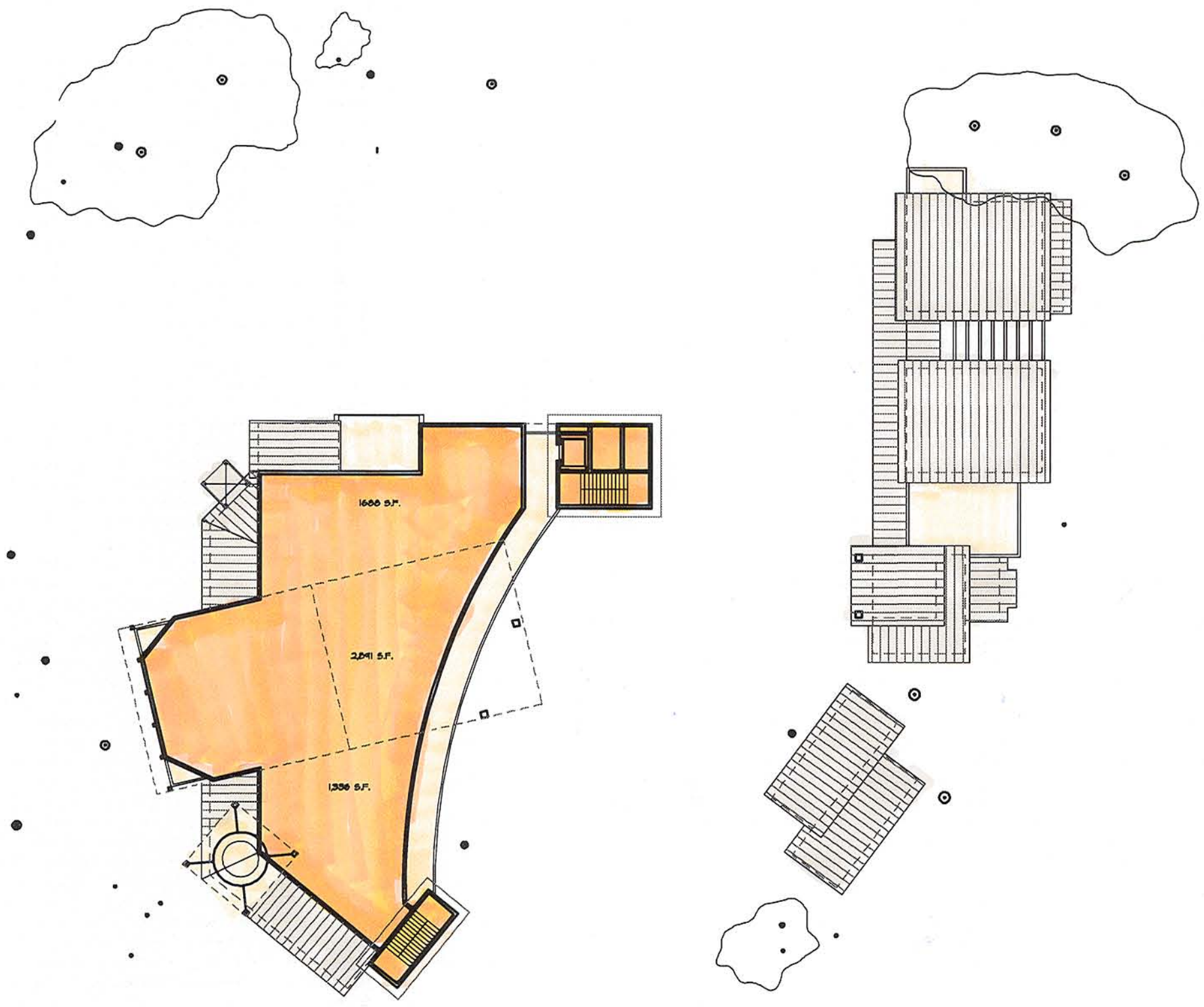


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SECOND LEVEL



GROUND LEVEL

COTO GENERAL STORE COMMERCIAL CENTER PROPOSED PROJECT PROGRAM				
USE	DESCRIPTION	SQ. FOOTAGE	PARKING REQUIRED COUNTY OF ORANGE	
GENERAL STORE	RETAIL CONVENIENCE STORE, DELI, COFFEE, SODA FOUNTAIN	9,000	1,300	25 SPACES
RETAIL	INDOOR/OUTDOOR CAFE, OUTDOOR DINING DECK	1,180	1,100	14.8 SPACES
SERVICE RETAIL	1ST FLOOR SERVICE RETAIL (NEED TO BE CONFIRMED BY SURVEY AND DEMAND)	3,895	1,300	14.11 SPACES
OFFICE	2ND FLOOR PROFESSIONAL OFFICE	5,415	1,250	23.66 SPACES
TOTAL BUILDINGS		19,890		
PARKING REQUIRED				56 SPACES
PARKING PROVIDED				55 SPACES
ADDITIONAL PARKING				
SOFT PARKING			2	
BIKES			6	
HORSES			4	



NORTH

SITE PLAN

SCALE: 1" = 30'-0"



**T.S. VOELKER
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IRVINE, CA 92618
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COTO GENERAL STORE CENTER CONCEPTUAL MASTER PLAN

COTO DE CAZA, CALIFORNIA

SCALE: 1" = 30' - 0"

AUGUST 28, 2014