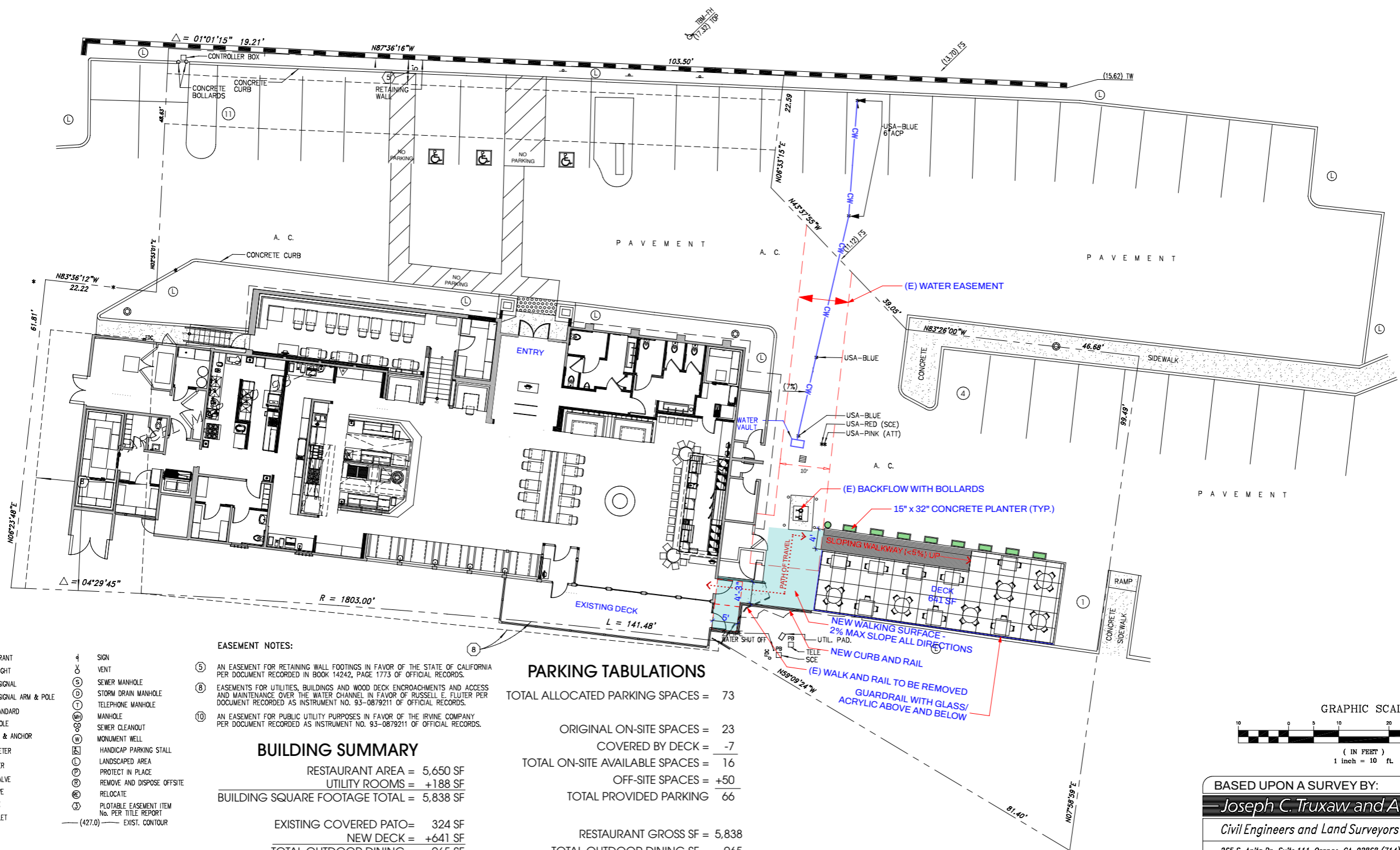


Attachment No. PC 5

Project Plans

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EAST PACIFIC COAST HIGHWAY



- SYMBOLS**
- FIRE HYDRANT
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL ARM & POLE
 - ☆ LIGHT STANDARD
 - UTILITY POLE
 - GUY WIRE & ANCHOR
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - PULL BOX
 - GRATE INLET

- 4 SIGN
- VENT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SEWER CLEANOUT
- MONUMENT WELL
- HANDICAP PARKING STALL
- LANDSCAPED AREA
- PROTECT IN PLACE
- REMOVE AND DISPOSE OFFSITE
- RELOCATE
- PLOTTABLE EASEMENT ITEM No. PER TITLE REPORT
- (427.0) EXIST. CONTOUR

- EASEMENT NOTES:**
- 5 AN EASEMENT FOR RETAINING WALL FOOTINGS IN FAVOR OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED IN BOOK 14242, PAGE 1773 OF OFFICIAL RECORDS.
 - 8 EASEMENTS FOR UTILITIES, BUILDINGS AND WOOD DECK ENCROACHMENTS AND ACCESS AND MAINTENANCE OVER THE WATER CHANNEL IN FAVOR OF RUSSELL E. FLUTER PER DOCUMENT RECORDED AS INSTRUMENT NO. 93-0879211 OF OFFICIAL RECORDS.
 - 10 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE IRVINE COMPANY PER DOCUMENT RECORDED AS INSTRUMENT NO. 93-0879211 OF OFFICIAL RECORDS.

BUILDING SUMMARY

RESTAURANT AREA =	5,650 SF
UTILITY ROOMS =	+188 SF
BUILDING SQUARE FOOTAGE TOTAL =	5,838 SF
EXISTING COVERED PATO =	324 SF
NEW DECK =	+641 SF
TOTAL OUTDOOR DINING =	965 SF

PARKING TABULATIONS

TOTAL ALLOCATED PARKING SPACES =	73
ORIGINAL ON-SITE SPACES =	23
COVERED BY DECK =	-7
TOTAL ON-SITE AVAILABLE SPACES =	16
OFF-SITE SPACES =	+50
TOTAL PROVIDED PARKING =	66
RESTAURANT GROSS SF =	5,838
TOTAL OUTDOOR DINING SF =	965
REQUIRED PARKING	
RESTAURANT	58.38
OUTDOOR DINING	6.4
TOTAL REQUIRED	65
TOTAL PROVIDED PARKING =	66
PARKING SURPLUS =	1

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

BASED UPON A SURVEY BY: 2-24-09
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
JOB NO. SLR09009
265 S. Anita Dr., Suite 111, Orange, CA. 92868 (714)935-0265 fax: (714)935-0106

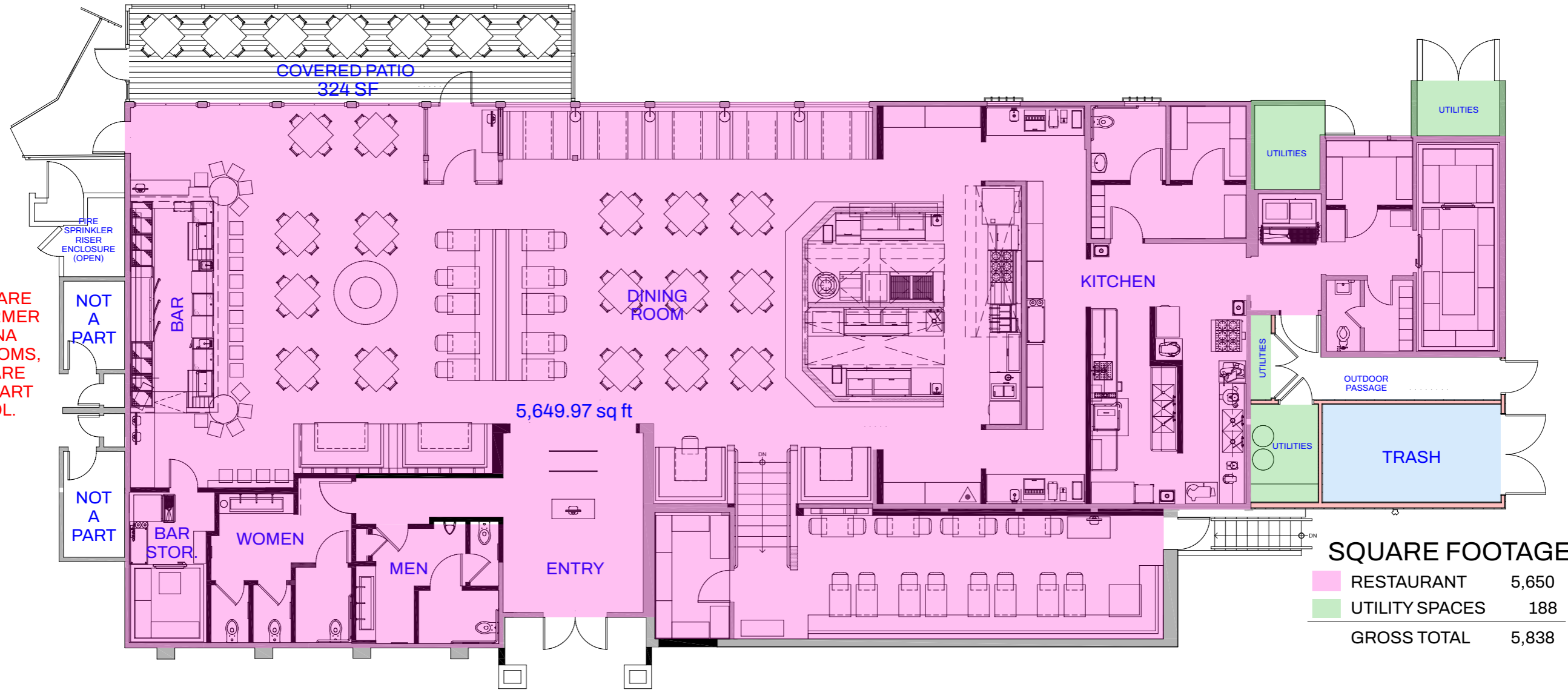


SOL Mexican Cocina
251 E. Pacific Coast Highway
Newport Beach, CA 92661

OCTOBER 6, 2025

A.1
Keisker & Wiggle Architects
949-388-1250

THESE ARE THE FORMER MARINA BATHROOMS, THEY ARE NOT A PART OF SOL.



SQUARE FOOTAGE

RESTAURANT	5,650
UTILITY SPACES	188
GROSS TOTAL	5,838

1

EXISTING FLOOR PLAN

1/4" = 1'-0"

A.2



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