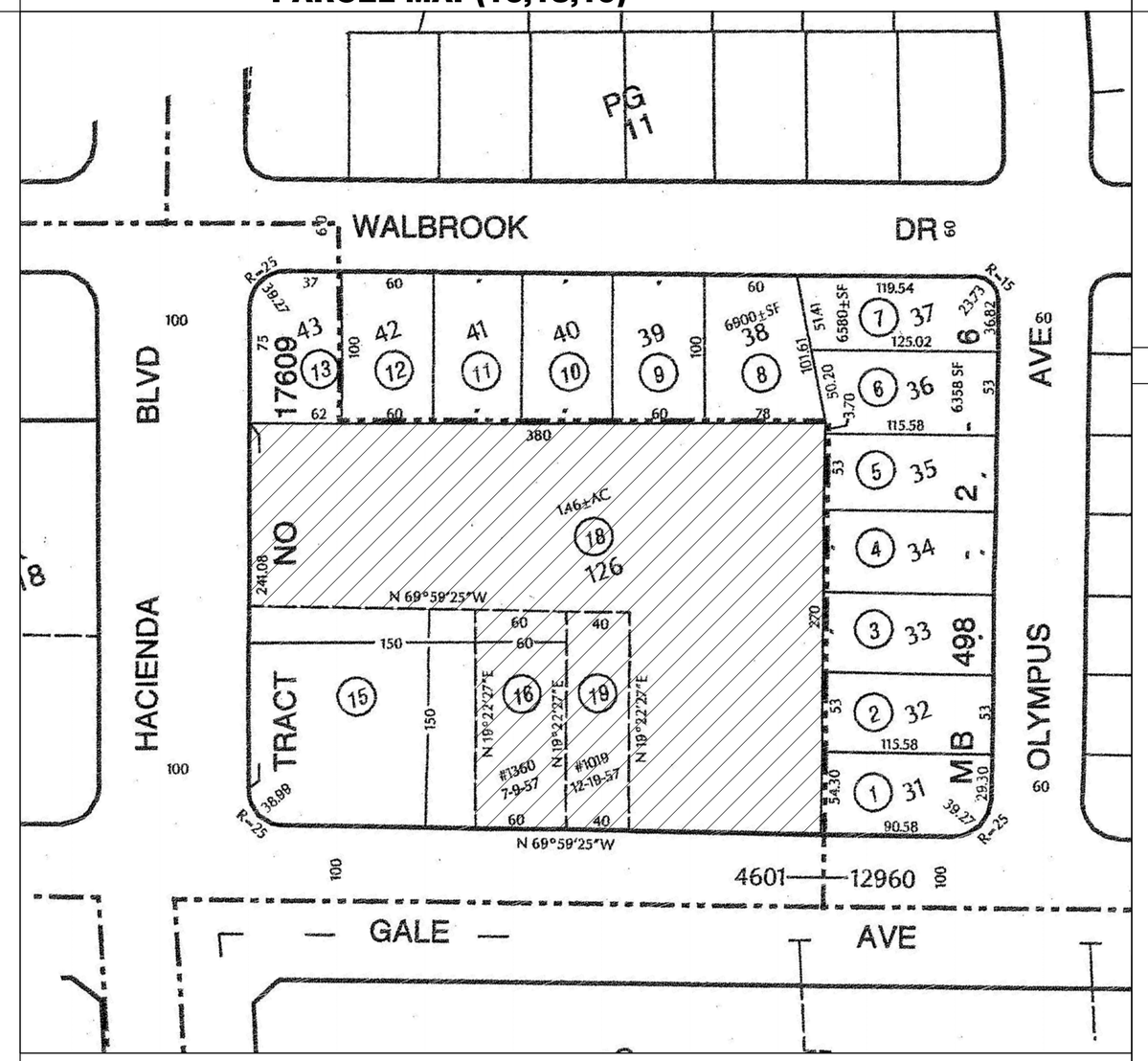
PROJECT

1014 ~ 1018 S. HACIENDA BLVD., HACIENDA HGTS, CA 91745

PARCEL MAP(16,18,19)



SHEET INDEX

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PROJECT DATA

PROJECT ADDRESS: 1014 ~ 1018 S. HACIENDA BLVD., HACIENDA HGTS, CA 91745

TENANT INFORMATION: Mr. ICK JIN KIM 213-487-6500

PROJECT DESCRIPTION: TENANT IMPROVEMENT : SPA & SAUNA, ACCUPRESSURE MASSAGE & FOOT MASSAGE AND STORAGE ADDITION (544 S.F.)

APN : 8245-012-016, 018, 019

OCCUPANCY GROUP: B

NUMBER OF STORY : 1 STORY BUILDING

TYPE OF CONSTRUCTION: TYPE V-B

MAXIMUM HEIGHT : 24'-6"

FIRE SPRINKLER : NO

PROJECT AREA:

EXISTING SPA & SAUNA :	5,853 S.F.
EXISTING MASSAGE :	2,640 S.F.
(NEW)STORAGE ADDITION AREA :	544 S.F.
TOTAL AREA :	9,037 S.F.

PARKING ANALYSIS

	Hacienda Address	TENANT	USE	AREA (S.F.)	SPACE/ S.F.	REQUIRED PARKING	REMARKS
BUILDING "A"	1010	MARIA DENTAL OFFICE	MEDICAL OFFICE	1,595	1/250	6.4	
	1012	METRO PCS	RETAIL	1,705	1/250	6.8	
	1012 1/2	HACIENDA HAIR	RETAIL	797	1/250	3.2	
	1014	FOOT MASSAGE	RETAIL	825	1/250	3.3	
	1016	ROYAL SKIN CARE	RETAIL	1,815	1/250	7.3	
	1018-1020	ROYAL SPA & SAUNA	RETAIL	5,853	1/250	23.4	
		(NEW) STORAGE, LAUNDRY		544	1/250	2.1	
					SUB TOTAL PARKING	52.5	

	Gale Address	TENANT	USE	AREA (S.F.)	SPACE/ S.F.	REQUIRED PARKING	REMARKS
BUILDING "B"	15817	A & J LIQUOR	RETAIL	1,400	1/250	5.6	
	15819	SOO RA SANG RESTAURANT	RESTAURANT	2,800	1/3 OCCUPANTS	29.0	87 OCCUPANTS
	15825	TAVERN	RESTAURANT	1,400	1/3 OCCUPANTS	24.3	73 OCCUPANTS
	15827	DAIKOKU RESTAURANT	RESTAURANT	1,400	1/3 OCCUPANTS	11.1	33 OCCUPANTS
	15829	SUN DRY LAUNDRY	RETAIL	1,400	1/250	5.6	
	15831	A- SECURITY GLASS	RETAIL	1,400	1/250	5.6	
	15833	BARUCH & BERACHA	RETAIL	1,400	1/250	5.6	
	15833	VEGA MEATS	RETAIL	1,700	1/250	6.8	
					SUB TOTAL PARKING	93.6	

TOTAL PARKING REQUIRED	146.1
TOTAL PARKING PROVIDED	117

STANDARDS ; 72 CARS , H/C PARKING : 5 CARS, COMPACTS : 40 CARS

AREA CALCULATION

ADDRESS	ROOM NAME	REMODEL AREA AREA (SQ.FT.)	ADDITION AREA AREA (SQ.FT.)	REFERENCE
1018	SPA & SAUNA	5,853 S.F.		SPA & SAUNA
1016	MASSAGE PARLOR	1,815 S.F.		MASSAGE PARLOR
1014	FOOT MASSAGE	825 S.F.		FOOT MASSAGE
	STORAGE/LAUNDRY		544 S.F.	NEW STORAGE ADDITION
	TOTAL	8,493 S.F.	544 S.F.	8,493 S.F. + 544 S.F. =9,037 S.F.

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designTDS@yahoo.com

OWNER: Mr. ICK JIN KIM 213-487-6500

REQUESTOR / CONTACT PERSON: JAMES KIM 213-500-4012

MECHANICAL & PLUMMING ENGINEER:

ELECTRICAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

PROJECT TITLE: 1014~1018 S. HACIENDA BL., HACIENDA HGTS, CA 91745

SEAL / SIGNATURE:

PLAN CHECK SET

KEY PLAN:

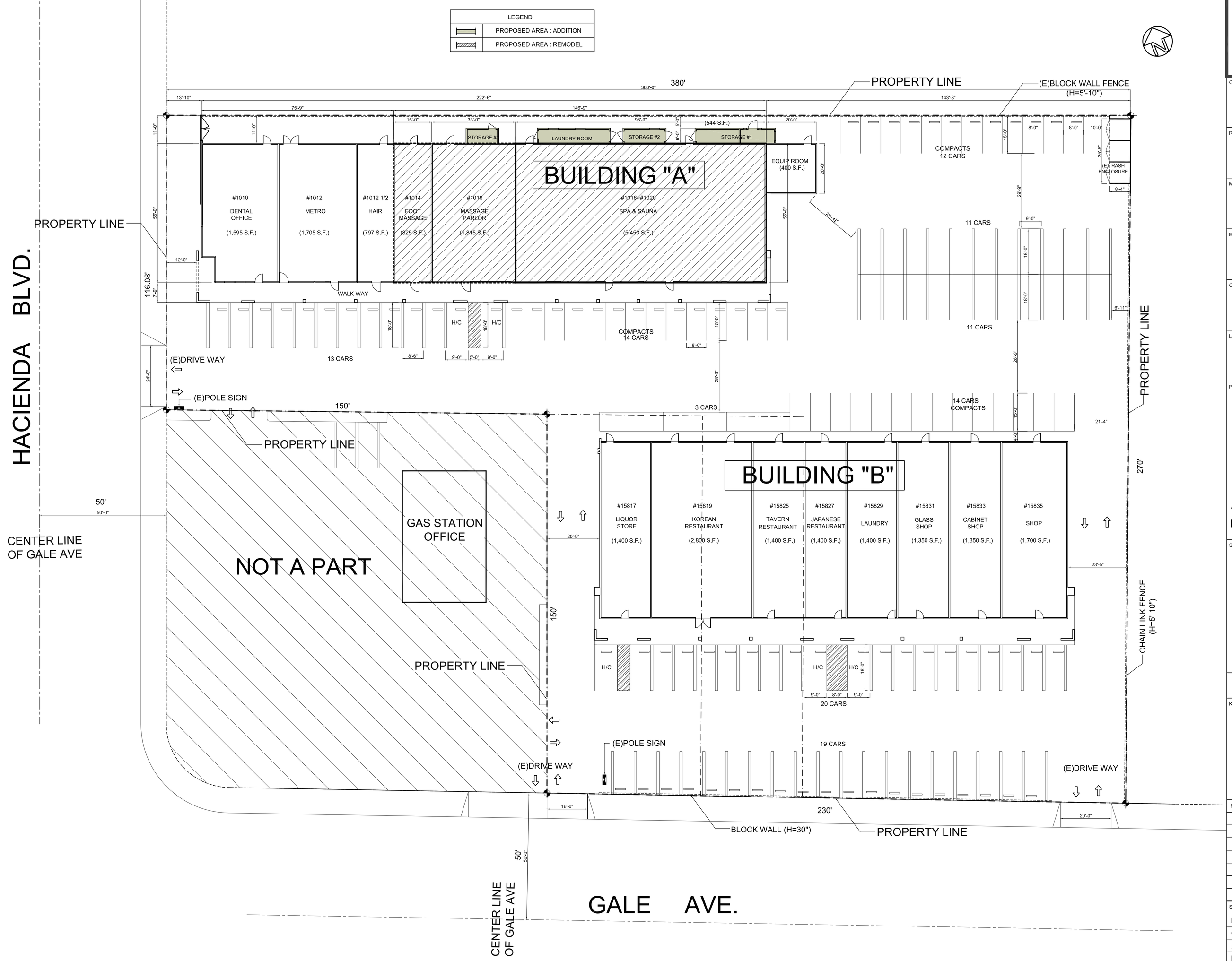
REV. NO.	DESCRIPTION	DATE

SHEET INFORMATION:

Drawn By: PC
Checked By:
Approved By:
Date: MAR 18, 2015
Scale:
PROJECT NUMBER:

SHEET TITLE: PROJECT INFORMATION

SHEET NUMBER: A-101



SITE PLAN
SCALE : 1'-0" = 20'-0"

1

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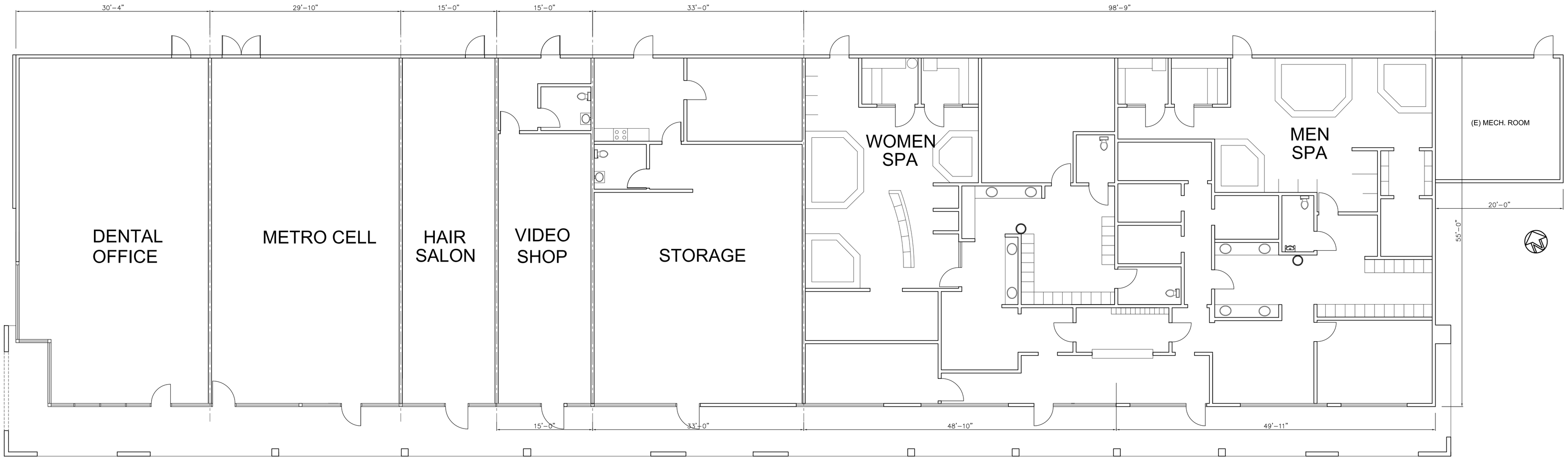
Approved By:	
Date:	MAR 18, 2015
Scale:	

PROJECT NUMBER:

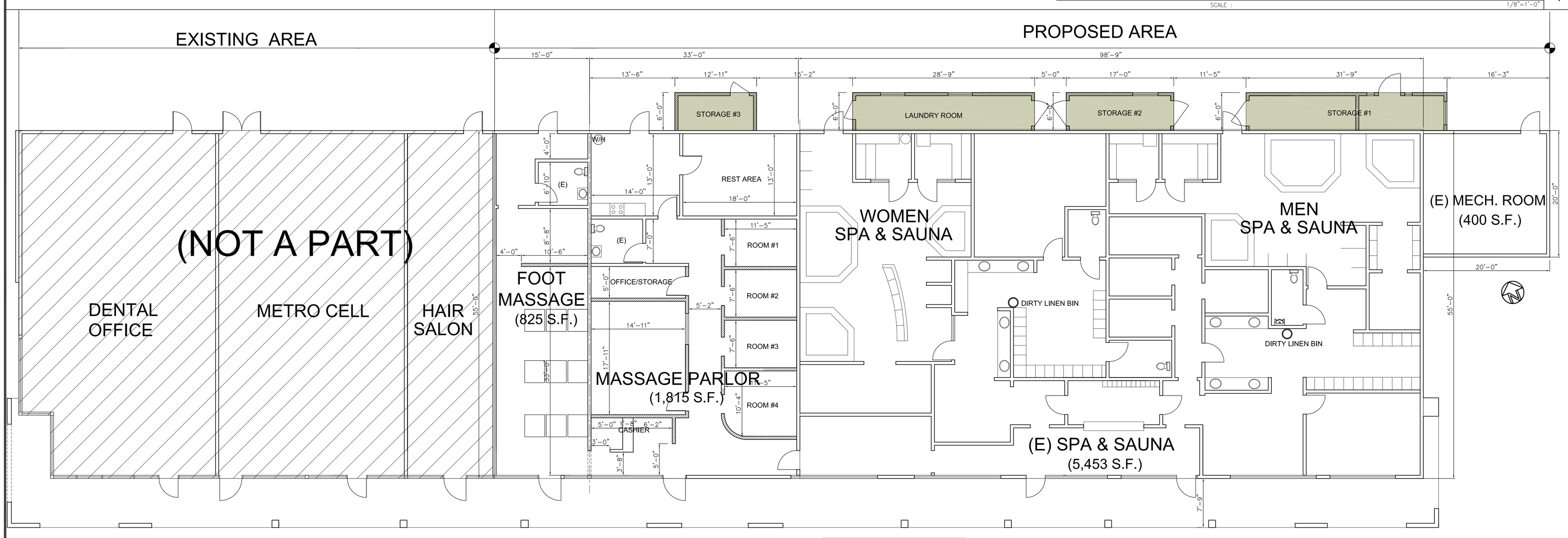
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-102



EXISTING FLOOR PLAN 1

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



LEGEND
PROPOSED AREA : ADDITION
PROPOSED AREA : REMODEL

PROPOSED FLOOR PLAN 2

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

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KEY PLAN:

REV. NO.	DESCRIPTION	DATE

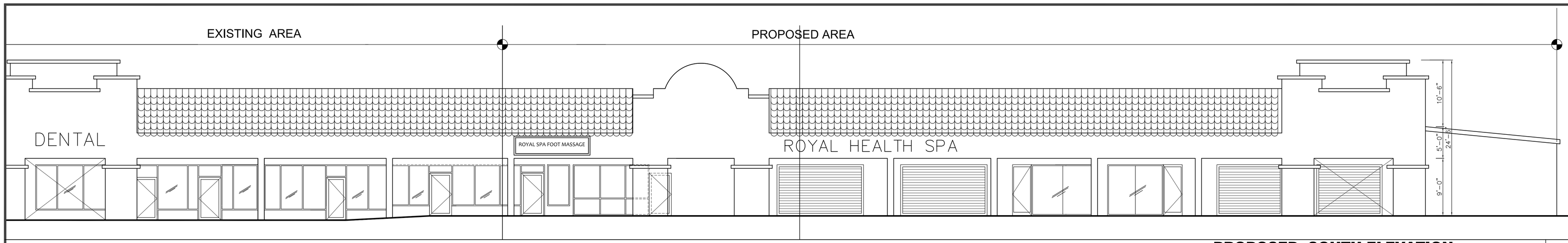
SHEET INFORMATION:

Drawn By:	PC
Checked By:	
Approved By:	
Date:	MAR 18, 2015
Scale:	1 / 8"=1'-0"

PROJECT NUMBER:

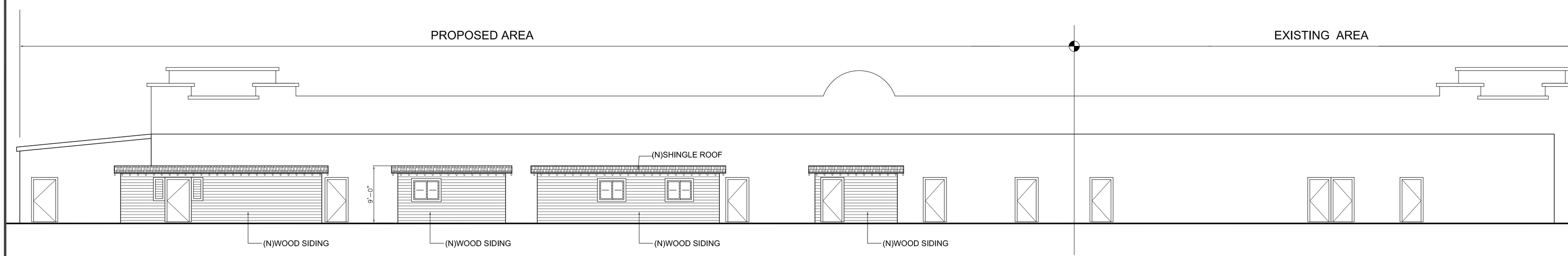
SHEET TITLE:
EXIST. & PROPOSED FLOOR PLAN

SHEET NUMBER: A-103



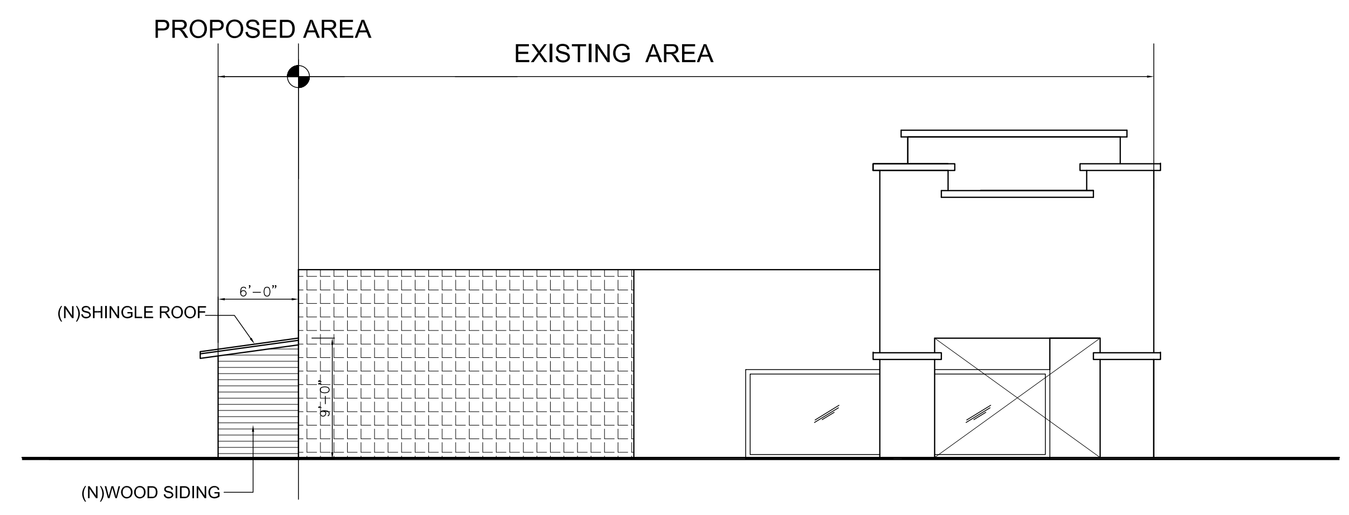
PROPOSED SOUTH ELEVATION 1

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



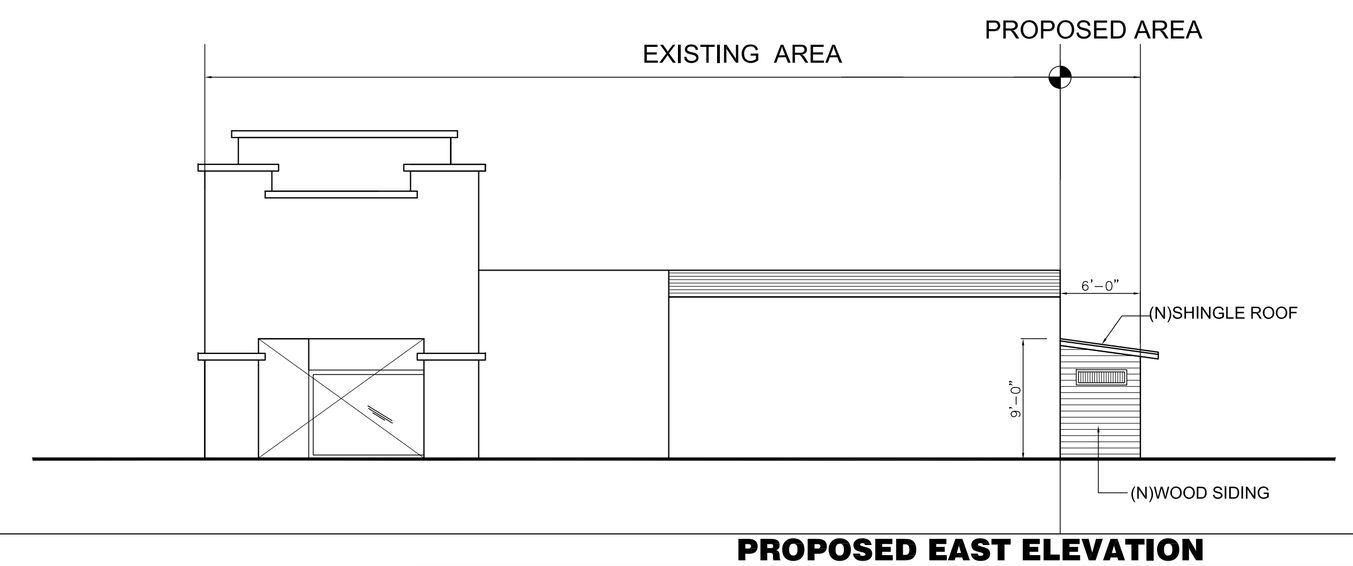
PROPOSED NORTH ELEVATION 2

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



PROPOSED WEST ELEVATION 3

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



PROPOSED EAST ELEVATION 4

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

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PLAN CHECK SET

KEY PLAN:

REV. NO.	DESCRIPTION	DATE

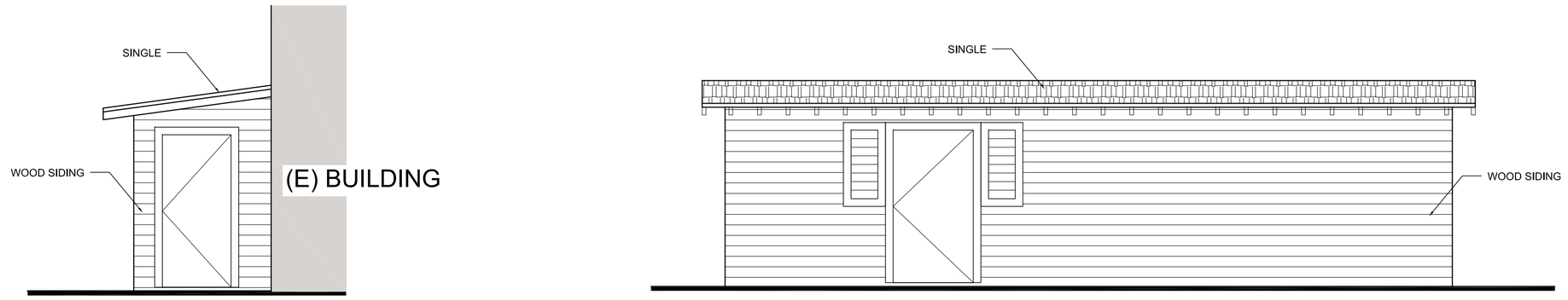
SHEET INFORMATION:

Drawn By:	PC
Checked By:	
Approved By:	
Date:	MAR 18, 2018
Scale:	1 / 8"=1'-0"

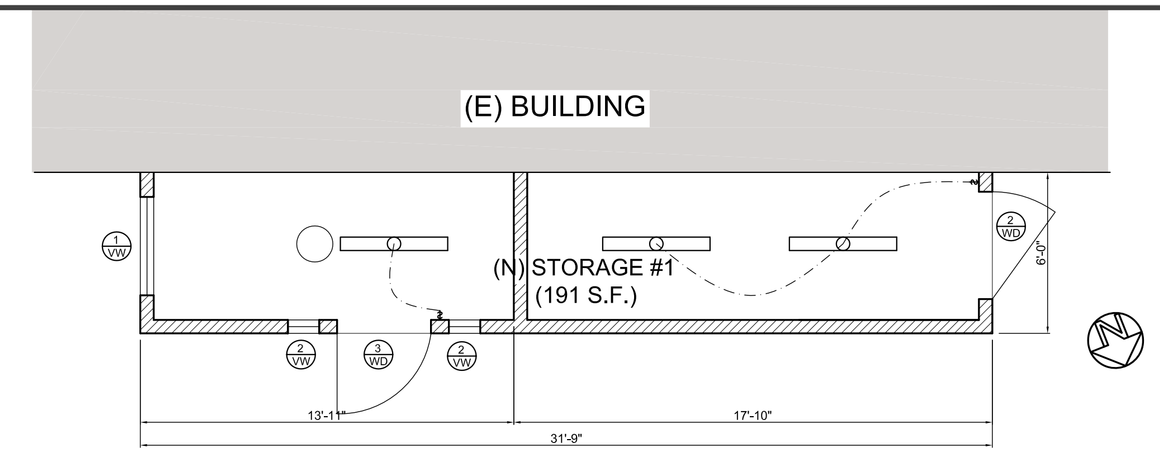
PROJECT NUMBER:

SHEET TITLE:
EXIST. & PROPOSED ELEVATIONS

SHEET NUMBER: A-104

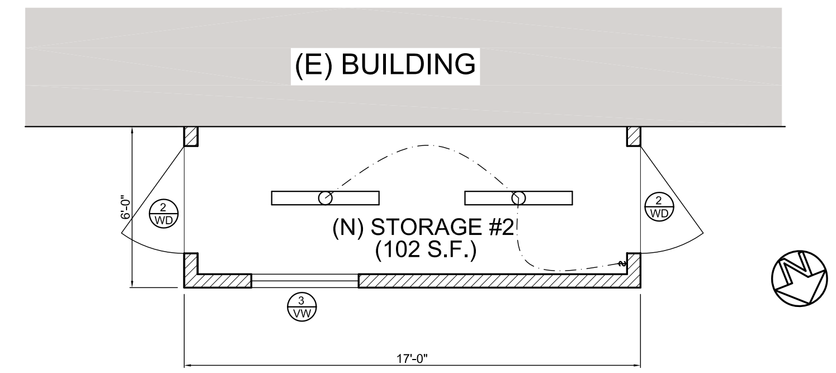


PROPOSED STORAGE #1 ELEVATION 5
SCALE : 1/4"=1'-0"

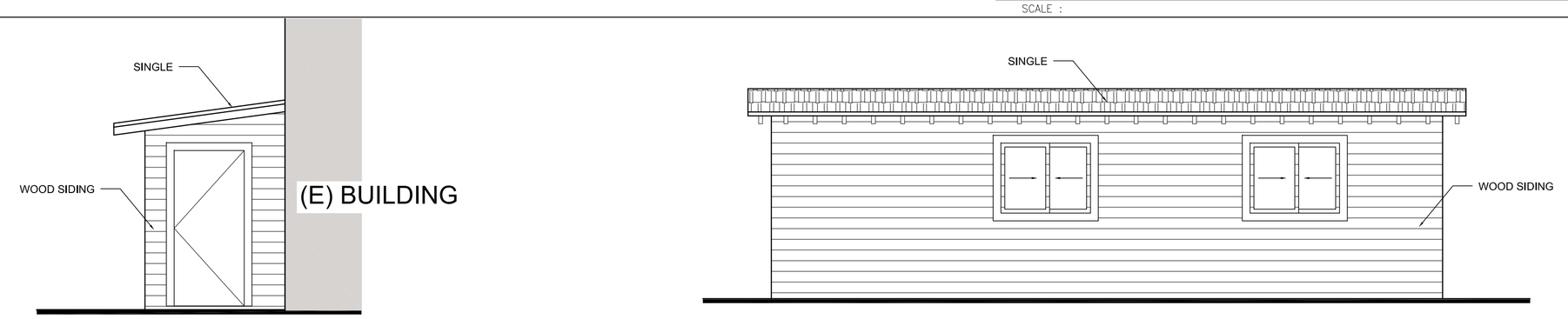


PROPOSED STORAGE #1 PLAN 1
SCALE : 1/4"=1'-0"

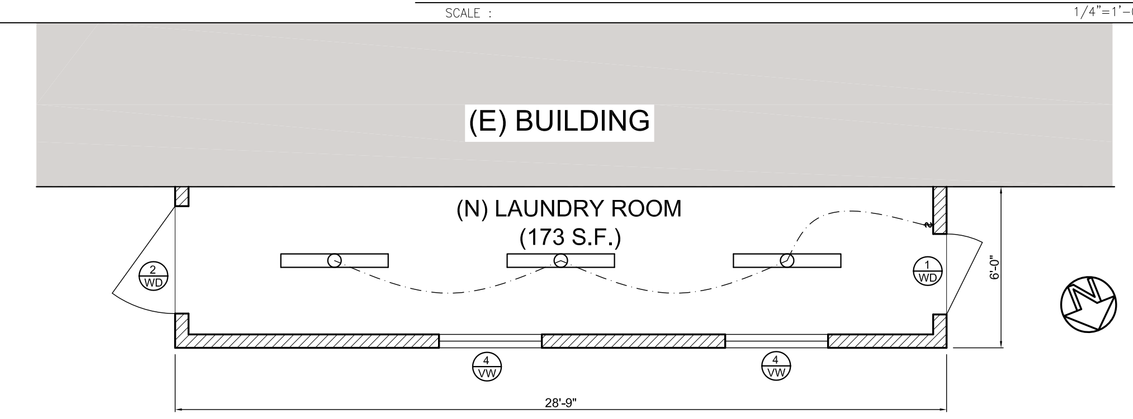
PROPOSED STORAGE #2 ELEVATION 6
SCALE : 1/4"=1'-0"



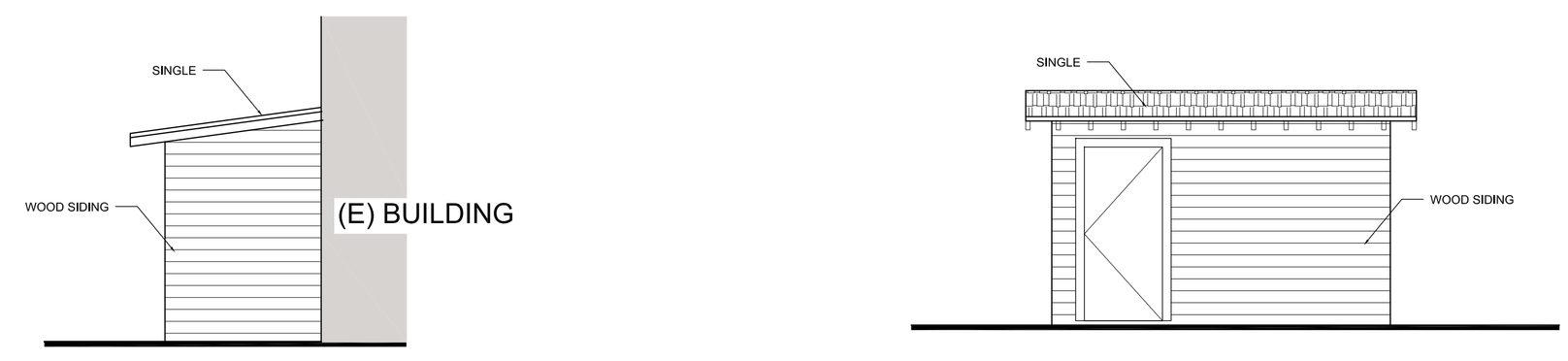
PROPOSED STORAGE #2 PLAN 2
SCALE : 1/4"=1'-0"



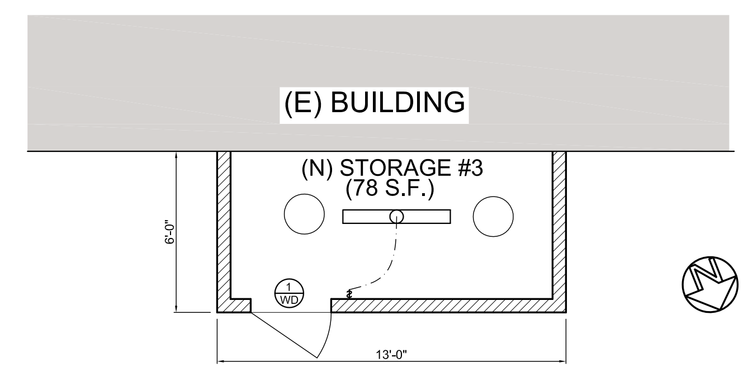
PROPOSED LAUNDRY RM. ELEVATION 7
SCALE : 1/4"=1'-0"



PROPOSED LAUNDRY ROOM PLAN 3
SCALE : 1/4"=1'-0"



PROPOSED STORAGE #3 ELEVATION 8
SCALE : 1/4"=1'-0"



PROPOSED STORAGE #3 PLAN 4
SCALE : 1/4"=1'-0"

DOOR & WINDOW SCHEDULE

MARK	DESCRIPTION	SIZE			TYPE	GLASS	REMARKS
		W	H	THK.			
WD-1	WOOD DOOR	3'-0"	6'-8"	1 3/8"	HOLLOW CORE		NEW
WD-2	WOOD DOOR	4'-0"	6'-8"	1 3/8"	HOLLOW CORE		NEW
WD-3	WOOD DOOR	3'-6"	6'-8"	1 3/8"	HOLLOW CORE		NEW
VW-1	VINYL WINDOW	3'-8"	3'-0"		DUAL GLASS		NEW
VW-2	VINYL WINDOW	1'-2"	3'-0"		DUAL GLASS		NEW
VW-3	VINYL WINDOW	4'-0"	3'-0"		DUAL GLASS		NEW
VW-4	VINYL WINDOW	3'-10"	3'-0"		DUAL GLASS		NEW

LEGEND	
	(EXIST.) WALL TO BE REMAINED
	(NEW) 2X4 WOOD STUD WALL
	DOOR SYMBOL SEE A-103 FOR DOOR SCHEDULE
(N)	NEW ROOM

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KEY PLAN:

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Approved By:
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SHEET TITLE:
PROPOSED
FLOOR PLAN
(STORAGE, LAUNDRY)

SHEET NUMBER:
A-105