





BUILDING 1 ENTRY SOUTH INDIANA ST. | NTS | 1



ENTRY PERSPECTIVE NOAKES STREET | NTS | 2



BUILDING 1 ENTRY PERSPECTIVE | NTS | 3



BUILDING 2 OFFICE PERSPECTIVE | NTS | 4



BUILDING 2 CORNER PERSPECTIVE | NTS | 5



ENTRY PERSPECTIVE UNION PACIFIC AVENUE | NTS | 6



BUILDING 1 OFFICE UNION PACIFIC AVENUE | NTS | 7



NORTH WEST AERIAL | NTS | 8



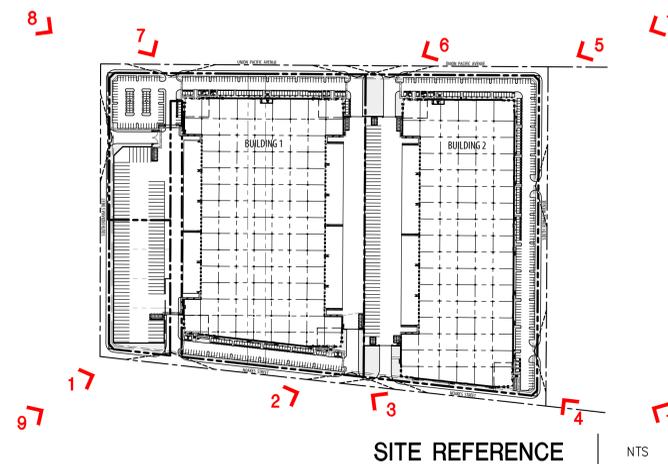
SOUTH WEST AERIAL | NTS | 9



SOUTH EAST AERIAL | NTS | 10



NORTH EAST AERIAL | NTS | 11



NO.	DESCRIPTION	DATE
△ 1	SITE PLAN REVIEW	09/26/24
△ 2	2ND SUBMITTAL	12/19/24
△ 3	3RD SUBMITTAL	3/18/25
△ 4	4TH SUBMITTAL	11/14/25
△ 5	LACFD - TM SUBMITTAL	1/12/26

PROJECT RENDERINGS

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JOB NO. DDP063.01	SHEET NO. T2
DATE 11/28/23	
DRAWN GAA	
FILE NAME DDP063_T2	

# ENTITLEMENT PLAN SUBMISSION FOR: 4000 UNION PACIFIC AVE

OWNER/DEVELOPER:

**DEDEAUX PROPOERTIES**  
c/o: RYAN GAUTEREAUX  
1222 6TH STREET  
SANTA MONICA, CA 90401  
PHONE: 818-669-8990

CIVIL ENGINEER:

**KIMLEY-HORN**  
c/o: JACOB GLAZE  
1100 W TOWN AND COUNTRY, SUITE 700  
ORANGE, CA 92868  
PHONE: 714-705-1374

ARCHITECT:

**GAA ARCHITECTS, INC.**  
c/o: ROGER DEITOS  
8811 RESEARCH DRIVE , SUITE 200  
IRVINE, CA 92618  
PHONE: 949-474-1775

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	CONCEPTUAL SITE PLAN
C4.0	CONCEPTUAL SITE PLAN DATA
C5.0	GRADING INDEX MAP
C6.0	CONCEPTUAL GRADING
C7.0	CONCEPTUAL GRADING
C8.0	CONCEPTUAL GRADING
C9.0	CONCEPTUAL GRADING
C10.0	CONCEPTUAL UTILITY PLAN

**ESTIMATED EARTHWORK QUANTITIES**

CUT (CY): 1,961	FILL (CY): 29,601	NET IMPORT (CY): 27,639
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NET SOIL DISTURBED (AC): 33.9 ACRES

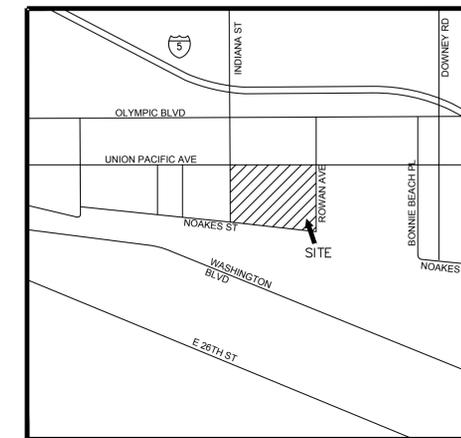
\*NOTE: THESE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM TOP OF EXISTING GROUND TO THE PROPOSED TOP OF PAVEMENT SECTION AND DO NOT ACCOUNT FOR PAVEMENT, SLABS, FOOTINGS, OR UTILITIES.

**SCOPE OF WORK**

DEMOLISH TWO EXISTING WAREHOUSE BUILDINGS TOTALING APPROXIMATELY 1,203,730 SF ON A ±33.9-ACRE SITE COMPRISED OF SIX PARCELS. PREPARE A TENTATIVE PARCEL MAP TO RECONFIGURE THE SIX PARCELS INTO FOUR NEW PARCELS AND VACATE HICKS AVENUE TO ACCOMMODATE NEW DEVELOPMENT.

CONSTRUCT TWO NEW WAREHOUSE BUILDINGS:  
PARCEL 2: 396,000 SF WAREHOUSE  
PARCEL 3: 336,500 SF WAREHOUSE

PARCEL 1 WILL BE DEVELOPED AS A PARKING LOT. PARCEL 4 WILL REMAIN VACANT FOR POTENTIAL FUTURE DEVELOPMENT. INCLUDES ALL RELATED SITE, UTILITY, LANDSCAPING, INFRASTRUCTURE IMPROVEMENTS, AND NEW DRIVEWAYS ALONG UNION PACIFIC AVENUE, INDIANA ST, ROWAN AVE, AND NOAKES ST PER CITY STANDARDS.



**VICINITY MAP**  
NOT TO SCALE



Plan Submittal Date:

**November 13, 2025**

No.	REVISIONS	DATE

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1100 TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92868  
PHONE: 714-939-1030 FAX: 714-938-9488  
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL  
NOT FOR CONSTRUCTION

DATE	11/13/2025
SCALE AS SHOWN	
DESIGNED BY	AM
DRAWN BY	AM
CHECKED BY	IT

**COVER SHEET**

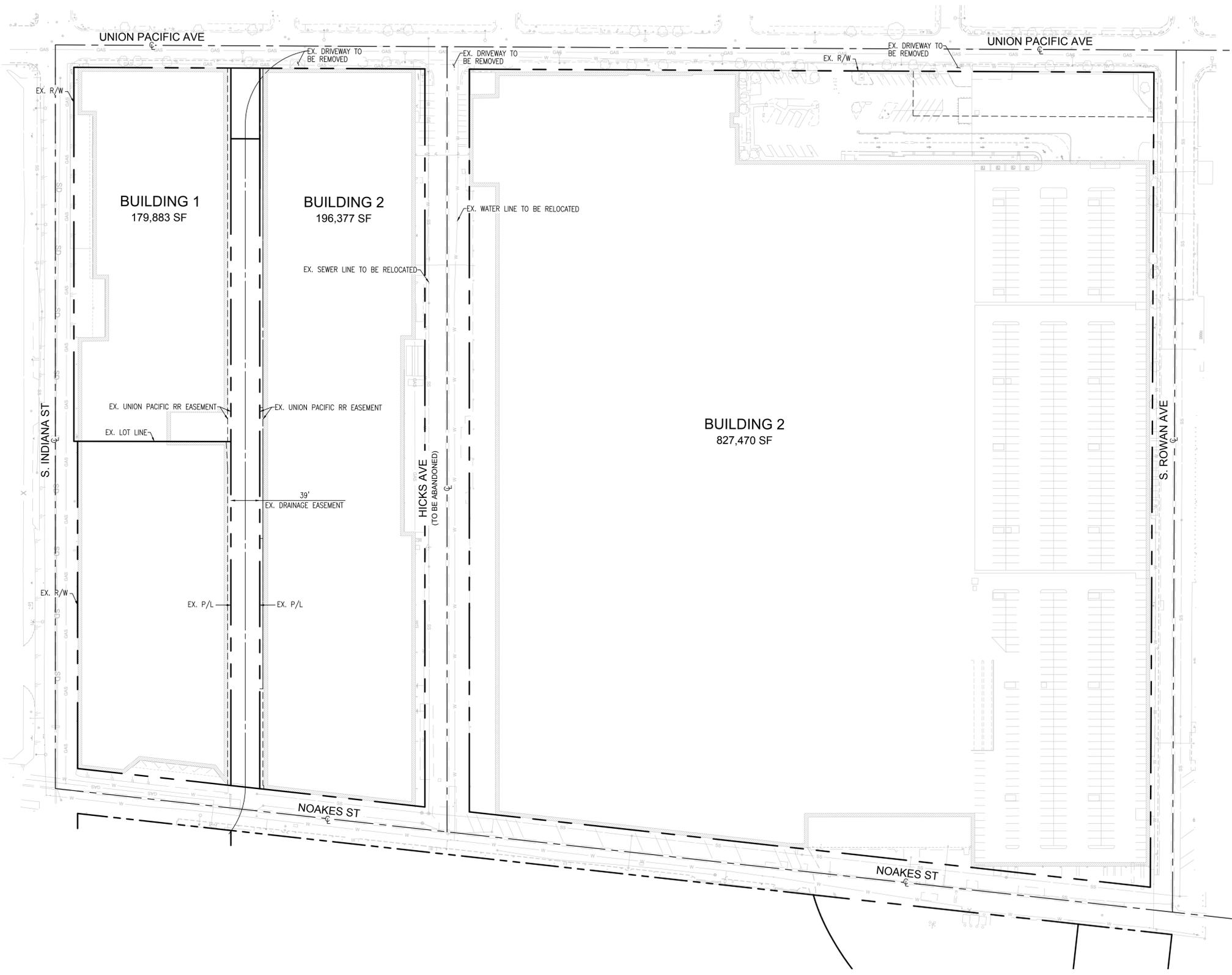
**4000 UNION PACIFIC**  
PREPARED FOR  
**CITY OF COMMERCE, CA**

SHEET NUMBER  
**C1.0**

Plotted By: Thieu, Ivan. Sheet Set: K:\811\811-1000\Cover Sheet - 4000 Union Pacific\CAD\plansheets\conceptual\_plans\Cover\_Sheet.dwg  
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 811 Know what's below. Call 811 before you dig.



Plotted By: Thieu, Ivan Sheet Set: Kta - Layout: C2.0 EXISTING CONDITIONS November 13, 2025 05:08:34pm K:\GRA\_LDEV\DeDeaux\194874002 - 4000 Union Pacific\conceptual plans\Existing Conditions.dwg  
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### LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- ROAD CENTER LINE

### PROJECT TEAM

**DEVELOPER/OWNER**  
 DEDEAUX PROPERTIES  
 C/O RYAN GAUTIEREAUX  
 1222 6TH STREET  
 SANTA MONICA, CA 90401  
 (818) 669-8990

**CIVIL ENGINEER**  
 KIMLEY-HORN & ASSOCIATES  
 C/O JACOB GLAZE, P.E.  
 1100 W. TOWN AND COUNTRY ROAD, SUITE 700  
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**ARCHITECT**  
 GAA ARCHITECTS, INC.  
 C/O ROGER DEITOS  
 8811 RESEARCH DR., SUITE 200  
 IRVINE, CA 92618  
 (949) 474-1775

### DATA SUMMARY

**APN:** 5242-022-004, 5242-022-005, 5242-022-006, 5242-022-007, 5242-023-001, 5242-024-011

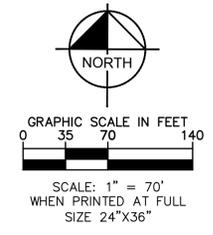
**ZONING DISTRICT:** CITY OF COMMERCE: M2-HEAVY INDUSTRIAL  
 CITY OF LA: M3 - HEAVY INDUSTRIAL

**LAND USE:** CITY OF COMMERCE: INDUSTRIAL  
 CITY OF LA: HEAVY MANUFACTURING

**FLOOD ZONE:** ZONE X - AREA OF MINIMAL FLOOD HAZARD

**SITE COVERAGE**

TOTAL SITE AREA:	±1,477,660 S.F.	(33.92 AC)	100.0%
BUILDING AREA:	1,203,730 S.F.	(27.63 AC)	81.5%
IMPERVIOUS AREA:	268,670 S.F.	(6.18 AC)	18.2%
LANDSCAPE AREA:	5,260 S.F.	(0.12 AC)	0.3%



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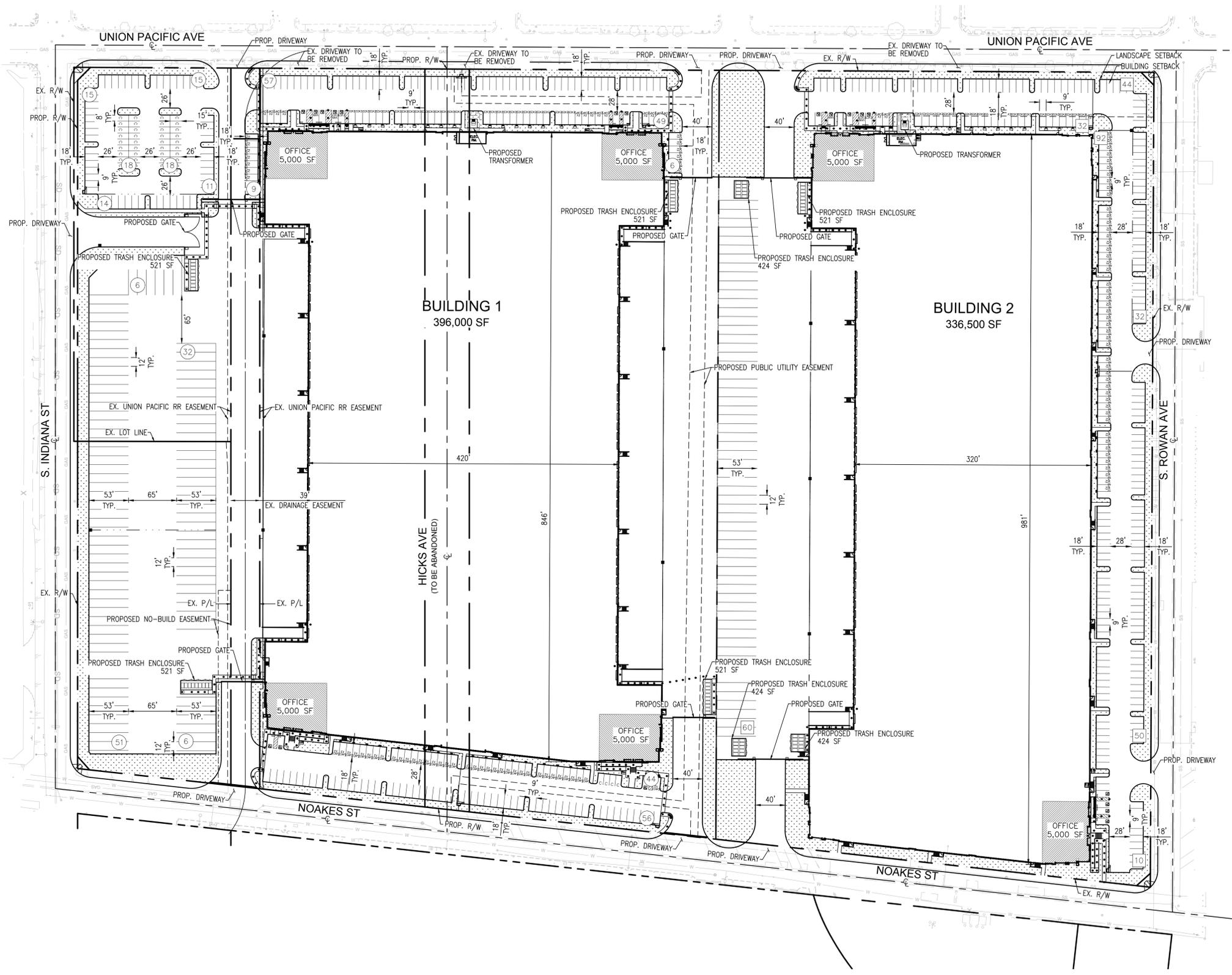
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 DATE: 11/13/2025  
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**EXISTING CONDITIONS**

**4000 UNION PACIFIC**  
 PREPARED FOR  
**CITY OF COMMERCE, CA**

SHEET NUMBER  
**C2.0**

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### LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- ROAD CENTER LINE
- - - PROPOSED EASEMENT
- - - SETBACK LINE
- ..... ACCESSIBLE PATH OF TRAVEL
- [Pattern] PROPOSED LANDSCAPING
- (XX) PARKING COUNT FOR PARCEL 2
- [XX] PARKING COUNT FOR PARCEL 3

### PROJECT TEAM

**DEVELOPER/OWNER**  
 DEDEAUX PROPERTIES  
 C/O RYAN GAUTIEREAUX  
 1222 6TH STREET  
 SANTA MONICA, CA 90401  
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 (949) 474-1775

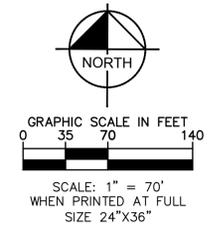
### DATA SUMMARY

**APN:** 5242-022-004, 5242-022-005, 5242-022-006, 5242-022-007, 5242-023-001, 5242-024-011  
**ZONING DISTRICT:** CITY OF COMMERCE: M2-HEAVY INDUSTRIAL  
 CITY OF LA: M3 - HEAVY INDUSTRIAL  
**LAND USE:** CITY OF COMMERCE: INDUSTRIAL  
 CITY OF LA: HEAVY MANUFACTURING  
**FLOOD ZONE:** ZONE X - AREA OF MINIMAL FLOOD HAZARD

**SITE COVERAGE**  
 TOTAL SITE AREA: ±1,477,660 S.F. (33.92 AC) 100.0%  
 BUILDING AREA: 702,500 S.F. (16.13 AC) 47.6%  
 IMPERVIOUS AREA: 660,979 S.F. (15.17 AC) 44.7%  
 LANDSCAPE AREA: 114,181 S.F. (2.62 AC) 7.7%

### PARKING SUMMARY TABLE

STALL TYPE	SIZE	PROPOSED		TOTAL
		REGULAR STALLS	ADA STALLS	
REGULAR STALLS	9'X18'	513 STALLS	19 STALLS	572 STALLS
	8'X15'	40 STALLS	-	
TRAILER STALLS	12'X53'	-	-	155 STALLS
<b>TOTAL PARKING:</b>				<b>727 STALLS</b>



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**CONCEPTUAL SITE PLAN**

**4000 UNION PACIFIC**  
 PREPARED FOR  
**CITY OF COMMERCE, CA**

SHEET NUMBER  
**C3.0**

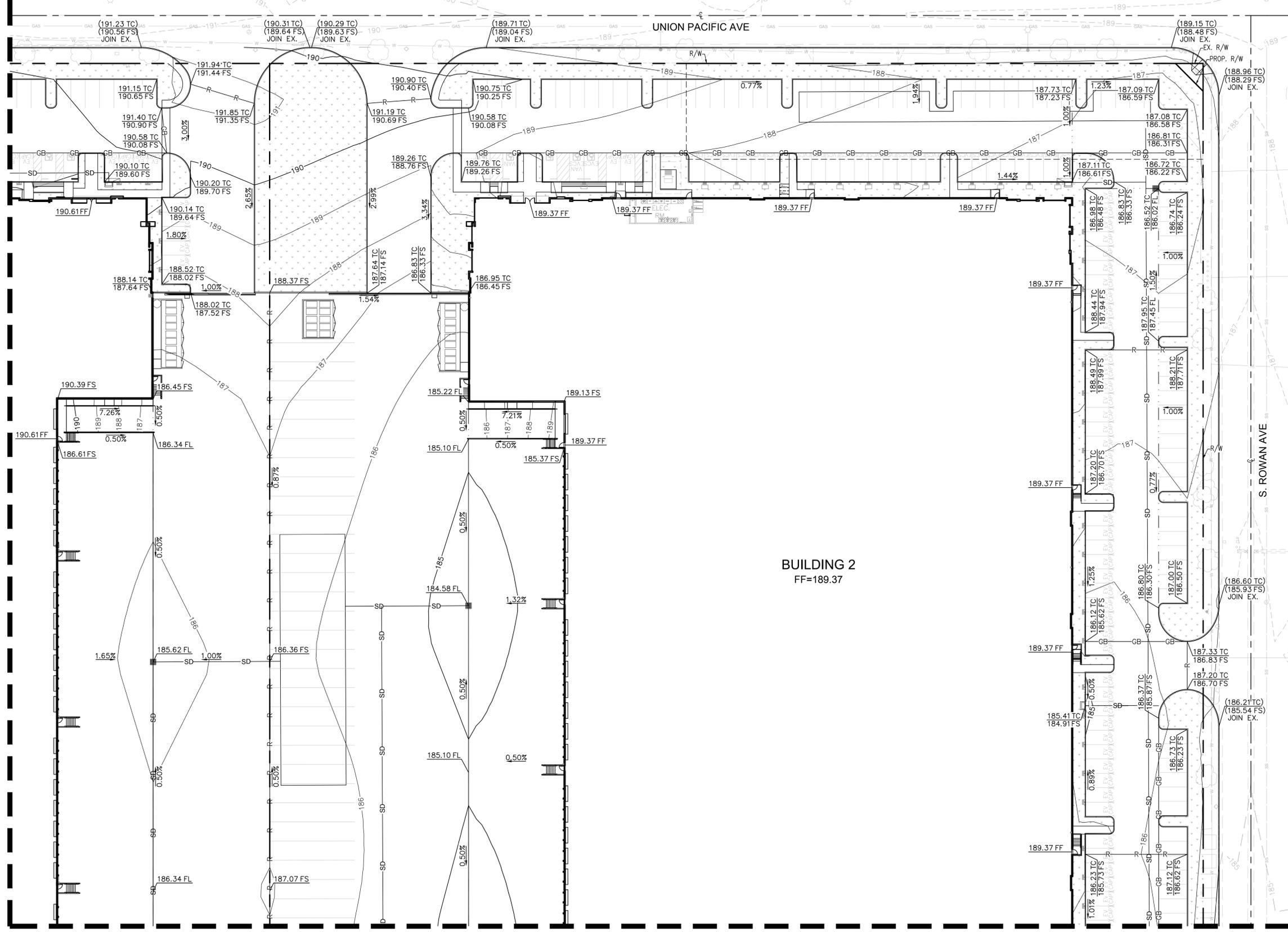






Plotted By: Thieu, Ivan Sheet Set: K:\Projects\4000 Union Pacific\Conceptual Grading\Conceptual Grading Plans\4000 Union Pacific\Conceptual Grading Plans.dwg  
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MATCHLINE - SEE SHEET C6.0

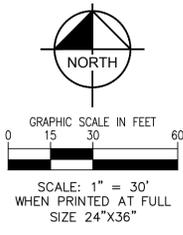


MATCHLINE - SEE SHEET C9.0

BUILDING 2  
FF=189.37

LEGEND

- R — R — R — PROPOSED RIDGE LINE
- GB — GB — PROPOSED GRADE BREAK



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4000 UNION PACIFIC  
 PREPARED FOR  
 CITY OF COMMERCE, CA

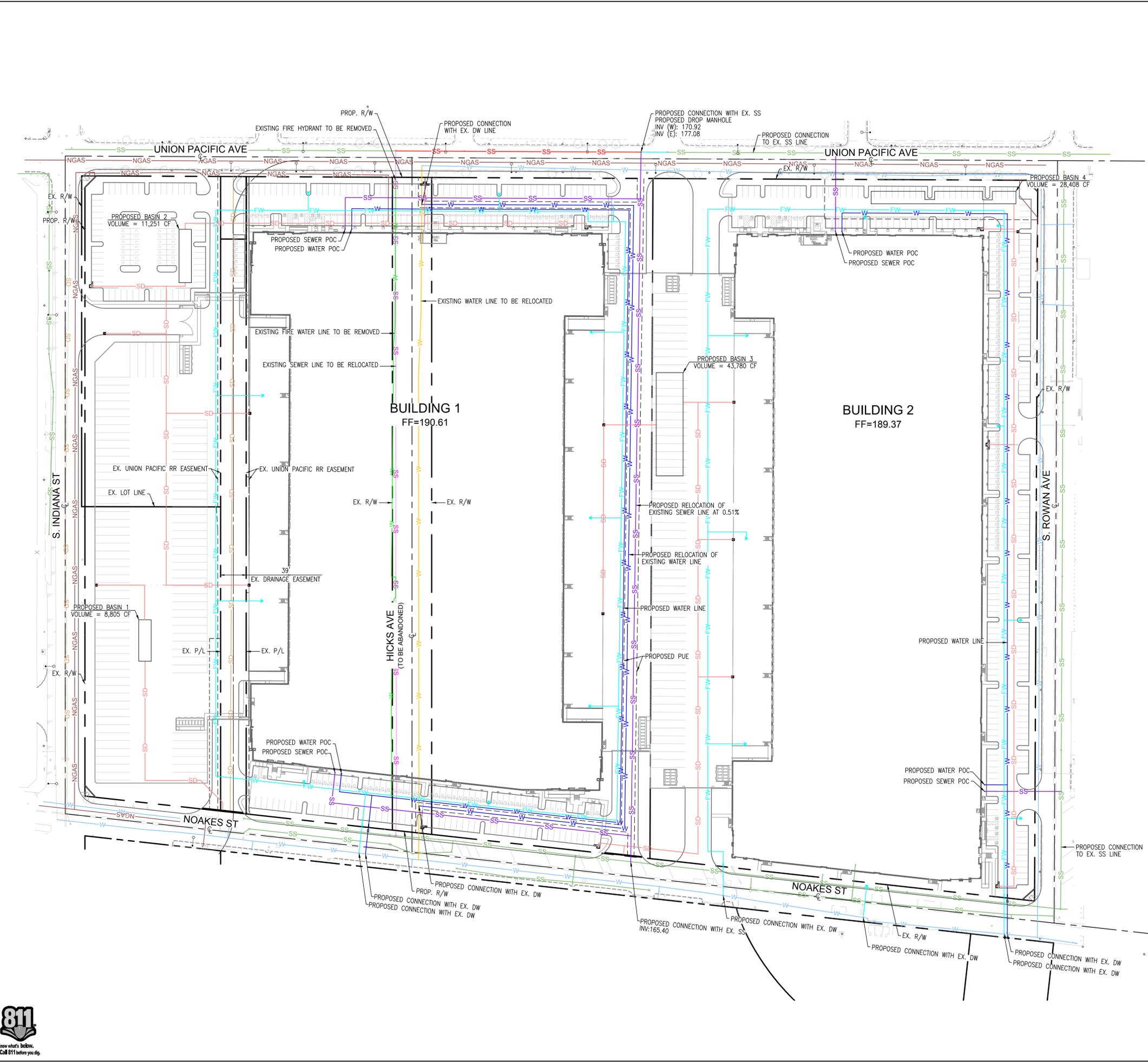
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Plotted By: Thieu, Ivan Sheet Set: kha Layout: C10.0 CONCEPTUAL UTILITY PLAN November 13, 2025 05:05:33pm K:\GRA\_DEV\Devedeu\194674002 - 4000 union\_pacific\CAD\plansheets\Conceptual Plans\Conceptual Utility Plan.dwg  
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### LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ROAD CENTER LINE
- PROPOSED EASEMENT
- SD EXISTING STORM DRAIN RCB
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE TO BE RESLOPED
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- SS SANITARY SEWER LINE TO BE RELOCATED
- W WATER LINE TO BE RELOCATED
- FW PROPOSED FIREWATER LINE
- W EXISTING WATER LINE TO BE REMOVED
- NGAS EXISTING NATURAL GAS LINE
- SD PROPOSED STORM DRAIN LINE

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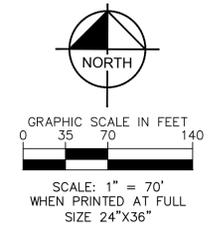
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DRAWN BY	AM
CHECKED BY	IT

## CONCEPTUAL UTILITY PLAN

**4000 UNION PACIFIC**  
 PREPARED FOR  
**CITY OF COMMERCE, CA**

SHEET NUMBER  
**C10.0**



# TENTATIVE PARCEL MAP NO. MAP085085

## IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

### LEGAL DESCRIPTION PER TITLE REPORT

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

**PARCEL 1:**  
THAT CERTAIN PARCEL OF LAND BEING THOSE PORTIONS OF LOTS 38 AND 39 IN TRACT NO. 1 OF RANCHO LAGUNA, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED AS EXHIBIT "A" IN CASE NO. B-25296 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF UNION PACIFIC AVENUE, 60.00 FEET IN WIDTH, DISTANT THEREON SOUTH 89° 55' 40" EAST 559.00 FEET FROM THE CENTER LINE OF INDIANA STREET, AS SHOWN ON MAP OF TRACT NO. 8337 RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 55' 40" EAST 924.23 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY FROM THE WESTERLY LINE OF ROMAN STREET, 40.00 FEET IN WIDTH, AS WIDENED BY EASEMENT DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 4470 PAGE 273 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE AND THE PROLONGATION THEREOF SOUTH 0° 03' 50" WEST 1094.99 FEET; THENCE NORTH 83° 54' 30" WEST 924.51 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 559.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF INDIANA STREET; THENCE ALONG SAID PARALLEL LINE NORTH 0° 12' 50" WEST 998.07 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE AS RESERVED BY UNION PACIFIC RAILROAD COMPANY IN THE DEED RECORDED DECEMBER 10, 1946 IN BOOK 24025 PAGE 139 OFFICIAL RECORDS.

**PARCEL 2:**  
THAT CERTAIN PARCEL OF LAND, SITUATE IN THE CITY OF COMMERCE, AND BEING ALL THOSE PORTIONS OF LOTS 38 AND 39, TRACT NO. 1, RANCHO LAGUNA, AS SHOWN ON MAP FILED AS EXHIBIT "A" IN CASE NO. B-25296 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NOAKES STREET DESCRIBED AS PARCEL C IN THAT CERTAIN EASEMENT TO SAID COUNTY, RECORDED IN BOOK 33884 PAGE 323 OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON SOUTH 83° 54' 30" EAST, 791.33 FEET FROM THE NORTHEAST CORNER OF LOT 53, TRACT NO. 8337, AS PER MAP RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, RECORDS OF SAID COUNTY; SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO CROWN ZELLERBACH CORPORATION, RECORDED IN BOOK 2822 PAGE 883, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID CROWN ZELLERBACH CORPORATION LAND SOUTH 6° 05' 30" WEST 212.68 FEET; THENCE ALONG A SOUTHERLY LINE OF SAID CROWN ZELLERBACH CORPORATION LAND NORTH 61° 23' 07" WEST, 137.67 FEET; THENCE NORTH 6° 05' 30" WEST 159.94 FEET TO A POINT IN SAID SOUTHERLY LINE OF NOAKES STREET, DISTANT THEREON NORTH 83° 54' 30" WEST 127.17 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE SOUTH 83° 54' 30" EAST 127.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, THOSE PORTIONS OF LOTS 38 AND 39, TRACT NO. 1, RANCHO LAGUNA, AS SHOWN ON MAP FILED AS EXHIBIT "A" IN CASE NO. B-25296 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NOAKES STREET DESCRIBED AS PARCEL C IN THAT CERTAIN EASEMENT TO SAID COUNTY, RECORDED IN BOOK 33884 PAGE 323 OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON SOUTH 83° 54' 30" EAST, 1278.34 FEET FROM THE NORTHEAST CORNER OF LOT 53, TRACT NO. 8337, AS PER MAP RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, RECORDS OF SAID COUNTY; SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO CROWN ZELLERBACH CORPORATION, RECORDED IN BOOK 2822 PAGE 883, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID CROWN ZELLERBACH CORPORATION LAND SOUTH 6° 05' 30" WEST 212.68 FEET; THENCE ALONG A SOUTHERLY LINE OF SAID CROWN ZELLERBACH CORPORATION LAND NORTH 61° 23' 07" WEST, 137.67 FEET; THENCE NORTH 6° 05' 30" WEST 159.94 FEET TO A POINT IN SAID SOUTHERLY LINE OF NOAKES STREET, DISTANT THEREON NORTH 83° 54' 30" WEST 127.17 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE SOUTH 83° 54' 30" EAST 127.17 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

THE GRANTOR ALSO RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT TO ENTER UPON AND USE THE SURFACE OF THE LAND FOR THE EXPLORATION FOR, REMOVAL AND DISPOSE OF MINERALS HEREBY EXCEPTED AND RESERVED AND MINERALS UNDERLYING OTHER LANDS, WITH THE PERPETUAL RIGHT FOR SAID PURPOSES, TO HAVE ANY BUILDING OR OTHER STRUCTURES AND PROPERTY REMOVED FROM THE PARCEL HEREIN DESCRIBED, WITHOUT EXPENSE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, IN INTEREST IN THE LAND HEREBY CONVEYED MAY USE THE SURFACE OF SAME, SUBJECT ALWAYS TO THE SUPERIOR RIGHT OF USE HEREIN RESERVED TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, IN DEED RECORDED MARCH 8, 1968 AS INSTRUMENT NO. 345 OF OFFICIAL RECORDS.

APN: 5242-022-004, 5242-022-005, 5242-022-006, 5242-024-011

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
THAT PORTION OF LOT 38 OF THE RANCHO LAGUNA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ATTACHED TO THE FINAL DECREE OF PARTITION IN CASE NO. B-25296 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 6387 PAGE 1 OF DEEDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF UNION PACIFIC AVENUE, 60 FEET IN WIDTH, DISTANT SOUTH 89°55'40" EAST 25.00 FEET FROM THE CENTER LINE OF INDIANA STREET, AS SHOWN ON MAP OF TRACT NO. 8337, AS PER MAP RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°55'40" EAST 212.00 FEET; THENCE SOUTH 01°25'00" EAST 501.96 FEET TO THE NORTHEAST CORNER OF LOT 49 OF SAID TRACT NO. 8337; THENCE SOUTH 89°55'40" WEST ALONG THE NORTHERLY LINE OF SAID LOT 49 TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE SOUTH 89°55'40" WEST 5.00 FEET TO A POINT DISTANT NORTH 89°55'40" EAST 25.00 FEET FROM SAID CENTER LINE OF INDIANA STREET; THENCE NORTH 01°25'00" WEST 502.61 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LAND HEREBY CONVEYED AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTIES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, IN DEED TO HAROLD ROACH AND BETTY ROACH, HUSBAND AND WIFE, RECORDED JANUARY 6, 1950 AS INSTRUMENT NO. 1088 IN BOOK 31898 PAGE 106, OFFICIAL RECORDS.

**PARCEL 2:**  
THAT PORTION OF LOT 38 OF THE RANCHO LAGUNA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ATTACHED TO THE FINAL DECREE OF PARTITION IN CASE NO. B-25296 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 6387 PAGE 1 OF DEEDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF UNION PACIFIC AVENUE, 60 FEET IN WIDTH, DISTANT SOUTH 89°55'40" EAST 276.00 FEET FROM THE CENTER LINE OF INDIANA STREET, AS SHOWN ON MAP OF SAID TRACT NO. 8337; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°55'40" EAST 223.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 8337; THENCE SOUTH 01°25'00" EAST 501.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 8337; THENCE SOUTH 89°55'40" WEST ALONG THE NORTHERLY LINE OF SAID LOT 49 TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE SOUTH 89°55'40" WEST 5.00 FEET TO A POINT DISTANT NORTH 89°55'40" EAST 25.00 FEET FROM SAID CENTER LINE OF INDIANA STREET; THENCE NORTH 01°25'00" WEST 502.61 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LAND HEREBY CONVEYED AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, IN DEED TO HAROLD ROACH AND BETTY ROACH, HUSBAND AND WIFE, RECORDED JANUARY 6, 1950 AS INSTRUMENT NO. 1088 IN BOOK 31898 PAGE 106, OFFICIAL RECORDS.

**PARCEL 3:**  
THAT PORTION OF LOT 38 OF THE RANCHO LAGUNA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ATTACHED TO THE FINAL DECREE OF PARTITION IN CASE NO. B-25296 OF THE SUPERIOR COURT OF SAID COUNTY, RECORDED IN BOOK 6387 PAGE 1 OF DEEDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF UNION PACIFIC AVENUE, 60 FEET IN WIDTH, DISTANT THEREON SOUTH 89°55'40" EAST 237.00 FEET FROM THE CENTER LINE OF INDIANA STREET, AS SAID INDIANA STREET IS SHOWN ON MAP OF TRACT NO. 8337, AS PER MAP RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°55'40" EAST 39.00 FEET; THENCE NORTH 01°25'00" WEST 95.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID UNION PACIFIC AVENUE, DISTANT THEREON SOUTH 89°55'40" EAST 39.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89°55'40" WEST 39.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED, AND IN SUCH MANNER AS NOT TO DAMAGE TO SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, IN DEED TO HAROLD ROACH AND BETTY ROACH, HUSBAND AND WIFE, RECORDED JANUARY 6, 1950 AS INSTRUMENT NO. 1088 IN BOOK 31898 PAGE 106, OFFICIAL RECORDS.

**PARCEL 4:**  
LOTS 49, 50, 51 AND 52 OF TRACT NO. 8337, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 126 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

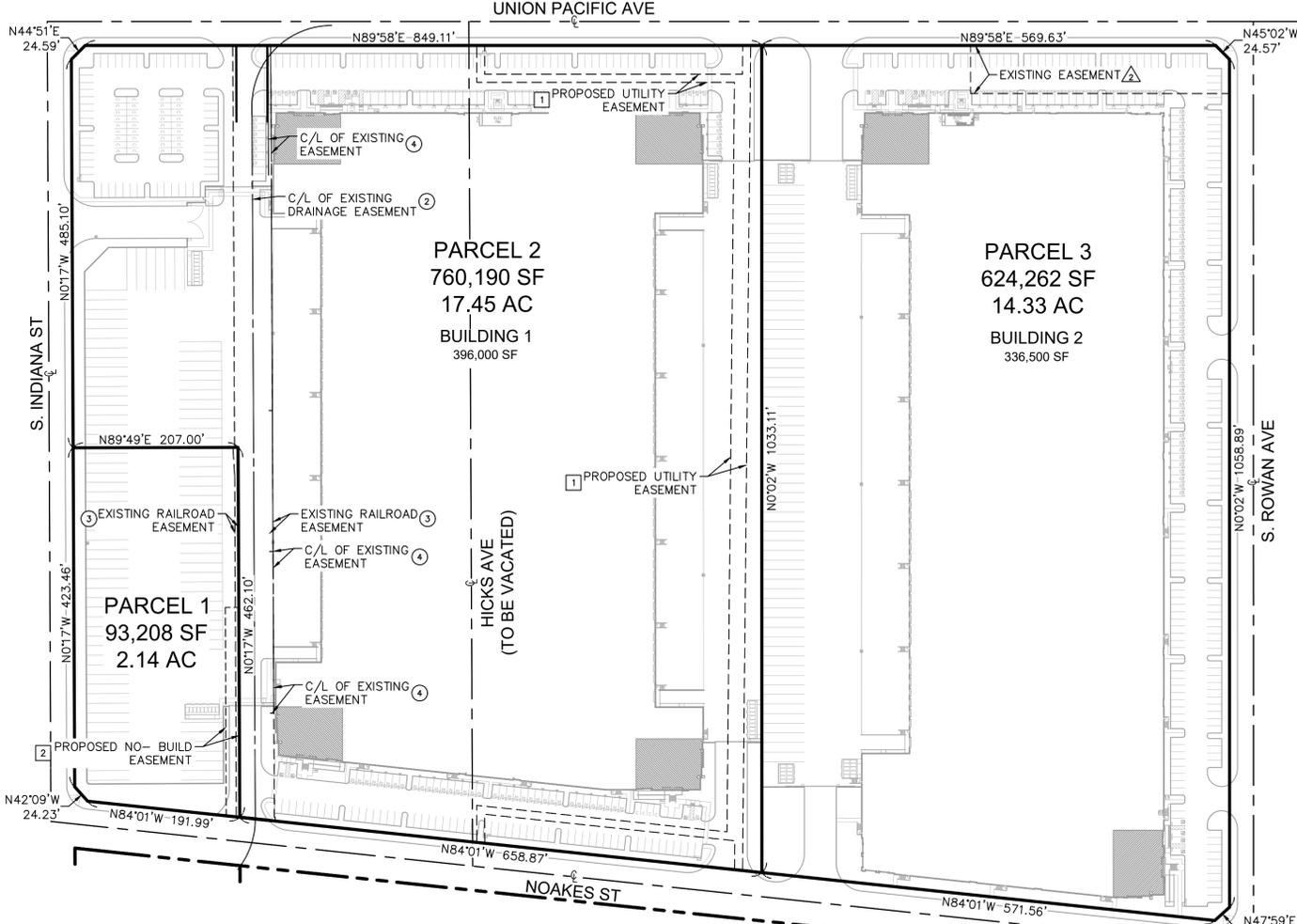
EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS RIGHT THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED, AND IN SUCH MANNER AS NOT TO DAMAGE TO SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, IN DEED TO HAROLD ROACH AND BETTY ROACH, HUSBAND AND WIFE, RECORDED JANUARY 6, 1950 AS INSTRUMENT NO. 1088 IN BOOK 31898 PAGE 106, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 5242-023-001, 5242-023-002 AND ASSESSOR'S PARCEL NUMBER: 5242-022-007

### FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06037C1639F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



### PARCEL SUMMARY TABLE

PARCEL	AREA	
	(SF)	(AC)
PARCEL 1	93,208	2.14
PARCEL 2	760,190	17.45
PARCEL 3	624,262	14.33
PARCEL 4	50,467	1.16
TOTAL	1,528,127	35.08

County of Los Angeles  
Fire Department  
Fire Prevention Division  
Land Development Unit  
**CLEARED FOR PUBLIC HEARING**

*Martin Salazar*

01/29/2026

Prior to building permit issuance, approval of the architectural plans is required by the Fire Prevention Engineering Building Plans Unit.

**FLDU2026000146**

### PROPOSED EASEMENTS

- 1 PUBLIC UTILITY EASEMENT TO THE CITY OF COMMERCE
- 2 NO-BUILD EASEMENT

### EXISTING EASEMENTS

- 1 AN EASEMENT FOR DRAINAGE IN THE DOCUMENT RECORDED IN BOOK 7435, PAGE 143.
- 2 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A RAILROAD SPUR TRACK AND APPURTENANCES IN THE DOCUMENT RECORDED IN BOOK 31898, PAGE 284.
- 3 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WATER PIPE LINES IN THE DOCUMENT RECORDED IN BOOK 33484, PAGE 230.
- 4 AN EASEMENT FOR RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF MINERALS AND THE RIGHT TO ENTER UPON AND USE IN THE DOCUMENT RECORDED IN BOOK 24025, PAGE 139.

### UTILITY PROVIDERS

ELECTRIC	GAS	WATER
SO CAL EDISON 6319 GARFIELD AVE COMMERCE, CA 90040 (800) 950-2356	SO CAL GAS 5008 WHITTIER BLVD EAST LA, CA 90022 (800) 427-2200	CAL WATER 2000 S TUBEWAY AVE COMMERCE, CA 90040 (323) 722-8601

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTIGUOUS GPS STATIONS (CGPS), REFERRED TO AS "ELSC" AND "GVRG", BEING NORTH 77°32'11" EAST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

CGPS STATION "ELSC"  
NORTHING: 1833267.675  
EASTING: 6498516.350

CGPS STATION "GVRG"  
NORTHING: 1839667.988  
EASTING: 6527471.202

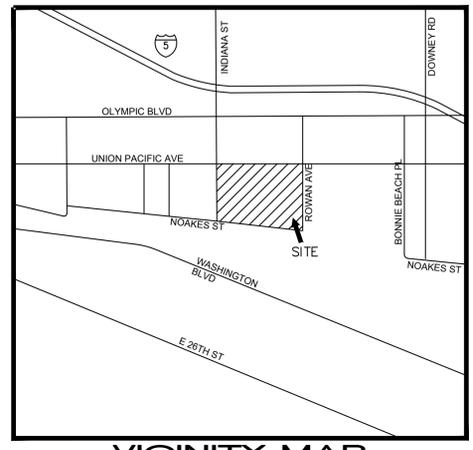
### DATUM STATEMENT

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 1.000001532.

### BENCHMARK

COUNTY OF LOS ANGELES BENCHMARK NAME "LY8105"  
ELEVATION: 185.894 FEET (DATUM: NAVD 88)  
DESCRIPTION: WIRE SPIKE IN W END CB @ BCR @ NE COR OF INDIANA ST & UNION PACIFIC AVE



**VICINITY MAP**  
NOT TO SCALE

### LEGEND

- ROAD CENTERLINE
- PROPERTY LINES
- EXISTING EASEMENT

### PROPOSED LOT DENSITY

SITE COVERAGE	TOTAL SITE AREA:	BUILDING AREA:	IMPERVIOUS AREA:	LANDSCAPE AREA:
	±1,477,660 S.F. (33.92 AC)	702,500 S.F. (16.13 AC)	660,979 S.F. (15.17 AC)	114,181 S.F. (2.62 AC)
	100.0%	47.6%	44.7%	7.7%

### ZONING

ZONING DISTRICT:	CITY OF COMMERCE: M2-HEAVY INDUSTRIAL CITY OF LA: M3 - HEAVY INDUSTRIAL
LAND USE:	CITY OF COMMERCE: INDUSTRIAL CITY OF LA: HEAVY MANUFACTURING

BUILDING SETBACKS:	PROVIDED		REQUIRED	
	FRONT (UNION PACIFIC AVE)	WEST (S INDIANA ST)	FRONT (UNION PACIFIC AVE)	WEST (S INDIANA ST)
<b>BUILDING 1</b>	84'-1"	19'-8"	15'-0"	N/A
EAST	73'-4"	82'-0"	N/A	N/A
REAR (NOAKES ST)	82'-0"	82'-0"	N/A	N/A
<b>BUILDING 2</b>	83'-11"	125'-0"	15'-0"	N/A
EAST (S ROWAN AVE)	82'-0"	82'-0"	N/A	N/A
REAR (NOAKES ST)	15'-0"	15'-0"	N/A	N/A

BUILDING	REQUIRED		PROVIDED	
	OFFICE (1/300 SF)	WAREHOUSE (1/2,000 SF)	TRAILER STALLS (1/DOCK DOOR)	BUILDING 2
OFFICE (1/300 SF)	134	178	73	95
WAREHOUSE (1/2,000 SF)	159	42	60	60

### DEVELOPER/OWNER

DEDEAUX PROPERTIES  
RYAN GAUTEREAUX  
1222 6TH STREET  
STE. 700  
ORANGE, CA 92868  
(818) 669-8990

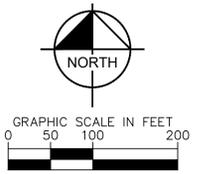
### CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES  
JACOB GLAZE, P.E.  
1100 W. TOWN & COUNTRY RD.  
STE. 700  
ORANGE, CA 92868  
(714) 705-1374

### PROJECT TEAM

### SURVEYOR

PBLA SURVEYING, INC.  
PETER E. WELBACHER  
981 CORPORATE CENTER DR. STE. 168  
POMONA, CA 91768  
(888) 714-9642



NO.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868  
PHONE: 714-939-1030 FAX: 714-939-9488  
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL  
**NOT FOR CONSTRUCTION**

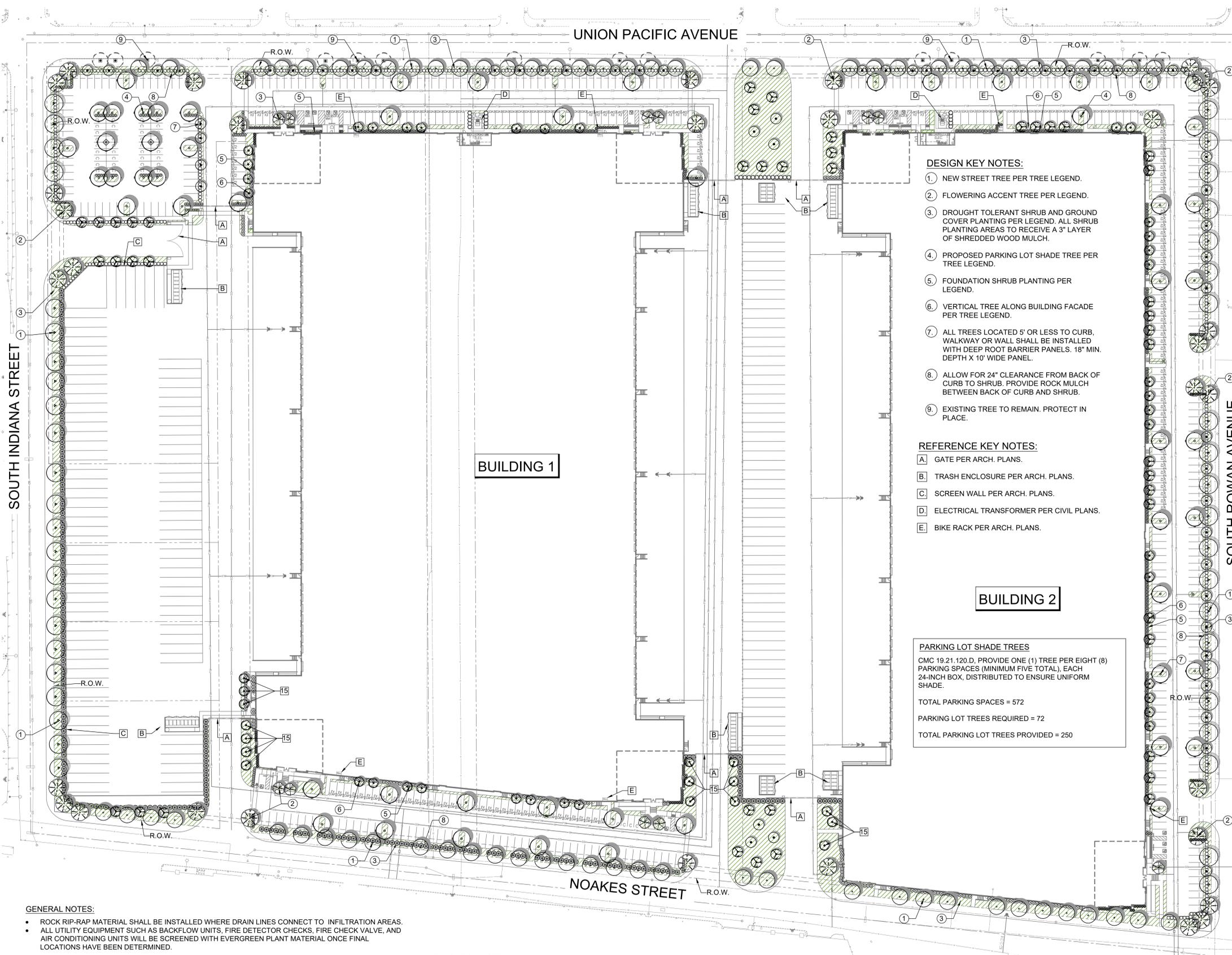
DATE: 11/17/2025  
SCALE: AS SHOWN  
DESIGNED BY: AM  
DRAWN BY: AM  
CHECKED BY: IT

## TENTATIVE PARCEL MAP PROPOSED CONDITIONS

## 4000 UNION PACIFIC PREPARED FOR CITY OF COMMERCE, CA

Plotted By: Theu, Ivan Sheet Set: K:\03-17-2025\_05-08-31pm\_K:\ORAL\_DE\DeDeaux\194874002\_4000 Union Pacific\CAD\Plansheets\Conceptual Plans\Tentative Parcel Map\PROP-Union Pacific Tentative Parcel Map.dwg  
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**PLANTING LEGEND**

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE PLATANUS A. 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE.	69	L
	PROPOSED STREET TREE PLATANUS MEXICANA, MEXICAN SYCAMORE 24" BOX SIZE.	44	L
	PARKING LOT SHADE TREE ULMUS P. 'TRUE GREEN', CHINESE ELM TREE 24" BOX SIZE.	56	L
	SECONDARY PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE.	56	L
	FLOWERING ACCENT TREE PARKNSONIA X 'DESERT MUSEUM', DM PALO VERDE 24" BOX SIZE.	33	L
	VERTICAL GROWING TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE & 24" BOX SIZE.	15 GAL. 16 24" BOX 35	M
	FLOWERING ACCENT TREE CHILOPSIS LINEARIS, DESERT WILLOW 36" BOX SIZE.	11	M
	EVERGREEN SCREEN TREE PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE.	45	L

**DESIGN KEY NOTES:**

- NEW STREET TREE PER TREE LEGEND.
- FLOWERING ACCENT TREE PER LEGEND.
- DROUGHT TOLERANT SHRUB AND GROUND COVER PLANTING PER LEGEND. ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH.
- PROPOSED PARKING LOT SHADE TREE PER TREE LEGEND.
- FOUNDATION SHRUB PLANTING PER LEGEND.
- VERTICAL TREE ALONG BUILDING FACADE PER TREE LEGEND.
- ALL TREES LOCATED 5' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
- ALLOW FOR 24" CLEARANCE FROM BACK OF CURB TO SHRUB. PROVIDE ROCK MULCH BETWEEN BACK OF CURB AND SHRUB.
- EXISTING TREE TO REMAIN. PROTECT IN PLACE.

**REFERENCE KEY NOTES:**

- A GATE PER ARCH. PLANS.
- B TRASH ENCLOSURE PER ARCH. PLANS.
- C SCREEN WALL PER ARCH. PLANS.
- D ELECTRICAL TRANSFORMER PER CIVIL PLANS.
- E BIKE RACK PER ARCH. PLANS.

**PARKING LOT SHADE TREES**  
 CMC 19.21.120.D, PROVIDE ONE (1) TREE PER EIGHT (8) PARKING SPACES (MINIMUM FIVE TOTAL), EACH 24-INCH BOX, DISTRIBUTED TO ENSURE UNIFORM SHADE.  
 TOTAL PARKING SPACES = 572  
 PARKING LOT TREES REQUIRED = 72  
 TOTAL PARKING LOT TREES PROVIDED = 250

**SHRUBS - SHRUBS SHALL CONSIST OF THE FOLLOWING:**

SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE.	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.	L
	WESTRINGIA FRUITICOSA, COAST ROSEMARY 5 GAL. SIZE.	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE.	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE.	M
	RHAPHIOLEPIS 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE.	L
	CHONDRAPETALUM TECTORUM, CAPE RUSH 5 GAL. SIZE.	L
	RHUS INTEGRIFOLIA, LEMONADE BERRY 5 GAL. SIZE.	L

**GROUND COVERS AND SHRUB MASSES**

SYMBOL	NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET', NATAL PLUM 1 GAL. SIZE @ 30" O.C.	M
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE @ 42" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L

NOTE: ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO INSTALLATION. MULCH SHALL BE FREE OF RECYCLED PALM MATERIAL.

WUCOLS PLANT FACTOR  
 THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4-SOUTH INLAND VALLEY.

H = HIGH WATER NEEDS  
 M = MODERATE WATER NEEDS  
 L = LOW WATER NEEDS  
 VL = VERY LOW WATER NEEDS

**GENERAL NOTES:**

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

**CONCEPTUAL PLAN NOTE:**  
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**IRRIGATION NOTE:**  
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

**GAA ARCHITECTS**  
 8811 Research Drive  
 Suite 200  
 Irvine, CA 82618  
 T 949 474 1775  
 www.GAAarchitects.com

**RODARTE LANDSCAPE ARCHITECTURE**

**CONCEPTUAL LANDSCAPE PLAN  
 DDP063 UNION PACIFIC AVE. WAREHOUSE**

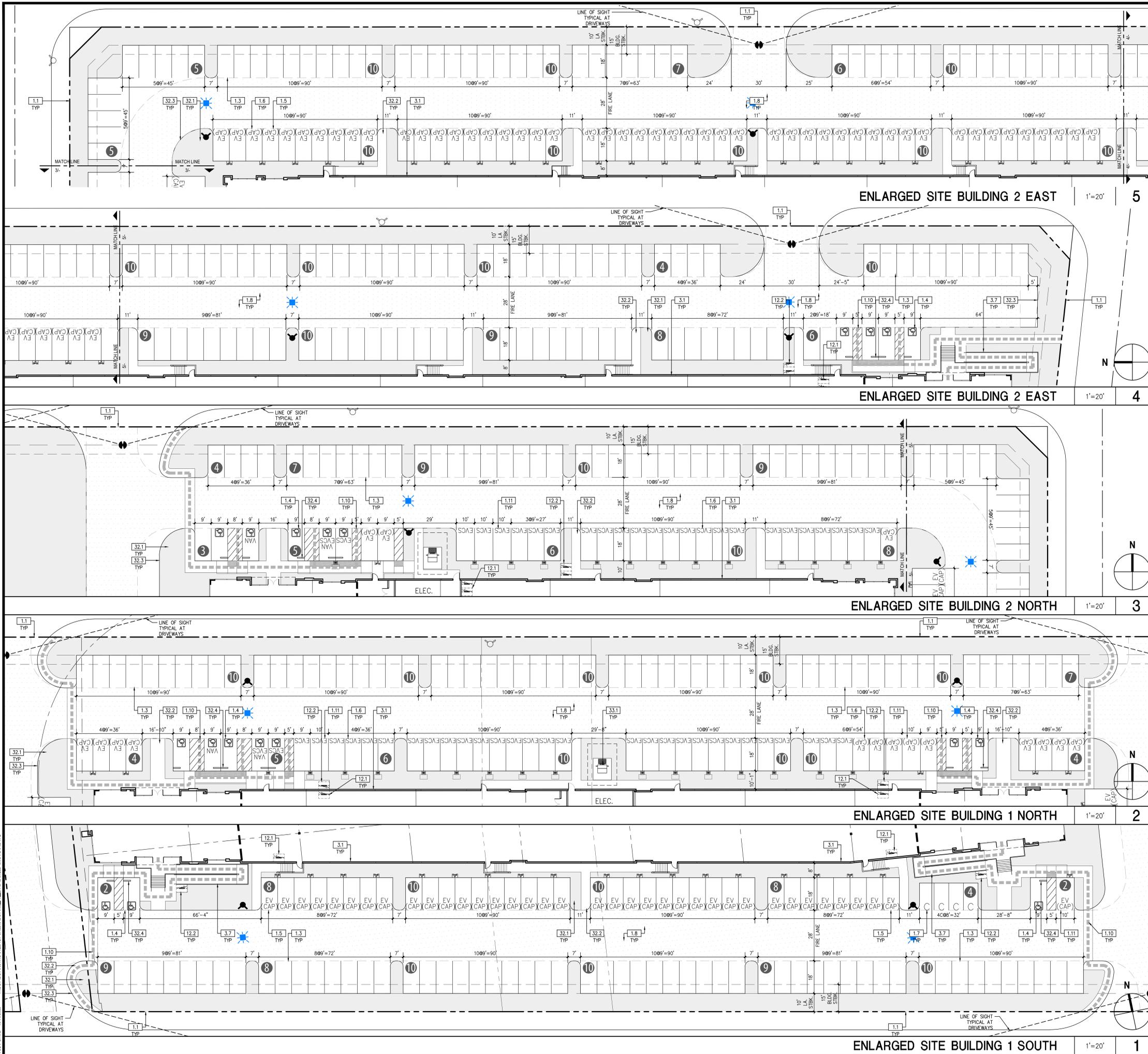
4000 UNION PACIFIC AVE.

NORTH

SCALE: 1" = 50'-0"

NOVEMBER 10, 2025





**KEYNOTES**

- 1.0 GENERAL
- 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT - REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S) - TYP.
- 1.4 ADA-ACCESSIBLE PARKING STALL(S)
- 1.5 EV (CAPABLE) PARKING STALL PER CALGREEN 5.106.5.3.1
- 1.6 EVCS PARKING STALL(S) PER CALGREEN 5.106.5.3.2
- 1.7 COMPACT STALL(S)
- 1.8 2-WAY DRIVE AISLE: 26'W MIN.
- 1.9 TRAILER STORAGE PARKING STALL(S) - TYP.
- 1.10 ACCESSIBLE PATH OF TRAVEL
- 1.11 FUTURE AMBULATORY EVCS STALL(S) - TYP.
- 3.0 CONCRETE
- 3.1 TILT-UP CONCRETE BUILDING WALL
- 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
- 3.3 CONCRETE STAIR W/ HANDRAIL
- 3.4 TILT-UP CONCRETE SCREEN WALL - 8'-0" TALL TYP.
- 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
- 3.6 TILT-UP CONCRETE GUARDRAIL 42" ABOVE HIGH SIDE
- 3.7 CONCRETE RAMP WITH HANDRAIL & 42" GUARDRAIL
- 5.0 METAL FABRICATIONS
- 5.1 STEEL PIPE BOLLARD - TYP.
- 12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
- 12.2 BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB, TYP.
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 CONCRETE TRUCK DOCK APRON
- 32.6 MANUAL SWING GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES
- 32.7 MANUAL SLIDING GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES
- 32.8 TUBE STEEL FENCE - 8'-0" TALL TYP.
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- 33.1 ELECTRICAL TRANSFORMER

**GENERAL NOTES**

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE GROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. NO BULB SIGNS SHALL BE POSTED AT DRIVEWAYS IN LINE WITH AIR QUALITY REQUIREMENTS.

**SITE PLAN - LEGEND**

- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- EVCS PARKING STALL(S) PER CALGREEN 5.106.5.3.2
- EV (CAPABLE) PARKING STALL(S) PER CALGREEN 5.106.5.3.1
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- PRIVATE FIRE HYDRANT
- PUBLIC FIRE HYDRANT
- BLUE REFLECTIVE MARKER - TO BE INSTALLED W/IN OR ADJACENT TO THE FIRE LANE, IN ALIGNMENT W/ FIRE HYDRANTS TO INDICATE LOCATIONS

**SITE PLAN & CITY NOTES**

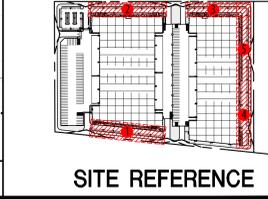
- NOTES:**
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
  - THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
  - THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  - SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
  - THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
  - THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
  - LOADING SPACES WILL BE PAVED WITH CONCRETE.
  - SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
  - SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
  - NO ABOVE/GROUND TANKS ARE PROVIDED.
  - SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

**FIRE DEPARTMENT NOTES:**

- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

**CALGREEN NOTES:**

- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF LONG ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- "CLEAN AIR" PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING PER CALGREEN TABLE (CGS.106.5.2).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES. (CG 5.410.2).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).



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**3900-4000 UNION PACIFIC AVENUE WAREHOUSE**

3900-4000 UNION PACIFIC AVE  
COMMERCE, CA 90023

DEVELOPED FOR:  
**DEDEAUX PROPERTIES**

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	09/26/24
2	2ND SUBMITTAL	12/19/24
3	3RD SUBMITTAL	3/18/25
4	4TH SUBMITTAL	11/14/25
5	LACFD - TM SUBMITTAL	1/12/26

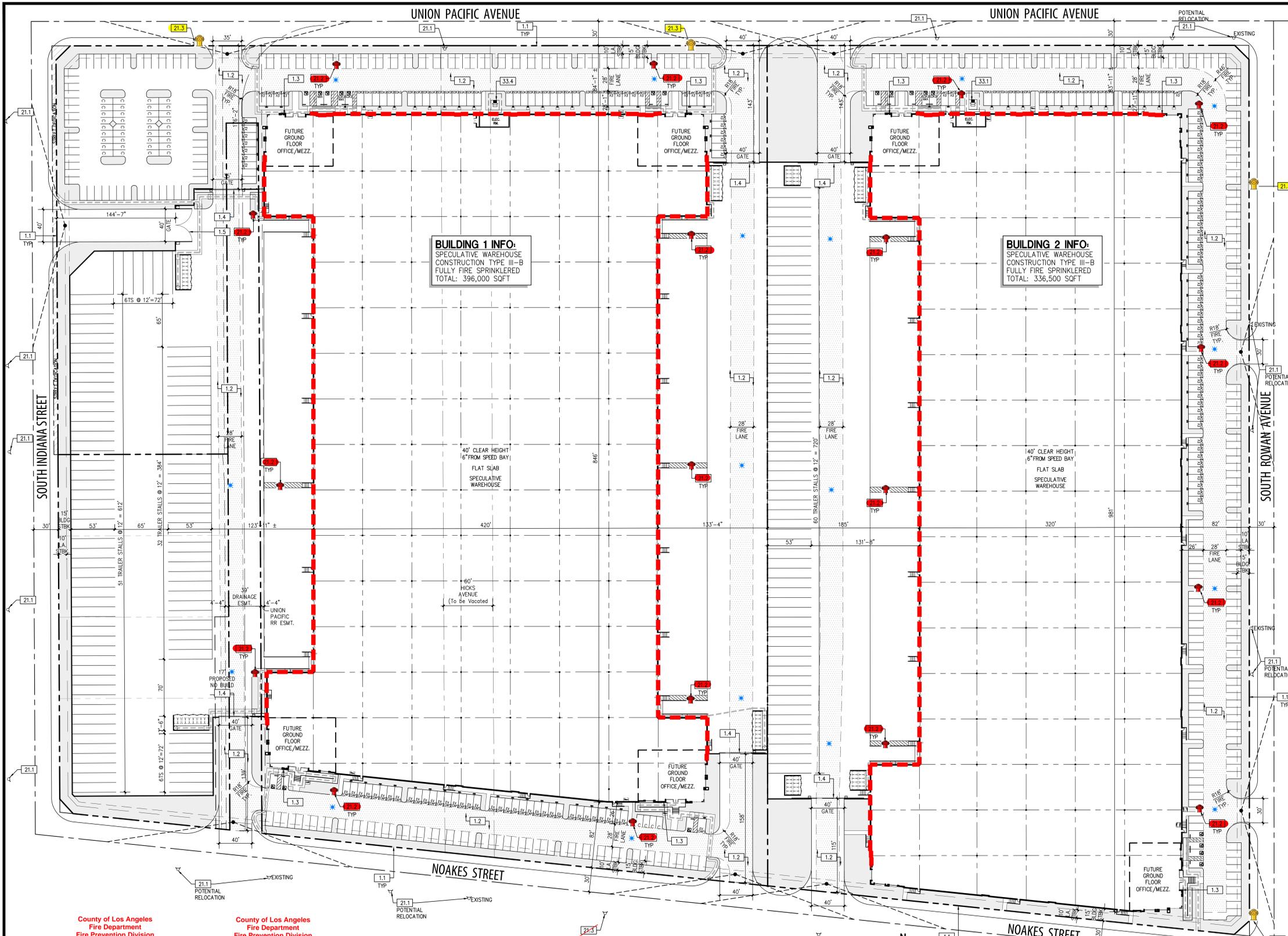
**ENLARGED SITE PLAN**

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DATE:	11/28/23		<b>A1.2A</b>
DRAWN:	GAA		
FILE NAME:	DDP063_1.2A		





**SITE INFORMATION**  
 APN: 5242-022-004, -005, -006, -007, 5242-023-001, 5242-024-011  
 GENERAL PLAN LAND USE: INDUSTRIAL  
 ZONING DESIGNATION: M2 - HEAVY INDUSTRIAL  
 EXISTING LAND USE: INDUSTRIAL

**UTILITIES:**  
 WATER: CALIFORNIA WATER SERVICE COMPANY  
 SEWER: LOS ANGELES COUNTY SEWER MAINTENANCE  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 PHONE/INTERNET/TV: VERIZON, AT&T, SPECTRUM, DIRECTV, FRONTIER

**CODE ANALYSIS:**  
 2022 LACFD SUPPLEMENTAL & AMENDMENTS  
 BUILDING OCCUPANCY: B, S  
 CONSTRUCTION TYPE: III-B  
 FIRE SPRINKLERS (AUTOMATIC): YES  
 STORIES: 1

**ZONING ANALYSIS:**  
 REQ. LANDSCAPING: 7.5%  
 LANDSCAPE SETBACK: 10' FROM PROPERTY LINE

**PARKING/LOADING:**  
 STANDARD STALL: 9'x18'  
 COMPACT STALL: 7.5'x15'  
 MIN. AISLE PARKING: 26'  
 MIN. FIRE AISLE: 28' LACFD ACCESS AISLE

**BUILDING 1 INFO:**  
 SPECULATIVE WAREHOUSE  
 CONSTRUCTION TYPE III-B  
 FULLY FIRE SPRINKLERED  
 TOTAL: 396,000 SQFT

**BUILDING 2 INFO:**  
 SPECULATIVE WAREHOUSE  
 CONSTRUCTION TYPE III-B  
 FULLY FIRE SPRINKLERED  
 TOTAL: 336,500 SQFT

**KEYNOTES**

1.0 GENERAL  
 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS  
 1.2 FIRE ACCESS - FIRE LANE  
 1.3 FIRE DEPARTMENT ACCESS KEY BOX (KNOX BOX), REFER TO 2/-  
 1.4 MANUAL SLIDING GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES  
 1.5 MANUAL SWING GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES

21.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS  
 21.1 EXISTING PUBLIC FIRE HYDRANT  
 21.2 NEW PRIVATE FIRE HYDRANT  
 21.3 POTENTIAL LOCATION FOR NEW PUBLIC FIRE HYDRANT

33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL DRAWINGS  
 33.1 ELECTRICAL TRANSFORMER

**NOTES:**

1. FIRE PROTECTION UNDER SEPARATE PERMIT  
 2. KNOX PADLOCKS WILL BE PROVIDED FOR MANUAL GATES  
 3. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED WITHIN OR ADJACENT TO THE FIRE LANE, IN ALIGNMENT WITH FIRE HYDRANTS TO IDENTIFY HYDRANT LOCATIONS (SEE LEGEND)  
 4. ALL FIRE HYDRANTS SHALL COMPLY WITH COUNTY OF LOS ANGELES REQUIREMENTS FOR LOCATIONS AND DISTRIBUTION

**SITE PLAN - LEGEND**

PUBLIC FIRE HYDRANT - ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COMMERCE ADOPTED 2022 CALIFORNIA FIRE CODE.

PRIVATE FIRE HYDRANT - ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COMMERCE ADOPTED 2022 CALIFORNIA FIRE CODE.

BLUE REFLECTIVE MARKER - TO BE INSTALLED WITHIN OR ADJACENT TO THE FIRE LANE, IN ALIGNMENT WITH FIRE HYDRANTS TO IDENTIFY HYDRANT LOCATIONS

FIRE LANE - 6" CONCRETE OVER 4" AGGREGATE BASE SEE CIVIL DRAWINGS - NO PARKING FIRE LANE

LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS

PARAPETS SHALL NOT EXCEED 42 INCHES ON AT LEAST TWO SIDES OF THE BUILDING (PER TITLE 32 SEC.504.5)

County of Los Angeles Fire Department  
 Fire Prevention Division  
 Land Development Unit

Install 4 Public  
 Install 18 Private  
 6" x 4" x 2 1/2" Fire Hydrants  
 Confirming to American WaterWorks Association Standard C503

**REQUIRED FIRE FLOW**  
 4,000 GPM @ 20PSI FOR 4 HOURS

Martin Salazar  
 01/29/2026

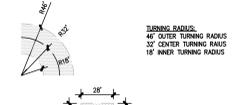
County of Los Angeles Fire Department  
 Fire Prevention Division  
 Land Development Unit

Install 18 Public  
 Install 18 Private  
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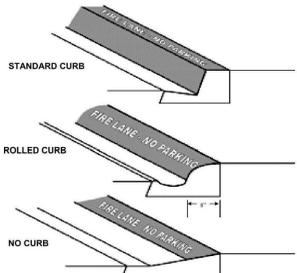
**REQUIRED FIRE FLOW**  
 2,500 GPM @ 20PSI FOR 2 HOURS

Martin Salazar  
 01/29/2026

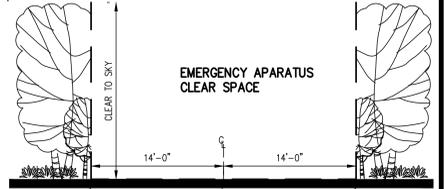
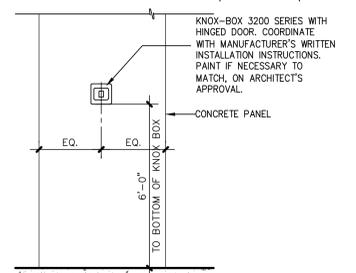
COUNTY OF LOS ANGELES FIRE DEPARTMENT TURNING RADIUS



NUMERICAL DATE-RANGE  
 MIN. TURNING RADIUS OF 30' AND 40' OUTSIDE PER LACFD FIRE PROTECTION STANDARDS. NOTE: ALL PROJECT FIRE ACCESS DRIVE PAVES TO BE A MIN. OF 1/2" THICK ASPHALT. TOP SURFACE SHOULD BE 30 FEET PER LACFD FIRE PROTECTION STANDARD



**FIRE ACCESS SITE PLAN** 1:50 5



**FIRE LANE CLRNACE** N.T.S. 1

WITHIN THE "EMERGENCY APPARATUS CLEAR SPACE AREA"  
 1. ROADS IN REGIONS WITH SNOW SHALL BE CLEARED AND REPAIRED ON A CONTINUAL BASIS.  
 2. SHRUBBERY AND OTHER OBSTRUCTIONS BE MAINTAINED AND CLEARED FROM ROAD EDGES CLEAR TO SKY AT ALL ACCESS ROADS.  
 3. ALL REQUIRED TURNAROUNDS SHALL BE FREE OF OBSTRUCTION INCLUDING PARKED VEHICLES.  
 4. LANDSCAPE AND OTHER OBSTRUCTIONS NEAR BUILDING SHALL NOT OBSTRUCT FIRE EQUIPMENT CONSIDER MATURATION OF PLANTS TO AVOID IMPEDING INTO FIRE ACCESS LANE.

LACFD. FIRE LANE N.T.S. 4

FIRE LANE MARKING N.T.S. 3

KNOX BOX N.T.S. 2

FIRE LANE CLRNACE N.T.S. 1

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**3900-4000 UNION PACIFIC AVE COMMERCE, CA 90023**  
**DEVELOPED FOR: DEDEUX PROPERTIES**

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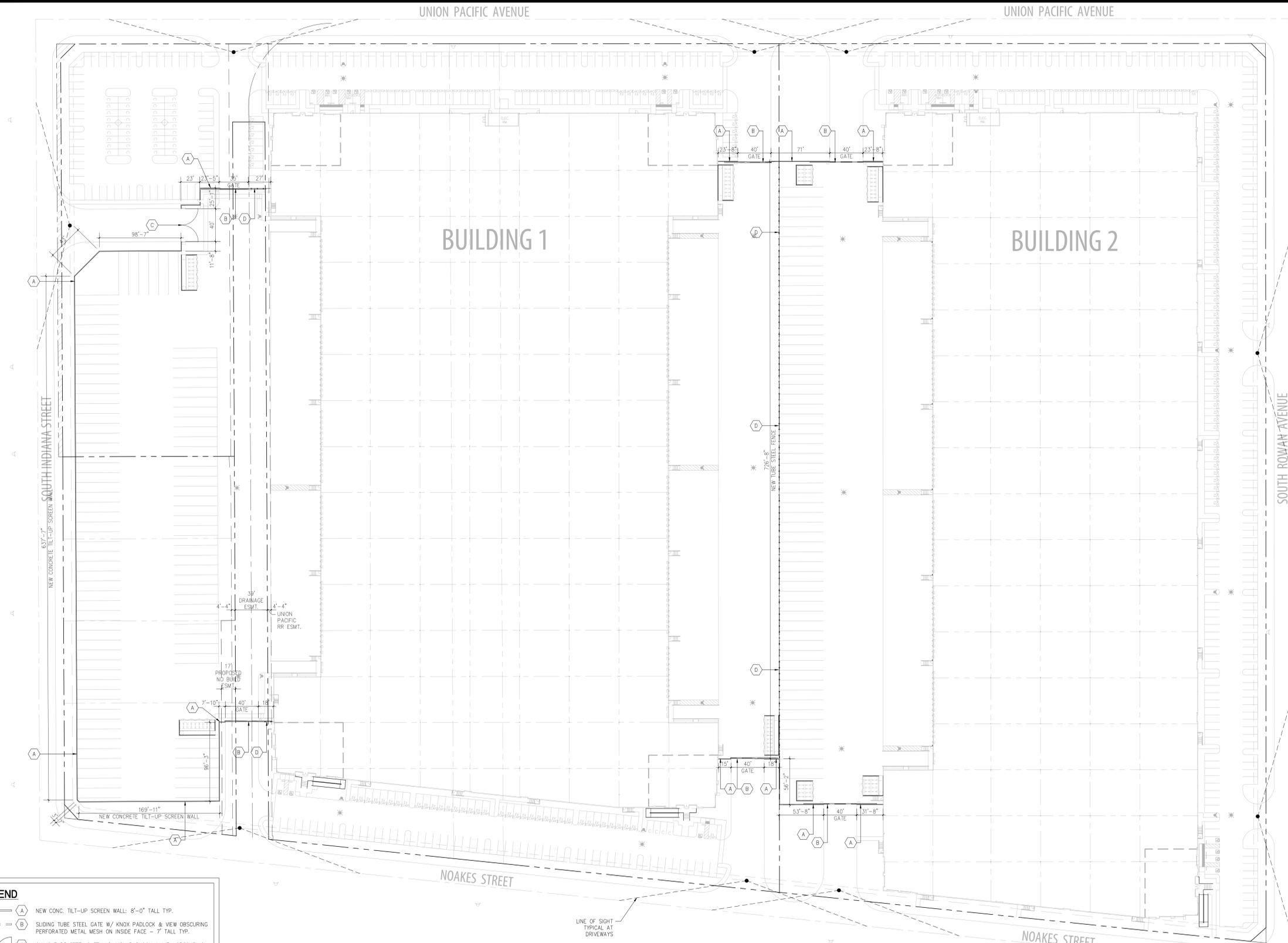
NO.	DESCRIPTION	DATE
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4	4TH SUBMITTAL	11/14/25
5	LACFD - TM SUBMITTAL	1/12/26

**FIRE ACCESS SITE PLAN**

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**A13**



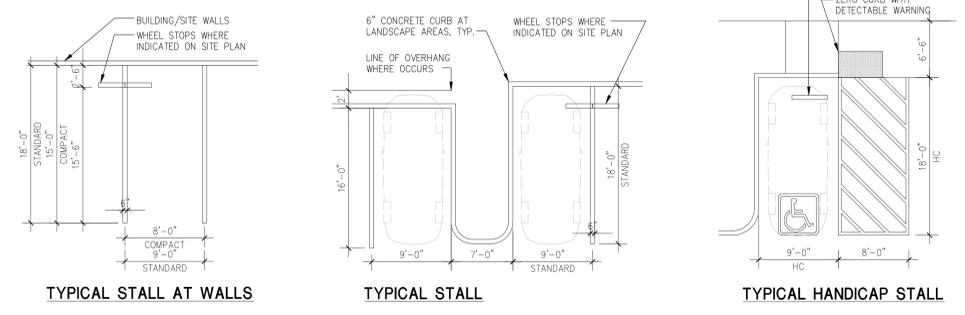
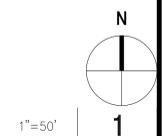


**LEGEND**

- (A) NEW CONC. TILT-UP SCREEN WALL: 8'-0" TALL TYP.
- (B) SLIDING TUBE STEEL GATE W/ KNOX PADLOCK & VIEW OBSCURING PERFORATED METAL MESH ON INSIDE FACE - 7' TALL TYP.
- (C) SWING TUBE STEEL GATE W/ KNOX PADLOCK & VIEW OBSCURING PERFORATED METAL MESH ON INSIDE FACE - 7' TALL TYP.
- (D) NEW TUBE STEEL FENCE - 8'-0" TALL TYP.

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△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

**FENCE AND WALL PLAN**



TYPICAL STALL AT WALLS

TYPICAL STALL

TYPICAL HANDICAP STALL

**TYPICAL PARKING STALLS** 1/8"=1'-0" **2**



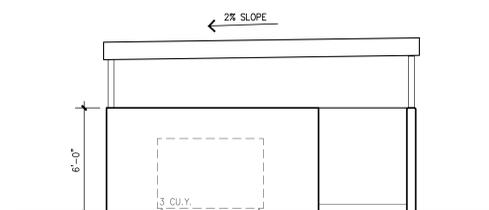
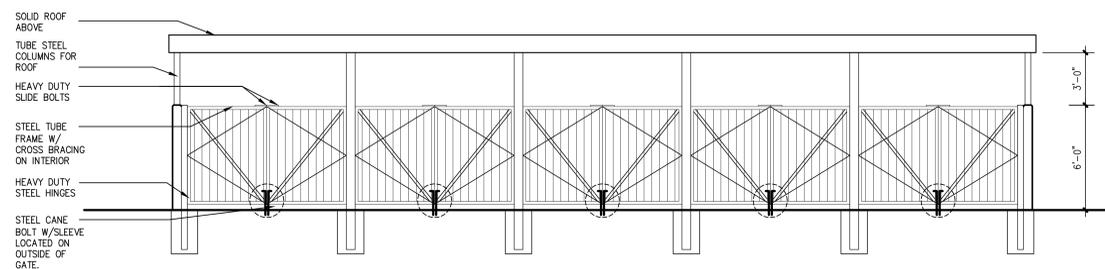
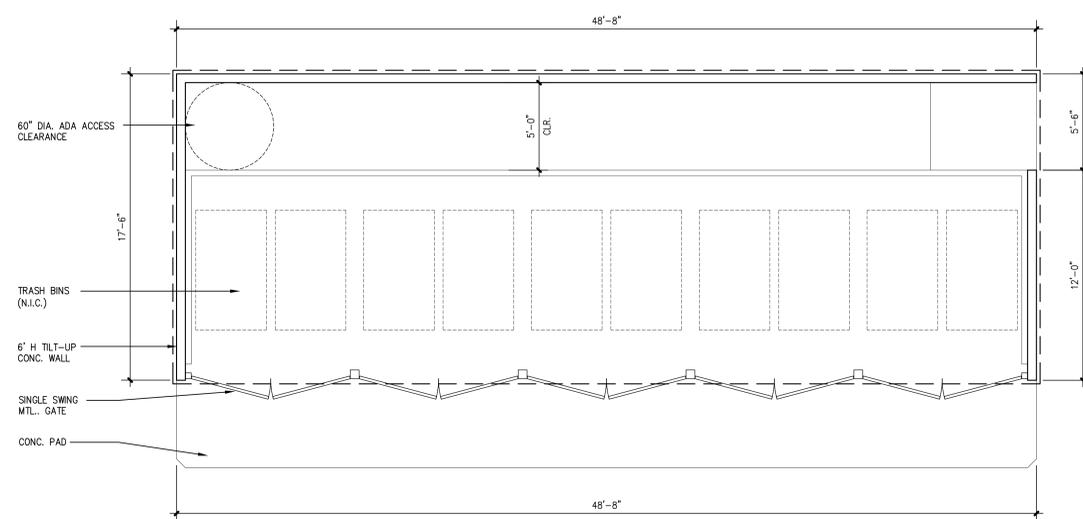
ROLLING GATE W/ PERFORATED METAL SCREEN NTS

**FENCE AND WALL PLAN**

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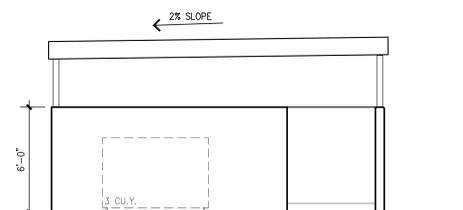
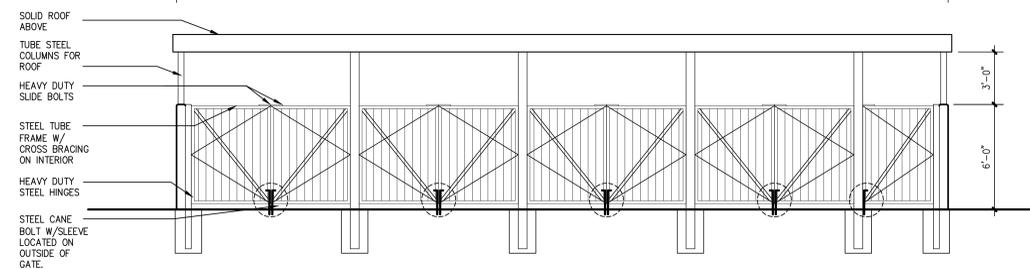
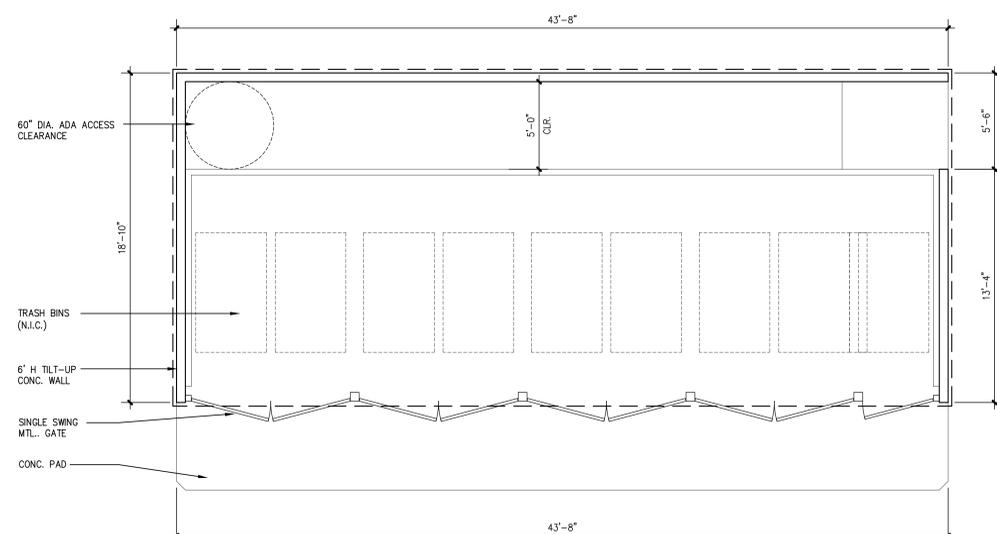
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DATE	11/28/23		
DRAWN	GAA		
FILE NAME	DDP063_15		

PLOT DATE: 11/4/2025 P:\DDP\063\W\AGENCY SHEETS\DDP063\_15\_FENCE AND WALL PLAN.DWG



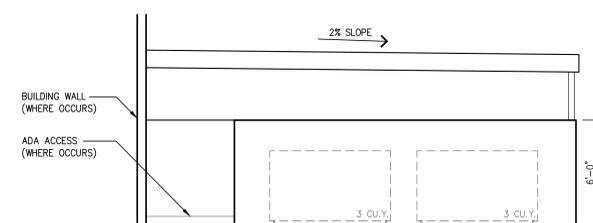
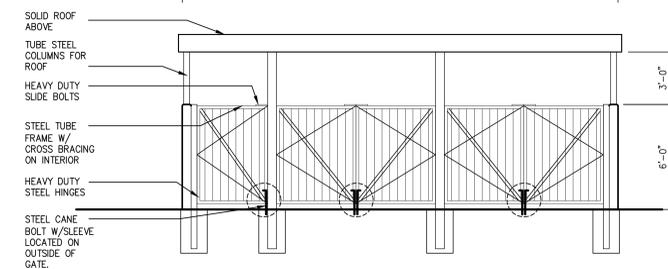
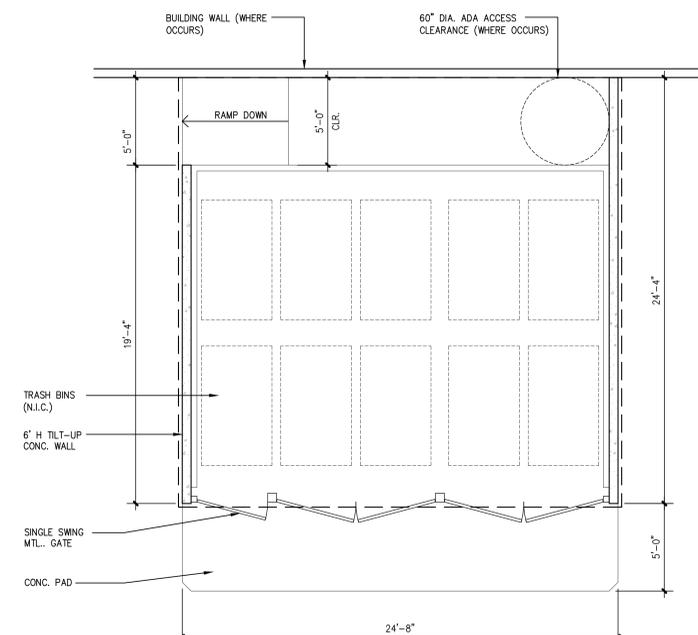
SIDE ELEVATION

TRASH ENCLOSURE - TYPE 2 = 521.4 SF | 1/4"=1'-0" | 2



SIDE ELEVATION

TRASH ENCLOSURE - TYPE 3 = 521 SF | 1/4"=1'-0" | 3



SIDE ELEVATION

TRASH ENCLOSURE - TYPE 1 = 423.5 SF | 1/4"=1'-0" | 1

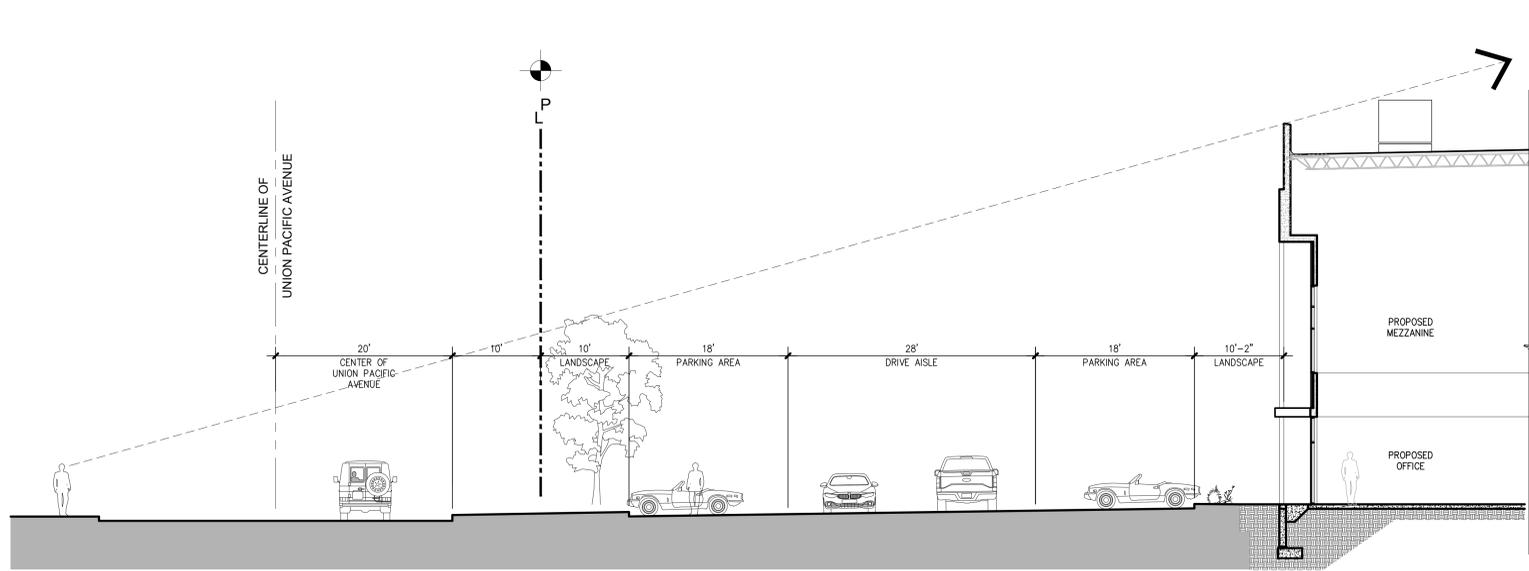
- NOTE:
1. ALL METAL TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER AND TWO COATS OF MEDIUM ALKYD PAINT.
  2. DECORATIVE EXTERIOR FINISH TO BE COMPATIBLE WITH BUILDING
  3. STRUCTURAL DESIGN TO WITHSTAND 90 MPH MIN. WIND LOAD.
  4. SIGNAGE IDENTIFYING COLLECTION AREA AND THE MATERIALS ACCEPTED FOR RECYCLING SHALL BE POSTED ADJACENT TO POINT OF ACCESS OF ENCLOSURE.
  5. ORGANIC WASTE COLLECTION NOT REQUIRED BASED ON PROPOSED USE.
  6. REFUSE AND RECYCLING ENCLOSURE TO CITY STANDARDS FOR ONE TRASH BIN AND ONE RECYCLING BIN.

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
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△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

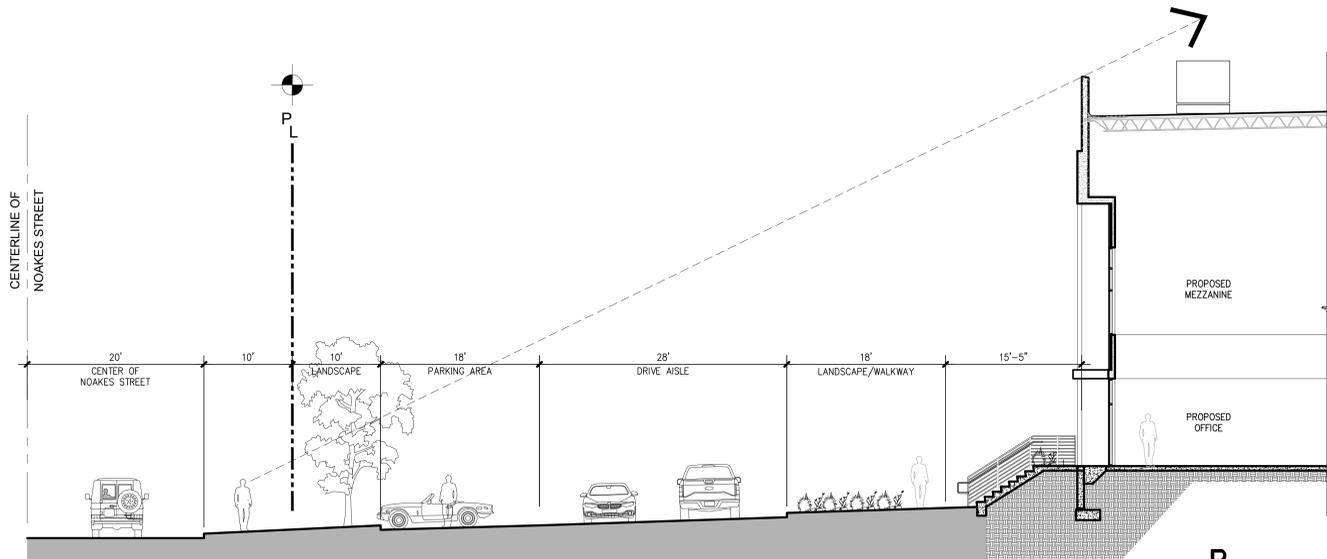
TRASH ENCLOSURE DETAILS

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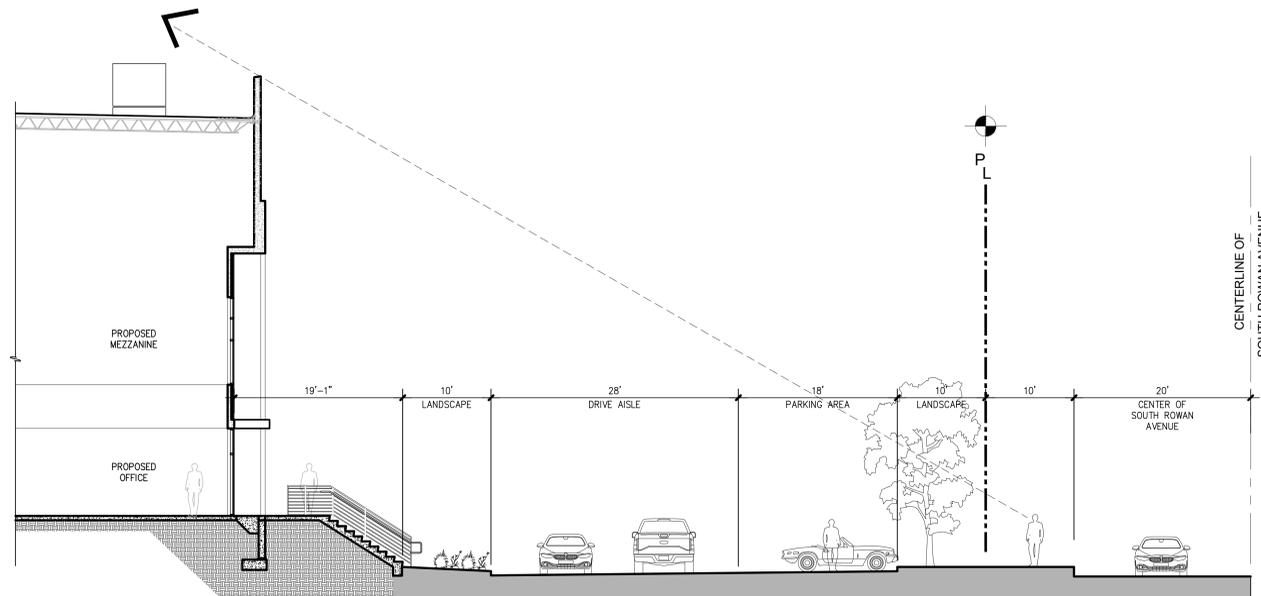
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DATE	11/28/23		
DRAWN	GAA		
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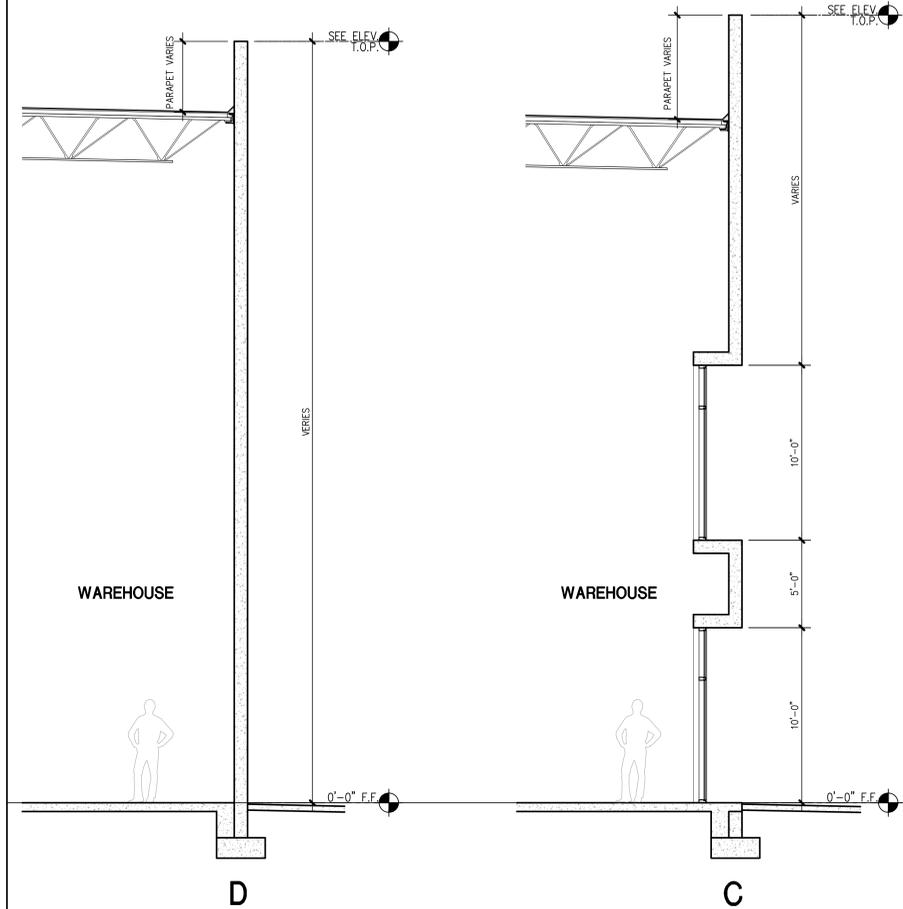


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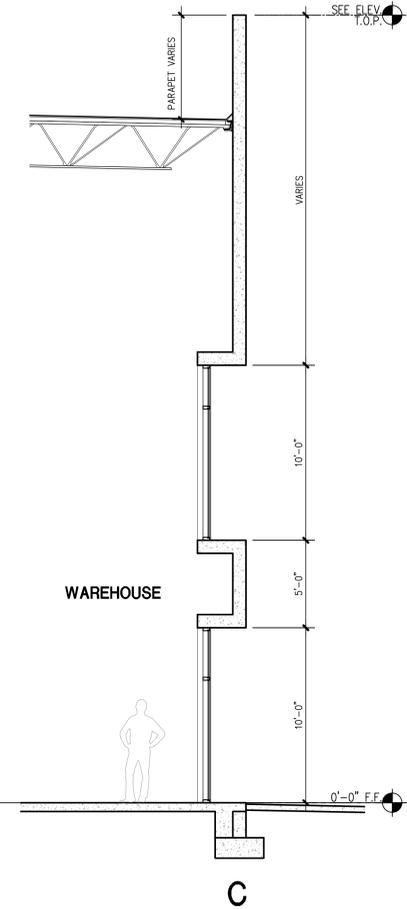


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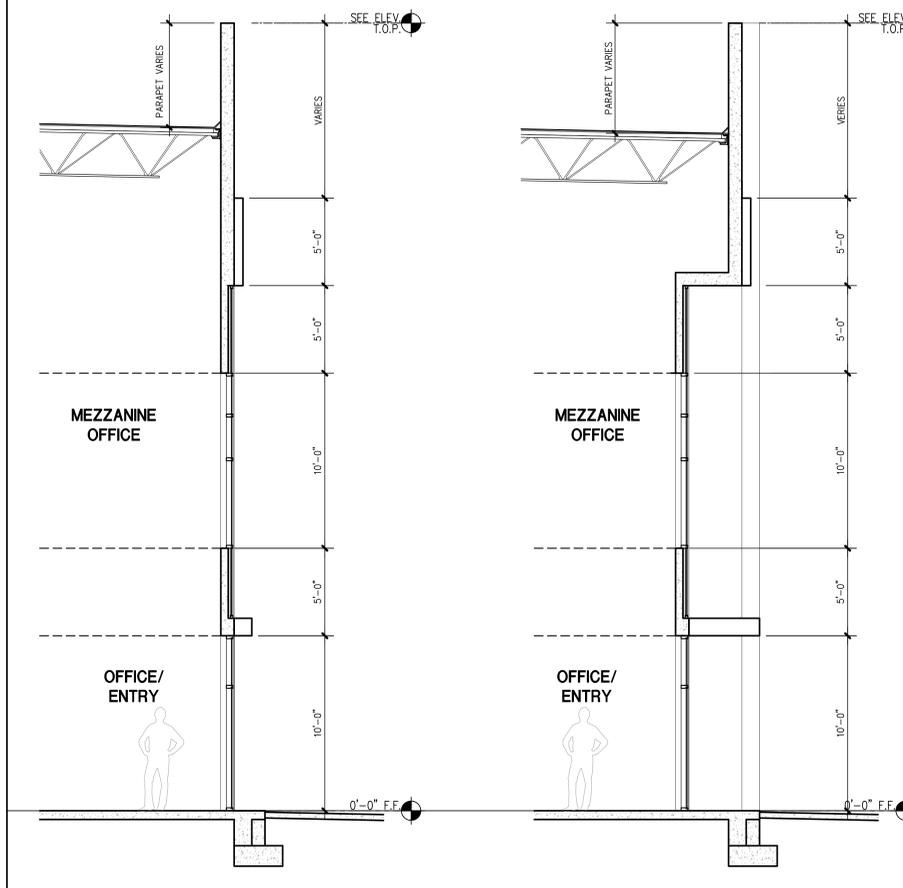
SITE SECTIONS 1/8"=1'-0" 2



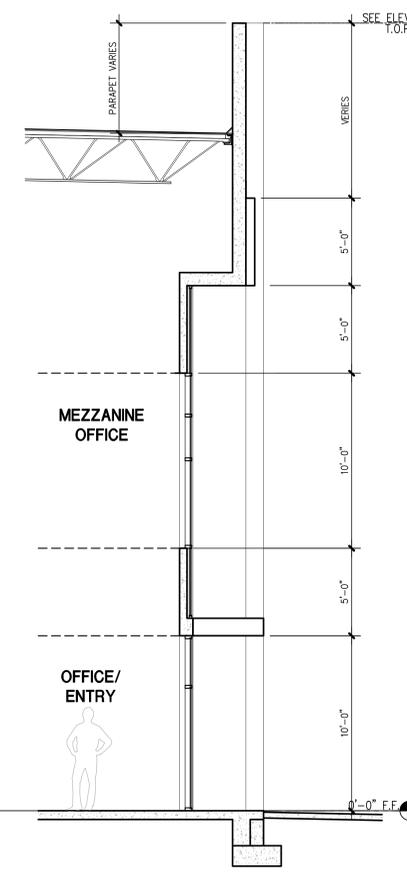
D



C



B



A

BUILDING SECTIONS 1/4"=1'-0" 1

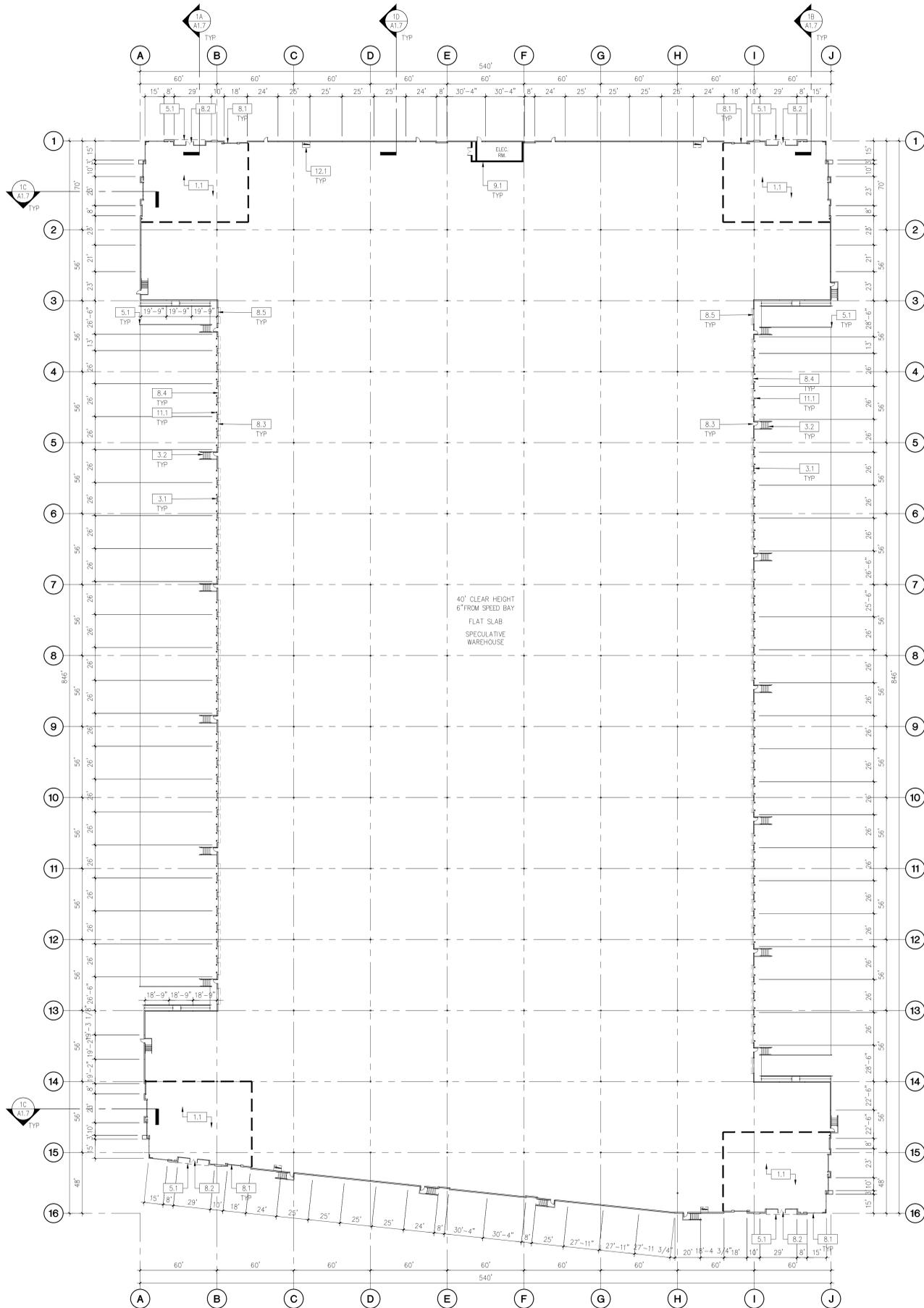
NO.	DESCRIPTION	DATE
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△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

**BUILDING SECTION  
SITE SECTION**

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DATE	11/28/23		
DRAWN	GAA		
FILE NAME	DDP063_1.7		

PLOT DATE: 10/10/23 RDPD063\_01 AGENCY SHEETS DDP063\_A2\_1A BUILDING 1 FLOOR PLAN DWG



**KEYNOTES**

- 1.0 GENERAL
  - 1.1 FUTURE GROUND FLOOR OFFICE W/ MEZZANINE
- 3.0 CONCRETE
  - 3.1 TILT-UP CONCRETE BUILDING WALL
  - 3.2 CONCRETE STAIR W/ HANDRAIL & 42\"/>
- 5.0 METALS
  - 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL
  - 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
  - 5.3 METAL CANOPY ABOVE
- 8.0 OPENINGS
  - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
  - 8.2 ALUMINUM AND GLASS ENTRY DOOR
  - 8.3 HOLLOW METAL MAN DOOR, PAINTED
  - 8.4 9\"/>
  - 8.5 12\"/>
- 9.0 FINISHES
  - 9.1 INTERIOR PARTITION TYP.
- 11.0 EQUIPMENT
  - 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS
- 12.0 FURNISHINGS
  - 12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

**GENERAL NOTES**

1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
4. SLOPE FOUR STRIP 1/2\"/>



8811 Research Drive,  
Suite 200,  
Irvine, CA 92618  
T: 949 474 1775  
F: 949 553 9133

**3900-4000 UNION PACIFIC AVENUE  
WAREHOUSE**

3900-4000 UNION PACIFIC AVE  
COMMERCE, CA 90023

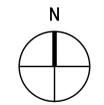
DEVELOPED FOR:  
DEDEAUX PROPERTIES

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFD - 1M SUBMITTAL	1/12/26

**BUILDING 1  
FLOOR PLAN**

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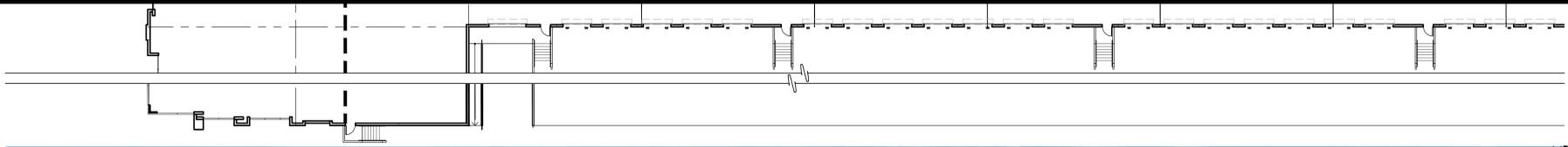
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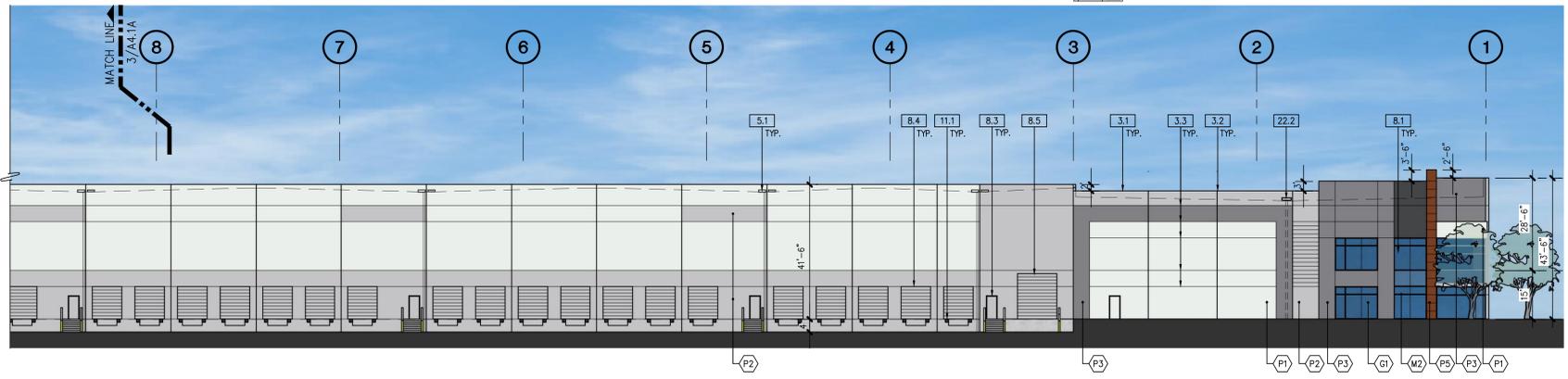
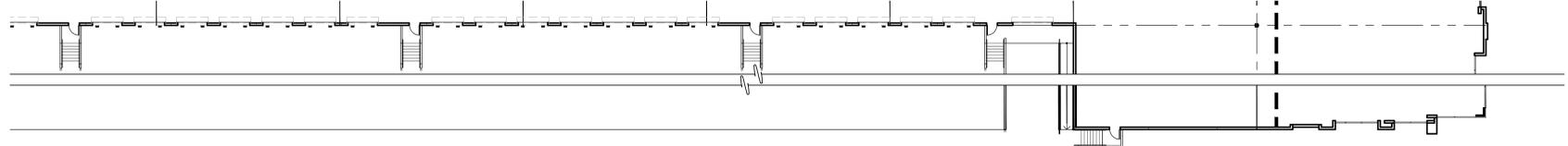




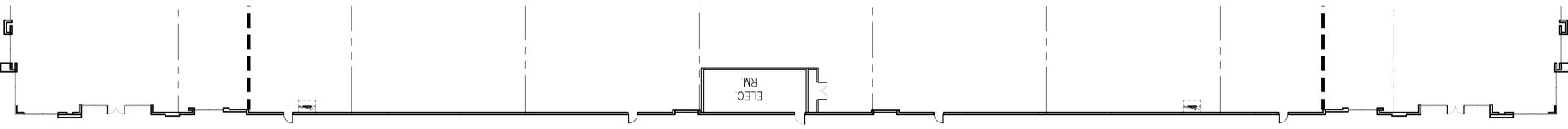




EAST ELEVATION | 1"=20' | 3



EAST ELEVATION | 1"=20' | 2



NORTH ELEVATION | 1"=20' | 1

- KEYNOTES**
- 1.0 GENERAL
    - 1.1 LINE OF ROOF BEYOND
  - 3.0 CONCRETE
    - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
    - 3.2 PANEL JOINT
    - 3.3 PANEL REVEAL, REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
    - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
    - 3.5 FLUTED CONCRETE PANEL.
  - 5.0 METALS
    - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
    - 5.2 METAL CANOPY
  - 8.0 OPENINGS
    - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
    - 8.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE
    - 8.3 HOLLOW METAL MAN DOOR, PAINTED
    - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOOR, PAINTED
    - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
  - 10.0 SPECIALTIES
    - 10.1 STREET ADDRESS - SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
    - 10.2 BUILDING/ TENANT SIGNAGE (UNDER SEPARATE PERMIT)
  - 11.0 EQUIPMENT
    - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.
  - 22.0 PLUMBING
    - 22.1 NOT USED
    - 22.2 INTERNAL ROOF DRAIN W/ OVERFLOW SCUPPER

- GENERAL NOTES**
1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
  2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
  3. PROVIDE 8"-0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
  4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
  5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
  6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
  7. T.O.P. = TOP OF PARAPET ELEVATION
  8. F.F. = FINISH FLOOR ELEVATION
  9. MEZZ = MEZZANINE FLOOR ELEVATION
  10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

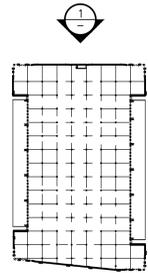
- COLOR SCHEDULE / MATERIALS**
- G1 GLAZING MEDIUM PERFORMANCE COLOR: BLUE
  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
  - P1 PAINT 1 DUNNEDWARDS "COLD MORNING" DE6365 OR SIMILAR MAIN BUILDING COLOR - LIGHT GREY
  - P2 PAINT 2 DUNNEDWARDS "COVERED IN PLATINUM" DE6367 OR SIMILAR BUILDING BASE COLOR - MEDIUM GREY
  - P3 PAINT 3 DUNNEDWARDS "LEGENDARY GRAY" DE6369 OR SIMILAR BUILDING BASE COLOR - MEDIUM GREY
  - P4 PAINT 4 DUNNEDWARDS "BLACKJACK" DE6371 OR SIMILAR DARK SAND COLOR - DARK GREY
  - P5 PAINT 5 DUNNEDWARDS "GEORGIA CLAY" DE5181 OR SIMILAR ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR



BUILDING AERIAL | -



ENTRY PERSPECTIVE | -



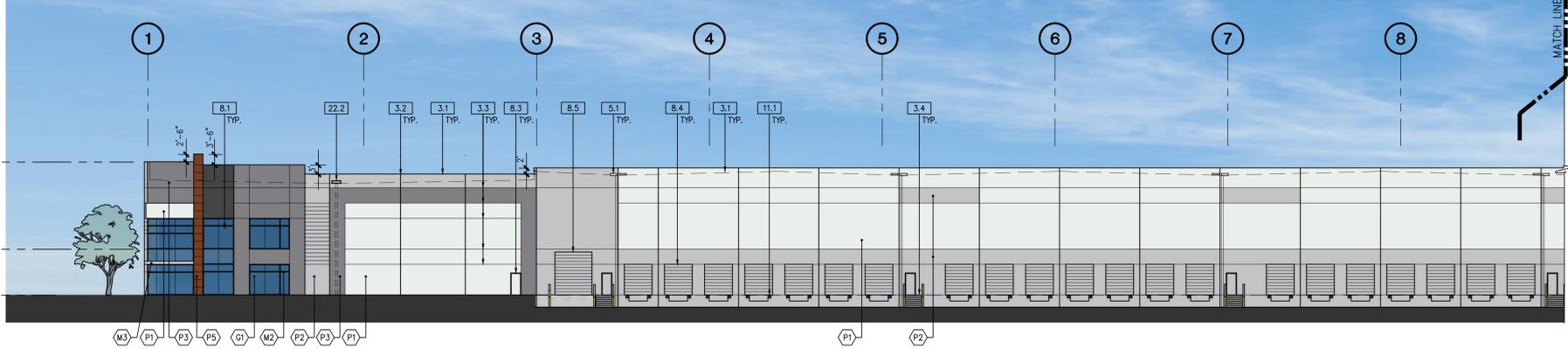
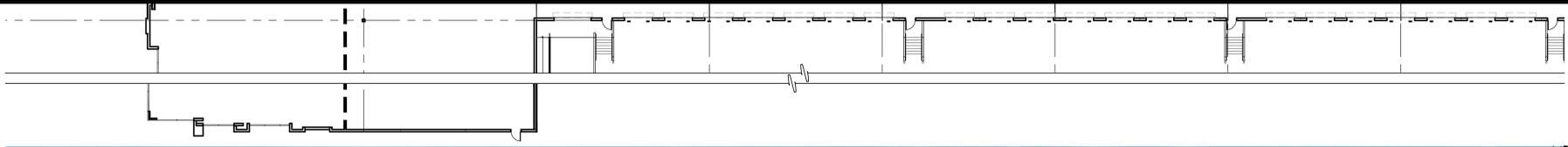
KEYMAP | NTS | -

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFB - TM SUBMITTAL	1/12/26

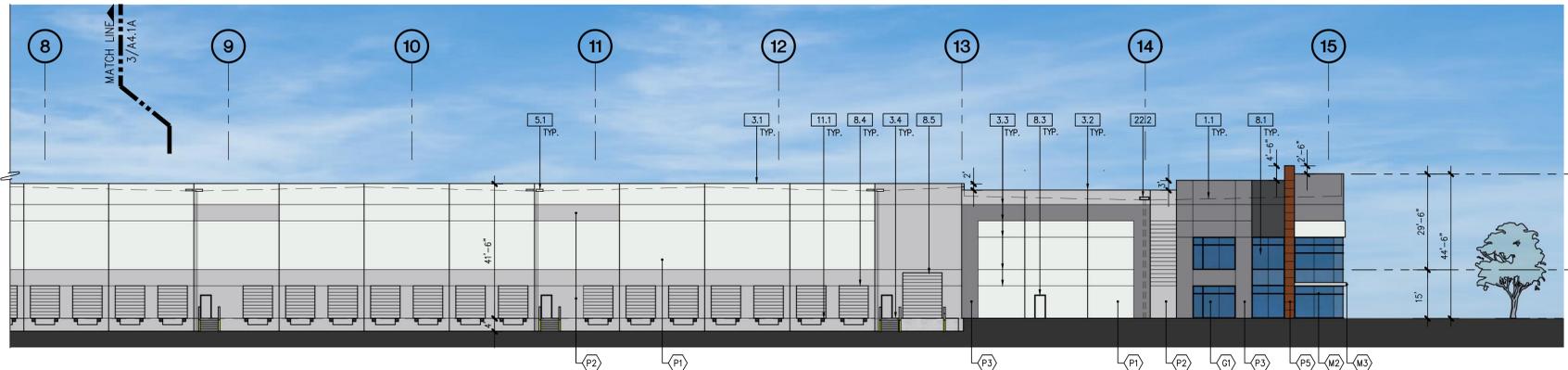
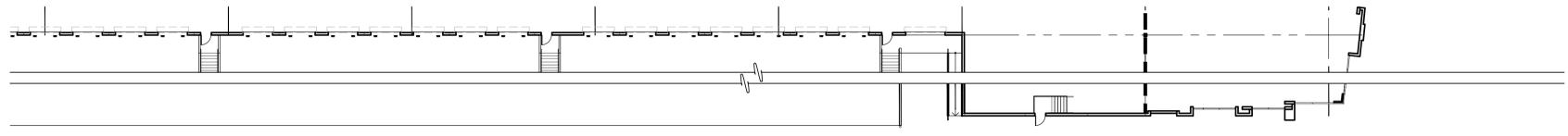
**BUILDING 1 ELEVATIONS**

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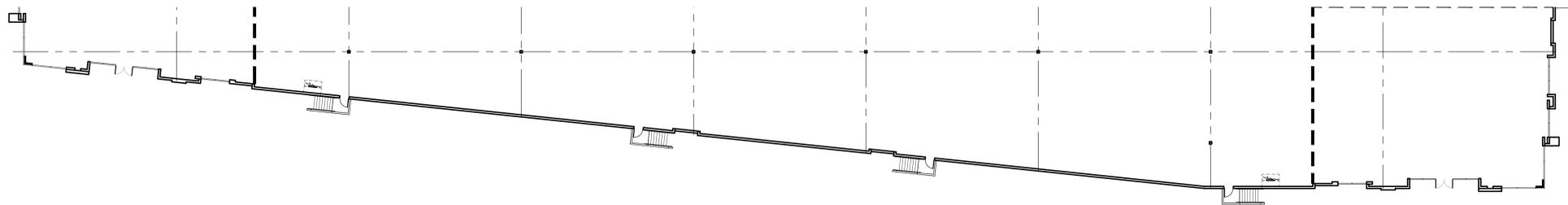
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DATE:	11/28/23		
DRAWN:	GAA		<b>A4.1A</b>
FILE NAME:	REX004_4.1A		



WEST ELEVATION | 1"=20' | 3



WEST ELEVATION | 1"=20' | 2



SOUTH ELEVATION | 1"=20' | 1

- KEYNOTES**
- 1.0 GENERAL
    - 1.1 LINE OF ROOF BEYOND
  - 3.0 CONCRETE
    - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
    - 3.2 PANEL JOINT
    - 3.3 PANEL REVEAL, REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
    - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
    - 3.5 FLUTED CONCRETE PANEL.
  - 5.0 METALS
    - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
    - 5.2 METAL CANOPY
  - 8.0 OPENINGS
    - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
    - 8.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE
    - 8.3 HOLLOW METAL MAN DOOR, PAINTED
    - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED
    - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
  - 10.0 SPECIALTIES
    - 10.1 STREET ADDRESS - SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
    - 10.2 BUILDING/ TENANT SIGNAGE (UNDER SEPARATE PERMIT)
  - 11.0 EQUIPMENT
    - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.
  - 22.0 PLUMBING
    - 22.1 NOT USED
    - 22.2 INTERNAL ROOF DRAIN W/ OVERFLOW SCUPPER

- GENERAL NOTES**
1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
  2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
  3. PROVIDE 8"-0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
  4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
  5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
  6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH GLASTOMERIC PAINT.
  7. T.O.P. = TOP OF PARAPET ELEVATION
  8. F.F. = FINISH FLOOR ELEVATION
  9. MEZZ = MEZZANINE FLOOR ELEVATION
  10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

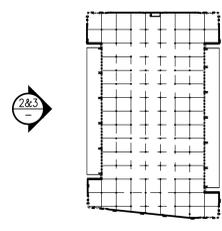
- COLOR SCHEDULE / MATERIALS**
- G1 GLAZING MEDIUM PERFORMANCE  
COLOR: BLUE
  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM  
FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
  - P1 PAINT 1 DUNNEDWARDS "COLD MORNING" DE6365 OR SIMILAR  
MAIN BUILDING COLOR - LIGHT GREY
  - P2 PAINT 2 DUNNEDWARDS "COVERED IN PLATINUM" DE6367 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P3 PAINT 3 DUNNEDWARDS "LEGENDARY GRAY" DE6369 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P4 PAINT 4 DUNNEDWARDS "BLACKJACK" DE6371 OR SIMILAR  
DARK BAND COLOR - DARK GREY
  - P5 PAINT 5 DUNNEDWARDS "GEORGIA CLAY" DE5181 OR SIMILAR  
ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR



BUILDING AERIAL | -



ENTRY PERSPECTIVE | -



KEYMAP | NTS | -

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFB - TM SUBMITTAL	1/12/26

PLOT DATE: 3/20/25 R:\DDP\063\01\AGENCY SHEETS\DDP063\_4.1\_B BUILDING 1 ELEVATIONS.DWG

### KEYNOTES

- 1.0 GENERAL
  - 1.1 LINE OF ROOF BEYOND
- 3.0 CONCRETE
  - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
  - 3.2 PANEL JOINT
  - 3.3 PANEL REVEAL. REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
  - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
  - 3.5 FLUTED CONCRETE PANEL.
- 5.0 METALS
  - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
  - 5.2 METAL CANOPY
- 8.0 OPENINGS
  - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
  - 8.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE
  - 8.3 HOLLOW METAL MAN DOOR, PAINTED
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  - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 10.0 SPECIALTIES
  - 10.1 STREET ADDRESS - SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
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- 11.0 EQUIPMENT
  - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.
- 22.0 PLUMBING
  - 22.1 NOT USED
  - 22.2 INTERNAL ROOF DRAIN W/ OVERFLOW SCUPPER

### GENERAL NOTES

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8"-0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. MEZZ = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

### COLOR SCHEDULE / MATERIALS

- G1 GLAZING MEDIUM PERFORMANCE  
COLOR: BLUE
  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM  
FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
  - P1 PAINT 1 DUNNEDWARDS "COLD MORNING" DE6365 OR SIMILAR  
MAIN BUILDING COLOR - LIGHT GREY
  - P2 PAINT 2 DUNNEDWARDS "COVERED IN PLATINUM" DE6367 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P3 PAINT 3 DUNNEDWARDS "LEGENDARY GRAY" DE6369 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P4 PAINT 4 DUNNEDWARDS "BLACKJACK" DE6371 OR SIMILAR  
DARK SAND COLOR - DARK GREY
  - P5 PAINT 5 DUNNEDWARDS "GEORGIA CLAY" DE5181 OR SIMILAR  
ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR



BUILDING AERIAL -



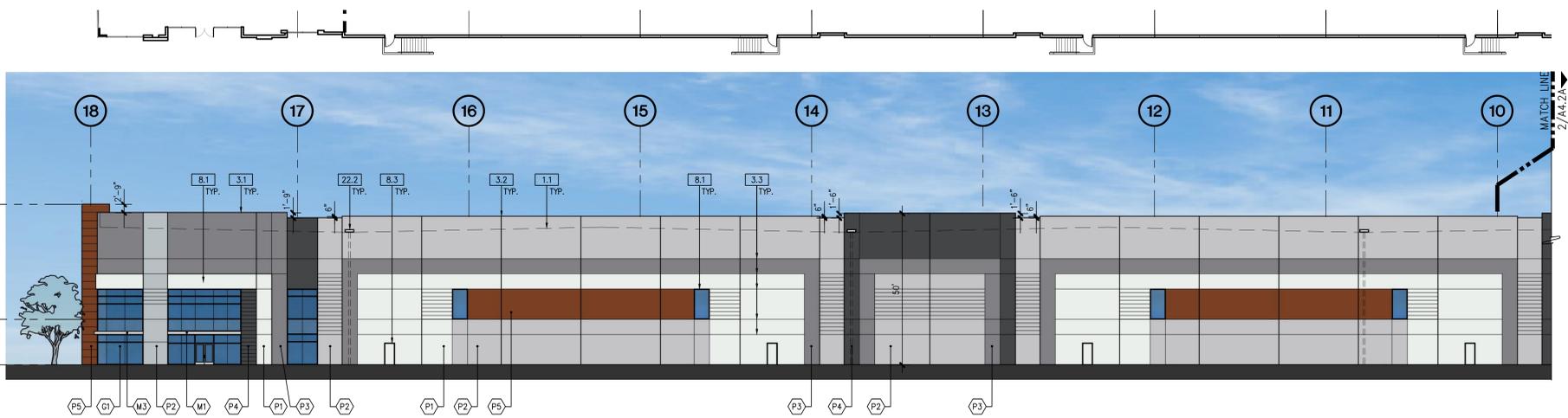
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NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFB - TM SUBMITTAL	1/12/26

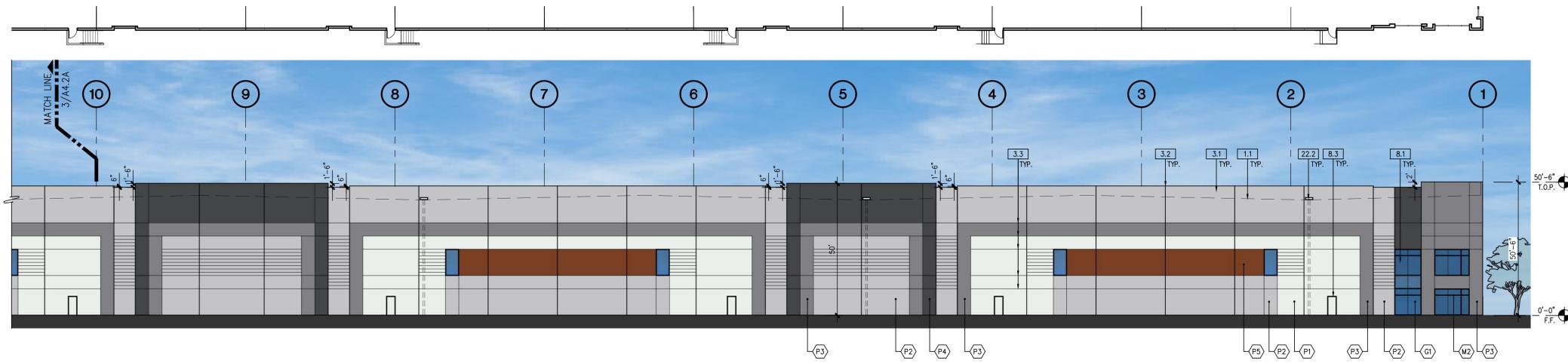
### BUILDING 2 ELEVATIONS

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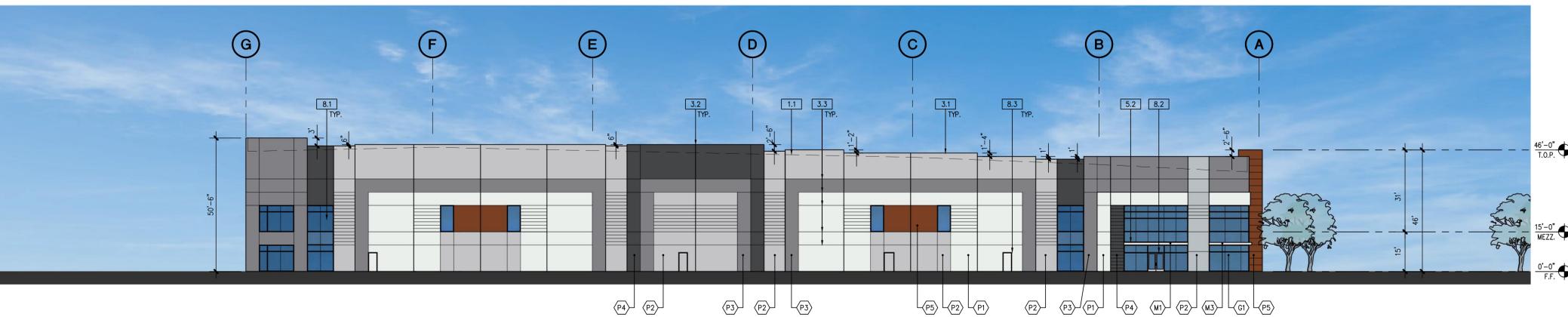
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DATE:	11/28/23		
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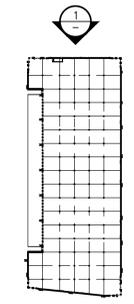
EAST ELEVATION | 1"=20' | 3



EAST ELEVATION | 1"=20' | 2



NORTH ELEVATION | 1"=20' | 1



KEYMAP | NTS | -

PLOT DATE: 10/09/2024 R:\DDP\063\W\AGENCY SHEETS\DDP063\_A4.2A BUILDING 2 ELEVATIONS.DWG

### KEYNOTES

- 1.0 GENERAL
  - 1.1 LINE OF ROOF BEYOND
- 3.0 CONCRETE
  - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
  - 3.2 PANEL JOINT
  - 3.3 PANEL REVEAL, REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
  - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
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  - 22.1 NOT USED
  - 22.2 INTERNAL ROOF DRAIN W/ OVERFLOW SCUPPER

### GENERAL NOTES

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2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
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7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. MEZZ = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

### COLOR SCHEDULE / MATERIALS

- G1 GLAZING MEDIUM PERFORMANCE COLOR: BLUE
  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
  - P1 PAINT 1 DUNNEWARDS "COLD MORNING" DE6365 OR SIMILAR MAIN BUILDING COLOR - LIGHT GREY
  - P2 PAINT 2 DUNNEWARDS "COVERED IN PLATINUM" DE6367 OR SIMILAR BUILDING BASE COLOR - MEDIUM GREY
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  - P5 PAINT 5 DUNNEWARDS "GEORGIA CLAY" DE5181 OR SIMILAR ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR



BUILDING AERIAL -



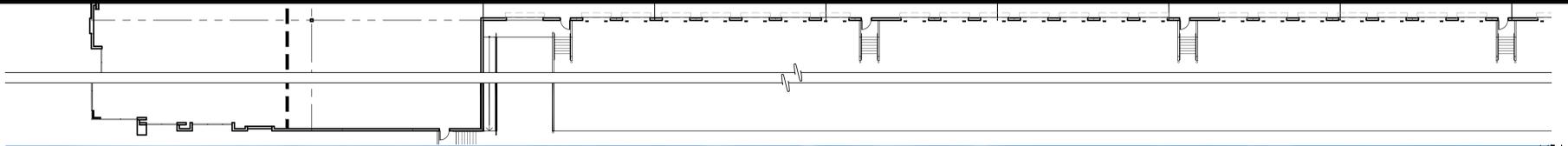
ENTRY PERSPECTIVE -

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

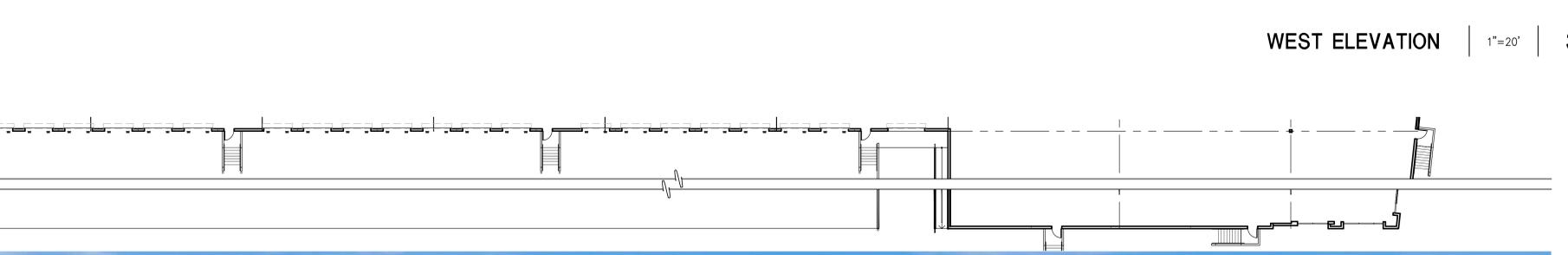
### BUILDING 2 ELEVATIONS

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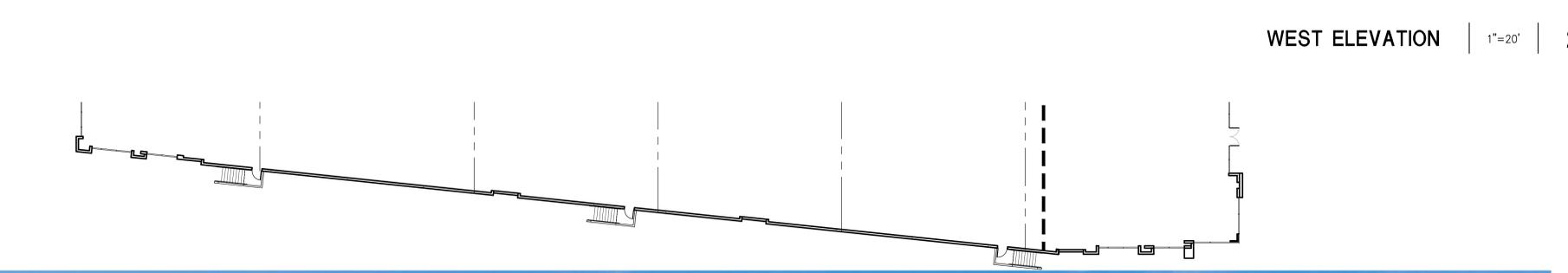
JOB NO:	DDP063.01	SHEET NO:	
DATE:	11/28/23		
DRAWN:	GAA		<b>A4.2B</b>
FILE NAME:	REX004_4.2B		



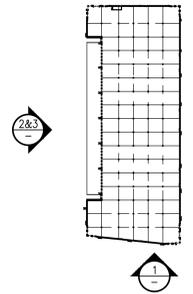
WEST ELEVATION | 1"=20' | 3



WEST ELEVATION | 1"=20' | 2



SOUTH ELEVATION | 1"=20' | 1



KEYMAP NTS -



PLOT DATE: 3/10/25 RUDRUPRAKASH SREEDHAR 34\_28 BUILDING 2 ELEVATIONS.DWG

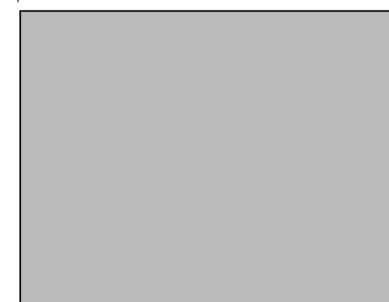
### COLOR SCHEDULE / MATERIALS

- G1 GLAZING MEDIUM PERFORMANCE  
COLOR: BLUE
  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM  
FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
  - P1 PAINT 1 DUNNEDWARDS "COLD MORNING" DE6365 OR SIMILAR  
MAIN BUILDING COLOR - LIGHT GREY
  - P2 PAINT 2 DUNNEDWARDS "COVERED IN PLATINUM" DE6367 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P3 PAINT 3 DUNNEDWARDS "LEGENDARY GRAY" DE6369 OR SIMILAR  
BUILDING BASE COLOR - MEDIUM GREY
  - P4 PAINT 4 DUNNEDWARDS "BLACKJACK" DE6371 OR SIMILAR  
DARK BAND COLOR - DARK GREY
  - P5 PAINT 5 DUNNEDWARDS "GEORGIA CLAY" DE5181 OR SIMILAR  
ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR

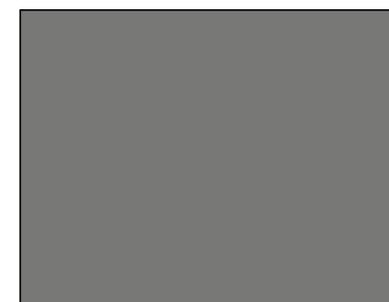


EAST ELEVATION | 1"=20' | 3

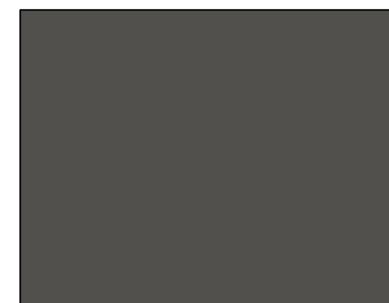
P1 PAINT - SEE MATERIALS SCHEDULE



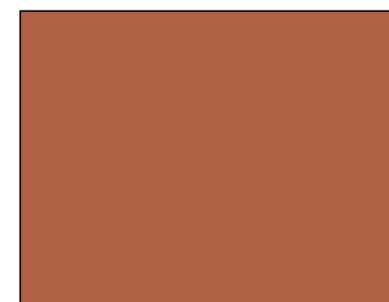
P2 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE

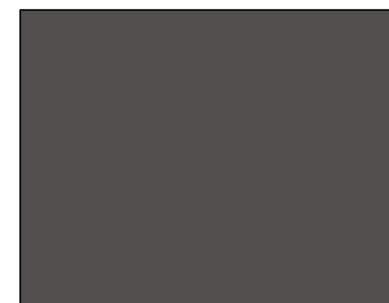


P4 PAINT - SEE MATERIALS SCHEDULE

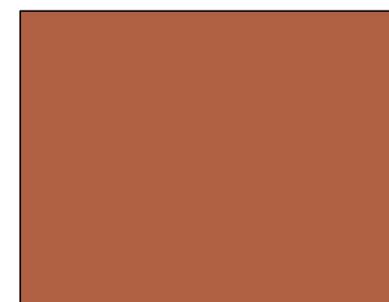


EAST ELEVATION | 1"=20' | 2

P3 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE



NORTH ELEVATION | 1"=20' | 1

P5 PAINT - SEE MATERIALS SCHEDULE

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

### BUILDING 1 COLOR ELEVATIONS

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DATE	11/28/23	A4.3A
DRAWN	GAA	
FILE NAME	DDP063_4.3A	



### COLOR SCHEDULE / MATERIALS

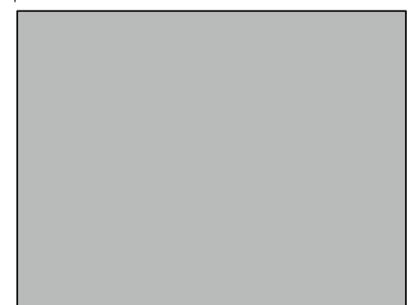
- G1 GLAZING MEDIUM PERFORMANCE  
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  - M1 CANOPY METAL
  - M2 MULLIONS ALUMINUM  
FINISH: CLEAR ANODIZED
  - M3 EYEBROW METAL
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ACCENT COLOR - AMBER
- DOORS TO MATCH ADJACENT BUILDING COLOR



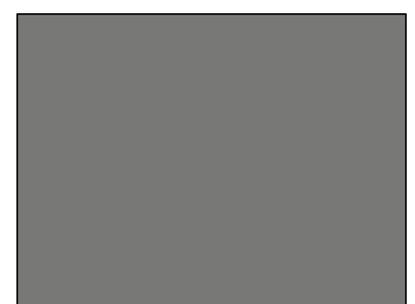
EAST ELEVATION | 1"=20' | 3



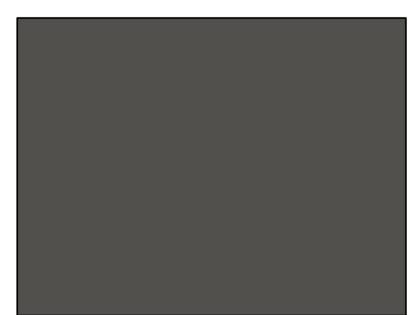
P1 PAINT - SEE MATERIALS SCHEDULE



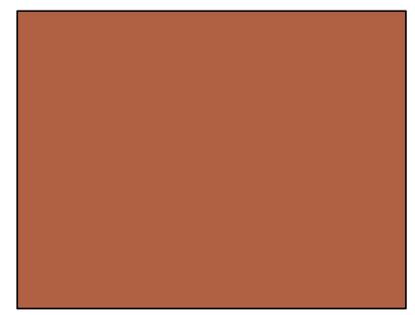
P2 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE



P5 PAINT - SEE MATERIALS SCHEDULE



EAST ELEVATION | 1"=20' | 2



NORTH ELEVATION | 1"=20' | 1

NO.	DESCRIPTION	DATE
△	SITE PLAN REVIEW	09/26/24
△	2ND SUBMITTAL	12/19/24
△	3RD SUBMITTAL	3/18/25
△	4TH SUBMITTAL	11/14/25
△	LACFD - TM SUBMITTAL	1/12/26

### BUILDING 2 COLOR ELEVATIONS

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JOB NO:	DDP063.01	SHEET NO:	
DATE:	11/28/23		
DRAWN:	GAA		<b>A4.4A</b>
FILE NAME:	DDP063_4.4A		

