

Project Data:

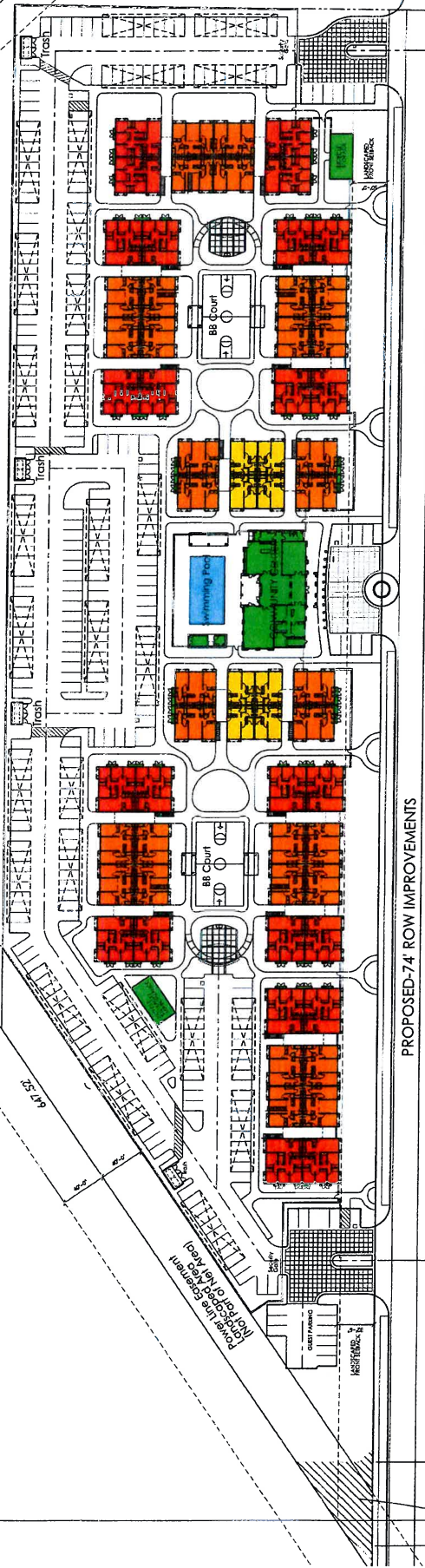
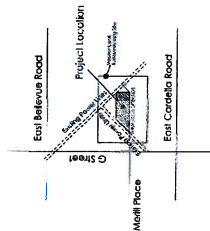
Land Area:
 Gross Land Area: 9.8 Acres
 Net Land Area: 8.03 Acres (less Road and Power Easements Deductions)
Preliminary Building Area:
 Building: 151,568 Sq. Ft.
 Clubhouse: 5,150 Sq. Ft.
 Bike Storage/Pool Bldg: 1,920 Sq. Ft.
 Carports: 39,240 Sq. Ft.
Preliminary Building Area:
 Building Coverages: (Excludes Carports) 90,628 Sq. Ft.
 Driveway Area: (Includes Carports) 17,569 Sq. Ft.
 Landscape and Open Space Areas: 141,594 Sq. Ft.
 (Power and Open Space Easement Not Part of Net)
 Floor Area Ratio: 4535 to 1.00

Total
 9.8 Acres
 151,568 Sq. Ft.
 5,150 Sq. Ft.
 1,920 Sq. Ft.
 39,240 Sq. Ft.
 90,628 Sq. Ft.
 17,569 Sq. Ft.
 141,594 Sq. Ft.
 4535 to 1.00

Project Buildout Plan-Total Unit Building Count

UNIT TYPE	TOTAL UNITS	LOWER FLOOR UNITS AREAS	UPPER FLOOR UNITS AREAS
UNIT #A - One Bedroom/1 Bath	16 UNITS	720 SF	745 SF
UNIT #B - Two Bedroom/2 Bath	64 UNITS	1074 SF/1075 SF	1128 SF/1137 SF
UNIT #C - Four Bedroom/2 Bath	48 UNITS	1260 SF	1327 SF
Common Area Facilities			
TOTALS:	128 UNITS		

PARKING REQUIRED:
 1.75 to 1/ First 30 and 1.5 to 1 thereafter
PARKING PROVIDED:
 352 TOTAL SPACES
 106 OPEN SPACES
 29 GUEST SPACES OUTSIDE GATE
 2.75 PER UNIT



APPROVED

Proposed R.O.W. extension from adjacent site as shown on separate Tentative Map as prepared by others. Proposed distance from westernly centerline to easternly centerline to R.O.W. centerline is approx. 115 feet. Proposed R.O.W. width is 74 feet.

Administratively approved 9-9-16 by David Gonzales, Director of Development Services



SITE PLAN
Sheet A1
 Scale 1"=40'-0"
 August 26, 2016

Multifamily Housing Concept
 Merced, California

BP Investors, LLC

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