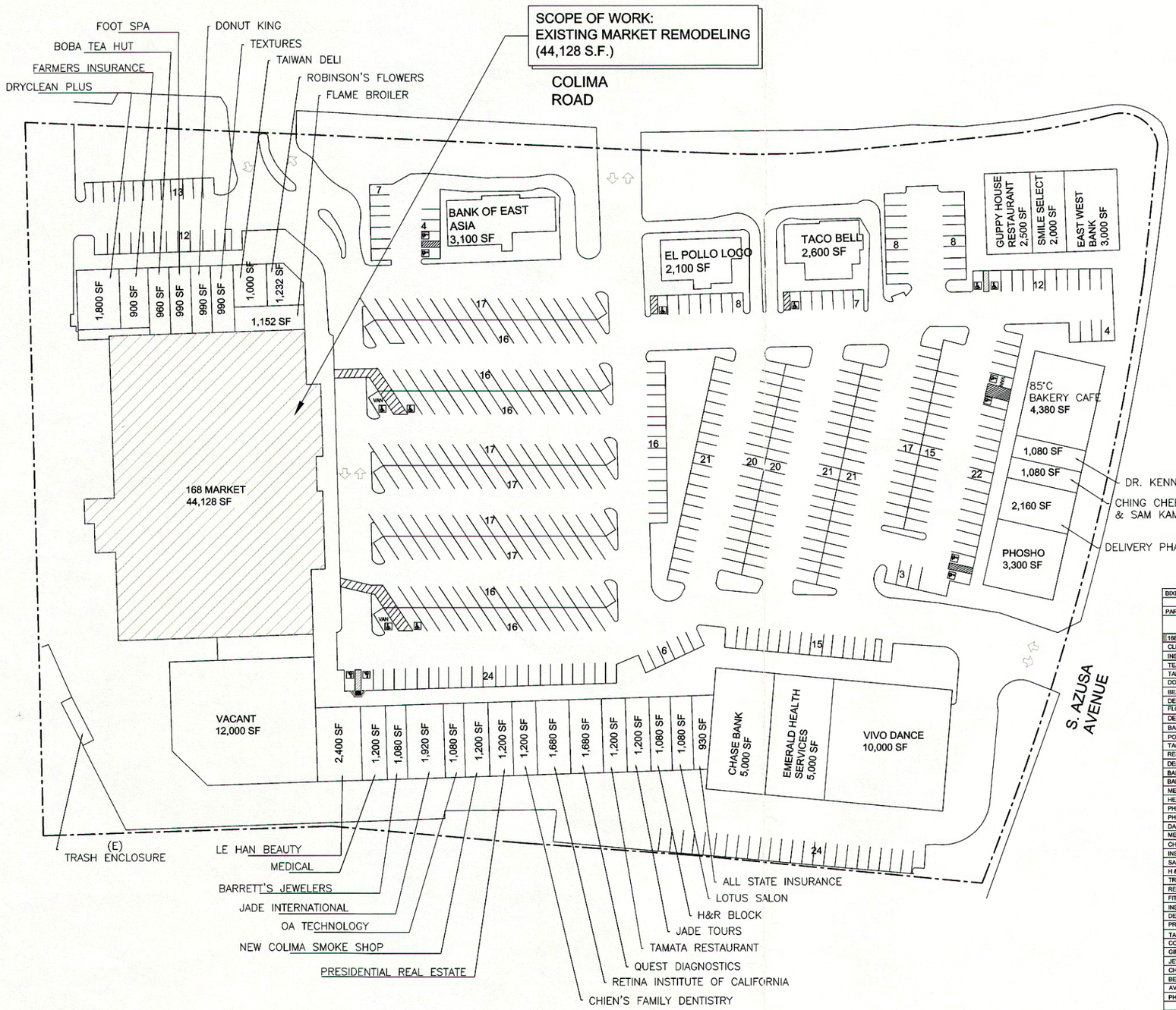

EXISTING SITE PLAN

SCALE: 3/128"=1'-0"

LEGEND

PROPOSED TENANT IMPROVEMENT SPACE

BIXBY HACIENDA PLAZA					
PARKING ANALYSIS:					
TENANT	USE	RETAIL / OFFICE / OTHER S.F.	RESTAURANT S.F.	OCCUPANT LOAD	PARKING
168 MARKET	FOOD STORE	44128			
CLEANERS	RETAIL	1800			
INSURANCE	OFFICE	900			
TEA SHOP	RESTAURANT		960	28	10
TAN & NAILS	PERSONAL SERVICE	990			
DONUT SHOP	TAKE OUT FOOD		990	28	10
BEAUTY SHOP	PERSONAL SERVICE	990			
DELI SHOP	TAKE OUT FOOD		1000	36	12
FLORIST	RETAIL	12323			
DELI SHOP	TAKE OUT FOOD		1152	28	10
BANK	BANK	3100			
POLLO LOCO	TAKE OUT FOOD		2100	69	23
TACO BELL	TAKE OUT FOOD		2600	80	27
RESTAURANT	RESTAURANT		2500	89	30
DENTAL OFFICE	MEDICAL	2000			
BANK	BANK	3000			
BAKERY CAFE/RETAIL	RESTAURANT		4380	99	33
MEDICAL OFFICE	MEDICAL	1080			
HEALTH CENTER	MEDICAL	1080			
PHARMACY	MEDICAL	2160			
PHOSHO	RESTAURANT		3300	99	34
DANCE CENTER	PERSONAL SERVICE	10000			
MEDICAL OFFICE	MEDICAL	5000			
CHASE BANK	BANK	5000			
INSURANCE OFFICE	OFFICE	930			
SALON	PERSONAL SERVICE	1080			
H & R BLOCK	OFFICE	1080			
TRAVEL SHOP	RETAIL	1200			
RESTAURANT	RESTAURANT		1200	1200	1200
FITNESS CENTER	PERSONAL SERVICE	1680			
INSTITUTE	PERSONAL SERVICE	1680			
DENTAL OFFICE	MEDICAL	1200			
PRESIDENTIAL REAL ESTATE	OFFICE	1200			
TABACOO SHOP	RETAIL	1200			
COMPUTER STORE	RETAIL	1080			
GIFTS	RETAIL	1920			
JEWELERS	RETAIL	1080			
CHIROPRACTIC OFFICE	MEDICAL	1200			
BEAUTY SHOP	PERSONAL SERVICE	2400			
AVAILABLE	RETAIL	12000			
PHSTAL PLUS	RETAIL	1440			
	RESTAURANT TOTAL:		20182		205
	RETAIL/OFFICE/OTHER	11483		/400	287
	PARKING REQUIRED				492
	PARKING PROVIDED				492
BUILDING WAS BUILD IN 1986, PRIOR TO 10 / 16 / 1988 WHEN THE 1 / 250 STANDARD BECOME OPERATIVE					
SINCE IT WAS ORIGINALLY APPROVED AT 1 / 400, THIS RATIO IS STILL IN EFFECT FOR THE RETAIL USES.					

jwl
JWL ASSOCIATES INC
ARCHITECTURAL & ENGINEERING
1221 S. HACIENDA BLVD.
HACIENDA HEIGHTS, CA 91745
TEL: (626) 956-0168
FAX: (626) 369-8978

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH AND/OR BEGINNING ANY WORK.

THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, MECHANICAL AND ANY OTHER RELATED DRAWINGS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING AND/OR BEGINNING ANY WORK.

TAWA
SUPERMAKET, INC.
6363 REGIO AVE.
BUENA PARK, CA 90620
TEL.(714) 521-8899
FAX (714) 994-3388
http://www.99ranch.com

PROPOSED FOR:
168 MARKET
HACIENDA HEIGHTS, CA
17120 COLIMA RD.
HACIENDA HEIGHTS, CA 91745

REGISTERED PROFESSIONAL ENGINEER
JOO-PING WANG
43144
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
SITE PLAN

Issue Date: 03-31-2014	
Revisions	
No. Date	Description
1	
2	
3	
Project No: 2014_0015	Drawn By: J.S
Designer: TAWA	Checked By:

Sheet Number:

A-1.1

PERMIT SET, NOT FOR CONSTRUCTION BID