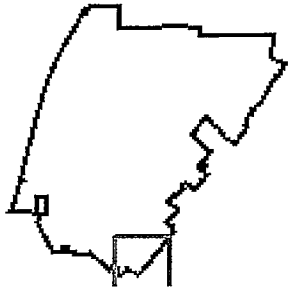
ATTACHMENT 1
LOCATION MAP AND PLANS

City of Costa Mesa

CITY OF COSTA MESA - [Created: 4/5/2012 3:09:18 PM] [Scale: 96.49] [Page: 8.5 x 11 / Landscape]

Overview Map



Legend

Address Large	Parcel Lines
Address Points	City Boundary
Hydrology Channels	Water Ways
Street Names	Ortho 2010 Level1
	Ortho 2008 Level1

Map Display

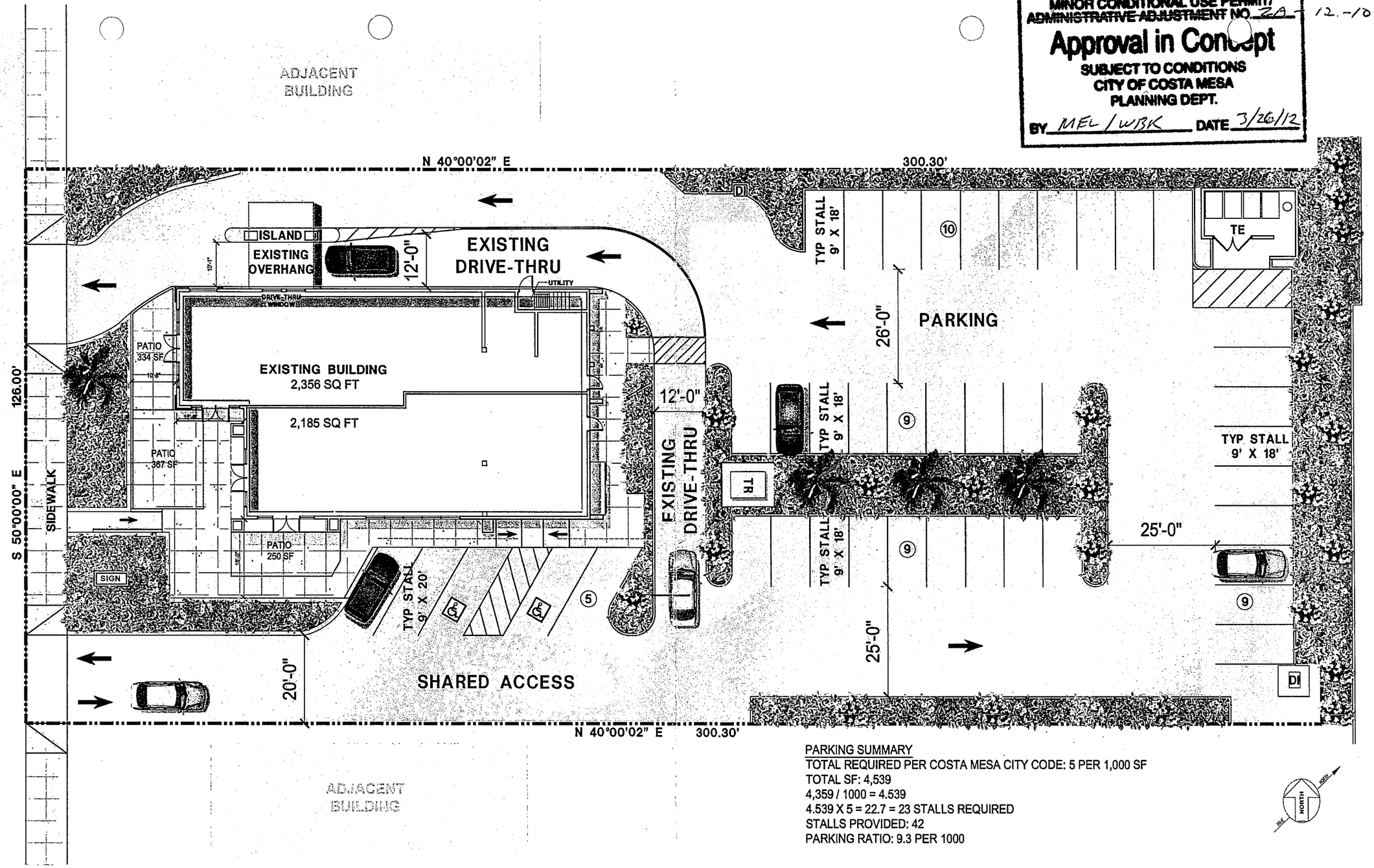
(C) 2002-2 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

MINOR CONDITIONAL USE PERMIT/
~~ADMINISTRATIVE ADJUSTMENT~~ NO. ZA-12-10

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY MEL / WBK DATE 3/26/12



PARKING SUMMARY
TOTAL REQUIRED PER COSTA MESA CITY CODE: 5 PER 1,000 SF
TOTAL SF: 4,539
4,359 / 1000 = 4.539
4.539 X 5 = 22.7 = 23 STALLS REQUIRED
STALLS PROVIDED: 42
PARKING RATIO: 9.3 PER 1000

Project Architect:
BICKEL UNDERWOOD
JAMES S. BICKEL, JR., ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street, Suite 120, Newport Beach, CA 92660
949-757-0411 architecture@bickelunderwood.com

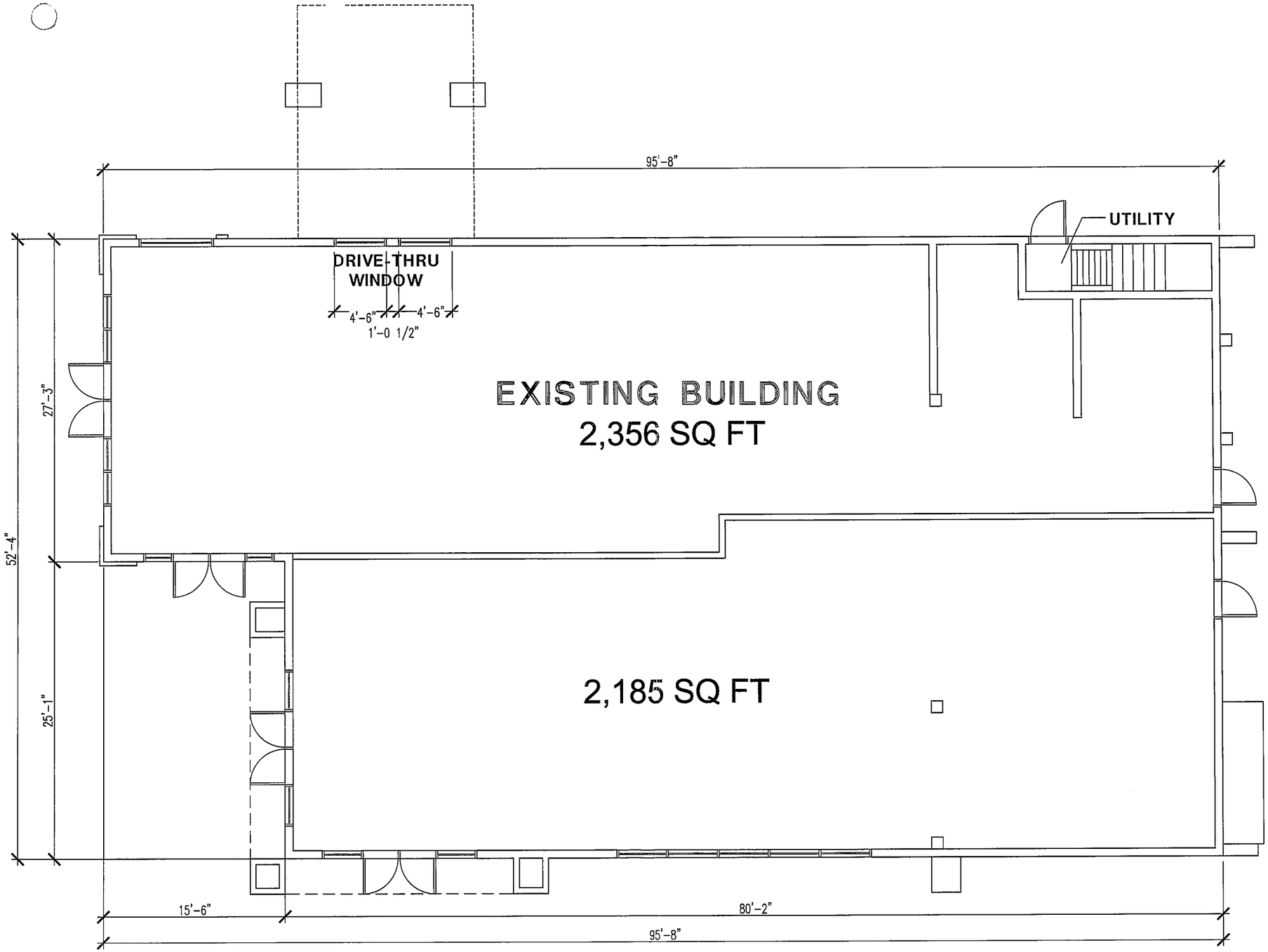
BURNHAM

450 E. 17TH STREET
COSTA MESA, CALIFORNIA

SITE PLAN

Scale: 1" = 10'
February 8, 2012
F:\11\11320 - Costa Mesa.17th St.

The plans, ideas, arrangements and designs indicated or represented by this drawing are the property of BICKEL UNDERWOOD, and were created and developed solely for use on, and in connection with the specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL UNDERWOOD © 2008.



Project Architect:

BICKEL UNDERWOOD

JAMES S. BICKEL, JR., ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street, Suite 120, Newport Beach, CA 92660
949-757-0411 architecture@bickelunderwood.com

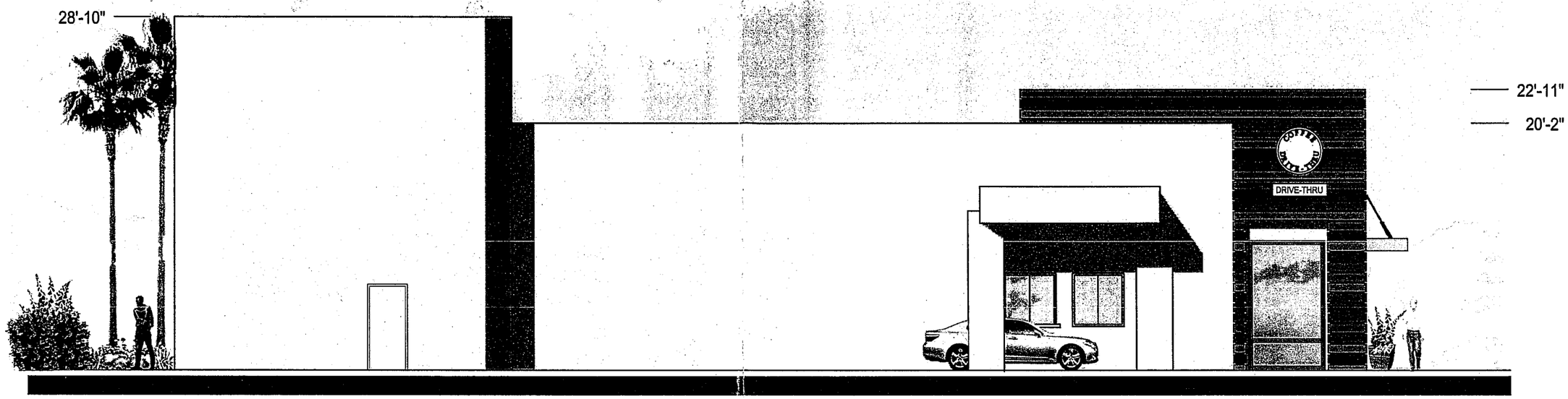
BURNHAM

450 E. 17TH STREET
COSTA MESA, CALIFORNIA

FLOOR PLAN

Scale: 1/4" = 1'-0"
February 8, 2012
B:\11\11320 - Costa Mesa.17th St. Burnham\Design\x Floor

The plans, ideas, arrangements and designs indicated or represented by these drawings are owned by, and are the property of BICKEL UNDERWOOD, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL UNDERWOOD © 2024.



NORTH ELEVATION

EAST ELEVATION

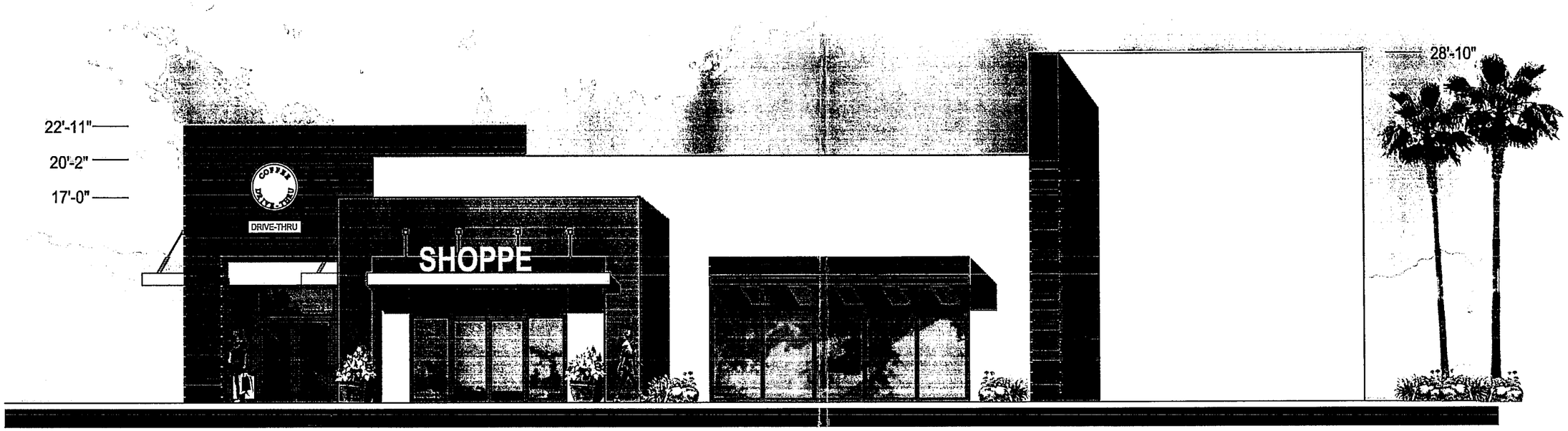
12

BICKEL UNDERWOOD
JAMES S. BICKEL JR. ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street . Suite 120 . Newport Beach, CA 92660
949. 757 - 0411 FAX 949. 757 - 0511

BURNHAM

450 E. 17TH STREET
COSTA MESA, CALIFORNIA

ELEVATIONS
February 8, 2011



SOUTH ELEVATION

WEST ELEVATION

BICKEL UNDERWOOD
JAMES S. BICKEL JR., ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street . Suite 120 . Newport Beach, CA 92660
949. 757 - 0411 FAX 949. 757 - 0511

BURNHAM

450 E. 17TH STREET
COSTA MESA, CALIFORNIA

ELEVATIONS
February 8, 2012