

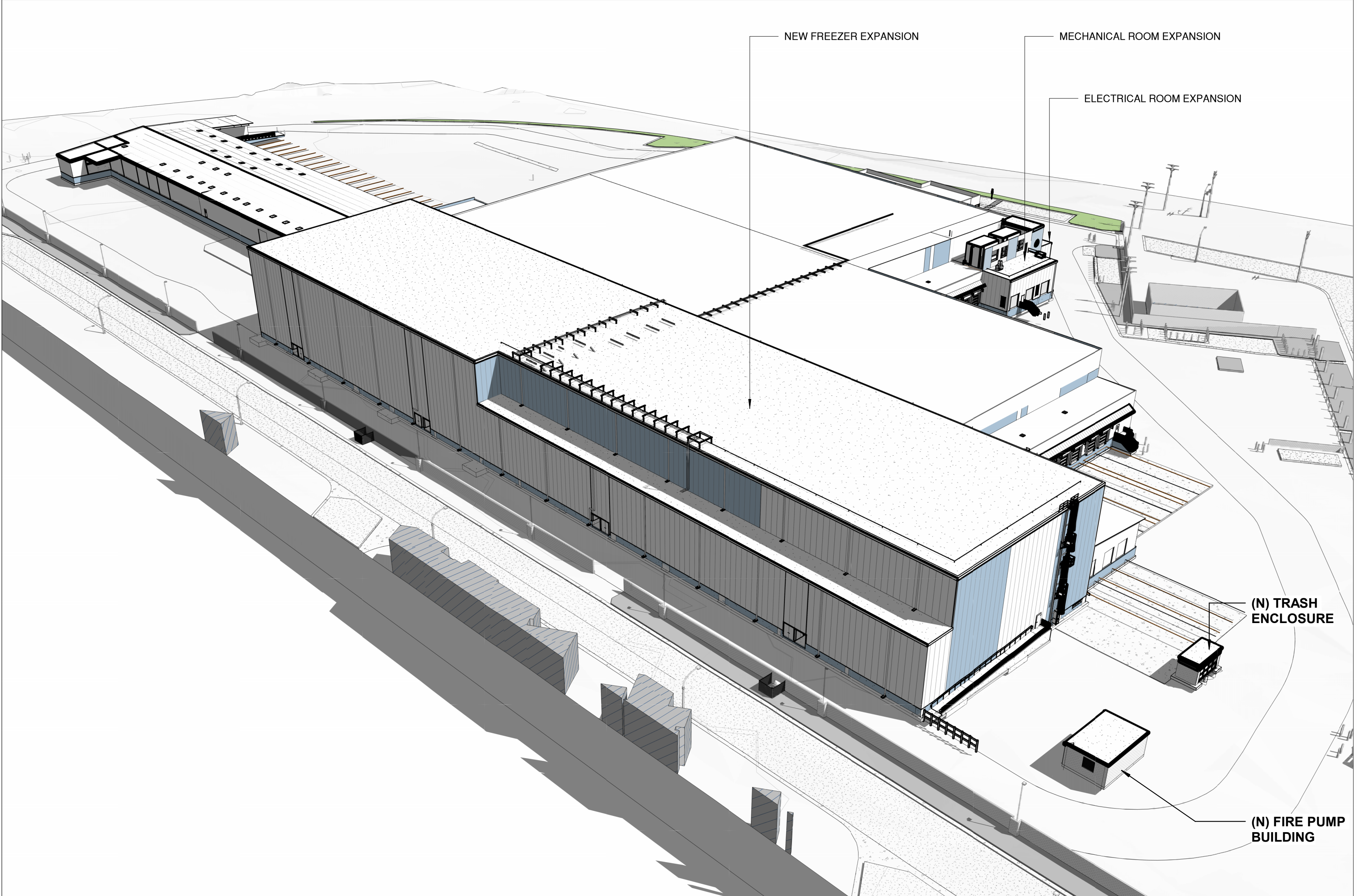
PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL

FOR:

KONOIKE- MAUST
COMPANY

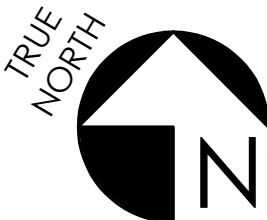


1420 COIL AVENUE
WILMINGTON, CA 90744



PROJECT LOCATION

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



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
EMAIL: rburke@kpaccoldstorage.com

ARCHITECT
J.R. MILLER & ASSOCIATES
2700 SATURN STREET
BREA, CA 92821
TEL: 714.524.1870
FAX: 714.524.1875
CELL / DIRECT: 714.853.5471 / 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
FAX:
CELL / DIRECT: 707.704.7280
CONTACT: MIKE YODER
EMAIL: myoder@alstonco.com

SITE INFORMATION

ASSESSORS PARCEL NO: 7426-029-007
ZONE:
[QJMR2-1VL-CUGU - LIGHT MANUFACTURING
[QJMR2-1VL-CUGU - LIGHT INDUSTRIAL
[QJMR3-1VL-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 REMOVAL 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:	[QJMR2-1VL-CUGU - LIGHT MANUFACTURING [QJMR2-1VL-CUGU - LIGHT INDUSTRIAL [QJMR3-1VL-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

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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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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



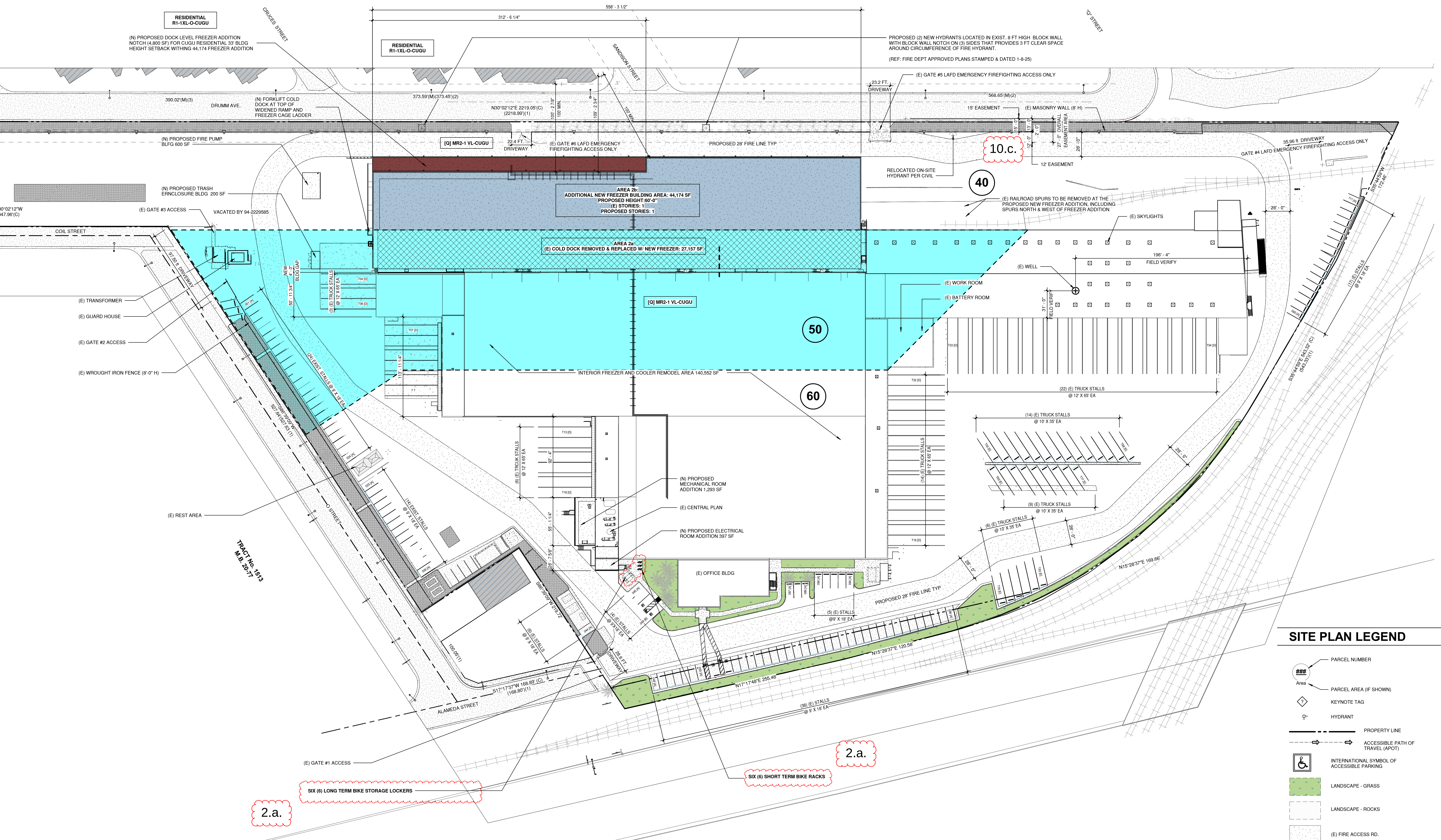
ALAMEDA STREET FRONTAGE	43 FT
GATE #1 (E) DRIVEWAY WIDTH	29 FT
Q STREET FRONTAGE	527.64 FT
GATE #2 (E) DRIVEWAY WIDTH + GATE #3 (E) DRIVEWAY WIDTH	98 FT
COIL STREET FRONTAGE.....	778.36 FT
NO DRIVEWAY	
DRUMM AVE FRONTAGE	1,994 FT
GATE #5 (E) DRIVEWAY WIDTH	23 FT
GATE #6 (E) DRIVEWAY WIDTH	23 FT
TOTAL DRIVEWAY FRONTAGE	3,442.76
TOTAL E DRIVEWAY WIDTH	172 FT
TOTAL % DRIVEWAY / FRONTAGE	5.0 %

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

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.

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

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SITE PLAN LEGEND

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

1 PROPOSED SITE PLAN
1" = 40' 0"

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

TRUE NORTH

EXHIBIT "A"
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11.25.2024
06.24.2025
07.17.2025

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

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

3.b.
OLD
AREA 14

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

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

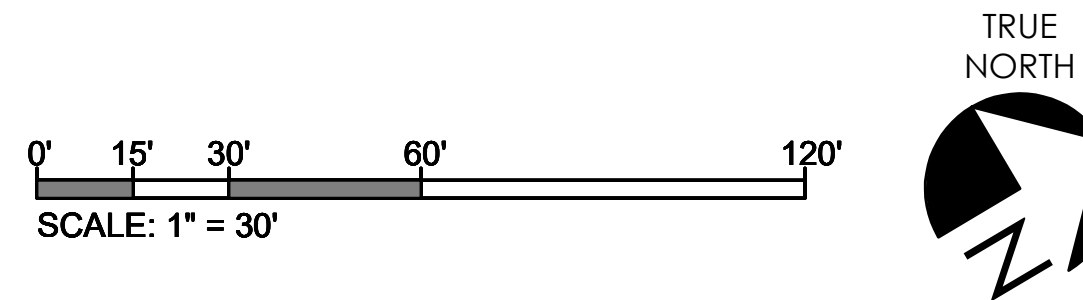
AREA 6
NEW ELECT. ADDITION: 397 SF
PROPOSED HEIGHT: 28' - 0" ABOVE FINISHED SURFACE
(E) STORIES:0
PROPOSED STORIES: 1

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

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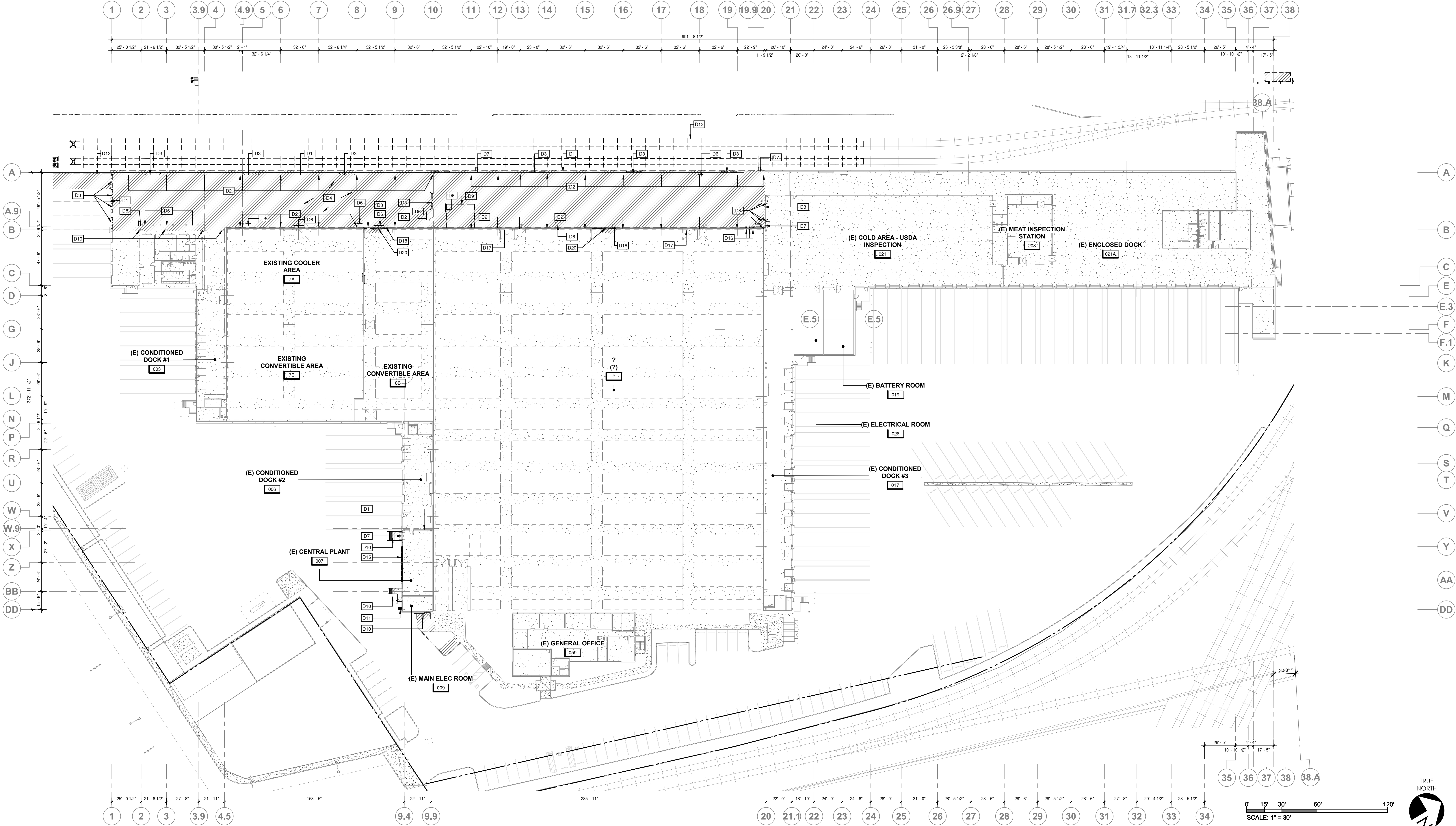


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GROSS BUILDING AREA PLAN - 1ST FLOOR
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025
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A1.5



DEMO KEYNOTES

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

NOTES

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

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PARCEL 1:
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LEGAL DESCRIPTION

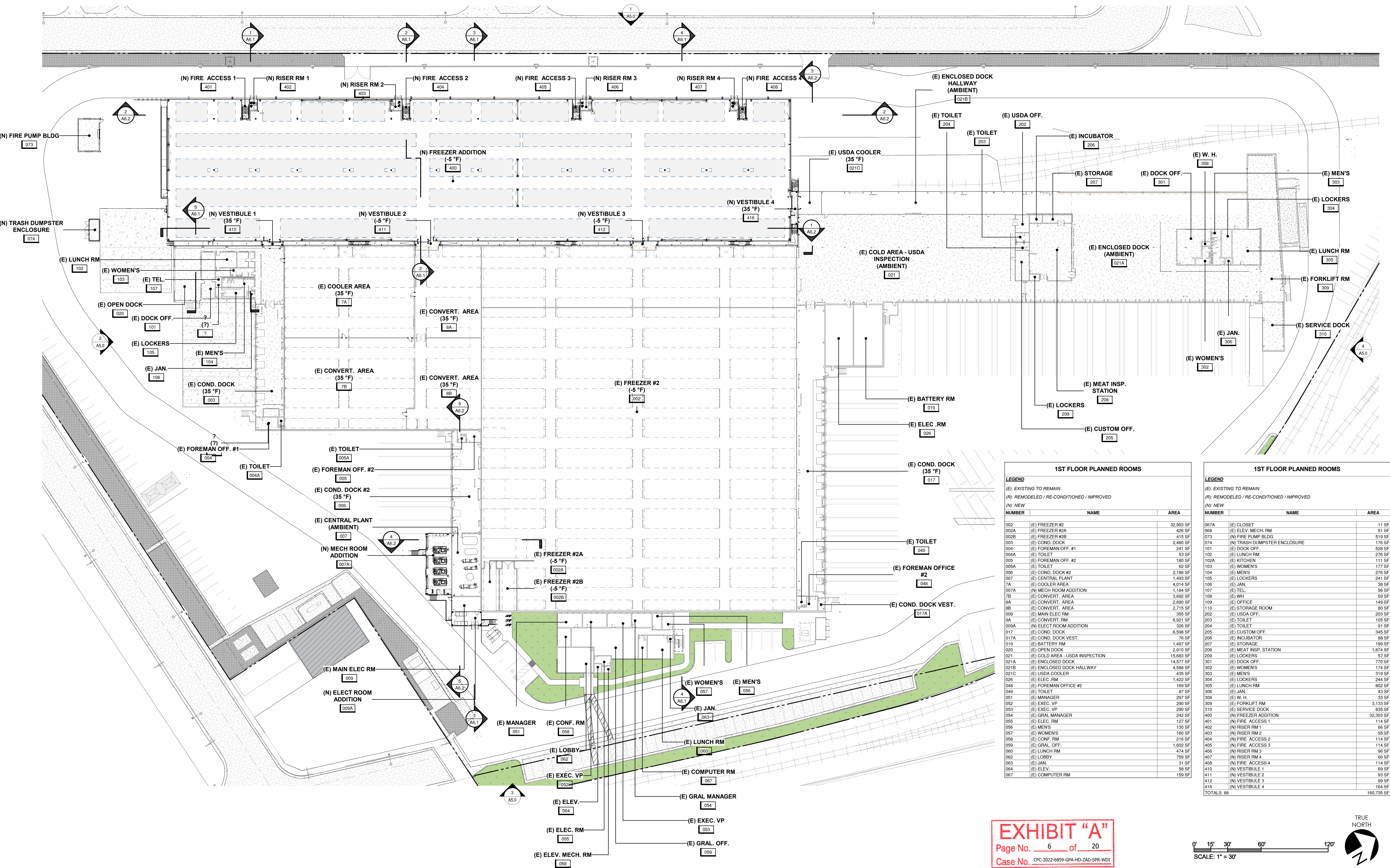
DEMOLITION FLOOR PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025

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A2.0



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
007A	(N) MECH ROOM ADDITION	4,014 SF
007B	(E) CONVERT. AREA	3,692 SF
008	(E) CONVERT. AREA	2,690 SF
008B	(E) CONVERT. AREA	2,715 SF
009	(E) MAIN ELEC RM	355 SF
009A	(E) CONVERT. RM	6,921 SF
009B	(N) ELECT ROOM ADDITION	326 SF
010	(E) COND. DOCK	6,598 SF
010A	(E) COND. DOCK VEST.	76 SF
011	(E) BATTERY RM	1,497 SF
012	(E) OPEN DOCK	2,810 SF
013	(E) COLD AREA - USDA INSPECTION	15,683 SF
013A	(E) ENCLOSED DOCK	14,577 SF
013B	(E) ENCLOSED DOCK HALLWAY	4,588 SF
013C	(E) USDA COOLER	435 SF
014	(E) ELEC. RM	1,422 SF
015	(E) FOREMAN OFFICE #2	169 SF
016	(E) TOILET	87 SF
017	(E) MANAGER	297 SF
018	(E) EXEC. VP	290 SF
019	(E) EXEC. VP	290 SF
020	(E) GRAL. MANAGER	242 SF
021	(E) ELEC. RM	127 SF
022	(E) MEN'S	130 SF
023	(E) WOMEN'S	160 SF
024	(E) CONF. RM	216 SF
025	(E) GRAL. OFF.	1,802 SF
026	(E) LUNCH RM	474 SF
027	(E) LOBBY	759 SF
028	(E) JAN.	31 SF
029	(E) ELEV.	58 SF
030	(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.	293 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	92 SF
416	(N) VESTIBULE 4	164 SF
TOTALS: 88		160,735 SF

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LEGAL DESCRIPTION

OVERALL 1ST FLOOR PLAN
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

EXHIBIT "A"
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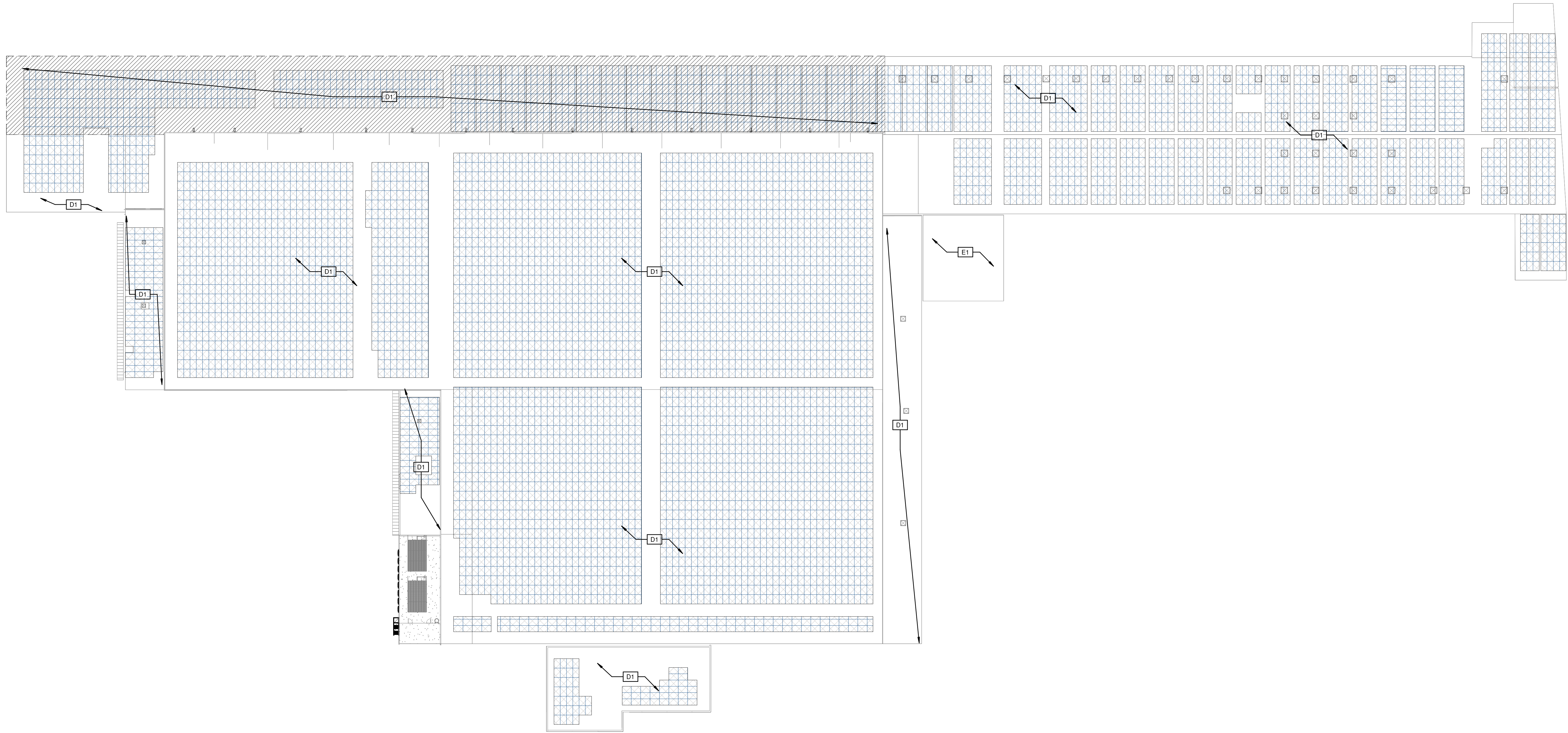
TRUE NORTH
0' 15' 30' 60' 120'
SCALE: 1" = 30'



Job No. 5830
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06.24.2025
07.17.2025

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A2.1



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

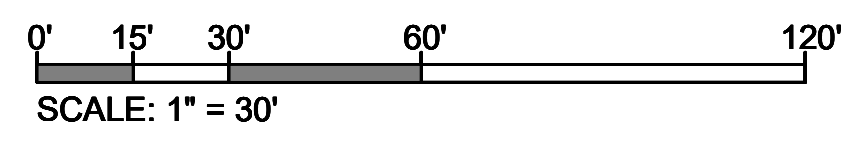


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DEMO KEYNOTES

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

EXISTING KEYNOTES

E1 EXISTING ROOF & ROOFTOP EQUIPMENT TO REMAIN



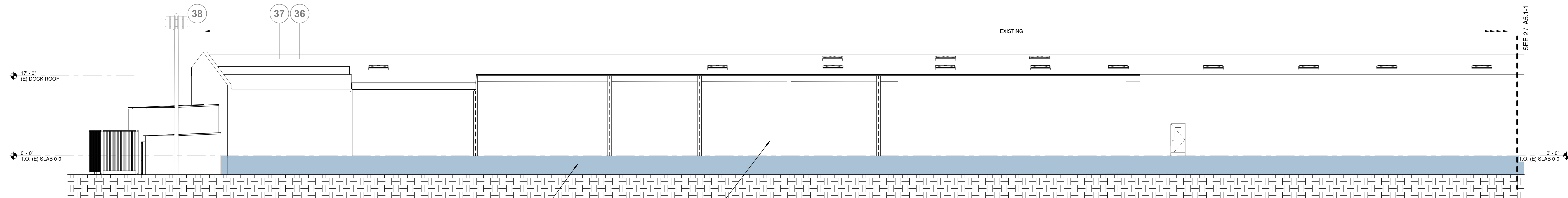
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ROOF DEMOLITION PLAN
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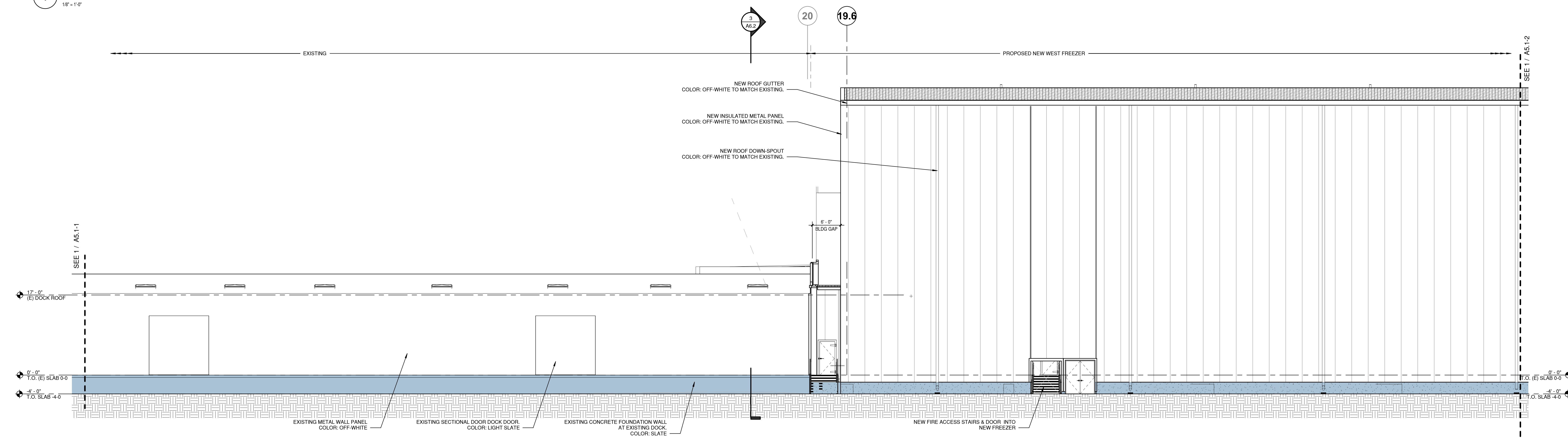
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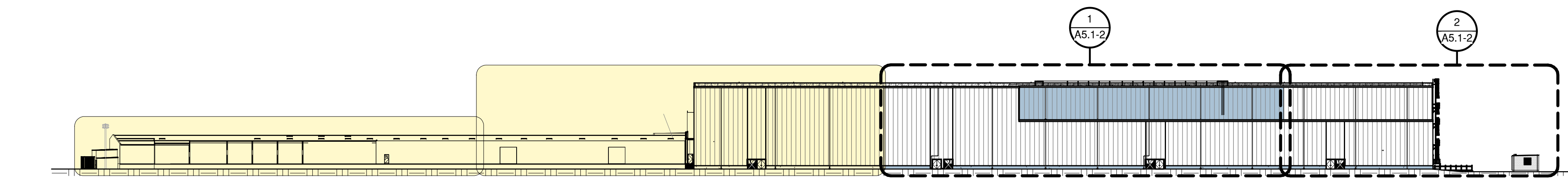


1 PARTIAL WEST ELEVATION 01
1/8" = 1'-0"



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" = 80'-0"

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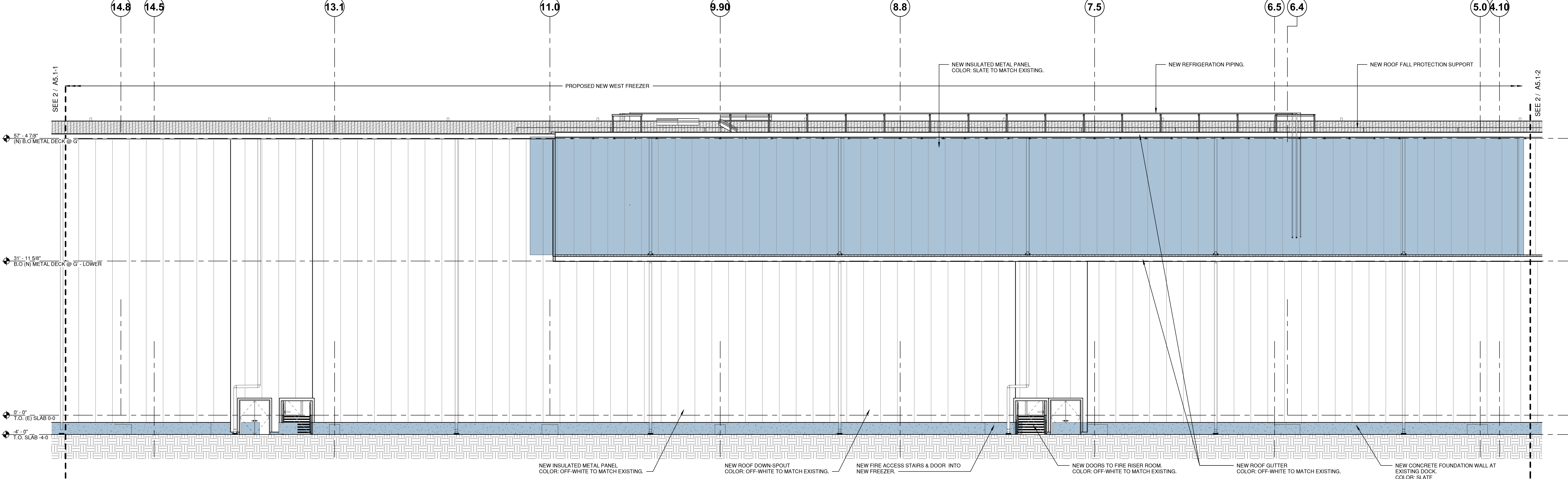
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ENLARGED PROPOSED EXT. WEST ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

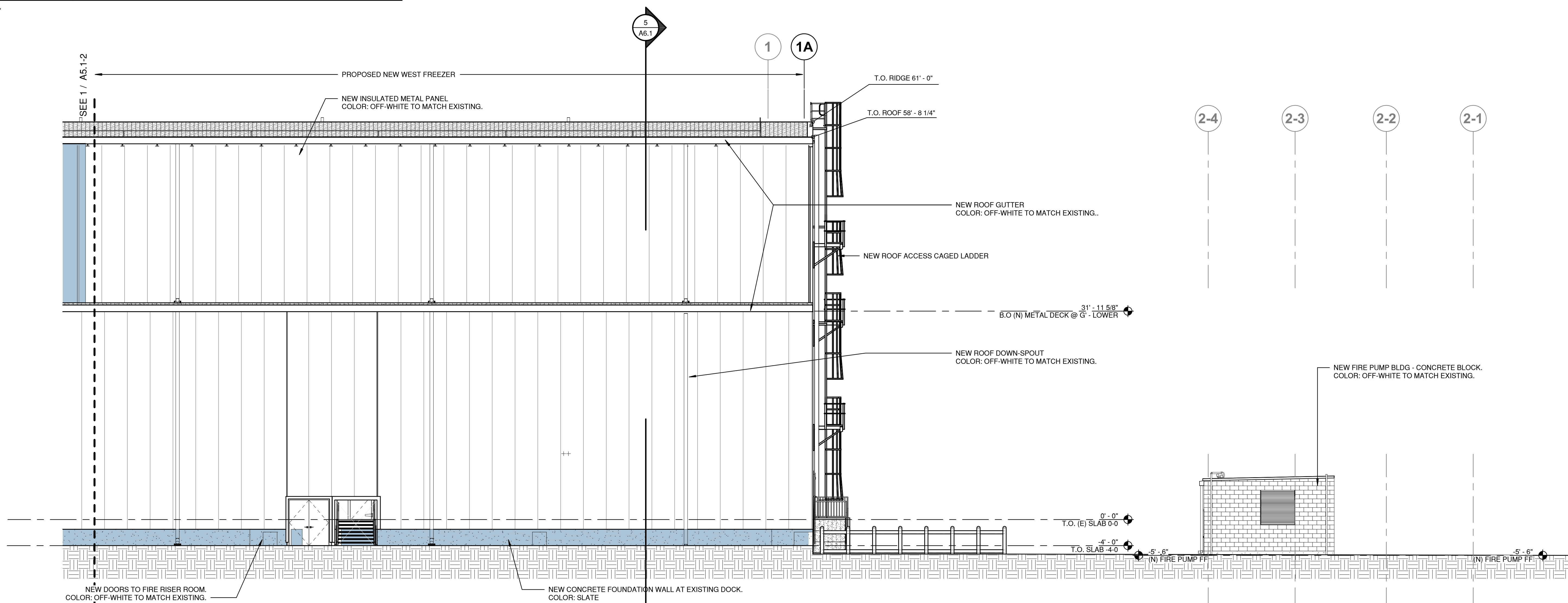
Job No. 5830
11.25.2024
06.24.2025
07.17.2025
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A5.1-1

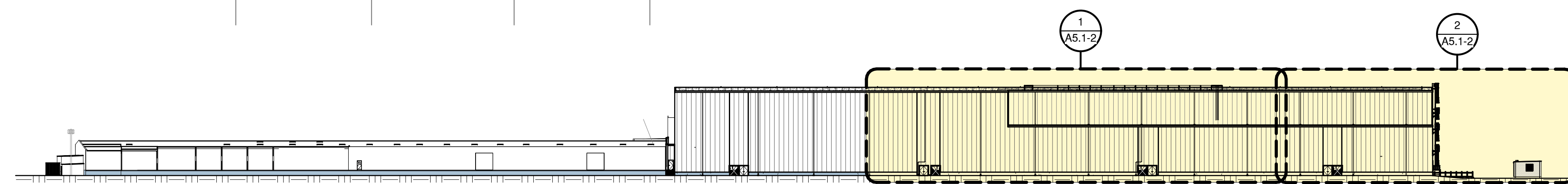


1 PARTIAL WEST ELEVATION 03
1/8" = 1'-0"



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

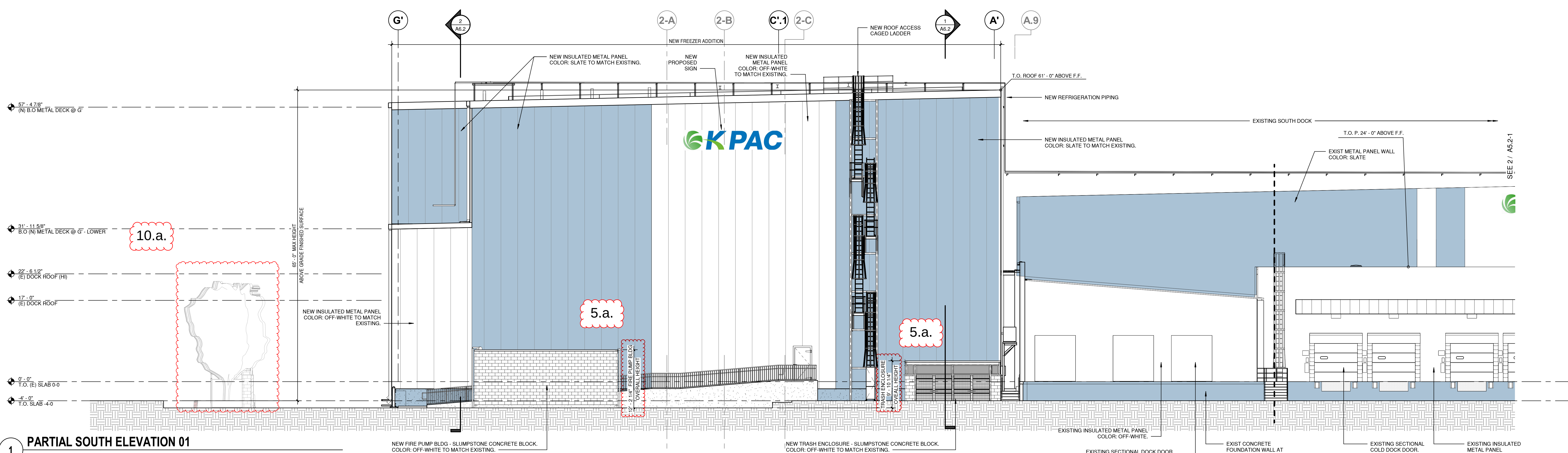


LEGAL DESCRIPTION
PARCEL 1:
That portion of "Q" Street as vacated by ordinance No. 87406 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038, in the City of Los Angeles, in the County of Los Angeles, State of California, As per Map recorded in book 254, Page 20 of Maps, in the office of the County recorder of said County.
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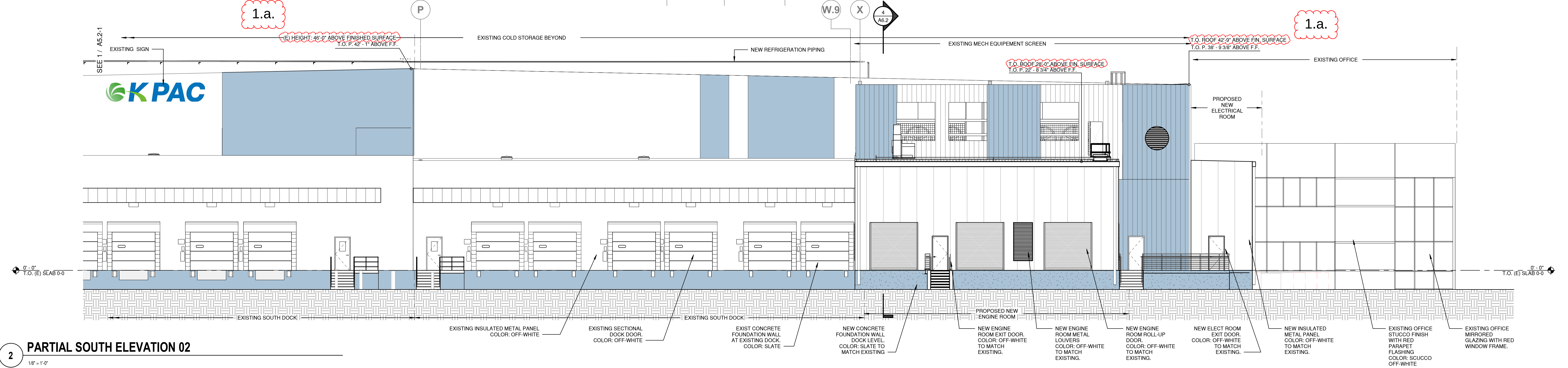
ENLARGED PROPOSED EXT. WEST ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
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06.24.2025
07.17.2025
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A5.1-2

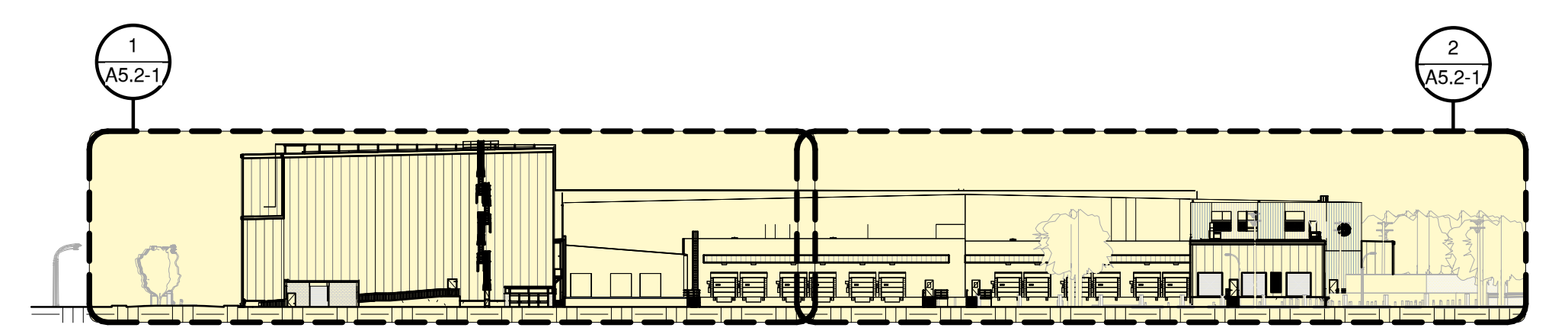


1 PARTIAL SOUTH ELEVATION 01
1/8" = 1'-0"



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"

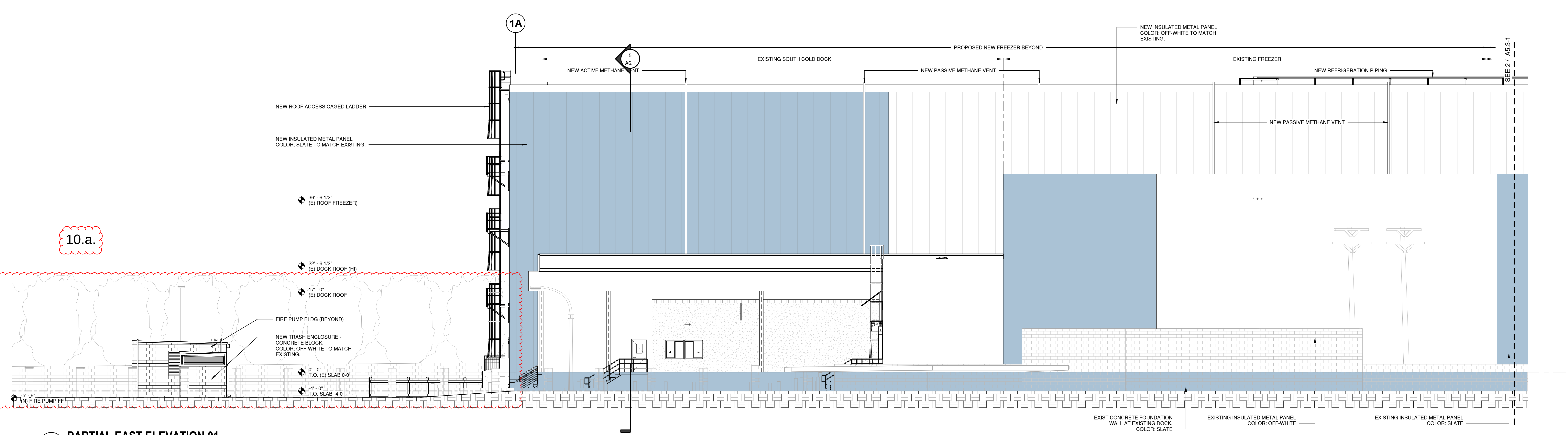
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ENLARGED PROPOSED EXT. SOUTH ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
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06.24.2025
07.17.2025
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A5.2-1

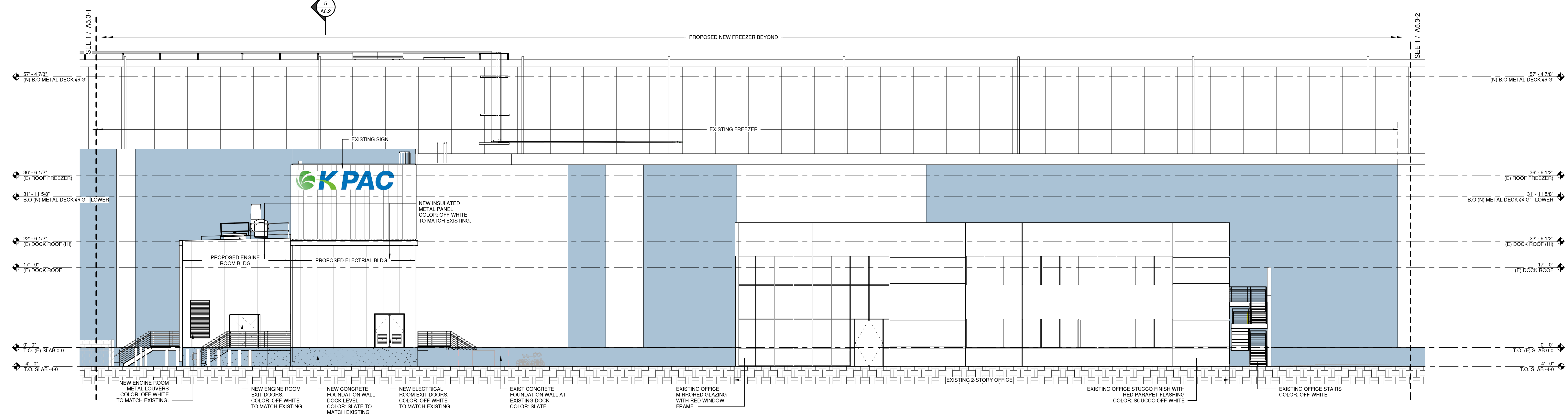




10.a.

1 PARTIAL EAST ELEVATION 01

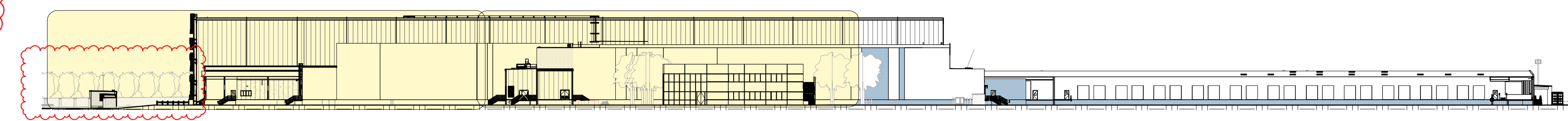
1/8" = 1'-0"



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

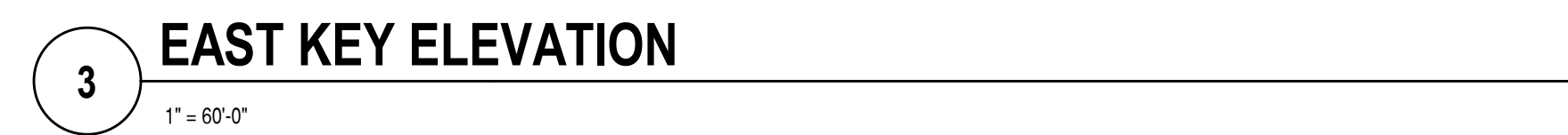
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ENLARGED PROPOSED EXT. EAST ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
11.25.2024
06.24.2025
07.17.2025
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A5.3-1





LEGAL DESCRIPTION

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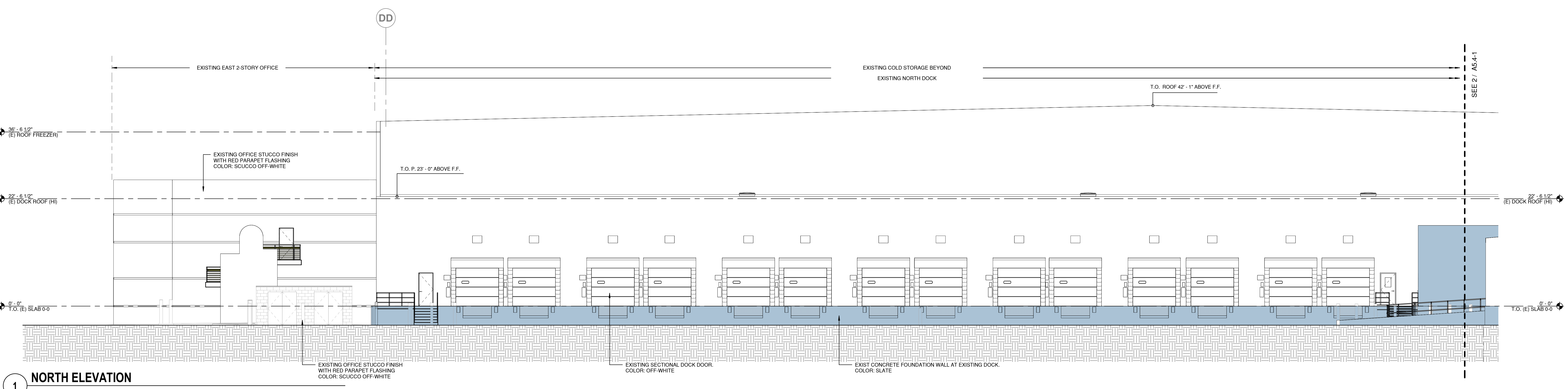
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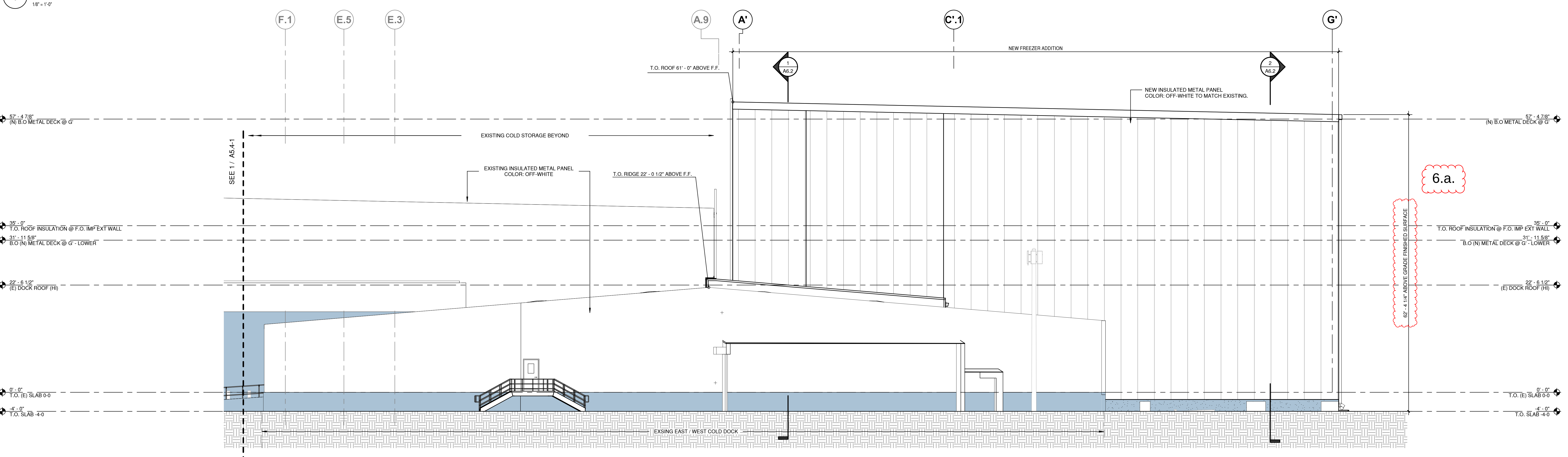
Job No. 5830
11.25.2024
06.24.2025
07.17.2025
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A5.3-2



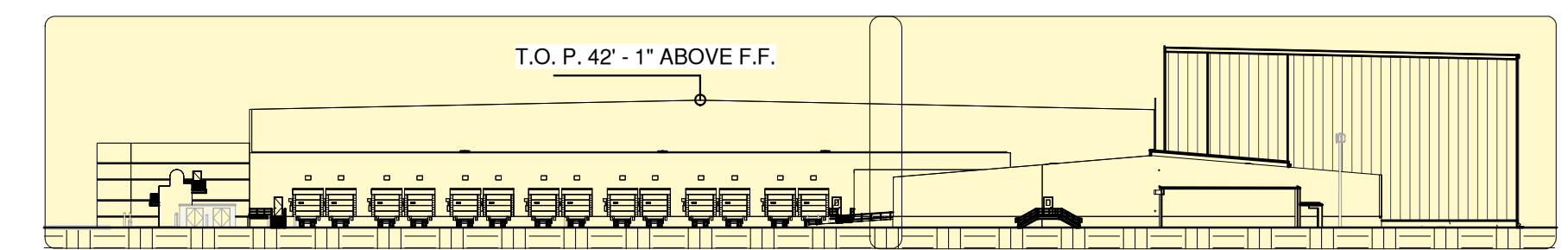


1 NORTH ELEVATION



2 NORTH ELEVATION

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



0 NORTH KEY ELEVATION

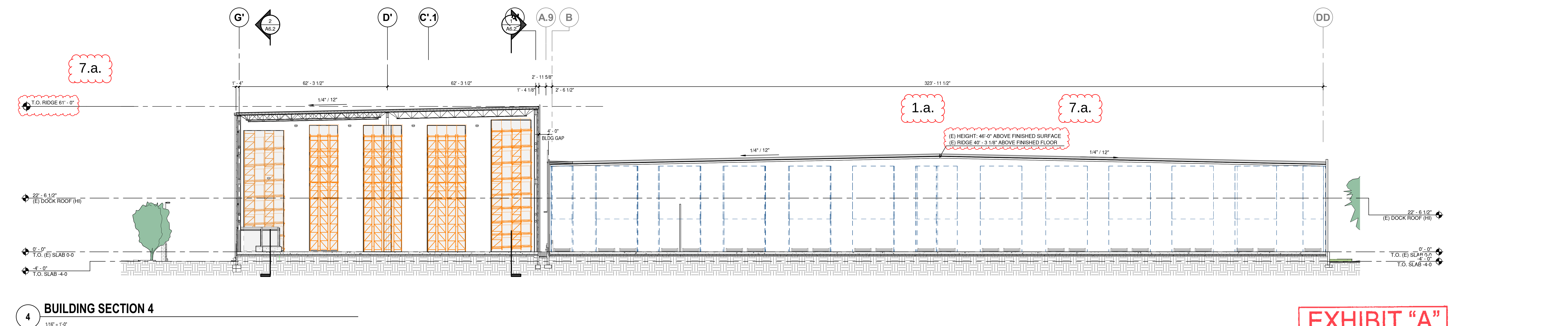
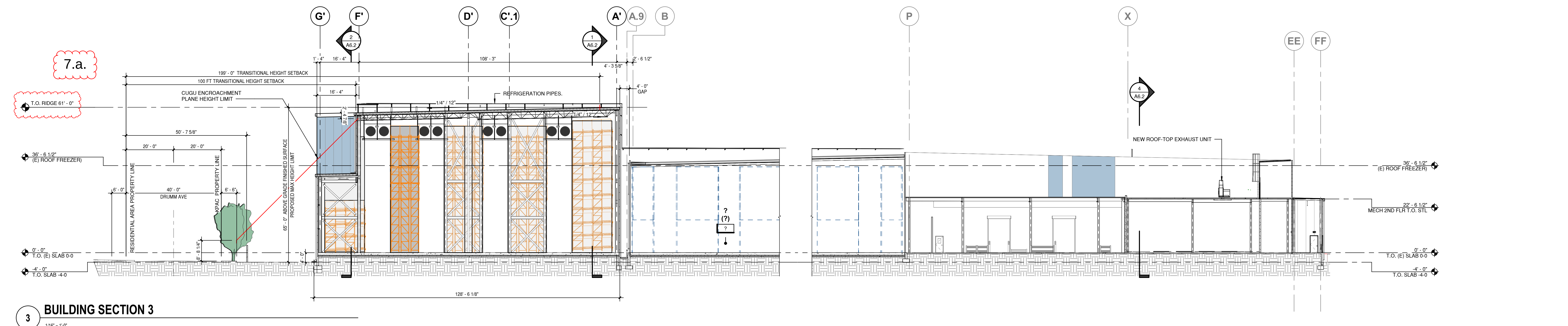
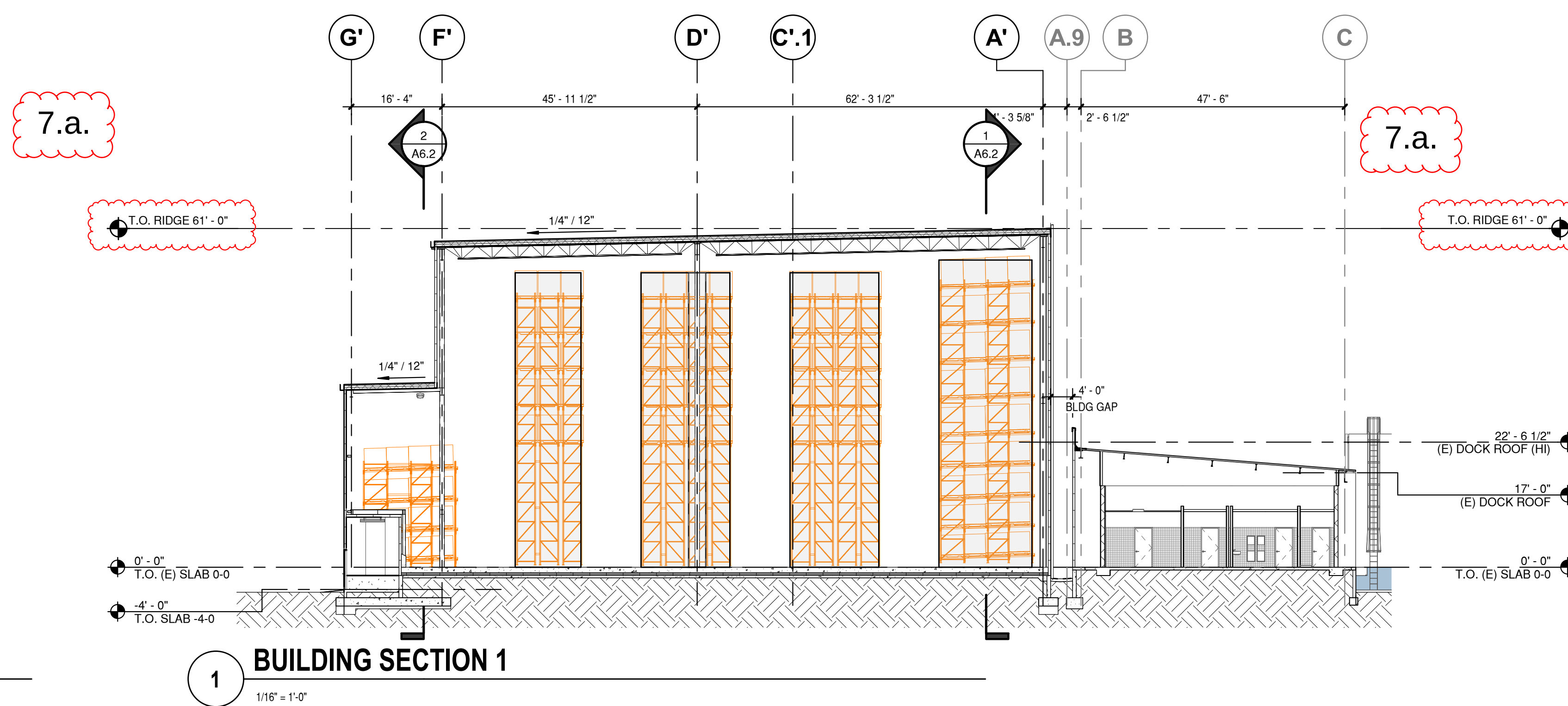
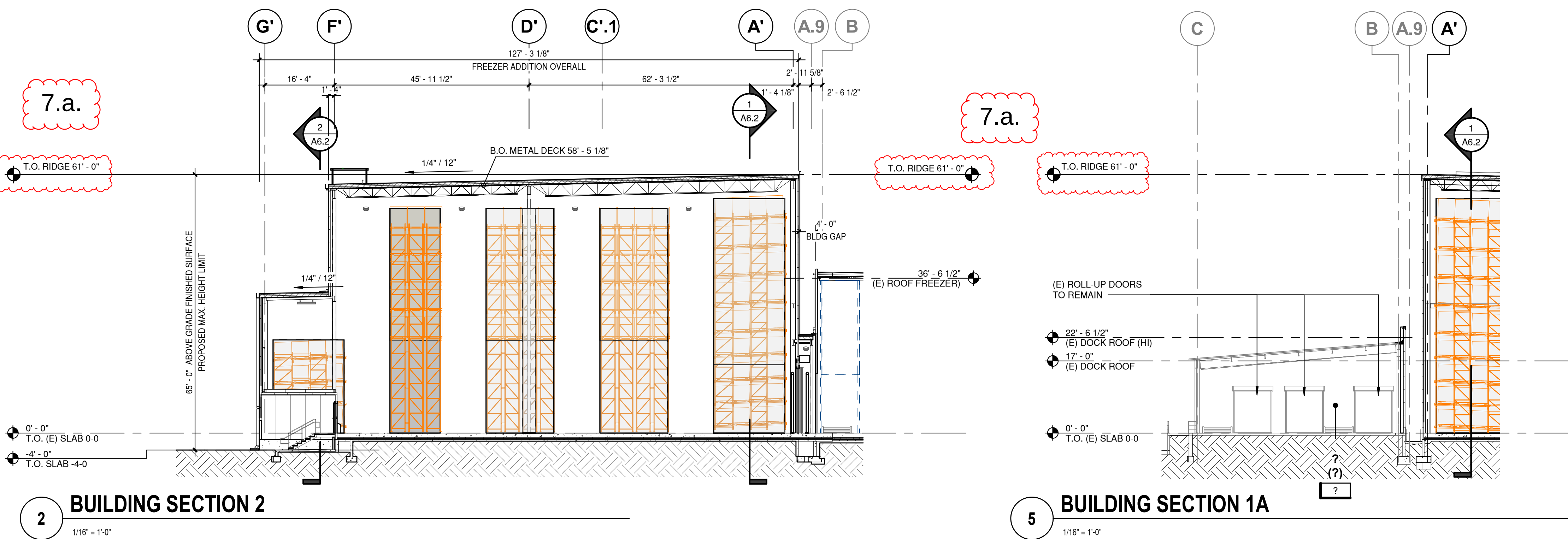
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ENLARGED PROPOSED EXT. NORTH ELEVATION
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

Job No. 5830
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06.24.2025
07.17.2025
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A5.4-1





LEGAL DESCRIPTION

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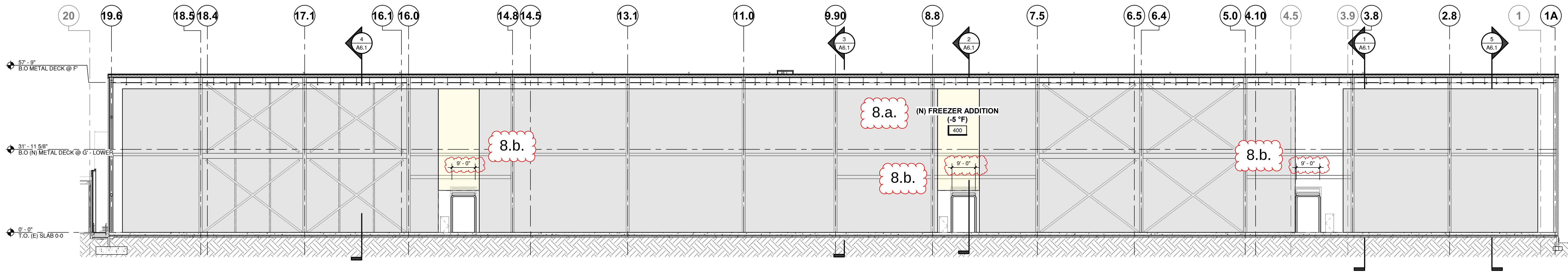
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BUILDING SECTIONS
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

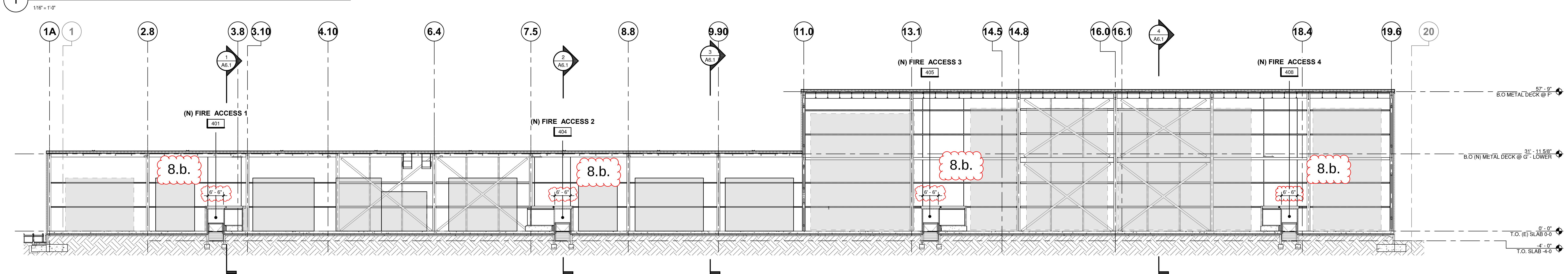
Job No. 5830
11.25.2024
06.24.2025
07.17.2025
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EXHIBIT "A"
Page No. 16 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

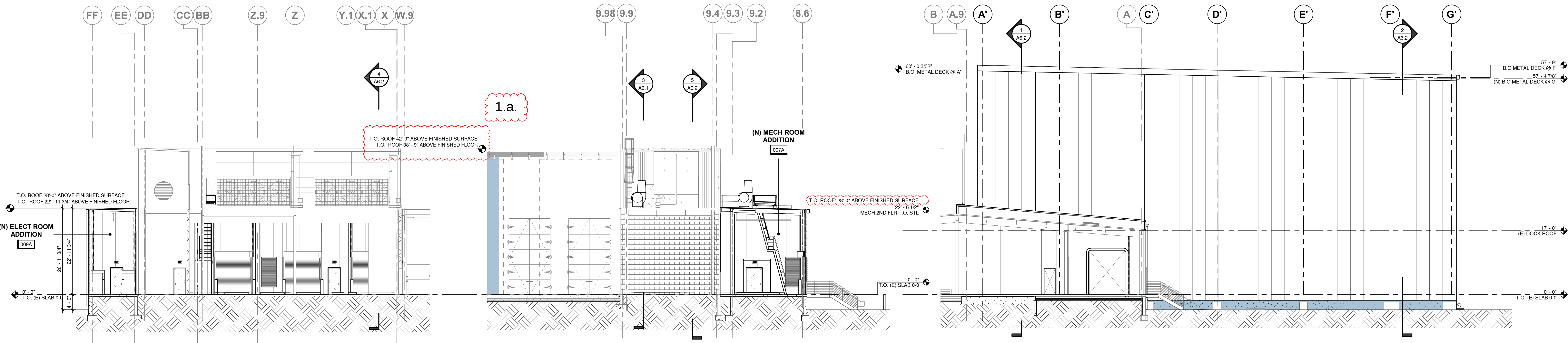
A6.1



1 FREEZER EXPANSION EAST SECTION



2 FREEZER EXPANSION WEST SECTION



5 SOUTHEAST DOCK BUILDING SECTION

4 SOUTHEAST DOCK BUILDING SECTION 05

3 BUILDING SECTION THRU ENCLOSED DOCK

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



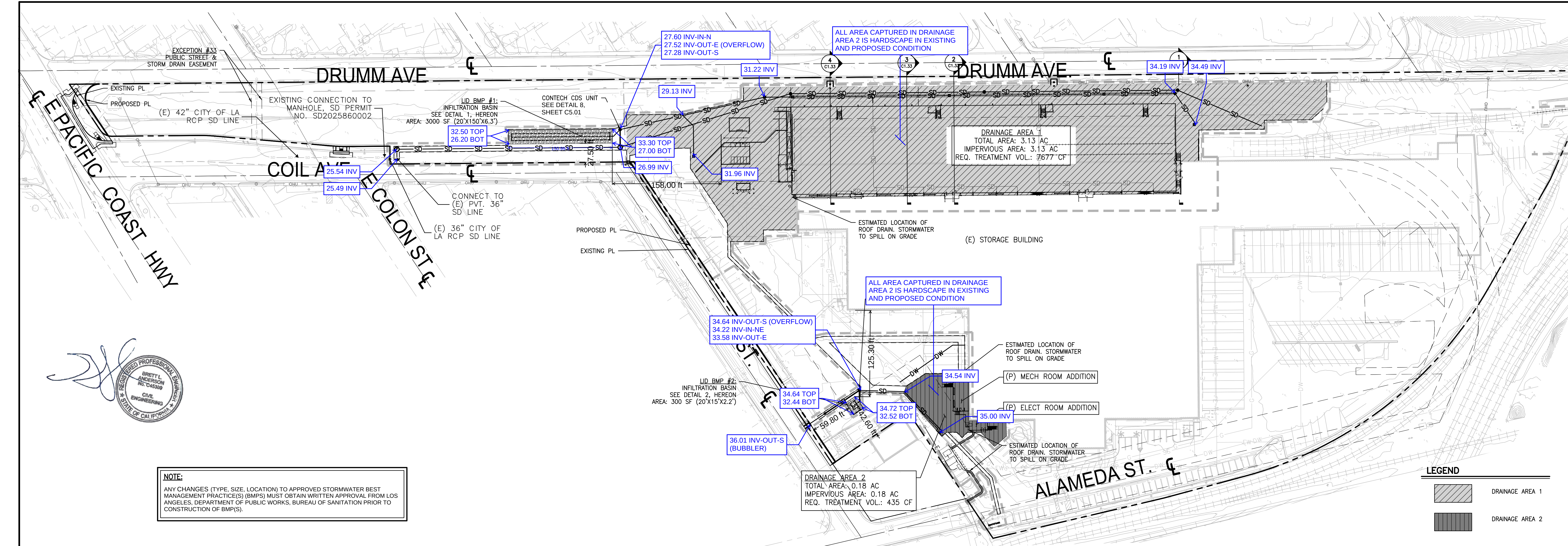
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BUILDING SECTIONS
KONOIKE- MAUST COMPANY
COLD STORAGE FREEZER ADDITION - REMODEL
1420 COIL AVENUE
WILMINGTON, CA 90744

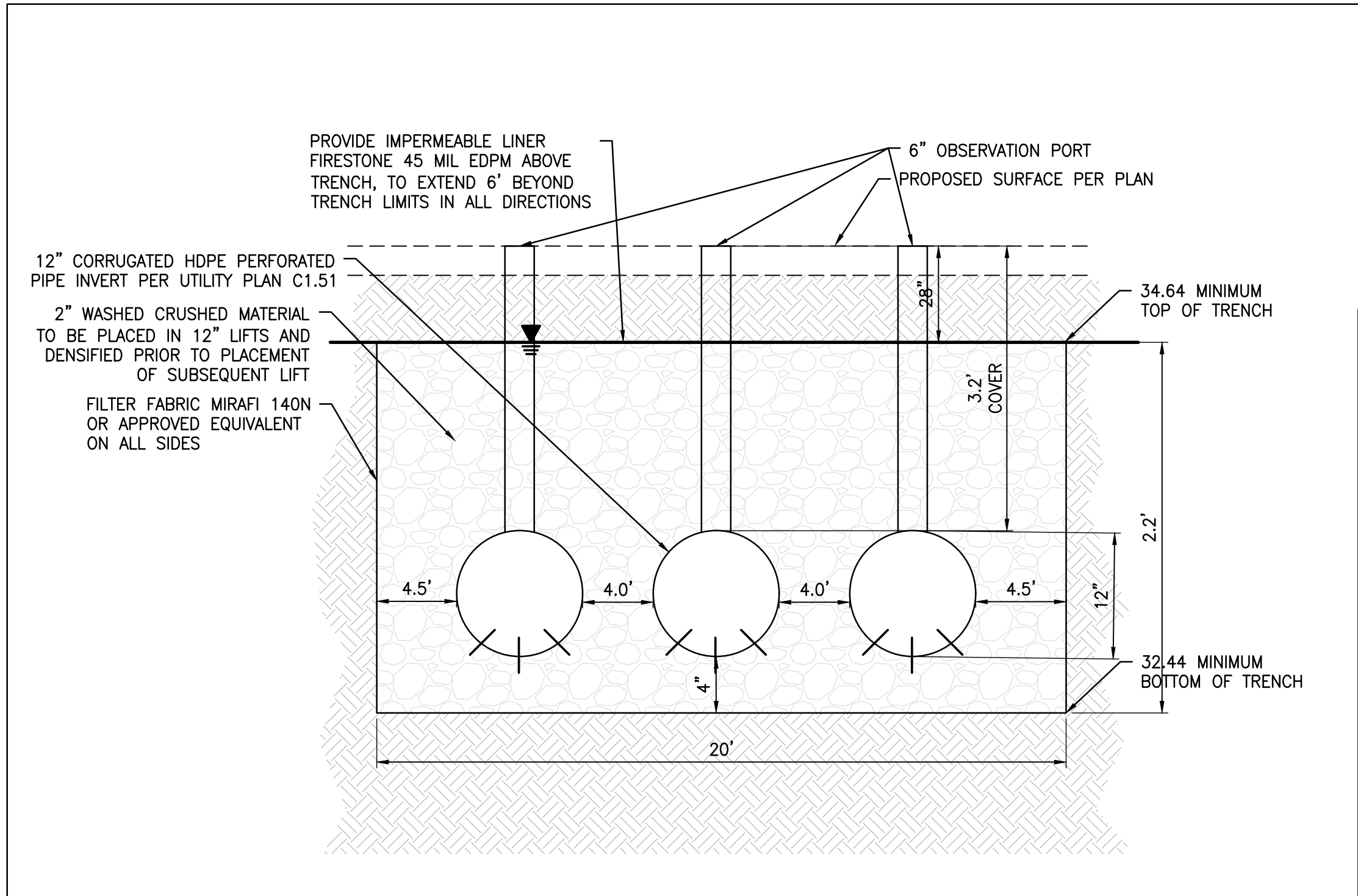
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11.25.2024
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A6.2

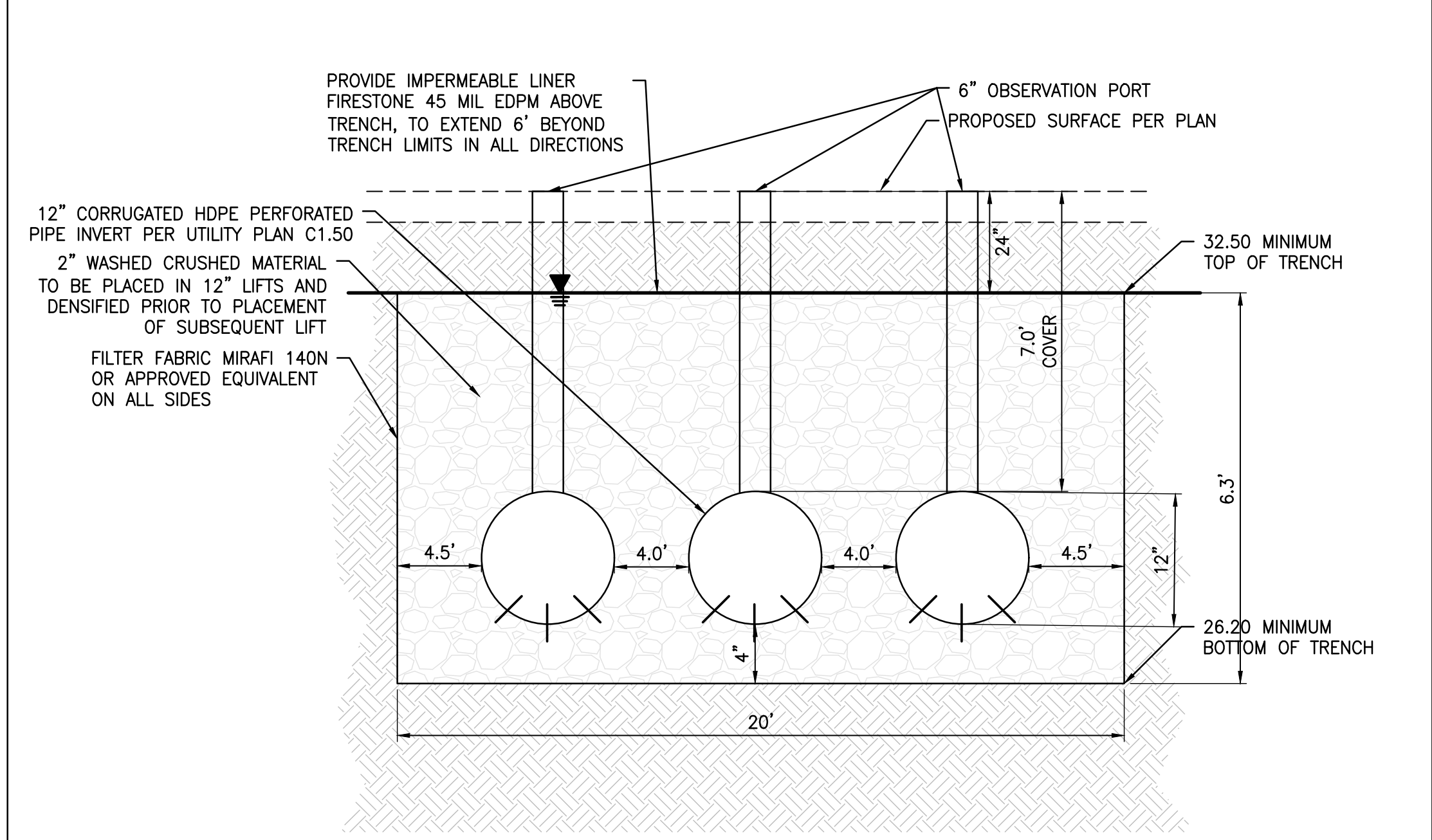
P:\2022\220311 KPAC Cold Storage Los Angeles\5 CAD\Sheets\220311-C1 60 LID.dwg Nov 01, 2024 - 1:17pm



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

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 #)
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	
4	Rain Tank(s) - 530 gal min		
5	Cistern	☐ Above Grade ☐ Below Grade	
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

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	

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: 1420 COIL AVENUE, WILMINGTON, CA 90744	Building Permit No.: 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	BMP Type: CDS # of units: 2
Lat: 33.79300 ; Long: -118.24286 Ex: Lat: 34.04152; Long: -118.25962 (5 sig digits)	Lat: ; Long:
BMP Type: # of units:	BMP Type: # of units:
Lat: ; Long:	Lat: ; Long:

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

- I am the engineer or architect responsible for the approved LID Plan, and;
- 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'

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

kpff

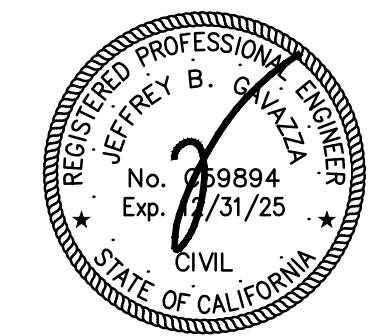
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213-418-0201
www.kpff.com

alston
CONSTRUCTION

**PROPOSED COLD
STORAGE FREEZER
ADDITION - REMODEL
FOR:**

**KONOIKE-
MAUST
COMPANY**

1420 COIL AVENUE
WILMINGTON, CA 90744

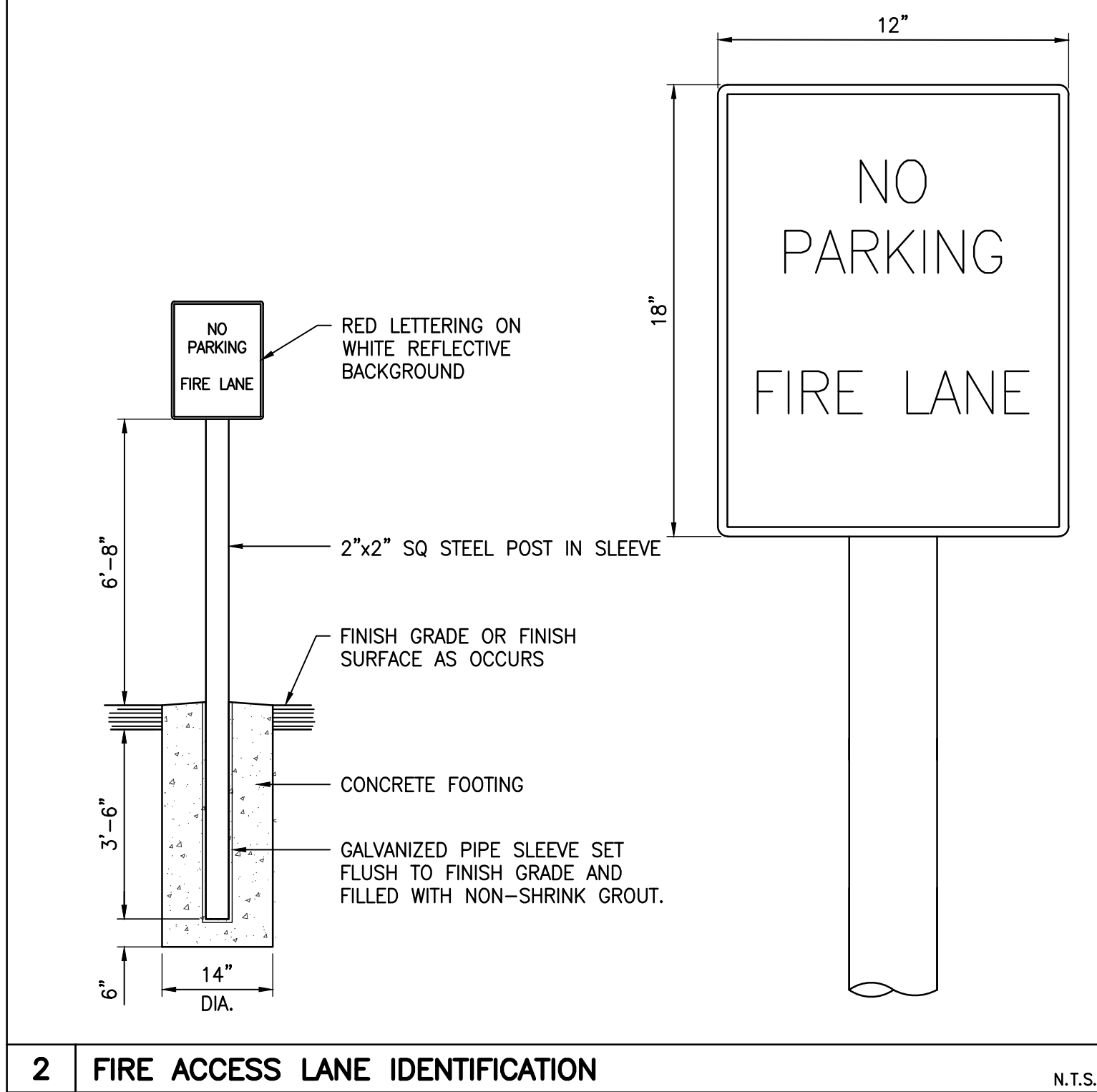
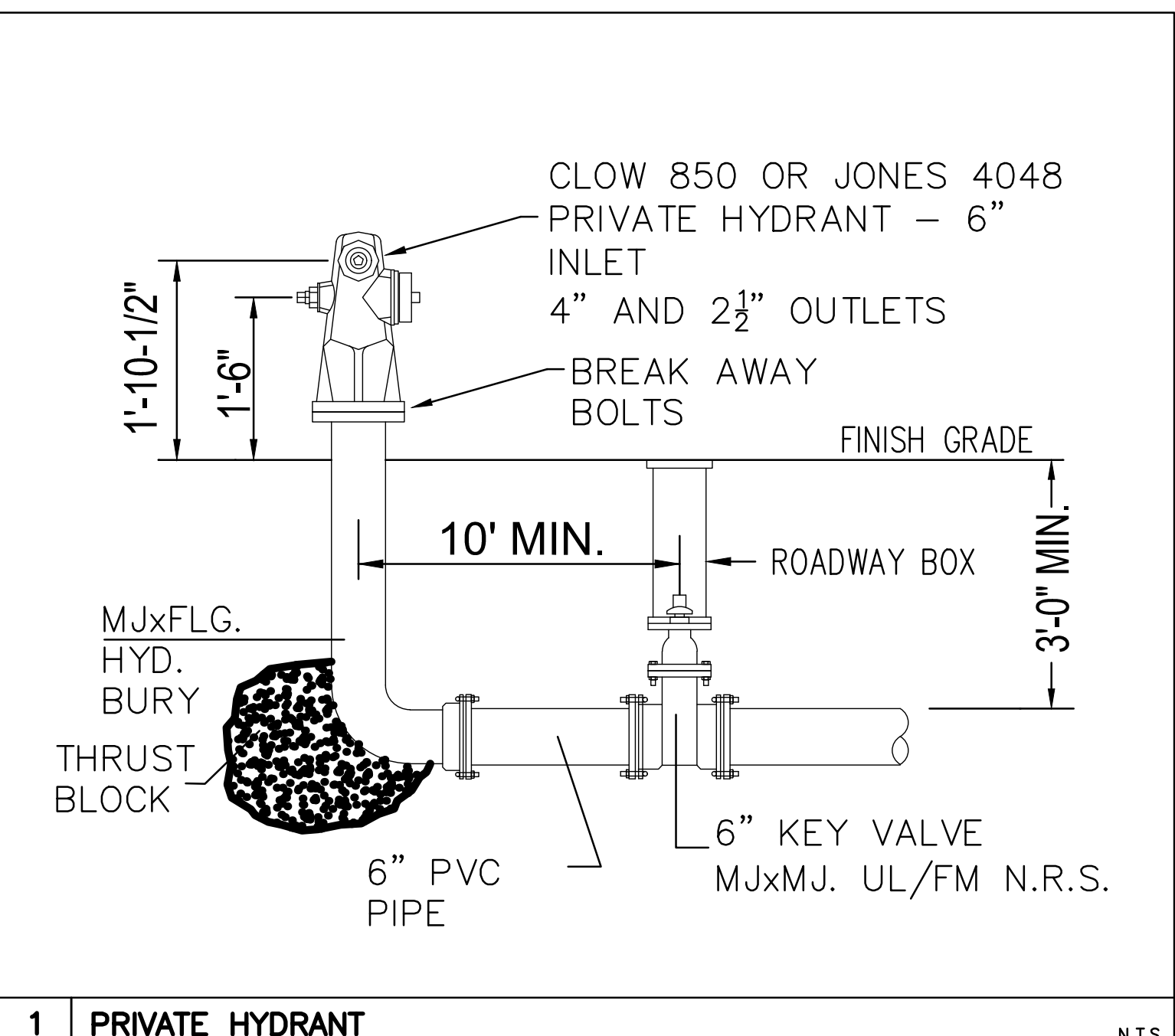
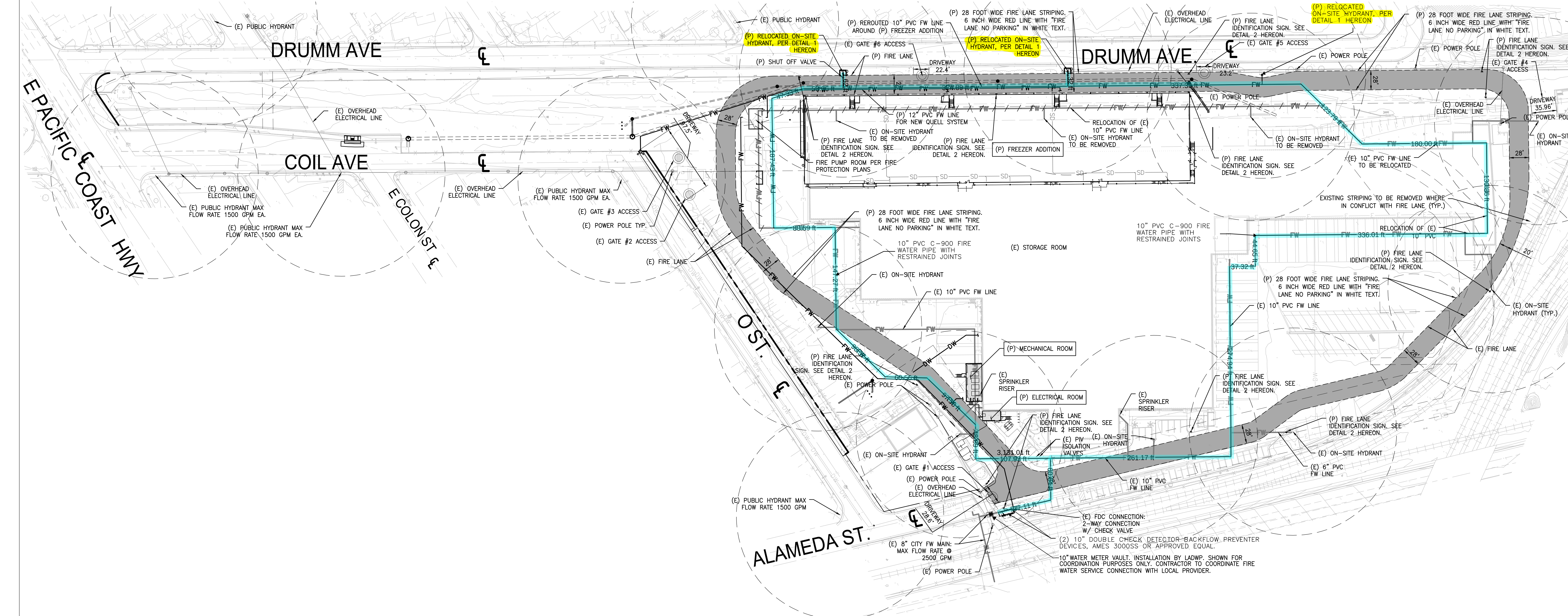


LID PLAN

DATE _____ AS NOTED
DWN _____ SCALE
CHK _____

C1.60

P:\2022\2200311 KPAC Cold Storage Los Angeles\5 CAD\Sheets\2200311-C1.70FA.dwg, Nov 05, 2024 - 3:45pm
P:\2022\2200311 KPAC Cold Storage Los Angeles\5 CAD\Sheets\2200311-C1.70FA.dwg, Nov 05, 2024 - 3:45pm



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

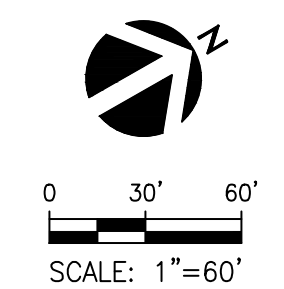
EXHIBIT "A"
Page No. 19 of 20
Case No. CPC-2022-6859-GPA-HD-ZAD-SPR-WDI

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- No inspection can be scheduled until the permit fees have been paid.
- The stamping of this plan **SHALL** NOT constitute approval of violation of any provisions of any Ordinance of 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.

By: **TIMOTHY SMITH** Date: **01/08/2025**
Application No./Permit No.: **24043-10001-00665**

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



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

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.416.0201
www.kpff.com

alston
CONSTRUCTION

PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL FOR:

KONOIKE-MAUST COMPANY

**1420 COIL AVENUE
WILMINGTON, CA 90744**



FIRE ACCESS PLAN

DATE _____ SCALE _____
DWN _____ CHK _____

C1.70

LANDSCAPE LIMIT OF WORK

15'-0"

13'-0"

12'-0"

2'-0"

27'-0" OVERALL ENLARGEMENT AREA

10'-0" TYPICAL

DRUMM AVE.

12'-0" LANDSCAPE BUFFER

EXISTING 8' HIGH MASONRY WALL PER ARCHITECT'S DRAWINGS

10'-0" TYPICAL

SEE ENLARGEMENT 'B'

10'-0" TYPICAL

12'-0" LANDSCAPE BUFFER

EXISTING GATE #6 ACCESS PER ARCHITECT'S DRAWINGS

EXISTING 8' HIGH MASONRY WALL PER ARCHITECT'S DRAWINGS

10'-0" TYPICAL

DRUMM AVE.

LANDSCAPE LIMIT OF WORK

10'-0" TYPICAL

SEE ENLARGEMENT "A"

SEE ENLARGEMENT "B"

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

 Call: TOLL FREE
**1-800
227-2600**
TWO WORKING DAYS BEFORE YOU DIG

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENT	WUCOL-6 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

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WUCOLS WATER USE	QUANTITY
	CAREX FRAGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	24" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE CA NATIVE	LOW	84
	BACCHARIS "PIGEON POINT" DUAR COYOTE BUSH	1 GAL	60" O.C. PLANT 30" AWAY FROM WALKS OR CURB EDGE CA NATIVE	LOW	472
	APPLY 3" DEEP ROCK MULCH ONLY (NO PLANTING) WHERE SHOWN USE 3/4" SCREENED ROCK, COLOR TO BE TAN.				

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

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 CUGL SECTION 1318-F2.10(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 CUGL ORC REQUIRE THAT TREES BE PLANTED EVERY 10 LINEAR FEET IN THE SETBACK. (1318-F2.12.2). THE CALCULATION WOULD BE THE FULL LENGTH OF THE PLANTED SETBACK DIVIDED BY 10 WITH ADDITIONS FOR GATES AND CANALS.

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

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.B2. 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 BILL 1809, MAWA/EJMU, PLANT HYDROZONES & WATER CALCULATIONS TO BE FOLLOWED

A large, mature tree with dense green foliage and bright yellow flowers, standing in a paved area under a clear blue sky. The tree is the central focus, with its branches spreading out. The ground is paved, and there are some red lines painted on it. In the background, there are some parked cars and a building. The sky is blue with a few wispy clouds.

CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



UMBELLULARIA CALIFORNICA
CALIFORNIA LAUREL



CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE



ARBUS MENZIESII
MADRONE

MAINTAIN 6'-8' TALL HEDGE



BACCHARIS 'PIGEON POINT'
DWARF COYOTE BUSH