

## PROJECT SUMMARY

**Site Data:**  
 Gross Site Area: +/- 4.59 ac  
 Total Apartment Units: 108  
 Gross Density: +/-22.88 du/ac

**Area Data:**  
 Residential  
 Apartment Type 'A' (21 Plex): (4 plotted)  
 Apartment Type 'B' (24 Plex): (1 plotted)  
 Community Center: +/- 6,000 SF

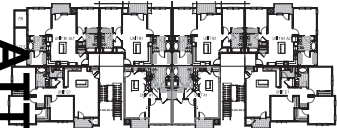
**Total Parking** 183 Spaces (1.69 ratio)  
 - Full-size 140 spaces  
 - Compact 43 spaces (23.5%)

\*NOTE: Project areas are preliminary and subject to refinement.

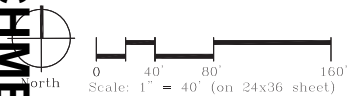
**COMMUNITY CENTER**  
 - 1 level  
 - Total +/-6,000 sf.  
 - Leasing office, Office,  
 Computer Labs, Headstart day care  
 - Playground



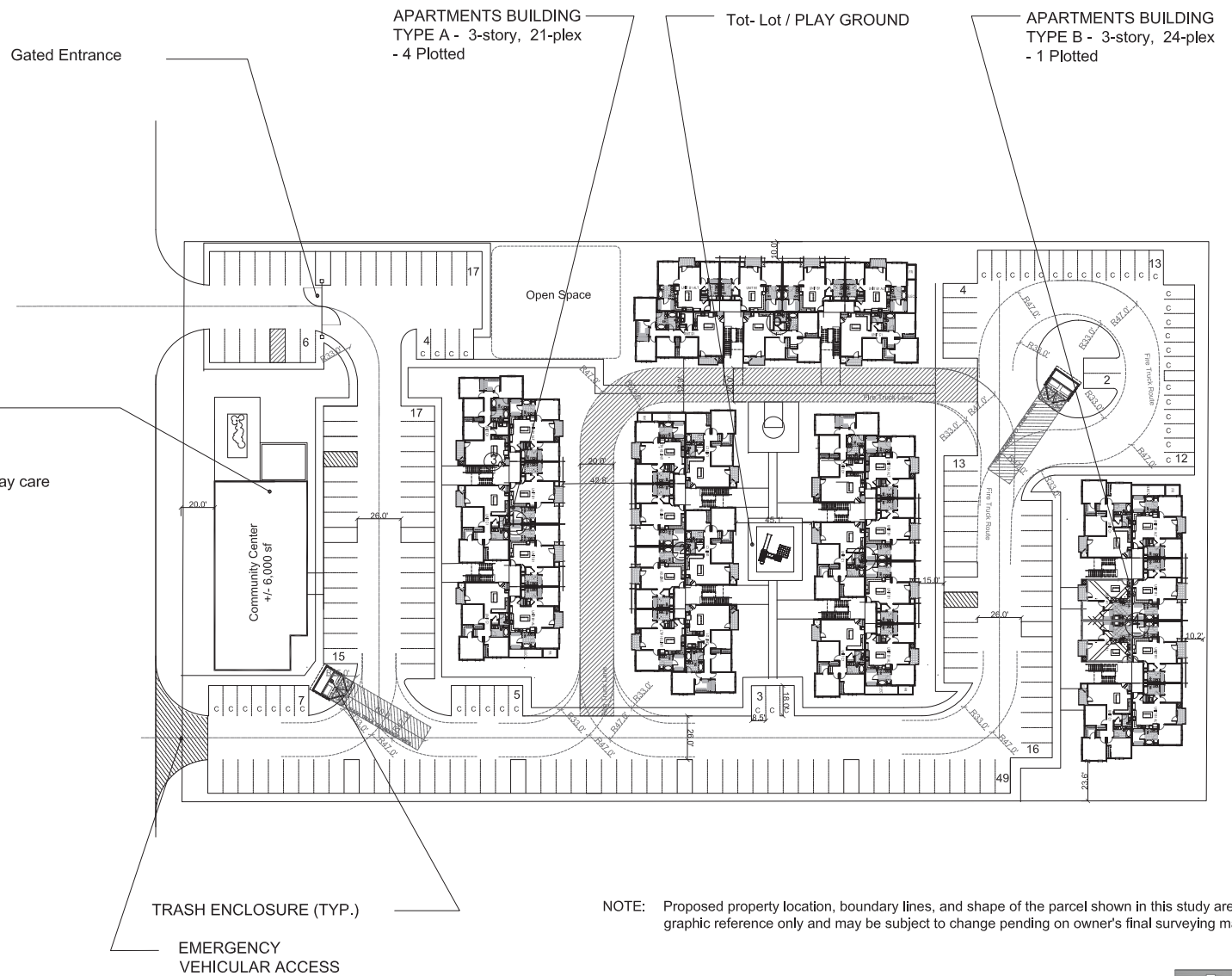
BUILDING TYPE A - 21 PLEX



BUILDING TYPE B - 24 PLEX



PROFESSIONAL HOME BUILDERS  
 Sacramento, CA.



NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.

**CONCEPTUAL SITE PLAN - 108 Units**  
**PARSON AVENUE SITE**  
 MERCED, CA.



February 14, 2022 | MR210426.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.