

13521 CRENSHAW BLVD PROJECT



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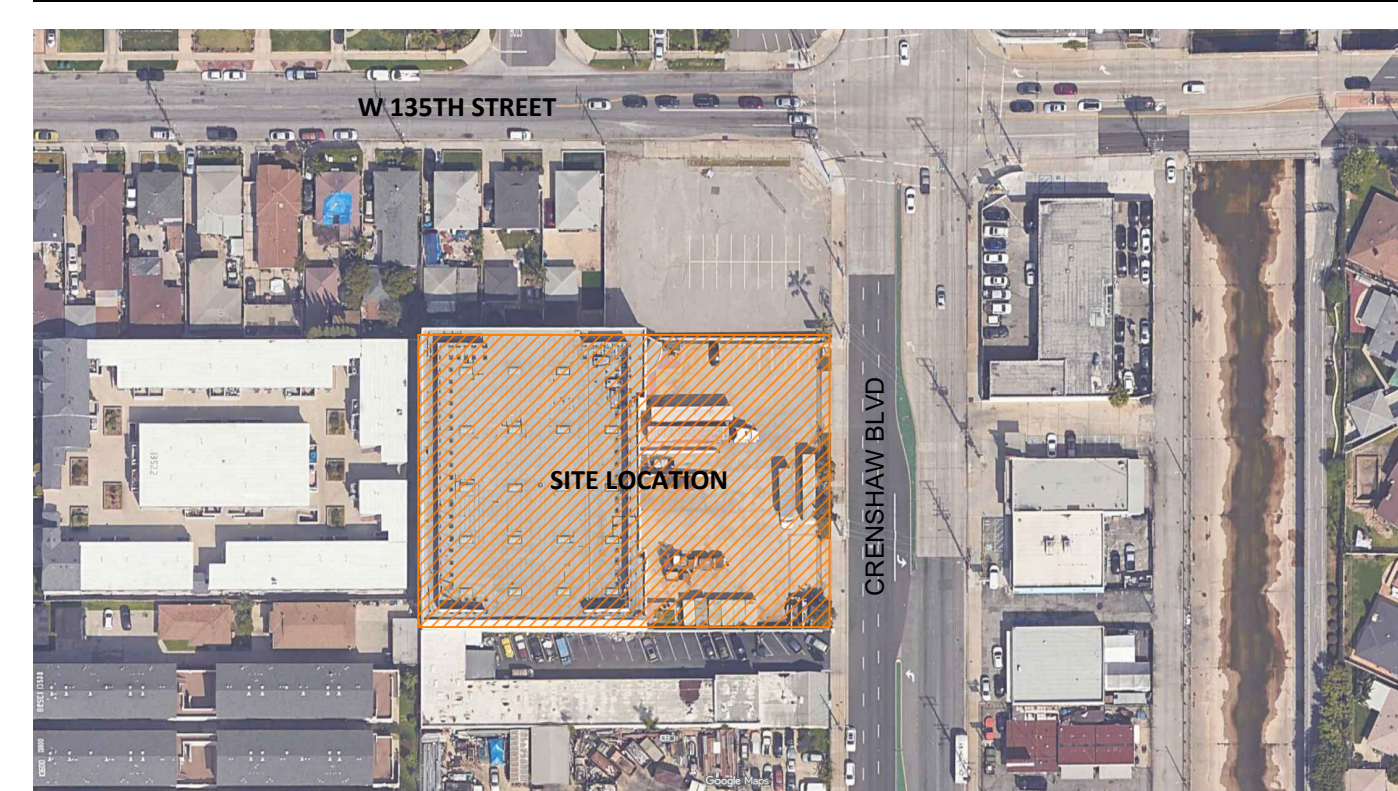
CIVIL ENGINEER

LEGACY CIVILWORKS ENGINEERING INC.
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SANTA CLARITA, CA 91355-9998
CONTACT: JODI MENSEN
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VICINITY MAP



13521 CRENSHAW BLVD
HAWTHORNE, CA, 90250

COVER SHEET
DATE: 05-14-2026

SUBMITTAL 01	12.08.2025

SHEET 1

KSP

S T U D I O
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

TITLE REPORT OWNERSHIP INFORMATION

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

DENNIS DOODY, TRUSTEE OF THE DENNIS P. DOODY TRUST, DATED JUNE 10, 2025, DAVID DOODY AND KATHLEEN DOODY, TRUSTEES OF THE DOODY FAMILY TRUST, DATED OCTOBER 14, 2024, DOUGLAS DOODY AND CATHERINE DOODY, TRUSTEES OF THE D & C DOODY FAMILY TRUST, DATED AUGUST 17, 2023 AND REBECCA DOODY, TRUSTEE OF THE DOODY FAMILY TRUST, DATED JUNE 12, 1996, EQUALLY, AS TENANTS-IN-COMMON.

LEGAL DESCRIPTION PER TITLE REPORT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 159 AND THE NORTH ONE-HALF OF LOT 158 IN DIVISION "C" OF TRACT 874, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 133 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4052-016-016

TITLE REPORT EXCEPTIONS

THE BASIS OF THIS SURVEY IS A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY UNDER ORDER NO. FBSC2510794, DATED OCTOBER 14, 2025 AT 7:30AM. NO RESPONSIBILITY IS ASSUMED AS TO THE ACCURACY AND COMPLETENESS OF SAID REPORT.

GEOGRAPHICALLY LOCATABLE OR NOT PLOTTABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP WITH A HEXAGON (⑥) AND ARE NUMERICALLY KEYED TO SAID REPORT.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UTILITIES
RECORDING NO.: BOOK 1547, PAGE 75, OF DEEDS
(LOCATION CANNOT BE DETERMINED)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UTILITIES
RECORDING NO.: BOOK 2822, PAGE 196 AND BOOK 2961, PAGE 1, BOTH OF DEEDS
(LOCATION CANNOT BE DETERMINED)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: GUSTA KORNBLOM
PURPOSE: PIPE LINES
RECORDING DATE: MARCH 21, 1916
RECORDING NO.: BOOK 6243, PAGE 100, OF DEEDS
(CENTERLINE OF UNDISCLOSED WIDTH STRIP PLOTTED)

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: MARCH 21, 1916
RECORDING NO.: BOOK 6243, PAGE 100, OF DEEDS
(NOT A SURVEY MATTER)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC ROAD
RECORDING DATE: OCTOBER 19, 1960
RECORDING NO.: 2564, OF OFFICIAL RECORDS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING NO.: BOOK 5957, PAGE 63, OF DEEDS
(CENTERLINE OF UNDISCLOSED WIDTH STRIP PLOTTED)

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO.: BOOK 4594, PAGE 128 AND BOOK 4593, PAGE 308, BOTH OF DEEDS
(NOT A SURVEY MATTER)

- AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. (NOT A SURVEY MATTER)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ROADWAY
RECORDING DATE: SEPTEMBER 14, 1953
RECORDING NO.: 2827, OF OFFICIAL RECORDS

- COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: DECEMBER 21, 1998
RECORDING NO.: 98-2306264, OF OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT. (NOT A SURVEY MATTER)

- A FINANCING STATEMENT (NOT A SURVEY MATTER)

- A DEED OF TRUST TO SECURE AN INDEBTEDNESS. (NOT A SURVEY MATTER)

- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT. (NOT A SURVEY MATTER)

- A DEED OF TRUST TO SECURE AN INDEBTEDNESS. (NOT A SURVEY MATTER)

- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT. (NOT A SURVEY MATTER)

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED THIRD PARTY LENDER AGREEMENT. (NOT A SURVEY MATTER)

- THE EFFECT OF A DEED AS SET FORTH BELOW:

THE COMPANY REQUIRES THAT AN AFFIDAVIT (ATTACHED) BE COMPLETED AND EXECUTED BY THE ABOVE GRANTOR AND THAT SAID AFFIDAVIT BE ACKNOWLEDGED BEFORE A NOTARY WHO IS AN EMPLOYEE OF THE TITLE OR ESCROW COMPANY AND THEN SUBMITTED TO THE TITLE OFFICER FOR REVIEW. THE COMPANY FURTHER REQUIRES A STATEMENT OF INFORMATION FROM THE ABOVE GRANTORS IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. (NOT A SURVEY MATTER)

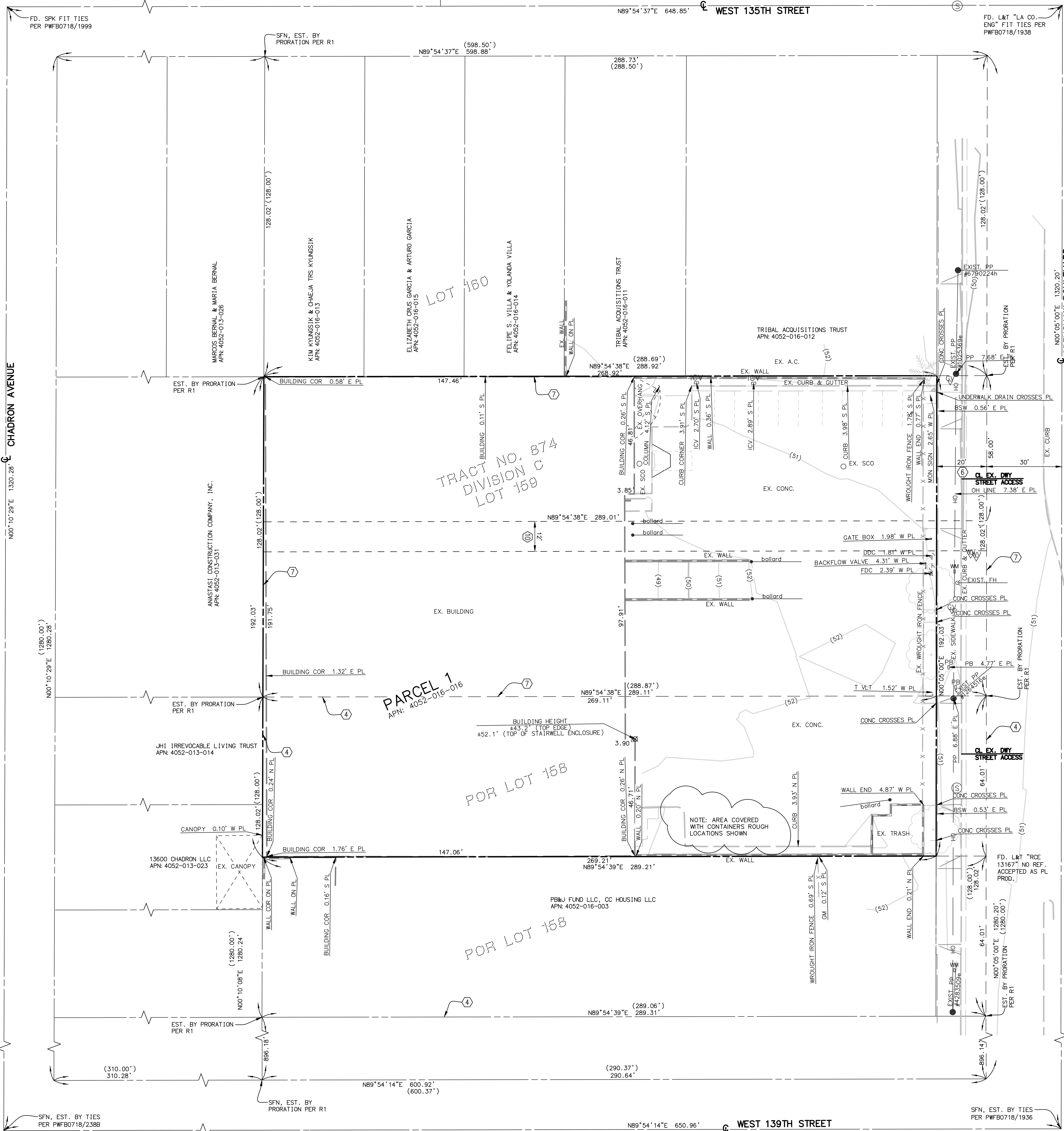
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE, AND/OR LEASE, ASSIGNMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



AREA

PARCEL 1
GROSS & NET AREA= 1.19 ACRES (51,668.44 S.F.)

BUILDING INFO

BUILDING 1
AREA= 427,865.44 S.F.
BUILDING HEIGHT= 43.2' (TOP EDGE)
+52.1' (TOP OF STAIRWELL ENCLOSURE)

PARKING INFO

SEE GENERAL NOTE 9
STANDARD= 11
HANDICAP= 1
TOTAL=12

BENCHMARK

LOS ANGELES COUNTY BENCHMARK: RY7863

CS BR CAP IN C.B. 65FT W/O & 19FT N/O CL INT.
139TH ST. & CRENSHAW BLVD.

ELEV.=49.62' NAVD08

MONUMENT NOTES:

- FOUND MONUMENT AS NOTED AND REFERENCED HEREON.

MAP REFERENCES

(R1) = TRACT MAP 874, M.B. 18/1338

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" OTHER AREAS, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 0603701790F, REVISED SEPTEMBER 26, 2008.

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CRENSHAW BLVD. (FORMALLY CYPRESS AVE.) BEING N00°05'00"E, AS SHOWN ON TRACT MAP 874, M.B. 18/133.

SURVEYOR'S CERTIFICATE

TO: DENNIS DOODY, TRUSTEE OF THE DENNIS P. DOODY TRUST, DATED JUNE 10, 2025, DAVID DOODY AND KATHLEEN DOODY, TRUSTEES OF THE DOODY FAMILY TRUST, DATED OCTOBER 14, 2024, DOUGLAS DOODY AND CATHERINE DOODY, TRUSTEES OF THE D & C DOODY FAMILY TRUST, DATED AUGUST 17, 2023 AND REBECCA DOODY, TRUSTEE OF THE DOODY FAMILY TRUST, DATED JUNE 12, 1996, EQUALLY, AS TENANTS-IN-COMMON AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, and 18 OF TABLE "A", THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 03, 2025.

DATE OF PLAT OR MAP: NOVEMBER 07, 2025.

ANTHONY RIOS, L.S. 9343



GENERAL NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. SAID SURVEY DOES NOT EXTEND TO UNNAMED PERSONS OR ENTITIES WITHOUT THE EXPRESSED CONSENT OF THE SURVEYOR NAMING SAID PERSONS OR ENTITIES. ALL COPYRIGHTS PROVIDED BY LAW ARE RETAINED BY DYNAMIC SURVEYING, INC.

- (a) NO ZONING REPORT PROVIDED BY THE CLIENT
- AN ACCURATE PARKING COUNT COULDN'T BE COMPLETED AS STORAGE BINS WERE OBSTRUCTING PARTS OF THE PARKING STRIPES
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES TO WHICH SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR NOTES:

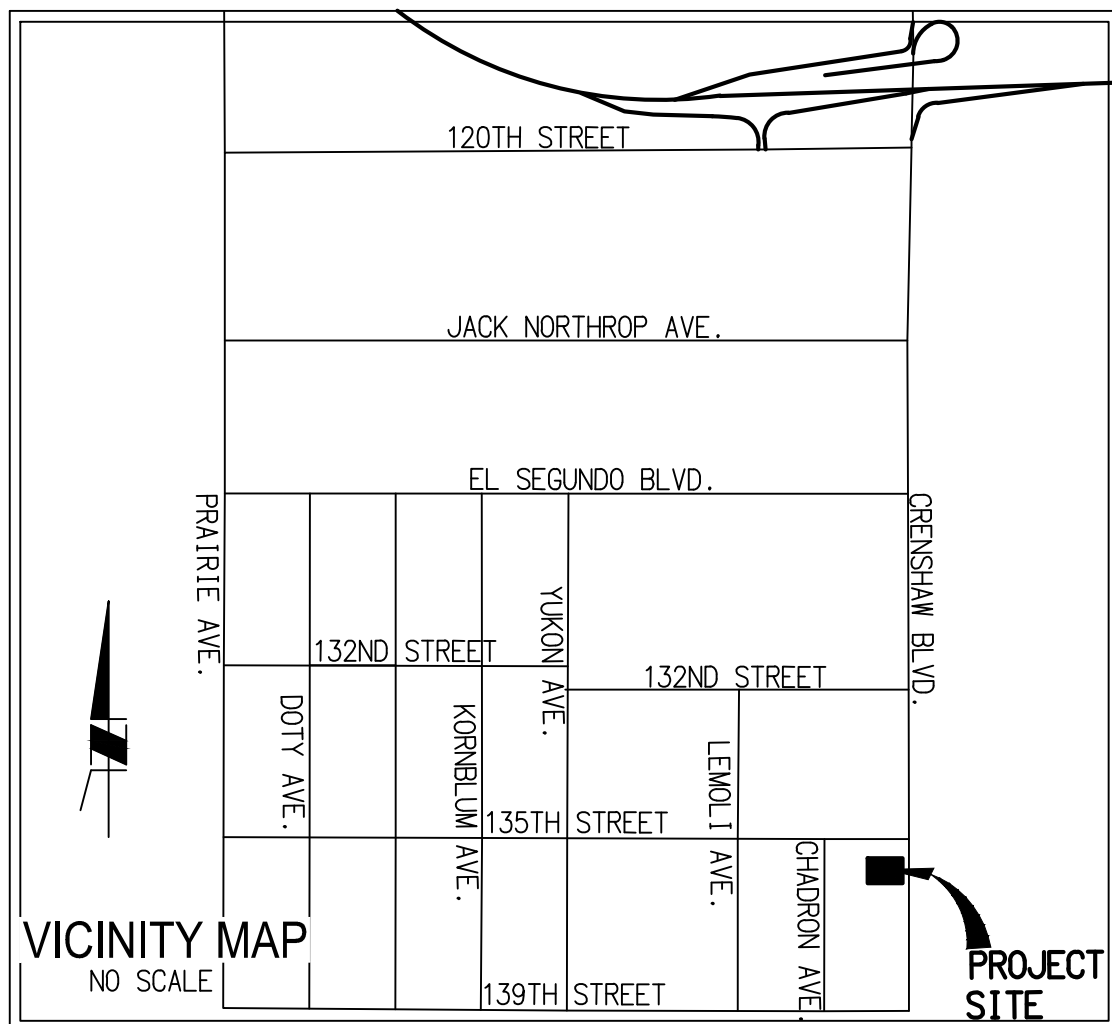
TITLE SEARCH- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DYNAMIC SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES, NOR EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD. DYNAMIC SURVEYING, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE WITH AN ORDER NO. FBSC2510794, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 14, 2025 AT 07:30AM.

- OCCUPATION LINES, ENDOACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING NOVEMBER 3, 2025.
- AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A CEMETERY.
- AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CRENSHAW BOULEVARD, A PUBLICLY DEDICATED ROADWAY.
- THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUS INHERENT TO THE SURVEYED PROPERTY, WHICH IS CONTIGUOUS.
- THE PROPERTY DEPICTED ON THE SURVEY HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT.
- LIST OF SIGNIFICANT OBSERVATIONS:
PORTION OF EASEMENTS (4), (7) AND (10) ARE WITHIN THE EXISTING BUILDING

ITEM (6) IS LABELED AS EASEMENT IN TITLE REPORT BUT DOCUMENT IS A COURT HEARING GRANTING COUNTY OF LOS ANGELES THE PROPERTY.

LEGEND

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BSW	BACK OF SIDEWALK
BFV	BACK FLOW VALVE
CLF	CHAIN LINK FENCE
DDC	DOUBLE DETECTOR CHECK
E	EAST
EG	EXISTING GRADE
EST	ESTABLISHED
EX	EXISTING
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
N	NORTH
PB	PULL BOX
PL	PROPERTY LINE
S	SOUTH
SDWK	SIDEWALK
SDMH	STORM DRAIN MANHOLE
SFN	SEARCH FOUND NOTHING
STLT	STREET LIGHT
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
VLT	VAULT
W	WEST
WM	WATER METER
WV	EXISTING FIRE HYDRANT
WV	EXISTING SEWER MANHOLE
WV	EXISTING WATER VALVE
WV	EXISTING WATER METER
WV	EXISTING PULL BOX
WV	EXISTING GAS VALVE
WV	EXISTING CONTOUR
WV	PROPERTY LINE
WV	EXISTING WALL
WV	WROUGHT IRON FENCE
WV	EXISTING BOLLARD



ALTA/NSPS SURVEY

IN THE CITY OF HAWTHORNE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SITE ADDRESS
1325 CRENSHAW BLVD.
HAWTHORNE, CA

SCALE: 1"=20'
DATE:
11/07/2025

SHEET:
1 OF 1

JOB NO. 1413



PROJECT DESCRIPTION	
MODIFICATION OF EXISTING INDUSTRIAL BUILDING TO A THREE-STORY SELF-STORAGE BUILDING, WITH 31 PARKING SPACES	
PROJECT INFORMATION	
PROJECT ADDRESS:	13521 CRENSHAW BLVD, HAWTHORNE, CA 90250
JURISDICTION:	CITY OF HAWTHORNE
SITE APN:	4052-016-016
SITE AREA:	51,590 S.F. OR 1.18 ACRES
ZONE:	M-1 (LIMITED INDUSTRIAL)
SPECIFIC PLAN:	NONE
USE (EXISTING):	MINI WAREHOUSE
USE (PROPOSED):	SELF-STORAGE
F.A.R. MAX ALLOWED:	2.0 F.A.R. (51,590 S.F. X 2.0 = 103,180 S.F. ALLOWED)
F.A.R. PROPOSED:	1.62 (83,550 S.F. / 51,590 S.F. = 1.62)
BLDG SETBACKS REQUIRED:	N/A
BLDG SETBACKS PROVIDED:	N/A
HEIGHT / NUMBER OF STORIES MAX:	45'-0" FEET +3'-0" ARCHITECTURAL SCREENING (EXISTING)
HEIGHT PROPOSED:	NO CHANGE
LANDSCAPE:	A PARKING LOT WITH MORE THAN 10 PARKING SPACES MUST HAVE 10% OF THE PAVED AREA LANDSCAPED AND IRRIGATED.
PER § 17.58.050 (I)	PARKING: 17,552 SF LANDSCAPE: 1,795 SF (10.2%)
ANY OFF-STREET PARKING LOT, WHICH CONTAINS 20 OR MORE PARKING SPACES, SHALL HAVE NOT LESS THAN 1 TREE PER EVERY 8 SPACES.	
ANY PORTION OF THE LANDSCAPE BUFFER NOT COVERED WITH PLANTS, WALL OR CURBS SHALL BE COVERED WITH MULCH OR DECORATIVE STONES.	
BUILDING AREA	
EXISTING BLDG:	27,850 S.F.
PROPOSED BUILDING:	
OFFICE:	610 S.F.
1ST FLOOR STORAGE:	27,240 S.F.
2ND FLOOR STORAGE:	27,850 S.F.
3RD FLOOR STORAGE:	27,850 S.F.
SUBTOTAL:	83,550 S.F.
PARKING ANALYSIS	
PARKING REQ'D:	
1 SPACE FOR EACH 2,000 SF OF GROSS FLOOR AREA FOR THE FIRST 10,000 SF AND 1 SPACE FOR EACH 4,000 SF THEREAFTER	5 SP FOR 10,000 SF + 18.4 SP FOR THE REMAINING 73,550 SF = 24 SP
TOTAL:	24 SP
PARKING PROVIDED:	
STANDARD (9'x18'):	12 SP
COMPACT (8'-6"x16'):	9 SP
ADA STANDARD & VAN (TABLE 11B-208.2):	2 SP
EV PARKING (TABLE 5.106.5.3.1: FOR 26-50):	8 SP
TOTAL:	31 SP
LOADING REQ'D:	
1 SP FOR THE FIRST 24,000 SF AND 1 SP FOR EACH ADDITIONAL 24,000 SF	83,550/ 24,000 = 3.4 (3)
LOADING PROVIDED:	3 SP (18'x30')
BIKE PARKING REQUIRED:	
SHORT TERM - 5% OF PARKING SPACES - 35 x 5%	2 SP
LONG TERM - 5% OF PARKING SPACES - 35 x 5%	2 SP



13521 CRENSHAW BLVD
HAWTHORNE, CA, 90250

CONCEPTUAL SITE PLAN
DATE: 05-12-2026



0 5' 10' 20' 40'
scale: 1" = 20'-0"

SUBMITTAL 01	12.08.2025

SHEET 2

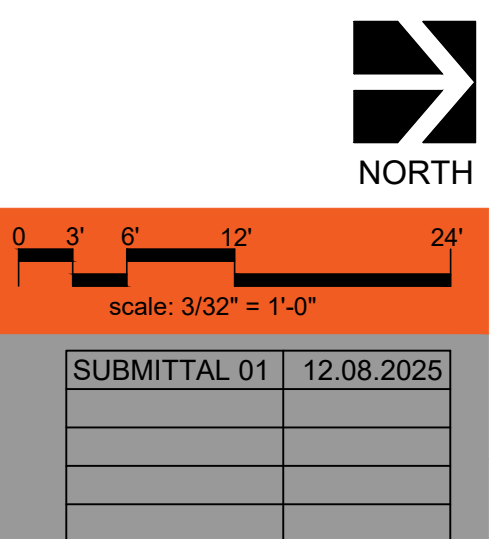
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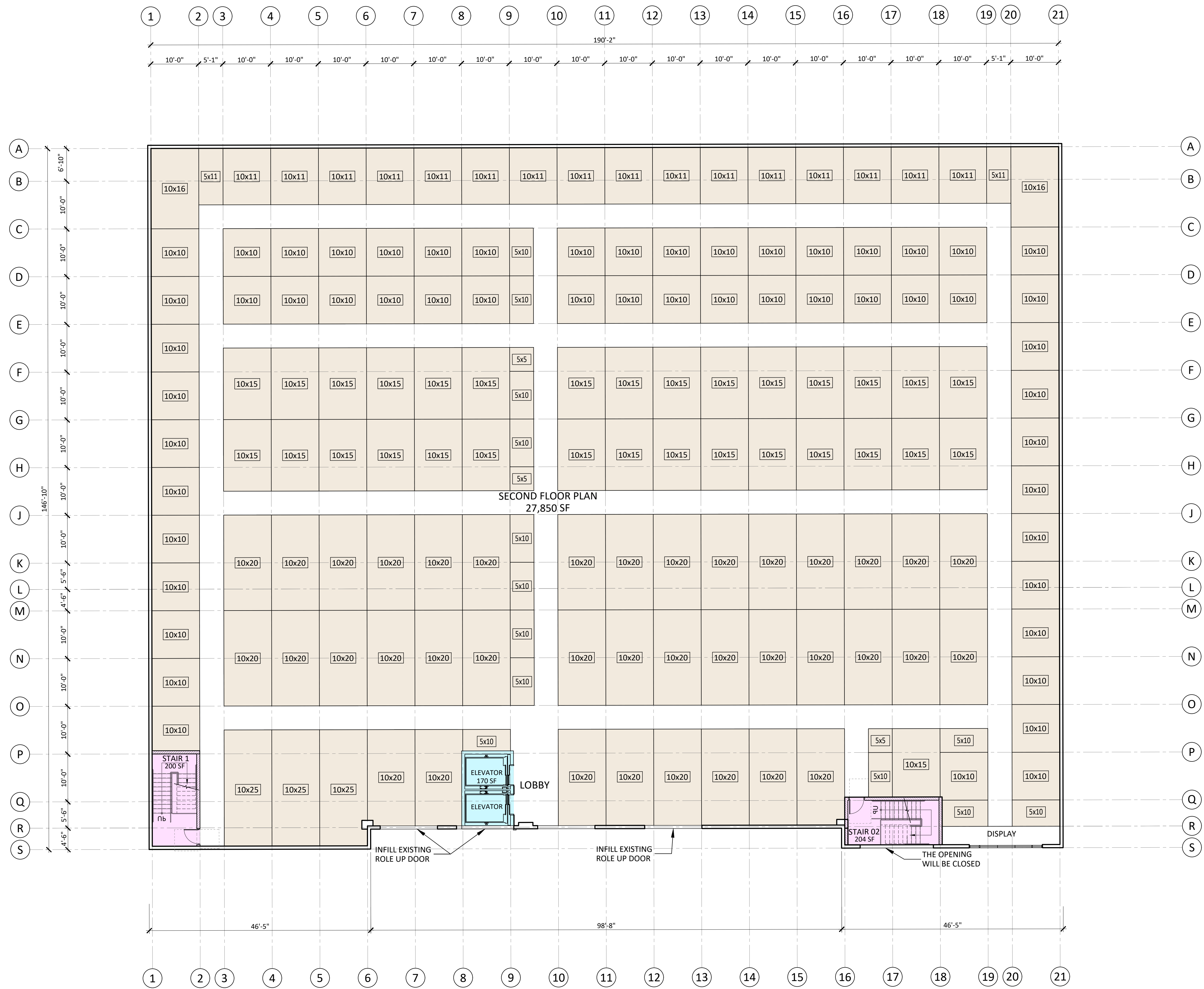
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HAWTHORNE, CA, 90250

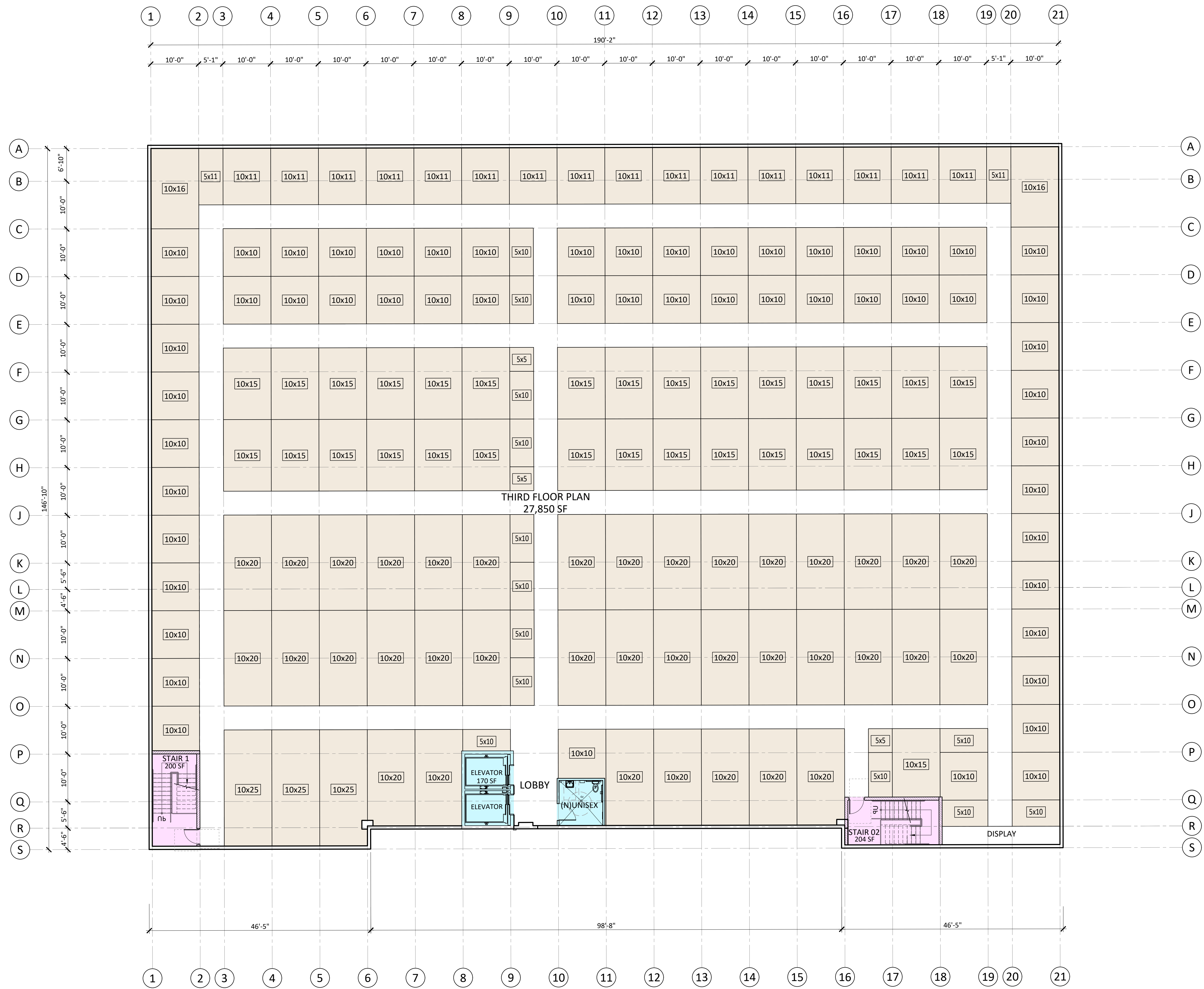
FIRST FLOOR PLAN
DATE: 05-12-2026



SHEET 3.1







13521 CRENSHAW BLVD
HAWTHORNE, CA, 90250

THIRD FLOOR PLAN
DATE: 05-12-2026

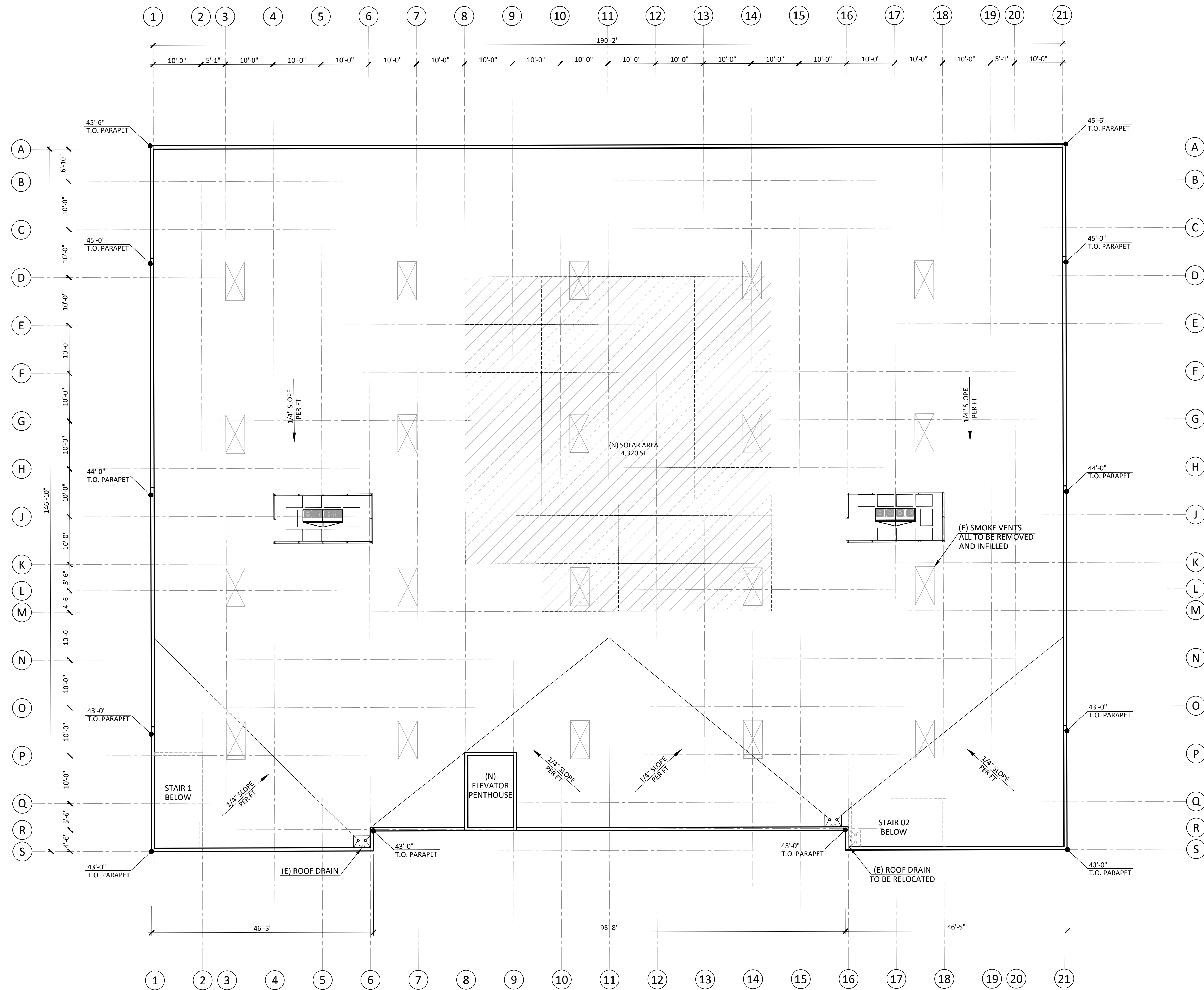
SUBMITTAL 01	12.08.2025



SHEET 3.3



S T U D I O
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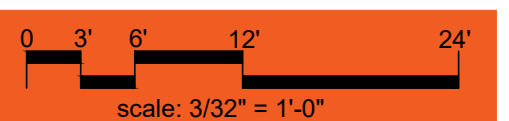


SOLAR READY AREA
 METHOD 1: MINIMUM SOLAR ZONE BASED ON TOTAL ROOF AREA
 15% OF TOTAL ROOF AREA
 > 10,000 S.F. ROOF AREA, 10X16 = 160 SOLAR PANEL
 < 10,000 S.F. ROOF AREA, 10X8 = 80 SOLAR PANEL
 TOTAL ROOF AREA:
 BUILDING AREA = 27,850 S.F. X 15% = 4,177.5 S.F.
 4,177.5 S.F. / 160 S.F. = 26.1 = 27 PROPOSED PANELS



13521 CRENSHAW BLVD
 HAWTHORNE, CA, 90250

ROOF PLAN
 DATE: 05-12-2026



SUBMITTAL 01	12.08.2025



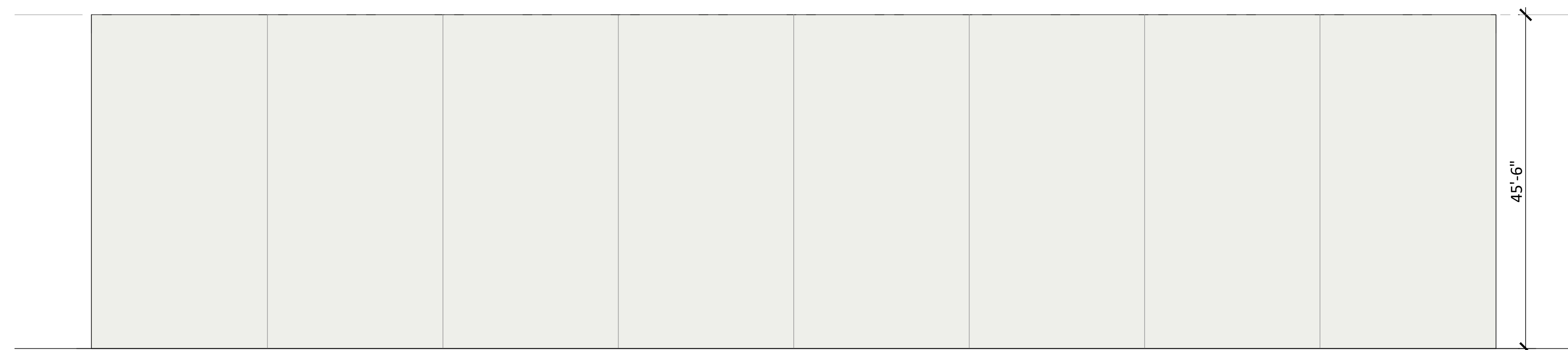
SHEET 4



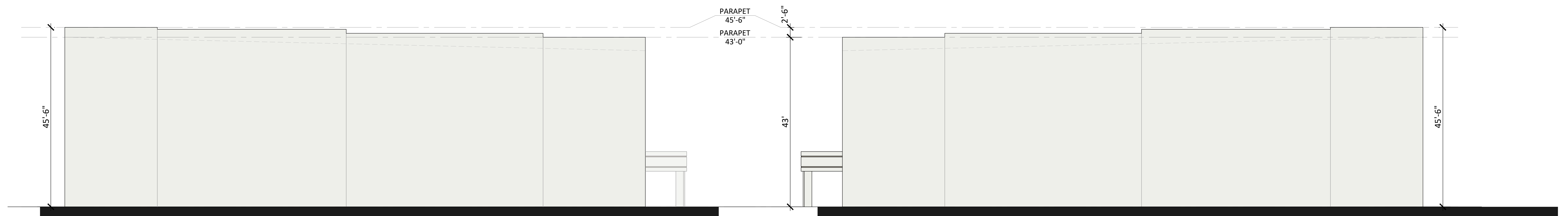
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EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

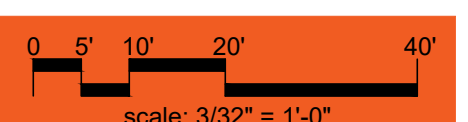
NORTH ELEVATION



13525 CRENSHAW BLVD
HAWTHORNE, CA, 90250

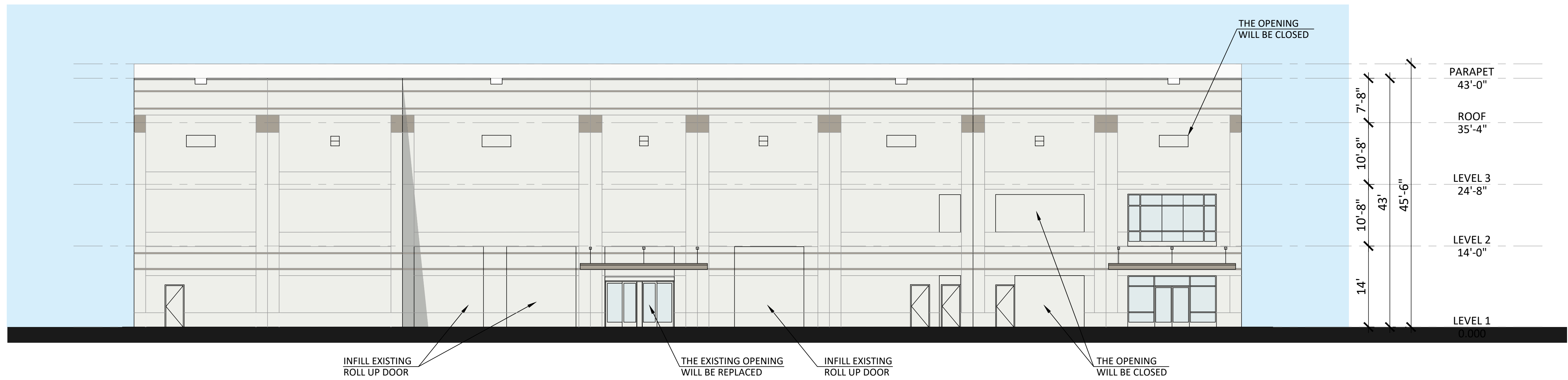
EXISTING ELEVATIONS

DATE: 04-30-2026

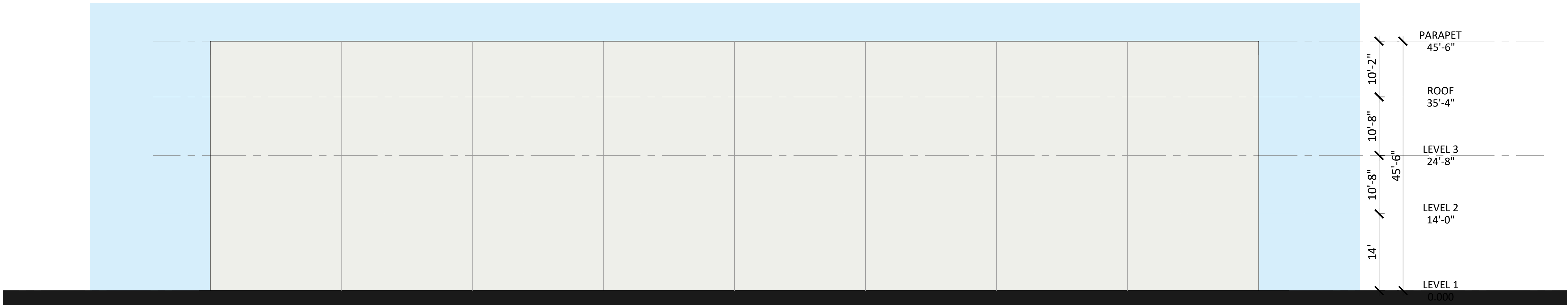


SUBMITTAL 01	11.26.2025

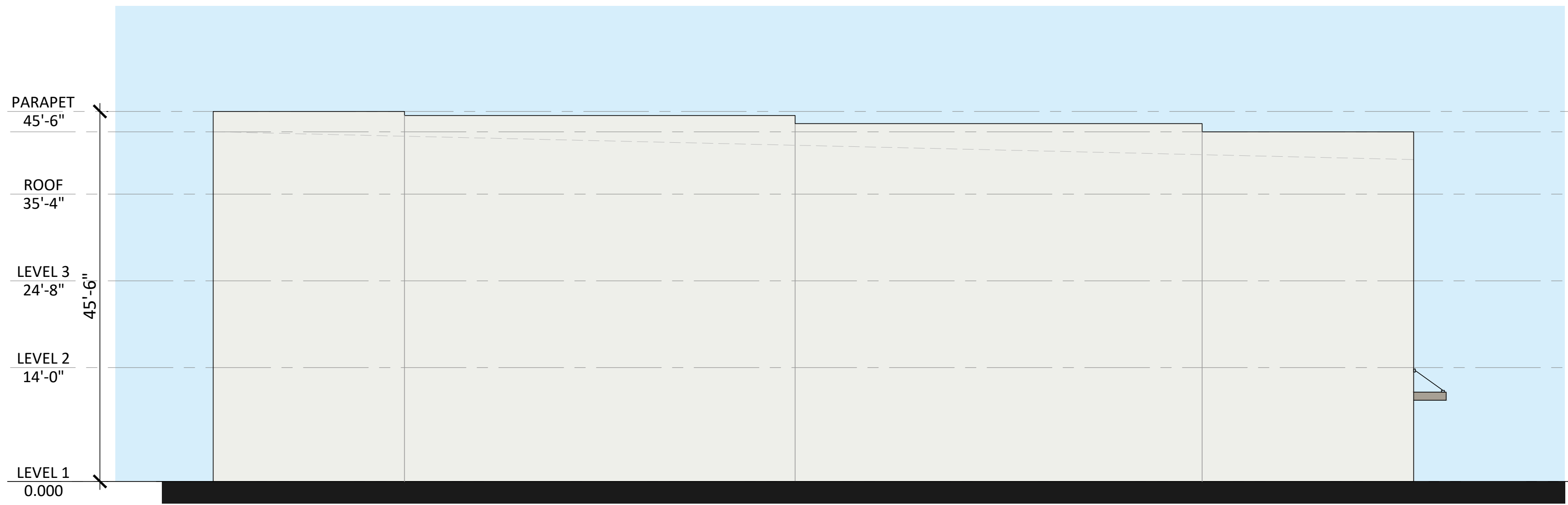
SHEET 5.1
KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3570 F 949.380.3771



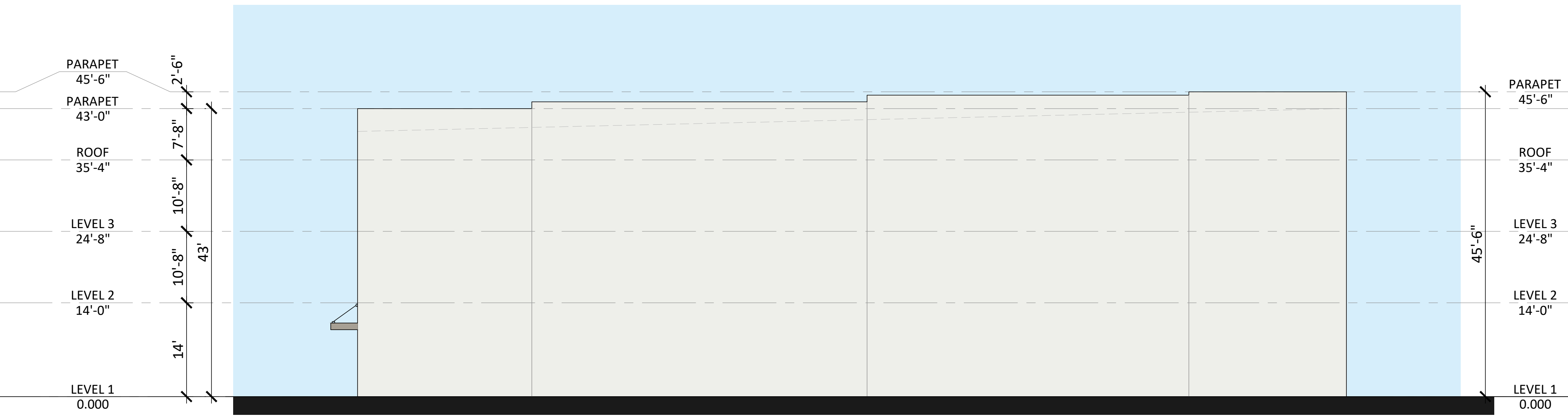
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



13525 CRENSHAW BLVD
HAWTHORNE, CA, 90250

PROPOSED ELEVATIONS
DATE: 04-30-2026

0	3'	6'	12'	24'
scale: 3/32" = 1'-0"				
SUBMITTAL 01	11.26.2025			

SHEET 5.2

KSP

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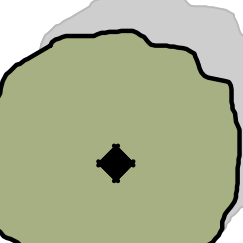
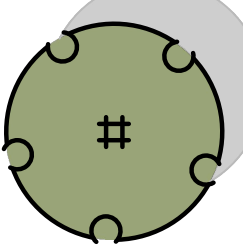




PRELIMINARY PLANTING LEGEND

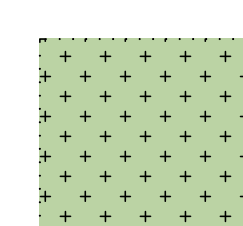
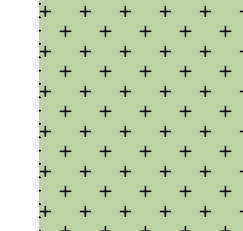
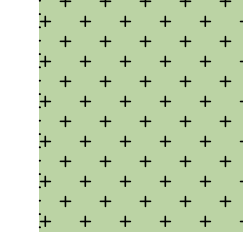
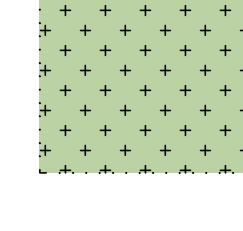
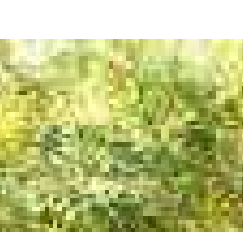
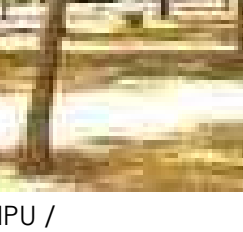
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS SOUTH COASTAL
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PROPOSED TREES

	TIPUANA TIPU / TIPU TREE	24" BOX STANDARD	MOD
	TRISTANIA CONFERTA / BRISBANE BOX	36" BOX STANDARD	MOD

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS SOUTH COASTAL
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PROPOSED SHRUBS, GROUNDCOVER & VINES

	AGAVE DESMETIANA / DWARF AGAVE	5 GAL / 42" O.C.	LOW
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.	LOW
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.	LOW
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.	LOW
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.	LOW
	ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 24" O.C.	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 24" O.C.	LOW



DIETES VEGETA /
FORTNIGHT LILY



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLE BRUSH



PHORMIUM T. 'SURFER' /
SURFER NEW ZEALAND FLAX



HESPERALOE PARVIFLORA /
RED YUCCA



AGAVE DESMETIANA /
DWARF AGAVE



ELAEAGNUS P. 'FRUITLANDII' /
FRUITLAND SILVERBERRY



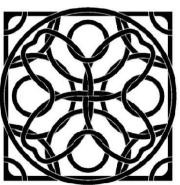
TIPUANA TIPU /
TIPU TREE



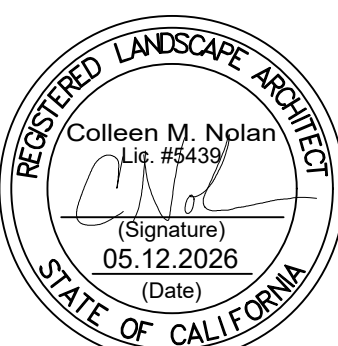
ROSMARINUS 'PROSTRATUS' /
PROSTRATE ROSEMARY



TRISTANIA CONFERTA /
BRISBANE BOX



Colleen M. Nolan
Landscape Architect #5439
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L1.1

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13521 CRENSHAW BLVD
HAWTHORNE, CA, 90250

PRELIMINARY LANDSCAPE PLAN

DATE: 05.12.2026

0 5' 10' 20' 40'
scale: 1" = 20'-0"

SUBMITTAL 01	02.12.2026