

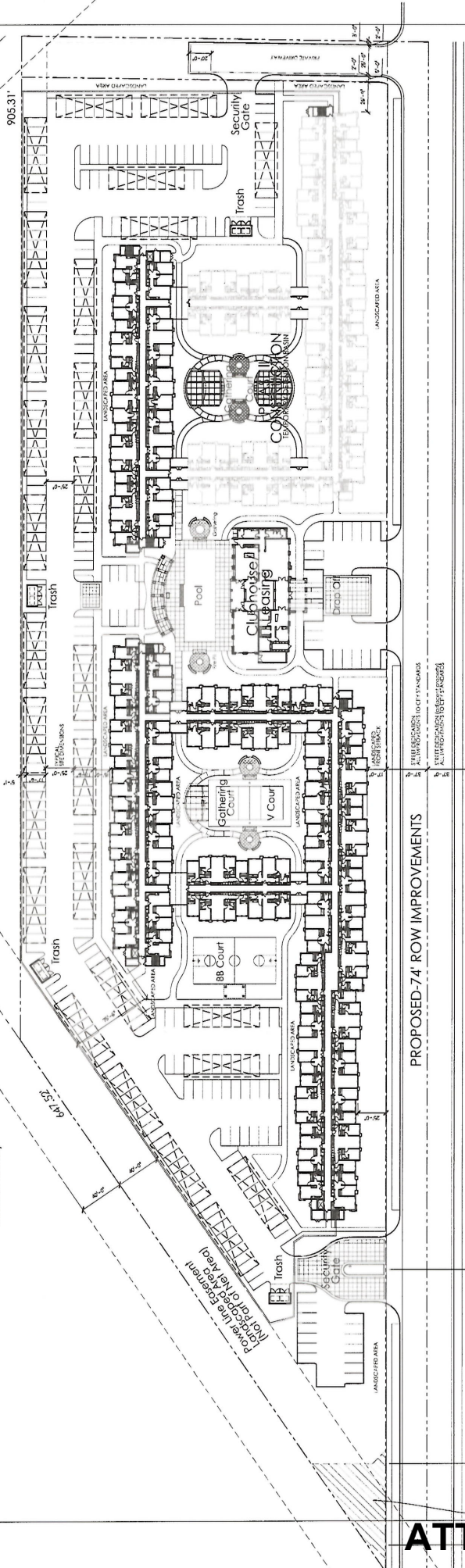
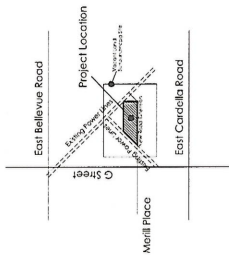
Original Site Plan Approved
by City Council 8/3/2015

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:	192,264 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/ 2 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

Proposed R.O.W. extension from adjacent site as shown on separate tentative map as prepared by others and shown on this map. The proposed R.O.W. extension is shown as a dashed line. The proposed R.O.W. extension is shown as a dashed line. The proposed R.O.W. extension is shown as a dashed line.

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