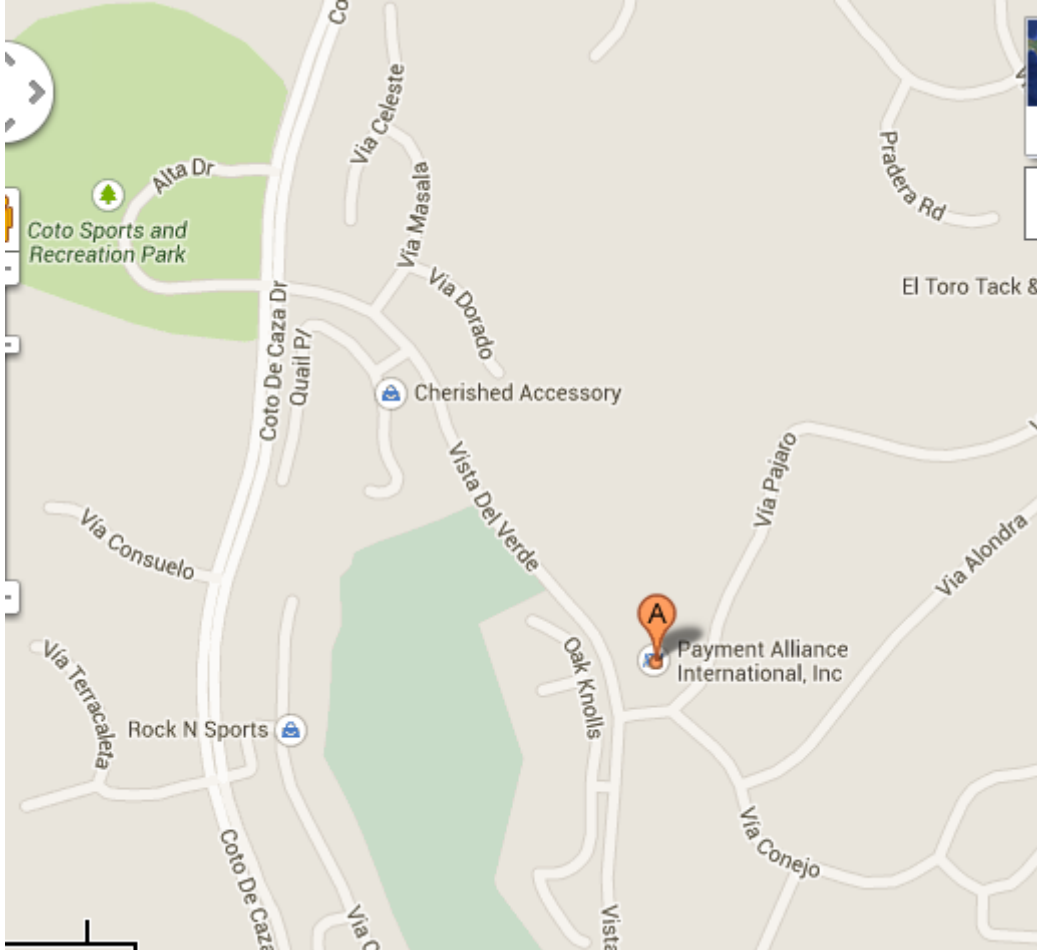


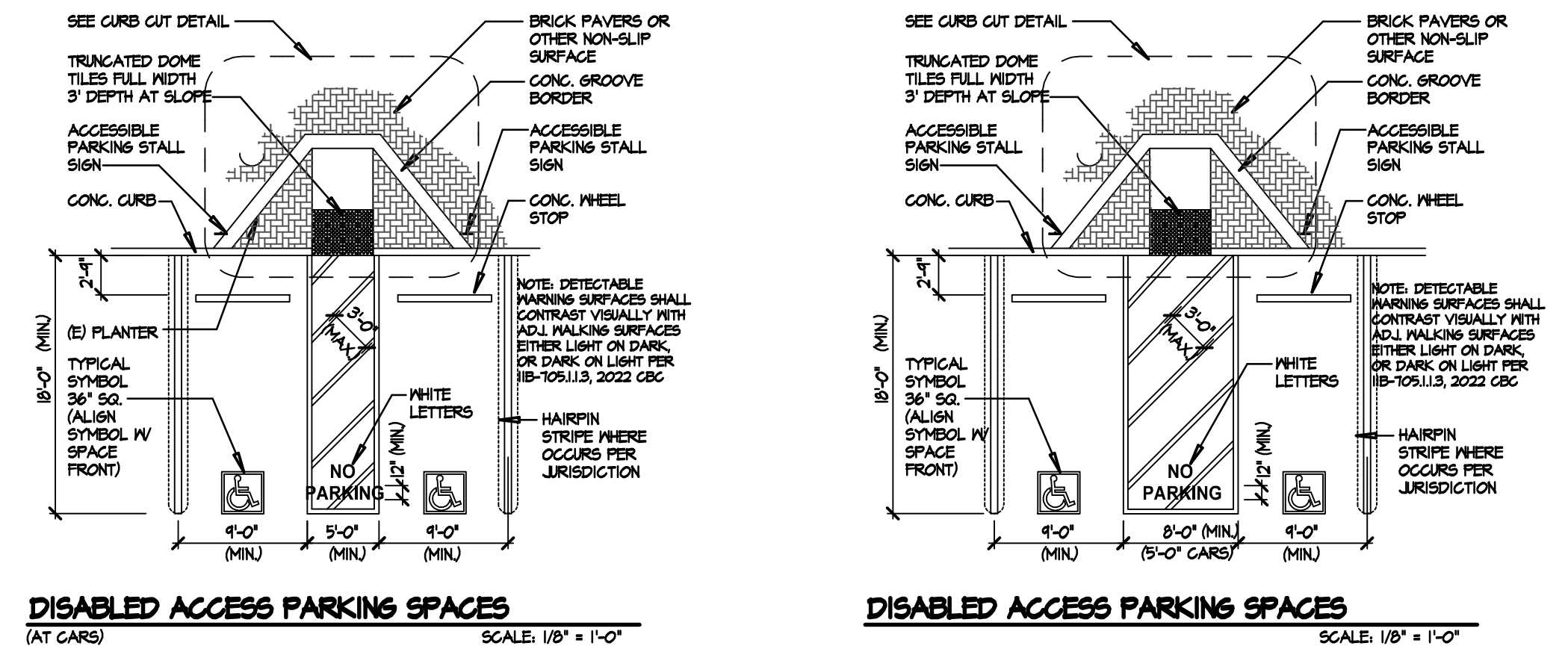
COMMUNITY CENTER / COMMERCIAL DISTRICT DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
BUILDING SITE AREA	NO MINIMUM	1.50 ACRES (64,065 S.F.)
FRONT SETBACK	TWENTY (20) FEET MINIMUM	25 FEET 6 INCHES (VISTA DEL VERDE)
SIDE SETBACK (STREET)	TWENTY (20) FEET MINIMUM	30 FEET 1 INCH (VIA PAJARO)
SIDE SETBACK (INTERIOR)	ZERO (0) FEET	77 FEET 9 INCHES
REAR SETBACK	TWENTY (20) FEET MINIMUM	47 FEET 6 INCHES
MAXIMUM BUILDING HEIGHT	FOURTY (40) FEET MAXIMUM	40 FEET MAXIMUM
BUILDING SITE COVERAGE	FIFTY (50) PERCENT MAXIMUM	16.7 PERCENT (1,564 S.F. BUILDING FOOTPRINT)
PARKING	85 SPACES ON-SITE REQUIRED	85 SPACES PROPOSED (BIKE RACKS AND HORSE HITCHING RAIL ALSO PROVIDED)

COTO GENERAL STORE COMMERCIAL CENTER INTERIOR SPACE PROJECT PROGRAM			
USE	DESCRIPTION	SQUARE FOOTAGE	PARKING REQUIRED COUNTY OF ORANGE
PROJECTED USES			PARKING CALC. USABLE SPACE - RESTROOMS
SERVICE RETAIL	1ST FLOOR FULL SERVICE RESTAURANT, BAR AND KITCHEN / TAKE-OUT RESTAURANT	3,449	
SERVICE RETAIL	1ST FLOOR TAKE-OUT CAFE, COFFEE, DESSERT AND RESTAURANT	1,709	
OFFICE	1ST FLOOR PROFESSIONAL REAL ESTATE OFFICE	1,147	
SERVICE RETAIL	1ST FLOOR FINE TASTING RETAIL STORE AND SMALL KITCHEN	425	
SERVICE RETAIL	TEA RETAIL STORE	710	
OFFICE / SERVICE	1ST FLOOR (TO BE DETERMINED) BOBA BEVERAGES	1,103	
SERVICE RETAIL	1ST FLOOR BREWERY RETAIL STORE	627	
SERVICE RETAIL	2ND FLOOR MEETING SPACE / YOGA / MULTI-PURPOSE	4,214	
OFFICE / SERVICE	2ND FLOOR OFFICE (PROFESSIONAL)	1,346	
INTERIOR DECK SQ. FT.	DEDICATED FOR TENANT'S USE	1,662	
EXTERIOR DECK SQ. FT.		11,008	1,200 (SHOPPING CENTER)
TOTAL SQ. FT.			85 SPACES (1,008/200)
PARKING PROVIDED			85 SPACES
ADDITIONAL PARKING			
BIKES			12
HORSES			4

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VICINITY MAP

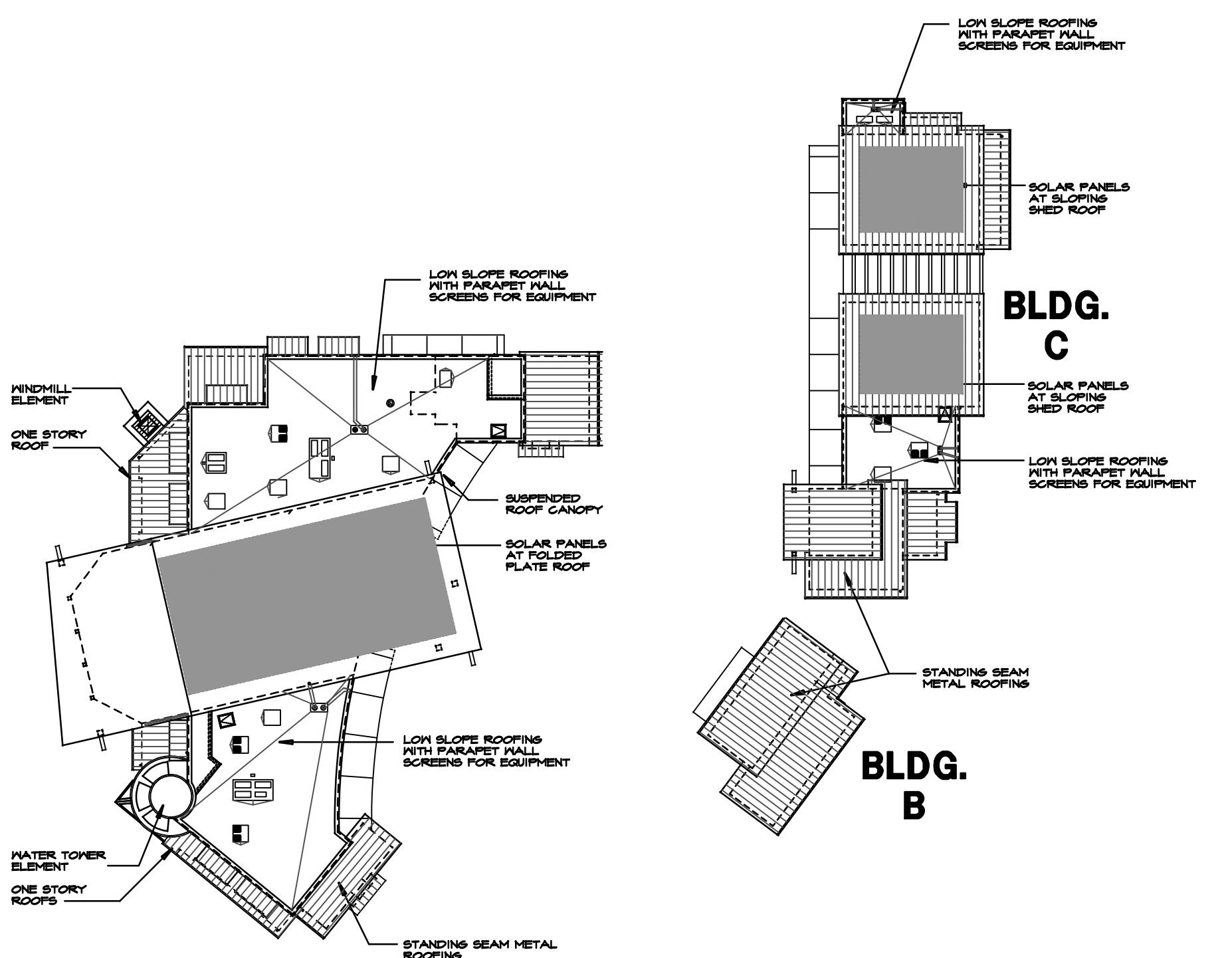


DISABLED ACCESS PARKING SPACES (AT CAR) SCALE: 1/8" = 1'-0"

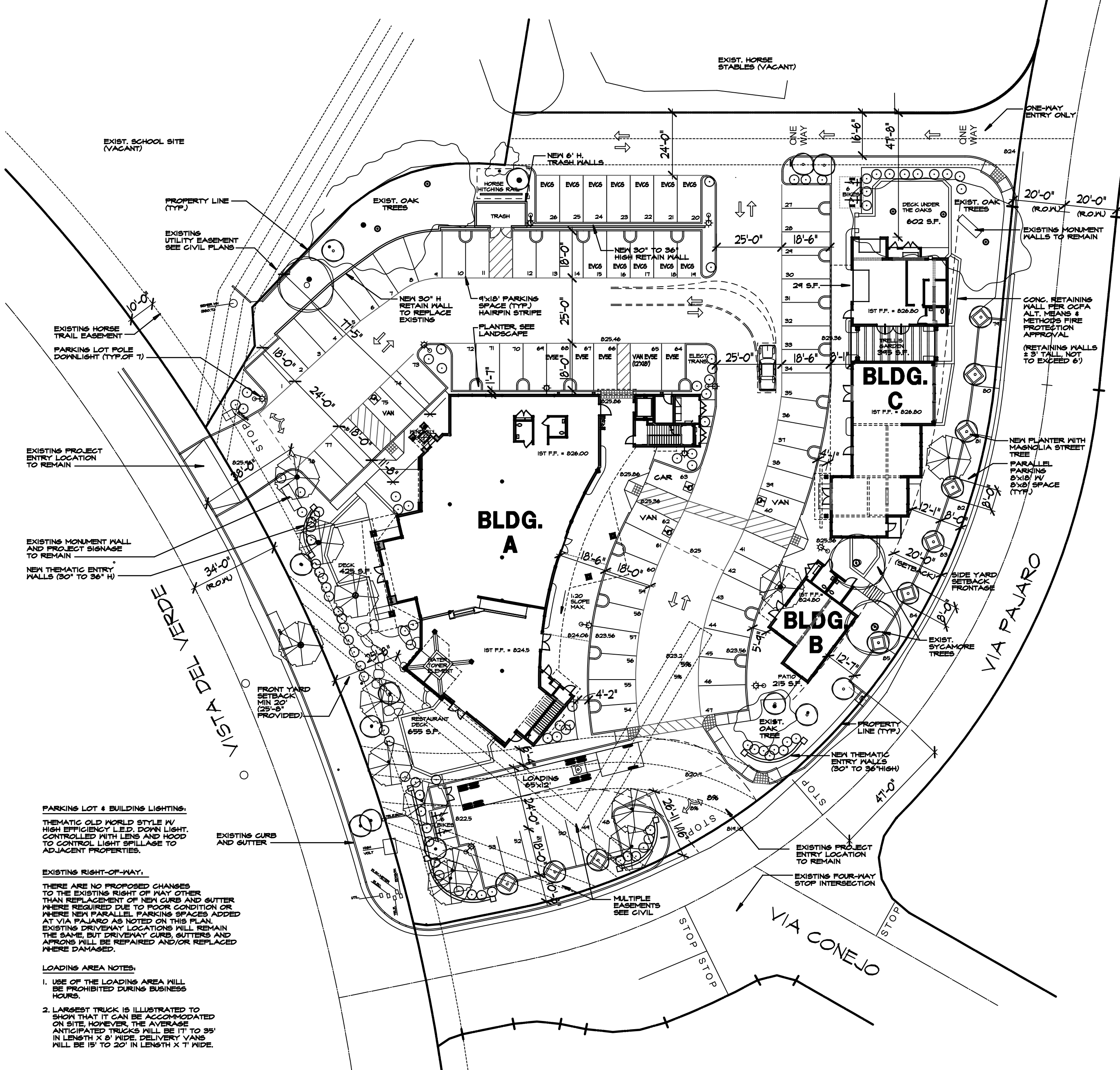
DISABLED ACCESS PARKING SPACES SCALE: 1/8" = 1'-0"

DISABLED PARKING	
TOTAL PARKING SPACES:	85
REQ'D DISABLED SPACES:	4
(76-100 SPACES PER TABLE 105-208.2, 2022 CBC)	
VAN ACCESSIBLE:	1
STANDARD ACCESSIBLE:	3
DISABLED SPACES PROVIDED:	
VAN PARKING:	2
CAR PARKING:	3

EV PARKING 2022 CALGREEN	
TOTAL PARKING SPACES:	85
REQ'D EV SPACES:	17
(76-100 SPACES PER TABLE 5.106.5.3.1)	
EV CAPABLE SPACES: 86 x 20% =	17
EV SUPPLIED EQUIPMENT SPACES (1 X 20% =	5
EV TOTAL SPACES PROVIDED:	
EV SUPPLIED EQUIP SPACES (EVSE) :	5
EV CAPABLE SPACES (EVCS) :	12



ROOF PLANS SCALE: 1" = 30'-0"



FIRST FLOOR

OWNER
218 E. OCEANFRONT PARTNERS
23 CORPORATE PLAZA
SUITE 150
NEWPORT BEACH, CA 92660

ARCHITECT
T.S. VOELKER ARCHITECTURE
14988 SAND CANYON AVE. #2
IRVINE, CA 92618
(949) 651-0300
REP. TODD VOELKER

CIVIL ENGINEER
DZNE ENGINEERING
165 MATIUSE CIRCLE
ALISO VIEJO, CA 92656
(949) 305-8920
REP. RONIE DEMA-ALA

SOILS ENGINEER
HAMILTON & ASSOCIATES
1641 BORDER AVENUE
TORRANCE, CA 90501
(310) 618-2190
REP. DAVID T. HAMILTON

LANDSCAPE ARCHITECT
LANDSCAPE
9 OAKMONT STREET
TRABUCO CANYON, CA 92679
(714) 915-0698
REP. MARK GENNARO

SITE DATA	
PROJECT ADDRESS:	23472 VISTA DEL VERDE COTO DE CAZA, CA 92614
APN:	804-261-B
ZONING:	PLANNING AREA 21 (PA 21) COMMUNITY CENTER / COMMERCIAL COTO DE CAZA SPECIFIC PLAN
GROSS LOT AREA:	64,065 S.F. (1.50 ACRES)
NET LOT AREA:	64,065 - 4340 EASEMENTS = 59,725 S.F.
ALLOW S.F.:	29,062 S.F. (50%)
BUILDING FOOTPRINT:	1,564 S.F.
EXTERIOR COVERED ARCADES/ PORCHES:	3,254 S.F.
TOTAL COVERED:	14,823 S.F. (25%)
PARKING/ DRIVE:	31,900 S.F.
SIDEPALKS:	6,054 S.F.
LANDSCAPE AREA:	14,547 S.F. (23.3%)

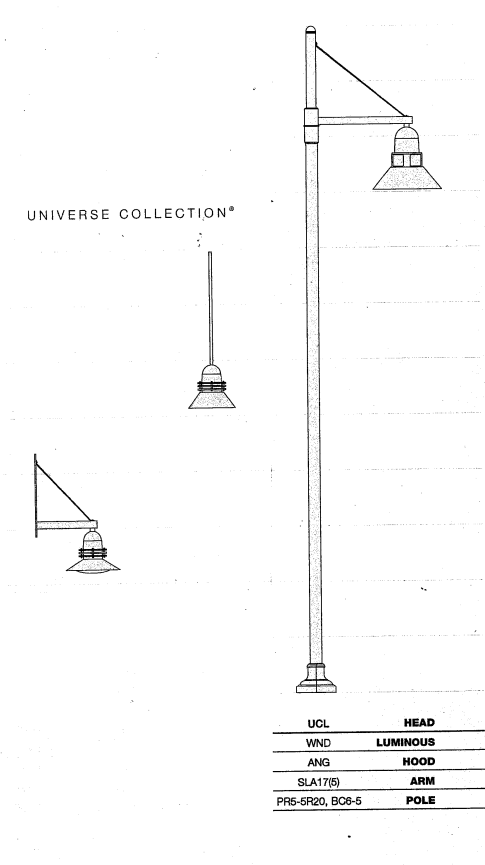
NOTE: ALL STRUCTURES WILL COMPLY WITH CBC 2022 AND ALL OTHER APPLICABLE CURRENT CODES.

UTILITY COMPANIES SERVING PROJECT:

ELECTRICAL	GAS	WATER
SOUTHERN CALIFORNIA EDISON (SCE) (800) 655-4555 1325 S. GRAND, SANTA ANA, CA 92703	SOUTHERN CALIFORNIA GAS (800) 421-2200 130 S. HARBOR BLVD., SANTA ANA, CA 92704	SANTA MARGARITA WATER DISTRICT (949) 454-6420 16111 ANTONIO PKWY., LAS FLORES, CA 92688

PARKING LOT LIGHTING (OR EQUAL) N.T.S.

NOTE: LIGHTINGS WILL MEET THE REQUIREMENTS OF THE 2022 CAL GREEN NIGHT SKY REGULATIONS



SITE PLAN

SCALE: 1" = 30'-0"



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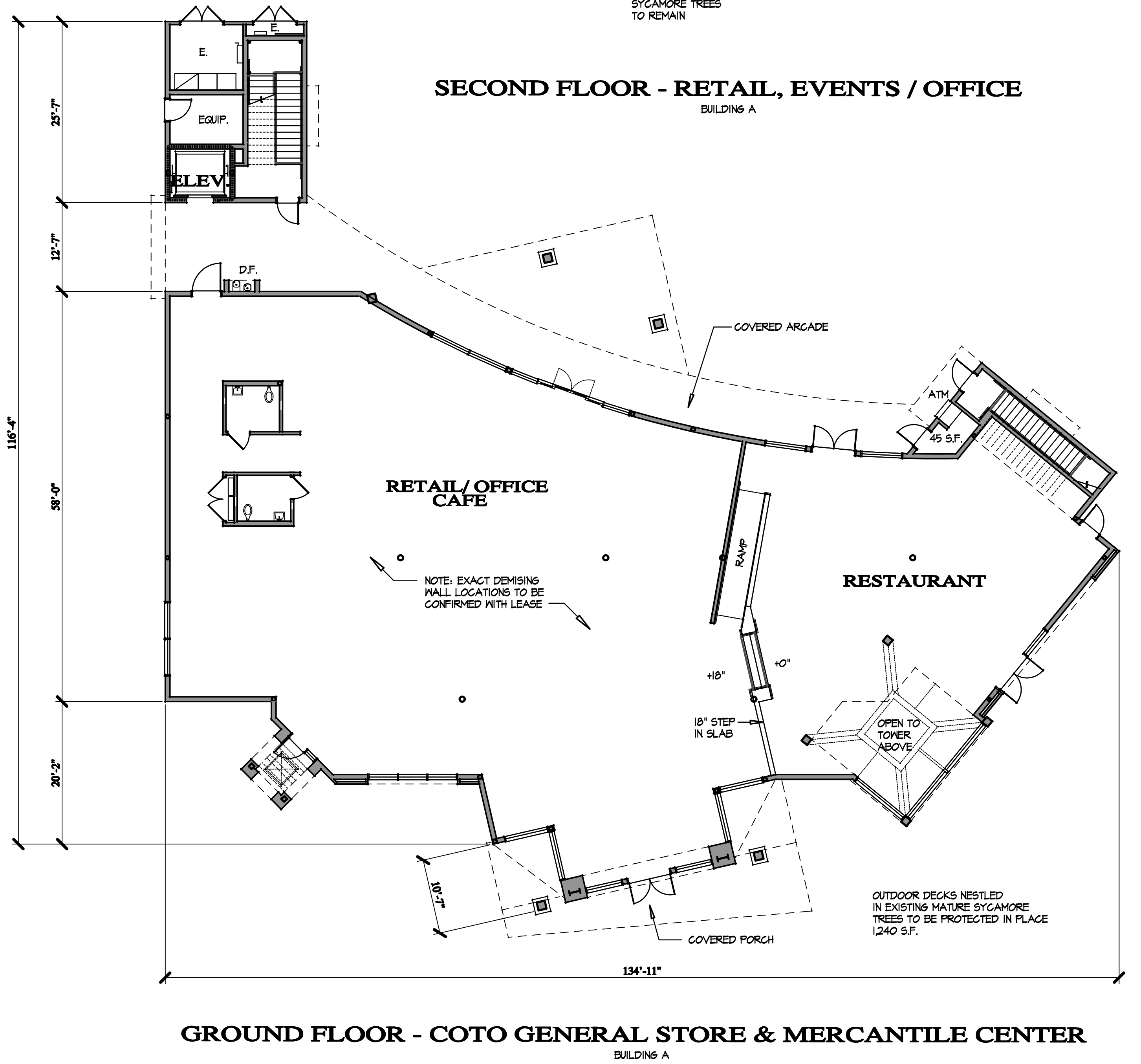
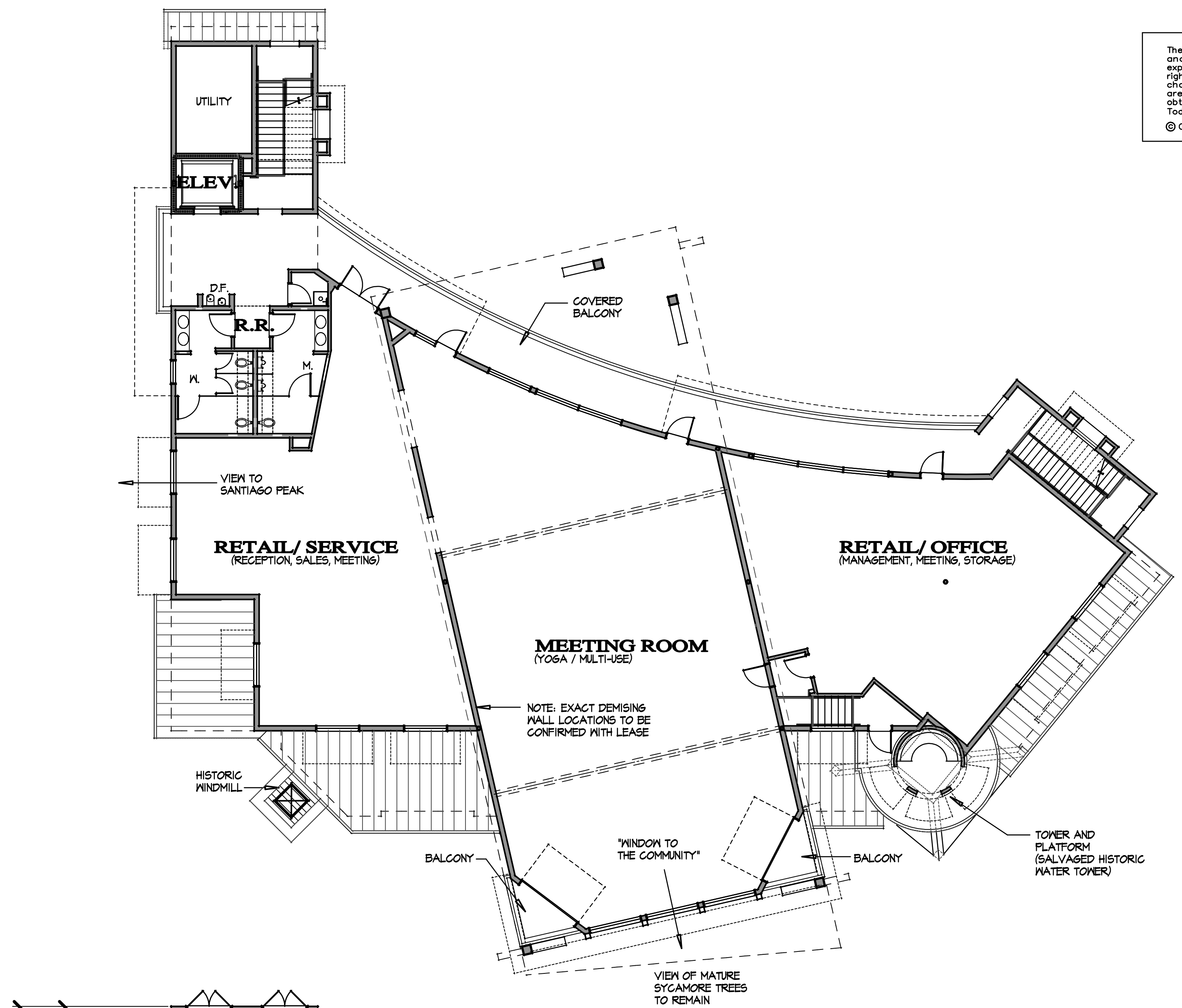
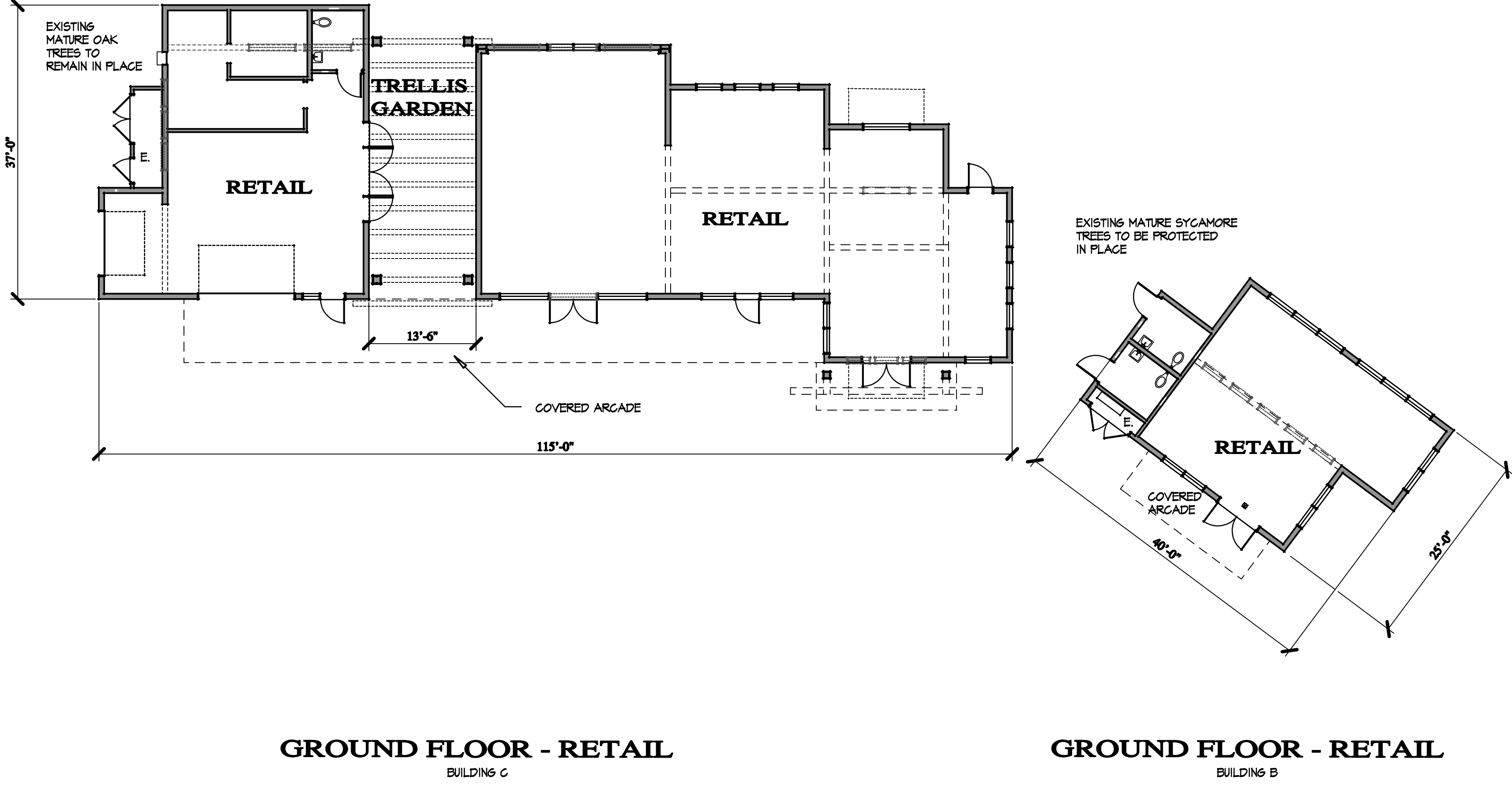
COTO GENERAL STORE & MERCANTILE

COTO DE CAZA, CALIFORNIA

SCALE: 1" = 30'-0"

7-08-2024
8-15-2024 (REV 1)
10-25-2024 (REV 2)

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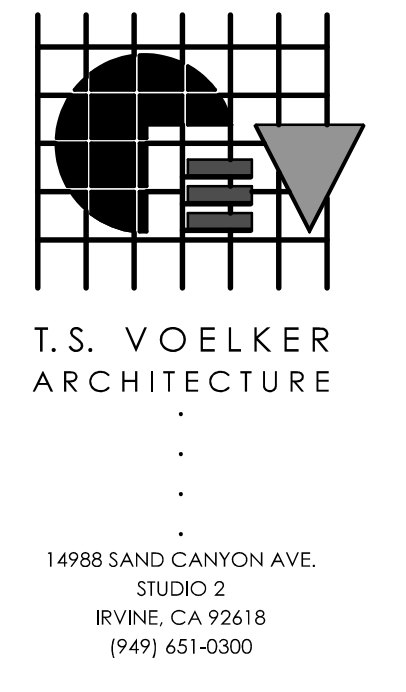


SQUARE FOOTAGE:

	BUILDING AREAS :	EXTERIOR AREAS :
BUILDING A		
FIRST FLOOR	7,942	
SECOND FLOOR	6,316	
TOTAL :	14,258 S.F.	
1ST FLR. EXT. COVERED ARCADE	1,874 S.F.	
2ND FLR. EXT. COVERED BALCONY	1,392 S.F.	
BUILDING B		
FIRST FLOOR	838 S.F.	
1ST FLR. EXT. COVERED ARCADE	114 S.F.	
BUILDING C		
FIRST FLOOR	3,080 S.F.	
1ST FLR. EXT. COVERED ARCADE	752 S.F.	
OPEN TRELLIS GARDEN AREA	432 S.F.	
GRAND TOTAL :	18,176 S.F.	

COTO GENERAL STORE & MERCANTILE

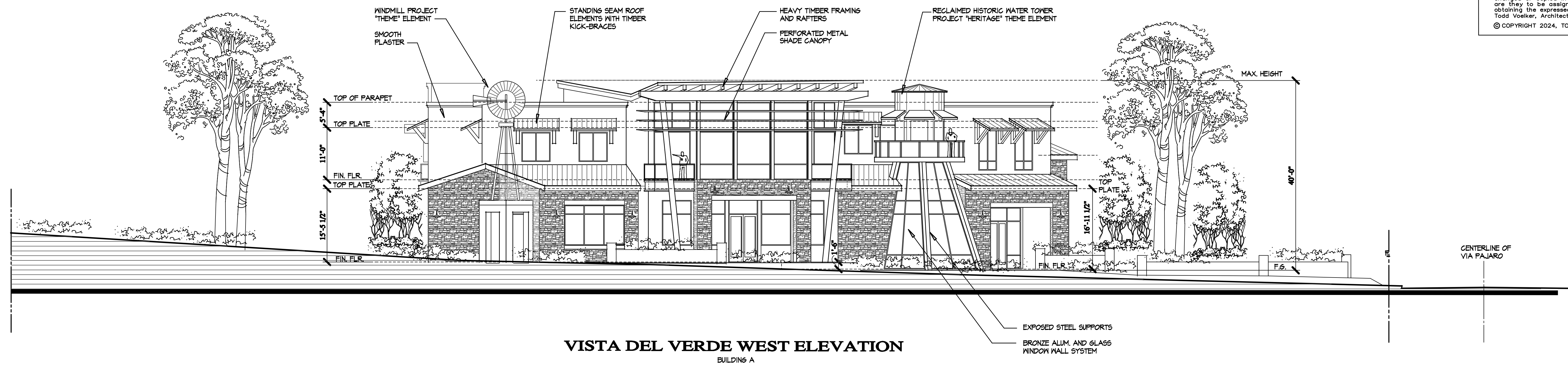
COTO DE CAZA, CALIFORNIA



SCALE: 3/32" = 1'-0"

7-08-2024
8-16-2024 (REV 1)

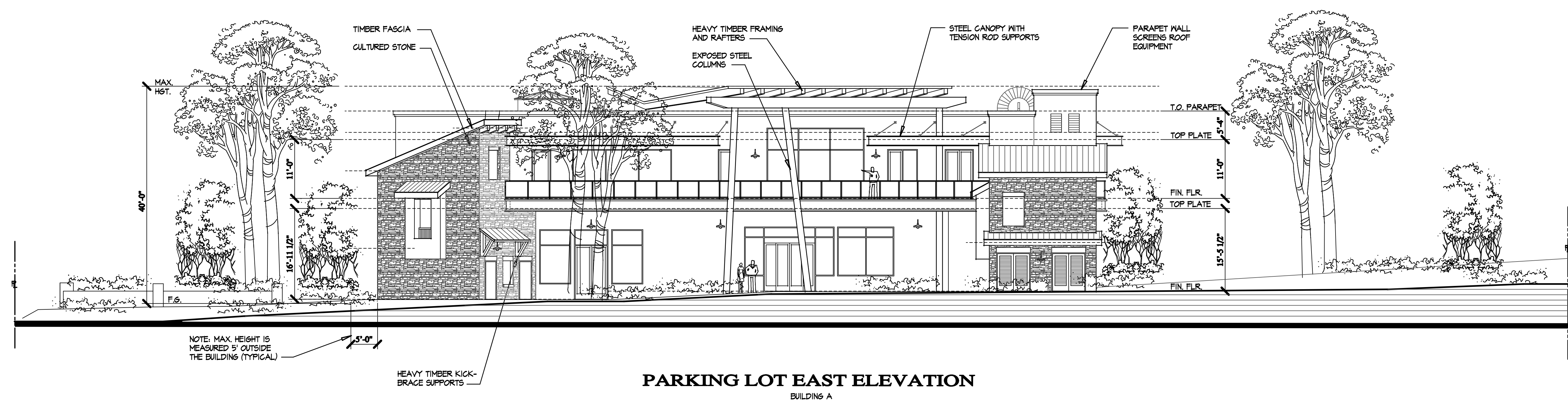
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VISTA DEL VERDE WEST ELEVATION
 BUILDING A



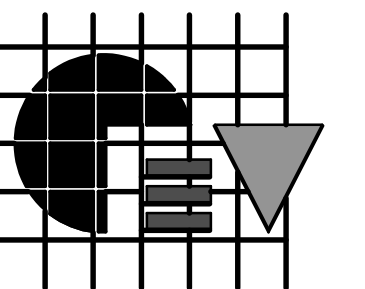
VIA PAJARO SOUTH ELEVATION
 BUILDINGS A, B & C



PARKING LOT EAST ELEVATION
 BUILDING A

COTO GENERAL STORE & MERCANTILE

COTO DE CAZA, CALIFORNIA

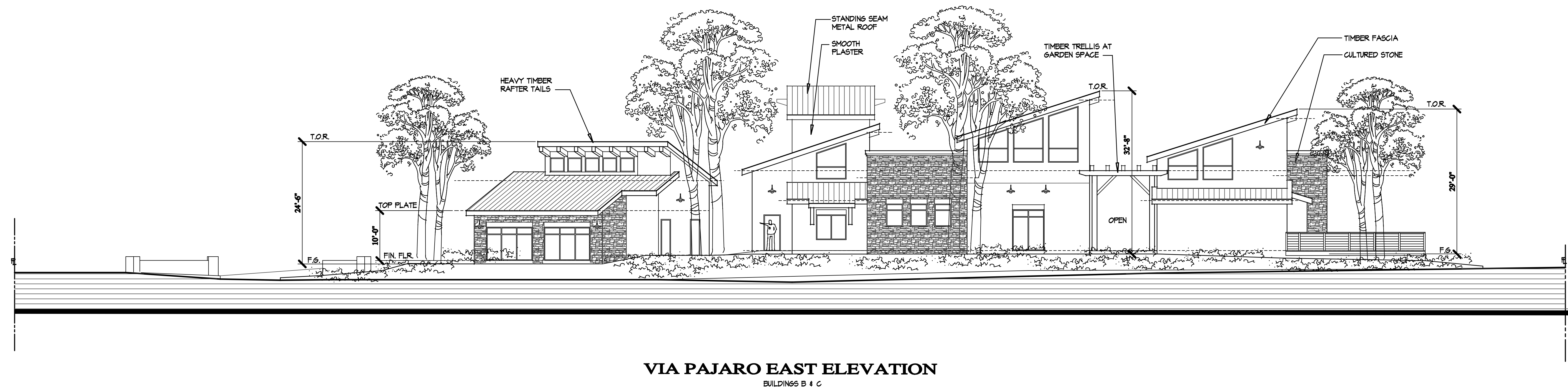


T.S. VOELKER
 ARCHITECTURE

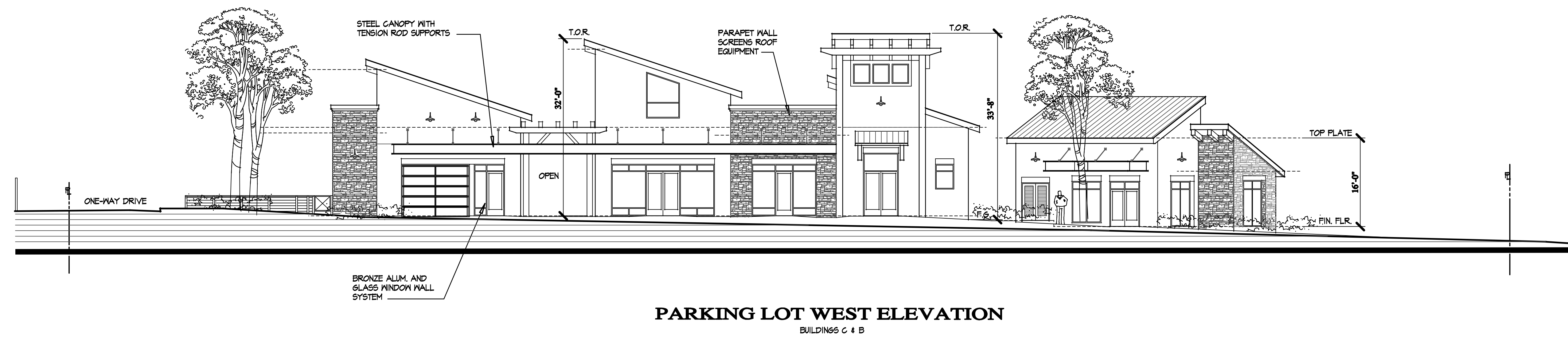
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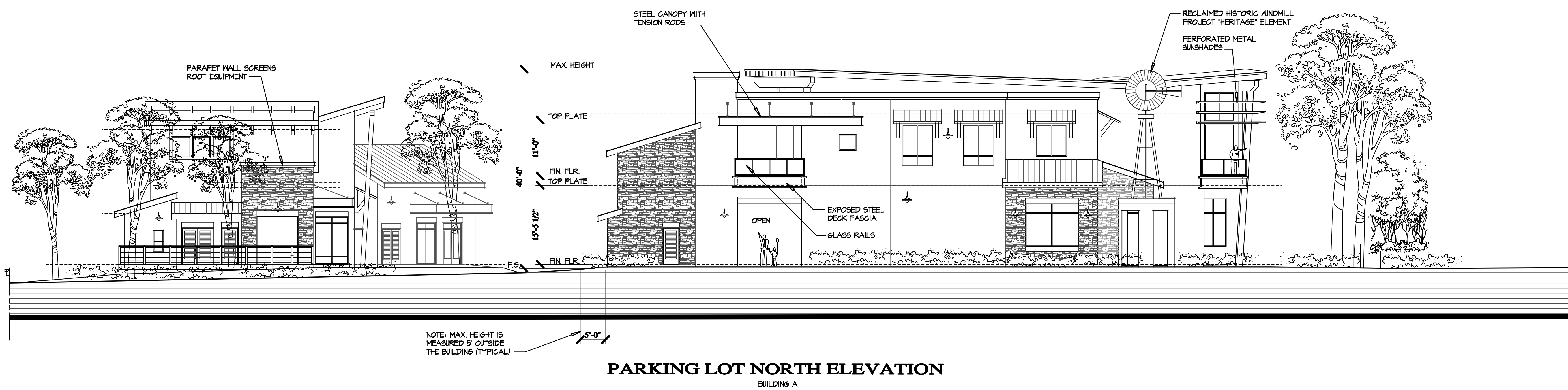
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VIA PAJARO EAST ELEVATION
 BUILDINGS B & C



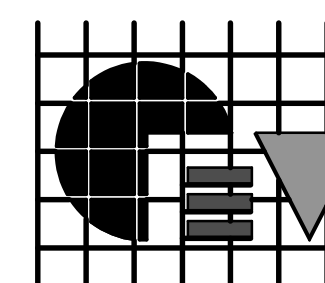
PARKING LOT WEST ELEVATION
 BUILDINGS C & B



PARKING LOT NORTH ELEVATION
 BUILDING A

COTO GENERAL STORE & MERCANTILE

COTO DE CAZA, CALIFORNIA



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 ARCHITECTURE

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7-08-2024
 8-16-2024 (REV D)