVING	1467 SQ. FT.
GARAGE	466 SQ. FT.		
DECK	61 SQ. FT.		

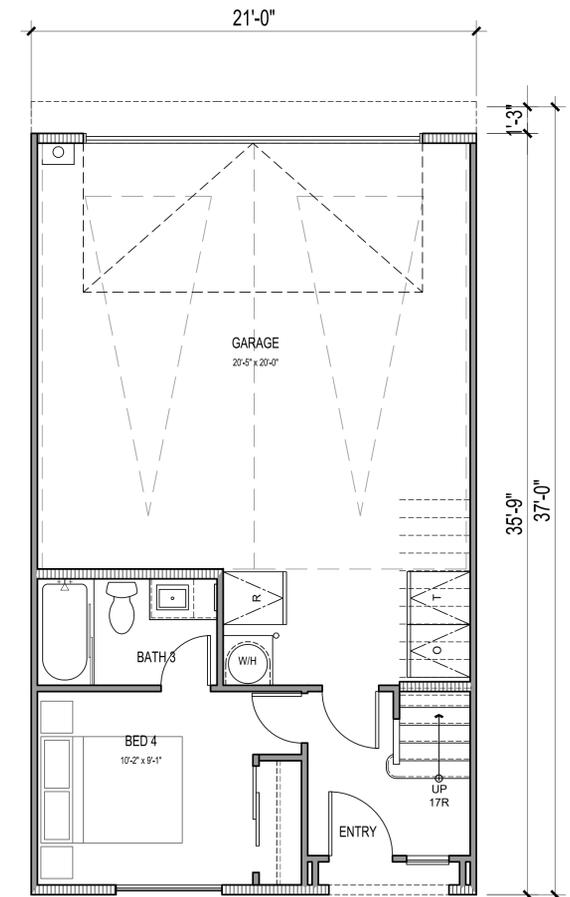




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS SF		NET SF	
1ST FLOOR	269 SQ. FT.	1ST FLOOR	244 SQ. FT.
2ND FLOOR	717 SQ. FT.	2ND FLOOR	676 SQ. FT.
3RD FLOOR	741 SQ. FT.	3RD FLOOR	703 SQ. FT.
TOTAL LIVING	1727 SQ. FT.	TOTAL LIVING	1623 SQ. FT.
GARAGE	495 SQ. FT.		
DECK	67 SQ. FT.		





## MODELO TOWNHOMES



**Warmington**  
RESIDENTIAL

Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626  
714-434-4439

COMMERCE, CALIFORNIA

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MODELO  
VIVA MODELO



**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



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**MATERIAL LEGEND**

1. STUCCO, LIGHT SAND FINISH
2. SECTIONAL METAL GARAGE DOOR (TRANSOM ABOVE ON PLANS 1 & 2 ONLY)
3. WOOD SIDING
4. VINYL WINDOWS
5. PERFORATED METAL AWNING
6. FLAT BAR METAL RAILING
7. FIBERGLASS ENTRY DOOR (TRANSOM ABOVE @ PLAN 1 ONLY)
8. ILLUMINATED ADDRESS SIGN
9. STAIRWAY HOUSING
10. SCREED LINES
11. DECORATIVE LIGHTING
12. BULKHEAD
13. STOREFRONT SYSTEM
14. STEEL TUBE POST



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**BLDG-B ELEVATIONS**

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