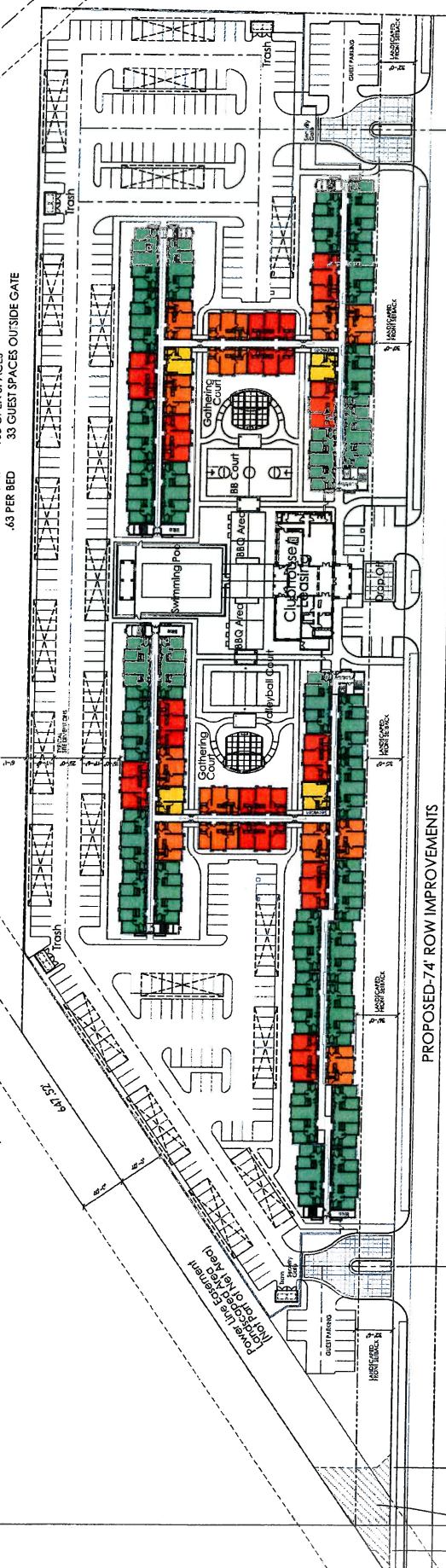
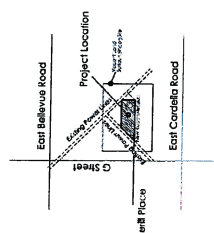


Project Data:

Land Area:	Total	9.8 Acres
Land Area:	8.03 Acres (Less Road and Power Easements Deductions)	
Gross Land Area:		
Net Land Area:		
Preliminary Building Area:		
Building:	234,261 Sq. Ft.	
Cubhouse:	5,691 Sq. Ft.	
Carports:	33,170 Sq. Ft.	
Preliminary Building Area:		
Building Coverages: (Excludes Carports)	84,681 Sq. Ft.	24.20%
Driveway Area: (Includes Carports)	132,612 Sq. Ft.	37.91%
Landscape and Open Space Areas: (Power and Open Space Easement Not Part of Net)	132,404 Sq. Ft.	37.89%

Project Buildout Plan-Total Unit Building Count:

UNIT TYPE	TOTAL UNITS	UNITS AREAS
UNIT #A - One Bedroom/1 Bath	12 UNITS	603 SF
UNIT #B - Two Bedroom/2 Bath	39 UNITS	845 SF
UNIT #C - Two Bedroom/2 Bath	39 UNITS	1013 SF
UNIT #D - Four Bedroom/2 Bath	90 UNITS	1270 SF
TOTALS:	180 UNITS	
PARKING REQUIRED:	277 TOTAL SPACES	
	1.75 to 1/ First 30 and 1.5 to 1 thereafter	
PARKING PROVIDED:	380 TOTAL SPACES	
	184 CARPORTS	
	2.12 PER UNIT	
	163 OPEN SPACES	
	.43 PER BED	
	33 GUEST SPACES OUTSIDE GATE	



**CONCEPT
SITE PLAN
Sheet A1**
Scale 1"=40'-0"
December 12, 2015

APPROVED

Multifamily Housing Concept
Merced, California

BP Investors, LLC

Received December 16, 2015
Approved Administratively
December 21, 2015

Proposed R.O.W. extension from adjacent site as shown on separate tentative map as prepared by others for the project. The proposed R.O.W. centerline is approx. 115 feet. Proposed R.O.W. width is 74 feet.

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