

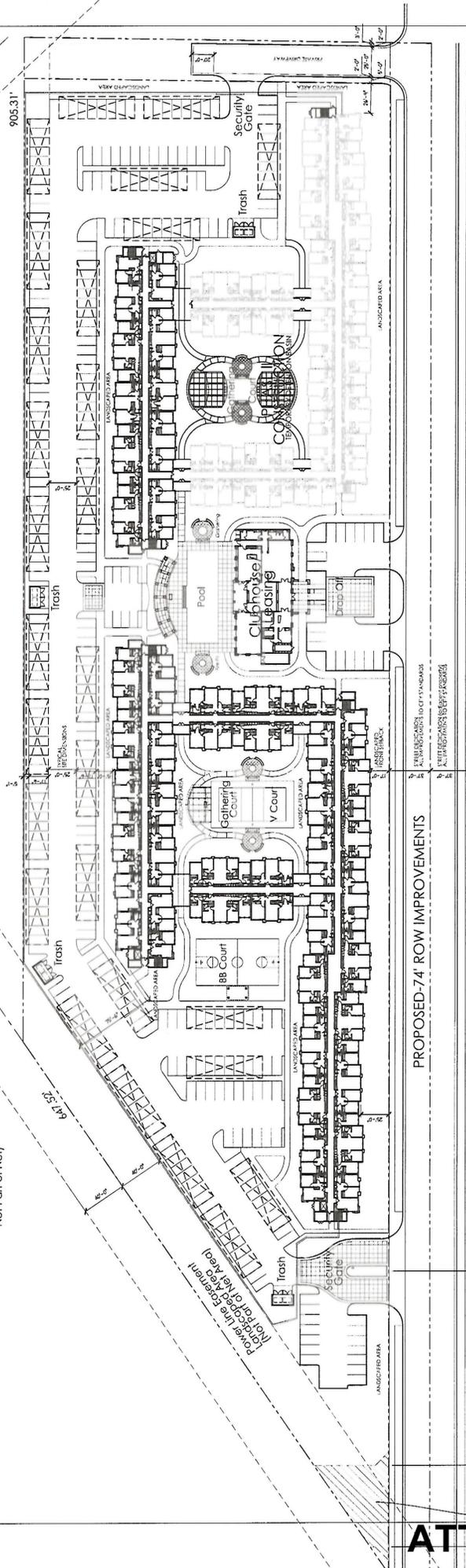
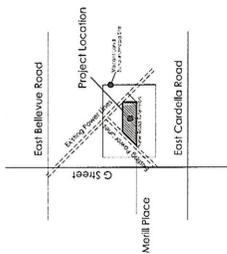
**Original Site Plan Approved  
by City Council 8/3/2015**

**Project Buildout Plan-Total Unit Building Count**

UNIT TYPE	PHASE I UNITS:	PHASE II UNITS:	TOTAL UNITS:
UNIT #A - One Bedroom/1 Bath	9 UNITS	3 UNITS	12 UNITS
UNIT #B - Two Bedroom/ 1 Bath	24 UNITS	3 UNITS	27 UNITS
UNIT #C - Two Bedroom/ 2 Bath	30 UNITS	18 UNITS	48 UNITS
UNIT #D - Four Bedroom/ 2 Bath	36 UNITS	15 UNITS	51 UNITS
UNIT #E - Four Bed/ 4 Bath	51 UNITS	27 UNITS	78 UNITS
<b>TOTALS:</b>	<b>150 UNITS</b>	<b>66 UNITS</b>	<b>216 UNITS</b>
<b>PARKING REQUIRED:</b>	<b>332 TOTAL SPACES</b>		
	1.75 to 1/1 First 30 and 1.5 to 1 thereafter		
<b>PARKING PROVIDED:</b>	<b>216 CARPORTS</b>		
	<b>(224 CARPORTS 108 OPEN SPACES)</b>		

**Project Data:**

Phase I	Phase II	Total
Land Area:	9.8 Acres	
Gross Land Area:	7.79 Acres (Less Road and Power Easements Dedications)	
Net Land Area:	193,264 Sq. Ft.	281,374 Sq. Ft.
Preliminary Building Area:	5691 Sq. Ft.	5691 Sq. Ft.
Building:	88,710 Sq. Ft.	281,374 Sq. Ft.
Clubhouse:	5691 Sq. Ft.	5691 Sq. Ft.
Carports:	36,720 Sq. Ft.	36,720 Sq. Ft.
Preliminary Building Area:		Net
Building Coverages: (Excludes Carports)	101,265 Sq. Ft.	29.83%
Driveway Area: (Includes Carports)	104,727 Sq. Ft.	30.85%
Landscape and Open Space Areas: (Power and Open Space Easement Not Part of Net)	133,519 Sq. Ft.	39.32%



**CONCEPT  
SITE PLAN  
Sheet A1**  
Scale 1"=40'-0"  
March 22, 2015  
Revised May 04, 2015



**Multifamily Housing Concept**  
Merced, California  
BP Investors, LLC

Proposed R.O.W. extension from adjacent site as shown on separate map as prepared by others and shown on this map. The proposed property corner (not shown) to R.O.W. centerline is approx. 115 feet. Proposed R.O.W. width is 74 feet.

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