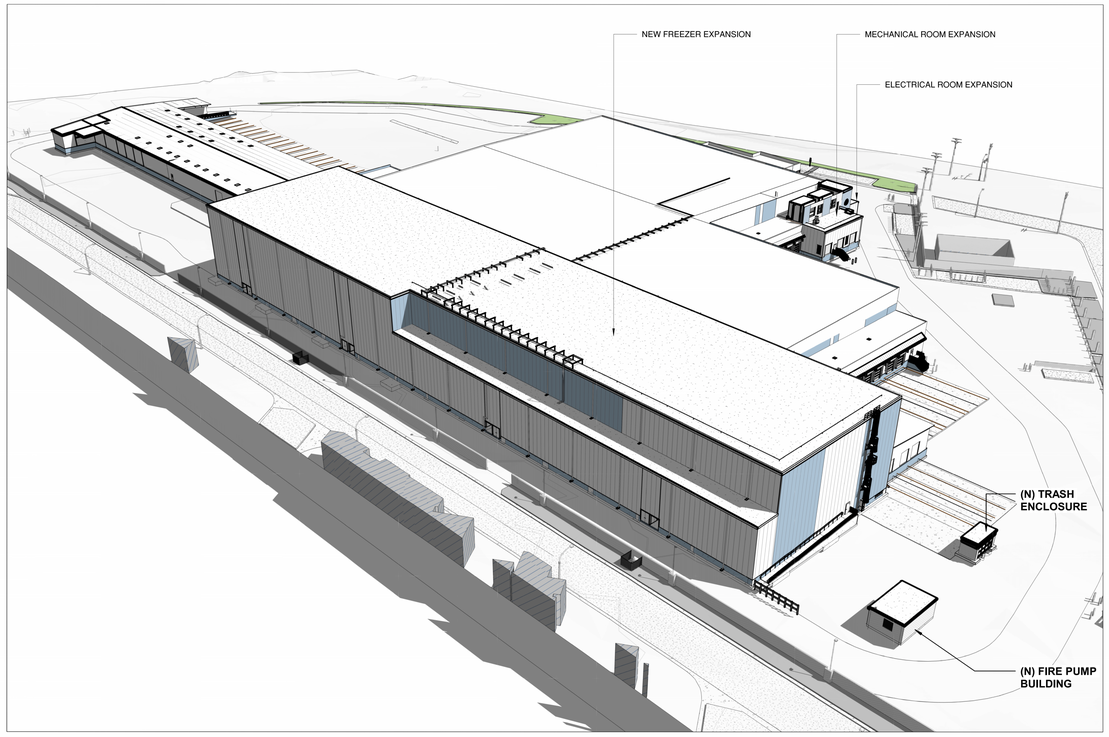
PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL

FOR:

KONOIKE- MAUST COMPANY

1420 COIL AVENUE
WILMINGTON, CA 90744





0' 300' 600' 1200' 2400'
SCALE: 1" = 600'

TRUE NORTH

VM. VICINITY MAP - PLANNING - 2025.06.17
1" = 600'-0"

PROJECT TEAM

OWNER
KONOIKE-PACIFIC
1420 COIL AVENUE
WILMINGTON, CA 90744
TEL: 310.518.1000
FAX: 310.518.3900
CELL / DIRECT:
CONTACT: RICH BURKE
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ARCHITECT
J.R. MILLER & ASSOCIATES
2700 SATURN STREET
BREA, CA 92821
TEL: 714.524.1870
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CELL / DIRECT: 714.863.5471 / 714.524.3360
CONTACT: RICK HALLENBECK - AIA
EMAIL: rick@jrma.com

GENERAL CONTRACTOR
ALSTON
1991 BUTTERFIELD ROAD, SUITE 1020
DOWNERS GROVE, IL 60515
TEL: 707.492.5351
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CELL / DIRECT: 707.704.7280
CONTACT: MIKE YODER
EMAIL: myoder@alstonco.com

SITE INFORMATION

ASSESSORS PARCEL NO: 7426-029-007

ZONE:
[Q]MR2-1VL-CUGU - LIGHT MANUFACTURING
[Q]MR2-1VL-CUGU - LIGHT INDUSTRIAL
[Q]MR3-1VL-CUGU - HEAVY MANUFACTURING

SITE AREA:.....7.16 ACRES = 747,302 S.F.

FLOOR / AREA RATIO: 0.36 = 267,960 SF / 747,302 SF

BUILDING FLOORS:.....1 STORY
HEIGHT OF NEW FREEZER:.....65'-0" MAX ABOVE GRADE FINISHED SURFACE

PROJECT INFORMATION

PROJECT DESCRIPTION
KPAC (OWNER) IS PROPOSING TO IMPROVE AND EXPAND THEIR EXISTING FACILITY **221,496 SF** OPERATIONS AT **1420 COIL AVE** FACILITY IN **WILMINGTON, CA., 90744**. THIS INCLUDES THE REMOVEL OF AN EXISTING COLD DOCK 27,157 SF, REPLACED WITH A NEW 65-FT HIGH FREEZER, COMBINED WITH 44,174 SF OF ADDITIONAL NEW FREEZER AREA, FOR A TOTAL OF 71,331 SF OF NEW FREEZER AREA. THE NEW FREEZER AREA INCLUDES A NOTCH FOR THE CUGU 33 FT HIGH BUILDING LIMITATION. BUILDING ADDITIONS ALSO INCLUDE: NEW MECHANICAL ADDITION 1,293 SF, NEW ELECTRICAL ADDITION 397 SF, NEW FIRE PUMP BLDG 600 SF.

PROJECT ADDRESS	JURISDICTION	LEGAL DESCRIPTION
1420 COIL AVENUE WILMINGTON, CA 90744	SOUTH DISTRICT OFFICE	TR=12257 POR OF LOTS 1 AND 3

SITE INFORMATION

ASSESSORS PARCEL NO:	7426-029-007
SITE AREA: 17.16 ACRES	747,302 SF
GENERAL PLAN DESIGNATION:	[Q]MR2-1VL-CUGU - LIGHT MANUFACTURING [Q]MR2-1VL-CUGU - LIGHT INDUSTRIAL [Q]MR3-1VL-CUGU - HEAVY MANUFACTURING
BUILDING FLOORS:	1-STORY: NEW FREEZER BLDG, FIRE PUMP, ENGINE ROOM ADDITION, ELECTRICAL ROOM ADDITION.
HEIGHT OF NEW FREEZER:	65' - 0" MAX ABOVE GRADE FINISHED SURFACE

SHEET LIST

T1.0	COVER SHEET
A1.0	CONCEPTUAL OVERALL SITE PLAN
A1.1	CONCEPTUAL SITE PLAN
A1.5	GROSS BUILDING AREA PLAN - 1ST FLOOR
A2.0	DEMOLITION FLOOR PLAN
A2.1	OVERALL 1ST FLOOR PLAN
A4.0	ROOF DEMOLITION PLAN
A4.1	ROOF PLAN
A5.0	PROPOSED EXTERIOR ELEVATIONS
A5.1-1	ENLARGED PROPOSED EXT. WEST ELEVATION
A5.1-2	ENLARGED PROPOSED EXT. WEST ELEVATION
A5.2-1	ENLARGED PROPOSED EXT. SOUTH ELEVATION
A5.3-1	ENLARGED PROPOSED EXT. EAST ELEVATION
A5.3-2	ENLARGED PROPOSED EXT. EAST ELEVATION
A5.4-1	ENLARGED PROPOSED EXT.NORTH ELEVATION
A6.1	BUILDING SECTIONS
A6.2	BUILDING SECTIONS

EXHIBIT "A"
Page No. 1 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

LEGAL DESCRIPTION

PARCEL 1:
That portion of "Q" Street as vacated by ordinance No. 87406 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038,in the City of Los Angeles, In the County of Los Angeles, State of California, As per Map recorded in book 254, Page 20 of Maps, in the office of the County recorder of said County.

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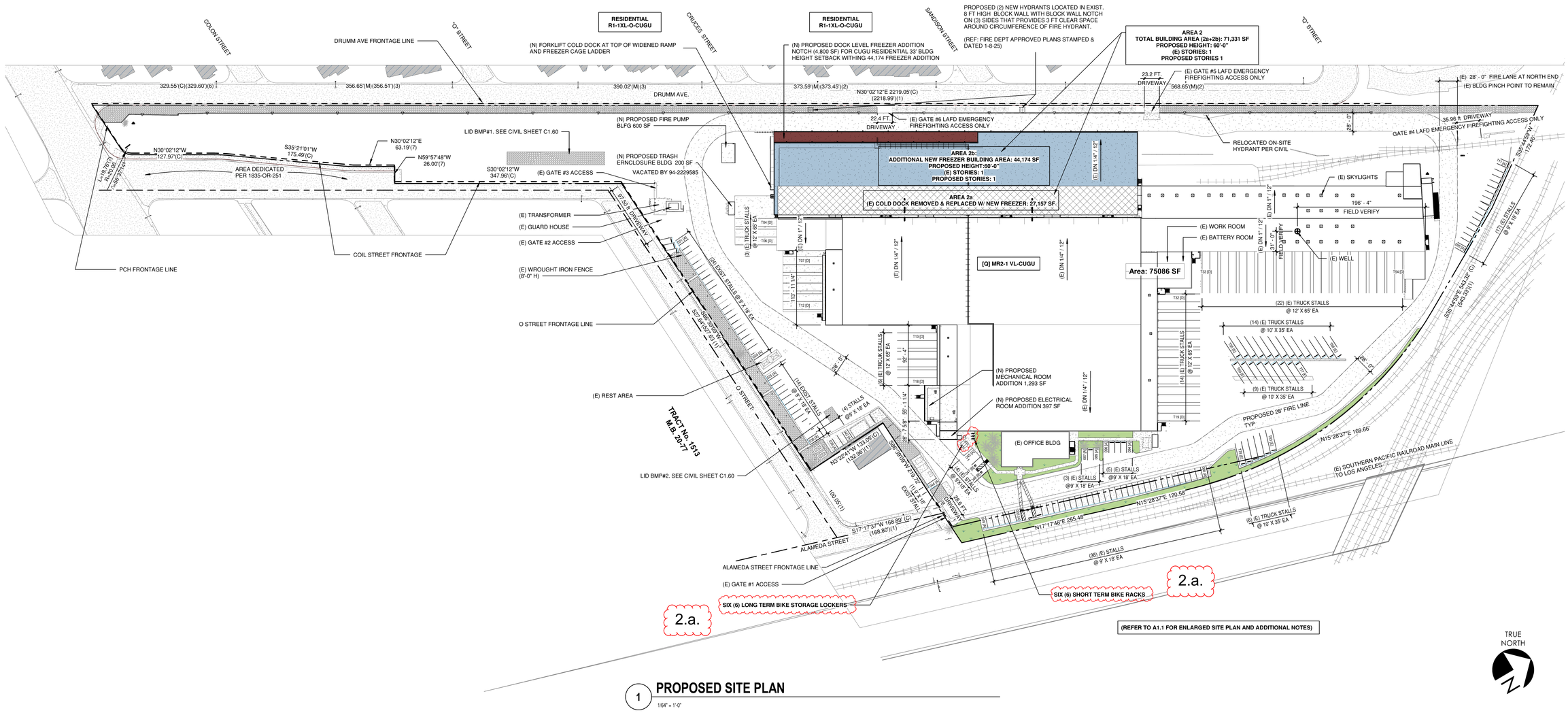
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COVER SHEET
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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T1.0



1 PROPOSED SITE PLAN

1/64" = 1'-0"

STREET FRONTAGE CALCS.

ALAMEDA STREET FRONTAGE ..... 43 FT
GATE #1 (E) DRIVEWAY WIDTH ..... 29 FT

O STREET FRONTAGE ..... 527.64 FT
GATE #2 (E) DRIVEWAY WIDTH + GATE #3 (E) DRIVEWAY WIDTH ..... 98 FT

COIL STREET FRONTAGE..... 778.36 FT
NO DRIVEWAY

DRUMM AVE FRONTAGE ..... 1,994 FT
GATE #5 (E) DRIVEWAY WIDTH ..... 23 FT
GATE #6 (E) DRIVEWAY WIDTH ..... 23 FT

TOTAL DRIVEWAY FRONTAGE 3,442.76
TOTAL (E) DRIVEWAY WIDTH ..... 173 FT
TOTAL % DRIVEWAY / FRONTAGE ..... 5.0 %

CUGU AND GREEN BUILDING NOTE:

ANY NEW LIGHTS THAT ARE PART OF THE NEW PROPOSED BUILDING AREAS AND DESIGN SHALL MEET THE OUTDOOR LIGHTING REQUIREMENTS ACCORDING TO CUGU REQUIREMENTS SECTION 13.18.F.2(a).

THE NEW PROPOSED BUILDING AREAS AND DESIGN SHALL COMPLY WITH THE GREEN BUILDING CODE. THIS IS NOW INDICATED ON PLANS.

PLANNING NOTES:

ALL OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM THE WINDOWS OF ANY RESIDENTIAL USES.

SIGNAGE STATING "NO IDLING" SHALL BE SPECIFIED ON BUILDING PLANS AND SHALL BE INSTALLED AT THE BACK OF CURB AND ADJACENT TO THE NETRANCE OF AT LEAST ONE DRIVEWAY WHERE TRUCK LOADING, STAGING, OR PARKING OCCURS.

PARKING

PARKING CRITERIA:

WAREHOUSE FIRST 10,000 SF	= (2) SPACES PER 1,000 SF
WAREHOUSE REMAINING SF	= (1) SPACE PER 5,000 SF
OFFICE	= (2) SPACES PER 1,000 SF

PARKING REQUIRED:

(E) OFFICE	= (19) STALLS @ 9,247 SF	= (2) SPACES / 1,000 SF
(E) WAREHOUSE	= (20) STALLS @ FIRST 10,000 SF	= (2) SPACES / 1,000 SF
(E) WAREHOUSE	= (41) STALLS @ REMAINING 202,249 SF	= (1) SPACE PER 5,000 SF
(N) WAREHOUSE	= (9) STALLS @ 44,174 SF (AREA 2B)	= (1) SPACE PER 5,000 SF
(N) MECH ADDITION	= (0) STALLS / NO PARKING REQUIRED	= NON-HABITABLE (1,293 SF)
(N) ELECT. ADDITION	= (0) STALLS / NO PARKING REQUIRED	= NON-HABITABLE (397 SF)
(N) FIRE PUMP BLDG	= (0) STALLS / NO PARKING REQUIRED	= NON-HABITABLE (600 SF)
TOTAL PARKING	**= (89) STALLS REQUIRED**	

EXIST. PARKING

TYPE MARK	TYPE	DESCRIPTION	QTY
[A]	9' x 18' - Standard	9' x 18' STANDARD PARKING STALL	110
[B]	9' x 18' ADA COMPLIANT	9' X 18' ACCESSIBLE STALL	3
[C]	12' x 18' ADA COMPLIANT	12' X 18' ACCESSIBLE STALL	1
NEW TOTAL: 114			114

BICYCLE PARKING:

WAREHOUSE USE NEW AREA	= 46,464 SF
WAREHOUSE USE NEW AREA	= 44,174 SF
SHORT-TERM (1) PER 10,000 SF	= (5) REQUIRED, (6 PROVIDED) STALLS
LONG-TERM (1) PER 10,000 SF	= (5) REQUIRED, (6 PROVIDED) STALLS
TOTAL BICYCLE STALLS	**= (10) REQUIRED, (12 PROVIDED) STALLS**

NO PARKING STALLS REQUIRED FOR "NON-HABITABLE" FIRE PUMP BLDG & MECH / ELECT ADDITIONS & TRASH ENCLOSURE AMENDED BY ORD. NO 182,386, EFF 3/13/24.

PROJECT DESCRIPTION

KPAC (OWNER) IS PROPOSING TO IMPROVE AND EXPAND THEIR EXISTING FACILITY **221,496 SF** OPERATIONS AT **1420 COIL AVE** FACILITY IN **WILMINGTON, CA., 90744**. THIS INCLUDES THE REMOVEL OF AN EXISTING COLD DOCK. 27,157 SF. REPLACED WITH A NEW 65-FT HIGH FREEZER, COMBINED WITH 44,174 SF OF ADDITIONAL NEW FREEZER AREA, FOR A TOTAL OF 71,331 SF OF NEW FREEZER AREA. THE NEW FREEZER AREA INCLUDES A NOTCH FOR THE CUGU 33 FT HIGH BUILDING LIMITATION. BUILDING ADDITIONS ALSO INCLUDE: NEW MECHANICAL ADDITION 1,293 SF, NEW ELECTRICAL ADDITION 397 SF, NEW FIRE PUMP BLDG 600 SF.

SITE INFORMATION

ASSESSORS PARCEL NO: 7426-029-007

ZONE:
[Q]MR2-1VL-CUGU - LIGHT MANUFACTURING
[Q]MR2-1VL-CUGU - LIGHT INDUSTRIAL
[Q]MR3-1VL-CUGU - HEAVY MANUFACTURING

SITE AREA:..... 7.16 ACRES = 747,302 S.F.

FLOOR / AREA RATIO: 0.36 = 267,960 SF / 747,302 SF

BUILDING FLOORS:..... 1 STORY
HEIGHT OF NEW FREEZER:..... 65'-0" MAX ABOVE GRADE FINISHED SURFACE

PROJECT INFORMATION

PROJECT ADDRESS:

1420 COIL AVE, WILMINGTON, CA., 90744

JURISDICTION:

CITY OF LOS ANGELES, CA.

1.a.

BUILDING INFORMATION:

NEW BUILDING HEIGHT: NEW FREEZER HEIGHT 61 FT ABOVE FIN. FLR / 65 FT MAX. ABOVE GRADE FIN. SURFACE

NEW FREEZER CUGU SETBACK HEIGHT @ 33 FT MAX. ABOVE GRADE FIN. SURFACE.

EXIST. BUILDING HEIGHT: 46'-0" FEET ABOVE FINISH SURFACE (EXIST. BUILDING HEIGHT)
BUILDING FLOORS: 1-STORY
EXIST, BUILD. AREA TOTAL: 221,496 SF

NEW GROUND LEVEL ..... 44,174 SF NEW FREEZER BUILDING AREA (AREA 2B)

BUILDING AREAS:..... 1,293 SF NEW MECHANICAL ADDITION "NON-HABITABLE" (AREA 5)
(REF: SHEET T1.50)..... 397 SF NEW ELECTRICAL ADDITION "NON-HABITABLE" (AREA 6)
600 SF NEW FIRE PUMP BUILDING "NON-HABITABLE" (AREA 7)
46,464 SF NEW GROUND LEVEL TOTAL AREA

TOTAL BLDG AREA NEW+EXIST: 267, 960 SF =46,664 SF (NEW) + 221,496 SF (EXIST.)

EXIST. BUILDING AREAS

EXIST. WAREHOUSE
74,168 SF EXIST. COVERED LOADING DOCK
28,935 SF EXIST. FREEZER #1
92,005 SF EXIST. FREEZER #2
2,910 SF EXIST. CONDITIONED DOCK #1
4,200 SF EXIST. CONDITIONED DOCK #2, EQUIP RM, ELECT RM
7,131 SF EXIST. CONDITIONED DOCK #3
2,500 SF EXIST. BATTERY CHARGING ROOM
400 SF EXIST. FIRE PUMP RM
212,249 SF EXIST. WAREHOUSE TOTAL

EXIST OFFICE
4,888 SF EXIST. OFFICE BUILDING 1ST FLOOR
4,359 SF EXIST. OFFICE BUILDING 2ND FLOOR
9,247 SF EXIST. OFFICE AREA TOTAL

TOTAL EXIST. WAREHOUSE + EXIST. OFFICE
221,496 SF TOTAL EXIST. BUILDING AREA

SITE PLAN LEGEND

- ### / Area — PARCEL NUMBER / PARCEL AREA (IF SHOWN)
- KEYNOTE TAG
- HYDRANT
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (APOT)
- INTERNATIONAL SYMBOL OF ACCESSIBLE PARKING
- LANDSCAPE - GRASS
- LANDSCAPE - ROCKS
- (E) FIRE ACCESS RD.
- CONCRETE PAVEMENT

EXHIBIT "A"
Page No. 2 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

LEGAL DESCRIPTION

PARCEL 1:
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JRMA ARCHITECTS ENGINEERS

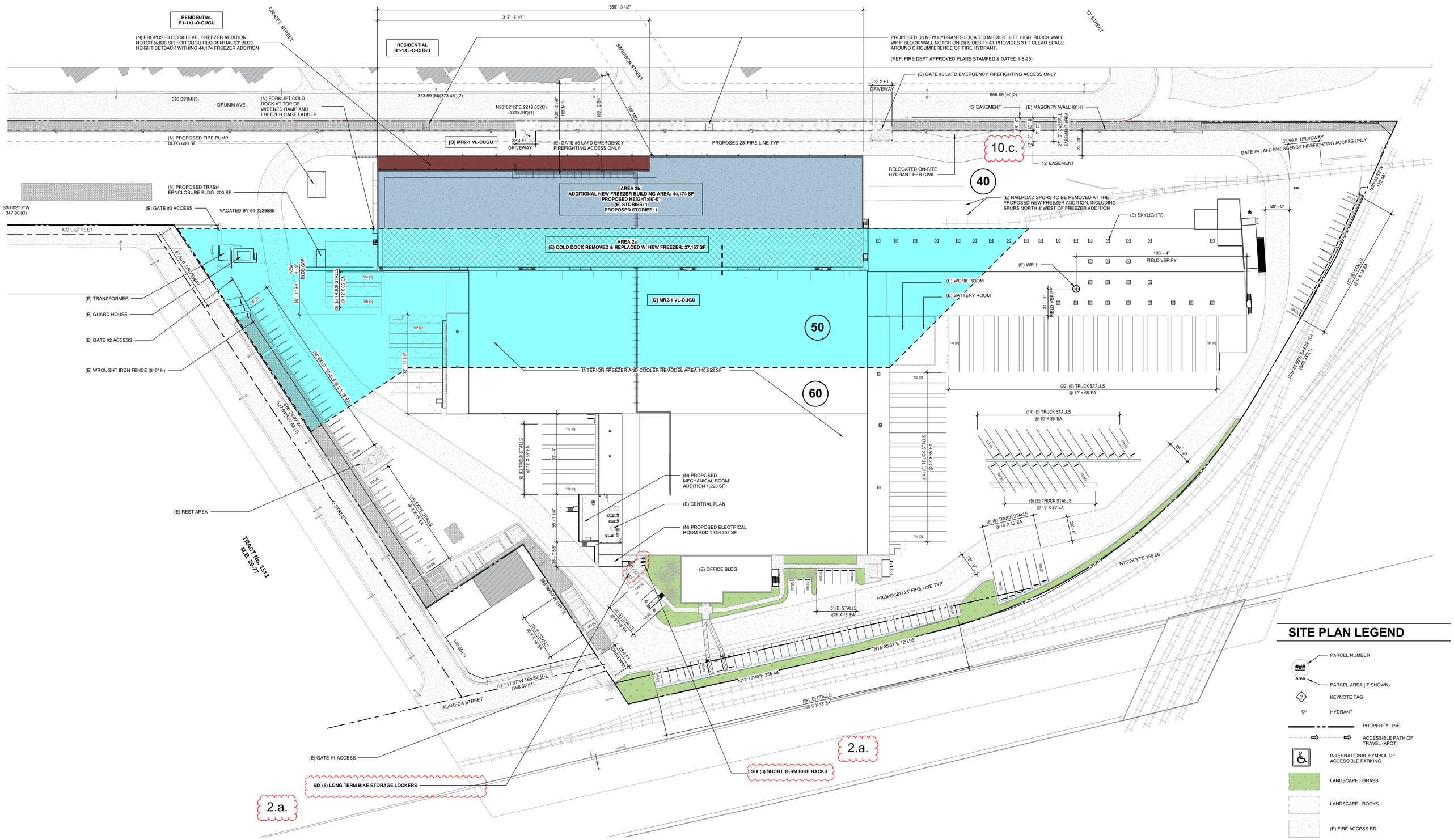
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CONCEPTUAL OVERALL SITE PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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A1.0



SITE PLAN LEGEND

- PARCEL NUMBER
- ### / Area — PARCEL AREA (IF SHOWN)
- KEYNOTE TAG
- HYDRANT
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (APOT)
- INTERNATIONAL SYMBOL OF ACCESSIBLE PARKING
- LANDSCAPE - GRASS
- LANDSCAPE - ROCKS
- (E) FIRE ACCESS RD.
- CONCRETE PAVEMENT

0' 20' 40' 80' 160'
SCALE: 1" = 40'

TRUE NORTH

EXHIBIT "A"
Page No. 3 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

1 PROPOSED SITE PLAN
1" = 40'-0"

LEGAL DESCRIPTION

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JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

CONCEPTUAL SITE PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

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11.25.2024
06.24.2025
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A1.1

AREA 7
NEW FIRE PUMP BUILDING: 600 SF
PROPOSED HEIGHT: 12' - 2 1/4" ABOVE FINISHED SURFACE
(E) STORIES:0
PROPOSED STORIES: 1

5.a.

AREA 2
TOTAL BUILDING AREA (2a+2b): 71,331 SF
PROPOSED HEIGHT: 61'-0" ABOVE FINISHED FLOOR
65'-0" ABOVE FINISHED SURFACE
(E) STORIES: 1
PROPOSED STORIES 1

AREA 2b
ADDITIONAL NEW FREEZER BUILDING AREA: 44, 174 SF
PROPOSED HEIGHT: 61'-0" ABOVE FINISHED FLOOR
65'-0" ABOVE FINISHED SURFACE
(E) STORIES: 1
PROPOSED STORIES 1

AREA 2a
(E) COLD DOCK REMOVED & REPLACED W/ NEW FREEZER: 27,157 SF

3.b.
OLD
AREA 12

3.b.
OLD
AREA 8

3.b.
OLD
AREA 15

AREA 3
EXISTING (E) COLD STORAGE TO REMAIN: 186,882 SF
(E) HEIGHT:46' - 0" ABOVE FINISHED SURFACE
(E) STORIES:1

1.a.

3.b.
OLD
AREA 14

5.a.

AREA 8
NEW TRASH ENCL.: 200 SF
PROPOSED HEIGHT: 9' - 10 1/4" ABOVE FINISHED SURFACE
(E) STORIES:0
PROPOSED STORIES: 1

3.a.

GROSS BLDG AREA LEGEND

- (E) TO REMAIN
- NEW ADDITION
- T.I.
- T.I. DEMO / NEW

AREA 5
NEW MECH. ADDITION: 1,293 SF
PROPOSED HEIGHT: 28' - 0" ABOVE FINISHED SURFACE
(E) STORIES:0
PROPOSED STORIES: 1

AREA 6
NEW ELECT. ADDITION: 397 SF
PROPOSED HEIGHT: 28' - 0" ABOVE FINISHED SURFACE
(E) STORIES:0
PROPOSED STORIES: 1

1.a.

AREA 4
(E) MECH. & ELECT. RM REMODEL: 1,870 SF
(E) HEIGHT:42' - 9" ABOVE FINISHED SURFACE
PROPOSED HEIGHT: 42' - 9"
(E) STORIES:2
PROPOSED STORIES: 2

AREA 1
EXISTING (E) MAIN OFFICE TO REMAIN:
4,888 SF 1ST FLOOR
4,359 SF 2ND FLOOR
9,247 SF TOTAL
(E) HEIGHT: 30'-6" ABOVE FINISHED SURFACE
(E) STORIES: 2

EXHIBIT "A"
Page No. 4 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

TRUE NORTH

0' 15' 30' 60' 120'
SCALE: 1" = 30'

LEGAL DESCRIPTION

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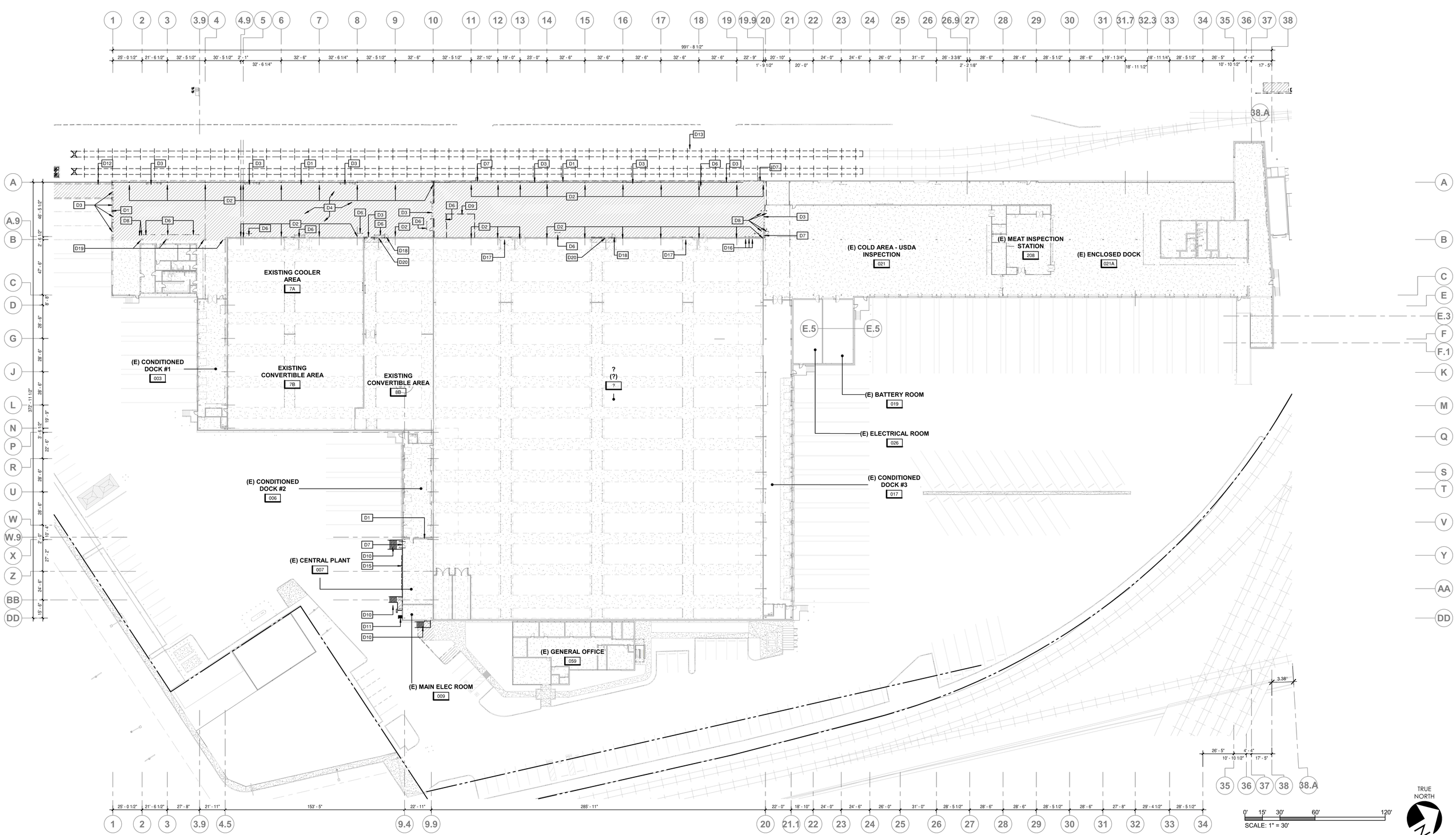
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GROSS BUILDING AREA PLAN - 1ST FLOOR
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
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A1.5



DEMO KEYNOTES

D1 DEMOLISH WALL
D2 REMOVE STRUCTURAL COLUMN
D3 REMOVE OVERHEAD DOOR
D4 DEMOLISH FLOOR
D6 REMOVE GUARDRAIL
D7 REMOVE DOOR
D8 REMOVE BOLLARDS
D9 REMOVE FENCE
D10 REMOVE STAIR
D11 REMOVE LADDER
D12 REMOVE CONCRETE RAMP
D13 REMOVE SPUR AS REQUIRED
D15 REMOVE LOUVERS AND WALL AS REQ'D FOR OPENING THE SPACE TO THE MECHANICAL ROOM ADDITION.
D16 REMOVE / RELOCATE VEHICLE CHARGING STATIONS
D17 REMOVE COLD STORAGE SLIDING DOOR AND INFILL OPENING WITH IMP TO MATCH EXISTING
D18 REMOVE COLD STORAGE PERSONNEL DOOR AND INFILL OPENING WITH IMP TO MATCH EXISTING
D19 SAW CUT (E) SLAB AS REQUIRED AROUND (E) COLUMN FTG.
D20 DEMOLISH WALL UP TO THE SLIDING DOOR HEADER IN THIS AREA

NOTES

1. ONLY BUILDING COMPONENTS TO BE DEMOLISHED, REMOVED OR RELOCATED ARE CALLED OUT.
2. FIELD VERIFY AND REPORT ANY FINDINDS, CONFLICTS OR INACCURATE INFORMATION.

EXHIBIT "A"
Page No. 5 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

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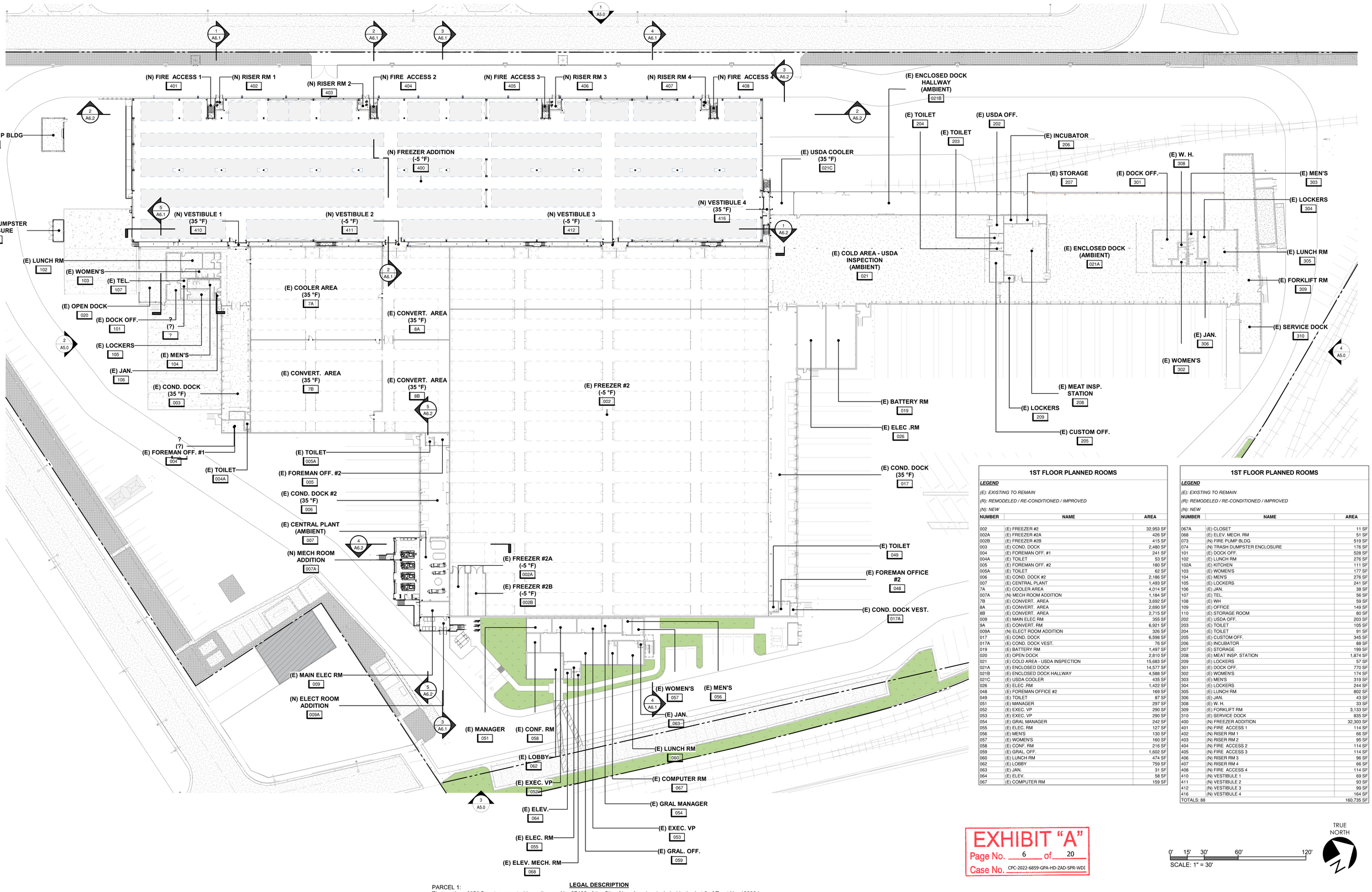
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DEMOLITION FLOOR PLAN
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A2.0



1ST FLOOR PLANNED ROOMS		
LEGEND		
(E): EXISTING TO REMAIN		
(R): REMODELED / RE-CONDITIONED / IMPROVED		
(N): NEW		
NUMBER	**NAME**	**AREA**
002	(E) FREEZER #2	32,953 SF
002A	(E) FREEZER #2A	426 SF
002B	(E) FREEZER #2B	415 SF
003	(E) COND. DOCK	2,480 SF
004	(E) FOREMAN OFF. #1	241 SF
004A	(E) TOILET	53 SF
005	(E) FOREMAN OFF. #2	180 SF
005A	(E) TOILET	62 SF
006	(E) COND. DOCK #2	2,186 SF
007	(E) CENTRAL PLANT	1,493 SF
7A	(E) COOLER AREA	4,014 SF
007A	(N) MECH ROOM ADDITION	1,184 SF
7B	(E) CONVERT. AREA	3,692 SF
8A	(E) CONVERT. AREA	2,690 SF
8B	(E) CONVERT. AREA	2,715 SF
009	(E) MAIN ELEC RM	355 SF
9A	(E) CONVERT. RM	6,921 SF
009A	(N) ELECT ROOM ADDITION	326 SF
017	(E) COND. DOCK	6,598 SF
017A	(E) COND. DOCK VEST.	76 SF
019	(E) BATTERY RM	1,497 SF
020	(E) OPEN DOCK	2,810 SF
021	(E) COLD AREA - USDA INSPECTION	15,683 SF
021A	(E) ENCLOSED DOCK	14,577 SF
021B	(E) ENCLOSED DOCK HALLWAY	4,588 SF
021C	(E) USDA COOLER	435 SF
026	(E) ELEC .RM	1,422 SF
048	(E) FOREMAN OFFICE #2	169 SF
049	(E) TOILET	87 SF
051	(E) MANAGER	297 SF
052	(E) EXEC. VP	290 SF
053	(E) EXEC. VP	290 SF
054	(E) GRAL MANAGER	242 SF
055	(E) ELEC. RM	127 SF
056	(E) MEN'S	130 SF
057	(E) WOMEN'S	160 SF
058	(E) CONF. RM	216 SF
059	(E) GRAL. OFF.	1,602 SF
060	(E) LUNCH RM	474 SF
062	(E) LOBBY	759 SF
063	(E) JAN.	31 SF
064	(E) ELEV.	58 SF
067	(E) COMPUTER RM	159 SF

1ST FLOOR PLANNED ROOMS		
LEGEND		
(E): EXISTING TO REMAIN		
(R): REMODELED / RE-CONDITIONED / IMPROVED		
(N): NEW		
NUMBER	**NAME**	**AREA**
067A	(E) CLOSET	11 SF
068	(E) ELEV. MECH. RM	51 SF
073	(N) FIRE PUMP BLDG	519 SF
074	(N) TRASH DUMPSTER ENCLOSURE	176 SF
101	(E) DOCK OFF.	528 SF
102	(E) LUNCH RM	276 SF
102A	(E) KITCHEN	111 SF
103	(E) WOMEN'S	177 SF
104	(E) MEN'S	276 SF
105	(E) LOCKERS	241 SF
106	(E) JAN.	38 SF
107	(E) TEL.	56 SF
108	(E) WH	59 SF
109	(E) OFFICE	149 SF
110	(E) STORAGE ROOM	80 SF
202	(E) USDA OFF.	203 SF
203	(E) TOILET	105 SF
204	(E) TOILET	91 SF
205	(E) CUSTOM OFF.	345 SF
206	(E) INCUBATOR	88 SF
207	(E) STORAGE	199 SF
208	(E) MEAT INSP. STATION	1,874 SF
209	(E) LOCKERS	57 SF
301	(E) DOCK OFF.	770 SF
302	(E) WOMEN'S	174 SF
303	(E) MEN'S	319 SF
304	(E) LOCKERS	244 SF
305	(E) LUNCH RM	802 SF
306	(E) JAN.	43 SF
308	(E) W. H.	33 SF
309	(E) FORKLIFT RM	3,133 SF
310	(E) SERVICE DOCK	835 SF
400	(N) FREEZER ADDITION	32,303 SF
401	(N) FIRE ACCESS 1	114 SF
402	(N) RISER RM 1	66 SF
403	(N) RISER RM 2	95 SF
404	(N) FIRE ACCESS 2	114 SF
405	(N) FIRE ACCESS 3	114 SF
406	(N) RISER RM 3	96 SF
407	(N) RISER RM 4	66 SF
408	(N) FIRE ACCESS 4	114 SF
410	(N) VESTIBULE 1	69 SF
411	(N) VESTIBULE 2	93 SF
412	(N) VESTIBULE 3	99 SF
416	(N) VESTIBULE 4	164 SF
TOTALS: 88		160,735 SF

EXHIBIT "A"
Page No. 6 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

TRUE NORTH

0' 15' 30' 60' 120'
SCALE: 1" = 30'

LEGAL DESCRIPTION

PARCEL 1:
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JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

OVERALL 1ST FLOOR PLAN

KONOIKE- MAUST COMPANY

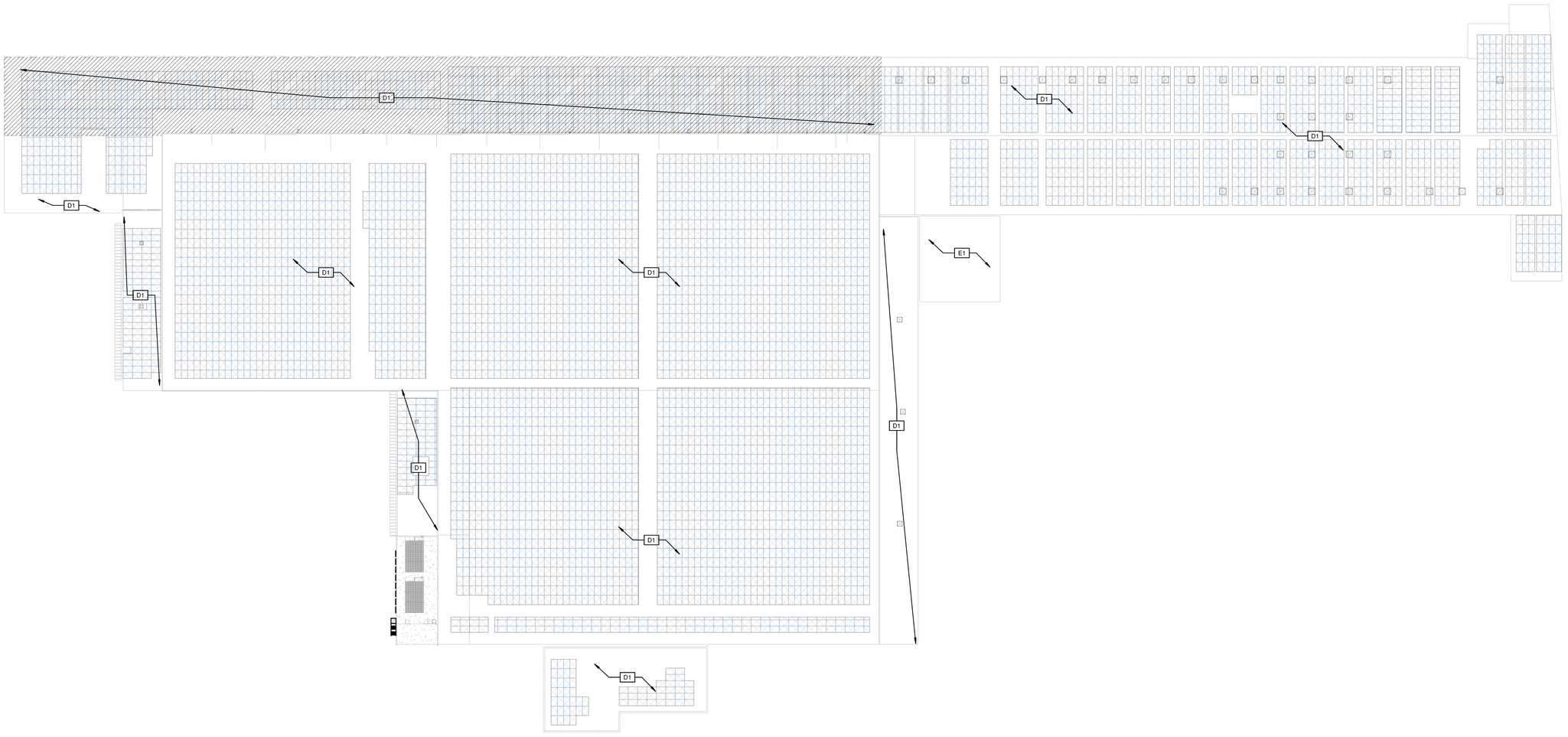
COLD STORAGE FREEZER ADDITION - REMODEL

1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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A2.1



1 **ROOF DEMOLITION PLAN - PLANNING**
1" = 30'-0"

0' 15' 30' 60' 120'
SCALE: 1" = 30'

TRUE NORTH

DEMO KEYNOTES

D1 ALL EXISTING (E) SOLAR PANELS TO BE REMOVED.

EXISTING KEYNOTES

E1 EXISTING ROOF & ROOFTOP EQUIPMENT TO REMAIN

EXHIBIT "A"
Page No. 7 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WD1

LEGAL DESCRIPTION

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JRMA ARCHITECTS ENGINEERS

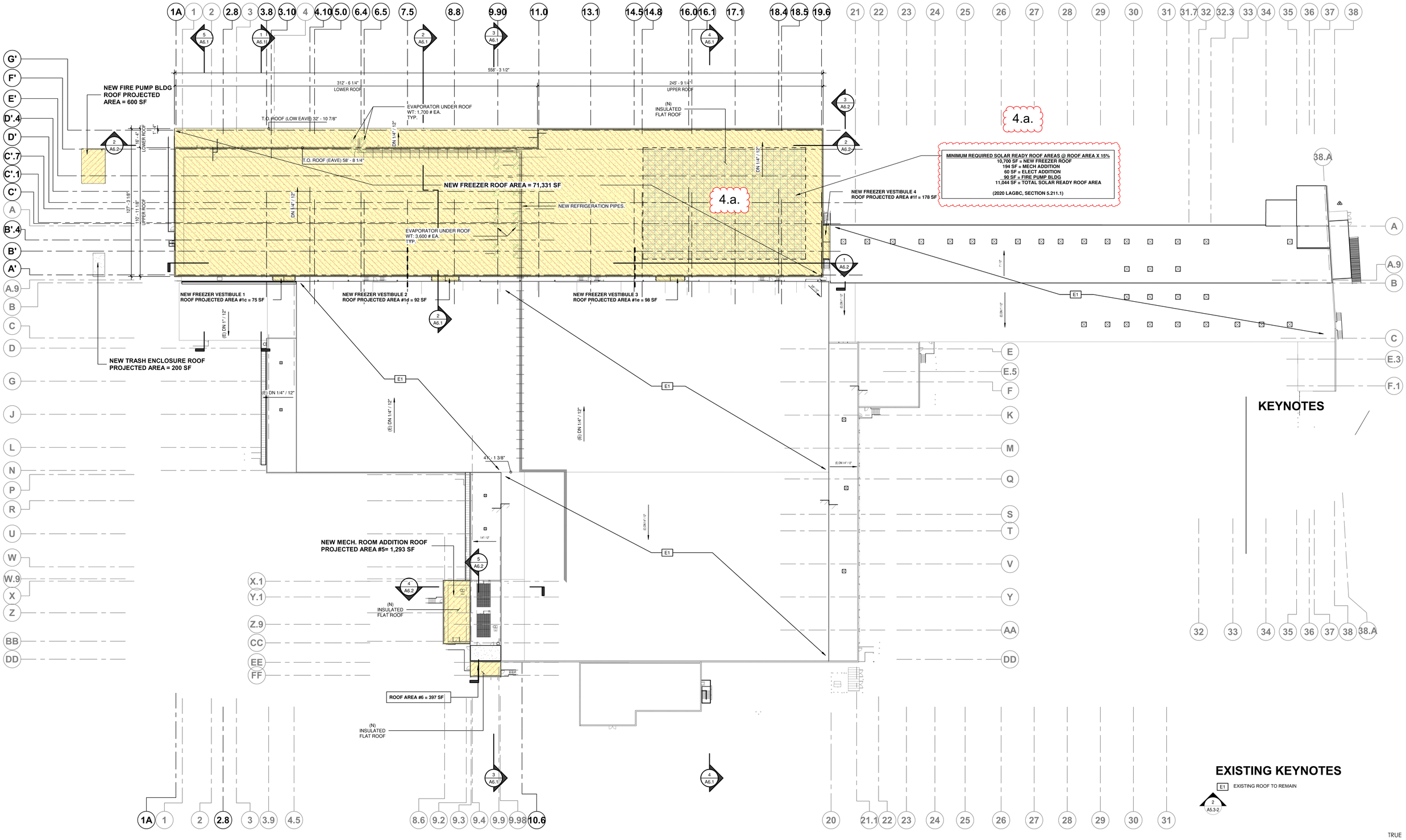
alston CONSTRUCTION Celebrating 35 Years

ROOF DEMOLITION PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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A4.0



KEYNOTES

EXISTING KEYNOTES

E1 EXISTING ROOF TO REMAIN

2 / A5.3-2

1 OVERALL ROOF PLAN
1" = 30'-0"

TRUE NORTH

0' 15' 30' 60' 120'
SCALE: 1" = 30'

EXHIBIT "A"
Page No. 8 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

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JRMA ARCHITECTS ENGINEERS

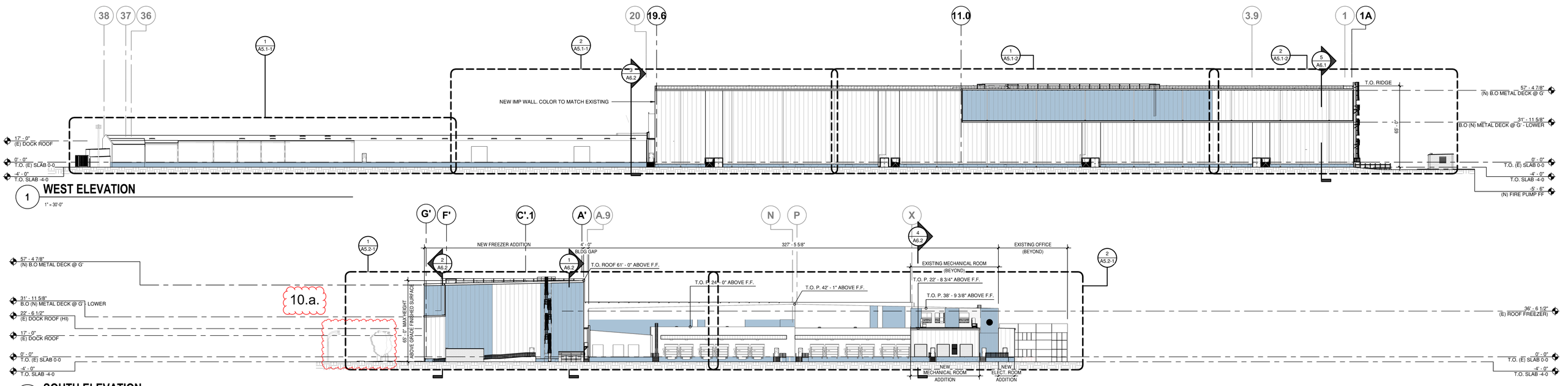
alston CONSTRUCTION Celebrating 35 Years

ROOF PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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A4.1

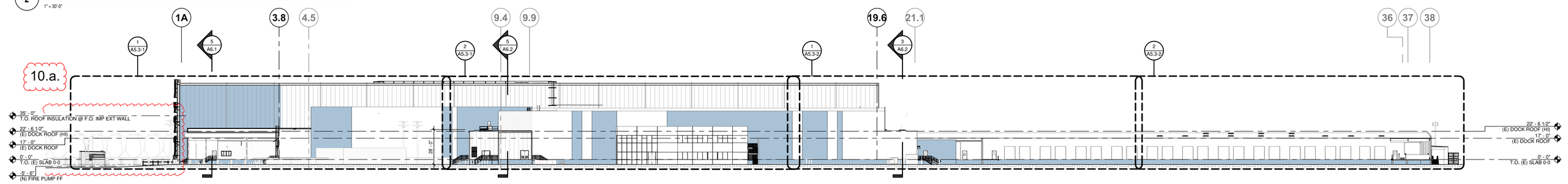


1 WEST ELEVATION

1" = 30'-0"

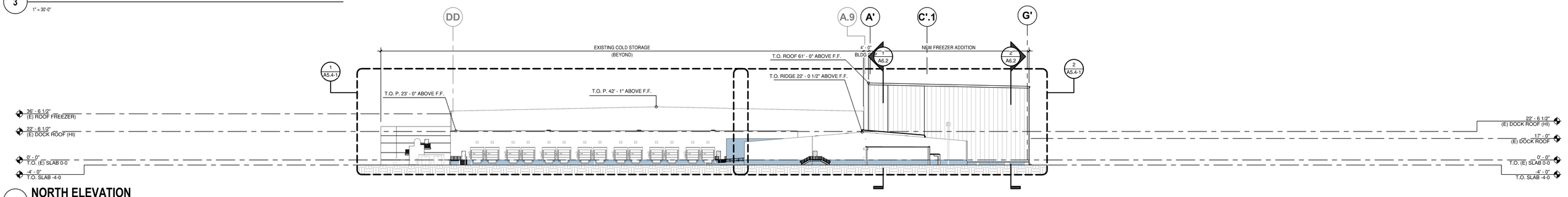
2 SOUTH ELEVATION

1" = 30'-0"



3 EAST ELEVATION

1" = 30'-0"



4 NORTH ELEVATION

1" = 30'-0"

EXHIBIT "A"
Page No. 9 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

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JRMA ARCHITECTS ENGINEERS

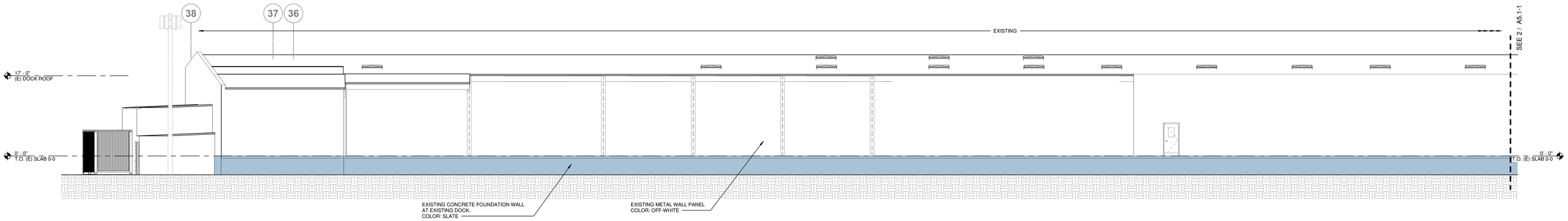
alston CONSTRUCTION Celebrating 35 Years

PROPOSED EXTERIOR ELEVATIONS
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

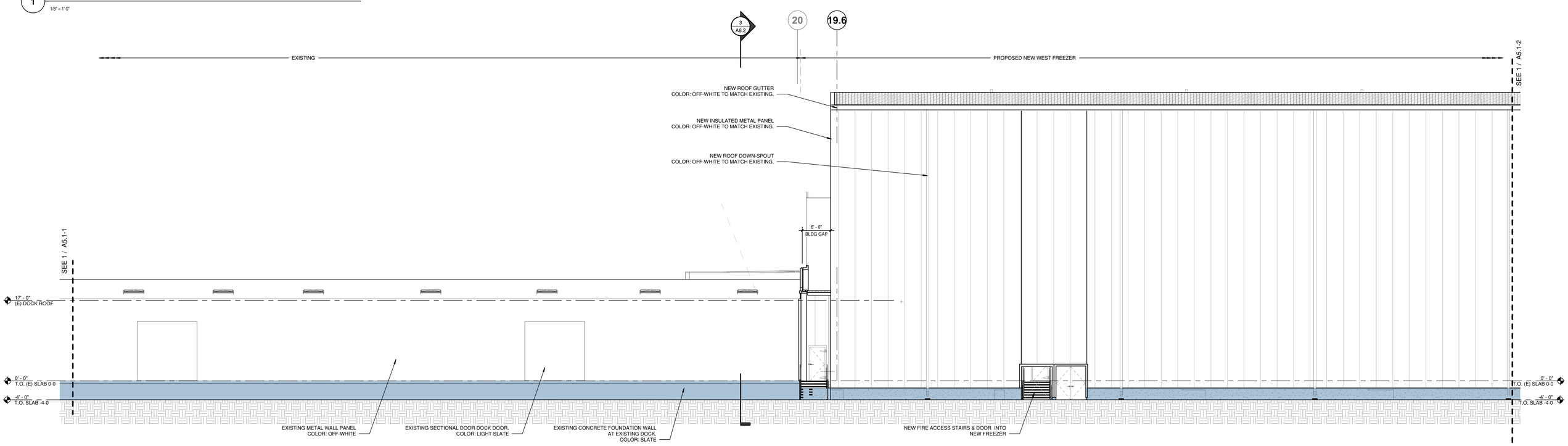
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A5.0



1 PARTIAL WEST ELEVATION 01

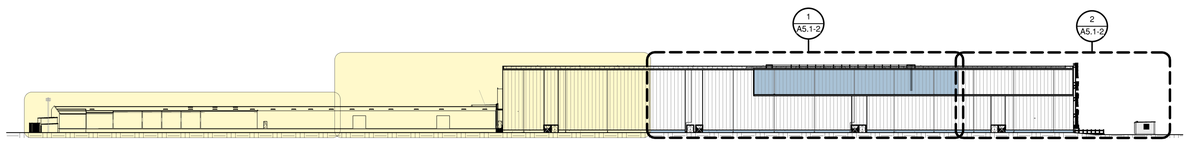
1/8" = 1'-0"



2 PARTIAL WEST ELEVATION 02

1/8" = 1'-0"

EXHIBIT "A"
Page No. 10 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI



0 WEST KEY ELEVATION

1" = 60'-0"

LEGAL DESCRIPTION

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JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

ENLARGED PROPOSED EXT. WEST ELEVATION

KONOIKE- MAUST COMPANY

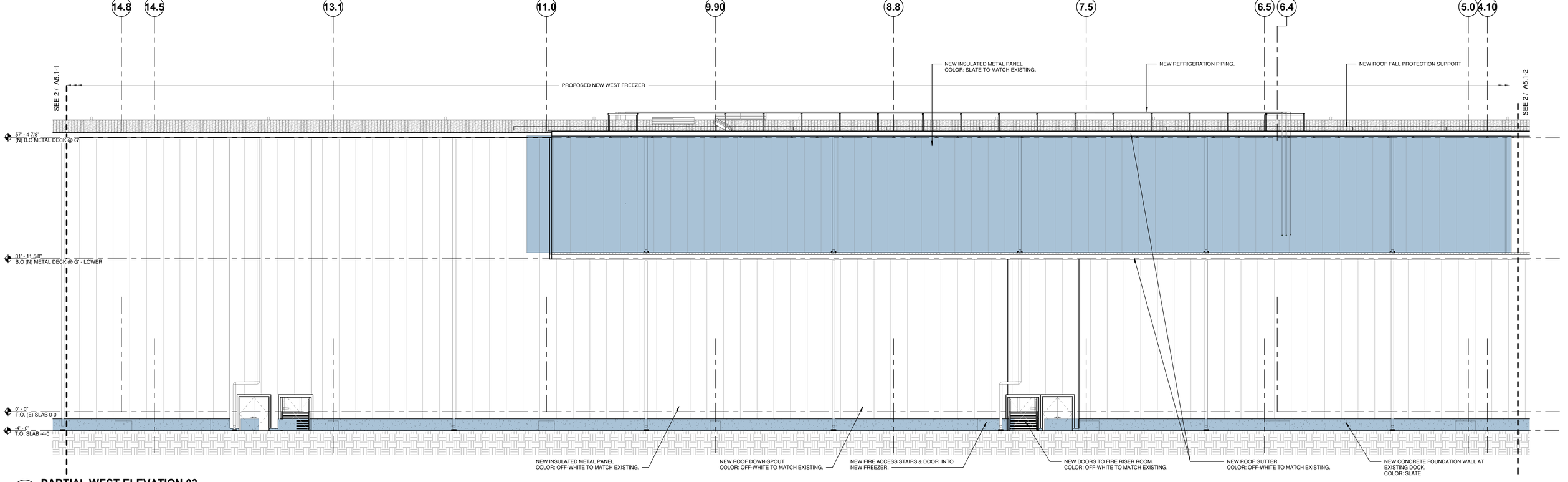
COLD STORAGE FREEZER ADDITION - REMODEL

1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

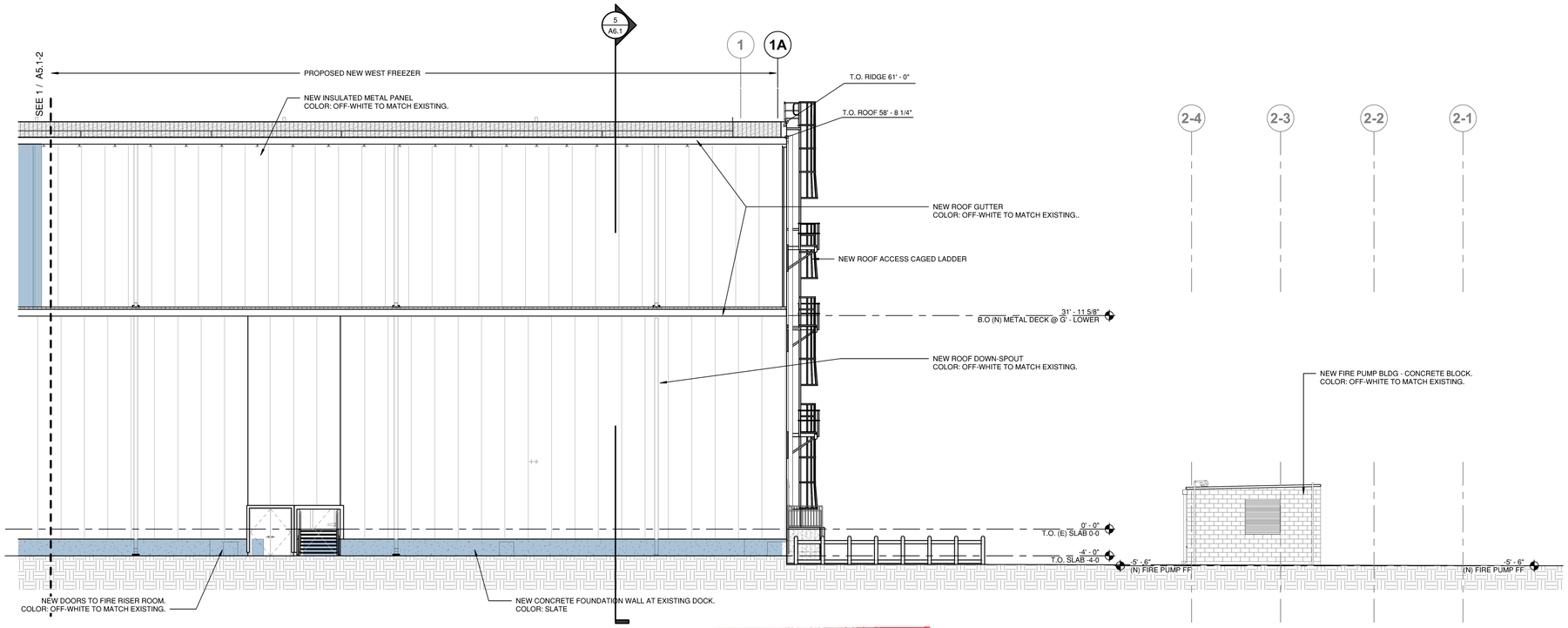
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A5.1-1



1 PARTIAL WEST ELEVATION 03

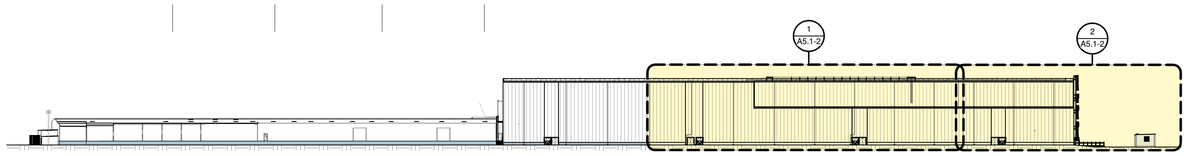
1/8" = 1'-0"



2 PARTIAL WEST ELEVATION 04

1/8" = 1'-0"

EXHIBIT "A"
Page No. 11 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI



JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

LEGAL DESCRIPTION

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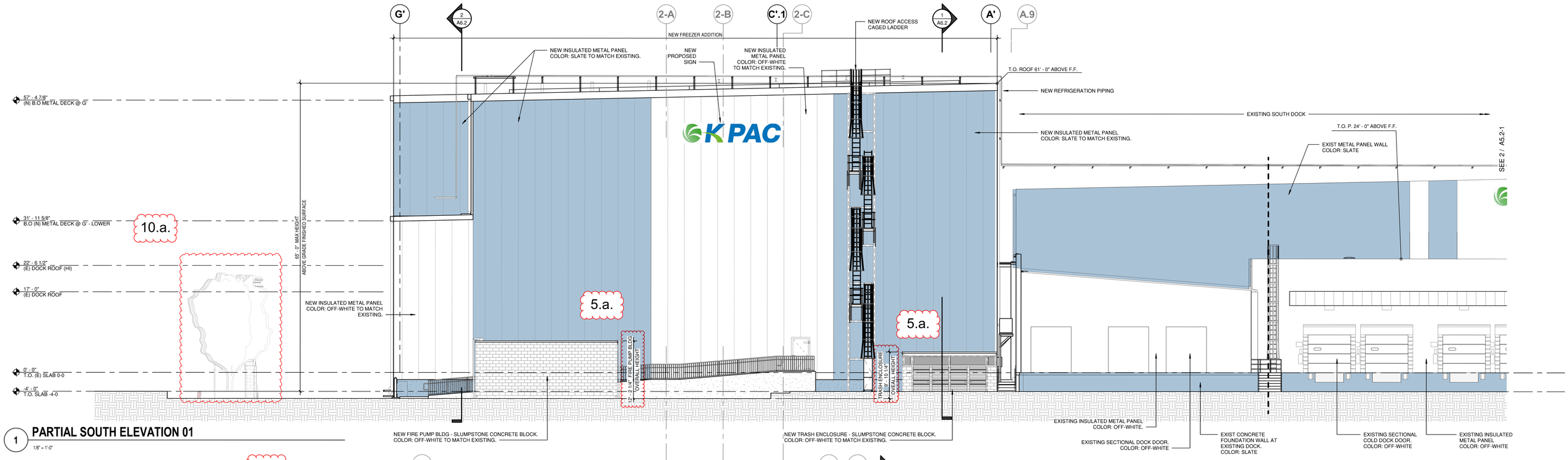
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ENLARGED PROPOSED EXT. WEST ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

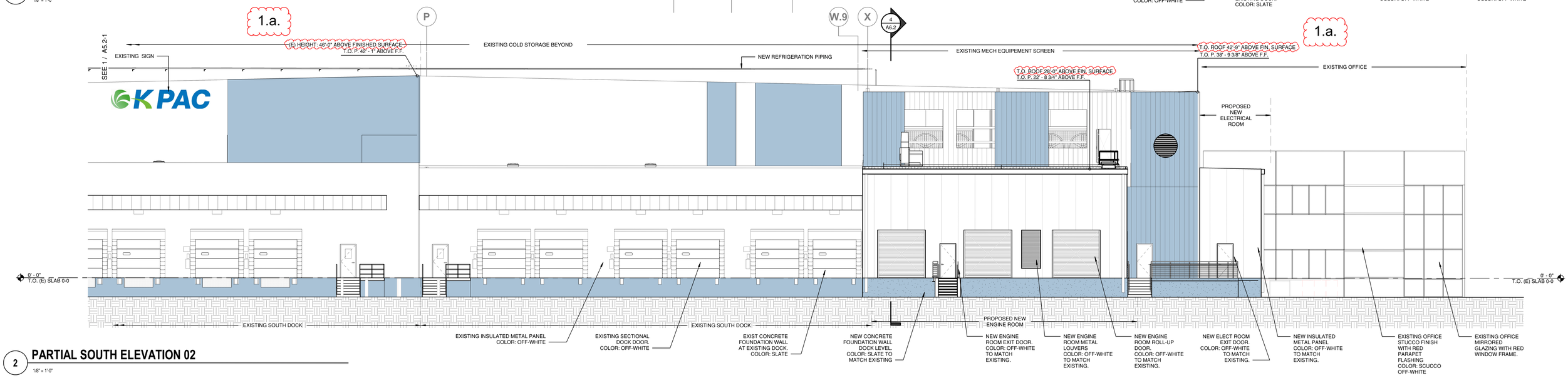
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A5.1-2



1 **PARTIAL SOUTH ELEVATION 01**

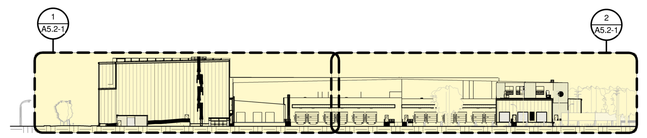
1/8" = 1'-0"



2 **PARTIAL SOUTH ELEVATION 02**

1/8" = 1'-0"

EXHIBIT "A"
Page No. 12 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI



0 **SOUTH KEY ELEVATION**

1" = 60'-0"

JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

LEGAL DESCRIPTION

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ENLARGED PROPOSED EXT. SOUTH ELEVATION

KONOIKE- MAUST COMPANY

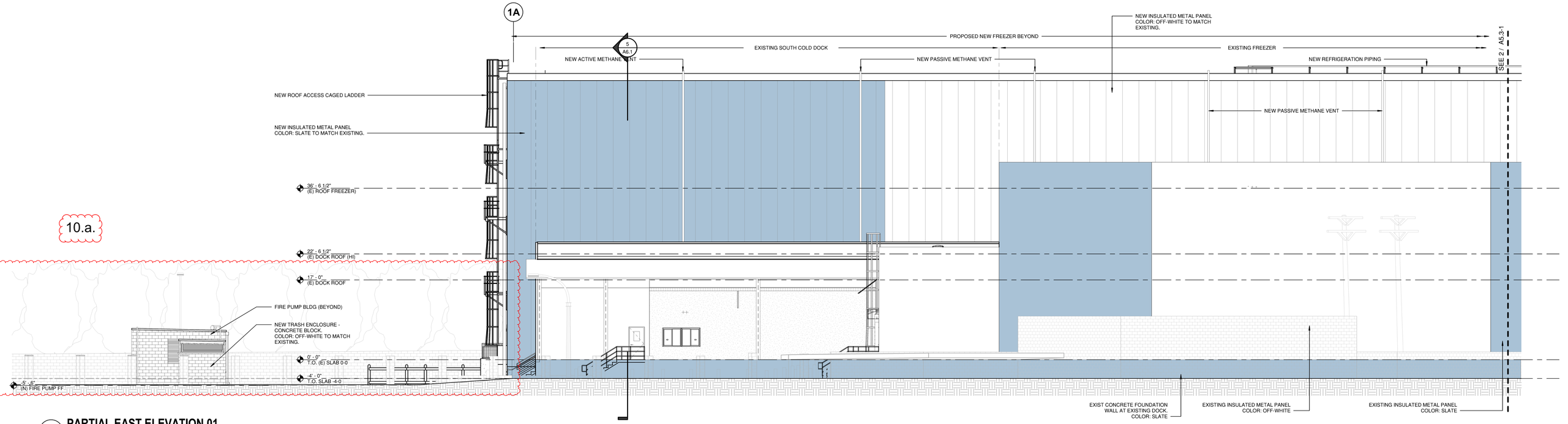
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07.17.2025

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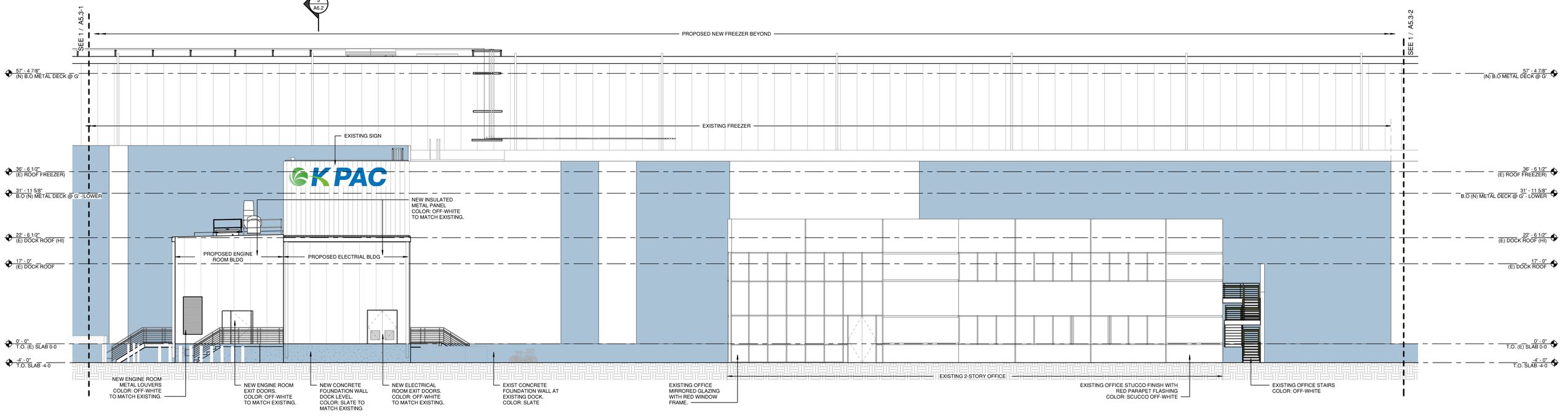
A5.2-1



10.a.

1 PARTIAL EAST ELEVATION 01

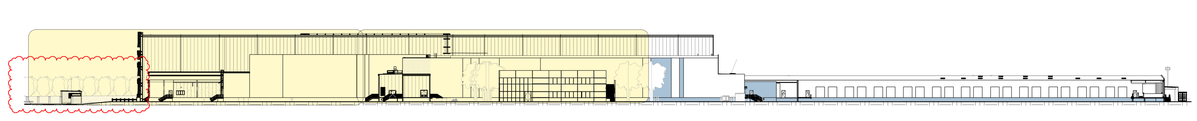
1/8" = 1'-0"



2 PARTIAL EAST ELEVATION 02

1/8" = 1'-0"

10.a.



0 EAST KEY ELEVATION

1" = 60'-0"

EXHIBIT "A"
Page No. 13 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

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JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

ENLARGED PROPOSED EXT. EAST ELEVATION

KONOIKE- MAUST COMPANY

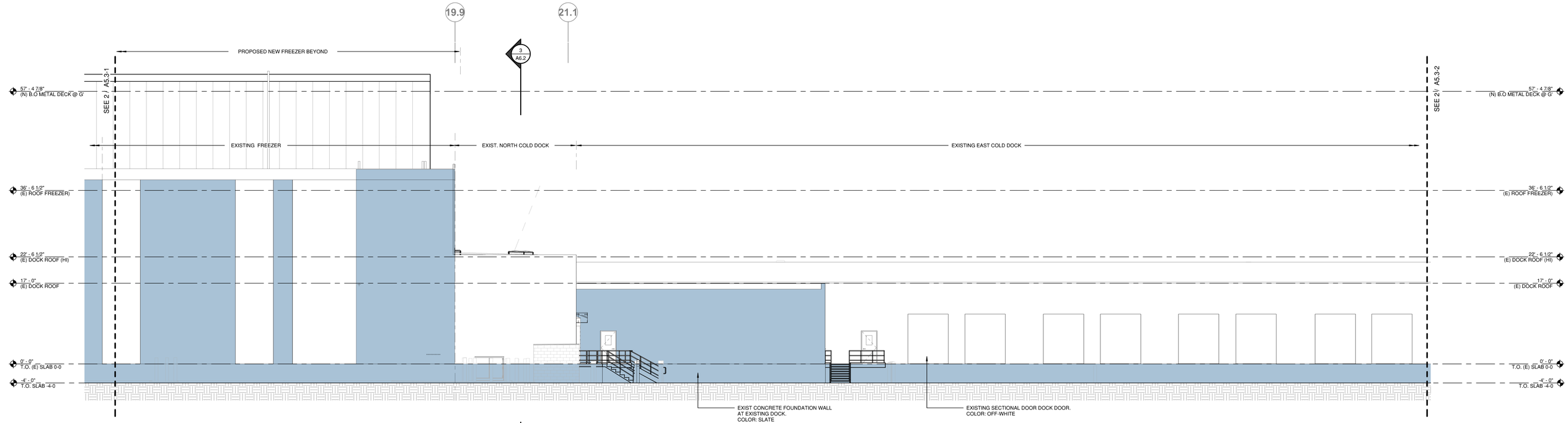
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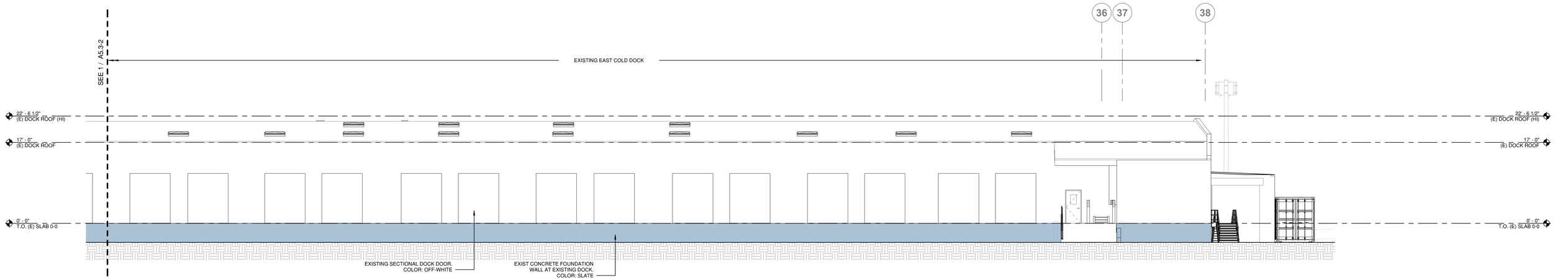
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A5.3-1



1 **PARTIAL EAST ELEVATION 03**

1/8" = 1'-0"



2 **PARTIAL EAST ELEVATION 04**

1/8" = 1'-0"

10.a.



3 **EAST KEY ELEVATION**

1" = 60'-0"

EXHIBIT "A"
Page No. 14 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

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ENLARGED PROPOSED EXT. EAST ELEVATION

KONOIKE- MAUST COMPANY

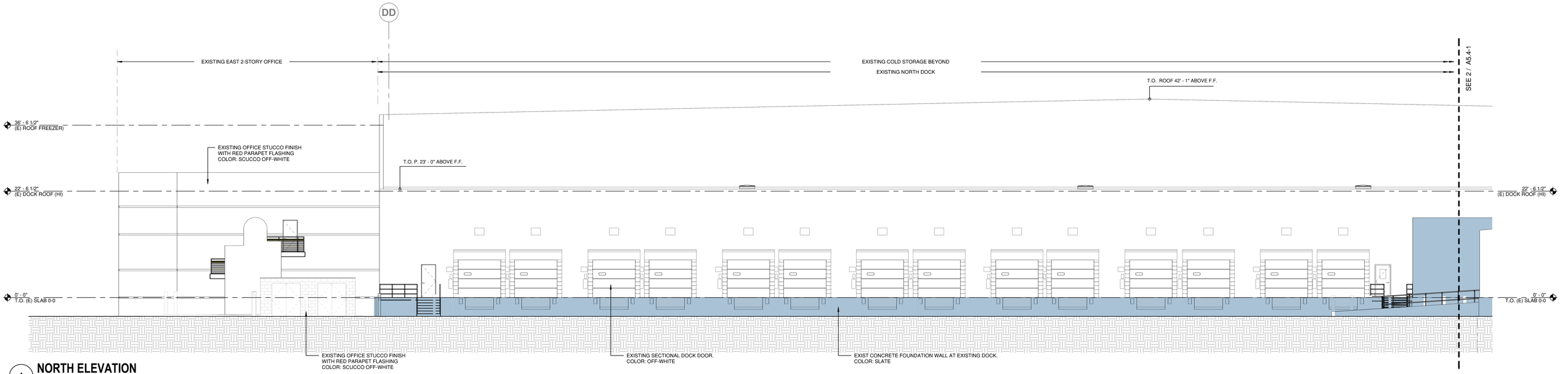
COLD STORAGE FREEZER ADDITION - REMODEL

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Job No. 5830
11.25.2024
06.24.2025
07.17.2025

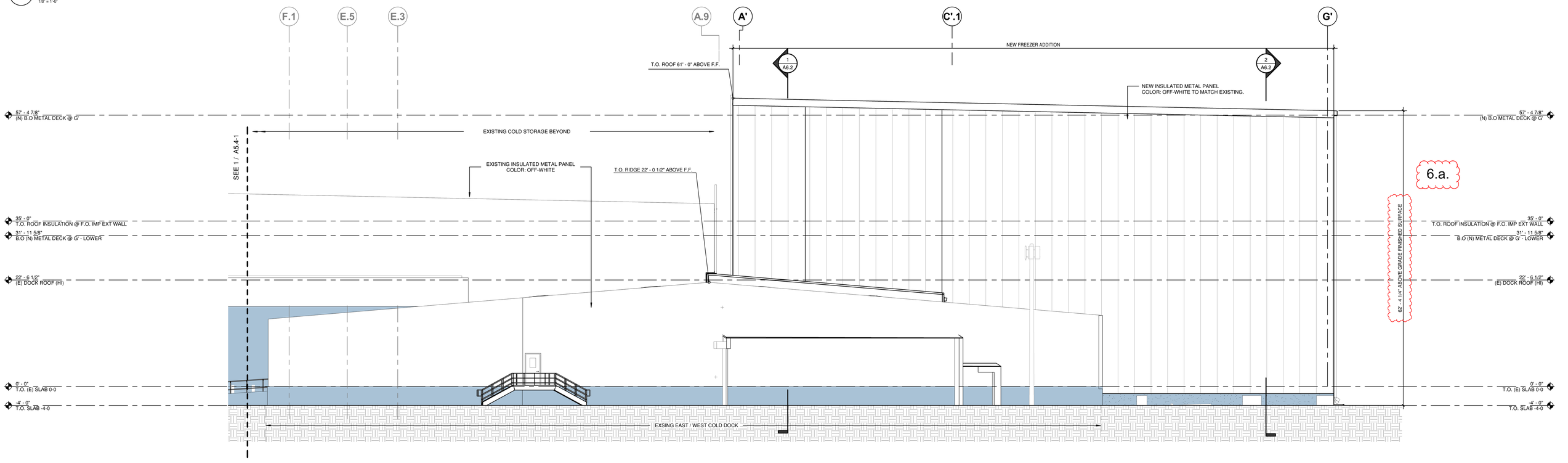
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A5.3-2



1 NORTH ELEVATION

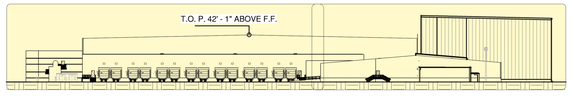
1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"

EXHIBIT "A"
Page No. 15 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI



0 NORTH KEY ELEVATION

1" = 60'-0"

JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

LEGAL DESCRIPTION

PARCEL 1:
That portion of "Q" Street as vacated by ordinance No. 87406 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038,in the City of Los Angeles, In the County of Los Angeles, State of California, As per Map recorded in book 254, Page 20 of Maps, in the office of the County recorder of said County.

Parcel 2:
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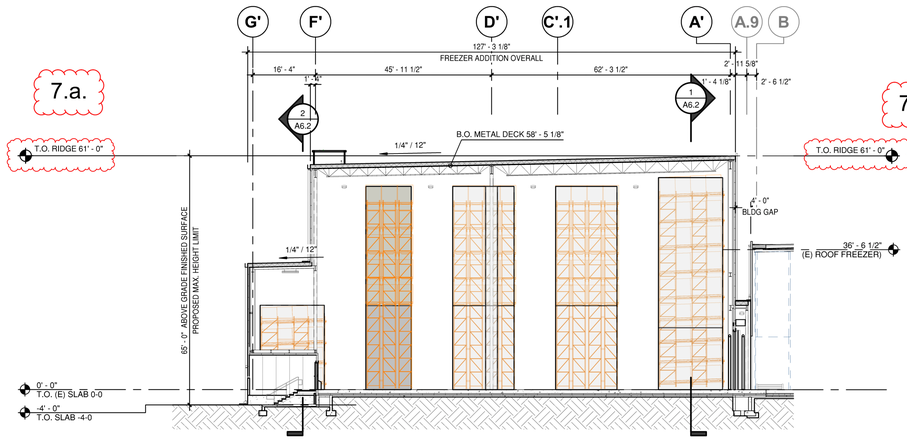
Parcel 3:
Lots 60 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, In the County of Los Angeles, State of California, As per map recorded in book 20, page 77 of maps, in the County of the County Recorder of said County.

ENLARGED PROPOSED EXT.NORTH ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

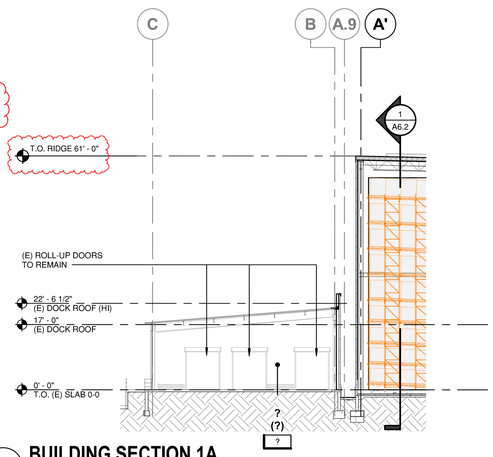
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A5.4-1



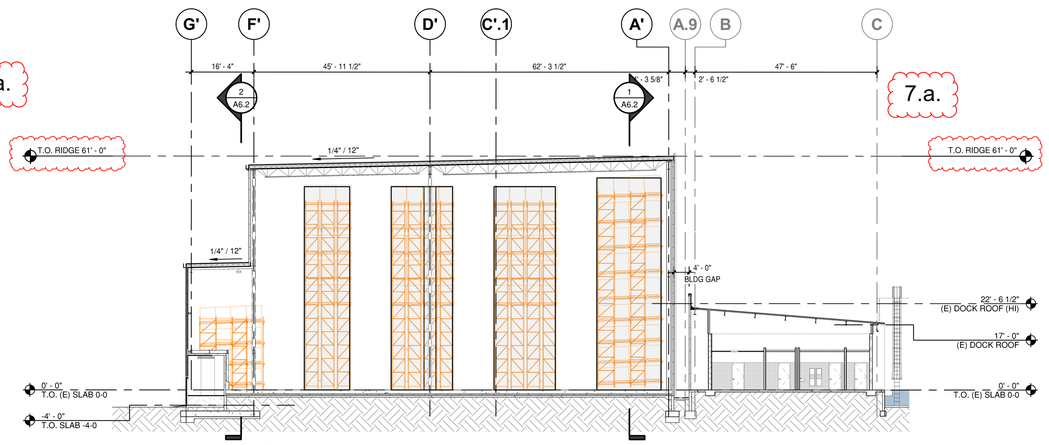
2 BUILDING SECTION 2

1/16" = 1'-0"



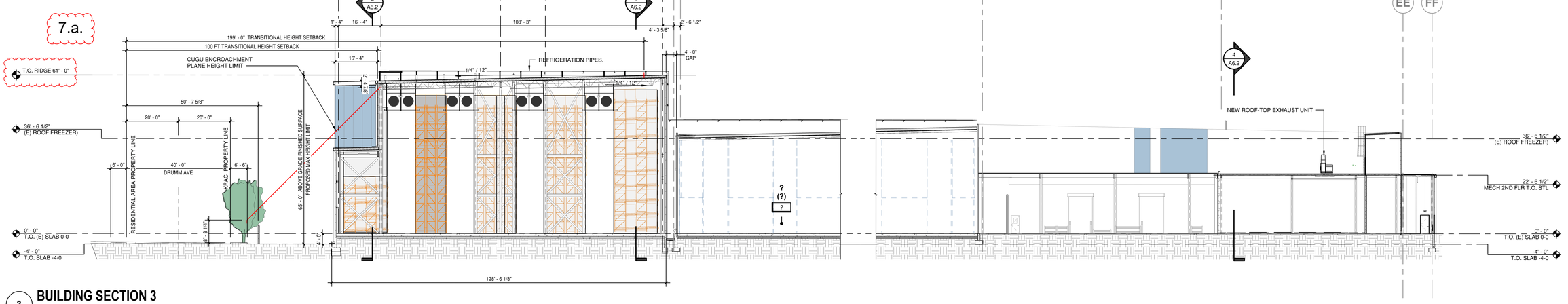
5 BUILDING SECTION 1A

1/16" = 1'-0"



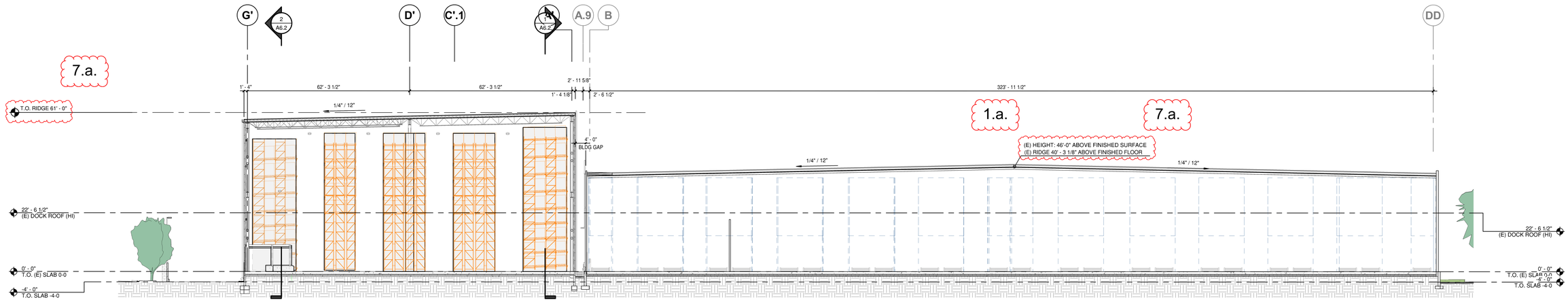
1 BUILDING SECTION 1

1/16" = 1'-0"



3 BUILDING SECTION 3

1/16" = 1'-0"



4 BUILDING SECTION 4

1/16" = 1'-0"

EXHIBIT "A"
Page No. 16 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

JRMA ARCHITECTS ENGINEERS

alston CONSTRUCTION Celebrating 35 Years

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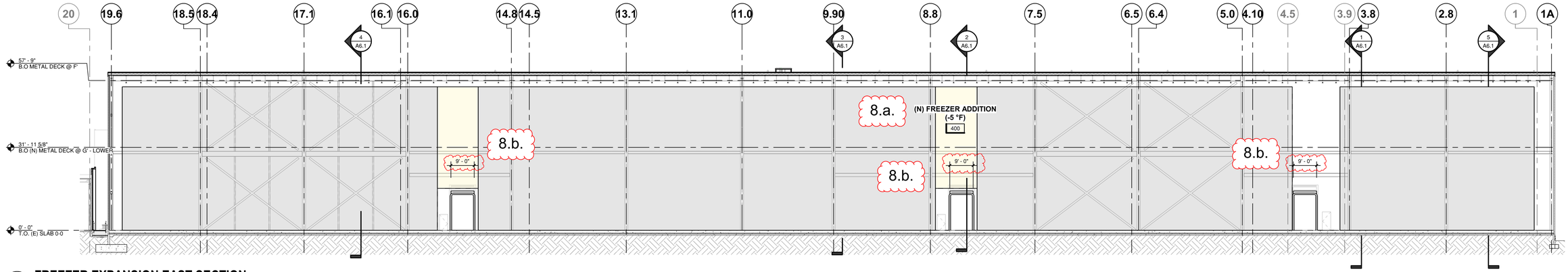
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BUILDING SECTIONS
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
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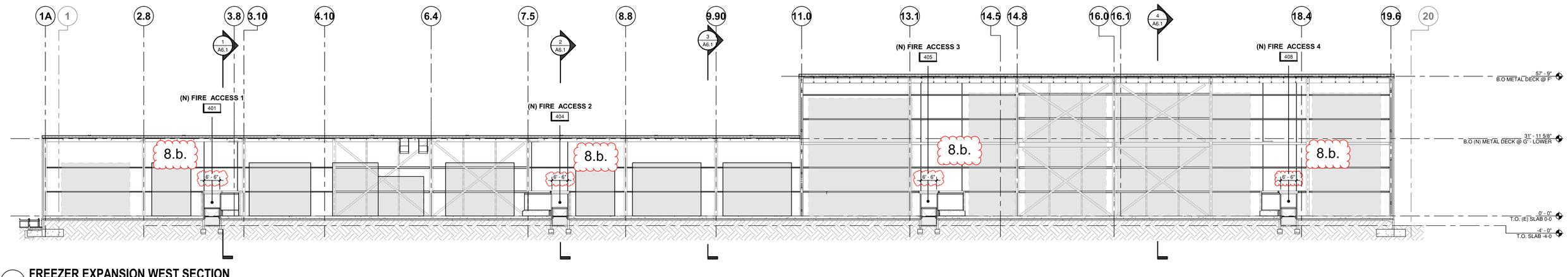
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A6.1



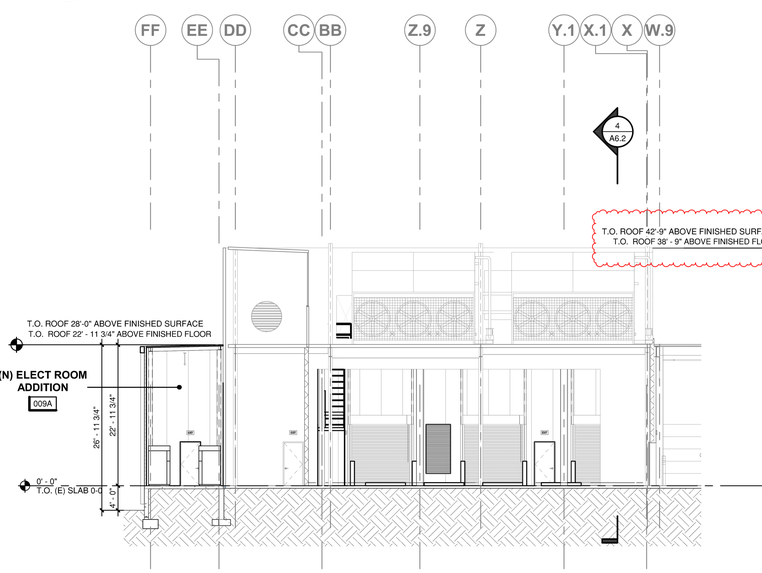
1 FREEZER EXPANSION EAST SECTION

1/16" = 1'-0"



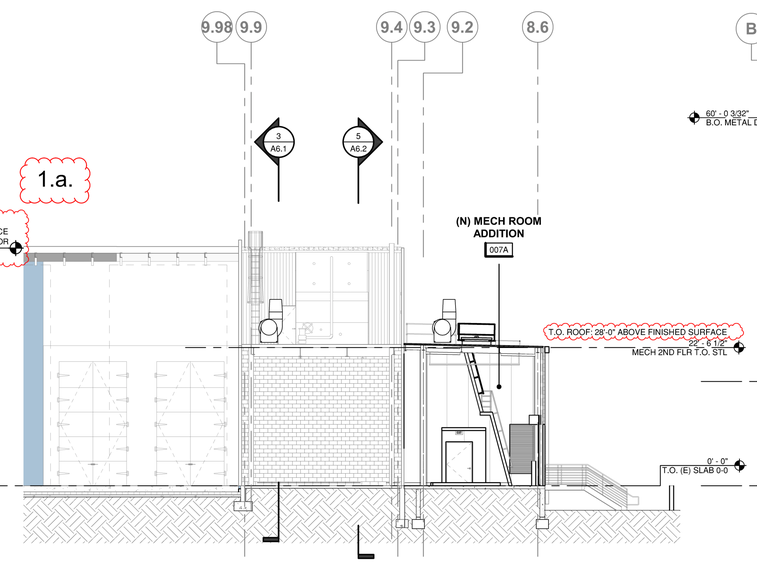
2 FREEZER EXPANSION WEST SECTION

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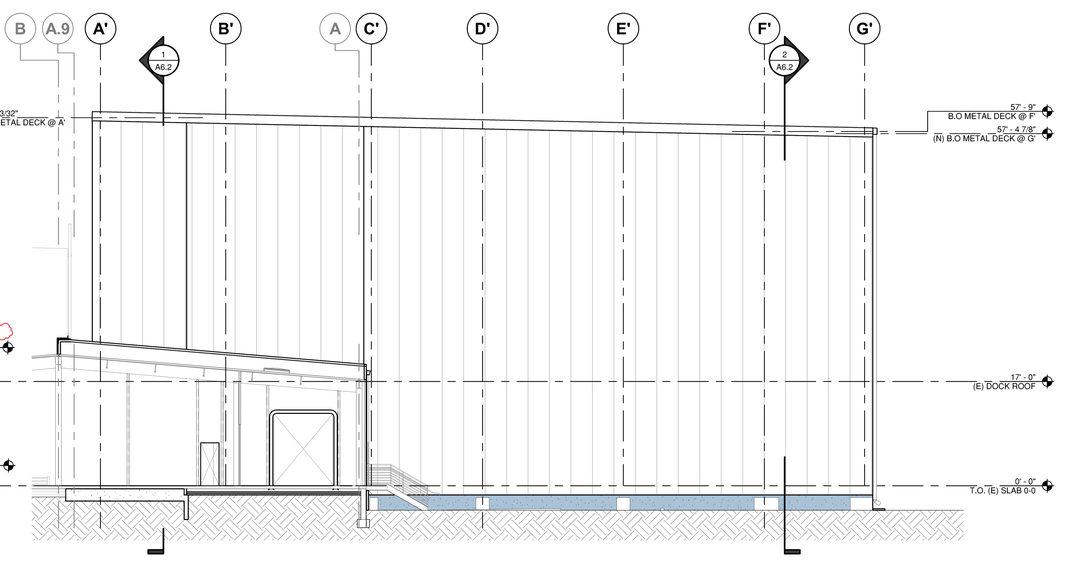
5 SOUTHEAST DOCK BUILDING SECTION

1" = 10'-0"



4 SOUTHEAST DOCK BUILDING SECTION 05

1" = 10'-0"



3 BUILDING SECTION THRU ENCLOSED DOCK

1" = 10'-0"

EXHIBIT "A"
Page No. 17 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

JRMA ARCHITECTS ENGINEERS

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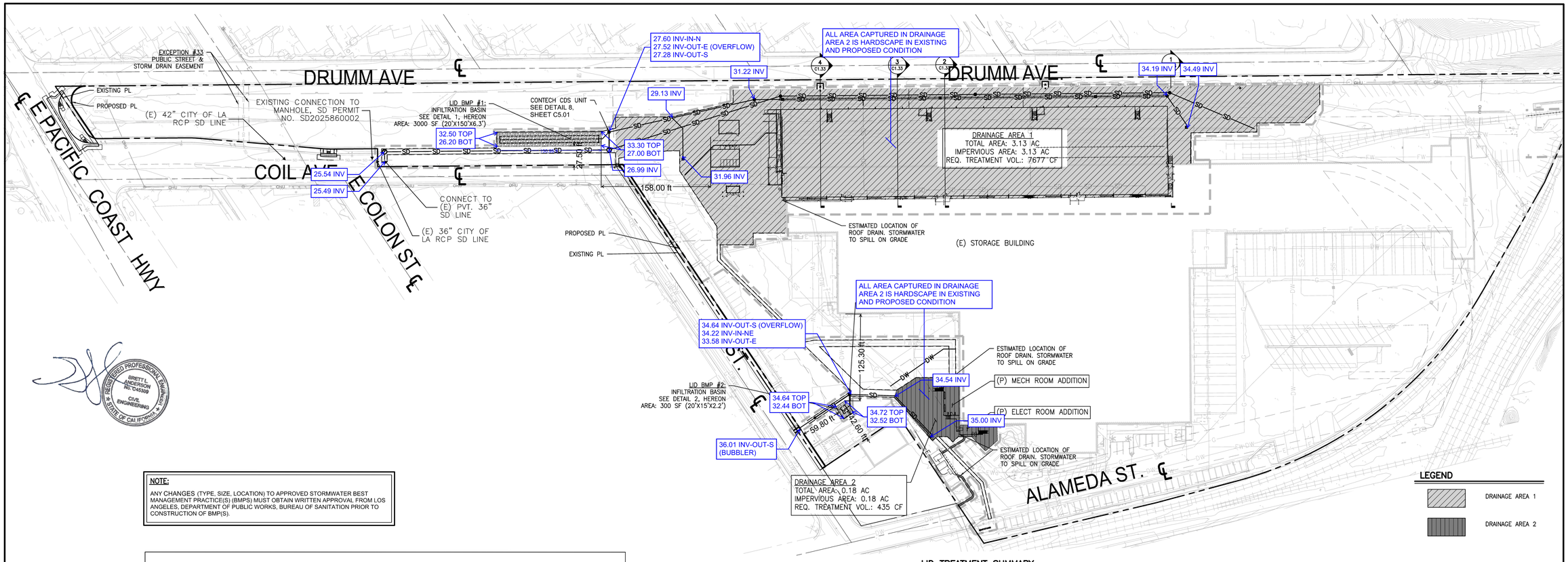
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BUILDING SECTIONS
KONOIKE- MAUST COMPANY
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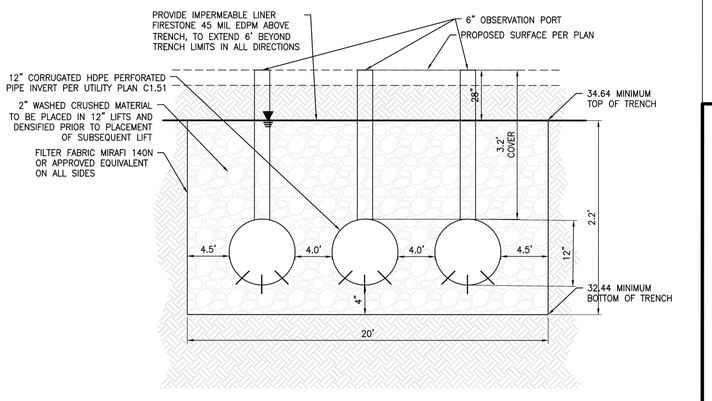
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A6.2

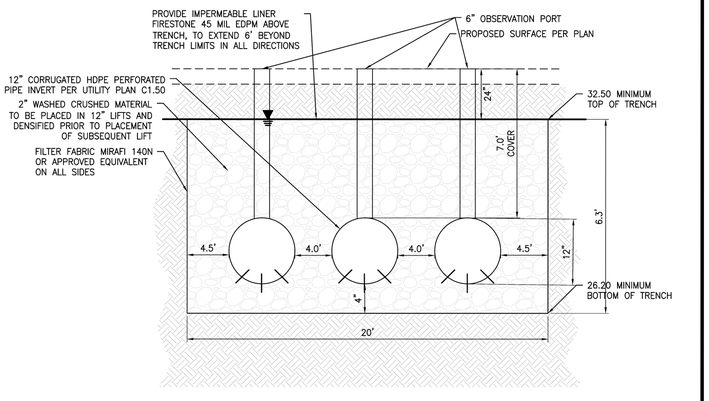


NOTE:

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).



2 LID BMP #2 – INFILTRATION BASIN N.T.S.



1 LID BMP #1 – INFILTRATION BASIN N.T.S.

EXHIBIT "A"
Page No. 18 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

LID TREATMENT SUMMARY

DRAINAGE AREA	TOTAL AREA (AC)	IMPERVIOUS (AC)	REQUIRED TREATMENT VOLUME (CF)	TOTAL TREATMENT VOLUME (CF)	BMP STRATEGY
1	3.13	3.13	7677	10639	INFILTRATION
2	0.18	0.18	435	463	INFILTRATION
TOTAL	3.31	3.31	8112	11102	

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18.

Project Address: 1420 COIL AVENUE, WILMINGTON, CA 90744

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 50 to 129 gal each		
2	Rain Tank(s) – > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
6	Rain Garden	☐ #____ - Lined; _____ total SF ☐ # ____ - Unlined; _____ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench	2 - 11,102 Cu. Ft.	
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; _____ total SF ☐ # ____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	CDS	2	

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORMWATER OBSERVATION REPORT FORM
(Residential ≥ 5 units & All other Development)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C OF O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment.* ***As part of the observation, provide photos of the BMPs taken during various construction phases.***

STORMWATER OBSERVATION REPORT *must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address:	Building Permit No.:
1420 COIL AVENUE, WILMINGTON, CA 90744	22014-10000-06155
Name of Engineer/Architect responsible for the approved LID Plan: KPFF CONSULTING ENGINEERS	Phone Number: (213)-418-0201

List all BMPs installed as part of the project: Coordinates of the most significant (or typical) BMPs:

BMP Type: INFILTRATION BASIN # of units: 2 Lat: 33.79300 ; Long: -118.24286 ***Ex: Lat: 34.04152; Long: -118.25962 (5 sig digits)***	BMP Type: CDS # of units: 2 Lat: _____ ; Long: _____
BMP Type: _____ # of units: _____ Lat: _____ ; Long: _____	BMP Type: _____ # of units: _____ Lat: _____ ; Long: _____

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I am the engineer or architect responsible for the approved LID Plan, and;
2. I, or designated staff under my responsible charge, has preformed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Signature Date

Wet Stamp of Engineer or Architect

0 30' 60'
SCALE: 1"=60'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

alston CONSTRUCTION

Project Revision

A	BLDG PC-1 ISSUE	12.19.2022
B	BLDG PC-2 ISSUE	12.15.2023
C	BID SET	03.01.2024
D	PLAN CHECK	07.02.2024

PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL FOR:

KONOIKE-MAUST COMPANY

1420 COIL AVENUE WILMINGTON, CA 90744

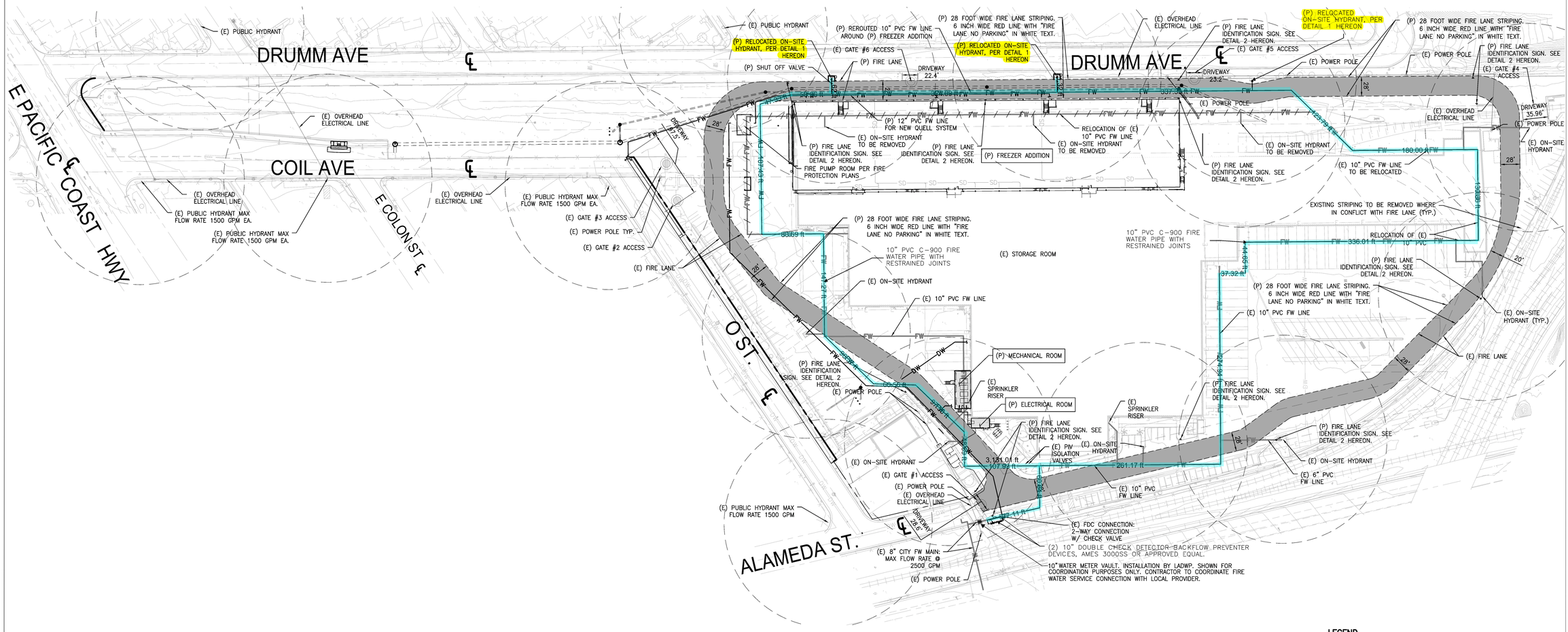
REGISTERED PROFESSIONAL ENGINEER JEFFREY B. OLAVEA No. 29894 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA

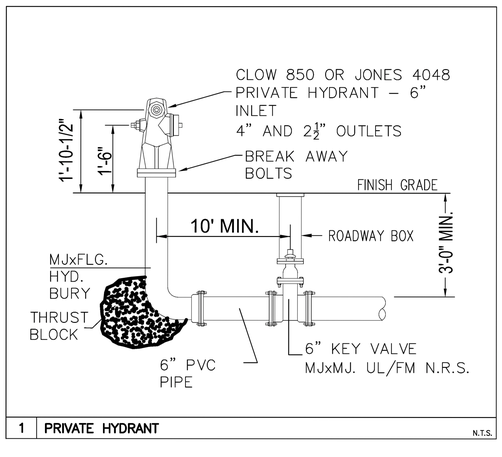
DATE
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CHK

LID PLAN

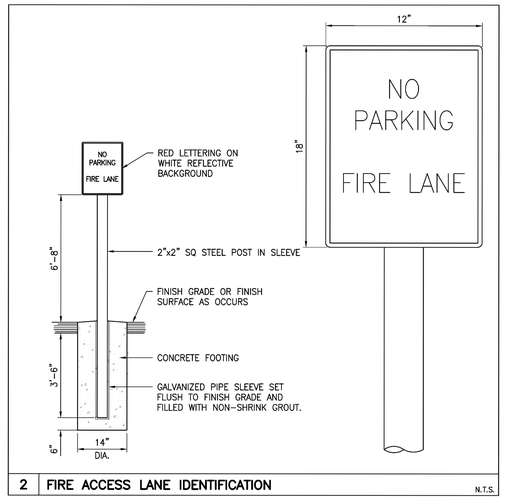
C1.60

P:\2022\2200311 KPAC Cold Storage Los Angeles\S CAD\Sheets\2200311-C1.60LID.dwg, Nov 01, 2024 - 1:17pm





1 PRIVATE HYDRANT N.T.S.



2 FIRE ACCESS LANE IDENTIFICATION N.T.S.

NOTES:

TOTAL ON-SITE FIRE FLOW DEMAND IS 3000 GPM @ 20 PSI. FLOWING 1500 GPM FROM EACH OF (2) FIRE HYDRANTS. PER LA FIRE DEPARTMENT HYDRANT DIVISION (07-22-1992)

ALL KEY GATE VALVES CONTROLLING HYDRANTS MUST BE LOCATED NOT CLOSER THAN 4'-0" AND NOT FURTHER THAN 10'-0" FROM THE HYDRANT.

LEGEND

- PROPERTY LINE
- EXISTING FIRE WATER LINE
- PROPOSED FIRE WATER LINE
- DEMOLITION OF (E) FIRE WATER
- THRUST BLOCK
- POINT OF CONNECTION
- (E) AND (P) FIRE LANE
- GATE ACCESS FOR STAFF, VISITORS, & FIRE; (E) KNOX BOX IN PLACE
- GATE ACCESS FOR FIRE ONLY; (E) KNOX BOX IN PLACE

EXHIBIT "A"
Page No. 19 of 20
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City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: TIMOTHY SMITH Date: 01/08/2025

Application No./Permit No.: 24043-10001-00665

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

PLAN CHECK ONLY. PERMIT UNDER 24043-10001-00665.

0 30' 60'
SCALE: 1"=60'

Project Revision

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B	BLDG PC-2 ISSUE	12.15.2023
C	BID SET	03.01.2024
D	PLAN CHECK	07.02.2024

kpff
700 South Flower Street
Suite 2100
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www.kpff.com

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PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL FOR:

KONOIKE-MAUST COMPANY

1420 COIL AVENUE WILMINGTON, CA 90744

REGISTERED PROFESSIONAL ENGINEER JEFFREY B. MUZA No. 69894 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA

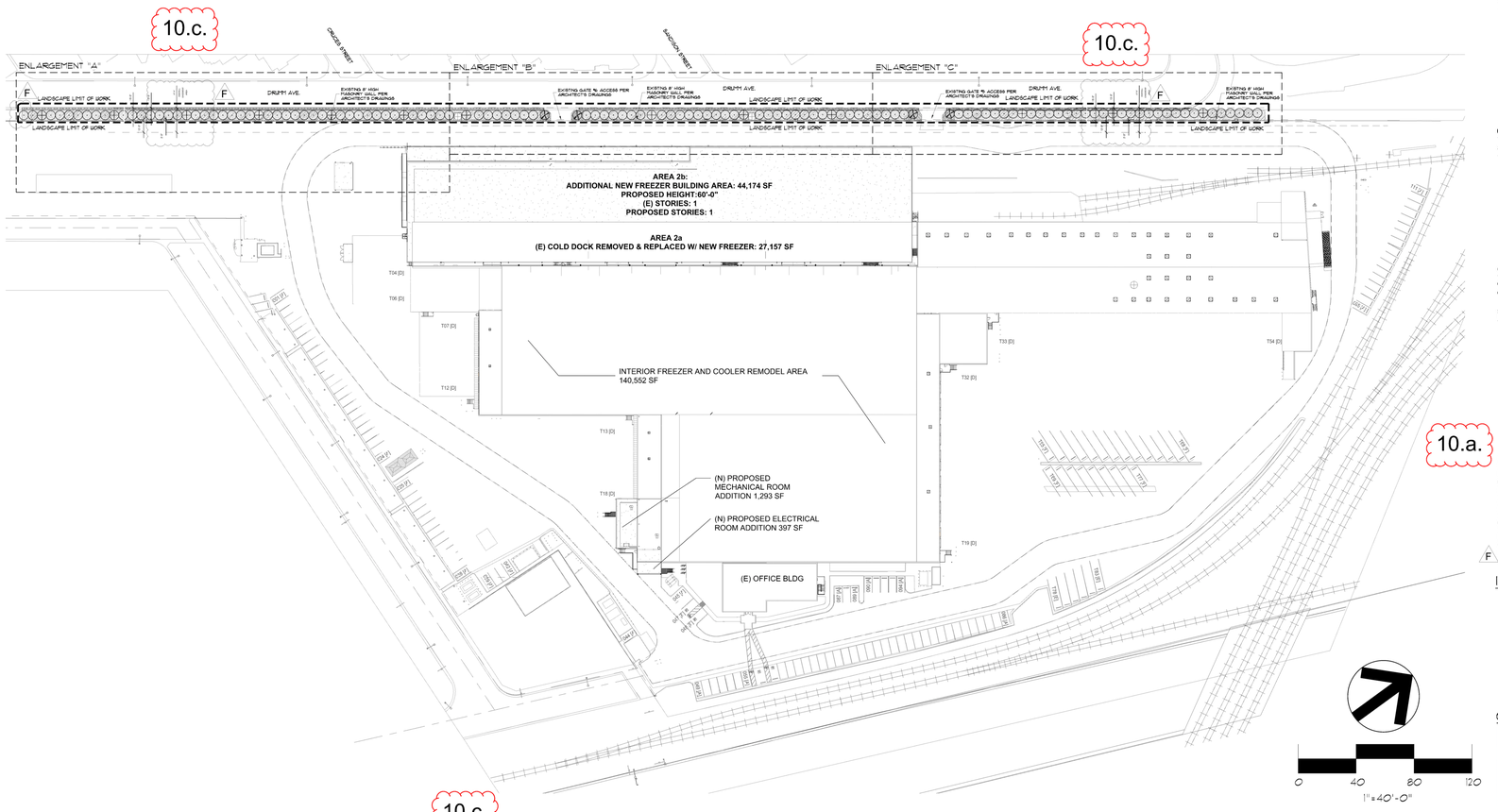
FIRE ACCESS PLAN

DATE
DWN
AS NOTED
SCALE
CHK

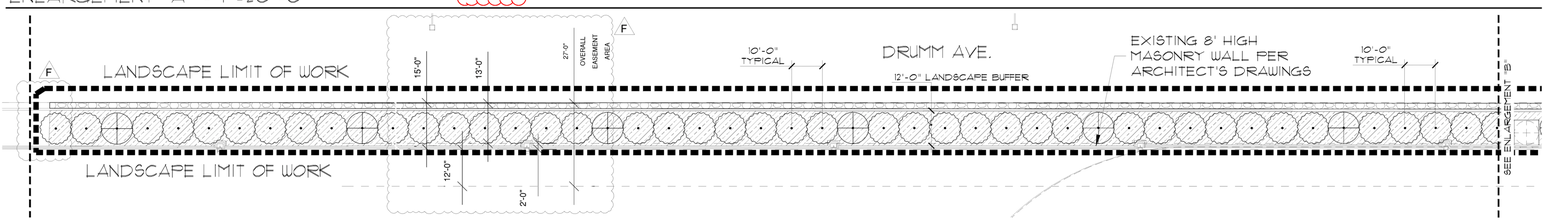
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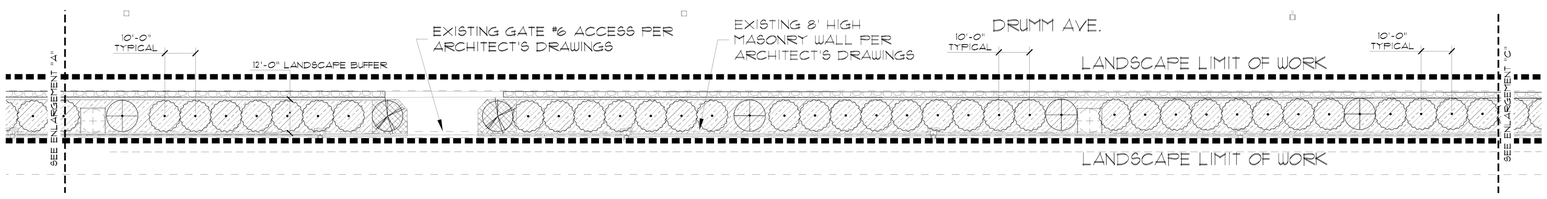
OVERALL LANDSCAPE PLAN - 1"=40'-0"



ENLARGEMENT "A" - 1"=20'-0"



ENLARGEMENT "B" - 1"=20'-0"



ENLARGEMENT "C" - 1"=20'-0"

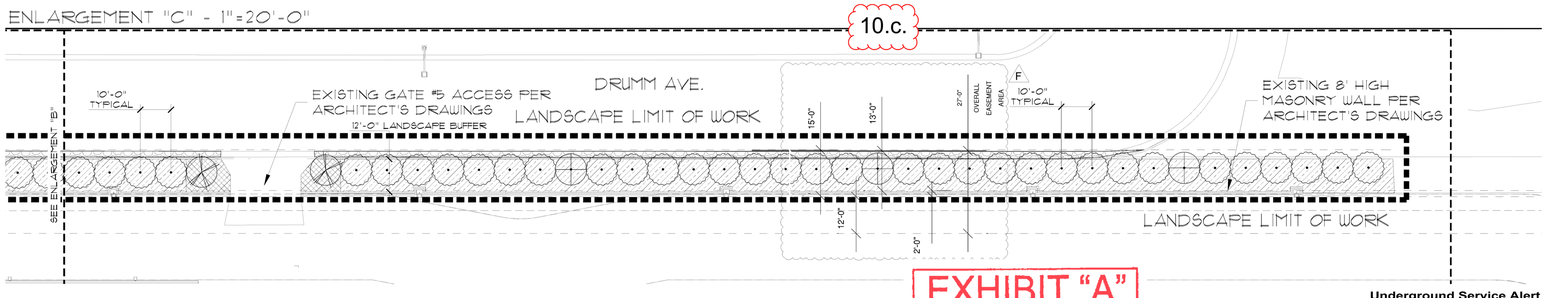


EXHIBIT "A"
Page No. 20 of 20
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Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

HEDGE AND ACCENT TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WUCOLS WATER USE	QUANTITY
	ARBUTUS MENZIESII MADRONE	24" BOX	MULTI CA NATIVE	LOW	13
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	STANDARD D.S. ACCENT TREE	LOW	4
	UMBELLULARIA CALIFORNICA CALIFORNIA LAUREL	24" BOX	MAINTAIN AT 6'-8' HEDGE CA NATIVE	LOW	113

10.b.

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WUCOLS WATER USE	QUANTITY
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	24" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE CA NATIVE	LOW	84
	BACCHARIS 'PIGEON POINT' DWARF COYOTE BUSH	1 GAL	60" O.C. PLANT 30" AWAY FROM WALKS OR CURB EDGE CA NATIVE	LOW	422
	APPLY 3" DEEP ROCK MULCH ONLY (NO PLANTING) WHERE SHOWN. USE 3/4" SCREENED ROCK COLOR TO BE TAN.				

ORGANIC MULCH

ALL PLANTING AREAS SHALL HAVE A 3" DEEP LAYER OF ORGANIC MULCH UNLESS NOTED. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.

PLANTING NOTES

1. USE ROOT BARRIERS FOR ALL TREES WITHIN 5'-0" OF CONCRETE CURBS OR PAVING.
2. ALL TREES ARE SELECTED FROM THE DEPARTMENT OF PUBLIC WORKS BUREAU OF STREET SERVICES, STREET TREE SELECTION GUIDE, EXCEPT NON-DROUGHT TOLERANT TREES AND PALMS SHALL BE PROHIBITED.
3. AS PER CUGU SECTION 13.18.F.2.I.1.O.B, A MINIMUM OF ONE TREE SHALL BE PLANTED AND MAINTAINED EVERY 10 LINEAR FEET WITHIN THE SETBACK ALONG DRUMM AVE. THESE TREES SHALL BE MAINTAINED AT A 6'-8" TALL HEDGE.
4. ALL EXISTING LANDSCAPE ALONG DRUMM AVE. TO BE REMOVED. ALL EXISTING ONSITE PLANTING AREAS ARE NOT IN SCOPE OF WORK. ONLY THE PLANTING AREA ALONG DRUMM AVE. IS IN SCOPE OF WORK. ALL EXISTING PLANTING ALONG DRUMM AVE. THAT IS BEING REMOVED IS NOT PROTECTED.
5. THE CUGU ORD. REQUIRES THAT TREES BE PLANTED EVERY 10 LINEAR FEET IN THE SETBACK. (13.18-F2(1)(2)). THE CALCULATION WOULD BE THE FULL LENGTH OF THE PLANTED SETBACK DIVIDED BY 10 WITH DEDUCTIONS FOR GATES AND OTHER BREAKS.

CUGU STREET TREE CALCULATIONS

LENGTH OF DRUMM AVE WITHIN PLANTED SETBACK:	1300 L.F.
TOTAL TREES REQUIRED (1 TREE PER 10 LF OF PLANTED SETBACK): TOTAL TREES PROVIDED:	130 TREES 130 TREES

F

IRRIGAITON NOTES

1. SITE LANDSCAPE TO HAVE A DRIP IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER & RAIN SENSOR AS WATER CONSERVING FEATURES.
2. DESIGN AND INSTALL IRRIGATION SYSTEMS PURSUANT TO GUIDELINES BB - IRRIGATION SPECIFICATION, PROMULGATED PURSUANT TO SECTION 12.41 B.2, OF THIS CODE. ALL PERMANENT IRRIGATION SYSTEMS REQUIRED UNDER THE PROVISIONS OF THIS CODE THAT USE POTABLE WATER SHALL MEET THE MINIMUM SPECIFICATIONS FOR FEATURES AND TECHNIQUES ESTABLISHED BY THE CITY PLANNING COMMISSION
3. STATE ASSEMBLY BILL1881, MAWA/EAWU, PLANT HYDROZONES & WATER CALCULATIONS TO BE FOLLOWED

CONCEPTUAL PLANT IMAGES



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



ARBUTUS MENZIESII
MADRONE

MAINTAIN 6'-8' TALL HEDGE



UMBELLULARIA CALIFORNICA
CALIFORNIA LAUREL

MAINTAIN 6'-8' TALL HEDGE



CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE



BACCHARIS 'PIGEON POINT'
DWARF COYOTE BUSH

JRMA
ARCHITECTS ENGINEERS
2700 SATURN ST I BREA, CA 92821
T. 714.524.1870 I F. 714.524.1875
WWW.JRMA.COM

Project Revision

A	BLDG PC-1 ISSUE	12.19.2022
B	BLDG PC-2 ISSUE	12.15.2023
C	BID ISSUE REV-C	03.01.2024
C.1	BID ISSUE CLARIF.	03.22.2024
E	REVISIONS FOR RE-SUBMITTAL TO CITY PLANNING	06.18.2025
F	REVISIONS FOR RE-SUBMITTAL TO CITY PLANNING	07.17.2025

LICENSED LANDSCAPE ARCHITECT
AUSTIN PRICE #6528
Signature
11-30-24
Renewal Date
04-30-24
Date
STATE OF CALIFORNIA

R.P.A.L.A. GROUP LANDSCAPE ARCHITECTURE PLANNING
CALIFORNIA
1201 Dove Street Ste 650
Newport Beach, CA 92660
949.221.0441
1010 Wilshire Blvd
Los Angeles, CA 90017
213.291.0441
1211 Calle Avanzado
San Clemente, CA 92673
949.361.0441

alston CONSTRUCTION

PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL FOR:

KONOIKE-MAUST COMPANY

1420 COIL AVENUE
WILMINGTON, CA 90744

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PLANTING PLAN

06.18.2025 DATE
AS NOTED SCALE
AP DWN
RP CHK

RPALA Project No.
23150

L-1.01