

SANTIAGO ROAD

495.70' PL

855.37' PL

NEW BUILDING
AUTOMOBILE SALES
9,200 SF

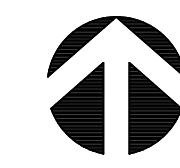
PARKING
7,280 SF

APN 3056-024-015
3.80+/- ACRES

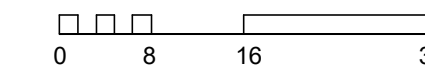
SOLEDAD CANYON



VICINITY MAP



NORTH



NEW KEY SITE

1/32" = 1'-0"

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LEGAL DESCRIPTION

PROPERTY ADDRESS:
VAC/COR SOLEDAD CYN RD/SANTIAGO
ACTON, CA 93510

LOT/PARCEL: 3.80 ACRES

ASSESSOR'S PARCEL NO. (APN) 3056-024-015

*LAND DESC IN DOC 0001323, 76-8-3
*POR OF NW 1/4 OF
SEC 32 T 5N R 12W

(E) ZONE: C-RU RURAL COMMERCIAL ZONE
(E) USE: VACANT

NEW USE: SALES: AUTOMOBILE SALES, SALE OF
NEW AND USED MOTOR VEHICLES.

SCOPE OF WORK

NEW AUTO SALES BUILDING 9,200 SF

OFFICE SPACE	535 SF
MAINTENANCE	335 SF
STORAGE	350 SF
SHOWROOM	7,980 SF

PROJECT ANALYSIS

PARKING

NEW OFFICE: 9,200 SF/ 400 = 24 SPACES
BIKE SPACES REQUIRED: 2 SPACES

TOTAL PROVIDED = 23 STANDARD SPACES + 1 SUBSTITUTED
TOTAL BIKE SPACES PROVIDED = 4 SPACES

LANDSCAPE INFO

A.P.N. 3056-024-015 PARCEL = 3.80 AC
3.80 X 10% = .38 AC X 43560 = 16,562 SF

TREE SHADE INFO

DEVELOPMENT AREA = 16,480 SF/ 10,000 = 5 TREES MIN.
TREES PROVIDED: 9 TREES

SIGNAGE

FRONTAGE 495 LF * 3 SF = 345 SF
NEW SIGNAGE = 24SF + 24SF + 24SF = 72 SF

TRASH ENCLOSURE

10 SF PER 1,000 / 9200 = 100 SF
PROVIDED 10'X12' ENCLOSURE

PROJECT TEAM

DESIGNER

ALFONSO DURAN
1043 S. GRAND AVE. #1
LOS ANGELES, CA. 90015
(213) 509-0474
axima@hotmail.com

Studio15

1043 S. GRAND AVE. SUITE 1 LOS ANGELES, CA 90015

ALFONSO DURAN 213.509.0474
RENAN SALAZAR

NEW BUILDING

ADDRESS: SOLEDAD CANYON, ACTON, CA. 93510

Consultants:

Client/Owner:
EDDIE KARABET
18804 SHERMAN WAY
RESEDA, CA. 91335

Revision Number & Date

CAD File: SOLEDADCYN.dwg

Drawn By: ALF/RS

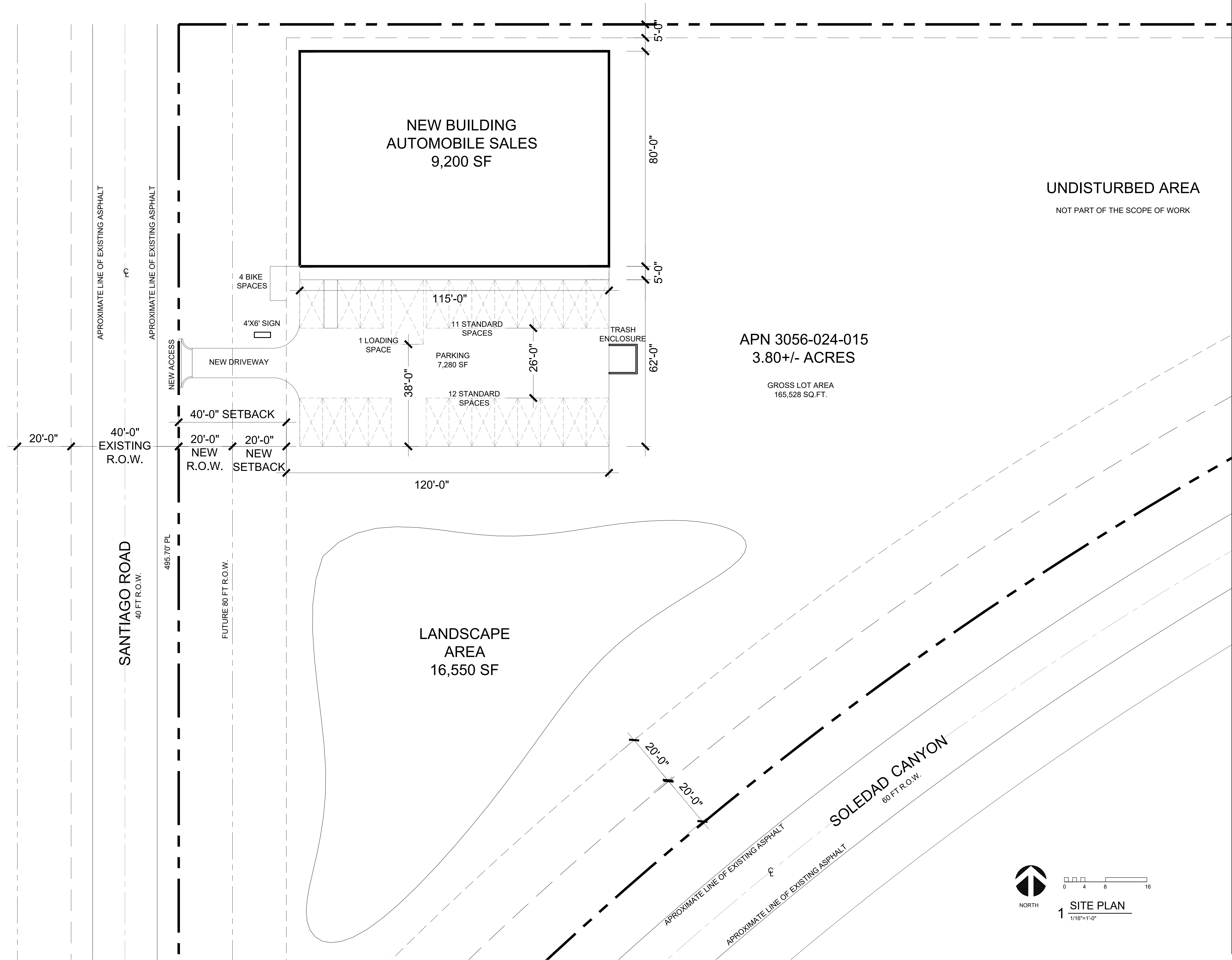
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Date: MAY 29, 20

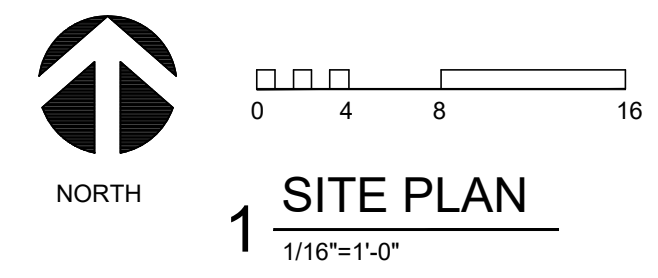
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A-0
KEY PLAN

THE DRAWINGS, SPECIFICATIONS, LOGS AND ARRANGEMENTS ARE AND SHALL REMAIN PROPERTY OF STUDIO 15. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC ONE FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE COMPANY'S WRITTEN CONSENT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



APN 3056-024-015
 3.80+/- ACRES
 GROSS LOT AREA
 165,528 SQ.FT.



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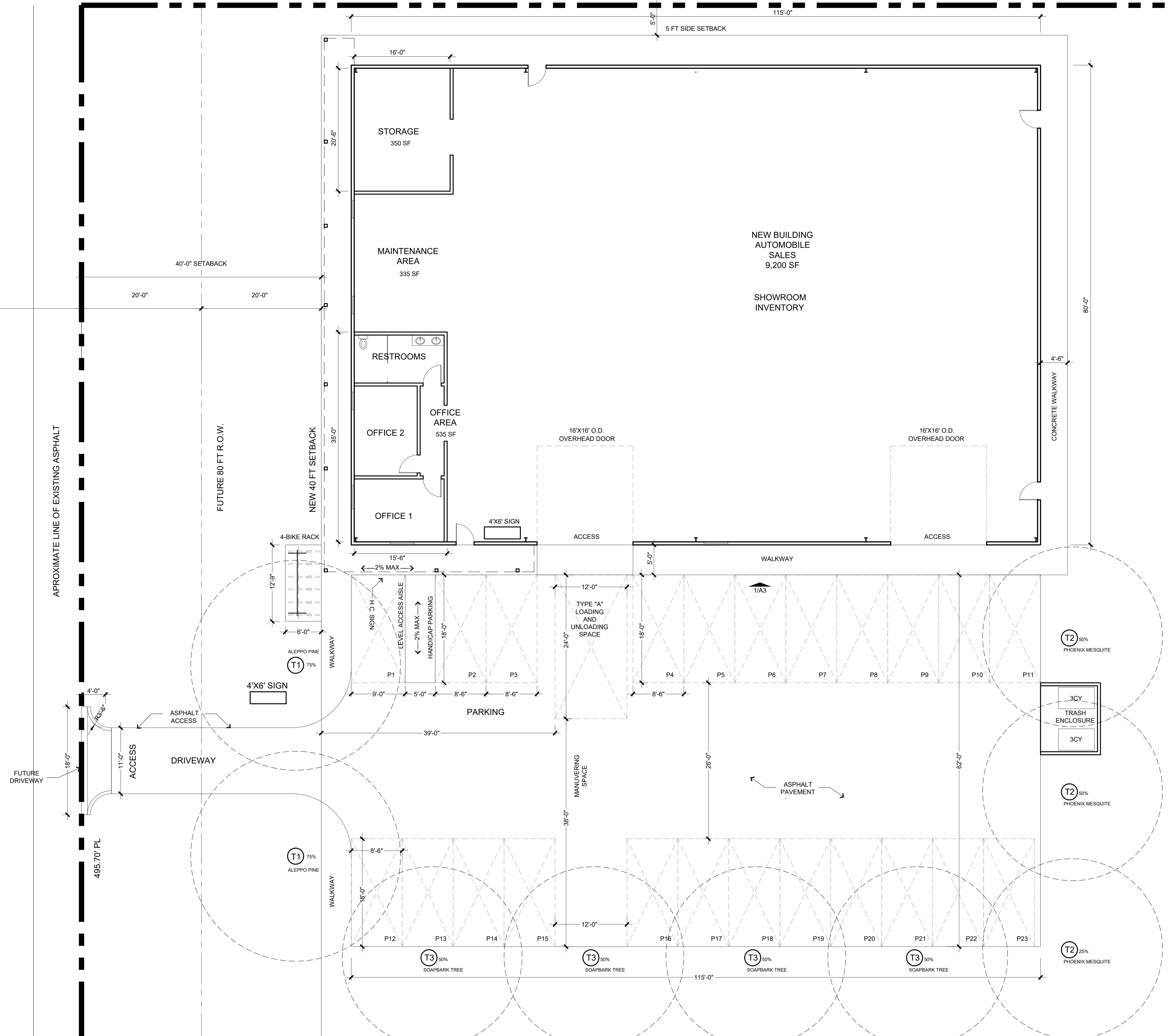
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A-2
FLOOR PLANS

APPROXIMATE LINE OF EXISTING ASPHALT



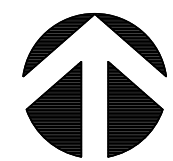
SANTIAGO ROAD
40 FT R.O.W.



1 BUILDING PLAN
1/8"=1'-0"

LEGEND

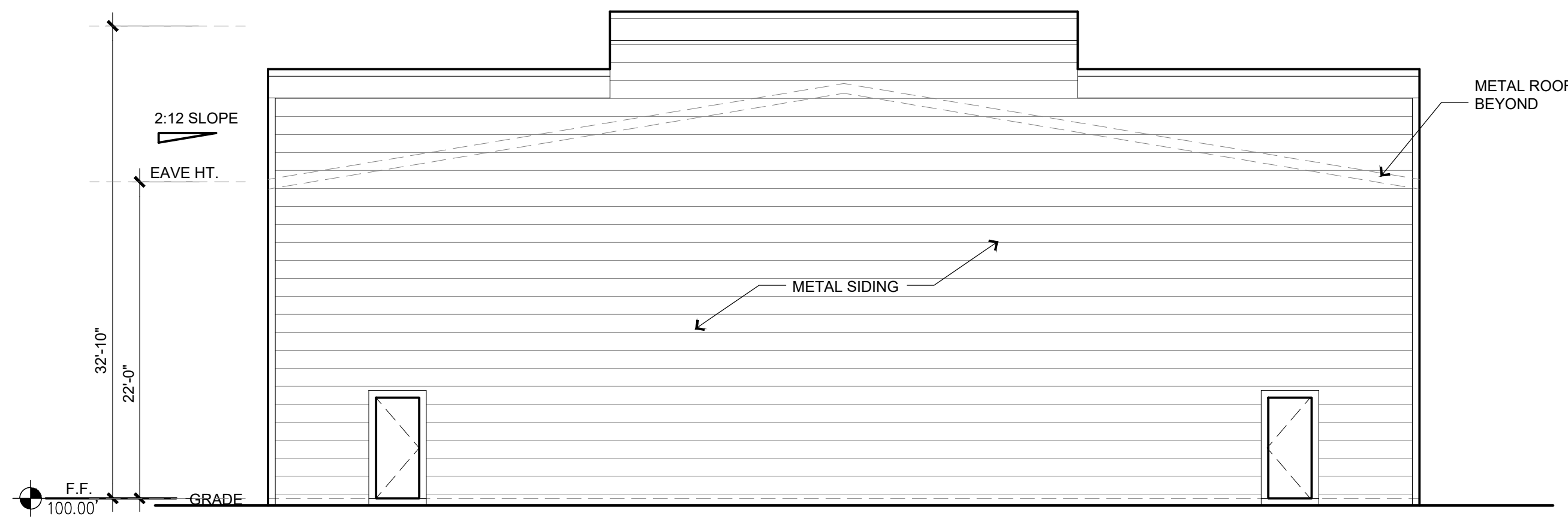
NEW WALLS



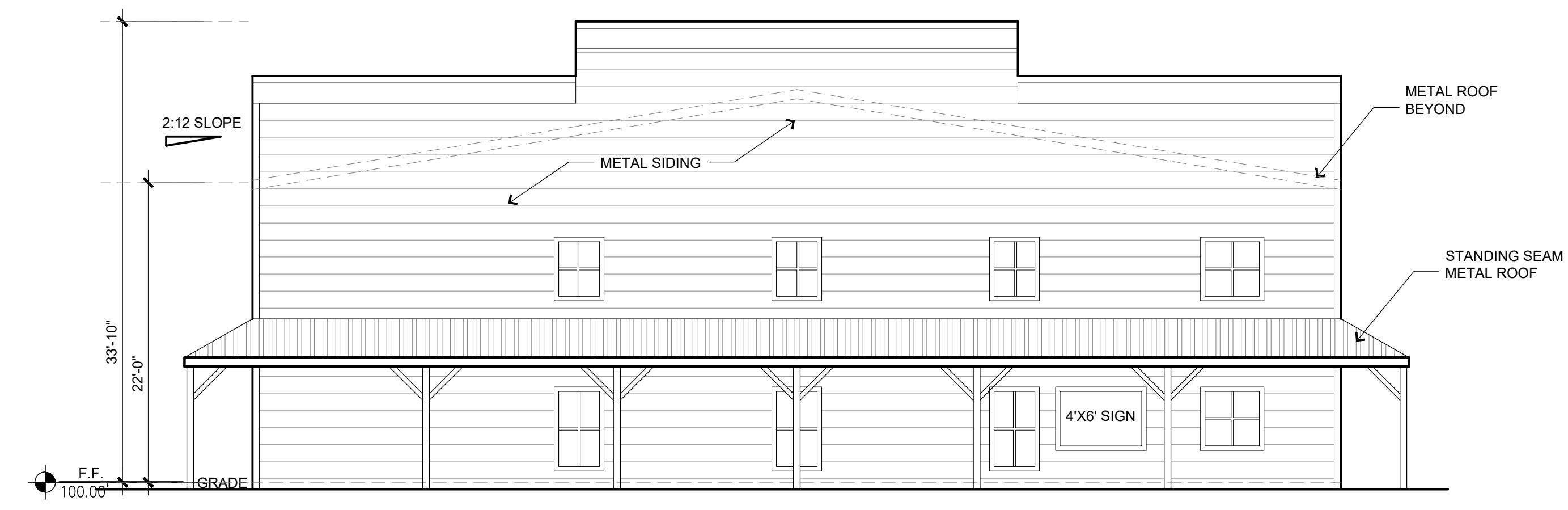
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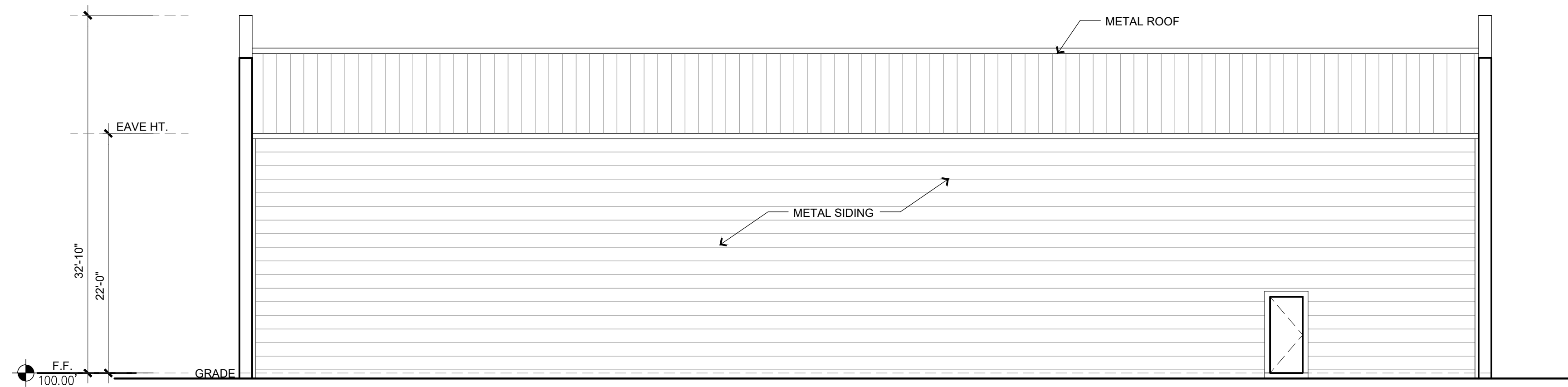
1 ELEVATION
1/8"=1'-0"



2 ELEVATION
1/8"=1'-0"



3 ELEVATION
1/8"=1'-0"



4 ELEVATION
1/8"=1'-0"

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