

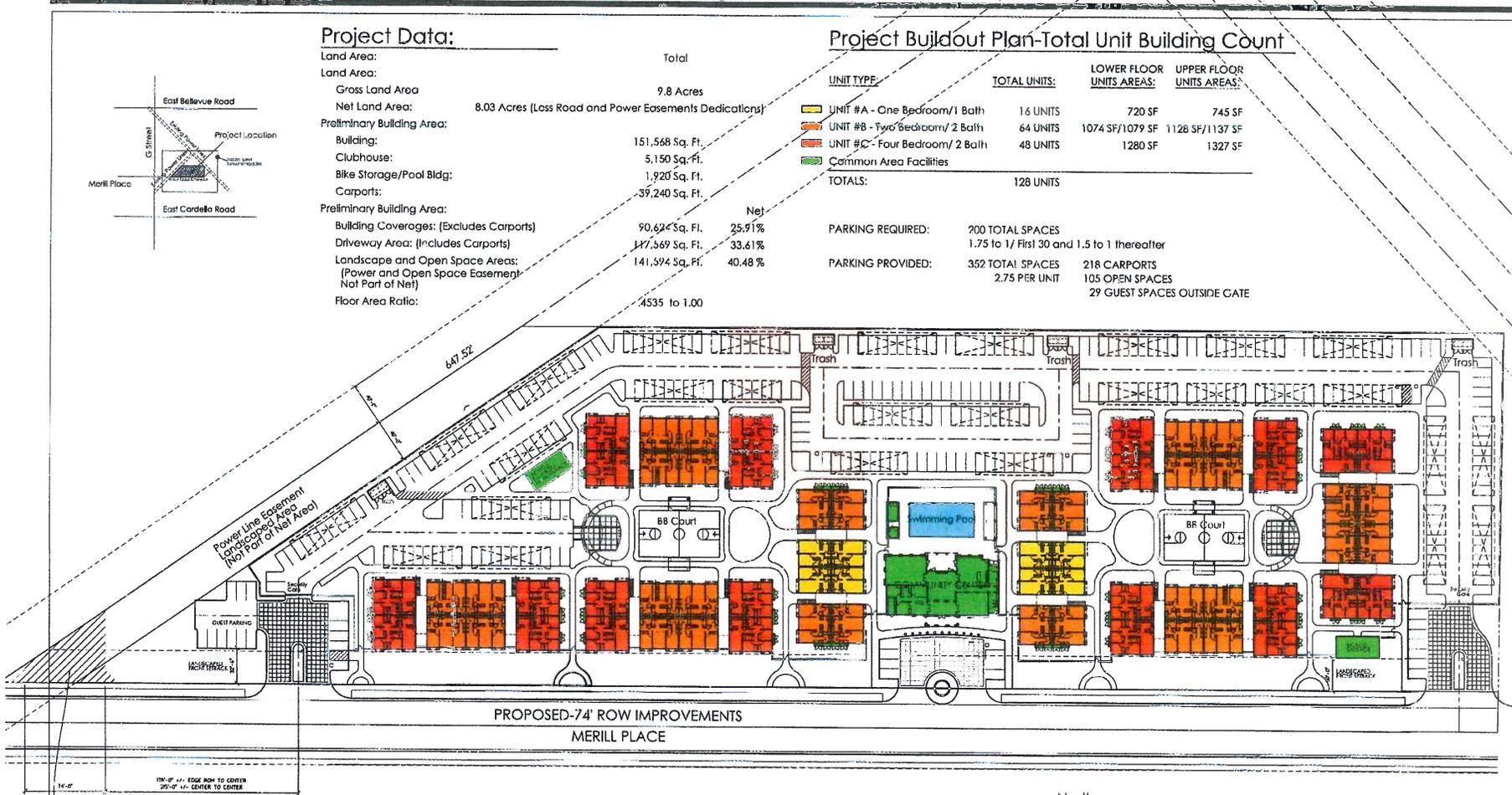
**Project Data:**

Land Area:	Total	
Gross Land Area	9.8 Acres	
Net Land Area:	8.03 Acres (Less Road and Power Easements Deductions)	
Preliminary Building Area:		
Building:	151,568 Sq. Ft.	
Clubhouse:	5,150 Sq. Ft.	
Bike Storage/Pool Bldg:	1,920 Sq. Ft.	
Carports:	39,240 Sq. Ft.	
Preliminary Building Area:		Net
Building Coverages: (Excludes Carports)	90,624 Sq. Ft.	25.91%
Driveway Area: (Includes Carports)	147,569 Sq. Ft.	33.61%
Landscape and Open Space Areas: (Power and Open Space Easement Not Part of Net)	141,594 Sq. Ft.	40.48%
Floor Area Ratio:	4535 to 1.00	

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

UNIT TYPE	TOTAL UNITS:	LOWER FLOOR UNITS AREAS:	UPPER FLOOR UNITS AREAS:
UNIT #A - One Bedroom/1 Bath	16 UNITS	720 SF	745 SF
UNIT #B - Two Bedroom/ 2 Bath	64 UNITS	1074 SF/1079 SF	1128 SF/1137 SF
UNIT #C - Four Bedroom/ 2 Bath	48 UNITS	1280 SF	1327 SF
Common Area Facilities			
<b>TOTALS:</b>	<b>128 UNITS</b>		

<b>PARKING REQUIRED:</b>	200 TOTAL SPACES	
	1.75 to 1/ First 30 and 1.5 to 1 thereafter	
<b>PARKING PROVIDED:</b>	352 TOTAL SPACES	218 CARPORTS
	2.75 PER UNIT	105 OPEN SPACES
		29 GUEST SPACES OUTSIDE GATE



Proposed R.O.W. extension from adjacent site is shown on separate Tentative Map as prepared by others. Proposed distance from westerly property corner (not shown) to R.O.W. centerline is approx. 115 feet. Proposed R.O.W. width is 74 feet.

**APPROVED**

Multifamily Housing Concept  
Merced, California

BP Investors, LLC



**SITE PLAN**  
Sheet A1  
Scale 1"=40'-0"  
August 26, 2016



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**Administratively Approved 9-9-16  
by David Gonzalves,  
Director of Development Services**