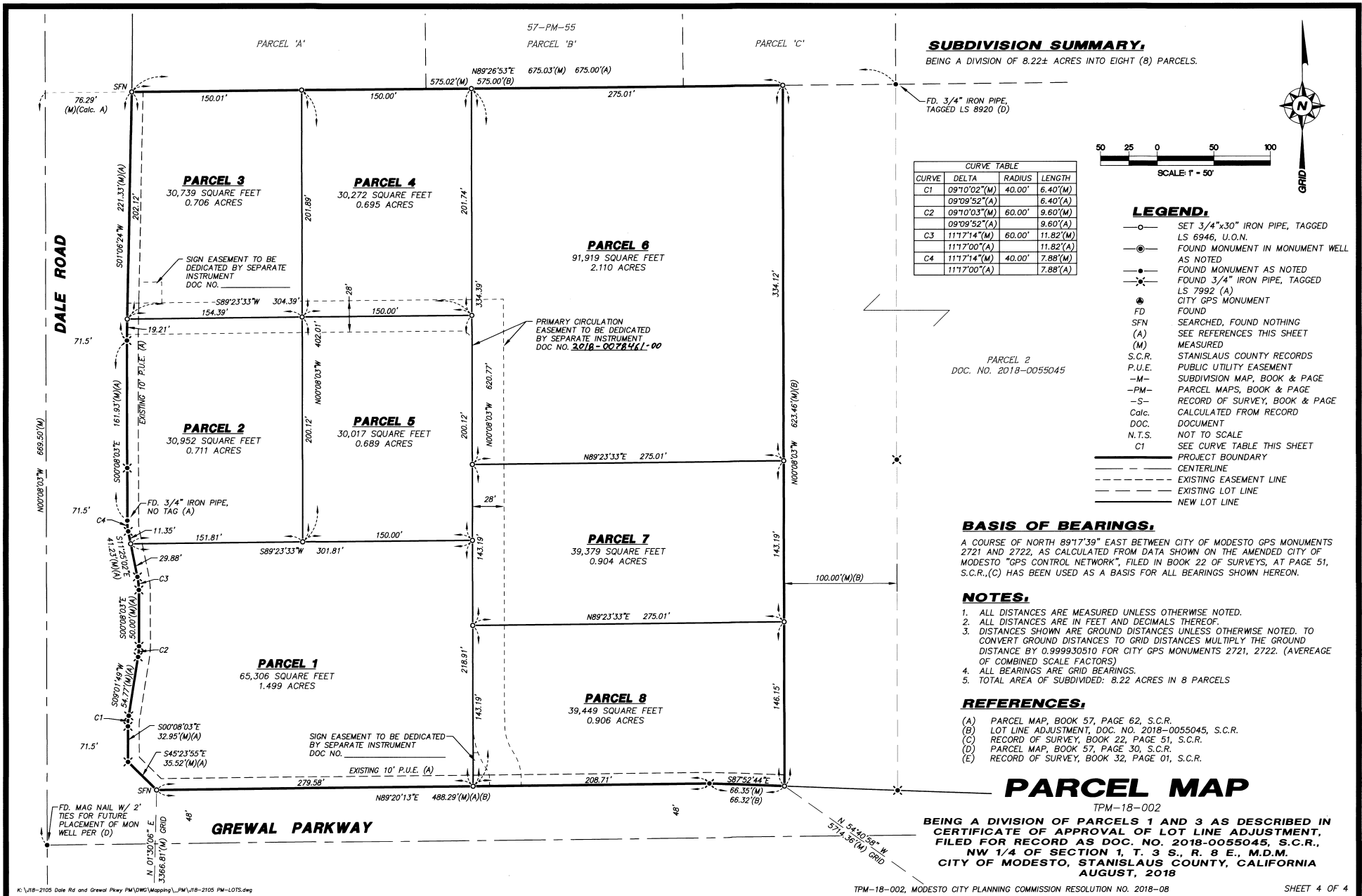
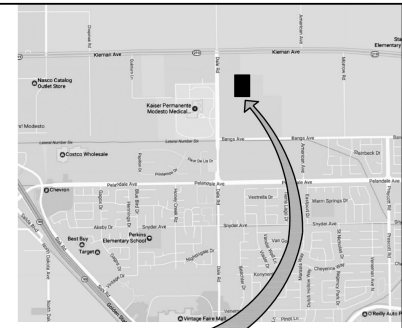
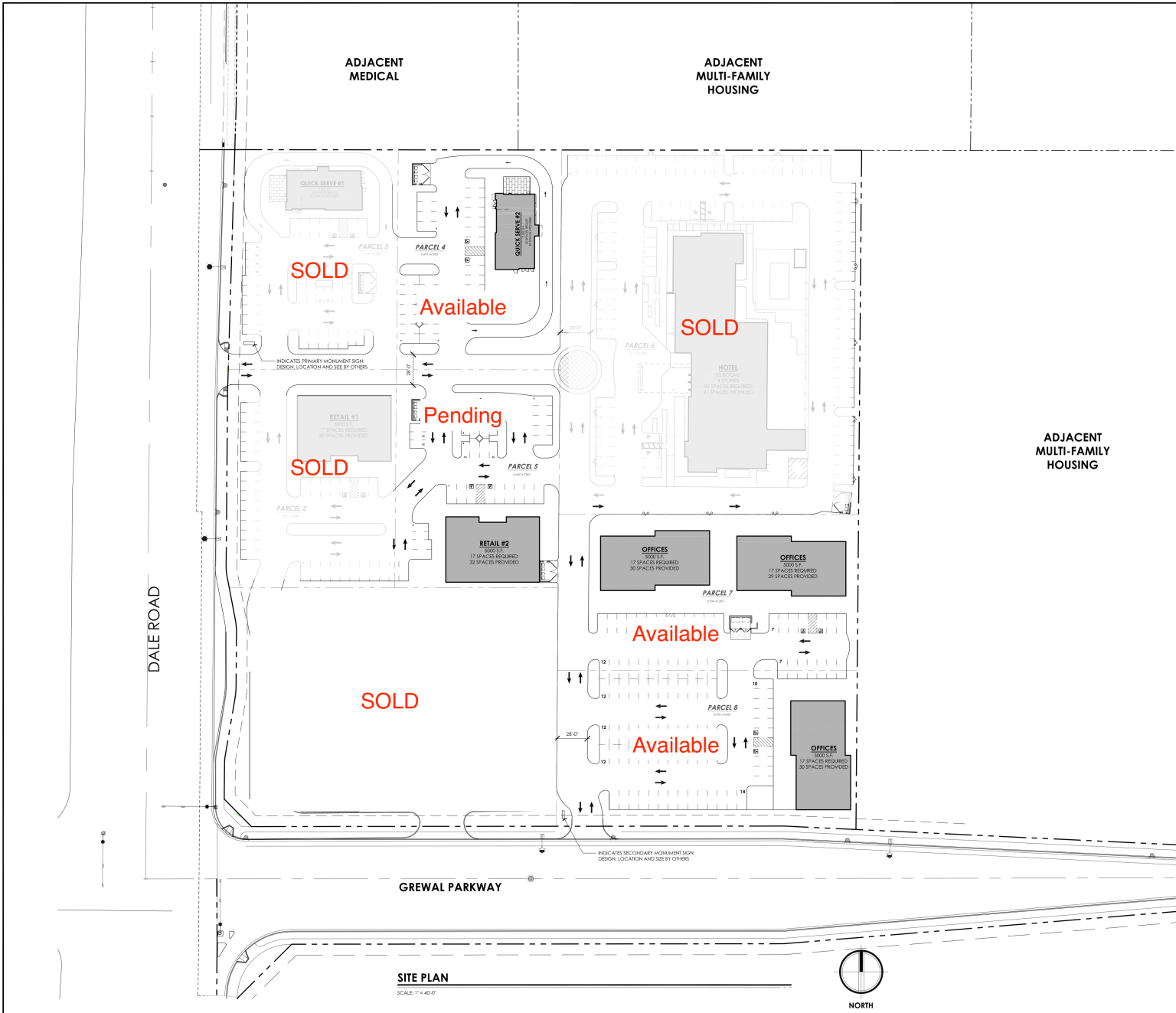


57 PM 84



57 PM 84



PROJECT LOCATION
 HEALTHCARE WAY AND DALE ROAD
 MODESTO, CA 95356

SITE DATA

SITE ± 9.6 ACRES

BUILDING/PARKING DATA

HOTEL BUILDING:	85 ROOMS, 4 STORIES	
PARKING REQUIRED:	1 SPACE PER ROOM	= 85 SPACES
PARKING PROVIDED:		= 97 SPACES
RETAIL BUILDING #1:	5000 SF	
PARKING REQUIRED:	1 SPACE PER 300 SF	= 17 SPACES
PARKING PROVIDED:		= 30 SPACES
RETAIL BUILDING #2:	5000 SF	
PARKING REQUIRED:	1 SPACE PER 300 SF	= 17 SPACES
PARKING PROVIDED:		= 32 SPACES
QUICK SERVE RESTAURANT #1	2500 SF	
PARKING REQUIRED:	1 SPACE PER 40 SF OF DINING AREA	= 20 SPACES
ASSUME DINING AREA =	1200 SF	= 30 SPACES
PARKING PROVIDED:		= 38 SPACES
QUICK SERVE RESTAURANT #2	2500 SF	
PARKING REQUIRED:	1 SPACE PER 40 SF OF DINING AREA	= 20 SPACES
ASSUME DINING AREA =	1200 SF	= 29 SPACES
PARKING PROVIDED:		= 29 SPACES
PROFESSIONAL OFFICES (3)	15000 SF	
PARKING REQUIRED:	1 SPACE PER 300 SF	= 50 SPACES
PARKING PROVIDED:		= 88 SPACES

ADJACENT
 MULTI-FAMILY
 HOUSING

OVERALL MASTERPLAN
**KIERNAN
 BUSINESS
 PARK**
 DALE RD.
 MODESTO, CA.



ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95356

ph. 209.577.4661
 fx. 209.577.0213

www.apiarc.com

SITE PLAN
 SCALE: 1" = 40'

