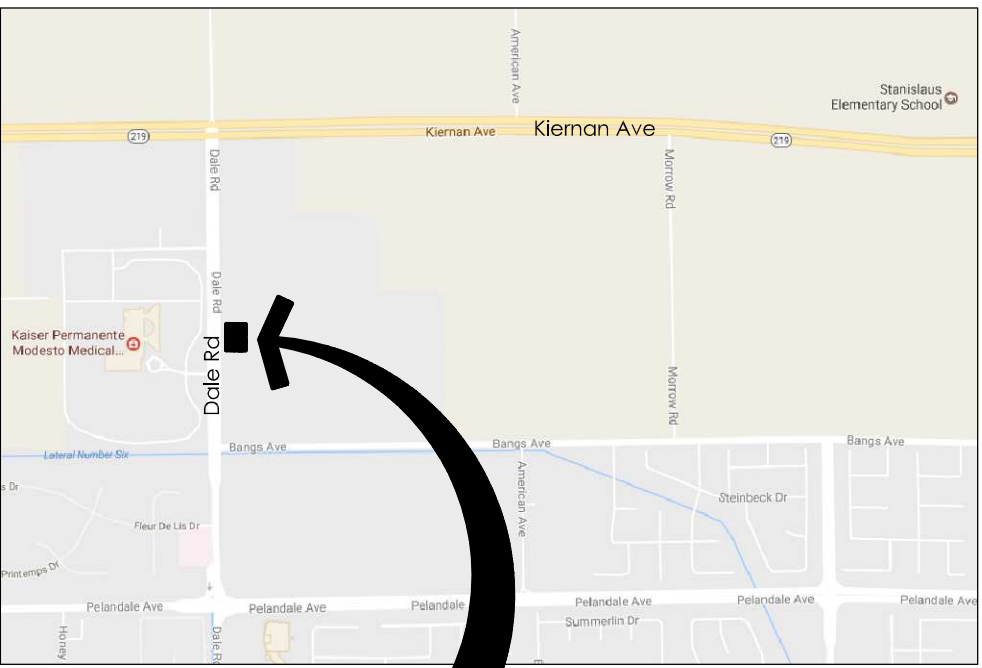


DALE ROAD
MODESTO, CA 95356DALE ROAD
MODESTO, CA

PROJECT CONTACT:
4600 GLASS COURT, SUITE A
MODESTO, CA 95356
209) 765-1816
CONTACT: LARRY YOUNG

API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH
joe@apiarc.com

ASSESSORS PARCEL NUMBER:	078-071-009-000
PROPERTY AREA:	± 30,739 S.F. (±0.71 AC)
BUILDING COVERAGE (OF PROJECT AREA):	3,630 SQ. FT. (12%)
CURRENT ZONE:	SPECIFIC PLAN (SP) ZONE
GENERAL PLAN:	MIXED USE

PARCEL		± 0.71 ACRES
BUILDING:		
BUILDING AREA:		± 3,598 S.F.
BUILDING USE:		FOOD SERVICE
MAXIMUM BUILDING HEIGHT:		27'-0"
FOOD SERVICE		± 3,598 S.F.
PARKING REQUIRED: FOOD SERVICE		
DINING AREA ± 1500 S.F. (MAX)		
1 SPACE PER 40 SF OF DINING:		= 25 STALLS
OUTDOOR DINING		
1 SPACE PER 4 SEATS = *16 SEATS		= 4 STALLS
*TB		
TOTAL PARKING REQUIRED:		= 29 STALLS
PARKING PROVIDED		
STANDARD		= 19 STALLS
COMPACT		= 8 STALLS
ACCESSIBLE		= 2 STALLS
TOTAL		= 29 STALLS

WATER AND SEWER:	TO BE CONNECTED TO THE EXISTING LATERAL STUBS AT SOUTH PROPERTY LINE
STORM WATER:	TO BE RETAINED ON-SITE AND DISPOSED OF THROUGH HORIZONTAL DRAINS, AS REQUIRED BY THE CITY OF MODESTO
ELECTRICAL:	TO BE SERVED FROM EXISTING FACILITIES WITHIN KIERNAN BUSINESS PARK EAST

**Dale Road
Modesto, CA**

PLANNING ■ ■ ■
ARCHITECTURE ■ ■ ■

ap

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

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

A1
OF 5



SOUTH WEST CORNER VIEW

SCALE: N.T.S.



NORTH WEST CORNER VIEW

SCALE: N.T.S.



NORTH EAST CORNER VIEW

SCALE: N.T.S.



SOUTH EAST CORNER VIEW

SCALE: N.T.S.

FINISH LEGEND

- EXTERIOR CEMENT PLASTER - MAIN BODY
SHERWIN WILLIAMS: POLAR BEAR: SW7564
- EXTERIOR CEMENT PLASTER - ACCENT TRIM /
PROJECTED BASE / METAL AWNING
SHERWIN WILLIAMS: TRICORN BLACK: SW6258
- HORIZONTAL SIDING
SHERWIN WILLIAMS: LEATHER BOUND: SW6118
- METAL SIDING
AEP SPAN - 24 GA. CORRUGATED: ZINC GRAY
- ALUMINUM STOREFRONT ASSEMBLY
DARK BRONZE ANODIZED ALUMINUM

**PROPOSED
DEVELOPMENT:**

**YOGURT
MILL**

**Dale Road
Modesto, CA**

PLANNING
ARCHITECTURE

api

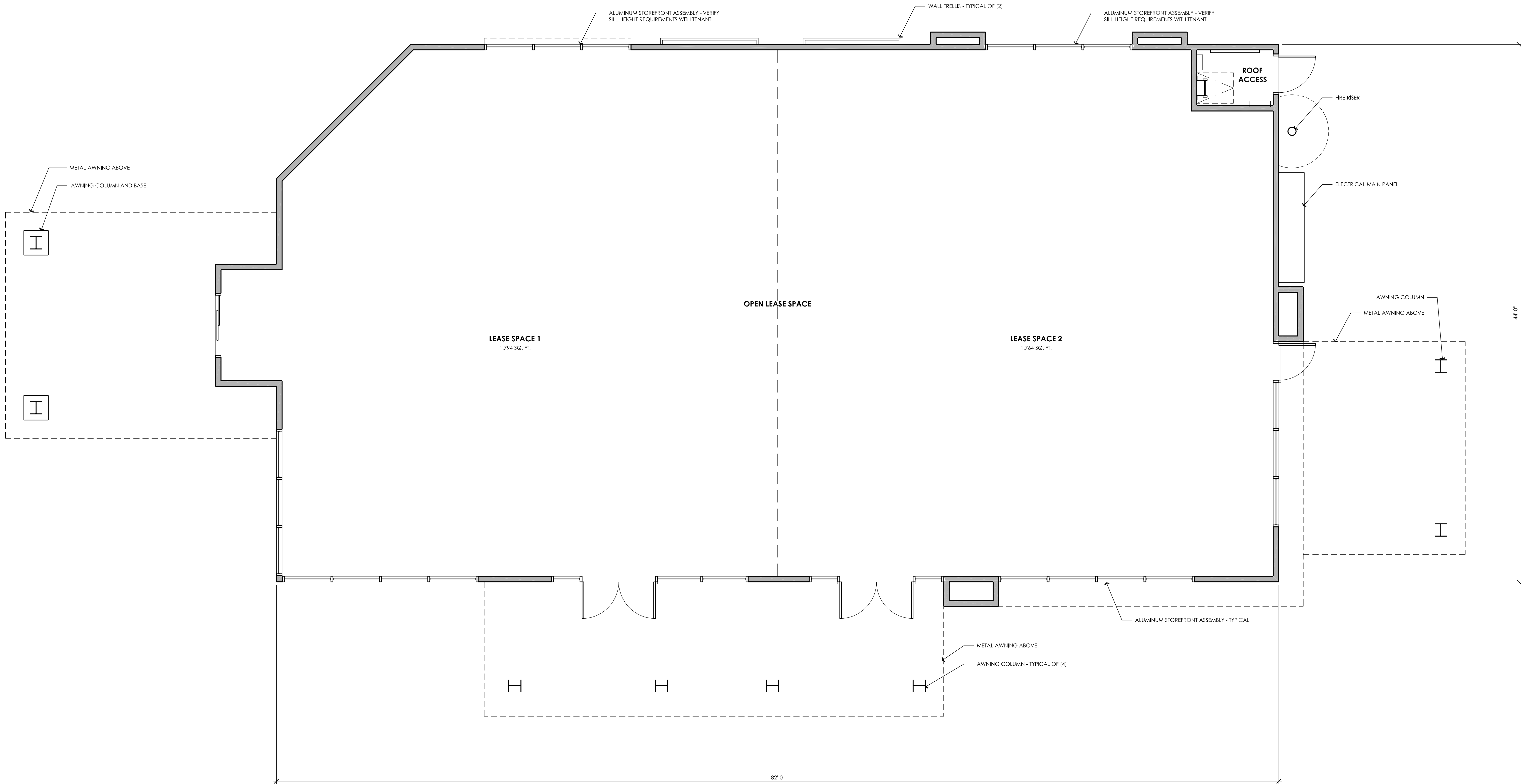
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

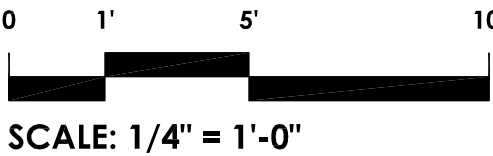
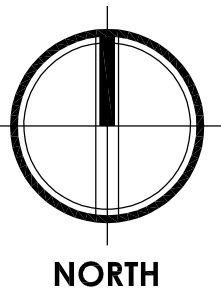
A2
OF 5



FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREAS:	
OPEN LEASE SPACE:	3,558 S.F.
UTILITY:	40 S.F.
TOTAL:	3,598 S.F.



SCALE: 1/4" = 1'-0"

**PROPOSED
DEVELOPMENT:
YOGURT
MILL**

**Dale Road
Modesto, CA**

PLANNING
ARCHITECTURE

api

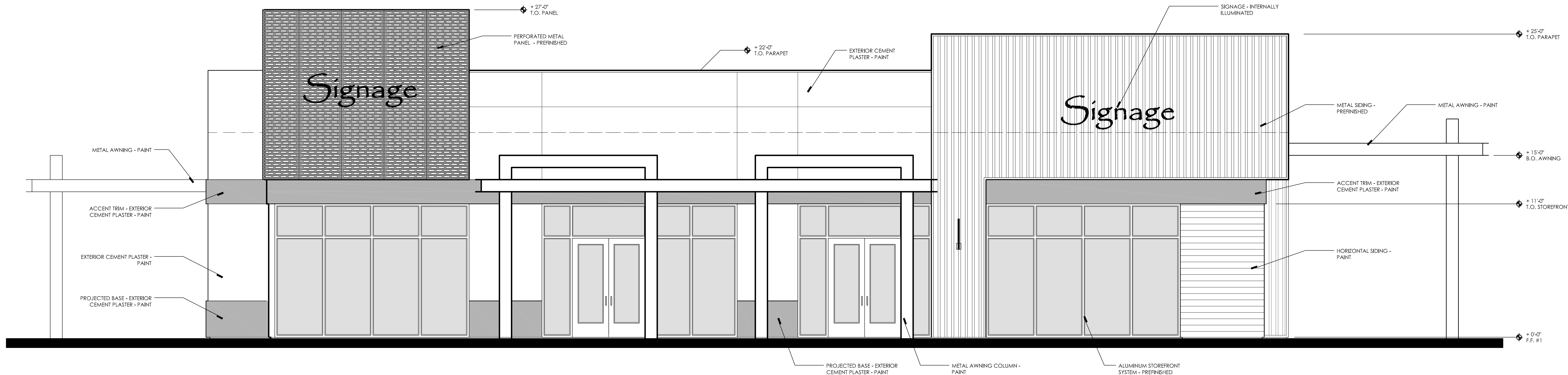
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

A3
OF 5

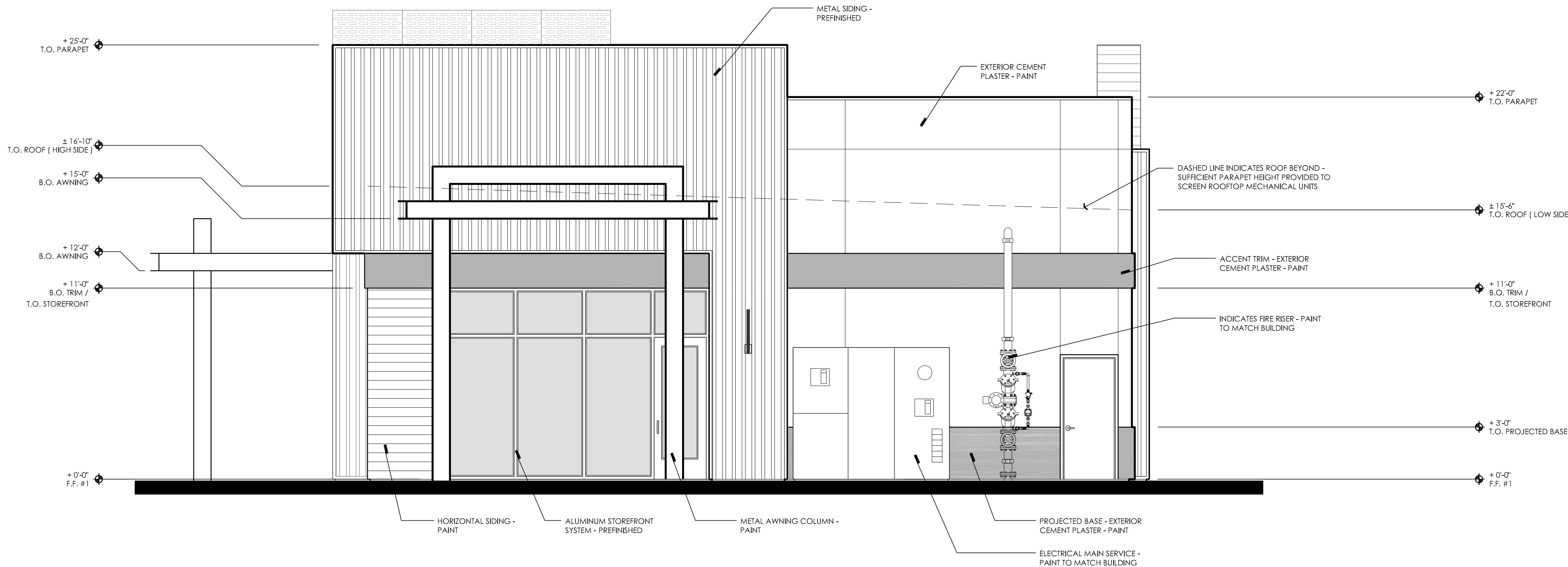


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FINISH LEGEND

- EXTERIOR CEMENT PLASTER - MAIN BODY
SHERWIN WILLIAMS: POLAR BEAR: SW7564
- EXTERIOR CEMENT PLASTER - ACCENT TRIM /
PROJECTED BASE / METAL AWNING
SHERWIN WILLIAMS: TRICORN BLACK: SW6258
- HORIZONTAL SIDING
SHERWIN WILLIAMS: LEATHER BOUND: SW6118
- METAL SIDING
AEP SPAN - 24 GA. CORRUGATED: ZINC GRAY
- ALUMINUM STOREFRONT ASSEMBLY
DARK BRONZE ANODIZED ALUMINUM



EAST ELEVATION

SCALE: 1/4" = 1'-0"

**PROPOSED
DEVELOPMENT:**

**YOGURT
MILL**

**Dale Road
Modesto, CA**

PLANNING
ARCHITECTURE

api

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

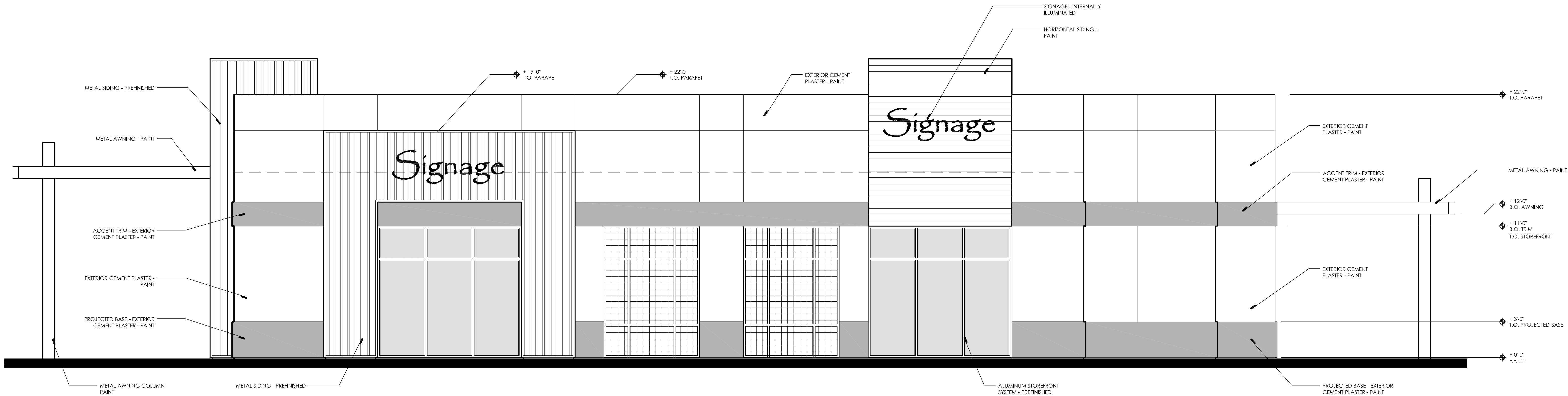
ph. 209.577.4661
fx. 209.577.0213

www.apirc.com

SHEET:

A4
OF 5

0 1' 5' 10'
SCALE: 1/4" = 1'-0"

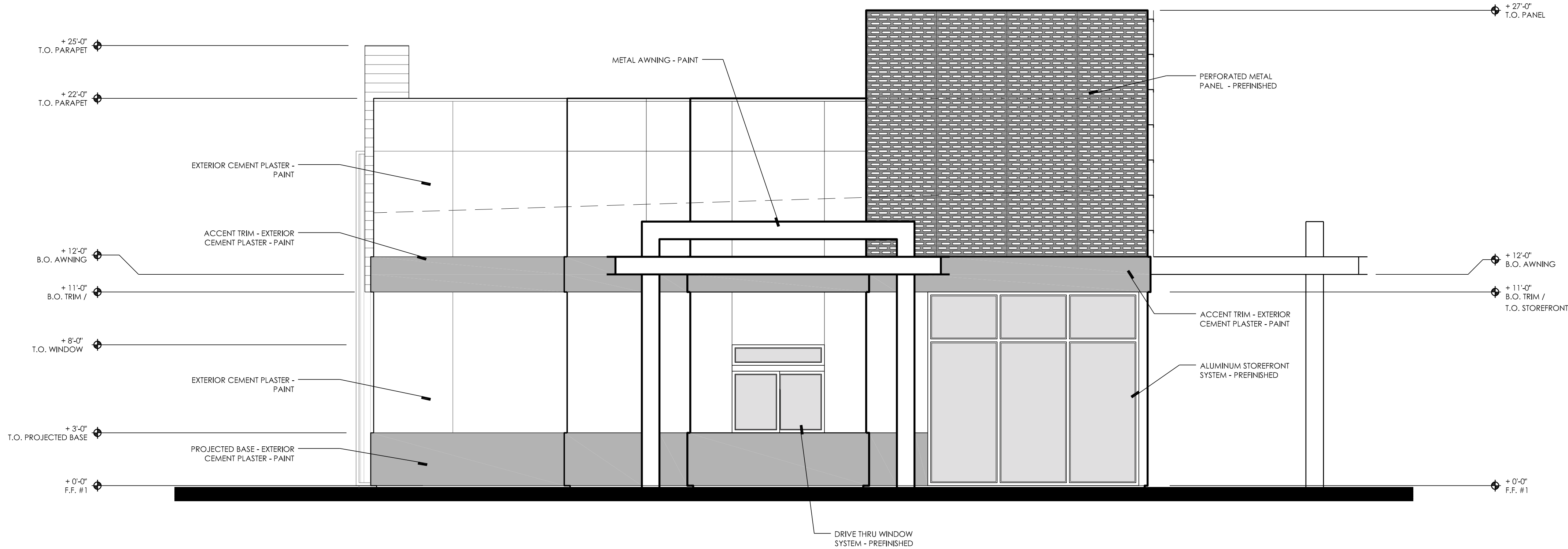


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

FINISH LEGEND

- EXTERIOR CEMENT PLASTER - MAIN BODY
SHERWIN WILLIAMS: POLAR BEAR: SW7564
- EXTERIOR CEMENT PLASTER - ACCENT TRIM /
PROJECTED BASE / METAL AWNING
SHERWIN WILLIAMS: TRICORN BLACK: SW6258
- HORIZONTAL SIDING
SHERWIN WILLIAMS: LEATHER BOUND: SW6118
- METAL SIDING
AEP SPAIN - 24 GA. CORRUGATED: ZINC GRAY
- ALUMINUM STOREFRONT ASSEMBLY
DARK BRONZE ANODIZED ALUMINUM



WEST ELEVATION

SCALE: 1/4" = 1'-0"

**PROPOSED
DEVELOPMENT:**

**YOGURT
MILL**

**Dale Road
Modesto, CA**

PLANNING
ARCHITECTURE

api

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

ph. 209.577.4661
fx. 209.577.0213

www.apirc.com

SHEET:

A5
OF 5

0 1' 5' 10'
SCALE: 1/4" = 1'-0"