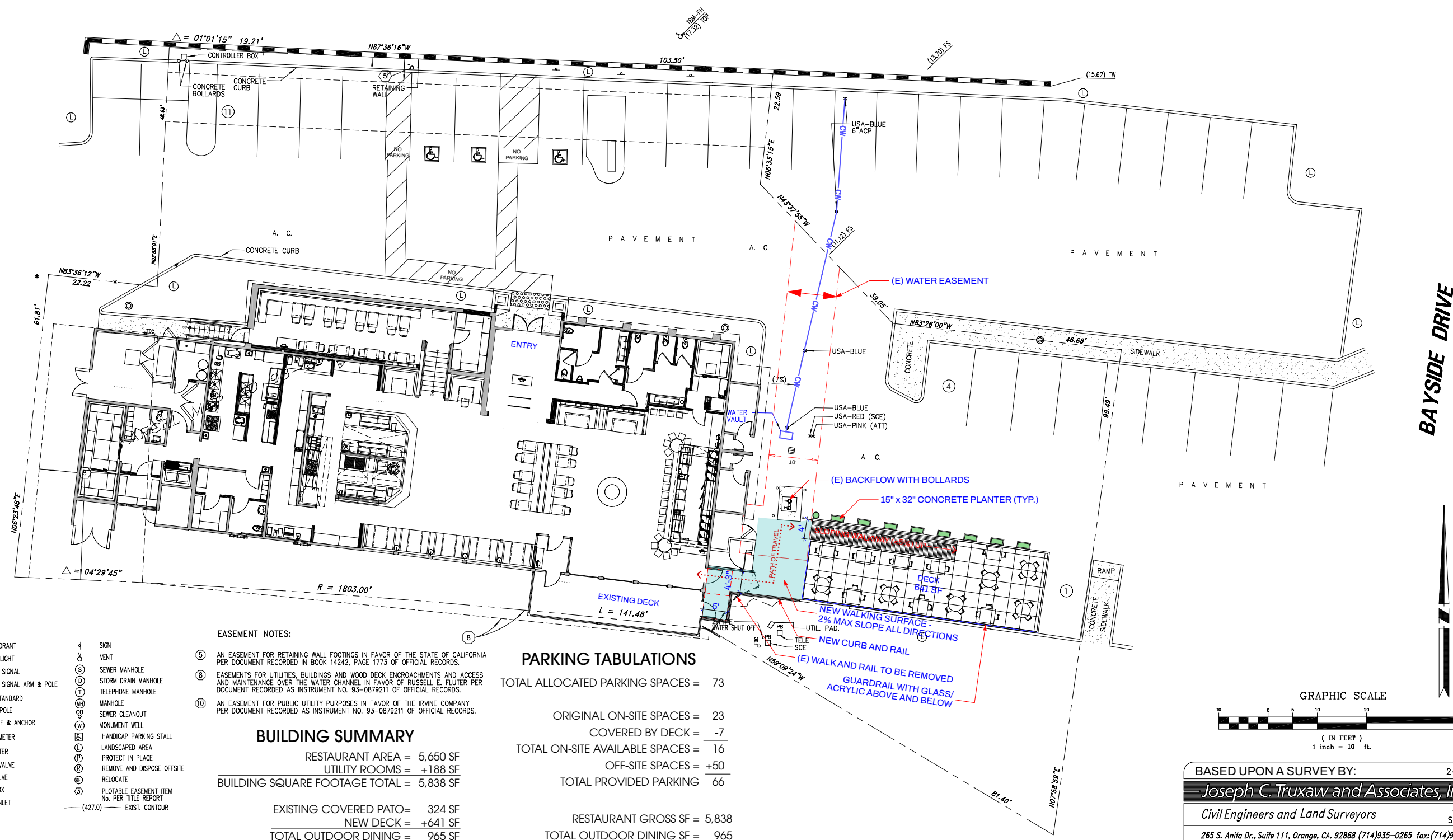


Attachment No. PC 3

Project Plans

INTENTIONALLY BLANK PAGE

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
- 5 VENT
- 6 SEWER MANHOLE
- 7 STORM DRAIN MANHOLE
- 8 TELEPHONE MANHOLE
- 9 MANHOLE
- 10 SEWER CLEANOUT
- 11 MONUMENT WELL
- 12 HANDICAP PARKING STALL
- 13 LANDSCAPED AREA
- 14 PROTECT IN PLACE
- 15 REMOVE AND DISPOSE OFFSITE
- 16 RELOCATE
- 17 PLOTTABLE EASEMENT ITEM
- 18 No. PER TITLE REPORT
- 19 (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

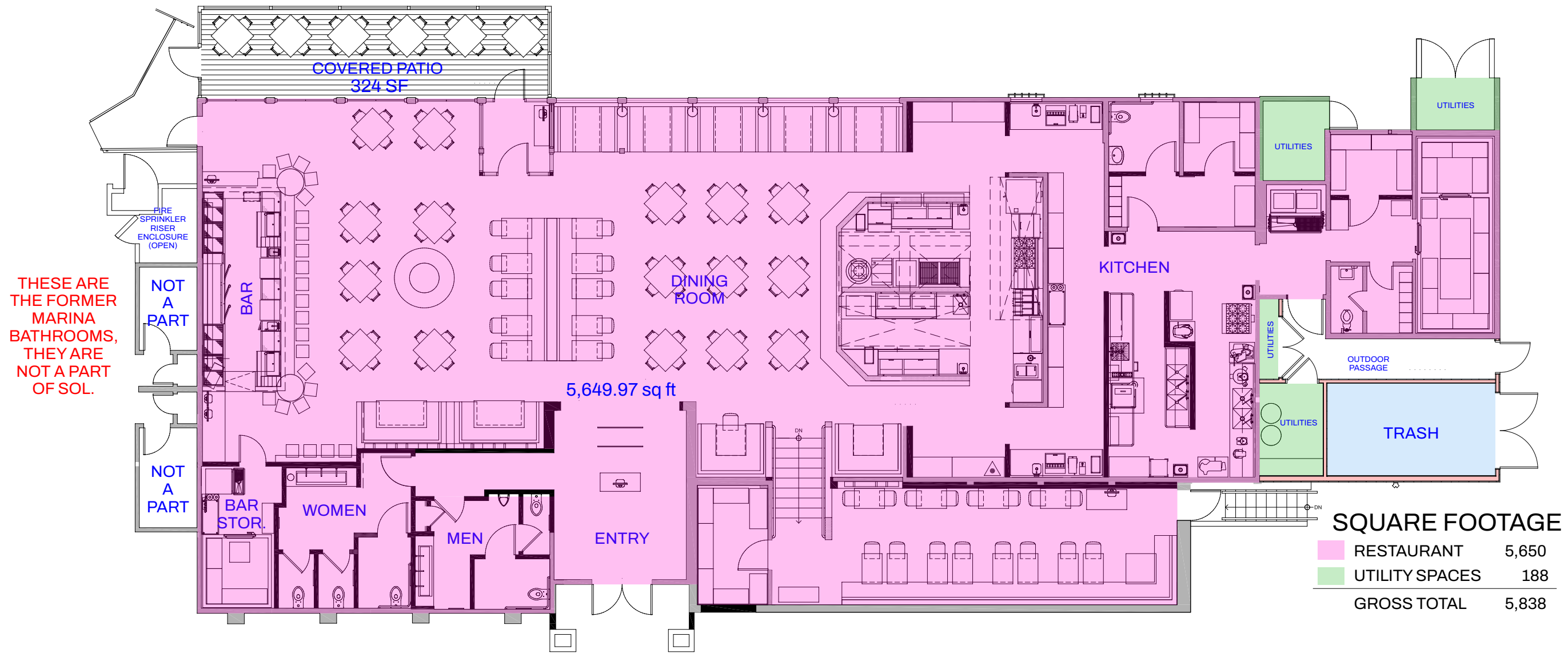
RESTAURANT	58.38
OUTDOOR DINING	6.4
TOTAL REQUIRED	65
TOTAL PROVIDED PARKING	66
PARKING SURPLUS	1

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



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Newport Beach, CA 92661

A.1
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949/388-1250



1 EXISTING FLOOR PLAN 1/4" = 1'-0"



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JULY 30, 2025

A.2
Keisker & Wiggle
Architects
949/388-1250