

RESIDENTIAL PROJECT INFORMATION

APN: N/A
 EXISTING ZONE: LOW-MED DENSITY
 PROPOSED ZONE: MED-HIGH (R-3, 24 du/ac)

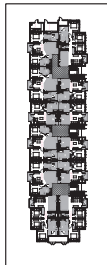
PROJECT SUMMARY

GROSS AREA: +46,39 sq
 NET AREA (not include existing bike trail): +45,94 sq
 TOTAL UNITS: 156 units
 GROSS DENSITY: 24.41 du/ac
 NET DENSITY: 26.26 du/ac

PARKING SUMMARY

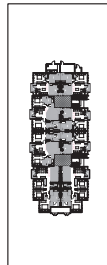
TOTAL PARKING: 249 SPACES
 - Standard Stalls: 229 spaces
 - Compact Stalls: 20 spaces
 PARKING RATIO: 1.6

PRODUCT TYPOLOGY



BUILDING TYPE A - 36 PLEX (3 LEVELS)

- A1 (107/104): 15 units
 - B1 (20r/20a): 12 units
 - C1 (30r/20a): 9 units



BUILDING TYPE B - 24 PLEX (3 LEVELS)

- A1 (107/104): 12 units
 - B1 (20r/20a): 6 units
 - C1 (30r/20a): 6 units



LEASING OFFICE/ FITNESS ROOM (1 LEVEL)

- 3,000 s.f.
 - Leasing Office
 - Fitness Room
 - Manager Office
 - Restrooms

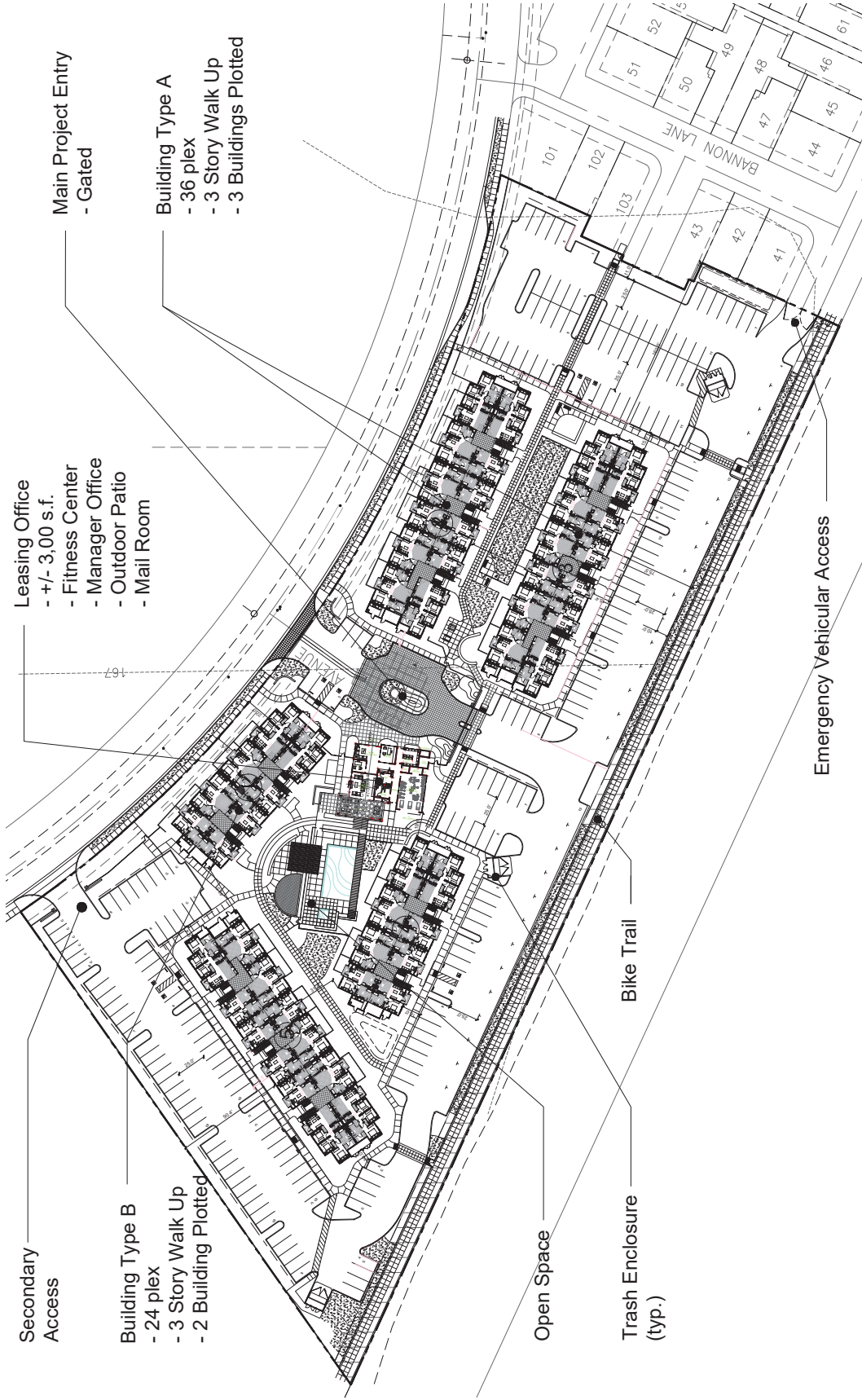


Gold Key Development c/o META Development, LLC
 Huntington Beach, CA

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.) © 2020 BSB Design, Inc.

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MERCED APARTMENTS
 Merced, 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 - 156 Units