

Merrill Gardens Datasheet

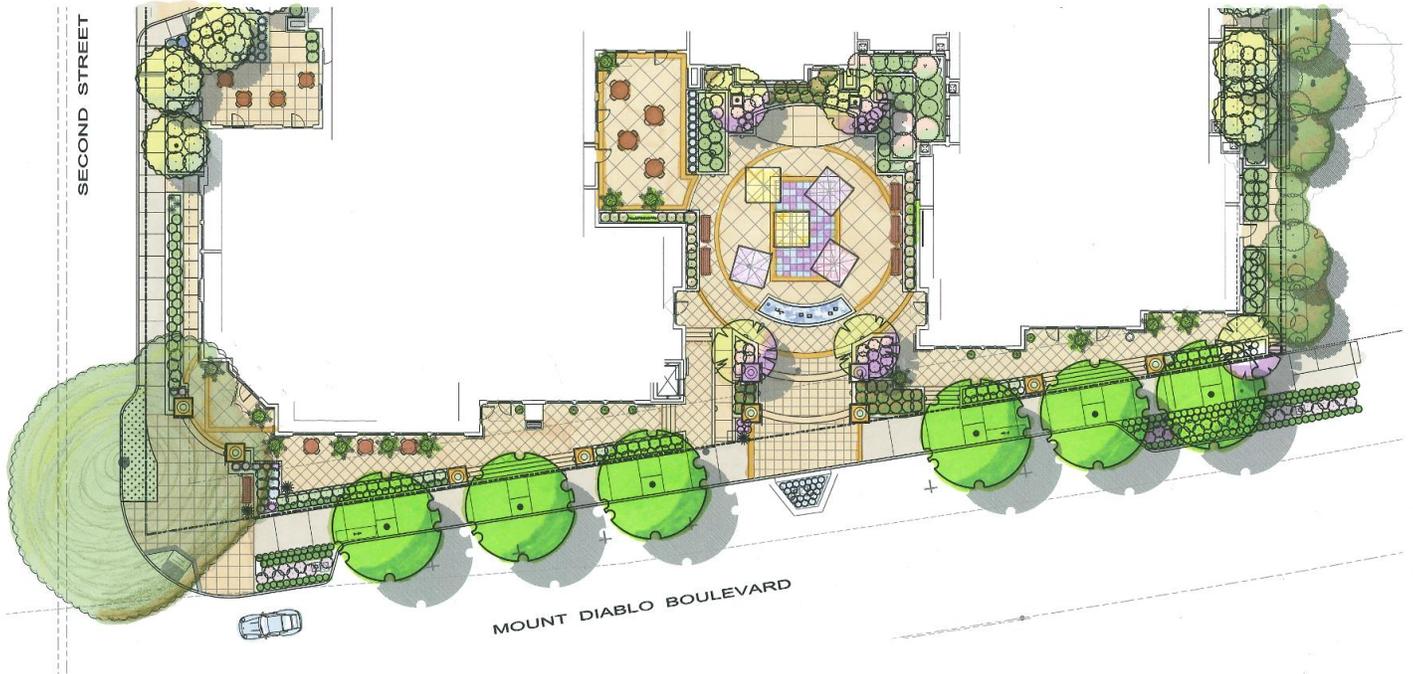


Project Name	Merrill Gardens (L07-11)	
Location	3454 Mt. Diablo Blvd.	
APN	233-040-028, 029 & 233-040-013, 014, 015, 016	
Lot Area	Total: 58,380 sq. ft. (1.35 Acres)	
GFA / Total square footage	~130,000 sq. ft. [-95,000 sq. ft. apartments ~35,000 sq. ft. underground parking]	
Floor Area	Garage	35,171 sq. ft.
	1st floor	33,071 sq. ft.
	2nd floor	33,550 sq. ft.
	3rd floor	26,314 sq. ft.
	TOTAL	128,106 sq. ft.
Total Parking Required*	69 spaces	
Total Parking Provided**	72 spaces [29 retail, 43 residential] [6 handicapped, 1 loading space]	
Zoning	General Commercial - 1 (C-1) and RDA	
GP Land Use Classification	East End Commercial (35 units per acre)	
Uses Permitted by Right (in addition to those listed in the C-1 Zoning District)	<ul style="list-style-type: none"> • Retail (1:250) * • General Food Sales (1:250) * • Bakery (1:250) * <p>* Provided that it meets required parking</p>	
Impervious Surface	45,088 sq. ft.	
Building Height	35-ft.	
Density	72 assisted living units (none affordable) 17-bed memory care facility	
Approval Date / Body	11/7/2011 • Planning Commission • Resolution 2011-18	
Project Planner	Lindy Chan • lchan@lovelafayette.org • (925) 299-3202	

Project Contact as of Jan. 2012:
 SRM Development
 Ryan Leong
 111 N. Post Street, Ste. 200
 Spokane, WA 99201
 (509) 455-5477
ryan@srmddevelopment.com

LEASING AGENT:
 3413 Mt. Diablo Blvd, Unit B
 Lafayette, CA 94549
 925-298-2779

L07-11 Merrill Gardens (Applicant), SRM Development LLC (Owner), C-1 ZONING: Request for (1) Land Use Permit, (2) Senior Housing Permit, (3) Design Review, (4) Variance Permit, (5) Grading Permit, (6) Tree Permit, and (7) Environmental Review in accordance with CEQA to demolish the existing structures and construct a mixed use development with 72 assisted living apartments, a 17-bed memory care facility, ~6,000 sq. ft. of retail space along Mt. Diablo Blvd., and 73 underground parking spaces, with a maximum height of 35 ft. and gross floor area ~126,000 sq. ft. requiring the removal of 34 protected trees, and the construction of retaining walls exceeding 6 ft. in height within the required setback, located at 3454 Mt. Diablo Blvd. (northeast corner of Mt. Diablo Blvd. and 2nd St.) APNs 233-040-028, 029 & 233-040-013, 014, 015, 016.



Furniture



Barbeque



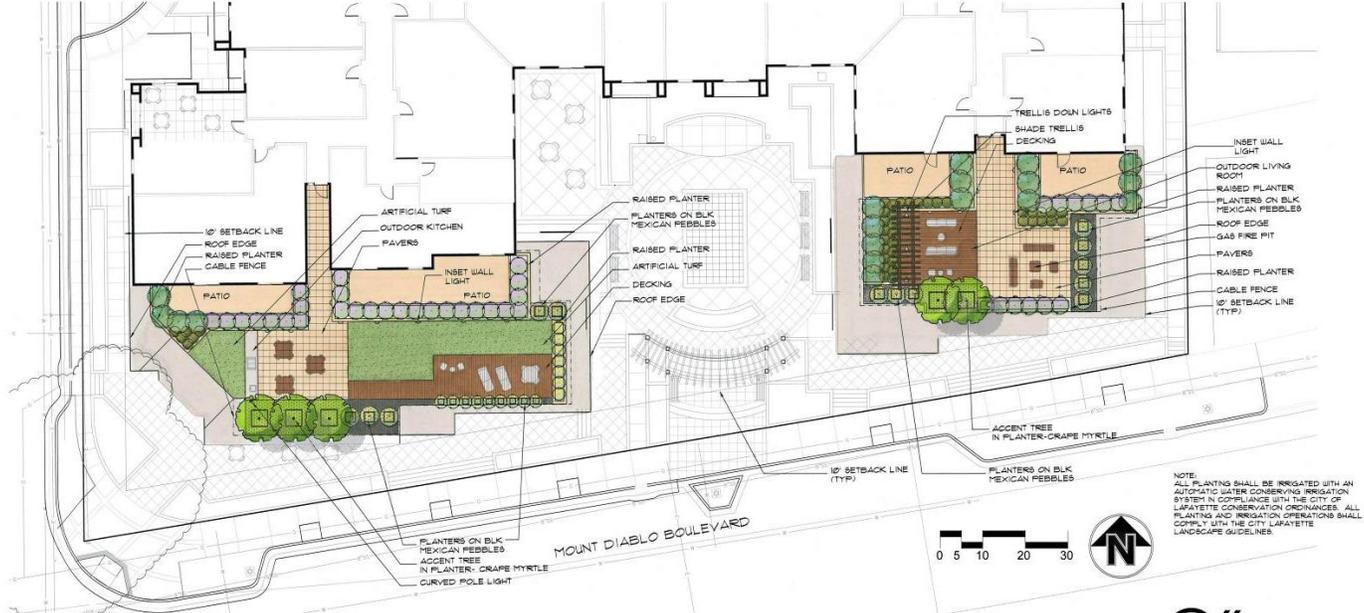
Paving



Firepit



Artificial Turf



NOTE:
ALL PLANTING SHALL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE CITY OF LAFAYETTE CONSERVATION ORDINANCES. ALL PLANTING AND IRRIGATION OPERATIONS SHALL COMPLY WITH THE CITY LAFAYETTE LANDSCAPE GUIDELINES.

3rd Floor Roof Landscape Exhibit

Merrill Gardens - Lafayette, CA



JOB # 11201
Design Review Submittal
08.30.11

302 CAMINO D'ARCO
MAYNUT CREEK, CALIFORNIA 94587
(925) 941-4490 FAX (925) 941-6405
email: tc@campandcamp.com

L-2

PCAR
DESIGN REVIEW

PROJECT DATA:

BLDG FLOOR AREA SUMMARY:

Garage: 37,750 SF
1st Floor: 32,629 SF
2nd.Floor: 33,571 SF
3rd. Floor: 25,913 SF
Total: 129,863 SF

DWELING UNIT DISTRIBUTION:

Memory Care- 17 Units
390 SF to 686 SF

Studio - 28 Units
450 SF to 462 SF

1 Bedroom - 33 Units
626 SF to 836 SF

2 Bedroom - 11 Units
843 SF to 1172 SF

Source: WA Project Plans, Sheet DR-01

PARKING REQUIRED BY ZONING:

Retail: $6,285/250 = 25.14$
25 spaces required (w/o storage)
29 spaces proposed

Residential:

MC: 17 units x .2 = 3.4 spaces
3 employees = 3 spaces

AL: 72 units x .4 = 28.8 spaces
8 employees = 8 spaces
1 loading space
44 spaces required
44 spaces proposed

Total:
69 required
73 proposed