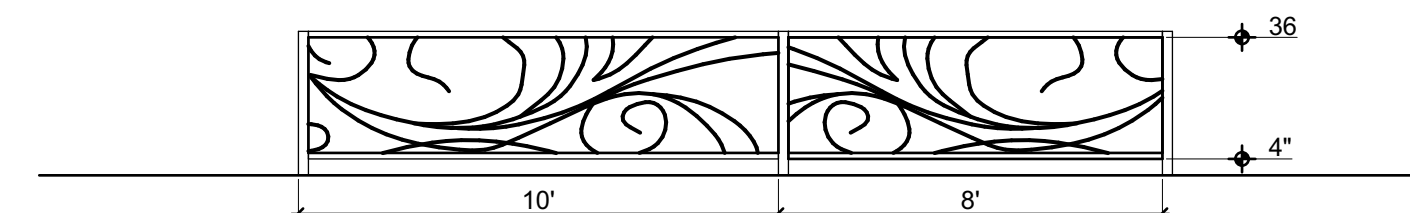




NOTE:
ALL NEW WROUGHT IRON SHALL
MATCH THE EXISTING RAILING'S
COLOR AND MTL w/ 4" SPACING
BOLTED TO SIDEWALK, SUBJECT TO
THE PROVISIONS OF THE PARKWAY
LIC. AGREEMENT

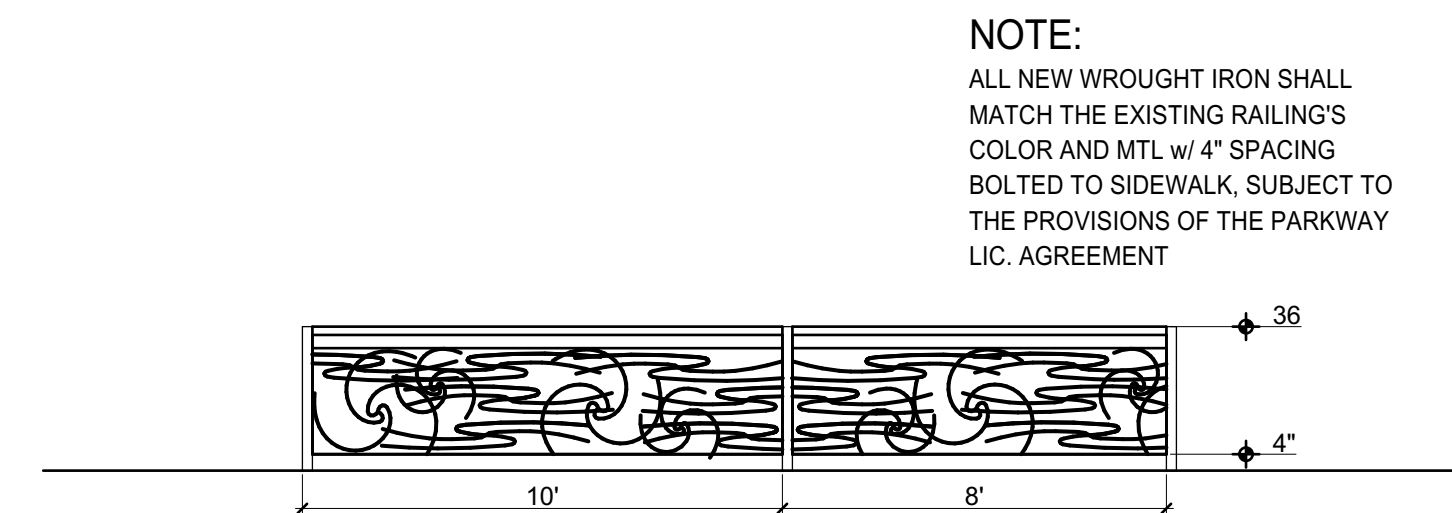


RAILING ELEVATION

NOTE: OUTDOOR DINING
1030 SF. - PRIVATE PROPERTY
0 SF. - PUBLIC RIGHT OF WAY

SUITE #101 FLOOR PLAN

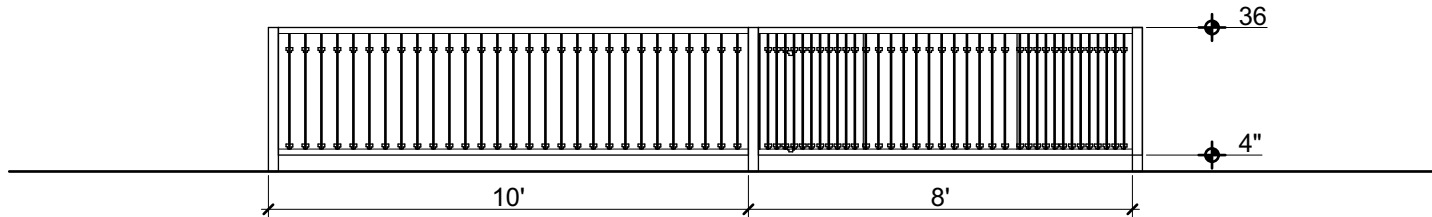
Drawn By: KEMMERER DESIGN ARCHITECTURE, INC. 228 CREST AVENUE HUNTINGTON BEACH, USA 92648 p. 714.752.0052 marcus@kdarch.com www.kdarch.com	Project No.	Date 6/4/2024
	CAD File No.	Scale
Drawing No.		#101 FLOOR PLAN



NOTE:
ALL NEW WROUGHT IRON SHALL
MATCH THE EXISTING RAILING'S
COLOR AND MTL w/ 4" SPACING
BOLTED TO SIDEWALK, SUBJECT TO
THE PROVISIONS OF THE PARKWAY
LIC. AGREEMENT



NOTE:
ALL NEW WROUGHT IRON SHALL
MATCH THE EXISTING RAILING'S
COLOR AND MTL W/ 4" SPACING
BOLTED TO SIDEWALK, SUBJECT TO
THE PROVISIONS OF THE PARKWAY
LIC. AGREEMENT

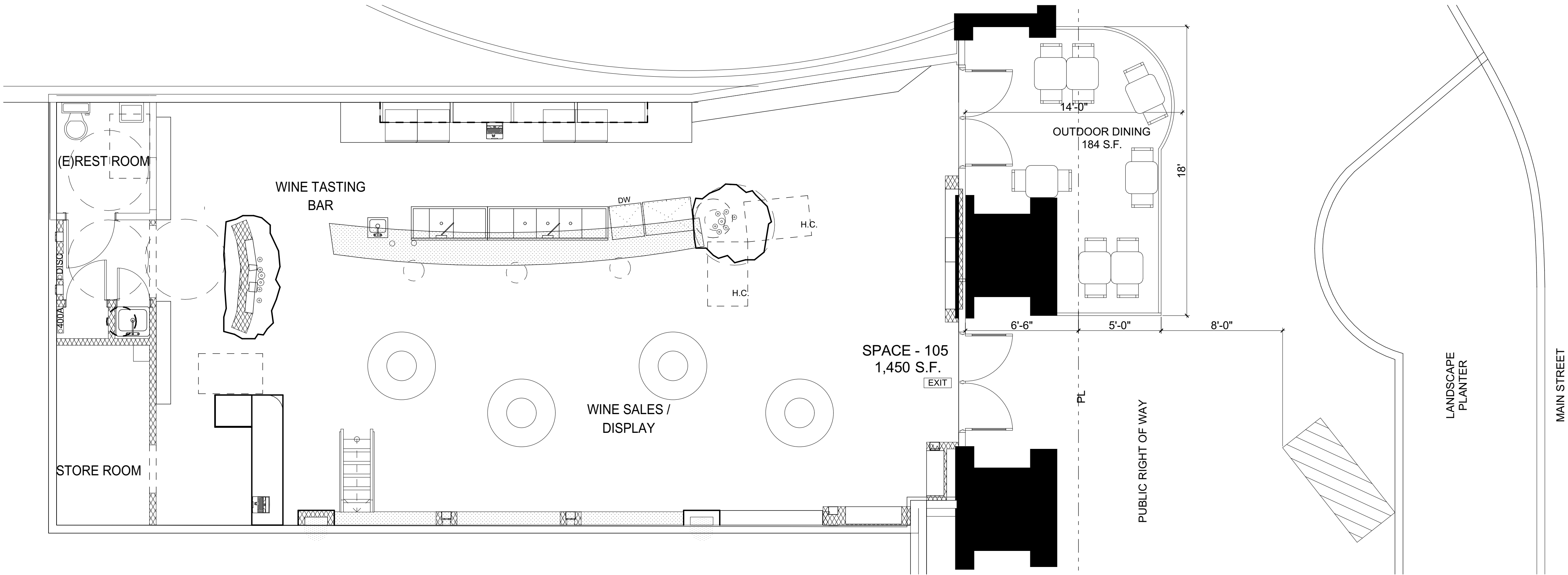


RAILING ELEVATION

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

2

NOTE: OUTDOOR DINING SF
65 SF. - PRIVATE PROPERTY
119 SF. - PUBLIC RIGHT OF WAY



SUITE #105 FLOOR PLAN

NOT TO SCALE

1

LEGEND

- Building Outline
- Parcel Boundary
- Outdoor Patio
- Restaurants
- Vending Carts (10)
(Apx. 4'x8')

RESTAURANTS

SUITE	INDOOR AREA	OUTDOOR PATIO
101	4910	1030
103	2538	280
105	1450	184
107	1897	380
110	2456	400
424 Olive	1000	320
Totals	14251 sq.ft.	2594 sq.ft.

PLAZA ALMERIA
301 MAIN STREET
HUNTINGTON BEACH, CA

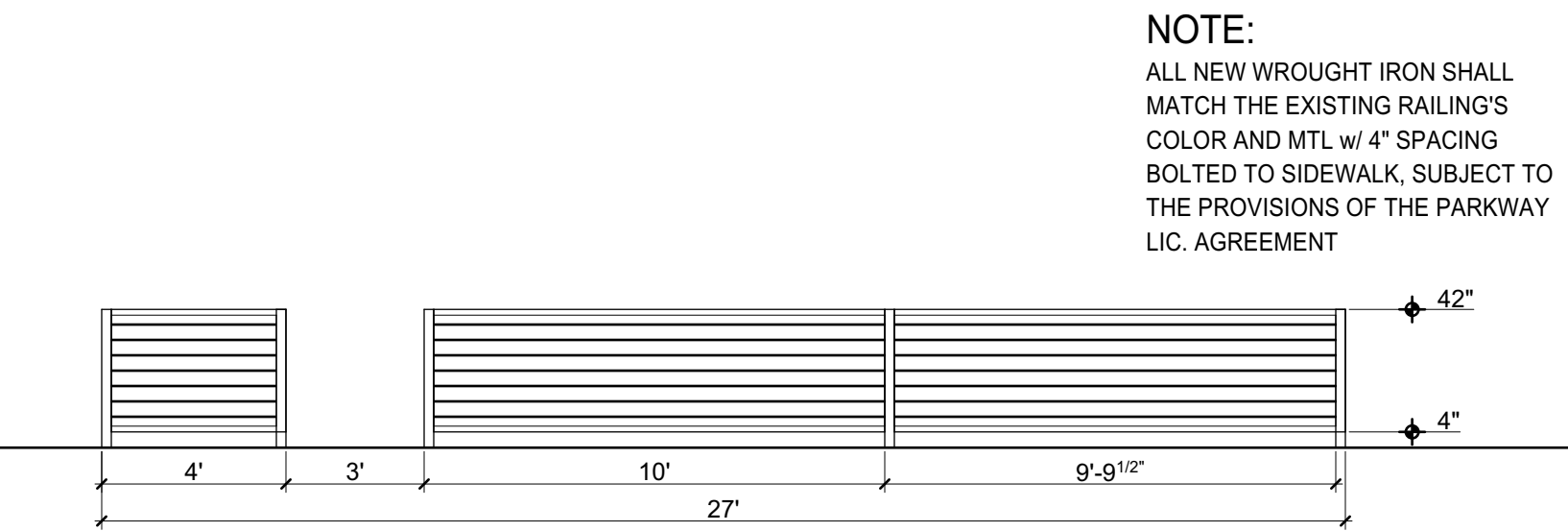
J.T. DEVELOPMENT COMPANY LLC
15272 BOLSA CHICA RD.
HUNTINGTON BEACH, CA
714 895 9552

Prepared By:

MICHAEL C. ADAMS ASSOCIATES
21190 BEACH BOULEVARD
HUNTINGTON BEACH, CA
714 374 5678

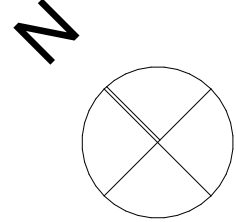
RESTAURANT, CART,
AND KIOSK LAYOUT

Drawn By:	Project No.	Date
KEMMERER DESIGN ARCHITECTURE, INC.	CAD File No.	6/4/2024
228 CREST AVENUE HUNTINGTON BEACH, USA 92648 p. 714.752.0052 marcus@kdarch.com www.kdarch.com	Scale	
Drawing No.	SUITE #105 FLOOR PLAN A1.4	



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

2



SCALE: 3/16" = 1'-0"

1

 Building Outline
 Parcel Boundary
 Outdoor Patio
 Restaurants
 Vending Carts (10)
 (Apx. 4'x8')

SUITE	INDOOR AREA	OUTDOOR PATIO
101	4910	1030
103	2538	280
105	1450	184
107	1897	380
110	2456	400
424 Olive	1000	320

Totals	14251 sq.ft.	2594 sq.ft.
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PLAZA ALMERIA
301 MAIN STREET
HUNTINGTON BEACH, CA

[illegible]

J.T. DEVELOPMENT COMPANY LLC
15272 BOLSA CHICA RD.
HUNTINGTON BEACH, CA
714 895 9552

Prepared By

MICHAEL C. ADAMS ASSOCIATES
21190 BEACH BOULEVARD
HUNTINGTON BEACH, CA
714 374 5678

RESTAURANT, CART, AND KIOSK LAYOUT

Drawn By

**KEMMERER DESIGN ARCHITECTURE
INC**
228 CREST AVENUE
HUNTINGTON BEACH, USA 92648
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marcus@kdarch.com
www.kdarch.com

Project No.	Date 6/4/2024
CAD File No.	Scale
Drawing No.	SUITE #107 FLOOR PLAN A15

 Building Outline
 Parcel Boundary
 Outdoor Patio
 Restaurants
 Vending Carts (10)
 (Apx. 4'x8')

SUITE	INDOOR AREA	OUTDOOR PATIO
101	4910	1030
103	2538	280
105	1450	184
107	1897	380
110	2456	400
424 Olive	1000	320

PLAZA ALMERIA
301 MAIN STREET
HUNTINGTON BEACH, CA

1		
No.	ISSUE	DATE

Prepared By:

MICHAEL C. ADAMS ASSOCIATES
21190 BEACH BOULEVARD
HUNTINGTON BEACH, CA
714 374 5678

Drawn By: KEMMERER DESIGN ARCHITECTURE, INC. 228 CREST AVENUE HUNTINGTON BEACH, USA 92648 p. 714.752.0052 marcus@kdarch.com www.kdarch.com	Project No.	Date 6/4/2024
	CAD File No.	Scale
Drawing No.		SUITE #110 FLOOR PLAN A16

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

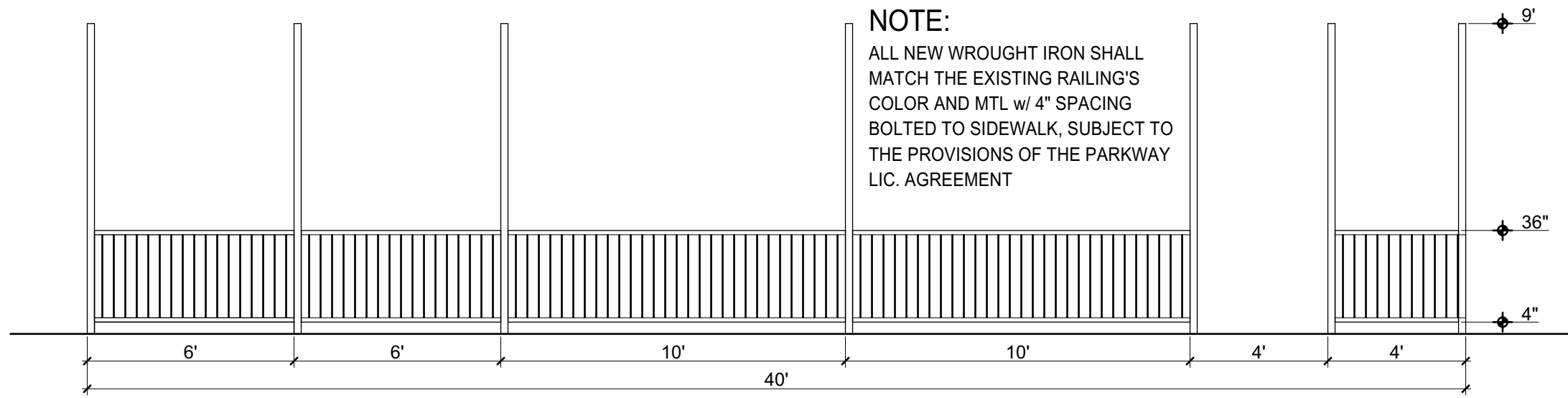
2

The architectural floor plan for Space 110, a 2,456 S.F. restaurant, is detailed as follows:

- Overall Dimensions:** The main dining area is 40'-0" wide and 14'-0" deep. The outdoor dining area is 6'-0" wide and 8'-0" deep. The total area is 2,456 S.F.
- Rooms and Areas:**
 - Kitchen:** Located in the bottom left, containing a sink, stove, and storage.
 - Office:** Located in the bottom left, adjacent to the kitchen.
 - Restrooms:** Men and women restrooms are located in the bottom left.
 - Storage:** Located in the top left.
 - Dining Area #1:** A curved dining bar with 12 seats, located in the bottom center.
 - Dining Area #2:** A curved dining bar with 12 seats, located in the bottom center.
 - Dining Area #3:** A low bar with 12 seats, located in the top center.
 - Bar:** A central bar with 12 seats, located in the top center.
 - Outdoor Dining:** 400 S.F. area with 12 tables and 24 chairs, located in the top right.
 - Fountain:** Located in the top right, adjacent to the outdoor dining area.
- Other Features:**
 - Right of Way:** A 6'-0" wide area on the right side.
 - Landscaping:** Three rectangular landscape planters are shown along the right side.
 - Main Street:** Located on the far right.
- Orientation:** A north arrow is located in the bottom right corner, pointing towards the top right.

NOT TO SCALE



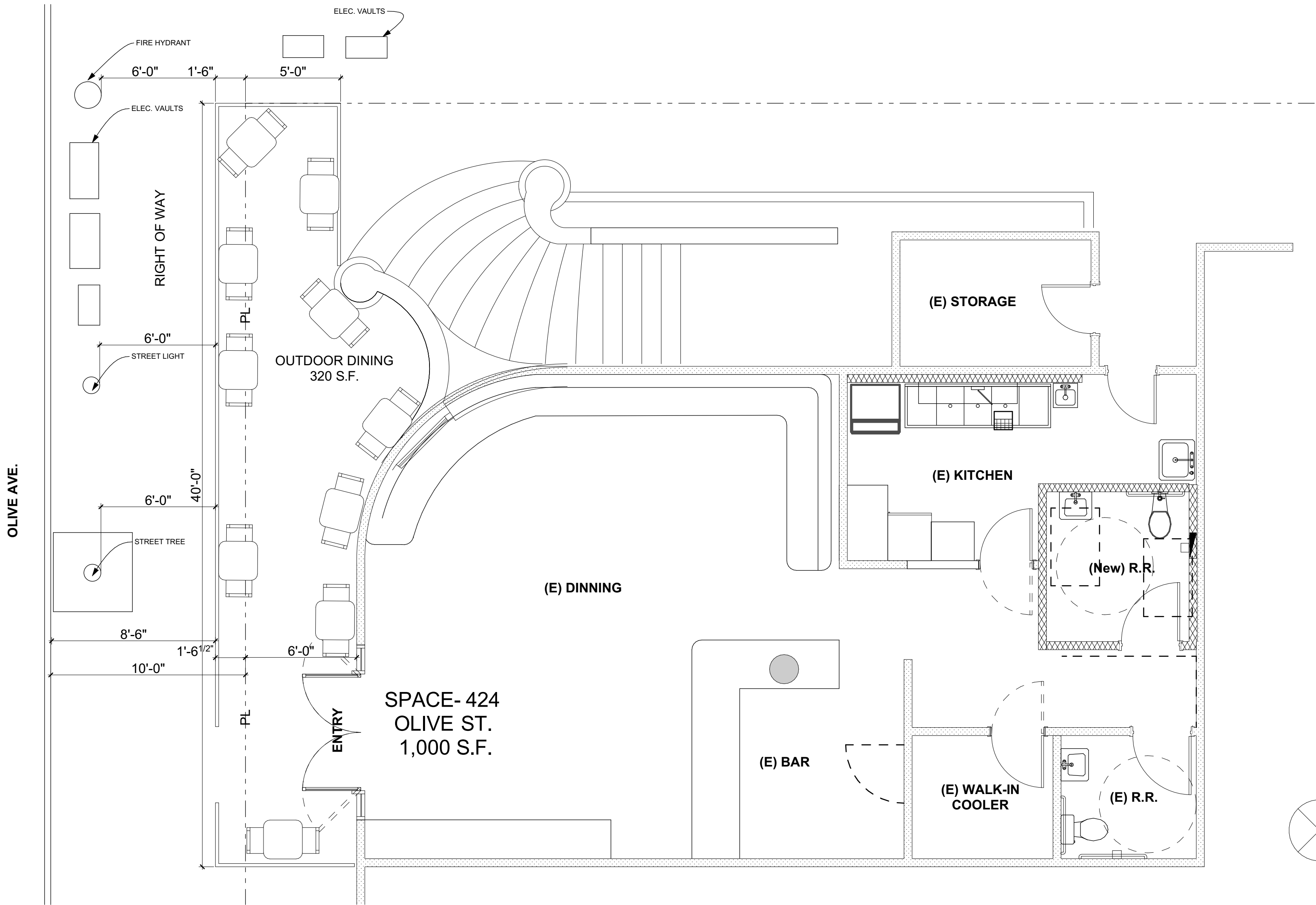


RAILING ELEVATION

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

2

NOTE: OUTDOOR DINING SF
260 SF. - PRIVATE PROPERTY
60 SF. - PUBLIC RIGHT OF WAY



SUITE #424 OUTDOOR DINING PLAN

NOT TO SCALE

1

LEGEND

- Building Outline
- Parcel Boundary
- Outdoor Patio
- Restaurants
- Vending Carts (10)
(Apx. 4'x8')

RESTAURANTS

SUITE	INDOOR AREA	OUTDOOR PATIO
101	4910	1030
103	2538	280
105	1450	184
107	1897	380
110	2456	400
424 Olive	1000	320

Totals 14251 sq.ft. 2594 sq.ft.

PLAZA ALMERIA
301 MAIN STREET
HUNTINGTON BEACH, CA

1		
No.	ISSUE	DATE

J.T. DEVELOPMENT COMPANY LLC
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Prepared By:

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21190 BEACH BOULEVARD
HUNTINGTON BEACH, CA
714 374 5678

RESTAURANT, CART,
AND KIOSK LAYOUT

Drawn By:	Project No.	Date
KEMMERER DESIGN ARCHITECTURE, INC.		6/4/2024
228 CREST AVENUE HUNTINGTON BEACH, USA 92648 p. 714.752.0052 marcus@kdarch.com www.kdarch.com	CAD File No.	Scale
	Drawing No.	SUITE #424 FLOOR PLAN A1.7