Preliminary Site Study

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PROJECT LOCATION / SITE MAP

ZONING SUMMARY

APN: 3140-036-014

ZONING: R-7000 (CODE SECTION 17.08.060) GENERAL PLAN: UR

NOTE: ASSESSOR PARCEL INFO:

TOTAL SF (PDB)	108,900 SF/ 2.5 ACRES
USABLE SF	94,090 SF/ 2.16 ACRES
LAND W' x D'	165 x 660
SITE ADDRESS	"VAC/COR AVE K (PAV/7TH STE(PAV) LANCASTER CA 93535-0000
LEGAL DESCRIPTION:	W 1/2 OF W 1/2 OF SE 1/4 SE 1/4 EX OF ST OF SEC 23 T7N R12W
CORNER LOT:	YES
SEWERS:	NO
FLIGHT PATH:	NO

X-TRAFFIC:	NO
FREEWAY:	NO
GOLF FRONT:	NO
HORSE LOT:	NO
VIEW:	NONE
CODE SPLIT:	NO
IMPAIRMENT:	NONE

R-7000 ZONING REULATIONS:

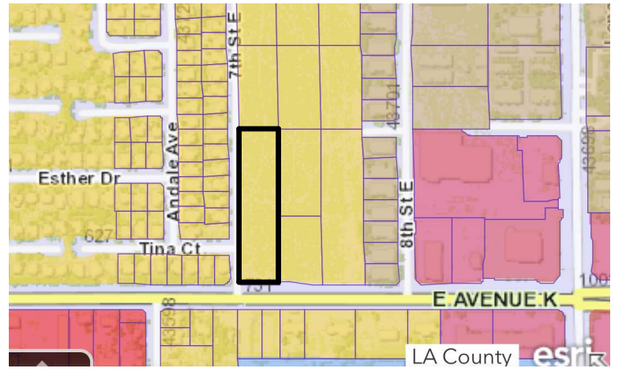
MIN LOT SIZE:	7,000 SF
MIN LOT WIDTH:	60 FT
MIN LOT DEPTH:	100 FT
MIN WIDTH CORNER:	75 FT
MAX BUILDING HEIGHT:	35 FT
MAX LOT COVERAGE:	50%
FENCE HEIGHTS:	
FRONT:	4 FT
BACK:	6FT
FRONT YARD SETBACK:	14 FT
INTERIOR SIDE YARD SETBACK:	5 FT
INTERIOR SIDE YARD: TOTAL SUM OF TWO YARDS (FEET):	15 FT
STREET SIDE YARD:	10 FT
REAR YARD:	15 FT

ADDRESS

7th Street E & East Avenue K
Lancaster, CA 93535

LA COUNTY AIN:
3140-036-014

ZONING MAP



DRURY ARCHITECTS INC.

NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

COVER

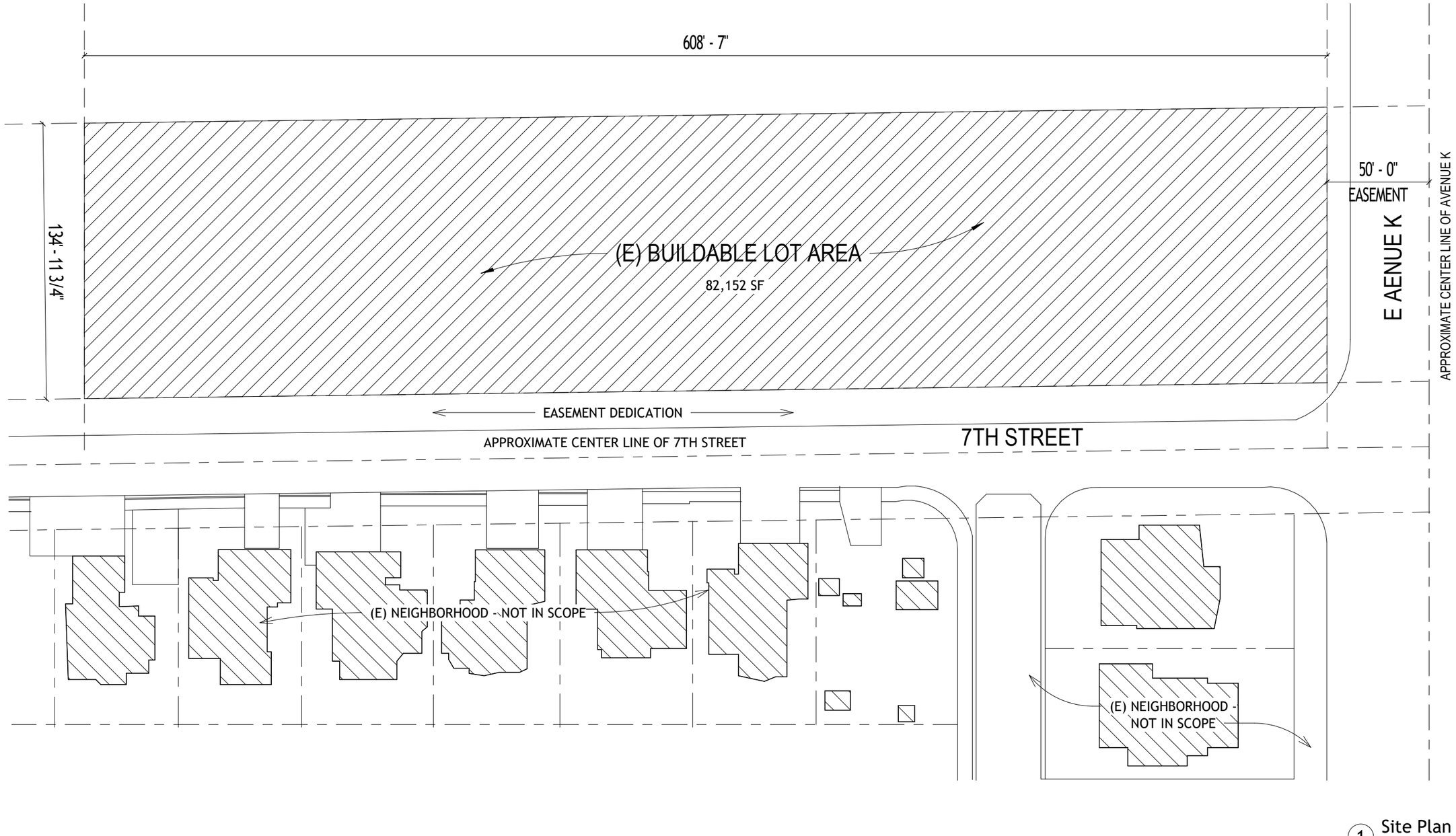
Project number	240318
Date	3/31/24
Drawn by	RD

G.100

Scale 1/8" = 1'-0"

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(E) SITE PLAN
APN: 3140-036-014



1 Site Plan
1" = 50'-0"

DRURY ARCHITECTS INC.

DRURY Architecture | Planning | Design

NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

EXISTING SITE PLAN

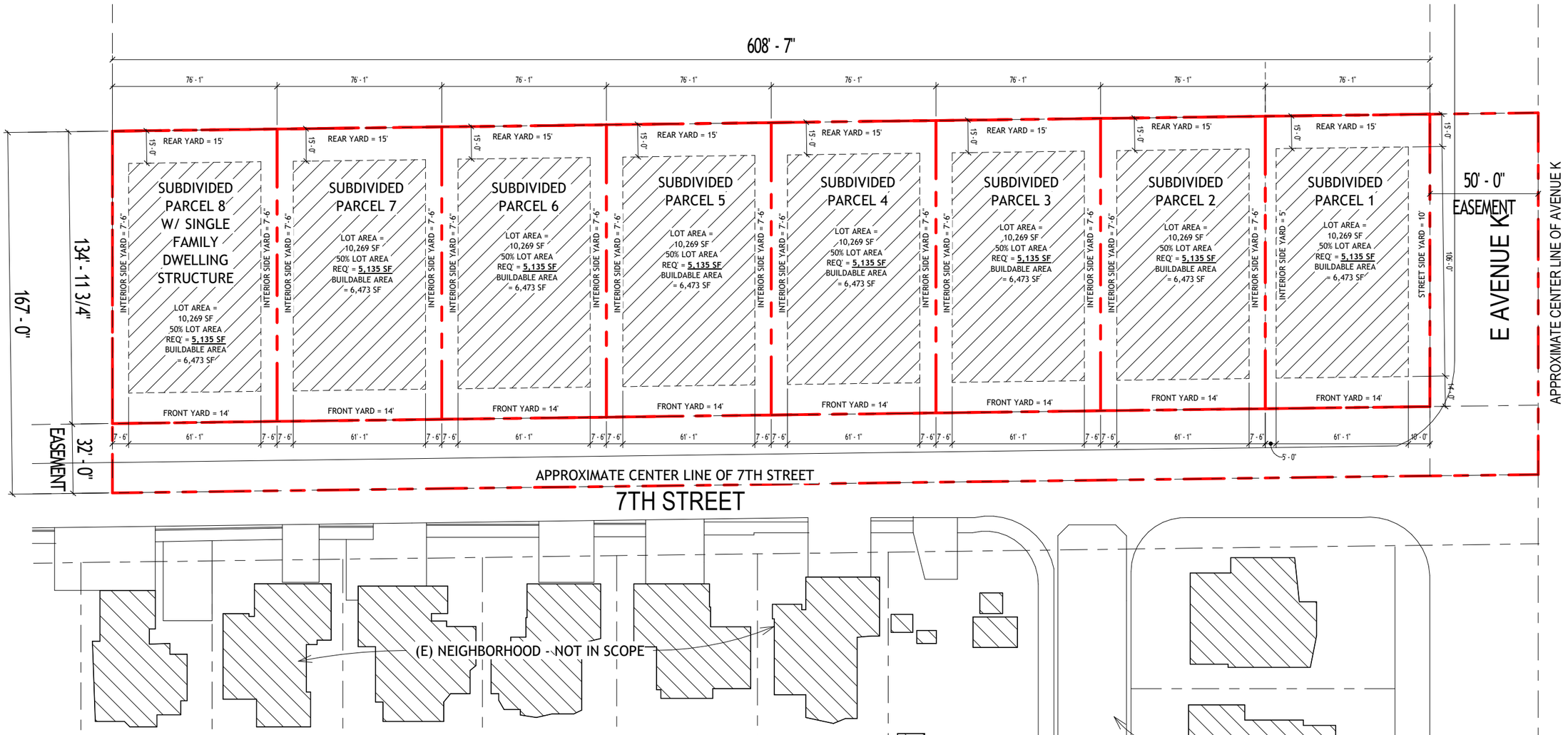
Project number	240318
Date	3/31/24
Drawn by	RD

A.002

Scale 1" = 50'-0"

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(E) SITE PLAN
APN: 3140-036-014



1 Site Plan
1" = 50'-0"

DRURY ARCHITECTS INC.

DRURY Architecture | Planning | Design

NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

PROPOSED SITE PLAN

Project number	240318
Date	3/31/24
Drawn by	RD

A.003

Scale 1" = 50'-0"

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DRURY ARCHITECTS INC.

NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

SITE STUDY - 3D VIEW

Project number	240318
Date	3/31/24
Drawn by	Author

A.004

Scale

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NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

SITE STUDY - 3D MASSING

Project number	240318
Date	3/31/24
Drawn by	Author

A.005

Scale

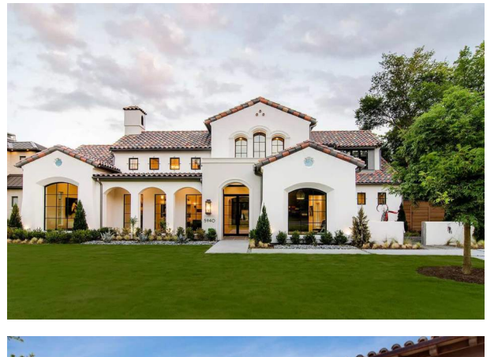
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NHON TRAC
7TH ST & EAST AVENUE K

No.	Description	Date
01	PRELIMINARY SITE STUDY	4/5/2024

INSPIRATION IMAGES

Project number	240318
Date	3/31/24
Drawn by	Author

A.006

Scale

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