PLANNING COMMISSION AGENDA

Tuesday, November 12, 2024
6:30 PM

South Coast Air Quality Management District/Government Center Room CC-8
21865 Copley Drive, Diamond Bar, CA 91765

PUBLIC ADVISORY:

Members of the public are encouraged to participate and address the Planning Commission during the public comment portion of the meeting either in person or via teleconference.

CHAIR	***RUBEN TORRES***
VICE CHAIR	***MAHENDRA GARG***
COMMISSIONER	***NAILA BARLAS***
COMMISSIONER	***WILLIAM RAWLINGS***
COMMISSIONER	***RAYMOND WOLFE***

How to Observe the Meeting From Home:
Members of the public can observe the meeting by calling +1 (415) 930-5321, Access Code: 713-930-052, or visiting https://attendee.gotowebinar.com/register/6975530908032473949

How to Submit Public Comment:
Please note, that in the event that comments by teleconferencing become infeasible due to an Internet or power outage or technical problems outside the City's control, the meeting at the South Coast Air Quality Management District/Government Center Room CC-8 will proceed without interruption. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please send email public comments to Planning@DiamondBarCA.gov by 4:00 p.m. on the day of the meeting and indicate in the Subject Line "FOR PUBLIC COMMENT." Written comments will be distributed to the Planning Commission members and read into the record at the meeting, up to a maximum of five minutes.

Members of the public will be called upon one at a time during the Public Comment portion of the agenda. Speakers are limited to five minutes per agenda item, unless the Chairperson determines otherwise.

American Disability Act Accommodations:
Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission Meeting, please contact the Community Development Office (909) 839-7030 within 72 hours of the meeting. Commission recordings will be available upon request the day following the Planning Commission Meeting.

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

Members of the public may address the Planning Commission on any item of business on the agenda during the time the item is taken up by the Planning Commission. In addition, members of the public may, during the Public Comment period address the Planning Commission on any Consent Calendar item or any matter not on the agenda and within the Planning Commission's subject matter jurisdiction. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Minutes Secretary.

Speakers are limited to five minutes per agenda item, unless the Chairperson determines otherwise. The Chairperson may adjust this time limit depending on the number of people wishing to speak, the complexity of the matter, the length of the agenda, the hour and any other relevant consideration. Speakers may address the Planning Commission only once on an agenda item, except during public hearings, when the applicant/appellant may be afforded a rebuttal.

Public comments must be directed to the Planning Commission. Behavior that disrupts the orderly conduct of the meeting may result in the speaker being removed from the meeting.

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

Agendas for regular Planning Commission meetings are available 72 hours prior to the meeting and are posted in the City's regular posting locations and on the City's website at www.diamondbarca.gov. The Planning Commission may take action on any item listed on the agenda.

Copies of staff reports or other written documentation relating to agenda items are on file in the Planning Division of the Community Development Department, located at 21810 Copley Drive, and are available for public inspection upon request. If you have questions regarding an agenda item, please call (909) 839-7030 during regular business hours.

HELPFUL CONTACT INFORMATION

Copies of Agenda, Rules of the Planning Commission, Recordings of Meetings (909) 839-7030
Email: info@diamondbarca.gov
Website: www.diamondbarca.gov

CITY OF DIAMOND BAR
PLANNING COMMISSION
November 12, 2024

AGENDA

Next Resolution No. 2024-11

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. ROLL CALL: COMMISSIONERS: Barlas, Rawlings, Wolfe, Vice Chair Garg, Chair Torres

2. APPROVAL OF AGENDA: Chair

3. PUBLIC COMMENTS:

"Public Comments" is the time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Planning Commission on consent calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission or staff may briefly respond to public comments, if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission. Please complete a speaker card and hand it to the Minutes Secretary (completion of this form is voluntary). The Planning Commission will call on in-person speakers first and then teleconference callers, one at a time to give their name and if there is an agenda item number they wish to speak on before providing their comment. If you wish to speak on a public hearing item or Planning Commission consideration item, you will then be called upon to speak at that point in the agenda.

4. CONSENT CALENDAR:

The following items listed on the consent calendar are considered routine and are approved by a single motion. Consent calendar items may be removed from the agenda by request of the Planning Commission only:

4.1 **<u>MINUTES OF THE JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION</u>** – October 8, 2024.

4.2 **<u>MINUTES OF THE PLANNING COMMISSION REGULAR MEETING</u>** – October 8, 2024.

5. OLD BUSINESS: None.

6. NEW BUSINESS: None.

7. PUBLIC HEARING:

7.1 **Development Review and Tree Permit No. PL2024-36**: Under the authority of DBCC Section 22.38 and 22.48, the applicant, Philip K. Chan, and the property owner, LHL 688 LLC, are requesting Development Review approval for the construction of a new 9,484 square-foot single-family residence with an 837 square-foot garage, 958 square feet of balcony area, 698 square feet of porch area, swimming pool and rear yard improvements on a 49,223 gross square-foot (1.13 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove two protected California black walnut trees and one coast live oak tree and replace with nine coast live oak trees on site. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2537 Indian Creek Road
Diamond Bar, CA 91765

APPLICANT: Philip K. Chen
711 S. First Avenue
Arcadia, CA 91006

PROPERTY OWNER: LHL 688 LLC
14328 Lomitas Avenue
City of Industry, CA 91746

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to Article 19 under Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission approve Development Review and Tree Permit No. PL2024-36 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 Project Status Report

10. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING:	Tuesday, November 19, 2024, 6:30 pm South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
VETERANS DAY HOLIDAY:	Monday, November 11, 2024 In observance of the holiday, city offices will be closed. City offices will reopen on Tuesday, November 12, 2024.
PLANNING COMMISSION MEETING:	Tuesday, November 26, 2024, 6:30 pm Windmill Community Room (Tentative) Diamond Bar City Hall 21801 Copley Drive
THANKSGIVING HOLIDAY:	Thursday, November 28, 2024 Friday, November 29, 2024 In observance of the holiday, city offices will be closed. City offices will reopen on Monday, December 2, 2024.

11. ADJOURNMENT

CITY OF DIAMOND BAR
SPECIAL JOINT STUDY SESSION MINUTES OF THE
CITY COUNCIL AND PLANNING COMMISSION
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT/ROOM CC-8
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765
OCTOBER 8, 2024

CALL TO ORDER: Mayor Liu called the Study Session to order at 5:00 p.m.

ROLL CALL: Council Members Andrew Chou, Ruth Low, Steve Tye, Mayor Pro Tem Chia Yu Teng and Mayor Stan Liu

Absent: None

Commissioners Naila Barlas, William Rawlings, Raymond Wolfe (arrived at 5:08 p.m.) Vice Chair Mahendra Garg, Chair Ruben Torres

Absent: None

Staff present in person: Dan Fox, City Manager; James Eggart, Assistant City Attorney; Greg Gubman, Community Development Director; Grace Lee, Planning Manager; May Nakajima, Senior Planner; Kristina Santana, City Clerk; Arlene Laviera, Administrative Coordinator

3.1 CITYWIDE OBJECTIVE DESIGN STANDARDS.

CM/Fox introduced Senior Planner May Nakajima, who provided an overview of the Citywide Objective Design Standards.

SP/Nakajima introduced Torti Gallas + Partners Consultant Neal Payton who continued the presentation and responded to Council and Commission questions.

ACA/Eggart provided clarification that California law does not mandate Objective Design Standards for single family housing, and though it does require objective standards for ADUs this ordinance will not apply to ADUs.

Consultant Payton, ACA/Eggart, CDD/Gubman and CM/Fox provided responses to the questions posed by Council Members and Commissioners.

The following updates to the list of objectives were proposed by the Council and Commission:

- Incorporate “natural features” into Objective 5 to emphasize nature such as sunset or view of mountain range.
- Add new objective dealing with multi-modal transportation criteria.
- Remove the word “historical” from Objective 7.

The following provided public comments:

Paul Deibel, resident

Mayor Liu closed the public comment period.

CM/Fox asked the Council and Commission to continue to think about this and provide him or CDD/Gubman with examples of projects they like

ADJOURNMENT: With no further business to come before the City Council and Planning Commission, Mayor Liu adjourned the Special Joint Study Session at 6:27 p.m.

Respectfully Submitted,

_____
Greg Gubman
Community Development Director

The foregoing minutes are hereby approved by the Planning Commission this 12th day of November, 2024.

_____
Ruben Torres, Chair

Respectfully Submitted,

_____
Kristina Santana, City Clerk

The foregoing minutes are hereby approved this 19th day of November, 2024.

_____
Stan Liu, Mayor

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
October 08, 2024

CALL TO ORDER:

C/Torres called the meeting to order at 6:33 p.m. in the South Coast Air Quality Management District/Government Center Room CC-8, 21865 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: C/Wolfe led the Pledge of Allegiance.

1. ROLL CALL: Commissioners Barlas, Rawlings, Wolfe, Vice Chair Garg, Chair Torres

ABSENT: None.

STAFF PRESENT: James H. Eggart, City Attorney, Greg Gubman, Community Development Director, Grace Lee, Planning Manager; May Nakajima, Senior Planner, Arlene Laviera, Administrative Coordinator

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the August 13, 2024, Regular Planning Commission Meeting.

C/Wolfe moved, and C/Rawlings seconded to approve. Motion carried 5-0 by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Rawlings, Wolfe, VC/Garg, C/Torres
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

5. OLD BUSINESS: None.

6. NEW BUSINESS:

7. CONTINUED PUBLIC HEARING:

7.1 **Conditional Use Permit No. PL2024-42**: Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a Pilates fitness studio at a 1,518 square-foot vacant space at Diamond Bar Plaza, a 36,444 square-foot multi-tenant shopping center. The subject property is zoned Regional Commercial (C-3) with an

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underlying General Plan land use designation of Town Center Mixed Use (MU-TC).

PROJECT ADDRESS: 303 S. Diamond Bar Blvd., Suite A
Diamond Bar, CA 91765

APPLICANT: Emily Herrera for The Pilates Circle
4485 Los Serranos Blvd.
Chino Hills, CA 91709

PROPERTY OWNER: Phoenix Gluck, L.P.
3191-D Airport Loop Drive
Costa Mesa, CA 92626

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to Article 19 under Section 15301(a) (interior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines. No further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit No. PL2024-42 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

SP/Nakajima presented the staff report.

C/Torres opened the public hearing.

No public comments were offered.

Emily Herrera, Applicant, approached the podium, introduced herself, provided background information as to why she is opening a Pilates studio in Diamond Bar.

C/Torres closed public hearing.

Rawlings moved, Barlas seconded, to approve Conditional Use Permit No. PL2024-42, subject to conditions of approval. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Rawlings, Wolfe, VC/Garg, C/Torres
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

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8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported there will not be a Planning Commission meeting on October 22, 2024.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:41 p.m. to the next regularly scheduled meeting on Tuesday, November 12, 2024.

The foregoing minutes are hereby approved this 12TH day of November, 2024.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, Chair

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PLANNING COMMISSION
AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

AGENDA ITEM NUMBER:	**7.1**
MEETING DATE:	November 12, 2024
CASE/FILE NUMBER:	Development Review and Tree Permit No. PL2024-36
PROJECT LOCATION:	2537 Indian Creek Road Diamond Bar, CA 91765 APN: 8713-035-015
GENERAL PLAN DESIGNATION:	Rural Residential (RR)
ZONING DISTRICT:	Rural Residential (RR)
PROPERTY OWNER:	LHL 688 LLC 14328 Lomitas Avenue City of Industry CA 91746
APPLICANT:	Philip K. Chan 711 S. First Avenue Arcadia, CA 91006

Summary:

The applicant is requesting Development Review (DR) approval for the construction of a new 9,484 square-foot, two-story, single-family residence with an 837 square-foot garage, 958 square feet of balcony area, 698 square feet of porch area, swimming pool and rear yard improvements on a 49,223 gross square-foot (1.13 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove two protected California black walnut trees and one coast live oak tree and replace with nine coast live oak trees on site.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2024-36, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), on the north side of Indian Creek Road, west of Braided Mane Drive. The property is currently undeveloped. An arborist report prepared for this project (Javier Cabral, May 29, 2024) identified five protected trees and six unprotected trees on the property.

The proposed project has been approved by the Diamond Bar Country Estates Architectural Committee on October 9, 2024.

The property is legally described as Lot 15 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-035-015.

<u>Site and Surrounding General Plan, Zoning and Land Uses</u>

The image below highlights the subject property:

Site (Plan View) Aerial

Project Site

Adjacent Property to the West

Adjacent Property to the East

The following table summarizes the land use status of the subject property and its surroundings:

	General Plan Designation	Zoning District	Land Use
Site	**Rural Residential**	**RR**	**Undeveloped**
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Undeveloped
West	Rural Residential	RR	Single-Family Residential

Project Description

Site Plan

As stated, the property's gross lot area is 49,223 square feet (1.13 acres), which includes a 32-foot wide private street easement along the frontage of Indian Creek Road. The property is an irregular-shaped lot with a net buildable area (i.e., minus the private street easement and flood hazard area along the rear property line) of 39,640 square feet (0.91 acres). The property is a hillside property with a descending slope at 33 percent that starts from the private street easement to the rear property line.

The proposed house is situated towards the south side of the lot, 30 feet from the edge of the private street easement line along Indian Creek Road. The entrance to the residence faces Indian Creek Road and a circular driveway provides access to a three-car garage. 698 square feet of porch area and 958 square feet of balcony areas are proposed throughout the residence. Rear yard improvements such as a pool and spa are also proposed in the rear yard.

There are five protected trees on the property. Three are proposed for removal, as further discussed under the "Tree Permit" section below.

Grading Plan

The applicant is proposing to fill 420 cubic yards of soil throughout the property to expand the existing building pad, which would have to be imported to the site.

The applicant is proposing six tiered retaining walls, with a maximum height of four feet, at the rear of the property to support fills below the natural grade to expand the buildable pad for the house. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of split-faced block or painted stucco to match the house.

Architecture

The architectural style is a French Provincial design with a steep mansard roof, cast stone and smooth stucco walls, precast trims, columns and quoins, rectangular windows set in arched openings, wrought iron railings and doors, symmetrically placed chimneys and eyebrow dormers with windows. The palette of exterior finish materials are earth-toned shades to preserve the hillside's aesthetic.

Conceptual Rendering of Front Elevation

The proposed two-level house's floor plan is comprised of the following components:

- First Floor – Garage, common areas (foyer, living room, family room, kitchen with wok), gym with sauna, library, theater room, one powder room, one bathroom, laundry room and one bedroom with a bathroom and walk-in closet.
- Second Floor – Master suite with a bathroom and walk-in closet, two bedrooms with a bathroom and walk-in closets, loft, and laundry room.
- Patio/balcony areas totaling 1,656 square feet are proposed throughout the two levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

Living Area		**9,484**
○ First Floor	5,139	
○ Second Floor	4,345	
Non-Livable Area		**2,493**
○ Garage	837	
○ Balconies	958	
○ Porch	698	
TOTAL FLOOR AREA		**11,977**

The height of the building is 35 feet, measured from the finished grade to the highest point of the roofline.

Landscape Plan

A total of three unprotected trees and two protected California black walnut trees and one protected coast live oak tree are proposed for removal. The protected trees will be replaced at a 3:1 ratio and a condition of approval is included in the attached Resolution requiring the planting of nine coast live oak trees. The Tree Permit section below provides further analysis on the removal of trees and appropriate mitigation. All other trees will be replaced at a 1:1 ratio. The applicant is proposing a variety of trees to be planted throughout the property, including one 24-inch box Eastern redbud, four 24-inch box pygmy date palms, and nine 15-gallon coast live oak trees in the front, side and rear yards. A total of 14 trees will be planted to replace the six trees proposed for removal. At project completion, there will be a total of 19 trees onsite (14 replacement trees and five existing trees to be preserved).

Additionally, various 5-gallon and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. Overall, landscaping consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The subject property is located within the Los Angeles County Fire Department "High Fire Hazard Severity Zone." Therefore, the proposed landscaping must comply with the Fire Department's Fuel Modification Plan requirements. The landscape plans will be submitted for review and approval by the Fire Department during building plan check.

ANALYSIS:

Review Authority

The proposed project requires Planning Commission review and approval of two entitlement applications: Development Review (DR) and a Tree Permit (TP). The analysis that follows provides the basis for staff's recommendation to approve the DR and TP applications.

Development Review (DBCC Chapter 22.48)

New construction of a single-family home requires Planning Commission approval of a Development Review application. Development Review approval is required to ensure compliance with the City's General Plan policies, development standards, and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan "through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character" of Diamond Bar.

Development Standards: The following table compares the proposed project with the City's development standards for residential development in the RR zone:

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	30 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	15 feet – east side 10 feet – west side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	N/A (undeveloped) – east side 25 feet – west side	Yes
Rear Setback	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	10%	Yes
Max. Building Height	35 feet	35 feet	Yes
Parking	2-car garage	3-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Tree Permit (DBCC Section 22.38.110)

A Tree Permit is required when the removal or protection of a protected tree is requested. A protected tree is any of the following:

- Native oak, walnut, sycamore and willow trees with a diameter at breast height ("DBH" i.e., 4.5 feet above ground level) of eight inches or greater, and located on parcels larger than one-half acre in area;
- Trees of significant historical or value as designated by the City Council;
- Any tree required to be preserved or relocated as a condition of approval for a discretionary permit;
- Any tree required to be planted as a condition of approval for a discretionary permit; or
- A stand of trees, the nature of which makes each tree dependent upon the others for survival.

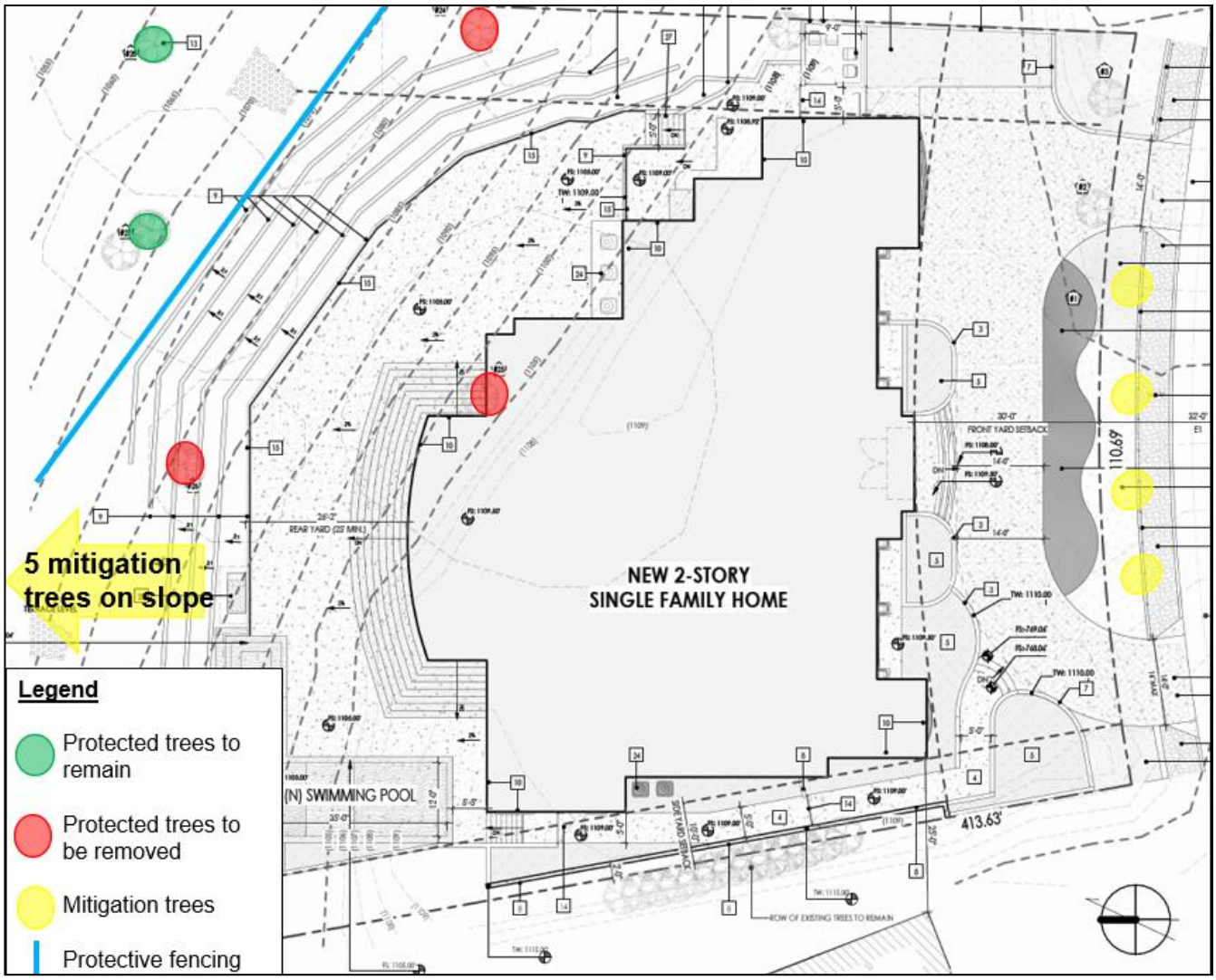
Trees that are so damaged, diseased or in danger of falling (as verified by an arborist) that cannot be effectively preserved, or its presence is a threat to other protected trees or existing or proposed structures are exempted from being replaced at a three to one (3:1) ratio.

The applicant submitted a tree report prepared by a licensed arborist (Javier Cabral) dated May 29, 2024. There are three California black walnut trees that are considered protected with a DBH that ranges between 23 and 30 inches, and two coast live oaks with a DBH of 25 inches and 39 inches. Two protected trees will remain on the property and three protected trees (two California black walnuts and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with nine coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, four 15-gallon coast live oak trees will be planted in the front yard, and five trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

The two protected trees (one California black walnut and one coast live oak) to remain will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. For work close to the protected zone, protective measures shall include, but are not limited to the following:

- Tree protection fencing will be a minimum of five feet high and located five feet from the drip line of the trees.
- Fencing will be of a flexible configuration or chain link, supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place.

- A sign posted on the fencing which states “Warning: Tree Protection Zone” and stating the requirements of all workers in the protection zone.
- Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone.



Location of Protected Trees

These protective measures are included as conditions in the attached resolution.

<u>Compliance with Hillside Management Ordinance (DBCC Section 22.22)</u>

The proposed project was reviewed for compliance with the City’s Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of

hillside areas set forth in the Development Code, and incorporates the following features:

- The maximum building height is 35 feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections;
- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet; and
- Earth tone building materials and color schemes are used that blend in with the natural landscape.

The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.

Compatibility with Neighborhood

The proposed house will be located on an existing flat pad but will be extended for a larger building footprint and rear yard improvements. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the west will continue to have views from the rear yard to the northwest. The property to the east is undeveloped. The property across the street to the south will continue to have views to the south.

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country. The architecture in The Country is eclectic, and includes a variety of architectural designs. The scale and proportions of the proposed home are well balanced and appropriate for the site. In sum, the proposed project fits the character of the neighborhood on which it is proposed.

The project incorporates the principles of the City's Residential Design Guidelines as follows:

- The new single-family residence will conform to all development standards, including building height, lot coverage and setbacks, which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- The exterior finish materials and colors blend with the natural environment; and

- Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

Additional Review

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On November 1, 2024, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on November 1, 2024. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

Public Comments Received

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Mayuko Nakajima

Mayuko Nakajima, Senior Planner 11/12/2024

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager 10/29/2024

Greg Gubman

Greg Gubman, Community Development Director 11/4/2024

Attachments:

A. Draft Resolution No. 2024-XX, Standard Conditions of Approval
B. Site Plan, Floor Plan, Elevation, Roof Plan, Conceptual Landscape Plan, Grading Plan
C. Color and Material Board
D. Arborist Report Dated May 29, 2024

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2024-36 FOR THE CONSTRUCTION OF A NEW 9,484 SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN 837 SQUARE-FOOT GARAGE, 958 SQUARE FEET OF BALCONY AREA, 698 SQUARE FEET OF PORCH AREA, SWIMMING POOL AND REAR YARD IMPROVEMENTS ON A 1.13 GROSS ACRE (49,223 GROSS SQUARE-FOOT) LOT LOCATED AT 2537 INDIAN CREEK ROAD, DIAMOND BAR, CA 91765 (APN 8713-035-015). A TREE PERMIT IS ALSO REQUESTED TO REMOVE TWO PROTECTED CALIFORNIA BLACK WALNUT TREES AND ONE COAST LIVE OAK TREE AND REPLACE WITH NINE COAST LIVE OAK TREES ON SITE.

A. RECITALS

1. The property owner, LHL 688 LLC, and applicant, Philip K. Chan, have filed an application for Development Review and Tree Permit No. PL2024-36 for a property located at 2537 Indian Creek Road, Diamond Bar, County of Los Angeles, California.

2. The following approvals are requested from the Planning Commission:

   (a) Development Review for the construction of a new 9,484 square-foot single-family residence with an 837 square-foot garage, 958 square feet of balcony area, 698 square feet of porch area, swimming pool and rear yard improvements.

   (b) Tree Permit to remove two protected California black walnut trees and one coast live oak tree and replace with nine coast live oak trees on site.

   Hereinafter in this Resolution, the subject Development Review and Tree Permit shall be referred to as the "Proposed Project."

3. The subject property is made up of one parcel totaling 49,223 gross square feet (1.13 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.

4. The legal description of the subject property is Lot 15 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-035-015.

5. On November 1, 2024, public hearing notices were mailed to property owners within a 1,000-foot radius of the Project site. The notice was submitted to the San Gabriel Valley Tribune newspaper for publication on November 1, 2024. Also, public notices were posted at the project site and the City's designated community posting sites.

6. On November 12, 2024, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and

2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, this Planning Commission hereby finds as follows:

Development Review Findings (DBCC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments):

   The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy LU-P-56 requires that development on privately-owned, residentially designated land in hillside areas shall be compatible with the surrounding natural areas promoting design principles such as minimizing grading, preserving existing vistas, incorporate site and architectural design that is sensitive to the hillsides, and require fuel modification. To minimize grading, the new residence is proposed on an existing buildable pad which will be expanded to comply with the minimum rear yard setback. All exposed portions of retaining walls will have a decorative finish, with the use of split-faced block or painted stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

   A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. Additionally, the design includes balcony/patio areas throughout

the two levels of the home. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)].

The Project complies with all development standards of the Rural Residential zoning district by complying with all development standards such as required setbacks, building height, and lot coverage. The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards;

The proposed single-family house will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the west will continue to have views from the rear yard to the northwest. The property to the east is undeveloped. The property across the street to the south will continue to have views to the south.

The proposed single-family house will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and exceeds the minimum number of required off-street parking spaces.

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan;

The City's General Plan Policy LU-P-56 requires that residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. The City's General Plan Goal CC-G-4 also requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The City's Design Guidelines Architecture (1) requires compatibility with the surrounding character including harmonious building style, form, size, color, material and roofline.

The scale and proportions of the proposed residence are well balanced and appropriate for the 1.13 gross-acre site. The French Provincial architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will

not block existing views from adjacent properties. In sum, the Project fits the character of the neighborhood on which it is proposed.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing;

   The proposed residence will be designed in the French Provincial architectural style. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: steep mansard roof, cast stone and smooth stucco walls, precast trims, columns and quoins, rectangular windows set in arched openings, wrought iron railings and doors, symmetrically placed chimneys and eyebrow dormers with windows. Through the use of earth-toned shades and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity; and

   Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.

   Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

   The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines.

<u>Tree Permit Finding (DBCC Section 22.38.110)</u>

1. Preservation of the tree is not feasible and would compromise the property owner's reasonable use and enjoyment of property or surrounding land and appropriate mitigation measures will be implemented in compliance with DBCC Section 22.38.130 (Tree replacement/relocation standards) below.

The applicant submitted a tree report prepared by a licensed arborist (Javier Cabral) dated May 29, 2024. There are three California black walnut trees that are considered protected with a DBH that ranges between 23 and 30 inches, and two coast live oaks with a DBH of 25 inches and 39 inches. Two protected trees will remain on the property and three protected trees (two California black walnuts and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with nine coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, four 15-gallon coast live oak trees will be planted in the front yard, and five trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

Trees to remain will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. These protective measures are included as conditions below.

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.

2. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.

3. Prior to building permit issuance, a Certification of Design, together with landscape and irrigation plans prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval by the City's Consulting Landscape Architect. Landscape and irrigation plans shall comply with the updated Water Efficient Landscaping Ordinance.

4. Prior to the issuance of a demolition, grading or building permit, the protected trees shall be barricaded by chain link fencing with a minimum height of five feet, or by another protective barrier approved by the Community Development Director or designee. Chain link fencing shall be supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place. Barriers shall be placed at least five (5) feet from the drip line of the trees. A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone. Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or

disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone. The fencing plan shall be shown on the grading plan and other applicable construction documents and the Applicant, Owner or construction manager shall contact the Planning Division to conduct a site visit prior to commencement of any work to ensure this condition is met.

5. All work conducted close to the protected zone of protected trees shall be performed within the presence of a qualified arborist. A 48-hour notice shall be provided to the arborist and the Planning Division prior to the planned start of work.

6. If protective measures fail to ensure the survival of any protected tree during construction activity or within three years after approval of final inspection, a minimum of three 24-inch box protected species shall be planted on the property for each protected tree that dies.

7. Replacement trees shall be planted on site and shall be subject to a minimum of three years of maintenance and monitoring to ensure their successful establishment. Any trees lost or observed to be in poor or declining health within the three-year establishment period shall be replaced at a minimum ratio of 1:1 (non-protected trees) and 3:1 (protected trees). After all trees have been established, all temporary irrigation systems (i.e., those outside of project landscaping and Fuel Modification Zones) shall be removed.

8. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

The Planning Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746, and applicant, Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006.

APPROVED AND ADOPTED THIS 12TH DAY OF NOVEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 12th day of November 2024, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____

Greg Gubman, Secretary

COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: **Development Review and Tree Permit No. PL2024-36**

SUBJECT: **For the construction of a new 9,484 square-foot single-family residence with an 837 square-foot garage, 958 square feet of balcony area, 698 square feet of porch area, swimming pool and rear yard improvements on a 49,223 gross square-foot (1.13 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove two protected California black walnut trees and one coast live oak tree and replace with nine coast live oak trees on site.**

PROPERTY OWNER: **LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746**

APPLICANT: **Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006**

LOCATION: **2537 Indian Creek Road, Diamond Bar, CA 91765**

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

I. APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review and Tree Permit No. PL2024-36 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

   (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

(b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review and Tree Permit No. PL2024-36, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.

3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.

4. Signed copies of Planning Commission Resolution No. 2024-XX, Standard Conditions, and all conditions of approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.

6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.

7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.

8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.,) or approved use has commenced, whichever comes first.

10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration,

or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Sundays or holidays.

11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.

12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.

13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, and Public Works Department) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.

2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Development Review and Tree Permit No. PL2024-36 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 22.66.050 (b)(1). In accordance with DBCC Section 22.60.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. This approval is for the construction of a new 9,484 square-foot, two-story, single-family residence with an 837 square-foot garage, 958 square feet of balcony area, 698 square feet of porch area, swimming pool and rear yard improvements at 2537 Indian Creek Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.

3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.

4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.

5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.

7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.

8. All roof-mounted equipment shall be screened from public view.

9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.

10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement approved herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to ensure that the waste contractor used has obtained permits from the City of Diamond Bar to provide such services.

2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

F. FIRE PROTECTION STANDARDS

1. Development shall be constructed to reduce the potential for spread of brushfire.

   (i) In the case of a conflict, where more restrictive provisions are contained in the current State and Local Building Code or in the Fire Code, the more restrictive provisions shall prevail.

   (ii) Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.

(iii) Exterior walls shall be surfaced with noncombustible or fire-resistant materials.

(iv) Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.

2. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.

3. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.

4. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.

5. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.

6. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. Prior to issuance of a grading permit, the applicant shall submit an Erosion Control Plan concurrently with the grading plan to the Public Works Department for review and approval. The Erosion Control Plan shall clearly detail erosion control measures that will be implemented during construction. The Erosion Control Plan shall conform to National Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification. A Storm Water Pollution Prevention Plan (SWPPP) will be required for construction activity which disturbs one acre or greater of soil.

2. Per NPDES Permit (CAS004004) for MS4 Discharges within the Coastal Watershed of Los Angeles County (Order No. R4-2021-0105), a new single-family hillside home development project shall include mitigation measures to:

   (i) Conserve natural areas;
   (ii) Protect slopes and channels;
   (iii) Provide storm drain system stenciling and signage;
   (iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
   (v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

   These mitigation measures shall be included with the submitted grading plans and implemented during construction.

3. Grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be used whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

B. SOILS REPORT/GRADING/RETAINING WALLS

1. Prior to issuance of a grading permit, the applicant shall submit a geotechnical report concurrently with the grading plan to the Public Works Department for review and approval. The geotechnical report shall be prepared by a Geotechnical Engineer, licensed by the State of California.

2. Prior to issuance of a grading permit, the applicant shall submit drainage and grading plans to the Public Works Department for review and approval. Drainage and grading plans shall be prepared by a Civil Engineer, licensed by the State of California and in accordance with the City's requirements. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.

3. Finished slopes shall conform to Diamond Bar City Code Section 22.22.080-Grading.

4. All easements and flood hazard areas shall be clearly identified on the grading plan.

5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be

shown on the grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.

6. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6 foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.

7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.

8. The maximum grade of driveways serving building pad areas shall be 15 percent. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.

9. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.

10. Prior to issuance of a grading permit, the applicant shall submit a stockpile plan to the Public Works Department for review and approval. Stockpile plan shall show the proposed location for stockpile for grading export materials, and the route of transport.

11. Prior to issuance of a grading permit, the applicant shall submit non-interference letters for all interfering on-site easements from affected owner/utility company.

12. Prior to issuance of a grading permit, the applicant shall submit an approval letter from the Homeowner's Association for all proposed work within the private streets of Indian Creek Rd and Clear Creek Ln.

13. Prior to commencement of grading operations, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to work commencing.

14. Prior to issuance of building permits for the foundation of the residential structure, the applicant shall submit rough grade certifications by project soils and civil engineers and the as-graded geotechnical report to the Public Works Department for review and approval. Retaining wall permits may be issued without a rough grade certificate.

15. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall submit final grade certifications by project soils and civil engineers to the Public Works Department.

C. DRAINAGE

1. Prior to issuance of a grading permit, the applicant shall submit a detailed drainage system information of the lot with careful attention to any flood hazard area to the Public Works Department. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

2. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles County Public Works Department.

D. UTILITIES

1. Prior to issuance of a grading permit, easements for public utility and public service purposes shall be offered and shown on a detailed site plan for dedication to the City or affected utility company. Legal description, plat and plans shall be to the satisfaction the City Engineer and the utility companies.

2. Prior to issuance of a grading permit, the applicant shall submit Will Serve Letters to the Public Works Department, stating that adequate facilities are or will be available to serve the proposed project from all utilities such as, but not limited to, phone, gas, water, electric, and cable.

3. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.

4. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

III. APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.

2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

3. Only one single-family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

Plan Check – Items to be addressed prior to plan approval:

4. The minimum design load for wind in this area is 110 M.P.H. exposures “C” and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.

5. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).

6. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

7. Public Works/Engineering Department is required to review and approve grading plans that clearly show all finish elevations, drainage, and retaining wall(s) locations. These plans shall be consistent with the site plan submitted to the Building & Safety Division.

8. The following statement shall be included on the plans: “Separate permits are required for pool, spa, and retaining walls”.

9. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.

10. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).

11. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).

12. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.

13. All easements shall be shown on the site plan.

14. Fire Department approval <u>shall</u> be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in <u>High Hazard Fire Zone,</u> it shall meet requirements of the fire zone per CBC Chapter 7A.

    a. All unenclosed under-floor areas shall be constructed as exterior wall.

b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
c. Eaves shall be protected.
d. Exterior construction shall be one-hour or non-combustible.
e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.

15. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.

16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.

17. Glass railing shall be designed with a top rail and a factor of safety of 4.

18. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.

19. Design for future electric vehicle charging shall be provided consistent with CAL Green 4.106.4 or 5.106.5.3.

20. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.

21. Bicycle parking shall be provided as per CAL Green 5.106.4.1.

Permit – Items required prior to building permit issuance:

22. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.

23. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.

24. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.

25. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.

26. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

27. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

28. LA County Health and Industrial Waste approval is required prior to permit issuance.

29. The building pad must be certified by the civil engineer prior to house permit issuance.

Construction – Conditions required during construction:

30. Fire sprinklers are required for new single-family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.

31. Occupancy of the facilities shall not commence until all California Building Code and State Fire Marshal regulations have been met. The buildings shall be inspected for compliance prior to occupancy.

32. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one year after permit issuance, and if a successful inspection has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.

33. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.

34. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.

35. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.

36. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.

37. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.

38. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

39. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

40. Site stairs within the proximity of the house shall have handrails installed.

41. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.

42. Decks, roofs, and other flat surfaces shall slope at least 1/4”/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42” minimum in height, 4” maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.

43. Bodies of water that are greater than 18” in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.

44. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END

NEW CUSTOM 2-STORY SINGLE FAMILY HOME

2537 INDIAN CREEK RD, DIAMOND BAR

SHEET INDEX

Sheet Number	Sheet Name
A000	COVER SHEET
A010	PROJECT INFORMATION
A011	FORMS
A012	CONDITIONS OF APPROVAL
A090	TOPOGRAPHIC SURVEY
A100	SITE PLAN (OVERALL)
A101	ENLARGED PARTIAL SITE PLAN
A102	SITE CROSS-SECTIONS
A201	1ST FLOOR PLAN
A202	2ND FLOOR PLAN
A203	ROOF PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A501	WINDOW DOOR SCHEDULE
A901	3D VIEW
A902	3D VIEW
A903	3D PERSPECTIVE VIEWS
A904	3D PERSPECTIVE VIEWS
LP-1	PRELIMINARY LIGHTING PLAN
LP-2	LIGHTING SPECIFICATION

PDS STUDIO

ARCHITECTURE + DESIGN

711 S. FIRST AVE,
ARCADIA, CA 91006

TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

10/24/2024 1:36:54 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: 12" = 1'-0"

SHEET NAME:

COVER SHEET

SHEET NO:

A000

APPLICABLE CODE

- 2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2 (CBC)
- 2022 CALIFORINA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- AND THE LOCAL REGULATIONS AND ORDINANCES

PROJECT TEAM

PROPERTY OWNER: VICTOR LIANG + MEILAN LIANG
2537 INDIAN CREEK RD, DIAMOND BAR CA CA 91745

ARCHITECT: PDS STUDIO INC
711 S. FIRST AVE, ARCADIA CA 91006
TEL: 626.294.9402, E: MAIL@PDS-STUDIO.COM

STRUCTURAL ENGINEER: TBD
-
-

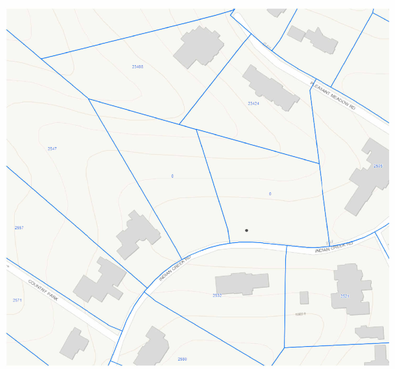
CIVIL ENGINEER: CAL LAND ENGINEERING & ASSOCIATES, INC
574 E. LAMBERT RD, BREA, CA 92821
TEL: 714.671.1050, E: PING@CALLANDENG.COM

T24 CONSULTANT: PERFECT DESIGN
2416 W. VALLEY BLVD, ALHAMBRA CA 91803
TEL: 626.289.8808, E:PERFECTAAA2@GMAIL.COM

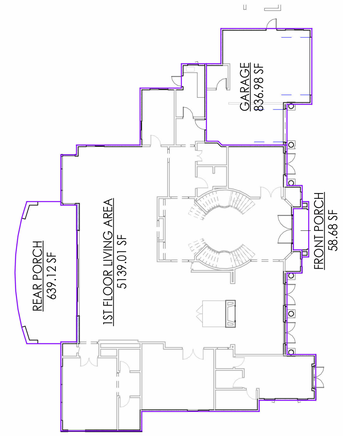
LANDSCAPE ARCHITECT: MANUEL GARCIA
228 E. CAMDEN ST, GLENDORA, CA 91740
TEL: 626.665.5002, E: MG.LANDARCH@GMAIL.COM

ARBORIST: JAVIER CABRAL CONSULTING ARBORIST
1390 EL SERENO AVE, PASADENA CALIFORNIA CA 91103
TEL: 626.818.8704, E: JCTCABRAL@SBCGLOBRAL.NET

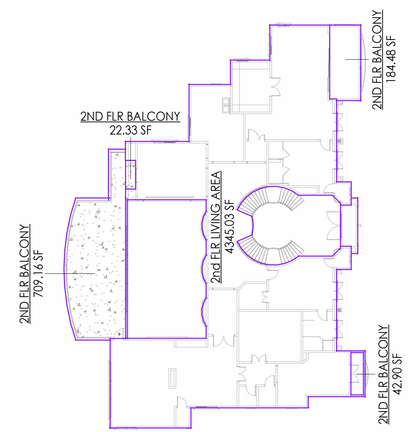
VICINITY MAP



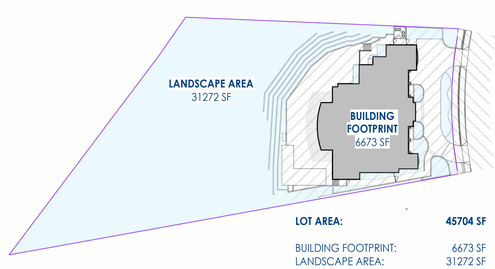
AREA PLAN



1ST FLOOR AREA PLAN (A)
1" = 20'-0"



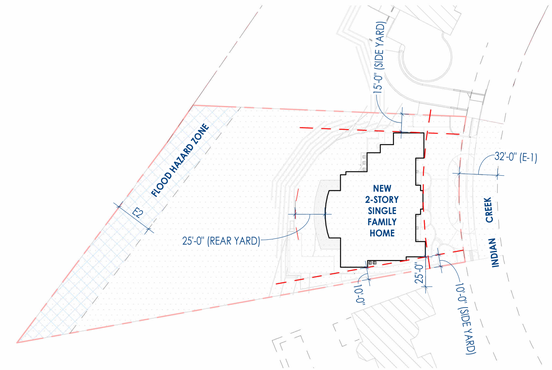
2ND FLOOR AREA PLAN (B)
1" = 20'-0"



LOT AREA:	**45704 SF**
BUILDING FOOTPRINT:	6673 SF
LANDSCAPE AREA:	31272 SF
HARDSCAPE AREA:	7759 SF

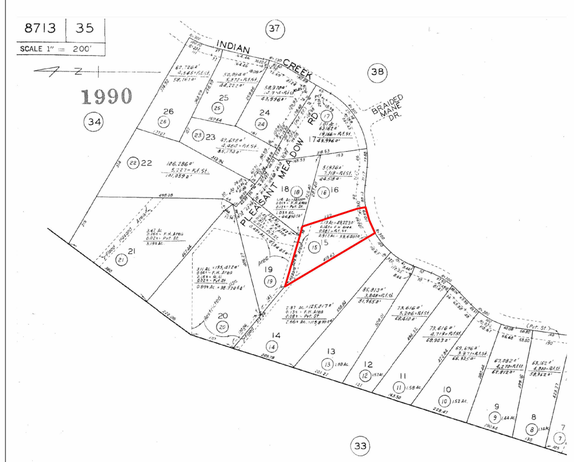
LOT AREA CALCULATION (C)
1" = 60'-0"

PLOT PLAN



SITE PLAN (FOR REFERENCE) (1)
1" = 60'-0"

VICINITY MAP (2)
N.T.S.



PARCEL MAP (3)
N.T.S.

SCOPE OF WORK

CONSTRUCT A NEW 2-STORY SINGLE FAMILY RESIDENCE BUILDING ON EXISTING VACANT LOT

DEVELOPMENT CODE REQUIREMENT

ZONING:	RR
ASSESSOR PARCEL NUMBER	8713-035-015
MINIMUM LOT AREA	1 ACRE
RESIDENTIAL DENSITY:	(1) SINGLE FAMILY UNIT PER LOT

SETBACK REQUIREMENT	REQUIRED	PROVIDED
FRONT YARD SETBACK	30 FT	30 FT
REAR YARD SETBACK:	25 FT	25 FT
SIDE YARD SETBACK:	15 FEET ON ONE SIDE, 10 FEET ON THE OTHER, BUT NOT LESS THAN 25 FEET BTWEEN STRUCTURES ON ADJOINING PARCELS	10 FT WEST SIDE YARD, 15 FT ON EAST SIDE YARD
LOT COVERAGE:	30%	10%
HEIGHT LIMIT:	35 FT	35 FT
LANDSCAPE:	AS REQUIRED BY CHAPTER 22.24	SEE SHEET L-1
PARKING:	3	3

PROJECT DATA

SITE DATA

GROSS LOT AREA	49,223 SQ. FT.
PRIVATE STREET EASEMENT AREA:	(PER ACCESSOR) 0.08 ± AC.
FLOOD HAZARD AREA:	(PER ACCESSOR) 0.14 ± AC.
NET LOT SIZE:	39,640 SQ. FT.
MAXIMUM ALLOWABLE COVERAGE (30% OF GROSS AREA)	14,766.9 SQ. FT.
EXISTING BUILDING AREA:	(VACANT) 0 SQ. FT.
EXISTING FENCE (48 INCHES HIGH)	COUNTRY ASSOCIATION WHITE FENCE

BUILDING AREA DATA:

GROUND FLOOR LIVING AREA:		5,139 SQ. FT.
SECOND FLOOR LIVING AREA:		4,345 SQ. FT.
TOTAL LIVING AREA:		**9,484 SQ. FT.**
GARAGE FLOOR AREA:		**837 SQ. FT.**
GROUND FLOOR COVERED PORCH AREA:	(639 + 59) =	**698 SQ. FT.**
GROUND FLOOR BUILDING PROJECTION AREA:		**- SQ. FT.**
GROUND FLOOR BUILDING FOOTPRINT:	(5139 + 698 + 837) =	**6673 SQ. FT.**
SECOND FLOOR BALCONY AREA:	(709 + 43 + 185 + 22) =	**958 SQ. FT.**

PDS STUDIO
ARCHITECTURE + DESIGN
711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:37:01 PM

PROJECT NO: -

REVISION	DATE
1	Date 1

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:
PROJECT INFORMATION

SHEET NO:
A010

Diamond Bar Country Estates Association
Construction Work Agreement

Date:_____ Lot/Tract:_____

Owner:_____

Address:_____

Type of Improvement:_____

Starting:_____ Estimated Completion Date:_____

LEGAL OWNER
The person who signs this Construction Agreement must be the legal owner of record of the Diamond Bar Country Estates Association property (or his designee with Power of Attorney).

RESPONSIBILITIES
These construction Rules & Regulations and binding upon the owner, his employees and guest. The responsibility for compliance is to the OWNER of the property. It shall be the responsibility of the OWNER to ensure that all contractors, sub-contractors, and agents admitted on his behalf adhere to these Rules & Regulations.

ARCHITECURAL APPROVAL
Architectural Committee approval of building plans must be obtained prior to the commencement of any construction or grading activity. Country Architectural Committee approval is required prior to seeking City approval.

CITY APPROVAL
All appropriate City permits must be obtained prior to the commencement of construction and copies submitted to the Associations office

CONSTRUCRTION HOURS
Monday thru Friday 7:00am to 6:00pm, Saturday 8:00am to 12:00 noon. Saturday from 12:00 noon to 3:00pm is light construction (no noise). No construction permitted on NEW YEARS DAY, THANKSGIVING, CHRISTMAS, EASTER SUNDAY, 4th OF JULY, MEMORIAL DAY, & LABOR DAY.

SPEED LIMIT
The speed limit in the Country is 25 miles per hour. Citations will be issued to violators.

INDEMNIFICATION
The owner is fully liable to pay for and assume all liability and hold harmless, the Diamond Bar County Estates Association, its agents and employees, form and against any and all claims made for personal is injuries (including death) and/or damage arising out of/or incurred in connection with the construction project.

CONTRACTOR INFORMATION
Prior to the start of construction, the owner, shall register at the Association office and provide general contractor(s) name, address, phone, etc. This information will provided to the Security Guard at both gates.

In cases where there is no general contractor the name, address, and phone number of the person in charge shall be supplied.

GATE ENTRY
All contractors/subcontractors, supplies, deliveries, and material men are to enter and sign in at that the gate nearest the project. Each person entering shall provide the construction project name together with property address or lot/tract numbers, and such other information as the security office on duty may require.

Under no circumstances are workmen granted permission to enter the Country to visit the community center, or other common or private areas without prior and special permission of the Association. Contractors may only go to the construction site(s) that they are signed into **ONLY**.

EMERGENCY ACTION
If someone condition develops as a result of the construction or related activities that requires emergency action and the owner/builder is not immediately available to remedy the problem, the Association will take appropriate action and bill the property owner.

ENFORCEMENT
All citations, notices of violations, etc., will be directed to the owner of the property. Failure to comply with the Association's governing documents will result in the Association taking appropriate action to remedy the problem. The cost of remedy to be borne by the owner of the property. In addition, a fine will be levied for **each violation**. Continued violations and/or failure to pay fines levied against the property, denial of entry to contractors and subcontractors, suspension or privileges and/or other legal remedies.

ASSOCIATION ADMINISTRATIVE EXPENSES
Administrative costs in the amount in of fifteen percent (15%) of the actual cost involved in correcting a violation will be added to the final bill as administrative expenses.

ASSOCIATION LABOR AND EQUIPMENT COST
Labor and equipment cost accrued in the enforcement of the Rules and Regulations will be determined as follows: Equipment costs (i.e., skip loader, truck) shall be whatever prevailing industry rental fees are with a four hour minimum and travel time to and from the community center to be included. Labor cost will be prevailing wages for equipment operators, foreman and common laborers.

The undersigned, being the legal owner of the property (See Rules and Regulations Power of Attorney) describe above, acknowledges and agrees to the rules, regulations and obligations as started on **BOTH SIDES** of this Construction Agreement. Ant fees/charges/penalties will payable as a special assessment by the undersigned.

_____ _____
Signature of Property Owner **Date**

CONSTRUCTION AGREEMENT 3
N.T.S.

CONSTRUCTION SITE RULES

1. All sites must have a chain link fence on the front and sides with a "cloth" screen.
2. All portable restrooms must be hidden from view, if possible.
3. Each site must have a trash bin. They must be completely off the street and covered at night to deter rodent and animals.
4. Parking in the street must be orderly, safe and not blocking traffic.
5. Unloading of equipment using the street requires a "flagman".
6. Streets must be cleaned daily.
7. Sandbags must be placed strategically to protect against water runoff.
8. Contractor is responsible for damage to the streets.
9. Instructions from the Security Force must be obeyed immediately.
10. Note: Architecturally, there must be an approved copy of the building "plans" on site at all times during its construction.

Owner:_____

Address:_____

Lot/Track: _____/_____

_____ (____)_____
Construction Foreman Telephone #

22615 Lazy Meadow Drive, Diamond Bar, CA 91765 – Tel: 909-861-4114 / Fax: 909-861-2968
Revised 6/1/15

Hours of Operation

Construction, Moving Vans, Delivery Trucks, Gardener, etc. Allowed Hours of Operation:

Monday thru Friday	**7:00am to 6:00pm**
Saturday (Regular Construction)	**8:00am to 12:00pm**
Saturday (No Noise)	**12:00pm to 3:00pm**
Sunday	**No Activity Allowed**

No Construction on Sundays and Following Holidays:

Easter Sunday
Memorial Day
4th of July
Labor Day
Thanksgiving Day
Christmas Day
New Years Day

22615 Lazy Meadow Drive, Diamond Bar, CA 91765 – Tel: 909-861-4114 / Fax: 909-861-2968
Revised 11/29/2017

CONSTRUCTION SITE RULES 2
N.T.S.

FORM – EXHIBIT A
Diamond Bar Country Estates Association

HOME IMPROVEMENT APPLICATION & SUBMITTAL FORM
(Must be submitted no less than 10 business days before the scheduled meeting)

Please complete and include this request form, along with two sets of all required information to Management. See Submission Standards for Checklist.

IMPORTANT DISCLOSURE: Pursuant to Civil Code Section 1378, a proposed architectural change may not violate any governing provision of law, including, but not limited to, the Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2 of the Government Code), or a building code or other applicable law governing land use or public safety (collectively, "Laws and Codes"). Neither the Association's agent(s), the Board, nor the Architectural Committee ("AC") reviewing your application for property Improvement(s) is responsible for becoming knowledgeable of, or interpreting, or enforcing the Laws and Codes that may be applicable to the subject improvement(s), and, therefore, neither the AC nor the Board shall confirm compliance or noncompliance with any of the Laws and Codes as part of the review process. Accordingly, the Applicant is responsible for confirming compliance with the Laws and Codes, and any approval by the AC or the Board shall not be deemed a statement, representation, or warranty that your plans are in compliance with the Laws and Codes. Further, any approval is conditioned upon all the proposed Improvements complying with all applicable Laws and Codes, and to the extent any of the proposed Improvements violate any of the applicable Laws and Codes, any approval given shall be void and of no effect as to the improvement(s) that violate any of the Laws and Codes.

NAME: Philip K. Chan DATE: 4/24/2024
PROPERTY ADDRESS: 2537 Indian Creek Ave Lot: 015 Track: 23483
MAILING ADDRESS: 711 S. First Ave, Arcadia, CA 91006
E-MAIL: pchan@pds-studio.com WORK PHONE: 626-524-2901 HOME PHONE: _____
PROPOSED START DATE: 10/15/2024 COMPLETION DATE: 12/15/2025

PLAN SUBMITTAL CHECK LIST: (See Submission Standards) PROJECTS BEING SUBMITTED: (Please check all appropriate items)

ARCHITECTURAL	LANDSCAPE/HARDSCAPE	EQUIPMENT
___ AWNINGS(S)	___ DRAINS	___ AIR CONDITIONER
___ DECK(S)	___ FENCE(S)/WALL(S):	___ SPORT EQUIPMENT
___ GAZEBO(S)	___ FRONT	___ PLAYHOUSE
___ GREEN HOUSE	___ SIDE	___ POOL & EQUIPMENT
___ LIGHTING	___ REAR	___ SPA & EQUIPMENT
___ PATIO COVER(S)	___ RETAINING	___ SOLAR PANELS
___ PAINTING STUCCO & TRIM ONLY	___ RELOCATION	___ PLAYGROUND EQUIPMENT
___ RAIN GUTTER(S)		___ FIRE PIT
___ TREES/TREE REMOVAL	___ LANDSCAPE:	___ FIREPLACE
___ ROOM ADDITION	___ HARDSCAPE	___ OUTDOOR KITCHEN
___ DOORS AND/OR WINDOWS	___ FRONT	___ ANTENNAS/SATELLITE DISH
/ NEW HOME	___ REAR	___ POOL REPAIRS / RESURFACING
/ MATERIAL COLOR BOARDS	___ SIDE	
___ NEW ROOF / RE-ROOF		
___ ARTIFICIAL TURF		

Additional notes: Project is propsing a new 2-story home on a vacant lot

Installation to be at no cost whatsoever to the Association. Any further maintenance shall be the responsibility of the Member, his, hers heirs or assigns.

_____ _____
MEMBER'S SIGNATURE DATE

Please note that plans shall be prepared based on the Submission Standards identified in the Architectural Guidelines.

ARCHITECTURAL COMMITTEE

_____ _____
COMMITTEE'S SIGNATURE DATE

_____ _____
GENERAL MANAGER'S SIGNATURE DATE

FORM – EXHIBIT B
Diamond Bar Country Estates Association

( ) Re-submittal Redline# 1 Correction: _____ ( ) Re-submittal Redline# 2 Corrections: _____

APPLICATION FEE: See Fee Schedule for more information.

Payment Received on: _____

Application Fee: _____ **Check#:** _____

Deposit: _____ **Check#:** _____

Const Vehicle Deposit: _____ **Check#:** _____

This box for Architectural Committee Stamp.

Items submitted check list:

- Architectural Submittal Form /
- Neighbor Notification Statement /
- Notice of Completion Notice
- Solar Panel Installation Agreement
- Construction Agreement packet
- Site Plans /
- Grading Plans
- Landscape Plans
- Material Board /
- Pictures

FORMS AND SUBMITTAL FORM 1
N.T.S.

PDS STUDIO
ARCHITECTURE + DESIGN
711 S. FIRST AVE.
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:
LICENSED ARCHITECT PHILIP K. CHAN C-38915 02 - 28 - 2025 RENEWAL DATE STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:37:07 PM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker
SCALE: N.T.S.
SHEET NAME:
FORMS
SHEET NO:
A011

4. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

D. County of Los Angeles Fire Department (909) 620-2402:

1. Comments will be provided upon acceptance of fees invoiced by the County.
2. Development shall be constructed to reduce the potential for spread of brushfire.
   a. In the case of a conflict, where more restrictive provisions are contained in the Uniform Building Code or in the fire code, the more restrictive provisions shall prevail.
   b. Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
   c. Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
   d. Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
3. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.
4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.
5. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.
6. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict

compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
7. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

END

California and in accordance with the City's requirements. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.
3. Finished slopes shall conform to Diamond Bar City Code Section 22.22.080-Grading.
4. All easements and flood hazard areas shall be clearly identified on the grading plan.
5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be shown on the grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.
6. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6 foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.
7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
8. The maximum grade of driveways serving building pad areas shall be 15 percent. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.
9. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.
10. Prior to issuance of a grading permit, the applicant shall submit a stockpile plan to the Public Works Department for review and approval. Stockpile plan shall show the proposed location for stockpile for grading export materials, and the route of transport.
11. Prior to issuance of a grading permit, the applicant shall submit non-interference letters for all interfering on-site easements from affected owner/utility company.
12. Prior to issuance of a grading permit, the applicant shall submit an approval letter from the Homeowner's Association for all proposed work within the private streets

of Indian Creek Rd and Clear Creek Ln.
13. Prior to commencement of grading operations, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to work commencing.
14. Prior to issuance of building permits for the foundation of the residential structure, the applicant shall submit rough grade certifications by project soils and civil engineers and the as-graded geotechnical report to the Public Works Department for review and approval. Retaining wall permits may be issued without a rough grade certificate.
15. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall submit final grade certifications by project soils and civil engineers to the Public Works Department.

DRAINAGE

1. Prior to issuance of a grading permit, the applicant shall submit a detailed drainage system information of the lot with careful attention to any flood hazard area to the Public Works Department. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.
2. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles County Public Works Department.

UTILITIES

1. Prior to issuance of a grading permit, easements for public utility and public service purposes shall be offered and shown on a detailed site plan for dedication to the City or affected utility company. Legal description, plat and plans shall be to the satisfaction the City Engineer and the utility companies.
2. Prior to issuance of a grading permit, the applicant shall submit Will Serve Letters to the Public Works Department, stating that adequate facilities are or will be available to serve the proposed project from all utilities such as, but not limited to, phone, gas, water, electric, and cable.
3. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.

of construction until the fences are returned to its original state.
34. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
35. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.
36. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.
37. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
38. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
39. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
40. Site stairs within the proximity of the house shall have handrails installed.
41. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
42. Decks, roofs, and other flat surfaces shall slope at least 1/4"/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42" minimum in height, 4" maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.
43. Bodies of water that are greater than 18" in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.
44. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

C. Public Works Department (909) 839-7038

13. All easements shall be shown on the site plan.
14. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
    a. All unenclosed under-floor areas shall be constructed as exterior wall.
    b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
    c. Eaves shall be protected.
    d. Exterior construction shall be one-hour or non-combustible.
    e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
    f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
15. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
17. Glass railing shall be designed with a top rail and a factor of safety of 4.
18. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.
19. Design for future electric vehicle charging shall be provided consistent with CALGreen 4.106.4 or 5.106.5.3.
20. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.
21. Bicycle parking shall be provided as per CALGreen 5.106.4.1.

Permit – Items required prior to building permit issuance:

22. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.

GENERAL

1. Prior to issuance of a grading permit, the applicant shall submit an Erosion Control Plan concurrently with the grading plan to the Public Works Department for review and approval. The Erosion Control Plan shall clearly detail erosion control measures that will be implemented during construction. The Erosion Control Plan shall conform to National Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification. A Storm Water Pollution Prevention Plan (SWPPP) will be required for construction activity which disturbs one acre or greater of soil.
2. Per NPDES Permit (CAS004004) for MS4 Discharges within the Coastal Watershed of Los Angeles County (Order No. R4-2021-0105), a new single-family hillside home development project shall include mitigation measures to:
   (i) Conserve natural areas;
   (ii) Protect slopes and channels;
   (iii) Provide storm drain system stenciling and signage;
   (iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
   (v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

   These mitigation measures shall be included with the submitted grading plans and implemented during construction.
3. Grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be used whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

SOILS REPORT/GRADING/RETAINING WALLS

1. Prior to issuance of a grading permit, the applicant shall submit a geotechnical report concurrently with the grading plan to the Public Works Department for review and approval. The geotechnical report shall be prepared by a Geotechnical Engineer, licensed by the State of California.
2. Prior to issuance of a grading permit, the applicant shall submit drainage and grading plans to the Public Works Department for review and approval. Drainage and grading plans shall be prepared by a Civil Engineer, licensed by the State of

23. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.
24. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.
25. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.
26. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
27. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.
28. LA County Health and Industrial Waste approval is required prior to permit issuance.
29. The building pad must be certified by the civil engineer prior to house permit issuance.

Construction – Conditions required during construction:

30. Fire sprinklers are required for new single-family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.
31. Occupancy of the facilities shall not commence until all California Building Code and State Fire Marshal regulations have been met. The buildings shall be inspected for compliance prior to occupancy.
32. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one year after permit issuance, and if a successful inspection has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.
33. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation

Conditions of Approval – Upon project approval, the following standard requirements shall be incorporated into the conditions of approval:

A. Planning Division (909) 839-7033:

1. A recorded covenant and agreement to maintain the residence as a single-family residence will be required as a Condition of Approval. A copy to be signed, notarized and recorded will be provided at the time of building plan check.
2. Landscape plans prepared by a licensed landscape architect that complies with the City's water conservation landscaping requirement, along with a landscape deposit in the amount of $2,500 for landscape plan check review fees shall be required during building plan check [DBCC Section 8.14]. The landscape plans will be reviewed by the City's Consultant Landscape Architect to ensure this requirement is met.
3. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.
4. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion and prior to final inspection.
5. All roof- or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters, etc.), waste and storage areas, and utility services shall be screened from public view from abutting public streets and rights-of-way, and abutting area(s) zoned for residential or open space uses, including views from above the subject project. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style subject to approval by the director. The screening design/construction shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground.

B. Building and Safety Division (909) 839-7020

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect

at the time of permit issuance.

Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

Only one single-family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

lan Check – Items to be addressed prior to plan approval:

The minimum design load for wind in this area is 110 M.P.H. exposures "C" and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.

This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).

Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

Public Works/Engineering Department is required to review and approve grading plans that clearly show all finish elevations, drainage, and retaining wall(s) locations. These plans shall be consistent with the site plan submitted to the Building & Safety Division.

The following statement shall be included on the plans: "Separate permits are required for pool, spa, and retaining walls".

This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.

). New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).

I. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).

2. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.

PLANNING CONDITIONS OF APPROVAL

N.T.S. 1

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ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:37:11 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker
SCALE: N.T.S.
SHEET NAME:
CONDITIONS OF APPROVAL
SHEET NO:
A012

TOPOGRAPHIC SURVEY

1/16" = 1'-0" (1)

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NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:37:46 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

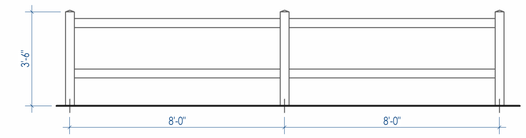
SCALE: 1/16" = 1'-0"

SHEET NAME:

TOPOGRAPHIC SURVEY

SHEET NO:

A090



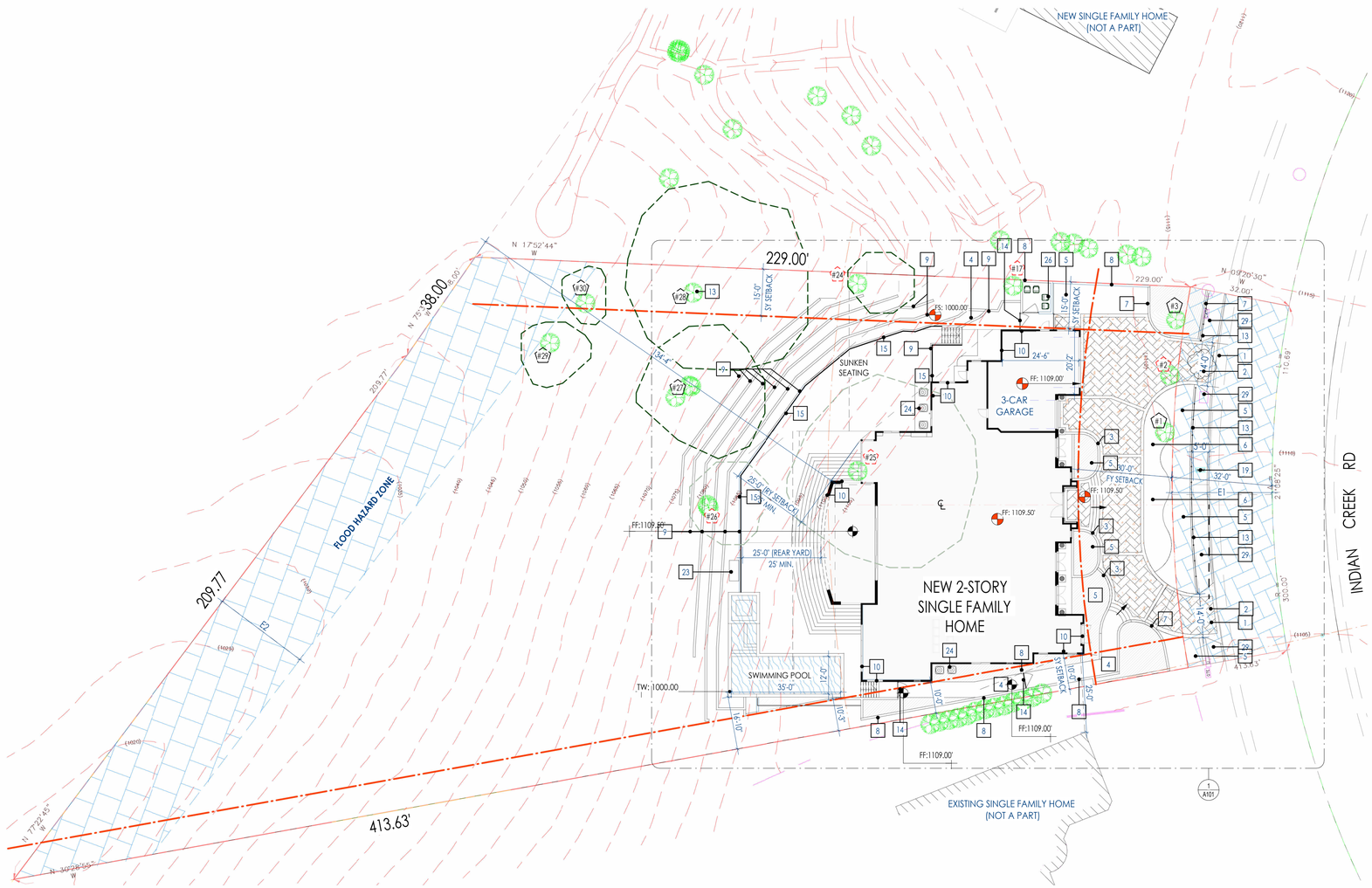
VINYL COUNTRY FENCE - 2 RAIL

VINYL FENCING (A / A100)
N.T.S.

ADDITIONAL SITE NOTES:

a. REFER TO ARBORIST REPORT FOR FULL TREE INVENTORY LIST
b. **ALL NEW PROPOSED PERIMETER BLOCK WALLs TO BE MINIMUM 1" AWAY FROM PROPERTY LINE**

SEE SHEET A101 FOR ENLARGED SITE PLAN



SITE PLAN (OVERALL)

1" = 20'-0" (1)

LEGEND

- LANDSCAPE AREA
- CONCRETE AREA
- BUILDING FOOTPRINT
- INTERLOCKING PAVERS
- GRAVEL / ROCK GROUNDCOVER
- EXISTING LANDSCAPE AREA
- LANDSCAPE AREA
- GRASS/ TURF AREA

TREE LEGEND

TREE TO REMAIN — TREE TO BE REMOVED

REFER TO TREE INVENTORY LIST IN ARBORST REPORT

SITE PLAN KEYNOTES

1. NEW DRIVEWAY APPROACH PER CITY STANDARD
2. INTERLOCKING PAVERS W/ BORDER
3. 42"HT MAX GARDEN WALL W/ PRECAST CAP ATOP
4. CONC. WALKWAY
5. LANDSCAPE AREA PER LANDSCAPE PLAN
6. GRASS / LAWN TURF AREA
7. RETAINING WALL AT FRONT YARD, NOT TO EXCEED 42 INCHES IN EXPOSED HEIGHT
8. 6'HT MAX CONC. BLOCK WALL, STUCCOED TAN TO MATCH BUILDING
9. RETAINING WALL PER CIVIL PLAN ALL EXPOSED PORTIONS OF RETAINING WALLS SHALL HAVE DECORATIVE FINISH SUCH AS SPLIT-FACED BLOCK OR STUCCCOED TO MATCH RESIDENCE
10. BUILDING LINE
11. EXISTING TREE TO BE PROTECTED, PROVIDE FENCING PER ARBORIST REPORT
12. EXISTING TREE DRIPLINE PER ARBORIST REPORT
13. COUNTRY FENCE, SEE A / A100
14. 4'W x 6'H W.I. SELF-CLOSE / LATCH GATE (60" MIN.), COLOR: BLACK
15. 42"HT GLASS PANEL RAILING
16. MAIN ELEC. SERVICE PANEL W/ METER, MIN 200 AMP, VERIFY LOCATION W/ ELECTRICAL
17. AUTOMATIC IRRIGATION CONTROLS, SEE LANDSCAPE DRAWINGS
18. PROPOSED LOCATION FOR INVERTER / METERING EQUIPMENT FOR SOLAR ZONE
19. WATER METER
20. GAS METER
21. NEW POOL W/ INFINITY EDGE, UNDER SEPARATE SUBMITTAL
22. POOL CATCH BASIN
23. POOL EQUIPMENT PAD, COORIDNATE WITH POOL CONSULTANT
24. AC / MECHANICAL EQUIPMENT
25. DECOMPOSED GRANITE WALKS TO SLOPE, FRUIT TREES
26. TRASH BIN AREA
27. POOL SAFE FENCE (60"HT MIN.)
28. 42" HT W.I. POOL FENCE ON TOP OF 18" HT STUCCOED CMU WALL
29. GROUNDCOVER AT FRONT YARD DECOMPOSED GRANITE, COMPACTED AND MIN 6" THICK

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PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:38:03 PM

PROJECT NO: -

REVISION	DATE
1	Date 1

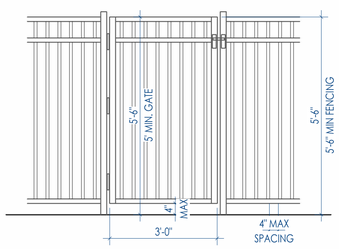
NOTES:

CHECKED BY: Checker
SCALE: As indicated
SHEET NAME:
SITE PLAN (OVERALL)
SHEET NO:
A100

POOL FENCE AND SAFETY MEASURES / NOTES

A. Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:
   a. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
   b. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
   c. An approved safety pool cover, as defined in subdivision (d) of Section 115921.
   d. Exit alarms on the private single-family home 's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
   e. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
   f. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
   g. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

B. Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval. An enclosure shall have all of the following characteristics:
   a. Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
   b. A minimum height of 60 inches.
   c. A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
   d. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
   e. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over



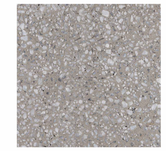
ADDITIONAL SITE NOTES:

1 a. REFER TO ARBORIST REPORT FOR FULL TREE INVENTORY LIST
b. **ALL NEW PROPOSED PERIMETER BLOCK WALLs TO BE MINIMUM 1" AWAY FROM PROPERTY LINE**

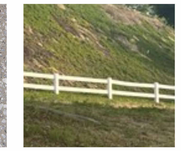
SITE FINISH SCHEDULE

INTERLOCKING PAVER
ANGELUS PAVING STONE
CASTLE COBBLE I

COLORED CONCRETE W/ AGGREGATE
CONCRETE, COLOR: GREY

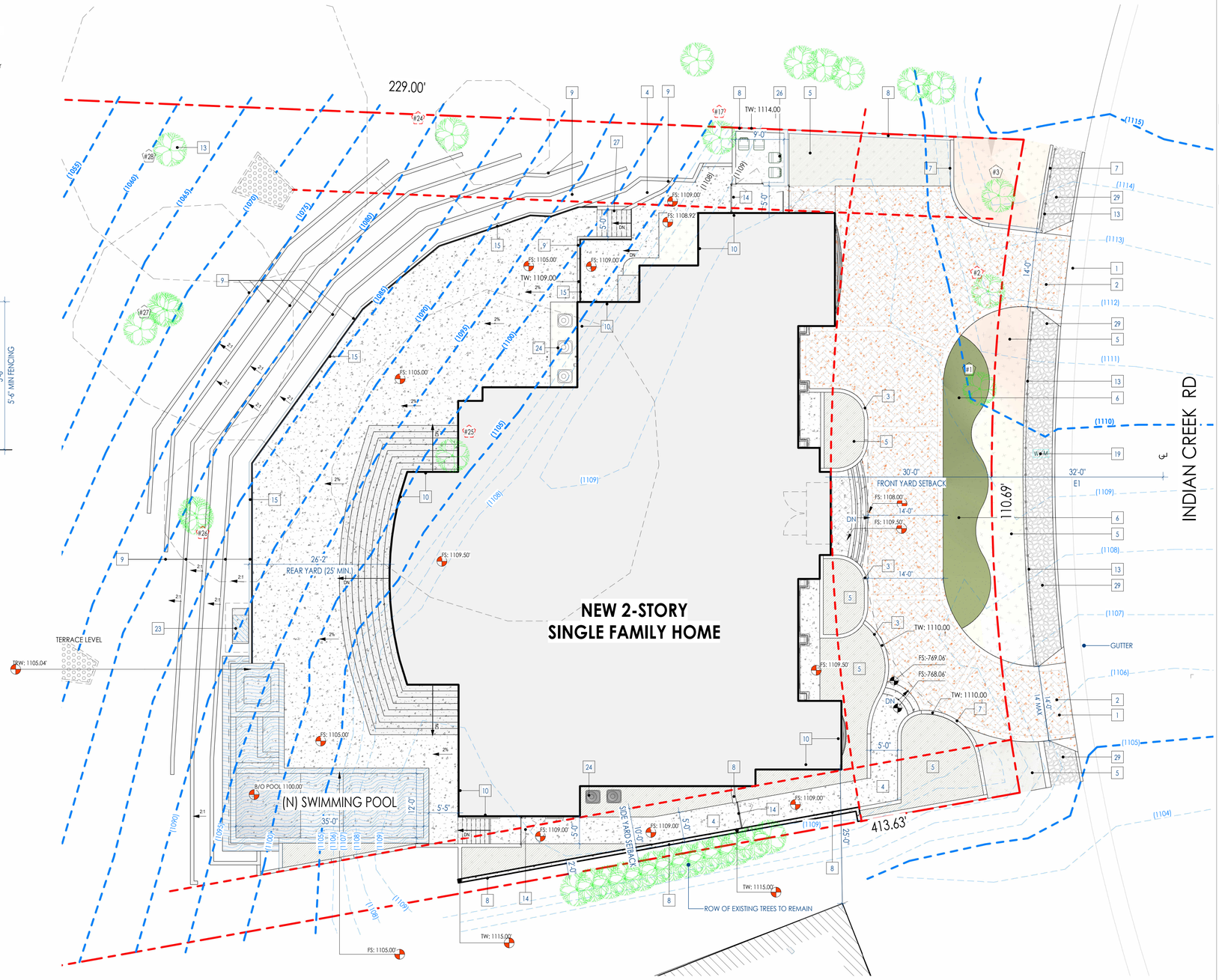


COUNTRY FENCE
WOOD, PAINTED
COLOR MATCH EXISTING



GRAVEL GROUNDCOVER
ARIZONA PEBBLE
3/4" - 1.5" MIX

WROUGHT IRON FENCING
W.I., COLOR: BLACK



ENLARGED PARTIAL SITE PLAN

1" = 10'-0"

1

LEGEND

- LANDSCAPE AREA
- CONCRETE AREA
- BUILDING FOOTPRINT
- INTERLOCKING PAVERS
- GRAVEL / ROCK GROUNDCOVER
- EXISTING LANDSCAPE AREA
- LANDSCAPE AREA
- GRASS/ TURF AREA

TREE LEGEND

(#) TREE TO REMAIN (#) TREE TO BE REMOVED

REFER TO TREE INVENTORY LIST IN ARBORST REPORT

SITE PLAN KEYNOTES

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10/24/2024 1:38:14 PM

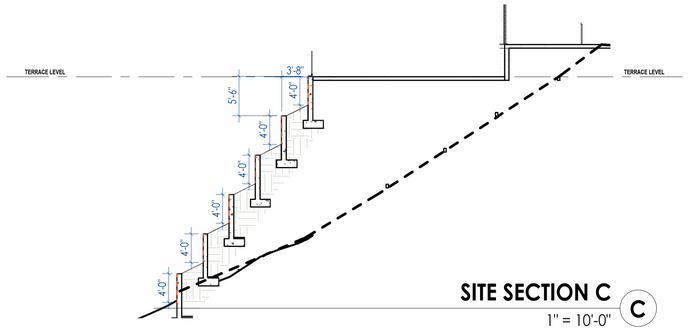
PROJECT NO: -

REVISION	DATE
1	Date 1

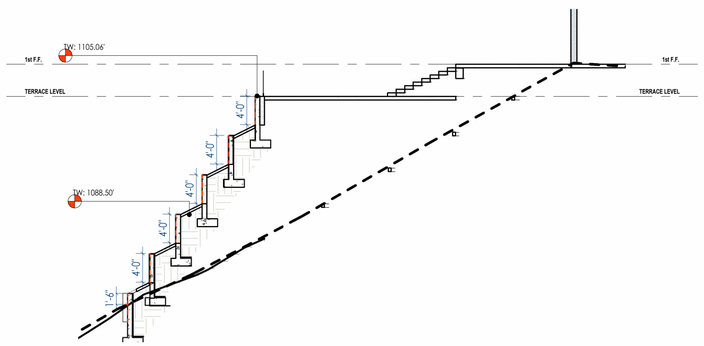
NOTES:

CHECKED BY: Checker
SCALE: As indicated
SHEET NAME:
ENLARGED PARTIAL SITE PLAN

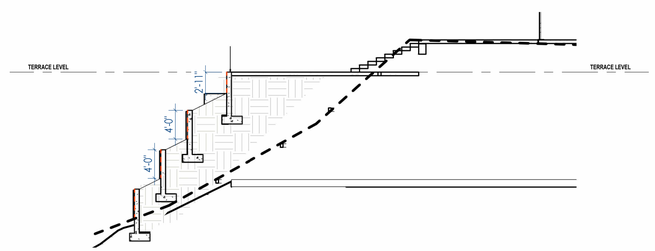
SHEET NO:
A101



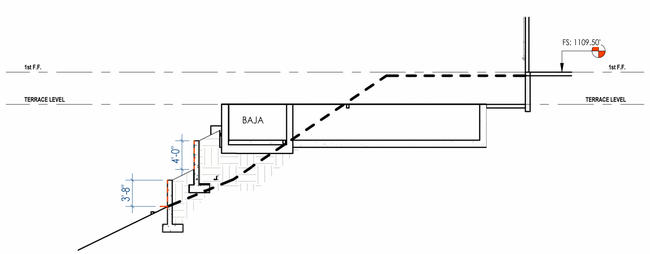
SITE SECTION C (C)
1" = 10'-0"



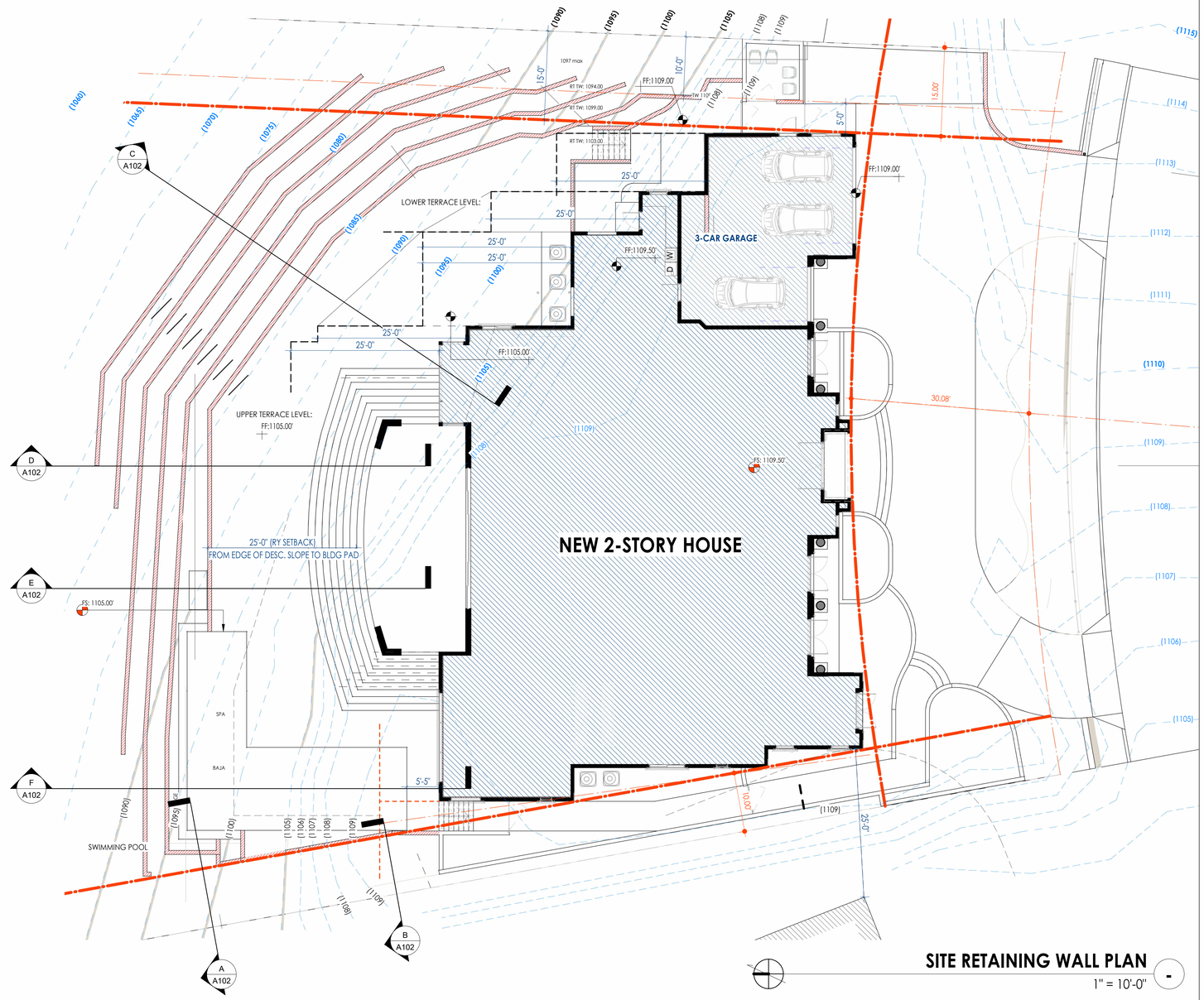
SITE SECTION D (D)
1" = 10'-0"



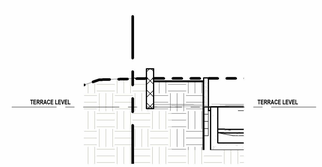
SITE SECTION E (E)
1" = 10'-0"



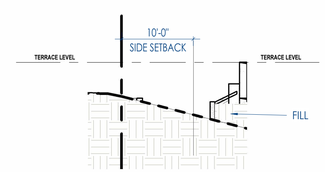
SITE SECTION F (F)
1" = 10'-0"



SITE RETAINING WALL PLAN (-)
1" = 10'-0"



SITE SECTION B (B)
1" = 10'-0"



SITE SECTION A (A)
1" = 10'-0"

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LICENSED ARCHITECT
PHILIP K. CHUNG
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:38:38 PM

PROJECT NO: -

REVISION	DATE

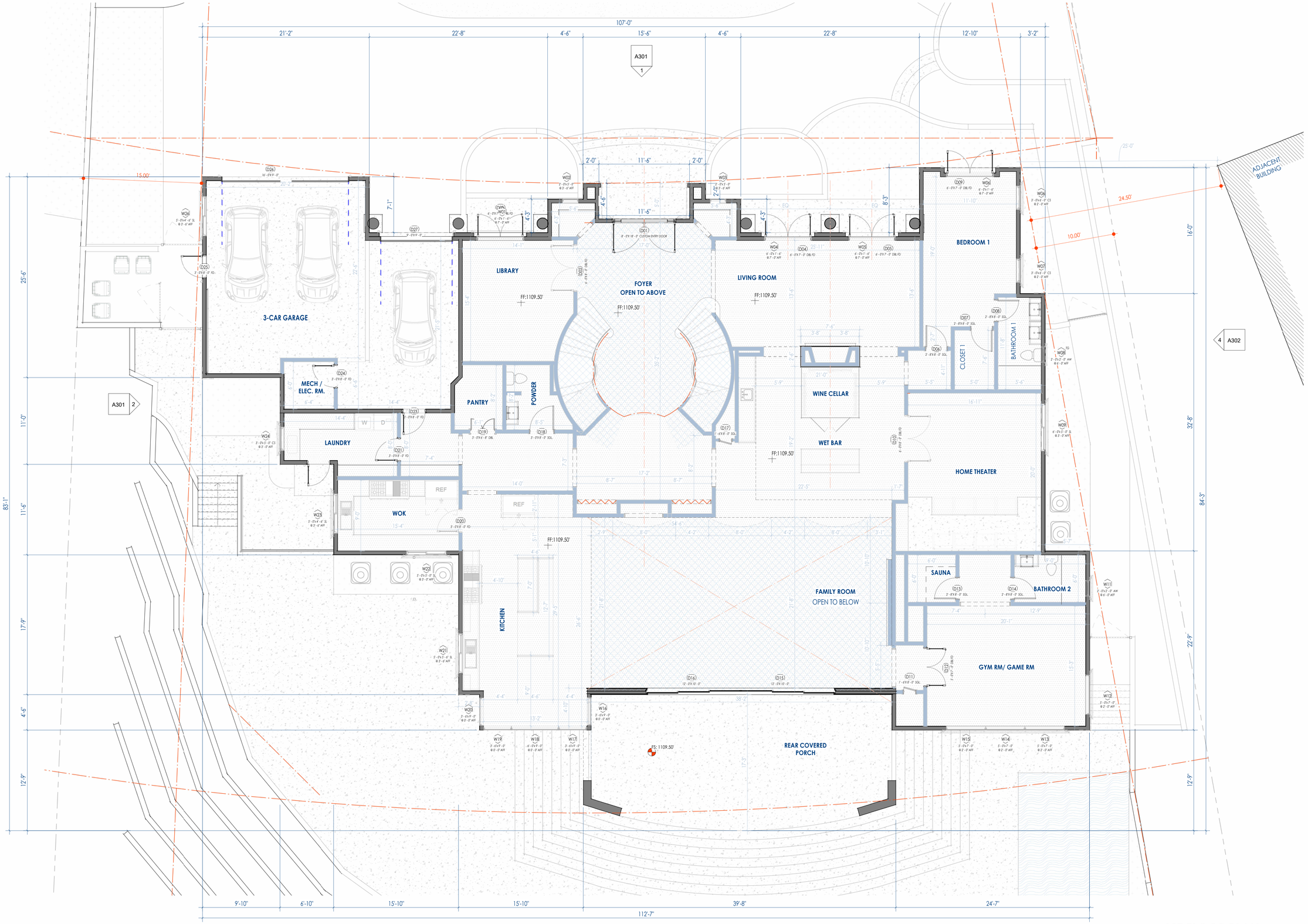
NOTES:

CHECKED BY: Checker

SCALE: 1" = 10'-0"

SHEET NAME:
SITE CROSS-SECTIONS

SHEET NO:
A102



1ST FLOOR PLAN (1)

3/16" = 1'-0"

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PHILIP K. CHANG
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RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:38:49 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

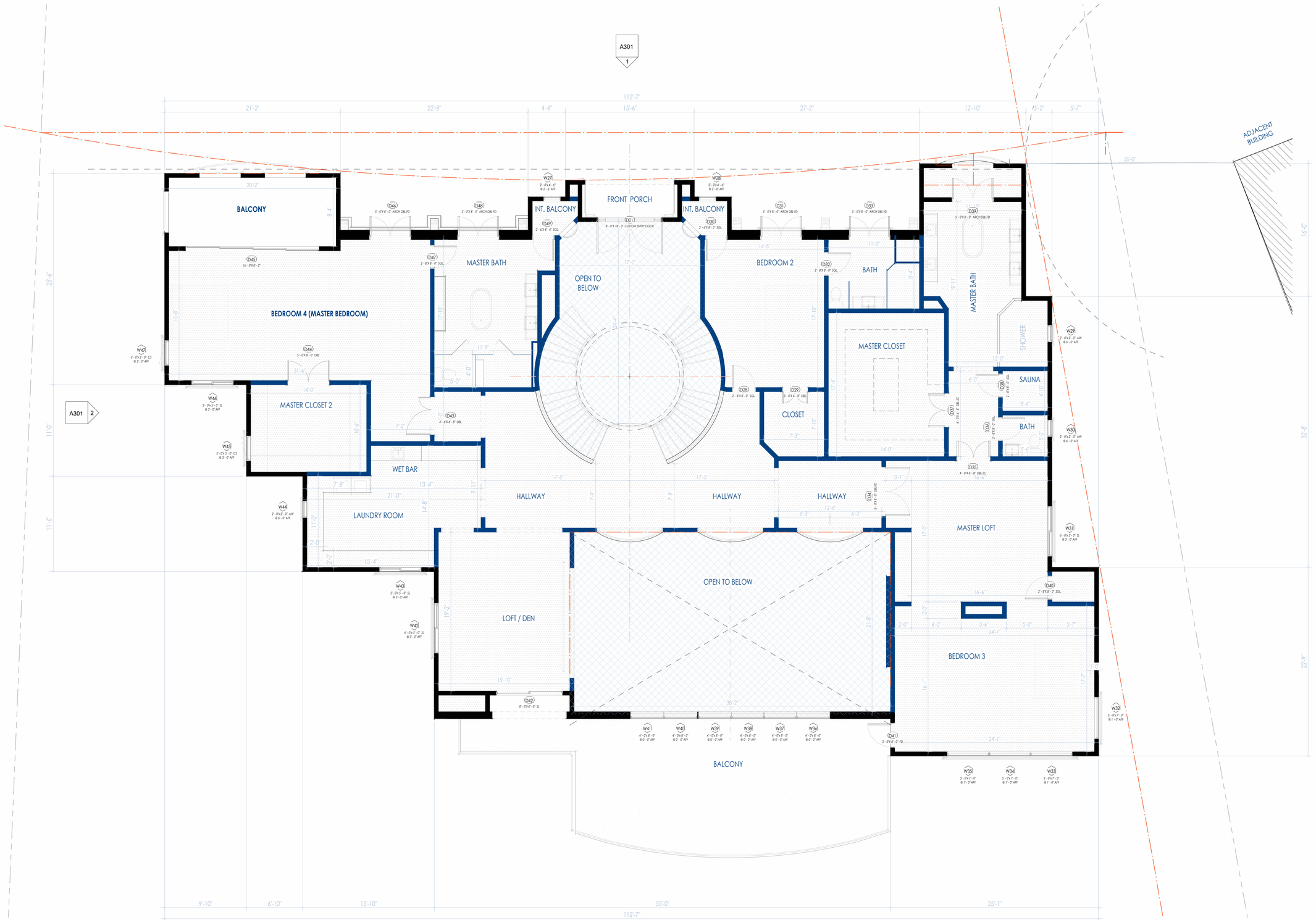
SCALE: 3/16" = 1'-0"

SHEET NAME:

1ST FLOOR PLAN

SHEET NO:

A201



2ND FLOOR PLAN

3/16" = 1'-0"

1

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C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

10/24/2024 1:39:01 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

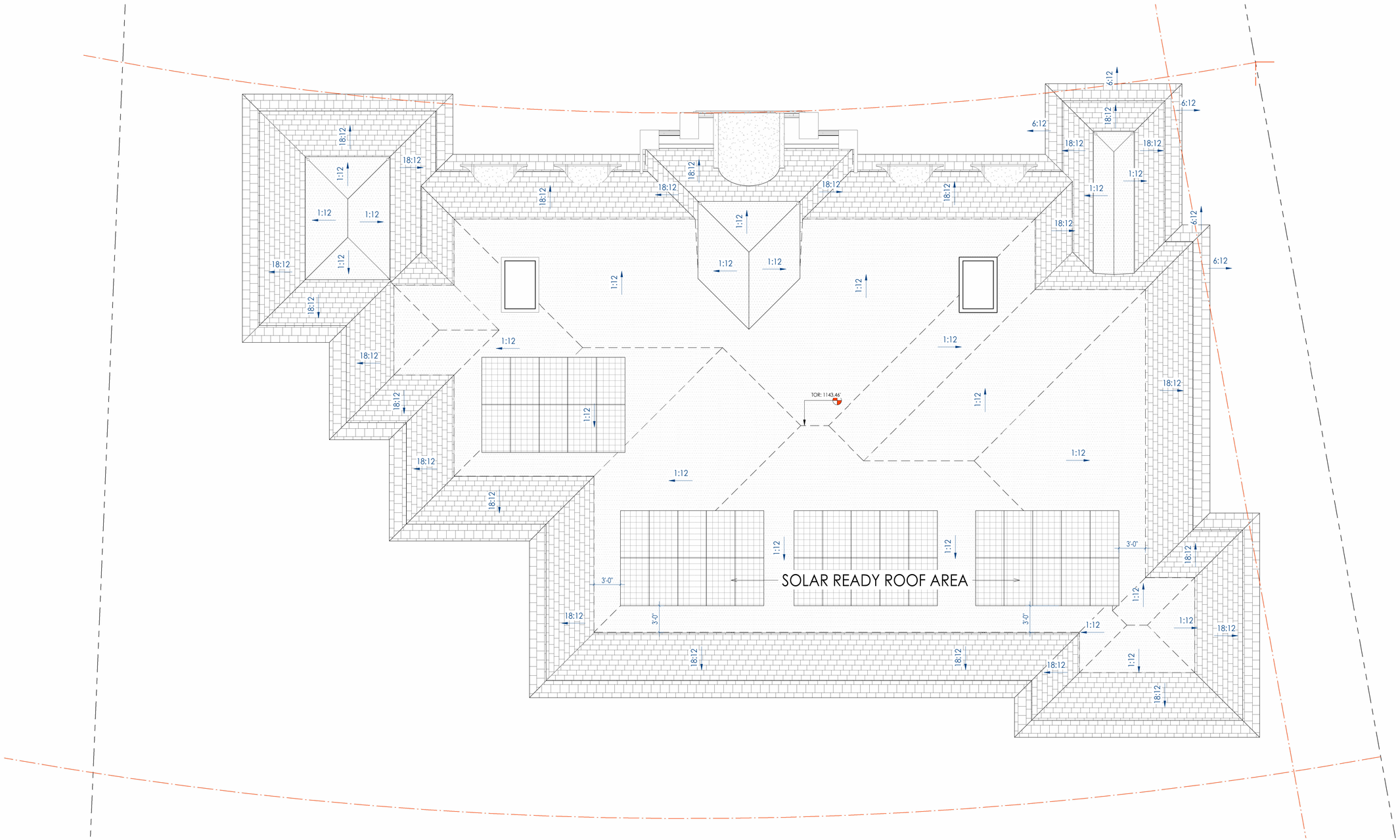
SCALE: 3/16" = 1'-0"

SHEET NAME:

2ND FLOOR PLAN

SHEET NO:

A202



T.O.P (FLAT ROOF)

3/16" = 1'-0"

1

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RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

10/24/2024 1:39:06 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: 3/16" = 1'-0"

SHEET NAME:

ROOF PLAN

SHEET NO:

A203

FRONT (SOUTH) ELEVATION 1

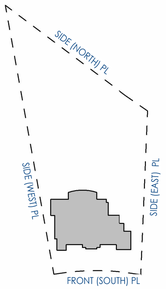
3/16" = 1'-0"

SIDE (EAST) ELEVATION 2

3/16" = 1'-0"

ELEVATION KEYNOTES

1. **SLATE ROOF TILES (DAVINCI ROOFSCAPES)**
   - SINGLE-WIDTH, COLOR: GRAY
2. **CEMENT PLASTER (MERLEX STUCCO)**
   - SMOOTH FINISH, COLOR: P-105 OAT GRAIN
3. **CAST STONE (VENTURA CAST STONE)**
   - COLOR: CHABLIS
4. **PRECAST TRIMS, COLUMNS, QUOINS**
   - COLOR: X-81586 HIALEAH (LA HABRA)
5. **GFRC GRILLES / PANELS**
   - STUCCOED TO MATCH PRECAST TRIM
6. **EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)**
   - ALUMINUM CLAD SITELINE EX
   - EXTERIOR COLOR: BLACK
7. **FASCIA BOARD (MILLWORK BY OTHERS)**
   - PAINTED COLOR: WEATHERED BROWN
8. **WROUGHT IRON RAILING / FENCING**
   - MATERIAL: IRON, PAINTED BLACK
9. **DECORATIVE FINIALS**
   - MATERIAL: COPPER
10. **EYEBROW DORMER W/ WINDOW**
    - SHEET METAL W/ PRECAST TRIM
11. **EXTERIOR LIGHTING FIXTURES**
    - COLOR: COPPER BRONZE
12. **CHIMNEY SHROUD**
    - MATERIAL: COPPER
13. **GUTTER, DOWNSPOUT, LEADER BOX**
    - MATERIAL: RUSTIC COPPER
14. **GARAGE DOOR (AMARR GARAGE DOOR)**
    - AMARR BY DESIGN CARRIAGE DOOR
    - STAIN GRADE SECTION GARAGE DOOR



KEY PLAN
N.T.S.

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PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:39:24 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO:
A301

REAR (NORTH) ELEVATION 3

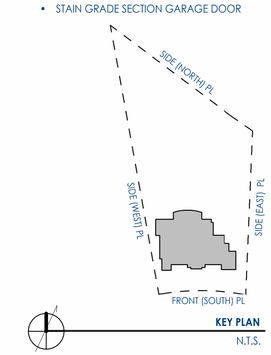
3/16" = 1'-0"

SIDE (WEST) ELEVATION 4

3/16" = 1'-0"

ELEVATION KEYNOTES

1. **SLATE ROOF TILES (DAVINCI ROOFSCAPES)**
   - SINGLE-WIDTH, COLOR: GRAY
2. **CEMENT PLASTER (MERLEX STUCCO)**
   - SMOOTH FINISH, COLOR: P-105 OAT GRAIN
3. **CAST STONE (VENTURA CAST STONE)**
   - COLOR: CHABLIS
4. **PRECAST TRIMS, COLUMNS, QUOINS**
   - COLOR: X-81586 HIALEAH (LA HABRA)
5. **GFRC GRILLES / PANELS**
   - STUCCOED TO MATCH PRECAST TRIM
6. **EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)**
   - ALUMINUM CLAD SITELINE EX
   - EXTERIOR COLOR: BLACK
7. **FASCIA BOARD (MILLWORK BY OTHERS)**
   - PAINTED COLOR: WEATHERED BROWN
8. **WROUGHT IRON RAILING / FENCING**
   - MATERIAL: IRON, PAINTED BLACK
9. **DECORATIVE FINIALS**
   - MATERIAL: COPPER
10. **EYEBROW DORMER W/ WINDOW**
    - SHEET METAL W/ PRECAST TRIM
11. **EXTERIOR LIGHTING FIXTURES**
    - COLOR: COPPER BRONZE
12. **CHIMNEY SHROUD**
    - MATERIAL: COPPER
13. **GUTTER, DOWNSPOUT, LEADER BOX**
    - MATERIAL: RUSTIC COPPER
14. **GARAGE DOOR (AMARR GARAGE DOOR)**
    - AMARR BY DESIGN CARRIAGE DOOR
    - STAIN GRADE SECTION GARAGE DOOR



KEY PLAN
N.T.S.

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PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
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PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO:
A302

NEW DOOR SCHEDULE

Mark	LOCATION	DOOR TYPE	SIZE		LEVEL	REMARKS
			Width	Height		
D01	FOYER	CUSTOM WROUGHT IRON ENTRY	8' - 0"	18' - 0"	1st F.F.	
D02	LIBRARY	FRENCH - DOUBLE	6' - 0"	8' - 0"	1st F.F.	
D03	LIBRARY	FRENCH - DOUBLE	6' - 0"	7' - 0"	1st F.F.	
D04	LIVING ROOM	FRENCH - DOUBLE	6' - 0"	7' - 0"	1st F.F.	
D05	LIVING ROOM	FRENCH - DOUBLE	6' - 0"	7' - 0"	1st F.F.	
D06	BEDROOM 1	SINGLE PANEL	2' - 8"	8' - 0"	1st F.F.	
D07	CLOSET 1	SINGLE PANEL	2' - 8"	8' - 0"	1st F.F.	
D08	BATHROOM 1	SINGLE PANEL	2' - 8"	8' - 0"	1st F.F.	
D09	BEDROOM 1	FRENCH - DOUBLE	6' - 0"	7' - 0"	1st F.F.	
D10	HOME THEATER	FRENCH - DOUBLE	6' - 0"	8' - 0"	1st F.F.	
D11	GYM ROOM	SINGLE PANEL	1' - 6"	8' - 0"	1st F.F.	
D12	GYM ROOM	FRENCH - DOUBLE	5' - 0"	7' - 0"	1st F.F.	
D13	SAUNA	SINGLE PANEL	2' - 8"	8' - 0"	1st F.F.	
D14	GYM BATH	SINGLE PANEL	2' - 8"	8' - 0"	1st F.F.	
D15	FAMILY ROOM	PATIO - STACKING SLIDING	12' - 0"	10' - 0"	1st F.F.	
D16	FAMILY ROOM	PATIO - STACKING SLIDING	12' - 0"	10' - 0"	1st F.F.	
D17	STORAGE	SINGLE PANEL	1' - 6"	8' - 0"	1st F.F.	
D18	POWDER ROOM	SINGLE PANEL	3' - 0"	8' - 0"	1st F.F.	
D19	PANTRY	DOUBLE PANEL	3' - 0"	6' - 8"	1st F.F.	
D20	WOK	FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	
D21	LAUNDRY 1	FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	
D23	GARAGE	FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	
D24	GARAGE	FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	
D25	GARAGE	FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	
D26	GARAGE	GARAGE DOOR	16' - 0"	9' - 0"	1st F.F.	
D27	GARAGE	GARAGE DOOR	9' - 0"	9' - 0"	1st F.F.	
D28	BEDROOM 2	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D29	BEDROOM 2	DOUBLE PANEL	3' - 0"	6' - 8"	2nd F.F.	
D30	BEDROOM 2	SINGLE PANEL	2' - 6"	8' - 0"	2nd F.F.	
D31	BEDROOM 2	FRENCH - ARCH DOUBLE	5' - 0"	8' - 0"	2nd F.F.	
D32	BEDROOM 2	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D33	BATHROOM 2	FRENCH - ARCH DOUBLE	5' - 0"	8' - 0"	2nd F.F.	
D34	BEDROOM 3	FRENCH - DOUBLE	6' - 0"	8' - 0"	2nd F.F.	
D35	BATHROOM 3	DOUBLE PANEL	4' - 0"	6' - 8"	2nd F.F.	
D36	BATHROOM 3	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D37	BATHROOM 3	DOUBLE PANEL	4' - 0"	6' - 8"	2nd F.F.	
D38	BATHROOM 3	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D39	BATHROOM 3	FRENCH - ARCH DOUBLE	5' - 0"	8' - 0"	2nd F.F.	
D40	BEDROOM 3	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D41	BEDROOM 3	FRENCH - SINGLE	3' - 0"	8' - 0"	2nd F.F.	
D42	LOFT / DEN	SLIDING PATIO DOOR (2 PANELS)	8' - 0"	8' - 0"	2nd F.F.	
D43	BEDROOM 4	DOUBLE PANEL	4' - 6"	6' - 8"	2nd F.F.	
D44	BEDROOM 4	DOUBLE PANEL	5' - 0"	8' - 0"	2nd F.F.	
D45	BEDROOM 4	PATIO - STACKING SLIDING	16' - 0"	8' - 0"	2nd F.F.	
D46	BEDROOM 4	FRENCH - ARCH DOUBLE	5' - 0"	8' - 0"	2nd F.F.	
D47	BATHROOM 4	SINGLE PANEL	2' - 8"	8' - 0"	2nd F.F.	
D48	BATHROOM 4	FRENCH - ARCH DOUBLE	5' - 0"	8' - 0"	2nd F.F.	
D49	BATHROOM 4	SINGLE PANEL	2' - 6"	8' - 0"	2nd F.F.	
D51		FRENCH - SINGLE	3' - 0"	8' - 0"	1st F.F.	

NEW WINDOW SCHEDULE

MARK	LOCATION	WINDOW TYPE	SIZE		SILL HT	HEAD HT	LEVEL	REMARKS
			WIDTH	HEIGHT				
W01	LIBRARY	FIXED	6' - 0"	1' - 6"	7' - 0"	8' - 6"	1st F.F.	
W02	FOYER	FIXED	2' - 0"	5' - 0"	3' - 6"	8' - 6"	1st F.F.	
W03	FOYER	FIXED	2' - 0"	5' - 0"	3' - 6"	8' - 6"	1st F.F.	
W04	LIVING ROOM	FIXED	6' - 0"	1' - 6"	7' - 0"	8' - 6"	1st F.F.	
W05	LIVING ROOM	FIXED	6' - 0"	1' - 6"	7' - 0"	8' - 6"	1st F.F.	
W06	BEDROOM 1	CASEMENT	3' - 0"	6' - 0"	2' - 0"	8' - 0"	1st F.F.	
W06	BEDROOM 1	FIXED	6' - 0"	1' - 6"	7' - 0"	8' - 6"	1st F.F.	
W07	BEDROOM 1	CASEMENT	3' - 0"	6' - 0"	2' - 0"	8' - 0"	1st F.F.	
W08	BATHROOM 1	AWNING	2' - 0"	2' - 0"	6' - 0"	8' - 0"	1st F.F.	TG
W09	HOME THEATER	SLIDING	6' - 0"	5' - 0"	3' - 0"	8' - 0"	1st F.F.	
W11	GYM BATH	AWNING	2' - 0"	2' - 0"	6' - 0"	8' - 0"	1st F.F.	
W12	GYM ROOM	FIXED	5' - 0"	7' - 0"	2' - 0"	9' - 0"	1st F.F.	
W13	GYM ROOM	FIXED	5' - 0"	7' - 0"	2' - 0"	9' - 0"	1st F.F.	
W14	GYM ROOM	FIXED	5' - 0"	7' - 0"	2' - 0"	9' - 0"	1st F.F.	
W15	GYM ROOM	FIXED	5' - 0"	7' - 0"	2' - 0"	9' - 0"	1st F.F.	
W16	KITCHEN	FIXED	3' - 6"	9' - 0"	0' - 0"	9' - 0"	1st F.F.	
W17	KITCHEN	FIXED	3' - 6"	9' - 0"	0' - 0"	9' - 0"	1st F.F.	
W18	KITCHEN	FIXED	6' - 0"	9' - 0"	0' - 0"	9' - 0"	1st F.F.	
W19	KITCHEN	FIXED	3' - 6"	9' - 0"	0' - 0"	9' - 0"	1st F.F.	
W20	KITCHEN	FIXED	3' - 6"	9' - 0"	0' - 0"	9' - 0"	1st F.F.	
W21	KITCHEN	SLIDING	5' - 0"	5' - 6"	3' - 6"	9' - 0"	1st F.F.	
W22	WOK	SLIDING	5' - 0"	5' - 0"	3' - 0"	8' - 0"	1st F.F.	
W23	WOK	SLIDING	5' - 0"	4' - 6"	3' - 6"	8' - 0"	1st F.F.	
W24	LAUNDRY 1	CASEMENT	3' - 0"	5' - 0"	3' - 0"	8' - 0"	1st F.F.	
W26	GARAGE	SLIDING	5' - 0"	4' - 6"	3' - 6"	8' - 0"	1st F.F.	
W27	INTERIOR BALCONY	FIXED	2' - 0"	4' - 6"	2' - 6"	7' - 0"	2nd F.F.	
W28	INTERIOR BALCONY	FIXED	2' - 0"	4' - 6"	2' - 6"	7' - 0"	2nd F.F.	
W29	BATHROOM 3	AWNING	2' - 0"	2' - 0"	6' - 0"	8' - 0"	2nd F.F.	
W30	BATHROOM 3	AWNING	2' - 0"	2' - 0"	6' - 0"	8' - 0"	2nd F.F.	
W31	BEDROOM 3	SLIDING	6' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	
W32	BEDROOM 3	FIXED	5' - 0"	7' - 0"	1' - 0"	8' - 0"	2nd F.F.	
W33	BEDROOM 3	FIXED	5' - 0"	7' - 0"	1' - 0"	8' - 0"	2nd F.F.	
W34	BEDROOM 3	FIXED	5' - 0"	7' - 0"	1' - 0"	8' - 0"	2nd F.F.	
W35	BEDROOM 3	FIXED	5' - 0"	7' - 0"	1' - 0"	8' - 0"	2nd F.F.	
W36	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W37	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W38	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W39	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W40	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W41	FAMILY ROOM	FIXED	4' - 0"	8' - 0"	0' - 0"	8' - 0"	2nd F.F.	
W42	LOFT / DEN	SLIDING	6' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	
W43	LAUNDRY 2	SLIDING	5' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	
W44	LAUNDRY 2	AWNING	2' - 0"	2' - 0"	6' - 0"	8' - 0"	2nd F.F.	
W45	BEDROOM 4	CASEMENT	3' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	
W46	BEDROOM 4	SLIDING	5' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	
W47	BEDROOM 4	CASEMENT	3' - 0"	5' - 0"	3' - 0"	8' - 0"	2nd F.F.	

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LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:40:15 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE:

SHEET NAME:
WINDOW DOOR SCHEDULE

SHEET NO:
A501

3D VIEW 1 (1)

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PLOT DATE:
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PROJECT NO: -

REVISION	DATE

NOTES:

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SCALE:

SHEET NAME:
3D VIEW

SHEET NO:
A901

3D VIEW 2 (1)

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RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

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Diamond Bar, CA 91765

PLOT DATE:

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PROJECT NO: -

REVISION	DATE

NOTES:

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SCALE:

SHEET NAME:

3D VIEW

SHEET NO:

A902

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STATE OF CALIFORNIA

PROJECT:

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PLOT DATE:

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PROJECT NO: -

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NOTES:

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SCALE:

SHEET NAME:

3D PERSPECTIVE VIEWS

SHEET NO:

A903

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LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

10/24/2024 1:43:31 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

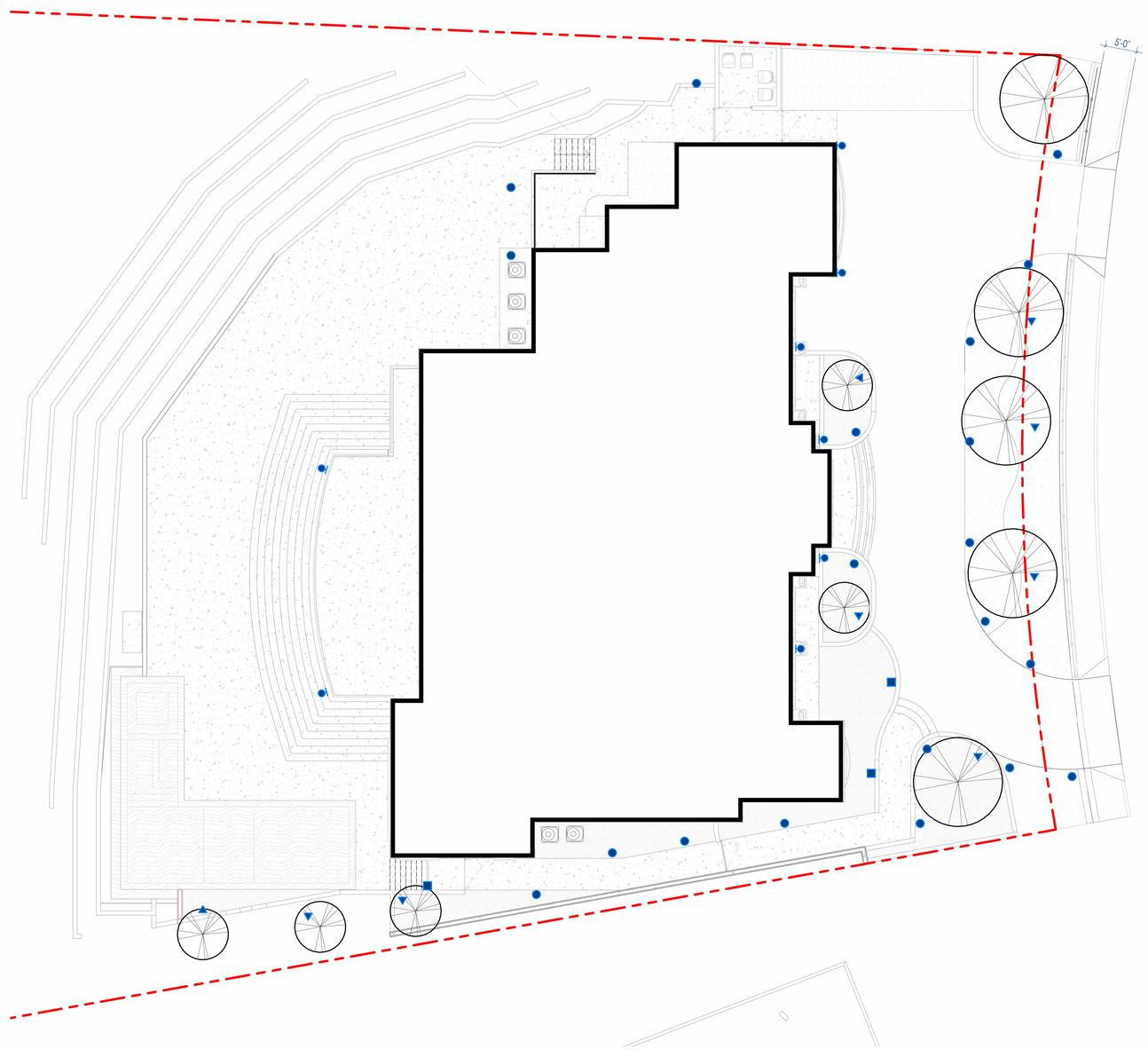
SCALE:

SHEET NAME:

3D PERSPECTIVE VIEWS

SHEET NO:

A904



ENLARGED SITE LIGHTING PLAN

1" = 10'-0"

1

LEGEND

- LANDSCAPE AREA
- CONCRETE AREA
- BUILDING FOOTPRINT
- INTERLOCKING PAVERS
- GRAVEL / ROCK GROUNDCOVER
- EXISTING LANDSCAPE AREA
- LANDSCAPE AREA
- GRASS/ TURF AREA

LIGHTING LIST

SYMBOL	LIGHTING DESCRIPTION
	WALL MOUNTED SCONCE - KICHLER, REGENCE OUTDOOR WALL LIGHT - MODEL: 59125OZ - 60 W - COLOR: OLDE BRONZE
	PATH LIGHT - KICHLER, LANDSCAPE LED COLLECTION - MODEL: 15870CBR30 - 3W / 200 LUMENS - COLOR: CENTENNIAL BRASS
	UP LIGHT - KICHLER, LANDSCAPE LED COLLECTION - MODEL: 16141CBR27 - 5.5 W / 200 LUMENS - COLOR: CENTENNIAL BRASS
	INGROUND LED ACCENT LIGHT - KICHLER, LANDSCAPE LED COLLECTION - MODEL: 1614CBR30 - 3.5W / 200 LUMENS - COLOR: CENTENNIAL BRASS
	WALL WASH LIGHT / DECK LIGHT - KICHLER, LANDSCAPE LED COLLECTION - MODEL: 15764CBR27 - 0.9W / 41 LUMENS - COLOR: CENTENNIAL BRASS

WALL SCONCE

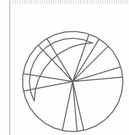
PATH LIGHT

UP LIGHT

INGROUND LIGHT

DECK LIGHT

TREE LEGEND



NEW TREE
REFER LANDSCAPE PLAN TO FULL SPECIFICATION

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ARCHITECT SEAL:

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PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:43:35 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:
PRELIMINARY LIGHTING PLAN

SHEET NO:
LP-1

12V Integrated LED All-Purpose Recessed Light

More options than ever.

Use the Kichler 12V Integrated LED All-Purpose Recessed Light practically anywhere to create a dynamic lighting effect. Versatile and functional, this landscape light can be embedded in concrete to mark a path, installed over a patio to deliver ambient light, or in the ground to uplight trees or walls for beauty and safety. Add on one of our accessory tops for more application possibilities and to create various lighting effects.

12V Integrated LED All-Purpose Recessed Light offers versatile and functional landscape lighting

- **Sealed and fully encapsulated** to safeguard from water ingression and the outdoor elements – helping to extend the life of the product.
- **Versatile IP68 rated** design provides a dust-tight housing that can protect against water submersion.
- **2,000-volt fixture surge protection** protects against power surges and irregularities.
- **Dynamic lighting options** for illuminating walkways, driveways or patios, step lights and much more. Fits any standard 1.5" Schedule 40 or 80 PVC and comes with an installation sleeve and spring retention clips.

PRODUCT ORDERING GUIDE

Ordering Guide (product number breakdown)	1 Item Number for Wattage/VA, Delivered Lumens & Efficacy:	2 Product Finish:	3 Color Temperature:
	16140 = 2W/3.5VA, 100 lm, 50 lm/W **16141** = 3.5W/5.5VA, 200 lm, 57 lm/W	**CBR** = Centennial Brass **SS** = Stainless Steel	**27** = 2700K, Warm White **30** = 3000K, Pure White
Example: 16140 CBR 30	16140	CBR	30

16145CBR27 **16140SS27** **16143CBR27** **16141SS27** 20° Narrow Spot 2700K - Warm White	**16146CBR30** **16140SS30** **16143CBR30** **16141SS30** 20° Narrow Spot 3000K - Pure White	**16140CBR27** **16140SS27** **16141CBR27** **16141SS27** 40° Flood 2700K - Warm White	**16140CBR30** **16140SS30** **16141CBR30** **16141SS30** 40° Flood 3000K - Pure White	**16140CBR27** **16140SS27** **16141CBR27** **16141SS27** 75° Wide Flood 2700K - Warm White	**16140CBR30** **16140SS30** **16141CBR30** **16141SS30** 75° Wide Flood 3000K - Pure White

BEAM SPREAD

PHOTOMETRICS

Item	16140		
Beam Candela	20° Narrow Spot Max Candela: 358.52		
Distance	Foot-candles	Beam Width	
20'	0.9	8.85'	
18'	1.1	8.07'	
16'	1.4	7.36'	
14'	1.8	6.27'	
12'	2.5	5.39'	
10'	3.6	4.47'	
8'	5.6	3.58'	
6'	10	2.68'	
4'	22.4	1.79'	
2'	89.6	0.89'	

Item	16140		
Beam Candela	40° Flood Max Candela: 170.85		
Distance	Foot-candles	Beam Width	
20'	0.4	16.62'	
18'	0.5	14.96'	
16'	0.7	13.3'	
14'	0.9	11.64'	
12'	1.2	9.97'	
10'	1.7	8.31'	
8'	2.7	6.65'	
6'	4.7	4.99'	
4'	10.6	3.32'	
2'	42.6	1.66'	

Item	16140		
Beam Candela	75° Wide Flood Max Candela: 67.58		
Distance	Foot-candles	Beam Width	
20'	0.2	24.92'	
18'	0.2	22.43'	
16'	0.3	21.07'	
14'	0.3	24.03'	
12'	0.5	20.56'	
10'	0.7	17.18'	
8'	1.1	13.74'	
6'	1.9	10.31'	
4'	4.2	6.87'	
2'	16.8	3.44'	

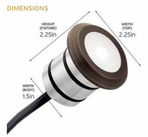
Item	16141		
Beam Candela	20° Narrow Spot Max Candela: 358.52		
Distance	Foot-candles	Beam Width	
20'	1.5	9.92'	
18'	1.8	8.93'	
16'	2.3	7.94'	
14'	3	6.94'	
12'	4.1	5.95'	
10'	5.9	4.96'	
8'	9.3	3.97'	
6'	16.3	2.98'	
4'	37.1	1.98'	
2'	148.6	0.99'	

Item	16141		
Beam Candela	40° Flood Max Candela: 170.85		
Distance	Foot-candles	Beam Width	
20'	0.8	14.75'	
18'	1	13.27'	
16'	1.2	11.8'	
14'	1.6	10.32'	
12'	2.1	8.85'	
10'	3.1	7.37'	
8'	4.8	5.9'	
6'	8.6	4.42'	
4'	19.2	2.95'	
2'	77	1.47'	

Item	16141		
Beam Candela	75° Wide Flood Max Candela: 67.58		
Distance	Foot-candles	Beam Width	
20'	0.3	29.3'	
18'	0.4	26.37'	
16'	0.5	23.44'	
14'	0.7	20.51'	
12'	1	17.58'	
10'	1.4	14.65'	
8'	2.2	11.72'	
6'	3.9	8.79'	
4'	8.7	5.86'	
2'	34.8	2.93'	

12V Integrated LED All-Purpose Recessed Light — Additional Specs

DIMENSIONS



FINISH OPTIONS

- **CBR** – Centennial Brass
- **SS** – Stainless Steel

PERFORMANCE

	16140	16141
Lumen Output	100 lm	200 lm
Input Voltage	9V-15V	9V-15V
Power (W) @ 15V AC	3.5VA	5.5VA
Power (W) @ 12V DC	2W	3.5W
Efficacy (lm/W @ DC)	50 lm/W	57 lm/W
Halogen Equivalents	10W	20W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output Discrete LED
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	20°, 40°, 75°
Binning	3 Step
Fixture can be used Drive Over Rated	UP or DOWN position Yes

Input

Input Voltage Range	9–15V AC or DC with no loss in light output
Input Frequency	47-63Hz
Inout Current	1A (100 lm), 2A Max (200 lm) @ 9V AC
In-rush Current	3A Max
Efficiency	> 50 lm/W @ 12VAC
Power Factor	> 0.7 @ 15V

Environmental

Environmental Protection Rating	Wet, IP68
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours

Mechanical & Housing Specification

Diameter (top)	2.25"
Height (Fixture)	2.25"
Width (body)	1.5"
Height (body)	1.75"
Height (top)	0.25"
Housing Material	Stainless Steel
Housing Color & Surface Weight	CBR Brass, SS Stainless Steel .94 LBS

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Body

304 Stainless Steel body, 304 Stainless Steel or Brass tops. 304 Stainless Steel Retention Clips

Wire

18AWG, SJTT-W, 105°C, 300V, 72" usable length.

Optics

Polycarbonate T.I.R. lens. 3 field changeable beam spread optics included: 40° installed, 20° and 75° included as accessories.

Included Accessories

Includes 20°, 40°, and 75° optics, 2 gel-filled wire nuts, Locknut, PVC sleeve and spring expandable retention clip. Fits any standard 1.5" Schedule 40 or 80 PVC.

Optional Accessories

Cowl	16142CBR, SS	Louver	16146CBR, SS
Side Fire	16143CBR, SS	Honeycomb Louver	16145CBR, SS
1-Way Top	16148CBR, SS	Square Trim	16147CBR, SS
2-Way Top	16144CBR, SS	Frosted Lens	16180FRO
4-Way Top	16145CBR, SS	Ground Stake	16182BK

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860/567 m	1150/351 m	730/223 m	450/137 m
40 VA	930/283 m	580/177 m	370/113 m	230/70 m
60 VA	620/189 m	390/119 m	240/73 m	150/46 m
80 VA	470/143 m	230/88 m	180/55 m	110/34 m
100 VA	370/113 m	230/70 m	140/43 m	90/27 m
>100 VA	Consult Technical Support			

INGROUND LED SPECIFICATION

N.T.S. **8**

12V Integrated LED Accent Light 16150-16158

PROJECT:	ORDERING:
TYPE:	COMMENTS:

Kichler's 12V Integrated LED accent light has the durability you expect with an enhanced modern look, improved performance and superior light quality.

This updated LED accent uses almost 60% less energy and provides even more light output versus the prior design. Less energy consumption allows more fixtures to be placed on a run while providing the home-owner a system that costs less to operate.

FEATURES

- High lumen output in small body
- Custom optics for superb center-to-the edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection
- IP66 rated

PERFORMANCE

	200 Lumen	300 Lumen	500 Lumen
Input Voltage	9-15V	9-15V	9-15V
VA Total @ 15VAC	3.5	5.25	10
Wattage	2.5	3.5	7
Efficacy (Lm/W)	80	86	71
Halogen Replacement	20W	35W	50W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	3 or 6
Kelvin Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	10°, 35°, 60°

Input

Lumens	Input Current	Efficiency	Power Factor
200	.484A@9VAC	88.40%	0.653
300	.576A@9VAC	86.03%	0.706
500	1.1A@9VAC	86.90%	0.738

Output	Lumens
High	500
Mid	300
Low	200

Environmental

Environmental Protection Rating	Wet
Operation Ambient Temperature	-25°C - +40°C
Storage Temperature	-40° C - +80°C
Expected Life Time	50K Hours > 75°C Tc Max

Mechanical & Housing Specification

Length	3.5" / 89 mm
Width	3.25" / 83 mm
Height	4.5" / 114 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	Black/Brown/CBR
Weight	Alum 1.05lb/ 0.5Kg, Brass 2.3lb/ 1.1Kg

FIXTURE

Glass Window

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Body

A380 Aluminum, C360 Brass casting

Wire

18 AWG, SPT-1W, 105°C, 300V, 48" length

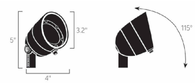
Optics

Polycarbonate TiR lens provides superior fixture beam angle. Available in 10°, 35° and 60°.

Accessories

Includes gel-filled wirenuts and stake

Dimensions



AVAILABLE FINISHES

- **AZT** Architectural Bronze
- **BKT** Black
- **CBR** Centennial Brass

KICHLER

12V Integrated LED Accent Light 16150-16158

INSTALLATION INFORMATION

Lumens	AC Voltage (VA)			DC Voltage (W)		
	9V	12V	15V	9V	12V	15V
200	4.32	4.25	5.1	2.8	2.76	2.73
300	5.13	5.3	6.11	3.56	3.51	3.49
500	9.74	9.42	10.1	6.9	6.87	6.73

Power (W)	Wire Gauge / Length / (ft/m) Load Chart			
	10	12	14	16
0-20	1860/567	1150/351	730/223	450/137
40	930/283	580/177	370/113	230/70
60	620/189	390/119	240/73	150/46
80	470/143	230/88	180/55	110/34
100	370/113	230/70	140/43	90/27
>100	Consult Technical Support			

Ordering Guide (product number breakdown)	1 Item Number for Fixture Size & Beam Angle:	2 Product Finish:	3 Color Temperature:
	16150 = Small 10° Spot **16151** = Small 35° Flood **16152** = Small 60° Wide Flood	**AZT** = Textured Architectural Bronze **BKT** = Black **CBR** = Centennial Brass	**27** = 2700K, Warm White **30** = 3000K, Pure White
Example: 16150 CBR 30	16150	CBR	30

Item Number	16150		16151		16152	
Beam Angle	10° Spot		35° Flood		60° Wide Flood	
Max Candela	3867		527		221	
Ft. Away	Foot-candles	Beam Width	Ft. Foot-candles	Beam Width	Ft. Foot-candles	Beam Width
8'	38.4	1.5	4' 21.7	2.5	4' 8.3	4.2
12'	17.1	2.2	8' 5.4	4.9	8' 2.1	8.3
24'	4.3	4.5	16' 1.4	9.8	16' .5	16.7
36'	1.9	6.7	24' .6	14.7	24' .2	25
48'	1.1	8.9	32' .3	19.6	32' .1	33.3
60'	.7	11.1	40' .2	24.5	40' .1	41.7

Item Number	16153		16154		16155	
Beam Angle	10° Spot		35° Flood		60° Wide Flood	
Max Candela	1213		738		282	
Ft. Away	Foot-candles	Beam Width	Ft. Foot-candles	Beam Width	Ft. Foot-candles	Beam Width
8'	86.2	1.5	4' 30.5	2.5	4' 10.7	4.3
12'	29.4	2.3	8' 7.6	5	8' 2.7	8.7
24'	7.4	4.6	16' 1.9	9.9	16' .8	17.4
36'	3.3	6.9	24' .9	14.9	24' .3	26.1
48'	1.8	9.2	32' .5	19.8	32' .2	34.8
60'	1.2	11.5	40' .3	24.8	40' .1	43.4

Item Number	16156		16157		16158	
Beam Angle	10° Spot		35° Flood		60° Wide Flood	
Max Candela	9236		1298		514.4	
Ft. Away	Foot-candles	Beam Width	Ft. Foot-candles	Beam Width	Ft. Foot-candles	Beam Width
8'	111	1.5	4' 54	2.4	4' 19.2	4.2
12'	49.3	2.2	8' 13.5	4.8	8' 4.8	8.4
24'	12.3	4.4	16' 3.4	9.7	16' 1.2	16.8
36'	5.5	6.6	24' 1.5	14.5	24' .5	25.2
48'	3.1	8.7	32' .8	19.3	32' .3	33.6
60'	2	10.9	40' .5	24.2	40' .2	42

Visit **Kichler.com/Landscape**

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KICHLER

LED ACCENT LIGHT SPECIFICATION

N.T.S. **6**

CBR LED Integrated Path Light Path and Spread | 12 V | 2700 K | 3 W | 250 Lumens | 83 Lumens/W > 0 — 15878CBR27

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SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	Yes
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty

Dimensions

Height	22.75"
Weight	1.5 LBS

Electrical

Input Voltage	12 V

Light Source

Light Source	Integrated LED
Lamp Included	Integrated
# Of Bulbs/LED Modules	3
Max Or Nominal Watt	3 W
Max Wattage/Range	3
Dimmable	No

Photometrics

Color Rendering Index	80
Color Temperature Range	2700 K
Delivered Lumens	250
Delivered Efficacy (Lumens/Watt)	83

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Style	GROUND STAKE
Mountable On Wall Or Ceiling	No
Mounting Weight	1.5 LBS
Modular	No
Lead Wire Length	30
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Brass
Shade Included	Yes
Shade Dimensions	6.77

Product/Ordering Information

Sku	15878CBR27
Finish	Centennial Brass
UPC	783927576994

Finishes

- Centennial Brass
- Centennial Brass

ALSO IN THIS FAMILY

Kichler.com KICHLER 1

PATH LIGHT SPECIFICATION

N.T.S. **3**

Regence Outdoor Wall Light 2-Light | Clear Beveled Glass — 59125OZ

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SPECIFICATIONS

Certifications/Qualifications

Prop65	No
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty

Dimensions

Height	14"
Width	8.5"
Height From Center Of Wall Opening (Spec Sheet)	6.25"
Extension	9.5"
Weight	6 LBS
Canopy Height	5.75"
Canopy Width	5.75"
Canopy Depth	1"

Electrical

Input Voltage	120 V

Light Source

Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	2
Max Or Nominal Watt	60 W
Lamp Type	B10
Socket Type	E12 (Candelabra)

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Weight	6 LBS
Lead Wire Length	13
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Aluminum
Shade Included	No

Product/Ordering Information

Sku	59125OZ
Finish	Olde Bronze
UPC	783927040280

Finishes

- Olde Bronze
- Textured Black

ALSO IN THIS FAMILY

Kichler.com KICHLER 1

LIGHTING FIXTURE SPECIFICATION

N.T.S. **1**

Landscape LED Deck Light Post & Rail | 12 V | 3000 K | 0.9 W | 43 Lumens | 55 Lumens/W > 0 — 15764BKT30R

© 2024 Kichler Lighting LLC All Rights Reserved

SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	No
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty

Dimensions

Height	2"
Width	4"
Weight	0.4875 LBS

Electrical

Input Voltage	12 V

Light Source

Light Source	Integrated LED
Lamp Included	Integrated
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	0.86 W
Max Wattage/Range	0.9
Dimmable	No

Photometrics

Color Rendering Index	80
Color Temperature Range	3000 K
Delivered Lumens	43
Delivered Efficacy (Lumens/Watt)	55

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Style	GROUND STAKE
Mountable On Wall Or Ceiling	No
Mounting Weight	0.49 LBS
Modular	Yes
Lead Wire Length	71
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Aluminum
Diffuser Description	Diffuser
Shade Included	No

Product/Ordering Information

Sku	15764BKT30R
Finish	Black Textured
UPC	783927011907

Finishes

- Black Textured

ALSO IN THIS FAMILY

Kichler.com KICHLER 1

WALL LIGHTS SPECIFICATION

N.T.S. **4**

PDS STUDIO

ARCHITECTURE + DESIGN

711 S. FIRST AVE.
ARCADIA, CA 91006

TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAU
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
10/24/2024 1:43:39 PM

PROJECT NO: -

REVISION	DATE

NOTES:

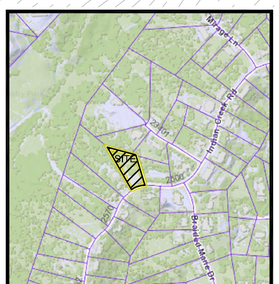
CHECKED BY: Checker

SCALE: N.T.S.

SHEET NAME:
LIGHTING SPECIFICATION

SHEET NO:
LP-2

CONCEPTUAL GRADING PLAN



VICINITY MAP
APN: 8713-035-015

CONSTRUCTION NOTES:

1. EXISTING CURB & GUTTER TO REMAIN
2. CONSTRUCT CONCRETE DRIVEWAY
3. INSTALL 4" NDS ROUND GRATE
4. CONSTRUCT RETAINING WALL
5. INSTALL PVC DRAINAGE PIPE
6. INSTALL RIPRAP
7. INSTALL TRENCH DRAIN
8. EXISTING TREE TO BE REMOVED
9. INSTALL PROTECTIVE FENCE FOR ALL PROTECTED TREES
10. INSTALL CHAIN LINK FENCE. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS AT A MAXIMUM OF TEN-FOOT INTERVALS TO KEEP THE FENCING UPRIGHT AD IN PLACE.

LEGAL DESCRIPTION

LOT 15 OF TRACT NO. 23483, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 5 TO 9 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 8713-035-015
PROPERTY SIZE: 49,223 S.F. (GROSS) 39,640 S.F. (NET)

AVERAGE SLOPE

AREA (A): 49223 S.F. (1.13 ACRES)
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 16412.83 FEET

AVERAGE SLOPE: 0.002296 (I X L) / A
0.002296 (1 X 16412.83) / 1.13
= 33.35%

EARTHWORK QUANTITY

CUT: 0 C.Y
FILL: 420 C.Y
IMPORT: 420 C.Y

IMPERVIOUS SURFACE AREA

PROPOSED IMPERVIOUS: 14400 S.F.
EXISTING IMPERVIOUS: 0 S.F.

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

OWNER

MR. HUO YOU LIANG (JIMMY)
V&M GROUP, LLC / LHL 688, LLC
14328 LOMITAS AVE,
CITY OF INDUSTRY, CA 91746
TEL: 626-999-6685

EASEMENT NOTE

E1 EASEMENT FOR PRIVATE ST. PURPOSES PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 9 OF MAPS.
E2 FLOOD HAZARD LIMITS PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 9 OF MAPS.

SURVEYOR

CAL LAND ENGINEERING, INC.
574 E. LAMBERT ROAD,
BREA, CA 92821
TEL.: (714) 671-1050
JACK LEE, R.C.E., G.E.

CIVIL ENGINEER

CAL LAND ENGINEERING, INC.
574 E. LAMBERT ROAD,
BREA, CA 92821
TEL.: (714) 671-1050
JACK LEE, R.C.E., G.E.

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

PUBLIC WORKS DEPARTMENT
CITY OF DIAMOND BAR
STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE
INSERT TEXT HERE

SOIL ENGINEER RCE DATE
ENGINEER GEOLOGIST RCE DATE

DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
INSERT CONSULTANT INFORMATION
INSERT ADDRESS
TEL: (xxx) xxx-xxxx
FAX: (xxx) xxx-xxxx
NAME RCE DATE

LEGAL DESCRIPTION
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OWNER: MR. HUO YOU LIANG (JIMMY)
V&M GROUP, LLC / LHL 688, LLC

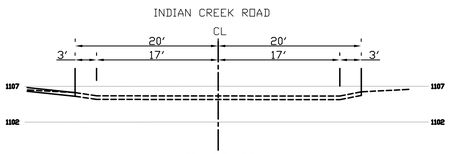
SITE ADDRESS: Vacant Lot (2537) Indian Creek Drive,, Diamond Bar, CA 91765

DRAWN BY Y.Y. CHECKED BY JL SCALE: 1"=10'

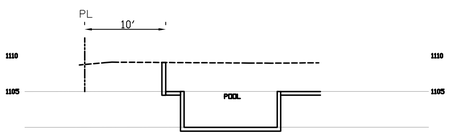
CONCEPTUAL GRADING PLAN

DRAWING NO._____ SHEET 1 OF 2

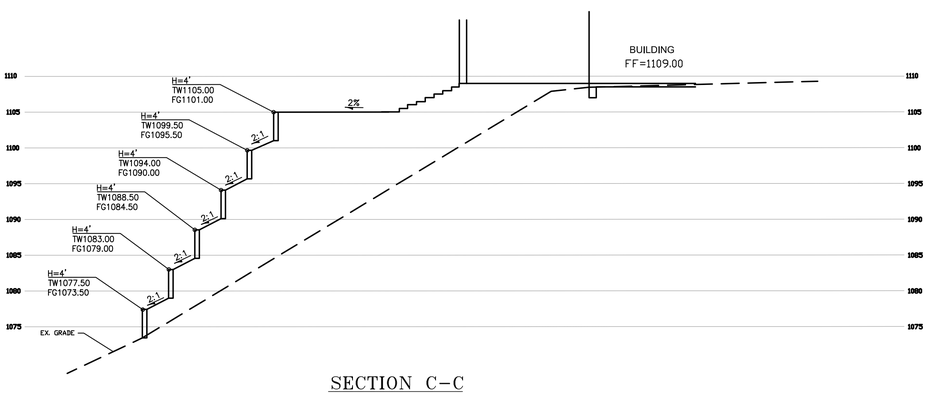
CONCEPTUAL GRADING PLAN



SECTION A–A



SECTION B–B

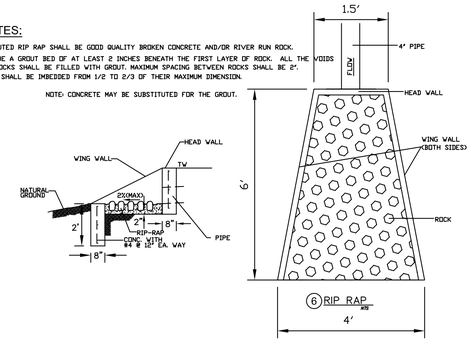


SECTION C–C

RIP-RAP NOTES:

1.) ROCKS FOR GROUTED RIP RAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK.
2.) THERE SHOULD BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2".
3.) SURFACE ROCKS SHALL BE IMBEDDED FROM 1/2 TO 2/3 OF THEIR MAXIMUM DIMENSION.

NOTE: CONCRETE MAY BE SUBSTITUTED FOR THE GROUT.



6 RIP RAP #18

CONSTRUCTION NOTES:

1. EXISTING CURB & GUTTER TO REMAIN
2. CONSTRUCT CONCRETE DRIVEWAY
3. INSTALL 4" NDS ROUND GRATE
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5. INSTALL PVC DRAINAGE PIPE
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OWNER

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TEL: 626–999–6685

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PUBLIC WORKS DEPARTMENT
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DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE

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INSERT ADDRESS
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NAME RCE DATE

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V&M GROUP, LLC / LHL 688, LLC
SITE ADDRESS: Vacant Lot (2537) Indian Creek Drive,,
Diamond Bar, CA 91765
DRAWN BY Y.Y. CHECKED BY JL SCALE: 1"=10'

CONCEPTUAL GRADING PLAN

DRAWING NO._____ SHEET 2 OF 2

Low-Voltage Lighting Legend

PRO-TRADE Lighting, bronze finish

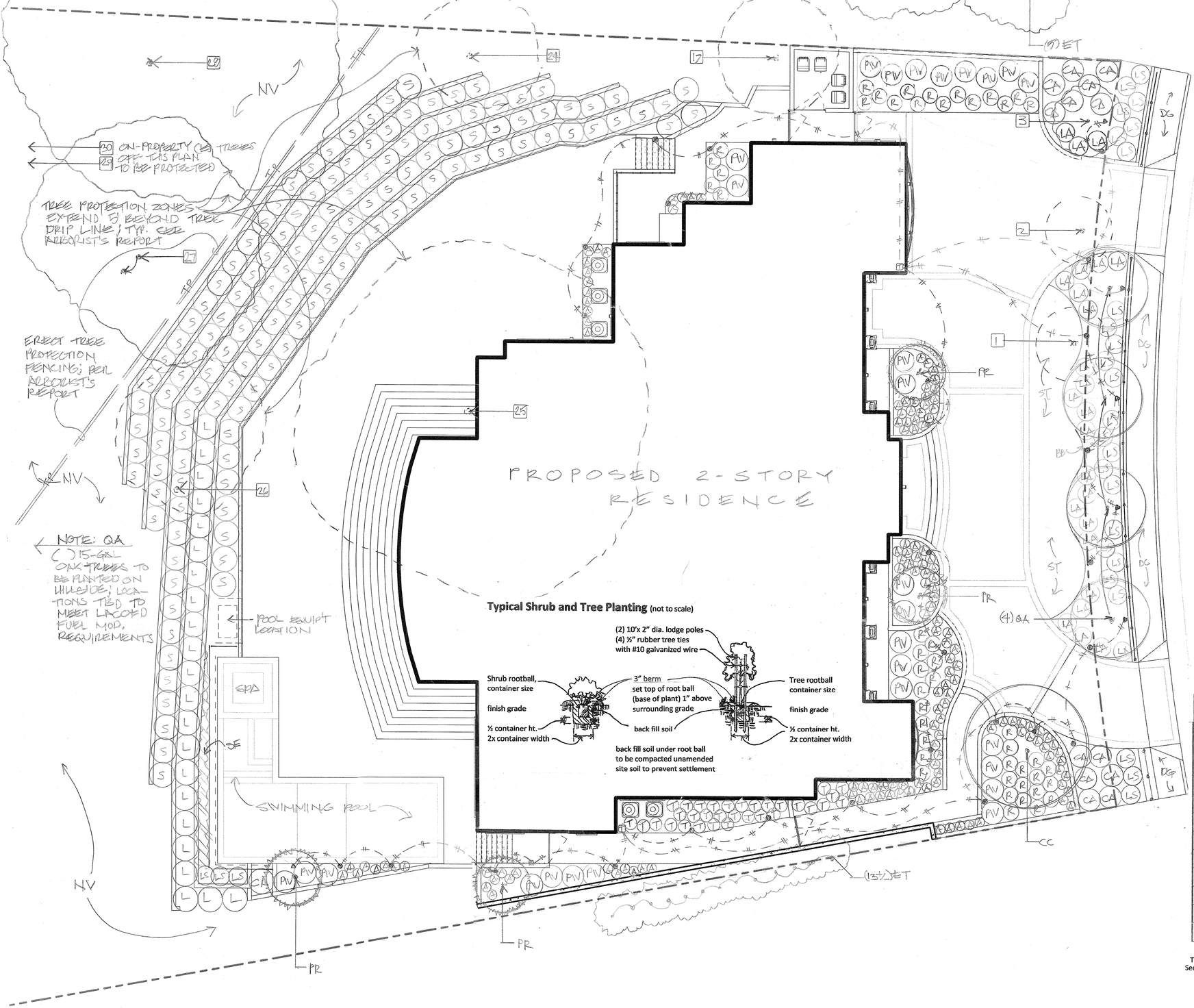
Sym	Quant	Model	Description	Comments
	10	PT-BUL-1	Up Light	LED lamp, staked in ground
	24	PT-PTH1	Path Light	LED lamp, riser height, staked in ground
	2	PT-DL1	Deck (column) Light	LED lamp, mounted in side of columns
	2	n/a	transformer(s)	wattage selected as needed mounted on wall; provide 110VAC
		n/a	direct burial LV light cable	min. 6" covered

Note: PRO-TRADE Lighting is only a suggestion. Lighting is to be low lumen (150 or less per fixture) and low kelvin (3000 or less). The light is to be shielded to prevent it from spilling onto the street or adjoining homes.
Owner can decide on similar light fixtures from other manufacturers, eg. FX/Luminaire, Vista, Kichler, etc.
Owner to decide on all fixture finish colors.

Up Lights
- Heat-Resistant Clear Convex Glass Lens
- High-Temperature Ceramic Socket with Nickel Contacts
- Fixed Socket Assembly
- Dual O-Ring Seals
- EPDM Rubber Plug in Base
- Weather-Resistant BPT-2W Wire
- Includes Ground Stake

Path Lights
- Heat-Resistant Polycarbonate Lens
- Dual O-Ring Seals
- EPDM Rubber Plug in Base
- Weather-Resistant BPT-2W Wire
- Includes Ground Stake

Deck Light
- High-Temperature Ceramic Socket with Nickel Contacts
- Weather-Resistant BPT-2W Wire
- 0.125"W x 1.625"D



Typical Shrub and Tree Planting (not to scale)

TABLE 3-7
REQUIRED MIX OF PLANT MATERIALS

PLANT MATERIAL	REQUIRED PERCENTAGE OF MIX	TOTAL COUNT REQUIRED	TOTAL COUNT PROVIDED
TREES	**TOTAL**	**14**	14
24"-BOX (OR BIGGER)	**20%**	**3**	**5**
15-GALLON	80%	-	9
SHRUBS	**TOTAL**	**437**	437
5-GALLON	**70%**	**306**	**323**
1-GALLON	30%	-	114
GROUNDCOVER COVERAGE WITHIN 2 YEARS	100%	-	-

Planting Legend

Shrubs

Sym	Size	Qty	Botanical name	Common name	Varity/Remarks	WUCOLS	FUEL/MOD ZONE
A	1-gal	114	Agapanthus a	Dwarf Lily of the Nile	'Peter Pan'	0.5	A
CA	5-gal	14	Callistemon viminalis	Dwarf Bottle Brush	'Little John'	0.2	A; 10' AWAY
LA	5-gal	25	Lantana camara x	Bandana White Lantana	'Bandana White'	0.2	A; 10' AWAY
LS	5-gal	27	Lavandula stoechas	Spanish Lavender	'Otto Quast'	0.2	B
L	5-gal	22	Leucadendron cultivar	Silver tree	'Safari Sunset' tall	0.3	B
PW	5-gal	24	Pittosporum Tobira	Wheeler's Tobira	'Wheeler's dwarf'	0.5	A
R	5-gal	42	Rosa floribunda	Rose	'Iceberg'	0.5	A
S	5-gal	137	Salvia clevelandii	Cleveland Sage	'Winfred Gilman'	0.2	A; 10' AWAY
T	5-gal	32	Trachelspermum jasminoides	Star Jasmine	24 " o.c.	0.5	A

Trees

Sym	Size	Qty	Botanical name	Common name	Varity/Remarks	WUCOLS	FUEL/MOD ZONE
CC	24"-box	1	Cercis canadensis	Eastern Redbud	'Forest Pansy'; std	0.5	A; 10 away
PR	24"-box	4	Phoenix roebelenii	Pygmy Date Palm	3-trunk	0.5	A
QA	15-gal	9	Quercus agrifolia	Coast Live Oak	specimen	0.1	B

Miscellaneous

Sym	Description	WUCOLS	FUEL/MOD ZONE
DG	Decomposed granite, compacted and minimum 6" thick	na	A,B
BB	Benda-Board 1" x 4" plastic header board, installed w/plastic stakes and plated screws 3' o.c.	na	A,B
ET	Existing trees off site to remain and be protected	na	A,B
NV	Native vegetation, trees on undisturbed slopes to remain and be protected	na	B
SE	Senecio talinoides, Groundsel; ground cover, from flats, planted 12" O.C.	0.2	B
ST	St. Augustine sod lawn, warm season turf (WST)	0.6	A,B

Note: Planting Plan and Legend reflects LACOFD Fuel Modification requirements.

Planting Notes

The backfill mix for use around the root ball of all trees and shrubs shall consist of the following formula:
2/3 native rock free soil **1/3 organic amendment of wood mulch compost**
1 lb/cu. yd. of backfill mix 12-12-12 commercial fertilizer Agriform or eq. time released fertilizing tablets
Agriform, 21 gram fertilizer tablets (20-10-5) in quantities recommended by the manufacturer.
Place tablets at half the depth of the root ball.
Recommended thirty (30) days after installation all areas shall be fertilized with Best Fertilizer 16-16-8 or approved equal, applied at the rate of five pounds per 1000 square feet (by Owner's maintenance service)
Incorporate compost at a rate of at least four (4) cubic yards per 1,000 square feet to a depth of (6) inches into all landscape areas. (Unless contra-indicated by a soil test).
A minimum of 3" of mulch shall be applied on all exposed soil surfaces of planting areas, except in: turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 2537 INDIAN CREEK Rd., DIAMOND BAR, CA 91765 (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Diamond Bar Water Efficient Landscape Ordinance (Municipal Code Sections 8.14 and 22.26) and the City of Diamond Bar Guidelines for Implementation of the City of Diamond Bar Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Diamond Bar Guidelines for Implementation of the City of Diamond Bar Water Efficient Landscape Ordinance.

MANUEL GARCIA
Print Name

7-6-2024
Date

Signature

3929
License Number

228 E. CAMDEN ST., GLENDORA, CA 91740
Address

626)665-5002
Telephone

MG.LANDARCH@GMAIL.COM
E-mail Address

Landscape Design Professional's Stamp (If applicable)

LANDSCAPE ARCHITECT STATE OF CALIFORNIA
Manuel Garcia
Expiration Date
Date
STATE OF CALIFORNIA

	Area sq.ft.	Percentage %
Landscape	31,272	68.4
Hardscape	7,759	17.0
Building footprint	6,673	14.6
Total Lot Area	45,704	100.0

EXISTING TREE LIST INVENTORY
Source; Javier Cabral Consulting Arborist; ISA #WE-8116A; May 30, 2024

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)	Height (in feet)	Spread (in feet)	Health Condition	Protection Status	Remove or Replace	Tree Replacement Ratio 3:1
1	Chinese banyan	*Ficus microcarpa*	6+8+15 **TOTAL = 29**	17	21	Good	No	**REMOVE**	0
2	Chinese banyan	*Ficus microcarpa*	3+3+4+5+6+6+6+10 **TOTAL = 43**	16	55	Good	No	**REMOVE**	0
3	Chinese banyan	*Ficus microcarpa*	4+4+4+4+4+4+6+6 **TOTAL = 36**	12	24	Good	No	Preserve	0
17	White ironbark	*Eucalyptus Leuoxylon*	28	65	24	Fair	No	**REMOVE**	0
24	California black walnut	*Juglans californica*	14+16 **TOTAL = 30**	19	16	Poor	YES	**REMOVE**	3 native trees
25	Coast live oak	*Quercus agrifolia*	5+11+23 **TOTAL = 39**	50	60	Good	YES	**REMOVE**	3 native trees
26	California black walnut	*Juglans californica*	7+8+8 **TOTAL = 23**	33	24	Fair	YES	**REMOVE**	3 native trees
27	California black walnut	*Juglans californica*	9+16 **TOTAL = 25**	40	35	Good	YES	Preserve	0
28	Coast live oak	*Quercus agrifolia*	25	55	35	Good	YES	Preserve	0
29	Scrub oak	*Quercus dumosa*	2+2+3 **TOTAL = 7**	13	12	Good	No	Preserve	0
30	Scrub oak	*Quercus dumosa*	3+3+4+6 **TOTAL = 16**	16	24	Good	YES	Preserve	0
								TOTAL	**9 NATIVE TREES**

Tree Repalcement mitigation: (9) 15-gal Coast Live Oaks; (4) in front yard, (5) on rear slope; location TBD
See Tree Report, J. Cabral Consulting Arborist; May 30, 2024; Tree Protection zone, fencing and guidelines

LANDSCAPE PLAN

AND LIGHTING LEGEND

NEW SINGLE FAMILY HOME
2537 INDIAN CREEK RD
DIAMOND BAR, CA 91765
AIN: 8713-035-015

MANUEL GARCIA
LANDSCAPE ARCHITECT
228 E. CAMDEN ST. GLENDORA, CA. 91740
ST. LIC. #3929
CELL (626)665-5002
MG.LANDARCH@GMAIL.COM

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July 22, 2024

Revisions performed by	: DATE
MG	: 8-20-24
MG	: 9-13-24
MG	: 10-25-24
	:
	:
	:

Scale 1/8"=1'-0" **Sheet ___of ___**

N

L-1

2537 INDIAN CREEK RD, DIAMOND BAR
MATERIAL BOARD | RENDERING

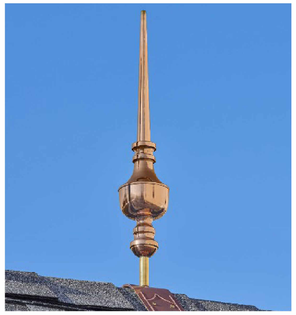
1. **SLATE ROOF TILES (DAVINCI ROOFSCAPES)**
   - SINGLE-WIDTH, COLOR: GRAY
2. **CEMENT PLASTER (MERLEX STUCCO)**
   - SMOOTH FINISH, COLOR: P-105 OAT GRAIN
3. **CAST STONE (VENTURA CAST STONE)**
   - COLOR: CHABLIS
4. **PRECAST TRIMS, COLUMNS, QUOINS**
   - COLOR: X-81586 HIALEAH (LA HABRA)
5. **GFRC GRILLES / PANELS**
   - STUCCOED TO MATCH PRECAST TRIM
6. **EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)**
   - ALUMINUM CLAD SITELINE EX
   - EXTERIOR COLOR: BLACK
7. **FASCIA BOARD (MILLWORK BY OTHERS)**
   - PAINTED COLOR: WEATHERED BROWN
8. **WROUGHT IRON RAILING / FENCING**
   - MATERIAL: IRON, PAINTED BLACK
9. **DECORATIVE FINIALS**
   - MATERIAL: COPPER
10. **EYEBROW DORMER W/ WINDOW**
    - SHEET METAL W/ PRECAST TRIM
11. **EXTERIOR LIGHTING FIXTURES**
    - COLOR: COPPER BRONZE
12. **CHIMNEY SHROUD**
    - MATERIAL: COPPER
13. **GUTTER, DOWNSPOUT, LEADER BOX**
    - MATERIAL: RUSTIC COPPER
14. **GARAGE DOOR (AMARR GARAGE DOOR)**
    - AMARR BY DESIGN CARRIAGE DOOR
    - STAIN GRADE SECTION GARAGE DOOR

CEMENT PLASTER (LAHABRA STUCCO)
SAND FINISH
COLOR: P-105 OAT GRAIN

CROWN MOULDING, PRECAST TRIM (LAHABRA STUCCO)
PRECAST, COLOR: X-81586 HIALEAH

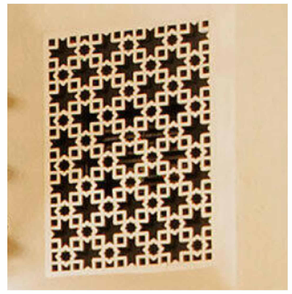
GUTTER / DOWNSPOUT / LEADERHEAD
COLOR: RUSTIC COPPER

EXTERIOR LIGHTING FIXTURES
COLOR: COPPER BRONZE



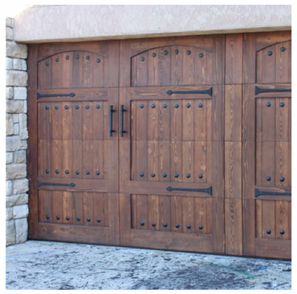
DECORATIVE FINIAL
COPPER

FASCIA BOARD (MILLWORK BY OTHERS)
PAINTED, WEATHERED BROWN



GFRC GRILLES / PANEL
GLASS FIBER REINFORCED CONCRETE GRILLES
STUCCOED TO MATCH PRECAST

CAST STONE (VENTURA CAST STONE)
CAST STONE, COLOR: CHABLIS



GARAGE DOOR
WOOD STAINED SECTIONAL GARAGE DOOR

CHIMNEY SHROUD
COPPER

EYEBROW DORMER
SHEET METAL W/ PRECAST

WROUGHT IRON RAILING / FENCING
DECORATIVE IRON, COLOR: BLACK

EXTERIOR WINDOWS
PRECAST, COLOR: AGATE (MERLEX STUCCO)

SLATE ROOF TILES (DAVINCI ROOFSCAPES)
MULTI-WIDTH, COLOR: CASTLE GRAY

PDS STUDIO
ARCHITECTURE + DESIGN
711 S. FIRST AVE.
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
9/16/2024 1:09:14 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker

SCALE: 12" = 1'-0"

SHEET NAME:
MATERIAL BOARD

SHEET NO:
A020

QUOIZEL
Artisans in Lighting....since 1930

Chancellor

Item #CCR8408K

Product Category: Outdoor Lantern
Finish: Black
Suggested Rooms: Outdoor

Height: 19.00"
Width: 8.00"
Depth: 8.75"
Item Weight: 5.94 lbs
Packed Weight: 8.50 lbs
Dimension Weight: 15 lbs

Description

This outdoor group gives you the historic look of lighting from the 19th Century. It features a mystic black finish and will adorn your home with its charming style to make it the best on the block.

Bulb Type: 2 60W Cand Base Bulb(s) Not Supplied

Dimmable: Yes

Base Material: STEEL
Listed Mark: ETL Listed
Listed Mark Rated For: Wet
HCWO: 7.750
Canopy/Backplate: 5.000"H x 6.000" W
Wire Length: 6 In
Voltage: 120
Shade Info: CLEAR GLASS

We reserve the right to revise the design of components of any product due to parts availability or change in our Listed Mark standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product DESIGN that is the SOLE and EXCLUSIVE PROPERTY of Quoizel Lighting Inc. In Compliance with U.S. COPYRIGHT and PATENT requirements, notification is hereby presented in this form that this literature, or the product it depicts, is NOT to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Quoizel Inc. 03/31/2013

Quoizel Inc., 6 Corporate Parkway, Goose Creek SC 29445 www.quoizel.com *distance from wall outlet box to highest point of mounted product

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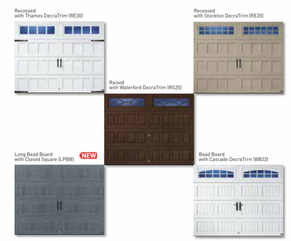
EXTERIOR LIGHTING CUTSHEET

N.T.S. **3**

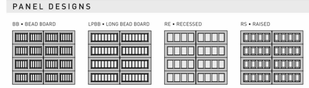
Amarr

Amarr® Hillcrest
Value Carriage House Steel Garage Doors

Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price. The Amarr Hillcrest collection. Value is a beautiful thing.



PANEL DESIGNS



www.amarr.com

Amarr® Hillcrest

Amarr

Construction

HI1000
Single-Layer: Steel
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance

HI2000
Double-Layer: Steel + Insulation
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation

HI3138/HI3000
Triple-Layer: Steel + Insulation + Steel
- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation

Specifications

	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3138	AMARR HILLCREST HI3000
PANEL DESIGNS				
Bead Board	•	•	•	•
Long Bead Board	•	•	•	•
Recessed	•	•	•	•
Raised	•	•	•	•
INSULATION†		Polystyrene	Polystyrene	Polystyrene
R-VALUE‡		6.64	6.68	9.05
DOOR THICKNESS	2" [5.1cm]	2" [5.1cm]	1-3/8" [3.5cm]	2" [5.1cm]
STEEL THICKNESS	25 ga	25 ga	27/27 ga	27/27 ga
INSULATED GLASS OPTION*			•	•
DECORATIVE HARDWARE OPTIONS	•	•	•	•
WIND LOAD† AVAILABLE	•	•	•	•
PAINT FINISH WARRANTY◊	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY◊	1 Year	2 Years	3 Years	3 Years

†Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
‡Calculated door section R-value is in accordance with DASMA TDS-163.
*Price upcharge applies.
† It is your responsibility to make sure your garage door meets local building codes.
◊ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors
Actual paint colors may vary from samples shown.

TRUE WHITE (TW) · ALMOND (AL) · WICKER TAN (WW) · SANDSTONE (ST) · TERRATONE (TT) · GOLDEN OAK (OAG)* · WEATHERED GRAY (WG)* Available 2021 NEW
HUNTER GREEN (HGP) · GRAY (GRT) · CHARCOAL GRAY (ST) · DARK BROWN (DW) · BLACK (BL)* · WALNUT (WT)* · MAHOGANY (MH)*

† Available in HI3138 only.
* Price upcharge applies.

Amarr doors are pre-painted, homeowners can touch up or repaint to match their doors. Visit **amarr.com** for painting instructions. Non-factory painting of garage door voids the paint finish warranty.

Woodgrain finishes are dual directional for all panel designs.

Amarr Color Zone®
Over 700 SteelDry™ paint colors. Approved color list is at **amarr.com/amarr_color_zone.**
Check your local Sherwin-Williams store for SteelDry paint chips.
Amarr® Color Zone
SHERWIN WILLIAMS.

Glass Options
Insulated glass* available in Clear, Frost and Dark Tint.

CLEAR (C) · OBSCURE (O)* · FROST (WF)* · DARK TINT (WD)*
3/32" [2.2cm] Single Strength
*Price upcharge applies.

DecraTrim Window Inserts
Window inserts shown on Clear glass, inserts also available with Obscure, Frost and Dark Tint glass.

NO INSERT · STOCKTON (20) · PRAIRIE (21) · CATHEDRAL (22) · CASCADE (23) · MOONLITE (24) · WATERFORD (25) · WAGON WHEEL (26) · SUNRAY (27) · THAMES (30) · ARCHED THAMES (31)
FULL SUNRAY (28) Available for 19'6", 15'9", 16', 17' and 18' only.

DecraGlass™ Windows
Tempered obscure glass with baked-on ceramic designs, design visibility varies due to lighting.

VICTORIAN (5A) · RIVIERA (5S)* · CHALET (5a) · AMERICANA (57) · HEARTLAND (70) · MISSION (71) · PRAIRIE (72)† · JARDIN (75) · TRELLIS (76)
* Clear glass with primed tract pattern.
† Obscure glass with v-grooves.

Decorative Hardware

ALUMINUM — Aluminum decorative strap hinges with classic not recommended for arch openings.
CANTERBURY · VERSAILLES

STAMPED STEEL: BLUE RIDGE · ALPINE
MAGNETIC ABS VINYL: CASTLE ROCK · MAPLE CREEK · CLAVOS · NOTTINGHAM

YOUR LOCAL AMARR DEALER:

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

Door specifications and technical data subject to change without notice.
Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.
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MADE IN USA · RECYCLED STEEL

GARAGE DOOR CUTSHEET

N.T.S. **2**

DIVIDED LITES

Add architectural interest to your JELD-WEN Siteline EX windows with one of our divided lite options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround wood grilles (FS) that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).

Simulated Divided Lites (SDL)

To achieve an authentic look, select our Simulated Divided Lites (SDL). They feature grilles that are permanently attached to the exterior glass (aluminum for clad-wood exteriors, wood for primed wood exteriors), wood grilles adhered to the interior glass, and optional Light Brown or Silver shadow bars that are placed between the two panes of insulating glass. Grilles are available in 7/8", 1-1/8" and 1-3/8" sizes. We also offer 2-5/16" grilles for the classic look of a checkrail.

Grilles Between the Glass (GBG)

With Grilles Between the Glass, you'll enjoy the look of divided lites without any upkeep. They are placed between the two panes of insulating glass. Select 5/8" flat or 23/32" or 1" contour metal grilles in any of our clad colors.

Full-Surround Wood Grilles (FS)

Our Full-Surround wood grilles can be removed for easy cleaning. Choose from 1-1/8", 1-3/8" or 7/8" grilles that are positioned on the interior glass surface.

DIVIDED LITES

JELD-WEN WINDOWS & DOORS

SITELINE EX
WOOD WINDOWS & PATIO DOORS

Casement | Awning | Double-Hung | Horizontal Sliding
Fixed, Radius & Geometric | Patio Doors

SWINGING PATIO DOORS

Add an element of drama to your home, on either a small or grand scale, with a swinging patio door. These doors are available with one, two or more panels that swing either out or in on side hinges.

Standard Hardware Finishes*

*Actual colors may vary from the samples displayed.
†Available with optional PVD finish for increased resistance to wear and discoloration

SWINGING PATIO DOORS

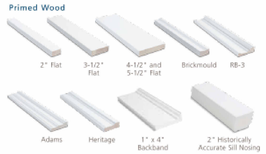
EXTERIOR

WINDOW & PATIO DOOR CHOICES

Exterior Wood Species

Trim Options

Primed Wood



Clad

Clad Colors*

Our windows and patio doors with clad-wood exteriors feature protective metal cladding with a baked-on finish that doesn't need to be repainted over time. We provide a number of clad color options, so you can pick a finish that will complement your home.

Optional Colors

*Actual colors may vary from the samples displayed.

SITELINE EX CUTSHEET

N.T.S. **1**

PDS STUDIO

ARCHITECTURE + DESIGN
711 S. FIRST AVE.
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:

LICENSED ARCHITECT
PHILIP K. CHAN
C-38915
02 - 28 - 2025
RENEWAL DATE
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PROJECT:
NEW SINGLE FAMILY HOME

2537 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
9/16/2024 1:09:17 PM

PROJECT NO: -

REVISION	DATE

NOTES:

CHECKED BY: Checker
SCALE: N.T.S.
SHEET NAME: **CUTOUT SHEETS / SPECS**
SHEET NO: **A021**

2537 Indian creek Rd. Diamond Bar, CA 91765

Prepared for:

Philip Chan c/o PDS Studio
711 First Ave Arcadia, CA 91006
Arcadia, CA 91006

May 29, 2024

Prepared by:

Javier Cabral Consulting Arborist
International Society of Arborists # WE- 8116A

1390 El Sereno Ave
Pasadena, California 91103
(626)818-8704
jctcabral@sbcglobal.net

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List Inventory & Replacement Ratio ---------- pg. 5 & 6

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Arborist Signature Page ---------- Pg. 25

Summary

Mr. Chan,

You have retained my consulting arborist services to provide a tree inventory for the property described as 2534 Indian Creek Rd. Diamond Bar, CA 91765. You are in the planning permitting process phase of building a new home and are required to provide a tree inventory for the property that identifies trees that qualify for protection based on the guidelines as set forth by the City of Diamond Bar Municipal Code below.

Diamond Bar Municipal Code
Sec. 22. 38. 030

(1) Native Oak, Walnut, Sycamore, and willow trees with a DBH of eight inches or greater

(2) Trees of significant historical or value as designated by the council

(3) Any tree required to be preserved or relocated as a condition of approval for a discretionary permit.

(4) Any tree required to be planted as a condition of approval for a discretionary permit.

(5) A stand of trees the nature of which makes each tree dependent upon the others for survival.

Background and assignment

Mr. Chan has requested that I provide the following arboricultural services.

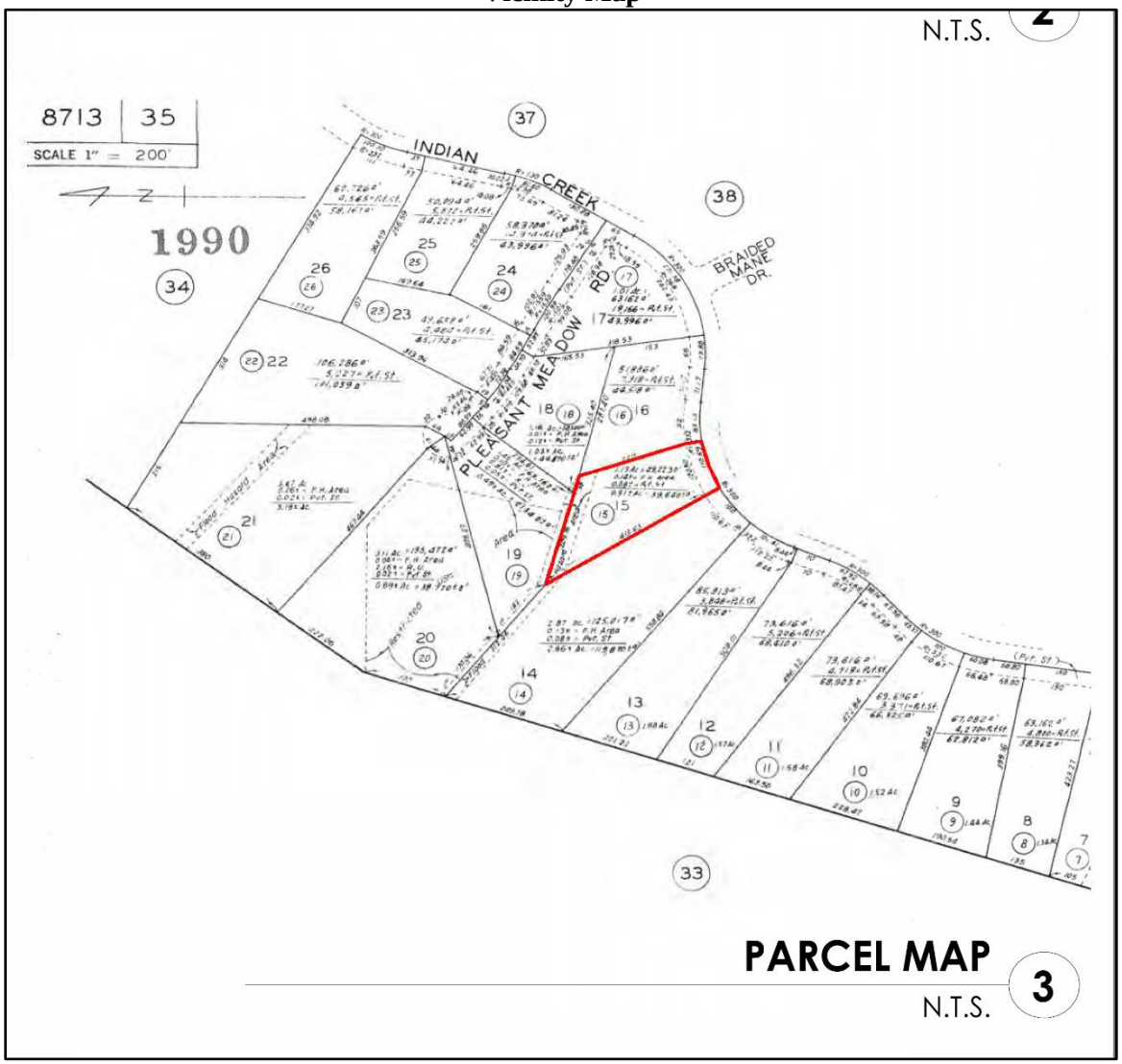
1) Identify all trees within the property lines
2) Evaluate the basic health of the trees.

The following report is based on my site visit on May 21, 2024 and my analysis of the trees, topographic survey, site plan, and surrounding landscape. For the purpose of this report I will address these trees as **Trees # 1, 2, 3, 17, 24, 25, 26, 27, 28, 29, & 30.**

Site conditions

The land on this sloping lot is a currently vacant and has **(11)** total trees, of which **(5)** qualify for protection and **(6)** do not.

Vicinity Map



List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	condition rating	Protection status	REMOVE or Preserve	Replacement Ratio in 24 in. box
1	Chinese banyan	*Ficus microcarpa*	6+8+15 **TOTAL = 29**	17	21	Good	No	**REMOVE**	0
2	Chinese banyan	*Ficus microcarpa*	3+3+4+5+6+6+6+10 **TOTAL = 43**	16	55	Good	No	**REMOVE**	0
3	Chinese banyan	*Ficus microcarpa*	4+4+4+4+4+4+6+6 **TOTAL = 36**	12	24	Good	No	**Preserve**	0
17	White ironbark	*Eucalyptus Leuoxylon*	28	65	24	Fair	No	**REMOVE**	0
24	California black walnut	*Juglans californica*	14+16 **TOTAL = 30**	19	16	Poor	YES	**REMOVE**	3 native trees
25	Coast live oak	*Quercus agrifolia*	5+11+23 **TOTAL = 39**	50	60	Good	YES	**REMOVE**	3 native trees
26	California black walnut	*Juglans californica*	7+8+8 **TOTAL = 23**	33	24	Fair	YES	**REMOVE**	3 native trees
27	California black walnut	*Juglans californica*	9+16 **TOTAL = 25**	40	35	Good	YES	**Preserve**	0
28	Coast live oak	*Quercus agrifolia*	25	55	35	Good	YES	**Preserve**	0
29	Scrub oak	*Quercus dumosa*	2+2+3 **TOTAL = 7**	13	12	Good	No	**Preserve**	0
30	Scrub oak	*Quercus dumosa*	3+3+4+6 **TOTAL = 16**	16	24	Good	No	**Preserve**	0

Tree Replacement Ratio

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Replacement Ratio in 24 in. box
1	Chinese banyan	*Ficus microcarpa*	6+8+15 **TOTAL = 29**	17	21	Good	No	**REMOVE**	0
2	Chinese banyan	*Ficus microcarpa*	3+3+4+5+6+6+6+10 **TOTAL = 43**	16	55	Good	No	**REMOVE**	0
3	Chinese banyan	*Ficus microcarpa*	4+4+4+4+4+4+6+6 **TOTAL = 36**	12	24	Good	No	**Preserve**	0
17	White ironbark	*Eucalyptus Leuoxylon*	28	65	24	Fair	No	**REMOVE**	0
24	California black walnut	*Juglans californica*	14+16 **TOTAL = 30**	19	16	Poor	YES	**REMOVE**	3 native trees
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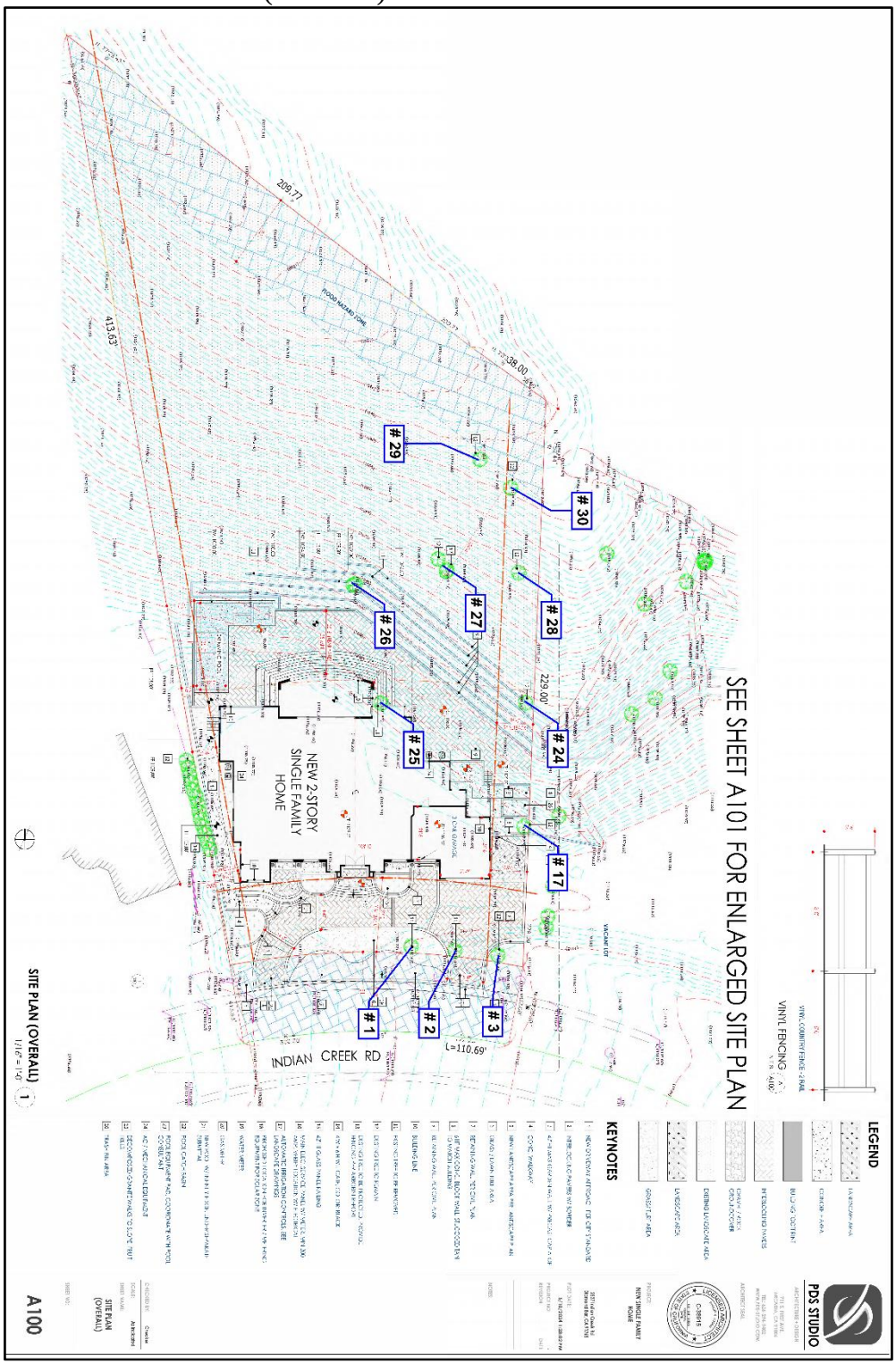
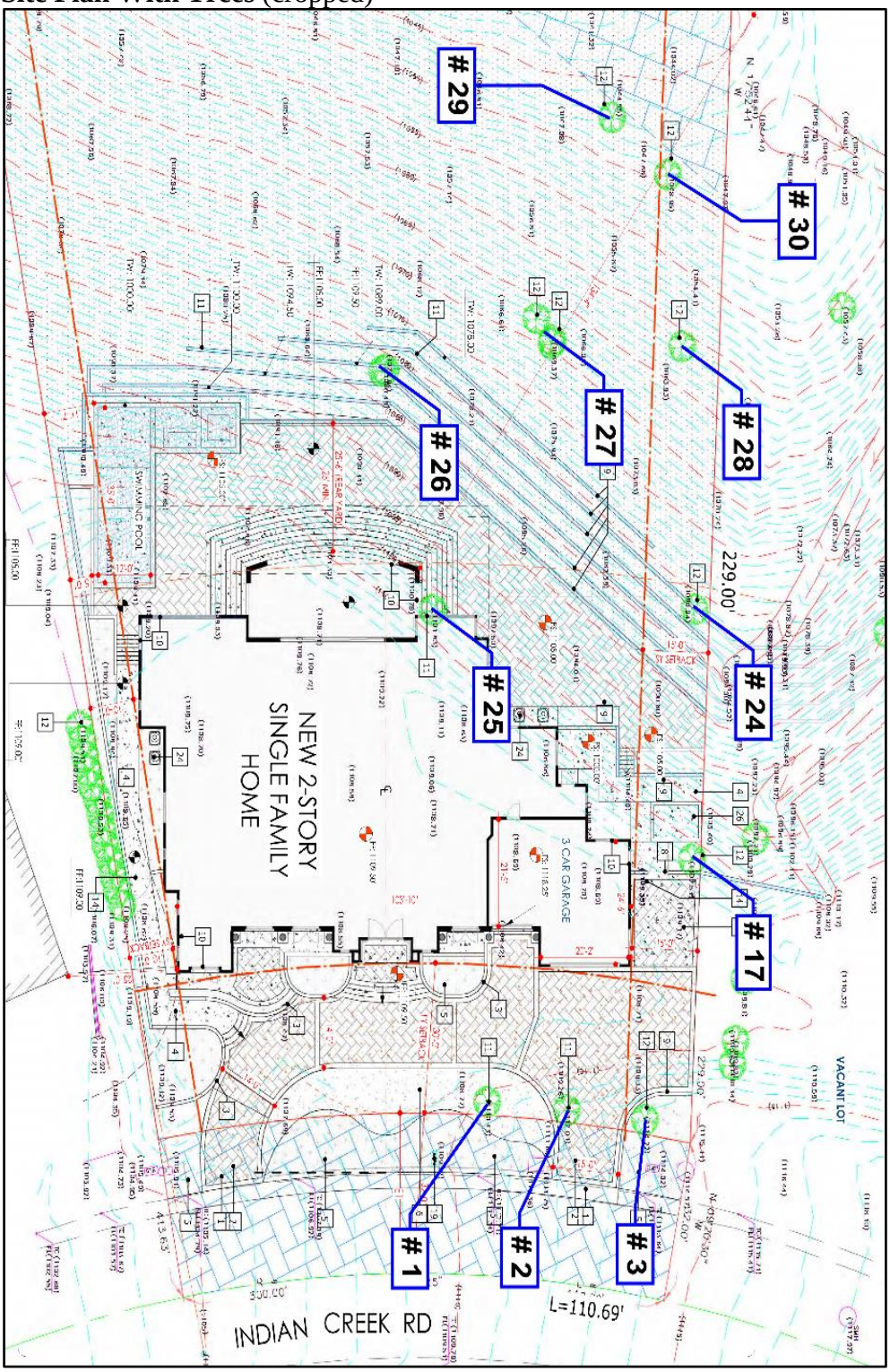
27	California black walnut	*Juglans californica*	9+16 **TOTAL = 25**	40	35	Good	YES	**Preserve**	0
28	Coast live oak	*Quercus agrifolia*	25	55	35	Good	YES	**Preserve**	0
29	Scrub oak	*Quercus dumosa*	2+2+3 **TOTAL = 7**	13	12	Good	No	**Preserve**	0
30	Scrub oak	*Quercus dumosa*	3+3+4+6 **TOTAL = 16**	16	24	Good	No	**Preserve**	0

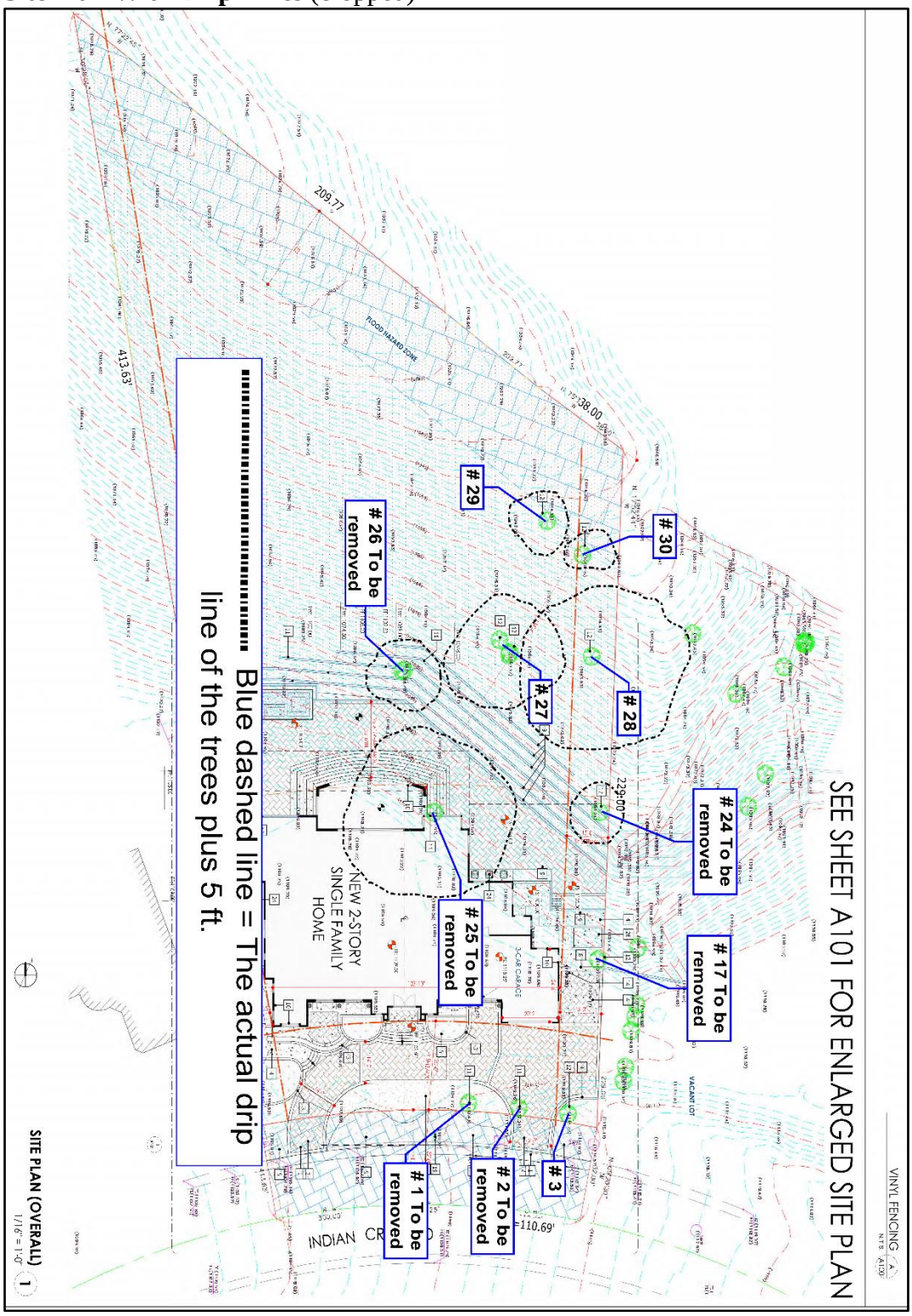
Site Plan With Trees (full scale)



Site Plan With Trees (cropped)



Site Plan With Drip Lines (cropped)



Tree Preservation Statement Pg. 1

CITY OF DIAMOND BAR CALIFORNIA

Planning Division
Tree Preservation Statement

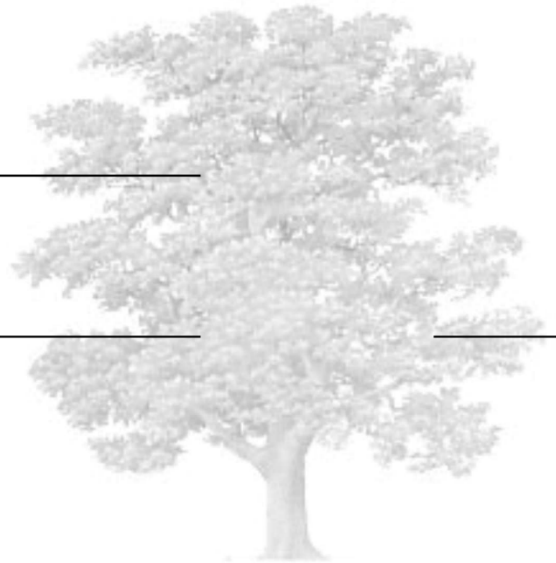
Community Development Department ~ 21810 Copley Drive ~ Diamond Bar, CA 91765 ~ (909) 839-7030 ~ www.DiamondBarCA.gov

☐ The subject property is ½ acre or less and is exempt from Tree Preservation Requirements.

☐ The subject property contains no native coast live oak, California black walnut, California sycamore, or arroyo willow trees.

☐ The subject property contains one or more coast live oak, California black walnut, California sycamore, or arroyo willow trees. The applicant anticipates **that no activity (grading and/or construction) will take place within five (5) feet of the outer drip line** of any coast live oak, California black walnut, California sycamore, or arroyo willow tree.

☑ The subject property contains one or more coast live oak, California black walnut, California sycamore, or arroyo willow trees. The applicant states that **activity (grading and/or construction) will take place within five (5) feet of the outer drip line** of any coast live oak, California black walnut, California sycamore, or arroyo willow tree. A Tree Permit has been or will be applied for prior to any activity taking place on the property.



_____
(Applicant's Name)

_____ _____
(Applicant's Signature) (Date)

Tree Preservation Statement Pg. 2

Location (i.e. address or general description of location) and legal description of property in question (use additional sheets as necessary):

2537 Indian Creek Rd. Diamond Bar, CA 91765

How many oak, walnut, sycamore, willow, and riparian woodwinds will be cut, removed, relocated or damaged:

Two California black walnut and one Coast live oak

How many oaks, walnut, sycamore, willow, naturalized and riparian habitat trees will remain?

one California black walnut, one Coast live oak, and two Scrub Oaks

Will trees be removed or replaced? Yes

If yes, indicate the proposed size, type, location (indicated on site plan) and schedule for planting:

nine-15 Gallon protected native Coast live oak trees shall be included and shown on the final plans as replacements and be installed by the landscape contractor.

Are trees to be relocated? No trees are proposed to be relocated due to their location on sloping terrain.

If yes, identify who will move them and their qualifications for doing this:

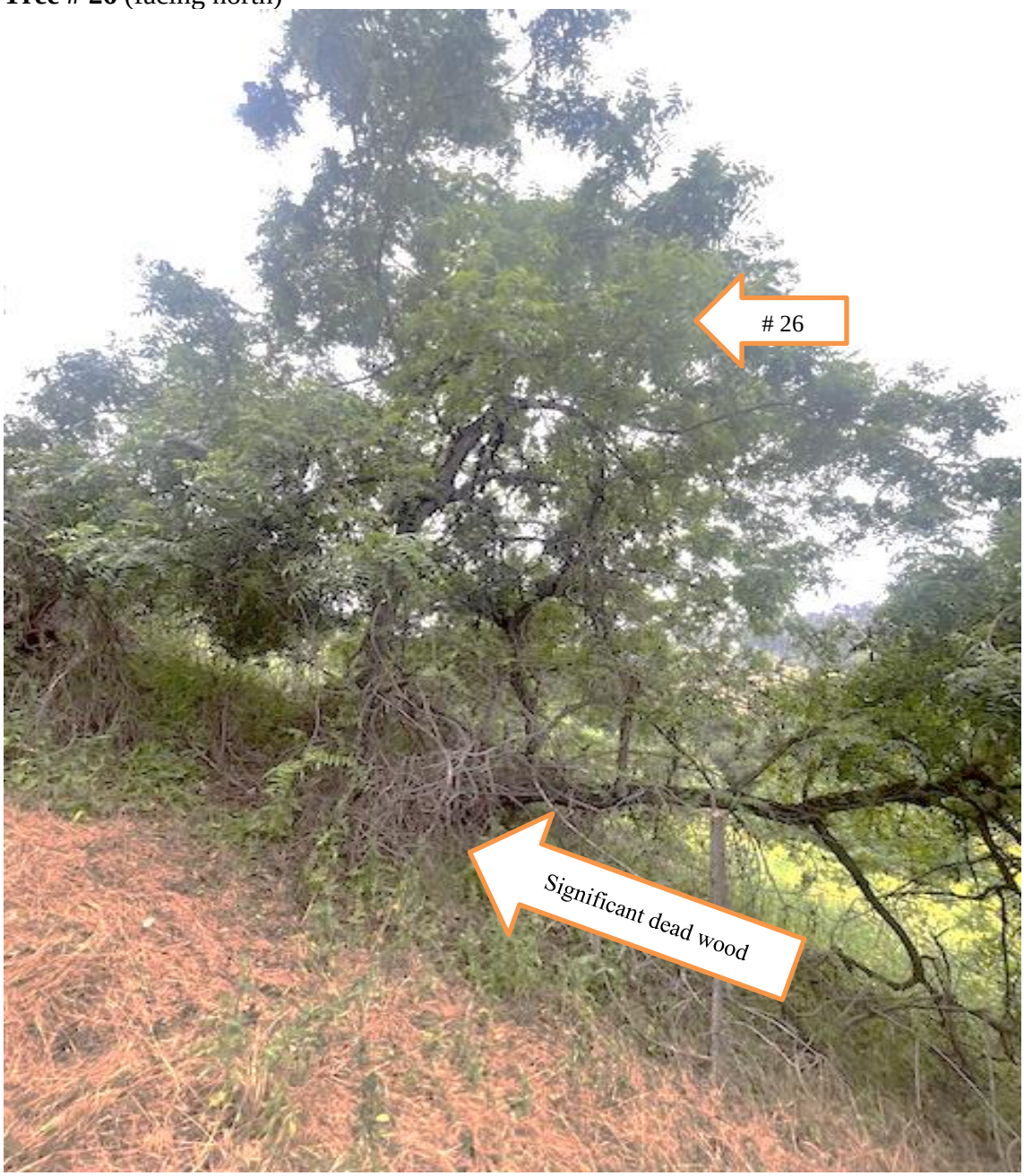
Trees # 1 thru 3 (facing west)

Tree # 17 (facing south)

Tree # 24 (facing northeast)

Tree # 25 (facing north)

Tree # 26 (facing north)



Tree # 27 (facing west)

Tree # 28 (facing west)

Tree # 29 (facing west)

Tree # 30 (facing east)

General Tree Protection Guidelines

1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone "TPZ" which is the same as the area within the Tree Protection Fencing "TPF." Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.

2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6-inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.

3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.

4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.

5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.

6) **Avoid cutting tree roots whenever possible**. This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.

7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

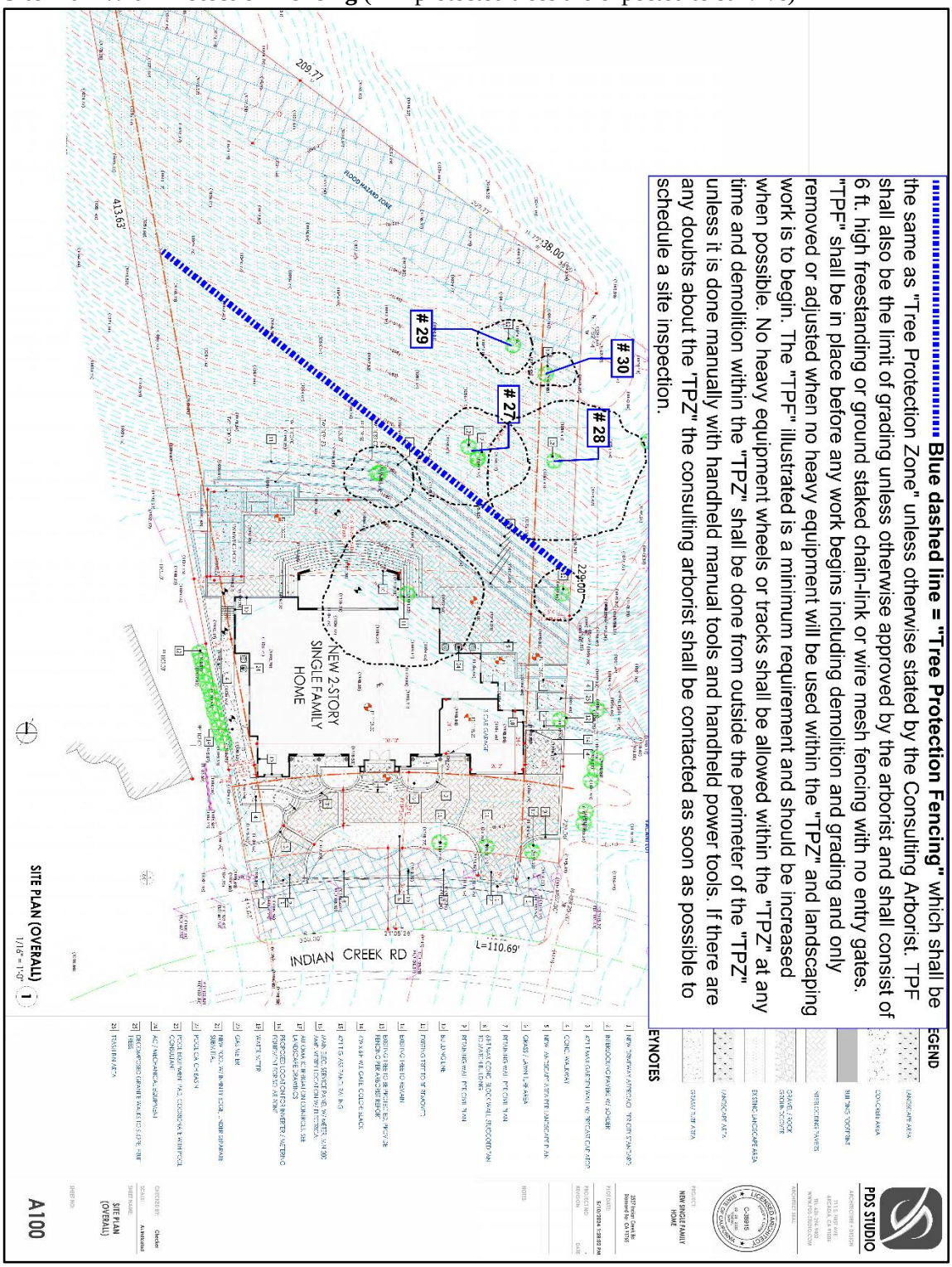
8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required. Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.

9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.

10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.

11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Site Plan With Protection Fencing (All protected trees are expected to survive)



Certificate of Performance & Arborists Disclosure Statement

I Javier Cabral certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems. The Arborist assumes no responsibility for damage to trees as a result of the construction activities as the Arborist cannot be present at all times to witness all construction tasks near the subject trees.

- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.

- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.

- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.

- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.

- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.

- This Arborist report may not be reproduced without the expressed written permission of the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.

- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

- Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist
1390 El Sereno Ave Pasadena, Ca 91103
International Society of Arboriculture # WE 8116A

Project Status Report
November 12, 2024

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 10/08/24	CC 10/15/24	PC 10/22/24	CC 11/5/24	PC 11/12/24	CC 11/19/24
2537 Indian Creek (New single-family residence)	DR & TP PL2024-36	MN	Philip K. Chan					PH	
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
None									

PENDING ITEMS

Property Location	File #	AP	Applicant	Status
1024 Brea Canyon Road (Modify existing convenience store's Alcoholic Beverage Control license to permit sale of beer, wine and distilled spirits (ABC type 21 license))	CUP/PCN PL2024-64	DT	Michael Zavaro	Under Review
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Under Review
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT	Claire Lee	First incomplete letter sent 2/22/24 – waiting for additional information
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information
334 Diamond Bar Blvd (Banquet)	CUP PL2024-76	MN	Jason Lee for Black Canvas South	Under Review
3333 Diamond Canyon Rd (Child Day Care Center)	CUP PL2024-15	MN	Kingdom Seed Academy	Under Review
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL/DT	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL/MN	Philip K. Chan	First incomplete letter sent 10/28/24 – waiting for additional information

LEGEND
PH = PUBLIC HEARING
AP = ASSIGNED PLANNER
PC = PLANNING COMMISSION
CC = CITY COUNCIL
D = DISCUSSION IT

PENDING ITEMS (continued)

Property Location	File #	AP	Applicant	Status
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Raz Grinbaum	Under Review
2235 Morning Canyon Rd. (20-unit condos)	TTM 83836, DR, TP PL2022-89	MN	Max Yang	Under Review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
2631 Rocky Trail (Addition and remodel to single-family residence)	DR PL2024-43	DT	Katy Liu	Second incomplete letter sent 9/12/24 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Billboard Ordinance)	DCA PL2024-40	DT/GL	WVUSD	First incomplete letter sent 7/1/24 - waiting for additional information