



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 15, 2012

Agenda Item 2

SUBJECT: Sambazon Minor Use Permit - (PA2012-004)
3138 Balboa Blvd
▪ Minor Use Permit No. UP2012-001

APPLICANT: Sambazon

PLANNER: Makana Nova, Assistant Planner
(949) 644-3249, mnova@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** CN (Commercial Neighborhood)
- **General Plan:** CN (Neighborhood Commercial)

PROJECT SUMMARY

A minor use permit to allow, Sambazon Acai Café, an eating and drinking establishment (food service, no late hours) serving health juices, smoothies, and healthy snacks. The gross floor area of the establishment is 998 square feet and the interior net public area will be 462 square feet. The establishment will provide a maximum of 32 interior seats. The requested hours of operation are from 7:00 a.m. to 11:00 p.m., daily. Alcohol service is not proposed as part of this request.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2012-001 (Attachment No. ZA 1).

DISCUSSION

- The subject property is bounded by Newport Boulevard, Balboa Boulevard, 30th Street, and 32nd Street. The area in the vicinity of the project site is developed with residential uses across 30th Street, 32nd Street, and adjacent to the southwest corner

of the property, retail and restaurant uses along Newport Boulevard, and a public parking lot to the south of the subject property.

- Sambazon Acai Café will occupy a vacant tenant space at the west end of The Landing Shopping Center. Access to the shopping center is obtained through driveways along 32nd Street, Newport Boulevard and Balboa Boulevard. The area of the subject property is 163,786 square feet (approximately 3.76 acres). The shopping center is developed with three primary buildings facing 32nd Street, a pad building adjacent to 32nd Street, and there are currently 13 tenant spaces within the shopping center.
- The General Plan and Coastal Land Use Plan (CLUP) designate this site CN (Neighborhood Commercial). The CN land use category is intended to provide for a range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed eating and drinking establishment is consistent with this land use category.
- The site is located in the CN (Commercial Neighborhood) Zoning District. The proposed eating and drinking establishment is allowed with the approval of a minor use permit because the establishment does not propose late hours of operation after 11:00 p.m.
- A surface parking lot containing 235 parking spaces is provided. Thirteen total parking spaces were waived through Use Permit No. UP2010-002 (PA2009-153) and Amendment No. 1 to Use Permit No. UP2010-002 (PA2010-166), which approved a parking management plan and the renovation of the shopping center.
- The parking management plan requires that the shopping center be parked at a rate of one space per 200 square feet of gross floor area and allows for eating and drinking establishments to occupy a maximum 15 percent of the gross floor area. Sambazon Acai Café is the fourth eating and drinking establishment to request authorization within The Landing Shopping Center. Gina's Pizza's outdoor dining patio will be reduced by 40 square feet to accommodate the gross floor area of the Sambazon to stay within the 15 percent limit within the shopping center. Once the outdoor dining patio is reduced in size, sufficient parking will be provided to accommodate the Sambazon Café.
- The project is compatible with existing and allowed uses within the shopping center. Other uses in the shopping center include restaurants, a nail salon, and retail uses including a grocery store.

ENVIRONMENTAL REVIEW

The project qualifies for Class 3 (New Construction or Conversion of Small Structures) categorical exemption, Section 15303 of the California Environmental Quality Act because the proposed project involves the establishment of a restaurant in an existing tenant space. The Class 3 exemption includes a store, motel, office, restaurant, or similar structure not involving significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. The proposed restaurant is less than 2,500 square feet. Therefore, the use qualifies for a categorical exemption under Class 3.

PUBLIC NOTICE

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:

Makana Nova, Assistant Planner

BW/mkn

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Project Description
	ZA 4	Table 1: The Landing Parking Summary
	ZA 5	Table 2: Summary of Eating and Drinking Establishments
	ZA 6	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ####

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF NEWPORT BEACH USE PERMIT NO. UP2012-001 FOR
A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT
LOCATED AT 3138 BALBOA BOULEVARD (PA2012-004)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Sambazon, with respect to property located at 3138 Newport Boulevard, and legally described as lots E, F, and H on Parcel Map, as per map filed in book 32, page 41 of Parcel Maps, in the office of the County Recorder in the County of Orange, together with that portion of Lake Avenue shown as Parcel "G" on said Parcel Map, vacated and abandoned by Resolution No. 1012 of the City Council of Newport Beach, recorded May 15, 1981 as Instrument No. 40308 in book 14079, page 939 of official records in the office of said County Recorder, also together with a portion of Section 28, Township 6 south, range 10 west, San Bernardino Meridian, as per Parcel Nos. 1, 2, and 3 of the official plat filed in the district land office August 4, 1980, requesting approval of a minor use permit.
2. The applicant requests a minor use permit to allow, Sambazon Acai Café, an eating and drinking establishment (food service, no late hours) serving health juices, smoothies, and healthy snacks. The gross floor area of the establishment is 998 square feet and the interior net public area will be 462 square feet. The establishment will provide a maximum of 32 interior seats. The requested hours of operation are from 7:00 a.m. to 11:00 p.m., daily. Alcohol service is not proposed as part of this request.
3. The subject property is located within the CN (Commercial Neighborhood) Zoning District and the General Plan Land Use Element category is CN (Neighborhood Commercial).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is CN (Neighborhood Commercial).
5. A public hearing was held on February 15, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project is categorically exempt under Section 15303, of the California Environmental Quality Act (CEQA) Guidelines - Class 3 (New Construction or Conversion of Small Structures). The Class 3 exemption includes a store, motel,

office, restaurant or similar structure not involving significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.

2. The proposed project involves the establishment of a restaurant in an existing tenant space. The proposed use is less than 2,500 square feet. Therefore, the use qualifies for a categorical exemption under Class 3.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

- A. *The use is consistent with the General Plan and any applicable specific plan:*

Facts in Support of Finding

- A-1. The General Plan land use designation for this site is CN (Neighborhood Commercial). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to serve the needs of and maintain compatibility with residential uses in the immediate area. A food service, eating and drinking is a consistent use within this land use designation. Restaurant uses can be expected to be found in this area and similar locations and are complementary to the surrounding commercial and residential uses.
- A-2. Eating and drinking establishments are common in the vicinity along the Balboa Peninsula and are frequented by visitors and residents alike. The establishment is compatible with the land uses permitted within the surrounding neighborhood. The new establishment will improve and revitalize the existing retail building and the surrounding neighborhood.
- A-3. The subject property is not part of a specific plan area.

Finding

- B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code:*

Facts in Support of Finding

- B-2. The site is located in the CN (Commercial Neighborhood) Zoning District. The CN zoning district is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.

The proposed food service, eating and drinking establishment is consistent with land uses permitted by the CN Zoning District.

- B-3. The proposed use will comply with all applicable development and parking standards including those specific to the food service, eating and drinking use classification.

Finding

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity:*

Facts in Support of Finding

- C-1. The hours of operation will be from 7:00 a.m. to 11:00 p.m. daily.
- C-2. Sambazon Acai Café will occupy a vacant tenant space at the west end of The Landing Shopping Center, which was recently renovated in 2011. Prior to the renovation, a restaurant had operated in this location since 1982 pursuant to Use Permit Nos. UP2067 and UP2069 and had not proven detrimental to the area. The tenant space within the shopping center has operated as an eating and drinking establishment in the past and demonstrated the location's capability of operating as a compatible use with other land uses in the vicinity.
- C-3. The project includes conditions of approval to ensure that potential conflicts are minimized to the greatest extent possible. The restaurant is oriented toward the parking lot and is located approximately 225 feet from residential properties across 32nd Street. The applicant is also required to control trash and litter around the subject property.
- C-4. Alcohol service is not proposed. The project has been conditioned so that no dancing or live entertainment will be permitted on the premises.
- C-5. The surrounding commercial corridor contains various retail and visitor commercial uses including restaurants and take-out eating establishments. The proposed establishment is compatible with the existing and permitted uses within the neighborhood.

Finding

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities:*

Facts in Support of Finding

- D-1. The existing parking lot provides adequate circulation and parking spaces for patrons.

- D-2. Adequate public and emergency vehicle access, public services, and utilities are provided within the renovated shopping center.
- D-3. The project site is located within an existing retail building and the tenant space is designed and developed for an eating and drinking establishment. The design, size, location, and operating characteristics of the use are compatible with the surrounding neighborhood.
- D-4. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

- E-1. The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
- E-2. The food service, eating and drinking establishment will serve the surrounding residential community. The proposed establishment will provide dining services as a public convenience to the surrounding neighborhood and visitors. This will revitalize the project site and provide an economic opportunity for the property owner to update the retail tenants and services, which best serve the quality of life for the surrounding residential community.
- E-3. The applicant is required to install a grease interceptor, obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2012-001, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 15TH DAY OF FEBRUARY, 2012.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

Planning Department Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
4. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
5. Minor Use Permit No. UP2012-001 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
6. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
7. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
8. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
9. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
10. *The establishment shall provide a maximum of 32 interior seats.*

11. *The hours of operation for food service, eating and drinking establishment are limited from 7:00 a.m. to 11:00 p.m., daily.*
12. *Prior to the issuance of tenant improvement building permits for an eating and drinking establishment at 3138 Balboa Boulevard, building permits shall be issued for Gina's Pizza, located at 3142 Balboa Boulevard, to reduce the outdoor dining patio by 40 square feet.*
13. *Live entertainment, dancing, and alcohol service shall be prohibited as a part of the regular operation.*
14. *A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Director and Public Works Director in conjunction with the approval of an alternate drainage plan.*
15. No outside paging system shall be utilized in conjunction with this establishment.
16. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Planning Director, and may require an amendment to this use permit.
17. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Sambazon Acai Café including, but not limited to Use Permit No. UP2012-001(PA2012-004) and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building and Fire Department Conditions

18. *Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Department.*

19. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet entrance, path of travel, restroom, dining room seating, and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Department. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
20. The construction plans must meet all applicable State Disabilities Access requirements.
21. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
22. *A Type I hood shall be required if any cooking is conducted that produces grease laden vapors per C.F.C. Section 609.2.*
23. *A wet chemical extinguishing system complying with UL300 will be required if cooking is conducted that produces grease laden vapors per C.F.C. Section 904.*
24. *A portable fire extinguisher shall be provided and maintained per C.F.C. Section 904.11.5. A 2A 10BC shall be required for the serving area. A fire extinguisher with a class K rating shall be provided where a type I hood is required and provided with a fire extinguishing system.*
25. The rear doors of the facility shall remain closed at all times. The use of the rear door shall be limited to deliveries and employee use only. Ingress and egress by patrons is prohibited unless there is an emergency.
26. All exits shall remain free of obstructions and available for ingress and egress at all times.

Public Works Department Conditions

27. County Sanitation District fees shall be paid prior to the issuance of any building permits.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2012-001
PA2012-004

3138 Balboa Blvd

Attachment No. ZA 3

Applicant's Project Description

Minor Conditional Use Permit Documentation for
The Sambazon Açai Cafe

RECEIVED BY
COMMUNITY
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CITY OF NEWPORT BEACH
DEVELOPMENT

COMPANY BACKGROUND

Founded in 2000, Sambazon is the pioneer and world leader in Organic Amazon Superfoods providing functional health juices, smoothies, frozen products and supplements made from handpicked Brazilian fruits and botanicals. Known for introducing Açai to the US market, Sambazon is committed to sharing super-food health with the world in a way that consciously benefits both people and our planet. It's certified organic and fair trade partnerships help protect the Amazon rainforest and benefits more than 10,000 family farmers while bringing consumers the next level in super-food nutrition.

In 2006, Sambazon received the prestigious "Secretary of State Award for Corporate Excellence" (A.C.E. Award) by then Secretary of State, Condoleeza Rice. Sambazon was nominated for this honor by the United States Ambassador to Brazil for helping to create worldwide awareness and pioneer a sustainable industry around the açai fruit. Today, Sambazon products are widely available in health food stores, grocers, and juice bars.

BUSINESS DESCRIPTION

Services

The Sambazon Açai Café will offer the full Sambazon experience and product line featuring Organic Açai bowls and smoothies -a tasty alternative to the traditional breakfast, anytime-meal, or healthy snack packed with delicious whole food nutrition. The Café will also have a full service coffee bar with premium espresso-based coffee drinks.

Proposed Improvements

The proposed improvements shall include kitchen, service, and customer areas. The customer area shall provide seating for 32.

Like everything that Sambazon makes, the Sambazon Açai Café will be built as sustainably as possible using recycled and reclaimed materials and nontoxic finishes.

Staffing

Typical staffing for the Café shall be 4 to 6 employees depending upon the specific shift.

Hours of Operation

The proposed hours of operation for the Café are 7am to 11pm, 7 days per week.

Alcohol will NOT be served at this establishment

JUSTIFICATION

We believe that this proposal for implementation of the Sambazon Acai Café at 3138 Balboa Blvd. in the Landing commercial center meets all requirements pursuant to Chapter 20.52 of the Zoning Code. Further we believe that the Sambazon Acai Café's healthy products and sustainable agenda will benefit the Newport Beach community.

Attachment No. ZA 4

Table 1: The Landing Parking Summary

Table 1. Current Parking Summary

3101-3121 Newport Blvd. and 3100-3138 Balboa Blvd.

Last Updated: 01-31-12

Proposed use	Sq ft	Tenant	Parking Requirement at 1/200 sq ft	Discretionary Application No.
Grocery	28,221	Pavillion's	142	Plan Check No. 1590-2010
S3101	1,700	Chipotle	9	UP2010-017, OD2010-004 (PA2010-096)
S3107	1,878	Crow Burger	9	UP2010-036 (PA2010-155)
S3109	738	Whimsical Gelato	4	(PA2011-090)
S3117	900	Newport Nails	5	
S3119	761	No Rest for Bridget	4	
S3121	1,614	No Rest for Bridget	8	
S3130	2,918	Pavillion's Retail Liquor	15	
S3134	903	Sunny Fresh Cleaners	5	
S3136	1,003	Spec suite	6	
S3138	998	Sambazon	5	UP2012-001 (PA2012-004)
S3142	2,083	Gina's Pizza	10	UP2011-002 (PA2011-006)
Storage	95	N/A	1	
S3152	4,000	Chase	20	Plan Check No. 1642-2010
TOTAL	47,878	N/A	243 (Including 3 spaces for outdoor dining patios)	

Total Eating and Drinking Establishments Square Footage Parked: 3,886 sq ft

Total Maximum Eating and Drinking Establishment Square Footage: 7,182 sq ft

Percentage of 15 Percent Currently Utilized: 54%

Attachment No. ZA 5

Table 2: Summary of Eating and Drinking
Establishments

The Landing Shopping Center

3101-3121 Newport Blvd. and 3100-3138 Balboa Blvd.

Last Updated: 01-31-12

Table 2. Summary of Eating and Drinking Establishments

Suite Number	Tenant	Interior Gross Floor Area	Interior Net Public Area	Outdoor Patio Area	25% of Net Public Area	Outdoor Patio in Excess of 25% of Net Public Area	Total Area Parked for Restaurants
S3101	Chipotle	1,700	500	336	125	211	1,911
S3107	Crow Burger	1,878	650	259	162	97	1,975
S3142	Gina's Pizza	2,083	812	458	203	215*	2,298
S3138	Sambazon	998	462	N/A	N/A	N/A	998
TOTAL		5,661	1,962	1,053	490	308	7,182
Total Permitted		47,878				600	7,182
% of Maximum Currently Utilized		12%				87%	100%

Interior Gross Floor Area of Shopping Center: 47,878 sq ft

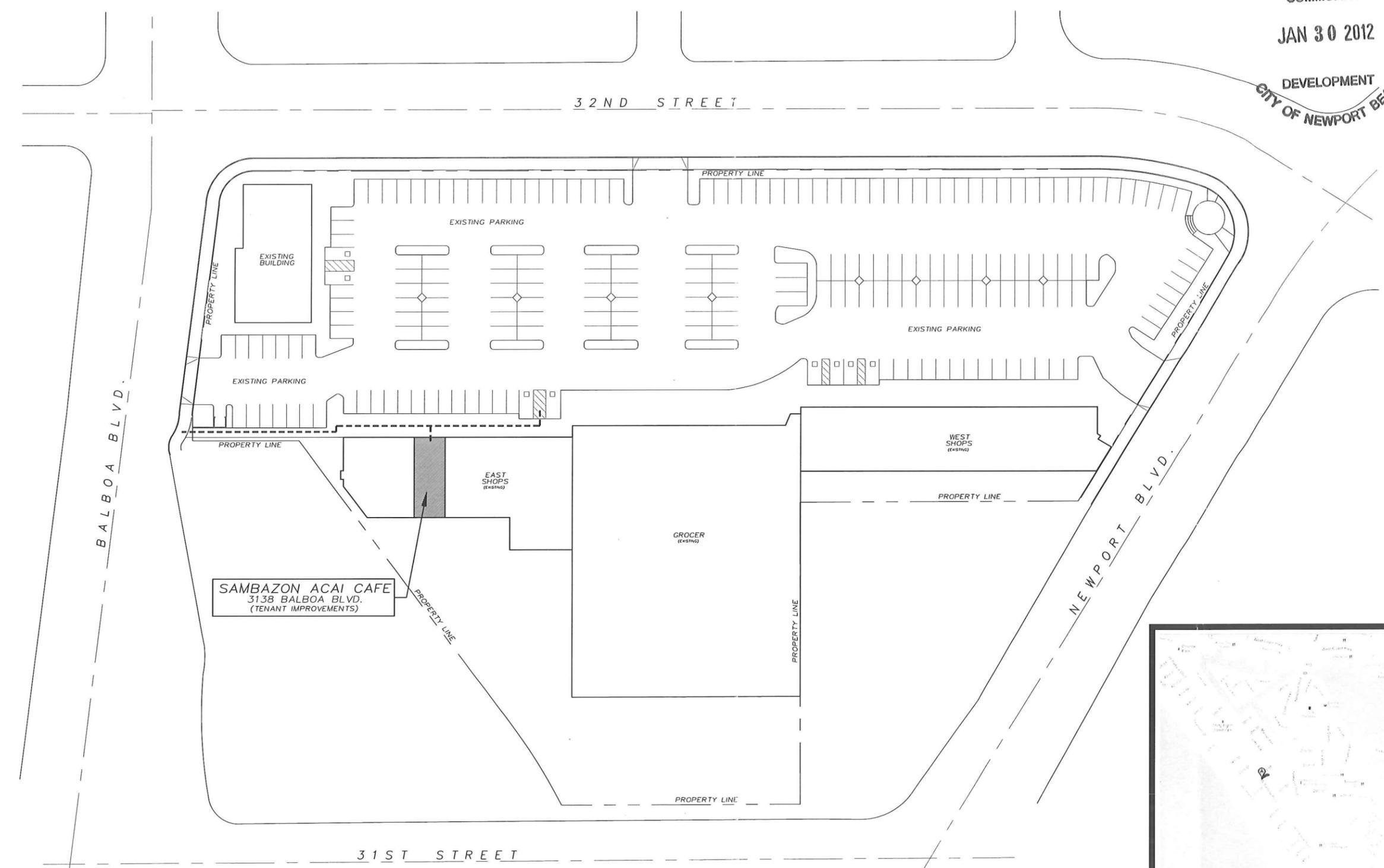
*Gina's Pizza outdoor patio area reduced by 40 square feet in area

Attachment No. ZA 6

Project Plans

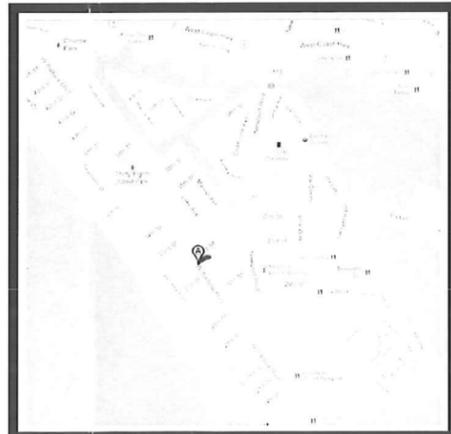
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CITY OF NEWPORT BEACH

REVISIONS	BY



SAMBAZON ACAI CAFE
3138 BALBOA BLVD.
(TENANT IMPROVEMENTS)

NOTE:
ALL SITE IMPROVEMENTS ARE EXISTING AND SHOWN FOR REFERENCE ONLY



VICINITY MAP

SAMBAZON ACAI CAFE
TENANT IMPROVEMENTS
3138 BALBOA BLVD.
NEWPORT BEACH, CA 92660

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DRAWN	ULTIMA
CHECKED	
DATE	01 30 12
SCALE	AS NOTED
JOB NO.	12 - 02
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TITLE	
SITE PLAN	



SCALE: 1" = 30'

PA2012-004 for UP2012-001
3138 Balboa Blvd
Sambazon

SITE PLAN



theLANDING
3100 BALBOA BLVD.
NEWPORT BEACH, CA

**FAÇADE REMODEL
BLDG. EXPANSION
SITE IMPROVEMENTS**

CATELLUS
66 FRANKLIN ST., SUITE 200,
OAKLAND, CA 94607

**OVERALL
SITE PLAN**

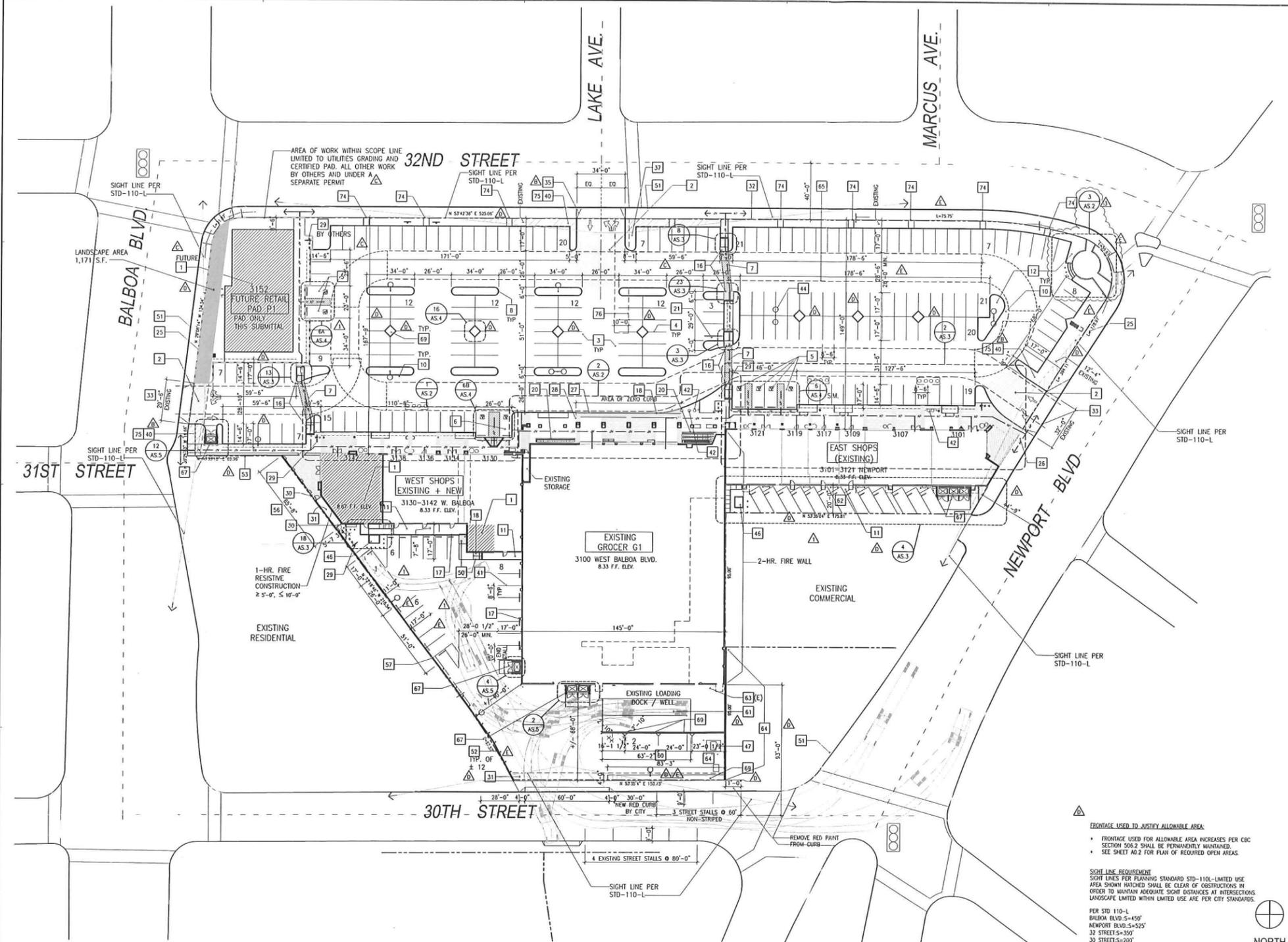
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A/C NO. 2010009
CC PERMIT #: S-10-042

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DATE	PLAN CHECK
05-26-10	Plan Check
07-08-10	Set Out
09-15-10	Permit
2008-136	Project Number
01-27-11	Drawn Name
06-01-10	COORDINATION
06-23-10	PLAN CHECK
08-01-10	COORDINATION
08-13-10	PLAN CHECK
08-31-10	PLAN CHECK
10-12-10	OWNER REV.
01-11-11	OWNER REV.

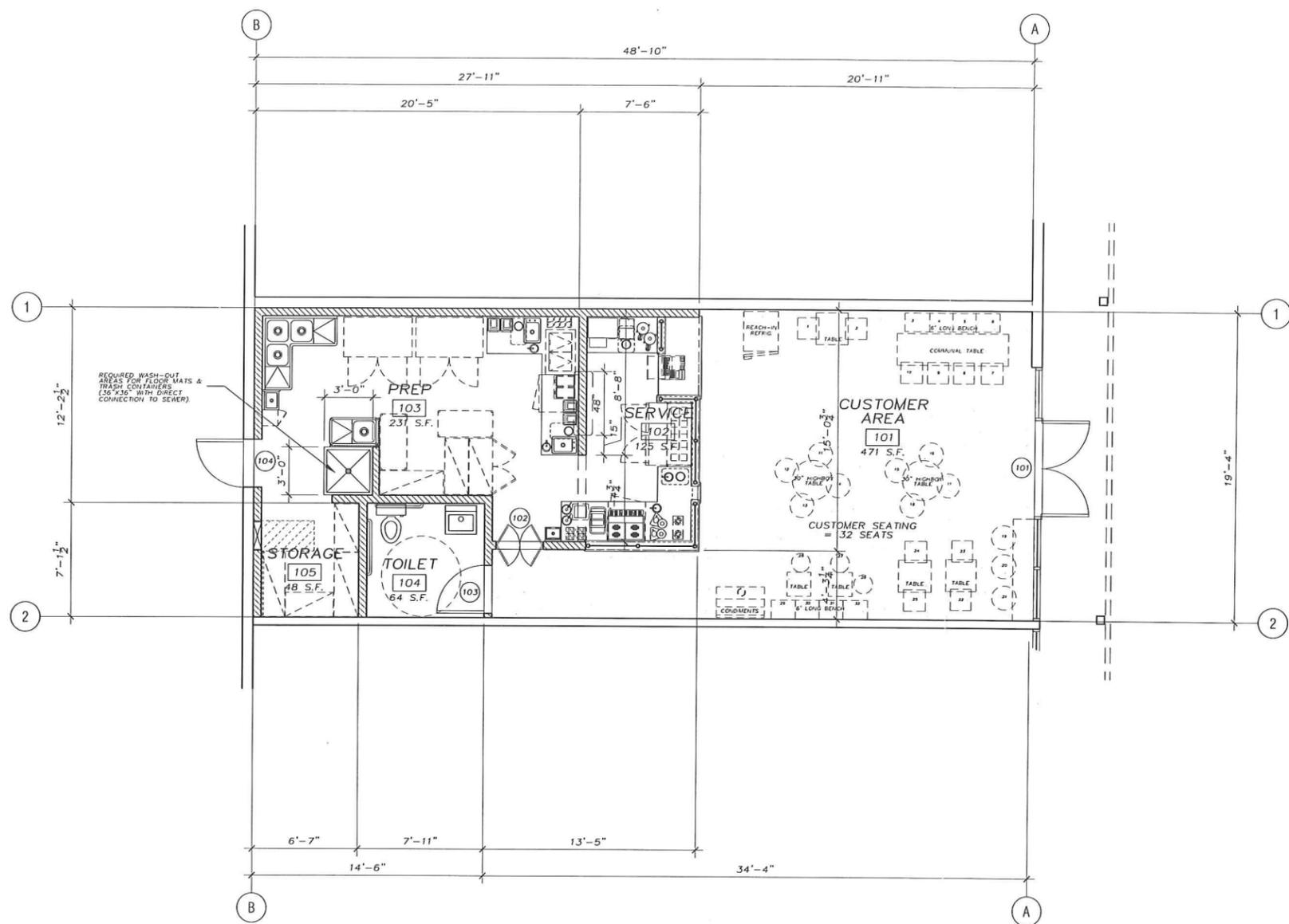
SHEET
AS.1

- 1 NEW BUILDING AREA SHOWN CROSSHATCHED
- 2 ENHANCED PAVING - DRIBBLE PAVERS TUMBLED AND FULLY COLOURED WITH 2" CONCRETE BANDING AT PERIMETER - SEE CIVIL AND SOILS REPORT FOR REQUIRED BASE.
- 3 NEW A.C. PAVING RESURFACING. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE NEW PAVING SECTION AT DEMOLISHED PLANTER LOCATIONS, LIGHT POLES AND AT BACKFILLED UTILITY TRENCHES PER CIVIL.
- 4 NEW PARKING SPACE STRIPPING. REFER TO DETAIL 9/AS.4. ALL STRIPPING PER CITY STANDARD STD-805-L-4.
- 5 ACCESSIBLE PARKING SPACE. REFER TO DETAIL 6/AS.4 CONDITION A.
- 6 VAN ACCESSIBLE PARKING SPACE. REFER TO DETAIL 6/AS.4 CONDITION B.
- 7 ACCESSIBLE ROUTE STRIPPING. REFER TO DETAIL 11/AS.4.
- 8 NEW CONCRETE CURB. REFER TO CIVIL DRAWINGS.
- 9 EXISTING CONCRETE CURB TO REMAIN.
- 10 "TIRE LAKE" CURB. REFER TO DETAIL 4/AS.4.
- 11 CONCRETE PAVING - MEDIUM BROOM FINISH / GREY. SEE PLAN FOR SCORELINES AND EXPANSION JOINTS. SEE DETAILS 15/AS.4
- 12 LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS
- 13 ACCESSIBLE PATH OF TRAVEL SIGN LOCATION REFER TO DETAIL 24/AS.4. LOCATE ALONG WALKER AND PATH OF TRAVEL
- 14 ACCESSIBLE PARKING SIGNAGE. REFER TO DETAIL 7/AS.4.
- 15 ACCESSIBLE PARKING SPACE SYMBOL. REFER TO DETAIL 8/AS.4.
- 16 ACCESSIBLE CURB RAMP - SEE DETAIL 12/AS.4 AND / OR ENLARGED PLANS
- 17 WHEEL STOP LOCATION REFER TO DETAIL 14/AS.4 AND 9/AS.4.
- 18 TRUNCATED DOME PAVEMENT TILES. REFER TO DETAIL 21/AS.4.
- 19 CONCRETE CROSSING PER DETAIL 5/AS.4.
- 20 36" HIGH STONEFACED CMU CURB CORRAL WALL W/ CONCRETE CAP. SEE SECTION 4/AS.1
- 21 CURB CORRAL SEE SPECIFICATIONS
- 22 BENCH - SEE SPECIFICATIONS.
- 23 CONCRETE PAVERS 0/ SAND BASE-OLSEN BLEND
- 24 CURB BUMPERS ENTIRE LENGTH OF WALL MOUNT AT 6.5' (TO CENTER) ABOVE SURFACE AND AT 33" (TO CENTER) ABOVE SURFACE. M/CUE CURB CURB 2, BLACK
- 25 NEW MONUMENT SIGN - SEPARATE SUBMITTAL.
- 26 EXISTING SIGN TO BE REMOVED
- 27 0" CURB
- 28 BRICK BANDING- ACME RED SUNSET FULL BRICK ON CONCRETE SUBSTR. SEE DETAIL 23/AS.4
- 29 BIKE RACK - SEE SPECIFICATIONS AND DETAIL 25/AS.4
- 30 LOCKABLE WROUGHT IRON GATES - SEE DOOR SCHEDULE. NO PUBLIC ACCESS
- 31 5' REQUIRED SETBACK AT RESIDENTIAL ADJACENCY. NO PUBLIC ACCESS
- 32 EXISTING PROPERTY LINE
- 33 EXISTING DRIVE
- 34 PAINTED STOP STRIPPING SEE DETAILS 4 & 69/AS.3
- 35 NEW DRIVE APRON PER CITY STANDARDS - CENTER ON LAKE AVENUE
- 36 SLOPING TRANSITION CURB
- 37 EXISTING D.D.C. TO REMAIN
- 38 NEW TRANSFORMER LOCATION WITH PROTECTIVE BOLLARDS. SEE SITE ELECTRICAL FOR ADDITIONAL INFORMATION.
- 39 INTERSECTION LINE OF SITE PER PUBLIC WORKS
- 40 ACCESSIBLE PARKING WARNING SIGNAGE PER DETAIL 27/AS.4
- 41 EXISTING PARKING SPACES TO BE RE-STRIPPED. REFER TO DETAIL 9/AS.4.
- 42 EXISTING GREASE INTERCEPTOR. PROVIDE EXTENSION TO NEW MAN HOLE/ CLEANOUT HEIGHTS IN NEW HARDSCAPE
- 43 METAL HANDRAIL-SEE DETAIL 13/AS.4
- 44 NEW LIGHT POLE LOCATION. REFER TO DETAIL 1/AS.4 FOR CONCRETE BASE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 45 LEVEL CLEAR LANDING PER REQUIREMENTS OF DETAIL 17/44.0
- 46 NEW TRANSFORMER LOCATION. REFER TO ELECTRICAL DRAWINGS. PROVIDE MIN. 10' CLEAR FROM ACCESS SIDE OF ABOVE GRADE UNIT.
- 47 EXISTING TRANSFORMER LOCATION. REFER TO ELECTRICAL DRAWINGS.
- 48 STOP SIGN LOCATION. REFER TO DETAIL 3/AS.4.
- 49 DASHED LINE INDICATES 2" OVERHANG.
- 50 H.C. ACCESSIBLE RAMP-SEE ENLARGED PLANS, FOR CURB RAMP SEE DETAIL 13/AS.4
- 51 EXISTING FIRE HYDRANT LOCATION
- 52 4'-0" HIGH CONCRETE FILLED METAL PIPE BOLLARD WITH REFLECTORS @ THE TOP @ 4'-0" O.C. ALONG SOUTHWESTERLY PROPERTY LINE AS SHOWN. SEE DETAIL 2/AS.4. SPACE TO AVOID BLOCKING EXISTING FENCE DOORS.
- 53 36" HIGH NEW GREEN SCREEN WALL.
- 54 NEW GAS METERS
- 55 RELOCATED GAS METERS
- 56 NEW 6'-0" HIGH PRECAST FENCE-"FENCE STONE" BY ARTISAN OR APPROVED EQUAL. DESIGN AND INSTALLATION BY MANUFACTURER'S WRITTEN RECOMMENDATION
- 57 EXISTING FENCING - METAL AND WOOD +/- 6'-0" HIGH TO REMAIN.
- 58 NEW GREASE INTERCEPTOR. SEE PLUMBING PLANS.
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- 61 EXISTING LOADING DOCK / WELL
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- 63 ELECTRICAL SWITCHGEAR ON LEVEL CONCRETE PAD. VERIFY SIZE AND EQUIPMENT SPACING
- 64 EXISTING BLOCK WALL +/- 6'-0" HIGH TO BE REPAIRED AND REFINISHED
- 65 DASHED LINE INDICATES FIRE APPARATUS ACCESS DRIVE
- 66 LANDSCAPE POT-SEE LANDSCAPE DWGS.
- 67 NEW TRASH ENCLOSURES - SEE DETAILS SHEET AS.5
- 68 FUTURE PATIO RAIL BY OTHERS. SEPARATE APPROVAL AND PERMIT
- 69 NEW LANDSCAPE PLANTER
- 70 PAINTED TRAFFIC ARROW PER DETAIL 23/AS.3
- 71 LIGHT POLE LOCATION-SEE ELECTRICAL DRAWINGS. SEE DETAIL 24/AS.5
- 72 4'-0" HIGH CONCRETE FILLED METAL PIPE BOLLARD. SEE 2/AS.4
- 73 6'-0" HIGH CONCRETE FENCE WITH PRECAST I-BEAM POSTS AT 5'-0" O.C.
- 74 ACCESS PATH-SEE LANDSCAPE DWGS.
- 75 FIRE LANE ENTRANCE SIGNAL SEE DETAIL 10/AS.4
- 76 UTILITY EASEMENT SEE CIVIL PLANS



GENERAL NOTES	LEGEND	LANDSCAPE AREA SUMMARY	PARKING SUMMARY	SITE SUMMARY	KEYNOTES																																																																				
<p>NOTES:</p> <ol style="list-style-type: none"> DEMISING WALL LOCATIONS ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. FINAL LOCATIONS MAY VARY. NEW RETAIL PAD BUILDING ARCHITECTURE TO BE SUBMITTED SEPARATELY. ARCHITECTURE SHALL ADHERE TO GENERAL THEME OF THE MAIN BUILDING RENOVATION. ALL SITE SIGNAGE PER SEPARATE SIGNAGE PACKAGE. ALL REFERENCE DETAILS ARE FOR CODE COMPLIANCE PURPOSES AND DO NOT REPRESENT SIGN DESIGN WITH AN EXCEPTION TO CBC CODE REG. CODE CONTENT 	<p>AP ACCESSIBLE EGRESS UNOBSTRUCTED PATH OF TRAVEL - HANDICAPPED ACCESSIBLE (UNLESS NOTED OTHERWISE) WITH SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2% SEE CIVIL SHEET 2 FOR ACTUAL DESIGN SLOPES ALONG THE PATH OF TRAVEL</p> <p>INDICATES FIRE LANE - "NO PARKING" OR RED PAINTED CURB PER NEWPORT BEACH FIRE DEPARTMENT AND PER DETAIL 4/AS.4</p>	<p>FRONT PARKING AREA</p> <table border="1"> <tr> <td>GROSS PARKING AREA</td> <td>75,403 SF</td> </tr> <tr> <td>PARKING LANDSCAPE AREA</td> <td>5,164 SF</td> </tr> <tr> <td>LANDSCAPE AREA RATIO</td> <td>6.84%</td> </tr> <tr> <td>OVERALL LANDSCAPE AREA</td> <td>1/11,450 SF</td> </tr> </table>	GROSS PARKING AREA	75,403 SF	PARKING LANDSCAPE AREA	5,164 SF	LANDSCAPE AREA RATIO	6.84%	OVERALL LANDSCAPE AREA	1/11,450 SF	<p>PARKING REQUIRED: 1/200 SF 240 STALLS</p> <p>PARKING PROVIDED: 235 STALLS</p> <p>PARKING WANNER APPROVED THROUGH UP2010-002 FOR A REDUCTION OF 5)</p> <p>ACCESSIBLE STALLS REQUIRED: 7 (PER CBC TABLE 11B-6) ACCESSIBLE STALLS PROVIDED: 8 (INCLUDING ONE VAN)</p>	<p>BUILDING AREA:</p> <table border="1"> <tr> <td>GROECR G1 3100 (NET)</td> <td>28,337 SF</td> <td>BUILDING AREA PER PLANNING (-10% MECH)</td> <td>24,537 SF (4,168 MEZ2)</td> </tr> <tr> <td>SUITE S1 3142</td> <td>2,083 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S2 3138</td> <td>938 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S3 3136</td> <td>1,003 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S4 3134</td> <td>903 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S5 3130</td> <td>2,218 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S6 3121</td> <td>1,614 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S7 3119</td> <td>781 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S8 3117</td> <td>900 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S9 3109</td> <td>738 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S10 3107</td> <td>1,078 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>SUITE S11 3101</td> <td>1,700 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>STORAGE</td> <td>95 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>PAD #1 3152 (FUTURE)</td> <td>4,000 SF</td> <td>SAVE</td> <td>SAVE</td> </tr> <tr> <td>TOTAL FINAL BUILD-OUT</td> <td>47,915 SF</td> <td>47,799 SF</td> <td></td> </tr> </table> <p>PER STD 110-L BALBOA BLVD-S-450' NEWPORT BLVD-S-525' 31 STREET-S-300' 30 STREET-S-200'</p> <p>SITE AREA: 3.76 ACRES +/- F.A.R.: 29.2%</p>	GROECR G1 3100 (NET)	28,337 SF	BUILDING AREA PER PLANNING (-10% MECH)	24,537 SF (4,168 MEZ2)	SUITE S1 3142	2,083 SF	SAVE	SAVE	SUITE S2 3138	938 SF	SAVE	SAVE	SUITE S3 3136	1,003 SF	SAVE	SAVE	SUITE S4 3134	903 SF	SAVE	SAVE	SUITE S5 3130	2,218 SF	SAVE	SAVE	SUITE S6 3121	1,614 SF	SAVE	SAVE	SUITE S7 3119	781 SF	SAVE	SAVE	SUITE S8 3117	900 SF	SAVE	SAVE	SUITE S9 3109	738 SF	SAVE	SAVE	SUITE S10 3107	1,078 SF	SAVE	SAVE	SUITE S11 3101	1,700 SF	SAVE	SAVE	STORAGE	95 SF	SAVE	SAVE	PAD #1 3152 (FUTURE)	4,000 SF	SAVE	SAVE	TOTAL FINAL BUILD-OUT	47,915 SF	47,799 SF		<p>1 NEW BUILDING AREA SHOWN CROSSHATCHED</p> <p>2 ENHANCED PAVING - DRIBBLE PAVERS TUMBLED AND FULLY COLOURED WITH 2" CONCRETE BANDING AT PERIMETER - SEE CIVIL AND SOILS REPORT FOR REQUIRED BASE.</p> <p>3 NEW A.C. PAVING RESURFACING. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE NEW PAVING SECTION AT DEMOLISHED PLANTER LOCATIONS, LIGHT POLES AND AT BACKFILLED UTILITY TRENCHES PER CIVIL.</p> <p>4 NEW PARKING SPACE STRIPPING. REFER TO DETAIL 9/AS.4. ALL STRIPPING PER CITY STANDARD STD-805-L-4.</p> <p>5 ACCESSIBLE PARKING SPACE. REFER TO DETAIL 6/AS.4 CONDITION A.</p> <p>6 VAN ACCESSIBLE PARKING SPACE. REFER TO DETAIL 6/AS.4 CONDITION B.</p> <p>7 ACCESSIBLE ROUTE STRIPPING. REFER TO DETAIL 11/AS.4.</p> <p>8 NEW CONCRETE CURB. REFER TO CIVIL DRAWINGS.</p> <p>9 EXISTING CONCRETE CURB TO REMAIN.</p> <p>10 "TIRE LAKE" CURB. REFER TO DETAIL 4/AS.4.</p> <p>11 CONCRETE PAVING - MEDIUM BROOM FINISH / GREY. SEE PLAN FOR SCORELINES AND EXPANSION JOINTS. SEE DETAILS 15/AS.4</p> <p>12 LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS</p> <p>13 ACCESSIBLE PATH OF TRAVEL SIGN LOCATION REFER TO DETAIL 24/AS.4. LOCATE ALONG WALKER AND PATH OF TRAVEL</p> <p>14 ACCESSIBLE PARKING SIGNAGE. REFER TO DETAIL 7/AS.4.</p> <p>15 ACCESSIBLE PARKING SPACE SYMBOL. REFER TO DETAIL 8/AS.4.</p> <p>16 ACCESSIBLE CURB RAMP - SEE DETAIL 12/AS.4 AND / OR ENLARGED PLANS</p> <p>17 WHEEL STOP LOCATION REFER TO DETAIL 14/AS.4 AND 9/AS.4.</p> <p>18 TRUNCATED DOME PAVEMENT TILES. REFER TO DETAIL 21/AS.4.</p> <p>19 CONCRETE CROSSING PER DETAIL 5/AS.4.</p> <p>20 36" HIGH STONEFACED CMU CURB CORRAL WALL W/ CONCRETE CAP. SEE SECTION 4/AS.1</p> <p>21 CURB CORRAL SEE SPECIFICATIONS</p> <p>22 BENCH - SEE SPECIFICATIONS.</p> <p>23 CONCRETE PAVERS 0/ SAND BASE-OLSEN BLEND</p> <p>24 CURB BUMPERS ENTIRE LENGTH OF WALL MOUNT AT 6.5' (TO CENTER) ABOVE SURFACE AND AT 33" (TO CENTER) ABOVE SURFACE. M/CUE CURB CURB 2, BLACK</p> <p>25 NEW MONUMENT SIGN - SEPARATE SUBMITTAL.</p> <p>26 EXISTING SIGN TO BE REMOVED</p> <p>27 0" CURB</p> <p>28 BRICK BANDING- ACME RED SUNSET FULL BRICK ON CONCRETE SUBSTR. 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Friday, October 07, 2009
P:\2008-136 CATELLUS - BALBOA CENTER\CD\8136-AS-1-SP.DWG



FLOOR PLAN



SCALE: 1/4" = 1'-0"

GENERAL NOTES

REVISIONS	BY

SAMBAZON ACAI CAFE
 TENANT IMPROVEMENTS
 3138 BALBOA BLVD.
 NEWPORT BEACH, CA 92660

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PLAN WALL LEGEND

- DENOTES NET PUBLIC AREA
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION

DRAWN	ULTIMA
CHECKED	
DATE	01.30.12
SCALE	AS NOTED
JOB NO.	12-02
SHEET	
A1.1	
OF SHEETS	
TITLE	
FLOOR PLAN	