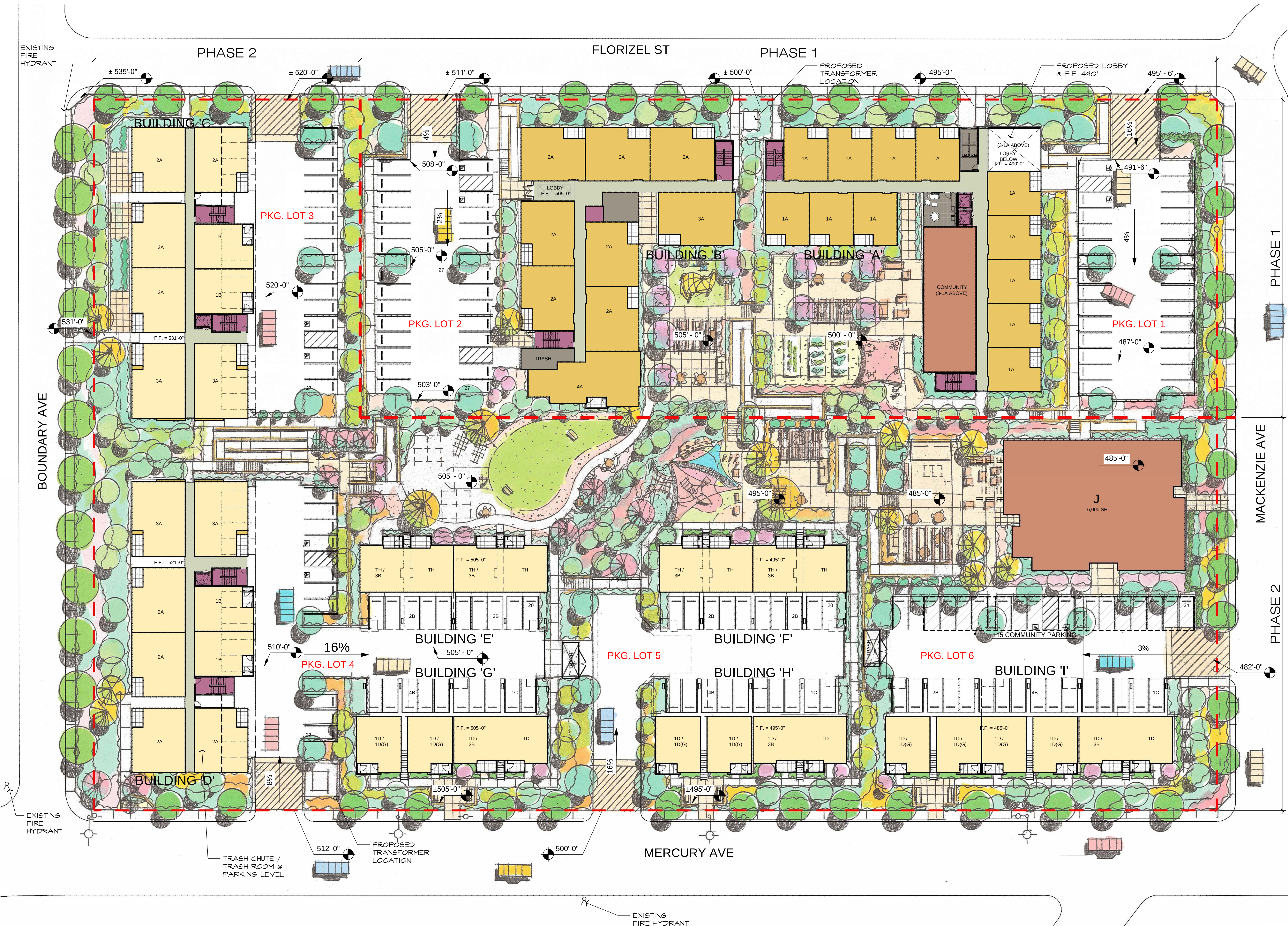




PROJECT SUMMARY

PROJECT ADDRESS: 4446 FLORIZEL STREET, LOS ANGELES CA 90032

ASSESSOR PARCEL NUMBER: 53050011900

TOTAL LOT AREA: PARCEL 1: 1.79 ACRES 78,000 sf
PARCEL 2: 3.45 ACRES 150,438 sf

TOTAL RESIDENTIAL UNITS: 185 UNIT

ZONING: RD1.5

DENSITY: PARCEL 1: 49.72 DU/ACRE
PARCEL 2: 28.40 DU/ACRE

Unit Type Schedule Phase 1		
Unit Type	Count	
1A - 1BR / 1BATH	37	(41.5%)
1B - 1BR / 1BATH	14	(16.0%)
2A - 2BR / 1BATH	26	(29%)
3A - 3BR / 2BATH	4	(4.5%)
3B - 3BR / 2BATH	4	(4.5%)
4A - 4BR / 2BATH	4	(4.5%)
Grand total:	89	

Unit Type Schedule Phase 2		
Unit Type	Count	
1B - 1BR / 1BATH	12	(13%)
2A - 2BR / 1BATH	24	(25%)
3A - 3BR / 2BATH	12	(13%)
1C - 1BR / 1BATH	3	(3%)
1D(G) - 1BR / 1BATH	8	(8%)
1D - 1BR / 1BATH	14	(15%)
2B - 2BR / 1BATH	5	(5%)
3C - 3BR / 2BATH	6	(6%)
4B - 4BR / 2BATH	3	(3%)
4C - 4BR / 3BATH	1	(1%)
TH - 2BR / 1BATH	4	(4%)
TH2 - 3BR / 2BATH	4	(4%)
Grand total:	96	

Unit Schedule Per Phase					
Building #	1BR	2BR	3BR	4BR	TOTAL
Phase I					
A 54 Unit	37	14			51
B 38 Unit	14	12	8	4	38
SUB-TOTAL	51	26	8	4	89
	57.5%	29%	9%	4.5%	

Phase II					
C 24 Unit	6	12	6		24
D 24 Unit	6	12	6		24
E 8 Unit		4	4		8
F 8 Unit		4	3	1	8
G 9 Unit	7		1	1	9
H 9 Unit	7		1	1	9
I 14 Unit	11	1	1	1	14
SUB-TOTAL	37	33	22	4	96
	39%	34%	23%	4%	

J Community Bldg.

Parking Schedule	
Type Mark	Count
Phase 1	
LOT 1	27 SPACES
LOT 2	28 SPACES
SUB TOTAL	55 SPACES

Phase 2	
LOT 3	27 SPACES
LOT 4	41 SPACES
LOT 5	19 SPACES
LOT 6	32 SPACES
SUB TOTAL	119 SPACES
Grand total:	174 SPACES

* ±7 COMMUNITY PARKING

MASTER SITE PLAN