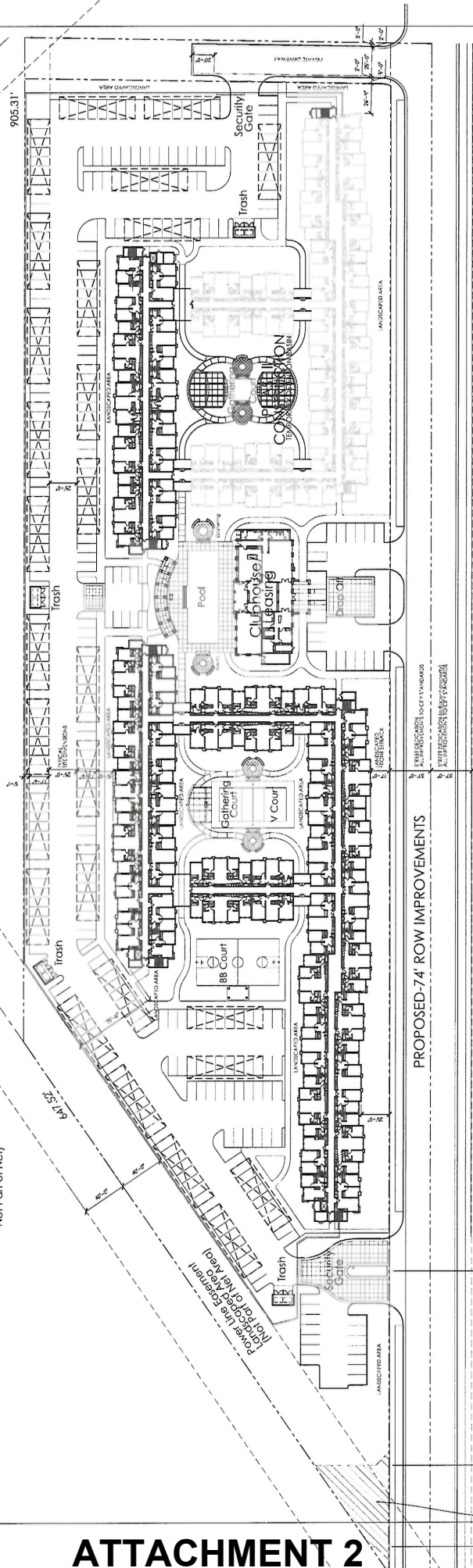
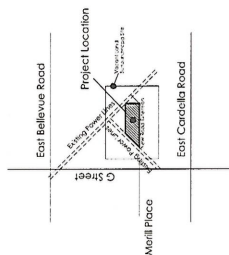


Project Data:

Land Area:	Phase I	Phase II	Total
Gross Land Area:	9.8 Acres		
Net Land Area:	7.79 Acres (Less Road and Power Easements Deductions)		
Preliminary Building Area:			
Building:	193,264 Sq. Ft.	88,710 Sq. Ft.	281,974 Sq. Ft.
Clubhouse:	5,691 Sq. Ft.		5,691 Sq. Ft.
Carports:	34,720 Sq. Ft.		34,720 Sq. Ft.
Preliminary Building Area:			
Building Coverages: (Excludes Carports)			Net
Driveway Area: (Includes Carports)			101,265 Sq. Ft.
Landscaping and Open Space Areas:			29.83%
(Power and Open Space Easement Not Part of Net)			104,727 Sq. Ft.
			30.85%
			133,519 Sq. Ft.
			39.32%

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
TOTALS:	150 UNITS	66 UNITS	216 UNITS
PARKING REQUIRED:	332 TOTAL SPACES		
	1.75 to 1/ First 30 and 1.5 to 1 thereafter		
PARKING PROVIDED:	362 TOTAL SPACES	216 CARPORTS	
	(224 CARPORTS 108 OPEN SPACES)		



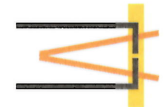
CONCEPT SITE PLAN Sheet A1



Scale 1"=40'-0"
March 22, 2015
Revised May 04, 2015

Multifamily Housing Concept Merced, California

BP Investors, LLC



LEE JAGOE ARCHITECTURE
INCORPORATED

P.O. BOX 1571
FEBLE BEACH, CALIFORNIA 93523
(831) 392-2014 FAX (831) 241-6285
AJ@LEEJAGOEARCH.COM

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

2291 W. MARCHELANE, SUITE 8200
STOCKTON, CALIFORNIA 95207
(209) 952-9254 FAX (209) 952-9347
DJAGOE@LEEJAGOEARCH.COM