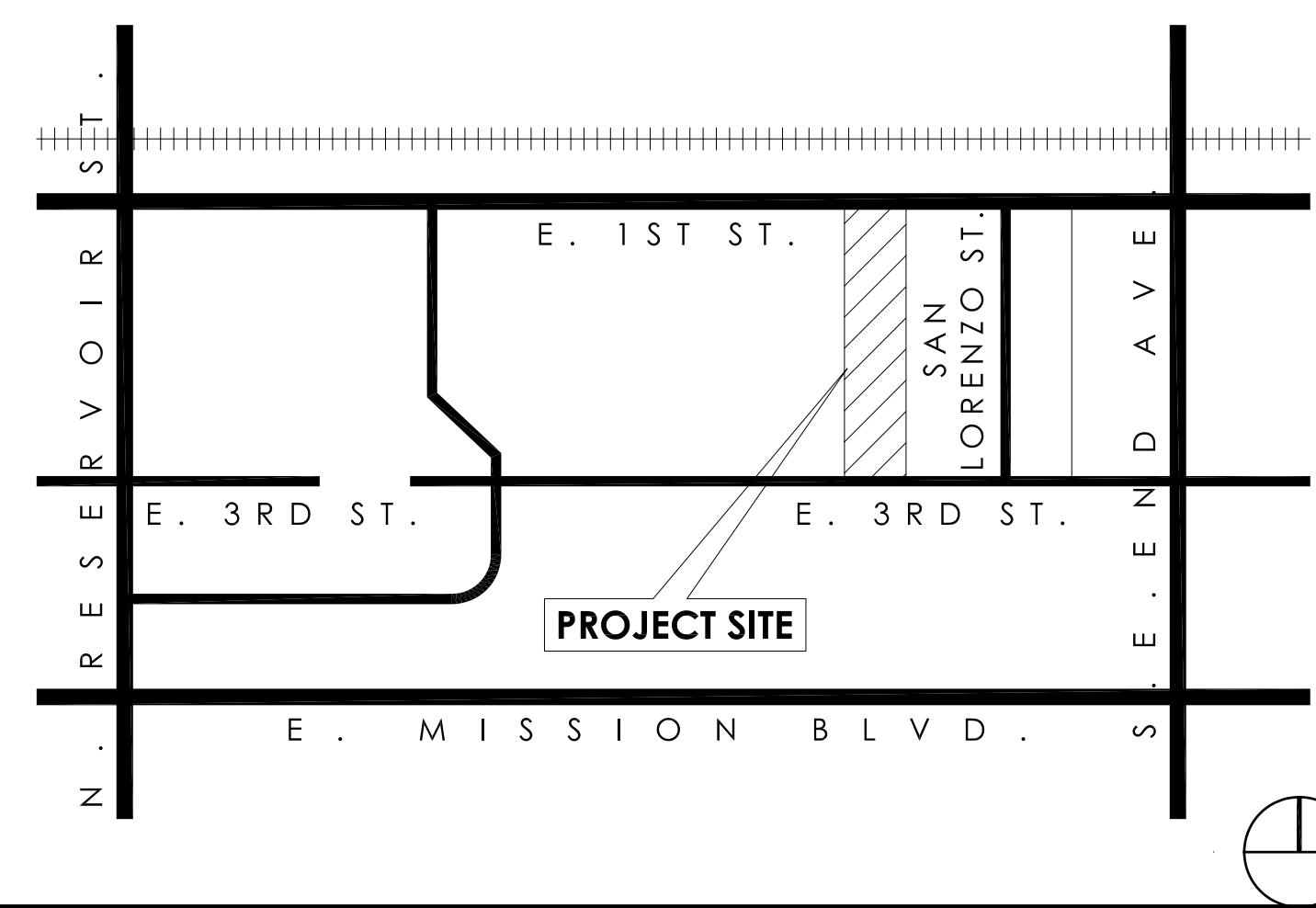


GENERAL NOTES

1. THESE PLANS REPRESENT THE FINISHED STRUCTURE AND ARE FOR GENERAL PERMITTING AND CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT, FINISHES, AND FEATURES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR INFORMATION NOT INCLUDED IN THESE PLANS, NOR FOR COORDINATION, MODIFICATION, OR ACTUAL CONSTRUCTION OF THE BUILDING DESCRIBED HEREIN.

VICINITY MAP



BUILDING DATA

OWNER: MIMMO BRUNO  
DI STEFANO CHEESE  
1485 E. 3RD STREET, POMONA, CA, 91766  
APN: 8326-015-044  
GOVERNING AGENCY: CITY OF POMONA  
ZONING: M-2 - GENERAL INDUSTRIAL  
LOT AREA: 77,844 S.F. (1.79 Acres)  
TYPE OF OCCUPANCY USE: B/ F1/ S1  
TYPE OF CONSTRUCTION: V-N  
AUTOMATIC FIRE SPRINKLERS: YES, INSTALL PER NFPA-13

PROJECT DESCRIPTION

NEW OFFICE AND PRODUCTION FACILITIES FOR DI STEFANO CHEESE MANUFACTURING COMPANY.

SHEET INDEX

- G-0.0 COVER SHEET AND EXISTING SITE PLAN  
G-0.1 PHASE I AND PHASE II SITE PLAN AND NOTES
- PHASE I**
- A-1.1 PHASE I FLOOR PLANS  
A-1.2 PHASE I ROOF PLAN AND ENLARGED FLOOR PLANS  
A-1.3 PHASE I ENLARGED FLOOR PLANS  
A-1.4 PHASE I ELEVATIONS
- PHASE II**
- A-2.1 PHASE II FLOOR PLANS  
A-2.2 PHASE II ROOF PLAN AND ENLARGED FLOOR PLANS  
A-2.3 PHASE II ENLARGED FLOOR PLANS  
A-2.4 PHASE II ELEVATIONS
- A-3.1 BUILDING SECTIONS

PROJECT SUMMERY TABLE

|                                        | EXISTING             | PROPOSED PHASE I      | PROPOSED PHASE II     |
|----------------------------------------|----------------------|-----------------------|-----------------------|
| TOTAL BUILDING FOOT PRINT              | 30,165 S.F.          | 27,069 S.F.           | 34,923 S.F.           |
| GROSS FLOOR AREA                       | 30,762 S.F.          | 39,629 S.F.           | 56,878 S.F.           |
| BUILDING HEIGHT                        | 22'-2"               | 32'-4"                | 32'-4"                |
| NUMBER OF LEVELS                       | 1 LEVEL W/ MEZZANINE | 2 LEVELS W/ MEZZANINE | 2 LEVELS W/ MEZZANINE |
| GROUND FLOOR AREA                      | 31,323 S.F.          | 27,069 S.F.           | 34,923 S.F.           |
| MEZZANINE AREA                         | 597 S.F.             | 2,550 S.F.            | 4,091 S.F.            |
| SECOND FLOOR AREA                      | N/A                  | 10,010 S.F.           | 17,864 S.F.           |
| PARKING SPACE REQUIREMENT CALCULATIONS |                      |                       |                       |
| MANUFACTURE (SPACE REQUIRED)           | 17,656 S.F. (36)     | 27,666 S.F. (56)      | 27,666 S.F. (56)      |
| WAREHOUSE (SPACE REQUIRED)             | 14,264 S.F. (15)     | 11,963 S.F. (12)      | 29,212 S.F. (30)      |
| TOTAL PARKING REQUIRED                 | 51                   | 68                    | 86                    |
| ACCESSIBLE PARKING PROVIDED            | 2                    | 2                     | 2                     |
| STANDARD PARKING PROVIDED              | 38                   | 63                    | 63                    |
| COMPACT SPACES PROVIDED                | N/A                  | 21                    | 21                    |
| TOTAL PARKING PROVIDED                 | 40                   | 86                    | 86                    |

DI STEFANO CHEESE  
FACTORY EXPANSION

1485 E. 3RD STREET, POMONA, CALIFORNIA

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ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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EXISTING SITE PLAN SUMMARY

LOT AREA 77,844 S.F.  
EXISTING BUILDING FOOT PRINT 31,323 S.F.  
EXISTING GROSS FLOOR AREA 31,920 S.F.

PARKING REQUIREMENT

MANUFACTURE (1 PER 500) 17,656 S.F. (36)  
EXISTING 17,059 S.F. + 597 S.F.  
WAREHOUSE (1 PER 1,000) 14,264 S.F. (15)  
EXISTING 14,264 S.F.

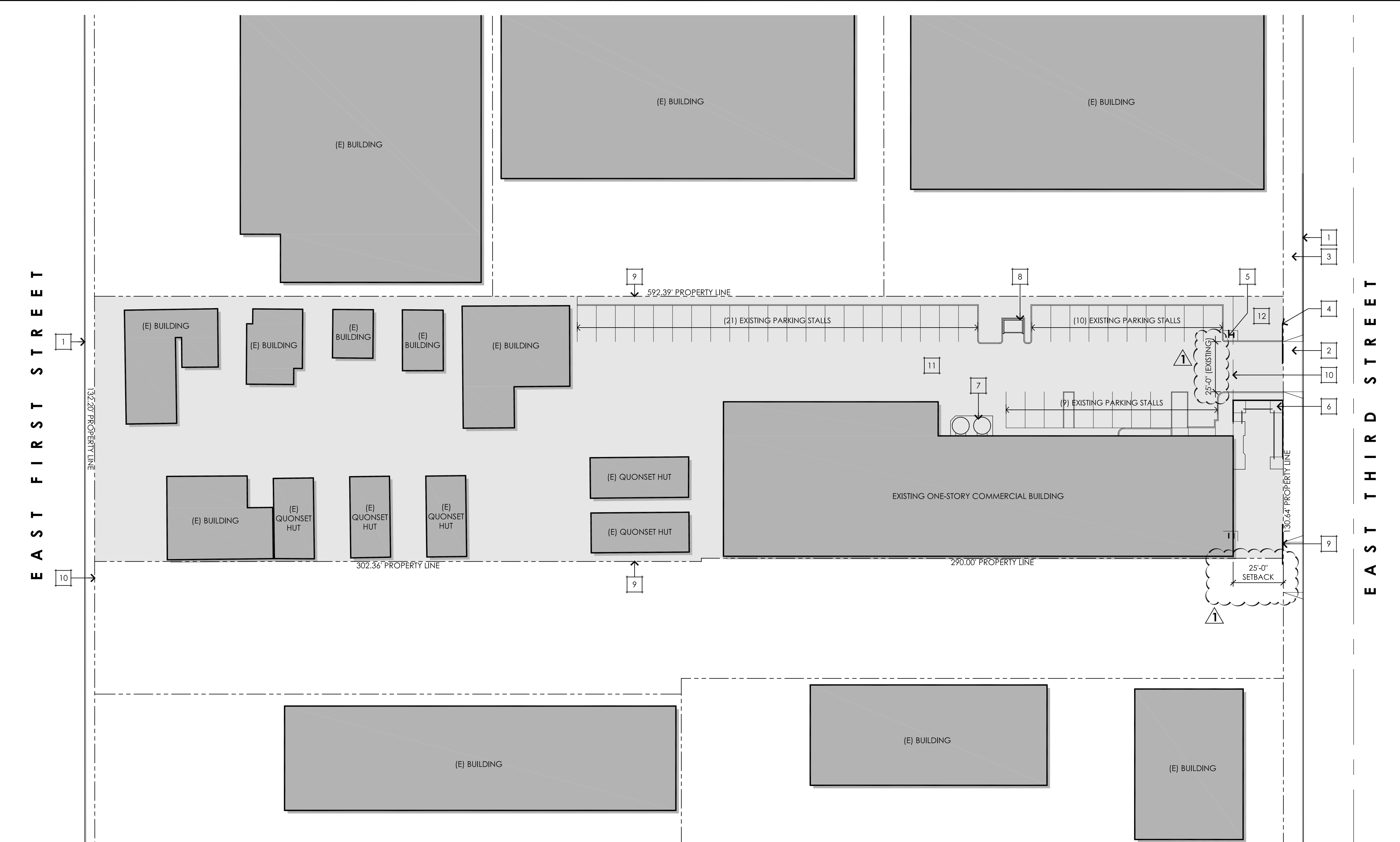
TOTAL PARKING REQUIRED 51  
PARKING PROVIDED 40  
(2 ADA+39 STANDARD)

EXISTING SITE PLAN KEYNOTES

- EXISTING CURB.
- EXISTING CONCRETE DRIVEWAY.
- EXISTING SIDEWALK.
- EXISTING SLIDING SECURITY GATE.
- EXISTING BIKE RACK.
- EXISTING ASSESSABLE RAMP.
- EXISTING MILK SILO.
- EXISTING TRASH ENCLOSURE.
- PROPERTY LINE.
- SETBACK LINE.
- DRIVEWAY.
- LANDSCAPE AREA.

EAST FIRST STREET

EAST THIRD STREET



1 EXISTING SITE PLAN  
1" = 30'-0"

PROJECT

DI STEFANO CHEESE FACTORY  
EXPANSION  
1485 E. 3RD STREET  
POMONA, CA 91766  
APN: 8326-015-044

APPLICANT

MIMMO BRUNO  
1485 E. 3RD STREET  
POMONA, CA 91766

PLAN PREPARER

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POMONA, CA 91767  
TEL: 909.625.3916

COVER SHEET  
AND EXISTING  
SITE PLAN

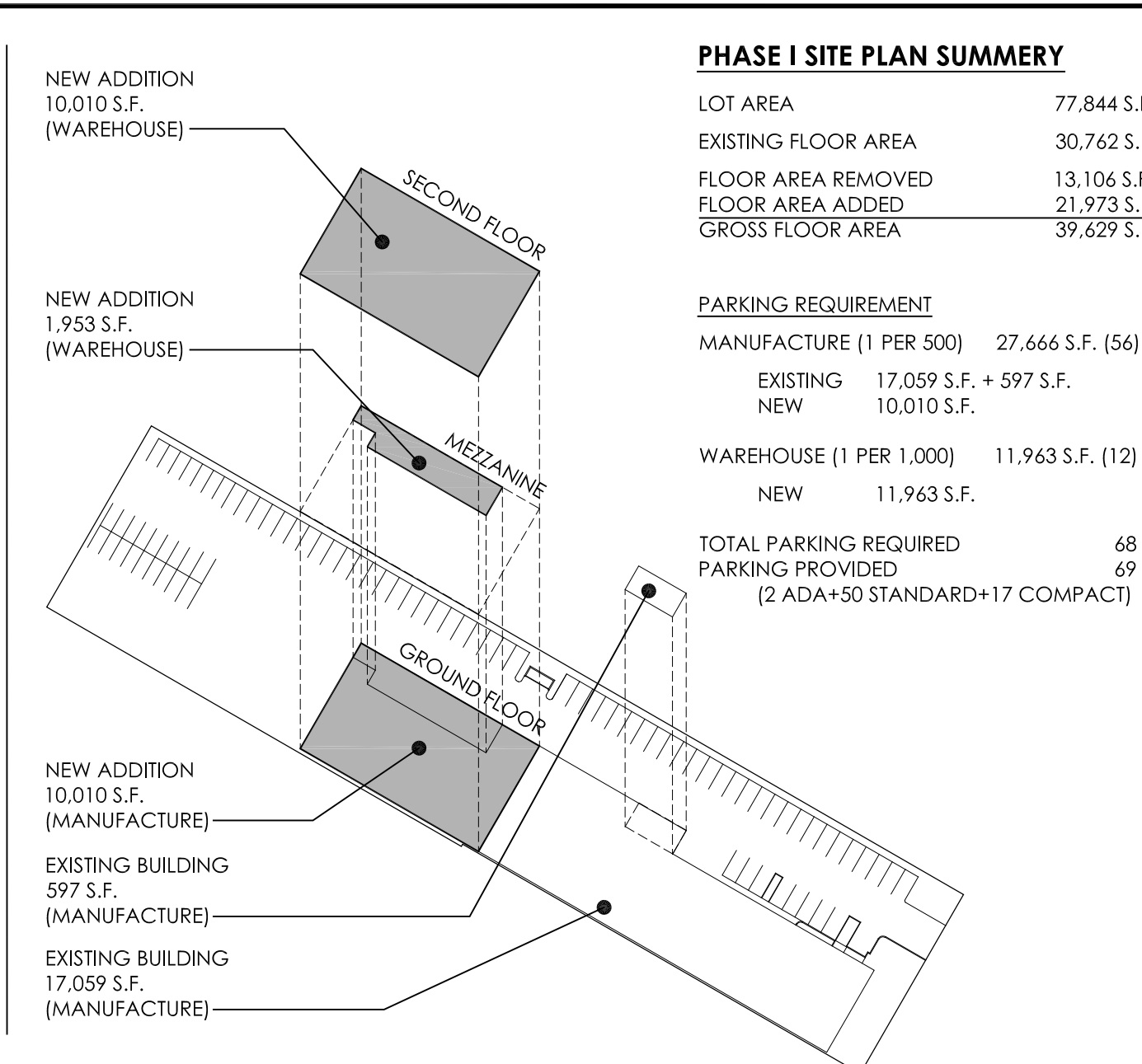
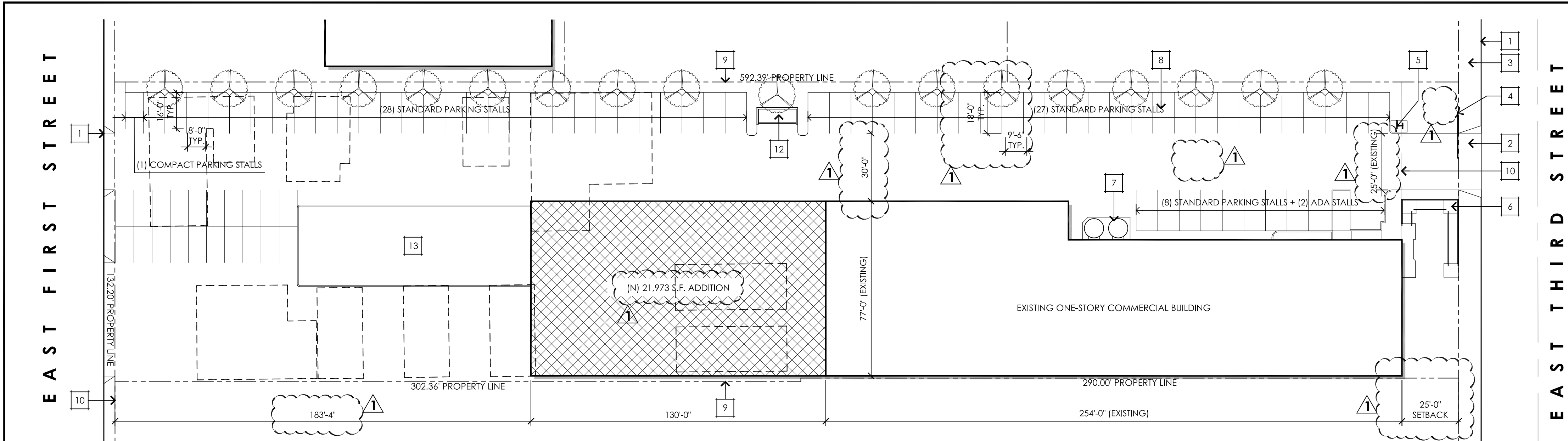
REVISIONS

1 PLANNING COMMENTS 9/26/2018

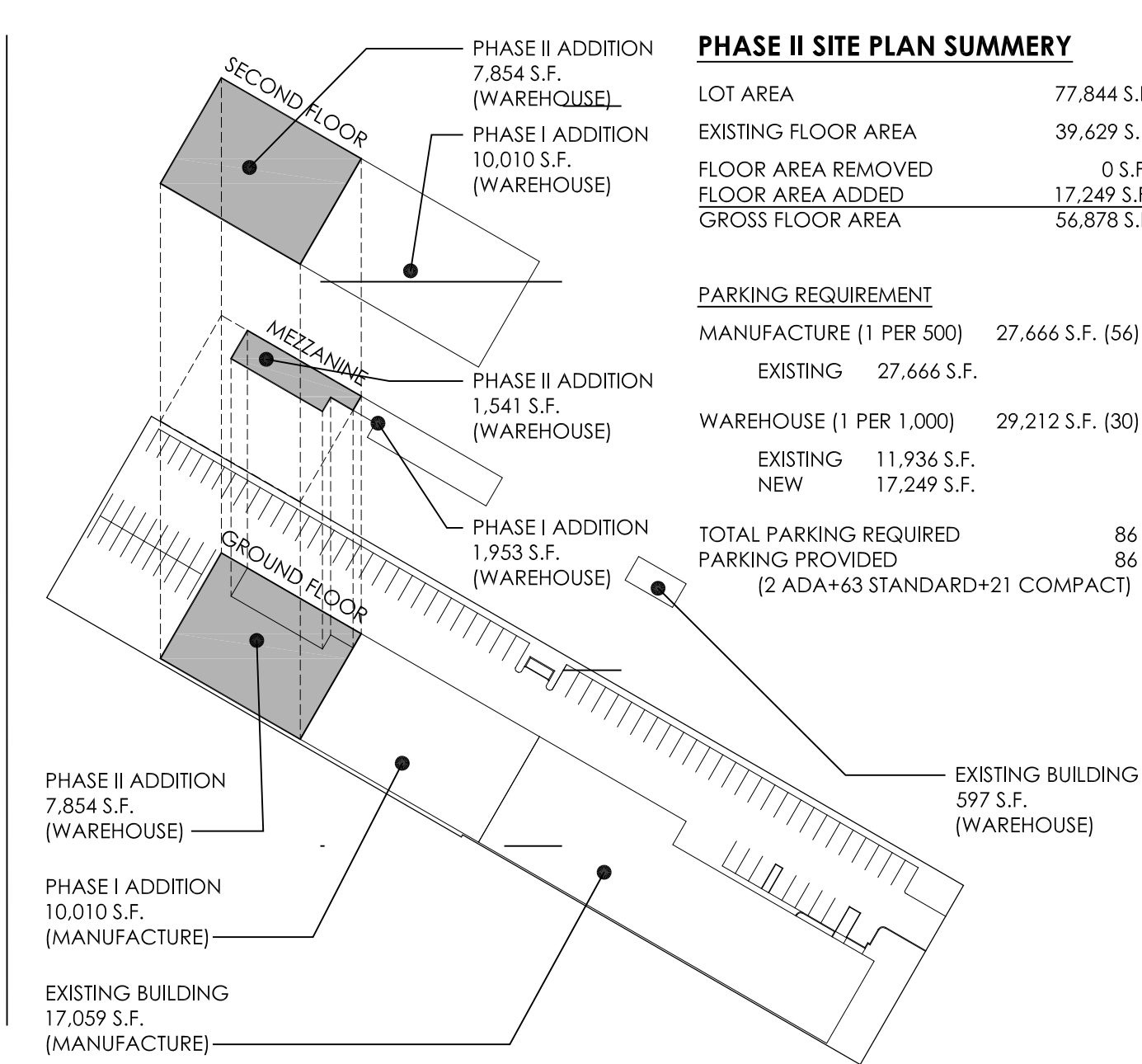
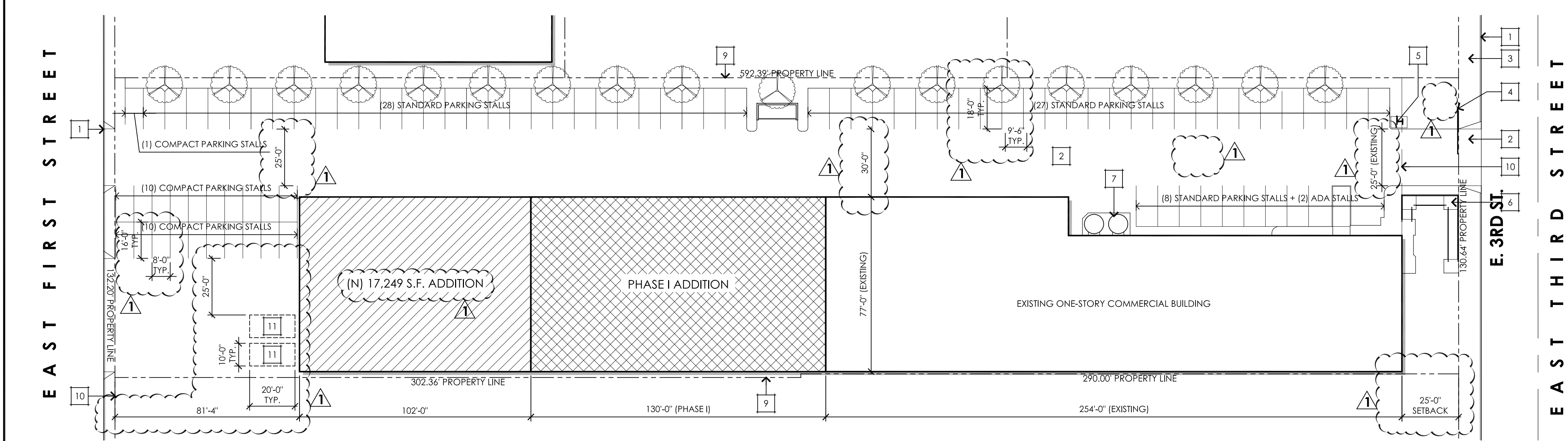
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DWN BY: CCW  
CHK BY: EGP

SHEET NO.

G-0.0



1 PHASE I SITE PLAN  
1" = 30'-0"

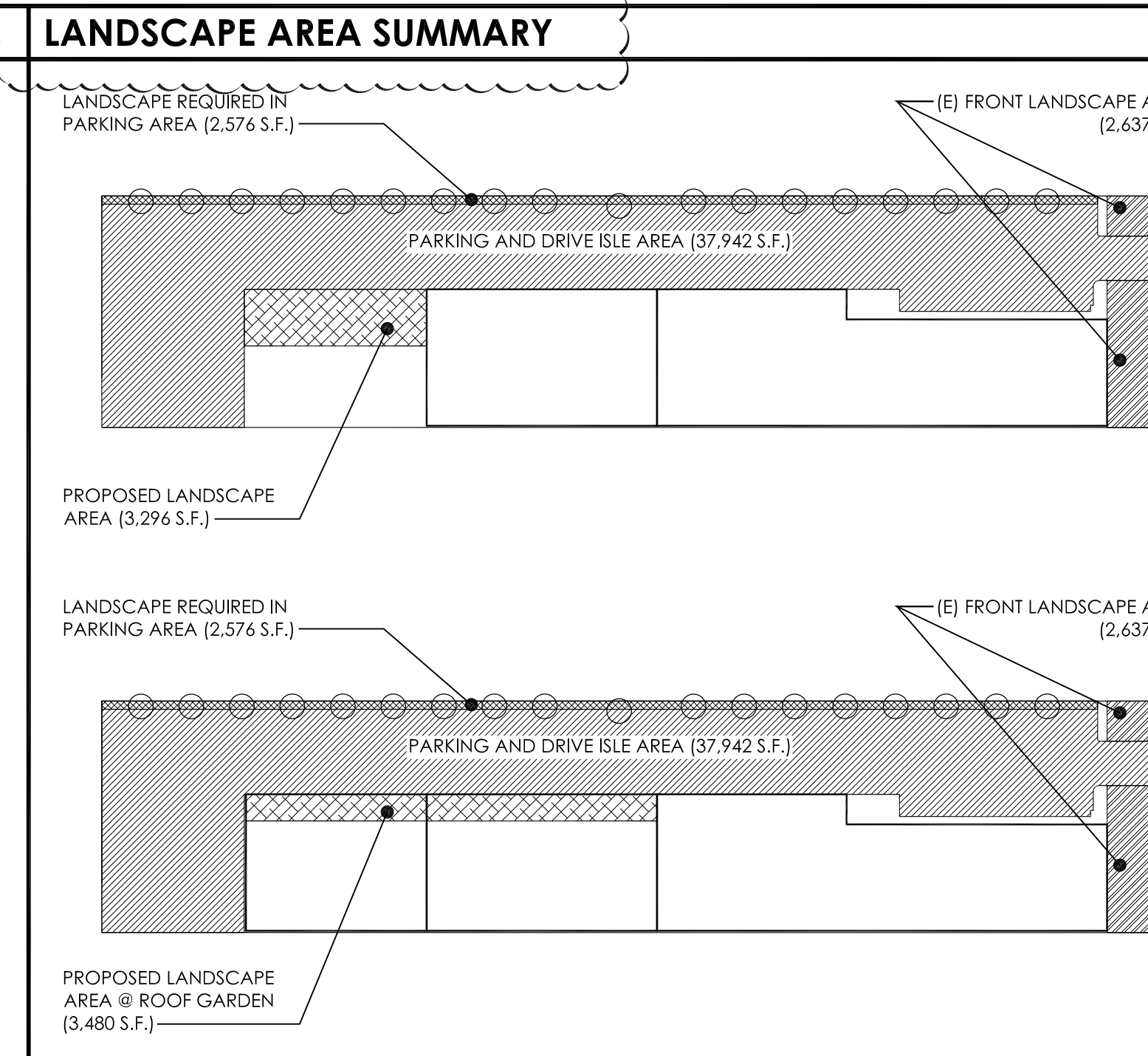


2 PHASE II SITE PLAN  
1" = 30'-0"

| SITE PLAN LEGEND |                                         |
|------------------|-----------------------------------------|
|                  | EXISTING TO REMAIN                      |
|                  | EXISTING TO BE REMOVED                  |
|                  | PHASE I ADDITION                        |
|                  | PHASE II ADDITION                       |
| SITE PLAN LEGEND |                                         |
| 1.               | EXISTING CURB.                          |
| 2.               | EXISTING CONCRETE DRIVEWAY.             |
| 3.               | EXISTING SIDEWALK.                      |
| 4.               | EXISTING SLIDING SECURITY GATE.         |
| 5.               | EXISTING BIKE RACK.                     |
| 6.               | EXISTING ASSESSABLE RAMP.               |
| 7.               | EXISTING MILK SILO.                     |
| 8.               | EXISTING TRASH ENCLOSURE TO BE REMOVED. |
| 9.               | PROPERTY LINE.                          |
| 10.              | SETBACK LINE.                           |
| 11.              | LOADING AREA.                           |
| 12.              | NEW TRASH ENCLOSURE.                    |
| 13.              | LANDSCAPE AREA.                         |

| SITE PLAN NOTES |                                                                                                                                                                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.              | DRAWING IS DIAGRAMMATIC CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.                                                                                                                                                       |
| 2.              | CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.                                                                                                                                                               |
| 3.              | CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.                                                                                                                                                                             |
| 4.              | NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.                                                                                                                                                                                                                         |
| 5.              | PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.                                      |
| 6.              | "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATION WITHIN 5FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.                                                                                                                                                   |
| 7.              | ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM/RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD. |
| 8.              | CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.                                                                                              |
| 9.              | THE PROPOSED TREES AND HEDGES SHOULD BE PLANTED IN LOCATIONS THAT PROVIDE ADEQUATE ROOM FOR GROWTH. (I.E. 24"-BOX TREES PLANTED 24" FROM THE WALL INSIDE THE PROPERTY LINE)                                                                                                       |

|     |                                                                                                                                                                                                                                                                                                                          |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2". CBC 11113A.1                                                                                                                                                                          |
| 11. | WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 2%. CBC 11113A.1.3                                                                                                                                                                                                                                               |
| 12. | WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 5%, IT SHALL COMPLY WITH THE PROVISIONS OF SEC.11144A AS A PEDESTRIAN RAMP. CBC 11113A.3                                                                                                                                                                   |
| 13. | LANDINGS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48"WIDE X 44"DEEP AT A DOOR THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK. CSC 11113A.4 |
| 14. | ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 PER SECTION 1002 AND SHALL COMPLY WITH SECTION 11144 OR 1122A.                                                                                                                                                                           |



| PHASE I LANDSCAPE SUMMARY                          |                                                    |
|----------------------------------------------------|----------------------------------------------------|
| LOT AREA                                           | 77,351 SQ.FT.                                      |
| TOTAL PARKING AND DRIVE ISLES AREA                 | 37,942 SQ.FT.                                      |
| LANDSCAPE AREA REQUIRED IN PARKING AND DRIVE ISLES | 37,942 x 6% = 2,277 SQ.FT. (2,576 SQ.FT. PROVIDED) |
| 77,351 - 37,942 =                                  | 39,409 SQ.FT.                                      |
| TOTAL REQUIRED LANDSCAPE AREA                      | 5,911 SQ.FT.                                       |
| 39,409 x 15% = 5,911 SQ.FT.                        |                                                    |
| (E) FRONT LANDSCAPE AREA                           | 2,637 SQ.FT.                                       |
| PROPOSED LANDSCAPE                                 | 3,296 SQ.FT.                                       |
| TOTAL PHASE I LANDSCAPE AREA                       | 5,933 SQ.FT.                                       |
| TOTAL PROPOSED PARKING SPACES                      | 86 SPACES                                          |
| TOTAL 15-GALLON-TREES REQUIRED                     | 86 SPACES/ 5 PER SPACE = 18 TREES                  |
| PHASE II LANDSCAPE SUMMARY                         |                                                    |
| LOT AREA                                           | 77,351 SQ.FT.                                      |
| TOTAL PARKING AND DRIVE ISLES AREA                 | 37,942 SQ.FT.                                      |
| LANDSCAPE AREA REQUIRED IN PARKING AND DRIVE ISLES | 37,942 x 6% = 2,277 SQ.FT. (2,576 SQ.FT. PROVIDED) |
| 77,351 - 37,942 =                                  | 39,409 SQ.FT.                                      |
| TOTAL REQUIRED LANDSCAPE AREA                      | 5,911 SQ.FT.                                       |
| 39,409 x 15% = 5,911 SQ.FT.                        |                                                    |
| (E) FRONT LANDSCAPE AREA                           | 2,637 SQ.FT.                                       |
| PROPOSED LANDSCAPE @ ROOF GARDEN                   | 3,480 SQ.FT.                                       |
| TOTAL PHASE II LANDSCAPE AREA                      | 6,117 SQ.FT.                                       |
| TOTAL PROPOSED PARKING SPACES                      | 86 SPACES                                          |
| TOTAL 15-GALLON-TREES REQUIRED                     | 86 SPACES/ 5 PER SPACE = 18 TREES                  |

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PROJECT

**DI STEFANO CHEESE FACTORY  
EXPANSION**  
1485 E. 3RD STREET  
POMONA, CA 91766  
APN: 8326-015-044

APPLICANT

**MIMMO BRUNO**  
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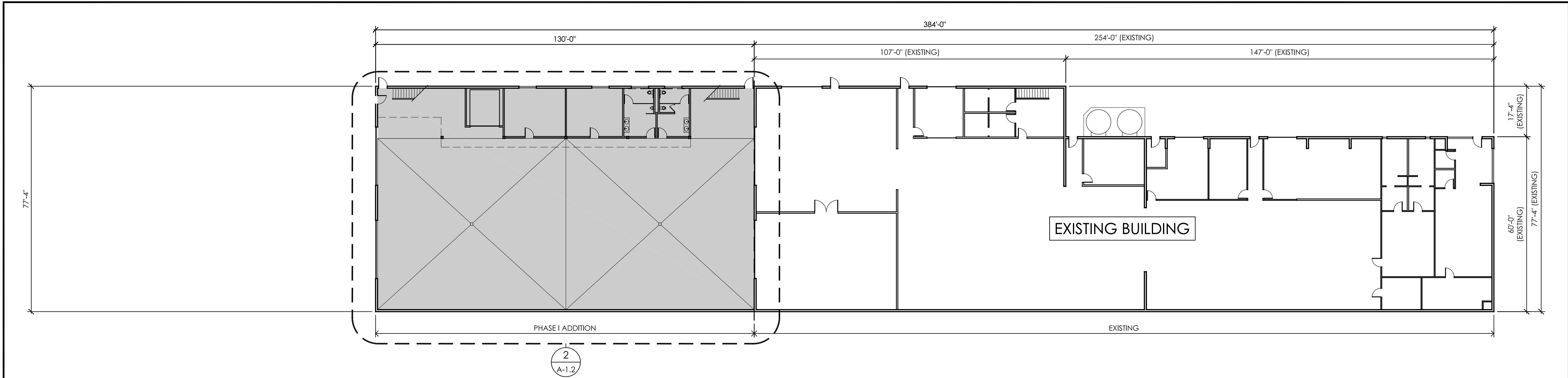
PHASE I AND  
PHASE II SITE  
PLAN AND  
NOTES

REVISIONS

|    |                             |
|----|-----------------------------|
| 1. | PLANNING COMMENTS 9/26/2018 |
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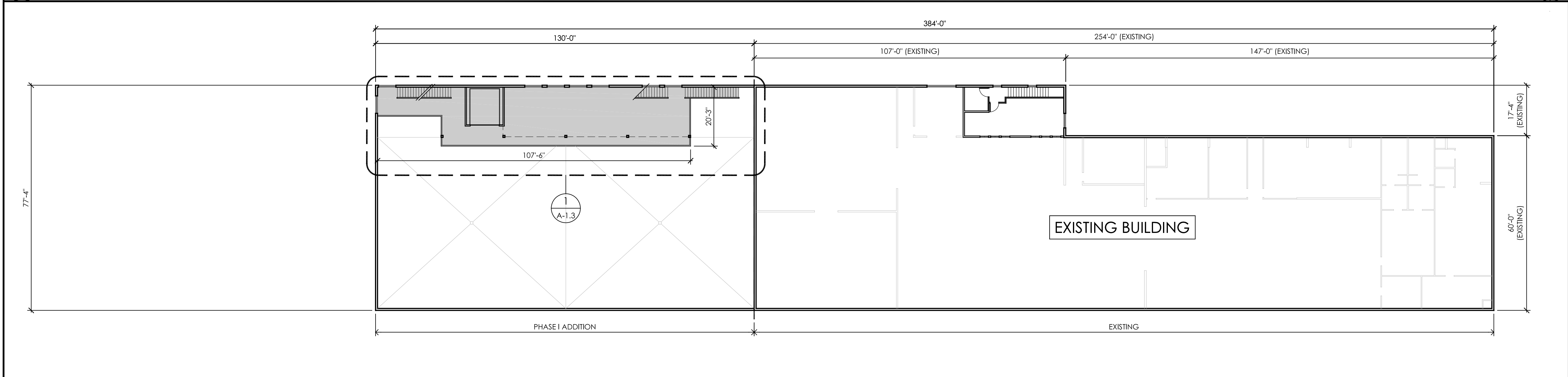
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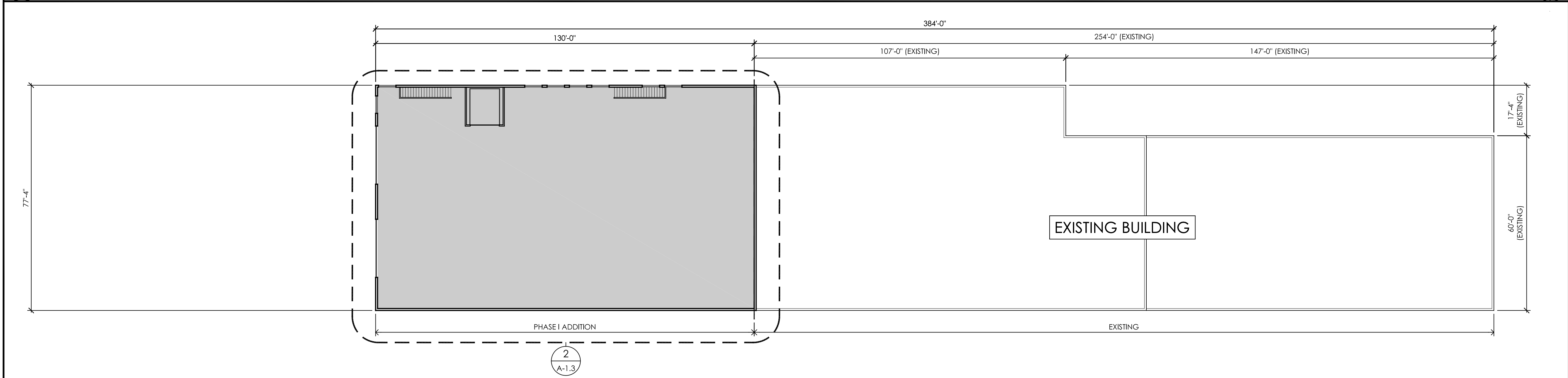
1 PHASE I GROUND FLOOR PLAN

1" = 20'-0"



2 PHASE I LOFT PLAN

1" = 20'-0"



3 PHASE I SECOND FLOOR PLAN

1" = 20'-0"

## PLAN KEYNOTES

1. -

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## PHASE I FLOOR PLANS

REVISIONS

1. PLANNING COMMENTS 9/26/2018

DATE: 7 / 11 / 2018

SCALE: AS NOTED

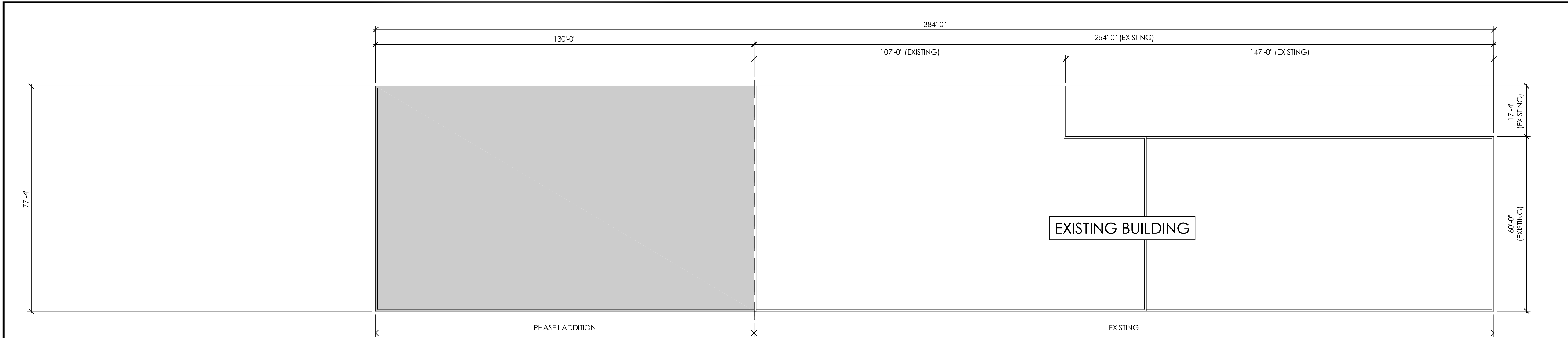
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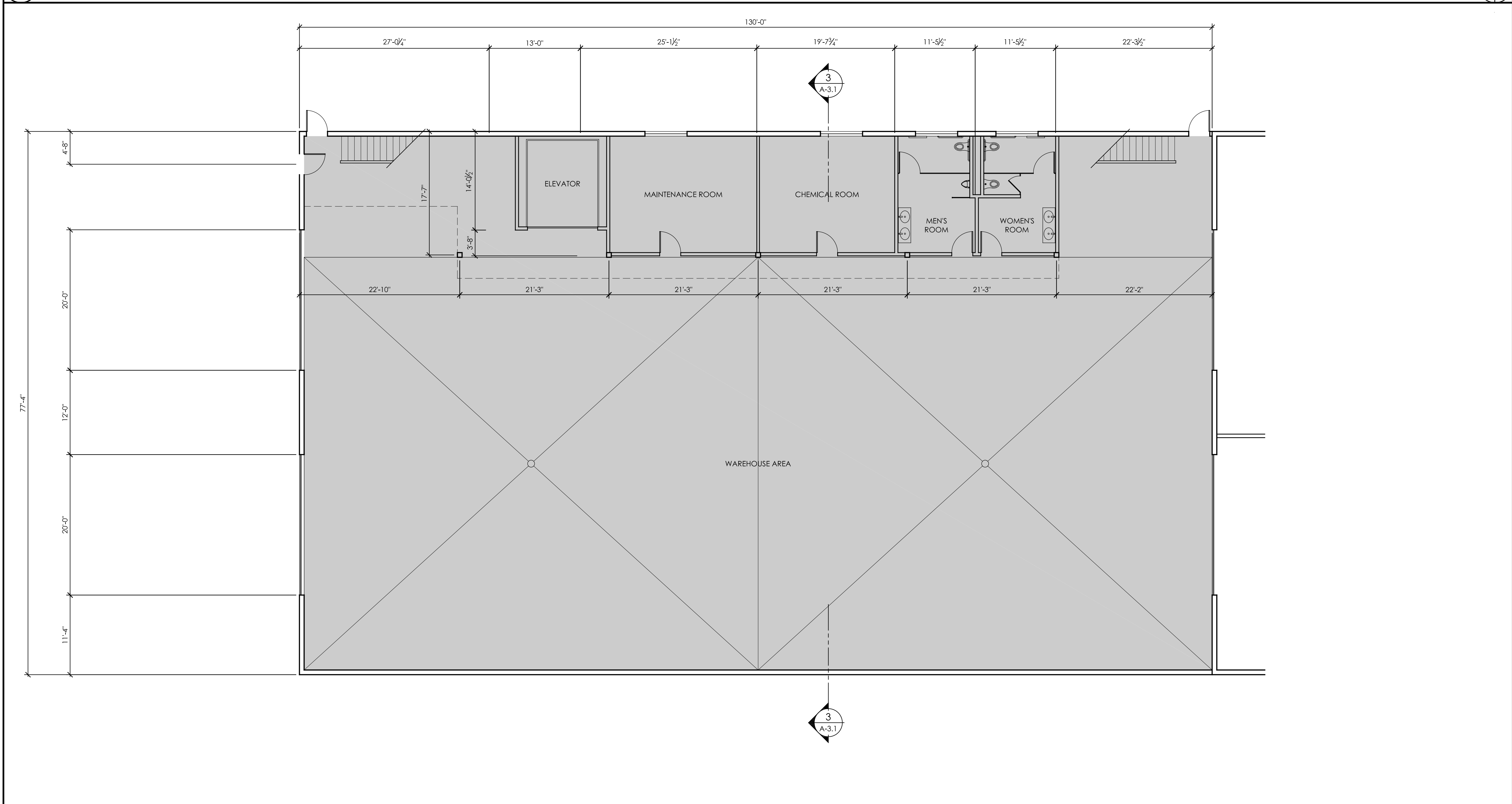
CHK BY: EGP

SHEET NO.

A-1.1



1 PHASE I ROOF PLAN



2 PHASE I ENLARGE GROUND FLOOR PLAN

PLAN KEYNOTES

1. -

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BUILD//  
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PHASE I ROOF  
PLAN AND  
ENLARGED  
FLOOR PLAN

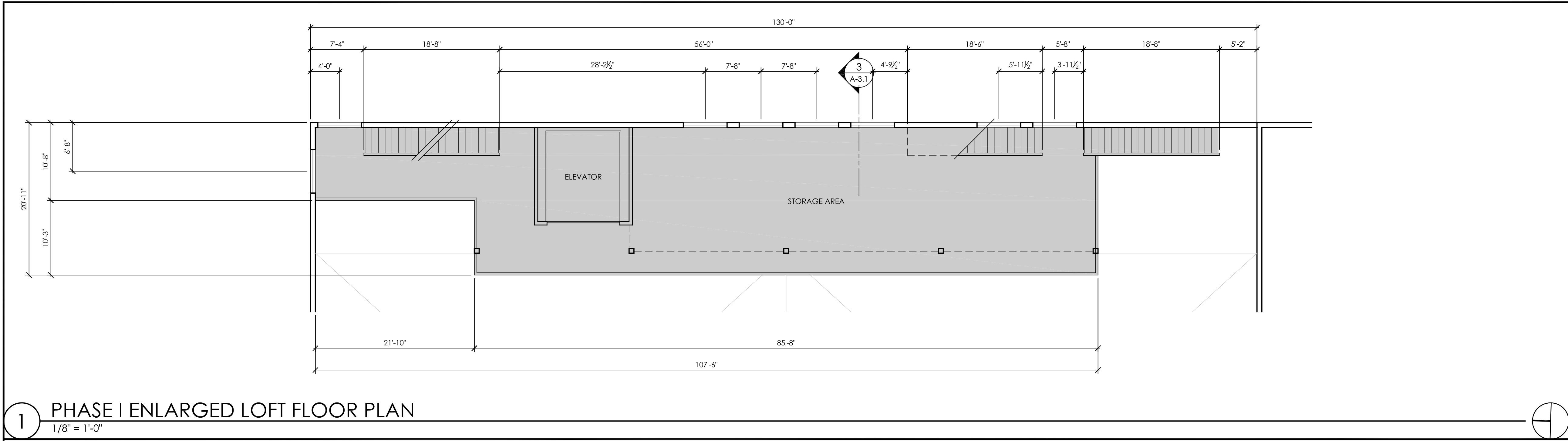
REVISIONS

1. PLANNING COMMENTS 9/26/2018

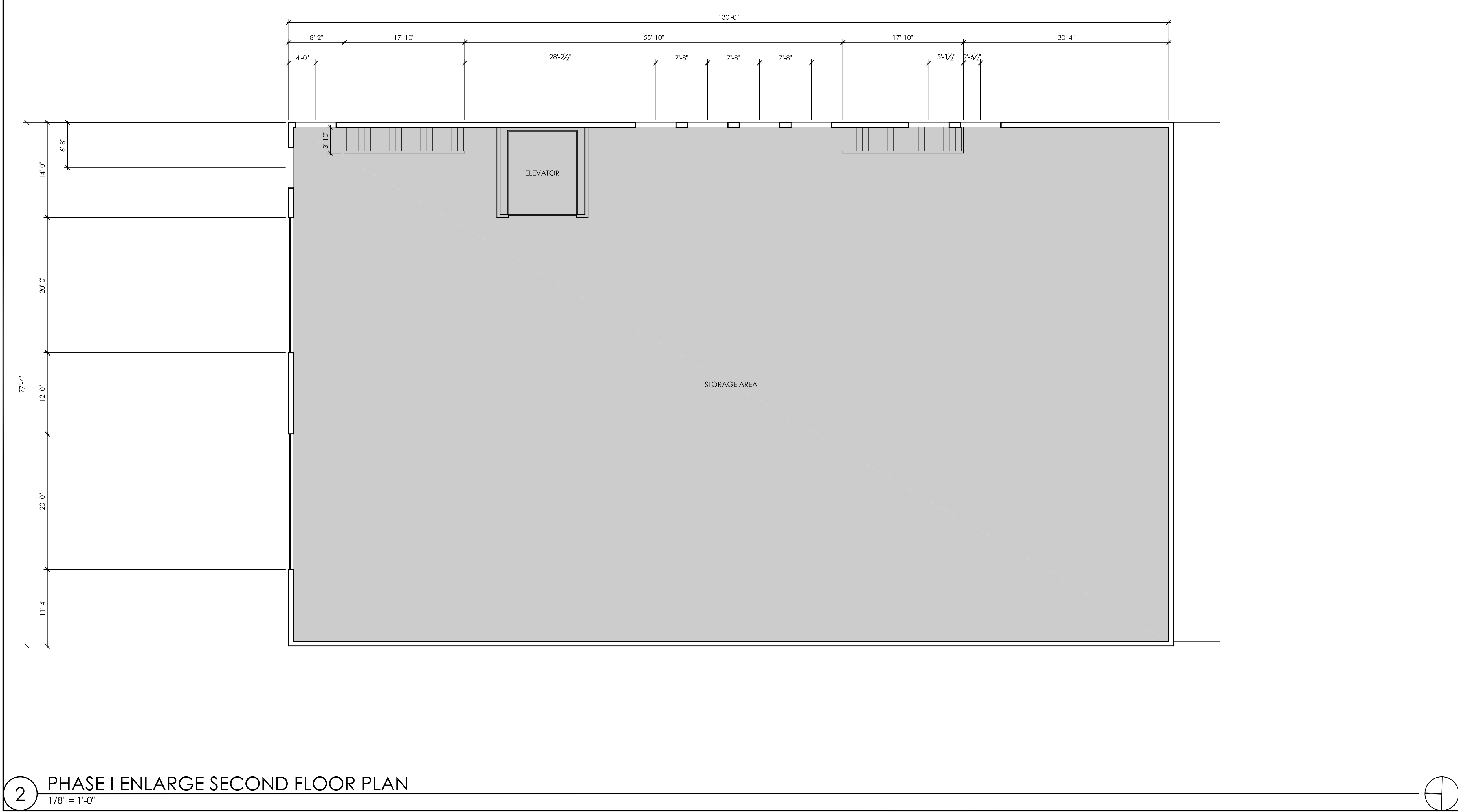
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SCALE: AS NOTED  
JOB NO: 180101  
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CHK BY: EGP

SHEET NO.

**A-1.2**



1 PHASE I ENLARGED LOFT FLOOR PLAN  
1/8" = 1'-0"



2 PHASE I ENLARGE SECOND FLOOR PLAN  
1/8" = 1'-0"

PLAN KEYNOTES

1. -

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ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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PHASE I  
ENLARGED  
FLOOR PLANS

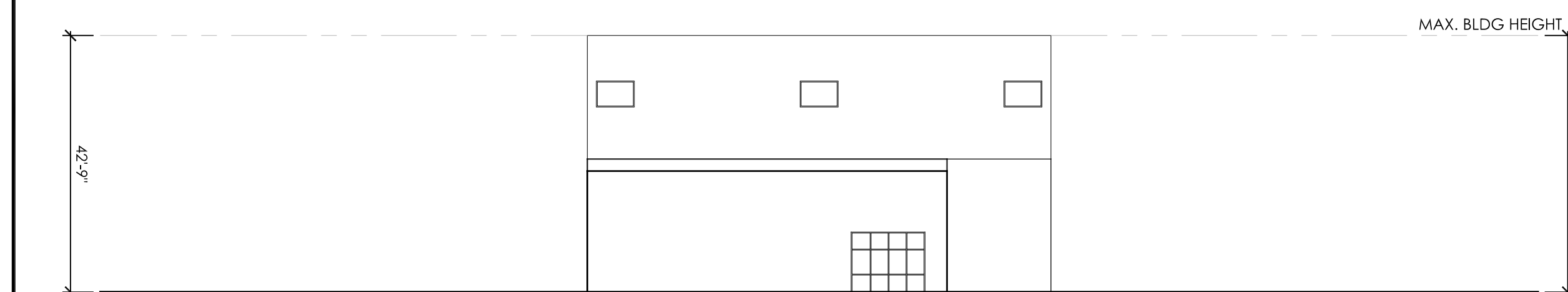
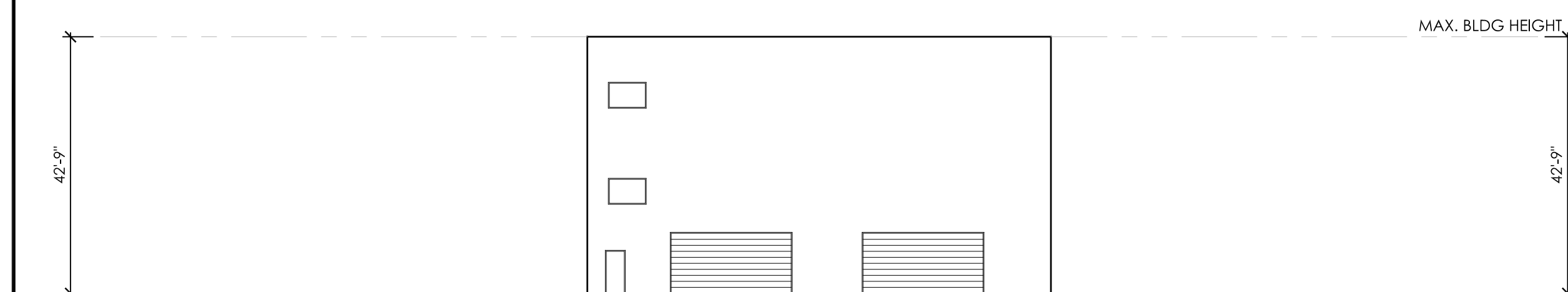
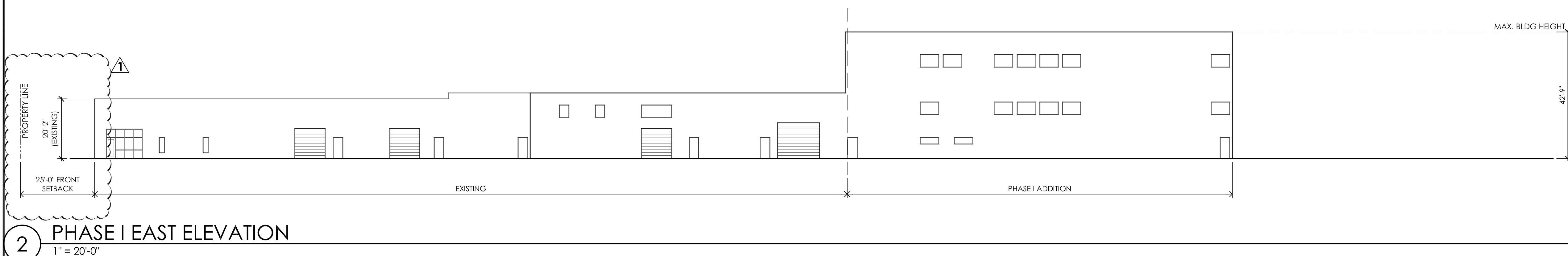
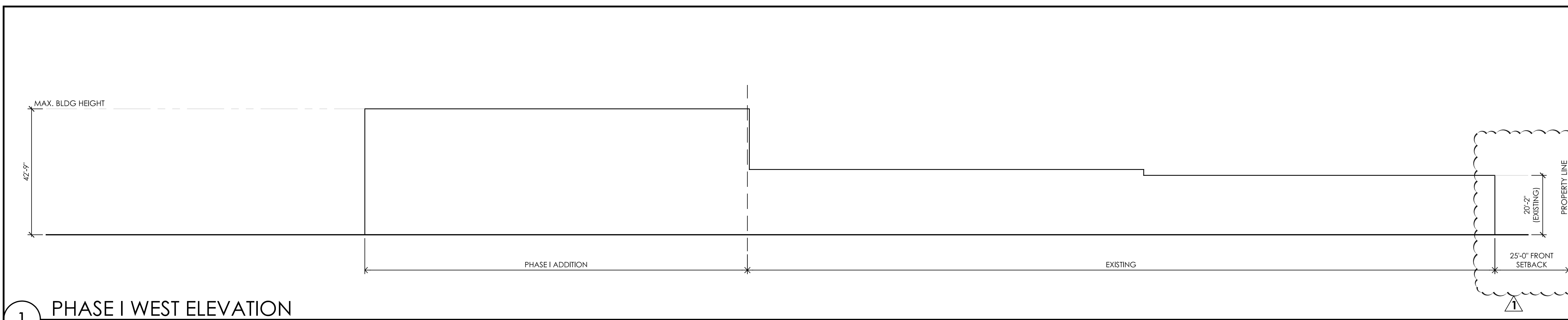
REVISIONS

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| 1 | PLANNING COMMENTS 9/26/2018 |
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|   |                             |

DATE: 7 / 11 / 2018  
SCALE: AS NOTED  
JOB NO: 180101  
DWN BY: CCW  
CHK BY: EGP

SHEET NO.

A-1.3



## ROOF PLAN KEYNOTES

1. --

## ELEVATION KEYNOTES

1. —

c e d g

ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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## CONSULTANTS

PROJECT

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## PHASE I ELEVATIONS

## REVISIONS

|  |                             |
|--|-----------------------------|
|  | PLANNING COMMENTS 9/26/2018 |
|--|-----------------------------|

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SALE: AS NOTED

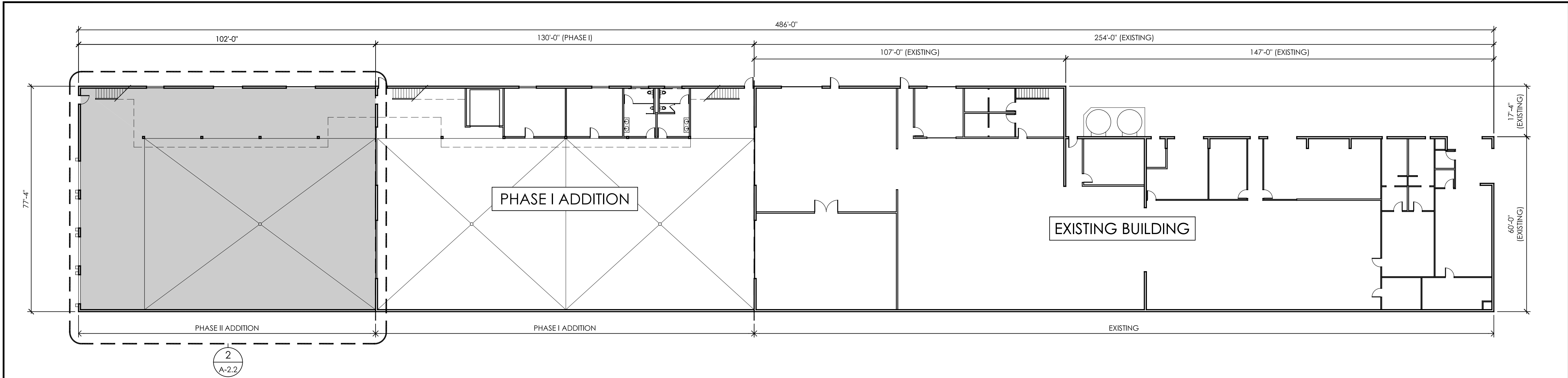
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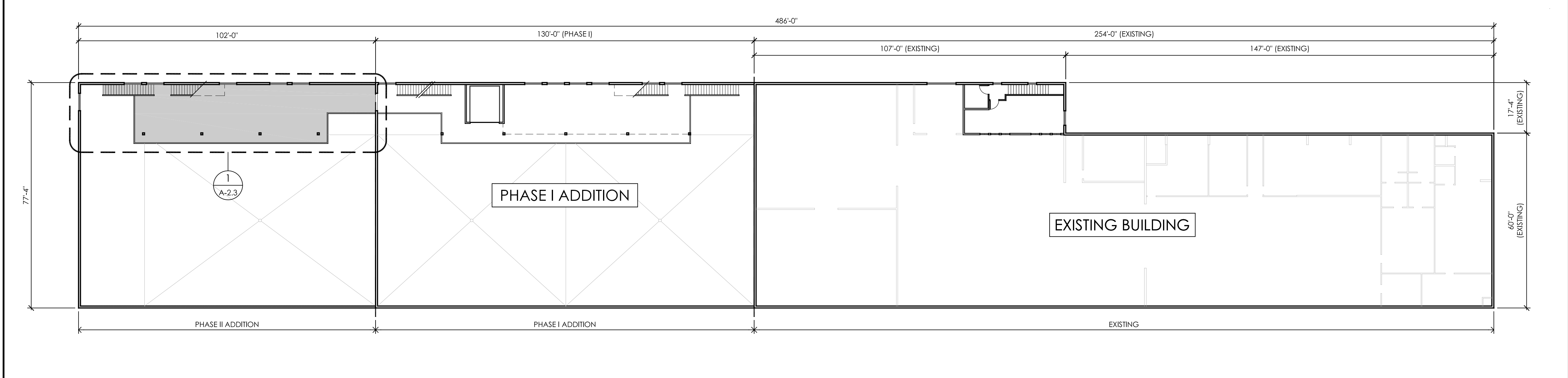
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**SHEET NO.**

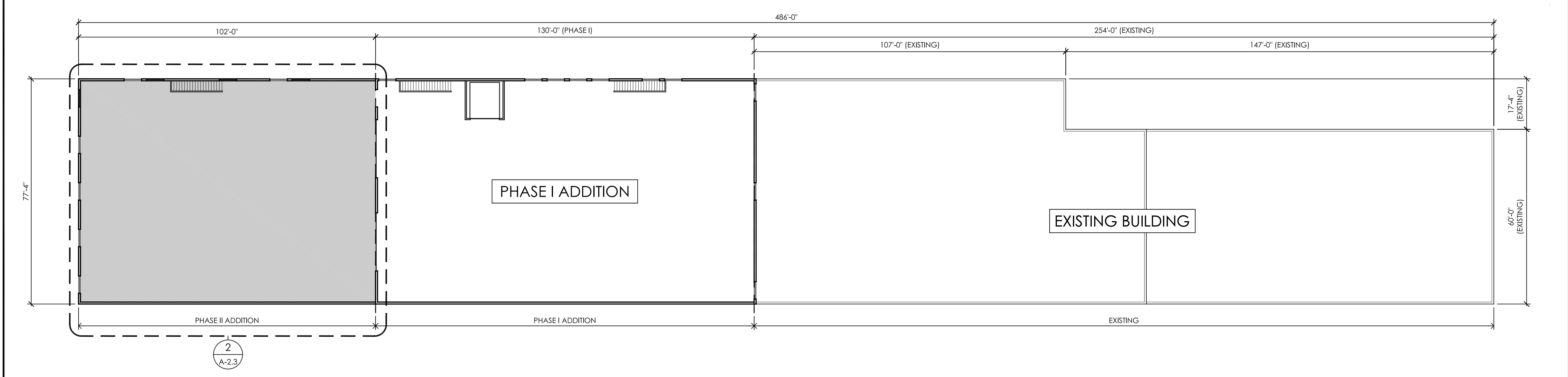
## A-1.4



1 PHASE II GROUND FLOOR PLAN  
1" = 20'-0"



2 PHASE II LOFT FLOOR PLAN  
1" = 20'-0"



3 PHASE II SECOND FLOOR PLAN  
1" = 20'-0"

**PLAN KEYNOTES**

1. -

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BUILD//  
LANDSCAPE//

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LICENSED ARCHITECT  
BRIAN G. PETERSON  
No. C25268  
REN. 10-31-2019  
STATE OF CALIFORNIA

**CONSULTANTS**

**PROJECT**

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**PHASE II  
FLOOR PLANS**

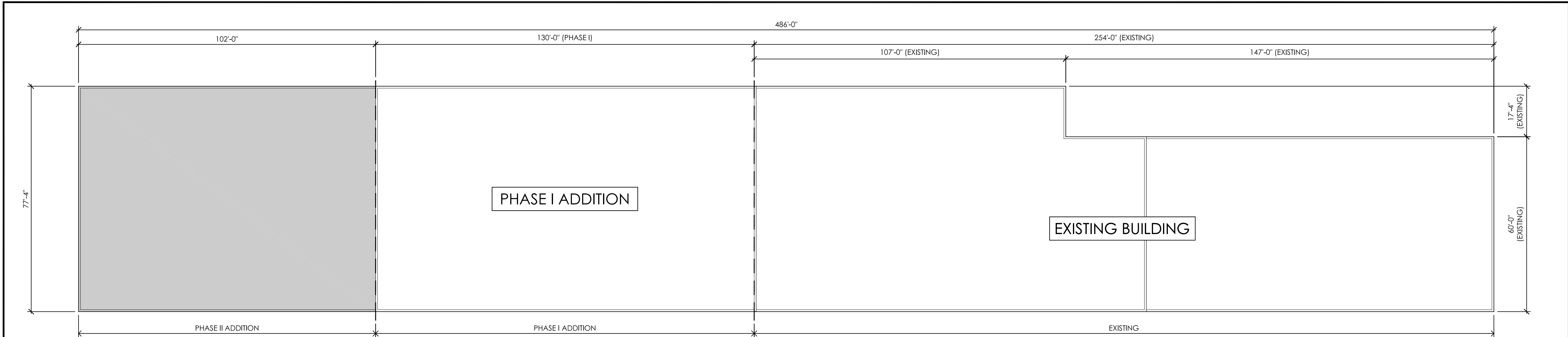
**REVISIONS**

| NO. | DESCRIPTION                 | DATE |
|-----|-----------------------------|------|
| 1   | PLANNING COMMENTS 9/26/2018 |      |
|     |                             |      |
|     |                             |      |
|     |                             |      |

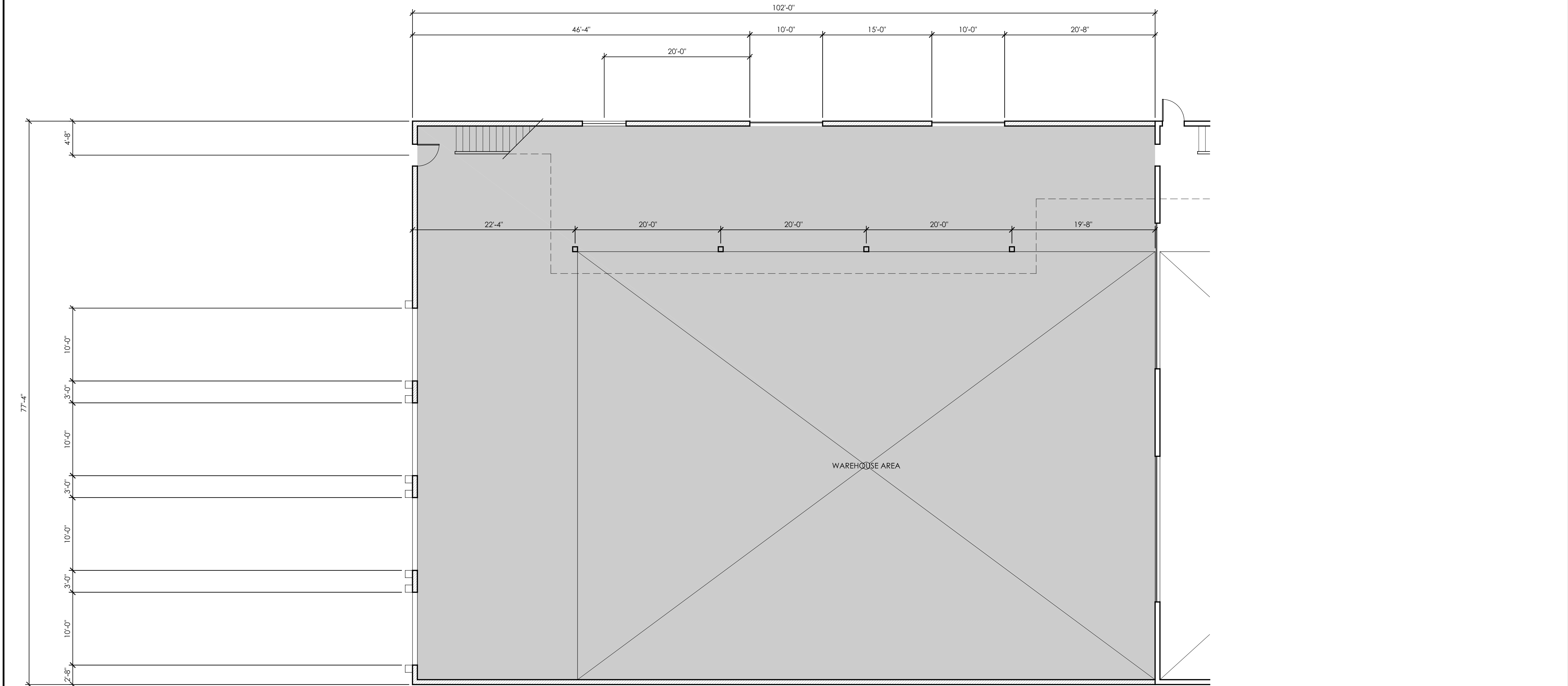
DATE: 7 / 11 / 2018  
SCALE: AS NOTED  
JOB NO: 180101  
DWN BY: CCW  
CHK BY: EGP

SHEET NO.

**A-2.1**



1 PHASE II ROOF PLAN  
1" = 20'-0"



2 PHASE II ENLARGE GROUND FLOOR PLAN  
1/8" = 1'-0"

## PLAN KEYNOTES

1. -

cedg

ARCHITECTURE//  
BUILD//  
LANDSCAPE//

//401 e. columbia ave.  
pomona, ca 91767

//909.625.3916  
//cedgarchitects.com  
//info@cedgarchitects.com

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CONSULTANTS

PROJECT

**DI STEFANO CHEESE FACTORY  
EXPANSION**  
1485 E. 3RD STREET  
POMONA, CA 91766  
APN: 8326-015-044

APPLICANT

**MIMMO BRUNO**  
1485 E. 3RD STREET  
POMONA, CA 91766

PLAN PREPARER

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TEL: 909.625.3916

PHASE II ROOF  
PLAN AND  
ENLARGED  
FLOOR PLAN

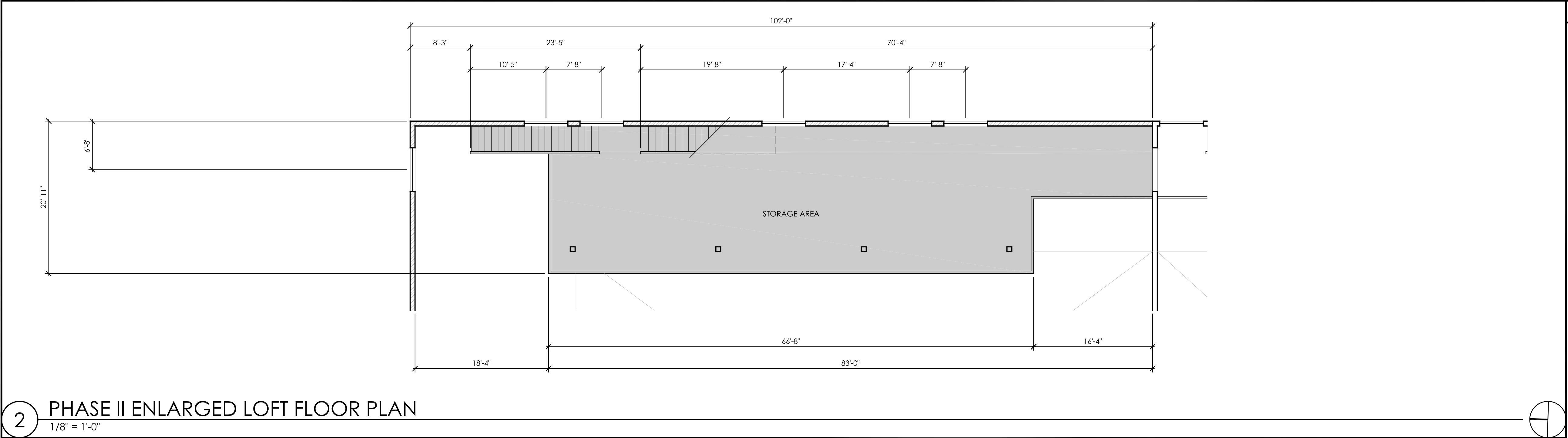
REVISIONS

1. PLANNING COMMENTS 9/26/2018

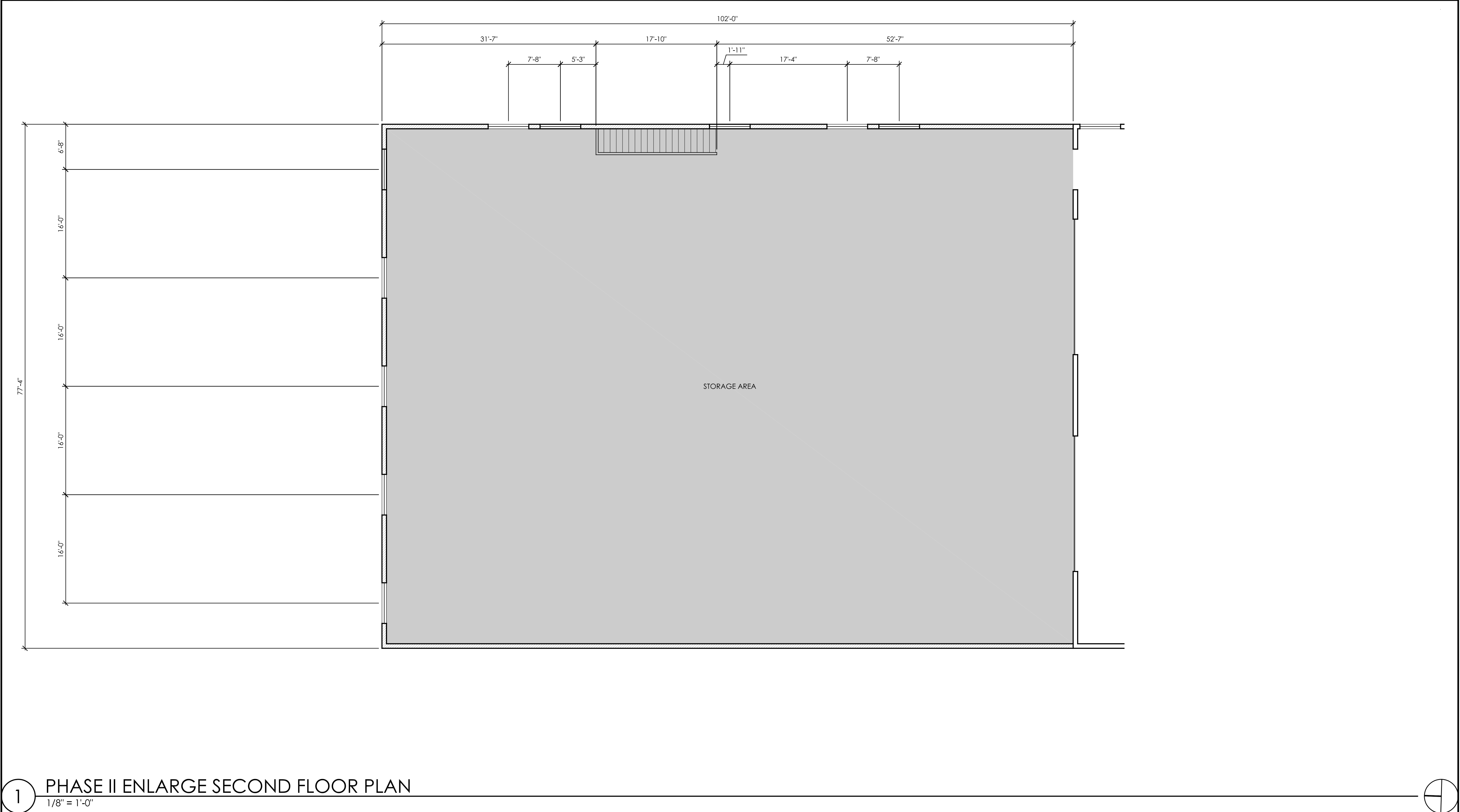
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SCALE: AS NOTED  
JOB NO: 180101  
DWN BY: CCW  
CHK BY: EGP

SHEET NO.

**A-2.2**



2 PHASE II ENLARGED LOFT FLOOR PLAN  
1/8" = 1'-0"



1 PHASE II ENLARGE SECOND FLOOR PLAN  
1/8" = 1'-0"

PLAN KEYNOTES

1. -

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ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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pomona, ca 91767  
  
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LICENSED ARCHITECT  
BRIAN G. PETERSON  
No. C25268  
REN. 10-31-2019  
STATE OF CALIFORNIA

CONSULTANTS

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EXPANSION  
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TEL: 909.625.3916

PHASE II  
ENLARGED  
FLOOR PLANS

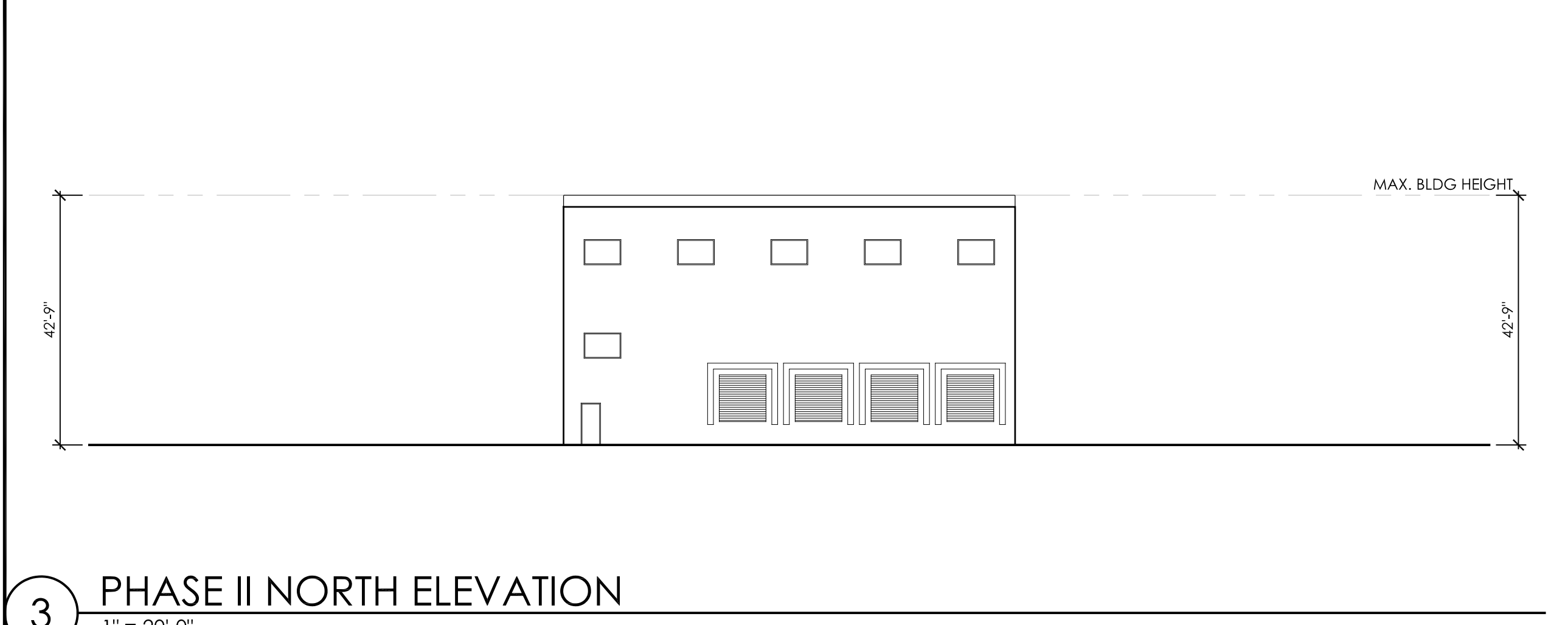
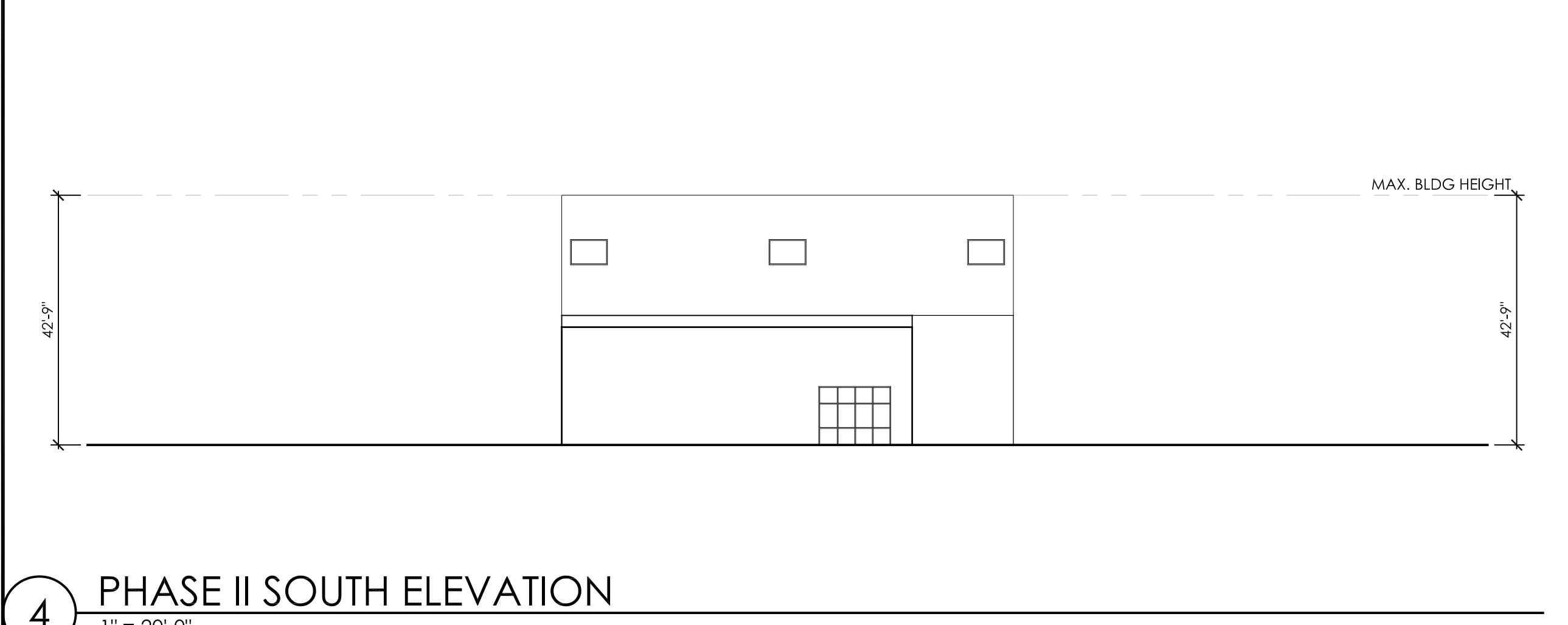
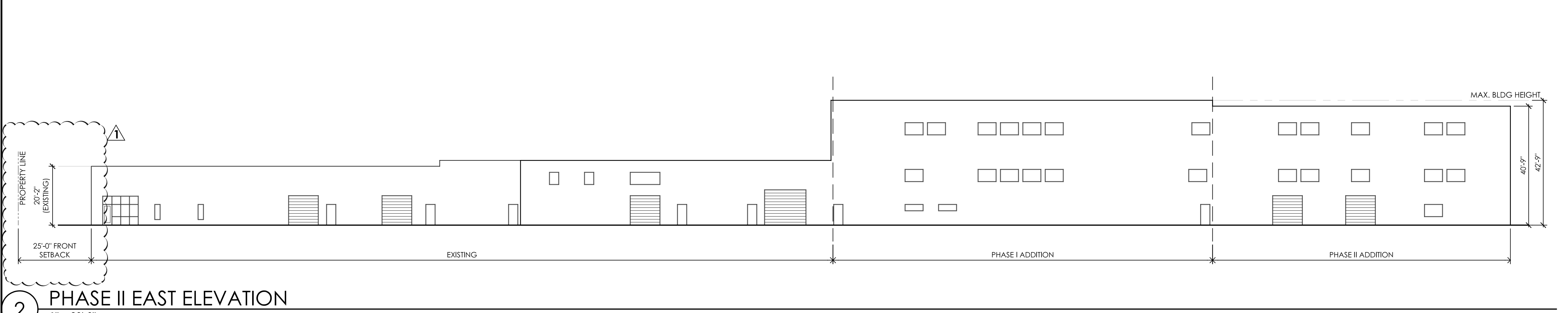
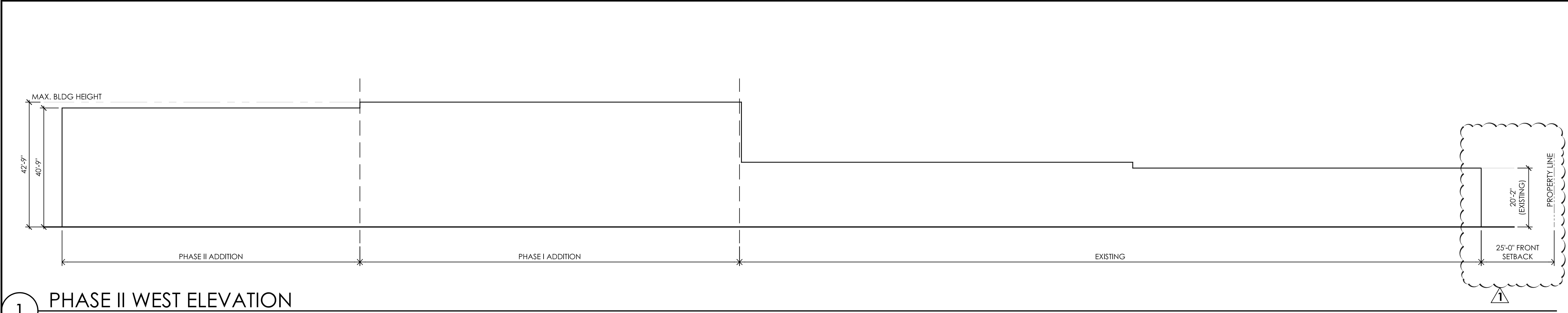
REVISIONS

PLANNING COMMENTS 9/26/2018

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SHEET NO.

A-2.3



ROOF PLAN KEYNOTES

1. -

ELEVATION KEYNOTES

1. -

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ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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PHASE II  
ELEVATIONS

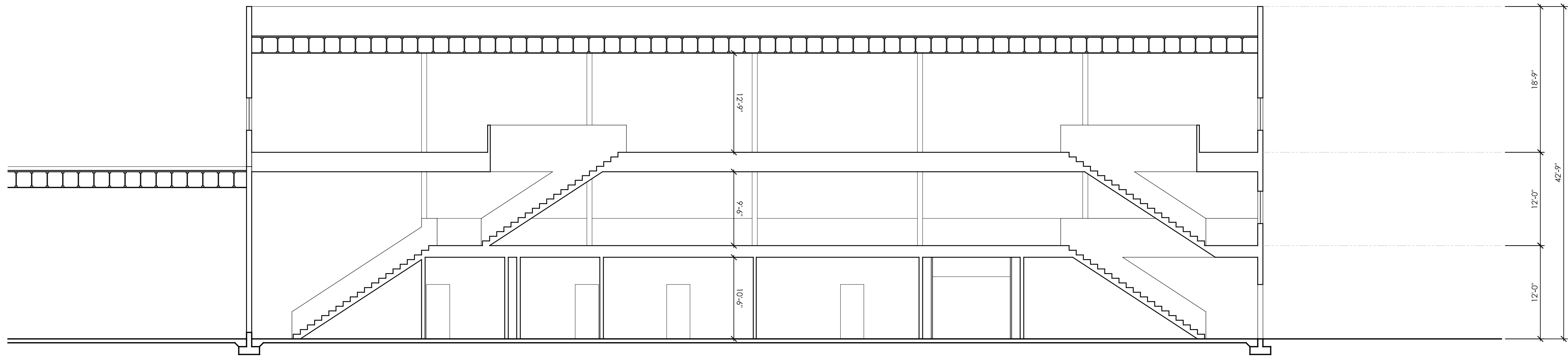
REVISIONS

1. PLANNING COMMENTS 9/26/2018

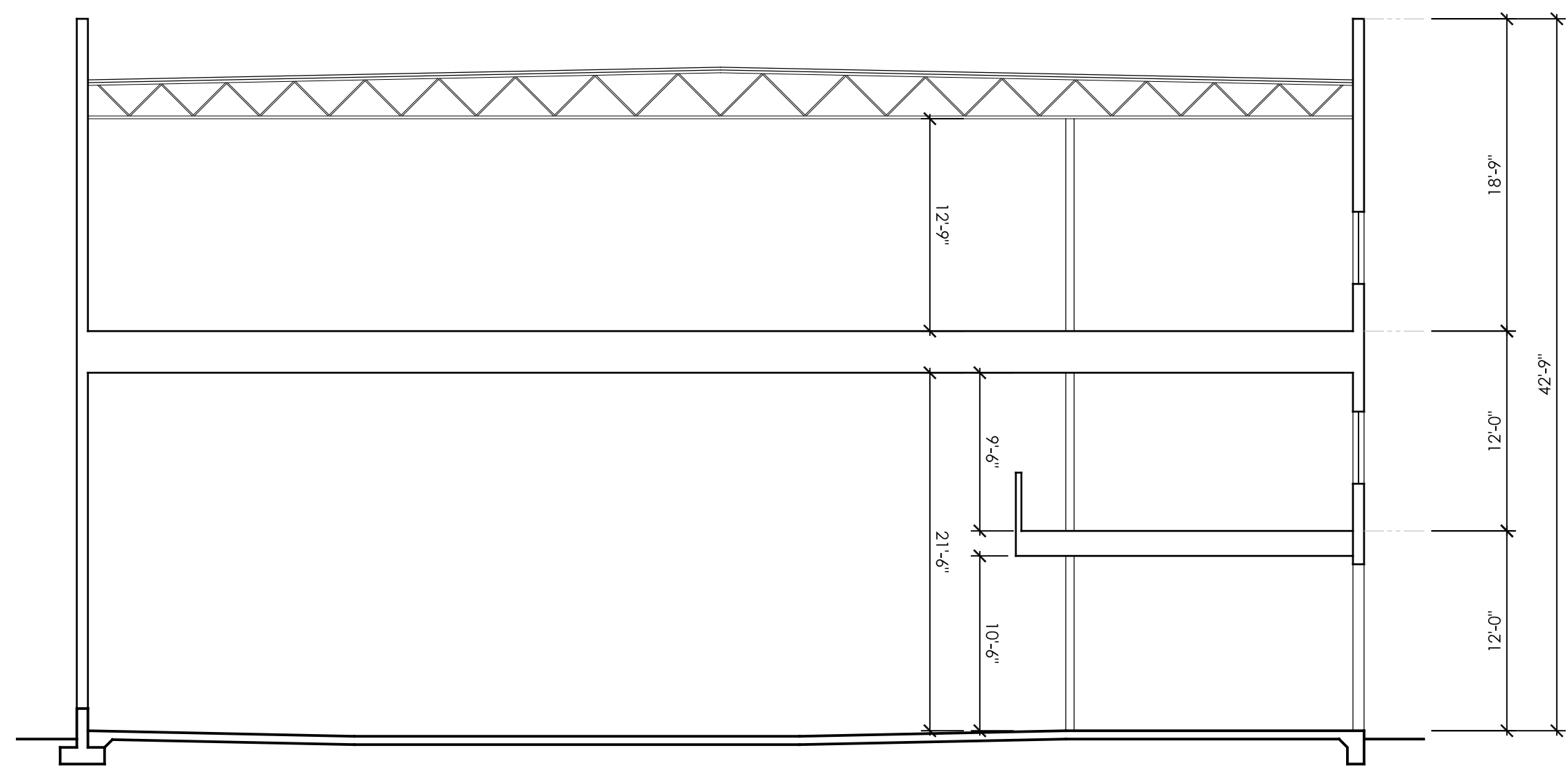
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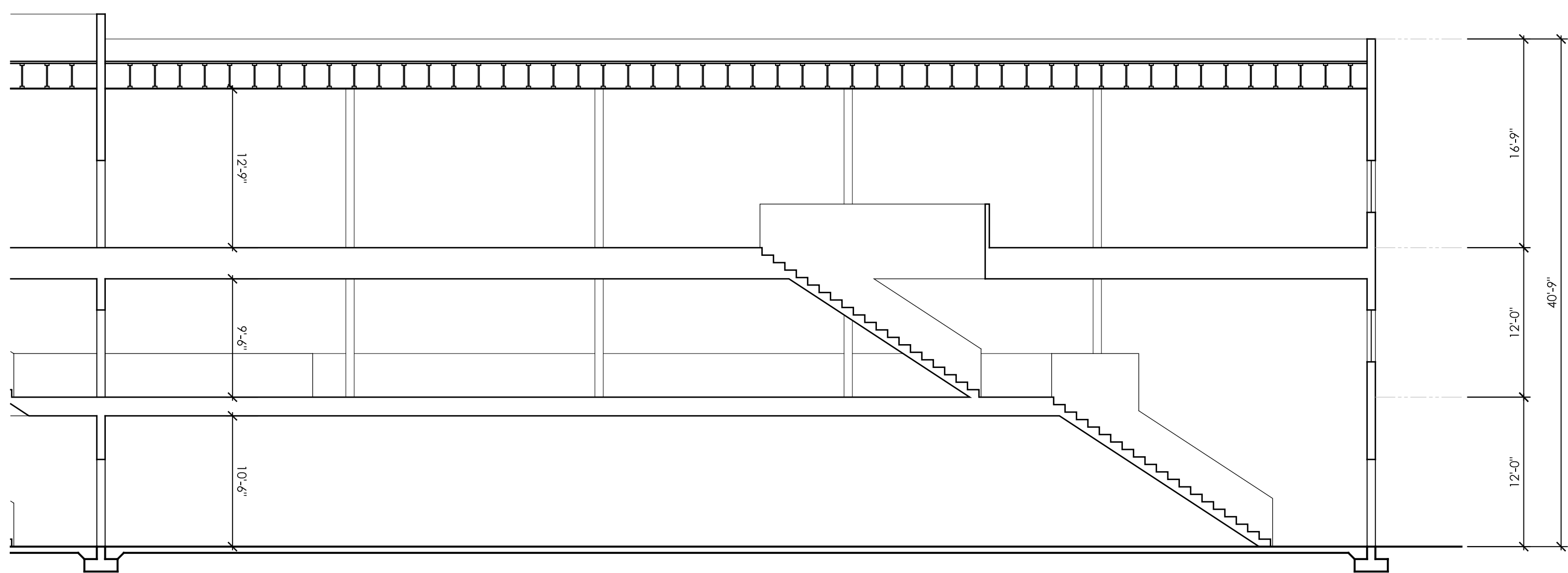
**A-2.4**



1 PHASE I BUILDING SECTION  
1/8" = 1'-0"



3 BUILDING SECTION  
1/8" = 1'-0"



2 PHASE II BUILDING SECTION  
1/8" = 1'-0"

BUILDING SECTION KEYNOTES

1. -

cedg

ARCHITECTURE//  
BUILD//  
LANDSCAPE//

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APN: 8326-015-044

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BUILDING  
SECTIONS

REVISIONS

1. PLANNING COMMENTS 9/26/2018

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SHEET NO.

A-3.1