



## VICINITY MAP

### PROJECT LOCATION

301 KIERNAN AVE.  
MODESTO, CA

### PROJECT TEAM

### SITE DATA

|                                      |                              |
|--------------------------------------|------------------------------|
| ASSESSORS PARCEL NUMBER:             | 004-094-043                  |
| PROPERTY AREA:                       | 93,351 SQ. FT. / 2.14 AC     |
| BUILDING COVERAGE (OF PROJECT AREA): | 27,000 SQ. FT. (28.9%)       |
| LANDSCAPING (OF PROJECT AREA):       | +/-23,498 SQ. FT. (25%)      |
| CURRENT ZONE:                        | P-1 (25)- PLANNED INDUSTRIAL |
| GENERAL PLAN:                        | P-1                          |

### BUILDING DATA

|                          |                |
|--------------------------|----------------|
| BUILDING AREA:           | 30,555 SQ. FT. |
| BUILDING USE:            | OFFICE / SHOP  |
| MAXIMUM BUILDING HEIGHT: | 26'-2"         |

### PARKING DATA

PARKING REQUIRED  
1 SPACE/ EMPLOYEE EACH SHIFT + 3 SPACES = 23 STALLS

|                    |           |
|--------------------|-----------|
| PARKING PROVIDED   |           |
| STANDARD:          | 25 STALLS |
| COMPACT:           | 3 STALLS  |
| ACCESSIBLE:        | 2 STALLS  |
| TRUCK AND TRAILER: | 8 STALLS  |
| TOTAL:             | 38 STALLS |

(8) ELECTRIC VEHICLE CAPABLE PARKING STALLS ARE PROVIDED, (2) OF WHICH ARE PROVIDED WITH EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) - (1) OF THESE STALLS MEETS THE REQUIREMENTS OF A VAN ACCESSIBLE EV STALL

### OFFICE / SHOP BUILDING FOR:

301 KIERNAN AVE.  
MODESTO, CA.

PLANNING  
ARCHITECTURE

api

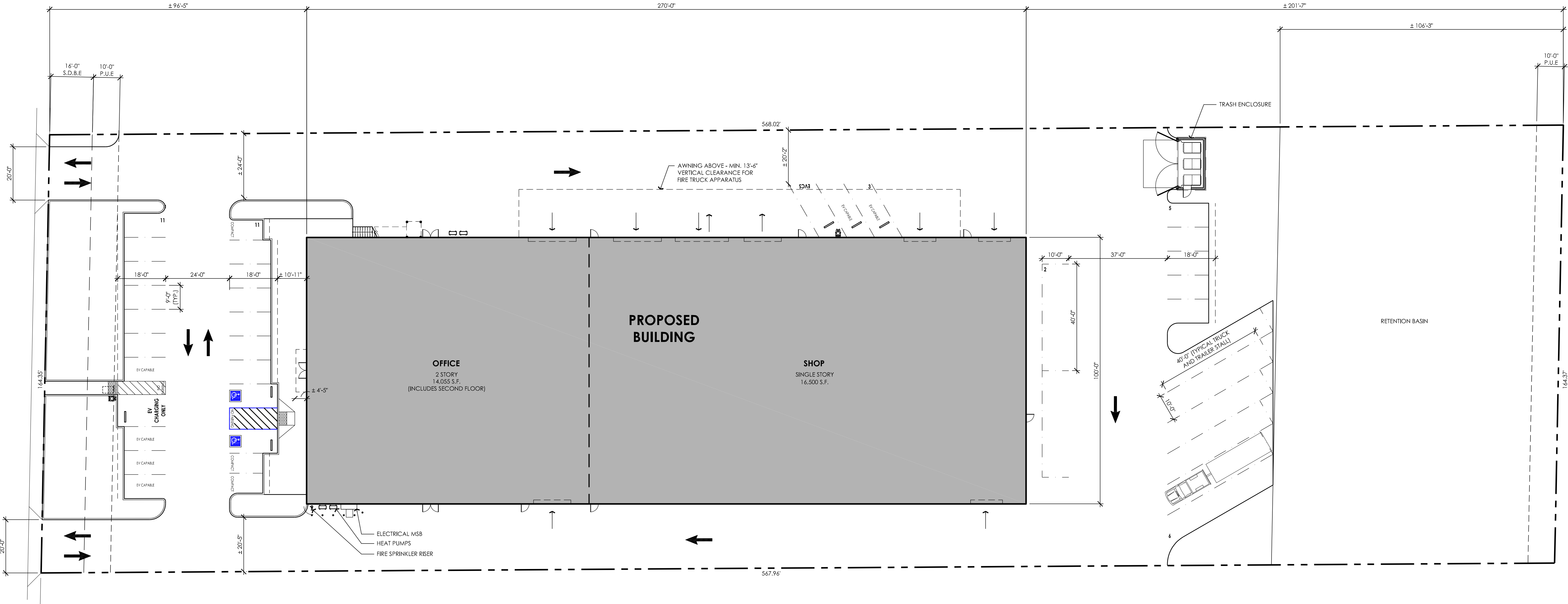
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4335-B NORTH STAR WAY  
MODESTO, CA 95356

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fx. 209.577.0213

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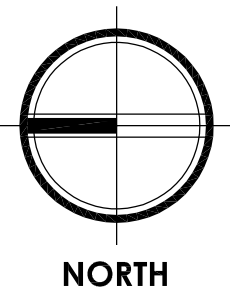
SHEET:

A1  
OF 3



### SITE PLAN

SCALE: 1" = 20'-0"



NOTE:  
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.  
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS.