

PLANNING REVIEW REVISION 1

1190 EAST PASADENA STREET
POMONA, CA 91767

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

TITLE SHEET

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	T0.001

5/14/2026 12:18:53 PM

DWG NO.	DWG NAME	SCALE	PLANNING REVIEW	PLANNING REVISION 1	PLANNING REVISION 2
	VOLUME 1				
G	**SHEET INDEX SECTION**				
T0.001	Title Sheet	N/A	X	X	X
G0.001	Drawing Index	N/A	X	X	X
C	**CIVIL SECTION**				
C1.0	Cover Sheet	N/A	X	X	X
C2.0	General Notes	N/A	X	X	X
C3.0	Precise Grading and Drainage Plan	1" = 10'	X	X	X
C4.0	Erosion Control Plan	1" = 20'	X	X	X
C5.0	Utility Plan	1" = 10'	X	X	X
C6.0	Stormwater / LID Plan	1" = 10'	X	X	X
C7.0	Details	NTS	X	X	X
C8.0	Details	NTS	X	X	X
LP	**LANDSCAPE**				
LC-1	Hardscape Plan	1/8" = 1'-0"			X
LP-1	Planting Plan	1/8" = 1'-0"	X	X	X
LP-2	Planting Details	NTS	X	X	X
LI-1	Irrigation Plan - Ground	1/8" = 1'-0"	X	X	X
LI-1A	Hydrozone Plan	1/8" = 1'-0"			X
L1-2	Water Efficient Landscape Worksheet	NTS			X
LI-3	Irrigation Details	NTS	X	X	X
LS	**LIFE SAFETY**				
LS0.100	Life Safety and Fire Access Site Plan	1/16" = 1'-0"	X	X	X
LS1.101	Life Safety Plan - First Level	1/8" = 1'-0"	X	X	X
LS1.102	Life Safety Plan - Second Level	1/8" = 1'-0"	X	X	X
LS1.103	Life Safety Plan - Third Level	1/8" = 1'-0"	X	X	X
LS1.104	Life Safety Plan - Roof Level	1/8" = 1'-0"	X	X	X
A	**ARCHITECTURAL SECTION**				
	GENERAL ARCHITECTURAL				
A0.001	General Notes & Project Information	N/A	X	X	X
A0.002	Abbreviations	N/A	X	X	X
A0.006	Survey (For Reference Only)	NTS	X	X	X
	SITE PLANS				
A0.010	Existing Site Plan	1/16" = 1'-0"	X	X	X
A0.011	Site Plan	1/16" = 1'-0"	X	X	X
A0.012	Site Lighting Plan	1/16" = 1'-0"	X	X	X
A0.013	Site Lighting Photometrics	1/16" = 1'-0"	X	X	X
A0.020	Building and Open Space Area	1/16" = 1'-0"	X	X	X
A0.021	Parking Information	1/16" = 1'-0"		X	X
	BUILDING FLOOR PLANS				
A1.101	Floor Plan Overview - First Floor	1/8" = 1'-0"	X	X	X
A1.102	Floor Plan Overview - Second Floor	1/8" = 1'-0"	X	X	X
A1.103	Floor Plan Overview - Third Floor	1/8" = 1'-0"	X	X	X
A1.104	Floor Plan Overview - Roof Level	1/8" = 1'-0"	X	X	X
A1.105	Floor Plan Overview - Upper Roof Level	1/8" = 1'-0"	X	X	X
	REFLECTED CEILING PLANS				
A1.410	Reflected Ceiling Plan - First Floor	1/8" = 1'-0"	X	X	X
A1.420	Reflected Ceiling Plan - Second Floor	1/8" = 1'-0"	X	X	X
A1.430	Reflected Ceiling Plan - Third Floor	1/8" = 1'-0"	X	X	X
	FURNITURE PLANS				
A1.801	Furniture Plan - First Floor	1/8" = 1'-0"	X	X	X
A1.802	Furniture Plan - Second Floor	1/8" = 1'-0"	X	X	X
A1.803	Furniture Plan - Third Floor	1/8" = 1'-0"	X	X	X
	BUILDING ELEVATIONS				
A2.000	Primary Building Elevations	1/8" = 1'-0"	X	X	X
A2.001	Primary Building Elevations	1/8" = 1'-0"	X	X	X
	BUILDING SECTIONS				
A3.000	Building Sections	1/8" = 1'-0"	X	X	X
A3.001	Building Sections	1/8" = 1'-0"	X	X	X
A3.002	Building Sections	1/8" = 1'-0"	X	X	X
	SCHEDULES				
A6.500	Finishes Legend	n/a	X	X	X
A6.501	Finishes Legend	n/a	X	X	X
A6.510	Finishes Schedule	n/a	X	X	X
A7.000	Envelop system Matrix	n/a	X	X	X

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

DRAWING INDEX

DATE:	5/14/26
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	G0.001

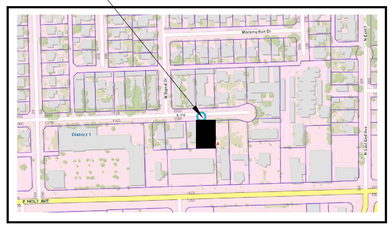
5/14/2026 12:18:33 PM

ON-SITE CIVIL IMPROVEMENT PLANS

1190 E. PASADENA STREET
POMONA, CA 91767

APN #8323-016-022

LOCATION



VICINITY MAP

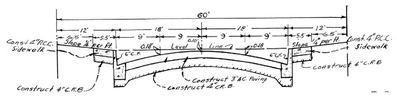
NTS

ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
ARV - AIR RELEASE VALVE
BF - BLIND FLANGE
B/W - BACK OF WALK
CL - CENTER LINE / CLASS
CONC. - CONCRETE
CU - COPPER
DI - DRAIN INLET
DIP - DUCTILE IRON PIPE
DWY - DRIVEWAY
Ø - DIAMETER
EL - ELEVATION
EP - EDGE OF PAVEMENT
EXIST/EX - EXISTING
FF - FINISH FLOOR
FL - FLOWLINE
FG - FINISH GRADE
FH - FIRE HYDRANT
FOC - FACE OF CURB
GB - GRADE BREAK
GR - GRATE ELEVATION
HP - HIGH POINT
IE - INVERT ELEVATION
INV - INVERT
L - LENGTH
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
NAPOTS - NOT A PART OF THIS SUBDIVISION
P - PAD ELEVATION
PL - PROPERTY LINE
PP - POWER POLE
PVC - POLYVINYLCHLORIDE
PVMT - PAVEMENT
R - RADIUS
RIM - RIM ELEVATION
R/W - RIGHT OF WAY
S - SLOPE, SOUTH
SD - STORM DRAIN
SS - SANITARY SEWER
STD - STANDARD
S/W - SIDEWALK
TB - TOP OF BANK
TC - TOP OF CURB
TCD - THROUGH CURB DRAIN
TF - TOP OF FOOTING
TW - TOP OF WALL
TYP - TYPICAL
UE- UNDERGROUND ELECTRICAL
UG- UNDERGROUND GAS
UT-UNDERGROUND TELEPHONE
W - WATER MAIN
WM - WATER METER / MAIN
WS - WATER SERVICE

SYMBOL LEGEND

EXISTING		PROPOSED	CONTRACTOR TO INSTALL STANDARD
SSMH	SANITARY SEWER MANHOLE	SSMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE		DROP INLET
	CATCH BASIN		CATCH BASIN
	CURB AND GUTTER		CURB & GUTTER
	CATCH BASIN	WV	WATER VALVE
	SIGN	WM	1" WATER SERVICE & CHECK VALVE
	SIGN	FH WV	FIRE HYDRANT ASSEMBLY
	WATER VALVE	BO	BLOWOFF ASSEMBLY
	POWER POLE WITH GUY	SSCO	CLEANOUT
6"G	HP GAS LINE		CONCRETE
T	TELEPHONE		WELL TYPE MONUMENT
6"W	WATER LINE	SL	70W HPSV STREET LIGHT
85	EXISTING CONTOUR		EROSION CONTROL FILTER
	TOP/TOE BANK	SD	NEW STORM DRAIN
	PROPERTY LINE	WL	NEW WATER LINE
	CENTERLINE		



TYPICAL SECTION
E POMONA STREET
NTS

GENERAL NOTES

1. WORK ON PLANS SHALL BE COMPLETED PER LOCAL BUILDING CODE AND DETAILS AND LATEST "GREENBOOK" STANDARDS

2. GRADING SHALL BE PER PROJECT GEOTECHNICAL REPORT.

3. PRIOR TO ANY CONTRACTOR CHANGES TO APPROVED CIVIL PLANS, CONTRACTOR SHALL OBTAIN APPROVAL IN WRITING FROM PROJECT ENGINEER OF RECORD.

4. EXISTING UTILITY INFORMATION OBTAINED FROM PROJECT SURVEY AND/OR PUBLIC UTILITY RECORDS. CONTRACTOR SHALL FIELD VERYIFY UTILITY LOCATIONS, SIZES, AND INVERTS.

5. CONTRACTOR SHALL NOTIFY PROJECT GEOTECHNICAL ENGINEER IF UNFAVORABLE GEOTECHNICAL CONDITIONS ARE DISCOVERED.

6. GRADES SHOWN ON THE FINE GRADING PLAN REPRESENT THE FINAL CONDITIONS. CONTRACTOR TO SUBTRACT PAVEMENT AND BASE THICKNESS TO OBTAIN ROUGH GRADE ELEVATIONS.

7. WATER LINES SHALL BE INSTALLED A MIN OF 3' BELOW FINISH GRADE PER LOCAL CODES.

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 82199
BOOK 414, PAGES 74 AND 75

BOUNDARY & TOPO SURVEY

PREPARED BY SURVEY & DRAFTING SERVICES, LOS ANGELES, CA, DATED 8/20/2024

SOILS ENGINEER'S APPROVAL

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING REPORT

SIGNATURE DATE

ACCEPTED

BY: _____ DATE: _____
PLANNING DIVISION

ACCEPTED

BY: _____ DATE: _____
BUILDING OFFICIAL

CONCURRED

BY: _____ DATE: _____
ARNOLD DICHOSA, P.E., RCE NO. 86038, CITY ENGINEER

CITY OF POMONA
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

BENCHMARK

LOS ANGELES COUNTY BENCHMARK NO. JG5610.
ELEV: 914.303 FEET QUAD YEAR: 2013
DESCRIPTION: L&BRAD, SE COR HOLT AVE & EAST END AVE, 8.5' S/O BCR, E/CURB

BASIS OF BEARINGS

THE CENTERLINE OF PASADENA STREET, BEING N 88°14'00" E PER PARCEL MAP 82199 BOOK 414, PAGES 74 AND 75.

EARTH WORK QUANTITIES

CUT (ROUGH GRADE): _____
CUT (OVER EX): _____
FILL: _____
SHRINKAGE (15%): _____
FILL (REPLACE): _____
SWELL (EXPANSION - 10%) _____
EXPORT: _____
IMPORT: _____

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SHEET INDEX

C1.0 COVER SHEET
C2.0 GENERAL NOTES
C3.0 PRECISE GRADING & DRAINAGE PLAN
C4.0 EROSION CONTROL PLAN
C5.0 UTILITY PLAN
C6.0 STORMWATER / LID PLAN
C7.0 DETAILS
C8.0 DETAILS

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PRELIMINARY - NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

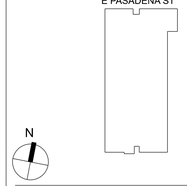
CIVIL ENGINEER:
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER
LAURANCE ANDREWS
Exp. 12/31/27
No. 47013
CIVIL
STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

KEY PLAN:



PROJECT:

COVER SHEET

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA
DRAWING NO:	C1.0

CITY OF POMONA

STANDARD GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF POMONA ORDINANCE NO. 3444 AND THE LATEST STATE CODES AS MANDATED TO BE ENFORCED BY THE CITY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, PLUS ANY SUPPLEMENTS.
** A BOND IS REQUIRED PER SECTION 3311 OF UNIFORM BUILDING CODE.

2. AN APPROVED SET OF PLANS SHALL BE ON THE JOB AT ALL TIMES.

3. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING DIVISION AT (909) 620-2371.

4. ADEQUATE BARRICADES, LIGHTS, FLAGMEN, SIGNS AND OTHER SAFETY DEVICES SHALL BE PROVIDED AS SPECIFIED BY THE TRAFFIC MANUAL PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.

5. EXISTING CITY STREETS SHALL BE KEPT CLEAN OF ALL MATERIALS RESULTING FROM THE GRADING OPERATIONS. THE STREET RIGHT-OF-WAY SHALL BE CLEANED UP DAILY AND AS NECESSARY TO MAINTAIN PEDESTRIAN AND VEHICULAR PASSAGE OVER THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.

6. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING:

   a. PRE-GRADE MEETING: WHEN THE PERMITTEE IS READY TO BEGIN WORK AND BEFORE ANY GRADING OR BRUSHING IS STARTED. THE FOLLOWING PEOPLE MUST BE PRESENT - OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER,GEOLOGIST, BUILDING OFFICIAL OR THEIR REPRESENTATIVE.
   b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
   c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
   d. FILL INSPECTION: AFTER THE AREA TO RECEIVE FILL HAS BEEN PREPARED AND INSPECTED BY THE SOILS ENGINEER.
   e. DRAINAGE DEVICE INSPECTION: AFTER FORMS, STEEL AND PIPE ARE IN PLACE, AND BEFORE ANDY CONCRETE IS POURED.
   f. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED.
   g. FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE "AS-GRADED" PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED AND APPROVED.

THE PERMITTEE SHALL WAIT FOR APPROVAL BY THE INSPECTOR BEFORE PROCEEDING WITH THE WORK.

7. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH SHALL BE MADE DURING THE GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL.

8. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE UNIFORM BUILDING CODE OR DESCRIBING ALLVARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.

9. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

10. DUST SHALL BE CONTROLLED BY WATERING.

11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.

12. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROVED GEOTECHNICAL REPORT BY _____ DATED_____.

13. THE CONTRACTOR SHALL INCORPORATE EROSION CONTROL MEASURES WHEN DEEMED NECESSARY BY THE BUILDING OFFICIAL. SEPARATE PLANSFOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON WILL BE SUBMITTED PRIOR TO SEPTEMBER 15,THE CONTROL DEVICES SHOWN ON SAID PLANS WILL BE INSTALLED NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 1.

14. THE ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL CUT SLOPES.

15. PRIOR TO ISSUANCE OF THE BUILDING PERMITS, A SOIL EXPANSION TEST PERFORMED IN ACCORDANCE WITH THE PROCEDURES OF UNIFORM BUILDING CODE STANDARD NO. 18-2 IS REQUIRED.

16. PRIOR TO PLACING COMPACTED FILL, THE SURFACE SHALL BE STRIPPED OF VEGETATION AND THE SURFACE SCARIFIED TO A DEPTH OF 12 INCHES OR AS SPECIFIED BY THE SOILS ENGINEER AND APPROVED BY THE BUILDING OFFICIAL, BROUGHT TO OPTIMUM MOISTURE CONTENT, RECOMPACTED TO 90% MAXIMUM DENSITY AND INSPECTED BY THE GRADING INSPECTOR AND THE SOIL TESTING AGENCY.

17. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

18. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% OF MAXIMUM DENSITY AS DETERMINED BY UNIFORM BUILDING CODE SECTION 3313, LATEST EDITION ADOPTED BY THE CITY, AND CERTIFIED BY THE SOILS ENGINEER. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FEET OF VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED. AT LEAST ONE-HALF OF THE REQUIRED TESTS SHALL BE MADE AT THE LOCATION OF THE FINAL FILL SLOPE.

19. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL BE COMPACTED TO NO LESS THAN 90% OF MAXIMUM DENSITY OUT TO THE FINISHED SURFACE. ALL FILL SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT SHALL BE GRID ROLLED TO COMPACT THE OUTER 6" TO 8" TO AT LEAST 90% OF MAXIMUM DENSITY.

20. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIMENSION WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.

21. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF REQUIRED) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING INSPECTOR.

22. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE WILL BE PROVIDED DURING ALL FILL PLACEMENT AND AND COMPACTION OPERATIONS.

23. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.

24. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER.

25. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE 5 SIX (6) SACK CEMENT UNLESS SULFATE-CONTENT TESTS CONDUCTED BY THE SOILS ENGINEER SHOW IS TO BE UNNECESSARY.

26. THE CIVIL ENGINEER SHALL PROVIDE PROFESSIONAL INSPECTION WITHIN SUCH ENGINEER'S AREA OF TECHNICAL SPECIALTY, WHICH SHALL CONSIST OF OBSERVATION AND REVIEW AS TO THE ESTABLISHMENT OF LINE, GRADE AND SURFACE DRAINAGE OF THE DEVELOPMENT AREA.

27. THE SOILS ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE PREPARATION OF NATURAL GROUND AND PLACEMENT OF COMPACTION TO VERIFY THAT SUCH WORK IS BEING PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE APPROVED PLAN AND THE REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 3317.3 LATEST EDITION ADOPTED BY THE CITY. REVISED RECOMMENDATIONS RELATING TO CONDITIONS DIFFERING FROM THE APPROVED SOILS ENGINEERING REPORT SHALL BE SUBMITTED TO THE PERMITTEE, THE BUILDING OFFICIAL, AND THE CIVIL ENGINEER.

28. THE ENGINEERING GEOLOGIST SHALL PROVIDE A PROFESSIONAL INSPECTION OF THE BEDROCK EXCAVATION TO DETERMINE IF CONDITIONS ENCOUNTERED ARE IN ACCORDANCE WITH THE APPROVED REPORTS, THE PLANS,SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW, IN ACCORDANCE WITH THE UNIFORM BUILDING CODE SECTION 3317.4, LATEST EDITION ADOPTED BY THE CITY.

29. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN CONFORMANCE WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE SECTION 3317.5, AND THE PERMITTEE SHALL ENGAGE CONSULTANTS, IF REQUIRED, TO PROVIDE PROFESSIONAL INSPECTIONS ON A TIMELY BASIS. THE PERMITTEE SHALL ACT AS A COORDINATOR BETWEEN THE CONSULTANTS, THE CONTRACTOR AND THE BUILDING OFFICIAL. IN THE EVENT OF CHANGED CONDITIONS, THE PERMITTEE SHALL BE RESPONSIBLE FOR INFORMING THE BUILDING OFFICIAL OF SUCH CHANGE AND SHALL PROVIDE REVISED PLANS FOR APPROVAL.

30. ANY REVISION MADE IN THE APPROVED GRADING AS SHOWN ON THE GRADING MUST BE SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL OR HIS DESIGNATED REPRESENTATIVE.

31. PRIOR TO FINAL APPROVAL OF ROUGH GRADING THE CIVIL ENGINEER SHALL SUBMIT AN "AS-BUILT" GRADING PLAN, IN ACCORDANCE WITH SECTION 3318.1 FOR APPROVAL BY THE BUILDING OFFICIAL. THIS PLAN SHALL SHOW ORIGINAL GROUND SURFACE AND AS-GRADED GROUND SURFACE ELEVATIONS, ALL FEATURES SHOWN ON THE APPROVED GRADING PLAN, FINAL PAD GRADES, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL SUBDRAINS, ROCK DISPOSAL SITES, KEYWAYS, BUTTRESS OR STABILITY FILLS AND ANY OTHER REMEDIAL GRADING, ANY VARIANCES BETWEEN THE FINISHED WORK AND THE APPROVED PLANS, ACTUAL YARDAGE MOVED (INCLUDING REMEDIAL GRADING) AND A CERTIFICATION THAT THE "AS-BUILT" PLANS SHOWS THE ABOVE ITEMS. ROUGH GRADING WILL NOT BE APPROVED UNTIL AFTER THE "AS-BUILT" GRADING PLAN.

32. FOR ROUGH GRADING THE CONTRACTOR SHALL CONSTRUCT BERMS AT THE TOP OF ALL MANUFACTURED SLOPES AS SHOWN PER DETAIL ON THIS PLAN.

33. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEM INSTALLED BEFORE OCCUPANCY OF ANY BUILDING AND BEFORE RELEASE OF ANY GRADING BONDS.

34. ALL CUT AND FILL SLOPES OVER 5 FEET IN VERTICAL HEIGHT SHALL BE PLANTED AND PROVIDED WITH AN IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.

35. ALL REQUIREMENTS OF THE APPROVAL OF TENTATIVE TRACT NO._____ APPLICABLE TO THE FINAL MAP SHALL BE MET BY THE APPLICANT.

36. ALL REQUIREMENTS OF THE PLANNING COMMISSION RESOLUTION NUMBER(S)_____SHALL BE MET.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PRELIMINARY - NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

CIVIL ENGINEER:

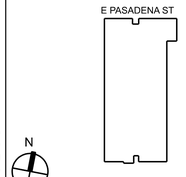
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER
LAURENCE ANDRONS
Exp. 12/31/27
No. 47013
CIVIL
STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

KEY PLAN:



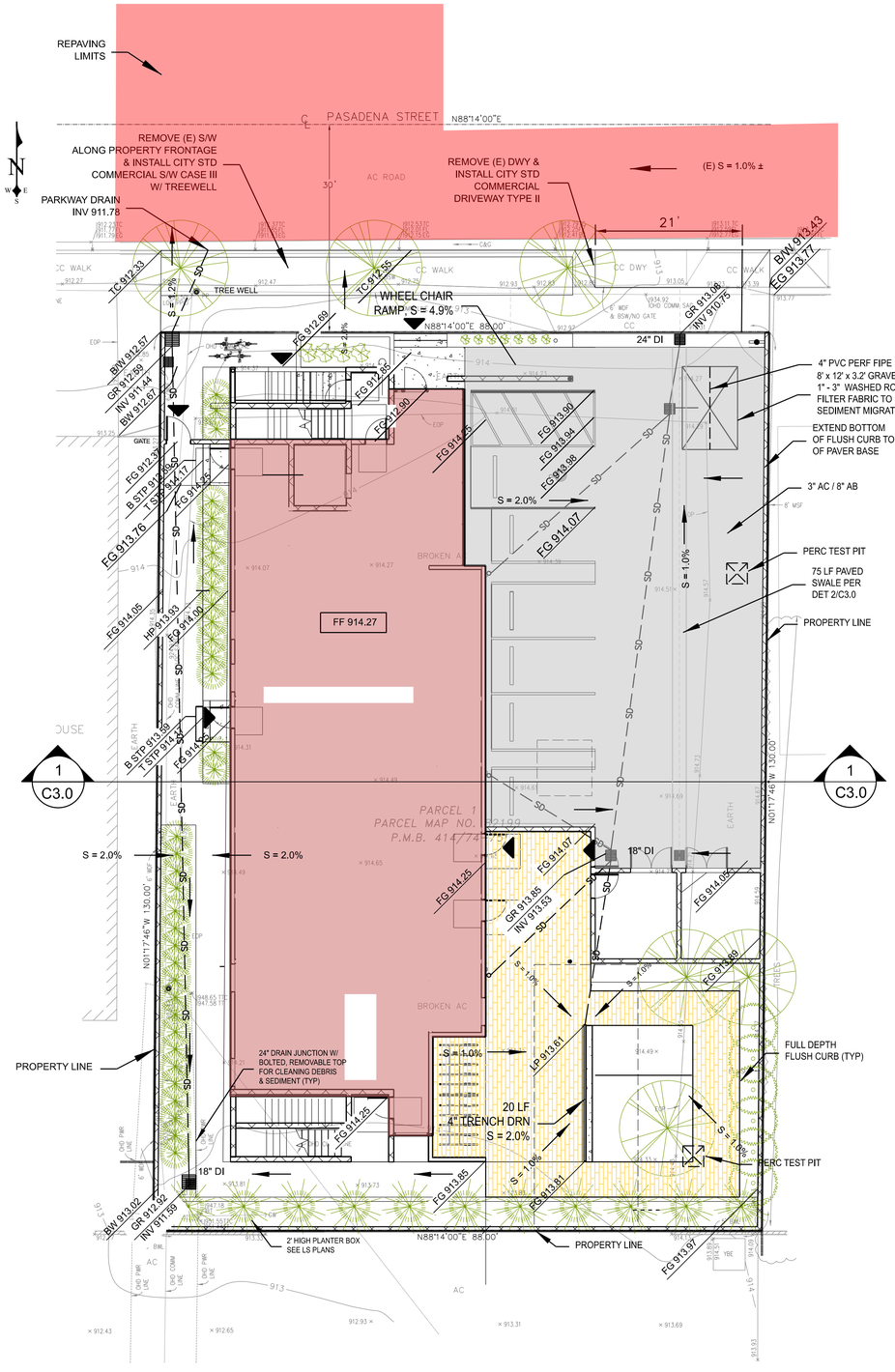
PROJECT:

NOTES

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA

DRAWING NO:

C2.0

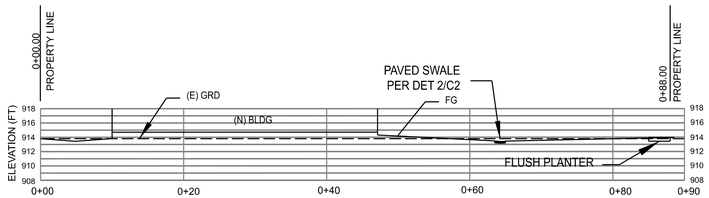


GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

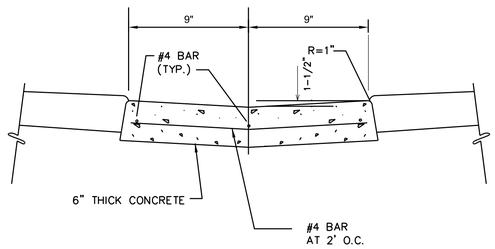
PRECISE GRADING PLAN NOTES

1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY.
2. PAVEMENT IN VEHICLE AREAS SHALL BE TRAFFIC-RATED.
3. SUBGRADE AND BASEROCK SHALL BE COMPACTED PER RECOMMENDATION AND INPSPECTION BY A GEOTECHNICAL ENGINEER.
4. ALL ACCESS ROUTES SHALL COMPLY WITH CURRENT ADA STANDARDS



1 C3.0 SECTION

1" = 20' HORIZ
1" = 20' VERT



2 C3.0 PAVED SWALE

NOT TO SCALE

GRADING LEGEND

AB	Aggregate Baserock
AC	Asphalt Concrete
BVC	Begin Vertical Curve
BW	Bottom of Wall
B/W	Back of Walk
CO	Cleanout
CONC	Concrete
DI	Drain Inlet
DS	Downspout
DW	Driveway
(E)	Existing
EG	Existing Grade
EP	Edge of Pavement
EVC	End Vertical Curve
FF	Finish Floor
FL	Flowline (of Gutter)
FG	Finish Grade
GR	Grate Elevation
HP	High Point
INV	Invert Elevation
LP	Low Point
(N)	New
RG	Rough Grade
RW	Retaining Wall
S	Slope
SD	Storm Drain
TC	Top of Curb
TCD	Through-Curb Drain
TG	Top of Grate

SCALE: 1" = 10'

0 5 10 20

811 CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

PRELIMINARY - NOT FOR CONSTRUCTION

UPDATE FOR ALL SHEETS

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

CIVIL ENGINEER:

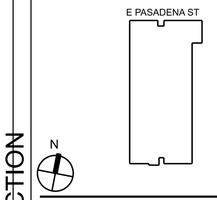
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER LAURENCE ANDREWS Exp. 12/31/27 No. 47013 CIVIL STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD
5/14/26		PLANNING REVIEW REVISION 2

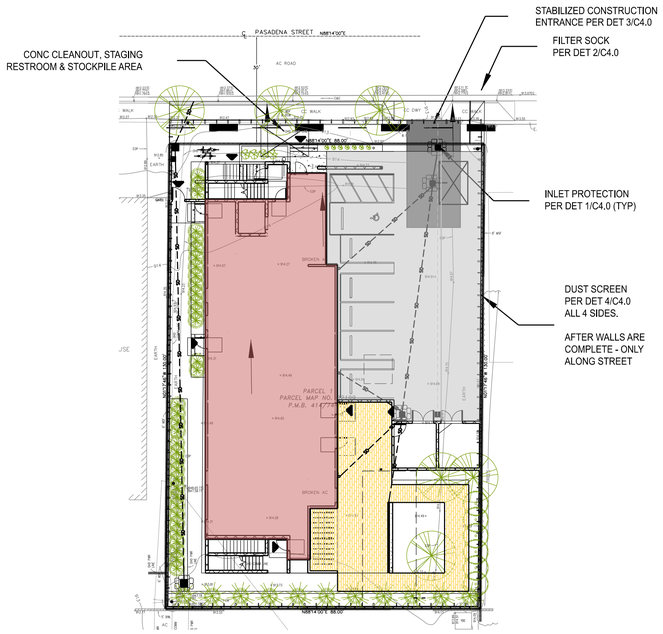
KEY PLAN:



PROJECT:

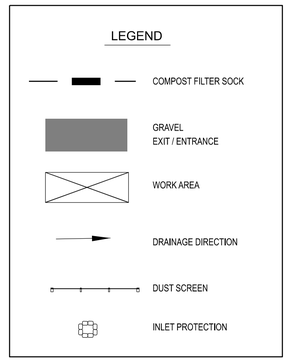
PRECISE GRADING & DRAINAGE PLAN

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA
DRAWING NO:	C3.0



EROSION CONTROL PLAN

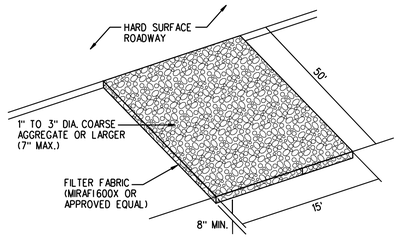
SCALE 1" = 20'

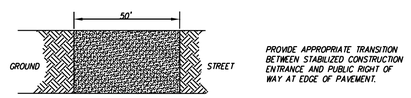




4 / C4.0 DUST SCREEN

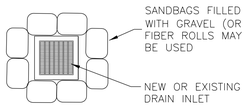
NTS





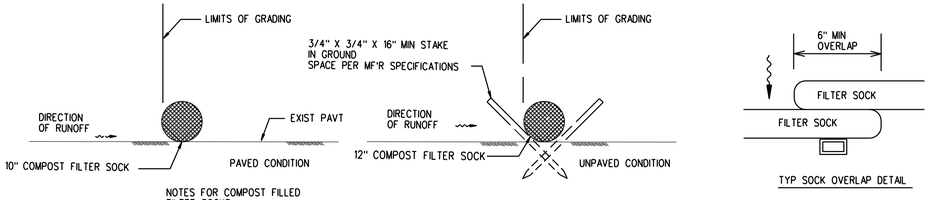
3 / C4.0 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



1 / C4.0 INLET PROTECTION DETAIL

SCALE: NONE



2 / C4.0 COMPOST FILTER SOCK

SCALE: NONE

SCALE: 1" = 20'

0 10 20 40

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call _____ at _____
   i. Please fill in name and number
2. Total Disturbed Area _____ WDID # _____
   i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

    L. Andrews — Civil Engineer/QSD Signature — 8/2/24 — Date
21. The following notes must be on the plan:

    As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

    _____ Owner or Authorized Representative (Permittee) — _____ Date
22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

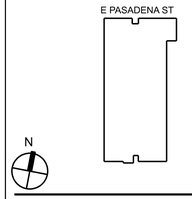
CIVIL ENGINEER:
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER — LAURENCE ANDREWS — Exp. 12/31/27 — No. 47013 — CIVIL — STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

KEY PLAN:



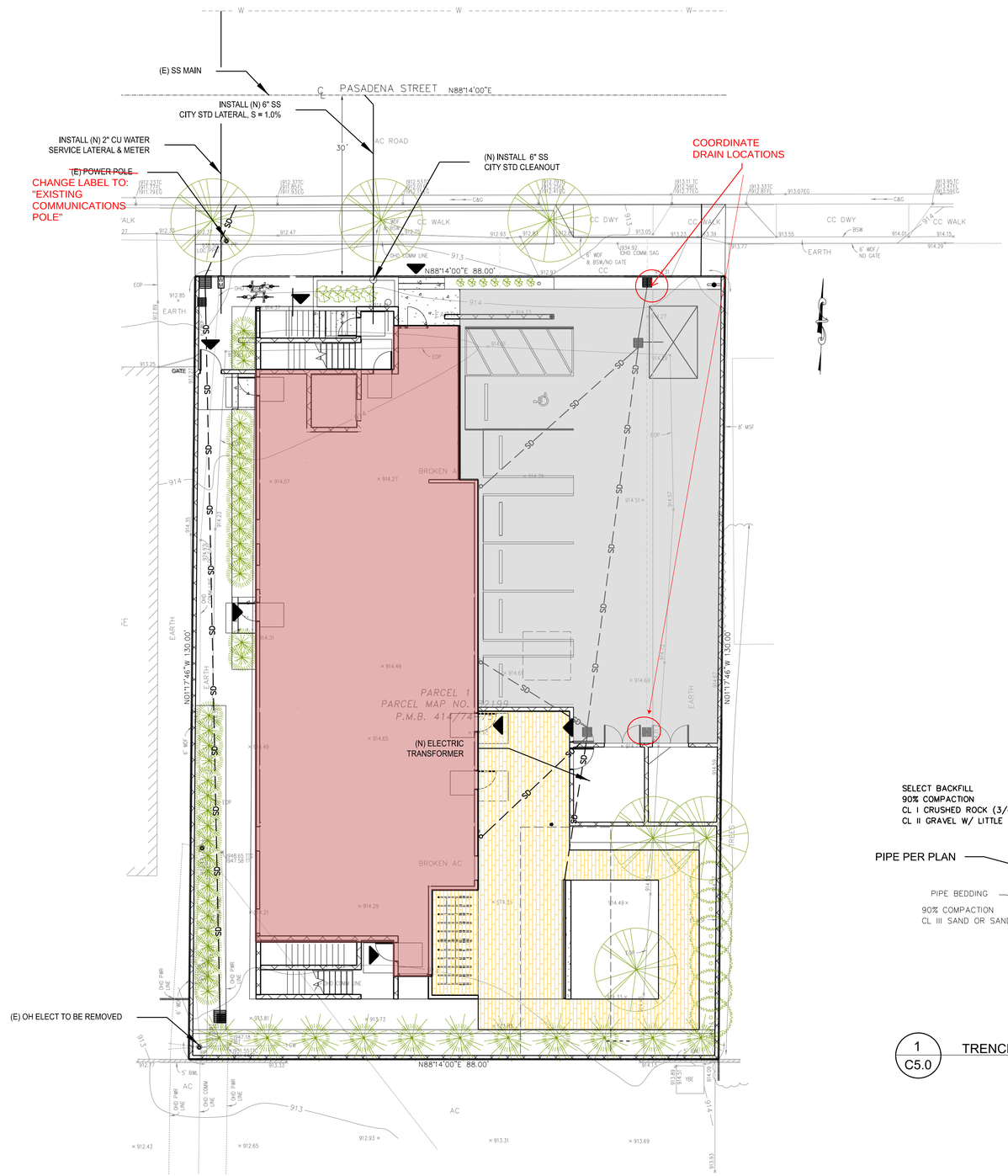
PROJECT:

EROSION CONTROL PLAN

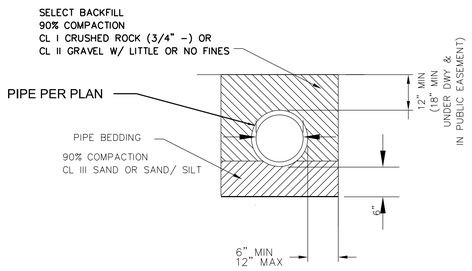
DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA

DRAWING NO:

C4.0



UTILITY PLAN
SCALE: 1" = 10'



NOTES:

INITIAL BACKFILL SHALL BE MECHANICALLY CONSOLIDATED UNDER THE HAUNCHES OF THE PIPE.

ALTERNATE BACKFILL MATERIAL AND METHODS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

WHERE MINIMUM COVER CANNOT BE MET PLACE 6" CONC CAP OVER PIPE 1' BEYOND EACH SIDE OF THE PIPE.

1 / C5.0 TRENCH BACKFILL DETAIL FOR ON-SITE UTILITY LINE TRENCHES
NOT TO SCALE

SCALE: 1" = 10'
0 5 10 20

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PRELIMINARY - NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

CIVIL ENGINEER:

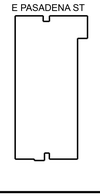
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena, CA 91106

REGISTERED PROFESSIONAL ENGINEER
LAURENCE ANDRONS
Exp. 12/31/27
No. 47013
CIVIL
STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

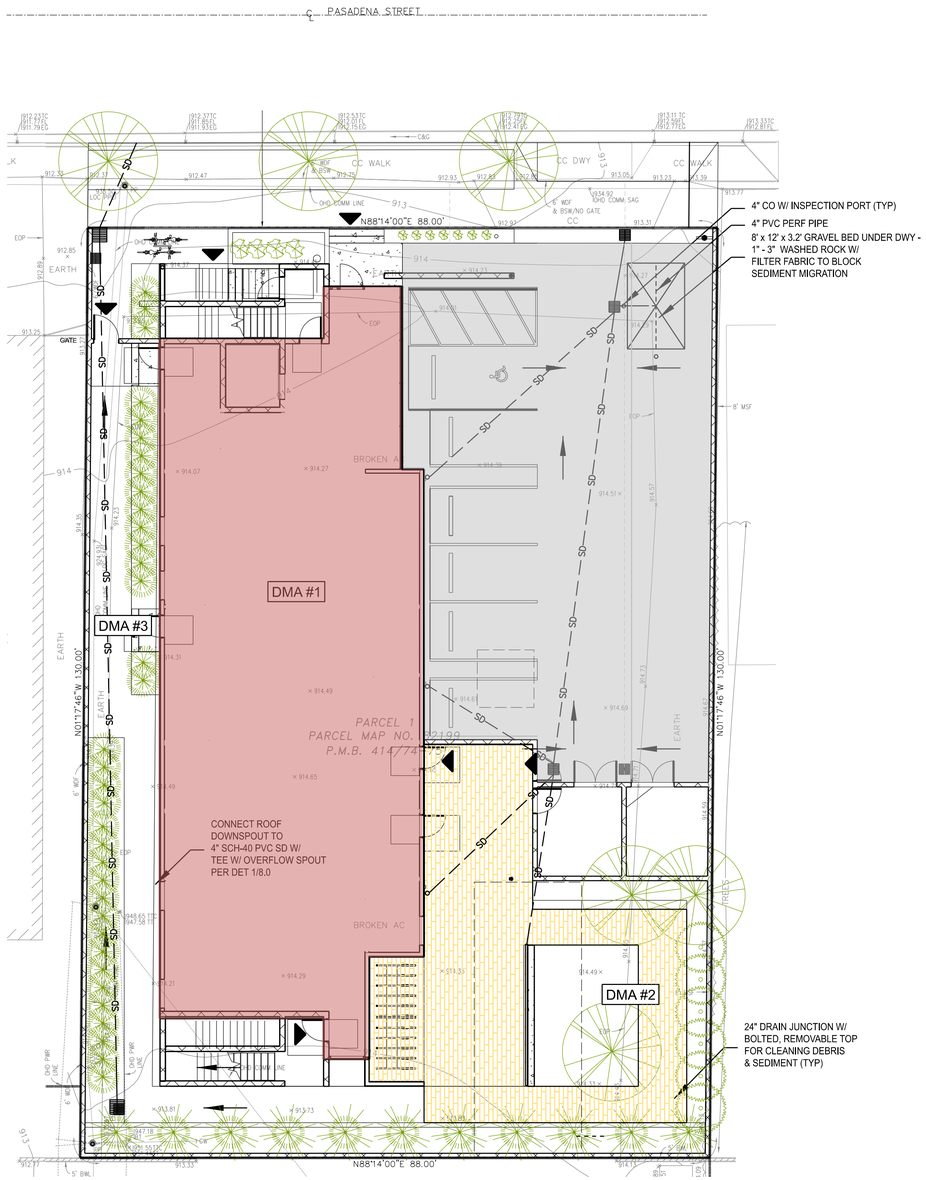
KEY PLAN:



PROJECT:

UTILITY PLAN

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA
DRAWING NO:	C5.0



STORMWATER PLAN

SCALE: 1" = 20'

DRAIN INLET NOTE:

PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" AT ALL DRAINAGE INLETS.

NOTE:

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

1190 E PASADENA AVE, POMONA. CA

SUMMARY OF DRAINAGE MANAGEMENT AREAS				
Area	Perveous A (sf)	Imp Area (sf)	Catchment (sf)	SWQDv cu ft
1. Rooftop		4,214.00	3,792.60	369.78
2. Driveway and patios	722.00	4,423.33	4,053.20	395.19
3. Landscape walkways	822.37	1,258.30	1,214.71	118.43
Total	1,544.37	9,895.63	9,060.50	883.40

SCALE: 1" = 10'

0 5 10 20

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

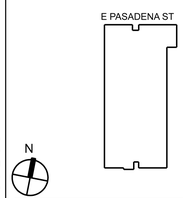
CIVIL ENGINEER:

CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER
LAURENCE ANDREWS
Exp. 12/31/27
No. 47013
CIVIL
STATE OF CALIFORNIA

ISSUES / REVISIONS		
12/13/24		100% DD

KEY PLAN:



PROJECT:

STORMWATER / LID PLAN

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA

DRAWING NO:

C6.0

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

(APRIL 2023)

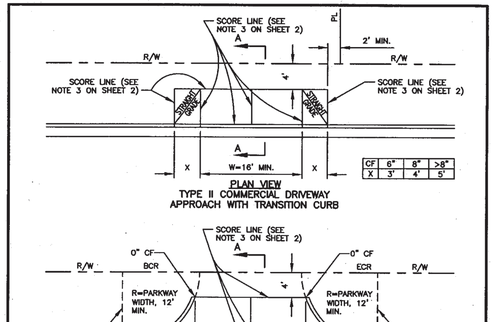
GENERAL NOTES FOR WATER MAIN PIPELINES, SERVICES, AND APPURTENANCES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES MUST BE IN ACCORDANCE WITH THE CITY OF POMONA, "STANDARD SPECIFICATIONS FOR WATER, SEWER, AND STORMWATER FACILITY CONSTRUCTION". ALL RELATED WORK MUST PROCEED PER CITY, STATE, AND FEDERAL SAFETY POLICIES AND STANDARDS. CONSTRUCTION MUST INCLUDE THE UPDATING OF ALL EXISTING PUBLIC WATER INFRASTRUCTURE TO MEET LATEST CITY STANDARDS WITHIN THE PROJECT AREA.
2. ALL MAINS, GATE VALVES, AND 6" FIRE HYDRANTS MUST BE INSTALLED WITH THE DESIGN, MINIMUM AND MAXIMUM COVER SPECIFIED WITHIN CITY OF POMONA STANDARD DRAWINGS UNLESS OTHERWISE NOTED HEREON.
3. WATER MAIN PIPELINES (MAIN) AND SERVICES MUST NOT BE INSTALLED UNTIL STAKING HAS BEEN APPROVED IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARDS.
4. CONTACT CITY OF POMONA PUBLIC WORKS DEPARTMENT AT (909) 620-2281, TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING ANY WORK, TO ARRANGE A MANDATORY PRE-JOB MEETING WITH THE PUBLIC WORKS INSPECTOR. CONTRACTOR MUST HAVE REQUIRED PERMITS AND APPROVED PLANS BEFORE SCHEDULING PRE-JOB MEETING. ALL PRIVATE INFRASTRUCTURE MUST BE INSPECTED BY THE CITY BUILDING INSPECTOR OR SEPARATE REGULATING AGENCY.
5. CONTRACTOR MUST OBTAIN AN EXCAVATION PERMIT FROM THE PUBLIC WORKS DEPARTMENT OF THE CITY THAT OWNS OR MAINTAINS THE RIGHT-OF-WAY IN WHICH THE WORK WILL BE PERFORMED.
6. CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING THE NECESSARY ENCROACHMENT PERMITS FROM CALTRANS OR THE RAILROAD PRIOR TO DOING ANY CITY RELATED WORK IN CALTRANS OR RAILROAD RIGHT OF WAY.
7. CONTRACTOR MUST CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) DIG ALERT AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING EXCAVATION. FOLLOWING COMPLETION OF WORK, CONTRACTOR MUST REMOVE ALL PROJECT RELATED U.S.A. MARKINGS.
8. ONLY CITY OF POMONA WATER RESOURCES DEPARTMENT OPERATORS MAY OPERATE ANY POMONA VALVES. CONTACT CITY PUBLIC WORKS INSPECTOR, A MINIMUM OF TWO (2) FULL WORKING DAYS IN ADVANCE, TO ARRANGE FOR VALVE CLOSURE AND OR OPENING.
9. CONTRACTOR MUST COMPLY WITH THE CITY OF POMONA WATER RESOURCES DEPARTMENT WATER MAIN SHUT DOWN POLICY. VALVE OPENINGS/CLOSINGS, MAIN DISINFECTION, AND MAIN SHUTDOWN WILL NOT BE PERFORMED ON MONDAYS, FRIDAYS, ALL CITY OBSERVED HOLIDAYS, OR BEFORE 9:00 A.M.
10. CONNECTION(S) TO EXISTING WATER MAINS MUST ONLY BE MADE WITH THE SPECIFIC APPROVAL OF THE PUBLIC WORKS INSPECTOR.
11. PER THE STATE OF CALIFORNIA PLUMBING CODE, WHERE STATIC WATER PRESSURE IN ANY SUPPLY PIPELINE EXCEEDS 80 PSI A PRESSURE REGULATING VALVE MUST BE INSTALLED TO MAINTAIN THE SERVICE PRESSURE UNDER 80 PSI.
12. ALL WATER MAINS MUST BE PRESSURE TESTED, DISINFECTED WITH GAS/LIQUID CHLORINE, FLUSHED, TESTED FOR CL$_2$ (CHLORINE) RESIDUAL, PASS BACTERIOLOGICAL, AND HETEROTROPIC PLATE-COUNT TESTS PER AWWA STANDARD 651 SPECIFICATIONS PRIOR TO BEING PUT INTO SERVICE. BACTERIOLOGICAL TESTS ARE REQUIRED WHEN THE EXISTING CITY WATER SYSTEM IS SHUTDOWN BELOW 5 PSI. THE PUBLIC WORKS INSPECTOR MUST BE CONTACTED TO COORDINATE/APPROVE TESTING PROCEDURES AND QUALIFIED STATE CERTIFIED TESTING FIRMS.
13. TEMPORARY 2" (MINIMUM, INSPECTOR MAY REQUIRE LARGER) DIAMETER BLOW-OFFS MUST BE INSTALLED AT ENDS OF ALL SECTIONS OF MAIN TO BE TESTED. THESE TESTING BLOWOFFS MUST BE REMOVED UPON APPROVAL OF THE INSPECTOR FOR FINAL TIE-INS).
14. CONTRACTOR MUST POTHOLE AND VERIFY LOCATION AND ELEVATION OF EXISTING WATER MAINS AND OTHER CONFLICTING UTILITIES) PRIOR TO COMMENCING INSTALLATION.
15. AIR AND VACUUM RELEASE VALVES ARE REQUIRED AT HIGH POINTS ON THE MAIN AND BLOW-OFFS AT LOW POINTS PER CITY ENGINEER DIRECTION, WHETHER SHOWN ON THESE PLANS OR NOT. PUBLIC WORKS INSPECTOR MUST CONFIRM LOCATION AND INSTALLATION PER CITY OF POMONA STANDARD DRAWINGS.
16. APPROVED BACKFLOW DEVICES REQUIRE A RECORD OF APPROVED TESTING BY A CERTIFIED LOS ANGELES COUNTY TESTER BEFORE ACCEPTANCE BY THE CITY. CONTACT THE WATER RESOURCES DEPARTMENT AT (909) 620-2235 FOR ACCEPTANCE. THE BACKFLOW DEVICES SPECIFICATION MUST ADDRESS SPECIAL RISKS THAT MAY BE PRESENT FOR THE ASSOCIATED DEVELOPMENT.
17. DEVELOPER-OWNER WILL BE RESPONSIBLE FOR COMPLETING TRENCH REPAIRS TO CITY REQUIREMENTS FOR ALL WATER INFRASTRUCTURE INSTALLED. DEVELOPER-OWNER MUST CONFIRM THAT ALL WATER INFRASTRUCTURE IS SATISFACTORILY INSTALLED PRIOR TO FINAL STREET RESURFACING.
18. DEVELOPER-OWNER WILL BE RESPONSIBLE FOR PROVIDING "AS-BUILTS", SATISFACTORY TO THE CITY ENGINEER, PRIOR TO ACCEPTANCE OF IMPROVEMENTS BY THE CITY. SAID AS-BUILTS MUST BE SUBMITTED BOTH ON CORRECTED MYLARS AND ELECTRONICALLY (PDF).
19. WATER CONSTRUCTION METERS (US) ARE REQUIRED FOR ALL CITY WATER USAGE FROM FIRE HYDRANTS OR OTHER NON-METERED SOURCES. FAILURE TO OBTAIN AND USE AUTHORIZED METERS MAY RESULT IN LOSS OF DEPOSIT AND/OR OTHER PENALTIES, INCLUDING POSSIBLE FORFEITURE OF CONSTRUCTION PERMIT.
20. IF TAPPING SLEEVE AND/OR SERVICE SADDLE(S) ARE/IS WITHIN 3 FEET OF A JOINT-COLLAR ON AN EXISTING MAIN, THEN THE CONTRACTOR MUST REMOVE A SECTION OF THE EXISTING MAIN AND INSTALL A TEE, OR NEW PIPING WITH FLEX COUPLINGS, AND/OR SADDLES TO MAKE THE CONNECTION TO THE EXISTING MAIN. THE CONTACTOR MAY RELOCATE THE PROPOSED TAPPING SLEEVE AND/OR SADDLE AS APPROVED BY THE CITY ENGINEER. COORDINATE SHUT DOWN WITH THE CITY. NOTIFY ALL AFFECTED RESIDENTS/CUSTOMERS AT LEAST TWO (2) WORKING DAYS IN ADVANCE. A HYDROSTATIC PRESSURE AND BACTERIOLOGICAL TEST ARE REQUIRED TO PUT THE MAIN BACK IN SERVICE. SLEET LOCATION MAINTAIN CITY AND STATE APPROVED SEPARATION DISTANCES FROM HYDRANTS/OTHER INFRASTRUCTURE, APPROACHES, RADII, ETC.
21. TWO (2) INCH AUTOMATIC BLOW-OFF VALVES MUST BE INSTALLED AT THE ENDS OF ALL NON-LOOPED WATER MAIN.
22. ALL WATER INFRASTRUCTURE AND MATERIALS MUST BE NEW, IN GOOD CONDITION AND ACCEPTABLE TO THE CITY ENGINEER.
23. THERE MUST BE NO FIXED STRUCTURES, TREES/SHRUBS, WALLS/FENCES/GATES, AND/OR DRY UTILITIES WITHIN A PROPOSED UTILITY EASEMENT WITHOUT CITY ENGINEER APPROVAL. ANY EXISTING TREES AND/OR SHRUBS WITHIN AN EASEMENT BOUNDARY ARE TO BE REMOVED ENTIRELY. ANY EXISTING LANDSCAPING, FENCES, AND GATES CONFLICTING WITH THE UTILITY INFRASTRUCTURE LOCATION MUST BE REMOVED OR REMAIN ONLY PER CITY ENGINEER APPROVAL. CITY MAY SECURE EASEMENT WITH LOCKED INGRESS/EGRESS ACCESS.
24. ANY EXISTING SERVICE LATERAL THAT IS NOT USED MUST BE ABANDONED PER LATEST CITY OF POMONA STANDARDS.
25. CONTRACTOR MUST SAW CUT ALL PAVEMENT REMOVALS AND REPAIR ALL CITY MAINTAINED STREETS PER CITY OF POMONA STANDARD DRAWING A-26-02 AND AS REQUIRED TO MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION.
26. CONTRACTOR MUST PERFORM ALL HANDLING, REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS-CEMENT PIPE (ACP) IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY OF POMONA, CAL/OSHA, EPA AND GOVERNING HEALTH AGENCY REQUIREMENTS.
27. THE USE OF ALLOY CONTAINING GREATER THAN 0.25% LEAD IN ANY INFRASTRUCTURE USED IN OR AS PART OF THE CITY'S WATER SYSTEM IS PROHIBITED.
28. THE FOLLOWING CONDITIONS AND PROCEDURES MUST APPLY FOR DUCTILE IRON PIPE (D.I.P.):
    a. D.I.P. MUST BE PRESSURE CLASS 350 AND ALL GASKETS TO BE EPDM MATERIAL.
    b. ALL JOINTS MUST BE PUSH ON TYPE US PIPE "TYTON" JOINTS
    c. WHERE APPROVED, ALL MJ FITTINGS MUST BE CONSTRUCTED WITH EBAA IRON "MEGALUG" RESTRAINED JOINTS, OR APPROVED EQUAL.
    d. 14 GA. INSULATED COPPER LOCATOR WIRE MUST BE REQUIRED WITH D.I.P. INSTALLATION PER STANDARD WATER DRAWING #1.
    e. ALL BURIED PIPES, FITTINGS AND APPURTENANCES, INCLUDING FLEX COUPLINGS, ETC., MUST BE PROTECTIVE WRAPPED IN 6 MIL PLASTIC BEFORE BACKFILLING.
    f. ALL BURIED NUTS AND BOLTS MUST BE 316 SS. ALL BOLTS MUST BE TREATED WITH AN ANTI-SEIZE COMPOUND.
    g. ALL AIR RELEASE VALVES AND SERVICE CORPORATION STOPS GREATER THAN 1" IN SIZE MUST BE BOXED FLUSHED TO PAVEMENT SURFACE AND PER CITY STANDARDS.

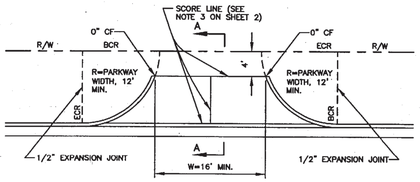
(APRIL 2023)

GENERAL NOTES FOR SEWER:

1. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS REQUIRED TO CONTACT THE CITY OF POMONA WASTEWATER COLLECTION SYSTEM CREW CHIEF AT (909) 620-7433 AND PUBLIC WORKS DEPARTMENT AT (909) 620-2281 TO ARRANGE A MANDATORY PRE-JOB MEETING. CONTRACTOR MUST HAVE REQUIRED PERMITS AND APPROVED PLANS BEFORE SCHEDULING PRE-JOB MEETING.
2. CONTRACTOR MUST NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.)/DIG ALERT AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING EXCAVATION. FOLLOWING COMPLETION OF WORK, CONTRACTOR MUST REMOVE ALL PROJECT RELATED U.S.A. MARKINGS.
3. CONTRACTOR MUST PROTECT IN PLACE ALL EXISTING IMPROVEMENTS OR UTILITY INFRASTRUCTURE, ADJACENT PROPERTY, AND TREES/SHRUBS THAT ARE NOT TO BE REMOVED.
4. BEFORE WORK IS STARTED, CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE WITHIN PUBLIC RIGHT OF WAY OR ONSITE WITHIN EXISTING SEWER EASEMENTS FROM THE PUBLIC WORKS DEPARTMENT.
5. ALL WORK MUST BE IN ACCORDANCE WITH THE CITY OF POMONA STANDARDS AND SPECIFICATIONS INCLUDING THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION.
6. CONTRACTOR MUST PROVIDE ALL TEMPORARY SEALS, ENCLOSURES, FORCED VENTILATION, AND OR OTHER DEVICES AS NECESSARY TO PREVENT ODOR, H2S NUISANCE, AND SOLID OBJECTS FROM ENTERING THE EXISTING SEWER MAIN DURING CONSTRUCTION.
7. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE INFRASTRUCTURE LOCATIONS, THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
8. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER INFRASTRUCTURE CONFLICT WITH THE PROPOSED SEWER MAIN, CONTRACTOR MUST NOTIFY THE PUBLIC WORKS INSPECTOR AND AWAIT THE RELOCATION AND/OR ALTERNATE INFRASTRUCTURE DESIGN.
9. THERE MUST BE NO FIXED STRUCTURES, TREES/SHRUBS, WALLS/FENCES, GATES, AND/OR DRY UTILITIES WITHIN A PROPOSED UTILITY EASEMENT WITHOUT CITY ENGINEER APPROVAL. ANY EXISTING TREES AND/OR SHRUBS WITHIN AN EASEMENT BOUNDARY ARE TO BE REMOVED ENTIRELY. ANY EXISTING LANDSCAPING, FENCES, AND GATES CONFLICTING WITH THE UTILITY INFRASTRUCTURE LOCATION MUST BE REMOVED OR REMAIN ONLY PER CITY ENGINEER APPROVAL. CITY MAY SECURE EASEMENT WITH LOCKED INGRESS/EGRESS ACCESS.
10. TRENCH PAVEMENT RESTORATION MUST BE PER CITY OF POMONA STANDARD DRAWINGS, INCLUDING AT MINIMUM A-26-02 AND A-7-02.
11. ALL MANHOLE FRAME AND COVERS ARE TO BE SET FOUR INCHES (4") BELOW ELEVATION SHOWN ON PLANS, UNLESS OTHERWISE NOTED.
12. ALL MANHOLE FRAMES MUST BE SURROUNDED BY A 1-SACK SLURRY BACKFILL AT A MINIMUM TWELVE INCH (12") WIDE RADIUS, TO A DEPTH OF EIGHT INCHES (8"). IF 1-SACK SLURRY IS NOT AVAILABLE, THEN CLASS 564-C-3000 CONCRETE MUST BE USED PER CITY OF POMONA STANDARD DRAWING S-1.
13. ALL SEWER MAIN INSTALLED IN THIS PROJECT MUST BE EXTRA STRENGTH VITRIFIED CLAY PIPE (VCP) WITH TYPE "D" OR "G" JOINTS.
14. ALL PROPOSED PUBLIC CITY SEWER INFRASTRUCTURE INSTALLED IN THIS PROJECT MUST HAVE CLOSED CIRCUIT TELEVISION (CCTV) AND NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES (NASSCO) INSPECTIONS COMPLETED PRIOR TO INFRASTRUCTURE ACCEPTANCE FROM THE CITY. POST INSTALLATION CCTV PHOTOS/VIDEO ALONG WITH NASSCO CERTIFIED PIPELINE, MANHOLE, AND LATERAL ASSESSMENT CERTIFICATION PROGRAM (PACP, MACP, LACP) INSPECTIONS ARE REQUIRED.
15. MAIN LINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, MUST BE CONSTRUCTED IN ACCORDANCE WITH CITY OF POMONA STANDARDS AND SPECIFICATIONS.
16. ALL SEWER LATERALS MUST BE VITRIFIED CLAY PIPE (VCP) AND A MINIMUM OF FOUR-INCHES (4") IN DIAMETER UNLESS NOTED AS OTHERWISE.
17. ANY EXISTING SEWER LATERALS WITHIN THE PROPOSED PROJECT AREA ARE TO BE IDENTIFIED. IF THE EXISTING LATERAL IS TO BE ABANDONED, THEN NASSCO LATERAL ASSESSMENT CERTIFICATION PROGRAM (LACP) INSPECTION IS TO BE COMPLETED.
18. ANY EXISTING SEWER LATERAL THAT IS NOT USED MUST BE ABANDONED PER CITY OF POMONA STANDARDS.
19. ALL SEWER LATERALS MUST BE LAID PERPENDICULAR (90-DEGREES) TO THE MAIN, EXCEPT IN CUL-DE-SACS, WHERE LATERALS MUST BE LAID EITHER PERPENDICULAR (90-DEGREES) OR FORTY-FIVE DEGREES (45-DEGREES) TO THE MAIN LINE.
20. SEWER LATERALS ARE TO BE CONSTRUCTED 5.5' BELOW CURB GRADE UNLESS OTHERWISE NOTED. LATERAL LOCATION TO BE IDENTIFIED WITH AN "S" CHISELED OR STAMPED ON THE CURB.
21. WYES MUST BE CONSTRUCTED WITHIN ONE PIPE LENGTH OF THE STATION SHOWN ON THE PLANS.
22. CONTRACTOR MUST SECURE APPROVAL FROM THE PUBLIC WORKS INSPECTOR BEFORE BACKFILLING OVER ANY WYES OR PIPELINE.
23. CONTRACTOR MUST VERIFY ELEVATIONS USED FOR BASIS OF DESIGN BY PRIVATE FIELD SURVEY.
24. NO WASTE MUST BE DISCHARGED INTO THE SEWER MAIN UNTIL AN APPROVED PLAN IDENTIFIES A SUITABLE OUTLET AND/OR BYPASS LOCATION. SUCH INFRASTRUCTURE MUST BE IDENTIFIED AND/OR CONSTRUCTED BEFORE A CONNECTION OCCURS.
25. CONTRACTOR MUST CONTACT THE LOS ANGELES COUNTY SANITATION DISTRICTS (LACSD) FOR ANY COORDINATION OF CONNECTION TO LACSD INFRASTRUCTURE.



PLAN VIEW
TYPE II COMMERCIAL DRIVEWAY
APPROACH WITH TRANSITION CURB

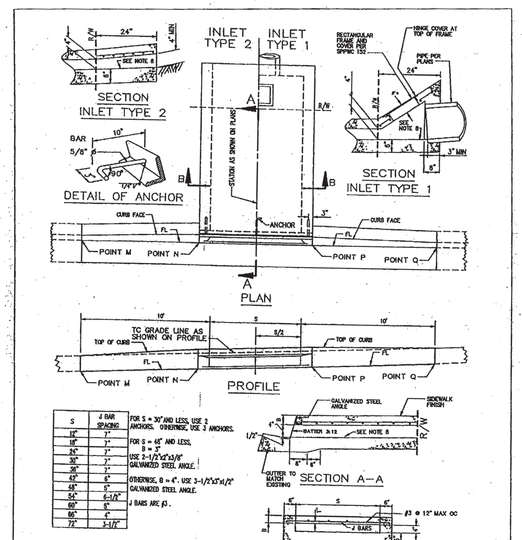


PLAN VIEW
TYPE III COMMERCIAL DRIVEWAY
APPROACH WITH SMALL CURB RADIUS

SEE SHEET 2 FOR GENERAL NOTES FOR DRIVEWAY APPROACHES AND SECTION A–A.

			CITY OF POMONA PUBLIC WORKS DEPARTMENT
			COMMERCIAL DRIVEWAY APPROACH
⚠ UPDATED ENTIRE STANDARD	07/18/11	BAH	DRAWN BY: BAH; CHECKED BY: ___; STANDARD; 1 OF 4
⚠ REVISONS	DATE	INITIAL	APPROVED BY:

A–27–10



			CITY OF POMONA PUBLIC WORKS DEPARTMENT
			PARKWAY DRAIN
			DRAWN BY: M.L. CHECKED BY: V.L. APPROVED; STANDARD; 1 OF 2
△ REVISIONS	DATE	INITIAL	CITY ENGINEER; DATE 7-28-11

STD. No. A-30-10

NOTES

1. FLOOR OF BOX SHALL BE TROWELED SMOOTH.
2. IF THE TOE OF SLOPE IS ALLOWED WITHIN THE R/W, INLET TYPE 1 BEGINS AT THE TOE RATHER THAN AT THE R/W LINE.
3. FOR OPEN DITCH (TYPE 2), THE 24" EXTENSION BEYOND THE R/W LINE IS NOT REQUIRED WHEN BACK OF WALK IS 24" OR MORE FROM THE R/W LINE; HOWEVER, THE PIPE SHALL EXTEND TO THE R/W LINE IN ANY EVENT.
4. TOP OF INLET STRUCTURE (TYPE 1 & 2) SHALL BE FLUSH WITH ADJACENT SURFACE WHERE PRACTICAL.
5. A HEADED STEEL STUD 5/8" x 6–3/8" WITH A 1" HEAD ATTACHED BY A FULL PENETRATION BUTT WELD MAY BE USED AS AN ALTERNATE ANCHOR.
6. NORMAL CURB FACE AT POINT M AND Q. CURB FACE IS B + 5" AT POINT N AND P.
7. THE 3" LEG OF THE 5/8" DIA ANCHORS SHALL BE PARALLEL TO THE TOP OF SIDEWALK.
8. SLOPE = 2.0%
9. ALL DRAINS MUST HAVE FLO-GUARD FILTERS ON-SITE BEFORE DISCHARGE IS ALLOWED ON CITY RIGHT-OF-WAY, PER SUSMP REQUIREMENTS.

			CITY OF POMONA PUBLIC WORKS DEPARTMENT
			PARKWAY DRAIN
			DRAWN BY: R.G. CHECKED BY: R.G. APPROVED; STANDARD; 2 OF 2
△ REVISIONS	DATE	INITIAL	CITY ENGINEER; DATE 7-28-11

STD. No. A-30-10

NOTES:

1. SAWCUT ALL PAVEMENT REMOVALS FULL DEPTH TO NEAT, CLEAN, VERTICAL EDGES.
2. TRENCHING WITH ROCK WHEELS SHALL NOT BE ALLOWED.
3. PIPE ZONE MATERIAL SHALL BE CRUSHED ROCK OR SAND IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 200-1 AND IN ACCORDANCE WITH UTILITY STANDARD.
4. CONTINUOUS WARNING TAPE REQUIRED 12 INCHES ABOVE ALL NEW UTILITIES.
5. TRENCH BACKFILL SHALL BE NATIVE MATERIAL ON LOCAL AND COLLECTOR STREETS, AND CALTRANS CLASS 2 ON ARTERIAL/SECONDARY ARTERIAL STREETS. TRENCH BACKFILL SHALL BE COMPACTED TO 90 PERCENT RELATIVE MAXIMUM DENSITY FROM THE PIPE ZONE TO 2 FEET BELOW THE NEW PAVEMENT STRUCTURAL SECTION. THE TOP 2 FEET OF TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY. COMPACTION TESTS SHALL BE TAKEN BY THE CONTRACTOR AT RANDOM LOCATIONS FOR EACH 8-INCH LIFT AND RESULTS PROVIDED TO THE CITY ENGINEER. FLOODING OR JETTING THE TRENCH BACKFILL WILL NOT BE ALLOWED.
6. ALL TRENCHES SHALL BE COMPACTED BY SELF-PROPELLED ROLLERS. NO WHEEL ROLLING IS ALLOWED.
7. TRENCH BACKFILL SHALL BE 1-SACK CEMENT PER CUBIC YARD SAND-CEMENT SLURRY FOR ALL ARTERIAL AND SECONDARY ARTERIAL STREETS UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER IN WRITING, OR ANY OTHER STREET AS REQUIRED BY THE CITY ENGINEER FOR ANY REASON. SAND-SLURRY BACKFILL CANNOT EXTEND BELOW WARNING TAPE.
8. AGGREGATE BASE SHALL BE CRUSHED AGGREGATE BASE OR CRUSHED MISCELLANEOUS BASE IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 200-2. AGGREGATE BASE SHALL EXTEND ONE (1) INCH BELOW EXISTING AGGREGATE BASE THICKNESS.
9. PCC BASE SHALL BE CLASS 520-A-2500 IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 201-1.1.2.
10. PCC PLACEMENT SHALL BE A MINIMUM OF 4' WIDE 10' IN LENGTH, AND JOINED WITH No. 5 X 12-INCH LONG SLIP DOWELS AT 36 INCHES ON CENTER. PCC BASE OR PCC PAVEMENT THICKNESS SHALL BE EQUAL TO EXISTING PCC SECTION THICKNESS.
11. ASPHALT CONCRETE BASE COURSE SHALL BE B-PG 64-10 AND ASPHALT CONCRETE SURFACE COURSE SHALL BE C2-PG 64-10 IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 203-6. TOTAL ASPHALT CONCRETE THICKNESS SHALL BE ONE (1) INCH THICKER THAN EXISTING ASPHALT CONCRETE. SURFACE COURSE SHALL BE ASPHALT RUBBER HOT MIX (ARHM-GG-C) IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 203-11 WHERE EXISTING SURFACE COURSE IS ARHM.
12. ASPHALT CONCRETE SURFACE COURSE SHALL EXTEND TO EXISTING LANELINES, TO EXISTING EDGE OF PAVEMENT, TO ROADWAY CENTERLINE, AND/OR MAY INCLUDE RESURFACING THE ENTIRE ROADWAY AS DIRECTED BY THE CITY ENGINEER. WHERE REMAINING PAVEMENT WIDTH IS LESS THAN 24 INCHES (AC) OR 36 INCHES (PCC), FULL-DEPTH PAVEMENT REPLACEMENT SHALL EXTEND TO GUTTER, CURB, EDGE OF PAVEMENT, ETC.
13. UPON COMPLETION OF BACKFILLING THE TRENCH, ASPHALT CONCRETE SHALL BE INSTALLED FLUSH WITH THE EXISTING PAVEMENT. SEVEN (7) CALENDAR DAYS AFTER COMPLETION OF AFOREMENTIONED ASPHALT CONRETE, IT SHALL BE COLD MILLED TO A 0.10-FOOT DEPTH FOR THE ENTIRE RESURFACING AREA UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NEW ASPHALT CONCRETE SHALL BE INSTALLED EVEN WITH FINISHED GRADE.
14. PCC SURFACE COURSE SHALL EXTEND TO A MINIMUM OF 12 INCHES BEYOND THE TRENCH WALLS OR AS DIRECTED BY THE CITY ENGINEER.
15. WHERE MULTIPLE NEW TRENCHES OR POTHOLES ARE IN CLOSE PROXIMITY, SLURRY SEAL OF AN EXPANED AREA MAY BE REQUIRED BY THE CITY ENGINEER IN LIEU OF COLD MILLING AND RESURFACING, POTHOLES SPACED CLOSER THAN 20 FEET WILL BE CONSIDERED A COMMON TRENCH.
16. SLURRY SEAL, WHERE REQUIRED BY THE CITY ENGINEER, SHALL BE TYPE II IN ACCORDANCE WITH SSPWC "GREENBOOK" SUBSECTION 203-5.
17. ALL AFFECTED STREET IMPROVEMENTS SHALL BE REPLACED TO CITY STANDARDS.
18. EXISTING STRIPING, PAVEMENT MARKERS, AND/OR TRAFFIC SIGNAL LOOPS/WIRELESS DETECTION THAT IS REMOVED AS A RESULT OF TRENCH WORK SHALL BE REPLACED IMMEDIATELY WITH TEMPORARY STRIPING OR MARKERS, AND SHALL HAVE PERMANENT STRIPING, PAVEMENT MARKERS AND/OR TRAFFIC LOOPS/WIRELESS DETECTION REPLACED WITHIN 5 WORKING DAYS OF COMPLETION OF TRENCH RESURFACING TO THE SATISFACTION OF THE CITY ENGINEER.
19. CROSSWALKS MARKINGS SHALL BE REPLACED COMPLETELY, PARTIAL REPLACEMENT WILL NOT BE ALLOWED.
20. IF ANY INTERSECTION MARKINGS ARE AFFECTED, THEN ALL INTERSECTION MARKINGS SHALL BE REPLACED (CROSSWALKS, LEGENDS, BARS, ARROWS, ETC.) FOR EACH AFFECTED LEG OF INTERSECTION.
21. STREET EXCAVATION MORATORIUM PERIOD IS 5 YEARS FOR NEW AND REHABILITATED PAVEMENT.

			CITY OF POMONA PUBLIC WORKS DEPARTMENT
			TRENCH PAVEMENT RESTORATION
⚠ UPDATED ENTIRE STANDARD	6/14/11	BAH	DRAWN BY: BAH; CHECKED BY: ___; STANDARD; 3 OF 3
⚠ REVISIONS	DATE	INITIAL	APPROVED BY:

A–26–02

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

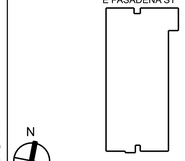
CIVIL ENGINEER:
CSI Englneering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena. CA 91106

REGISTERED PROFESSIONAL ENGINEER — LAURENCE ANDREWS — Exp. 12/31/27 — No. 47013 — CIVIL — STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

KEY PLAN:



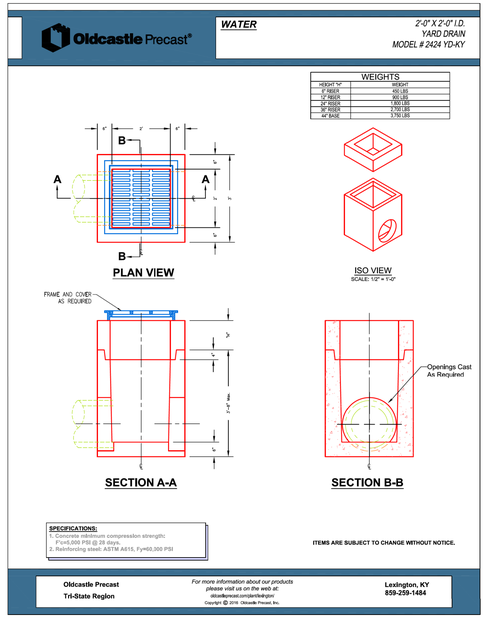
PROJECT:

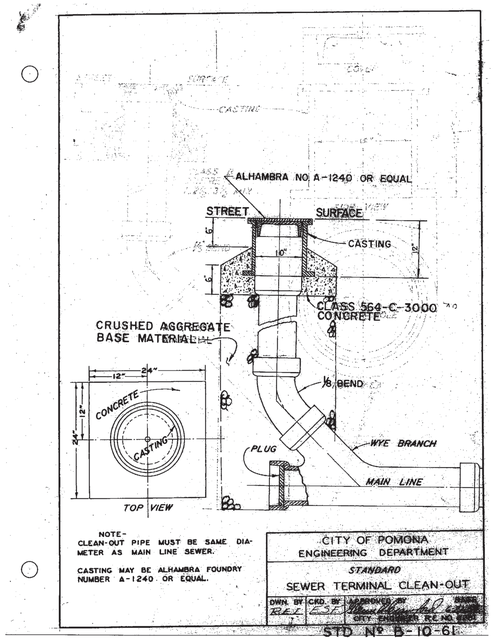
DETAILS

DATE:	May 12, 2026
PROJECT NO:	24-32
DRAWING BY:	LA
CHK BY:	LA

DRAWING NO:
C7.0

PRELIMINARY NOT FOR CONSTRUCTION

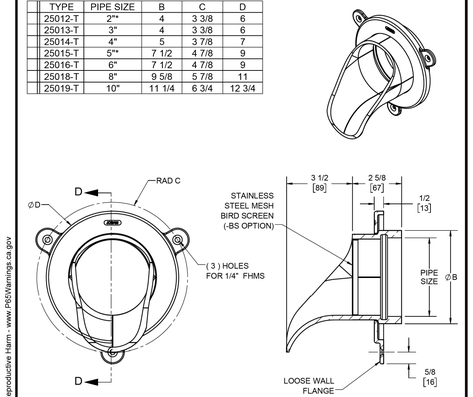




SPECIFICATION:
JOSAM 25010-T SERIES CAST BRONZE DOWNSPOUT NOZZLE, LOOSE WALL FLANGE AND INLET THREADED CONNECTION.

ROOF DRAIN
DOWNSPOUT NOZZLE
SERIES **25010-T**

	TYPE	PIPE SIZE	B	C	D
	25012-T	2"*	4	3 3/8	6
	25013-T	3"	4	3 3/8	6
	25014-T	4"	5	3 7/8	7
	25015-T	5"*	7 1/2	4 7/8	9
	25016-T	6"	7 1/2	4 7/8	9
	25018-T	8"	9 5/8	5 7/8	11
	25019-T	10"	11 1/4	6 3/4	12 3/4



-24	ROUGH NIKALOY (NICKEL-BRONZE)
-51	SATIN FINISH BRONZE
-BS	BIRD SCREEN
-PVC	CONNECTS TO PVC PIPE
-Z	NO-HUB OUTLET

"FOR 2" SIZE. FURNISHED WITH 3" BODY WITH 3" X 2" FOR 5" SIZE. FURNISHED WITH 6" BODY WITH 6" X 5"

SEPARATE SUBMITTALS FOR THIS OPTION AVAILABLE

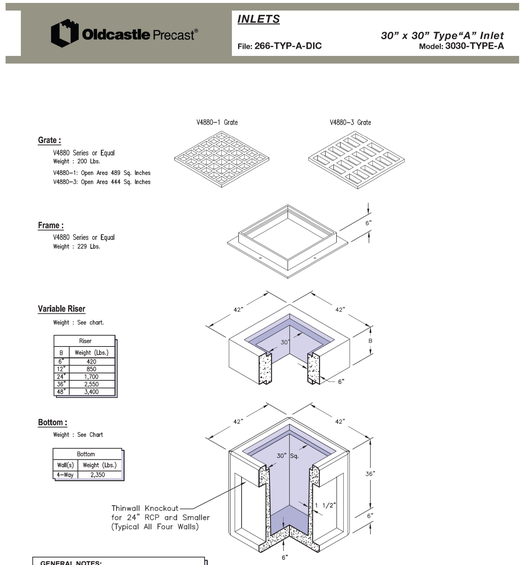
DATE OF LAST CHANGE: 6/28/18
DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES AND CHANGE WITHOUT NOTICE. WE CAN ASSUME NO RESPONSIBILITY FOR USE OF SUPERSEDED OR VOID DATA.

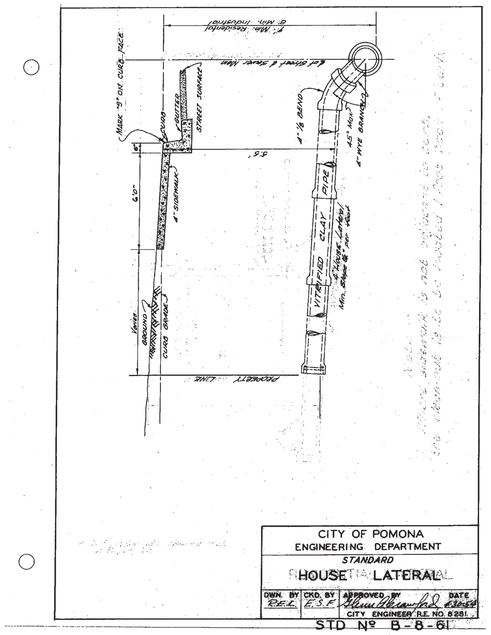
JOSAM
MICHIGAN CITY, INDIANA

NOTES

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

1 / C8.0 DOWNSPOUT OVERFLOW SPOUT
NOT TO SCALE





NOTE:
1. ALL DRAIN INLET GRATES TO BE RATED FOR BICYCLE SAFETY.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PRELIMINARY - NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

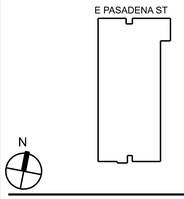
CIVIL ENGINEER:
CSI Engineering, Inc.
1055 East Colorado Blvd, Fifth Floor
Pasadena, CA 91106

REGISTERED PROFESSIONAL ENGINEER
LAURENCE ANDREWS
Exp. 12/31/27
No. 47013
CIVIL
STATE OF CALIFORNIA

ISSUES / REVISIONS

12/13/24		100% DD

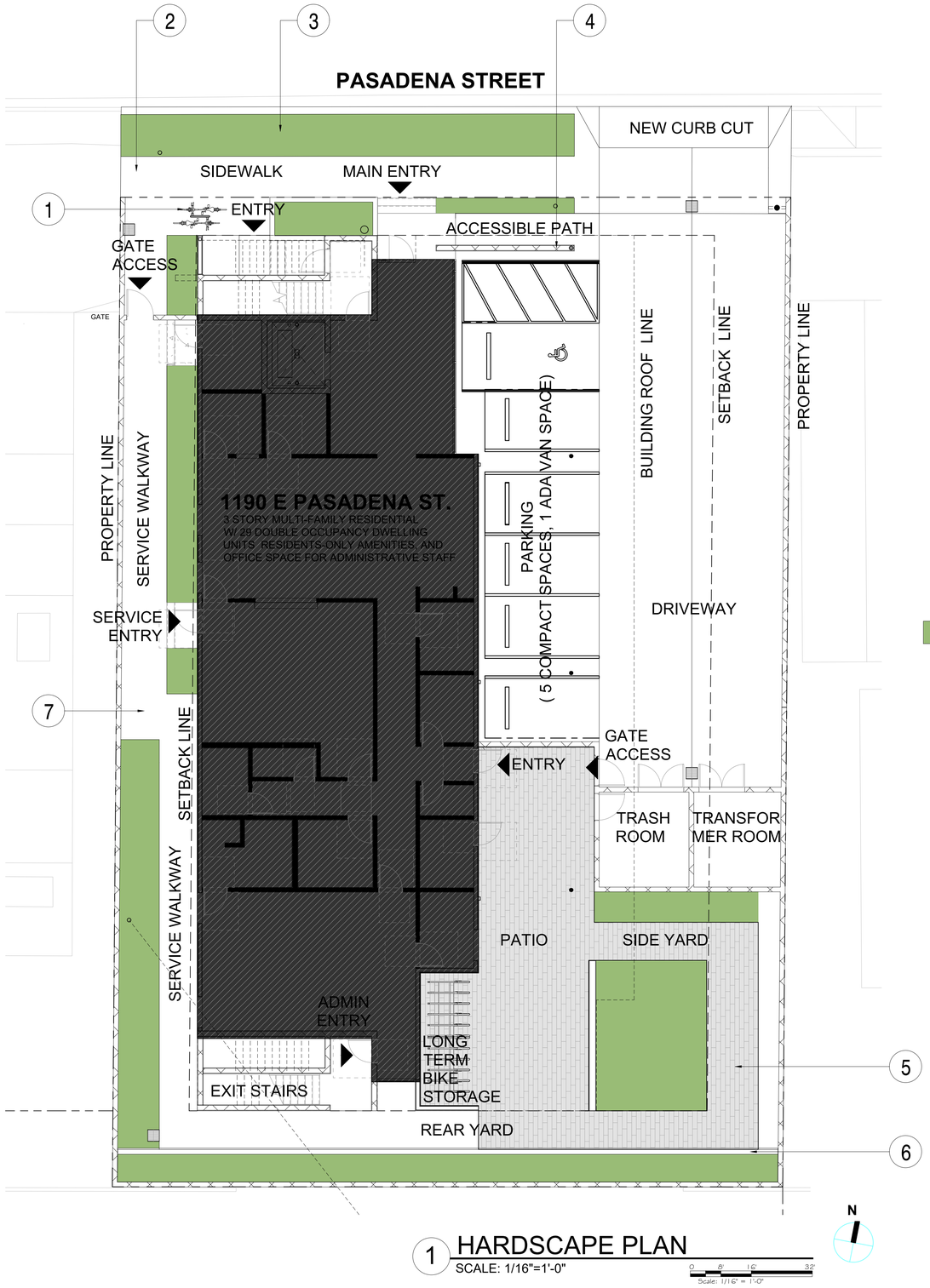
KEY PLAN:



PROJECT:

DETAILS

DATE: May 12, 2026
PROJECT NO: 24-32
DRAWING BY: LA
CHK BY: LA
DRAWING NO: C8.0



1 HARDSCAPE PLAN
SCALE: 1/16"=1'-0"

0 8' 16' 32'
Scale: 1/16" = 1'-0"

KEYNOTES

1. SHORT-TERM BIKE RACK



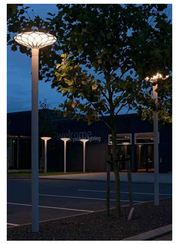
2. CONC. SIDEWALK BY CIVIL
3. NEW PARKWAY LANDSCAPE
4. 6 FT. HT. PAINTED CMU WALL FOR PUBLIC ART W/ PAINTED METAL BUILDING SIGNAGE
5. CONC. PAVER



6. 24"H. RAISED CONCRETE PLANTER
7. CONC. WALKWAY

LANDSCAPE AREA

LIGHTING LEGEND



POLE LIGHT



PATH LIGHT



TREE UPLIGHT

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

HARDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

LC-1

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA. 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

12/4/2024 1:51:59 PM



PODOCARPUS ELONGATUS
'MONMAL'
ICEE BLUE YELLOW WOOD

ARBUTUS UNEDO
STRAWBERRY MADRONE



RHUS LANCEA
AFRICAN SUMAC



CERCIDIUM HYBRID
'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



FESTUCA MAIREI
MAIRE'S FESCUE



ANIGOZANTHOS FLAVIDUS
'BIG RED'
KANGAROO PAW





PODOCARPUS GRACILLIOR
FERN PINE

LIPPIA NODIFLORA
'KURAPIA'
KURAPIA



SENECIO MANDRALISCAE
BLUE CHALKSTICK



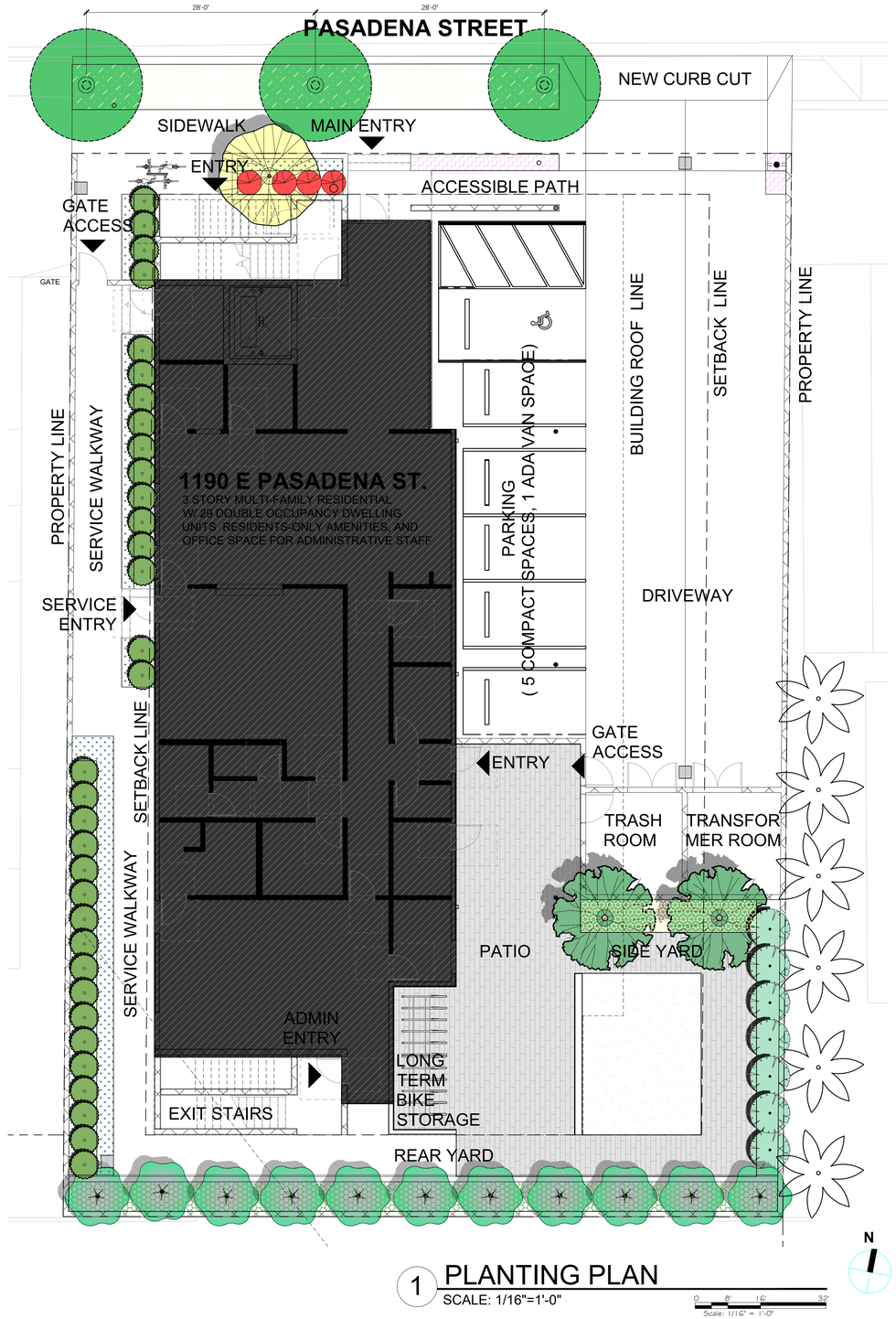
MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY



DYMONDIA MARGARETAE
DYMONDIA



BACCHARIS PILULARIS
'PIGEON POINT'
DWARF COYOTE BUSH



1 PLANTING PLAN
SCALE: 1/16"=1'-0"

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 1 EA.	LOW
RHUS LANCEA AFRICAN SUMAC	24" BOX/ 2 EA.	LOW
ARBUTUS MARINA STRAWBERRY TREE	24" BOX/ 11 EA.	LOW
PODOCARPUS ELONGATUS 'MONMAL' 'MONMICEE BLUE YELLOW WOOD	15 GAL./ 23 EA.	LOW
PODOCARPUS GRACILIOR FERN PINE	15 GAL./ 17 EA.	LOW
NEW STREET TREE RUSH LANCEA AFRICAN SUMAC	24" BOX/ 3 EA.	LOW
EXISTING TREE (PALM) ON ADJOINING PROPERTY	6 EA.	

SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
ANIGOZANTHOS FLAVIDUS 'BIG RED' RED KANGAROO PAW	5 GAL./ 4 EA.	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	1 GAL.@24"O.C./ 12 EA.	LOW
FESTUCA MAIREI MAIRE'S FESCUE	1 GAL.@24"O.C./ 20 EA.	MODERATE
SENECIO MANDRALISCAE BLUE CHALKSTICK	1 GAL.@ 12" O.C./ 207 EA.	LOW
BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	1 GAL.@ 24" O.C./ 79 EA.	LOW
LIPPIA NODIFLORA 'KURAPIA' KURAPIA	SOD./ 287 SF.	LOW
DYMONDIA MARGARETAE DYMONDIA	FLATS @ 12"O.C./ 5 EA.	LOW

LANDSCAPE AREA CALCULATION

GROUND FLOOR	1,629 SF
TOTAL	1,629 SF

LANDSCAPE AREAS AT COMMON OPEN SPACE

GROUND (OUTDOOR PATIO)	1,793 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE:	448 SF (25%)
LANDSCAPE PROVIDED:	
GROUND	586 SF
TOTAL	586 SF (33%)

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA. 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

PLANTING PLAN

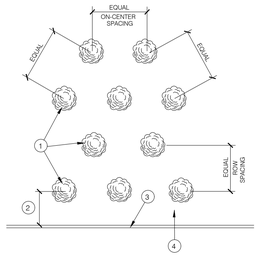
DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

LP-1

12/4/2024 1:51:09 PM

LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. SOIL PREPARATION FOR ALL LANDSCAPE AREAS PLEASE SEE WALLACE LAB RECOMMENDATION.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCIL, EL SEGUNDO, CA 90245
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.

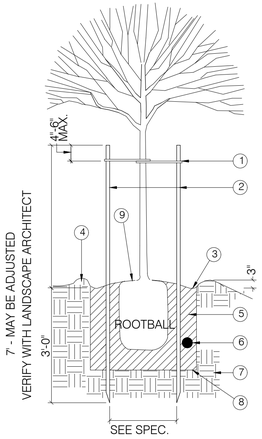


LEGEND:

1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED IN THE PLANTING LEGEND.
2. 1/2 ON-CENTER SPACING.
3. PAVING, CURB, BUILDING, OR HEADER - SHOWING PLANTING AREA LIMIT.
4. PROVIDE A MINIMUM OF 3" DEPTH MULCH LAYER IN ALL LANDSCAPE AREAS

SHRUB/GROUNDCOVER SPACING 3

SCALE: N.T.S.



PREVAILING WIND

PLAN VIEW

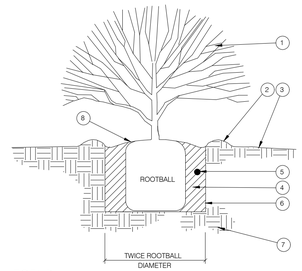
LEGEND:

1. 24" CORDED TIE. SEE SPECIFICATIONS. ATTACH WITH ROOFING NAILS (4 TYP.).
2. 2" DIA. X 10' LODGE POLE PINE STAKE (2 TYP.) KEEP CLEAR OF ROOTBALL. SEE SPECIFICATIONS.
3. WATER BASIN. 3" MIN. DEPTH AFTER WATERING BY HOSE. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
4. FINISHED GRADE.
5. AMENDED BACKFILL. SEE SPECIFICATIONS FOR MIX AND PIT SIZE.
6. 21 GRAM PLANT TABLET. SEE SPECIFICATIONS.
7. EXISTING SOIL.
8. SCARIFYSIDES AND BOTTOM OF PLANTING PIT.
9. SET TOP OF ROOTBALL 3" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

NOTE: 1. MAINTAIN TURF 3" CLEAR FROM TREE TRUNK.
2. ALL 24" BOX OR LARGER SHALL BE DOUBLE STAKED

TREE PLANTING-DOUBLE STAKING 1

SCALE: N.T.S.



LEGEND:

1. SHRUB - CENTER IN PIT.
2. 2" DEEP WATERING BASIN. SEE SPECIFICATIONS.
3. FINISH GRADE.
4. AMENDED BACKFILL. SEE SPECIFICATIONS.
5. PLANTING TABLETS. PLACE IN PIT 2/3 UP FROM PIT BOTTOM. SEE SPECIFICATIONS.
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. UNDISTURBED NATIVE SOIL.
8. SET TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

SHRUB PLANTING 2

SCALE: N.T.S.

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA. 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

PLANTING DETAIL

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

LP-2

12/4/2024 1:51:59 PM

CONSTRUCTION NOTES

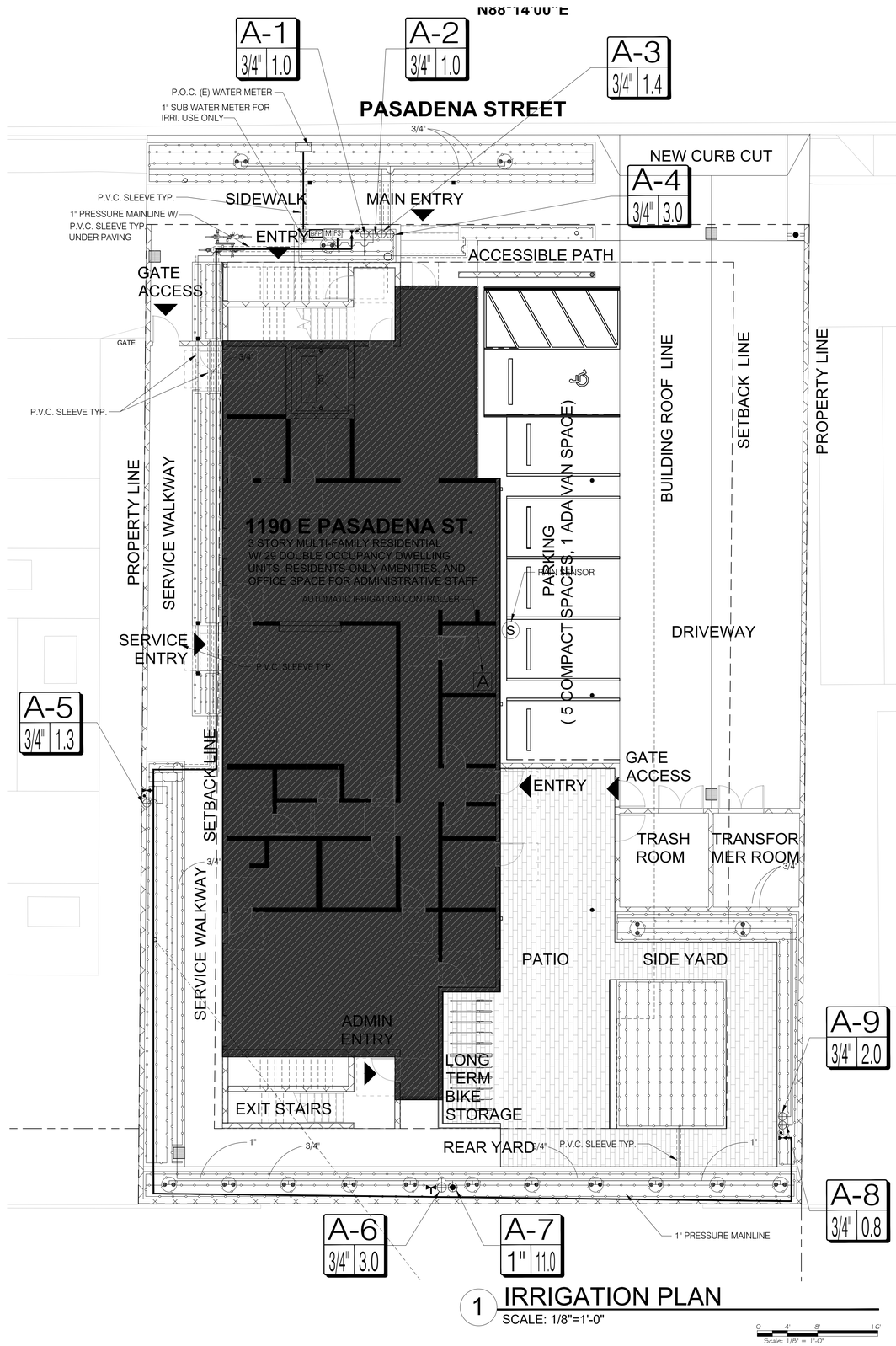
1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM AND REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
5. OWNER SHALL PROVIDE AN 1" GATE VALVE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE POINT OF CONNECTION (P.O.C).
6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION, CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR.
11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/ STUB - OUT AT PLANTERS.
12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK

NOTES:

--WATER SUPPLY TYPE: DOMESTIC/ POTABLE WATER.

--"PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."

--"CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."



1 IRRIGATION PLAN
SCALE: 1/8"=1'-0"

0 4' 8' 16'
Scale: 1/8" = 1'-0"

IRRIGATION LEGEND

- PRESSURE MAINLINE - SCH. 40 IPS PVC (SIZE PER PLAN) W/ P.V.C. SLEEVE UNDER IN PAVING
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
- RAINBIRD LANDSCAPE DRIP XFS-CV SERIES XFS-CV-06-18 (SUB SURFACE)
- SUB LANDSCAPE WATER METERS FM100B 1"
- BFP — REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1" W/ 1" BRONZE WATER PRESSURE REGULATOR ZURN WILKINS 1-500XL
- M — MASTER VALVE RAIN BIRD 1" BRASS VALVE EFB-CP SERIES
- FS — FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
- MANUAL SHUT OFF VALVE 1" BALL VALVE BRASS NIBCO T-580
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-100-PRF
- Q.C. — QUICK COUPLER VALVE - RAINBIRD 33 DRC--3/4"
- A — WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 4 TO 22 STATIONS INSTALL IN-DOOR / OUT -DOOR CABINET (PER LAMC. 4.304.1) (2)
- S — RAINBIRD - RAIN SHUT OFF RSD SERIES (PER LAMC. 4.304.1) (3)

VALVE SIZE — A-1 | 1" | 10 — VALVE SEQUENCE, G.P.M.

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE. PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
5. IRRIGATION MAINLINE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED A MINIMUM 24" BELOW GRADE.
6. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
7. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
8. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PEN-TILE OR EQUAL. WIRE CONNECTORS SHALL BE IN VALVE BOXES ONLY.
9. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUNS ARE TO FOLLOW MAINLINE.
10. TRENCHES SHALL BE COMPACTED TO PREVENT SETTLEMENT.
11. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
    - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
    - B: COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETED AND ADEQUATE.
12. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA, 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

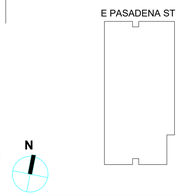
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

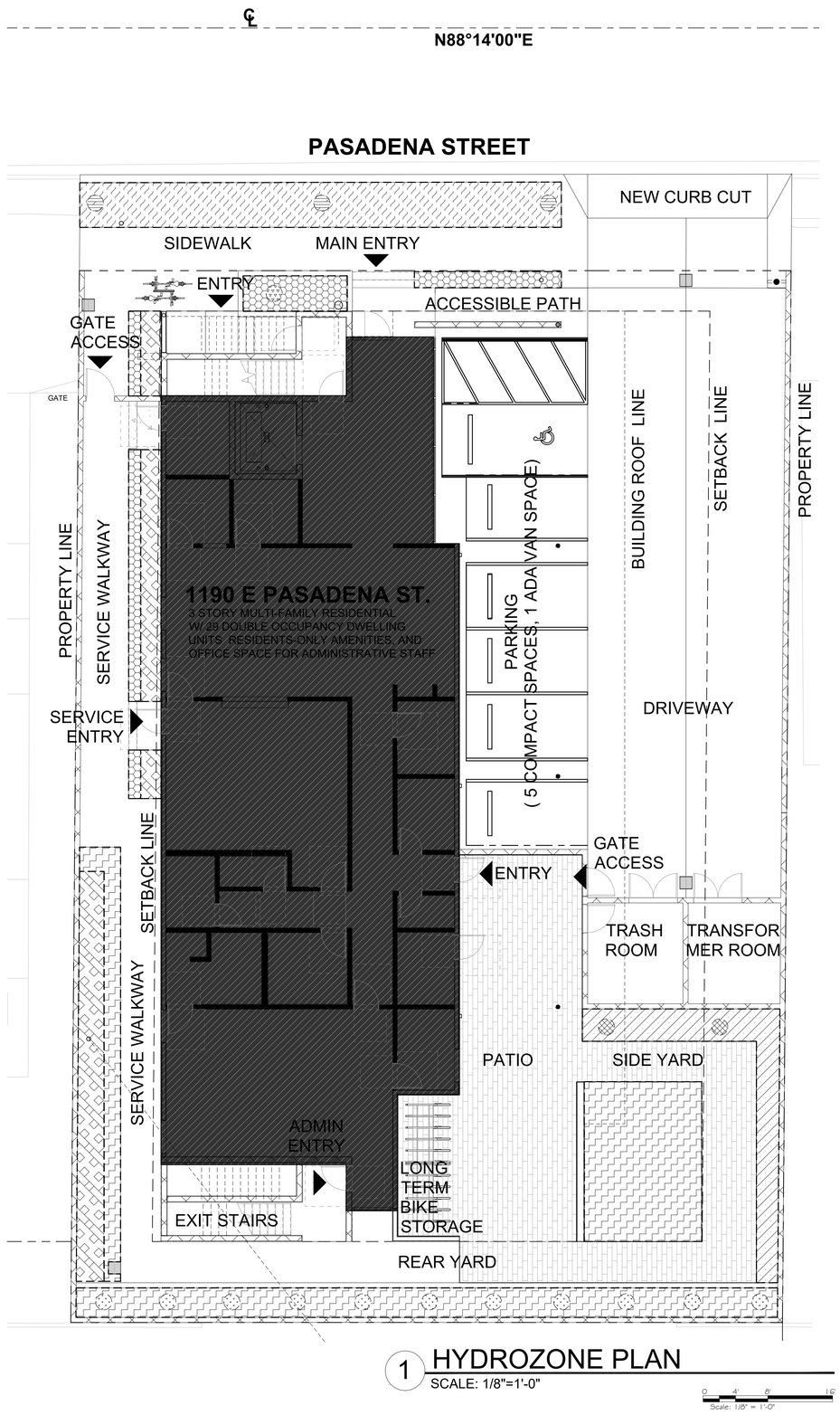
APN: 8323-016-022

IRRIGATION PLAN

LI-1

DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

12/4/2024 1:51:09 PM



1 HYDROZONE PLAN
SCALE: 1/8"=1'-0"

Scale: 1/8" = 1'-0"

HYDROZONE INFORMATION TABLE

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
1 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-1	D	161	10%
2 / LOW WATER USE PLANTINGS (TREE)	A-2	B	3	.2%
3 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-3	D	321	19%
4 / MODERATE WATER USE PLANTINGS (TREE)	A-4	B	9	.5%
5 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-9	D	283	19%
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-7	D	685	41%
7 / LOW WATER USE PLANTINGS (TREE)	A-8	B	35	2%
8 / MODERATE WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	A-5	D	173	10%
9 / LOW WATER USE PLANTINGS (TREE)	A-6	B	6	.3%
TOTAL			1,676	100.0%

*HYDROZONE
HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

**IRRIGATION METHOD
MS = MICRO-SPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER

PRELIMINARY NOT FOR CONSTRUCTION

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA, 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:
1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

HYDROZONE PLAN

DATE: 12/13/24
PROJECT NO: 22456
DRAWING BY:
CHK BY:
DRAWING NO:

LI-1A

12/4/2024 1:51:00 PM

WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF POMONA MAXIMUM APPLIED WATER ALLOWENCE
THE ETo REFERENCE FOR CITY OF POMONA IS 47.5 (INCHES PER YEAR)
REFERENCE EVAPOTRANSPIRATION (ETo) 47.5

HYDROZONE # / PLANTING DESCRIPTION [a]	PLANT FACTOR (PF)	IRRIGATION METHOD [b]	IRRIGATION EFFICIENCY (IE) [c]	ETAF (PF / IE)	LANDSCAPE AREA (SQ-FT)	ETAF x AREA	ESTIMATED TOTAL WATER USED [d] (ETWU)
REGULAR LANDSCAPE AREA							
1 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	161	40	1,178
2 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	3	1	30
3 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	321	80	2,356
4 / MODERATE WATER USE PLANTINGS (TREE)	0.4	DRIP	0.81	0.62	9	6	177
5 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.4	DRIP	0.81	0.62	283	176	5,272
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	685	171	5,036
7 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	35	9	265
8 / MODERATE WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	0.4	DRIP	0.81	0.62	173	107	3,151
9 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	6	4	118
				TOTALS	(A) 1,676	(B) 594	17,583
SPECIAL LANDSCAPE AREA							
----------				1.0	-----	-----	-----
----------				1.0	-----	-----	-----
----------				1.0	-----	-----	-----
				TOTALS	(C) -----	(D) -----	0
						ETWU TOTAL	17,583
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) [e]	27,147

[a] HYDROZONE #/ PLANTING DESCRIPTION
E.G.
1.) FRONT LAWN
2.) LOW WATER USE PLANTINGS
3.) MEDIUM WATER USE PLANTINGS

[b] IRRIGATION METHOD
OVERHEAD SPRAY
OR DRIP

[c] IRRIGATION EFFICIENCY
0.75 FOR SPRAY HEAD
0.81 FOR DRIP

[d] ETWU (ANNUAL GALLONS REQUIRED) =
ETo x 0.62 x ETAF x AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEARS.

[e] MAWA (ANNUAL GALLONS ALLOWED) = (ETo) (0.62) [(ETAF X LA) + ((1-ETAF) x SLA)]
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS .55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS.

ETAF CALCULATIONS

REGULAR LANDSCAPE AREA

TOTAL ETAF x AREA	(B)	594
TOTAL AREA	(A)	1,676
AVERAGE ETAF	(B/A)	0.38

ALL LANDSCAPE AREA

TOTAL ETAF x AREA	(B+D)	594
TOTAL AREA	(A+C)	1,676
SITEWIDE ETAF	(B+D) / (A+C)	0.38

**AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

5-13-2026
DATE

WATER AUDIT NOTE :

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WIT THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK	FREQUENT
CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.	QUARTERLY
IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS NECESSARY.	MONTHLY
POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
MAINLINE & LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

MAINTENANCE SCHEDULES :

A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

IRRIGATION AUDIT SCHEDULES :

LANDSCAPE IRRIGATION AUDIT SCHEDULES. A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS OF AT LEAST EVERY FIVE YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE-FAMILY RESIDENCES, AND OTHER PROJECTS WITH A LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA). AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODES), AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

NOTE:

"THE FLOW RATES FOR ALL PLUMBING FIXTURE SHALL COMPLY WITH MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1"

"WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME." (4.303.1.3.2)

"FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL." (STATE ASSEMBLY BILL NO. 1881)

FOR SITES WITH OVER 500 SF. OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

"RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."

"UNLESS CONTRADICTED BY A SOIL TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."

"A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."

"AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

"CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA. 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

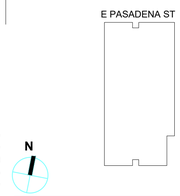
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

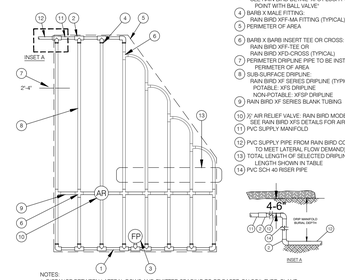
APN: 8323-016-022

WATER EFFICIENT LANDSCAPE WORKSHEET

DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

LI-2

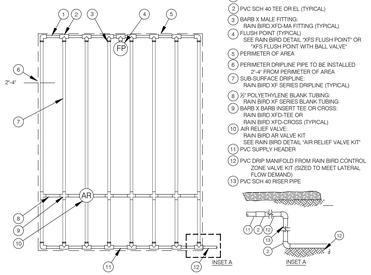
12/4/2026 1:51:59 PM



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
4. BARB X MALE FITTING
   RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFF-TEE OR
   RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFS DRIPLINE
   NON-POTABLE: XFSP DRIPLINE
9. RAIN BIRD XF SERIES BLANK TUBING
10. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE

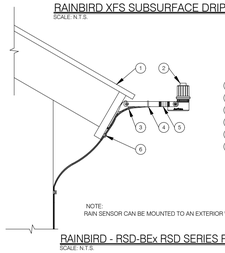
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS SUB-SURFACE IRREGULAR SHAPED LAYOUT 16
SCALE: N.T.S.



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING
   RAIN BIRD XFD-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
7. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
8. ½" POLYETHYLENE BLANK TUBING
   RAIN BIRD XF SERIES BLANK TUBING
9. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFD-TEE OR
   RAIN BIRD XFD-CROSS (TYPICAL)
10. AIR RELIEF VALVE:
    RAIN BIRD AR VALVE KIT
    SEE RAIN BIRD DETAIL 'AIR RELIEF VALVE KIT'
11. PVC SUPPLY HEADER
12. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. PVC SCH 40 RISER PIPE

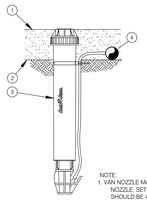
RAINBIRD XFS SUBSURFACE DRIPLINE 17
SCALE: N.T.S.



1. EAVE OF BUILDING
2. RAIN SENSOR: RAIN BIRD RSD-BEx
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

NOTE:
RAIN SENSOR CAN BE MOUNTED TO AN EXTERIOR WALL

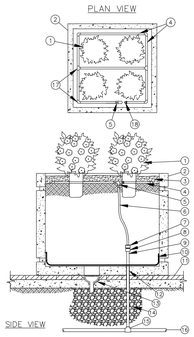
RAINBIRD - RSD-BEx RSD SERIES RAIN SHUT OFF 18
SCALE: N.T.S.



1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR
   RAIN BIRD MODEL: OPERIND
4. SUB-SURFACE/ON-SURFACE DRIPLINE:
   XFS-CV SERIES DRIPLINE (TYPICAL)
   NON-POTABLE: XFS-CVP SERIES

NOTE:
1. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

DRIP OPERATION INDICATOR 19
SCALE: N.T.S.



1. PLANT MATERIAL (TYPICAL)
2. 4-FOOT SQUARE RAISED PLANTER
3. MINIMUM 3" DEPTH OF MULCH
4. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFSP DRIPLINE
5. 1/2-INCH ELL: RAIN BIRD EADY FIT COMPRESSION FITTING MDCFEL
6. 1/2-INCH POLYETHYLENE DISTRIBUTION TUBING: RAIN BIRD XF SERIES BLANK TUBING
7. BARB FEMALE ADAPTER: XFD-FA-075
8. PVC MALE ADAPTER
9. 3/4-INCH PVC RISER (LENGTH AS NECESSARY)
10. FILTER FABRIC
11. HARDSCAPE SURFACE
12. 1-INCH DIA. PENETRATION FOR IRRIGATION LATERAL SUPPLY LINE
13. DRAIN
14. DRAINAGE GRAVEL
15. PVC SCH 40 TEE OR ELL
16. PVC LATERAL SUPPLY PIPE
17. 1/2-INCH BARB TEE OR ELL:
    RAIN BIRD XFD-TEE (TYPICAL)
    RAIN BIRD XFD-ELBOW (TYPICAL)
18. REMOVABLE FLUSH CAP: RAIN BIRD MDCFCAP

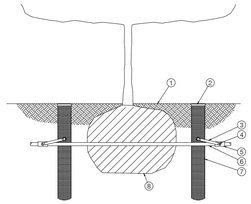
DRIPLINE RAISED PLANTER 12
SCALE: N.T.S.



1. RAIN BIRD RWS-M-B-1402 (INCLUDES RETAINER, 18" (45.7 CM) TUBE, 0.5 GPM (1.9 LM) BUBBLER, 4" (10.2 CM) GRATE, 1/2" (1.3 CM) M NPT INLET SPIRAL BARB ELBOW)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1.9 LM) (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" (10.2 CM) LOOKING GRATE (INCLUDED)
5. 5. 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT X 0.400" BARB ELBOW. RAIN BIRD SBE-050
6. PVC SCH 40 TEE OR EL
7. PVC OR POLYETHYLENE LATERAL PIPE
8. 4" (10.2 CM) WIDE X 18" (45.7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

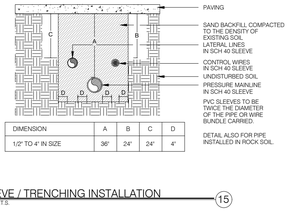
NOTES:
1. 4" (10.2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86.4 CM) IN LENGTH. CUT TO LENGTH NEEDED TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

ROOT WATERING SYSTEM RWS SERIES 13
SCALE: N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SERIES:
   RAIN BIRD RWS SERIES
   (1 OF 2 SHOWN, MORE POSSIBLE)
3. SWING ASSEMBLY (INCLUDED)
   (1 OF 2 SHOWN, MORE POSSIBLE)
4. 1/2-INCH MALE NPT INLET (INCLUDED)
   (1 OF 2 SHOWN, MORE POSSIBLE)
5. PVC SCH 40 TEE OR EL
   (1 OF 2 SHOWN, MORE POSSIBLE)
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
8. PLANT ROOT BALL

RWS INSTALLATION FOR TREES 14
SCALE: N.T.S.

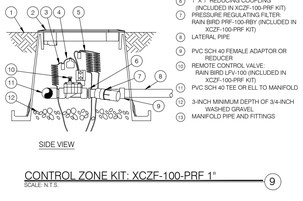


PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.

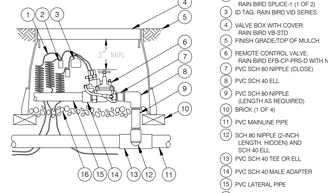
DIMENSION	A	B	C	D
1/2" TO 4" IN SIZE	36"	24"	24"	4"

SLEEVE / TRENCHING INSTALLATION 15
SCALE: N.T.S.



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X 1" REDUCING COUPLING
   (INCLUDED IN XCZF-100-PRF KIT)
7. PRESSURE REGULATING FILTER:
   RAIN BIRD PRF-100-RBY (INCLUDED IN XCZF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE:
    RAIN BIRD LFV-100 (INCLUDED IN XCZF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

CONTROL ZONE KIT: XCZF-100-PRF 1" 9
SCALE: N.T.S.

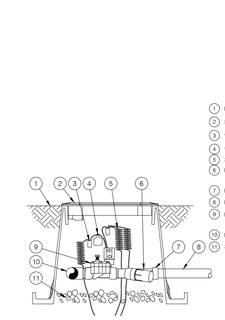


1. 30-INCH LINEAR LENGTH OF WIRE COILED
2. WATERPROOF CONNECTION
   RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE:
   RAIN BIRD EFB-CP-PRS-D WITH NP-HAN
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE
   (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

MASTER VALVE EFB-CP SERIES 10
SCALE: N.T.S.

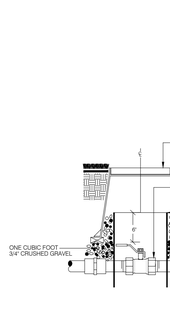
NOTE:
FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.

WIRE CONNECTION 11
SCALE: N.T.S.



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X 1" REDUCING COUPLING
   (INCLUDED IN XCZF-100-PRF KIT)
7. PRESSURE REGULATING FILTER:
   RAIN BIRD PRF-100-RBY (INCLUDED IN XCZF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE:
    RAIN BIRD LFV-100 (INCLUDED IN XCZF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

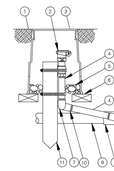
CONTROL ZONE KIT: XCZF-100-PRF 1" 8
SCALE: N.T.S.



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER:
   RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE:
   RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

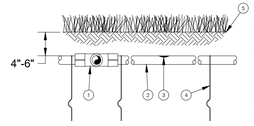
MANUAL SHUT OFF VALVE BRASS NIBCO T-580 A 4
SCALE: N.T.S.

1. FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE:
   RAIN BIRD MODEL 33DNP
3. VALVE BOX WITH COVER:
   RAIN BIRD VB-6PAD
4. PVC SCH 80 NIPPLE
   (LENGTH AS REQUIRED)
5. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

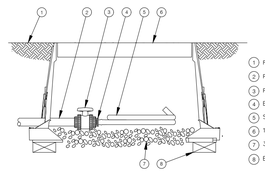
QUICK COUPLER VALVE 5
SCALE: N.T.S.



1. EASY FIT COMPRESSION TEE:
   RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFS DRIPLINE
   NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

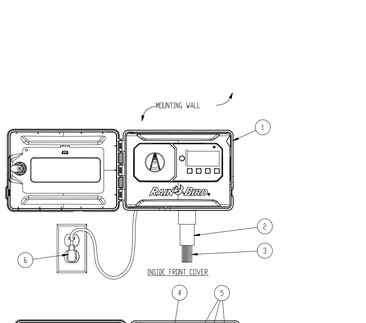
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

XFS SUB-SURFACE DRIPLINE BURIAL 6
SCALE: N.T.S.



1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X ½" TRUE UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER:
   RAIN BIRD XFF--MA--075
5. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES BLANK TUBING
6. 12--INCH VALVE BOX WITH COVER:
   RAIN BIRD VB--STD
7. 3--INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
8. BRICK (1 OF 2)

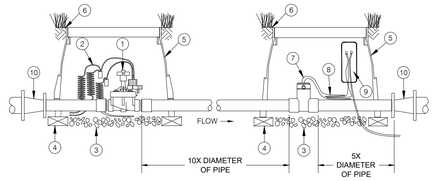
SUB-SURFACE FLUSH POINT WITH BALL VALVE 7
SCALE: N.T.S.



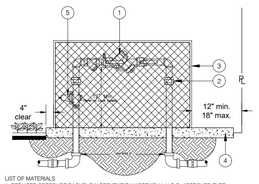
GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTROLLERS
5. OPTIONAL MODULE FOR 22-STATION CONTROLLERS
6. STANDARD 120 V PLUG
7. 120 VAC, 60 HZ INTERNAL TRANSFORMER

ESP-ME3 SMART CONTROL SYSTEM 1
SCALE: N.T.S.

1. RAIN BIRD PE/BPE SERIES MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER MASTER VALVE CIRCUIT
3. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 150-400PJFS-100A FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT SATELLITE CONTROLLER ASSEMBLY
9. SEE SITECONROL DETAIL 810 FOR SPLICE. SEE FLOW SENSOR WIRING DETAIL FOR WIRING DIAGRAM
10. CONCENTRIC REDUCER



SITE CONTROL MASTER VALVE AND FLOW SENSOR 2
SCALE: N.T.S.



LIST OF MATERIALS
1. REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, U.S.C. APPROVED TYPE.
2. BRASS UNION REQUIRED IF THREADED FITTINGS (ELBOWS) ARE USED.
3. BACKFLOW PREVENTION ASSEMBLY ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS (SEE NOTES 1 AND 2). LIST OF APPROVED ENCLOSURES WILL BE PROVIDED BY DESIGNER.
4. CONCRETE PAD, CLASS 520-C-2500, MUST BE CONSTRUCTED TO ENSURE 4" CLEARANCE AROUND THE BACKFLOW ENCLOSURE.
5. WATER PRESSURE REGULATOR ZURN WILKINS 1" 1-500XL

NOTES:
1. See Section 3 of these Specifications for approved backflow assemblies, backflow enclosure, testing requirements, placement of assembly and connection to the water supply.
2. Proposed location of the backflow device, protective enclosure and all parts must be approved by the Engineer prior to installation. Failure to comply may result in project delays to correct all unacceptably unapproved work.
3. Backflow device must be tested and approved by the Water Purveyor before operating the facility.
4. A wye strainer or hose bib is not allowed to be installed on backflow assembly piping.
5. A pressure reducer, if required, is only permitted at the building and not on the backflow assembly.
6. Backflow assembly enclosure must be located 12" from any building opening.
7. Final placement of the backflow prevention enclosure must be at least 12' behind the public right-of-way.
8. If a new meter installed, pipe shall be copper from meter to backflow. If there is existing piping meter, it may remain per plumbing code.
9. New backflow must be tested by a Walnut Valley Water District standard.

3/4" THROUGH 2 1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY 3
SCALE: N.T.S.

1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X ½" TRUE UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER:
   RAIN BIRD XFF--MA--075
5. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES BLANK TUBING
6. 12--INCH VALVE BOX WITH COVER:
   RAIN BIRD VB--STD
7. 3--INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
8. BRICK (1 OF 2)

SUB-SURFACE FLUSH POINT WITH BALL VALVE 7
SCALE: N.T.S.

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

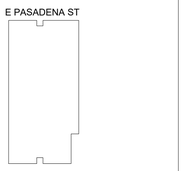
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CIDE COMPLIANCE:
SIMPSON GUMPERTZ & HEGER
1150 S. OLVE ST. SUITE 1600
LOS ANGELES, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/24		100%DD
05/14/26		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

IRRIGATION DETAILS

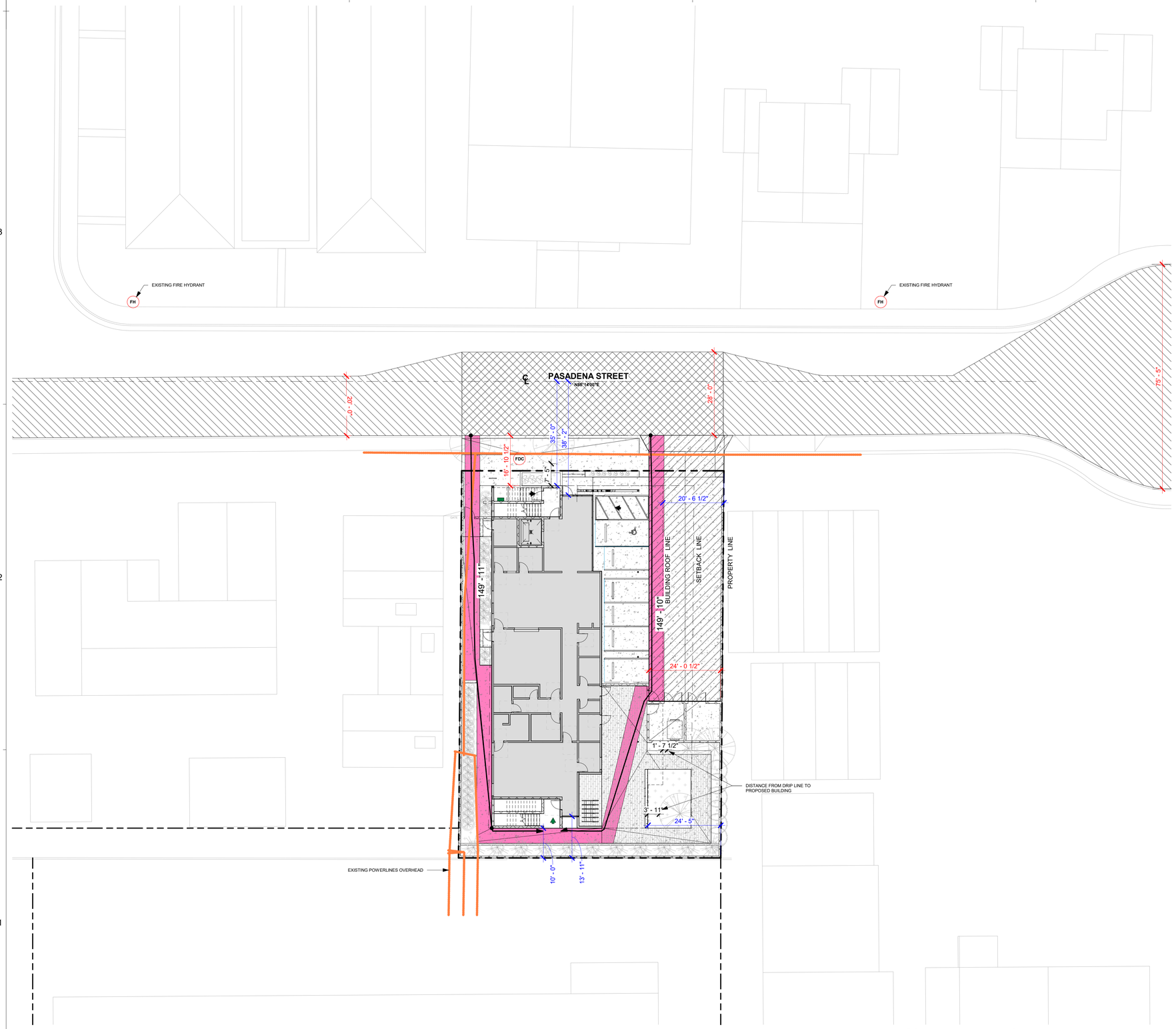
PRELIMINARY NOT FOR CONSTRUCTION

SQLA INC
Landscape Architects
2669 Saturn Street
BREA, CA 92821
la@sqlainc.com
T. 562-905-0800
F. 562-905-0880
www.sqlainc.com

DATE:	12/13/24
PROJECT NO:	22456
DRAWING BY:	
CHK BY:	
DRAWING NO:	

LI-3

12/4/2024 1:51:59 PM



SITE PLAN - FIRE DEPARTMENT ACCESS

A1 SCALE: 1/16" = 1'-0"

FIRE ACCESS LEGEND

- PROPERTY LINE
- EXTENT OF REQUIRED FIRE LANES
- EXTENT OF EXISTING ELECTRICAL LINES ABOVE
- X' - X" — FIRE FIGHTER PATH (ON FOOT)
- X' - X" — ACCESS ROAD MEASUREMENT
- 1 1/2" — FIRE SEPARATION DISTANCE
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE FIGHTER INGRESS
- KNOX — KNOX BOX LOCATION
- 5' WIDE FIREFIGHTER PATH
- QUALIFYING AERIAL APPARATUS ACCESS ROAD
- OTHER FIRE APPARATUS ACCESS ROAD
- EXISTING STREET PARKING

0 12 24 36 48 60 ft

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

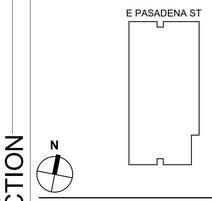
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

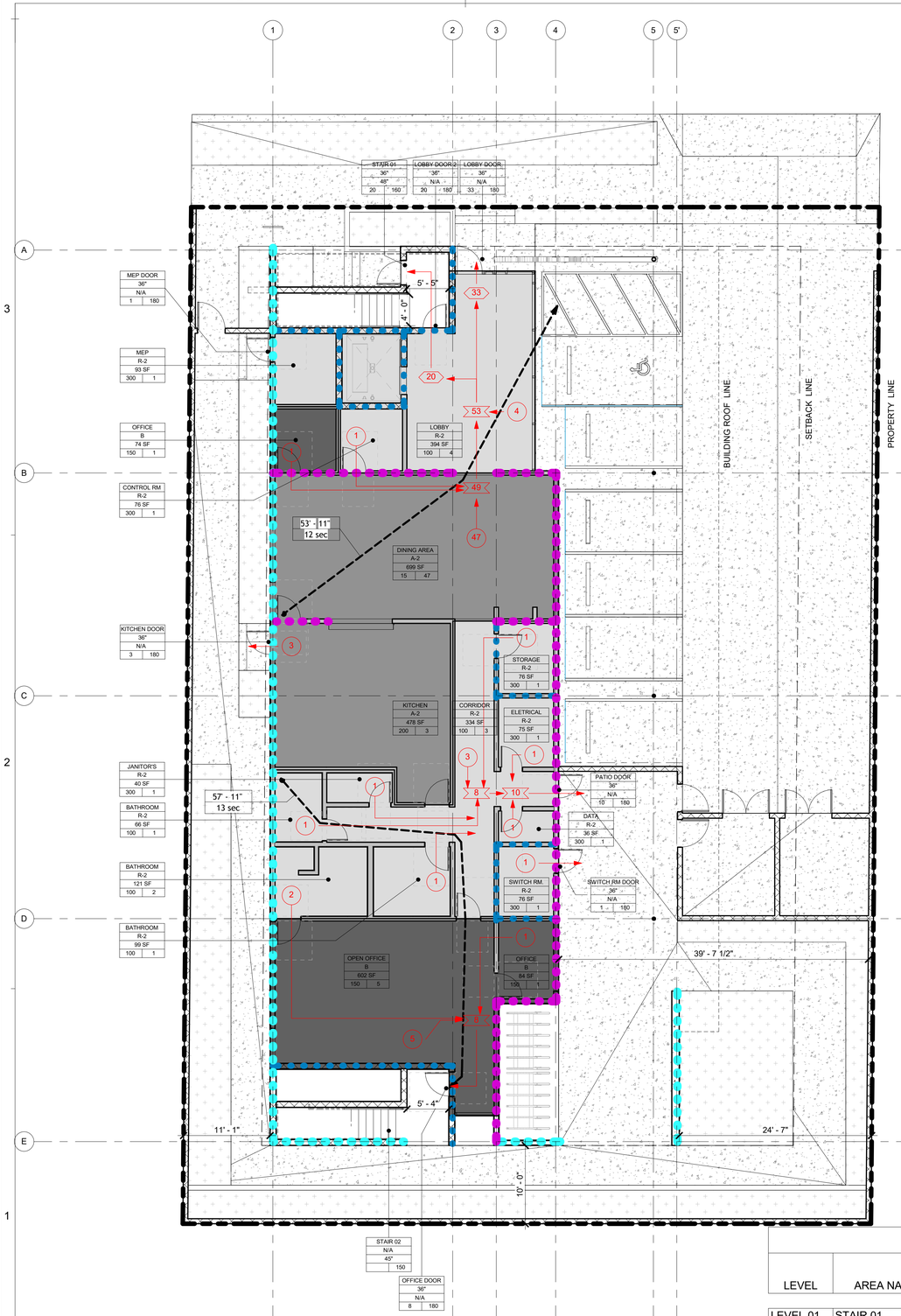
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

LIFE SAFETY AND FIRE DEPARTMENT ACCESS SITE PLAN

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	LS0.010

5/14/2026 12:31:34 PM



1 LIFE SAFETY - LEVEL 01

SCALE: 1/8" = 1'-0"

OCCUPANCY LEGEND

ROOM NAME
OCCUPANCY
ROOM AREA
OLF | OL

EXIT NAME
DOOR WIDTH
STAIR WIDTH
ACTUAL USE | MAX CAPACITY

R-2.1 A-2 B

FIRE RATINGS LEGEND

- 1-HOUR SMOKE BARRIER PER LACBC 709 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR SMOKE BARRIER PER LACBC 709 45-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE PARTITION PER LACBC 708 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE BARRIER PER LACBC 707 60-MINUTE OPENINGS PER LACBC 716
- 2-HOUR FIRE BARRIER PER LACBC 707 90-MINUTE OPENINGS PER LACBC 716
- 1-HOUR EXTERIOR WALL TO BE RATED FROM INSIDE ONLY PER LACBC 705
- 1-HOUR STRUCTURAL WALL TO BE RATED PER LACBC 601

TYPE VA FIRE-RESISTANCE RATING (LACBC 601)

PRIMARY STRUCTURAL FRAME	- 1HR
EXTERIOR BEARING WALLS	- 1HR
INTERIOR BEARING WALLS	- 1HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR

EXITING CALCULATION LEGEND

X' - X"
X SEC
PATH OF TRAVEL LENGTH
PATH OF TRAVEL TIME
DIRECTION INDICATOR

XXX ORIGINATING OCCUPANT LOAD

XXX AGGREGATE OCCUPANT LOAD

XXX SPLIT OCCUPANT LOAD

MAXIMUM COMMON PATH OF TRAVEL (LACBC 1006.2.1)

B SPRINKLERED	- 100'
R-2 SPRINKLERED	- 125'
S SPRINKLERED	- 100'

MAXIMUM EXIST ACCESS TRAVEL DISTANCE (LACBC 1017.2)

B SPRINKLERED	- 300'
R-2 SPRINKLERED	- 250'
S SPRINKLERED	- 400'

MAXIMUM LENGTH OF A DEAD END CORRIDOR (LACBC 1020.5)

B SPRINKLERED	- 50'
R-2 SPRINKLERED	- 50'
S SPRINKLERED	- 50'

SHEET NOTES

1. EXIT CAPACITY FACTORS ARE 0.30INCH / OCCUPANT FOR STAIRWAYS AND 0.20INCH / OCCUPANT FOR OTHER EGRESS COMPONENTS IN ACCORDANCE WITH LACBC 1005.3.1 AND 1005.3.2. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY IS USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAY SERVING THAT STORY.
2. ALL ELEVATOR HOISTWAYS WILL BE PROTECTED BY SMOKE CURTAIN PER LACBC 3006.3
3. THE PROJECT IS FULLY EQUIPPED WITH A SPRINKLER SYSTEM

0 6 12 18 24 30 ft

OCCUPANCY LOAD SCHEDULE (LEVEL 01)

Level	AREA NAME	OCCUPANCY	FUNCTION PER TABLE 1004.5	PROGRAM AREA	OLF (SF/OCC)	OCCUPANTS
LEVEL 01	LOBBY	R-2	RESIDENTIAL (CIRCULATION)	394 SF	100	4
LEVEL 01	MEP	R-2	MECHANICAL	93 SF	300	1
LEVEL 01	OFFICE	B	STORAGE	74 SF	150	1
LEVEL 01	CONTROL RM	R-2	MECHANICAL	76 SF	300	1
LEVEL 01	DINING AREA	A-2	ASSEMBLY (UNCONCENTRATED)	699 SF	15	47
LEVEL 01	KITCHEN	A-2	KITCHEN	478 SF	200	3
LEVEL 01	CORRIDOR	R-2	RESIDENTIAL (CIRCULATION)	334 SF	100	3
LEVEL 01	STORAGE	R-2	MECHANICAL	76 SF	300	1
LEVEL 01	SWITCH RM.	R-2	MECHANICAL	76 SF	300	1
LEVEL 01	JANITOR'S	R-2	STORAGE	40 SF	300	1
LEVEL 01	BATHROOM	R-2	RESIDENTIAL (CIRCULATION)	66 SF	100	1
LEVEL 01	OPEN OFFICE	B	BUSINESS	602 SF	150	5
LEVEL 01	OFFICE	B	BUSINESS	84 SF	150	1
LEVEL 01	BATHROOM	R-2	RESIDENTIAL (CIRCULATION)	121 SF	100	2
LEVEL 01	BATHROOM	R-2	RESIDENTIAL (CIRCULATION)	99 SF	100	1
LEVEL 01	DATA	R-2	MECHANICAL	36 SF	300	1
LEVEL 01	ELETRICAL	R-2	MECHANICAL	75 SF	300	1
TOTAL OCCUPANTS						75

EXIT LOAD SCHEDULE (LEVEL 01)

LEVEL	AREA NAME	FUNCTION	STAIR WIDTH	STAIR FACTOR	STAIR CAPACITY	REQ. STAIR WIDTH	DOOR WIDTH	DOOR FACTOR	DOOR CAPACITY	REQ. DOOR WIDTH	GOVERNING CAPACITY	ACTUAL USE
LEVEL 01	STAIR 01	EXIT STAIR	4' - 0"	0.3	160	3' - 8"	3' - 0"	0.2	180	2' - 10"	160	20
LEVEL 01	LOBBY DOOR	EXIT					3' - 0"	0.2	180	2' - 10"	180	33
LEVEL 01	MEP DOOR	EXIT			0		3' - 0"	0.2	180	2' - 10"	180	1
LEVEL 01	KITCHEN DOOR	EXIT					3' - 0"	0.2	180	2' - 10"	180	3
LEVEL 01	OFFICE DOOR	EXIT					3' - 0"	0.2	180	2' - 10"	180	8
LEVEL 01	SWITCH RM DOOR	EXIT				0' - 0"	3' - 0"	0.2	180	2' - 10"	180	1
LEVEL 01	LOBBY DOOR 2	EXIT					3' - 0"	0.2	180	2' - 10"	180	20
LEVEL 01	PATIO DOOR	EXIT					3' - 0"	0.2	180	2' - 10"	180	10
TOTAL			4' - 0"			3' - 8"	24' - 0"			22' - 8"	1420	96

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

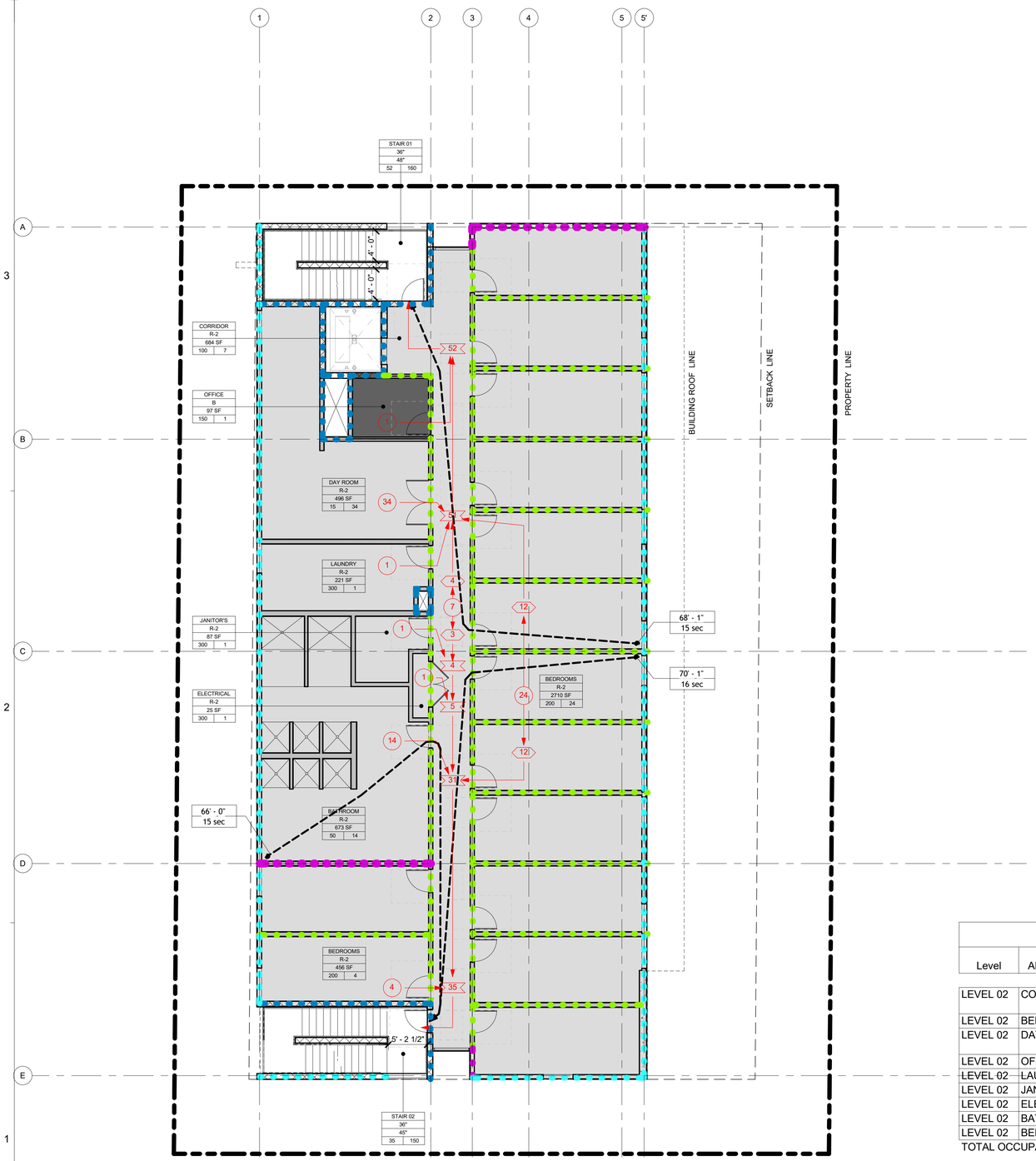
APN: 8323-016-022

LIFE SAFETY - FIRST LEVEL PLAN

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
LS0.101

PRELIMINARY NOT FOR CONSTRUCTION

5/14/2026 12:18:35 PM



1 LIFE SAFETY - LEVEL 02

SCALE: 1/8" = 1'-0"

OCCUPANCY LEGEND

ROOM NAME
OCCUPANCY
ROOM AREA
OLF | OL

EXIT NAME
DOOR WIDTH
STAIR WIDTH
ACTUAL USE | MAX CAPACITY

R-2.1 A-2 B

FIRE RATINGS LEGEND

- 1-HOUR SMOKE BARRIER PER LACBC 709 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR SMOKE BARRIER PER LACBC 709 45-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE PARTITION PER LACBC 708 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE BARRIER PER LACBC 707 60-MINUTE OPENINGS PER LACBC 716
- 2-HOUR FIRE BARRIER PER LACBC 707 90-MINUTE OPENINGS PER LACBC 716
- 1-HOUR EXTERIOR WALL TO BE RATED FROM INSIDE ONLY PER LACBC 705
- 1-HOUR STRUCTURAL WALL TO BE RATED PER LACBC 601

TYPE VA FIRE-RESISTANCE RATING (LACBC 601)

PRIMARY STRUCTURAL FRAME	- 1HR
EXTERIOR BEARING WALLS	- 1HR
INTERIOR BEARING WALLS	- 1HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR

EXITING CALCULATION LEGEND

X' - X"
X SEC
PATH OF TRAVEL LENGTH
PATH OF TRAVEL TIME
DIRECTION INDICATOR

XXX ORIGINATING OCCUPANT LOAD

XXX AGGREGATE OCCUPANT LOAD

XXX SPLIT OCCUPANT LOAD

MAXIMUM COMMON PATH OF TRAVEL (LACBC 1006.2.1)

B SPRINKLERED	- 100'
R-2 SPRINKLERED	- 125'
S SPRINKLERED	- 100'

MAXIMUM EXIST ACCESS TRAVEL DISTANCE (LACBC 1017.2)

B SPRINKLERED	- 300'
R-2 SPRINKLERED	- 250'
S SPRINKLERED	- 400'

MAXIMUM LENGTH OF A DEAD END CORRIDOR (LACBC 1020.5)

B SPRINKLERED	- 50'
R-2 SPRINKLERED	- 50'
S SPRINKLERED	- 50'

OCCUPANCY LOAD SCHEDULE (LEVEL 02)

Level	AREA NAME	OCCUPANCY	FUNCTION PER TABLE 1004.5	PROGRAM AREA	OLF (SF/OCC)	OCCUPANTS
LEVEL 02	CORRIDOR	R-2	INSTITUTIONAL (CIRCULATION)	684 SF	100	7
LEVEL 02	BEDROOMS	R-2	RESIDENTIAL	2710 SF	200	24
LEVEL 02	DAY ROOM	R-2	ASSEMBLY (UNCONCENTRATED)	496 SF	15	34
LEVEL 02	OFFICE	B	BUSINESS	97 SF	150	1
LEVEL 02	LAUNDRY	R-2	STORAGE	221 SF	300	1
LEVEL 02	JANITOR'S	R-2	STORAGE	87 SF	300	1
LEVEL 02	ELECTRICAL	R-2	MECHANICAL	25 SF	300	1
LEVEL 02	BATHROOM	R-2	LOCKER ROOM	673 SF	50	14
LEVEL 02	BEDROOMS	R-2	RESIDENTIAL	456 SF	200	4
TOTAL OCCUPANTS						87

EXIT LOAD SCHEDULE (LEVEL 02)

LEVEL	AREA NAME	FUNCTION	STAIR WIDTH	STAIR FACTOR	STAIR CAPACITY	REQ. STAIR WIDTH	DOOR WIDTH	DOOR FACTOR	DOOR CAPACITY	REQ. DOOR WIDTH	GOVERNING CAPACITY	ACTUAL USE
LEVEL 02	STAIR 01	EXIT STAIR	4' - 0"	0.3	160	3' - 8"	3' - 0"	0.2	180	2' - 8"	160	52
LEVEL 02	STAIR 02	EXIT STAIR	3' - 9"	0.3	150	3' - 8"	3' - 0"	0.2	180	2' - 8"	150	35
TOTAL			7' - 9"			7' - 4"	6' - 0"			5' - 4"	310	87

SHEET NOTES

1. EXIT CAPACITY FACTORS ARE 0.30INCH / OCCUPANT FOR STAIRWAYS AND 0.20INCH / OCCUPANT FOR OTHER EGRESS COMPONENTS IN ACCORDANCE WITH LACBC 1005.3.1 AND 1005.3.2. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY IS USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAY SERVING THAT STORY.
2. ALL ELEVATOR HOISTWAYS WILL BE PROTECTED BY SMOKE CURTAIN PER LACBC 3006.3
3. THE PROJECT IS FULLY EQUIPPED WITH A SPRINKLER SYSTEM

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

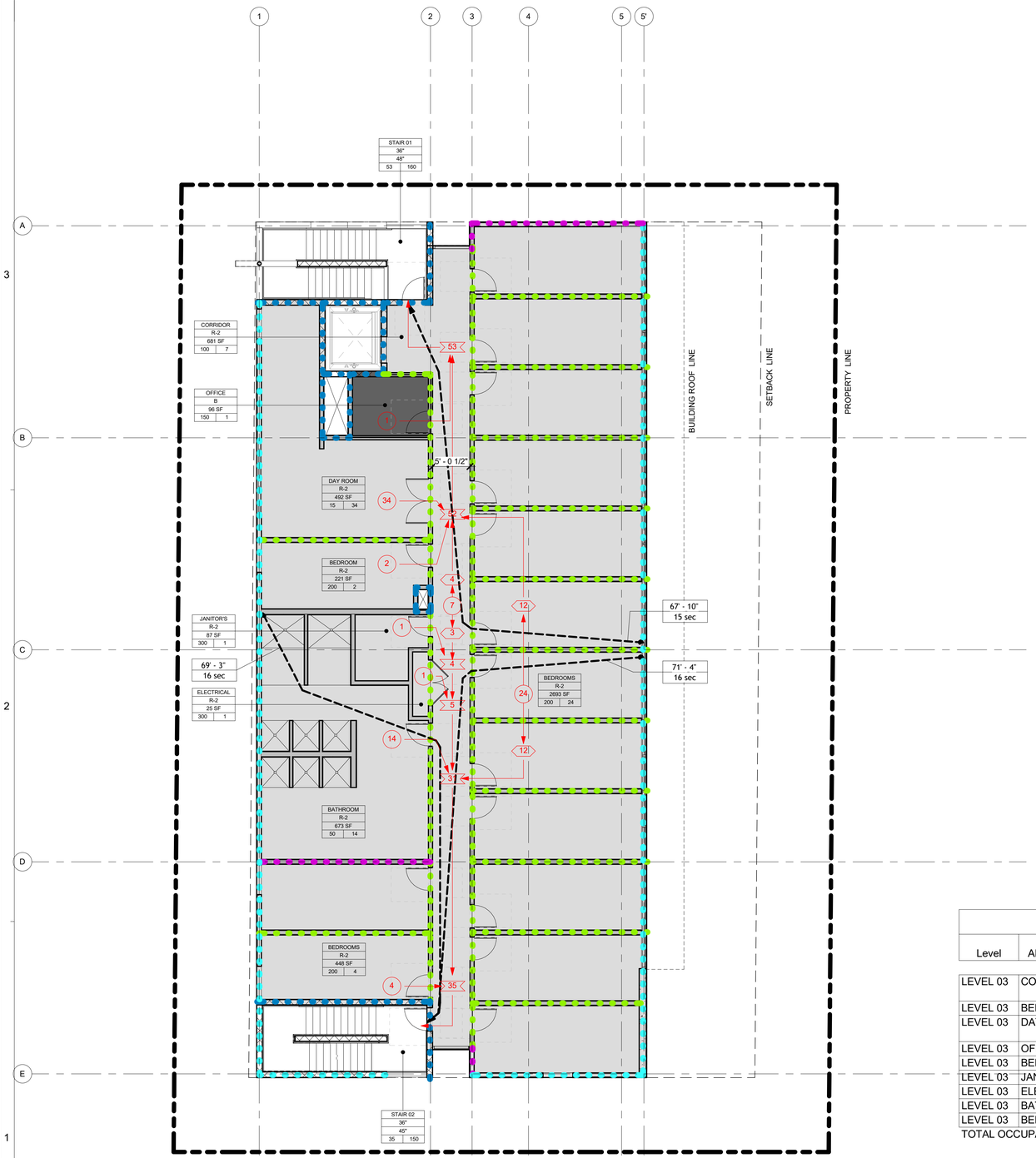
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

LIFE SAFETY - SECOND LEVEL

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
LS0.102

5/14/2026 12:18:55 PM



1 LIFE SAFETY - LEVEL 03

SCALE: 1/8" = 1'-0"

OCCUPANCY LEGEND

ROOM NAME
OCCUPANCY
ROOM AREA
OLF | OL

EXIT NAME
DOOR WIDTH
STAIR WIDTH
ACTUAL USE | MAX CAPACITY

R-2.1 A-2 B

FIRE RATINGS LEGEND

- 1-HOUR SMOKE BARRIER PER LACBC 709 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR SMOKE BARRIER PER LACBC 709 45-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE PARTITION PER LACBC 708 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE BARRIER PER LACBC 707 60-MINUTE OPENINGS PER LACBC 716
- 2-HOUR FIRE BARRIER PER LACBC 707 90-MINUTE OPENINGS PER LACBC 716
- 1-HOUR EXTERIOR WALL TO BE RATED FROM INSIDE ONLY PER LACBC 705
- 1-HOUR STRUCTURAL WALL TO BE RATED PER LACBC 601

TYPE VA FIRE-RESISTANCE RATING (LACBC 601)

PRIMARY STRUCTURAL FRAME	- 1HR
EXTERIOR BEARING WALLS	- 1HR
INTERIOR BEARING WALLS	- 1HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR

EXITING CALCULATION LEGEND

X' - X"
X SEC — PATH OF TRAVEL LENGTH, PATH OF TRAVEL TIME, DIRECTION INDICATOR

- XXX — ORIGINATING OCCUPANT LOAD
- XXX — AGGREGATE OCCUPANT LOAD
- XXX — SPLIT OCCUPANT LOAD

MAXIMUM COMMON PATH OF TRAVEL (LACBC 1006.2.1)

B SPRINKLERED	- 100'
R-2 SPRINKLERED	- 125'
S SPRINKLERED	- 100'

MAXIMUM EXIST ACCESS TRAVEL DISTANCE (LACBC 1017.2)

B SPRINKLERED	- 300'
R-2 SPRINKLERED	- 250'
S SPRINKLERED	- 400'

MAXIMUM LENGTH OF A DEAD END CORRIDOR (LACBC 1020.5)

B SPRINKLERED	- 50'
R-2 SPRINKLERED	- 50'
S SPRINKLERED	- 50'

SHEET NOTES

1. EXIT CAPACITY FACTORS ARE 0.30INCH / OCCUPANT FOR STAIRWAYS AND 0.20INCH / OCCUPANT FOR OTHER EGRESS COMPONENTS IN ACCORDANCE WITH LACBC 1005.3.1 AND 1005.3.2. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY IS USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAY SERVING THAT STORY.
2. ALL ELEVATOR HOISTWAYS WILL BE PROTECTED BY SMOKE CURTAIN PER LACBC 3006.3
3. THE PROJECT IS FULLY EQUIPPED WITH A SPRINKLER SYSTEM

0 6 12 18 24 30 ft

OCCUPANCY LOAD SCHEDULE (LEVEL 03)

Level	AREA NAME	OCCUPANCY	FUNCTION PER TABLE 1004.5	PROGRAM AREA	OLF (SF/OCC)	OCCUPANTS
LEVEL 03	CORRIDOR	R-2	RESIDENTIAL (CIRCULATION)	681 SF	100	7
LEVEL 03	BEDROOMS	R-2	RESIDENTIAL	2693 SF	200	24
LEVEL 03	DAY ROOM	R-2	ASSEMBLY (UNCONCENTRATED)	492 SF	15	34
LEVEL 03	OFFICE	B	BUSINESS	96 SF	150	1
LEVEL 03	BEDROOM	R-2	RESIDENTIAL	221 SF	200	2
LEVEL 03	JANITOR'S	R-2	STORAGE	87 SF	300	1
LEVEL 03	ELECTRICAL	R-2	MECHANICAL	25 SF	300	1
LEVEL 03	BATHROOM	R-2	LOCKER ROOM	673 SF	50	14
LEVEL 03	BEDROOMS	R-2	RESIDENTIAL	448 SF	200	4
TOTAL OCCUPANTS						88

EXIT LOAD SCHEDULE (LEVEL 03)

LEVEL	AREA NAME	FUNCTION	STAIR WIDTH	STAIR FACTOR	STAIR CAPACITY	REQ. STAIR WIDTH	DOOR WIDTH	DOOR FACTOR	DOOR CAPACITY	REQ. DOOR WIDTH	GOVERNING CAPACITY	ACTUAL USE
LEVEL 03	STAIR 01	EXIT STAIR	4' - 0"	0.3	160	3' - 8"	3' - 0"	0.2	180	2' - 8"	160	53
LEVEL 03	STAIR 02	EXIT STAIR	3' - 9"	0.3	150	3' - 8"	3' - 0"	0.2	180	2' - 8"	150	35
TOTAL			7' - 9"			7' - 4"	6' - 0"			5' - 4"	310	88

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

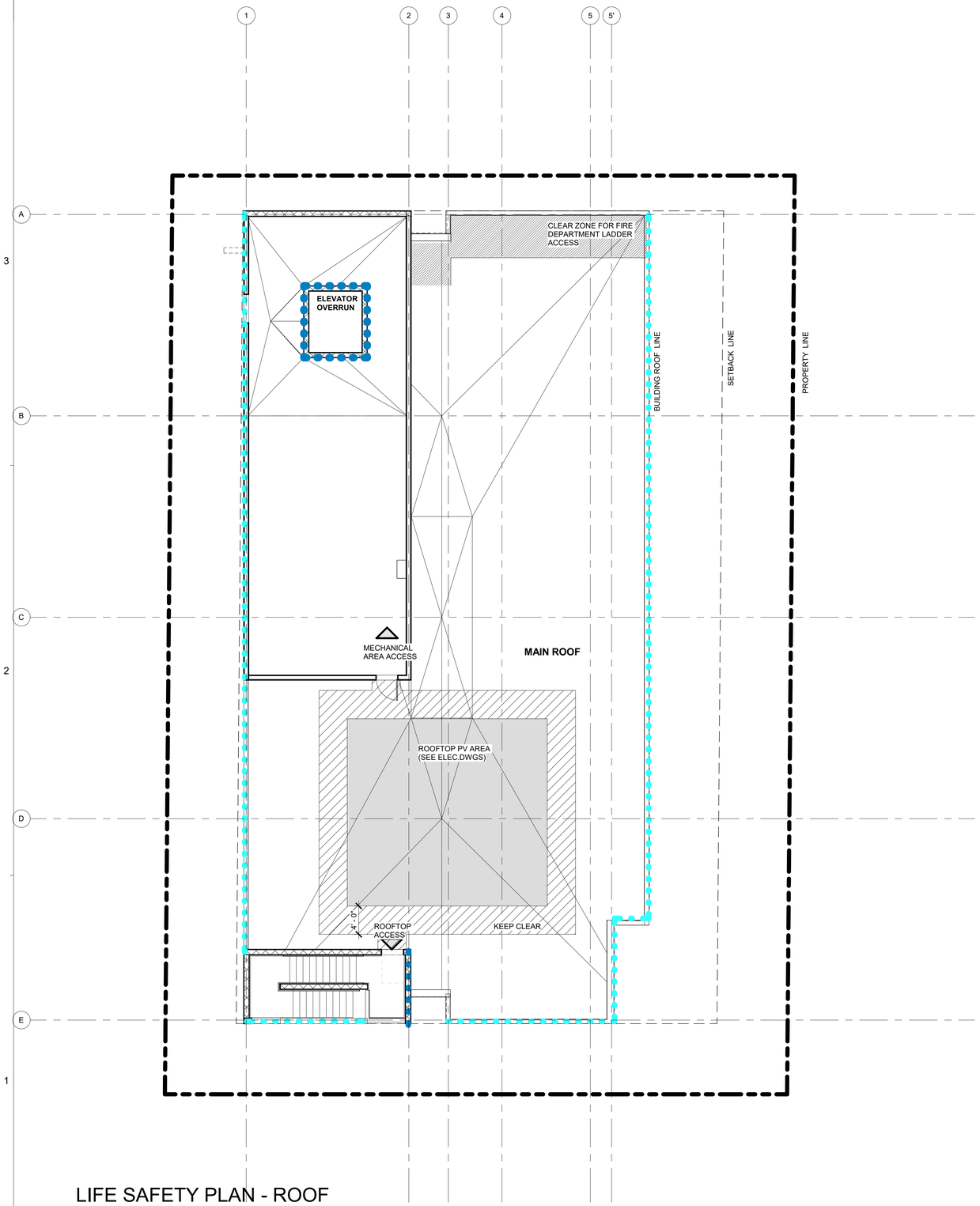
LIFE SAFETY - THIRD LEVEL

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:

LS0.103

PRELIMINARY NOT FOR CONSTRUCTION

5/14/2026 12:36:36 PM



LIFE SAFETY PLAN - ROOF LEVEL

1 SCALE: 1/8" = 1'-0"

OCCUPANCY LEGEND

ROOM NAME
OCCUPANCY
ROOM AREA
OLF | OL

EXIT NAME
DOOR WIDTH
STAIR WIDTH
ACTUAL USE | MAX CAPACITY

R-2.1 A-2 B

FIRE RATINGS LEGEND

- 1-HOUR SMOKE BARRIER PER LACBC 709 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR SMOKE BARRIER PER LACBC 709 45-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE PARTITION PER LACBC 708 20-MINUTE OPENINGS PER LACBC 716
- 1-HOUR FIRE BARRIER PER LACBC 707 60-MINUTE OPENINGS PER LACBC 716
- 2-HOUR FIRE BARRIER PER LACBC 707 90-MINUTE OPENINGS PER LACBC 716
- 1-HOUR EXTERIOR WALL TO BE RATED FROM INSIDE ONLY PER LACBC 705
- 1-HOUR STRUCTURAL WALL TO BE RATED PER LACBC 601

TYPE VA FIRE-RESISTANCE RATING (LACBC 601)

PRIMARY STRUCTURAL FRAME	- 1HR
EXTERIOR BEARING WALLS	- 1HR
INTERIOR BEARING WALLS	- 1HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	- 1HR

EXITING CALCULATION LEGEND

X' - X"
X SEC

PATH OF TRAVEL LENGTH
PATH OF TRAVEL TIME
DIRECTION INDICATOR

xxx ORIGINATING OCCUPANT LOAD

xxx AGGREGATE OCCUPANT LOAD

xxx SPLIT OCCUPANT LOAD

MAXIMUM COMMON PATH OF TRAVEL (LACBC 1006.2.1)

B SPRINKLERED	- 100'
R-2 SPRINKLERED	- 125'
S SPRINKLERED	- 100'

MAXIMUM EXIST ACCESS TRAVEL DISTANCE (LACBC 1017.2)

B SPRINKLERED	- 300'
R-2 SPRINKLERED	- 250'
S SPRINKLERED	- 400'

MAXIMUM LENGTH OF A DEAD END CORRIDOR (LACBC 1020.5)

B SPRINKLERED	- 50'
R-2 SPRINKLERED	- 50'
S SPRINKLERED	- 50'

SHEET NOTES

1. EXIT CAPACITY FACTORS ARE 0.30INCH / OCCUPANT FOR STAIRWAYS AND 0.20INCH / OCCUPANT FOR OTHER EGRESS COMPONENTS IN ACCORDANCE WITH LACBC 1005.3.1 AND 1005.3.2. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY IS USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAY SERVING THAT STORY.
2. ALL ELEVATOR HOISTWAYS WILL BE PROTECTED BY SMOKE CURTAIN PER LACBC 3006.3
3. THE PROJECT IS FULLY EQUIPPED WITH A SPRINKLER SYSTEM

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

LIFE SAFETY - ROOF LEVEL

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
LS0.104

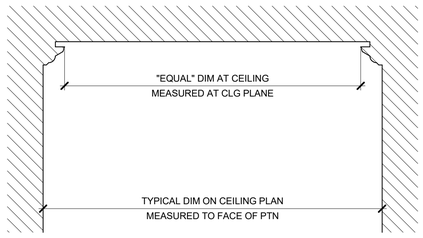
5/14/2026 12:16:36 PM

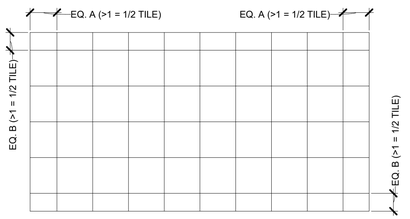
GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE CONSTRUCTION DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE NOTES.
2. THE SPECIFICATIONS ARE BOUND SEPARATELY IN BOOKS AND ARE PART OF THE CONSTRUCTION DOCUMENTS.
3. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS IS NOT INTENDED TO CONTROL HOW THE WORK SHOULD BE DIVIDED AMONG THE CONTRACTORS AND SUBCONTRACTORS, NEITHER IS SUCH ORGANIZATION INTENDED TO DICTATE WHAT IS THE EXTENT OF WORK PERFORMED BY EACH TRADE,
4. WHEN A CONFLICT EXISTS WITHIN OR BETWEEN ANY PART(S) OF THE CONSTRUCTION DOCUMENTS, OR BETWEEN THE CONSTRUCTION DOCUMENTS AND ANY EITHER APPLICABLE INDUSTRY STANDARD(S) OR APPLICABLE CODE(S), ORDINANCE(S) OR OTHER RELATED LEGAL REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. INFORMATION SHOWN IN DETAILS AND SMALLER SCALE DRAWINGS TAKES PRECEDENCE OVER LARGER SCALE DRAWINGS. SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
5. NO DEVIATION FROM THE CONSTRUCTION DOCUMENTS (DRAWINGS OR SPECIFICATIONS) SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. THE ARCHITECTURAL DRAWINGS ARE PART OF A LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE INDEX OF DRAWINGS. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON THE DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADES, AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND TO REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
8. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADES, AND SUPPLIERS, THE CONTRACTOR SHALL IDENTIFY AND NOTIFY THE ARCHITECTS OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK.
9. DO NOT SCALE FROM THE DRAWINGS. USE THE INDICATED DIMENSIONS. CONSULT WITH THE ARCHITECT FOR ANY UNCLEAR DIMENSION BEFORE PROCEEDING.
10. ALL DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE.
11. CEILING HEIGHT DIMENSIONS ARE TO THE FINISHED SURFACES.
12. ANY FINISH INDICATED ON A PARTICULAR WALL APPLIES FOR THE ENTIRE UNINTERRUPTED LENGTH OF THE WALL, UNLESS OTHERWISE NOTED.
13. EXTEND THE GYPSUM BOARD FULL HEIGHT FROM FLOOR TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
14. EXTEND THE ACOUSTICAL AND THE FIRE SEPARATION FROM FLOOR TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
15. SCOPE OF WORK INDICATED ON THE DOCUMENTS AS "N.I.C." IS NOT IN THE CONTRACT.
16. GLASS DOORS AND GLASS PANEL ADJACENT TO DOORS OR WALKING SURFACES SHALL BE OF SAFETY GLASS, ACCORDING TO THE APPLICABLE CODES AND REGULATIONS.
17. EFFECTIVELY ISOLATE DISSIMILAR MATERIALS TO AVOID GALVANIC DETERIORATION OR ANY OTHER KIND OF HARMFUL REACTION.
18. ALL WOOD TRIM, BLOCKING, SHIMS, SPACERS, ETC., SHALL BE FIRE RESISTANT TREATED.
19. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK (VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION).
20. THE ARCHITECTURAL FLOOR PLANS, REFLECTED CEILING PLANS, SECTIONS, AND ELEVATIONS ILLUSTRATE THE EXACT LOCATION OF MANY, BUT NOT ALL EXPOSED PARTS OF THE WORK. APPLY THE RULES INDICATED BY THE DRAWINGS "MOUNTING HEIGHTS" TO DETERMINE THE EXACT LOCATION OF EACH PART OF THE WORK.
21. REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE DETAILED DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, OF WHICH PORTIONS MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS.
22. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE FLOOR SLAB U.N.O. WHERE THE CONCRETE IS DEPRESSED TO ACCOMMODATE MORTAR BEDS, SETTING BEDS, RAISED ACCESS FLOORS, AND OTHER SIMILAR FLOOR ASSEMBLIES, FINISHED FLOOR ELEVATIONS ARE TO TOP OF FINISHED FLOOR ASSEMBLY. ON EDGE OF SLAB PLANS, ELEVATIONS AT DEPRESSIONS ARE TO TOP OF PRIMARY SLAB.
23. FOR TYPICAL DIMENSIONING CONVENTIONS REFER TO "DIMENSIONING CONVENTIONS" ON THE SHEET.
24. FOR ILLUSTRATION AND DEFINITION OF TYPICAL SYMBOLS USED ON THE ARCHITECTURAL DRAWINGS, SEE THE DRAWINGS "ARCHITECTURAL SYMBOLS"
25. ADDITIONAL SYMBOLS, NOT SHOWN OR DEFINED ON THE DRAWING "ARCHITECTURAL SYMBOLS" MAY OCCUR AND ARE DEFINED ON THE OTHER DRAWINGS.
26. GRID LINES IDENTIFIED WITH A LETTER DESIGNATION ARE PARALLEL, UNLESS NOTED OTHERWISE. GRID LINES IDENTIFIED WITH A NUMBER DESIGNATION ARE PARALLEL AND PERPENDICULAR TO THOSE WITH LETTER DESIGNATIONS, U.N.O.
27. OPERATION OF EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS MAXIMUM EFFORT TO OPEN UNLESS THEY ARE EQUIPPED WITH PANIC HARDWARE, OR WHEN THE AUTHORITY HAVING JURISDICTION MIGHT ALLOW INCREASING THE MAXIMUM EFFORT TO OPERATE, BUT IN NO CASE SHALL THE PRESSURE EXCEED 15 POUNDS.
28. OPERATION OF NON-FIRE RATED INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS MAXIMUM EFFORT REQUIRED TO OPEN THE DOOR. OPERATION OF FIRE RATED INTERIOR DOORS SHALL NOT EXCEED 15 POUNDS MAXIMUM EFFORT REQUIRED TO OPEN THE DOOR.
29. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
30. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
31. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC SECTION 2702.
32. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
33. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (CBC 1013.6.3).
34. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. SEE CBC 1010.19..
35. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX 44" ABOVE THE FINISHED FLOOR.
36. THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED.
37. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION CBC 1010.1.9.1.
38. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
39. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
40. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    - A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    - B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
    - C. EXIT STAIRWAYS, EXIT ACCESS STAIRWAYS AND RAMPS
    - D. EXIT PASSAGEWAYS
    - E. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH CBC SECTION 1028.1.
    - F. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.
    - G. ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, AND PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET (27.87M2).
41. THE EMERGENCY POWER SYSTEMS SHALL PROVIDE POWER FOR AL DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702.
42. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
43. ALL ELEVATOR PITS SHALL BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND OTHER LIQUIDS TO BE COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCHARGED TO THE SANITARY SEWER OR STORM DRAIN.
44. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION CBC 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10-FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (CBC 1205.1 AND CBC 1205.3).
45. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
46. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED.
47. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
48. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE/
49. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA-13); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION (CBC 903.2.
50. PROVIDE SPRINKLERS THROUGHOUT THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
51. SMOKE AND HEAT VENTS, OR MECHANICAL SMOKE EXHAUST SYSTEMS, AND DRAFT CURTAINS SHALL BE PROVIDED EXCEPT WHERE AREAS OF BUILDINGS ARE EQUIPPED WITH EARLY SUPPRESSION FAST

ARCHITECTURAL DIMENSIONING CONVENTIONS

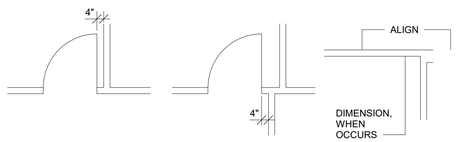
1. EXCEPT WHERE DIRECTED TO PLACE WORK AT THE "APPROXIMATE LOCATION SHOWN", DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQD ARE INTENDED TO BE SHOWN, OR MAY BE DERIVED FROM THOSE SHOWN, ON THE FLOOR AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT REGARDING ANY CONFLICTING DIMENSIONS AND REQUEST ADDITIONAL DIMENSIONS OR CLARIFICATION WHERE REQD PRIOR TO CONSTRUCTION.
2. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY,A LL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
    - A. DIMENSIONS UTILIZING THE "CENTERLINE" SYMBOL ARE MEASURED TO:
        - a. STRUCTURAL OR DIMENSIONAL GRID LINES.
        - b. CENTERLINE OF CONCRETE OR CONC MASONRY UNIT WALL (EXCLUSIVE APPLIED FINISHES HAVING THICKNESS OR FURRING). REFER TO THE ARCHITECTURAL PLANS AND SECTIONS, THE STRUCTURAL DRAWINGS, OR THE PARTITION SCHEDULE TO DETERMINE THE THICKNESS OF CONCRETE OR CONCRETE MASONRY UNITS WALLS.
        - c. CENTERLINE OF PARTITION ASSEMBLY (EXCLUSIVE OF ANY APPLIED FINISHES HAVING THICKNESS WHICH MAY BE ADDED TO SUCH WALLS) AT PARTITIONS FRAMED WITH METAL STUDS. REFER TO "PARTITION SCHEDULE" TO DETERMINE THE THICKNESS OF EACH PARTITION ASSEMBLY TYPE.
        - d. CENTERLINE OF DOOR, WINDOW, OR LOUVER OPENING.
        - e. CENTERLINE OF EQUIPMENT OR FURNISHING.
        - f. CENTERLINE OF OTHER FEATURES AS INDICATED.
    - B. DIMENSIONS UTILIZING THE DIMENSION SYMBOL ARE MEASURED TO:
        - a. FINISHED FACE OF WALL INCLUDING APPLIED FINISHES HAVING THICKNESS WHICH MAY BE ADDED TO SUCH WALLS. REFER TO THE "WALL TYPES". FINISH SCHEDULES AND WALL SECTIONS TO DETERMINE THE THICKNESS OF EACH PARTITION ASSEMBLY.
        - b. INSIDE EDGE OF FINISHED DOOR OPENING. REFER TO "DOOR SCHEDULE" FOR ADD'L INFORMATION.
        - c. DIMENSION ON WORK POINT AS INDICATED ON RELATED ARCHITECTURAL DETAIL PLAN, SECTION, ELEVATION, CONFIGURATION DETAIL, OR CONSTRUCTION DETAIL.
    - C. WHERE "EQUAL" DIMENSIONS ARE USED ON REFLECTED CEILING PLANS TO LOCATE CEILING GRID WORK POINTS, MEASURE DIMENSIONS TO:
        - a. EDGE OF THE INDICATED CEILING AT THE FACE OF THE ADJ. APPLIED FINISH MEASURED AT THE PLANE OF THE CEILING. CAUTION: DUE TO POSSIBLE APPLICATION OF APPLIED FINISHED WHOSE THICKNESS MAY VARY BETWEEN FLOOR AND CEILING AND WHOSE THICKNESS IS NOT ACCOUNTED FOR (EXCEPT AS INDICATED BY "FOF" OR "CLEAR") BY DIM SHOWN ON THE FLOOR PLANS. THE CONTRACTOR MUST ADJUST, AS NECESSARY, THE FLOOR PLAN DIMENSIONS TO REFLECT CONDITIONS AT PLANE OF THE CEILING.





TYPICAL CEILING TILE LAYOUT. CONFIRM INTENT SHOWN ON REFLECTED CEILING PLANS

3. WHERE DIMENSIONS ARE NOT PROVIDED ON THE FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:
    - A. DOOR OPENING MAY BE DIMENSIONED ON DWGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHED NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION.
    - B. WHERE THE HINGE-SIDE OF THE DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS, PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS, LOCATE THE HINGE-SIDE FINISHED EDGE OF THE DOOR OPENING 4" FROM THE FACE (EXCLUSIVE OF ANY APPLIED FINISH) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY UNLESS NOTED OTHERWISE.
4. WHERE WALLS AND/OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, U.N.O..



FIRE SPRINKLER:
FULLY AUTOMATIC SPRINKLERS THROUGHOUT THIS BUILDING TO COMPLY WITH NFPA-13 (CBC 903.1.1). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

FIRE ALARM:
MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA-72

RADIO COMMUNICATION SYSTEM:
TWO-WAY RADIO COMMUNICATION SYSTEM PROVIDED PER L.A.F.C 510
A. TO BE PROVIDED AT ALL ELEVATOR LANDINGS IN ACCORDANCE WITH CBC SECTION 1009.8

FIRE SAFETY INFORMATION

APPLICABLE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2023 POMONA MUNICIPAL CODE
ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES]

ALL CODES ARE AS AMENDED BY THE **STATE OF CALIFORNIA** AND THE **CITY OF POMONA**

APPLICABLE CODES

THE PROPOSED PROJECT INTENDS TO UTILIZE THE CALIFORNIA STATE DENSITY BONUS AS OUTLINED IN CALIFORNIA GOVERNMENT CODE §§ 65915–65918. THE PROJECT AIMS TO MEET THE ELIGIBILITY REQUIREMENTS FOR A 100% LOWER-INCOME HOUSING DEVELOPMENT LOCATED IN A DESIGNATED VERY LOW VEHICLE TRAVEL AREA, AS DEFINED IN GOVERNMENT CODE § 65915(B)(1)(G). BASED ON THESE QUALIFICATIONS, THE PROJECT MAY BE ELIGIBLE FOR UP TO FIVE INCENTIVES OR CONCESSIONS, WHICH WILL BE REQUESTED AS FOLLOWS:

1. PARKING SPACE REDUCTION PER AB 2097
2. DWELLING UNIT SIZE REDUCTION
3. PUBLIC OPEN SPACE EXCEPTION
4. LONG TERM BICYCLE PARKING REDUCTION

PLANNING ENTITLEMENT

3 STOREY RESIDENTIAL DEVELOPMENT FEATURING 29 DOUBLE OCCUPANCY DWELLING UNITS OF 100% AFFORDABLE SHARED HOUSING FOR SENIORS. RESIDENTS WILL HAVE ACCESS TO SHARED BATHROOMS, LOUNGES, LAUNDRY AND COMMERCIAL KITCHEN FACILITIES.

SCOPE OF WORK

OWNER:
DAG2 OPPORTUNITY ZONE FUND, LLC
5645 HOBACK GLEN RD
HIDDEN HILLS, CA 91302

ARCHITECT:
MORPHOSIS ARCHITECTS
3440 WESLEY ST.
CULVER CITY, CA 90232

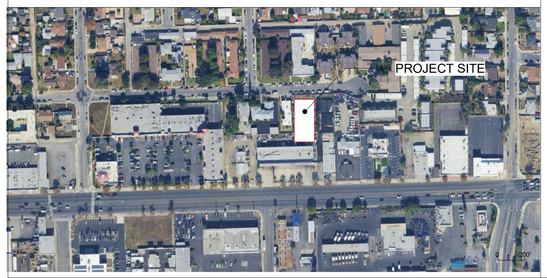
STRUCTURAL/ MEP ENGINEER:
INNODEZ
4900 HOPYARD ROAD, SUITE 100
PLEASANTON, CA 94588

CIVIL ENGINEER:
CSI ENGINEERING
1055 E. COLORADO BLVD, 5TH FL.
PASADENA, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

TEAM DIRECTORY



VICINITY MAP

SITE ADDRESS	1190 E. PASADENA ST. POMONA, CA 91767
LEGAL DESCRIPTION	PARCEL 1 OF PARCEL MAP 82199
APN	**8323-016-022**
LOT / TRACT	1 / 17174
ZONING DISTRICT SPECIFIC PLAN AREA	CO-SP_CORRIDOR SPECIFIC PLAN CITY GATEWAY SEGMENT - DISTRICT 4
SITE INFORMATION	LOT AREA: 11,440 SF LOT DIMENSIONS: 88FT (WIDTH) X 130FT (DEPTH)
CONSTRUCTION TYPE	V-A
OCCUPANCY GROUP	R-2.1, A-2, B

ZONING	REQUIRED	PROVIDED
BUILDING LOT COVERAGE:	-	6,488 SF (56.7%)
FRONTAGE COVERAGE:	MIN 50%	57'- 4" / 68'-0" (84.3%)
LANDSCAPE:	-	1,335 SF
HEIGHT:	1- 3 STORIES (MIN 20FT)	3 STORIES (46FT)
WIDTH:	180' MAX	57'-4"
BUILDING MASSING RATIO: (LENGTH TO HEIGHT)	2L:3H TO 5L:2H	115'-0" : 46'-0" (5L:2H)
FRONT SETBACK:	5FT	5FT
SIDE YARD SETBACK:	10FT	10FT
REAR YARD SETBACK:	10FT	10FT

PROJECT AREAS

BUILDING GROSS AREA:
GROUND FLOOR: 3,494 SF
SECOND FLOOR : 5,415 SF
THIRD FLOOR : 5,415 SF
TOTAL: 14,324 SF

FLOOR AREA RATIO: 1.25

DWELLING UNITS

NO. OF DOUBLE OCCUPANCY UNITS: 28
NO. OF MANAGER'S UNIT: 1
TOTAL NO. OF UNITS: 29
AREA: 192 SF - 203 SF/ UNIT

OPEN SPACE	REQUIRED	PROVIDED
PUBLIC OPEN SPACE	150 SF / UNIT X 29 UNITS = 4,350 SF	--
PRIVATE OPEN SPACE	60 SF / UNIT X 29 UNITS =1,740 SF	3,317 SF

AUTOMOBILE PARKING

PARKING AREA: 994SF
DRIVEWAY AREA: 2,272SF

REQUIRED	PROVIDED
29 UNITS X 1 SPACE / UNIT = 29 1 GUEST SPACE / 4 UNIT = 8 **TOTAL = 37***	ADA VAN (9'WIDE X 18' LONG W/ 8' WIDE UNLOADING AREA) = 1 COMPACT (8' WIDE X 15' LONG) = 5 **TOTAL = 6**

PROVIDED PARKING NUMBER DOES NOT REQUIRED PROJECT TO PROVIDE EVCS SPACES PER CGBC2022 5.106.5.3

BICYCLE PARKING	REQUIRED	PROVIDED
SHORT - TERM	5% OF DWELLING UNITS 0.05 X 29 = 1.45 **TOTAL = 2**	2
LONG - TERM	1 / DWELLING UNIT (MAX 20) **TOTAL = 20**	24

PER CALGREEN CODE SECTION 4.106.9.1 / SECTION 4.106.9.2

PROJECT SUMMARY



PROJECT RENDERING

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

GENERAL NOTES & PROJECT INFORMATION

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
A0.001

5/14/2026 12:16:36 PM

ABBREVIATIONS

NOTE:
1. NOT ALL ABBREVIATIONS LISTED BELOW APPEAR IN THE DOCUMENTS
2. ABBREVIATIONS APPLY WHETHER OR NOT THEY CONTAIN PERIODS
3. DEFINITIONS FOR ABBREVIATIONS FOR PARTICULAR DRAWINGS MAY APPEAR ON THOSE DRAWINGS. ABBREVIATIONS FOR ENGINEERING DRAWINGS MAY APPEAR ON THE GENERAL INFORMATION SHEETS FOR THOSE DISCIPINES.

A/V	AUDIO VISUAL
ABRSV	ABRASIVE
ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACT	ACOUSTIC CEILING TILE
AD	ACCESS DOOR
ADC	AUTOMATIC DOOR CLOSER
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALM	ALARM
ALT	ALTERNATE
ALUM	ALUMINUM
AMT	AMOUNT
ANN	ANNUNCIATOR
ANOD	ANNODIZED
ANT	ANTENNA
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASSN	ASSOCIATION
ASSY	ASSEMBLY
ATCH	ATTACHMENT
AWT	ACOUSTICAL WALL TREATMENT
B/O	BY OTHERS
BD	BOARD
BITUM	BITUMINOUS
BKPT	BREAK POINT
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
B.O.F	BOTTOM OF FOOTING
B.O.S	BOTTOM OF SLAB
B.O.STL	BOTTOM OF STEEL
BRG	BEARING
BRKT	BRACKET
BRS	BRASS
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BTM	BOTTOM
BTWN	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CFLG	COUNTER FLASHING
CFM	CUBIC FEET PER MINUTE
CFMF	COLD FORMED METAL FRAMING
CH	CEILING HEIGHT
CHAN	CHANNEL
CHFR	CHAMPFER
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CJT	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CNR	CORNER
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
COMP	COMPACT
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTROLLER
COORD	COORDINATE
CORR	CORRIDOR
COV PL	COVER PLATE
CP	CONTROL PANEL
CPT	CARPET
CRC	COLD ROLLED CHANNEL
CSMT	CASEMENT
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CU	CUBIC
CUB	CUBICLE
CW	CURTAIN WAL
CYL.L	CYLINDER LOCK
D	DEPTH
D CL	DOOR CLOSER
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DFR	DOOR FRAME
DH	DOUBLE HUNG
DIA	DIAMETER
DIF	DIFFERENCE
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION
DLV	DOOR LOUVER
DMPR	DAMPER
DN	DOWN
DOP	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DST	DOOR STOP
DT	DRAIN TILE
DUPL	DUPLICATE
DW	DISHWAHER
DWG	DRAWING
DWR	DRAWER

E	EAST
EA	EACH
EC	ELECTRICAL CLOSET
EJ	EXPANSION JOINT
EL	ELEVATION
ELAS	ELASTOMETRIC
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
E.O.S	EDGE OF SLAB
E.O.STL.	EDGE OF STEEL
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EQUIV	EQUIVALENT
ERECT	ERECTION
ESC	ESCLATOR
ESMT	EASEMENT
EST	ESTIMATE
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXP BT	EXPANSION BOLT
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
EXTN	EXTENSION
EXTR	EXTRUSION, EXTRUDED
F/	FROM
FA	FIRE ALARM
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV/C	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FGL	FIBERGLASS
FH	FIRE HOSE
FHC	FIRE HOSE CABINET
FHD	FIRE HYDRANT
FHCS	FLAT HEAD COUNTER SUNK
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLDG	FOLDING
FLG	FLASHING
FLR	FLOOR (ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FOSTL.	FACE OF STEEL
FOW	FACE OF WALL
FPRF	FIREPROOFING
FR	FIRE RATING
FRP	FIBER REINFORCED PANEL
FRPT	FIRE RETARDANT PRESSURE TREATED
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FSH	FIRE SPRINKLER HEAD
FSP	FIRE STANDPIPE
FSTNR	FASTENER
FT	FIRE TREATED
FT	FOOT OR FEET
FTG	FOOTING
FUR.	FURRING
FURN	FURNITURE
FXTR	FIXTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GEN	GENERATOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GOVT	GOVERNMENT
GR	GRADE (E)(ING)
GRL	GRILLE
GRND	GROUND
GRP	GROUP
GRTG	GRATING
GSKT	GASKET
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GWB	GYPSUM
H PLAM	HIGH PRESSURE LAMINATE
HB	HOSE BIB
HCMU	HOLLOW CONCRETE MASONRY UNIT
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HLWY	HALLWAY
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HNDRL	HAND RAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HV	HOSE VALVE
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HX	HOISTWAY EXHAUST
HYD	HYDRANT
HYDR	HYDRAULIC
IN	INCH, INCHES
INC	INSIDE CORNER
INCAND	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSTL	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
ISO	ISOMETRIC
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JS	JANITOR'S SINK
JST	JOIST
JT	JOINT

KD	KILN DRIED
KO	KNOCKOUT
KOP	KNOCKOUT PANEL
KPL	KICK PLATE
KX	KITCHEN EXHAUST
LAB	LABORATORY
LAM	LAMINATION
LATL	LATERAL
LAV	LAVATORY
LB	POUND
LBR	LUMBER
LD	LINEAR DIFFUSER
LDG	LANDING
LDR	LEADER
LF	LINEAR FOOT
LIB	LIBRARY
LIN	LINEAR
LKR	LOCKER
LL	LIVE LOAD
LOC	LOCATION
LONG	LONGITUDINAL
LP	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING
LVR	LOUVER
MACH RM	MACHINE ROOM
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MOD	MODULE (AR)
MSNRY	MASONRY
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
MWP	MEMBRANE WATERPROOFING
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NPRN	NEOPRENE
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
OS	OVERFLOW SCUPPER
OUC	OUTSIDE CORNER
OVFL	OVERFLOW
OVHD	OVERHEAD
PA	PUBLIC ADDRESS
PAR	PARALLELPC,POLYCARB POLYCARBONATE
PCC	PRE-CAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PIP	POURED-IN-PLACE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLT	PLATE
PLYWD,PWD	PLYWOOD
PNL	PANEL
POL	POLISHED
POLY	POLYETHYLENE
POS	POSITIVE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PT, PTD	PAINT(ED)
PTN	PARTITION
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QTR	QUARTER
QTY	QUANTITY
QUAL	QUALITY
RA	RETURN AIR
RAD	RADIUS
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECMD	RECOMMEND (ATION)
REF	REFRIGERATOR
REF DWG	REFERENCE DRAWING
REINF	REINFORCE (D) (ING) (MENT)
REM	REMOVABLE
REQD	REQUIRED
REQMTS	REQUIREMENTS
RESIL	RESILIENT
RFG	ROOFING
RGTR	REGISTER
RLG	RAILING
RM	ROOM
RND	ROUND
RO	ROUGH OPENING

S	SOUTH
S.W.	SIDEWALK
SA	SUPPLY AIR
SAN	SANITARY (SEWER)
SASF	SELF ADHERED SHEET FLASHING
SAWDF	SELF ADHERED WINDOW & DOOR FLASHING
SB	SHADOW BOX
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR OR STORM DRAIN
SE	STAIR EXIT
SECT	SECTION
SF	SQUARE FEET
SGL	SINGLE
SHT	SHEET (ING)
SHV	SHELVES (ING)
SIM	SIMILAR
SK	SKETCH
SL	SLOPE
SLV	SLEEVE
SP	START POINT; CEILING GRID
SPDL	SPANDREL
SPEC	SPECIFICATION
SPKLD	SPRINKLERED
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SQ	SQUARE
SQ FT	SQUARE FOOT
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASSIFICATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR
STRUCT	STRUCTURE (AL)
SURF	SURFACE
SUSP	SUSPENDED
SYM	SYMBOL
SYS	SYSTEM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TC	TELEPHONE CLOSET
TEL	TELEPHONE
TERR	TERRAZZO
THK	THICKNESS
THR	THRESHOLD
THRU	THROUGH
TMPD	TEMPERED
T.O.B	TOP OF BEAM
T.O.C	TOP OF CURB
T.O.FF	TOP OF FINISHED FLOOR
T.O.P	TOP OF PAVEMENT
TOP'G	TOPPING
T.O.S	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W	TOP OF WALL
TRANS	TRANSPARENT
TRD	TREAD
TS	TUBE STEEL
TYP	TYPICAL
UFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
UFUI	OWNER FURNISHED, OWNER INSTALLED
UL	UNDERWRITERS LABORATORY
UN	UNCURED NEOPRENE
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VAV	VARIABLE AIR VOLUME
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VIS	VISION
VNR	VENEER
VWC	VINYL WALL COVERING
W	WATER
W	WEST
W	WIDTH
W GL	WIRE GLASS
W.H.	WALL HUNG
W.P.	WORKING POINT
W/	WITH
W/D	WASHER/DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN.	WINDOW
WLD	WELDED
WO	WHERE OCCURS
WP	WATERPROOF
WPFG	WEATHERPROOFING
WR	WATER RESISTANT
WSP	WET STAND PIPE
WT	WEIGHT
WTRPRF	WATERPROOFING
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XFMR	TRANSFORMER

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

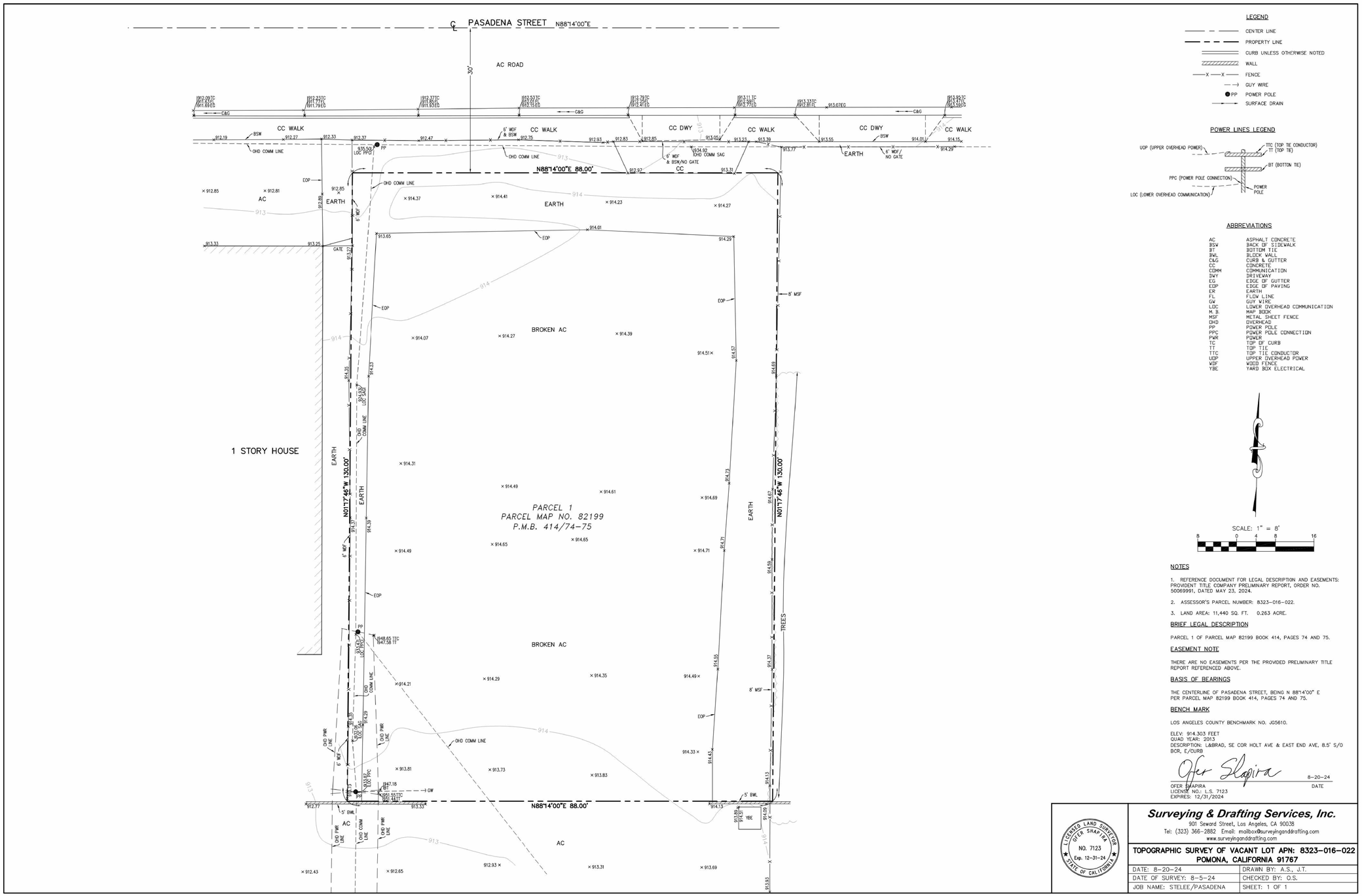
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

ABBREVIATIONS

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
A0.002

PM 4:36:15 5/14/2026



LEGEND

- CENTER LINE
- PROPERTY LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- FENCE
- GUY WIRE
- PP POWER POLE
- SURFACE DRAIN

POWER LINES LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
BT	BOTTOM TIE
BWL	BLOCK WALL
C&G	CURB & GUTTER
CC	CONCRETE
COMM	COMMUNICATION
DWY	DRIVEWAY
EG	EDGE OF GUTTER
EOP	EDGE OF PAVING
ER	EARTH
FL	FLOW LINE
GW	GUY WIRE
LOC	LOWER OVERHEAD COMMUNICATION
M.B.	MAP BOOK
MSF	METAL SHEET FENCE
OHD	OVERHEAD
PP	POWER POLE
PPC	POWER POLE CONNECTION
PWR	POWER
TC	TOP OF CURB
TT	TOP TIE
TTC	TOP TIE CONDUCTOR
UOP	UPPER OVERHEAD POWER
WDF	WOOD FENCE
YBE	YARD BOX ELECTRICAL

SCALE: 1" = 8'

8 0 4 8 16

NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PROVIDENT TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 50069991, DATED MAY 23, 2024.
2. ASSESSOR'S PARCEL NUMBER: 8323-016-022.
3. LAND AREA: 11,440 SQ. FT. 0.263 ACRE.

BRIEF LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 82199 BOOK 414, PAGES 74 AND 75.

EASEMENT NOTE

THERE ARE NO EASEMENTS PER THE PROVIDED PRELIMINARY TITLE REPORT REFERENCED ABOVE.

BASIS OF BEARINGS

THE CENTERLINE OF PASADENA STREET, BEING N 88°14'00" E PER PARCEL MAP 82199 BOOK 414, PAGES 74 AND 75.

BENCH MARK

LOS ANGELES COUNTY BENCHMARK NO. JG5610.

ELEV: 914.303 FEET
QUAD YEAR: 2013
DESCRIPTION: L&BRAD, SE COR HOLT AVE & EAST END AVE, 8.5' S/O BCR, E/CURB

Ofer Shapira 8-20-24

OFER SHAPIRA DATE
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2024

LICENSED LAND SURVEYOR OFER SHAPIRA NO. 7123 Exp. 12-31-24 STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

TOPOGRAPHIC SURVEY OF VACANT LOT APN: 8323-016-022
POMONA, CALIFORNIA 91767

DATE: 8-20-24	DRAWN BY: A.S., J.T.
DATE OF SURVEY: 8-5-24	CHECKED BY: O.S.
JOB NAME: STELEE/PASADENA	SHEET: 1 OF 1

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis
3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

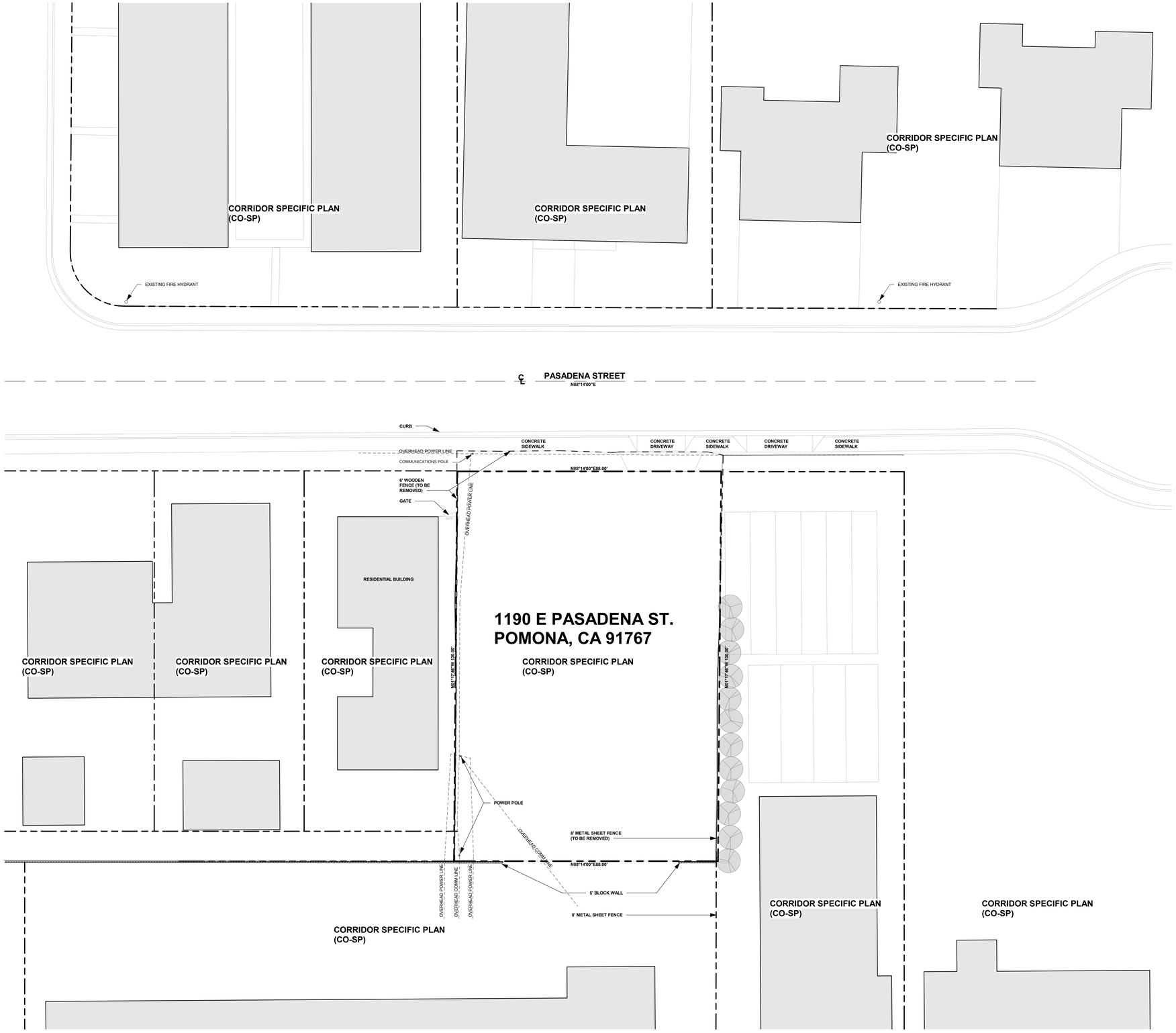
APN: 8323-016-022

SURVEY
(FOR REFERENCE ONLY)

DATE:	12/13/24
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	Checker
DRAWING NO:	A0.006

PRELIMINARY NOT FOR CONSTRUCTION

10/8/2025 5:40:03 PM



1 EXISTING PLAN

SCALE: 1/16" = 1'-0"

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

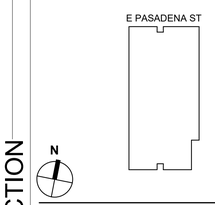
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

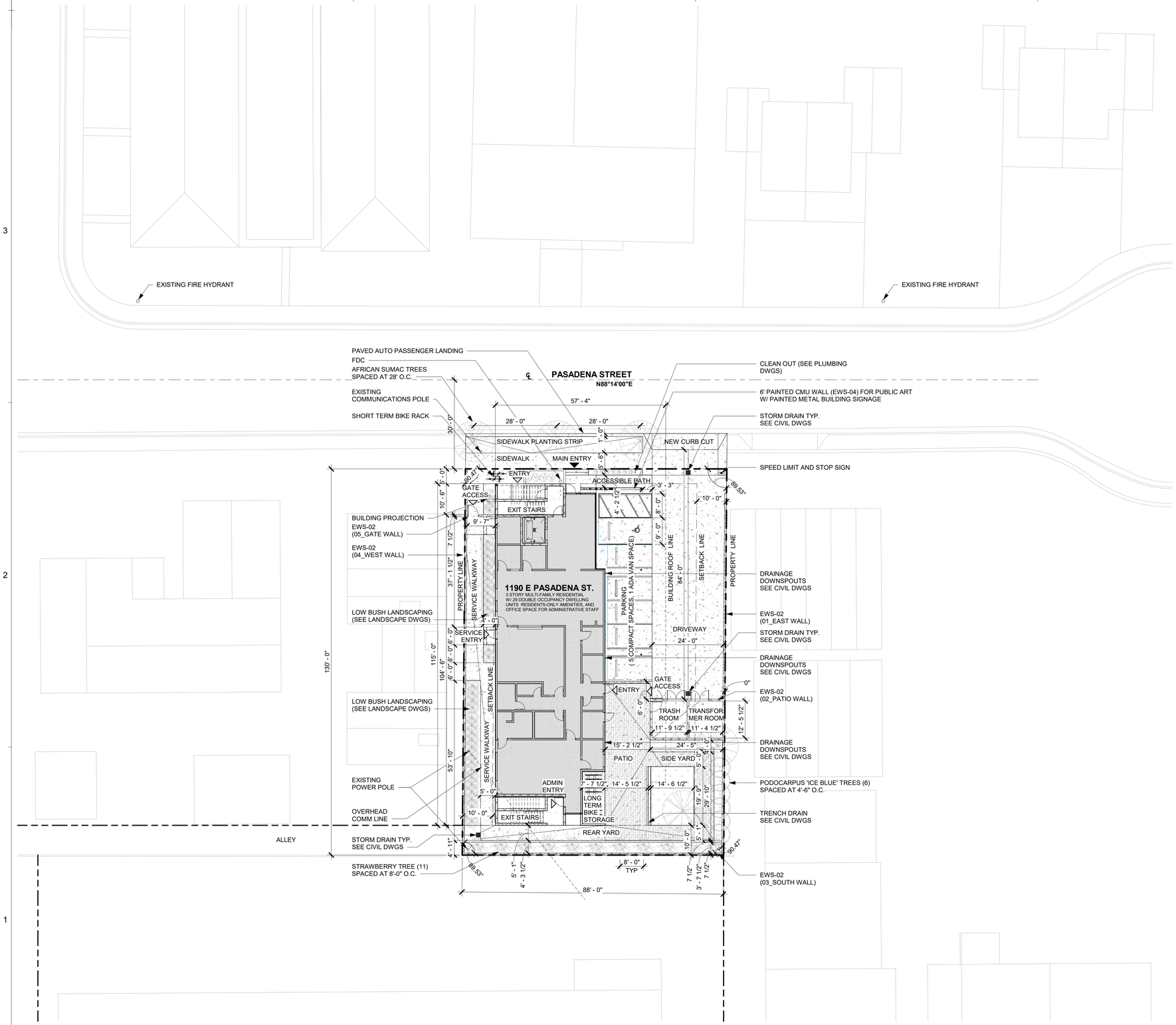
APN: 8323-016-022

EXISTING SITE PLAN

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A0.010

PRELIMINARY NOT FOR CONSTRUCTION

5/14/2026 12:18:37 PM



A1 SITE PLAN

SCALE: 1/16" = 1'-0"

SITE WALL INFORMATION

NUMBER	01	02	03	04	05
NAME	EAST WALL	PATIO WALL	SOUTH WALL	WEST WALL	GATE WALL
LOCATION	ALONG EAST PROPERTY LINE	NORTH OF PATIO AND SIDE YARD	ALONG SOUTH PROPERTY LINE	ALONG WEST PROPERTY LINE	WEST OF NORTH EXIT STAIR
HEIGHT	6' FROM GROUND F.F	6' FROM GROUND F.F	6' FROM GROUND F.F	6' FROM GROUND F.F	6' FROM GROUND F.F
LENGTH	136' - 5 1/2"	26'- 9"	88' - 0"	130' - 0"	9' 7 "
COLOR	GREY (P8)	GREY (P8)	GREY (P8)	GREY (P8)	GREY (P8)
MATERIAL	CMU BLOCK	CMU BLOCK	CMU BLOCK	CMU BLOCK	CMU BLOCK
SYSTEM LABEL	EWS-02	EWS-02	EWS-02	EWS-02	EWS-02
DISTANCE TO LOT LINE	0'	N/A	0'	0'	N/A
NOTES		CONTAINS ACCESS GATE			CONTAINS ACCESS GATE

EXTERIOR FLOOR HATCH LEGEND

- CONCRETE
- PAVERS
- GRASS
- PAVERS STONES

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL
EWS-01B	STUCCO CMU WALL
EWS-01C	STUCCO CONCRETE WALL
EWS-02	CMU WALL
EGS-01	STOREFRONT GLAZING
ROF-01	TPO MEMBRANE ROOF
SGP-01	PAINTED PLASTER SOFFIT

P6 - WHITE
P7 - GREEN
P8 - GREY

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 12 24 36 48 60 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

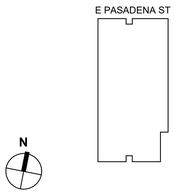
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

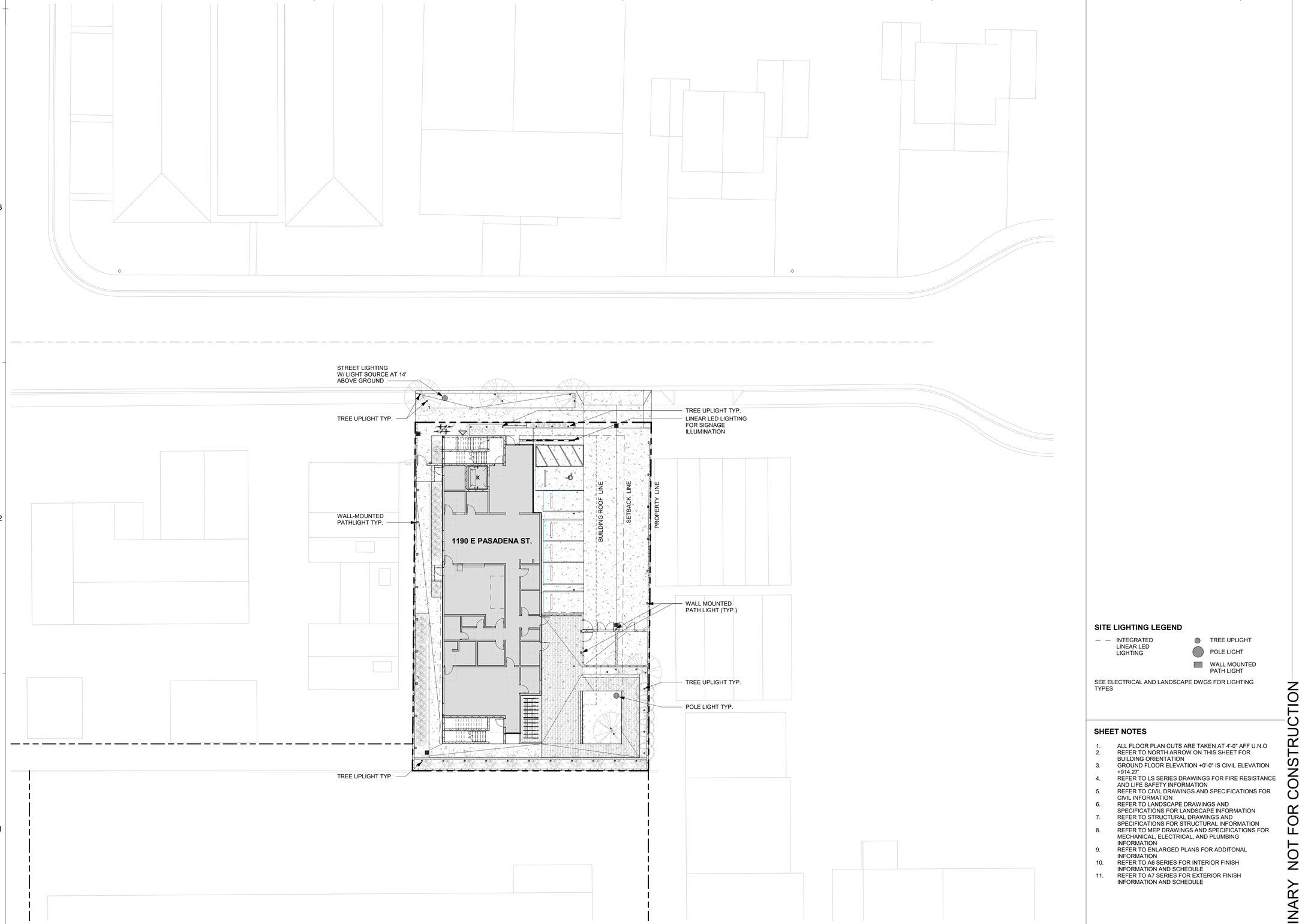
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

SITE PLAN (GROUND LEVEL)

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A0.011

PM 5/8/26 12:36:20



A1 SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"

SITE LIGHTING LEGEND

- — — INTEGRATED LINEAR LED LIGHTING
- TREE UPLIGHT
- POLE LIGHT
- WALL MOUNTED PATH LIGHT

SEE ELECTRICAL AND LANDSCAPE DWGS FOR LIGHTING TYPES

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 12 24 36 48 60 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

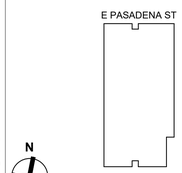
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

SITE LIGHTING PLAN

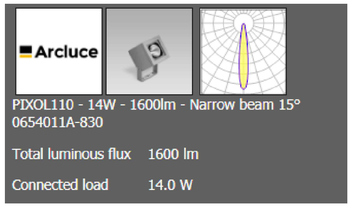
DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG

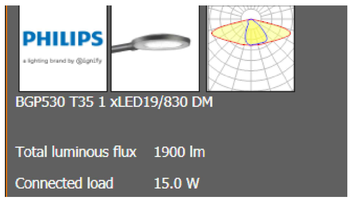
DRAWING NO:

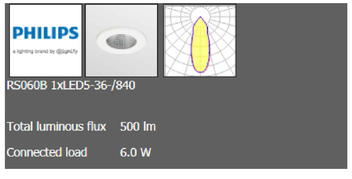
A0.012

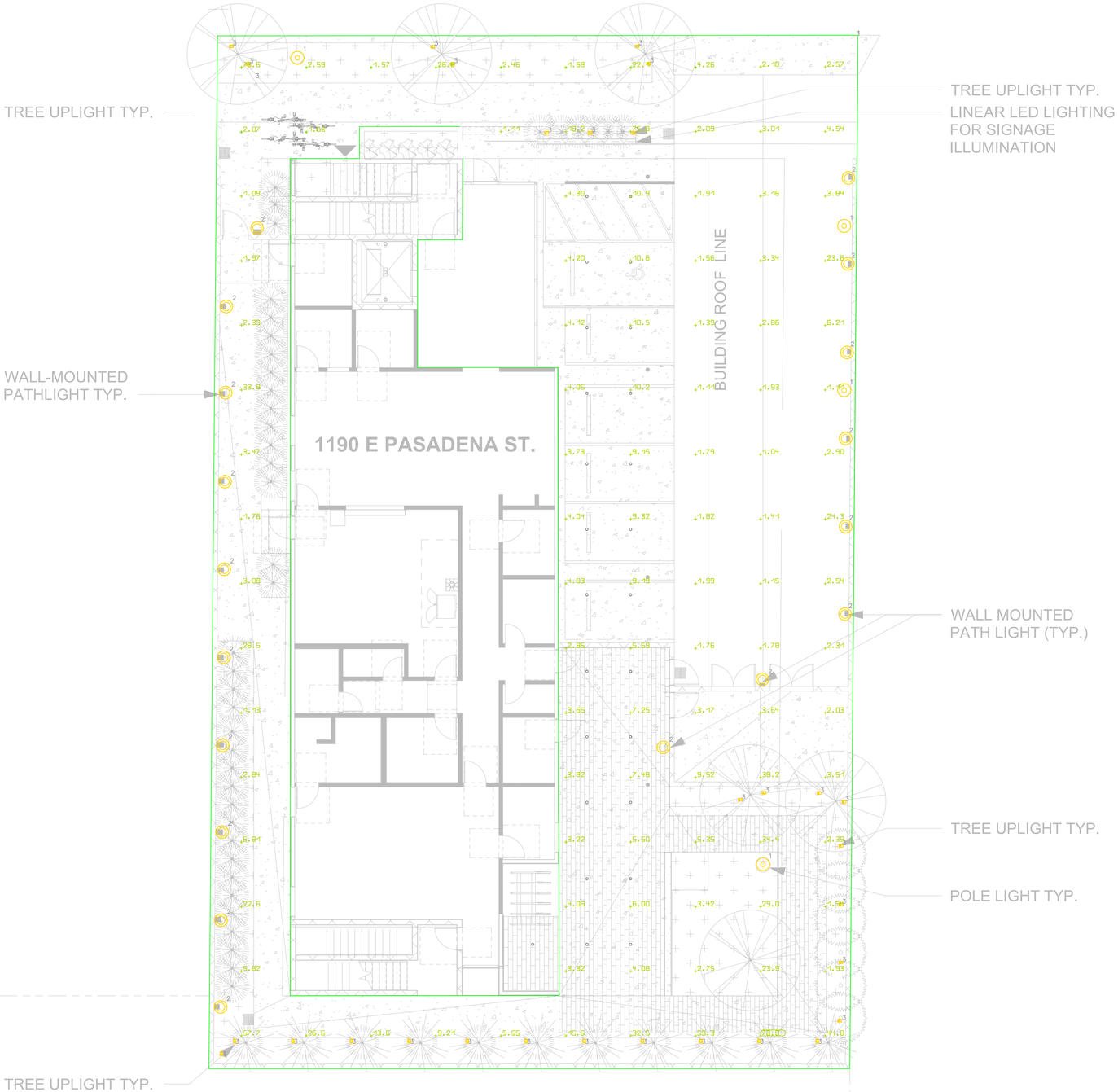
5/14/2026 12:18:59 PM











PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

REVISIONS

DATE	SYMBOL	DESCRIPTION
10-09-2025		100%DD

KEY PLAN:

PROJECT:

1190 E PASADENA ST

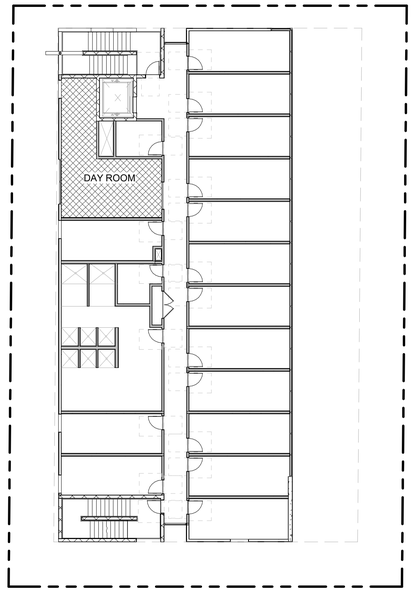
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

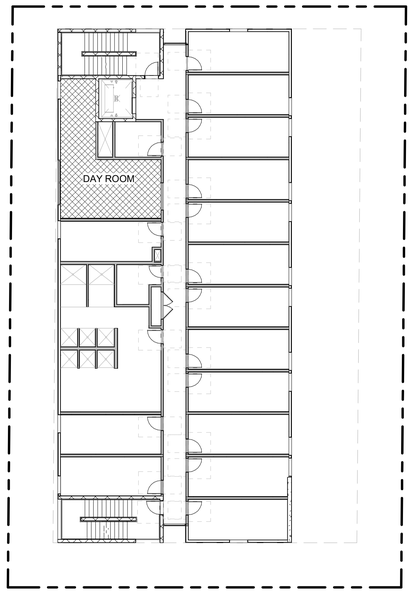
Site Lighting Photometric

DATE:	12-13-2024
PROJECT NO:	24060302
DRAWING BY:	S.R.
CHK BY:	M.M.
DRAWING NO:	A0.013

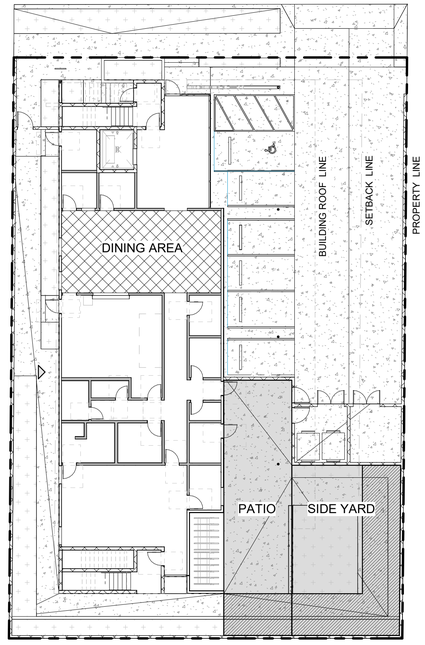
11/5/2024 6:35:09 PM



6 OPEN SPACE AREA - LEVEL 03
SCALE: 1/16" = 1'-0"



5 OPEN SPACE AREA - LEVEL 02
SCALE: 1/16" = 1'-0"



4 OPEN SPACE AREA - LEVEL 01
SCALE: 1/16" = 1'-0"

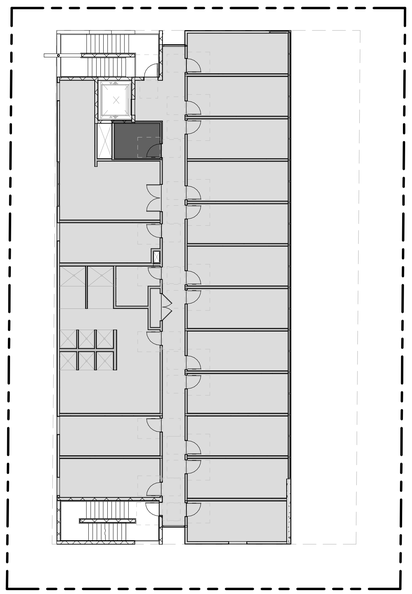
PRIVATE OPEN SPACE AREA

LEVEL	TYPE	AREA
LEVEL O1	DINING AREA	655 SF
	PATIO	726 SF
	SIDE YARD	455 SF
	SUBTOTAL: 1,836 SF	
	PATIO (W/I SETBACK)	142 SF
	SIDE YARD (W/I SETBACK)	469 SF
	SUBTOTAL: 610 SF	
LEVEL 02	DAY ROOM	435 SF
LEVEL 03	DAY ROOM	435 SF
TOTAL		**3317 SF**

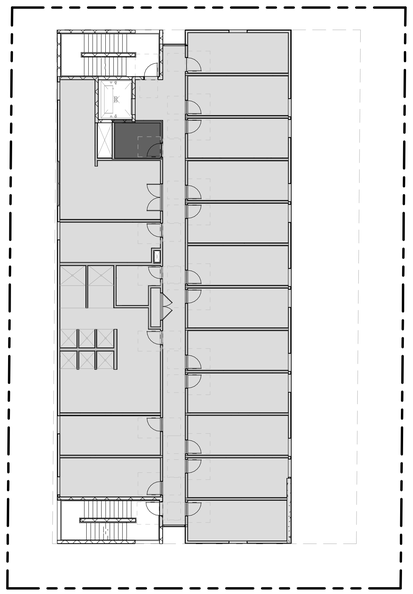
PRIVATE OPEN SPACE REQUIRED:
1,740 SF (29 UNITS X 60SF PER DWELLING UNIT)

PUBLIC OPEN SPACE REQUIRED:
4,350 SF (29 UNITS X 150SF PER DWELLING UNIT)

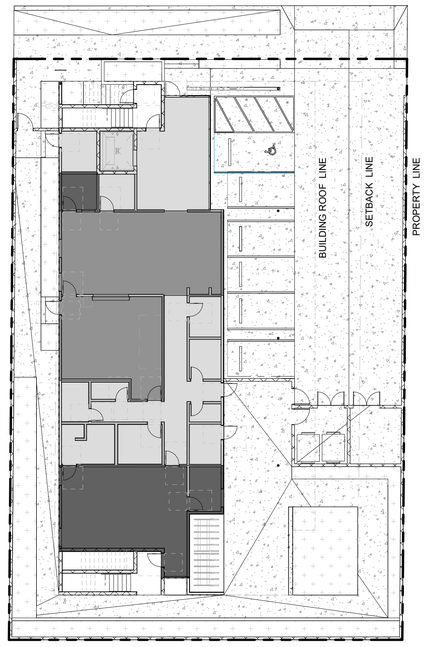
INDOOR COMMON SPACE
OUTDOOR COMMON OPEN SPACE
OUTDOOR COMMON OPEN SPACE (W/I SETBACK)



3 BUILDING AREA - LEVEL 03
SCALE: 1/16" = 1'-0"



2 BUILDING AREA - LEVEL 02
SCALE: 1/16" = 1'-0"



1 BUILDING AREA - LEVEL 01
SCALE: 1/16" = 1'-0"

BUILDING AREA

LEVEL	ZONE	AREA
LEVEL 01	A-2	1177 SF
	B	756 SF
	R-2.1	1,561 SF
	SUBTOTAL	**3,494 SF**
LEVEL 02	B	96 SF
	R-2.1	5,319 SF
	SUBTOTAL	**5,415 SF**
LEVEL 03	B	96 SF
	R-2.1	5,319 SF
	SUBTOTAL	**5,415 SF**
TOTAL		**14,324 SF**

R-2.1 A-2 B

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

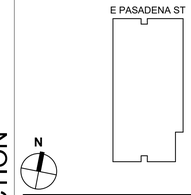
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

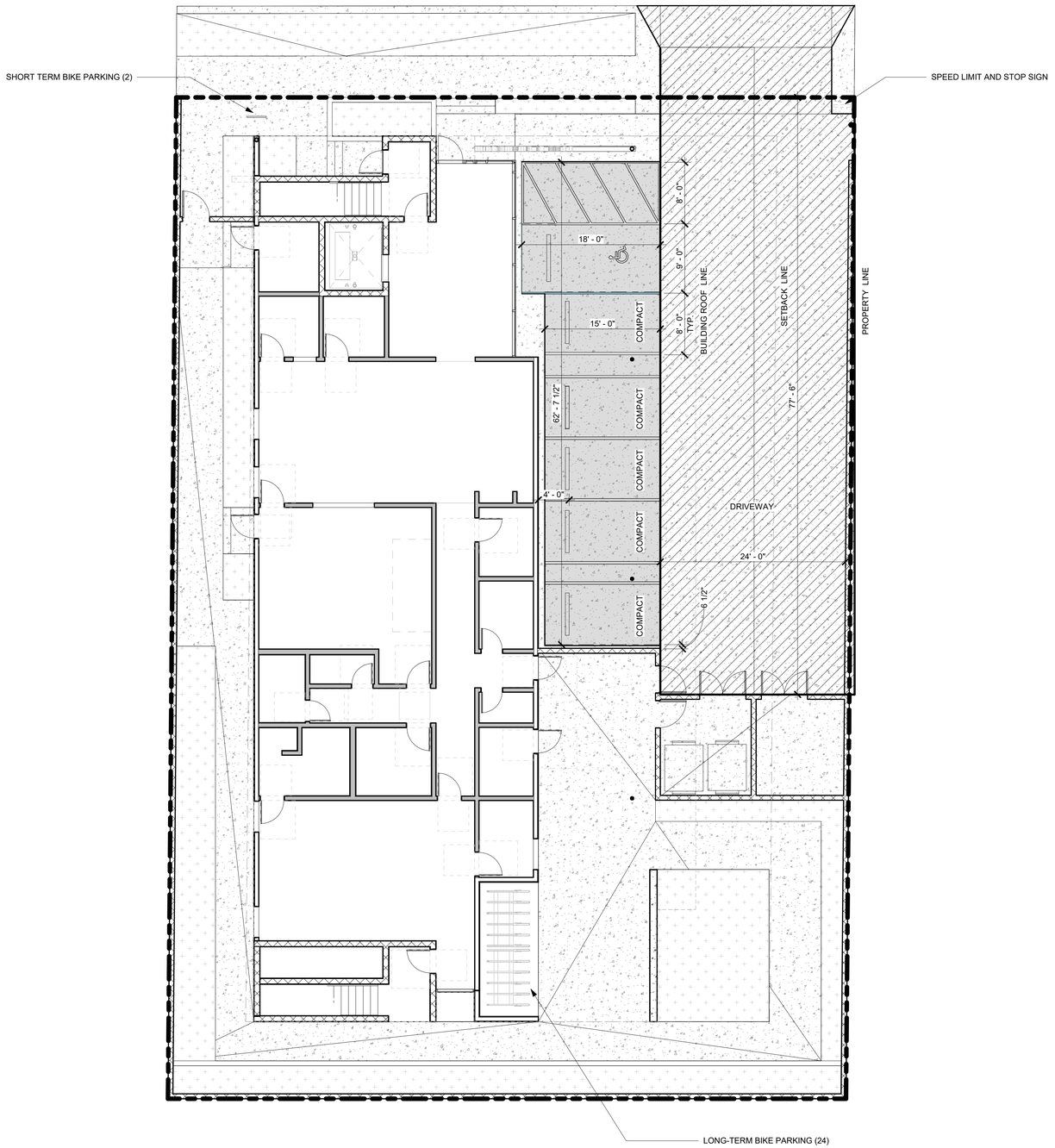
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

BUILDING / OPEN SPACE AREA

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A0.020

5/14/2026 12:16:43 PM



1 PARKING
SCALE: 1/8" = 1'-0"

AUTOMOBILE PARKING

PARKING AREA: 994SF
DRIVEWAY AREA: 2,230SF

REQUIRED	PROVIDED
29 UNITS X 1 SPACE / UNIT = 29 1 GUEST SPACE / 4 UNIT = 8 **TOTAL = 37***	ADA VAN (9'WIDE X 18' LONG W/ 8' WIDE UNLOADING AREA) = 1 COMPACT (8' WIDE X 15' LONG) = 5 **TOTAL = 6**

PROVIDED PARKING NUMBER DOES NOT REQUIRED PROJECT TO PROVIDE EVCS SPACES PER CGBC2022 5.106.5.3

BICYCLE PARKING

PER CALGREEN CODE SECTION 4.106.9.1 / SECTION 4.106.9.2

	REQUIRED	PROVIDED
SHORT - TERM	5% OF DWELLING UNITS 0.05 X 29 = 1.45 **TOTAL = 2**	2
LONG - TERM	1 / DWELLING UNIT (MAX 20) **TOTAL = 20**	24

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

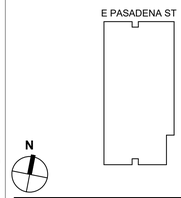
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

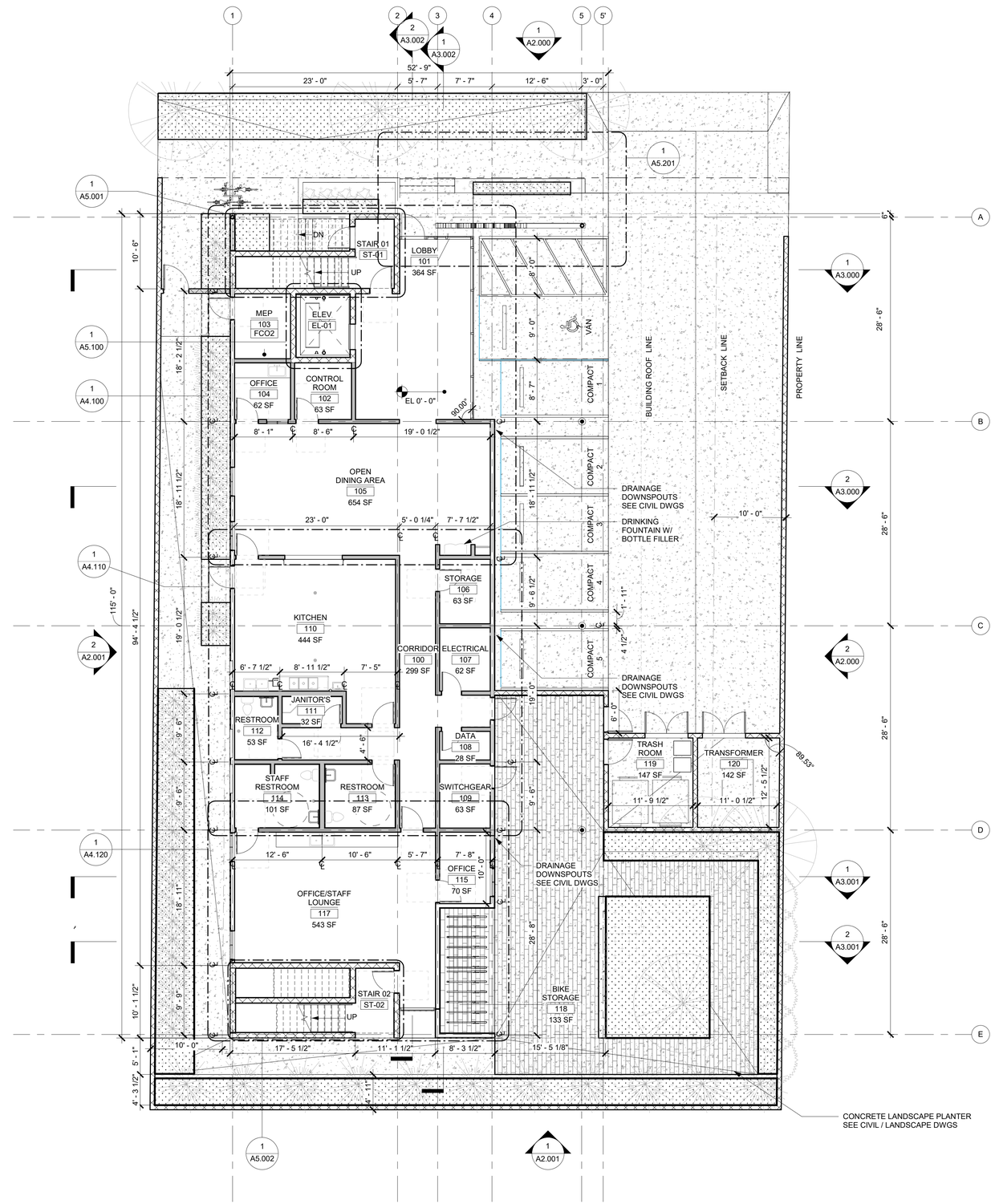
APN: 8323-016-022

PARKING INFORMATION

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A0.021

PRELIMINARY NOT FOR CONSTRUCTION

5/14/2026 12:26:47 PM



FLOOR PLAN OVERVIEW
FIRST FLOOR EL. 0'-0"

A1 SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

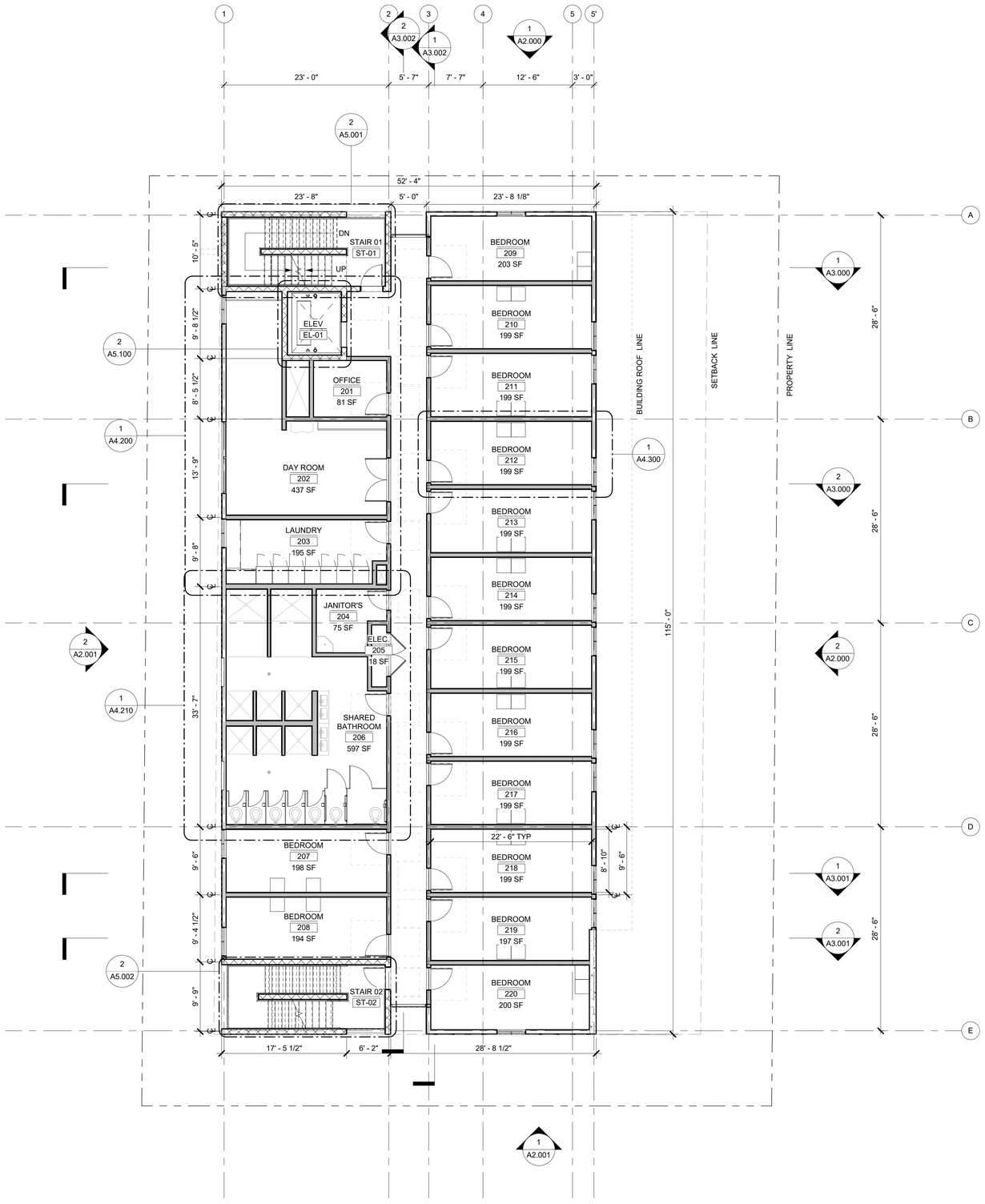
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FLOOR PLAN OVERVIEW - FIRST FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.101

5/14/2026 12:49:44 PM



0 6 12 18 24 30 ft

FLOOR PLAN OVERVIEW
SECOND FLOOR EL. 13'-0"

A1

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

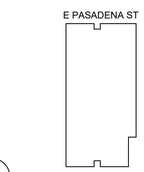
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

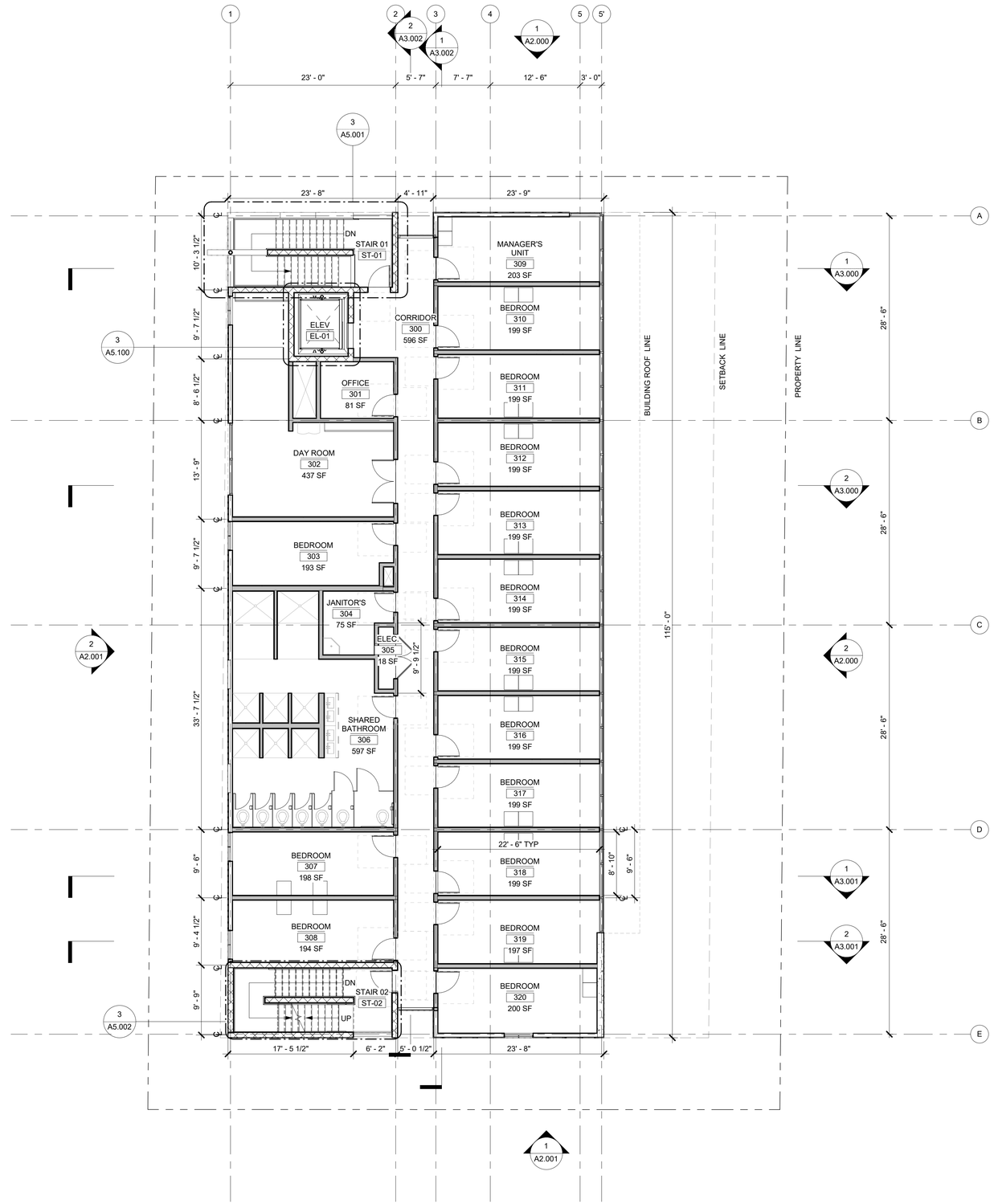
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FLOOR PLAN OVERVIEW - SECOND FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.102

5/14/2026 12:16:45 PM



0 6 12 18 24 30 ft

FLOOR PLAN OVERVIEW
THIRD FLOOR EL. 25'-0"

A1

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

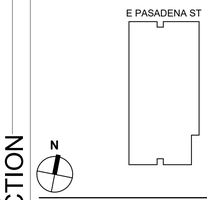
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

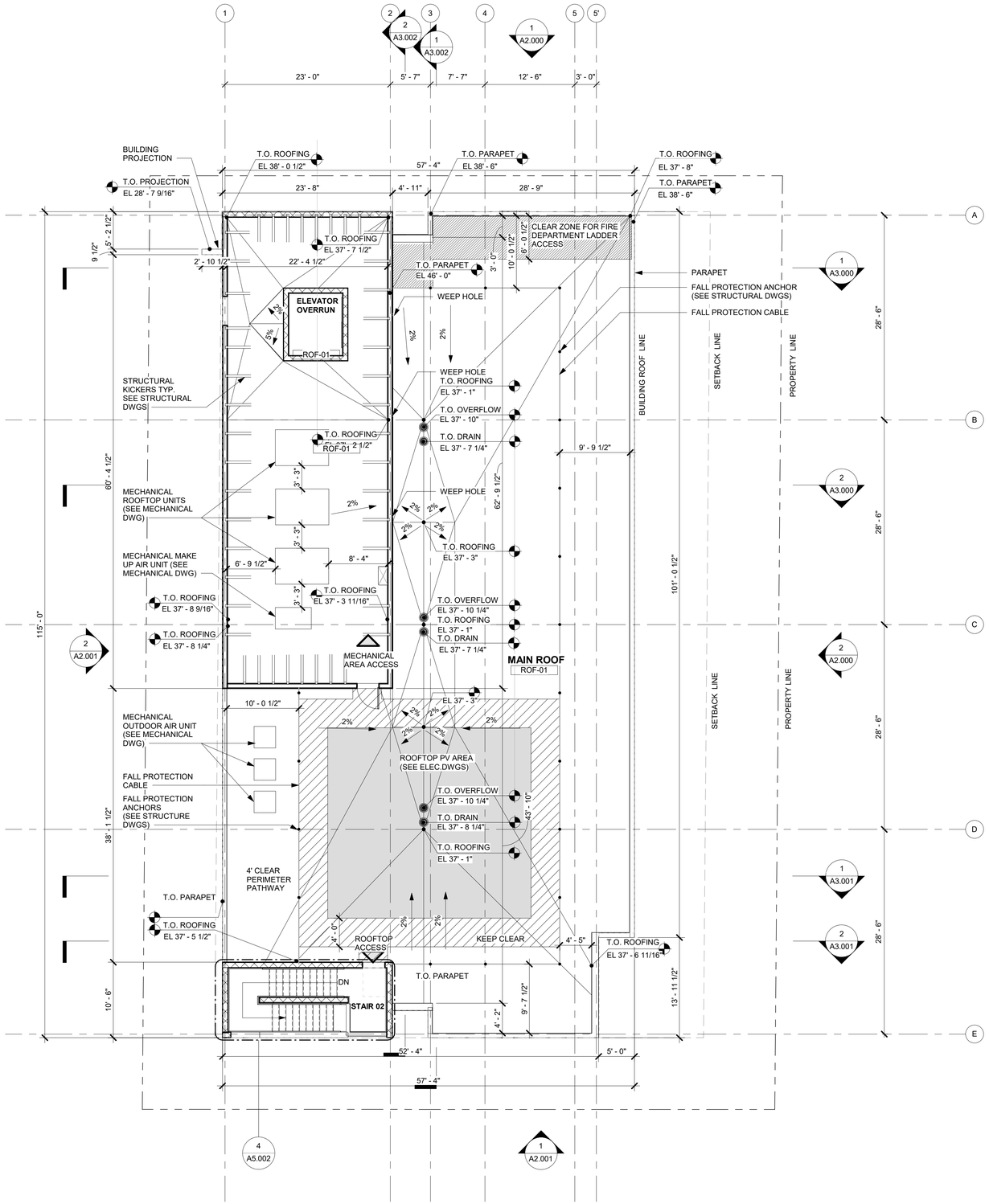
FLOOR PLAN OVERVIEW - THIRD FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG

DRAWING NO:

A1.103

5/14/2026 12:18:47 PM



ROOF PLAN OVERVIEW EL. 37'-0"

A1

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

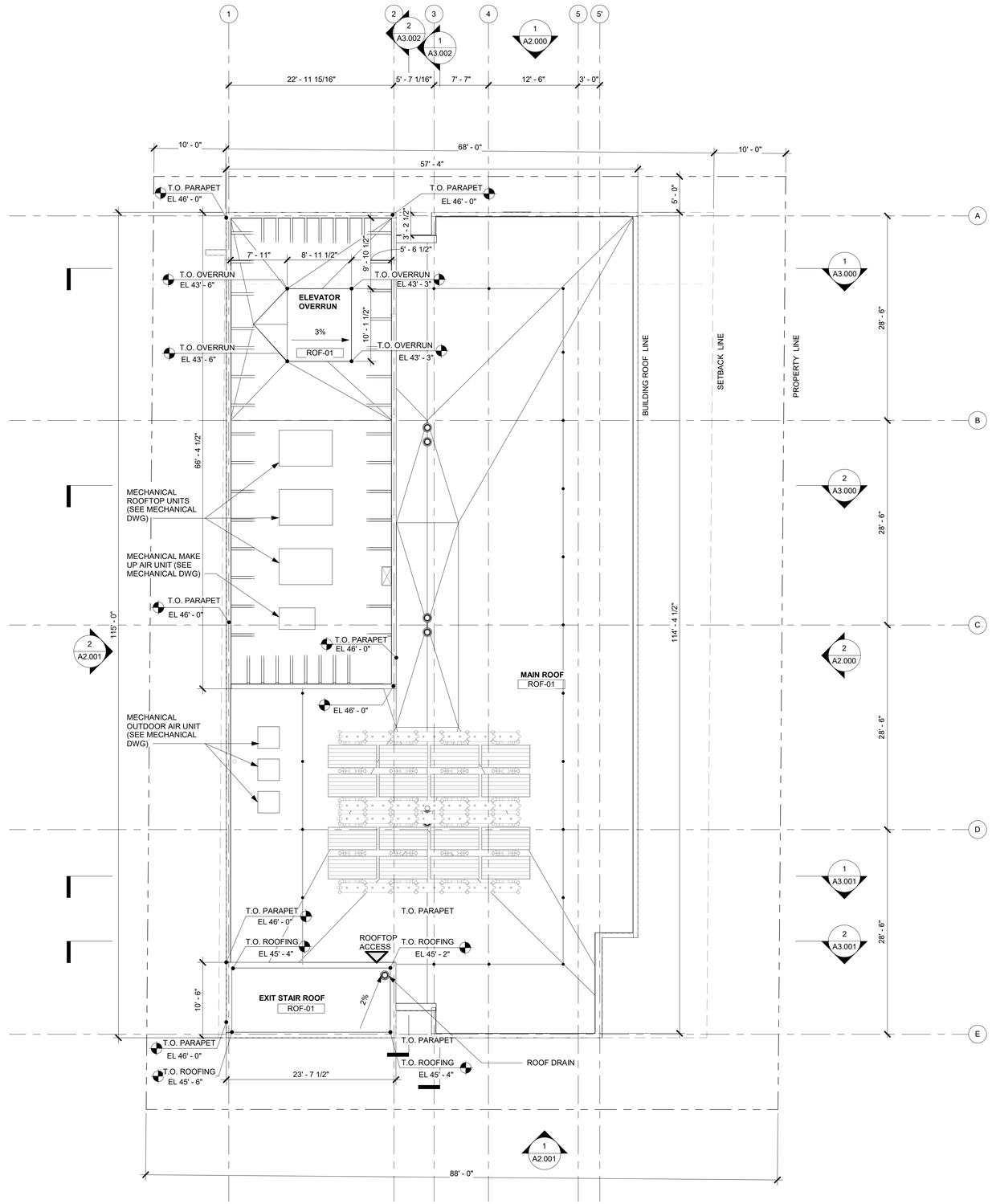
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

ROOF PLAN OVERVIEW

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.104

5/14/2026 10:18:48 PM



UPPER ROOF PLAN OVERVIEW EL. 46'-0"

A1

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

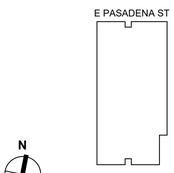
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

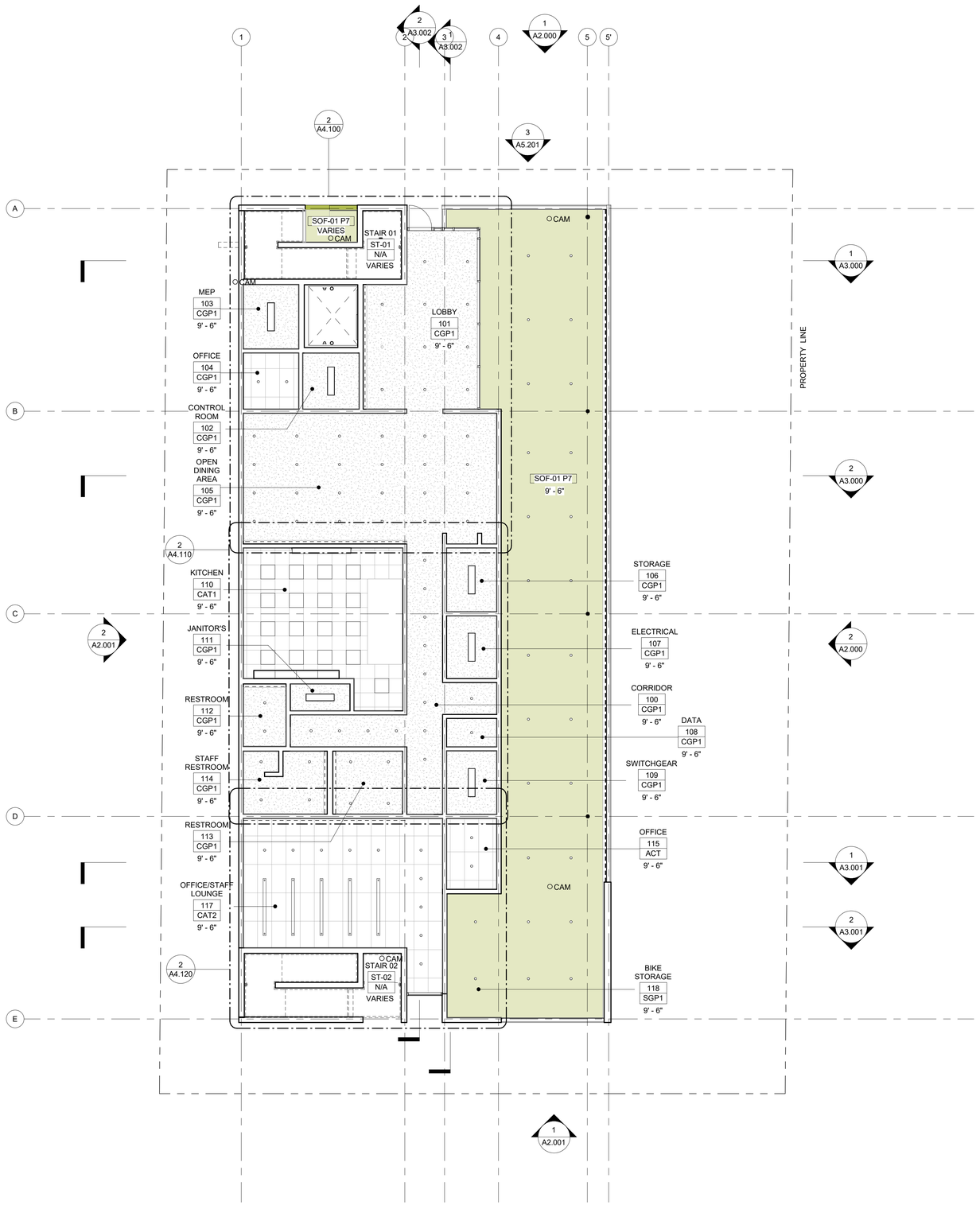
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

UPPER ROOF PLAN

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.105

5/14/2026 12:16:49 PM



1 RCP - FIRST FLOOR

SCALE: 1/8" = 1'-0"

CEILING LEGEND

- CGP1 - GYP CEILING
- SGP1 - PLASTER SOFFIT
- CAT1 - 2X2 KITCHEN GRADE ACOUSTIC CEILING TILE
- CAT2 - 2X4 ACOUSTIC CEILING TILE
- DOWNLIGHT
- SQUARE LIGHT
- RECTANGULAR LIGHT
- LINEAR COVE LIGHT
- SUSPENDED LINEAR LIGHT
- EXTERIOR EMERGENCY LIGHTS
- CAM SECURITY CAMERA

REFER TO A6 SEREIS FOR DETAILED FINISH AND FIXTURE INFORMATION

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

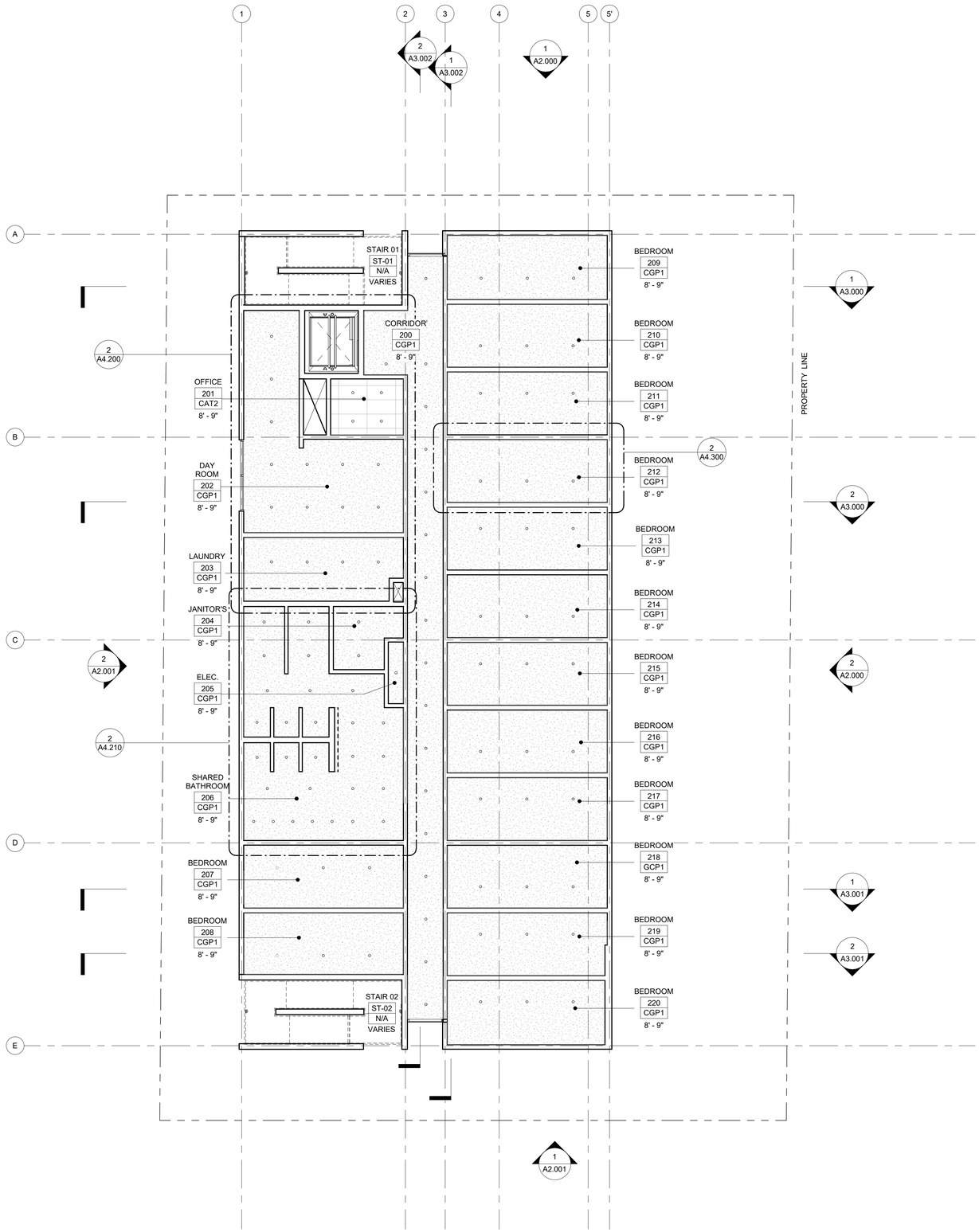
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

REFLECTED CEILING PLAN - FIRST FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.410

5/14/2026 12:18:51 PM



1 RCP - SECOND FLOOR

SCALE: 1/8" = 1'-0"

CEILING LEGEND

- CGP1 - GYP CEILING
- SGP1 - PLASTER SOFFIT
- CAT1 - 2X2 KITCHEN GRADE ACOUSTIC CEILING TILE
- CAT2 - 2X4 ACOUSTIC CEILING TILE
- DOWNLIGHT
- SQUARE LIGHT
- RECTANGULAR LIGHT
- LINEAR COVE LIGHT
- SUSPENDED LINEAR LIGHT
- EXTERIOR EMERGENCY LIGHTS
- CAM SECURITY CAMERA

REFER TO A6 SEREIS FOR DETAILED FINISH AND FIXTURE INFORMATION

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

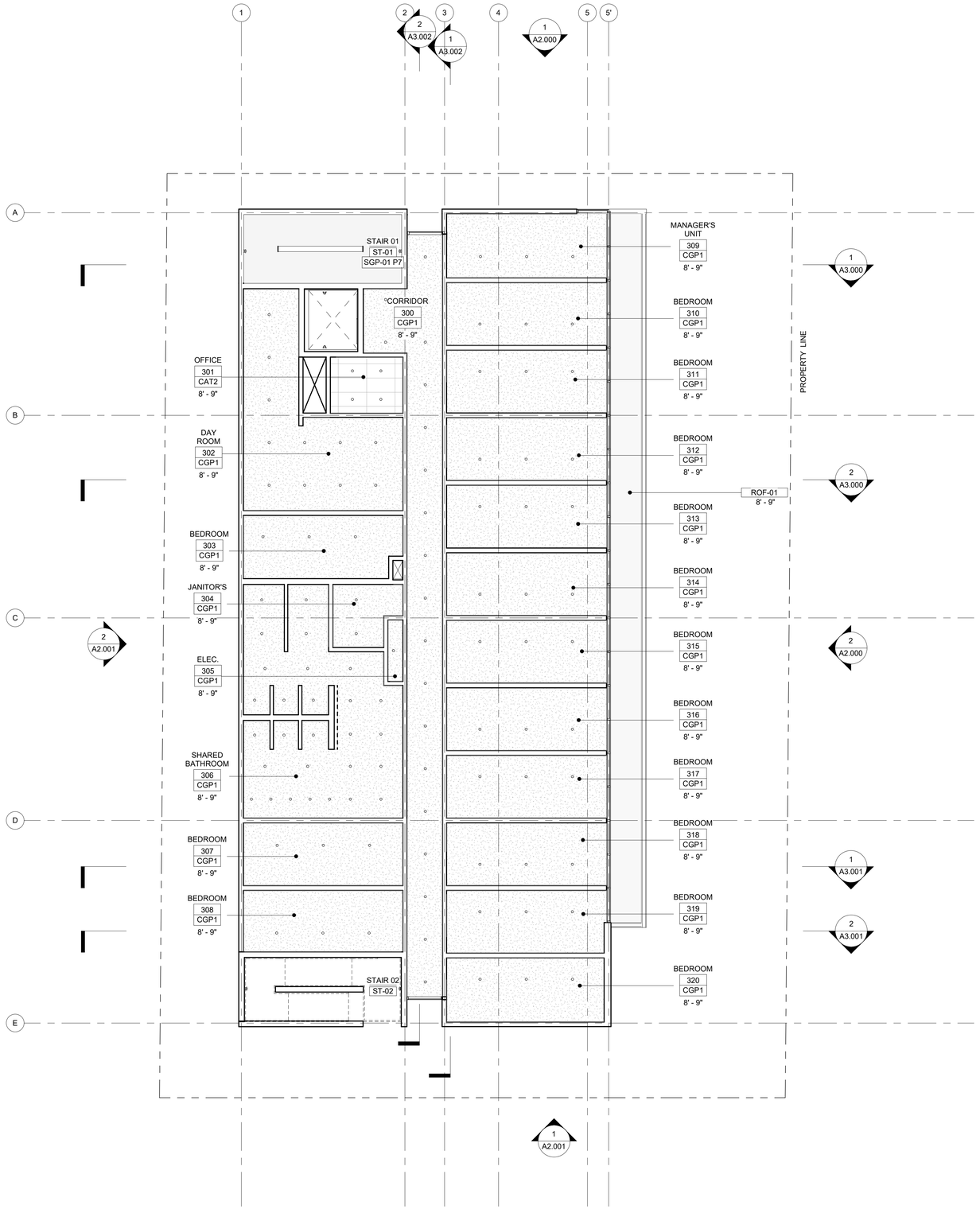
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

REFLECTED CEILING PLAN - SECOND FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.420

5/14/2026 12:43:53 PM



1 RCP - THIRD FLOOR

SCALE: 1/8" = 1'-0"

CEILING LEGEND

- CGP1 - GYP CEILING
- SGP1 - PLASTER SOFFIT
- CAT1 - 2X2 KITCHEN GRADE ACOUSTIC CEILING TILE
- CAT2 - 2X4 ACOUSTIC CEILING TILE
- DOWNLIGHT
- SQUARE LIGHT
- RECTANGULAR LIGHT
- LINEAR COVE LIGHT
- SUSPENDED LINEAR LIGHT
- EXTERIOR EMERGENCY LIGHTS
- CAM SECURITY CAMERA

REFER TO A6 SEREIS FOR DETAILED FINISH AND FIXTURE INFORMATION

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

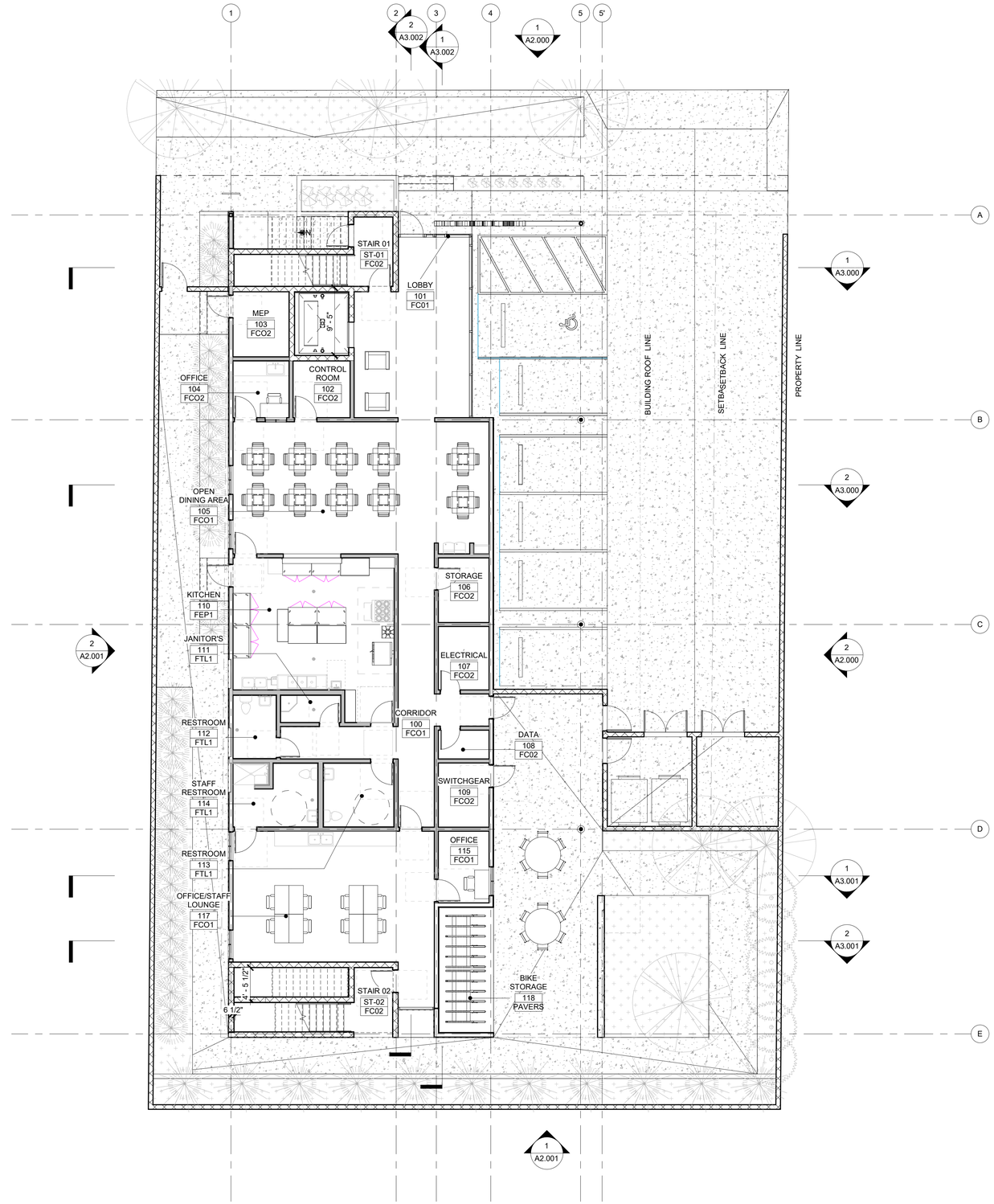
APN: 8323-016-022

REFLECTED CEILING PLAN - THIRD FLOOR

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:

A1.430

5/14/2026 12:15:53 PM



1 FURNITURE PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

N

PROJECT:

1190 E PASADENA ST

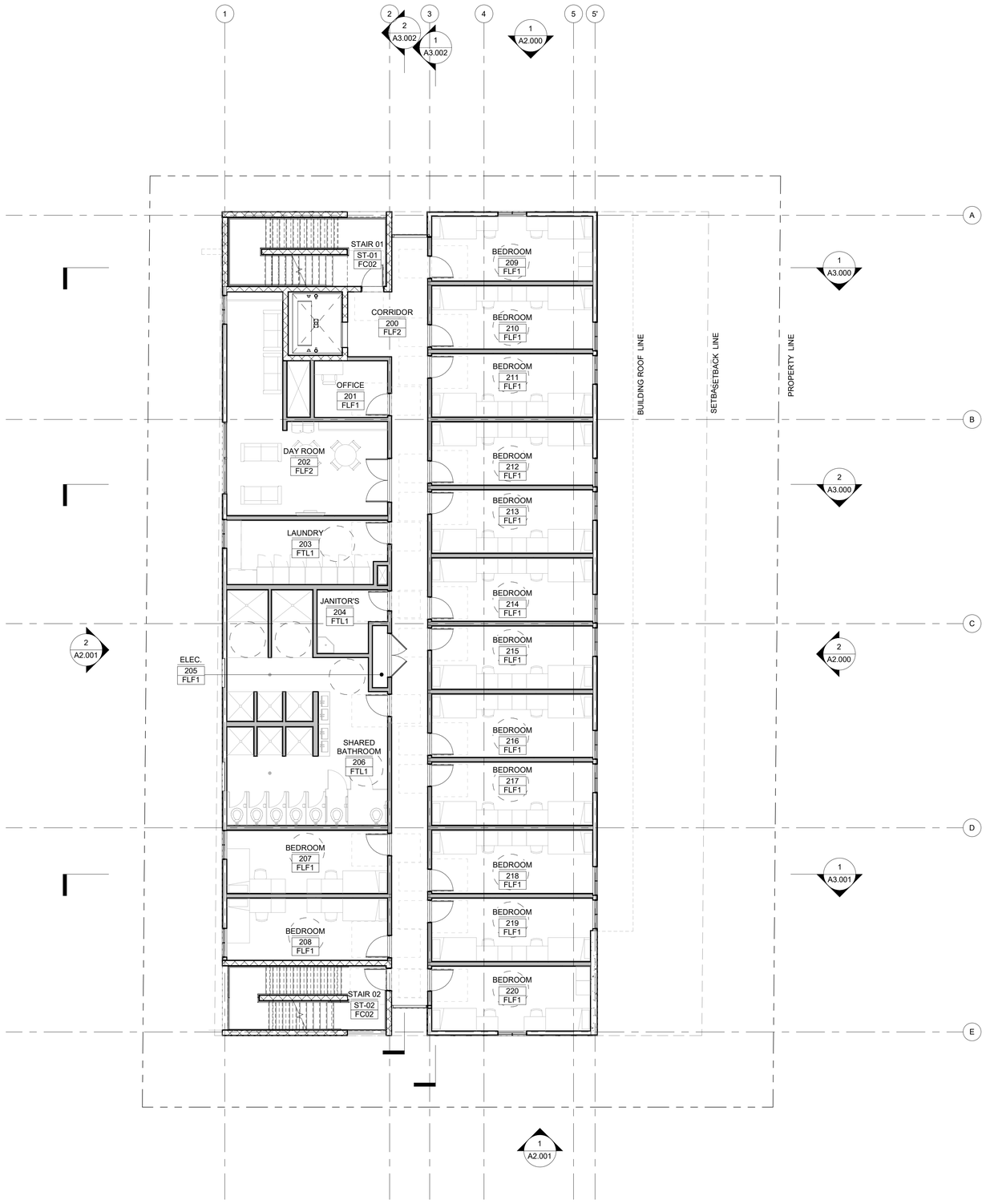
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FURNITURE PLAN - FIRST FLOOR

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:
A1.801

5/14/2026 12:18:55 PM



1 FURNITURE PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

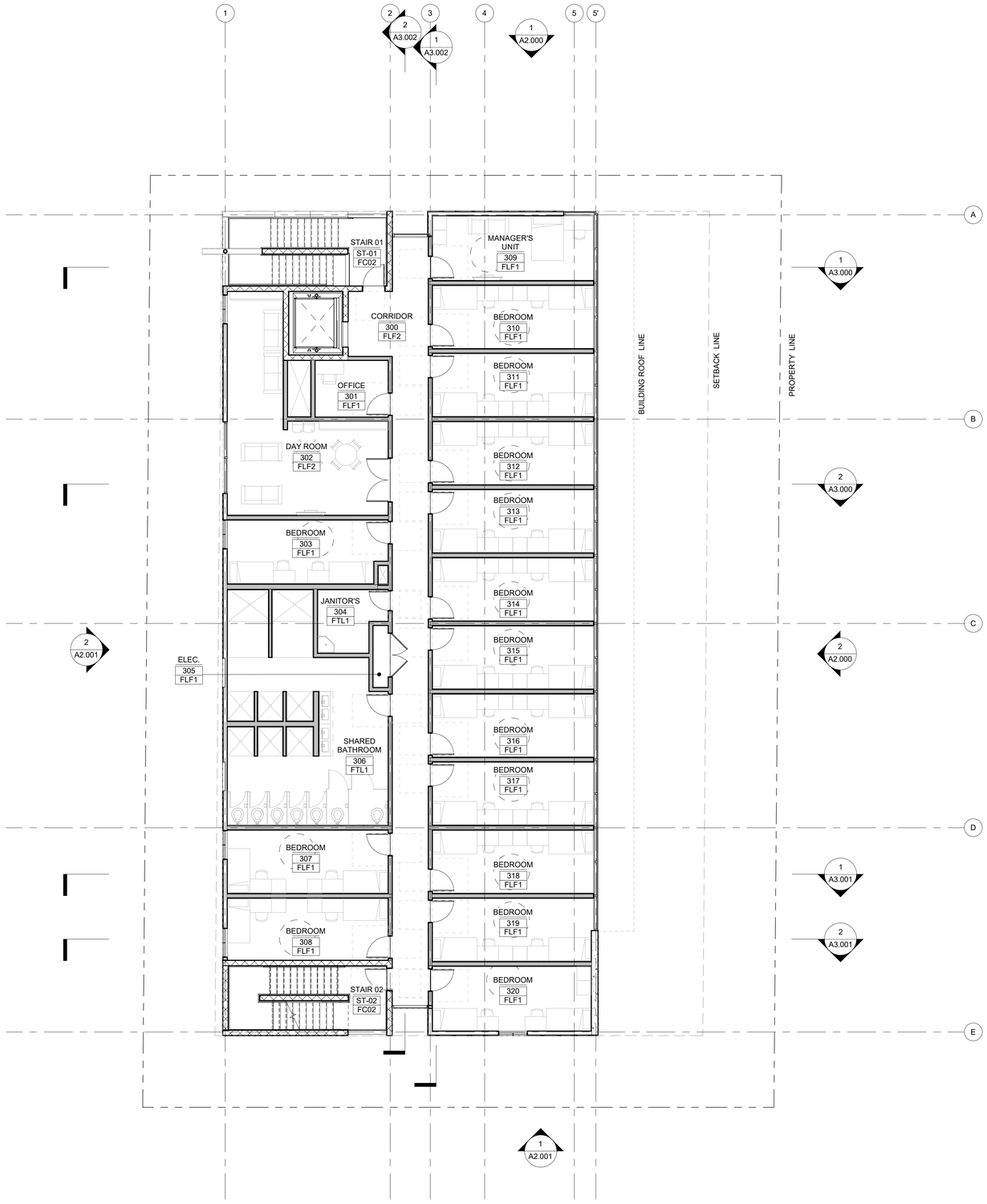
FURNITURE PLAN - SECOND FLOOR

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG

DRAWING NO:

A1.802

5/14/2026 12:18:55 PM



1 FURNITURE PLAN - LEVEL 03

SCALE: 1/8" = 1'-0"

KEY NOTES

1. ALL FLOOR PLAN CUTS ARE TAKEN AT 4'-0" AFF U.N.O
2. REFER TO NORTH ARROW ON THIS SHEET FOR BUILDING ORIENTATION
3. GROUND FLOOR ELEVATION +0'-0" IS CIVIL ELEVATION +914.27'
4. REFER TO LS SERIES DRAWINGS FOR FIRE RESISTANCE AND LIFE SAFETY INFORMATION
5. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR CIVIL INFORMATION
6. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR LANDSCAPE INFORMATION
7. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION
8. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION
9. REFER TO ENLARGED PLANS FOR ADDITONAL INFORMATION
10. REFER TO A6 SERIES FOR INTERIOR FINISH INFORMATION AND SCHEDULE
11. REFER TO A7 SERIES FOR EXTERIOR FINISH INFORMATION AND SCHEDULE

0 6 12 18 24 30 ft

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

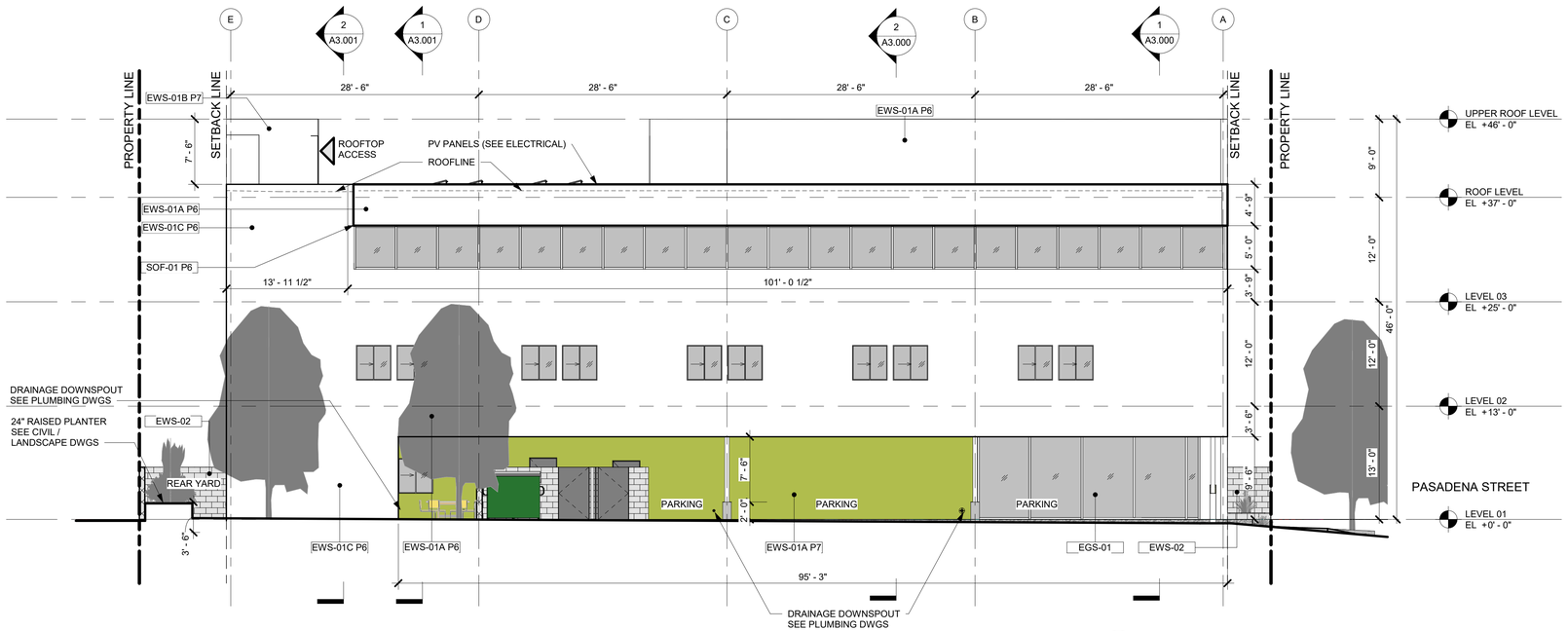
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FURNITURE PLAN - THIRD FLOOR

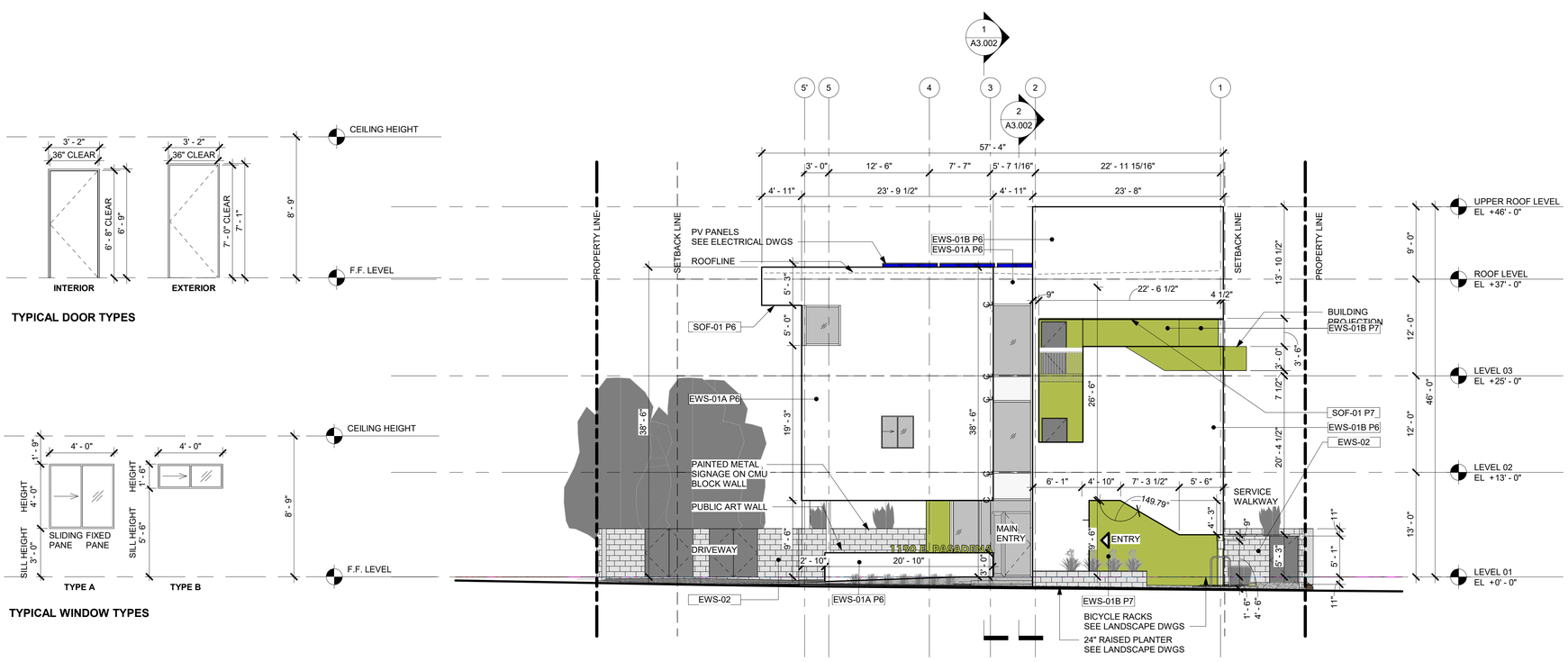
DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A1.803

5/14/2026 12:15:00 PM



2 BUILDING ELEVATION EAST

SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION NORTH

SCALE: 1/8" = 1'-0"

TYPICAL DOOR TYPES

TYPICAL WINDOW TYPES

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL	P6 - WHITE P7 - GREEN P8 - GREY
EWS-01B	STUCCO CMU WALL	
EWS-01C	STUCCO CONCRETE WALL	
EWS-02	CMU WALL	
EGS-01	STOREFRONT GLAZING	
ROF-01	TPO MEMBRANE ROOF	
SGP-01	PAINTED PLASTER SOFFIT	

SHEET NOTES

1. REFER TO EXTERIOR SYSTEMS MATRIX, A7 SERIES FOR ADDITIONAL INFORMATION AND FULL SYSTEMS DESCRIPTIONS
2. REFER TO A6 SERIES FOR ADDITIONAL FINISH INFORMATION
3. THE PROPERTY LINE AND SETBACK LINE SHOWN INDICATE THEIR POSITIONS AT THE CUT PLANE WHERE THE ELEVATION OR SECTION IS TAKEN. ANY ELEMENTS DEPICTED OUTSIDE THESE LINES IN THE DRAWINGS ARE LOCATED FARTHER IN THE DISTANCE BUT REMAIN WITHIN THE PROPERTY LINE.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

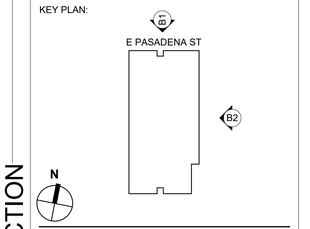
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

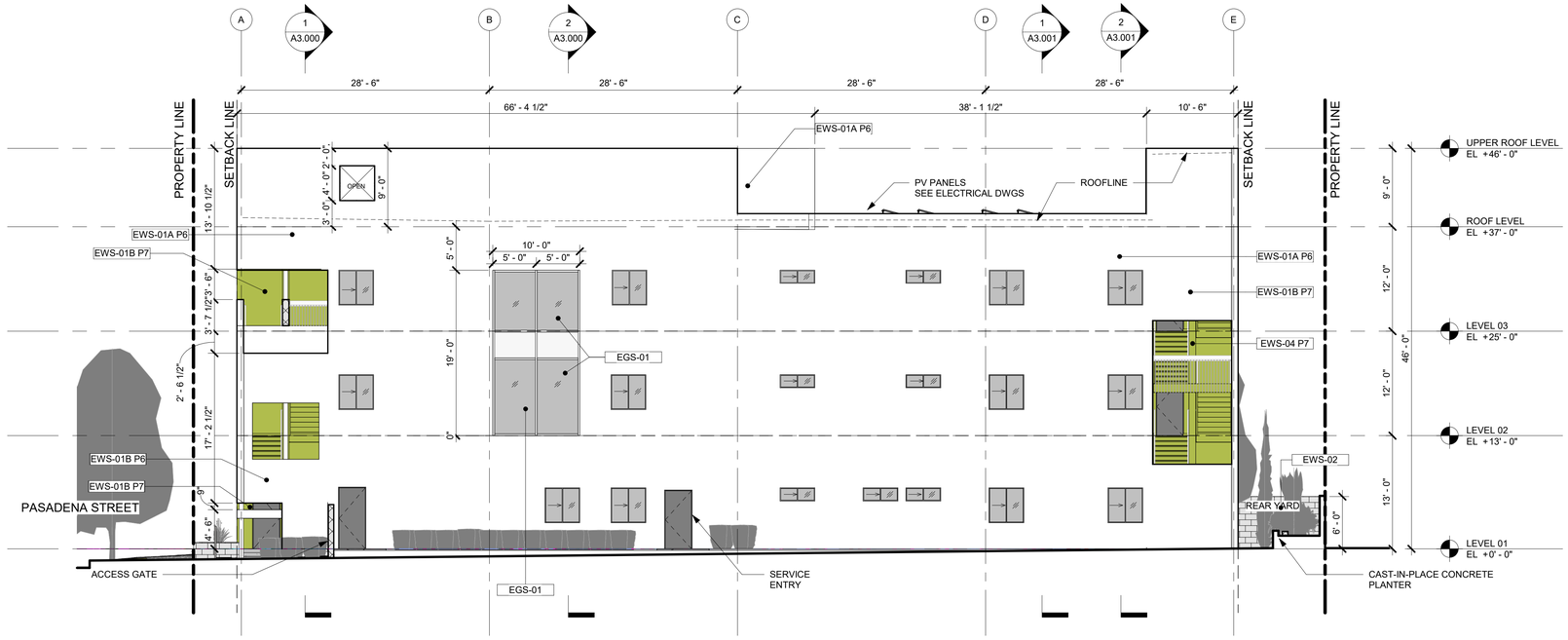
APN: 8323-016-022

PRIMARY BUILDING ELEVATIONS

DATE: 12/13/24
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: Checker
DRAWING NO:

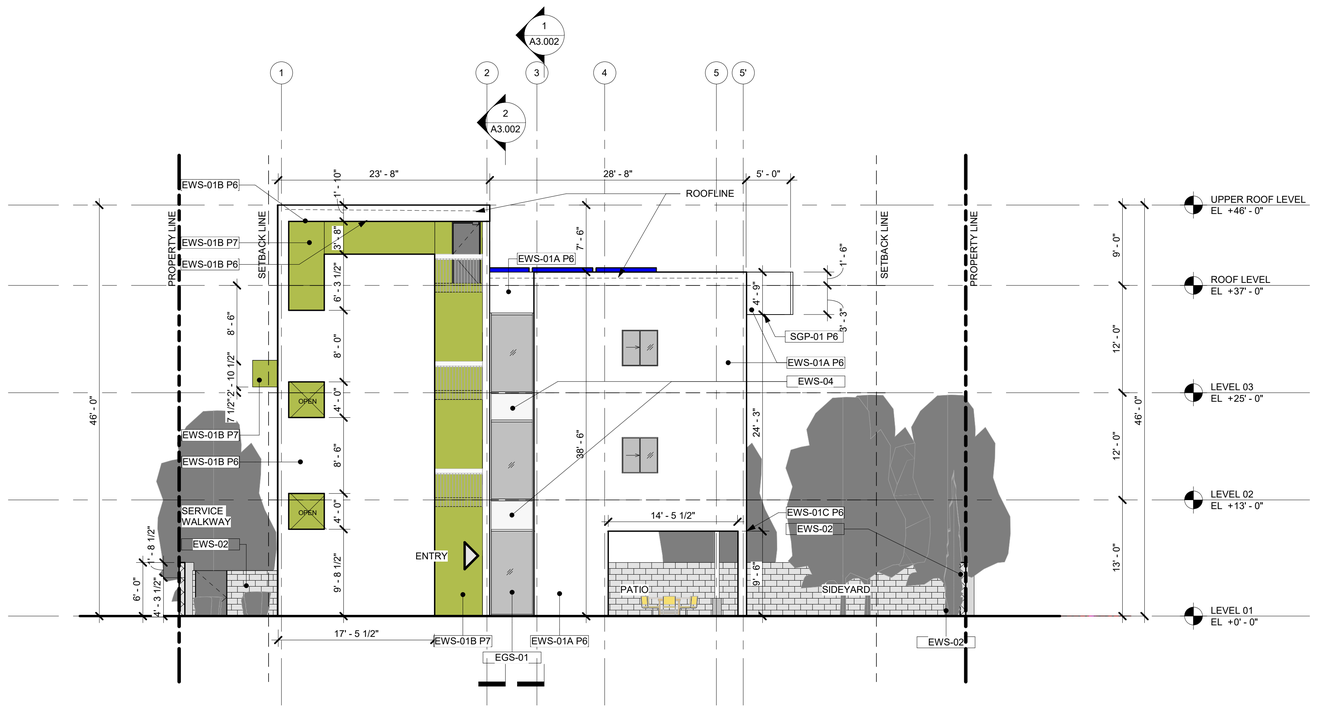
A2.000

5/14/2026 12:34:25 PM



2 BUILDING ELEVATION WEST

SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION SOUTH

SCALE: 1/8" = 1'-0"

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL	P6 - WHITE P7 - GREEN P8 - GREY
EWS-01B	STUCCO CMU WALL	
EWS-01C	STUCCO CONCRETE WALL	
EWS-02	CMU WALL	
EGS-01	STOREFRONT GLAZING	
ROF-01	TPO MEMBRANE ROOF	
SGP-01	PAINTED PLASTER SOFFIT	

SHEET NOTES

1. REFER TO EXTERIOR SYSTEMS MATRIX, A7 SERIES FOR ADDITIONAL INFORMATION AND FULL SYSTEMS DESCRIPTIONS
2. REFER TO A6 SERIES FOR ADDITIONAL FINISH INFORMATION
3. THE PROPERTY LINE AND SETBACK LINE SHOWN INDICATE THEIR POSITIONS AT THE CUT PLANE WHERE THE ELEVATION OR SECTION IS TAKEN. ANY ELEMENTS DEPICTED OUTSIDE THESE LINES IN THE DRAWINGS ARE LOCATED FARTHER IN THE DISTANCE BUT REMAIN WITHIN THE PROPERTY LINE.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

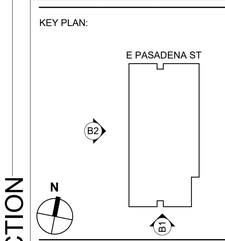
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

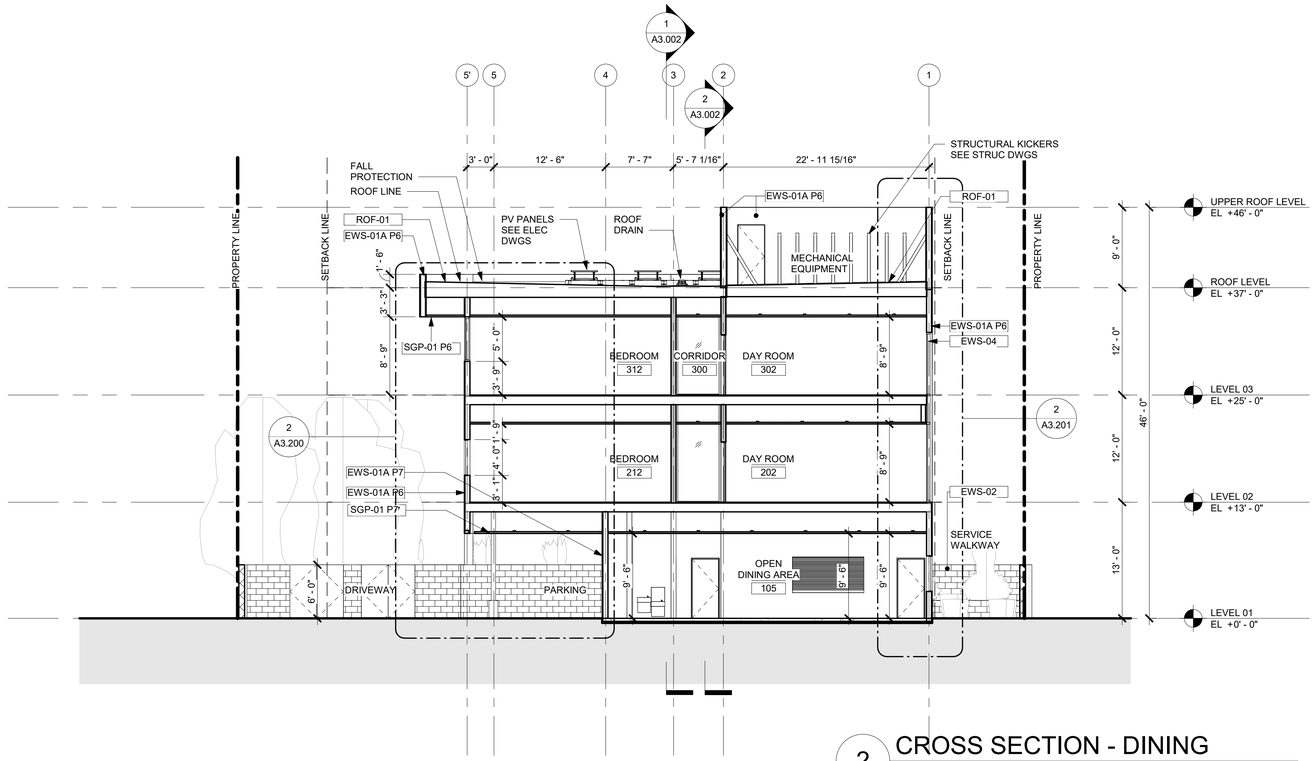
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

PRIMARY BUILDING ELEVATIONS

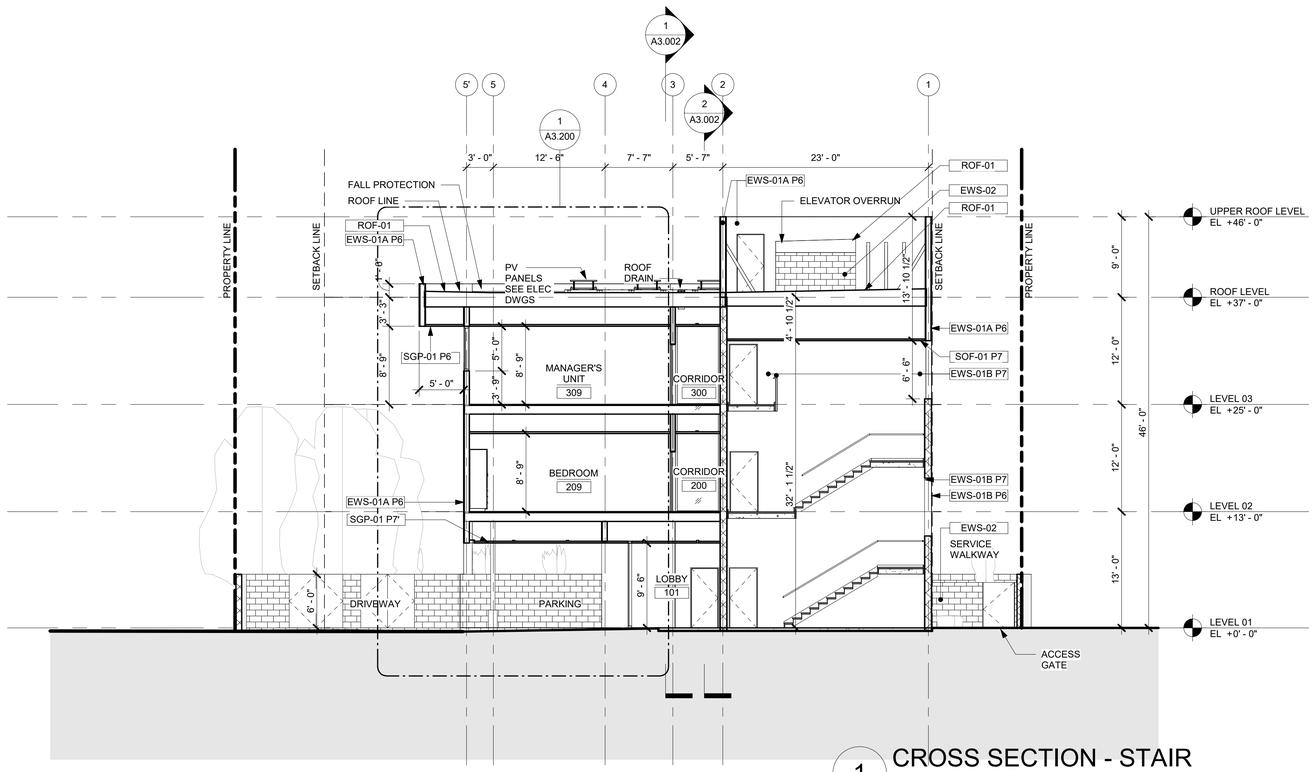
DATE:	12/13/24
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	Checker
DRAWING NO:	A2.001

5/14/2026 12:15:10 PM



2 CROSS SECTION - DINING

SCALE: 1/8" = 1'-0"



1 CROSS SECTION - STAIR

SCALE: 1/8" = 1'-0"

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL	P6 - WHITE P7 - GREEN P8 - GREY
EWS-01B	STUCCO CMU WALL	
EWS-01C	STUCCO CONCRETE WALL	
EWS-02	CMU WALL	
EGS-01	STOREFRONT GLAZING	
ROF-01	TPO MEMBRANE ROOF	
SGP-01	PAINTED PLASTER SOFFIT	

SHEET NOTES

1. REFER TO EXTERIOR SYSTEMS MATRIX, A7 SERIES FOR ADDITIONAL INFORMATION AND FULL SYSTEMS DESCRIPTIONS
2. REFER TO A6 SERIES FOR ADDITIONAL FINISH INFORMATION
3. THE PROPERTY LINE AND SETBACK LINE SHOWN INDICATE THEIR POSITIONS AT THE CUT PLANE WHERE THE ELEVATION OR SECTION IS TAKEN. ANY ELEMENTS DEPICTED OUTSIDE THESE LINES IN THE DRAWINGS ARE LOCATED FARTHER IN THE DISTANCE BUT REMAIN WITHIN THE PROPERTY LINE.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

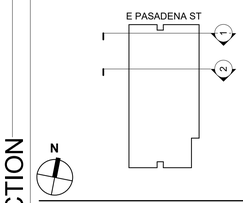
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

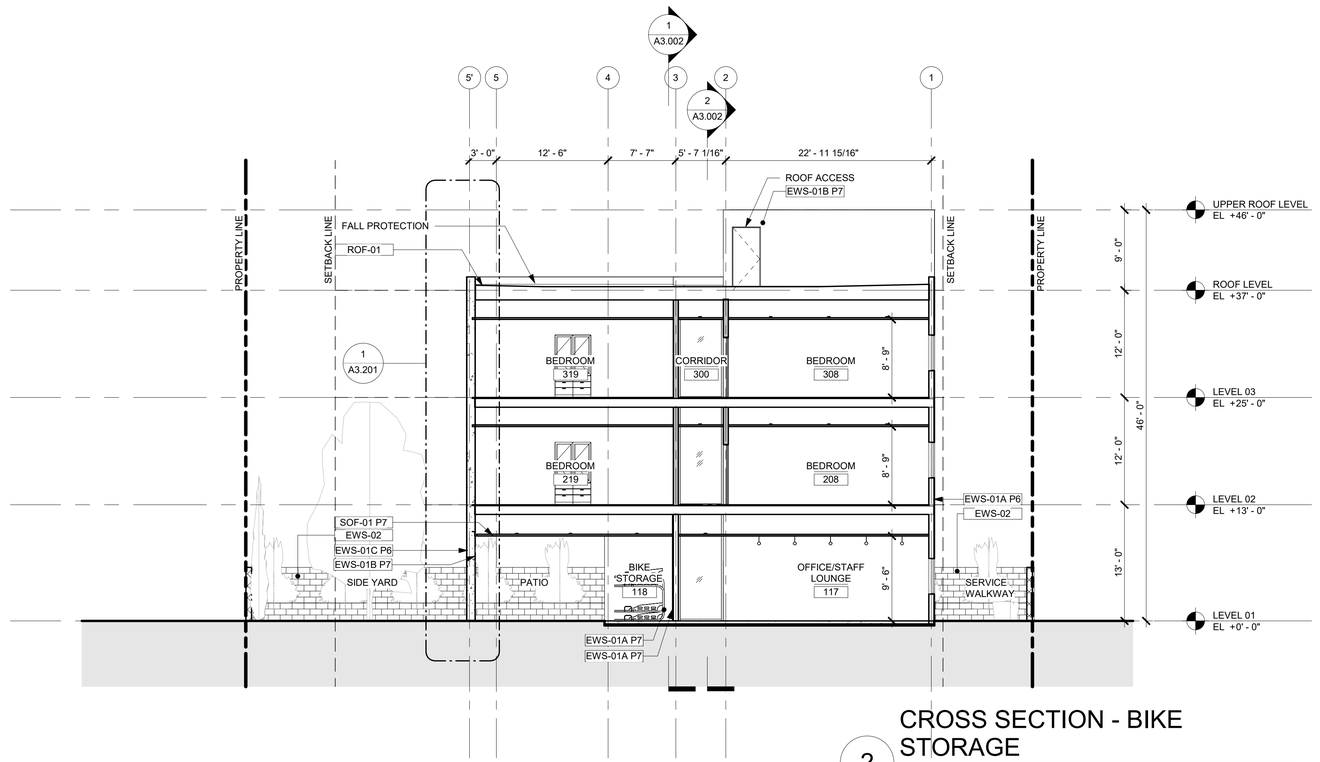
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

BUILDING SECTIONS

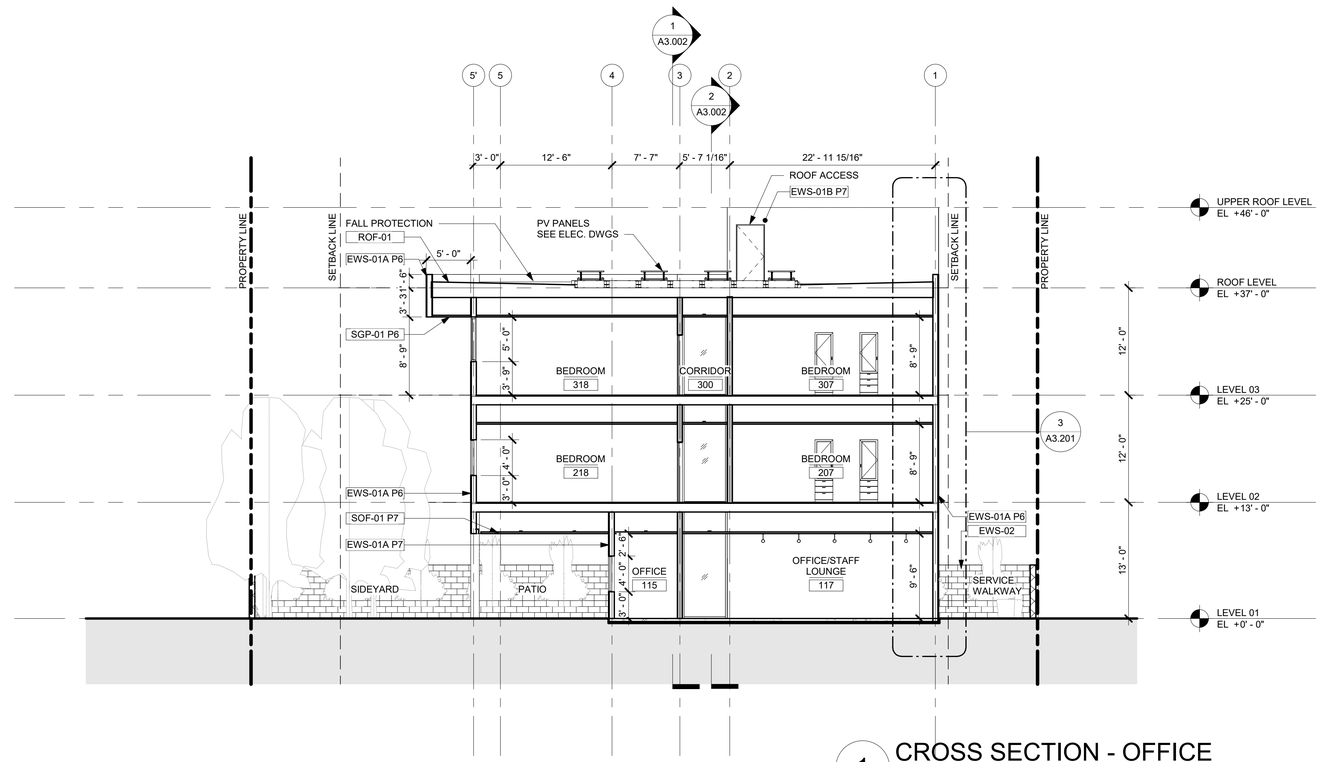
DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A3.000

PM 5/13/2026 12:13:47



CROSS SECTION - BIKE STORAGE

2 SCALE: 1/8" = 1'-0"



CROSS SECTION - OFFICE

1 SCALE: 1/8" = 1'-0"

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL	P6 - WHITE P7 - GREEN P8 - GREY
EWS-01B	STUCCO CMU WALL	
EWS-01C	STUCCO CONCRETE WALL	
EWS-02	CMU WALL	
EGS-01	STOREFRONT GLAZING	
ROF-01	TPO MEMBRANE ROOF	
SGP-01	PAINTED PLASTER SOFFIT	

SHEET NOTES

1. REFER TO EXTERIOR SYSTEMS MATRIX, A7 SERIES FOR ADDITIONAL INFORMATION AND FULL SYSTEMS DESCRIPTIONS
2. REFER TO A6 SERIES FOR ADDITIONAL FINISH INFORMATION
3. THE PROPERTY LINE AND SETBACK LINE SHOWN INDICATE THEIR POSITIONS AT THE CUT PLANE WHERE THE ELEVATION OR SECTION IS TAKEN. ANY ELEMENTS DEPICTED OUTSIDE THESE LINES IN THE DRAWINGS ARE LOCATED FARTHER IN THE DISTANCE BUT REMAIN WITHIN THE PROPERTY LINE.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

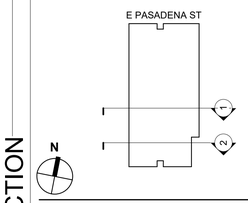
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

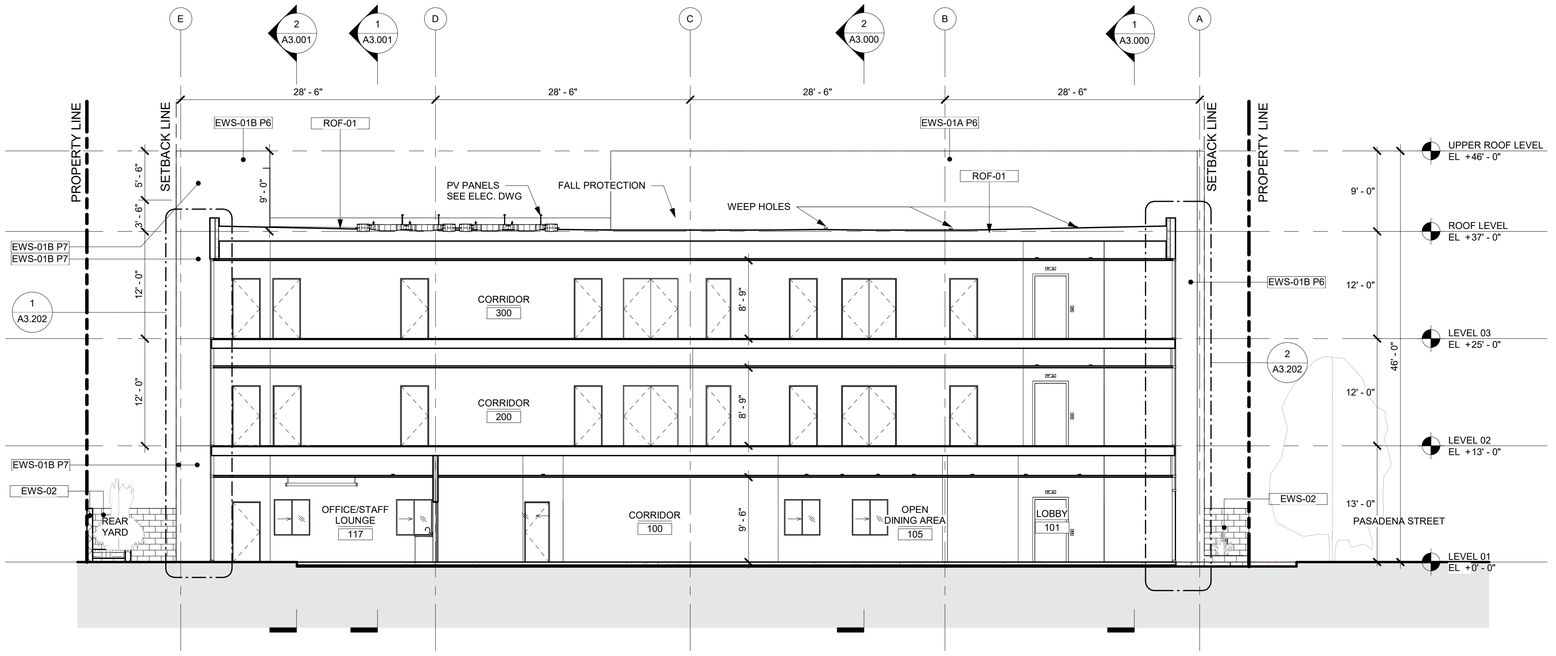
1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

BUILDING SECTIONS

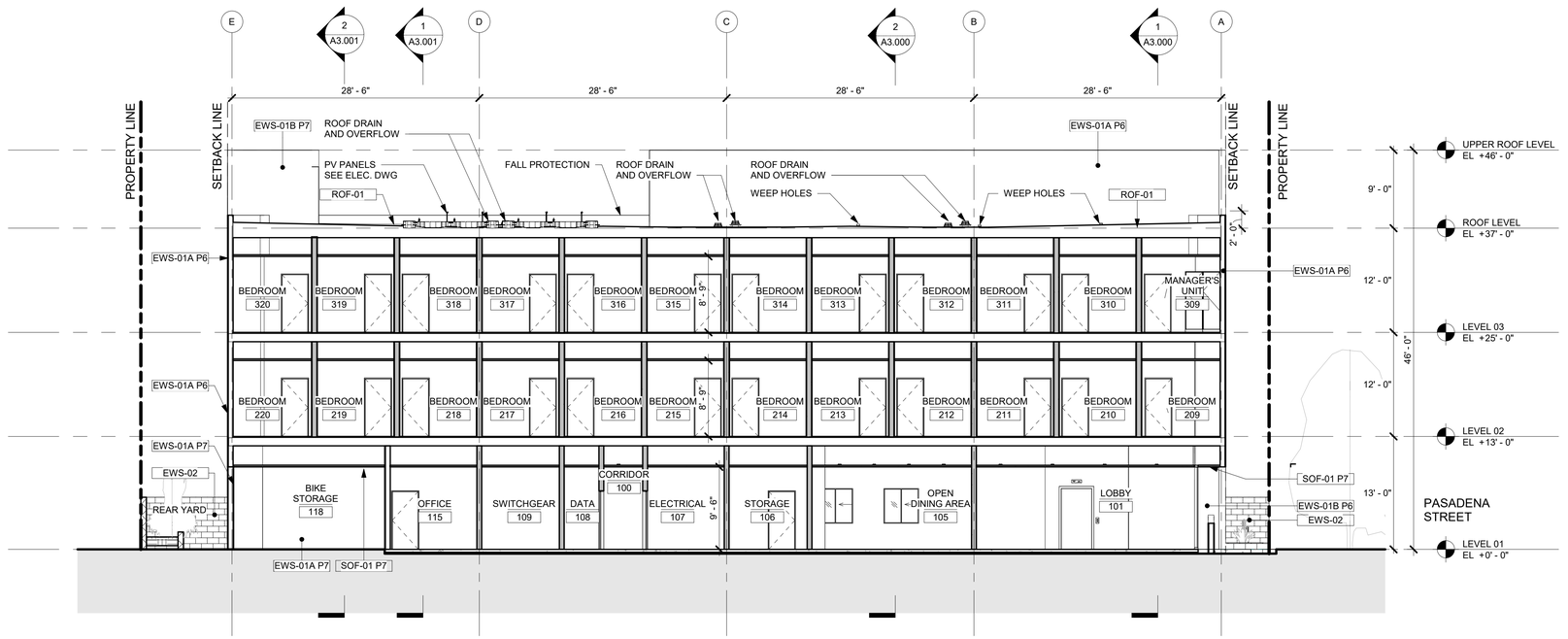
DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A3.001

5/14/2026 12:29:18 PM



2 SECTION - CORRIDOR

SCALE: 1/8" = 1'-0"



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

EXTERIOR WALL SYSTEM LEGEND

EWS-01A	STUCCO WOOD STUD WALL	P6 - WHITE P7 - GREEN P8 - GREY
EWS-01B	STUCCO CMU WALL	
EWS-01C	STUCCO CONCRETE WALL	
EWS-02	CMU WALL	
EGS-01	STOREFRONT GLAZING	
ROF-01	TPO MEMBRANE ROOF	
SGP-01	PAINTED PLASTER SOFFIT	

SHEET NOTES

1. REFER TO EXTERIOR SYSTEMS MATRIX, A7 SERIES FOR ADDITIONAL INFORMATION AND FULL SYSTEMS DESCRIPTIONS
2. REFER TO A6 SERIES FOR ADDITIONAL FINISH INFORMATION
3. THE PROPERTY LINE AND SETBACK LINE SHOWN INDICATE THEIR POSITIONS AT THE CUT PLANE WHERE THE ELEVATION OR SECTION IS TAKEN. ANY ELEMENTS DEPICTED OUTSIDE THESE LINES IN THE DRAWINGS ARE LOCATED FARTHER IN THE DISTANCE BUT REMAIN WITHIN THE PROPERTY LINE.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

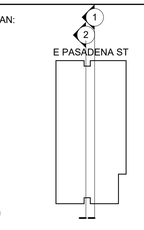
LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
8/14/2024		SD 100%
8/22/2024		PRELIMINARY APPLICATION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:



PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

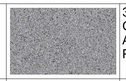
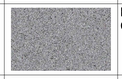
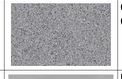
APN: 8323-016-022

BUILDING SECTIONS

DATE:	5/14/2026
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	C.WANG
DRAWING NO:	A3.002

5/14/2026 12:19:23 PM

FINISH LEGEND

KEY	SAMPLE	DESCRIPTION	B.O.D MANUFACTURER	DIMENSIONS	PRODUCT	COLOR	PROPERTIES/MAT.CERT.	NOTES
INTERIOR FLOOR FINISH								
FCO1		3/16" GROUND, SEALED, POLISHED CONCRETE SLAB WITH CUSTOM AGGREGATE AND CUSTOM SAWCUT PATTERN	CONCRETE SLAB	SEE ARCHITECTURAL	CONCRETE DRY POLISHING SYSTEM		See structural drawings for slab thickness Aggregate Mix: Class D (Stringtown #57) Finish: Grind depth 3/16", sealed, polished Sawcut Joints and Control Joints: see plan 50% Exposed aggregate	At Dining area 103, provide clear, penetrating, grease, oil, and avid resistant concrete sealer. Provide CoverSeal PEN55 Oil and Stain Resistant Penetrating Concrete Floor Sealer by Cover Tec or similar.
FCO2		BROOM FINISH (NON SLIP), SEALED CONCRETE SLAB	CONCRETE SLAB	SEE ARCHITECTURAL		CONCRETE	See structural drawings for slab thickness	
FEP1		CONCRETE TOPPING WITH EPOXY COATING	NEOGARD KITCHENGARD	SEE ARCHITECTURAL	70714/70715 EPOXY SLURRY BASE 70704/70705 NOVOLAC EPOXY TOPCOATS	GREY	See structural drawings for slab thickness	https://www.neogard.com/coating-systems/floor-coating-systems/kitchengard
FTL1		PORCELAIN FLOOR TILE	DALTILE OR APPROVED EQUAL	24" X 24"	UNIFORM CONCRETE - COLORBODY PORCELAIN	MEDIUM GREY UC14 - UNPOLISHED	Use with Polyblend grout colors - #115 platinum, 1/8" thick grout between tiles	
FLF1		LAMINATE FLOORING	PERGO OR APPROVED EQUAL	8.34" X 54.34"	PERGO ELEMENTS ULTRA PSR06-02	TRANSOM ARTIFACT BROWN OAK	Scratch resistant, waterproof, dent resistant, antimicrobial-protected, with attached padding	Install over underlayment and sound cushion where required
INTERIOR WALL FINISH								
WGP1		PAINTED GYP	BENJAMIN MOORE	SEE ARCHITECTURAL	PAINTED 5/8" GWB (UNO)	P1 (UNO)	Level 5 Finish - all areas except the following: Level 4 Finish - storage rooms Level 3 Finish - mechanical, electrical rooms Use wet rated gypsum in bathrooms, janitors closets, mechanical plenums and kitchen wet areas. Control joints should be added every 30 feet. These are to be filled with paint grade sealant.	
WTL1		PORCELAIN WALL TILE	DALTILE OR APPROVED EQUAL	12" X 24"	DALTILE COMPOSITION - 12"X 24" RECTANGLE WALL TILE - UNPOLISHED VISUAL	GESSO	Use with Polyblend grout colors - #115 platinum, 1/8" thick grout between tiles	Align grout lines with FTL1
WFP1		FRP WALL PANELING	GLASLINER	4' X 8'	0.090" THICK FIBERGLASS REINFORCED PANELS	WHITE	Moisture-resistance	https://www.homedepot.com/p/Glasliner-0-090-in-x-4-ft-x-8-ft-White-FRP-Decorative-Wall-Paneling-1-Pack-MFTF12IXA480009600/100389836
WMI1		MIRROR		SEE ARCHITECTURAL		SILVER WHITE		
INTERIOR WALL BASE								
BWB1		THERMOPLASTIC RUBBER WALL COVE BASE COIL	ROPPE	4" X 1/8"	700 SERIES	WHITE		https://www.homedepot.com/p/ROPPE-700-Series-White-4-in-x-1-8-in-x-120-ft-Thermoplastic-Rubber-Wall-Cove-Base-Coil-HC40C74P170/100164026
BTL1		TILE BASE (SAME AS WTL1)						

SHEET NOTES

1. REFER TO ENLARGED PLANS FOR FURTHER DETAILS ON FINISHES
2. REFER TO MILLWORK DRAWINGS FOR FURTHER MILLWORK DETAILS.
3. REFER TO A7 SERIES FOR EXTERIOR WALL ASSEMBLIES AND FINISH INFORMATION.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FINISHES LEGEND 1/2

DATE:	12/13/24
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	Checker

DRAWING NO:

A6.500

10/9/2025 5:43:32 PM

FINISH LEGEND

KEY	SAMPLE	DESCRIPTION	B.O.D MANUFACTURER	DIMENSIONS	PRODUCT	COLOR	PROPERTIES/MAT.CERT.	NOTES
INTERIOR CEILING FINISH								
CGP1		PAINTED GYP	BENJAMIN MOORE	SEE ARCHITECTURAL	PAINTED 5/8" GWB (UNO)	P1		Standard for Ceiling Suspension Systems Requiring Seismic Restraint: Comply with ASTM E 580/E 580M
CAT1		SUSPENDED ACOUSTICAL CEILING TILE SYSTEM	ARMSTRONG	24" X 24" GRID	OPTIMA KITCHEN ZONE TEGULAR	P1	Suprafine 9/16" Tee Suspension Grid System, HumiGuard Plus, BioBlock+, .95 NRC Use kitchen-grade product in kitchen	
CAT2		SUSPENDED ACOUSTICAL CEILING TILE SYSTEM	ARMSTRONG	24" X 24" GRID	ULTIMA TEGULAR 9/16" GRID / TEGULAR EDGE	CUSTOM COLOR TO MATCH P1	Prelude 15/16" Tee Suspension. Grid System, HumiGuard Plus, BioBlock+, .90 NRC	
INTERIOR MILLWORK								
MCT1		COUNTERTOP - QUARTZ AGGLOMORATE	SILESTONE	SEE ARCHITECTURAL		WHITE ZEUS EXTREME	Knife Edge - See Details	NOT USED
MCT2		COUNTERTOP - SOLID SURFACING	DUPOINT CORIAN	SEE ARCHITECTURAL		GLACIER ICE		NOT USED
MVP1		CASEWORK - SEALED WOOD VENEER	TBD	SEE ARCHITECTURAL	PLAIN SLICED OAK STAINED AND SEALED	CUSTOM COLOR TO MATCH FLF1	Finish all sides when visible. Add touch release hardware	NOT USED
INTERIOR PAINT COLORS								
P1		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL	SEE ARCHITECTURAL	BENJAMIN MOORE "REGAL SELECT" #548 - MATTE #549 - EGGSHELL	CHANTILLY LACE 2121-70	Use 549- Eggshell for kitchen and bathroom areas, as well as for all doors and doorframes Use 549 - Matte for all other areas UNO	
P2		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL	SEE ARCHITECTURAL		CONCRETE GREY (CUSTOM)	Custom Color to match FCO1 concrete finish	
P3		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL	SEE ARCHITECTURAL		GREY (CUSTOM)	Custom Color to match WTL1	Restroom doors (interior only)
P4-P5		NOT USED						
INTERIOR CORNER GUARDS								
CG-1		FULLY EMBEDDED CORNER GUARD		SEE ARCHITECTURAL		P1	As noted in detail	
CG-2		SURFACE MOUNTED CORNER GUARD		SEE ARCHITECTURAL		STAINLESS STEEL	As noted in detail	

SHEET NOTES

1. REFER TO ENLARGED PLANS FOR FURTHER DETAILS ON FINISHES
2. REFER TO MILLWORK DRAWINGS FOR FURTHER MILLWORK DETAILS.
3. REFER TO A7 SERIES FOR EXTERIOR WALL ASSEMBLIES AND FINISH INFORMATION.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC
5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:
mOrphosis
3440 Wesley Street
Culver City, CA 90232
T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

FINISHES LEGEND 2/2

DATE:	12/13/24
PROJECT NO:	24060302
DRAWING BY:	C.NG
CHK BY:	Checker

DRAWING NO:
A6.501

10/9/2025 5:43:41 PM

FINISH SCHEDULE

NUMBER	NAME	LEVEL	CEILING FINISH	FLOOR FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	BASE FINISH	NOTES
101	LOBBY	Not Placed	CGP1	FCO1	WGP1 / EGS01	EGS01	WGP1	WGP1	BWB1	
116	OFFICE STORAGE	Not Placed	CGP1	FC02						
100	CORRIDOR	LEVEL 01	CGP1	FCO1	WGP1 / EGS01	WGP2	WGP1	WGP1	BWB1	
101	LOBBY	LEVEL 01	CGP1	FC01						
102	CONTROL ROOM	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	
103	MEP	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	
104	OFFICE	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	
105	OPEN DINING AREA	LEVEL 01	CGP1	FCO1	WGP1	WGP1	WGP1	WGP1	BWB1	STAINLESS STEEL SERVING COUNTER TO BE INSTALLED BY OWNER
106	STORAGE	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	
107	ELECTRICAL	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	WET AREA
108	DATA	LEVEL 01	CGP1	FC02						
109	SWITCHGEAR	LEVEL 01	CGP1	FCO2	WGP1	WGP1	WGP1	WGP1	BWB1	
110	KITCHEN	LEVEL 01	CAT1	FEP1	WFP1	WFP1	WFP1	WFP1	BWB1	WET AREA
111	JANITOR'S	LEVEL 01	CGP1	FTL1	WGP1	WGP1	WGP1	WGP1	BTL1	WET AREA
112	RESTROOM	LEVEL 01	CGP1	FTL1	WTL1	WTL1	WTL1	WTL1	BTL1	WET AREA
113	RESTROOM	LEVEL 01	CGP1	FTL1	WTL1	WTL1	WTL1	WTL1	BTL1	WET AREA
114	STAFF RESTROOM	LEVEL 01	CGP1	FTL1	WTL1	WTL1	WTL1	WTL1	BTL1	WET AREA
115	OFFICE	LEVEL 01	ACT	FCO1	WGP1	WGP1	WGP1	WGP1	BWB1	
117	OFFICE/STAFF LOUNGE	LEVEL 01	CAT2	FCO1	WGP1	WGP2	WGP1	WGP1	BWB1	BUILT-IN KITCHENETTE COUNTER WITH OVERHEAD AND UNDER-COUNTER STORAGE ALONG NORTH WALL
118	BIKE STORAGE	LEVEL 01	SGP1	PAVERS	EWS01 - P7	EWS01 - P7	EWS01 - P7	EWS01 - P7	-	EXTERIOR SPACE, SEE LANDSCAPE FOR FLOOR FINISH DETAILS
119	TRASH ROOM	LEVEL 01								
200	CORRIDOR	LEVEL 02	CGP1	FLF1	WGP1 / EGS02	WGP2	WGP1 / EGS02	WGP1	BWB1	
200	CORRIDOR	LEVEL 02	CGP1	FLF2						
201	OFFICE	LEVEL 02	CAT2	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
202	DAY ROOM	LEVEL 02	CGP1	FLF2	WGP1	WGP1	WGP1	WGP1	BWB1	
203	LAUNDRY	LEVEL 02	CGP1	FTL1	WGP1	WGP1	WGP1	WGP1	BTL1	WET AREA
204	JANITOR'S	LEVEL 02	CGP1	FTL1	WGP1	WGP1	WGP1	WGP1	BTL1	WET AREA
205	ELEC.	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
206	SHARED BATHROOM	LEVEL 02	CGP1	FTL1	WTL1	WGP1	WGP1	WTL1	BTL1	WET AREA
207	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
208	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
209	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
210	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
211	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
212	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
213	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
214	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
215	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
216	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
217	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
218	BEDROOM	LEVEL 02	GCP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
219	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
220	BEDROOM	LEVEL 02	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
300	CORRIDOR	LEVEL 03	CGP1	FLF2	WGP1 / EGS02	WGP2	WGP1 / EGS02	WGP1	BWB1	
301	OFFICE	LEVEL 03	CAT2	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
302	DAY ROOM	LEVEL 03	CGP1	FLF2	WGP1	WGP1	WGP1	WGP1	BWB1	
303	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
304	JANITOR'S	LEVEL 03	CGP1	FTL1	WGP1	WGP1	WGP1	WGP1	BTL1	WET AREA
305	ELEC.	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
306	SHARED BATHROOM	LEVEL 03	CGP1	FTL1	WTL1	WGP1	WGP1	WTL1	BTL1	WET AREA
307	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
308	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
309	MANAGER'S UNIT	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
310	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
311	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
312	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
313	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
314	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
315	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
316	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
317	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
318	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
319	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	
320	BEDROOM	LEVEL 03	CGP1	FLF1	WGP1	WGP1	WGP1	WGP1	BWB1	

SHEET NOTES

1. REFER TO ENLARGED PLANS FOR FURTHER DETAILS ON FINISHES
2. REFER TO MILLWORK DRAWINGS FOR FURTHER MILLWORK DETAILS.
3. REFER TO A7 SERIES FOR EXTERIOR WALL ASSEMBLIES AND FINISH INFORMATION.

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

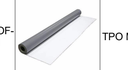
APN: 8323-016-022

FINISHES SCHEDULE

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:

A6.510

5/14/2026 12:19:25 PM

KEY	SAMPLE	NAME	DESCRIPTION	TYP. DIMENSIONS	BASIS OF DESIGN PRODUCT	TYP FINISHES / COLOR	SYSTEM LOCATION	NOTES
EXTERIOR WALL ASSEMBLIES								
EWS -01A		3-COAT PLASTER WALL ASSEMBLY - STUD WALL	SMOOTH INTEGRAL COLOR OVER SCRATCH AND BROWN COAT, ON CRACK ISOLATION SYSTEM, ON EXPANDED METAL LATH, OVER RIGID INSULATION, OVER WATER AND VAPOR BARRIER, ON STRUCTURAL WOOD STUD FRAMING AND INSULATION	SEE ARCHITECTURAL		P6 / P7	ALL EXTERIOR WALLS AROUND THE MAIN BUILDING FROM LEVEL 1 TO ROOF PARAPET EXCEPT AROUND EXIT STAIRS AND BETWEEN PATIO AND SIDEYARD	REFER TO ELEVATIONS FOR COLOR DESIGNATION
EWS -01B		3-COAT PLASTER WALL ASSEMBLY - CMU WALL	SMOOTH INTEGRAL COLOR ON CRACK ISOLATION SYSTEM, OVER SCRATCH AND BROWN COAT, ON EXPANDED METAL LATH, ON LIQUID APPLIED VAPOR PERMABLE ELASTOMERIC MEMBRANE ON CMU SUBSTRATE	7 5/8" x 7 5/8" x 15 5/8"		P6 / P7	AROUND EXIT STAIRS FROM LEVEL 1 TO ROOF, SHAFT WALL AROUND ELEVATORS	REFER TO STRUCTURAL DRAWINGS FOR CMU TYPE, FOOTING, CONNECTION DETAILS, REBAR AND GROUTING REQUIREMENTS
EWS -1C		3-COAT PLASTER WALL ASSEMBLY - CONCRETE	SMOOTH INTEGRAL COLOR ON CRACK ISOLATION SYSTEM, OVER SCRATCH AND BROWN COAT, ON EXPANDED METAL LATH, ON LIQUID APPLIED VAPOR PERMABLE ELASTOMERIC MEMBRANE ON CONCRETE WALL	SEE ARCHITECTURAL		P6 / P7	BETWEEN PATIO AND SIDEYARD EAST OF THE BICYCLE STORAGE FROM LEVEL 1 TO ROOF	REFER TO STRUCTURAL DRAWINGS FOR CONCRETE TYPE, FOOTING, REBAR AND OTHER REQUIREMENTS. REFER TO ELEVATIONS FOR SPECIFICATION COLOR LOCATIONS
EWS -02		CMU BLOCK WALL ASSEMBLY	CONCRETE MASONRY UNIT WITH FLUSH JOINTS	7 5/8" x 7 5/8" x 15 5/8"		CONCRETE	SITE FENCE AT PROPERTY LINES, ALL AROUND EXCEPT AT NORTH PROPERTY LINE	REFER TO STRUCTURAL DRAWINGS FOR CMU TYPE, FOOTING, CONNECTION DETAILS, REBAR AND GROUTING REQUIREMENTS
EWS -03		METAL PANEL WALL ASSEMBLY	PVDF-3 COATED CORRUGATED GALVANIZED STEEL WALL PANELS WITH CONCEALED PANEL CLIPS ON ALUMINUM SUB-GIRT, ON 16GA, COLD-FORMED METAL FRAMING	SEE ARCHITECTURAL	PAC-CLAD (HWP SERIES)	COLOR TO MATCH P8	LEVEL 1 AROUND TRANSFORMER ROOM	***NOT USED***
EXTERIOR GLAZING ASSEMBLIES								
EGS-01		STOREFRONT GLAZING ASSEMBLY	SSG, WITH LOW-IRON LAMINATED INSULATING GLASS UNITS, WITH LOW-E COATING, ON PVDF-2 PAINTED ALUMINUM MULLIONS (WITH STEEL TUBE STIFFENER AS NEEDED), PROVIDE PVDF-3 PAINTED ALUMINUM INSULATED METAL CLOSURE PANELS AT FLOORS AND JAMBS	SEE ARCHITECTURAL	ARCADIA INC SERIES AFG601T X"X6" THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM	MULLIONS COLOR TO MATCH P8	LEVEL 1 AROUND LOBBY	
EGS-02		STICK-BUILT CURTAIN WALL GLAZING ASSEMBLY	SSG, WITH LOW-IRON LAMINATED INSULATION GLASS UNITS, WITH LOW-E COATING, ON PVDF-2 PAINTED ALUMINUM MULLIONS (WITH STEEL TUBE STIFFENER AS NEEDED). PROVIDE PVDF-3 PAINTED ALUMINUM INSULATED METAL CLOSURE PANELS AT FLOOR AND JAMBS.	SEE ARCHITECTURAL	ARCADIA INC SERIES T-500 OPG-1900 2 1/4" X 7" ALUMINUM CURTAIN WALL SYSTEM	MULLIONS COLOR TO MATCH P8	LEVEL 2 AND 3 AT THE ENDS OF THE CORRIDORS	***NOT USED***
ROOF ASSEMBLIES								
ROF-01		TPO MEMBRANE ROOF ASSEMBLY	SINGLE-PLY, REINFORCED AND FULLY ADHERED THERMOPLASTIC-POLYOLEFIN ROOFING MEMBRANE, WITH HIGH-ALBEDO WHITE COLOR, ON COVER BOARD, ON TAPERED RIGID INSULATION, ON SUBSTRATE BOARD, ON STRUCTURAL DECK, TPO TO BE CLASS A ROOF - LA CITY LARR #24852	SEE ARCHITECTURAL		P6	ALL ROOFS	
SOFFIT ASSEMBLIES								
SGP 01		PAINTED PLASTER SOFFIT ASSEMBLY	SMOOTH, INTEGRAL COLOR OVER SCRATCH AND BROWN COAT, ON CRACK ISOLATION SYSTEM, ON EXPANDED METAL LATH, ON SELF-ADHERED VAPOR BARRIER, ON EXTERIOR SHEATHING, ON WOOD STUD FRAMING, WITH METAL STUD VERTICAL BRACING (3/4" & 1 1/2" CRC FRAMING, HANGER WIRES, TIES WIRES AND UPLIFT BRACING)	SEE ARCHITECTURAL		P6 / P7	ALL SOFFITS	CONTROL JOINTS SEALED AND PAINTED TO MATCH SOFFIT COLOR REFER TO RCPS AND ELEVATIONS FOR SPECIFIC COLOR LOCATIONS
EXTERIOR FINISH COLORS								
P6		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL		BENJAMIN MOORE "REGAL SELECT" MATTE (548)	WHITE OC-151		
P7		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL			LIMEADE CSP-865 SATIN FINISH		
P8		PAINT COLOR	BENJAMIN MOORE OR APPROVED EQUAL			PEWTER 2121-30- SATIN FINISH		CUSTOM COLOR TO MATCH DURANAR XL "PEWTER" UC51713XL
NO...								

ALL EXPOSED EXTERIOR ALUMINUM TO BE HIGH PERFORMANCE COATED. COLOR TO MATCH P6
ALL EXTERIOR FACADE FIXINGS, COPINGS, AND TRIMS TO BE 316 STAINLESS STEEL
ALL EXTERIOR DOORS TO BE HIGH PERFORMANCE COATED, COLOR TO MATCH WALL UNLESS OTHERWISE NOTED
EXTERIOR STAIR IS STEEL WITH GALVANIZED METAL GRATING TREADS / RISERS

PRELIMINARY NOT FOR CONSTRUCTION

DAG2 OPPORTUNITY ZONE BUSINESS LLC

5645 Hoback Glen Road
Hidden Hills CA 91302

ARCHITECT:

mOrphosis

3440 Wesley Street
Culver City, CA 90232

T: 424.258.6200
www.morphosis.net

CONSULTANTS:

STRUCTURAL/ MEP ENGINEER:
InnoDez
4900 Hopyard Road, Suite 100
Pleasanton, CA 94588

CIVIL ENGINEER:
CSI Engineering
1055 E. Colorado Blvd, 5th Floor
Pasadena, CA 91106

LANDSCAPE:
SQLA
2669 Saturn Street
Brea, CA 92821

FIRE/LIFE SAFETY CODE COMPLIANCE:
Simpson Gumpertz & Heger
1150 S. Olive Street Suite 1600
Los Angeles, CA 90015

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
11/15/2024		DD 50%
12/13/2024		DD 100%
01/13/2025		PLANNING REVIEW
10/10/2025		PLANNING REVIEW REVISION 1
05/14/2026		PLANNING REVIEW REVISION 2

KEY PLAN:

PROJECT:

1190 E PASADENA ST

1190 E Pasadena Street
Pomona, CA 91767

APN: 8323-016-022

ENVELOP ASSEMBLIES MATRIX

DATE: 5/14/2026
PROJECT NO: 24060302
DRAWING BY: C.NG
CHK BY: C.WANG
DRAWING NO:

A7.000

5/14/2026 12:19:29 PM