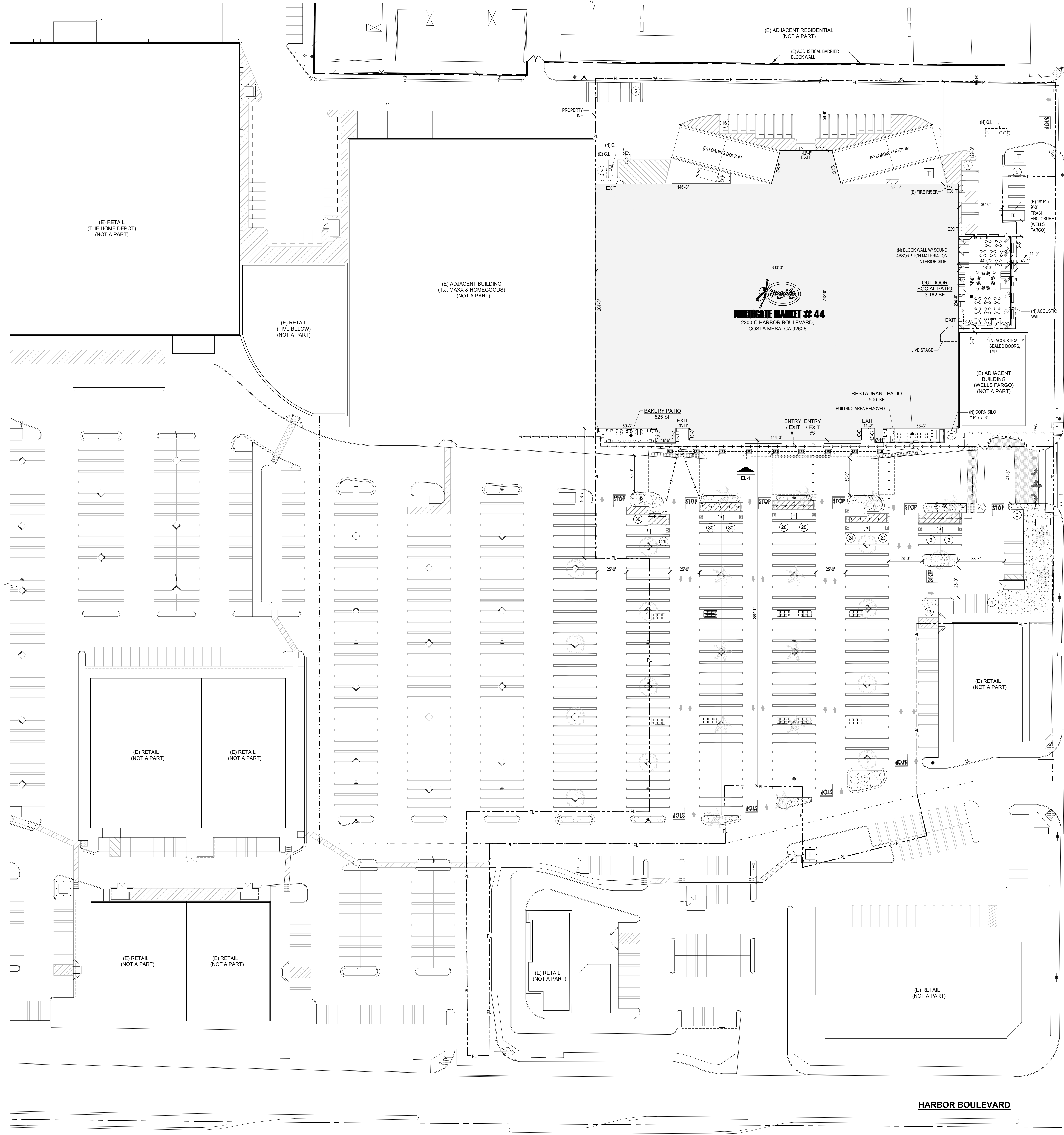
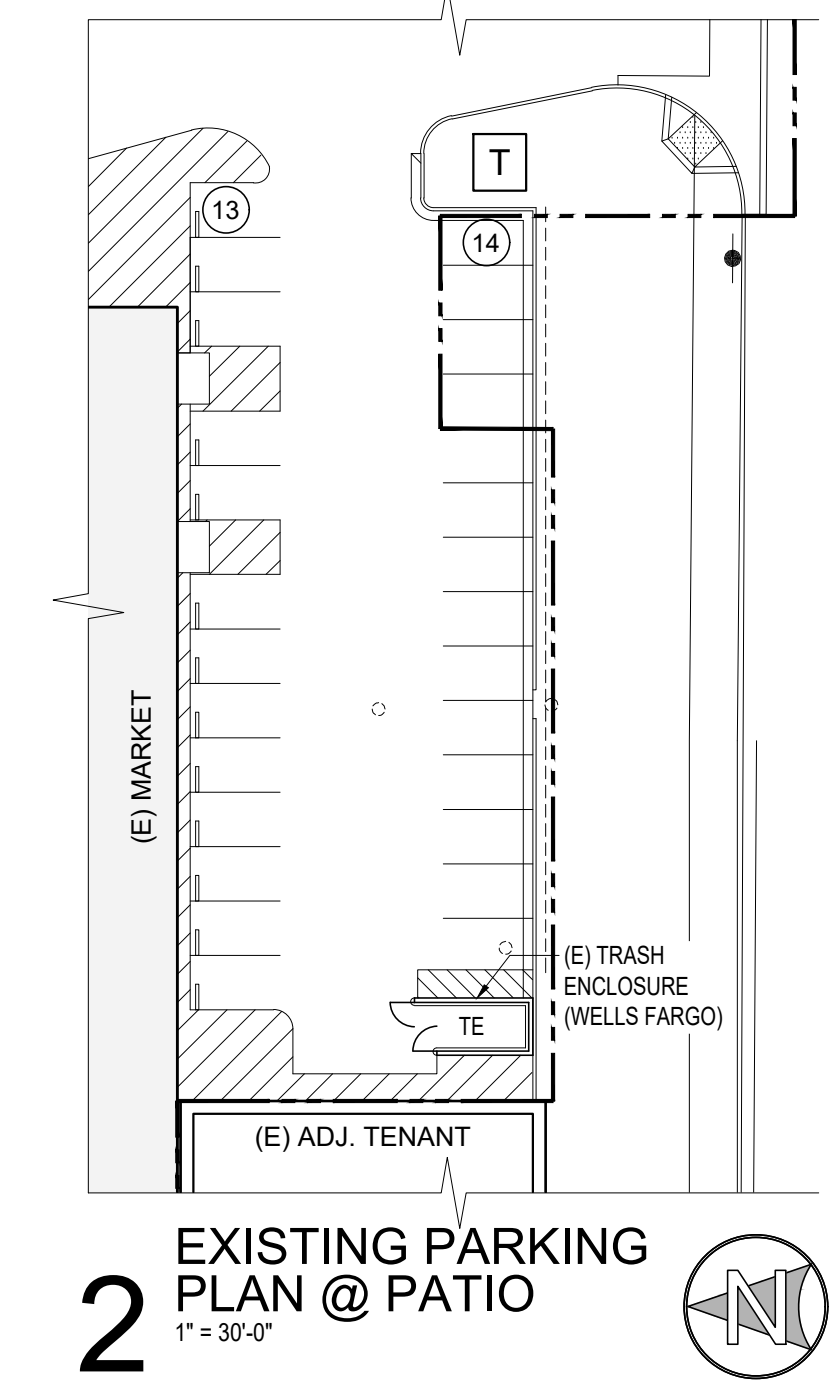


ATTACHMENT 8

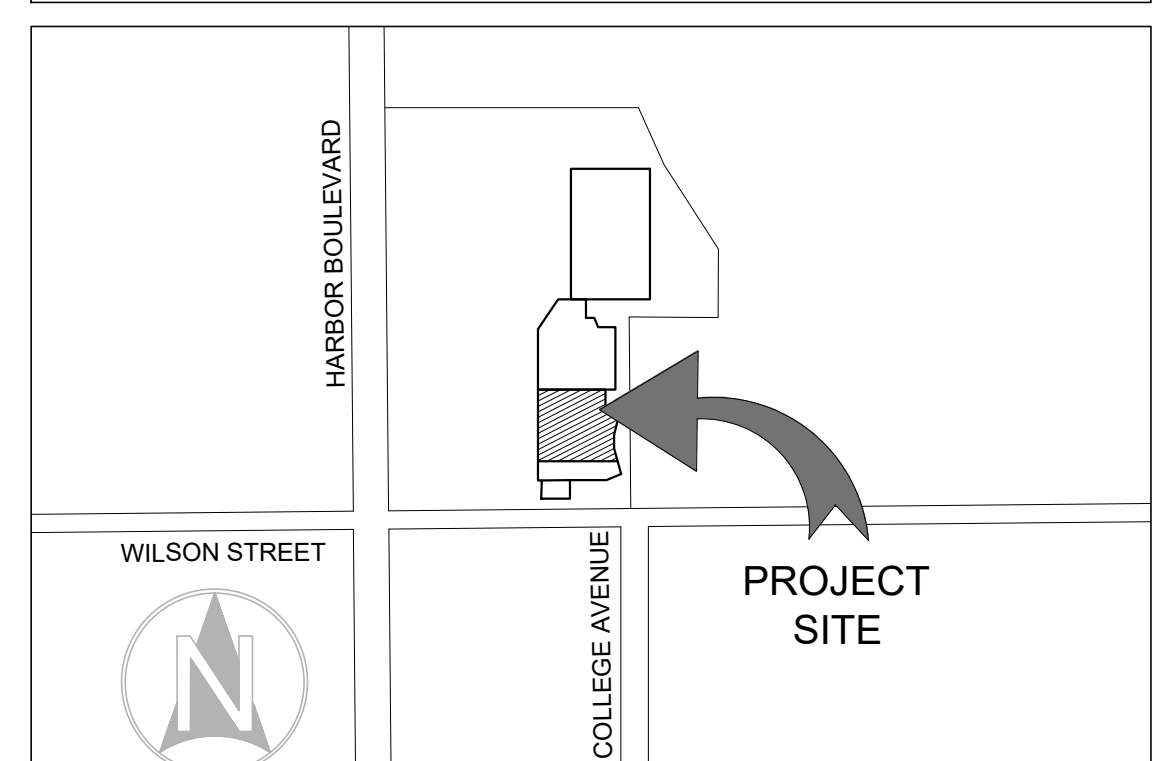


1 PROPOSED SITE PLAN
1" = 30'-0"



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

A VICINITY MAP



B PROJECT INFORMATION

RE: SP
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:	419-131-20
PROPERTY BOUNDARY DESCRIPTION:	PARCELS 1,2,3 AND 5 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-06-05 RECORDED AUGUST 29, 2000 AS INSTRUMENTS NO. 20000451310, OFFICIAL RECORDS.
PROPERTY TYPE:	COMMERCIAL
YEAR BUILT / EFFECTIVE YEAR BUILT:	1998
TOTAL LOT AREA:	4.71 AC

PARKING
PER CITY OF COSTA MESA MUNICIPAL CODE - TABLE 13.69, CHAPTER 6.2

RETAIL / OFFICE (4 PER 1,000 SF)	AREA	PARKING
MARKET (GROUND)	68,162	273
MARKET (EXISTING MEZZANINE)	3,170	13
SUB TOTAL, RETAIL	71,332	286
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	75,545	363
TOTAL PARKING REQUIRED		363
ADA STALLS REQUIRED (201-400 TOTAL PARKING)		8
1 VAN STALL REQUIRED FOR EVERY 8 (201-400 TOTAL PARKING)		1
TOTAL PARKING PROVIDED	1,484	COMPLIES

C LEGEND

RE: SP
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

	ACCESSIBLE PARKING 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 LANE
	EXISTING SPEED BUMP		SCOPE OF WORK LIMIT LINE
			PARCEL LINE
			CARTOGRAPHICS LINE (RE OWNER'S VENDOR'S PLAN)

REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:

NORTHGATE MARKET
1201 N. MAGNOLIA AVENUE
ANAHEIM, CA 92801
714 | 778.3784

ARCHITECT:

LE ARCHITECTURE
801 SOUTH MYRTLE AVENUE
LOS ANGELES, CA 91016
710 | 276.8800
MAIL@LE-ARCHITECTURE.COM

CONTRACT NO.:

AGENCY APPROVAL:

MILESTONE:

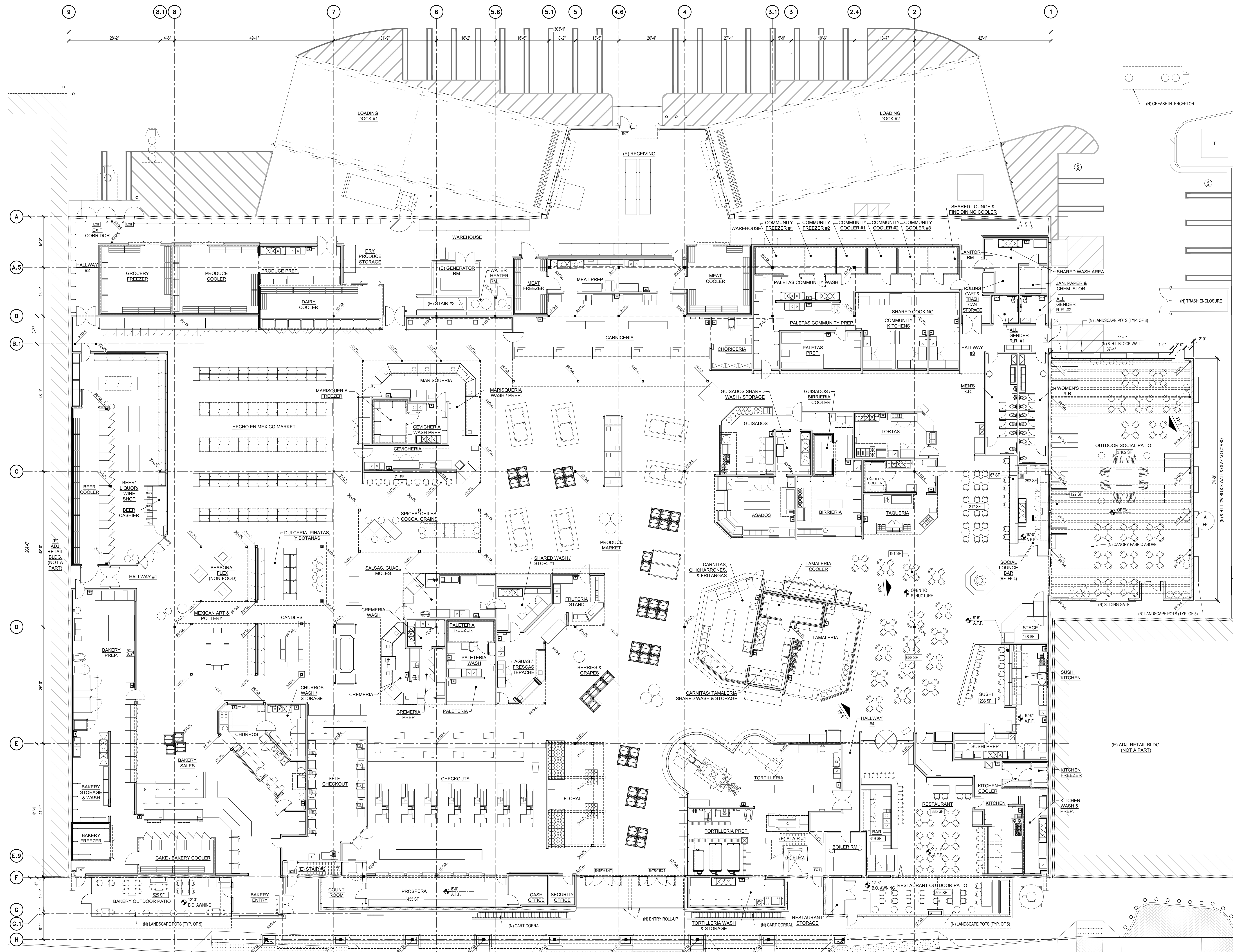
PROJECT:
TENANT IMPROVEMENTS FOR
NORTHGATE MARKET
44 COSTA MESA
2300-C HARBOR BLVD.
COSTA MESA, CA 92626

SHEET TITLE:
SITE PLAN

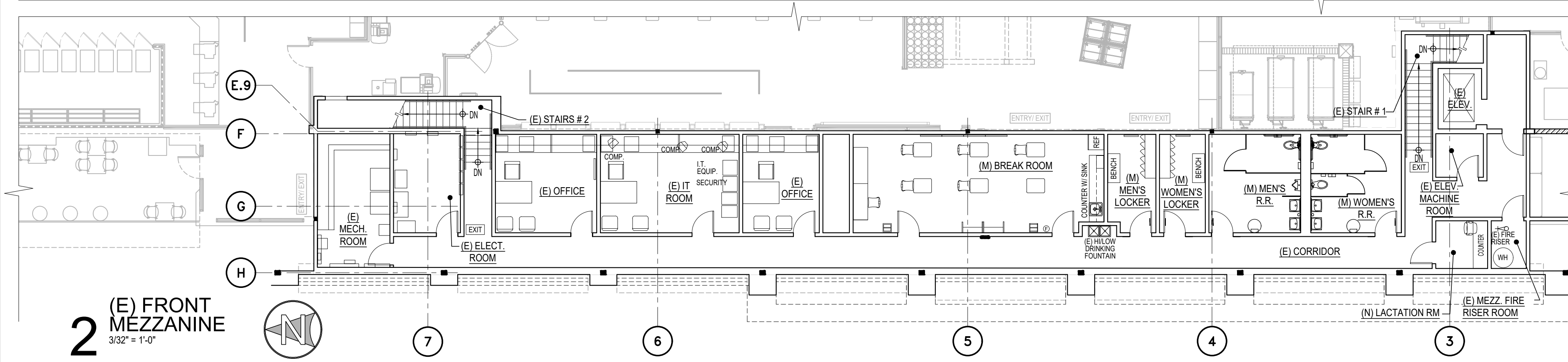
PROJECT ARCHITECT: MR.
PROJECT MANAGER: KL.
DRAWN BY: ARAC.
CHECKED BY: KLAR.
DRAWING SCALE: 1"=30'-0"

PROJECT NO.: 18-041-04
PPP VERSION: V12.01-01/18/2023
OWNERSHIP: 02/20/2023
NO. ISSUE:
CONSTRUCTION ISSUE:

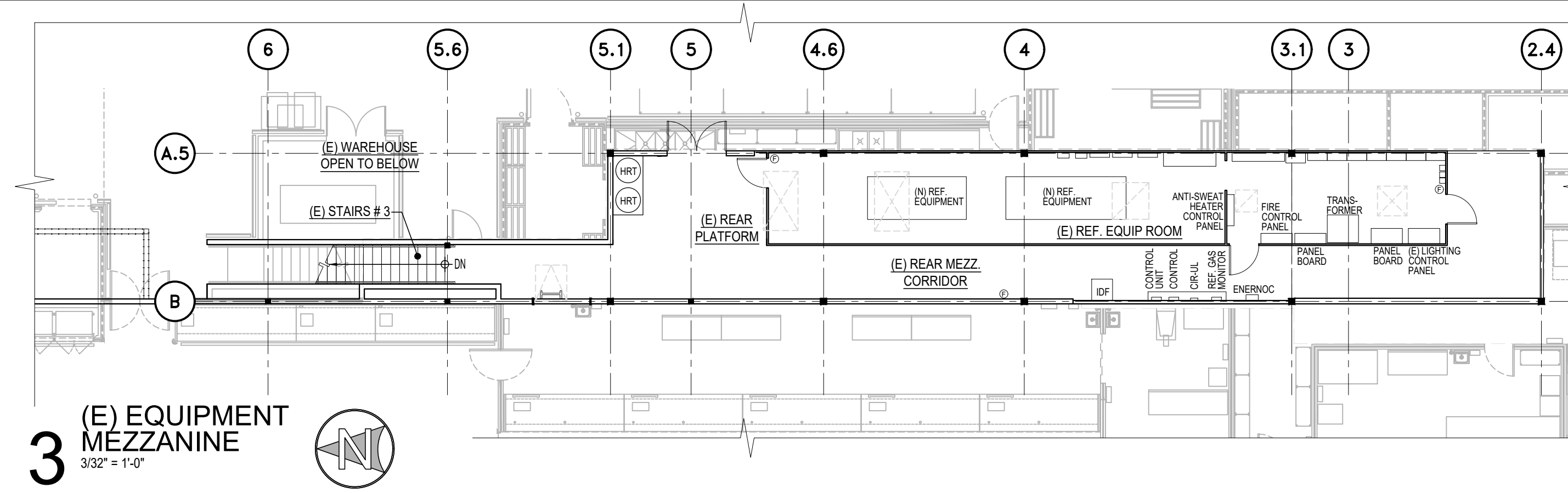
ENTITLEMENT:
SP



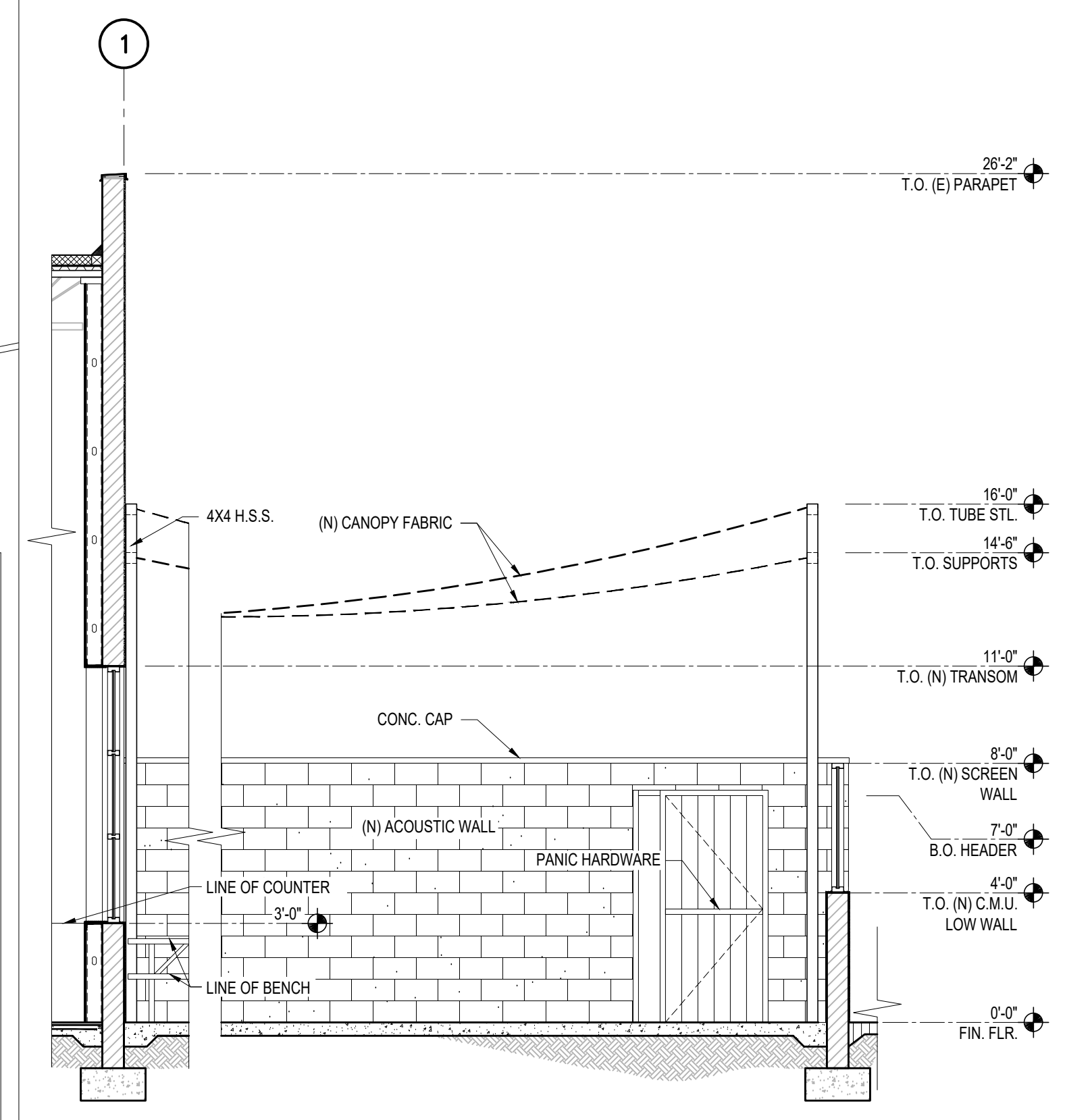
1 PROPOSED FLOOR PLAN
332' x 147'



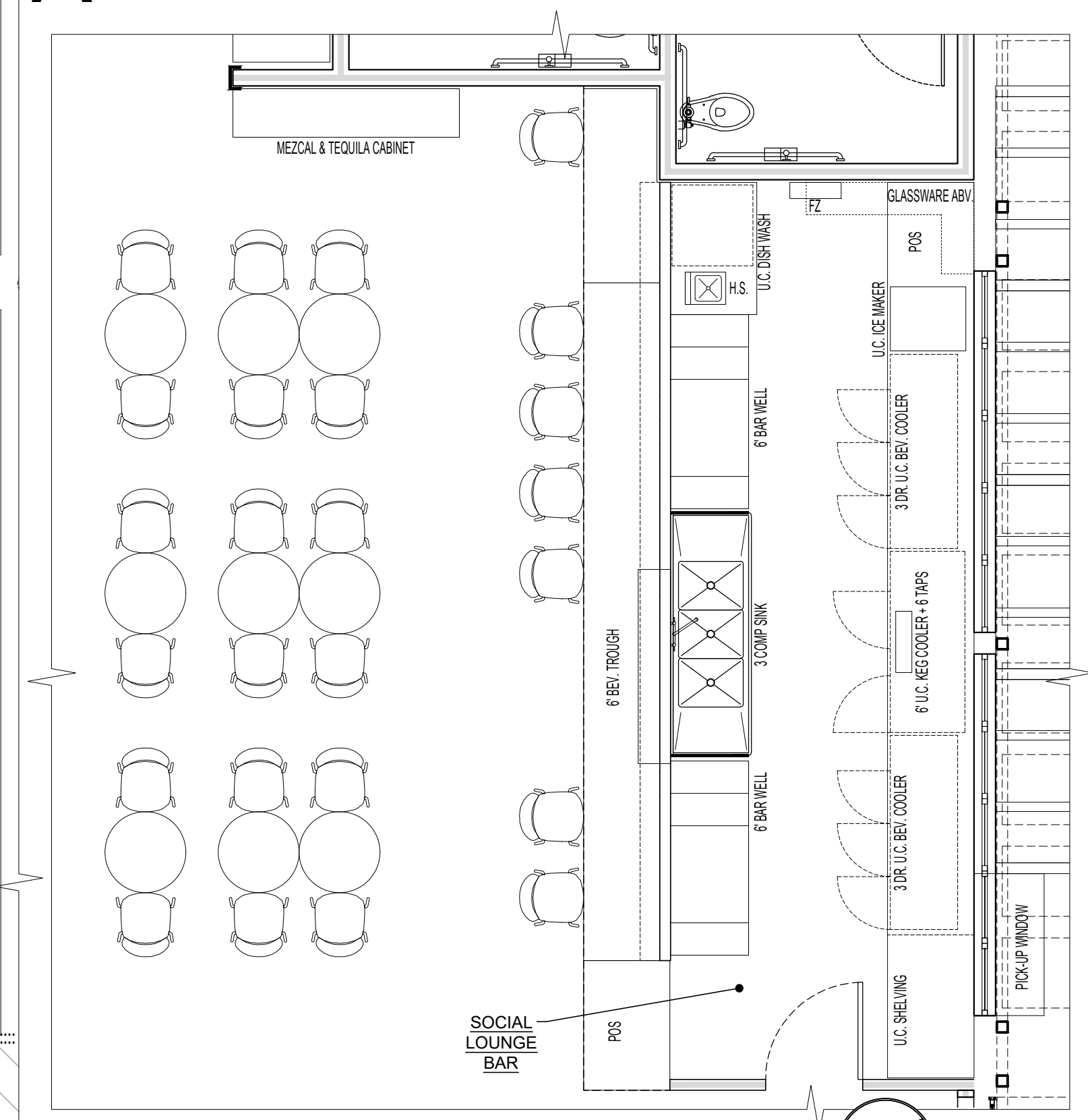
2 (E) FRONT MEZZANINE
332' x 147'



3 (E) EQUIPMENT MEZZANINE
332' x 147'



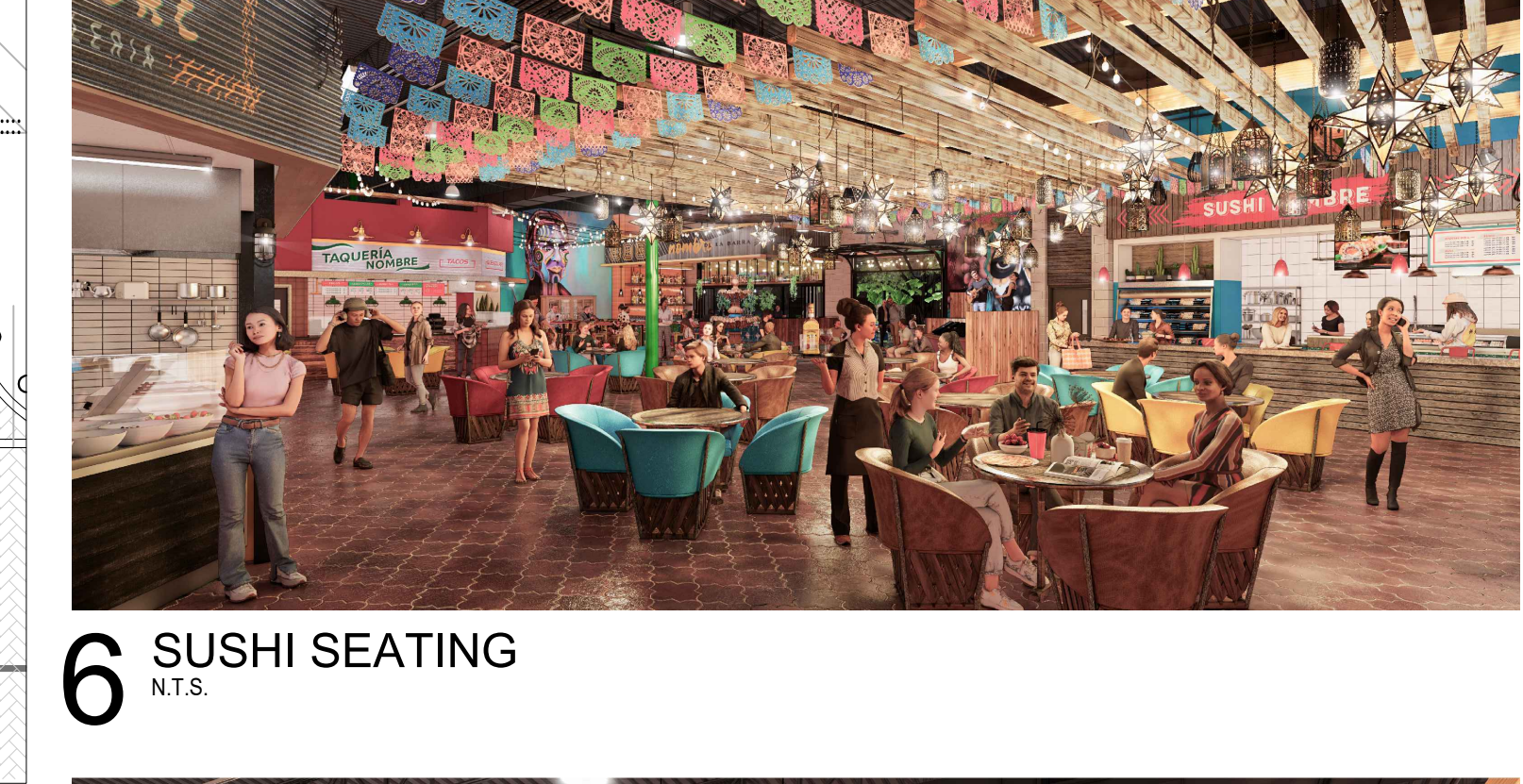
A SECTION @ REAR PATIO
147' x 147'



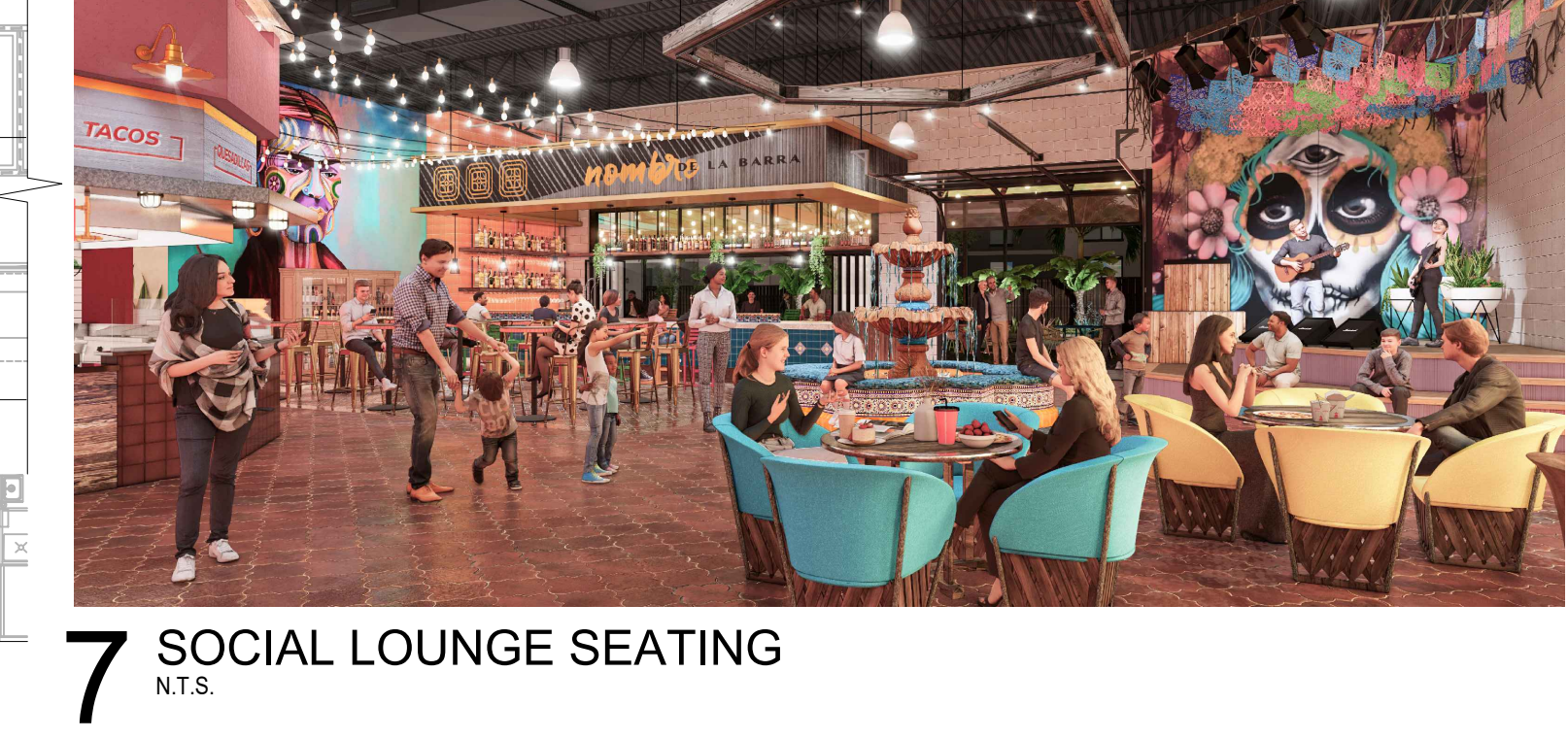
4 SOCIAL LOUNGE BAR ENLARGED PLAN
147' x 147'



5 REAR SOCIAL PATIO
N.T.S.



6 SUSHI SEATING
N.T.S.



7 SOCIAL LOUNGE SEATING
N.T.S.

REVISIONS:

DATE	BY
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE
✓	DATE

OWNER

Northgate Market

1201 N. MAGNOLIA AVENUE
ANAHEIM, CA 92801
714.778.3784

ARCHITECT

LE ARCHITECTURE

801 SOUTH MYRTLE AVENUE
LOS ANGELES, CA 90106
760.276.9909
MABLE.ARCHITECTURE.COM

AGENCY APPROVALS

CORRELATION

MILESTONE

PROJECT

TENANT IMPROVEMENTS FOR
NORTHGATE MARKET
44 COSTA MESA

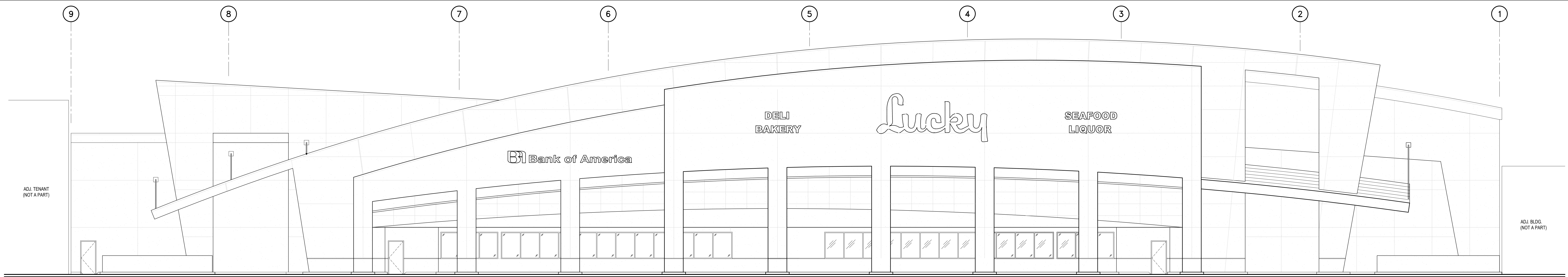
2300-C HARBOR BLVD.
COSTA MESA, CA 92626

FLOOR PLAN

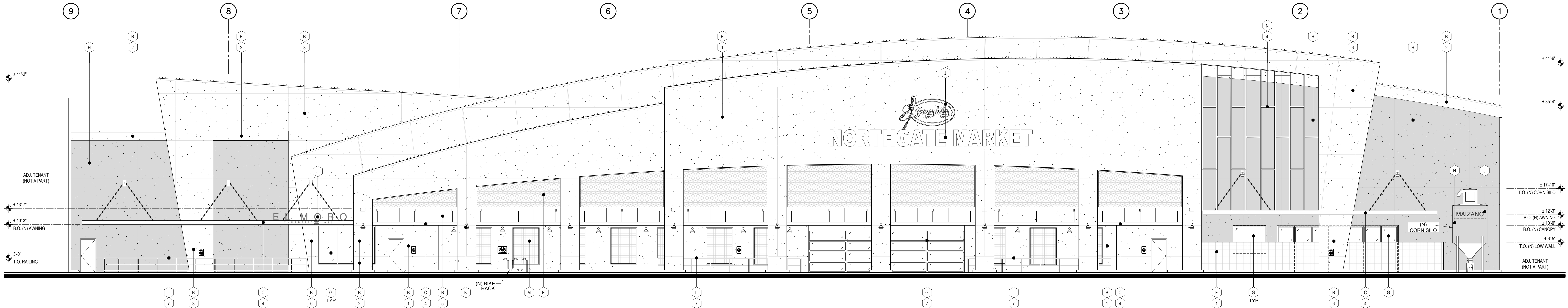
PROJECT ARCHITECT: MR
PROJECT MANAGER: HL
DRAWN BY: AN/PC
CHECKED BY: HL/AN
DRAWING SCALE: AS NOTED

PROJECT NO.: 18041-04
RFP VERSION: V12-17-01-18-02-23
DRAINAGE/CITY: 0305003
NO. ISSUE: 03
CONSTRUCTION ISSUE:

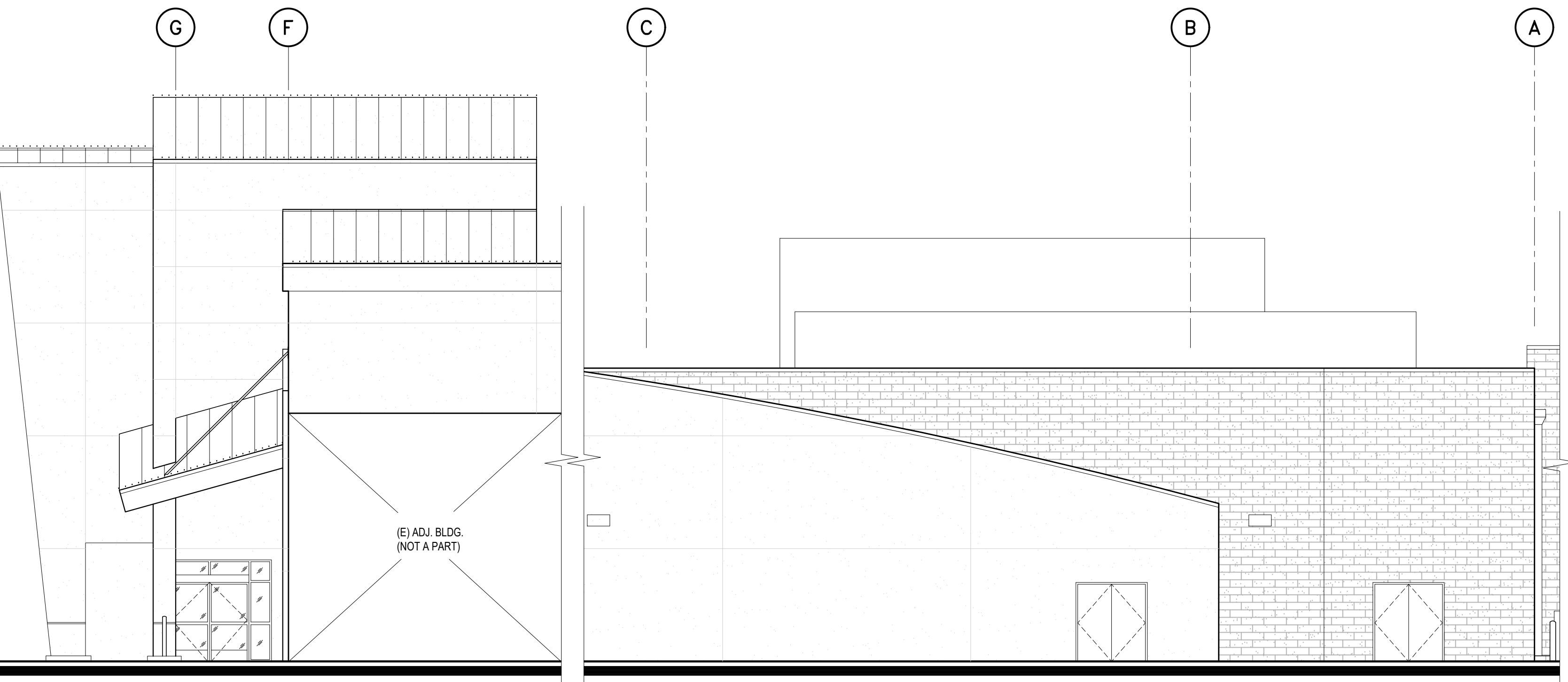
FP



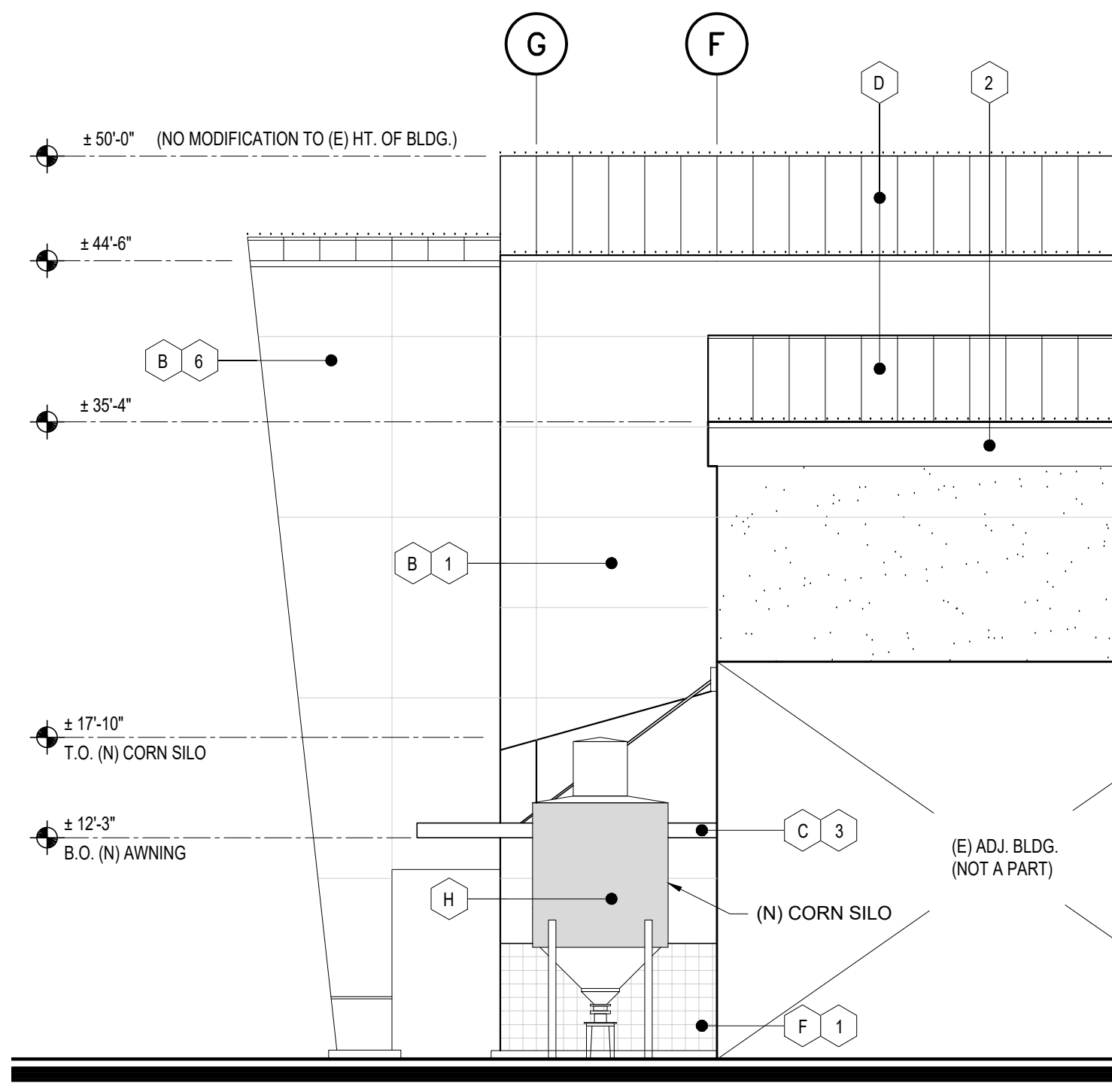
1 EXISTING FRONT (WEST) ELEVATION
1/8" = 1'-0"



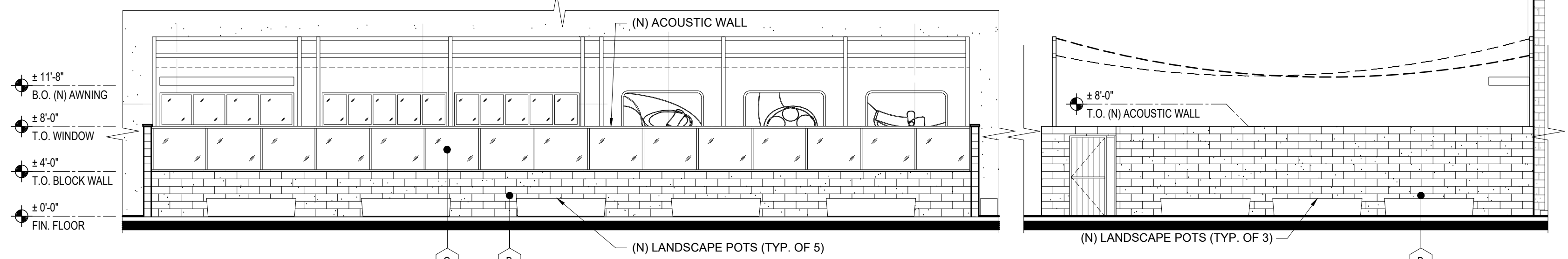
2 PROPOSED FRONT (WEST) ELEVATION
1/8" = 1'-0"



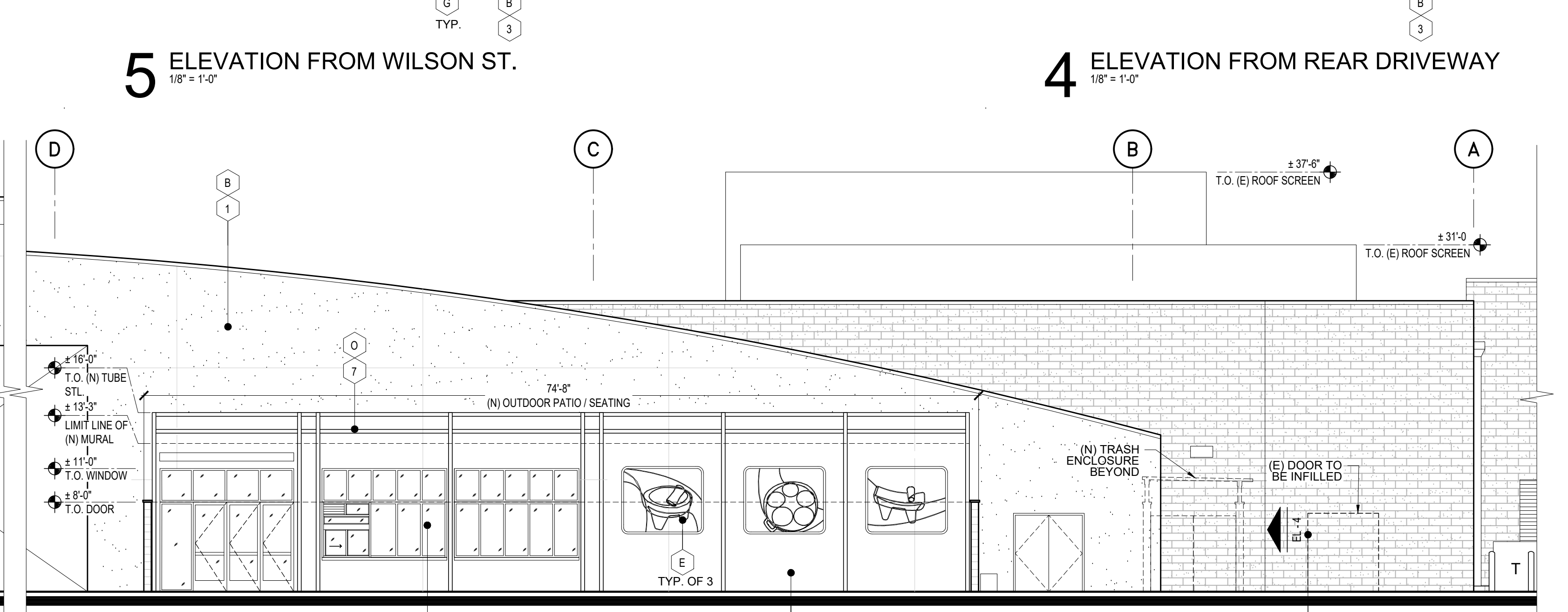
3 EXISTING SIDE (SOUTH) ELEVATION
1/8" = 1'-0"



4 PROPOSED SIDE (SOUTH) ELEVATION
1/8" = 1'-0"



5 ELEVATION FROM WILSON ST.
1/8" = 1'-0"



4 ELEVATION FROM REAR DRIVEWAY
1/8" = 1'-0"

A LEGEND	
RE: EL	
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.	
MATERIALS	
A MASONRY	B STUCCO
C METAL AWNING	D GLAZING
E STANDING SEAM METAL ROOFING	F DECORATIVE METAL PANEL
G BREEZE MASONRY BLOCK (SCREEN WALL)	H PROPOSED LOCATION OF FUTURE MURAL NETWORK TO BE APPROVED BY ARTS COUNCIL
PAINTS	
1 SW7757 HIGH REFLECTIVE WHITE BY SHERWIN WILLIAMS PAINT	J SIGNAGE UNDER SEPARATE PERMIT. PROPOSED SIGNAGE TO COMPLY W/ EXISTING SIGN PROGRAM
2 SW6107 NOMADIC DESERT BY SHERWIN WILLIAMS PAINT	K LIGHTING
3 SW9093 NEARLY BROWN BY SHERWIN WILLIAMS PAINT	L WROUGHT IRON RAILING
4 SW7093 IRON ORE BY SHERWIN WILLIAMS PAINT	M POSTERBOX
5 SW 6808 RAVE RED BY SHERWIN WILLIAMS PAINT	N METAL LATTICE FRAMING
6 SW 6888 SUNRISE BY SHERWIN WILLIAMS PAINT	O FABRIC AWNING
7 DARK BRONZE	P BIRD SPIKES

REVISIONS:

✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:
✓	DATE:	BY:

OWNER:

NORTHGATE MARKET
 1201 N. MAGNOLIA AVENUE
 ANAHEIM, CA 92801
 T 714 | 778.3784

ARCHITECT:

LE ARCHITECTURE
 801 SOUTH MYRTLE AVENUE
 LOS ANGELES, CA 90016
 T 626 | 274-8809
 MAIL@LE-ARCHITECTURE.COM

CONTRACTOR:

AGENCY APPROVAL:

MILESTONE:

PROJECT:
 TENANT IMPROVEMENTS
 FOR
NORTHGATE MARKET
 44 COSTA MESA
 2300-C HARBOR BLVD.
 COSTA MESA, CA 92626

SHEET TITLE:
ELEVATIONS: EXTERIOR

PROJECT ARCHITECT: MR.
PROJECT MANAGER: MS.
DRAWN BY: AG/PC
CHECKED BY: ALAR
DRAWING SCALE: 1/8" = 1'-0"

PROJECT NO.: 18-041-04
PPP VERSION: V13-17-01/18/2023
DRAWING AGENCY: 03262023
NO ISSUE:
CONSTRUCTION ISSUE:

ENVIRONMENT:
EL