

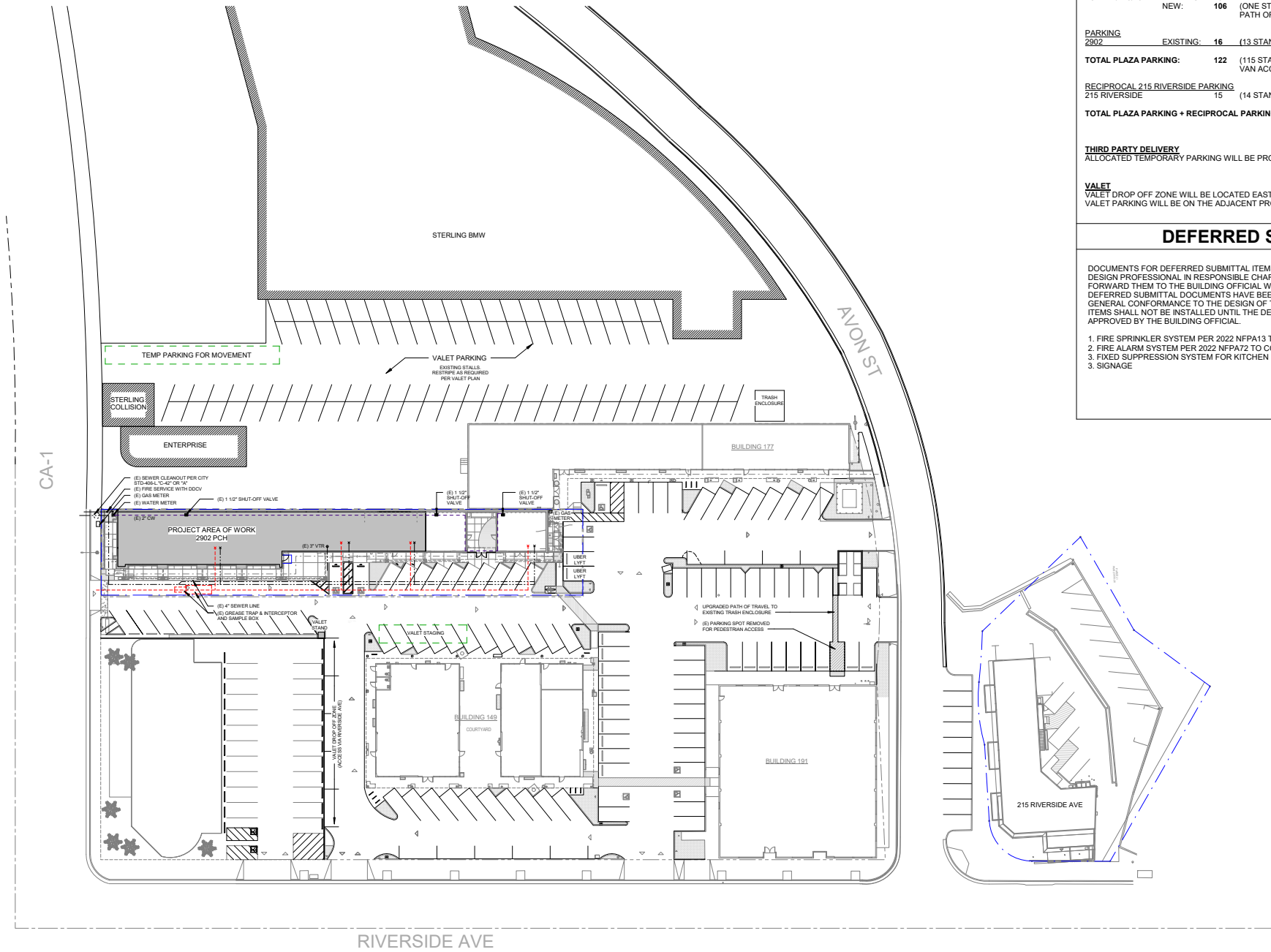
Attachment No. PC 6

Project Plans

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ARC CARNE & CANTINA

2902 West Pacific Coast Highway | Newport Beach, California | 92663



REFERENCE SITE PLAN

SHEET INDEX

ARCHITECTURAL

- A-0.0 COVER / SITE PLAN
- A-0.2 AREA FLOOR PLANS
- A-1.0 SITE PLAN
- A-1.2 EXISTING PLAN
- A-2.1 REFLECTED CEILING PLANS
- A-3.0 EXTERIOR ELEVATIONS

PARKING

PARKING STALL COUNT

RECIPROCAL PLAZA PARKING	
LOT 177/149/191	EXISTING: 107
	NEW: 106
(ONE STALL TO BE REMOVED FOR PEDESTRIAN PATH OF TRAVEL TO (E) TRASH ENCLOSURE)	
PARKING 2902	
EXISTING: 16	(13 STANDARD + 3 ACCESSIBLE STALLS)
TOTAL PLAZA PARKING:	122 (115 STANDARD STALLS + 5 ACCESSIBLE STALLS + 2 VAN ACCESSIBLE STALLS)
RECIPROCAL 215 RIVERSIDE PARKING	
215 RIVERSIDE	15 (14 STANDARD STALLS + 1 VAN ACCESSIBLE STALLS)
TOTAL PLAZA PARKING + RECIPROCAL PARKING = 137 STALLS	

THIRD PARTY DELIVERY
ALLOCATED TEMPORARY PARKING WILL BE PROVIDED FOR THIRD PARY DELIVERY DRIVERS

VALET
VALET DROP OFF ZONE WILL BE LOCATED EAST OF THE RESTAURANT IN THE PARKING LOT.
VALET PARKING WILL BE ON THE ADJACENT PROPERTY (STERLING BMW) PARKING LOT.

DEFERRED SUBMITTALS

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. FIRE SPRINKLER SYSTEM PER 2022 NFPA13 TO COMPLY W/ 2022 CFC 903.2.1
2. FIRE ALARM SYSTEM PER 2022 NFPA72 TO COMPLY W/ 2022 CFC 907.2.1
3. FIXED SUPPRESSION SYSTEM FOR KITCHEN HOOD AND DUCT
3. SIGNAGE

PROJECT DATA

APPLICABLE CODES:

- 2022 California Administrative Code (CAC)
- Part 1, Title 24, California Code of Regulations (CCR)
- 2022 California Building Code (CBC)
- Part 2, Title 24, CCR
- Based on the 2018 International Building Code (IBC)
- 2022 California Electrical Code (CEC)
- Part 3, Title 24, CCR
- Based on the 2017 National Electrical Code (NEC)
- 2022 California Mechanical Code (CMC)
- Part 4, Title 24, CCR
- Based on the 2018 Uniform Mechanical Code (UMC)
- 2022 California Plumbing Code (CPC)
- Part 5, Title 24, CCR
- Based on the 2018 Uniform Plumbing Code (UPC)
- 2022 California Energy Code (CEC)
- Part 6, Title 24, CCR
- 2022 California Historical Building Code (CHBC)
- Part 8, Title 24, CCR
- 2022 California Fire Code (CFC)
- Part 9, Title 24, CFC based on the IFC 2018
- Based on the 2015 International Fire Code (IFC)
- 2022 California Existing Building Code (CEBC)
- Part 10, Title 24, CCR
- Based on the 2018 International Building Code
- 2022 California Green Building Standards Code (CALGreen)
- Part 11, Title 24, CCR
- 2022 California Referenced Standards Code (CRSC)
- Part 12, Title 24, CCR

BUILDING SHELL DATA:

YEAR BUILT:	1955
EXISTING BUILDING TYPE:	V-B (SPRINKLED)
EXISTING OCC CLASS:	BUILDING: B & M
EXISTING STORIES:	1-STORY
RENOVATION BUILDING TYPE:	V-B SPRINKLED
RENOVATION OCC CLASS:	A-2 & M
ALLOWABLE STORIES:	2 STORIES (PER CBC TABLE 504.4)
ACTUAL STORIES:	1 STORY w/ MEZZANINE
ALLOWABLE HEIGHT:	60'-0" (PER CBC TABLE 504.3)
ACTUAL HEIGHT:	36'-0"

SITE DATA:

PARCEL:	049 110 19
LOT:	POR. OF LOT F
TRACK:	919

TOTAL GROSS FLOOR AREA:

ALLOWABLE AREA:	24,000 SF (PER CBC TABLE 506.2)
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BUILDING AREA*:	6,048 SF
GROUND FLOOR:	2,015 SF (<33% OF GROUND FLOOR)
MEZZANINE:	514 SF
ROOF LEVEL:	8,577 SF (<ALLOWABLE SF OF 24,000 SF)

* BASED ON CBC 2022 BUILDING AREA DEFINITION

TENANT IMPROVEMENT AREAS:

GROUND FLOOR:	4,858 SF
MEZZANINE:	2,015 SF
ROOF LEVEL:	514 SF

SCOPE OF WORK:

SCOPE OF WORK: TENANT IMPROVEMENT OF THE EXISTING BUILDING TO INCLUDE A DINING AREA AND RECEPTION ON THE FIRST FLOOR, A MEZZANINE BAR AND WAITING AREA ON THE MEZZANINE LEVEL, AND A ROOFTOP PATIO. FEATURING A NEW COVERED BAR AND SEATING AREA. NEW CONSTRUCTION ON THE ROOFTOP LEVEL WILL ALSO INCLUDE AN ELEVATOR SHAFT AND STAIR ALONG WITH ENCLOSED PROGRAM OF RESTROOMS AND BACK OF HOUSE STORAGE.

PROJECT TEAM

ARCHITECT

MSA
2646 Dupont Drive, Suite 60-320
Irvine, CA 92612

Contact: Michael K. Schafer
P: 949.584.5426
E: mschafer@msa-corp.net

CLIENT/TENANT

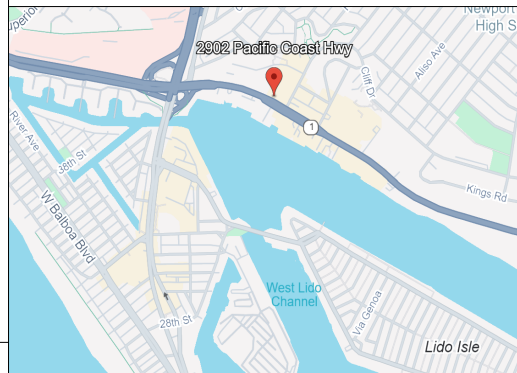
2902 PCH, LLC
417 30th Street
Newport Beach, Calif. 92663

Contact: Noah von Blom
Arc Restaurants
The Von Blom Company
P: (415) 609-3656
E: noahblom@gmail.com

PROPERTY OWNER

The Garden, The Garden M2 LLC
1945 Placentia Ave, Bldg D
Costa Mesa, CA 92627
Contact: Luke Johnston | Director, Asset Management
P: 949.751.8918
E: luke@boardwalkinvest.com

VICINITY MAP



MSA
Professional
2646 Dupont Drive
Suite 60-320
Irvine, CA 92612
www.mssassociatesinc.com

CONSULTANT



ARC Carne & Cantina

for:
ARC Restaurants
2902 W Pacific Coast Hwy, Newport Beach
CA 92669

PLAN ISSUE DATES

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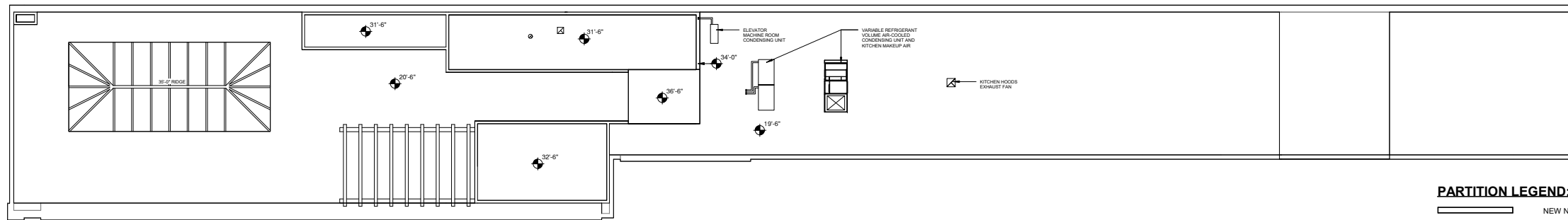
Drawn By:	CB
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Reviewed By:	MSA
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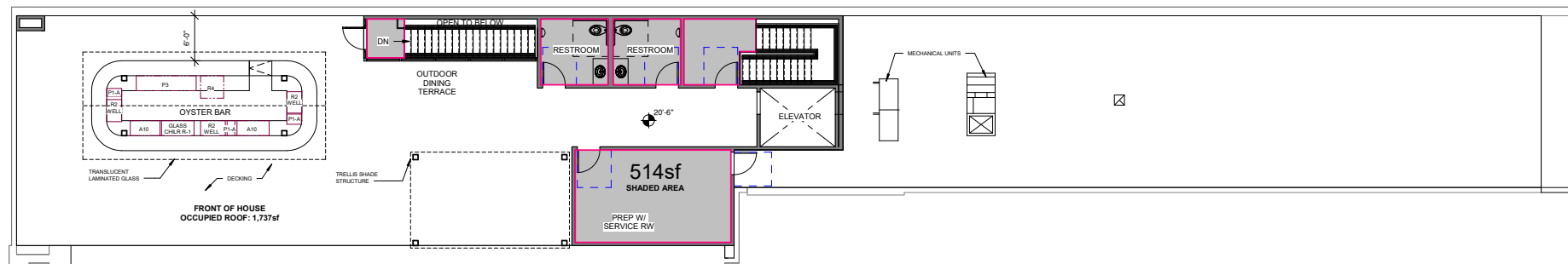
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COVER / SITE PLAN

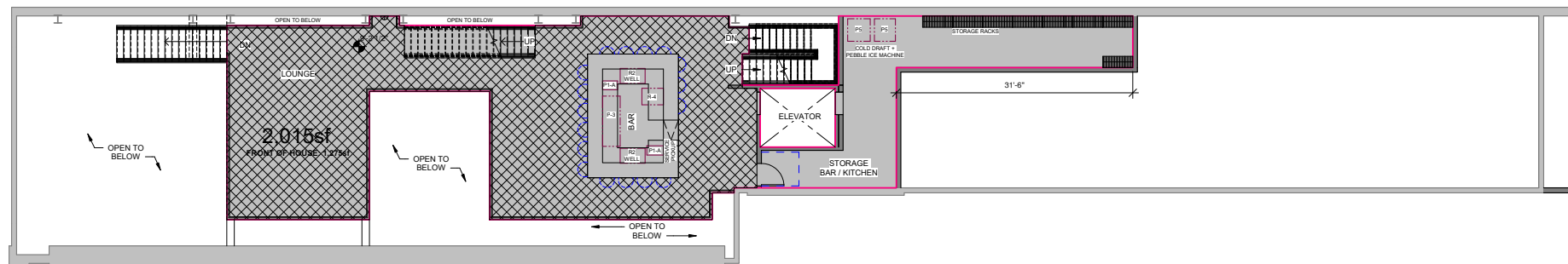
A-0.0



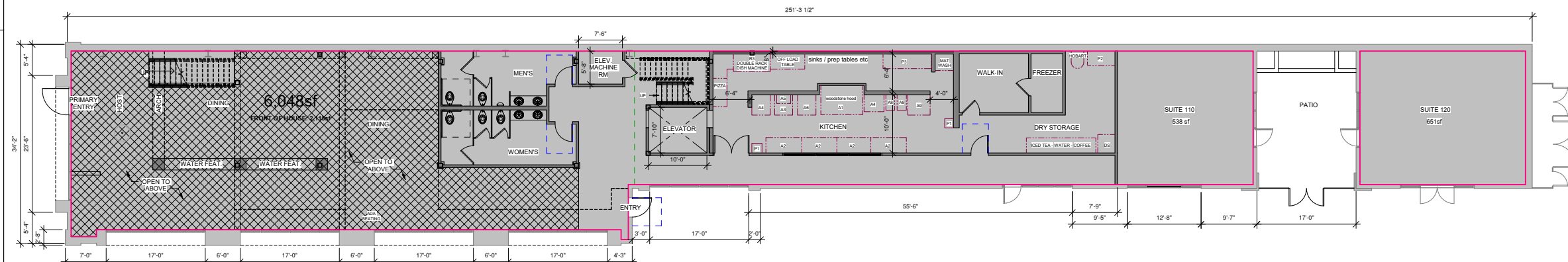
④ UPPER ROOF LEVEL
1/8" = 1'-0"



③ ROOF LEVEL
1/8" = 1'-0"



② MEZZANINE
1/8" = 1'-0"



① GROUND FLOOR
1/8" = 1'-0"

PARTITION LEGEND:

-  NEW NON-RATED PARTITION (4" STUD U.N.O.)
 NEW ACOUSTICAL PARTITION (4" STUD U.N.O.)

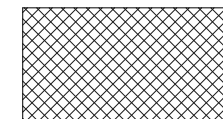
NOTE:

- ALL WORK TO COMPLY w/ 2022 CBC
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT OF WORK.
- DIMENSIONS: WALL DIMENSIONS ARE FACE OF FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE. WINDOW / DOOR DIMENSIONS ARE TO CENTER LINE OF WINDOW / DOOR.
- ALL MTL. STUDS ARE 4" U.N.O. (MATCH FRAMING OF CURRENT CONDITIONS AS APPLICABLE)
- WHERE DIMENSION IS PRECEDED BY A (±) SYMBOL, THIS REPRESENTS/ALLOWS A "FLOAT" IN LAYING OUT THE WORK. CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING, PRIOR TO FRAMING, IF DIMENSION EXCEEDS 32" FOR DIRECTION ON HOW TO PROCEED.

AREA CALCULATIONS:



NET BUILDING AREA



NET TI AREA FRONT OF HOUSE

2902 W. PACIFIC COAST HIGHWAY

ARC NET TI SF:	
GROUND FLOOR:	4,859 SF
MEZZANINE:	2,015 SF
<u>ROOF LEVEL:</u>	<u>514 SF</u>
SUB-TOTAL NET TI AREA	7,388 SF

+

SUITE 110:	538 SF NOT IN PROJECT
SUITE 120:	651 SF NOT IN PROJECT
TOTAL NET AREA	8,577 SF

ARC NET PUBLIC (FRONT OF HOUSE) SF:	
GROUND FLOOR:	2,115 SF
MEZZANINE:	1,275 SF
<u>ROOF LEVEL:</u>	<u>1,737 SF</u>
TOTAL ARC NET	5,127 SF



ARC Carne & Cantina

for:

ARC Restaurants
2902 W Pacific Coast Hwy, Newport Beach
CA 92659

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Reviewed By:	MSA
Project No.:	2405

AREA FLOOR PLANS

A-0.288

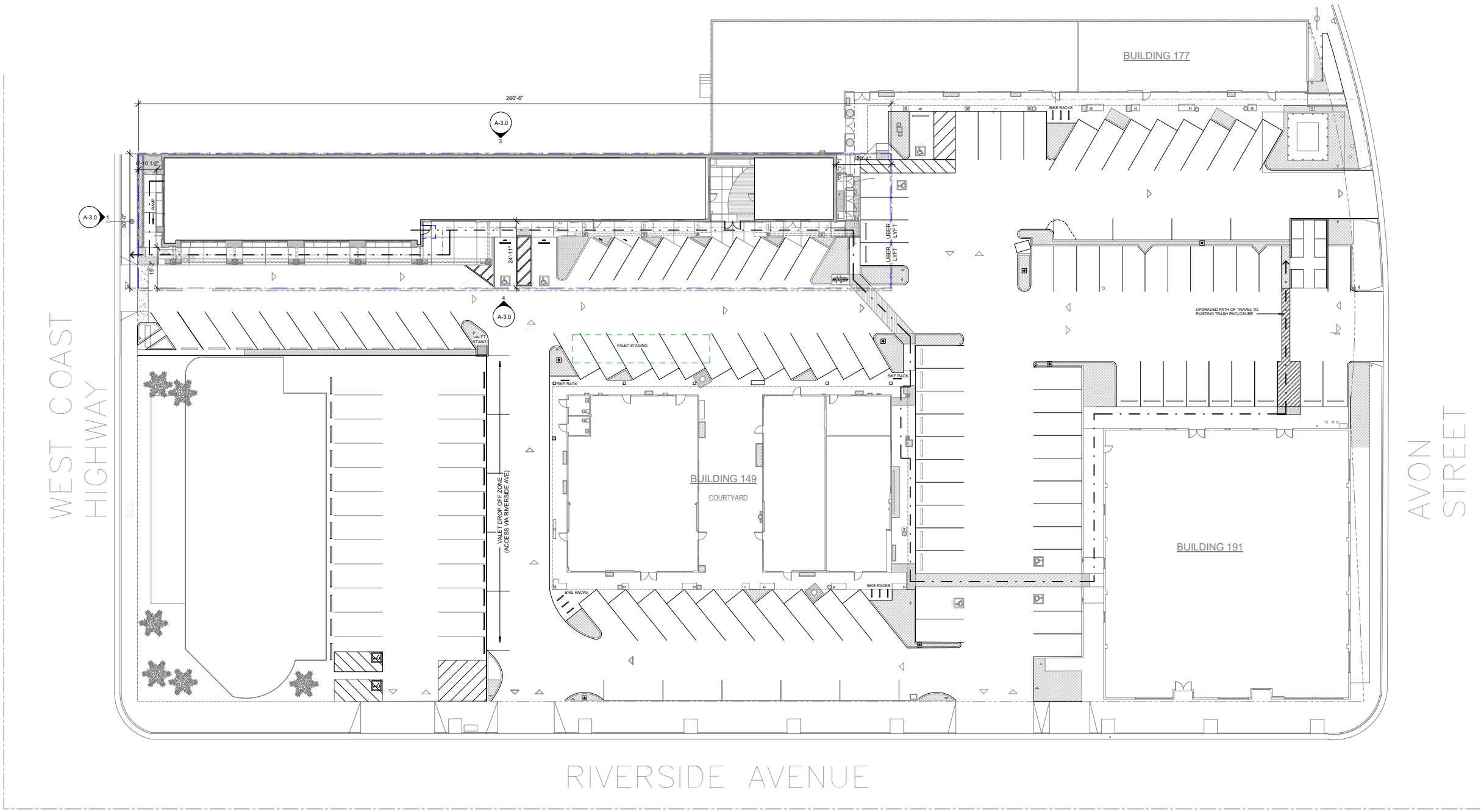
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2646 Dupont Drive
Suite 60-320
Irvine, CA 92612
www.msassociatesinc.com

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① SITE PLAN
1/16" = 1'-0"



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SITE PLAN

A-1.089

MSA

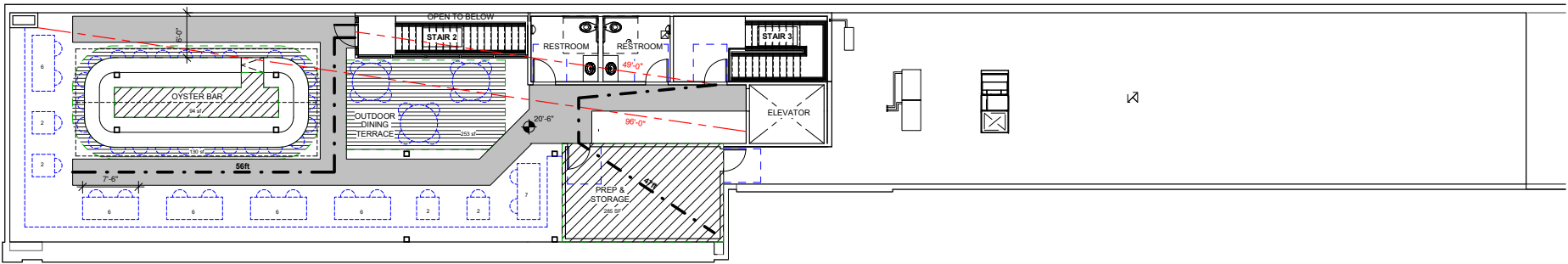
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CONSULTANT

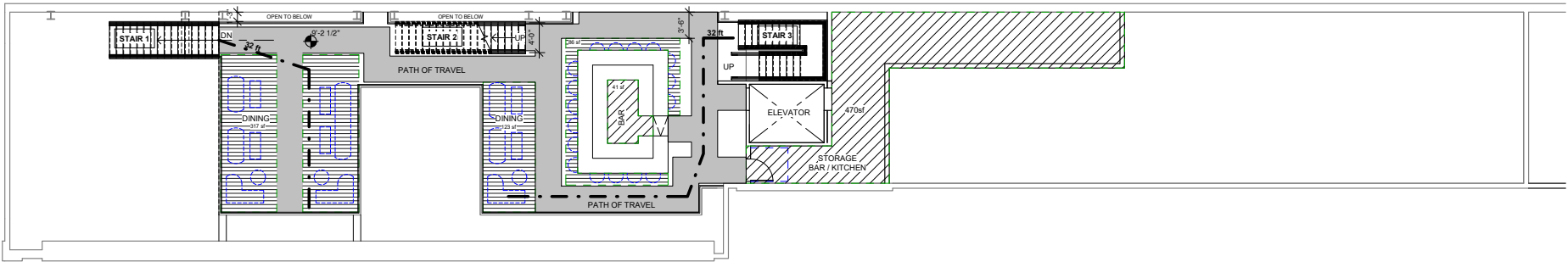
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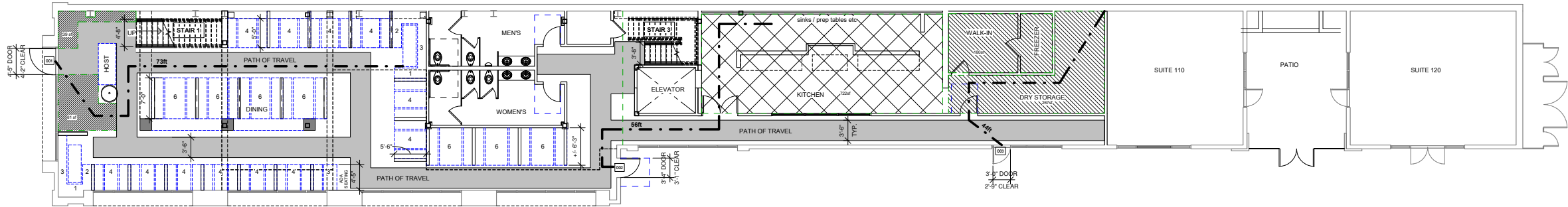
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④ ROOF LEVEL EXITING
1/8" = 1'-0"



③ MEZZANINE LEVEL EXITING
1/8" = 1'-0"



② LEVEL 1 EXITING
1/8" = 1'-0"

OCCUPANCY CALCULATIONS:

ROOF LEVEL:

FIXED SEATING COUNT
BOOTHES W/ TABLES: SEATS = 45 OCCUPANTS

UNCONCENTRATED (TABLES AND CHAIRS)

OYSTER BAR: 130 sf
TABLE TOPS: 253 sf
OCC. LOAD FACTOR: 1/15 (ASSEMBLY UNCON) = 26 OCCUPANTS

PREP W/ SERVICE: 285sf GROSS
OYSTER BAR: 94 sf
OCC. LOAD FACTOR: 1/200 (KITCHEN) = 2 OCCUPANTS
TOTAL ROOF LEVEL = 73 OCCUPANTS

MEZZANINE:

UNCONCENTRATED (TABLES AND CHAIRS)

DINING: 317 sf
BAR DINING: 123 sf
BAR SEATING: 86 sf
OCC. LOAD FACTOR: 1/15 (ASSEMBLY UNCON) = 35 OCCUPANTS

STORAGE BAR/KITCHEN: 470sf GROSS
BAR: 41sf
OCC. LOAD FACTOR: 1/300 (STORAGE) = 2 OCCUPANTS
TOTAL MEZZANINE LEVEL: 37 OCCUPANTS

GROUND FLOOR:

HOST: 120sf
OCC. LOAD FACTOR: 1/5 (WAITING) = 24 OCCUPANTS

FIXED SEATING COUNT
BOOTHES & TABLES: SEATS = 105 OCCUPANTS

KITCHEN: 701sf
OCC. LOAD FACTOR: 1/200 (SERVICE) = 4 OCCUPANTS

STORAGE: 447sf
OCC. LOAD FACTOR: 1/300 (STORAGE) = 2 OCCUPANTS
TOTAL GROUND FLOOR: 135 OCCUPANTS

PLUMBING FIXTURE CALCULATIONS:

ROOF LEVEL OCCUPANCY: 73
MEZZANINE OCCUPANCY: 37
GROUND FLOOR OCCUPANCY: 135
TOTAL: 245 TOTAL

CLASSIFICATION: ASSEMBLY (RESTAURANT)

FIXTURES REQUIRED (CPC TABLE 422.1) PROVIDED

A-2 ASSEMBLY OCCUPANCY - RESTAURANTS
WATER CLOSETS (WOMEN): 4 (4:101-200) 3
WATER CLOSETS (MEN): 2 (2:101-200) 2
WATER CLOSETS (UNISEX): N/A 2
6 7

URINAL (MEN): 1 (1:1-200) 1
URINAL (UNISEX RR): N/A 2
1 3

LAVATORIES (MEN): 1 (1:1-200) 2
LAVATORIES (WOMEN): 2 (2:101-201) 2
LAVATORIES (UNISEX): N/A 2
3 6

DRINKING FOUNTAINS: N/A 0

EGRESS AND EXIT ANALYSIS:

STAIR 1 (GROUND FLOOR UP TO MEZZANINE): WIDTH = 4'-8": 186 MAXIMUM
STAIR 2 (MEZZANINE UP TO ROOF LEVEL): WIDTH = 4'-0": 160 MAXIMUM
STAIR 3 (GROUND FLOOR UP TO ROOF LEVEL): WIDTH = 3'-8": 146 MAXIMUM

EXIT DOOR 1: WIDTH = 4'-2": 50'/2 = 250 MAXIMUM
EXIT DOOR 2: WIDTH = 3'-1": 37'/2 = 185 MAXIMUM
EXIT DOOR 3: WIDTH = 2'-9": 33'/2 = 165 MAXIMUM

CONVERGENCE PER CBC 105.6:
ROOF LEVEL (73 OCC.) + MEZZANINE (42 OCC) = 115 OCCUPANTS
AGGREGATE OCCUPANCY LEVEL 1 EXIT DOORS:
MEZZANINE (42 OCC) + GROUND FLOOR (130 OCC) = 172 OCCUPANTS

TENANT IMPROVEMENT AREA CALCULATIONS:

GROUND FLOOR LEVEL: 4,859 SF (6,048 SF INCLUDING NOT IN SCOPE SUITES)
MEZZANINE LEVEL: 2,015 SF
ROOF LEVEL: 514 SF

HOURS OF OPERATIONS:

MONDAY THRU SUNDAY 8:00AM TO MIDNIGHT

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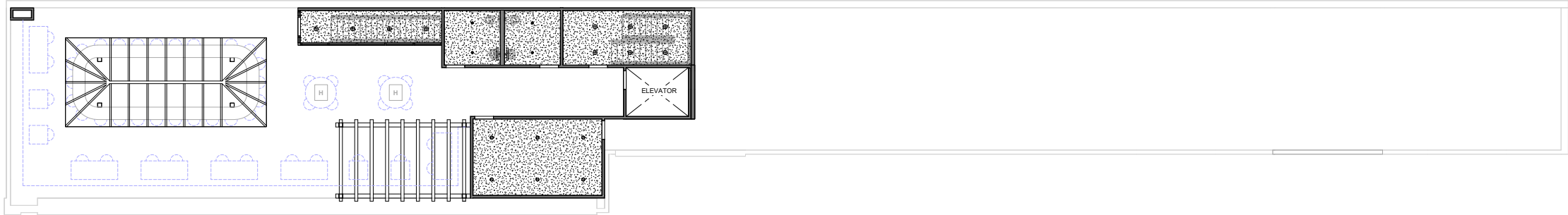
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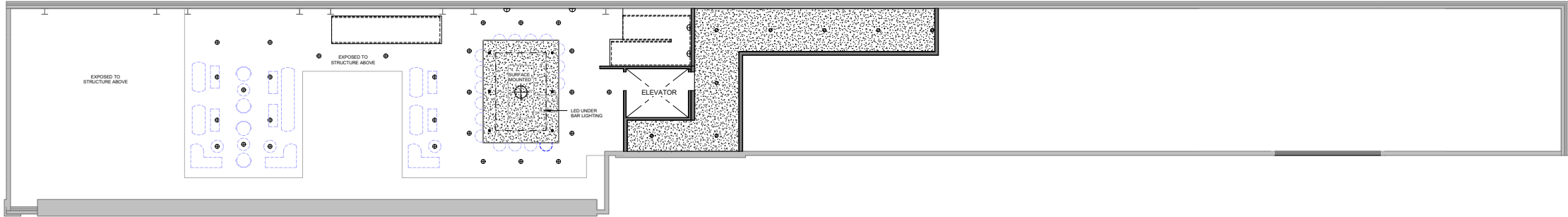
EXITING PLAN

A-1.290

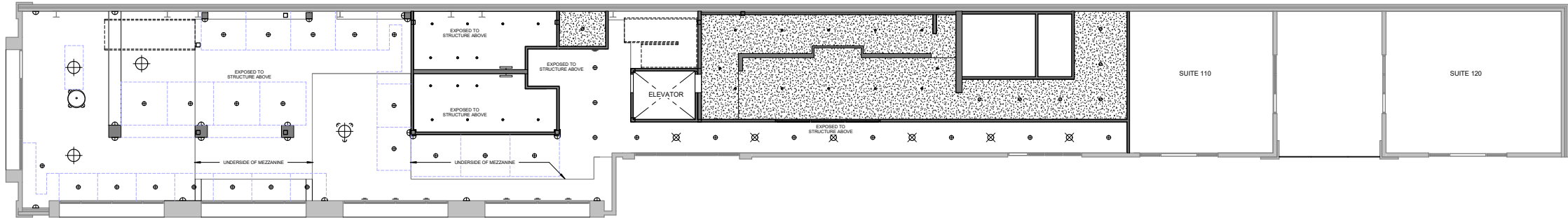
4 ROOF LEVEL CEILING PLAN
1/8" = 1'-0"



3 MEZZANINE CEILING PLAN
1/8" = 1'-0"



2 GROUND FLOOR CEILING PLAN
1/8" = 1'-0"



CEILING GENERAL NOTES:

- REFER TO FINISH SCHEDULE FOR CEILING TYPES IN RESPECTIVE AREAS.
- REFER TO MANUFACTURE'S DATA AND ICC REPORTS FOR ALL INSTALLATION REQUIREMENTS.
- INSTALLATION OF CEILINGS SHALL COMPLY WITH CBC SECTION 1616A.1.20 ASCE 7, SECTION 13.5.6.2
- CEILINGS WITHOUT RIGID BRACING MUST HAVE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS
- CHANGES IN CEILING PLANE MUST HAVE POSITIVE BRACING
- CABLE TRAYS AND ELECTRICAL CONDUITS MUST BE INDEPENDENTLY SUPPORTED AND BRACED
- PROVIDE PERIMETER SUPPORT WIRES WITHIN 8" @ 48" O.C.
- SUSPENDED CEILINGS WILL BE SUBJECT TO SPECIAL INSPECTION
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BRACING, ATTACHMENTS, ANCHORS AND INSERTS TO SUPPORT THE CEILING SYSTEM, SUSPENDED UTILITIES AND FIXTURES INDICATED IN THE CONTRACT DOCUMENTS
- COORDINATED UTILITY FIXTURE & ACCESSORY LAYOUTS TO BE INSTALLED IN CEILING SYSTEMS, DETAILS OF INSTALLATION, BRACING & ATTACHMENTS, AND PRODUCT DATA/SAMPLES FOR REVIEW BY ARCHITECT AND CLIENT

CEILING LEGEND:

- GYPSUM BOARD SOFFIT or SUSPENDED CEILING (ARMSTRONG - DRYWALL GRID SYSTEM: ESR-1289); REFER TO FINISH SCHEDULE FOR FINISH.
- RECESSED DOWN LIGHT (6" AND 4")
- ILLUMINATED EXIT SIGNAGE w/ 90min BACK UP (REFER TO ELECTRICAL PLANS)

DECORATIVE LIGHTING LEGEND:

- CHANDELIER
- PENDANT LIGHT
- MONO SPOT
- FLOOR UP LIGHT
- WALL SCONCE
- FLOOR STEP LIGHT (50% COVERED)
- VANITY LIGHT

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**REFLECTED
CEILING PLANS**

A-2.191



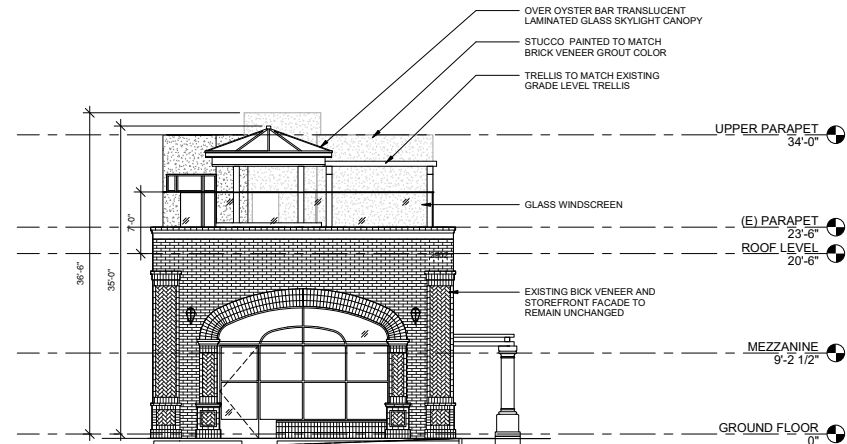
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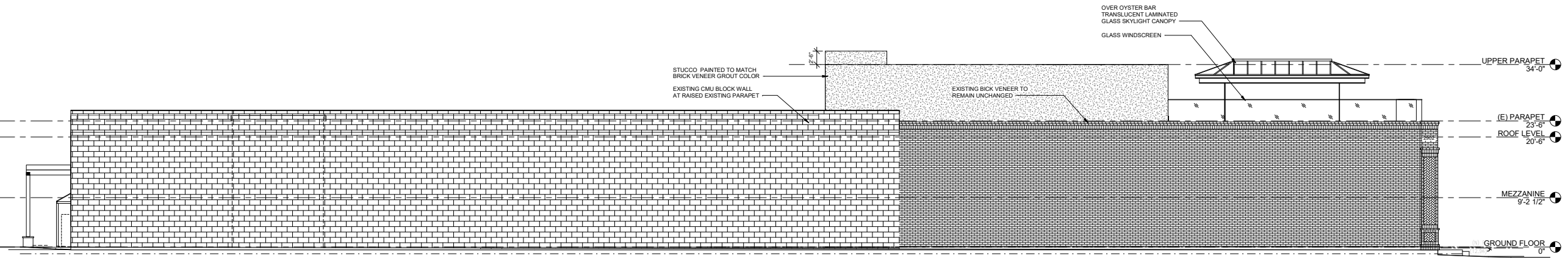
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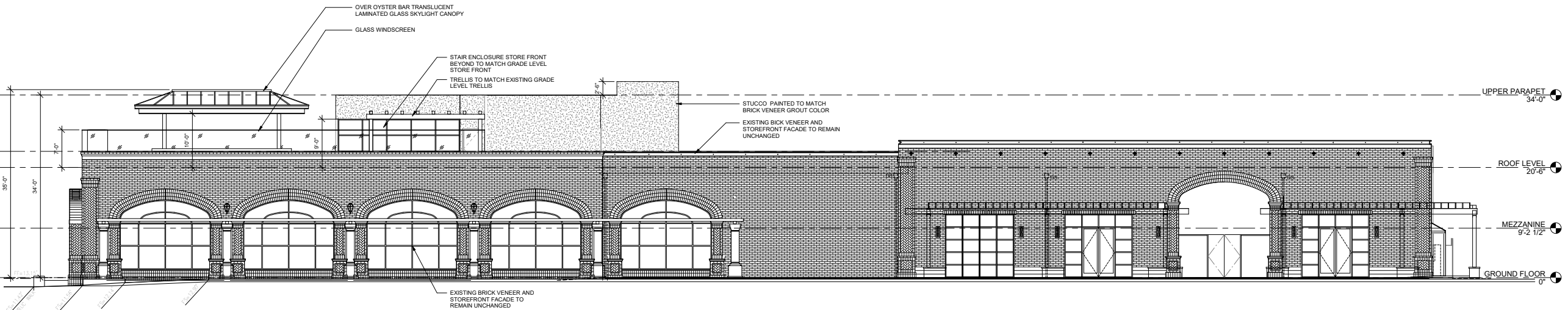
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1 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR
ELEVATIONS

A-3.092