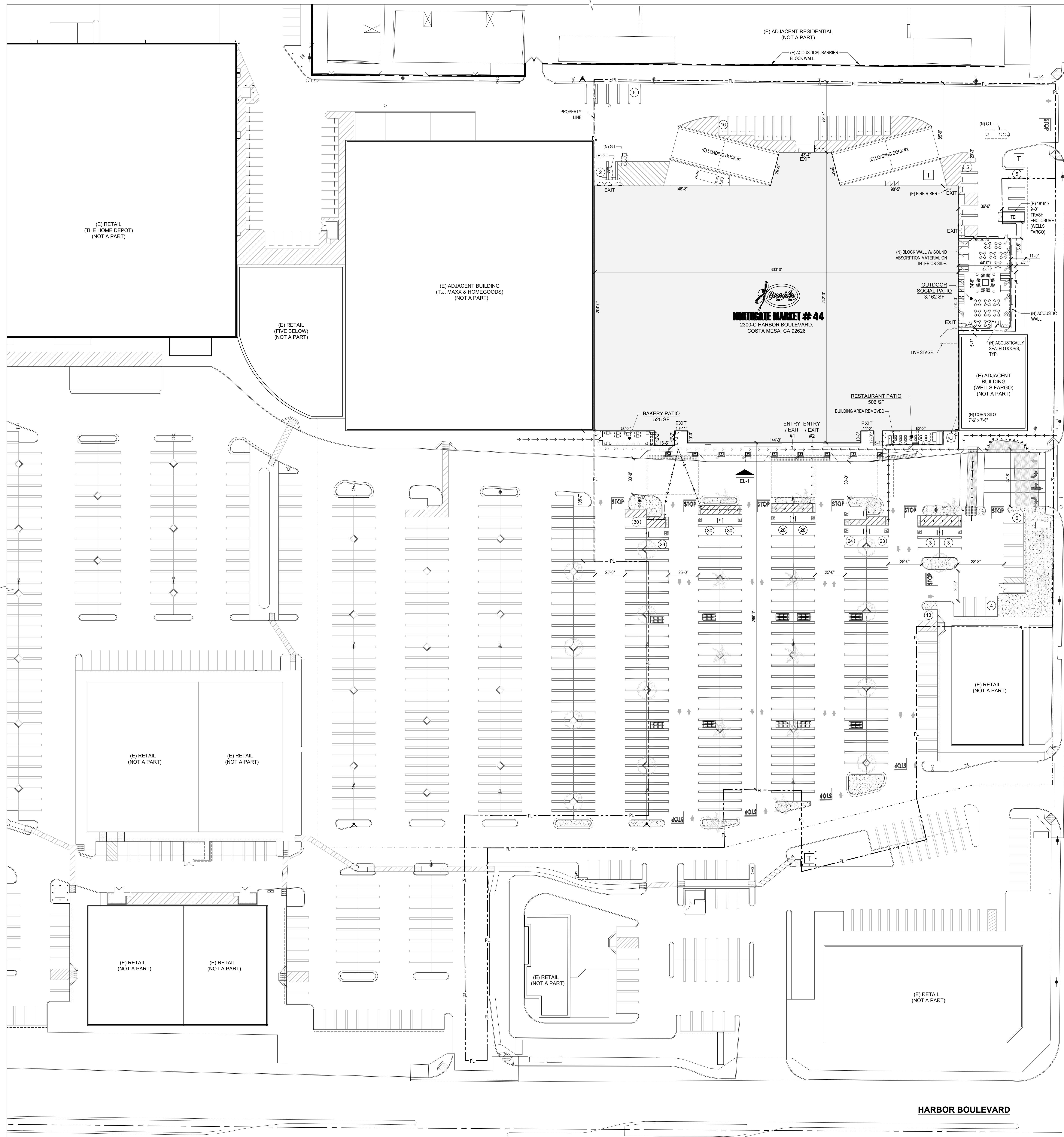
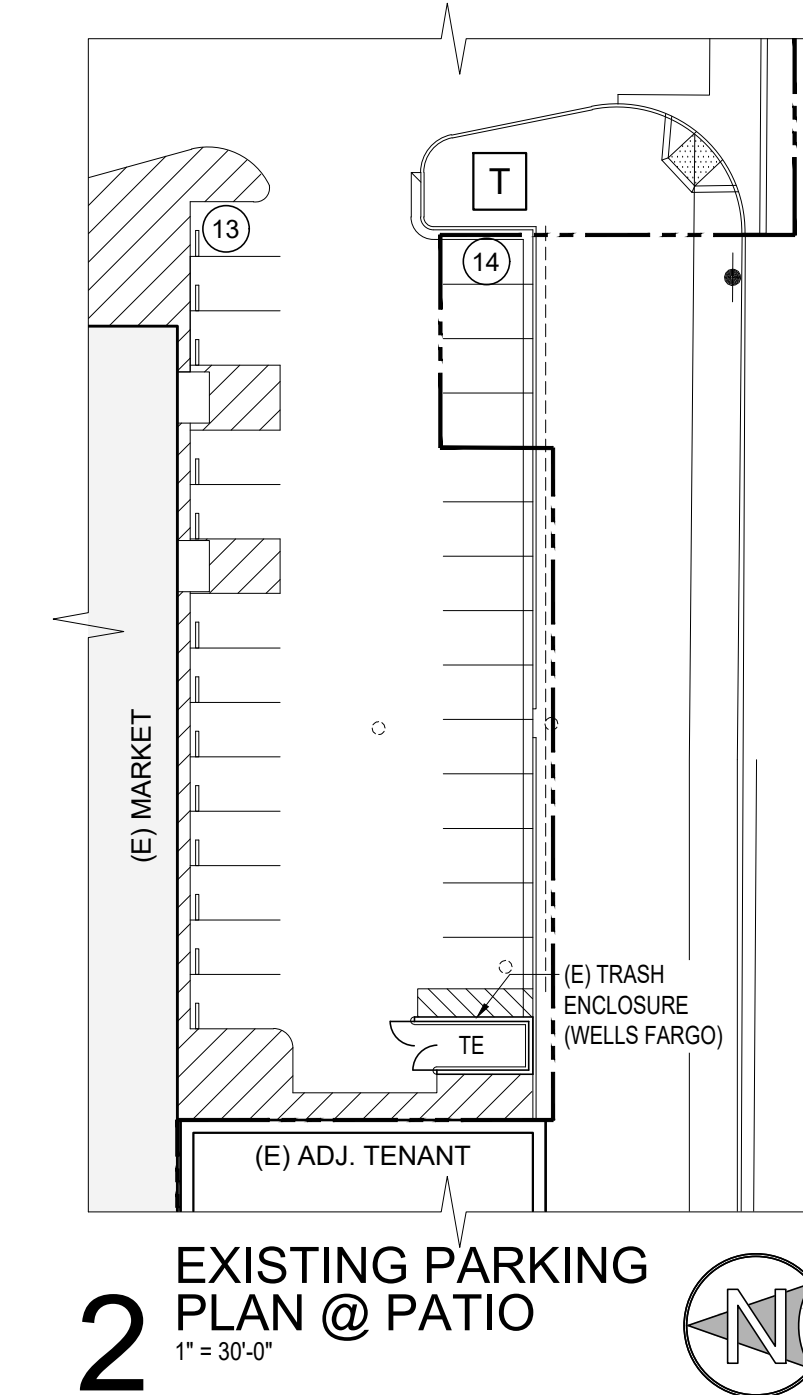


ATTACHMENT 8



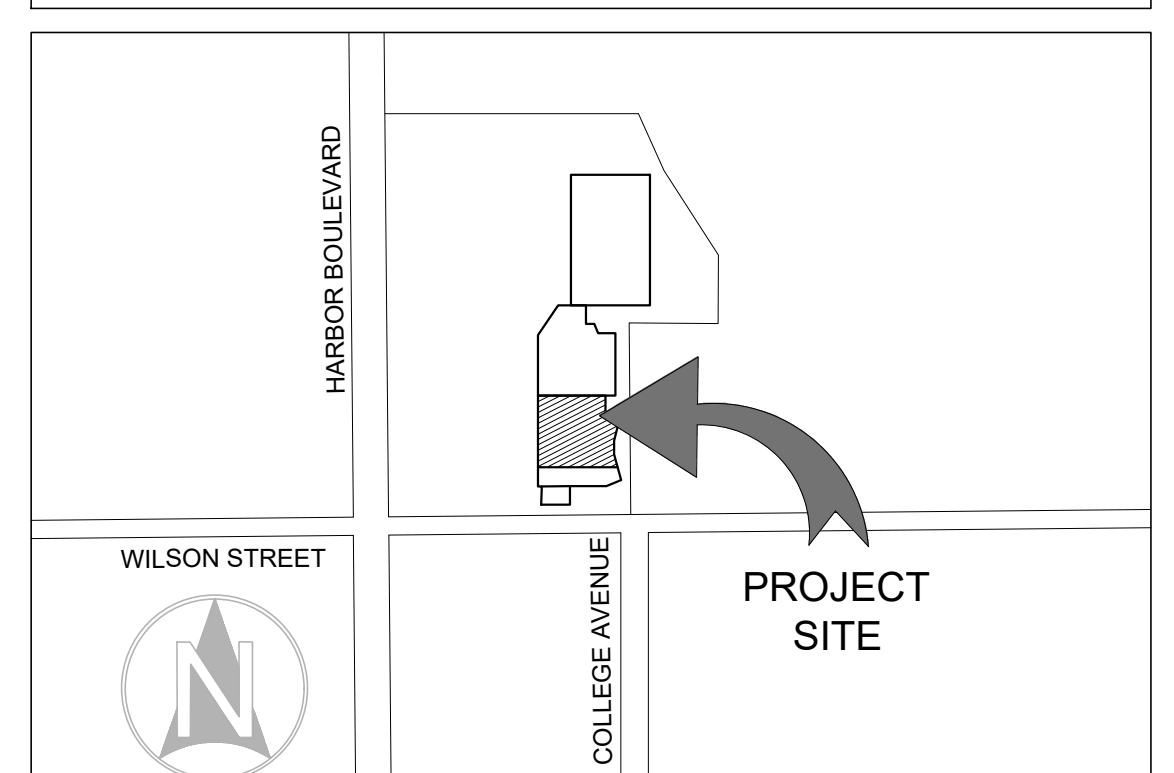
1 PROPOSED SITE PLAN 
1" = 30'-0"



2 EXISTING PARKING
PLAN @ PATIO
1" = 30'-0"

Δ VICINITY MAP
RF: SP

NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.



PROJECT INFORMATION

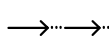
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

PROJECT DESCRIPTION:
LIMITED TENANT IMPROVEMENT AND ADDITION OF OUTDOOR PATIOS AND SILO.
PROJECT IN CONJUNCTION WITH PA-23-02; ZA-2301; AND PA-23-03

SITE DATA			
ZONING:	C1-S - SHOPPING CENTER		
SPECIFIC PLAN AREA:	HARBOR CENTER		
APN:	149-137-20		
	PARCELS 1,2,3 AND 5 AS SHOWN ON LOT LINE ADJUSTMENT NO. L1-00-05 RECORDED AUGUST 29,2000 AS INSTRUMENTS NO. 20000451310. OFFICIAL RECORDS:		
PROPERTY BOUNDARY DESCRIPTION:			
PROPERTY TYPE:	COMMERCIAL		
YEAR BUILT / EFFECTIVE YEAR BUILT:	1998		
TOTAL LOT AREA:	4.71 AC		
PARKING			
(PER CITY OF COSTA MESA MUNICIPAL CODE - TABLE 13-6(b), CHAPTER 4.2)			
RETAIL / OFFICE (4 PER 1,000 SF)	AREA	AREA	PARKING
MARKET (GROUND)	68.182		273
MARKET (EXISTING MEZZANINE)	3.170		13
SUB TOTAL, RETAIL	71.352		285
OUTDOOR SOCIAL PATIO	3.162		44
RESTAURANT OUTDOOR PATIO	506		17
BAKERY OUTDOOR PATIO	525		17
SUB TOTAL, SEATING AREAS	4,193		78
SUB TOTAL, RETAIL + OUTDOOR SEATING AREA	75.485		363
TOTAL PARKING REQUIRED			363
ADA STALLS REQUIRED (301-400 TOTAL PARKING)			8
1 VAN STALL REQUIRED FOR EVERY 8 (301-400 TOTAL PARKING)			1
TOTAL PARKING PROVIDED			1,454
			COMPLIES

C LEGEND
RE: SP

NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

	ACCESSIBLE STALL		UNDERGROUND GREASE INTERCEPTOR
	ACCESSIBLE PATH OF TRAVEL		SEWER MAN HOLE
	PARKING COUNT		CATCH BASIN
	TRASH ENCLOSURE		TRANSFORMER
	LANDSCAPED AREA (RE: LANDSCAPE DWGS.)		POWER POLE
	NEW FIRE HYDRANT		LIGHT POLE
	EXISTING FIRE HYDRANT		FIRE LINE
	EXISTING FIRE HYDRANT		SCOPE OF WORK LIMIT LINE
	EXISTING SPEED BUMP		PARCEL LINE
			CARTTRONICS LINE (RE: OWNER'S VENDOR'S PLAN)

[illegible]

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ULTANT

POLICY APPROVALS

TONE

ENANT IMPROVEMENTS
FOR
NORTHGATE
MARKET
4 COSTA MESA
2300-C HARBOR BLVD.
COSTA MESA, CA 92626

SITE PLAN

PROJECT ARCHITECT:	MR
PROJECT MANAGER:	KL
DRAWN BY:	ARIAC
CHECKED BY:	KLJLR
DRAWING SCALE:	1"=30'-0"

PROJECT NO.: 16-041.04
VERSION: V12.17-01/19/20
ITERAGENCY: 00/20/2023
ISSUE:
INSTRUCTION ISSUE:

ENTITLEMENT

SP

