

13205, 13207 & 13209 S Inglewood Ave
Hawthorne, CA 90250

13205 & 13207 INGLEWOOD AVE HAWTHORNE CA 90250

Property Information	The owner of 13205&7 is Adam Berger
Assessor's ID No:144-015-019	Lot area (sf) net and gross 4022 (sf) Acre 0.09
Address:13207 INGLEWOOD AVE HAWTHORNE CA 90250	
Property Type:Commercial / Industrial	
Region / Cluster:26 / 26640	
Tax Rate Area (TRA):16806	

Property Boundary Description
TRACT # 5755 S 40 FT EX OF ST OF
LOT 8 BLK 15
Building Description
Building Improvement 1
Square Footage:2,880
Year Build / Effective Year Built:1957 / 1957
Bedrooms / Bathroomso / o
Units2

13209 INGLEWOOD AVE HAWTHORNE CA 90250 The owner of 13209 is Patrick O. Burris

Property Information	
Assessor's ID No:4144-015-020	
Address:13209 INGLEWOOD AVE HAWTHORNE CA 90250	Lot area (sf) net and gross 4400 (sf) Acre 0.10
Property Type:Commercial / Industrial	
Region / Cluster:26 / 26815	
Tax Rate Area (TRA):16806	

Property Boundary Description
TRACT # 5755 EX OF ST
LOT 9 BLK 15
Building Description
Building Improvement 1
Square Footage:1,025
Year Build / Effective Year Built:1973 / 1973
Bedrooms / Bathroomso / o
Unitso
Building Improvement 2
Square Footage:1,290
Year Build / Effective Year Built:1965 / 1965
Bedrooms / Bathroomso / o
Units1

The owner of 13205&7 is Adam Berger
Lot area (sf) net and gross 4022 (sf) Acre 0.09

The owner of 13209 is Patrick O. Burris

Lot area (sf) net and gross 4400 (sf) Acre 0.10

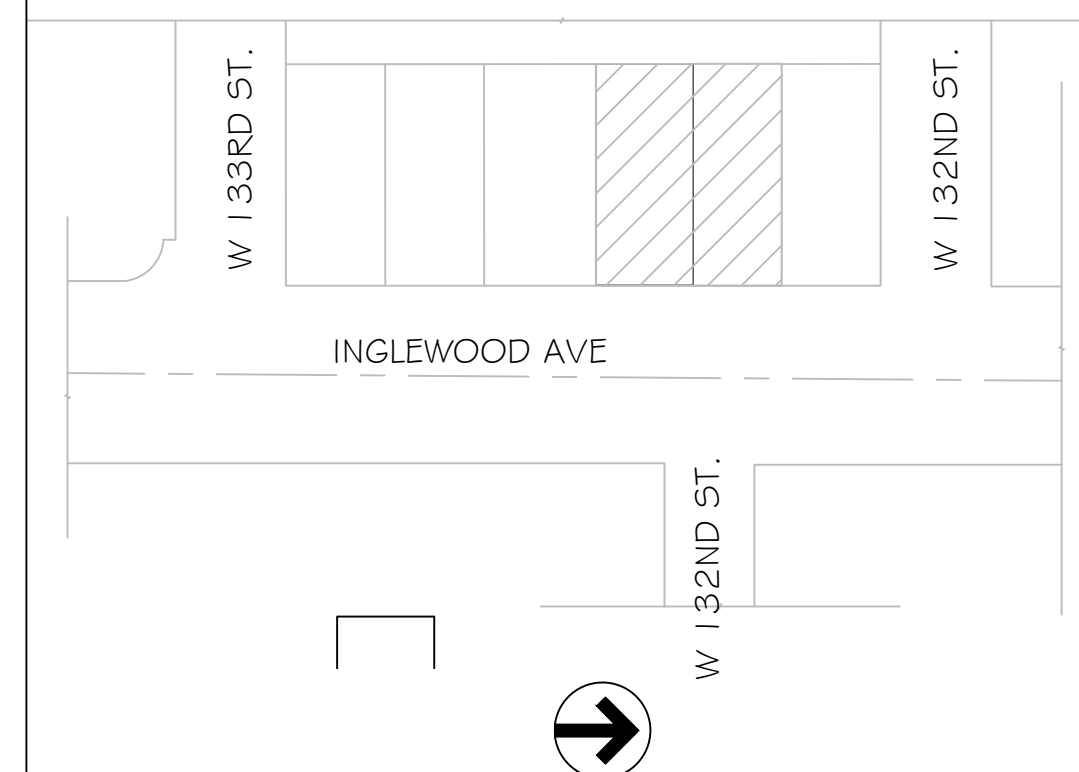
SCOPE

Scope of work “Existing Auto Body repair shop with spray booth to obtain CUP... to operate onsite no changes are proposed.
demolished and spray booth to be relocated to the workshop area.
No interior connection between buildings.

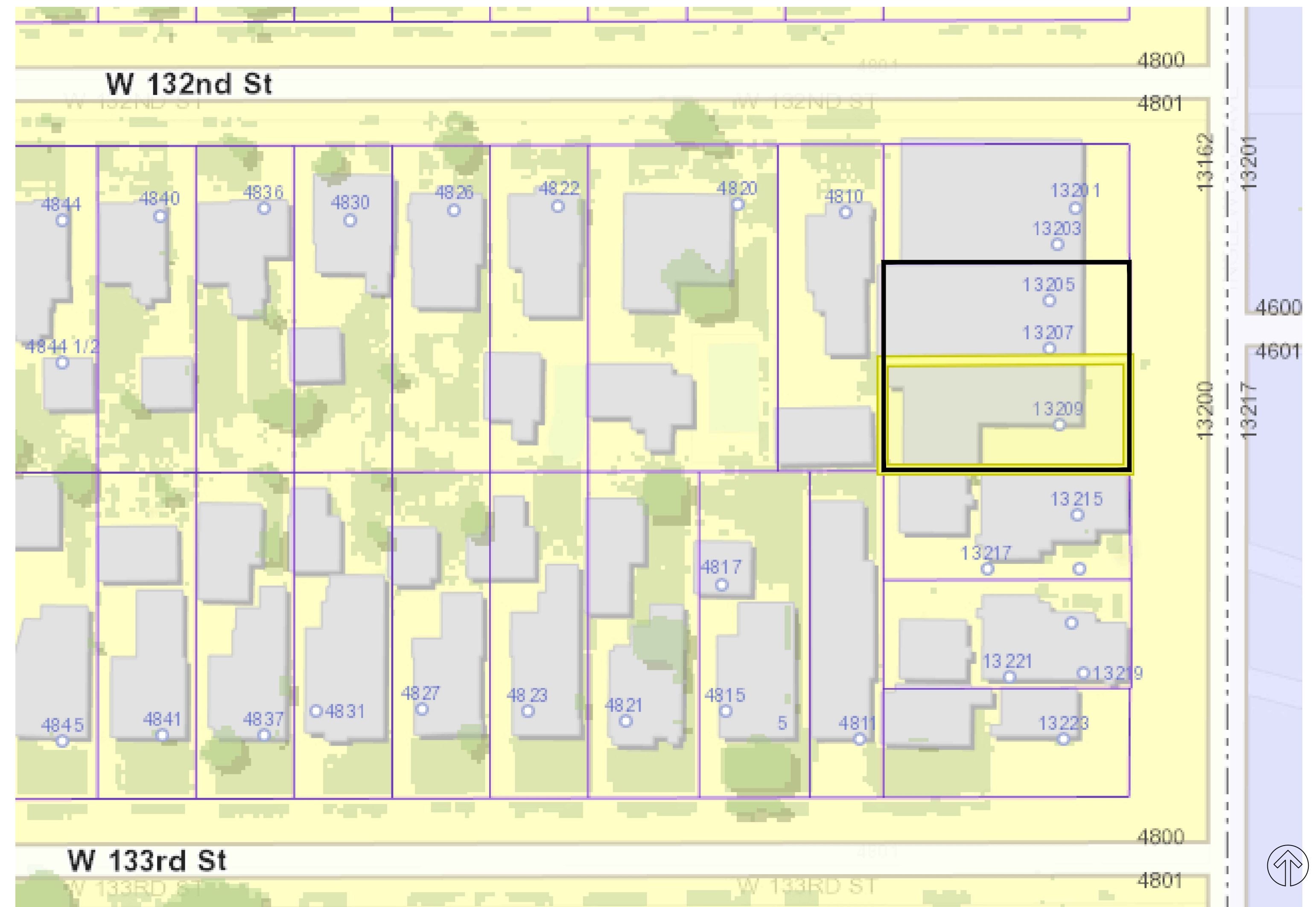
NO OAK TREES

NO GRADING IS PROPOSED

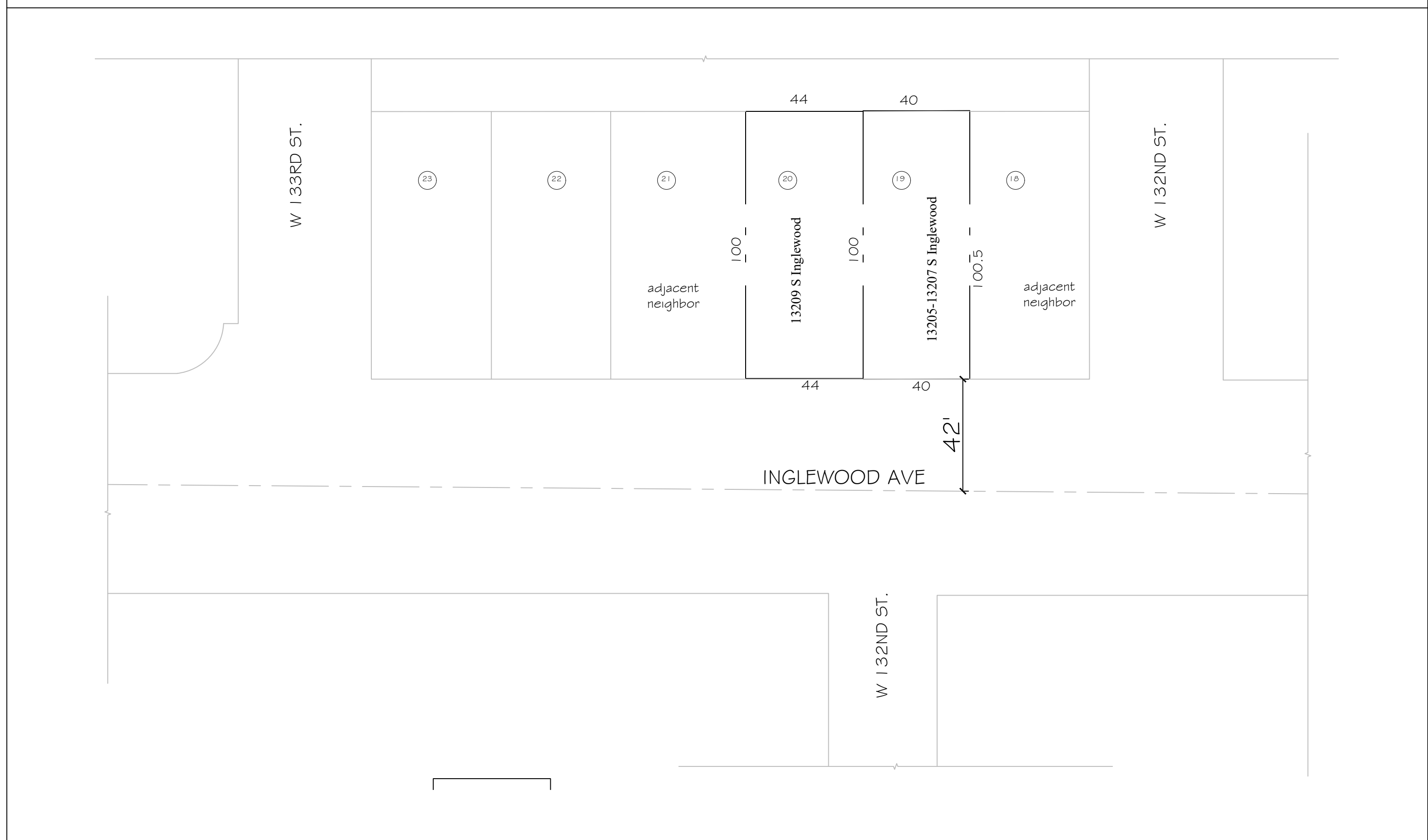
VICINITY MAP



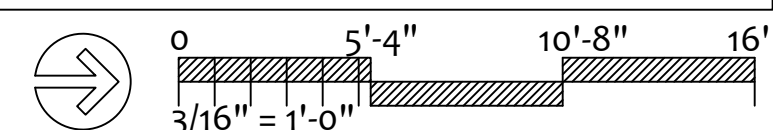
INDEX OF SHEETS:

[illegible]

OCCUPANCY

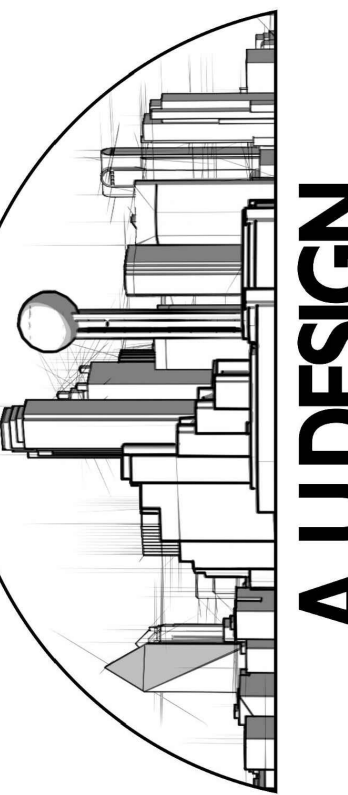


① FLOOR PLAN: Occupant Classifications



AU Design Drafting
12100 Wilshire Boulevard

12100 Wilshire Boulevard
Los Angeles, CA 90025
(310) 993-5454
info@audesigndrafting.com



CHANGE USE
13205, 13207&13209
S Inglewood Ave
Hawthorne, CA 90250

SHEET CONTENTS:

Cover, Index,

DATE: 8-24-2023

I2.11

DRAWN BY:	Jason S. Pishva	DATE:	ISSUED FOR:	COMM:
CHKD BY:				
DWG FILE:	13205-13209 S INGLEWOOD AVE			
	HAWTHORNE, CA 90250DWG			

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AREA TABLE

LOCATION	SIZE (sq.ft.)	SIZE (Acre)
13209	4400	0.10
13205 & 13207	4022	0.09

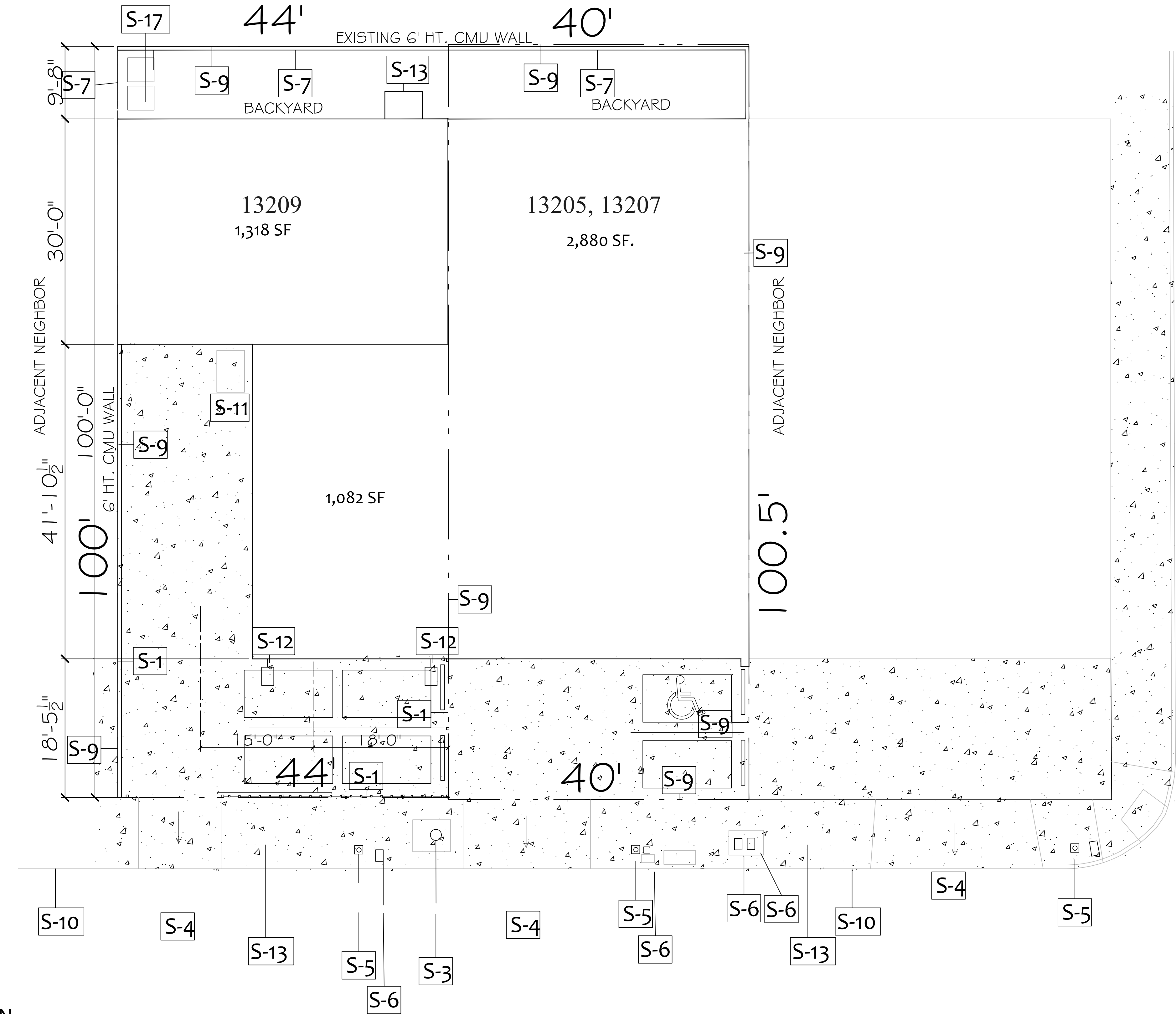
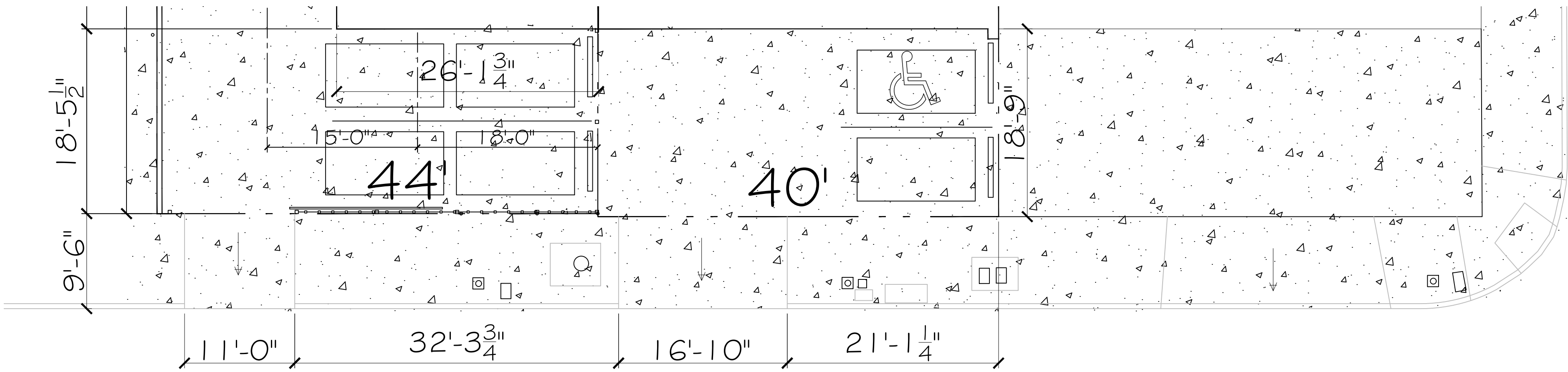
Lot Coverage. 2,400 sf + 2,880 sf / 8,422 sf = 63%
FAR: 2,400 sf + 2,880 sf / 8,422 sf = 0.63

EXSITNG

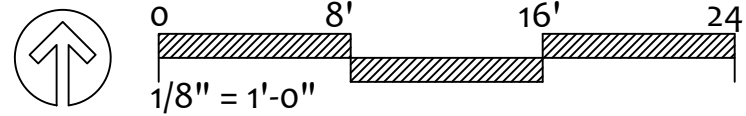
NO.	
S-1	CHAIN LINK FENCE
S-2	-
S-3	ELECTRICAL POLE
S-4	DRIVEWAY
S-5	TRAFFIC LIGHT
S-6	ELECTRICAL BOX FOR THE CITY
S-7	CMU WALL
S-8	WOOD FENCE
S-9	PROPERTY LN.
S-10	EXISTING CURBS
S-11	TRASH/RECYCLING
S-12	EXTERIOR LIGHTING
S-13	SIDEWALKS
S-13	EXSTING STORAGE
S-14	10' line of sight triangle, max 42 inch wall/fence/gate
S-15	patio cover/storage areas to be demolished"
S-17	TRASH BIN

PARKING

LOCATION	SIZE (sq.ft.)
13209	1,988
13205 & 13207	1,146
Total:	3,134

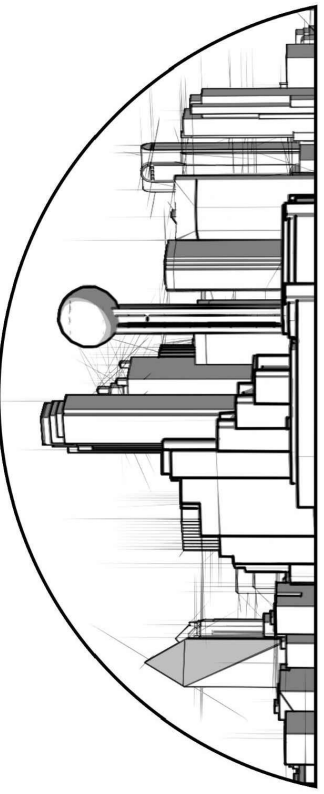


① SITE PLAN



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SHEET CONTENTS:

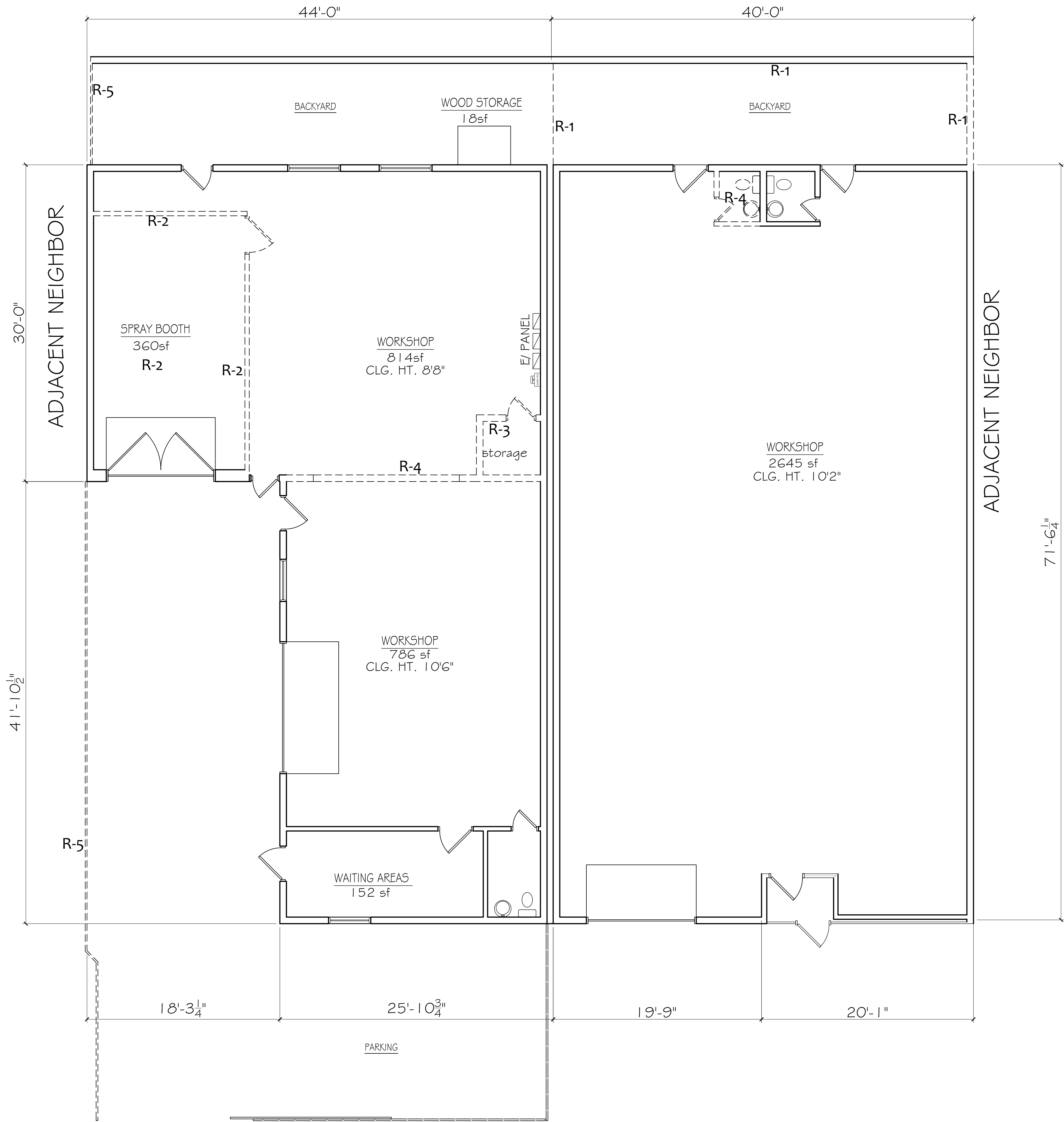
Site Plan

DATE: 08-08-2024

12.12

ISSUE RECORD:

				ISSUE RECORD:
DRAWN BY:	Jason S. Pishva	DATE:	ISSUED FOR:	COMMENTS:
CHKD BY:				
DWG FILE:	13205-13209 S INGLEWOOD AVE			
	HAWTHORNE, CA 90250.DWG			
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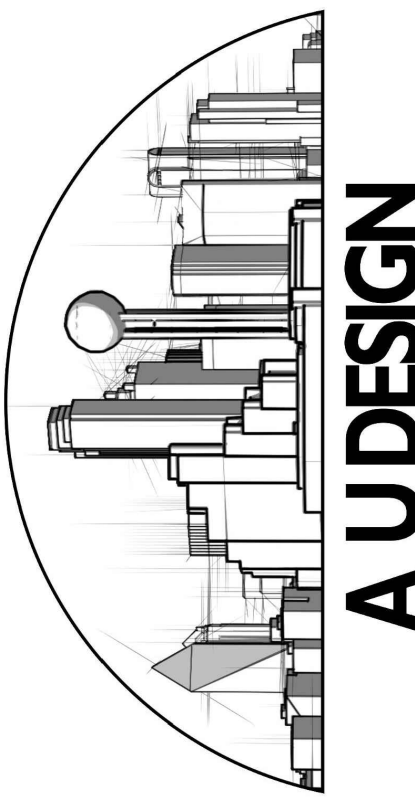
LEGEND :

	EXISTING WALL
	DEMO
	NEW WALL
	AREA WORK

DEMOLITION LEGEND:

NO.	
R-1	PATIO COVER/STORAGE AREAS TO BE DEMOLISHED
R-2	SPRAY BOOTH
R-3	STORAGE
R-4	BATHROOM TO BE DEMOLISHED
R-5	CHAIN LINK FENCE TO BE REMOVED

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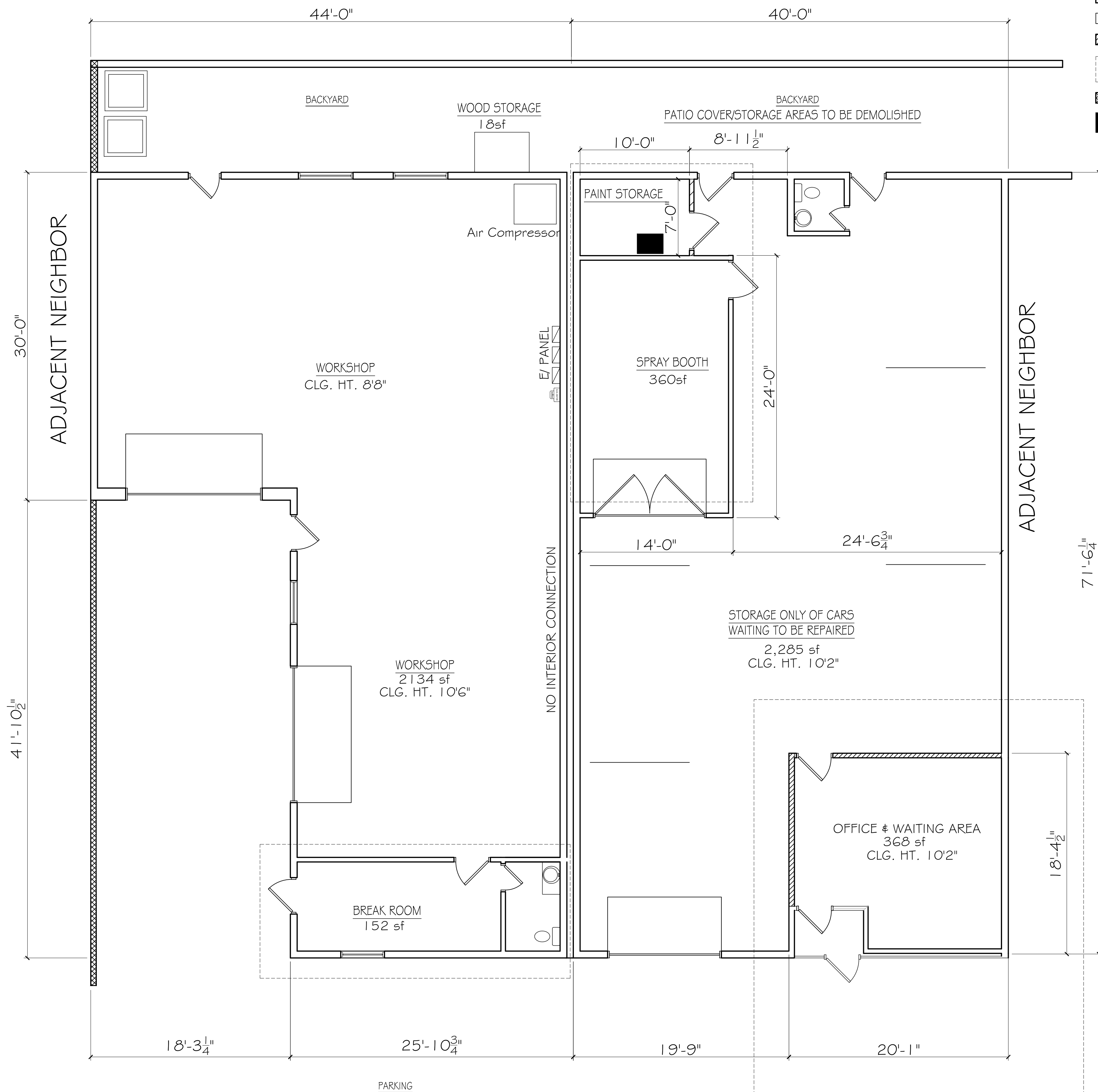
SHEET CONTENTS:
DEMOLITION PLAN,

DATE: 08-08-2024

13.01

ISSUE RECORD:		DATE:	ISSUED FOR:	COMMENTS:
DRAWN BY:	Jason S. Pishva			
CHKD BY:				
DWG FILE:	13205-13209 S INGLEWOOD AVE HAWTHORNE, CA 90250.DWG			
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	EXISTING WALL
	DEMO
	NEW WALL 2XSTUD
	AREA WORK
	NEW 6" CMU WALL
	FIRE SUPPRESSION SYSTEM



1- Model #: WBB463364 MPN #: OP0010-2-16 BESTSELLER Securall® Dry Chemical Fire Suppression System for Buildings B200-B1600
2- FIRE SUPPRESSION, DRY CHEMICAL Justrite Manufacturer Part Number: 915405 Spill 911 Part Number: 915405

CITY **LA** **DBS**
 DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
 REFERENCE NO.: **EFFECTIVE: 01-01-2020**
DOCUMENT NO: P/BC 2020-096
Previously Issued As: P/BC 2017-096

6" CONCRETE BLOCK MASONRY WALL DETAIL (6'-0" HEIGHT MAXIMUM)

The drawing illustrates the construction details for a 6-inch concrete block masonry wall, with a maximum height of 6 feet. It includes two cross-sectional views of the wall and its foundation.

Left Section Details:

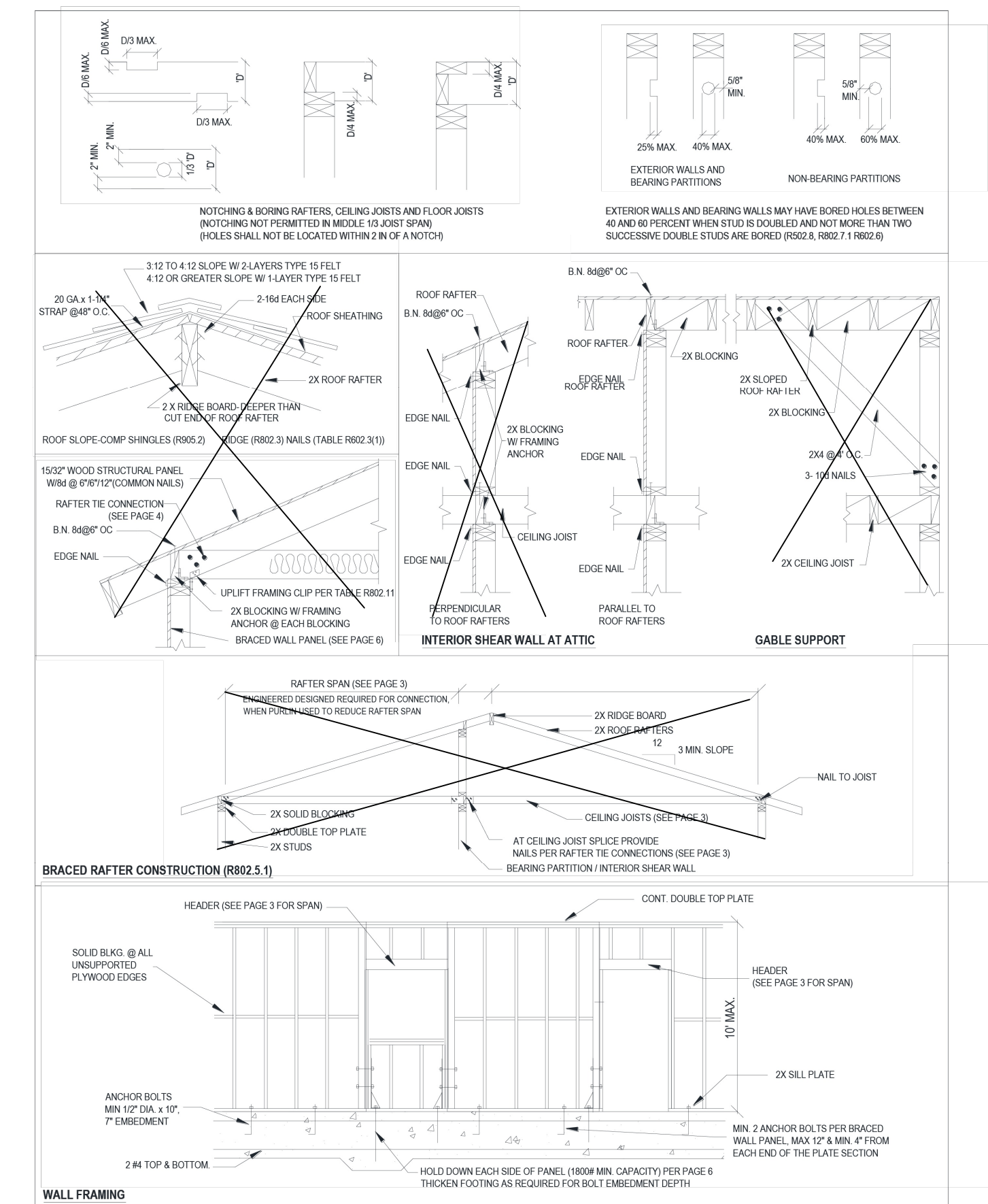
- Foundation width: 2'-0"
- Foundation depth: 1'-0" (min.)
- Foundation reinforcement: #4 Vertical DOWELS @ 48" o.c. with Alternating bends in foundation
- Wall height: 6'-0" Max. (typ)
- Wall thickness: 6"
- Top reinforcement: 1-#4 Horizontal at Top (Typ)
- Vertical reinforcement: #4 Vertical @ 48" O.C. (Typ)
- Horizontal joint reinforcement: 1-#4 Horizontal at Midheight (Typ)
- Longitudinal reinforcement: 2-#4 Longitudinal Continuous
- Finish Grade: Indicated by a dashed line
- Foundation depth: 1'-0" (min.)
- Foundation width: 2'-0"

Right Section Details:

- Foundation width: 3'-3"
- Foundation depth: 1'-0" (min.)
- Foundation reinforcement: #4 Vertical DOWELS @ 48" o.c. with Alternating bends in foundation
- Wall height: 6'-0" Max. (typ)
- Wall thickness: 6"
- Top reinforcement: 1-#4 Horizontal at Top (Typ)
- Vertical reinforcement: #4 Vertical @ 48" O.C. (Typ)
- Horizontal joint reinforcement: 1-#4 Horizontal at Midheight (Typ)
- Longitudinal reinforcement: 2-#4 Longitudinal Continuous
- Finish Grade: Indicated by a dashed line
- Foundation depth: 1'-0" (min.)
- Foundation width: 3'-3"

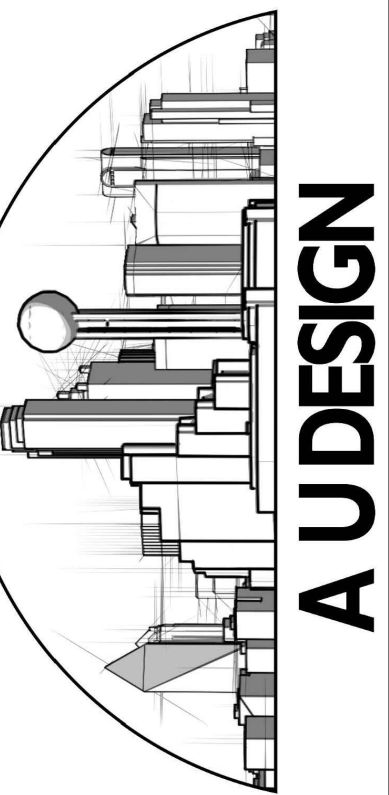
- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
- Page 1 of 1

P/BC 2020-004



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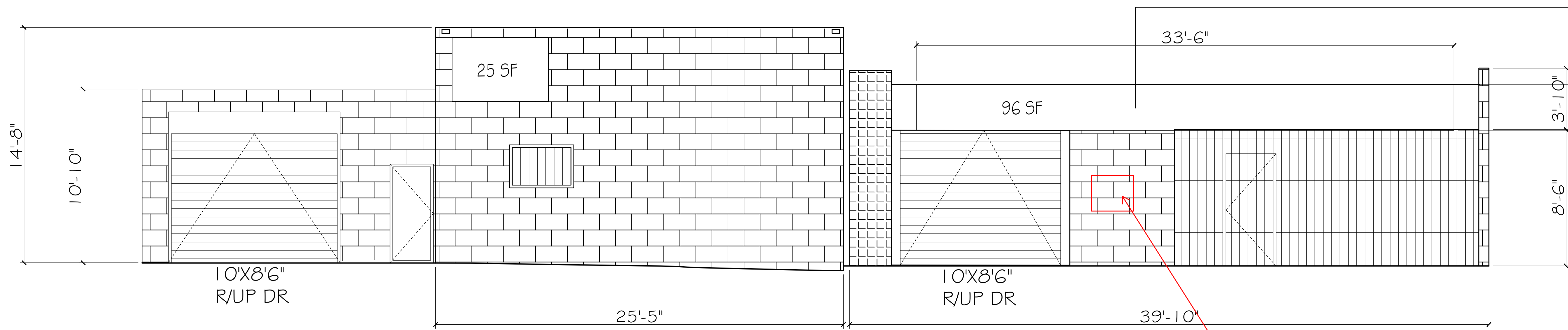


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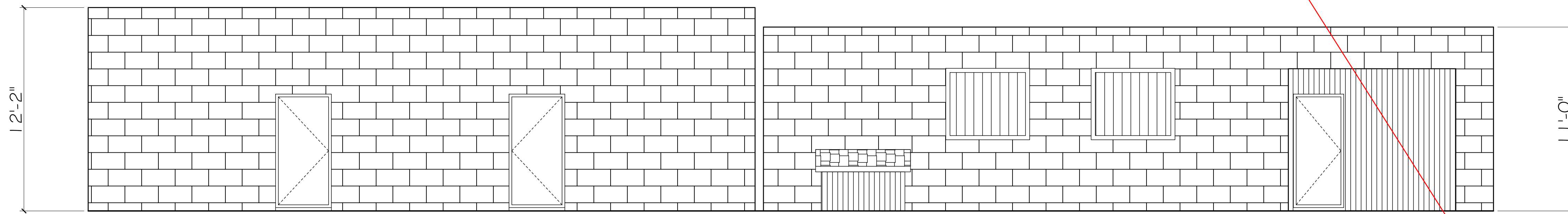
PROPOSED FLOOR
PLAN

DATE: 08-08-2024

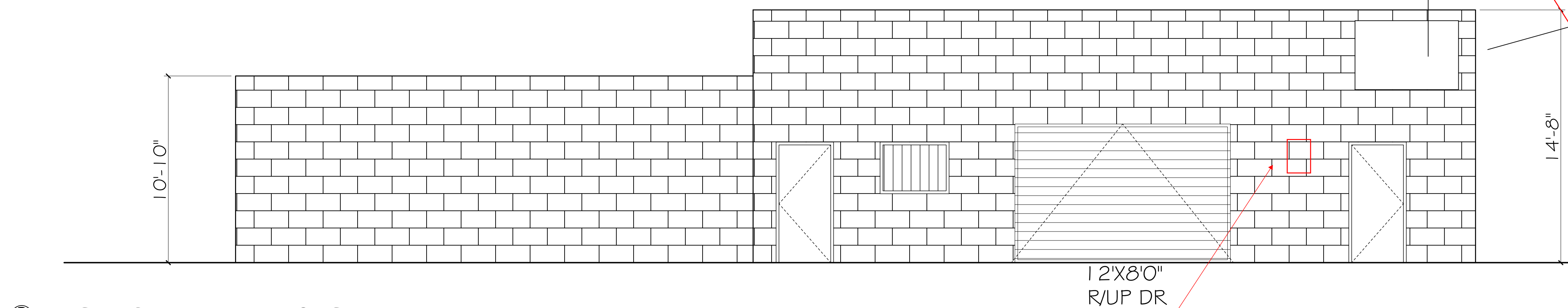
[3.01



① EXSITNG FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"



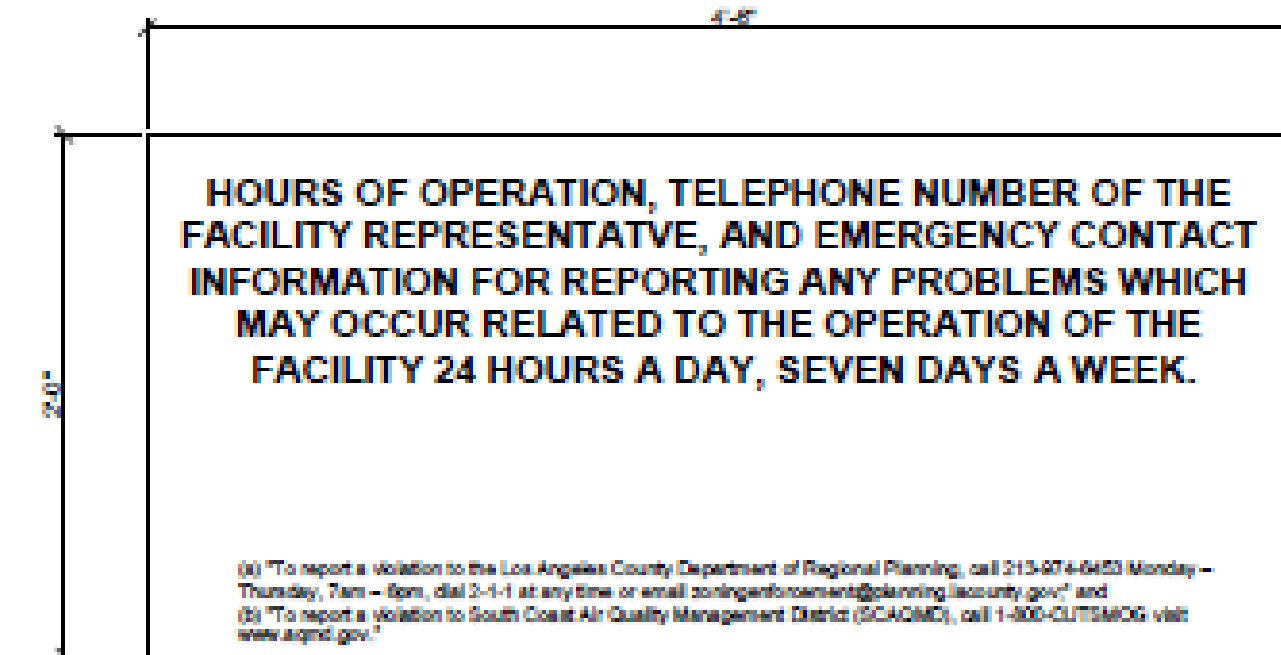
② EXSITNG BACK ELEVATIONS
SCALE: 1/4" = 1'-0"



③ EXSITNG LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"



"NO LOITERING" SIGN



PERMANENT PERIMETER IDENTIFICATION SIGN
NOT TO SCALE

Perimeter Identification Sign

PERMANENT PERIMETER IDENTIFICATION SIGN BETWEEN 4 AND 8 SQUARE FEET TO INCLUDE:

HOURS OF OPERATION, TELEPHONE NUMBER OF THE FACILITY REPRESENTATIVE, AND EMERGENCY CONTACT INFORMATION FOR REPORTING ANY PROBLEMS WHICH MAY OCCUR RELATED TO THE OPERATION OF THE FACILITY 24 HOURS A DAY, SEVEN DAYS A WEEK.

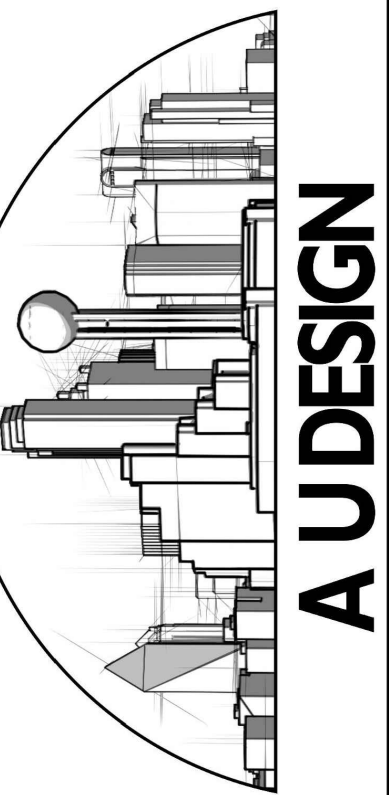
THE BUSINESS NAME UNLESS THE PROPERTY CONTAINS A SEPARATE BUSINESS SIGN THAT IS CLEARLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE SIGN SHALL INCLUDE INSTRUCTIONS FOR REPORTING VIOLATIONS TO REGIONAL PLANNING AND TO AQMD WHERE A USE IS ALSO REGULATED BY AQMD. INFORMATION FOR REPORTING VIOLATIONS SHALL INCLUDE THE FOLLOWING TEXT, OR APPROPRIATE TEXT AS UPDATED:

(a) "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday - Thursday, 7am - 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

(b) "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

LANGUAGE TO BE UPDATED WHEN TENANT FINALIZED

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SHEET CONTENTS:
ELEVATIONS

DATE: 08-08-2024

13.02

ISSUE RECORD:		ISSUED FOR:	
DRAWN BY:	Jason S. Pishva	DATE:	
CHKD BY:			
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