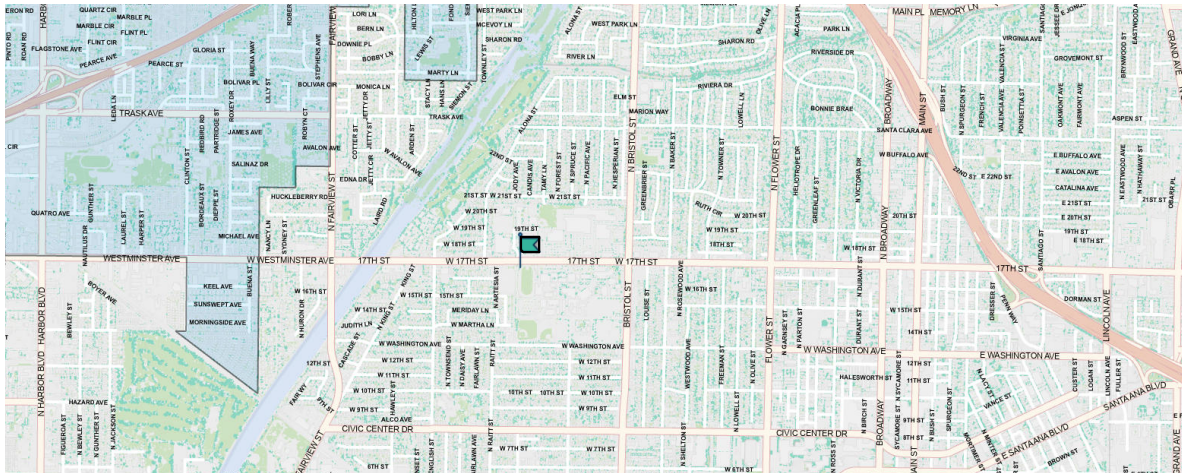
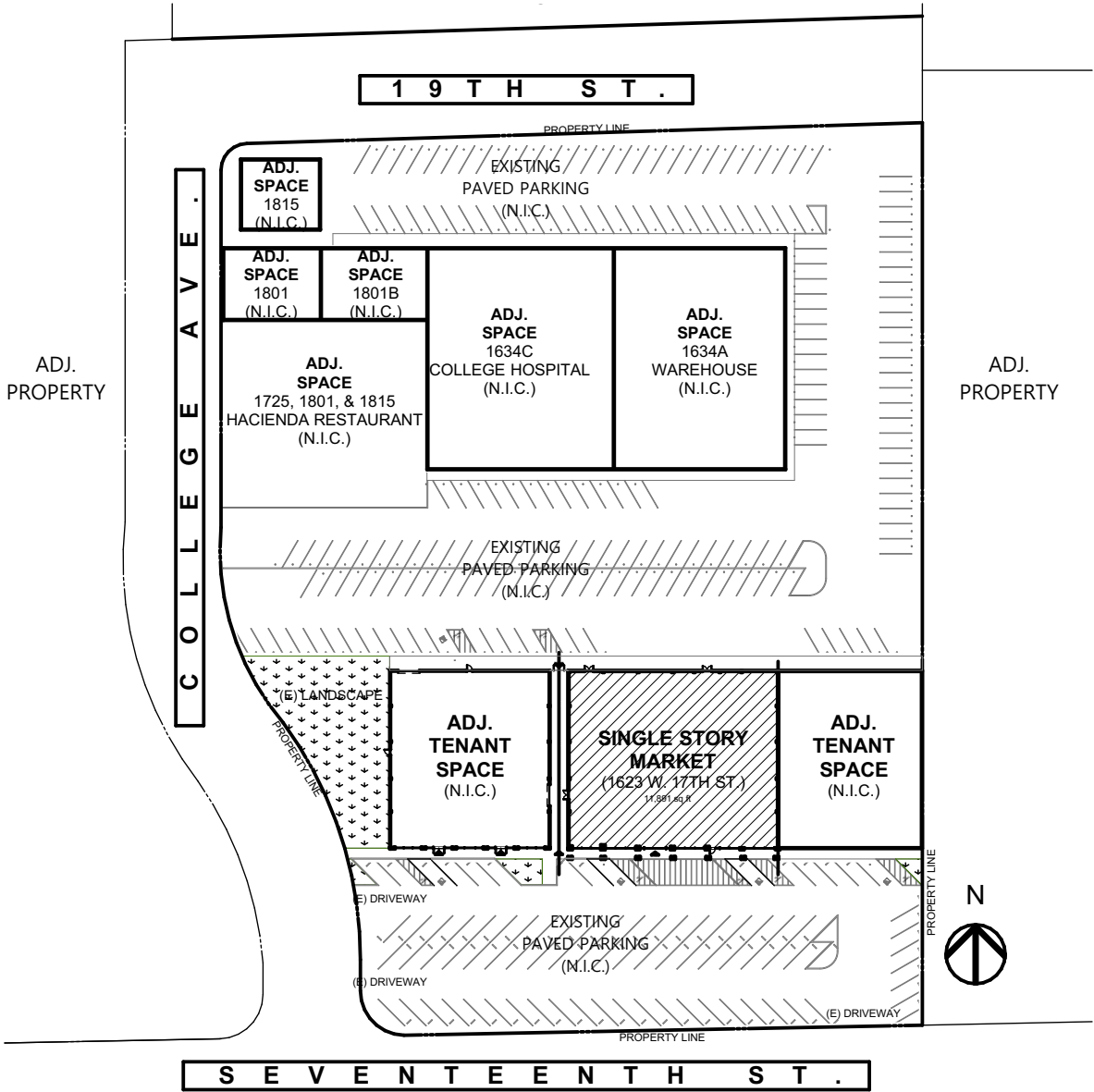


VICINITY MAP



# OLÉ CITY MARKET

1623 W.17TH ST, SANTA ANA, CA 92706



PROJECT TEAM

**PROPERTY OWNER:**  
9200 WESTMINSTER BLVD., SPC 66  
WESTMINSTER, CA 92683  
PHONE: 949-412-1199  
CONTACT: JOSEPH D. NGUYEN

**CLIENT:**  
TOP FOOD MAKERS, INC.  
5469 W. ADAMS BLVD.,  
LOS ANGELES, CA 90016  
PHONE: 949-769-0538  
CONTACT: DAVID OH

**ARCHITECT:**  
SOHN ARCHITECTS  
1501 E. ARTESIA BLVD.  
LONG BEACH, CA 90805  
PHONE: 213-537-7188  
CONTACT: STEVEN J SOHN

PROJECT INFORMATION

ADDRESS: 1623 W. 17TH ST.,  
SANTA ANA, CA 92706

ASSESSOR PARCEL NUMBER: 399-121-03  
MABURY TR LOT 3 POR OF LOT AND POR OF LOT 4

ZONE: C-2, GENERAL COMMERCIAL

LOT AREA: 186,235 SQ. FT. / 4.275 AC.

TYPE OF CONSTRUCTION: V-B (W/O FIRE SPRINKLER)

AUTOMATIC SPRINKLER: NO

OCCUPANCY GROUP: B & M

BUILDING USE: COMMERCIAL

FLOOR AREA: TOTAL EXISTING FLOOR AREA: 11,861 SF  
OLÉ CITY MARKET FLOOR AREA: 11,861 SF

\* **NO FLOOR ADDITION**

PARKING CALCULATION

EXISTING PARKING: **60 STALLS**  
1623 W. 17TH ST.  
(E) MARKET FLOOR AREA: 11,891 S.F. / (1,000/5) = 59.455 STALLS

PARKING REQUIRED: **60 STALLS**  
1623 W. 17TH ST. (NO CHANGE OF USE)  
(E) MARKET FLOOR AREA: 11,891 S.F. / (1,000/5) = 59.455 STALLS

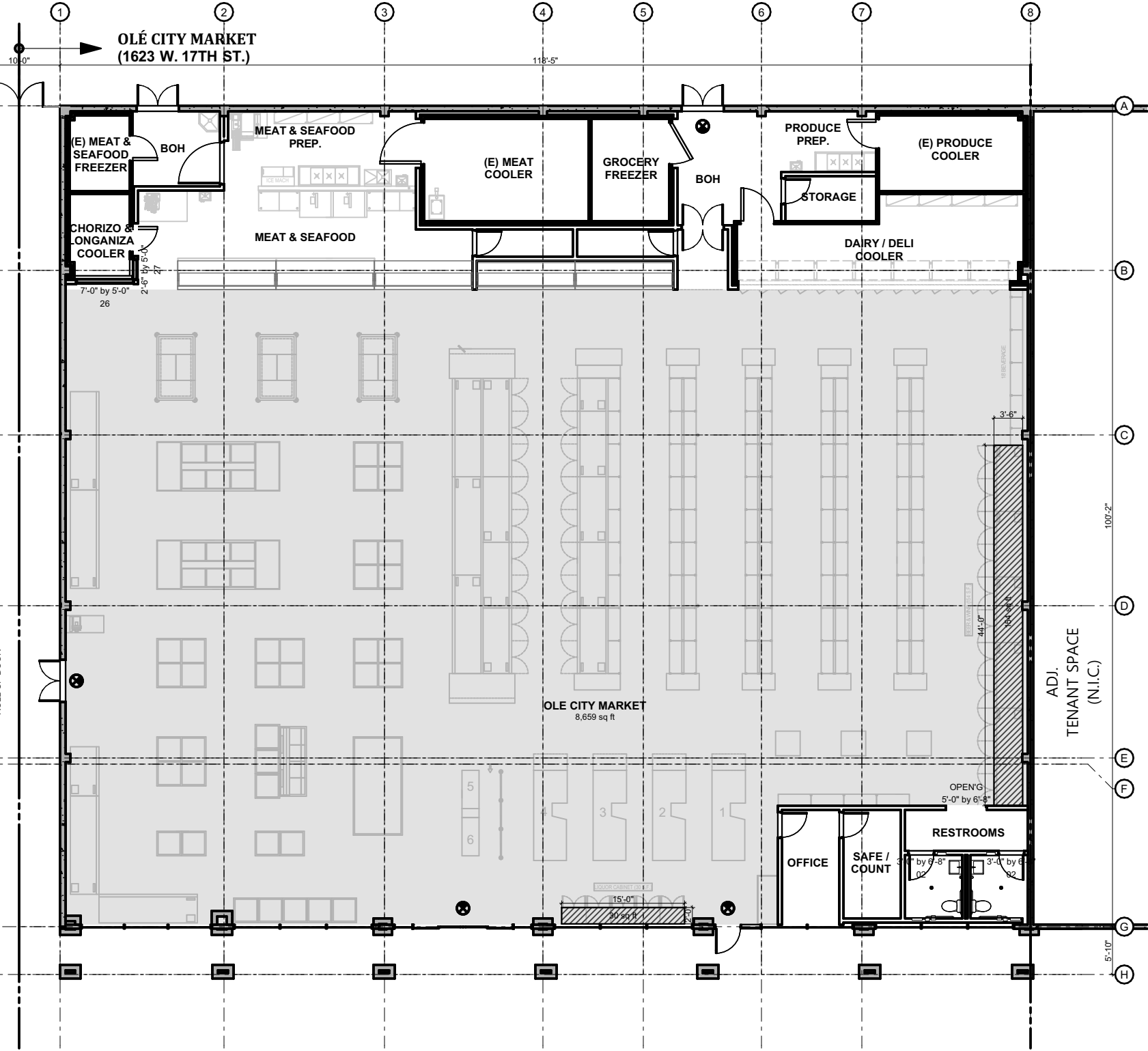
**\*\*NO ADDITIONAL PARKING REQUIRED**

ALCOHOLIC STORAGE

OLÉ CITY MARKET (1623 W. 17TH ST.)

TOTAL MARKET FLOOR AREA:	11,891 S.F.
TOTAL ALCOHOLIC BEVERAGE STORAGE FLOOR AREA:	184 S.F.
Incl. BEAR & WINE COOLER:	154 S.F.
LIQUOR CABINET:	30 S.F.

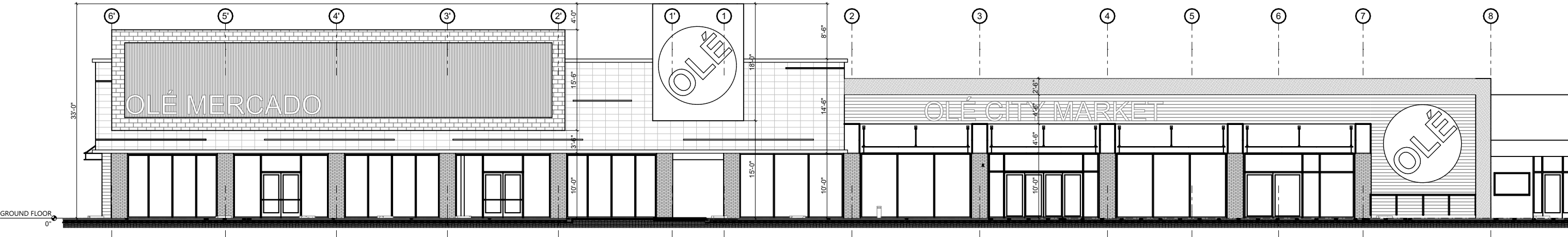
PERCENTAGE CALC.: 1.55%





PERSPECTIVE: SOUTH-WEST VIEW

1



PROPOSED SOUTH ELEVATION

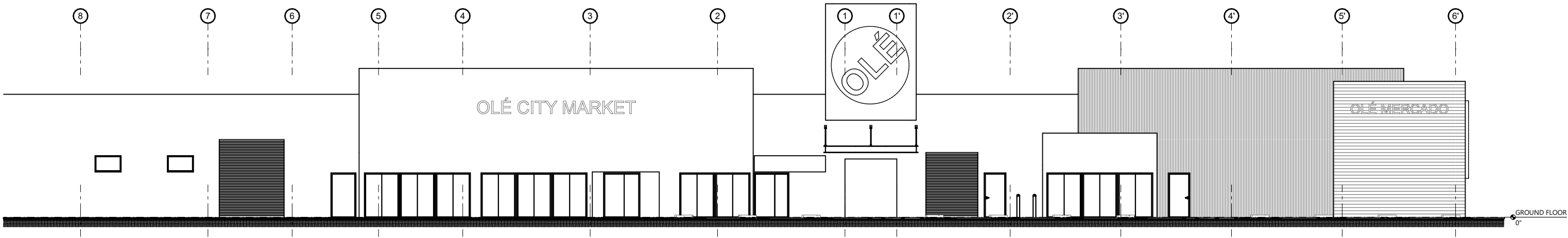
2





PERSPECTIVE: PROPOSED NORTH-WEST VIEW

1



PROPOSED NORTH ELEVATION

2