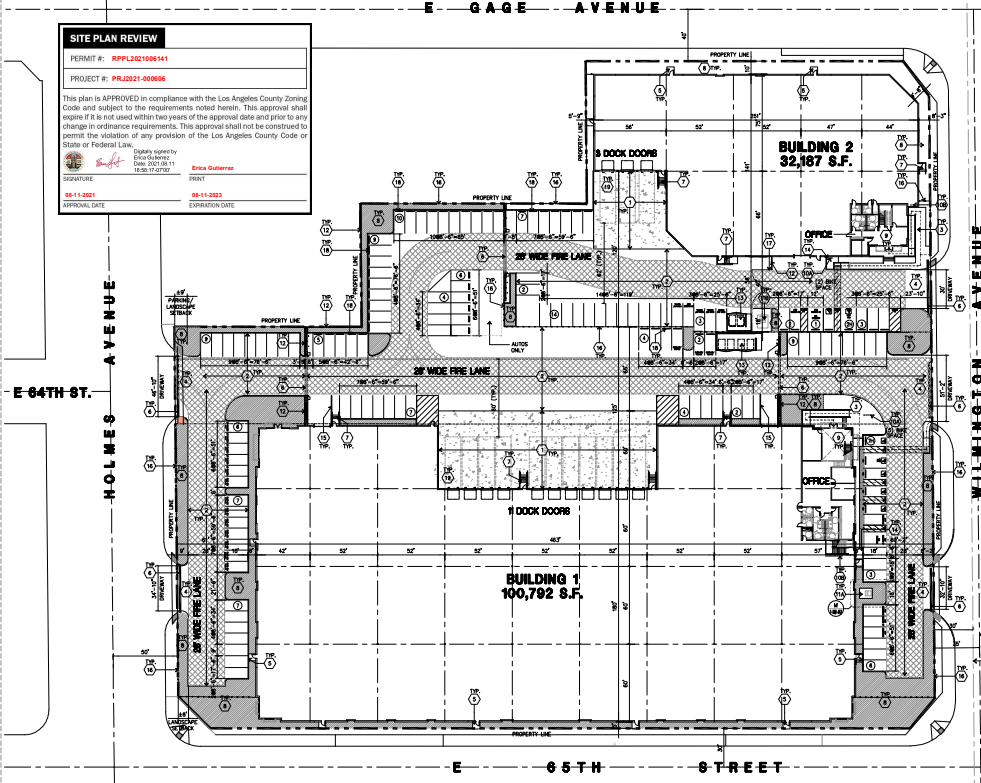


**SITE PLAN REVIEW**  
 PERMIT #: RPL2021008441  
 PROJECT #: PRL2021-009068

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.

DATE: 06/11/2021  
 06/11/2021  
 DATE: 06/11/2021  
 06/11/2021



**LEGAL DESCRIPTION**

PARCEL 0638881, 10000 WILMINGTON AVENUE, 2ND FLOOR, LOS ANGELES, CA 90001

Lot 10 of Block 10 of the 12th Street Subdivision, as shown on the map of the County Recorder of San Diego, dated 06/11/2021.

Lot 10 of Block 10 of the 12th Street Subdivision, as shown on the map of the County Recorder of San Diego, dated 06/11/2021.

Lot 10 of Block 10 of the 12th Street Subdivision, as shown on the map of the County Recorder of San Diego, dated 06/11/2021.

**HPA architecture**

1961, Inc.  
 18811 Sycamore Avenue - 3rd, #100  
 Irvine, CA 92612  
 TEL: 949-453-1170  
 FAX: 949-453-0951  
 email: hpa@aigpa.com

**APPLICANT:**

**PDC SOCIAL LPW LLC**

2442 Depot Drive  
 Irvine, CA 92612  
 TEL: 949-453-3169

**Project:**

**GAGE INDUSTRIAL PROJECT**

SMC Gage Ave. &  
 Wilmington Ave.,  
 Irvine, LA County, CA

**Consultants:**

THINKS  
 Structural  
 Mechanical  
 Electrical  
 OREGO ELECTRIC  
 Landscape: HUNT LANDSCAPE  
 Sign: SUFF  
 Civil Engineer: Southern California  
 Geotechnical

Title: Overall Site Plan

Project Number: 21300  
 Drawn by: JP  
 Date: 06/24/2021  
 Scale: 1/8" = 1'-0"  
 Sheet: 001 of 01

Sheet:

**DAB-A1.A**  
 Page 1 of 27

**PROJECT INFORMATION**

**Project Location:**  
 10000 WILMINGTON AVENUE, 2ND FLOOR, LOS ANGELES, CA 90001

**Utility Information:**  
 WATER: 10000 WILMINGTON AVENUE, 2ND FLOOR, LOS ANGELES, CA 90001  
 SEWER: 10000 WILMINGTON AVENUE, 2ND FLOOR, LOS ANGELES, CA 90001  
 GAS: 10000 WILMINGTON AVENUE, 2ND FLOOR, LOS ANGELES, CA 90001

**Owner/Applicant:**  
 PDC SOCIAL LPW LLC

**Applicant's Representatives:**  
 HPA ARCHITECTURE

**Assessors Parcel Numbers:**  
 4710000000000000000

**Zoning:**  
 M-2.1

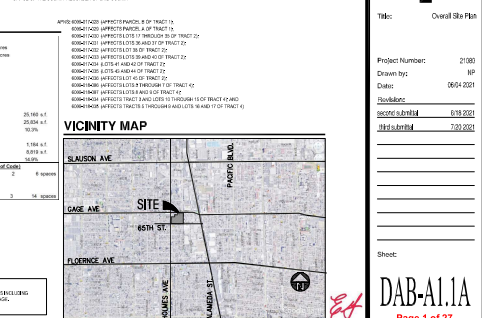
**DEPARTMENT OF REGIONAL PLANNING APPROVED**

**PROJECT DATA**

ITEM	MARKET	MARKET	TOTAL
AREA	47,538	10,888	58,426
MAINTENANCE	3,500	1,000	4,500
OTHER	17,000	1,000	18,000
CONCRETE	10,000	1,000	11,000
STEEL	10,000	1,000	11,000
TOTAL	10,000	1,000	11,000

**CONCRETE ANALYSIS:**

ITEM	MARKET	MARKET	TOTAL
CONCRETE	10,000	1,000	11,000
STEEL	10,000	1,000	11,000
TOTAL	10,000	1,000	11,000





EXISTING CONDITION/DEMOLITION PLAN

DEPARTMENT OF REGIONAL PLANNING APPROVED *EP*

**HPA**  
architecture

HPA, Inc.  
18815 Burdett Avenue • Ste. #100  
Folsom, CA  
95632  
Tel: 916-963-1770 Fax: 916-963-0851  
email: info@hpainc.com

**APPLICANT:**

PDC SOCIAL LPW LLC

2442 Dupont Drive  
Folsom, CA 95632  
Tel: 916-963-2669

**Project:**

GAGE INDUSTRIAL PROJECT

SWC Gage Ave. & Wilmington Ave.,  
Union, LA County, CA

**Consultants:**

Civil:	THINKER
Structural:	-
Mechanical:	-
Electrical:	-
Electrical:	ORSEO ELECTRIC
Landscape:	HUNTERLANDSCAPE
Site Production:	GLPFI
Soils Engineer:	Southern California Geotechnical

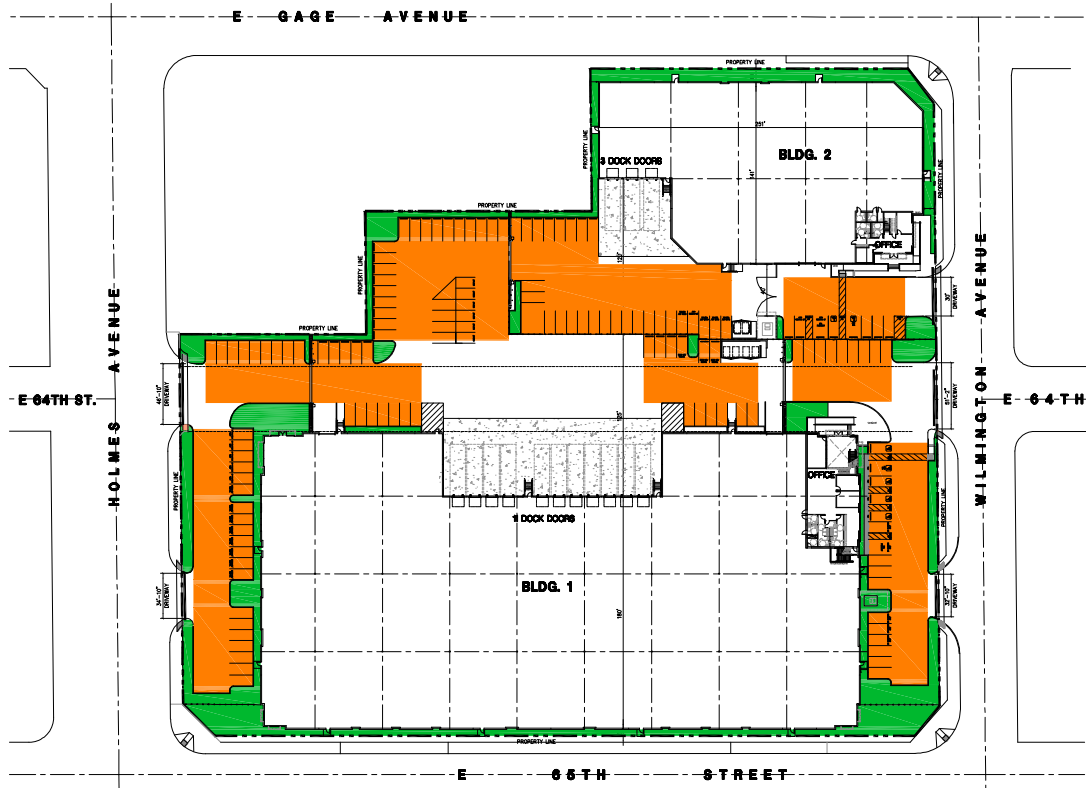
**Title:** Existing Condition/Demo Plan

Project Number:	21303
Drawn by:	HP
Date:	06/24/2021
Scale:	
Sheet's Number:	0133/2021
Sheet's Name:	7/22/2021

Sheet:

**DAB-A1.1B**

Page 2 of 27



**LANDSCAPE LEGEND**

- LANDSCAPE PROVIDED
- PARKING AREA

**LANDSCAPE CALCULATION**

LANDSCAPE			
10% of Site Area Requirement	1,580	6,091	25,102 s.f.
s.f. Provided	1,580	6,254	25,834 s.f.
Percent Provided	10.3%	10.3%	10.3%
2% of Parking Area Requirement	867	319	1,184 s.f.
s.f. Provided	1,141	678	8,819 s.f.
Percent Provided	9.8%	4.3%	14.5%

LANDSCAPE AREA EXHIBIT



DEPARTMENT OF REGIONAL PLANNING APPROVED *EP*

**HPA**  
architecture

1941, Inc.  
18811 Burban Avenue - Ste. #100  
Burbank, CA  
92812  
Tel: 818-463-1370 Fax: 818-463-0851  
email: info@hpaarc.com

APPLICANT:

**PDC SOCIAL LPW LLC**

2442 Dupont Drive  
Irvine, CA 92612  
Tel: 949-266-2889

Project:

**GAGE INDUSTRIAL PROJECT**

SWC Gage Ave. & Wilmington Ave.,  
Irvine, LA County, CA

Consultants:

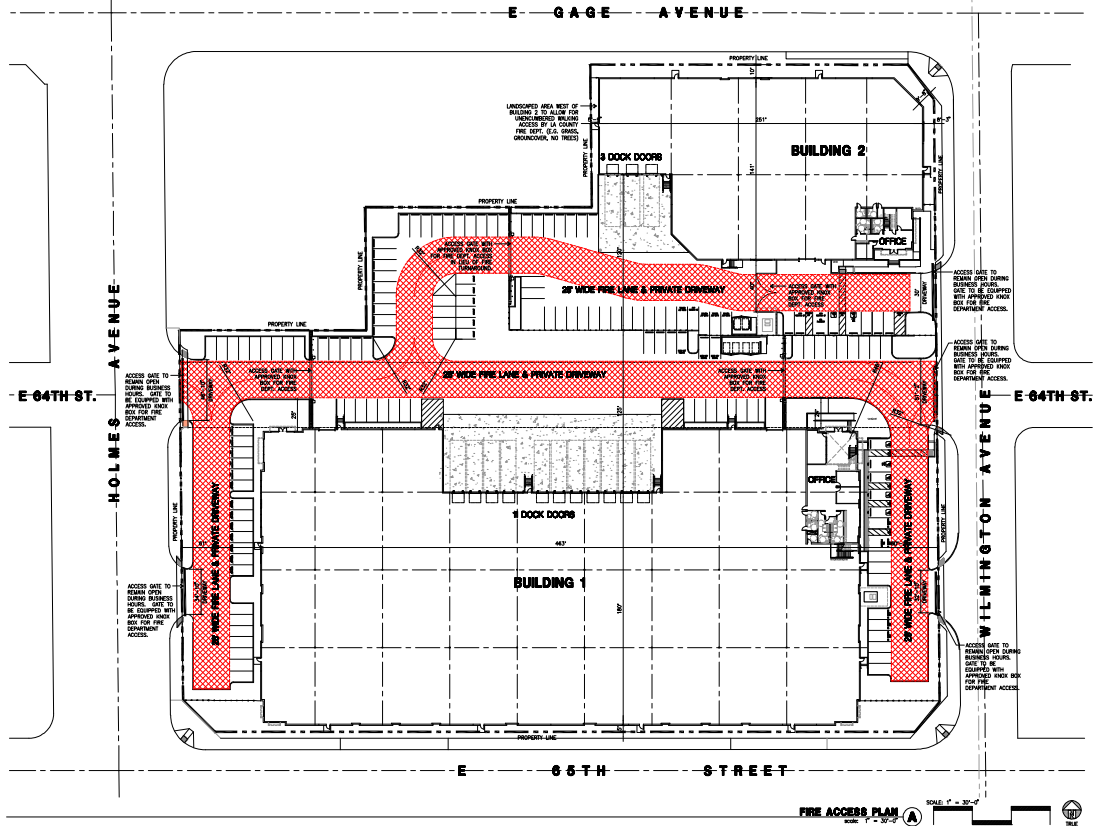
Civil: THINES  
Structural: -  
Mechanical: -  
Electrical: -  
Landscape: HUNTERLANDSCAPE  
Site Production: GUPP  
Soils Engineer: Southern California Geotechnical

Title: Landscape Area Exhibit

Project Number: 21303  
Drawn by: HP  
Date: 06/24/2021  
Scale: -  
Scale: 1/8" = 1'-0"  
Scale: 1/4" = 1'-0"  
Scale: 1/2" = 1'-0"  
Scale: 3/4" = 1'-0"  
Scale: 1" = 1'-0"

Sheet:

**DAB-ALIC**  
Page 3 of 27



**LEGEND**  
 30' WIDE FIRE LANE

**FIRE ACCESS PLAN**  
 SCALE: 1" = 30'-0"  
 0 30 60 120 THE NORTH

DEPARTMENT OF REGIONAL PLANNING APPROVED *EP*

**HPA**  
architecture

194, Inc.  
18815 Buena Vista - Ste. #100  
Irvine, CA  
92612  
Tel: 949-453-1720  
Fax: 949-453-0851  
email: info@hpacorp.com

**APPLICANT:**  
PDC SOCIAL LPW LLC

2442 Dugan Drive  
Irvine, CA 92612  
Tel: 949-266-2009

**Project:**  
GAGE INDUSTRIAL PROJECT

SWC Gage PWS & Wilmington Ave.,  
Irvine, CA

**Consultants:**

Civil: THAMES  
Structural: -  
Mechanical: -  
Electrical: OREGON ELECTRIC  
Landscape: HUNTERLANDSCAPE  
Fire Protection: GUPP  
Soils Engineer: Southern California Geotechnical

**Title:** Fire Access Plan

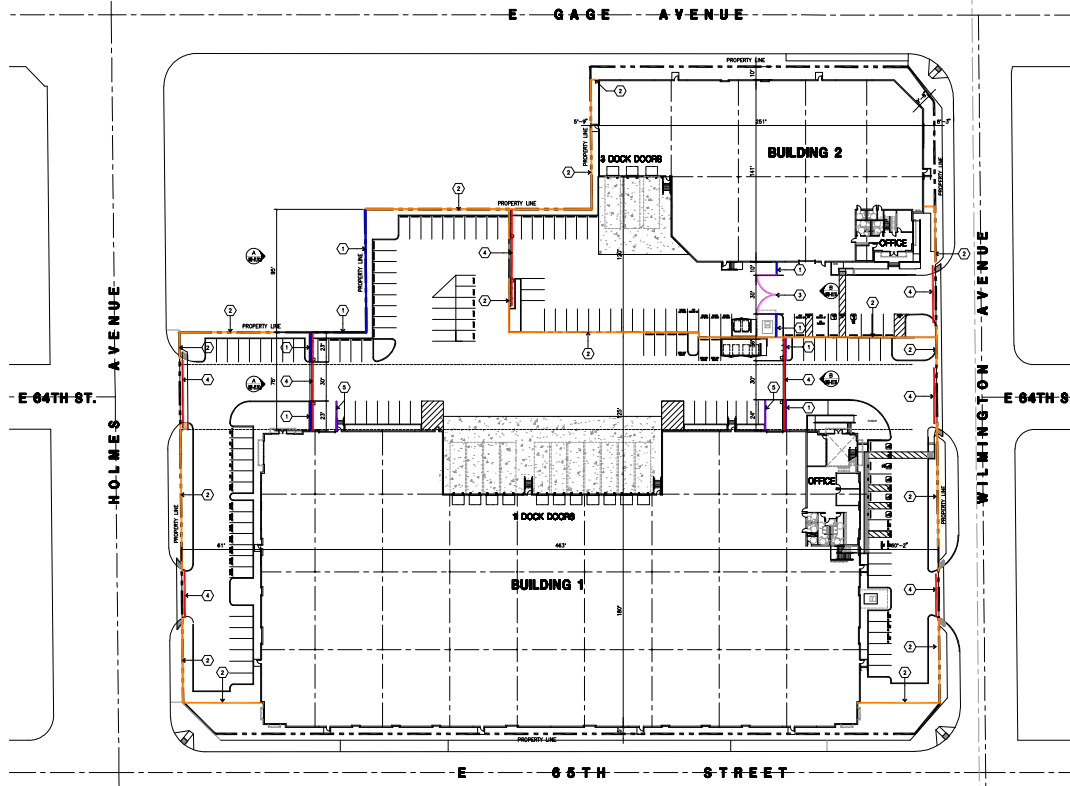
Project Number: 2130  
Drawn by: JP  
Date: 06/24/2021  
Reviewed: -  
Checked: -  
Approved: 6/18/2021  
JPS/abm 7/27/2021

Sheet:

**DAB-A1.1D**  
Page 4 of 27







**LEGEND FENCE AND GATE KEYNOTES**

- ① PROPOSED 6" CONCRETE TYP TOP SPUR WALL
- ② 1" THICK STEEL TANK, COLOR TO COMPLEMENT BUILDING EXTERIOR (BLACK OR COLOR NOT PERMITTED)
- ③ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ④ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑤ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑥ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑦ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑧ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑨ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑩ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑪ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑫ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑬ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
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- ⑯ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑰ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑱ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑲ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ⑳ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
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- ㉒ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
- ㉓ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
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- ㊽ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE
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- ㊿ 12" DIA. STEEL GATE, BE REMOVED TO COVER THE CONCRETE TOP SURFACE

DEPARTMENT OF REGIONAL PLANNING APPROVED *[Signature]*

**HPA**  
architecture

1941, Inc.  
18811 Borden Avenue - Ste. #100  
Folsom, CA  
95632  
Tel: 916-963-1170 Fax: 916-963-0851  
email: info@hpaarc.com

---

**APPLICANT:**  
PDC SOCIAL LPW LLC

2442 Dupont Drive  
Folsom, CA 95632  
Tel: 916-963-2669

---

**Project:**  
GAGE INDUSTRIAL PROJECT

SWC Gage Ave. & Wilmington Ave.,  
Union, LA County, CA

---

**Consultants:**

Civil:	THINKS
Structural:	-
Mechanical:	-
Electrical:	-
Electrical:	OREGO ELECTRIC
Landscape:	HUNTERLANDSCAPE
Site Preparation:	SLPFP
Soils Engineer:	Southern California Geotechnical

---

**Title:** Fence and Wall Plan

---

Project Number:	21303
Drawn by:	HP
Date:	06/24/2021
Scale:	
Scale:	1" = 30'-0"
Scale:	1/8" = 3'-0"

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Sheet:

**DAB-A1.F**  
Page 6 of 27

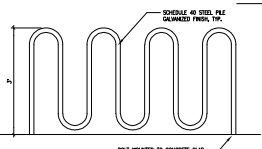
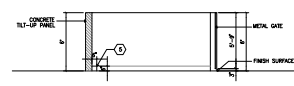
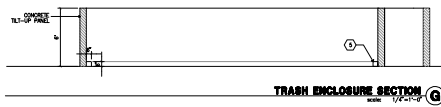




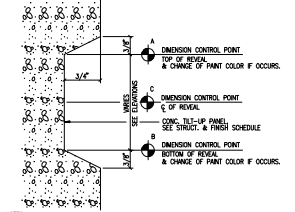
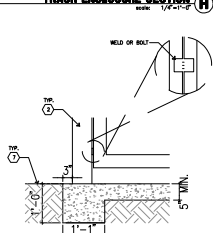




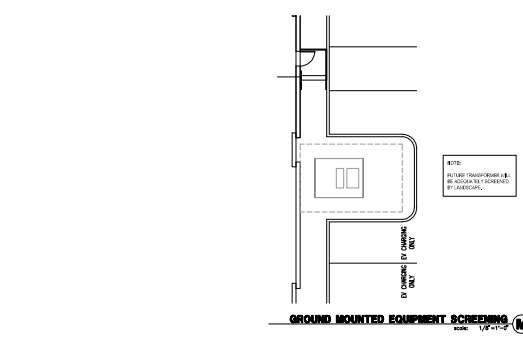
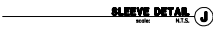




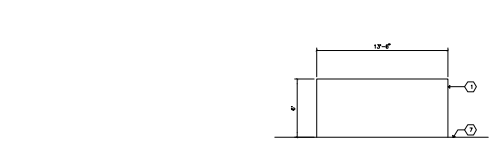
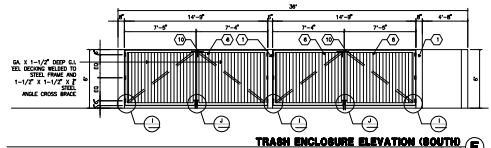
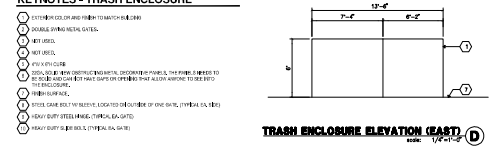
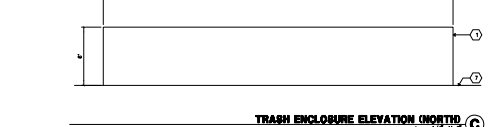
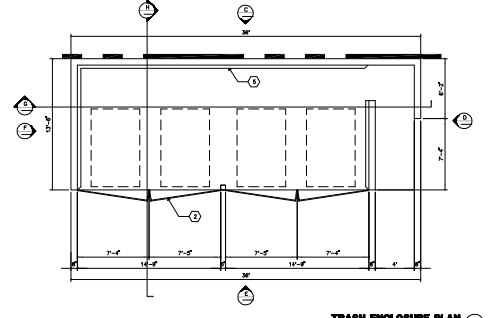
NOTE: TIMBERFORM COLOGRIP MANUFACTURED BY COLSON CONCRETE CO. PORTLAND, OREGON. (503) 544-3943 FAX: (503) 225-1187 MODEL NUMBER: 2174



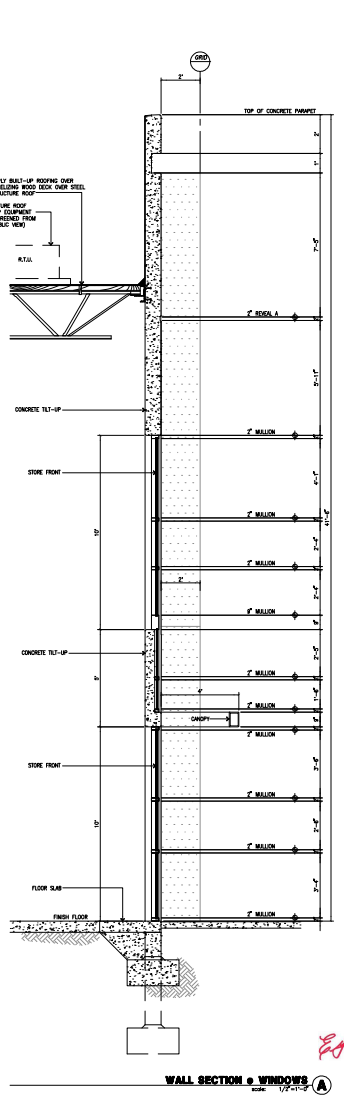
NOTES:  
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS THERE OCCUR. SEE WALL SECTION.  
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"



NOTE: ALL TYP. TIMBERFORMS E.B. BE CONCRETE FORMWORK BY LANDSCAPE.



- KEYNOTES - TRASH ENCLOSURE**
- 1. EXTERIOR COLOR AND FINISH TO MATCH BLDG.
  - 2. DOUBLE SWING METAL GATES.
  - 3. MET BRICK.
  - 4. 4" X 4" X 1/2" CLS.
  - 5. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.
  - 6. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.
  - 7. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.
  - 8. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.
  - 9. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.
  - 10. 2" X 4" X 1/2" BRICKS TO BE MATCHED TO EXISTING BRICKS. TO BE MATCHED TO EXISTING BRICKS.



DEPARTMENT OF REGIONAL PLANNING APPROVED

\HPANE\VL000-09.dwg

Tpk, Inc.  
1831 Buxton Avenue - Ste. #100  
Folsom, CA  
95632  
Tel: 916-983-1170  
Fax: 916-983-0851  
email: toll@tpkinc.com

**APPLICANT:**

PDC SOCIAL LPW LLC

2442 Dupont Drive  
Folsom, CA 95632  
Tel: 916-983-2669

**Project:**

**GAGE INDUSTRIAL PROJECT**

SMC Gage Ave. &  
Wilmington Ave.  
Folsom, LA County, CA

**Consultants:**

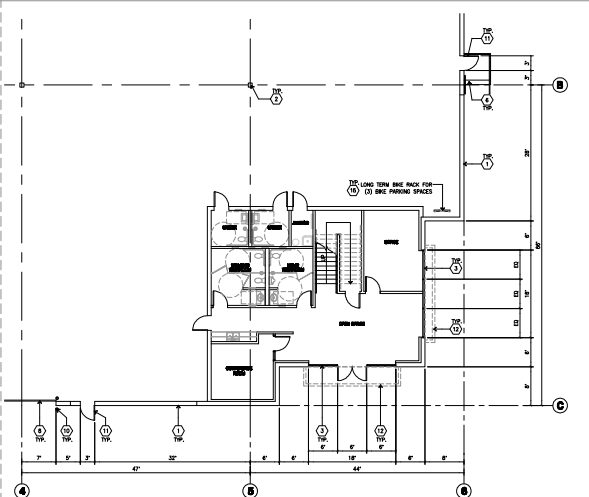
Client: **THINKS**  
Structural: -  
Mechanical: -  
Electrical: -  
Plumbing: -  
Fire Protection: **ORISSO ELECTRIC**  
Landscape: **HUNTERLANDSCAPE**  
Site Preparation: **SLUFF**  
Soils Engineer: **Southern California Geotechnical**

Title: **Site Details Building Deck**

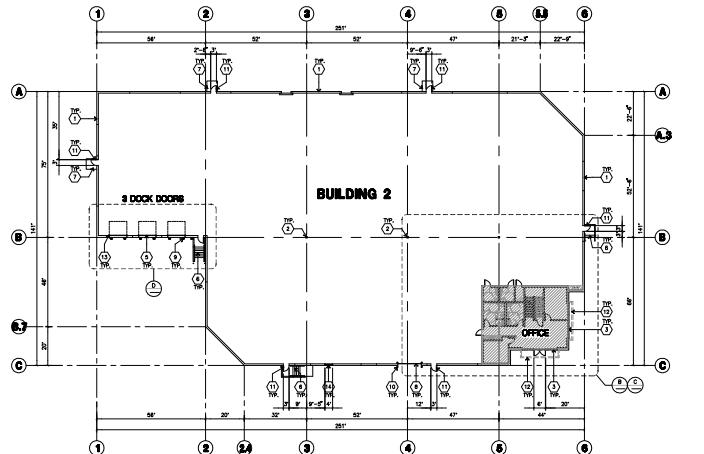
Project Number: 21303  
Drawn by: HP  
Date: 06/24/2021  
Scale: -  
Author: seccia@think.com  
Date: 01/28/2021

Sheet:

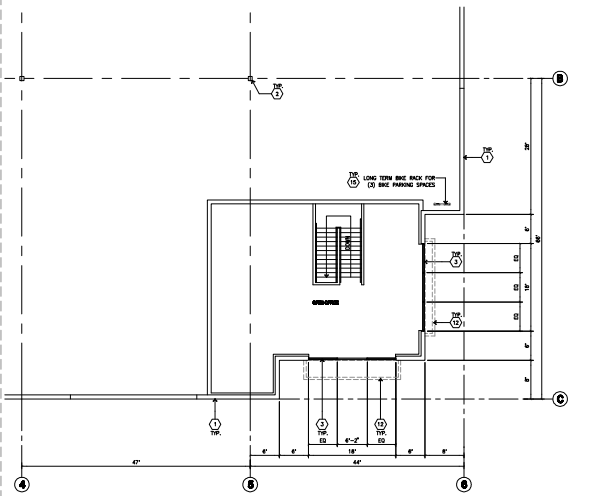
**I-DAB-A4.1**  
Page 11 of 27



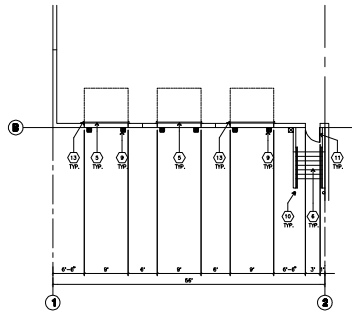
ENLARGED FLOOR PLAN (1ST FLR. OFFICE) - BLDG. 2  
SCALE: 1/4" = 1'-0"  
NORTH



OVERALL FLOOR PLAN - BLDG. 2  
SCALE: 1/4" = 20'-0"  
NORTH



ENLARGED FLOOR PLAN (2ND FLR. OFFICE) - BLDG. 2  
SCALE: 1/4" = 1'-0"  
NORTH



ENLARGED FLOOR PLAN - BLDG. 2  
SCALE: 1/4" = 1'-0"  
NORTH

- KEYNOTES - FLOOR PLAN**
- 1. CONCRETE SLAB FLOOR.
  - 2. STRUCTURAL STEEL COLUMN.
  - 3. METAL PANELS TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 4. 2" X 4" CEILING JOISTING.
  - 5. 2" X 4" TRUSS DOOR, SECTIONAL, OIL, STANDARD GRADE.
  - 6. EXTERIOR CONCRETE STAIR.
  - 7. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 8. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 9. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 10. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 11. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 12. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 13. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 14. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 15. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 16. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 17. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 18. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 19. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 20. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 21. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 22. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 23. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 24. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 25. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 26. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 27. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 28. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 29. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
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  - 31. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 32. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 33. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 34. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 35. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
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  - 37. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
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  - 46. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 47. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 48. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 49. 2" X 4" CEILING JOISTING TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.
  - 50. CONCRETE FLOOR CONCRETE TO BE SET IN CONCRETE, SEE OTHER SHEET FOR FINISH AND ELEVATION.

DEPARTMENT OF REGIONAL PLANNING APPROVED

**HPA**  
architecture

HPA, Inc.  
18811 Buckhorn Avenue - Ste. #100  
Folsom, CA  
95632  
Tel: 916-963-1770  
Fax: 916-963-0851  
email: hpa@hpainc.com

---

**APPLICANT:**  
PDC SOCIAL LPW LLC

2442 Dupont Drive  
Folsom, CA 95632  
Tel: 916-963-2009

---

**Project:**  
GAGE INDUSTRIAL PROJECT

SWC Gage Ave. & Williams Ave.  
Union, LA County, CA

---

**Consultants:**

Architect:	THINKERS
Structural:	-
Mechanical:	-
Electrical:	-
Plumbing:	-
Fire Protection:	OREGO ELECTRIC
Interior Design:	HUNTERLANDSCAPE
Site Planning:	SLPFP
Soils Engineering:	Southern California Geotechnical

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Title: Overall Floor Plan - Bldg. 2

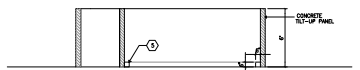
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Drawn by: HP  
Date: 06/24/2021  
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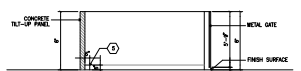
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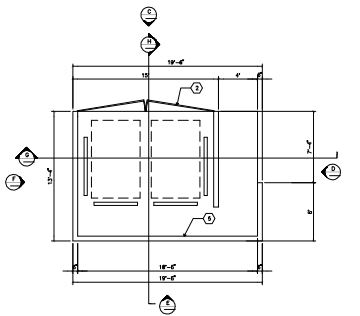




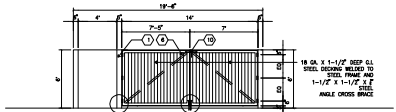
TRASH ENCLOSURE SECTION (G)  
SCALE: 1/2"=1'-0"



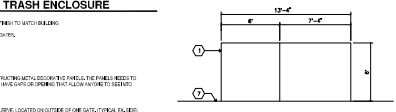
TRASH ENCLOSURE SECTION (H)  
SCALE: 1/2"=1'-0"



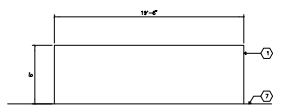
TRASH ENCLOSURE PLAN (B)  
SCALE: 1/2"=1'-0"



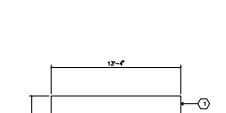
TRASH ENCLOSURE ELEVATION (NORTH) (C)  
SCALE: 1/2"=1'-0"



TRASH ENCLOSURE ELEVATION (EAST) (D)  
SCALE: 1/2"=1'-0"

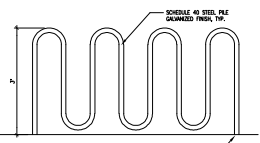


TRASH ENCLOSURE ELEVATION (SOUTH) (E)  
SCALE: 1/2"=1'-0"

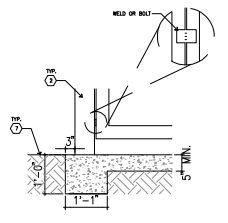


TRASH ENCLOSURE ELEVATION (WEST) (F)  
SCALE: 1/2"=1'-0"

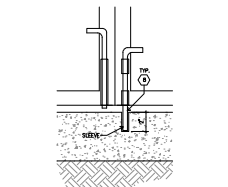
- KEYNOTES - TRASH ENCLOSURE**
- 1 EXTERIOR COLOR AND FINISH TO MATCH BUILDING
  - 2 DOUBLE STRIP METAL GATE
  - 3 MET GATE
  - 4 MET GATE
  - 5 4" X 4" CLIP
  - 6 200# GALV. REIN. CONCRETE WITH 100# GALV. REIN. PANELS. THE PANELS NEED TO BE 100# GALV. REIN. PANELS OR OTHERS THAT ALLOW FINISH TO BE APPLIED TO THE SURFACE.
  - 7 MET. GATE BOLT TO BE LOCATED OUTSIDE OF ONE BATTERY WALL. (SEE PLAN)
  - 8 REIN. CONCRETE WALL PANELS TO BE 100# GALV. REIN. PANELS.



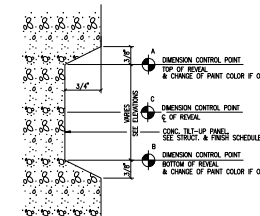
BRIK RACK DETAIL (K)  
SCALE: 1/2"=1'-0"



WIND DETAIL/WALL FOOTING (I)  
SCALE: 1/2"=1'-0"

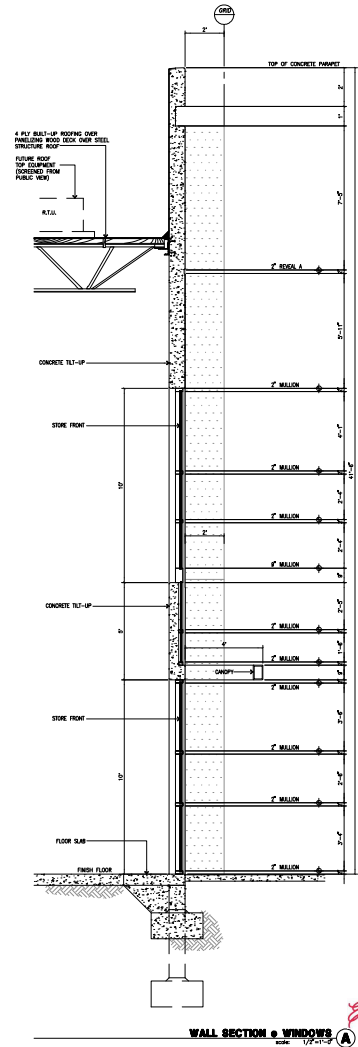


BLIND DETAIL (J)  
SCALE: 1/2"=1'-0"



TYP. CONCRETE REVEAL (M)  
SCALE: 1/2"=1'-0"

- NOTES:**
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS. MARKS COLOR, SEE WALL SECTIONS.
  2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"



WALL SECTION @ WINDOWS (A)  
SCALE: 1/2"=1'-0"

DEPARTMENT OF REGIONAL PLANNING APPROVED

**HPA architecture**

18815 Buena Vista Ave. • Ste. #100  
Irvine, CA 92612  
Tel: 949-453-1170 Fax: 949-453-0851  
email: hpa@hpaarch.com

**PROJECT:**  
PDC SOCIAL LPW LLC

2442 Dupont Drive  
Irvine, CA 92612  
Tel: 949-266-2009

**Project:**  
GAGE INDUSTRIAL PROJECT

SWC Gage Area 6  
Wilshire Ave.  
Irvine, CA County, CA

**Consultants:**

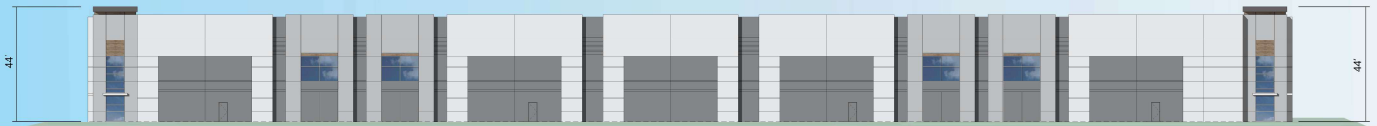
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Structural: -  
Mechanical: -  
Electrical: OREGON ELECTRIC  
Landscape: HUNTERLANDSCAPE  
Fire Protection: GUPP  
Soils Engineer: Southern California Geotechnical

Title: Site Details Building Section

Project Number: 21303  
Drawn by: HP  
Date: 06/24/2021  
Scale: -  
Scale: 1/8"=1'-0"  
Date: 06/24/2021

Sheet:

**2-DAB-A4.1**  
Page 14 of 27



South Elevation



East Elevation



North Elevation



West Elevation



# GAGE AVE. & HOLMES AVE.

COUNTY OF LOS ANGELES, CA

DEPARTMENT OF  
REGIONAL PLANNING APPROVED *Ed*  
Page 15 of 27



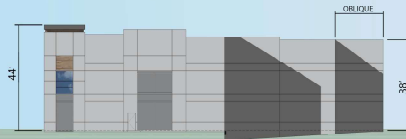
South Elevation



East Elevation



North Elevation



West Elevation



# GAGE AVE. & HOLMES AVE.

COUNTY OF LOS ANGELES, CA

DEPARTMENT OF  
REGIONAL PLANNING APPROVED *Ed*  
Page 16 of 27





South Elevation



East Elevation



North Elevation



West Elevation



# GAGE AVE. & HOLMES AVE.

COUNTY OF LOS ANGELES, CA

DEPARTMENT OF  
REGIONAL PLANNING APPROVED

Page 17 of 27



South Elevation



East Elevation



North Elevation



West Elevation

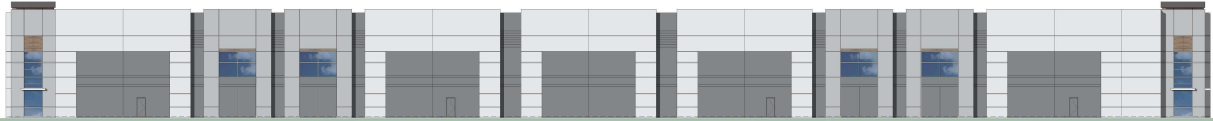


# GAGE AVE. & HOLMES AVE.

COUNTY OF LOS ANGELES, CA

DEPARTMENT OF  
REGIONAL PLANNING APPROVED

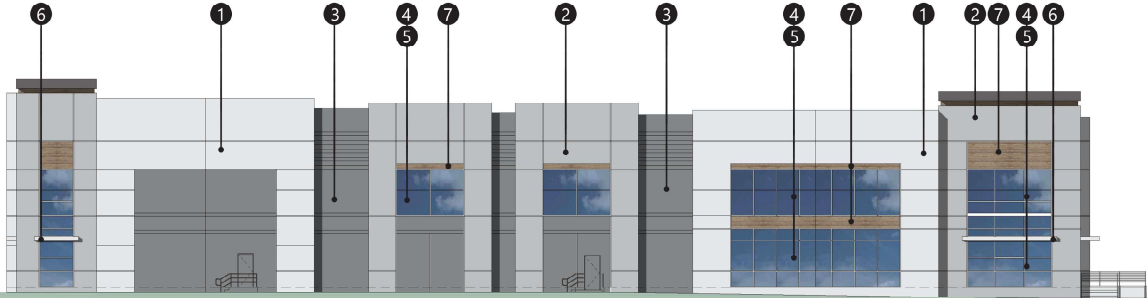
Page 18 of 27



South Elevation



North Elevation



Enlarged View of East Elevation

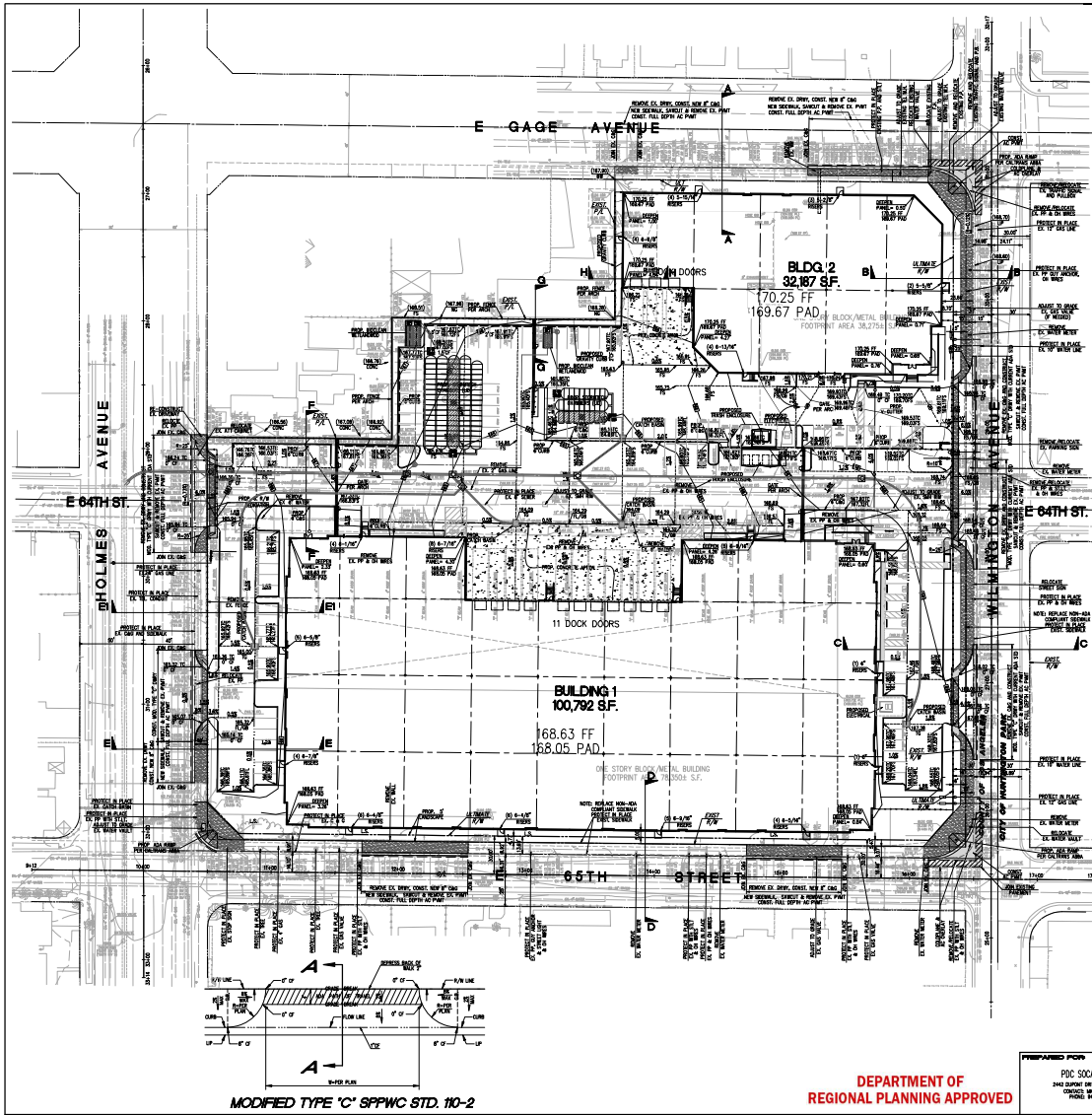


# GAGE AVE. & HOLMES AVE.

COUNTY OF LOS ANGELES, CA

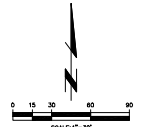
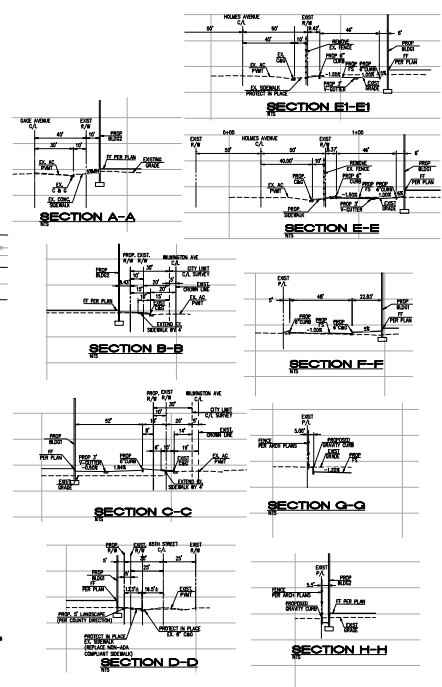
DEPARTMENT OF  
REGIONAL PLANNING APPROVED *EA*  
Page 19 of 27





**EARTHWORK BALANCE CALCULATIONS**

PROJECT	DATE	QUANTITY	UNITS
GAGE AVE. & HOLMES AVE. - COUNTY OF LOS ANGELES	7/18/2021	240,741	SF
K. SITE AREA		0	
L. SUBGRADE FACTOR		0	
M. SURFACE FACTOR		0	
N. SITE STRIPPING FACTOR		0	
O. OVEREXCAVATION		12,373	CU
A. CALCULATED CUT		7,000	CU
B. FOOTING SUBSOIL		415	CU
C. FOOTING AND UTILITY SPOILS		1,758	CU
D. OVERCUT		1,538	CU
E. TOTAL CUT (A+B)		11,523	CU
F. CALCULATED FILL		7,050	CU
G. LIGHT PAVING FILL		0	
H. SUBGRADE (0.407)		11,700	CU
I. SURFACE ASPHALT		892	CU
J. TOTAL FILL (F+G+H+I)		12,742	CU
K. TOTAL (IMPORT) OR EXPORT		181	CU
NOTE: ADJUSTMENT		0.00	



COUNTY OF LOS ANGELES  
 CONCEPTUAL GRADING PLAN  
 GAGE INDUSTRIAL PROJECT  
 SMC E. GAGE AVE AND WILMINGTON AVE

DEPARTMENT OF REGIONAL PLANNING APPROVED

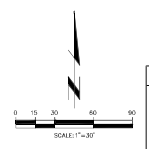
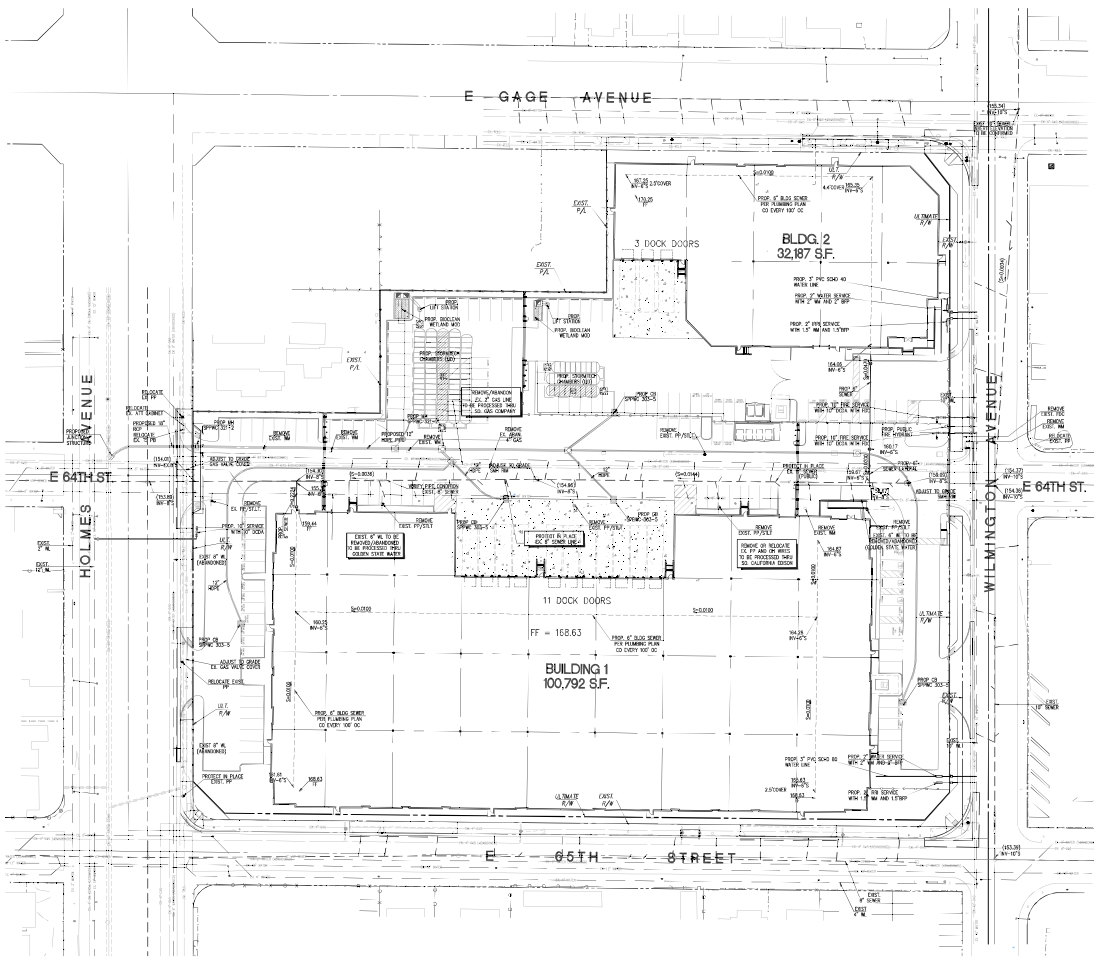
PREPARED FOR: PDC SOCIAL LEV LLC  
 2442 DUNFORD STREET, VAN NUYS, CA 91411  
 (818) 708-7888

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 7/18/21

APPROVED BY: [Signature]  
 DATE: 7/18/21

PROJECT NO: 21-0398





COUNTY OF LOS ANGELES  
 PUBLIC WORKS DIVISION  
**CONCEPT UTILITY PLAN**  
 GAGE INDUSTRIAL PROJECT  
 SWC E. GAGE AVE AND WILMINGTON AVE

**DEPARTMENT OF  
 REGIONAL PLANNING APPROVED**

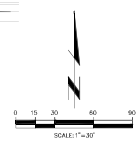
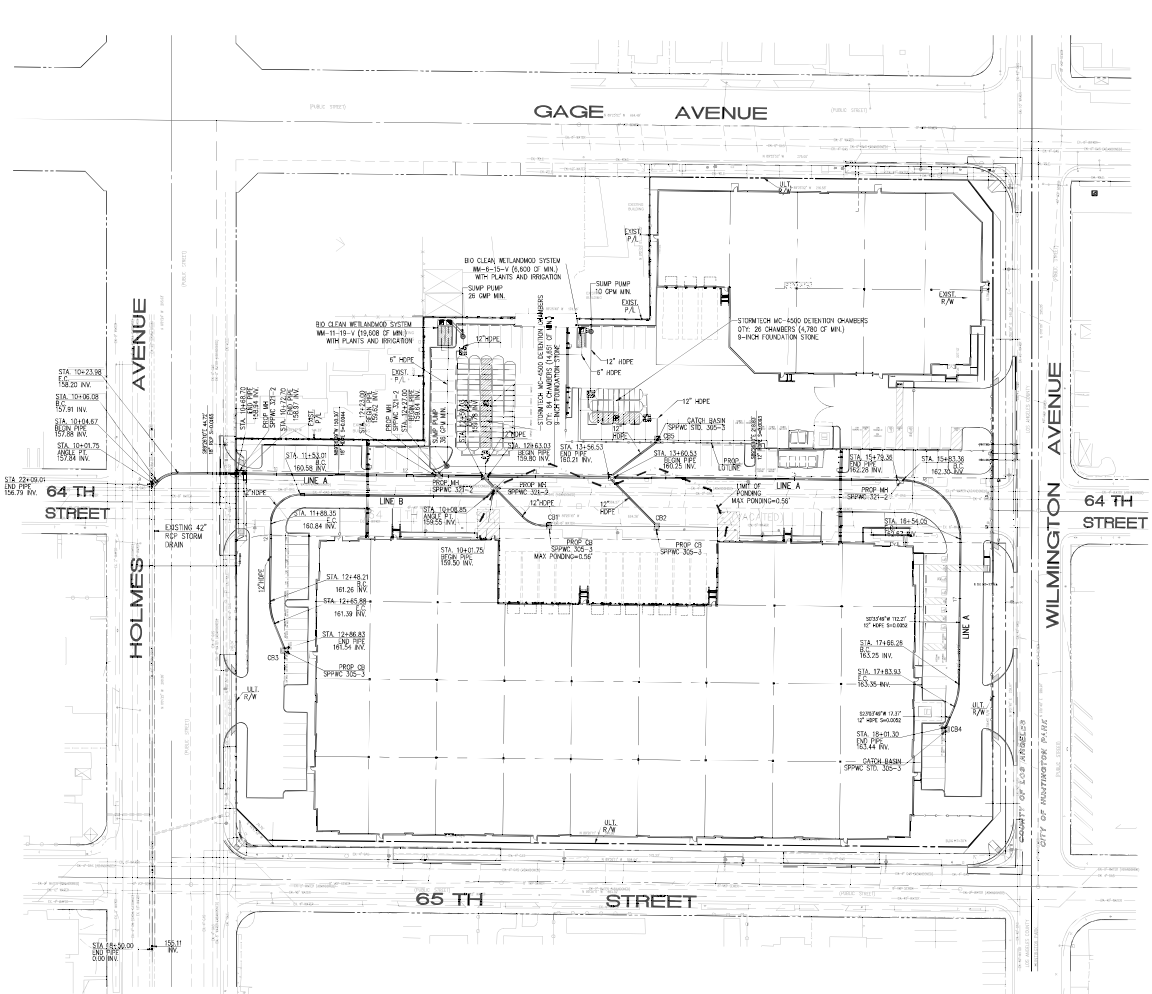
PREPARED FOR:  
 PDC SOCIAL LPW LLC  
 2442 SHAWAN DRIVE PLAIN, CA 94722  
 (925) 938-1000  
 FAX: (925) 938-1001

PREPARED BY:  
 Thoresen Engineering Inc.  
 10000 WILSON AVENUE, SUITE 200  
 BAY AREA, CA 94603  
 (415) 351-1000

Designed by	_____	Approved by	_____
Checked by	_____	Date	_____
Drawn by	_____	Scale	AS SHOWN
Revised by	_____	Sheet	2 of 2

DATE PLOTTED: 01/22/2019





COUNTY OF LOS ANGELES  
 PUBLIC WORKS DEPARTMENT  
**CONCEPTUAL STORM DRAIN PLAN**  
 GAGE INDUSTRIAL PROJECT  
 SWC E. GAGE AVE AND WILMINGTON AVE

**DEPARTMENT OF REGIONAL PLANNING APPROVED**

PREPARED FOR:  
 PDC SOCIAL LPV LLC  
 2442 BRANT LINE AVENUE, CL 90272  
 VAN NUYS, CALIF. 91411  
 PHONE: (818) 281-2481

PREPARED BY:  
**Thames Engineering, Inc.**  
 1000 WESTERN BLVD., SUITE 200  
 VAN NUYS, CALIF. 91411  
 PHONE: (818) 281-2481

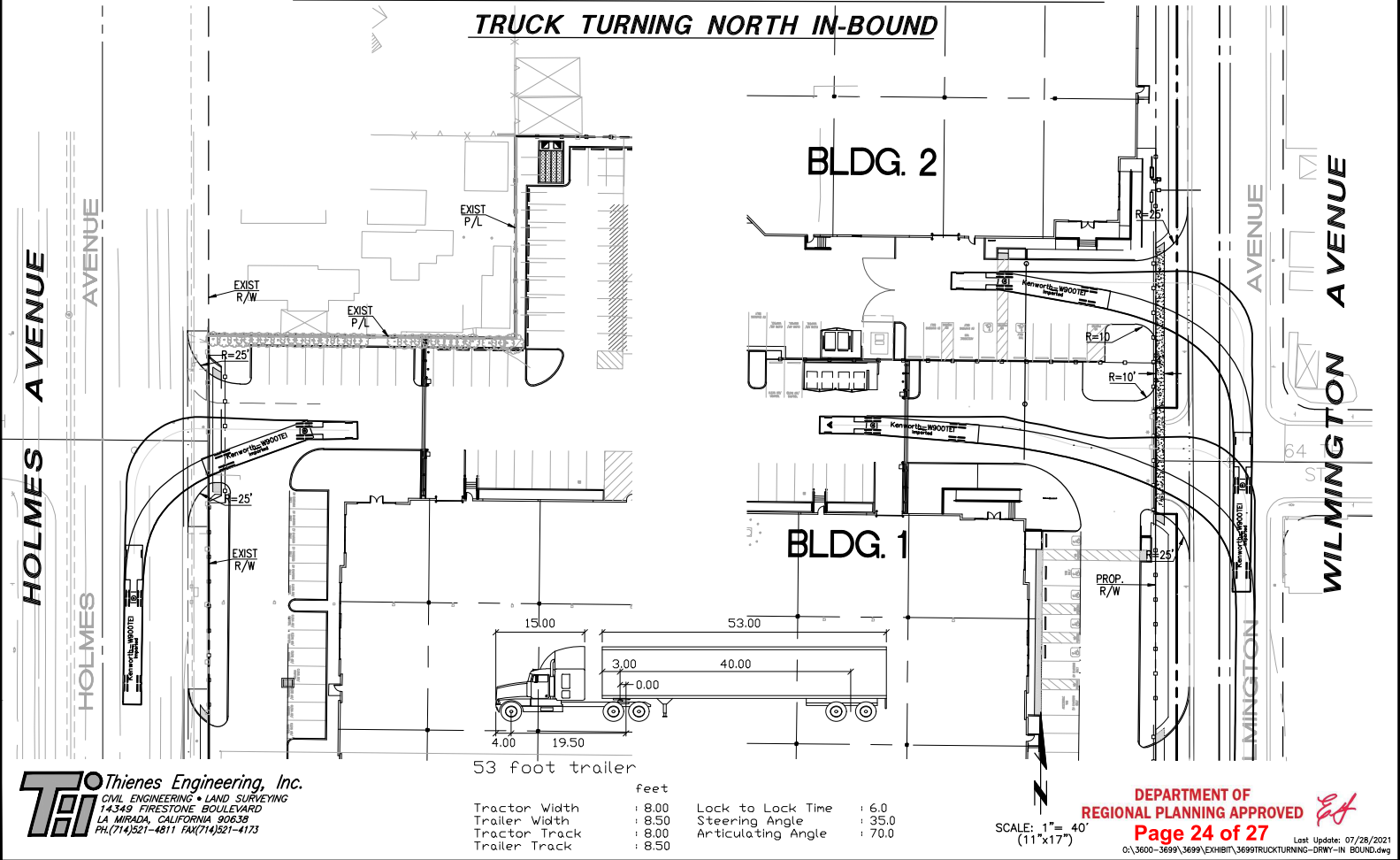
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Checked by	_____	_____	_____
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Date	_____	_____	_____

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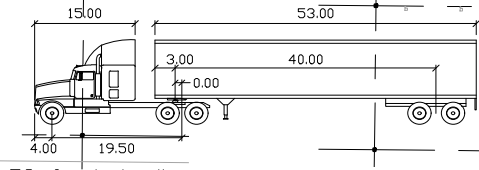
# WILMINGTON & HOLMES AVE. - COUNTY OF LOS ANGELES

SHEET 1 of 7

## TRUCK TURNING NORTH IN-BOUND



**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH. (714) 521-4811 FAX (714) 521-4173



53 foot trailer

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 35.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

SCALE: 1" = 40'  
(11"x17")

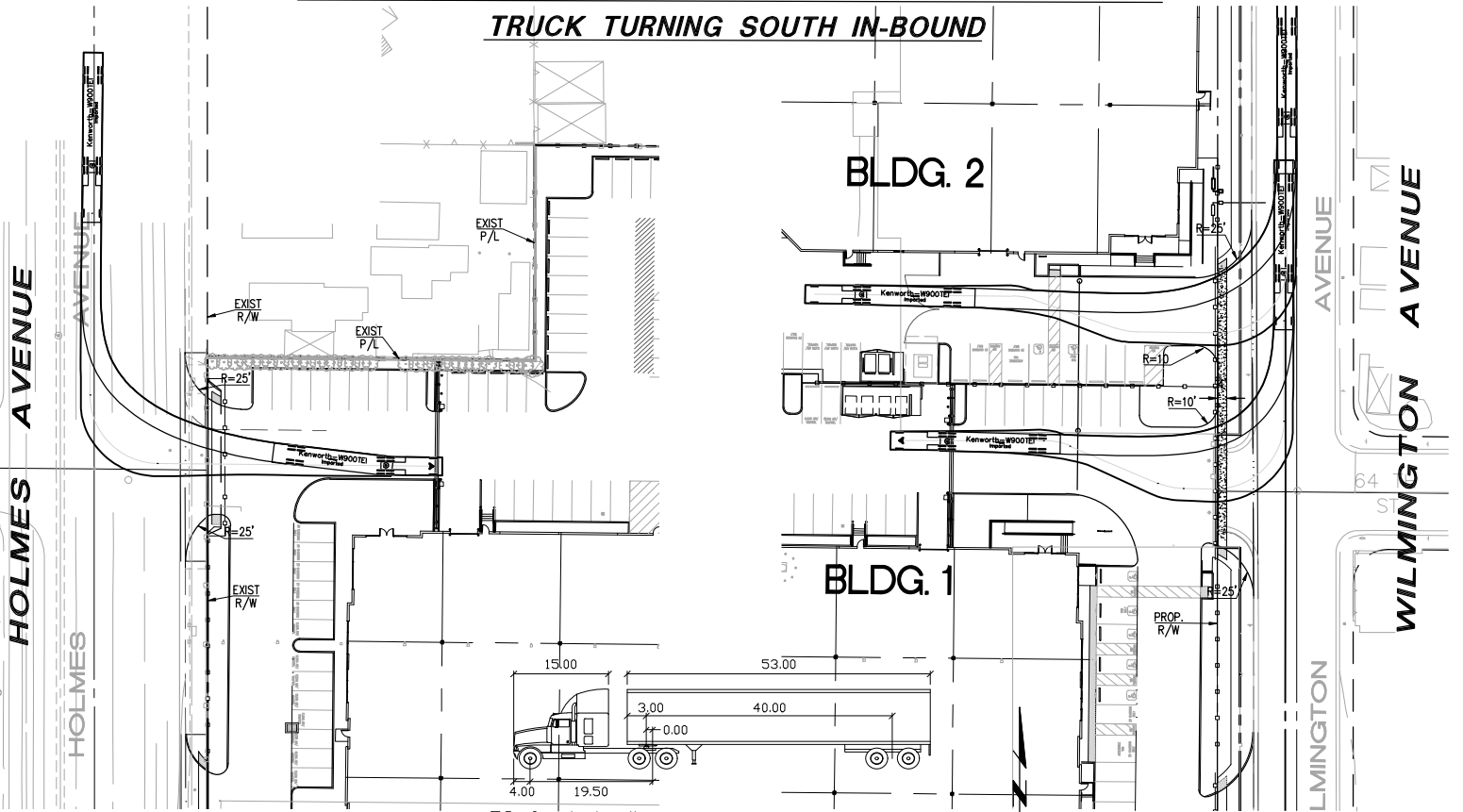
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SCALE: 1" = 40'

# WILMINGTON & HOLMES AVE. - COUNTY OF LOS ANGELES

SHEET 1 of 7

## TRUCK TURNING SOUTH IN-BOUND



53 foot trailer

SCALE: 1" = 40'  
(11"x17")

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH. (714) 521-4811 FAX (714) 521-4173

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 35.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DEPARTMENT OF  
 REGIONAL PLANNING APPROVED *Et*  
**Page 25 of 27** Last Update: 07/28/2021  
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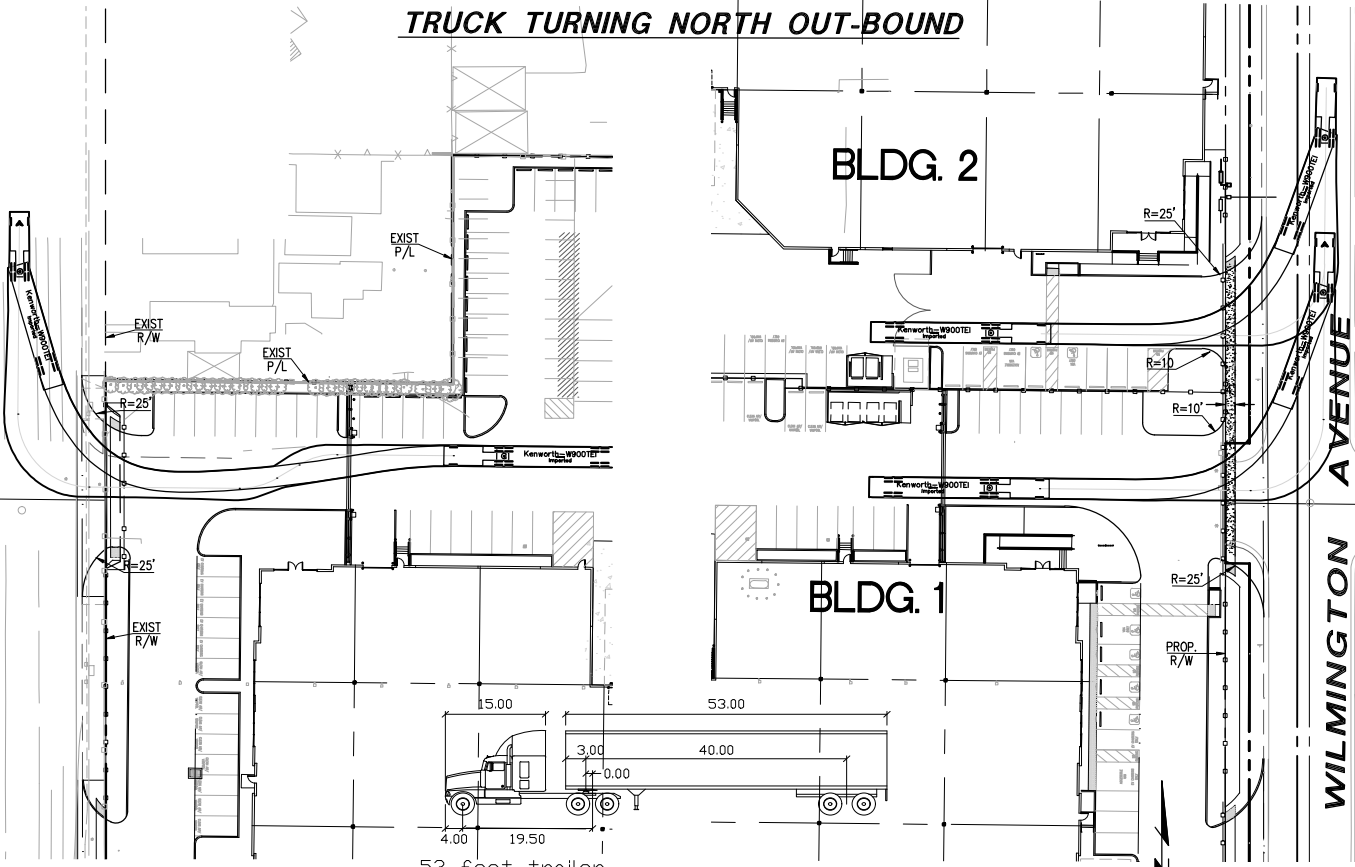
# WILMINGTON & HOLMES AVE. - COUNTY OF LOS ANGELES

SHEET 1 of 7

## TRUCK TURNING NORTH OUT-BOUND

HOLMES AVENUE

WILMINGTON AVENUE



**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH. (714) 521-4811 FAX (714) 521-4173

53 foot trailer

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 35.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DEPARTMENT OF REGIONAL PLANNING APPROVED  
 SCALE: 1" = 40' (11"x17")  
**Page 26 of 27** Last Update: 07/28/2021  
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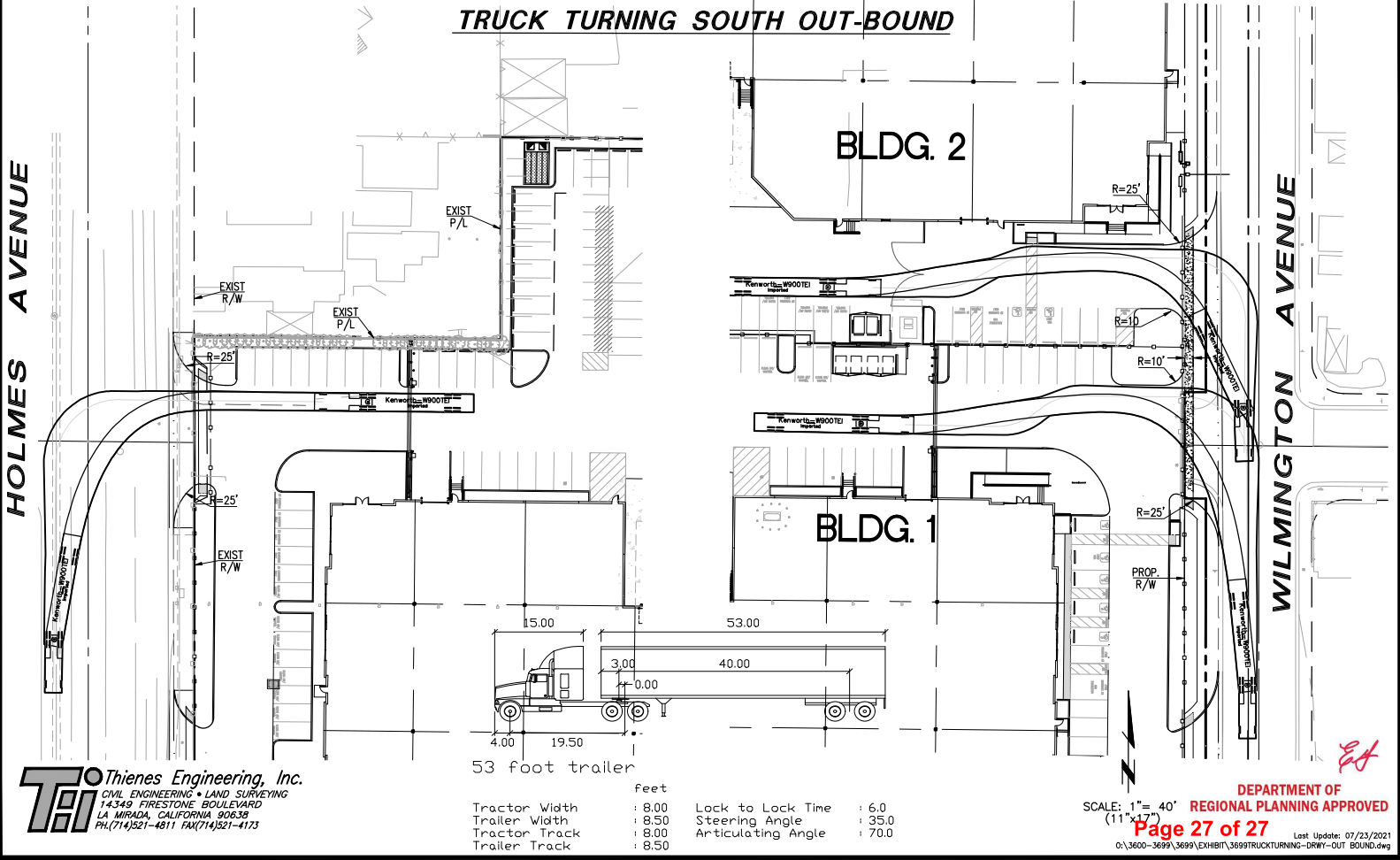
# WILMINGTON & HOLMES AVE. - COUNTY OF LOS ANGELES

SHEET 1 of 1

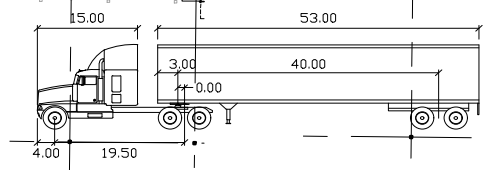
## TRUCK TURNING SOUTH OUT-BOUND

HOLMES AVENUE

WILMINGTON AVENUE



**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH. (714) 521-4811 FAX (714) 521-4173



53 foot trailer

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 35.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DEPARTMENT OF REGIONAL PLANNING APPROVED  
 SCALE: 1" = 40' (11"x17")  
**Page 27 of 27**  
 Last Update: 07/23/2021  
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*ET*