

Project Narrative

The purpose of this package is to combine two tenant spaces (Suites A & B) into a single tenant space, and submit a design intent for exterior modifications to an existing commercial building located at 3840 E. Coast Hwy in Corona del Mar.

Suite A was an existing engineering office space for business and Suite B was an existing sushi restaurant, both vacated in 2023. We are proposing to combine both suites into a single space for a future cafe-style restaurant. The future tenant is TBD.

The existing building has (8) standard parking spaces located on the roof and no ADA path of travel from the roof to the building entrance. We are proposing to upgrade the parking with (5) standard and (1) van ADA space with an access aisle to a new ADA lift. The ADA lift will replace the existing stairs and provide access from the roof to the building entrance.

The existing building is located about 36" higher than the sidewalk and so we are proposing to replace the stairs to make them code compliant, as well as install an ADA lift from the sidewalk to the entrance.

Building Information

Legal Description (APN 459-123-02)

The land referred to herein below is situated in the city of Newport Beach, in the County of Orange, State of California, and is described as follows: Lot 53, Block B of Tract No. 673, in the city of Newport Beach, County of Orange, State of California, as per map recorded in Book 20, Pages 17 and 18 or miscellaneous maps, in the office of the county recorder of said county.

Lot Size	3,378 S.F.
Construction Type	V-B
Gross Floor Area	2,155 S.F.
Exist. Occupancies	B, A-2
Proposed Occupancies	B
Allowable Area	6,000 S.F.
Allowable Height	40'-0"
Allowable Stories	1
Zone District	CC Corridor Commercial

Contact Directory

Owner
Theory R Properties
Contact: Buddy Molway
949.233.1006

Architect
Robinson Hill Architecture Inc.
Contact: Heather Guillen
714.352.7578

Deferred Submittals
by Future Tenant as required:
- Fire Sprinklers
- Fire Alarm
- Fire Suppression System
- Exterior Signage

robinson hill architecture, inc.

Drawing Directory

00	Title Sheet
01	Parcel Map
02	Existing Facade Photos
03	Existing Roof Photos
04	Existing Site Plan
05	Existing Floor Plan
06	Existing Roof Plan
07	Existing Elevation
08	Proposed Site Plan
09	Proposed Floor Plan
10	Proposed Roof Plan
11	Proposed Elevation
12	Proposed Design Renderings
13	Proposed Design Renderings
14	Proposed Design Renderings

3840 E. COAST HWY.

Corona del Mar

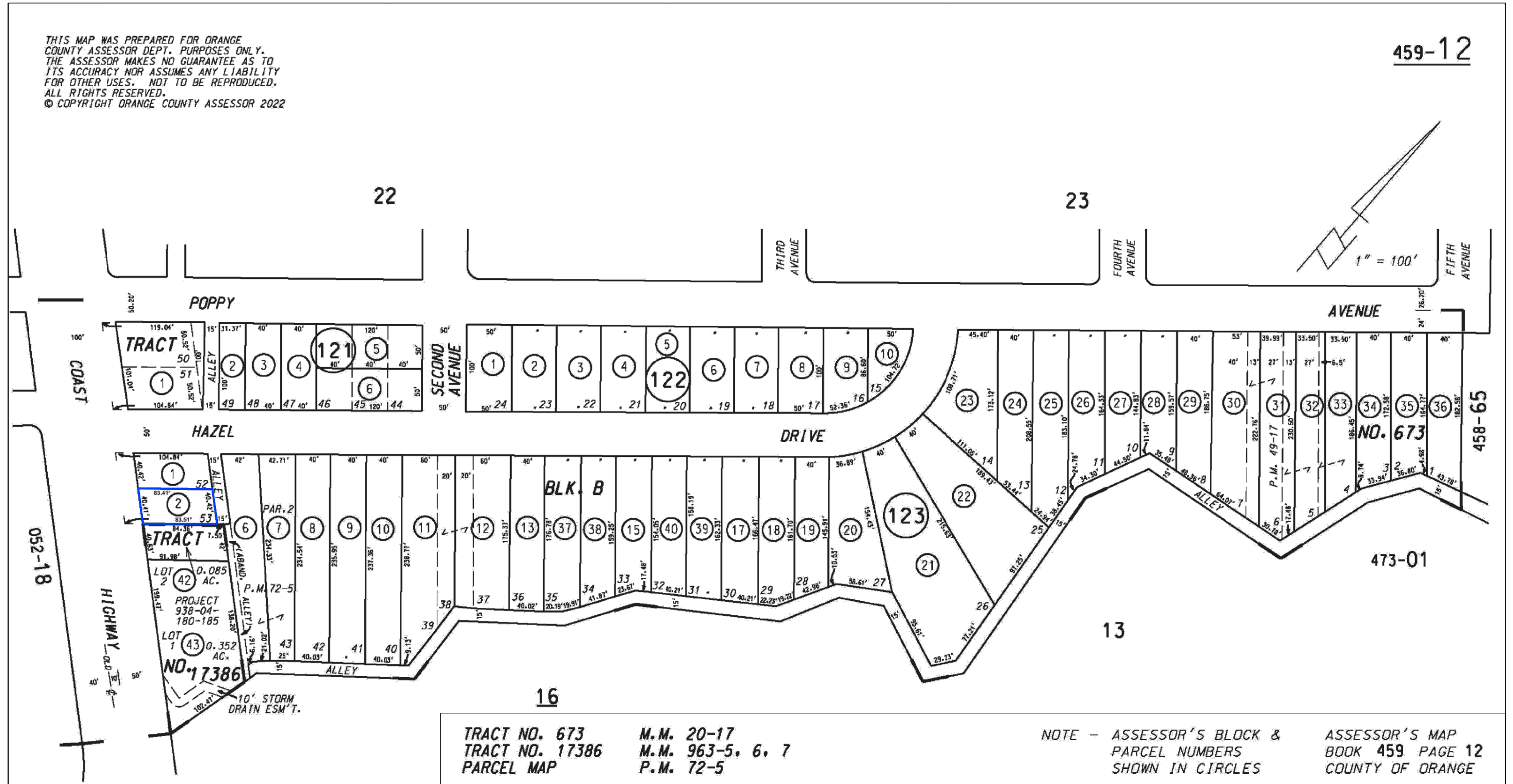
00 Title Sheet



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone:714.825.8888

© Copyright 2021 All Rights Reserved

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT ORANGE COUNTY ASSESSOR 2022



TRACT NO. 673 M.M. 20-17
 TRACT NO. 17386 M.M. 963-5, 6, 7
 PARCEL MAP P.M. 72-5

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
 ASSESSOR'S MAP BOOK 459 PAGE 12 COUNTY OF ORANGE

3840 E. COAST HWY.

01 Parcel Map

Corona del Mar
 N.T.S.

robinson hill architecture, inc.
 A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888
 © Copyright 2021 All Rights Reserved



View from E. Coast Hwy Looking South



Enlarged View of Existing Stairs



View from E. Coast Hwy Looking North

3840 E. COAST HWY.

Corona del Mar

02 Existing Facade Photos

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



View from End of Alley



View of Roof from Alley



View of HVAC Unit Facing E. Coast Hwy.



View of Roof from Stairs

3840 E. COAST HWY.

Corona del Mar

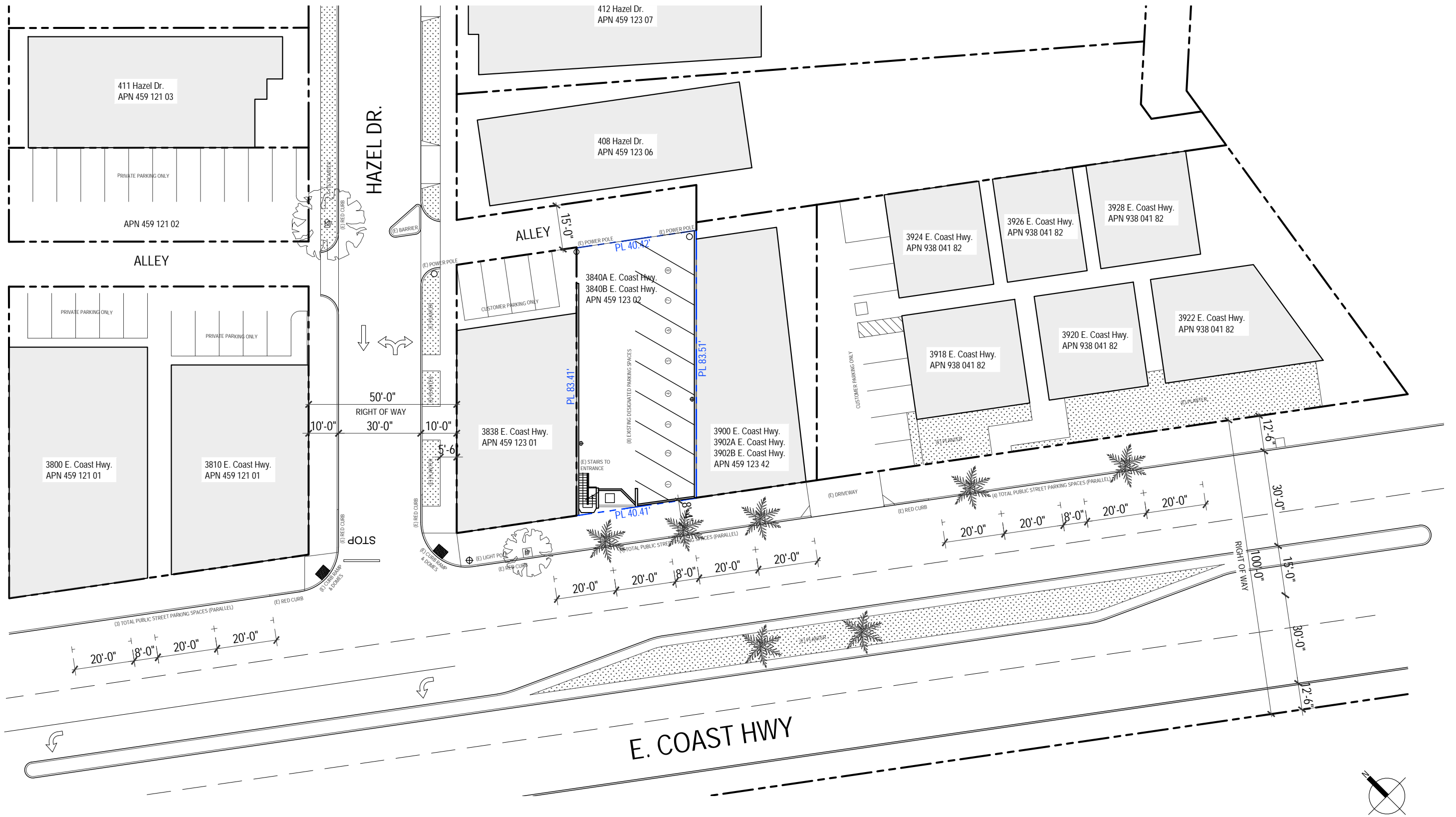
03 Existing Roof Photos

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

04 Existing Site Plan

Corona del Mar

Scale : $\frac{1}{32}$ " = 1'-0"

robinson hill architecture, inc.

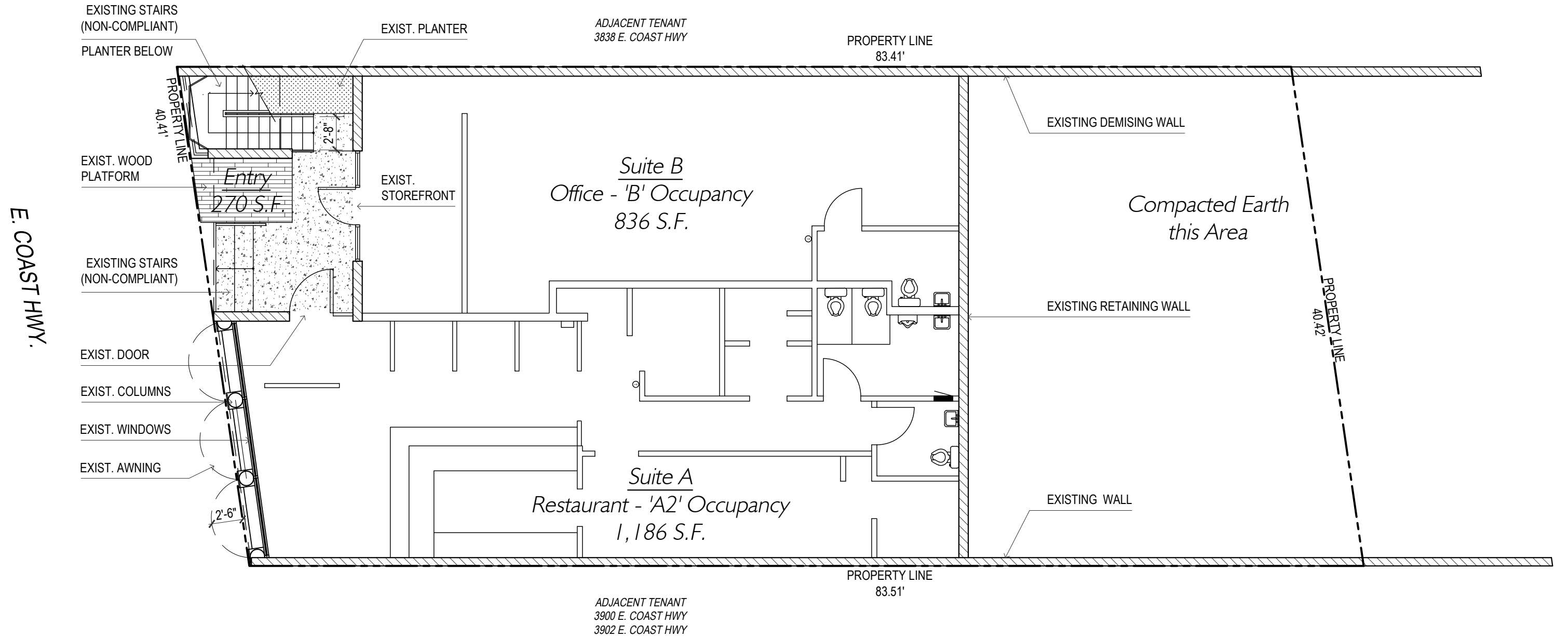


A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved

EXISTING AREAS & OCCUPANCIES (NET INTERIOR)		
	AREA	OCC. TYPE
Office	836 S.F.	B
Restaurant	1,186 S.F.	A-2

EXIST. OCCUPANT LOAD CALCULATION (CBC TABLE 1004.5)			
	AREA	RATIO	OCCUPANTS
Office	836 S.F.	1:150	5.57
Restaurant Dining	546 S.F.	1:15	36.4
Restaurant Kitchen	640 S.F.	1:200	3.2
TOTAL			46 OCCUPANTS



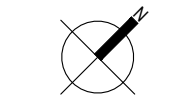
3840 E. COAST HWY.

05 Existing Floor Plan

Corona del Mar

Scale: 1/8" = 1'-0"

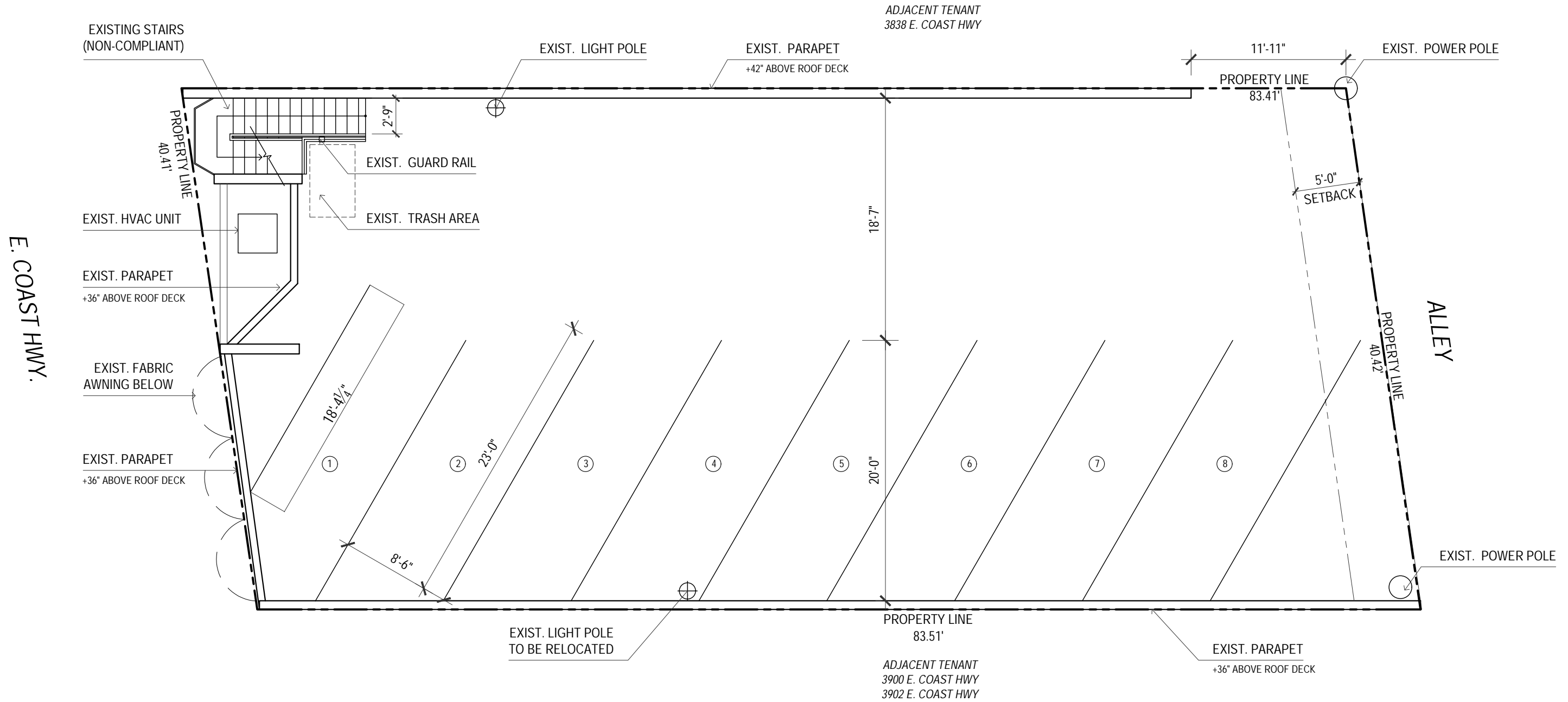
robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved

EXISTING PARKING			
	AREA	RATIO	SPACES
Existing Office	836 S.F.	1:250	3.34
Existing Restaurant	1,186 S.F.	1:100	11.86
Total Required Spaces			16 spaces
Total Provided Spaces			7 spaces



3840 E. COAST HWY.

06 Existing Roof Plan

Corona del Mar

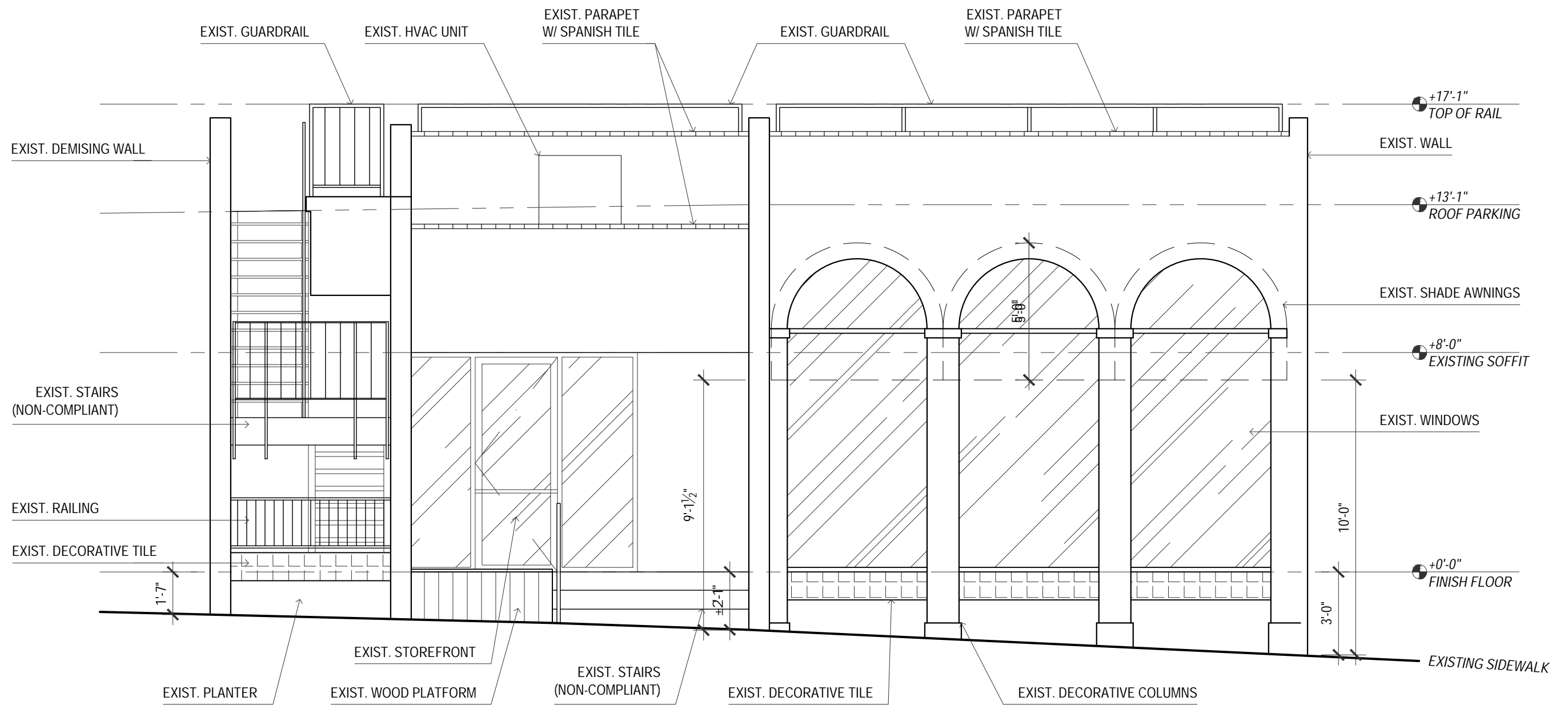
Scale : 1/8" = 1'-0"

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

07 Existing Elevation

Corona del Mar

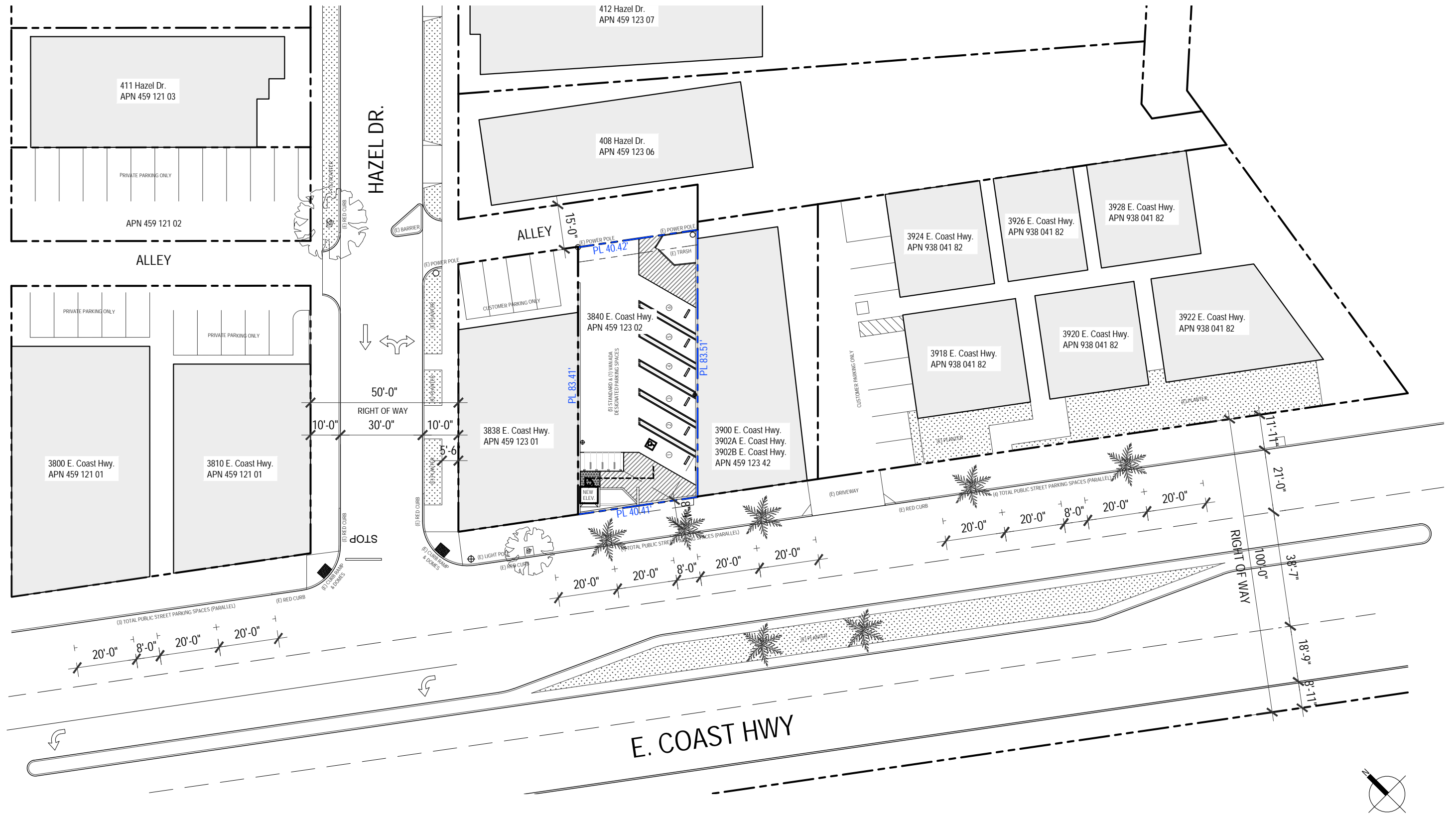
Scale : 1/4" = 1'-0"

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

08 Proposed Site Plan

Corona del Mar

Scale : 1/32" = 1'-0"

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved

PROPOSED GROSS AREAS & OCCUPANCIES		
	AREA	OCC. TYPE
Restaurant	2,155 S.F.	B
Entry	270	B

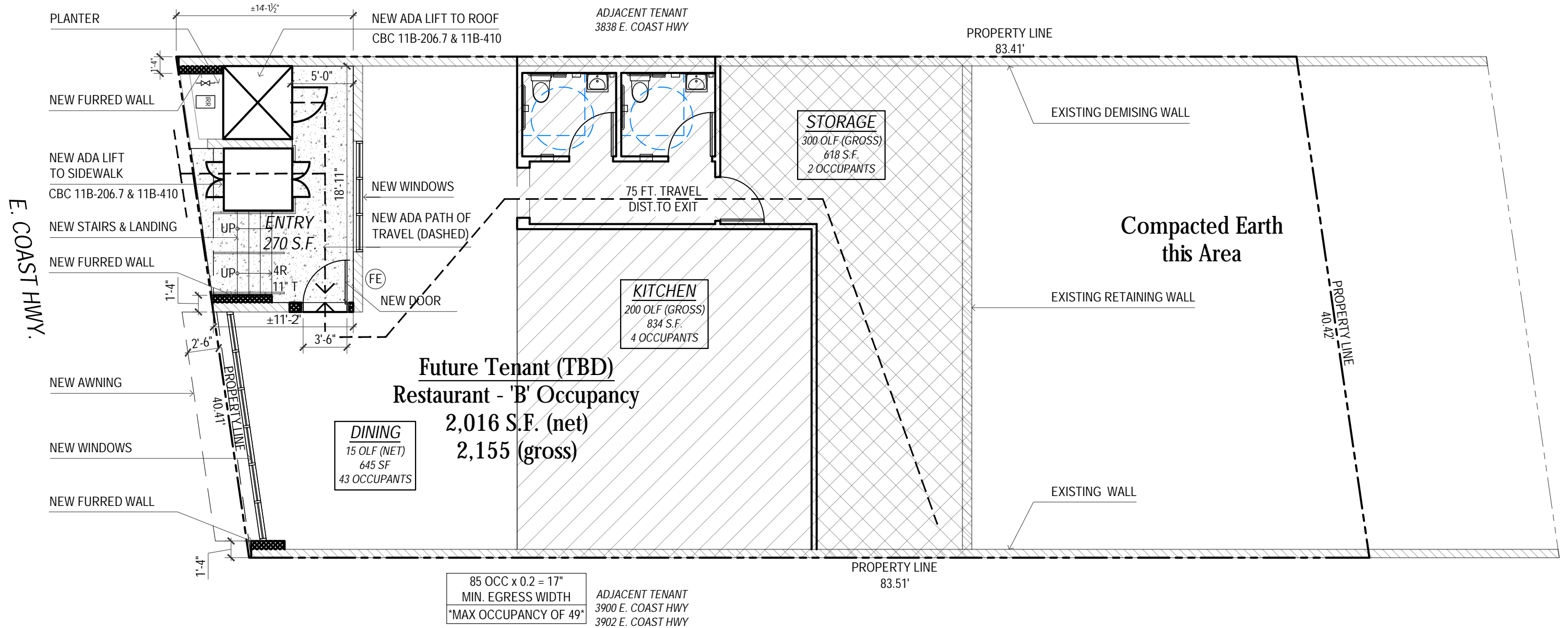
DEFERRED SUBMITTALS	
FIRE SPRINKLERS (NFPA 13)	SIGNAGE
FIRE ALARMS	
FIRE SUPPRESSION SYSTEM	

MEANS OF EGRESS ANALYSIS	
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:	
-	WITH SPRINKLER SYSTEM ¹ = 100 FEET
EXIT ACCESS TRAVEL DISTANCE:	
-	WITH SPRINKLER SYSTEM ² = 300 FEET
¹ - PER TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY WITH SPRINKLERS	
² - PER TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLERS	

OCCUPANT LOAD CALCULATION (CBC TABLE 1004.5)			
Description	AREA	OLF	OCCUPANTS
Kitchen (gross)	834 SF	1:200	4.17 -> 4
Storage (gross)	618 SF	1:300	2.06 -> 2
Dining (net)	645 SF	1:15	43
FOH Walls*	58 SF		
TOTAL	2,155 S.F.		49 OCCUPANTS

* AREA OF FOH WALLS NOT INCLUDED IN THE NET DINING AREA FOR OCCUPANCY CALCULATION

PLUMBING FIXTURE ANALYSIS (CPC TABLE 422.1)	
49 MAX. OCCUPANTS = 24 MEN & 25 WOMEN	
MEN : 1 TOILET, 1 URINAL*, 1 LAVATORY	
WOMEN : 1 TOILETS, 1 LAVATORY	
* WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED, THE URINAL IS PERMITTED TO BE OMITTED.	
- LOCATION OF RESTROOMS TO BE DETERMINED BY FUTURE TENANT IMPROVEMENT.	



3840 E. COAST HWY.

09 Proposed Floor Plan

robinson hill architecture, inc.

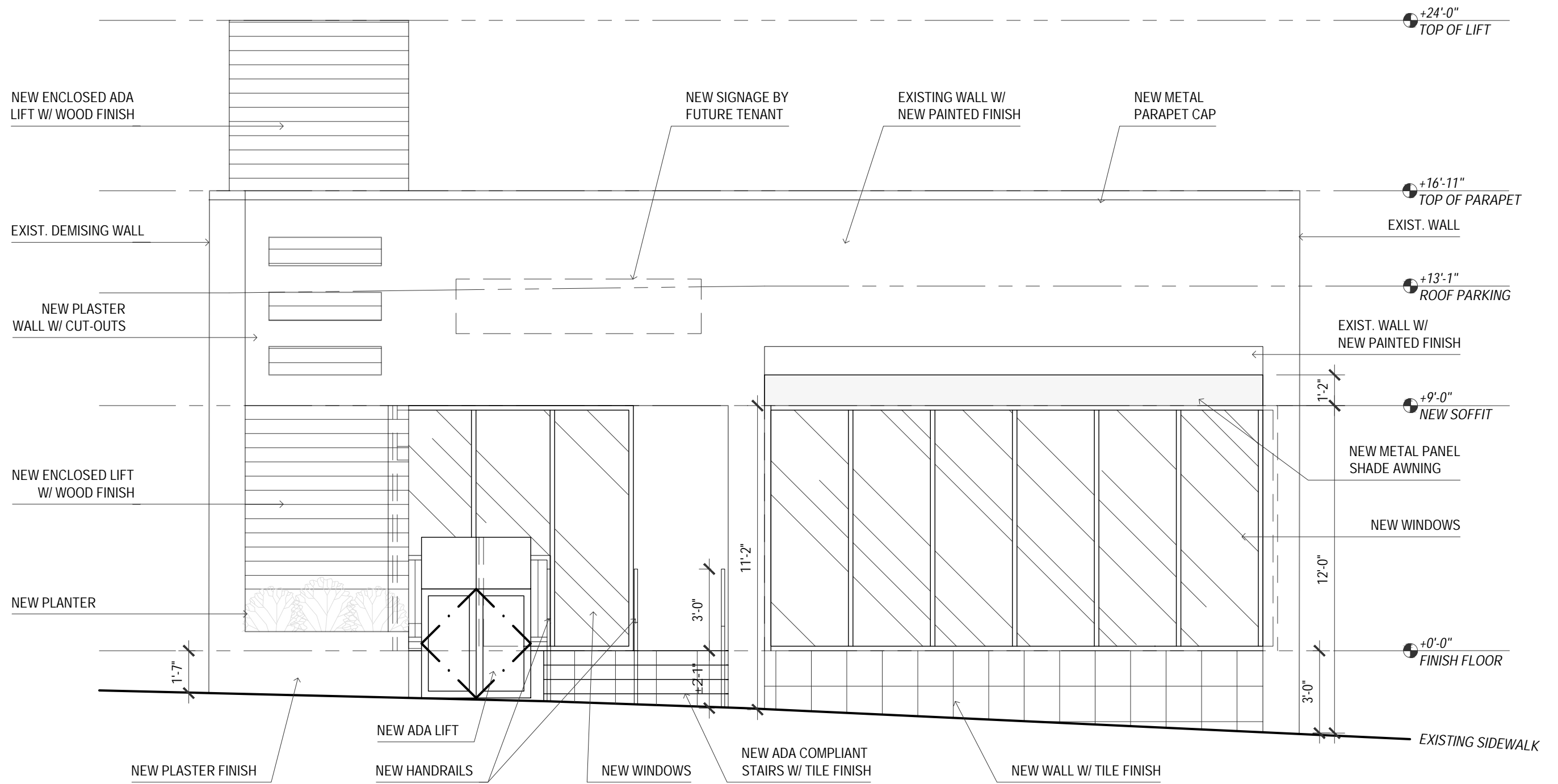


Corona del Mar

A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

Scale : 1/8" = 1'-0"

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

11 Proposed Elevation

Corona del Mar

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

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

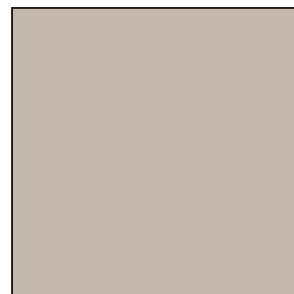
© Copyright 2021 All Rights Reserved



P-1 M-1 GL-1 T-1 GL-1 T-1



P-1
PAINTED PLASTER



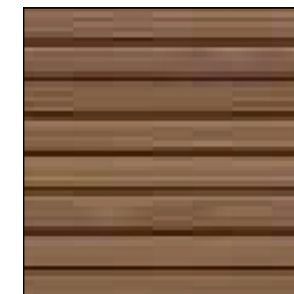
P-2
PAINTED PLASTER



M-1
PAINTED METAL



T-1
TILE



WD-1
WOOD CLADDING



GL-1
GLAZING

3840 E. COAST HWY.

Corona del Mar

12 Proposed Design Renderings

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

Corona del Mar

13 Proposed Design Renderings

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved



3840 E. COAST HWY.

Corona del Mar

14 Proposed Design Renderings

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

© Copyright 2021 All Rights Reserved