ATTACHMENT 3

VICINITY MAP

PROJECT SITE
E. YOSEMITE AVENUE & LAKE ROAD, MERCED, CA 95340

N

0' 30' 60' 120' 240'

SITE PLAN & PROJECT STATISTICS 1" = 60'-0" | 1

PROJECT DIRECTORY

OWNER
FAGUNDES DAIRY, GP
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ARCHITECT
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PROJECT STATISTICS

PROJECT:	UNIVERSITY VILLAGE AT LAKE MIXED USE DEVELOPMENT
ADDRESS:	E. YOSEMITE AVENUE & LAKE ROAD, MERCED, CA 95340
PARCEL 1:	647,664 SQ. FT. (14.86 ACRES)
PARCEL 2 (WEST):	103,763 SQ. FT. (2.39 ACRES)
TOTAL AREA:	751,428 SQ FT. (17.25 ACRES)
COMMERCIAL/ RETAIL:	6,600 SQ. FT. (ONE STORY)
CLUBHOUSE :	13,700 SQ. FT. (TWO STORIES)
RESIDENTIAL BUILDINGS:	390,225 SQ. FT. (15 BUILDINGS @ 26,015 SQ. FT. EACH)
RESIDENTIAL UNITS/ BLDG.:	6 - 2-BEDROOM UNITS 1 - 3-BEDROOM UNITS 8 - 4-BEDROOM UNITS
TOTAL NO. :	6 X 15 = 90 1 X 15 = 15 8 X 15 = 120 225 RESIDENTIAL UNITS

COMMERCIAL/ RETAIL PARKING:

STANDARD:	33 SPACES
ACCESSIBLE:	2 SPACES
TOTAL:	35 SPACES

RESIDENTIAL PARKING:

STANDARD:	593 SPACES
ACCESSIBLE:	24 SPACES
CARPORTS:	35 SPACES
TOTAL:	652 SPACES

PROJECT DESCRIPTION

UNIVERSITY VILLAGE AT LAKE is a proposal mixed use development located on a 17.25 acre site that fronts Yosemite Avenue and Lake Road. The project includes:

- A 225 unit student housing village that includes 15 three story residential buildings, and a13,700 SF, two story clubhouse and a network of walking and biking trails, outdoor recreation space, and a community bus stop.
- A approximate 6,600 SF commercial retail space located along Yosemite Avenue, with pedestrian linkages to the residential development.

The project master plan is based on sustainable and green principles of design as follows:

- The landscape palette will incorporate drought tolerant, indigenous plantings to minimize water use.
- The individual building designs incorporate open and naturally ventilated circulation spaces to minimize energy use.
- Energy efficient mechanical and plumbing systems.
- Opportunities for photovoltaic panels to be connected to individual building electric systems.
- Solar shading devices to minimize heat gain on south and west facing facades.
- Secure bicycle storage to encourage use of bicycles in lieu of automobiles.
- Maximum sized fenestration to facilitate both natural ventilation and daylight
- Outdoor terraces and balconies
- Non-toxic, non V.O.C finish materials
- Low flow plumbing fixtures
- LED or other energy efficient lighting fixtures.

Received Merced City Planning Department 4/12/17

SHEET INDEX

A1.1 SITE PLAN AND STATISTICS
A2.1 RESIDENTIAL BUILDING FLOOR PLANS
A2.2 CLUB HOUSE FLOOR PLAN AND ITS 3D VIEWS
A3.5 3D VIEWS OF RESIDENTIAL BUILDING
A3.7 AERIAL 3D VIEWS OF MASTER SITE PLAN
A3.8 EYE LEVEL VIEWS OF VARIOUS RESIDENTIAL/COMMERCIAL AREAS

Hochhauser Blatter
ARCHITECTURE AND PLANNING

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CALIFORNIA 93101
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UNIVERSITY VILLAGE AT LAKE
MIXED USE DEVELOPMENT
E YOSEMITE AVE & LAKE ROAD
MERCED, CA 95340
APN 061-141-004

DATE	DESCRIPTION OF REVISION
12/28/2016	PLANNING SUBMITTAL
03/06/2017	UPDATED SITE PLAN
03/28/2017	PLANNING MEETING
03/06/2017	DRAFT
03/30/2017	DRAFT
03/30/2017	DRAFT
03/06/2017	PLANNING SUBMITTAL
04/03/2017	PLANNING SUBMITTAL
04/03/2017	PLANNING SUBMITTAL
04/03/2017	UPDATED SITE PLAN TO PLANNER

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SITE PLAN & PROJECT STATISTICS

PROJECT NO 9837

SHEET
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