

PLANNING COMMISSION AGENDA

Tuesday, July 23, 2024
6:30 PM

Diamond Bar City Hall – Windmill Community Room
21810 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.

<i>CHAIR</i>	<i>RUBEN TORRES</i>
<i>VICE CHAIR</i>	<i>MAHENDRA GARG</i>
<i>COMMISSIONER</i>	<i>NAILA BARLAS</i>
<i>COMMISSIONER</i>	<i>WILLIAM RAWLINGS</i>
<i>COMMISSIONER</i>	<i>RAYMOND WOLFE</i>

How to Observe the Meeting From Home:

Members of the public can observe the meeting by calling (914) 614-3221, [Access Code: 581-497-081](#) or visiting <https://attendee.gotowebinar.com/register/8401430361083799386>

How to Submit Public Comment:

Please note that the meeting will proceed at the Windmill Conference Room should comments by teleconferencing become infeasible due to an Internet or power outage, or due to technical problems outside the City's control. 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

The City of Diamond Bar thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

**CITY OF DIAMOND BAR
PLANNING COMMISSION
July 23, 2024**

AGENDA

Next Resolution No. 2024-07

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 Minutes of the Planning Commission Regular Meeting – May 28, 2024.

5. **OLD BUSINESS:** None.
6. **NEW BUSINESS:** None.

7. PUBLIC HEARING:

- 7.1 Development Review No. PL2021-51** - Under the authority of DBCC Section 22.48, the applicant and property owner, Michael Wu, is requesting Development Review approval to construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet of outdoor deck area, 1,407 square feet of terrace areas, and rear yard improvements on a 13,036 gross square-foot lot. The scope of work also includes a 999 square-foot, attached accessory dwelling unit located at the lower level of the proposed residence. The subject property is zoned Low-Medium Density Residential (RLM) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 1198 Chisolm Trail Drive
Diamond Bar, CA 91765

APPLICANT: Michael Wu, 443 South Forestdale Avenue
Covina, CA 91723

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 PL2021-51 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:****10. SCHEDULE OF FUTURE EVENTS:**

CITY COUNCIL MEETING: Tuesday, August 6, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, August 13, 2024, 6:30 pm
Windmill Community Room
Diamond Bar City Hall
21801 Copley Drive

CITY COUNCIL MEETING: Tuesday, August 20, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, August 27, 2024, 6:30 pm
Windmill Community Room
Diamond Bar City Hall
21801 Copley Drive

CITY COUNCIL MEETING: Tuesday, September 3, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

LABOR DAY HOLIDAY: Monday, September 2, 2024
In observance of the holiday, city offices will be closed. City offices will reopen on Tuesday, September 3, 2024.

11. ADJOURNMENT

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
May 28, 2024**

CALL TO ORDER:

Vice Chair/Garg called the meeting to order at 6:30 p.m. in the City Hall Windmill Community Room, 21810 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

ABSENT: Chair Ruben Torres

STAFF PRESENT: Greg Gubman, Community Development Director; David DeBerry, City Attorney; Grace Lee, Planning Manager; May Nakajima, Senior Planner, Hal Ghafari, Public Works Manager (telephonically); Stella Marquez, Administrative Coordinator

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the March 26, 2024, Special Joint Study Session of the City Council and Planning Commission Meeting.

C/Rawlings moved, and VC/Garg seconded to approve. Motion carried 4-0 by the following Roll Call vote:

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

4.2 Minutes of the March 26, 2024, Regular Planning Commission Meeting.

C/Rawlings moved, and C/Wolfe seconded, to approve:

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

MAY 28, 2024

PAGE 2

PLANNING COMMISSION

5. **OLD BUSINESS:** None.

6. **NEW BUSINESS:**

6.1 Review Of Fiscal Year 2024-2025 Capital Improvement Program -
Conformity with the General Plan.

PM/Lee presented the staff report.

V/C Garg opened the matter for public comments.

There were no public comments offered.

C/Wolfe moved, and C/Barlas seconded, to adopt a Resolution finding the proposed Fiscal Year 2024-2025 Capital Improvement Program to be in conformance with the General Plan

Motion carried by the following Roll Call vote:

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

7. **CONTINUED PUBLIC HEARING:**

7.1 Development Code Amendment No. PL2022-59 - The City of Diamond Bar proposes to amend various provisions of Title 22 (Development Code) of the Diamond Bar City Code to implement Housing Programs contained in the City's certified 2021-2029 Housing Element, to conform to changes in new State housing laws and City policies, and to make typographical corrections and clarifications. (Continued from May 14, 2024)

PROJECT ADDRESS: Citywide

APPLICANT: City of Diamond Bar Community Development Department.

SP/Nakajima presented the staff report.

VC/Garg opened the public hearing.

MAY 28, 2024

PAGE 3

PLANNING COMMISSION

No public comments were offered.

VC/Garg closed the public hearing.

C/Barlas moved, Wolfe seconded, to approve Development Code Amendment No. PL2022-59. Motion carried by the following Roll Call vote:

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

9. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

The Commission commended staff for excellent presentations.

10. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported that there will not be Planning Commission meetings in June. Tentatively, the next meeting would be held on July 9.

11. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

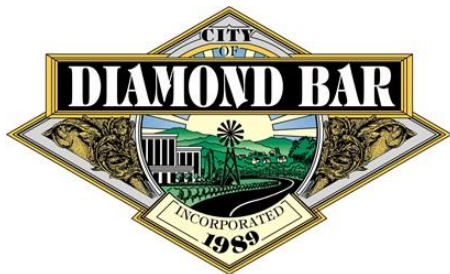
ADJOURNMENT: With no further business before the Planning Commission, VC/Garg adjourned the Regular Planning Commission meeting at 6:54 p.m.

The foregoing minutes are hereby approved this ____ day of July, 2024.

Attest:
Respectfully Submitted,

Greg Gubman, Community Development Director

Mahendra Garg, Vice Chair



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: July 23, 2024

CASE/FILE NUMBER: Development Review No. PL2021-51

PROJECT LOCATION: 1198 Chisolm Trail Drive
Diamond Bar, CA 91765 (APN 8717-026-013)

GENERAL PLAN DESIGNATION: Low Density Residential (RL)

ZONING DISTRICT: Low-Medium Density Residential (RLM)

APPLICANT/
PROPERTY OWNER: Michael Wu
443 South Forestdale Avenue
Covina, CA 91723

SUMMARY:

The applicant is requesting approval of a Development Review (DR) application to construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet of outdoor deck area, 1,407 square feet of terrace areas, and rear yard improvements on a 13,036 gross square-foot lot. The scope of work also includes a 999 square-foot, attached accessory dwelling unit (ADU) located at the lower level of the proposed residence.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2021-51, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, subject to conditions.

BACKGROUND:

The project site is located near the western terminus of Chisolm Trail Drive, where Chisolm Trail Drive and Rio Lobos Road connect. The property is currently undeveloped. There are no protected trees onsite.

The property is legally described as Lot 14 of Tract No. 37873, and the Assessor's Parcel Number (APN) is 8717-026-013.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site Plan View (Aerial)



Project Site



Adjacent Property to the South (1196 Chisolm Trail Drive)



Adjacent Property to the North (1200 Chisolm Trail Drive)

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

	General Plan Designation	Zoning District	Land Use
Site	Low Density Residential	RLM	Undeveloped
North	Low Density Residential	RLM	Undeveloped*
South	Low Density Residential	RLM	Single-Family Residential
East	Low Density Residential	RLM	Single-Family Residential
West	Medium-High Density Residential	C-3	Condominiums

**The Planning Commission approved a 4,310 square-foot, three-story, single-family residence on the subject property (1200 Chisolm Trail Drive) on March 26, 2024.*

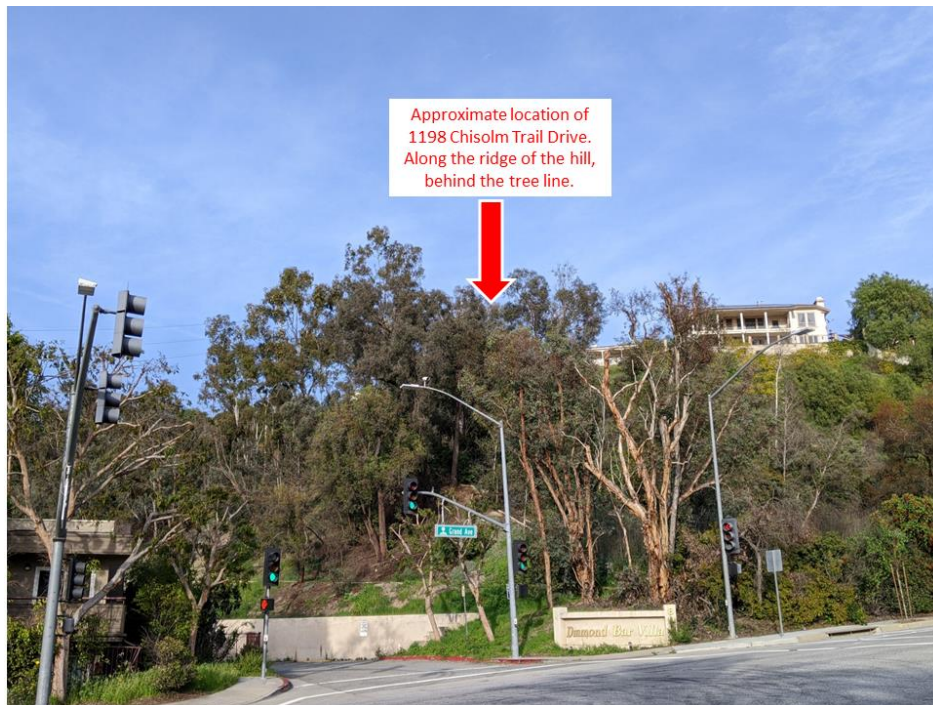
Project Description

Site Plan

As stated, the property's gross lot area is 13,036 square feet. The property is an irregularly-shaped hillside lot with an east-to-west descending slope. The proposed house is situated towards the front of the site, approximately 20 feet from the east (front) property line and 6.5 feet from the south (side) property line. The front elevation

faces Chisolm Trail Drive. A 16-foot wide driveway will provide access to the site and garage. Terraced areas are proposed in the rear yard of the residence.

The rear yard has a direct line-of-sight to Grand Avenue to the south. However, Grand Avenue is at a lower grade level and direct view to the property is screened by existing natural vegetation. The proposed residence is unlikely to be visible from pedestrians or motorists on Grand Avenue.



View from Southwest Corner of Grand Avenue and Lavender Drive

Grading Plan

The applicant is proposing to cut approximately 699 cubic yards of soil and fill approximately 6,171 cubic yards of soil to create a buildable pad that can support the proposed residence and rear yard. Therefore, approximately 5,472 cubic yards would have to be imported to the site. The proposed grading activities are limited to areas in proximity to the residence, preserving some of the site's unimproved natural slope.

The applicant is proposing three tiers of retaining walls at the rear of the residence to support three descending terraces totaling 1,113 square feet. The terraces provide flat, usable rear yard area for the residence. Additionally, up to two tiers of retaining walls are proposed along the side and rear of the residence to support fills above the natural grade and create the buildable pad for the house. All retaining walls will have a maximum height of four feet and all exposed portions of the proposed retaining walls will consist of decorative light gray split-face block to match the architectural style and color of the residence.

Architecture

The design of the proposed home is eclectic with Mediterranean influences. The applicant designed the project to have elements to reflect the architectural style, including the following design features:

- Low-pitch (3:12 pitch) hipped concrete tile roof with varying heights to break up the roof massing;
- Exterior façade consisting of painted stucco and pre-cast ledgerstone veneer, with the use of projections and articulation;
- A front entryway supported by pre-cast concrete columns, above a wrought iron/glass front door;
- Vinyl windows of various sizes and configurations with surrounds;
- Transparent glass balcony railings and bronze aluminum terrace railings; and
- Simple color scheme, which includes tan stucco walls and earthen brown ledgerstone veneer in combination with a gray/brown color-blended tile roof. Windows, door trims/surrounds and fascia include variations of brown, beige and gray, which complements the neutral color tones of the walls and roof.

The residence maintains a degree of architectural quality and visual interest without the need for excessive ornamentation, which is consistent with the proposed architectural style.



Rendering – Front View of Residence

The proposed three-level floor plan are comprised of the following components:

- Lowest Level – Attached accessory dwelling unit (two bedrooms, two bathrooms, and living/dining room and kitchen).
- Middle (Street) Level – Entryway, living room, family room, dining room, kitchen, laundry, powder room, master suite with a bathroom and walk-in closet, and garage with storage.
- Upper Level – Three bedrooms, three bathrooms, and a library.
- Deck/balcony areas totaling 1,945 square feet are proposed throughout the three levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

<u>Living Area</u>		4,319
○ Lowest Level	999	
○ Middle (Street) Level	1,711	
○ Upper Level	1,609	
<u>Non-Livable Area</u>		2,506
○ Garage	561	
○ Middle Level Balcony	395	
○ Upper Level Balcony	143	
○ Top Level Terrace	479	
○ Middle Level Terrace	323	
○ Lowest Level Terrace	395	
○ ADU Terrace	210	
TOTAL FLOOR AREA		6,825

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

Landscape Plan

There are no existing trees onsite. The applicant is proposing a variety of trees to be planted along the side yards of the proposed residence, including a 24-inch box bonita olive, a 24-inch box crape myrtle, two 24-inch box little gem magnolias, and eight 24-inch box Brisbane box trees. There will be a total of 12 trees onsite.

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.

ANALYSIS:**Review Authority**

The proposed project requires a land use approval through the Development Review process. The analysis that follows provides the basis for staff's recommendation to approve the Development Review application.

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. 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 RLM zone:

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	20 feet	20 feet	Yes
Side Setbacks	10 feet on one side, 5 feet on the other	10 feet – north side 6.5 feet – south side	Yes
Side Yard Minimum Between Adjoining Structures	15 feet	15 feet – north side* 19'-5" – south side	Yes
Rear Setback	20 feet	20 feet	Yes
Lot Coverage	Maximum of 40%	20%	Yes
Max. Building Height	35 feet	35 feet	Yes
Parking	2-car garage	2-car garage	Yes
Retaining Wall Height	4-foot exposed	4-foot exposed	Yes

*The proposed residence maintains a 10-foot setback along the north property line, combined with a five-foot setback for the previously approved single-family residence on the adjacent property to the north located at 1200 Chisolm Trail Drive.

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

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;
- Split pads are used to step down the natural slope. The project is terraced on two pad levels. From the street view, the building has an appearance of a two-story structure, but the rear of the building steps down to three levels;

- Architectural treatment is provided on all sides of the building with varying setbacks and projections; and
- All proposed retaining walls associated with the building pad are at a maximum exposed height of four feet.

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 project site is located in a neighborhood with existing two-story residences and one three-story residence. The three-story residence was recently approved by the Planning Commission under Development Review No. PL2023-05 on March 26, 2024, for the adjacent lot to the north located at 1200 Chisolm Trail Drive. Similar to the approved residence, the proposed residence has been carefully designed to blend with the natural terrain and preserve the character and profile of the natural slope, resulting in a well-balanced residence with similar visible mass and scale when compared with other existing residences in the neighborhood. As seen from the street, the residence will not be intrusive and preserve existing views for adjacent properties. From the street vantage point, the adjacent property to the south located at 1196 Chisolm Trail Drive has a similar building profile to the proposed residence. Both adjacent properties will continue to overlook open space areas from their rear yards. Additionally, a vibrant landscaping palette with a combination of trees and shrubs are proposed, which will provide screening and a soft transition between the subject property and the neighboring properties.

The proposed residence is 3,320 square feet and is larger than the average home in the neighborhood, but it is not the largest home. The following table shows livable square footage of residences within a 500-foot radius of the subject property:

Address	Square-Footage of Livable Area	Year Home Was Built
1182 Chisolm Trail	2,645	1984
1184 Chisolm Trail	2,078	1984
1186 Chisolm Trail	2,089	1984
1188 Chisolm Trail	1,801	1984
1190 Chisolm Trail	2,078	1984
1192 Chisolm Trail	3,196	1984
1194 Chisolm Trail	3,434	2004
1196 Chisolm Trail	3,271	2008
1200 Chisolm Trail	4,310	Approved, Not Yet Constructed
1191 Chisolm Trail	2,089	1985
1189 Chisolm Trail	1,504	1984
1187 Chisolm Trail	2,089	1984

1185 Chisolm Trail	2,078	1984
1183 Chisolm Trail	2,078	1984
22803 Rio Lobos	2,267	1985
22805 Rio Lobos	2,716	1985
22811 Rio Lobos	2,078	1985
22815 Rio Lobos	2,078	1986
22821 Rio Lobos	2,078	1986
22825 Rio Lobos	2,089	1986
22831 Rio Lobos	3,069	1986
22835 Rio Lobos	2,876	1986
22806 Rio Lobos	2,641	1985
22812 Rio Lobos	2,267	1987
22816 Rio Lobos	2,089	1985
22822 Rio Lobos	2,078	1986
22826 Rio Lobos	2,267	1985
22832 Rio Lobos	2,089	1985
22836 Rio Lobos	2,089	1986
22903 True Grit	2,089	1986
22901 True Grit	2,078	1986
Average (existing)	2,312	N/A
Average (existing and approved)	2,377	N/A

The average size of existing residences within a 500-foot radius is approximately 2,312 square feet, with the largest at 3,434 square feet. With the addition of the recently approved single-family residence located at 1200 Chisolm Trail Drive, the average size increases to 2,377 square feet and the approved residence becomes the largest home at 4,310 square feet. At 3,320 square feet, the proposed residence is 990 square feet smaller than the approved residence located at 1200 Chisolm Trail Drive.

The combined size of the proposed residence with the ADU is 4,319 square feet and would exceed the size of all other homes in the neighborhood. However, all residential lots in Diamond Bar that are not currently developed with an ADU may construct at least an 800 square-foot ADU (maximum 1,000 square feet), potentially increasing the average home size to 3,377 square feet and the largest home size to 5,310 square feet.

Furthermore, the proposed residence appears to be similar in size to other residences. This similarity is due to a split pad design which limits the visibility of the lowest level of the three-story residence. The lowest level is located on a building pad below the street and will not be directly visible from street level. The design softens the massing and reduces the scale of the building. Additionally, architectural treatment, window/door placements, varying setbacks and projections contribute to a less massive building form. As a result, the proposed home is compatible in mass and scale to other homes in the neighborhood.

The proposed eclectic architecture with Mediterranean influences will be visually compatible with other homes in the neighborhood, which are predominantly ranch-style tract housing. Ranch-style tract homes are characteristically-similar with exterior painted stucco walls, careful placement of wood or stone veneer for visual interest and lack of excessive ornamentation. In summary, the proposed project fits the character of the neighborhood on which it is proposed and is compatible with the architectural character of the existing homes.

Based on the foregoing, staff finds that the project follows 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;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height 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;
- Large expanses without windows or doors are avoided; 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 July 12, 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 July 12, 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:

Dat Tran, Associate Planner

7/23/2024

REVIEWED BY:

Grace Lee, Planning Manager

7/16/2024



Greg Gubman, Community Development Director

7/16/2024

Attachments:

- A. Draft Resolution No. 2024-XX and Standard Conditions of Approval
- B. Architectural, Conceptual Grading and Landscape Plans

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2021-51 TO CONSTRUCT A NEW 3,320 SQUARE-FOOT, THREE-LEVEL, SINGLE-FAMILY RESIDENCE WITH A 561 SQUARE-FOOT ATTACHED GARAGE, 538 SQUARE FEET OF OUTDOOR DECK AREA, 1,407 SQUARE FEET OF TERRACE AREAS, REAR YARD IMPROVEMENTS AND A 999 SQUARE-FOOT, ATTACHED ACCESSORY DWELLING UNIT, LOCATED AT 1198 CHISOLM TRAIL DRIVE, DIAMOND BAR, CA 91765 (APN 8717-026-013).

A. RECITALS

1. The property owner and applicant, Michael Wu, has filed an application for Development Review No. PL2021-51 to construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet of outdoor deck area, 1,407 square feet of terrace areas, rear yard improvements, and a 999 square-foot, attached accessory dwelling unit (ADU), located at 1198 Chisolm Trail Drive, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review shall be referred to as the "Proposed Project."
2. The subject property is made up of one parcel totaling 13,036 gross square feet. It is located in the Low-Medium Density (RLM) zone with an underlying General Plan land use designation of Low Density Residential.
3. The legal description of the subject property is Lot 14 of Tract No. 37873. The Assessor's Parcel Number is 8717-026-013.
4. On July 12, 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 July 12, 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.
5. On July 23, 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 under 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) Section 22.48, 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. Site grading is limited to areas in proximity to the residence, preserving some of the site's unimproved natural slope at the rear of the property. Where retaining walls are required, the exposed portions of retaining walls will consist of decorative light gray split-face block to match the house as to not detract from the hillside.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)]. Additionally, the design includes deck/balcony areas projecting from the wall façade, which further contributes to articulation.

The Project complies with all development standards of the Low-Medium Density 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 ADU 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.

As seen from the street, the adjacent property to the south located at 1196 Chisolm Trail Drive has a similar building profile to the proposed residence. Both adjacent properties will continue to overlook open space areas from their rear yards.

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 complies with 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 project site is in a neighborhood with existing two-story residences and one recently approved three-story residence. The three-story residence was approved by the Planning Commission under Development Review No. PL2023-05 on March 26, 2024, for the adjacent lot to the north located at 1200 Chisolm Trail Drive. Similar to the approved residence, the proposed residence has been carefully designed to blend with the natural terrain and preserve the character and profile of the natural slope, resulting in a well-balanced residence with similar visible mass and scale when compared with other existing residences in the neighborhood. The Project minimizes negative impacts on surrounding uses since the house will not block existing views from adjacent properties.

The average size of existing residences within a 500-foot radius is approximately 2,312 square feet, with the largest at 3,434 square feet. With the addition of the recently approved single-family residence located at 1200 Chisolm Trail Drive, the average size increases to 2,377 square feet and the approved residence becomes the largest home at 4,310 square feet. At 3,320 square feet, the proposed residence is 990 square feet smaller than the approved residence located at 1200 Chisolm Trail Drive.

The combined size of the proposed residence with the ADU is 4,319 square feet and would exceed the size of all other homes in the neighborhood. However, all residential lots in Diamond Bar that are not currently developed with an ADU may construct at least an 800 square-foot ADU (maximum 1,000 square feet), potentially increasing the average home size to 3,377 square feet and the largest home size to 5,310 square feet.

Furthermore, the proposed residence appears to be similar in size to other residences. This similarity is due to a split pad design which limits the visibility of the lowest level of the three-story residence. The lowest level is located on a building pad below the street and will not be directly visible from street level. The design softens the massing and reduces the scale of the building. Additionally, architectural treatment, window/door placements, varying setbacks and projections contribute to a less massive building form. As a result, the proposed home is compatible in mass and scale to other homes in the neighborhood.

The proposed eclectic architecture with Mediterranean influences will be visually compatible with other homes in the neighborhood, which are predominantly ranch-style tract housing. Ranch-style tract homes are characteristically-similar with exterior painted stucco walls, careful placement of wood or stone veneer for visual interest and lack of excessive ornamentation. Additionally, a vibrant landscaping palette with a combination of trees and shrubs are proposed, which will provide screening and a soft transition between the subject property and the neighboring properties. In summary, the proposed project fits the scale and architectural character of the existing neighborhood.

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 architectural style is eclectic with Mediterranean influences. The applicant designed the project to have elements to reflect the architectural style, including the following design features:

- Low-pitch (3:12 pitch) hipped concrete tile roof with varying heights to break up the roof massing;
- Exterior façade consisting of painted stucco and pre-cast ledgerstone veneer, with the use of projections and articulation;
- A front entryway supported by pre-cast concrete columns, above a wrought iron/glass front door;
- Vinyl windows of various sizes and configurations with surrounds;
- Transparent glass balcony railings and bronze aluminum terrace railings; and
- Simple color scheme, which includes tan stucco walls and earthen brown ledgerstone veneer in combination with a gray/brown color-blended tile roof. Windows, door trims/surrounds and fascia include variations of brown, beige and gray, which complements the neutral color tones of the walls and roof.

The residence maintains a degree of architectural quality and visual interest without the need for excessive ornamentation, which is consistent with the proposed architectural style.

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 Department 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.

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, 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.
3. Provide a permanent landscape and irrigation system, for purposes of establishing and maintaining required planting, on all proposed landscaping. The emphasis shall be toward using plant materials that will eventually need minimal irrigation. Water-efficient plant materials and irrigation infrastructure shall be utilized pursuant to DBCC Chapters 8.14, 22.24 and 22.26.
4. 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 and applicant, Michael Wu, 443 South Forestdale Avenue, Covina, CA 91723.

APPROVED AND ADOPTED THIS 23rd DAY OF JULY 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 23rd day of July 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 No. PL 2021-51

SUBJECT: To construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet of outdoor deck area, 1,407 square feet of terrace areas, rear yard improvements, and a 999 square-foot, attached accessory dwelling unit on a 13,036 gross square-foot lot.

PROPERTY OWNER/ APPLICANT: Michael Wu, 443 South Forestdale Avenue, Covina, CA 91723

LOCATION: 1198 Chisolm Trail Drive, 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 No. PL2021-51 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 No. PL2021-51, 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 and the Public Works 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 Division 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 No. PL2021-51 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 to construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet

of outdoor deck area, 1,407 square feet of terrace areas, rear yard improvements, and a 999 square-foot, attached accessory dwelling unit located at 1198 Chisolm Trail Drive, 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.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7038, 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 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.
12. 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.
13. 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, 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.

E. SEWER

1. Prior to issuance of a building permit, the applicant shall obtain connection permit(s) from the City and Los Angeles County Sanitation District.
2. Prior to issuance of a building permit, the applicant, at applicant's sole cost and expense, shall construct the sewer lateral in accordance with the City and Los Angeles County Public Works Division requirements. Sewer plans shall be submitted to the Building and Safety Division for review and approval.

F. OFF-SITE STREET IMPROVEMENTS

1. Prior to issuance of Certificate of Occupancy, all off-site improvements shall be constructed in accordance with the approved Off-site Improvement Plan (Plan) to the satisfaction of the City Engineer. See below for required improvements:
 - a. Install sidewalk along the project frontage of Chisolm Trail Drive per SPPWC standards.
 - b. Install driveway approach per SPPWC standards.

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

General Conditions:

1. At the time of plan check submittal, plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code (CBC) series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect.
2. Provisions for CALGreen shall be implemented onto plans and certification shall be provided 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 CALGreen Code.

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

3. 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.
4. 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).
5. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
6. 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.
7. “Separate permits are required for retaining walls” and shall be noted on plans.
8. 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.
9. All easements shall be shown on the site plan.
10. 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 in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - i. All unenclosed under-floor areas shall be constructed as exterior wall.
 - ii. 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.
 - iii. Eaves shall be protected.
 - iv. Exterior construction shall be one-hour or non-combustible.
 - v. Fuel modification plans shall be approved through Los Angeles County Fire Fuel Modification Unit.
 - vi. Los Angeles County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
11. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
12. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.

13. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code (CRC) R403.1.7. Foundations shall provide a minimum distance to daylight. Footings shall be deepened adequately to meet the required distance to daylight.
14. Design for future electric vehicle charging shall be provided consistent with CALGreen 4.106.4.
15. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.
16. A one-hour and sound rated separation is required between the accessory dwelling unit and the main house.

Permit – Items required prior to building permit issuance:

17. 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.
18. 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.
19. 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.
20. Sewer connections require sewer connection fees and approval from the Los Angeles County Sanitation District.
21. All workers on the job shall be covered by workman's compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.
22. The basement retaining wall must be separated from the house plans and separately permitted to certify the building pad before permit issuance of the house structure.

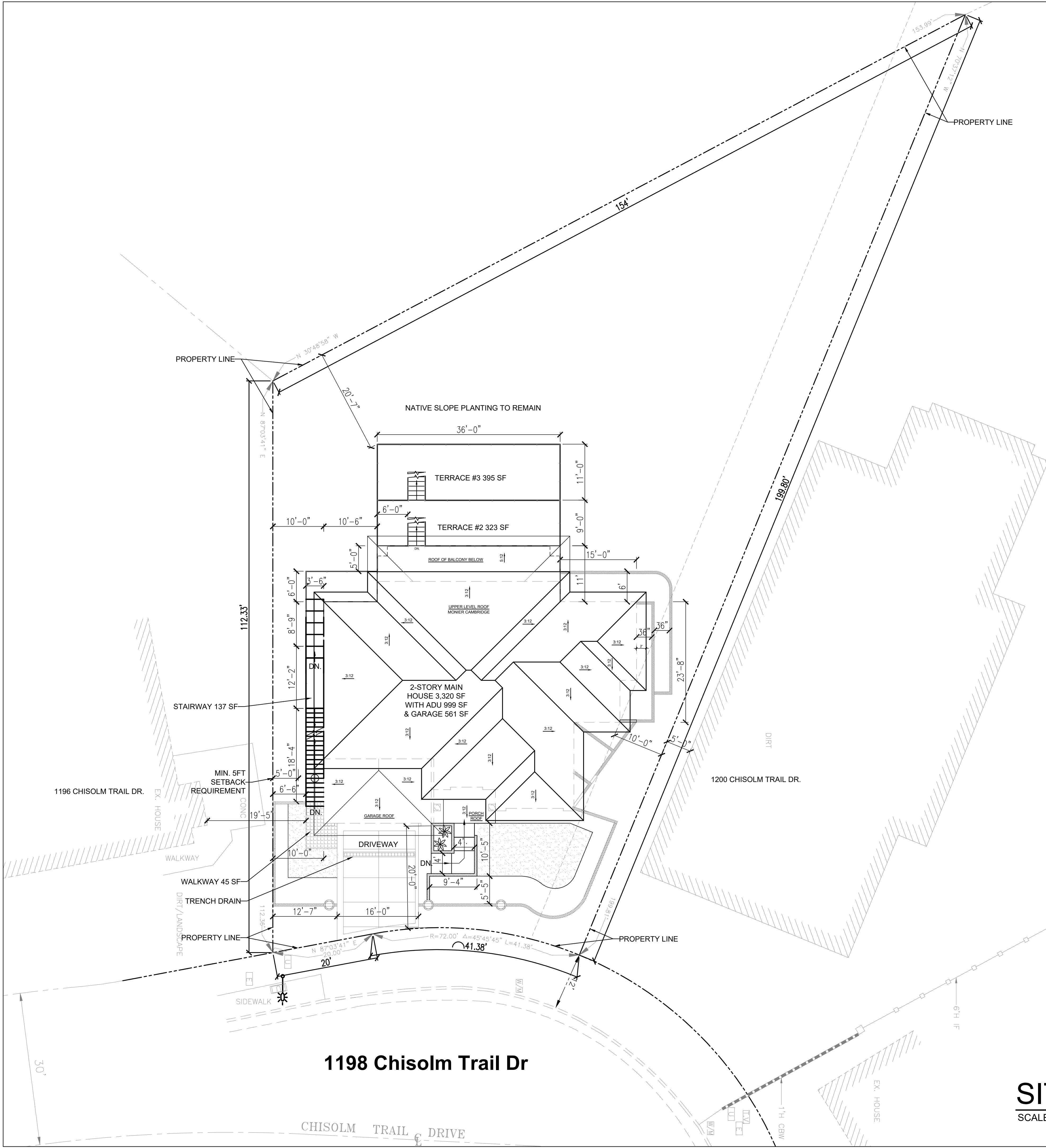
Construction – Conditions required during construction:

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

24. 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.
25. 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.
26. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.
27. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
28. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
29. The project shall be protected by a construction fence to the satisfaction of the Building Official and shall comply with the NPDES & BMP requirements (sandbags, etc.). All fencing shall be view-obstructing with opaque surfaces.
30. 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.
31. 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.
32. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
33. Pursuant to CRC Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
34. 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.

35. 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.
36. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
1198 CHISOLM TRAIL DR, DIAMOND BAR, CA, 91765

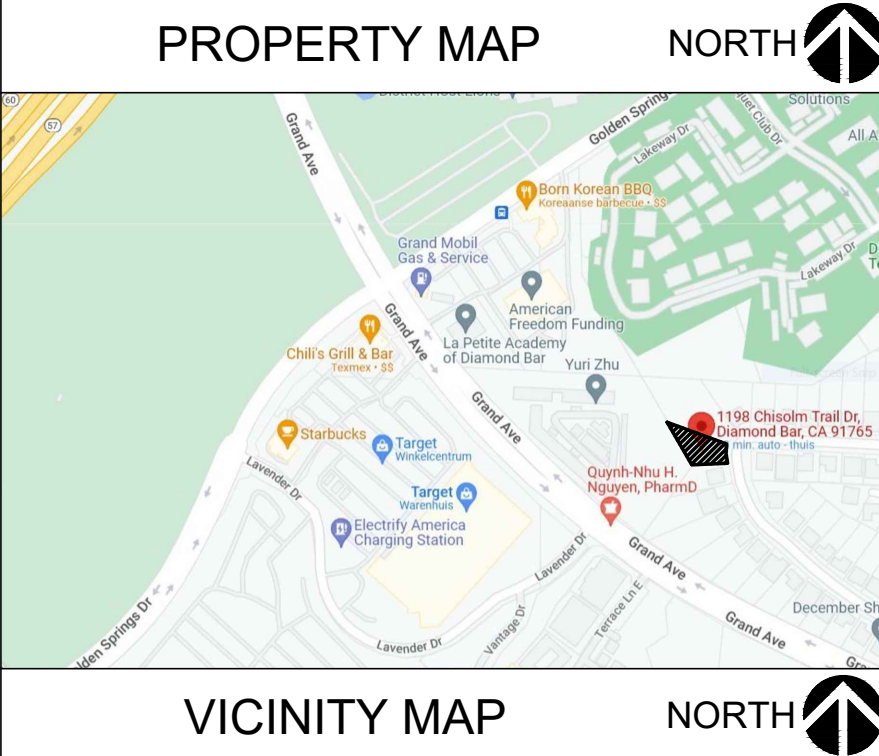
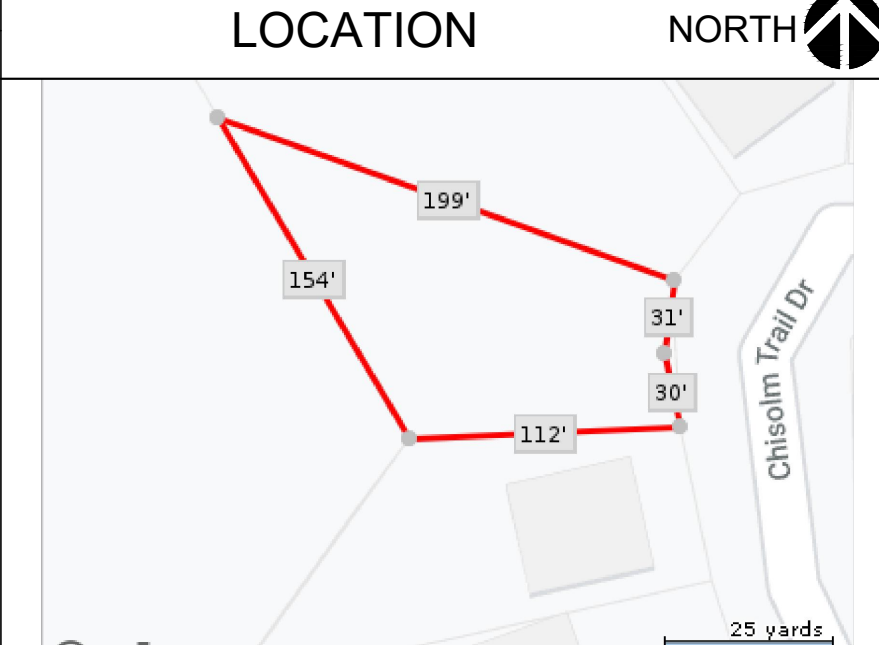
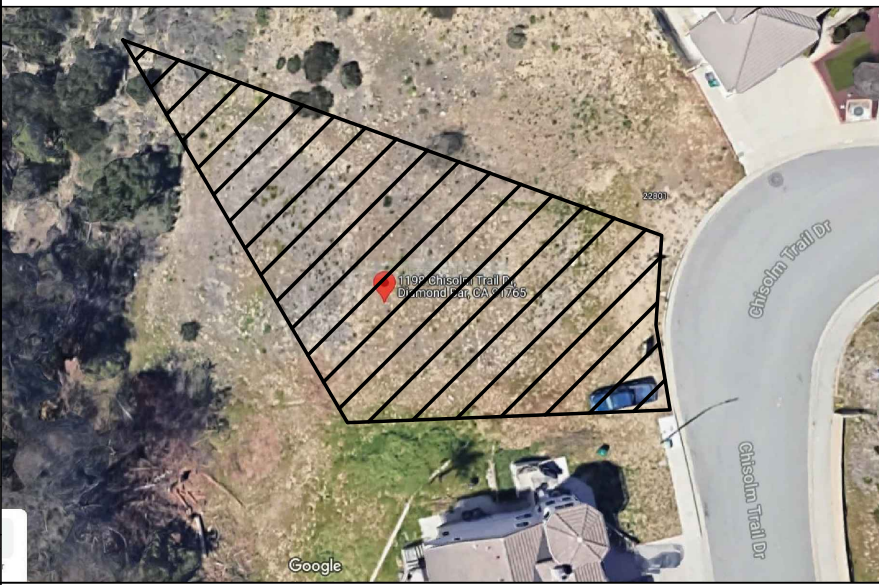
SCOPE OF WORK	PROJECT INFORMATION
1. CONSTRUCT A NEW SINGLE FAMILY RESIDENCE 3,320SF, WITH ADU 999 SF, AND GARAGE 561 SF ON A VACANCY LAND 13,042 SF.	APN: 8717-026-013 LEGAL DESCRIPTION: TR=37873 LOT 14 LOT: 14 ZONE: R-1 FIRE UN-SPRINKLERED COUNTY LAND USE: VACANT RESIDENTIAL UNIVERSAL LAND USE: RESIDENTIAL LOT OCCUPANCY CLASSIFICATION: R-3/U-1

AREA CALCULATION	TYPE OF CONSTRUCTION: V
EXISTING LOT AREA: 13,036.47 SF, 0.299 ACRES PER RECORD OF SURVEY	

PROJECT DIRECTORY			
NO. OF UNITS :	1	1	2
ATTACHED TWO-CAR GARAGE:	-	-	561 SF
LIVING MAIN / STREET LEVEL :	1,711 SF	-	1,711 SF
LIVING UPPER LEVEL:	1,609 SF	-	1,609 SF
LIVING LOWER LEVEL - ADU:	-	999 SF	999 SF
MAIN HOUSE AREA:	-	-	3,320 SF
ADU AREA:	-	-	999 SF
GROSS AREA:	-	-	4,319 SF
NO. OF BEDRMS:	4	2	6
NO. OF BATHRMS POWDER:	4 / 1	2 / 0	6 / 1
BALCONY #1 & #2 AREA:	395+143	-	538 SF
TERRACE #1, #2, & #3 AREA:	479+323+395	-	1,197 SF
ADU OUTDOOR DECK AREA:	-	210	210 SF
OWNER/S:	WU MICHAEL C & WU JOLENE P C		
ARCHITECT:	SIMON T. SHUM		
CONTACT PERSON:	SIMON SHUM		
STRUCTURAL:	DAVID LI & ASSOCIATES CONSULTING ENGINEERS		
TEL:	(909) 322-9340		
E-MAIL:	SIMONTSHUM@GMAIL.COM		
1198 CHISOLM TRAIL DR, DIAMOND BAR, CA 91765			
385 S LEMON ST., #E383, WALNUT, CA 91789			
1305 SAN GABRIEL BLVD, #101, ROSEMEAD, CA 91770			

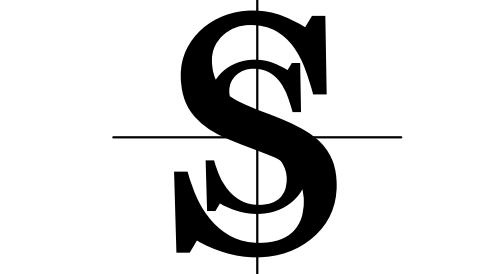
SUBMISSION NOTES
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES : CITY OF DIAMOND BAR ORDINANCES AND ADOPTED CODES; 2022 CALIFORNIA BUILDING CODE (CBC); 2022 CALIFORNIA RESIDENTIAL CODE (CRC); 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2022 CALIFORNIA ELECTRICAL CODE (CEC); 2022 CALIFORNIA MECHANICAL CODE (CMC); 2022 CALIFORNIA PLUMBING CODE (CPC); 2022 CALIFORNIA ENERGY STANDARDS CODE (CEC);

SHEET INDEX
SHEET NO. TITLE
A-1.0 SITE PLAN, MAPS, & PROJECT INFORMATION
A-1.1 LEVEL ANNOTATIONS PLAN
A-1.2 UTILITY SITE PLAN
A-2.0 MAIN / STREET LEVEL FLOOR PLAN, & FLOOR PLAN NOTES
A-2.1 UPPER LEVEL FLOOR PLAN, WINDOW / DOOR SCHEDULES
A-2.2 LOWER LEVEL FLOOR PLAN - ADU
A-2.3 ROOF PLAN, CALCULATIONS, NOTES, & DETAILS
A-3.0 ELEVATIONS
A-3.1 ELEVATIONS
A-3.2 ELEVATIONS
A-3.3 STREET VIEW, & COLOR AND MATERIAL BOARD
A-4.0 MEP NOTES, SCHEDULES, & SPECIFICATIONS
A-5.0 MECHANICAL / PLUMBING PLAN - LOWER LEVEL - ADU
A-5.1 MECHANICAL / PLUMBING PLAN - MAIN LEVEL - MAIN HOUSE
A-5.2 MECHANICAL / PLUMBING PLAN - UPPER LEVEL - MAIN HOUSE
A-6.0 ELECTRICAL PLAN - LOWER LEVEL - ADU
A-6.1 ELECTRICAL PLAN - MAIN / STREET LEVEL - MAIN HOUSE
A-6.2 ELECTRICAL PLAN - UPPER LEVEL - MAIN HOUSE
L-1, L-2, L-3, & L2A LANDSCAPE PLANS
CIVIL-1 PRELIMINARY GRADING PLAN
CIVIL-2 CUT-AND-FILL MAP
ATTACHMENT-1 PRELIMINARY HYDROLOGY
ATTACHMENT-2 SOIL REPORT



LEGEND:
PROPERTY LINE - - - - -

SITE PLAN
SCALE: 1"=10'-0"
NORTH



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

SHEET CONTENTS
SITE PLAN, MAPS, & PROJECT INFORMATION

DATE	REVISIONS
6/1/2022	Y.Z.

DATE: 6/1/2022
DRAWN BY: Y.Z.

A-1.0

SCALE: AS NOTED
OF SHEETS



SIMON T. SHUM

ARCHITECT • CONTRACTOR

385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



PROJECT FOR:
WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

SHEET CONTENTS

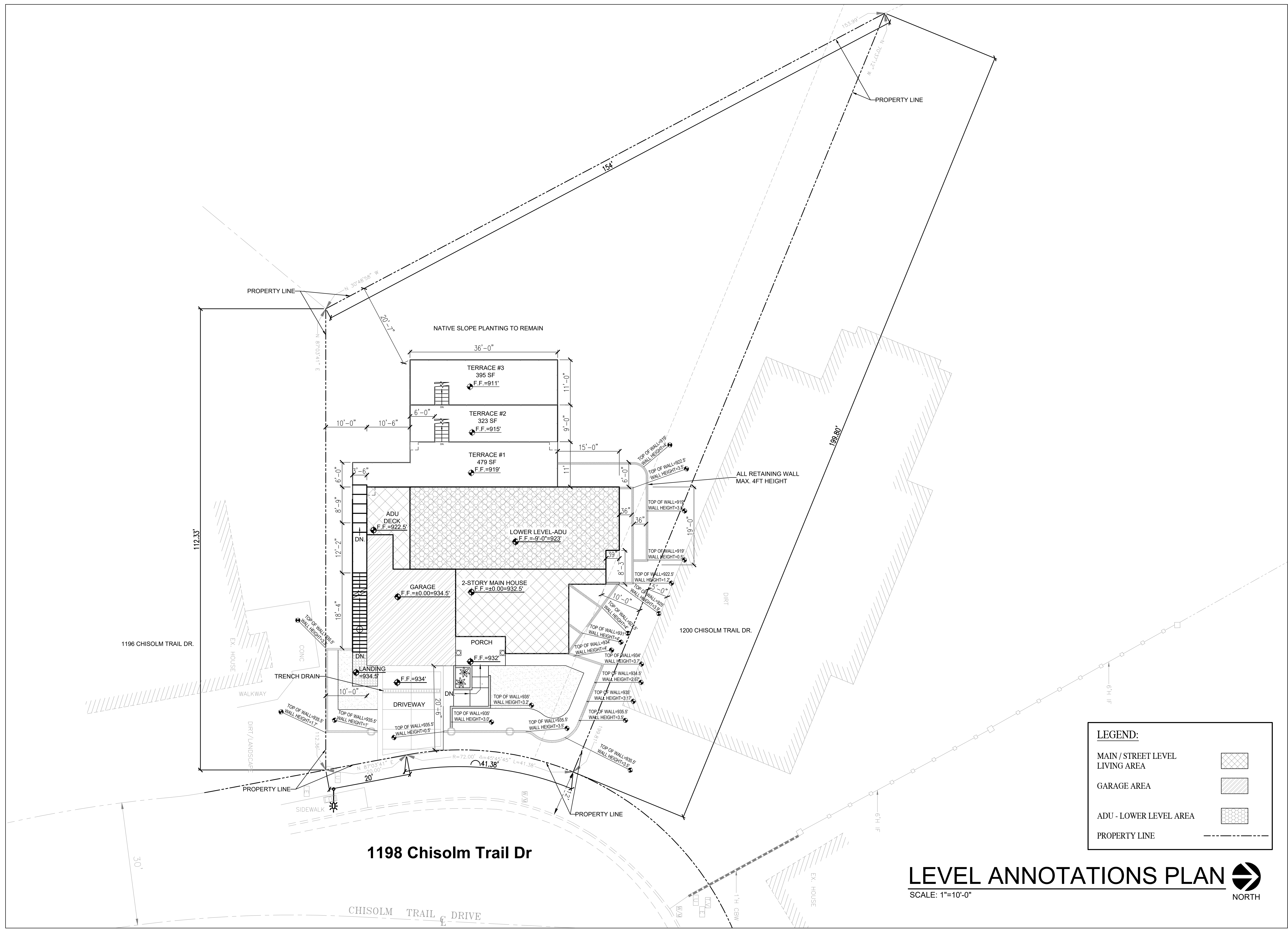
LEVEL
ANNOTATIONS
PLAN

DATE	REVISIONS
6/1/2022	Y.Z.

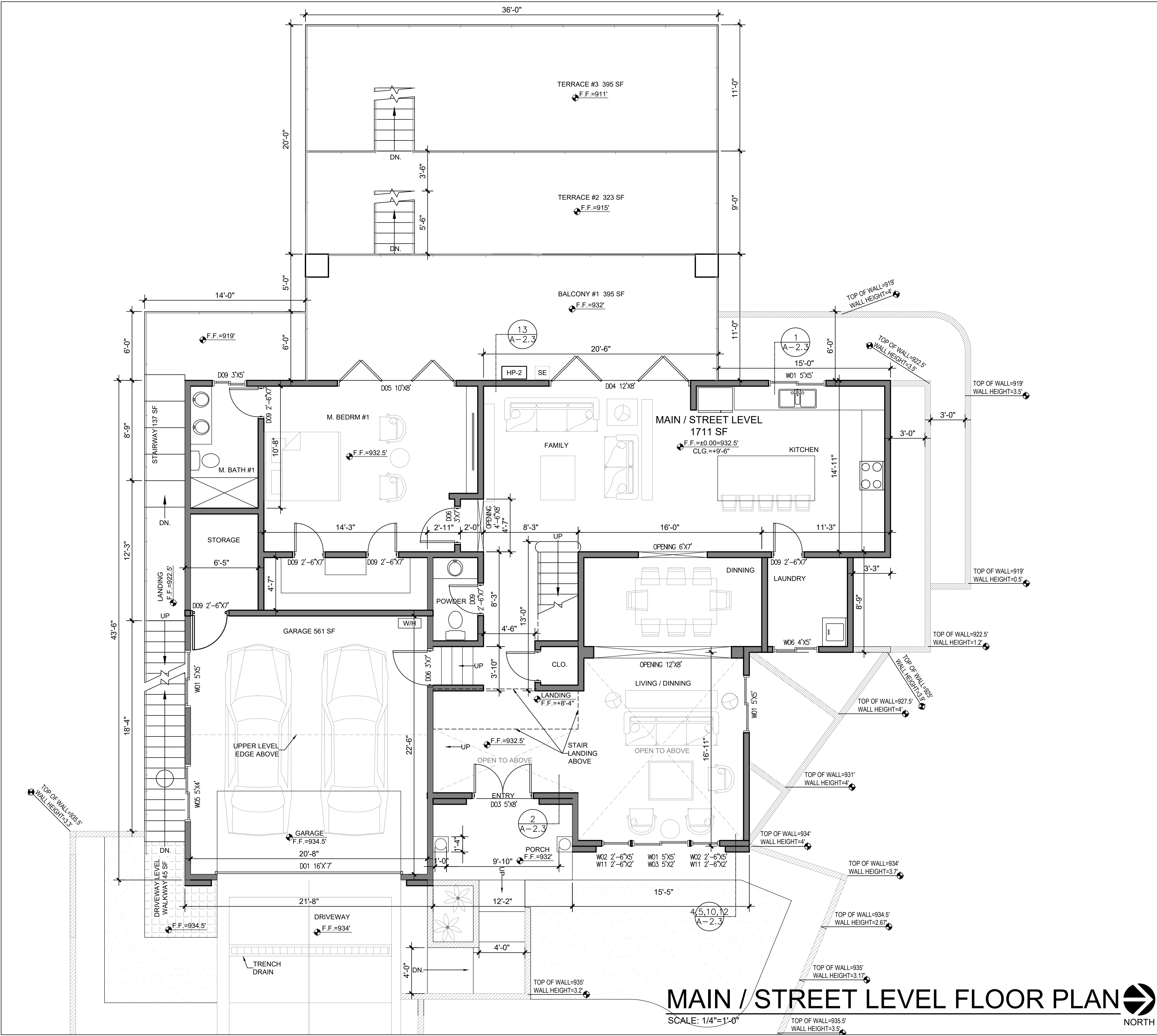
DATE	DRAWN BY
6/1/2022	Y.Z.

A-1.1

SCALE	OF	SHEETS
AS NOTED		



LEVEL ANNOTATIONS PLAN
SCALE: 1"=10'-0" NORTH



FLOOR PLAN NOTES

- 1

ARCH ABOVE
- 2

2X8 STUDS @16" OC AT PLUMBING WALLS. MAXIMUM NOTCHING=2-1/2" DEPTH OF CUT.
- 3

AUTOMATIC GARAGE DOOR OPENER. PROVIDE ELECT. OUTLET.
- 4

BUILT-IN CABINET. VERIFY OWNER'S REQUIREMENTS.
- 5

CENTER ISLAND CABINET. VERIFY ELECTRICAL AND BUILT-IN APPLIANCE REQUIREMENTS.
- 6

CABINET FINISH PER OWNER'S REQUIREMENTS.
- 7

PANTRY: VERIFY ARRANGEMENT OF SHELVES AND OTHER FEATURES WITH OWNER.
- 8

BUILT-IN SHELVING. VERIFY WITH OWNERS.
- 9

COUNTER FINISH PER OWNER'S REQUIREMENTS.
- 10

BREAKFAST COUNTERTOP WITH KNEE SPACE PER OWNER'S REQUIREMENTS.
- 11

GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE DWELLING UNIT BY A VERTICAL WALL FROM THE SLAB THRU THE ATTIC TO THE ROOF SHEATHING WITH MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE. (TABLE R302.6 CRC)
- 12

STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES IN A GARAGE OR CARPORT (COLUMNS OR BEAMS IN THE GARAGE) SHALL HAVE NOT LESS THAN 1/2" GYPSUM BOARD PROTECTION. (TABLE R302.6 CRC)
- 13

DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EITHER A SOLID WOOD DOOR OR A SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK AND SELF CLOSING AND SELF LATCHING. THE DOOR MAY ALSO BE A 20-MINUTE RATED ASSEMBLY. (R302.5.1 CRC)
- EXCEPTION: WHERE THE DWELLINGS AND GARAGE ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM THE DOOR NEED ONLY BE SELF CLOSING AND SELF LATCHING.
- 14

GARAGE FLOORS SHALL BE OF NONCOMBUSTIBLE MATERIAL. THE AREA OF THE FLOOR USED FOR PARKING OF VEHICLES SHALL BE SLOPED TO DRAIN TOWARD THE MAIN VEHICLE ENTRY DOOR. (R309.1 CRC)
- 15

DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 26 GAGE SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (R302.5.2 CRC)
- 16

EMERGENCY ESCAPE AND RESCUE: OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7SF; 5.0SF IF OPENING IS AT GRADE-FLOOR. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" MEASURED FROM THE FLOOR. (2013 CBC SECTION 1029; 2013 CRC SECTION R310.)
- 17

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL. (R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS).
- 18

DOOR MAY OPEN ON AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75-IN. BELOW THE TOP OF THE THRESHOLD. (R311.3.1, R311.3.2)
- 19

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. (R312.2 CRC)
- 20

EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH CMBC, CHAPTER 4 AND CGBCS, CHAPTER 4, DIVISION 4.5 (R303.3.1 CRC)
- 21

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH GLAZED AREA IN WINDOWS OF NOT LESS THAN 3 S.F., ONE HALF SHALL BE OPENABLE. (R303.3 CRC)
- 22

EXCEPTION: GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED. MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM OF CONTINUOUS VENTILATION AND VENTED DIRECTLY TO THE OUTSIDE.
- 23

EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEG. MINIMUM
- ATTIC AREAS HAVING AN AREA EXCEEDING 30 S.F. AND A CLEAR HEIGHT OF OVER 30" SHALL HAVE AN OPENING OF NOT LESS THAN 22" X 30" WITH 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. (R807.1 CRC)
- 24

HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". (R305.1 CRC)
- EXCEPTIONS:
- A.

FOR ROOMS WITH SLOPED CEILINGS, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF 7' AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A HEIGHT OF LESS THAN 5'
- B.

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES.
- C.

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 8'-8" ABOVE THE MINIMUM AREA 30"X30" AT THE SHOWERHEAD.
- 25

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWERS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6" ABOVE THE FLOOR. (R307.2 CRC)
- WATER CLOSET SHALL HAVE 15" TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24" CLEAR SPACE IN FRONT. (402.5 CPC)
- SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1.024 SQ. IN. AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. (408.6 CPC)
- 26

WATER CLOSET SHALL HAVE 15" TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24" CLEAR SPACE IN FRONT. (402.5 CPC)
- 27

SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1.024 SQ. IN. AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. (408.6 CPC)
- 28

PLUMBING FIXTURES AND FIXTURE FITTINGS ON THESE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES: (407, 408, 411 & 412 CPC, 4.303.1 CGBSC)

A.

WATER CLOSETS - 1.28 GPF

B.

SINGLE SHOWERHEAD - 2.0 GPM AT 80 PSI

C.

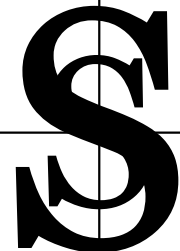
MULTIPLE SHOWERHEADS - 2.0 GPM AT 80 PSI FOR ALL COMBINED SHOWERHEADS

D.

LAVATORY FAUCETS - 1.2 GPM AT 60 PSI

E.

KITCHEN FAUCETS - 1.8 GPM AT 60 PSI



SIMON T. SHUM
ARCHITECT • CONTRACTOR

385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

PROJECT FOR:

SHEET CONTENTS

MAIN / STREET
LEVEL FLOOR
PLAN, & FLOOR
PLAN NOTES

DATE REVISIONS

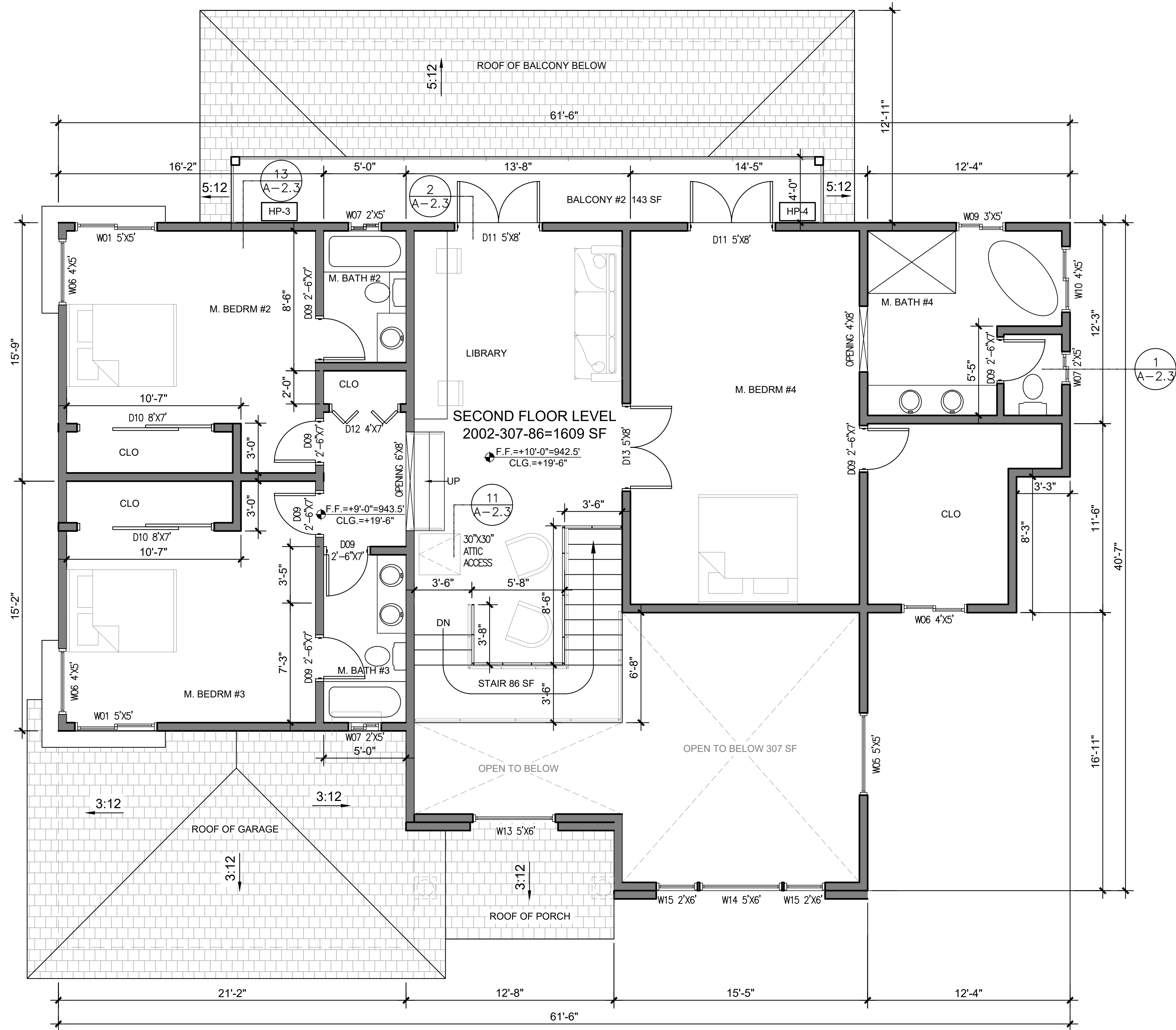
△-	
△-	

DATE 6/1/2022 DRAWN BY Y.Z.

A-2.0

SCALE OF SHEETS

AS NOTED



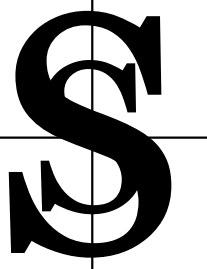
UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

Window Schedule					
#	Length	Height	Style	Glass	Note
W01	5'	5'	Slider	Dbl. Clr	
W02	2'-6"	5'	Fixed	Dbl. Clr	
W03	5'	2'	Fixed	Dbl. Clr	
W04	3'	2'	Casement	Dbl. Clr	
W05	5'	4'	Slider	Dbl. Clr	
W06	4'	5'	Fixed	Dbl. Clr	
W07	2'	5'	Hung	Dbl. Clr	
W08	4'	2	Slider	Dbl. Clr	
W09	3'	5'	Slider	Dbl. Clr	
W10	4'	5'	Slider	Dbl. Clr	
W11	2'-6"	2'	Fixed	Dbl. Clr	
W12	5'	6'	Slider	Dbl. Clr	custom
W13	5'	6'	Fixed	Dbl. Clr	custom
W14	5'	6'	Fixed	Dbl. Clr	custom
W15	2'	6'	Fixed	Dbl. Clr	custom

Door Schedule							
#	Length	Height	Int./Ext.	Glass	Material	Location	Note
D01	16'	6'-8"	Ext.	No	Alum.	garage	
D03	5'	7'-8"	Ext.	W.I.	Iron	entry	front
D04	12'	7'-8"	Ext.	W.I.	Alum.	back yard	NANA WALL
D05	10'	7'-8"	Ext.	W.I.	Alum.	back yard	NANA WALL
D06	3'	6'-8"	Int.	No	WD	Bedroom	
D07	2'	6'-8"	Int.	No	WD	closet	
D09	2'-6"	6'-8"	Int.	No	WD	bath, storage	
D10	8'	6'-8"	Int.	No	WD	closet	
D11	5	7'-8"	Ext.	W.I.	Alum.	balcony	
D12	4'	6'-8"	Int.	No	WD	closet	
D13	5'	7'-8"	Int.	No	WD	Bedroom	
D14	6'	6'-8"	Ext.	W.I.	Alum.	balcony	
D15	3'	6'-8"	Ext.	No	WD	entry	
D16	2'-4"	6'-8"	Int.	No	WD	bathroom	



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



PROJECT FOR:

WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

SHEET CONTENTS

UPPER LEVEL
FLOOR PLAN, &
WINDOW / DOOR
SCHEDULES

DATE	REVISIONS
△	
△	

DATE

6/1/2022

DRAWN BY

Y.Z.

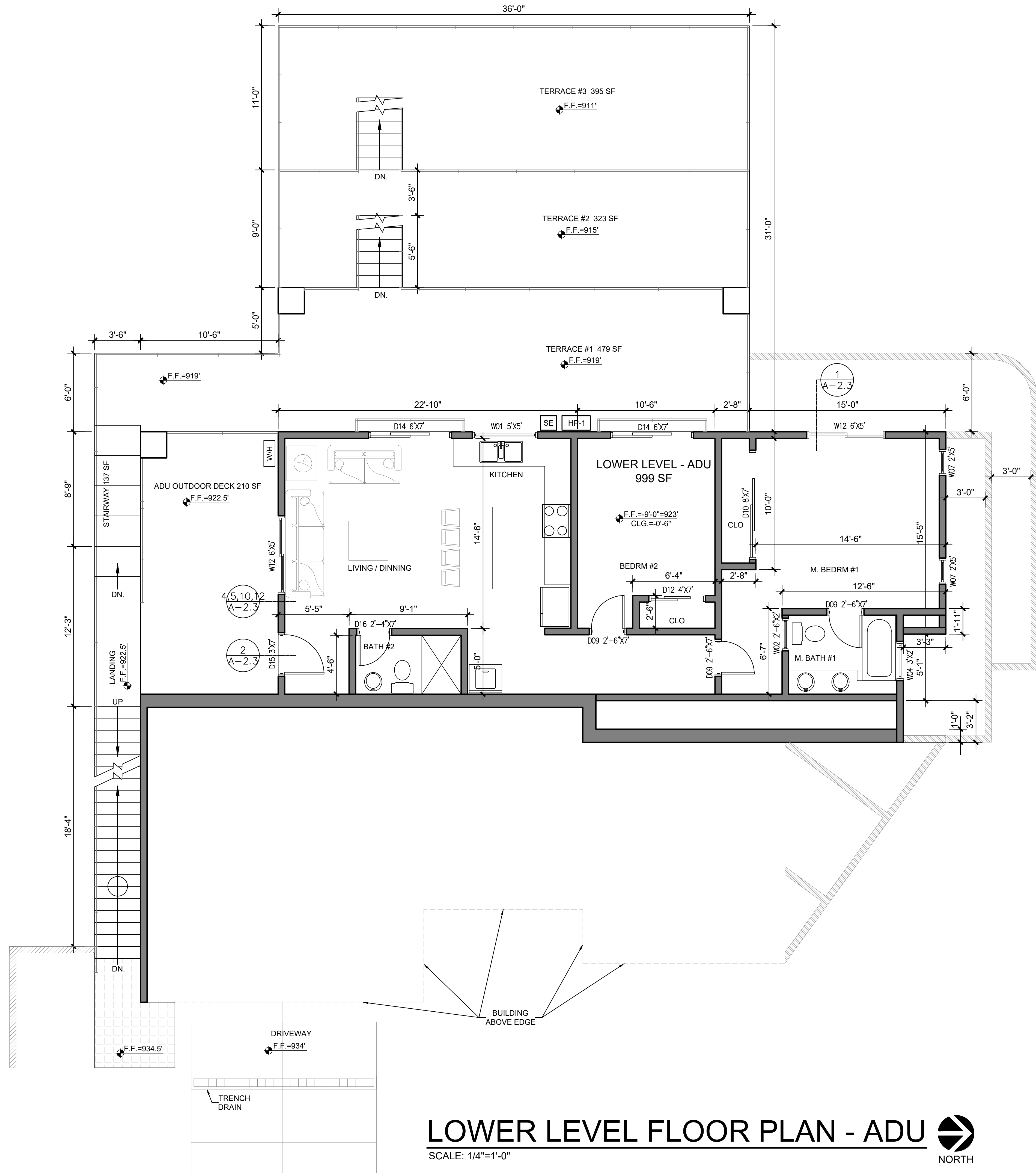
A-2.1

SCALE

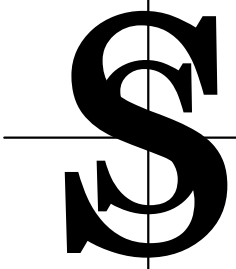
AS NOTED

OF

SHEETS



LOWER LEVEL FLOOR PLAN - ADU
SCALE: 1/4"=1'-0" NORTH



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



PROJECT FOR:
WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

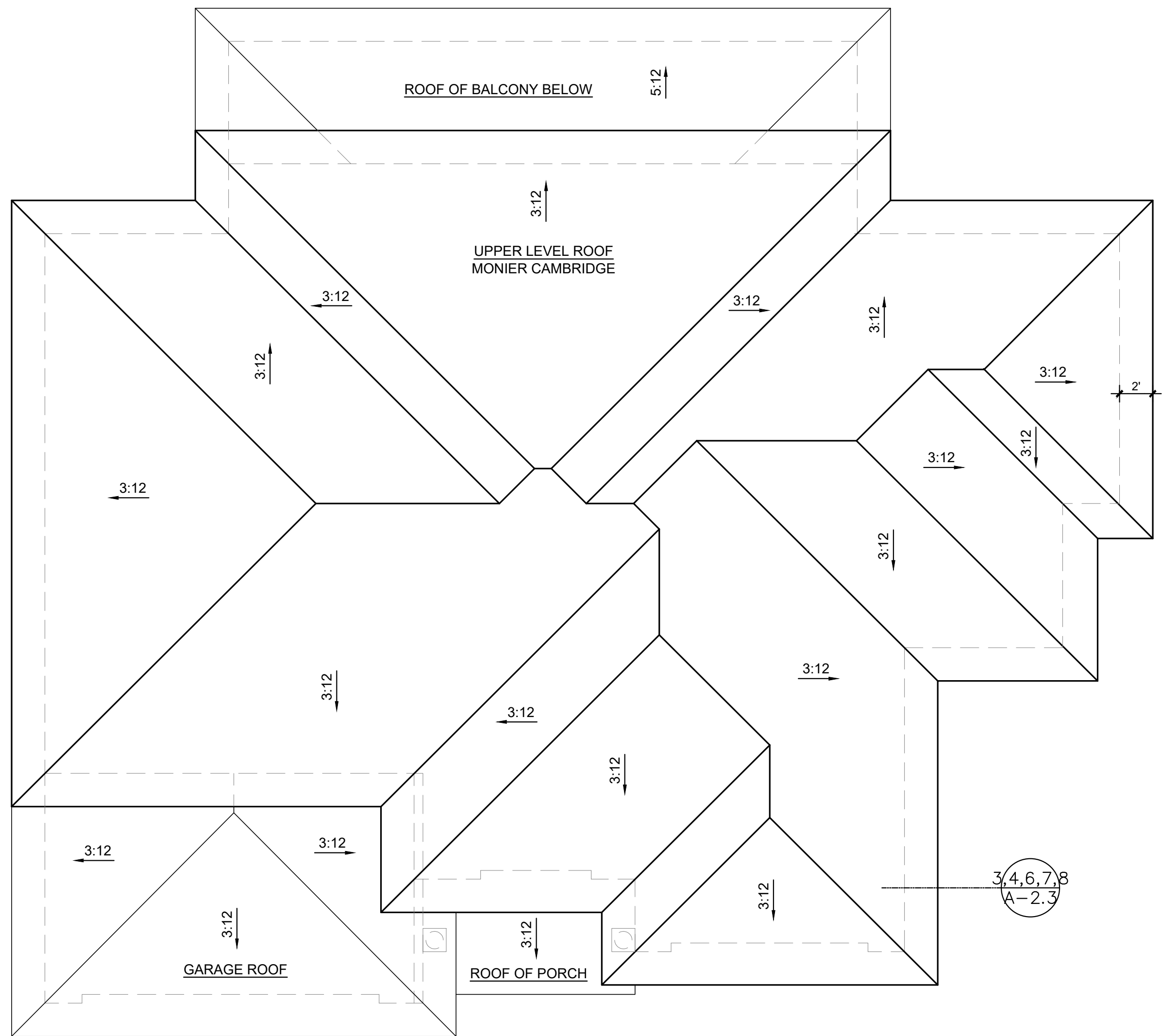
SHEET CONTENTS

LOWER LEVEL
FLOOR PLAN -
ADU

DATE	REVISIONS
6/1/2022	Y.Z.

DATE: 6/1/2022
DRAWN BY: Y.Z.

A-2.2
SCALE: AS NOTED
OF SHEETS



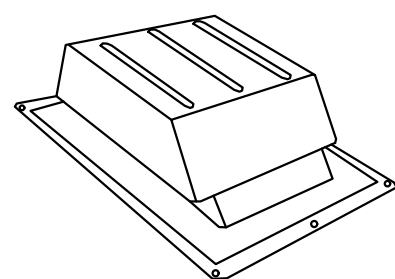
ROOF PLAN

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

NORTH

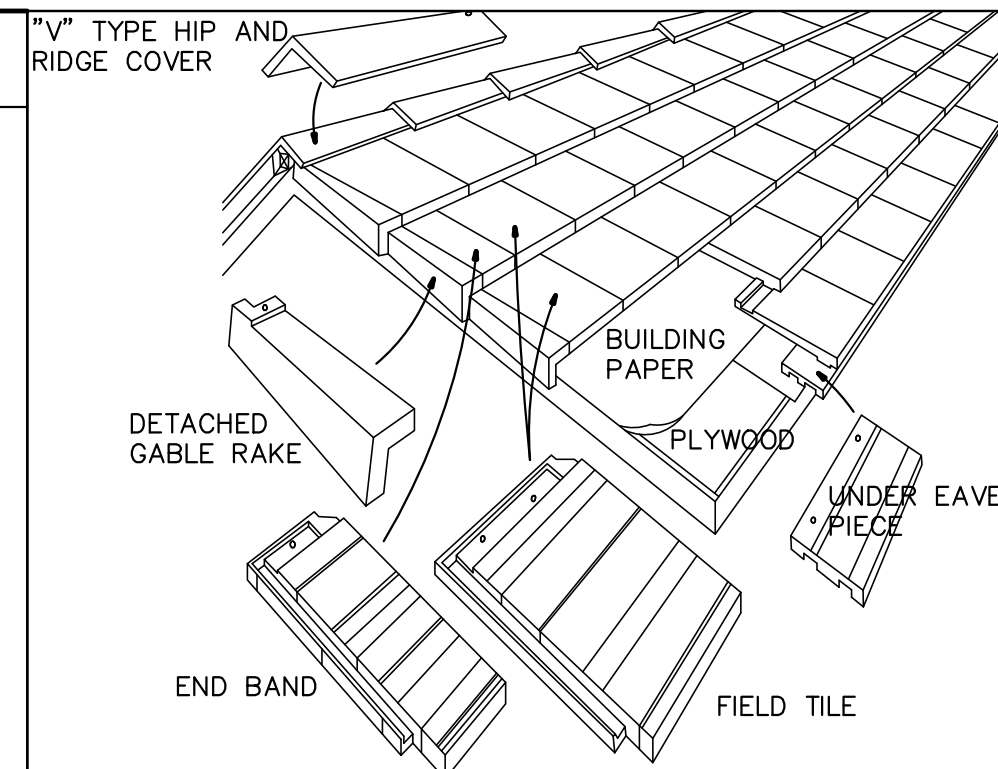
ROOF PLAN NOTES

- 1 CONCRETE ROOF TILES:
EAGLE CONVENTIONAL ROOF TILE
PROFILE: BEL-AIR; COLOR: 4679 LIGHT GRAY GRAY
PRODUCT DESCRIPTION: RANGE OF LIGHT GRAY
CLASS "A" TYPE1 COOL ROOF
BY EAGLE ROOFING (WWW.EAGLEROOFING.COM)
UES-ER#1900
SLOPE: 4:12
CRRC PRODUCT ID #0918-0004
CRRC RATED SRI: 22
CRRC SOLAR REFLECTANCE: 0.21
CRRC THERMAL EMITTANCE: 0.93
- 1.A INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ROOF TILES SHALL NOT EXCEED 9.0 PSF.
- 1.B UNDERLAYMENT SHALL BE HOT-MOPPED #30 MIN WEIGHT FELT LAPPED UNDER.
- 1.C ALL TILES SHALL BE ATTACHED TO ROOF DECK WITH ONE INCH MINIMUM DIAMETER HEADER NAILS OR NAILS DRIVEN THROUGH TIN CAPS. FASTEN TILES WITH CORROSION RESISTANT NAILS NOT LESS THAN 11GA WITH FULL PENETRATION OF SHEATHING.
- 1.D FURNISH AND INSTALL COMPLETE WITH ALL CONNECTORS, ACCESSORIES, NAILING STRAPS, FLASHING AND WATERPROOFING.
- 1.E ALTERNATE ROOFING TILES MAY BE SUBMITTED TO THE OWNER FOR HIS REVIEW AND APPROVAL PRIOR TO THE START OF ANY CAPS. ALTERNATED PRODUCTS MUST HAVE BUILDING DEPARTMENT APPROVAL. ANY PRODUCT WHOSE TOTAL INSTALLED WEIGHT (INCLUDING UNDERLAYMENT AND GROUTING) EXCEEDS 11PSF WILL NOT BE ACCEPTED.
- 1.F CAP TILE AT RIDGES AND HIPs THROUGHOUT. COLOR TO MATCH FIELD ROOF TILES. SET IN MORTAR BED, VERIFY.
- 1.G ROOFING TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIAL WIND REGION.
- 2 ROOF SHEATHING: SEE ROOF FRAMING PLAN FOR PLYWOOD SPECIFICATIONS, NAILING, AND BLOCKING.
- 3 G.I. SHEET METAL GUTTER CONTINUOUS ALONG PERIMETER OF ROOF. PROVIDE G.I. SHEET METAL DOWNSPOUTS. CONDUCT ALL ROOF WATER TO THE STREET. GUTTER AND DOWNSPOUTS SHALL BE PAINTED TO MATCH ADJACENT SURFACES. VERIFY LOCATION OF DOWNSPOUTS PRIOR TO THE INSTALLATION.
- 4 G.I. SHEET METAL FLASHING AT SIDE WALL OF LOW ROOF AREA. EXPLODED FLASHING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
- 5 ROOF LOUVER VENTS:
USE MASTER FLOW IR65 HIGH-IMPACT RESIN ROOF LOUVER.
FULL 65SQ.IN. OF NET FREE VENTILATING AREA (NFA) PER VENT.
WITH BUILT-IN SCREEN; SNAPPED-IN-PLACE HOOD.

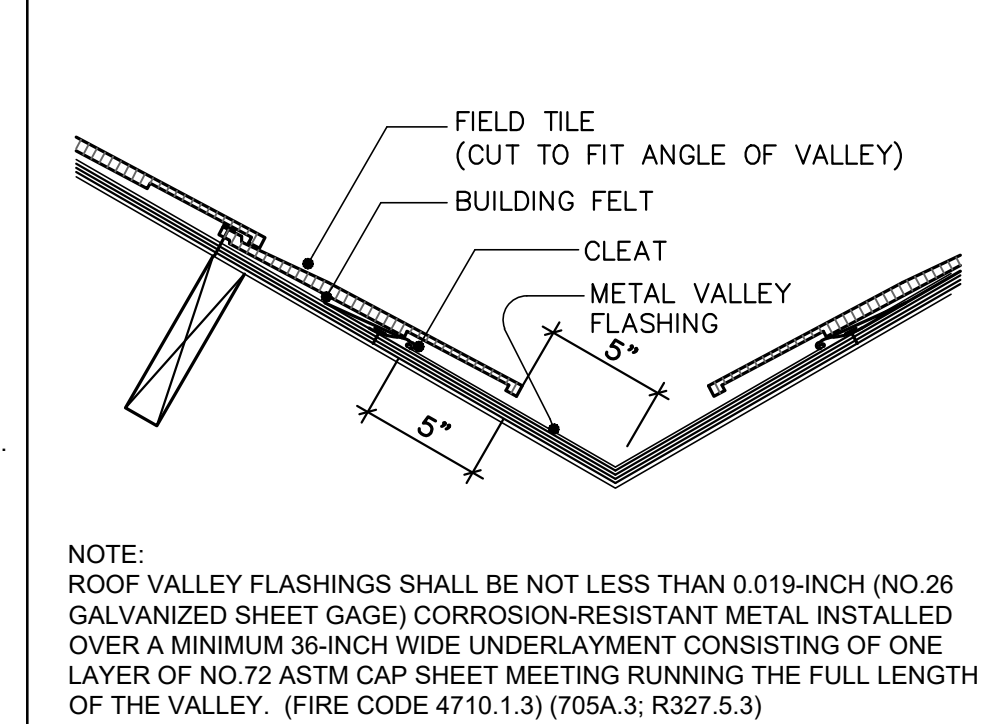


OPENING SIZE:
11 3/4" X 10 3/4"
FLASHING DIMENSION:
20 1/4" X 18"
HEIGHT: 5 7/8"
NFA: 65 SQ.IN.

- 6 ROOF VENTILATION MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (R806.2 CRC)
- 7 ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (FIRE CODE 4710.1.4)
- 8 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.2. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES, REGARDLESS OF CLASSIFICATION. (FIRE CODE 4710.1.2)
- 9 ATTIC VENTS SHALL MEET THE FOLLOWING: (R806.1, R806.2)
OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN MINIMUM AND 1/4-IN MAXIMUM OPENING.
- 10 FLAT ROOF DECK:
USE DEX-O-TEX WEATHERWEAR
ROOF DECK COVERING
ICC-ES# ESR-1757

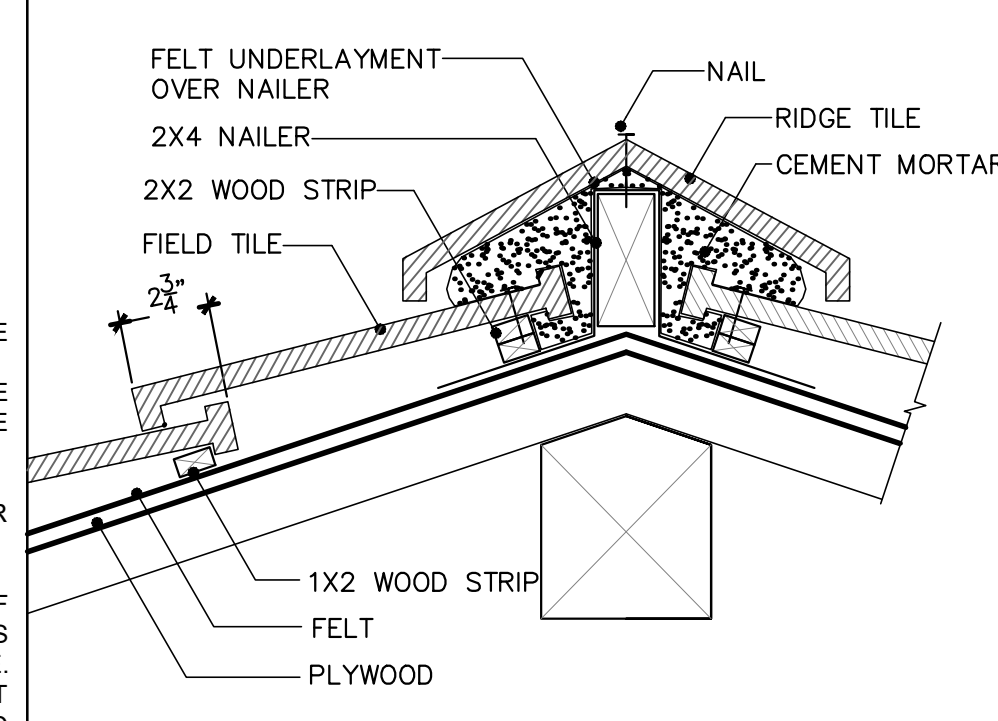


ROOF SYSTEM NTS 6

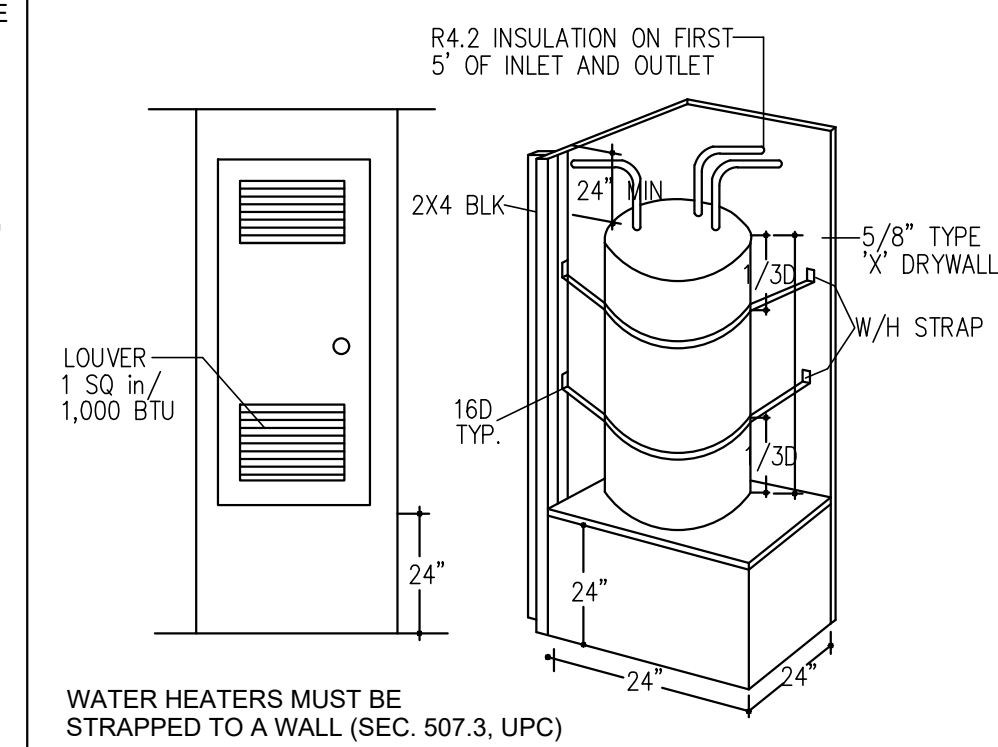


NOTE:
ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO.72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4710.1.3) (705A.3; R327.5.3)

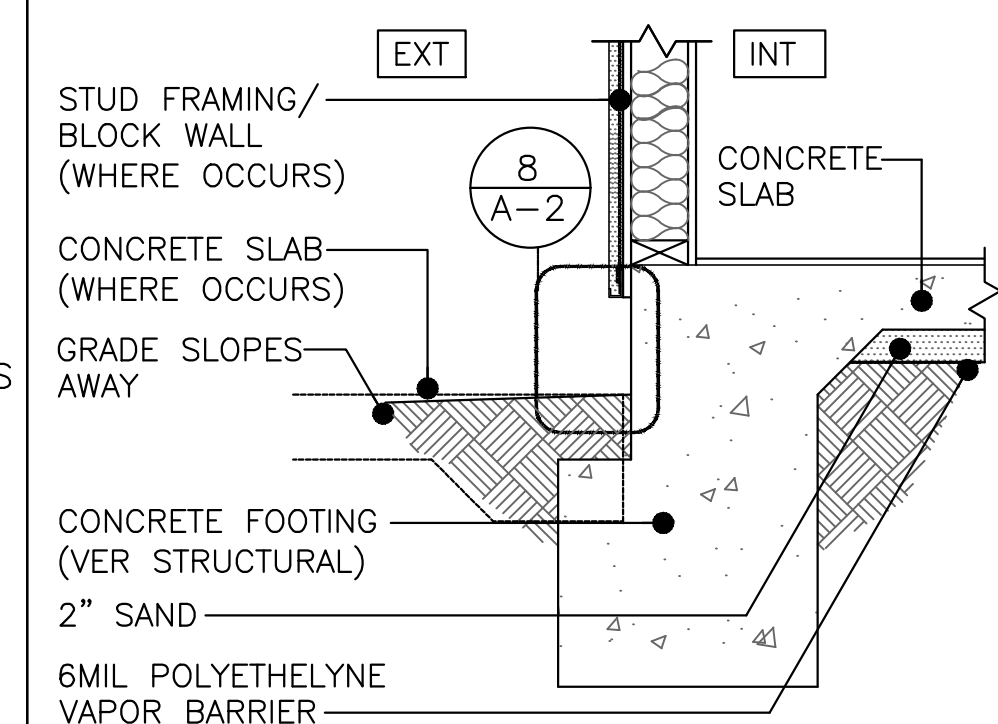
VALLEY DETAIL NTS 7



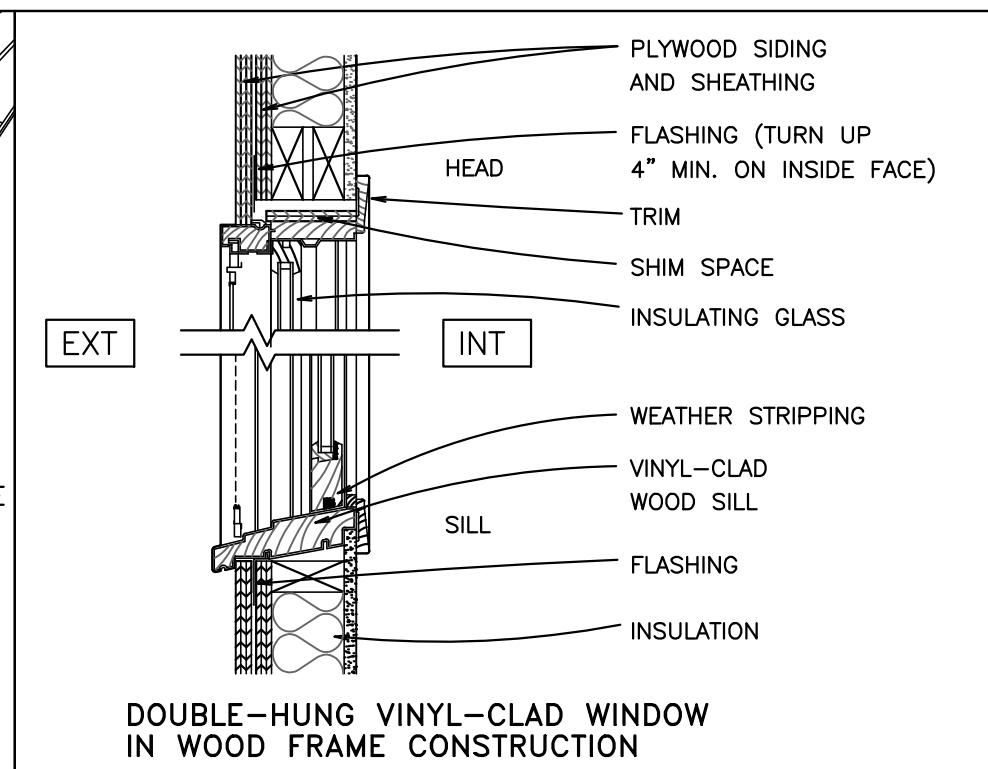
RIDGE DETAIL NTS 8



WATER HEATER DETAIL NTS 9

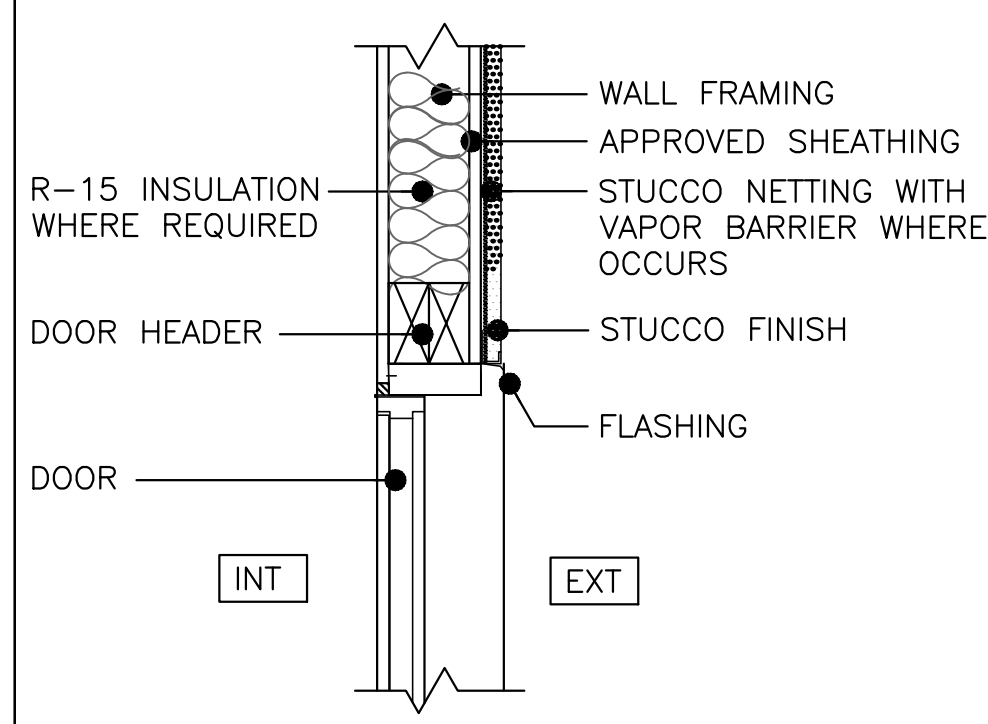


FOOTING DETAIL NTS 10

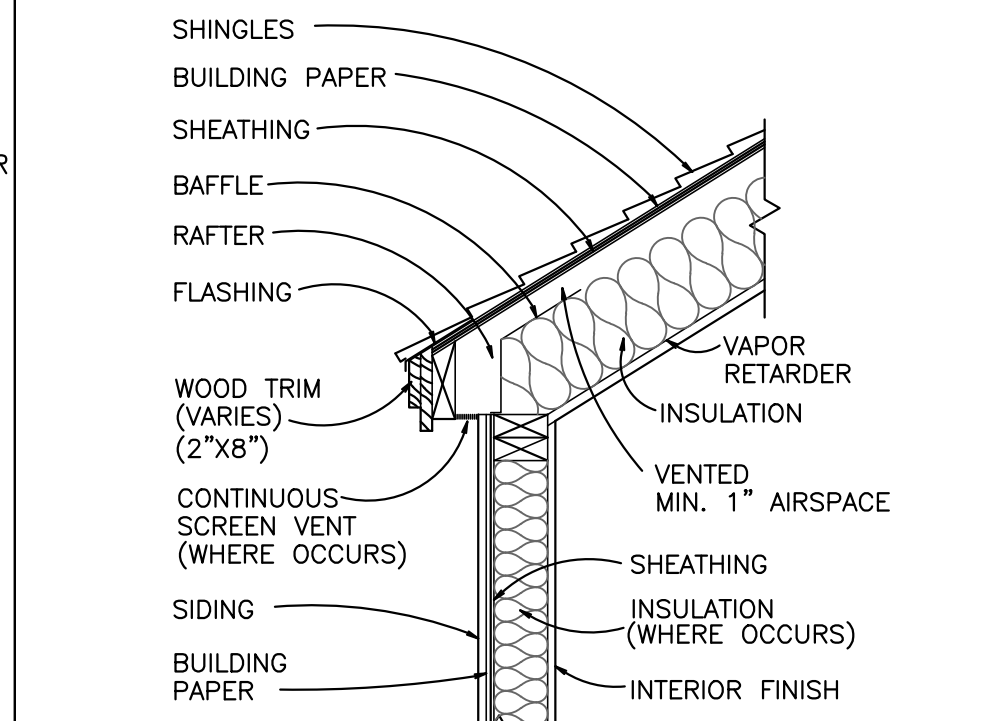


DOUBLE-HUNG VINYL-CLAD WINDOW IN WOOD FRAME CONSTRUCTION

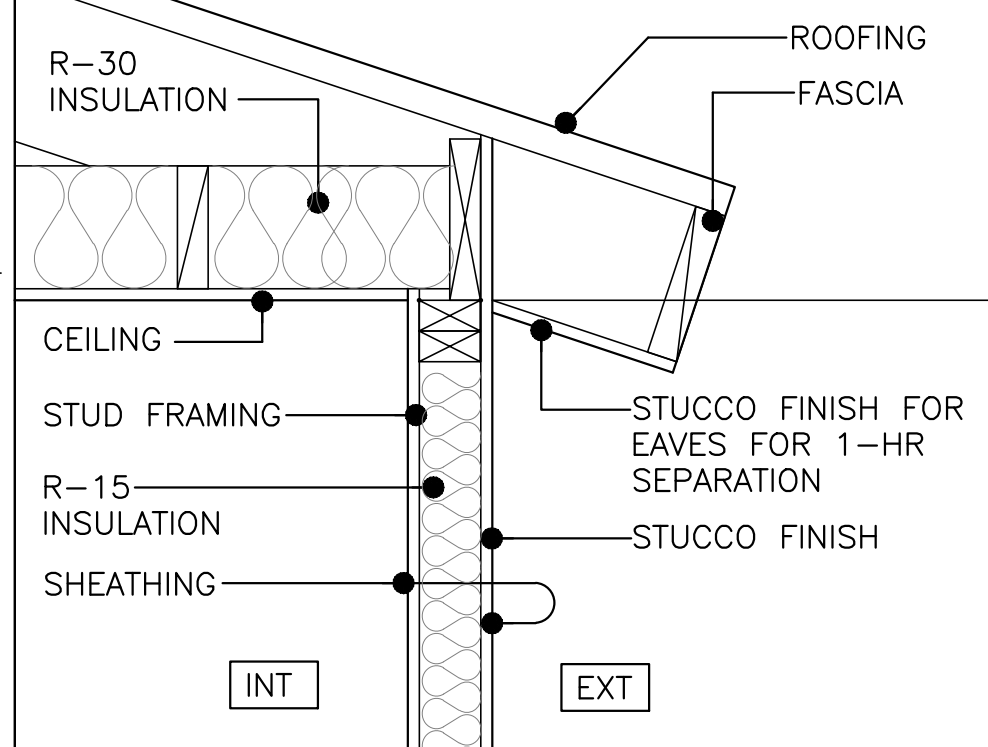
WINDOW DETAIL (TYP.) NTS 1



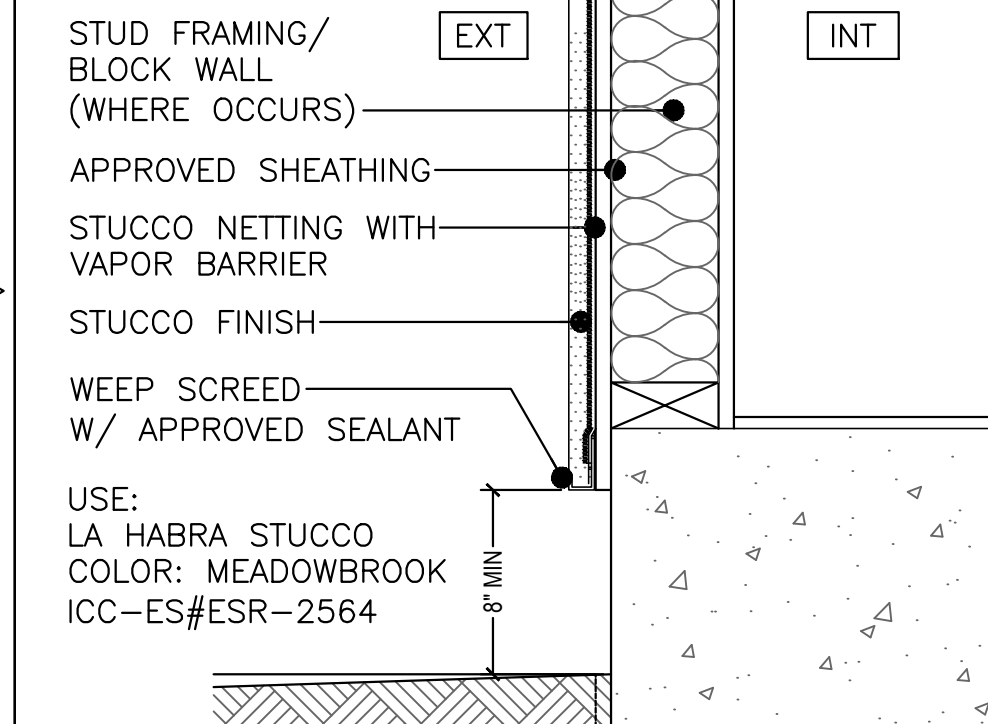
DOOR DETAIL (TYP.) NTS 2



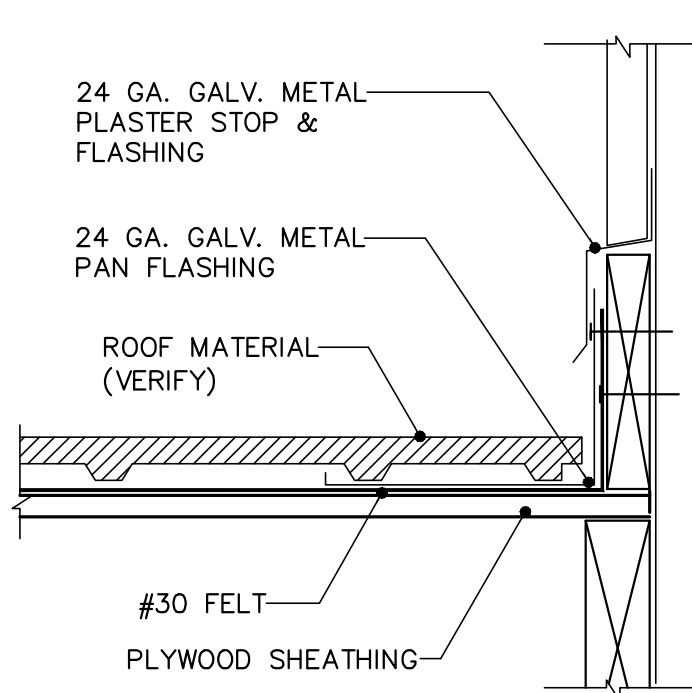
ROOF EAVE DETAIL NTS 3



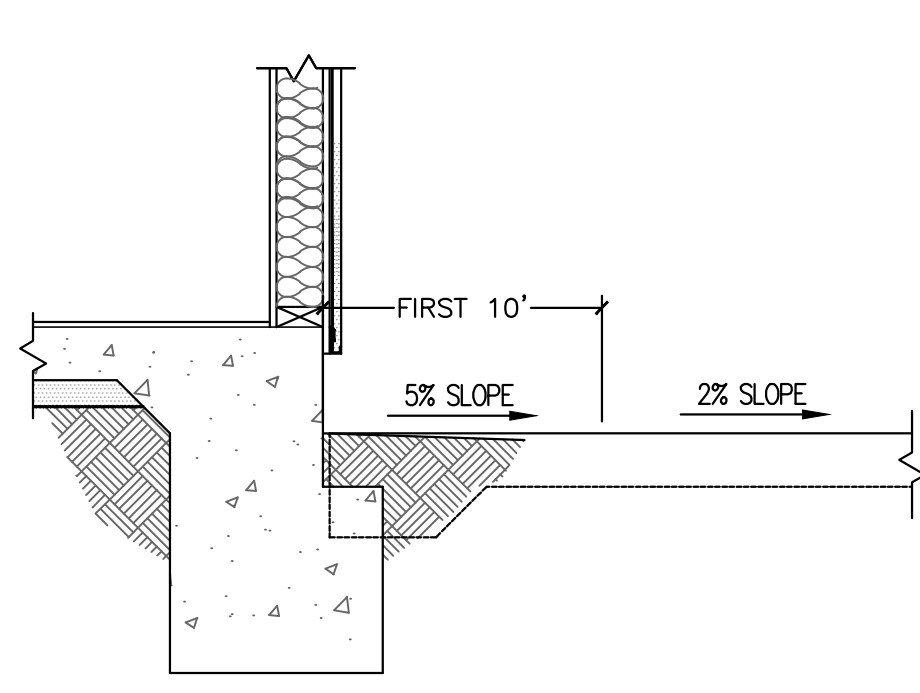
EXT. WALL DETAIL NTS 4



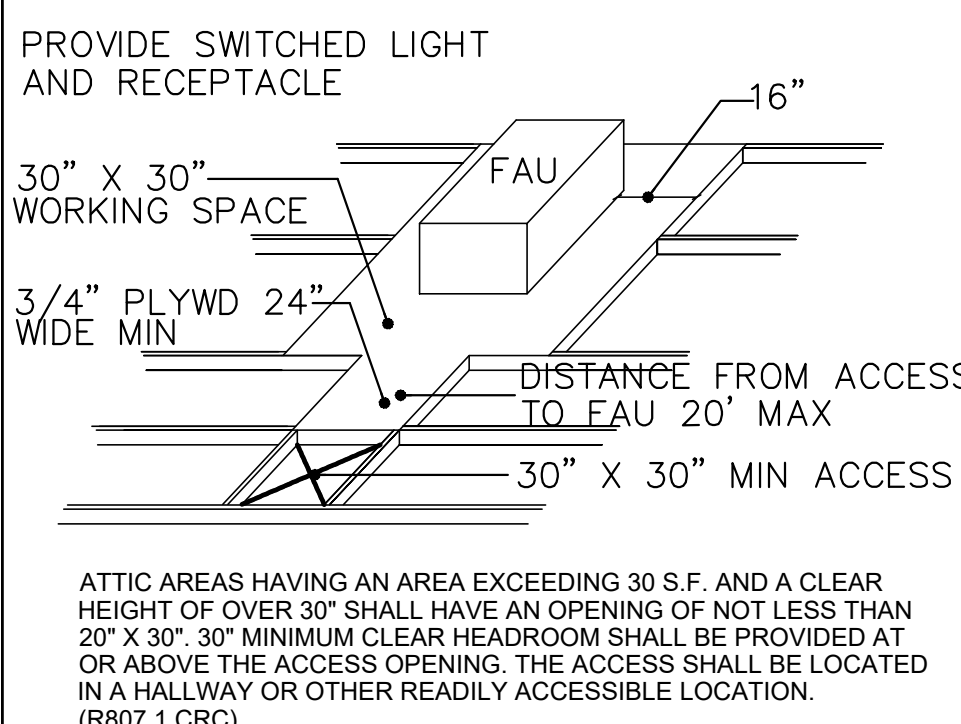
STUCCO DETAIL NTS 5



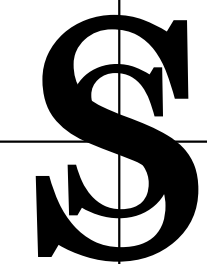
FLASHING DETAIL NTS 13



GROUND SLOPE DETAIL NTS 12



ATTIC ACCESS DETAIL NTS 11



SIMON T. SHUM
ARCHITECT • CONTRACTOR

385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

PROJECT FOR:

SHEET CONTENTS

**ROOF PLAN,
CALCULATIONS,
NOTES, &
DETAILS**

DATE REVISIONS

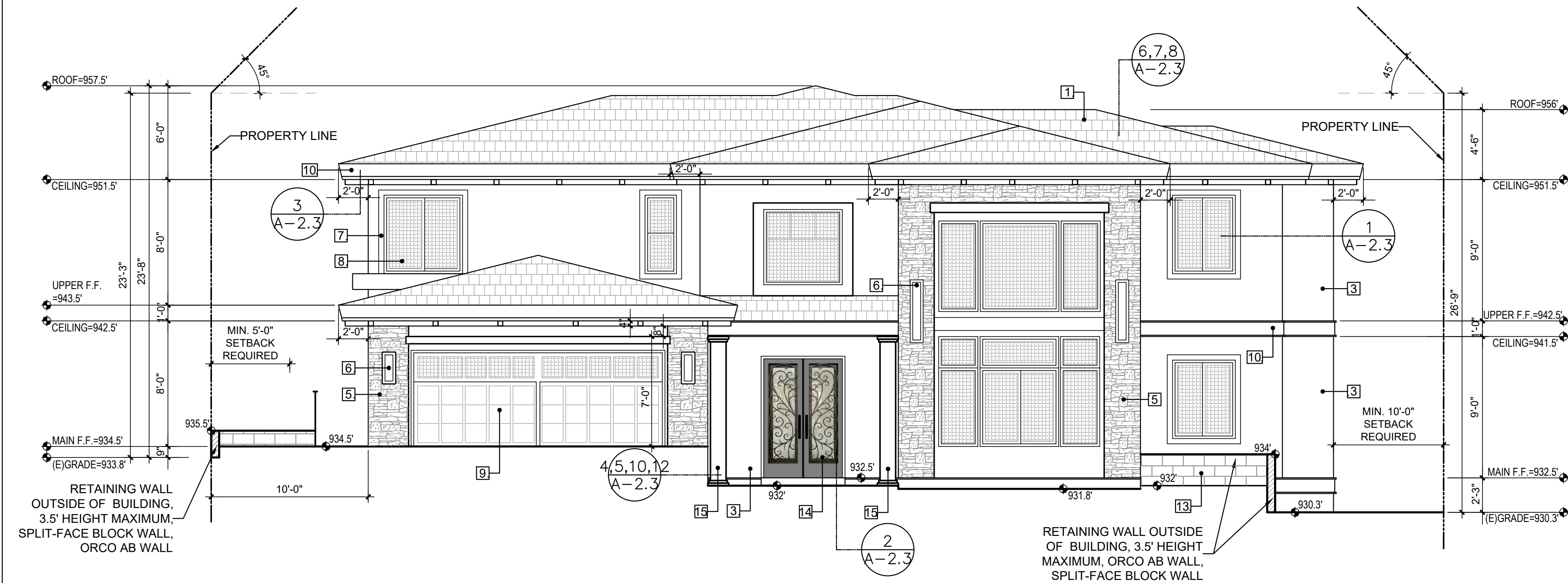
△-	
△-	

DATE 6/1/2022 DRAWN BY Y.Z.

A-2.3

SCALE OF SHEETS

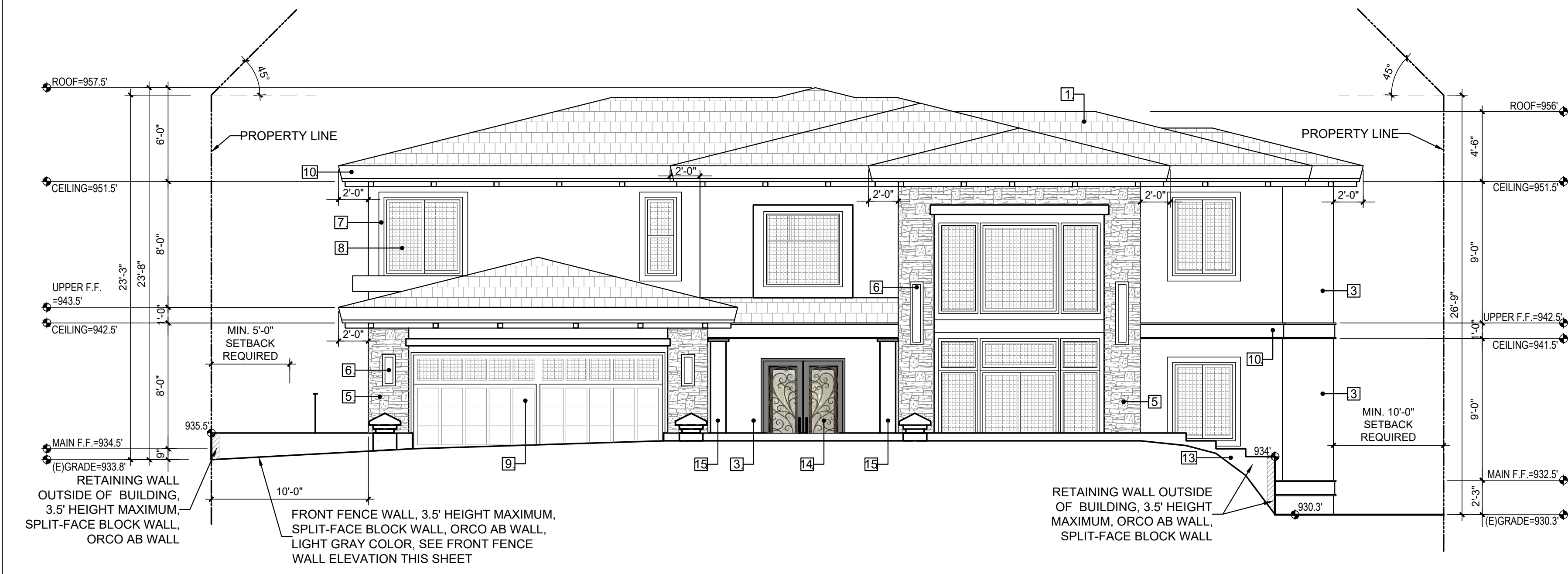
AS NOTED



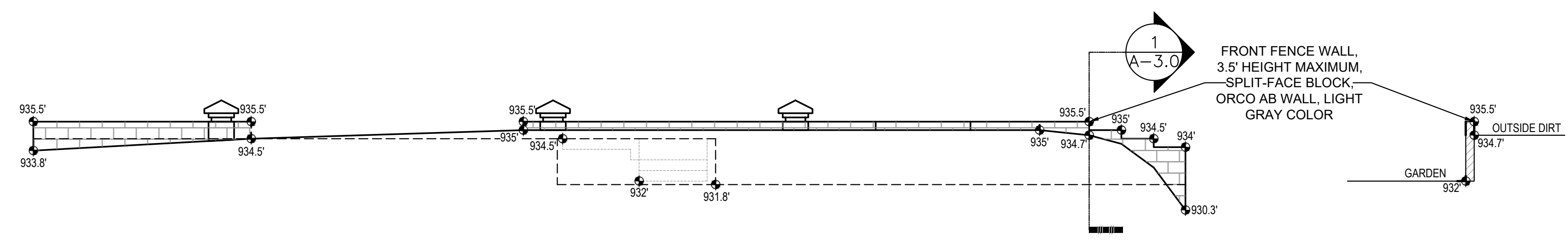
EAST ELEVATION - EXCLUDING FRONT YARD WALLS & FOREGROUND
SCALE: 3/16"=1'-0"

COLOR AND MATERIAL KEY:	
1 ROOF: MONIER CAMBRIDGE ROOF CONCRETE TILES COLOR: EAGLE, 4602 CONCORD BLEND SPECIFICATION: CLASS "A" / COOL ROOF OVER 1/2" PLYWOOD, SLOPE 3:12, UNDERLAYMENT	8 DOORS AND WINDOWS: MATERIAL: VINYL COLOR: BEIGE
2 PAINTED STUCCO: - ADU MANUFACTURER: OMEGA SPECIFICATION: COLOR: 422 GREAT WALL / BASE 2	9 GARAGE DOOR: MANUFACTURER: C.H.I. OVERHEAD DOORS COLLECTION: CONTEMPORARY MATERIAL: ALUMINUM, GLASS COLOR: TO MATCH WINDOW CASING COLOR / BROWN
3 PAINTED STUCCO: - MAIN HOUSE MANUFACTURER: OMEGA SPECIFICATION: COLOR: 433 PRAIRIE DOG / BASE 2	10 FASCIA BOARD PAINT MANUFACTURER: BENJAMIN MOORE SPECIFICATION: CREALIVLY, 2 IN. X 8 IN. COLOR: BROWN / SILHOUETTE
4 CERTAINTED MONOGRAM VINYL SIDING: MANUFACTURER: BENJAMIN MOORE SPECIFICATION: MONOGRAM COLOR: CYPRESS / GRAY	11 ALLURE BRONZE ALUMINUM PREASSEMBLED RAILING MANUFACTURER: NEWTECHWOOD SPECIFICATION: 96 IN. X 42 IN. X 2 IN. COLOR: BLACK
5 EXTERIOR WALL LEDGESTONE: MANUFACTURER: I-XL BUILDING COLLECTION: SAN MARINO LESTONE SPECIFICATION: RANGE HEIGHT 2"-8", LENGTH 4"-17", AVERAGE STONE SIZE 6"X12" COLOR: EARTHEN BROWN	12 CLEAR GLASS GUARD RAILING: MANUFACTURER: TIMBERTECH SPECIFICATION: 63 IN. X 42 IN. X 2 IN. COLOR: WHITE
6 EXTERIOR SCONCE LED 12W LIGHTING: MANUFACTURER: BIEOCUR COLLECTION: MODERN / 23.6 IN. / 48 IN. MATERIAL: IRON / ACRYLIC / WATERPROOF COLOR: BLACK / WHITE	13 RETAINING WALL: MANUFACTURER: ORCO BLOCK AND HARDSCAPE COLLECTION: MORTARLESS WALLS SPECIFICATION: SPLIT-FACE, CLASSIC COLOR: LIGHT GRAY
7 WINDOW / DOOR BACK BAND CASING MOULDING: SPECIFICATION: 4.5" X 96" X 1 1/8" MATERIAL: PVC COLOR: BROWN	14 FRONT DOOR: MANUFACTURER: IRON WROUGHT DOORS COLLECTION: CID-103 SPECIFICATION: WROUGHT IRON , GLASS LOW-E COLOR: SILVER PEWTER
	15 FRONT DOOR COLUMN: MANUFACTURER: HTTPS://VEFOINC.COM/CATALOG-DOWNLOAD/ COLLECTION: C-110 SPECIFICATION: LITE-CAST-CONCRETE, RAW FOAM COLOR: BROWN

- NOTE:
1. RETAINING WALL UNDER TERRACES AND BUILDING - CEMENT BLOCK, WHERE VISIBLE TO BE STUCCOED TO MATCH EXISTING HOUSE.
 2. RETAINING WALL 3FT AWAY FROM BUILDING - ORCO AB WALL 4' HEIGHT MAXIMUM.
 3. WALLS / FENCES IN FRONT YARD SETBACK, HEIGHT 3.5 FEET MAXIMUM.

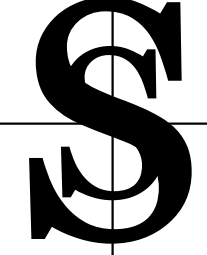


EAST ELEVATION - INCLUDING FRONT YARD WALLS & FOREGROUND
SCALE: 3/16"=1'-0"



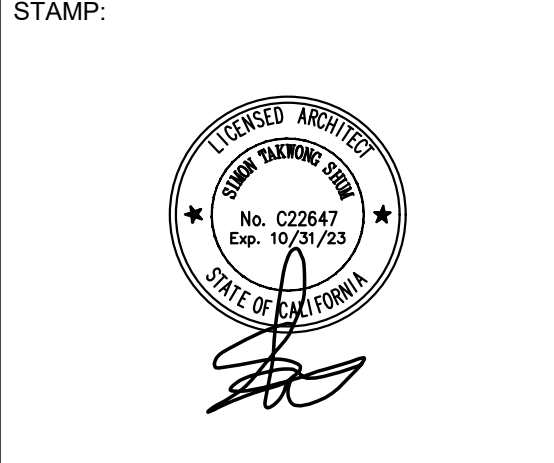
FRONT FENCE WALL ELEVATION
SCALE: 3/16"=1'-0"

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



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.



PROJECT FOR:
WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

SHEET CONTENTS
ELEVATIONS

DATE	REVISIONS
6/1/2022	Y.Z.

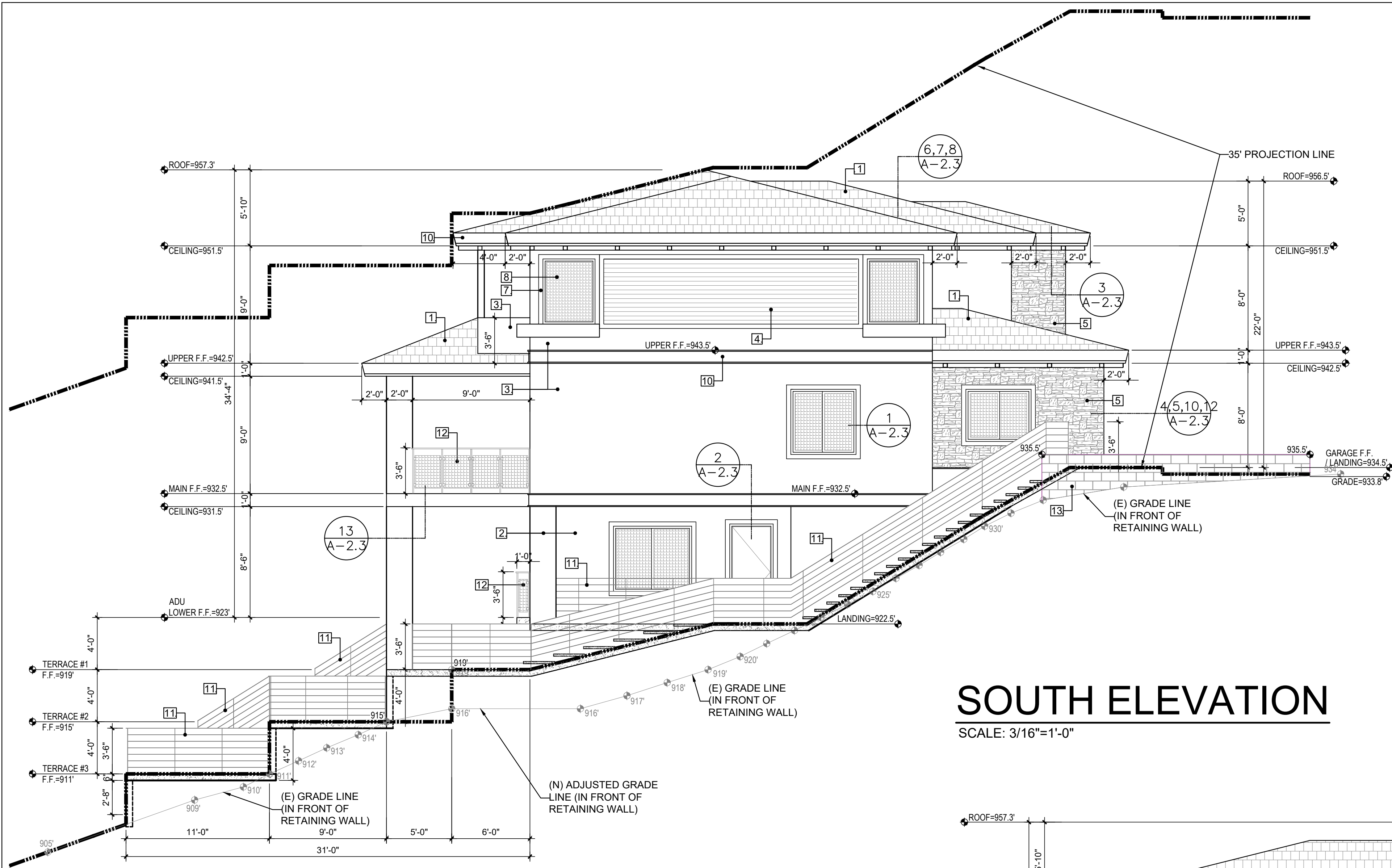
DATE
6/1/2022

DRAWN BY
Y.Z.

A-3.0

SCALE
AS NOTED

OF
SHEETS



SOUTH ELEVATION

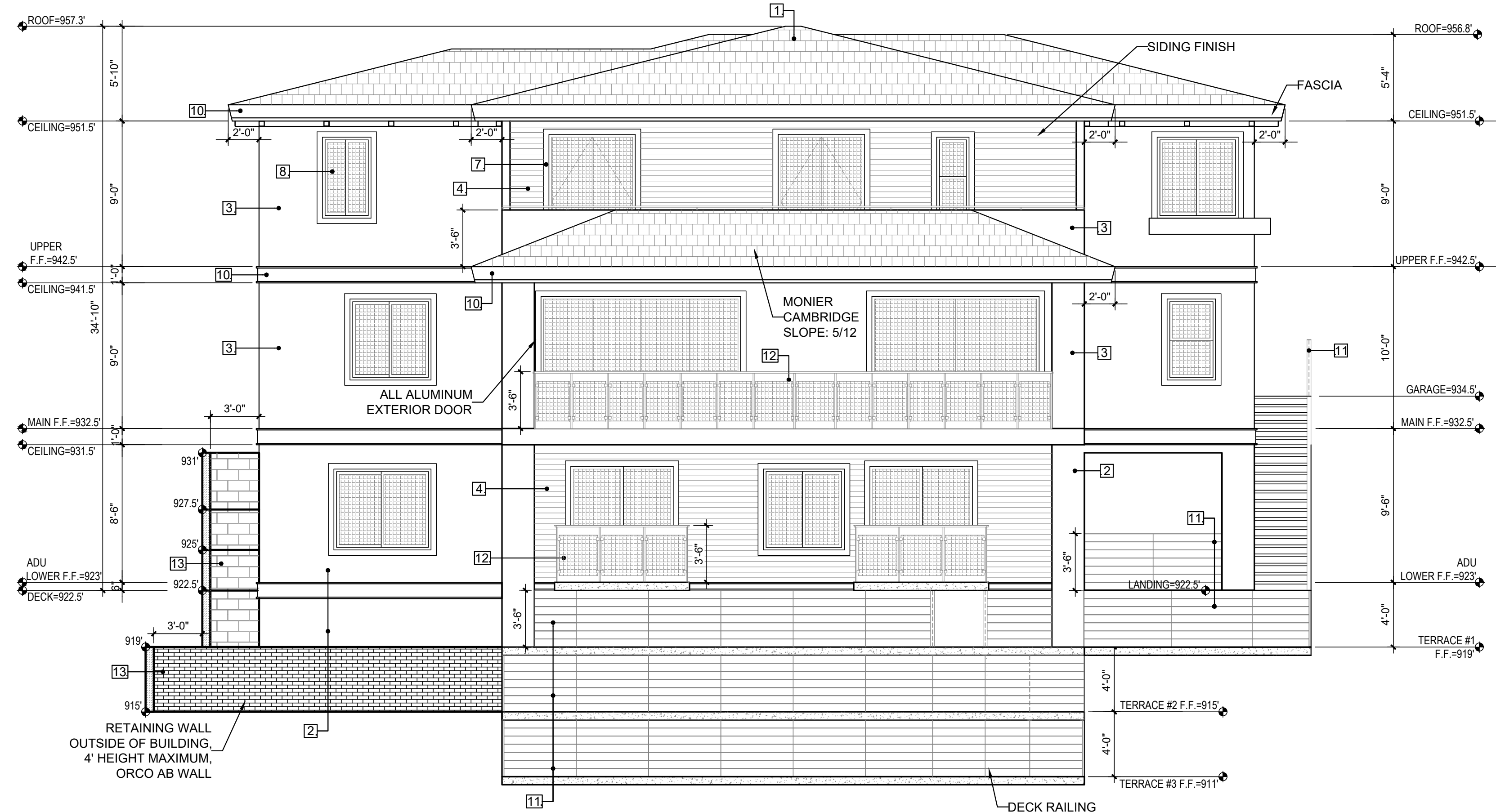
SCALE: 3/16"=1'-0"

NOTE:

1. RETAINING WALL UNDER TERRACES AND BUILDING - CEMENT BLOCK, WHERE VISIBLE TO BE STUCCOED TO MATCH EXISTING HOUSE.
2. RETAINING WALL 3FT AWAY FROM BUILDING - ORCO AB WALL 4' HEIGHT MAXIMUM.
3. WALLS / FENCES IN FRONT YARD SETBACK, HEIGHT 3.5 FEET MAXIMUM.

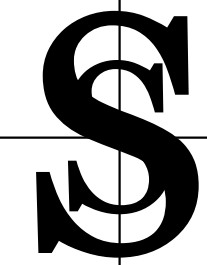
COLOR AND MATERIAL KEY:

- | | |
|---|---|
| <p>1 ROOF:
MONIER CAMBRIDGE ROOF CONCRETE TILES
COLOR: EAGLE, 4602 CONCORD BLEND
SPECIFICATION: CLASS "A" / COOL ROOF
OVER 1/2" PLYWOOD, SLOPE 3:12,
UNDERLAYMENT</p> <p>2 PAINTED STUCCO: - ADU
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 422 GREAT WALL / BASE 2</p> <p>3 PAINTED STUCCO: - MAIN HOUSE
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 433 PRAIRIE DOG / BASE 2</p> <p>4 CERTAINTED MONOGRAM VINYL SIDING:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: MONOGRAM
COLOR: CYPRESS / GRAY</p> <p>5 EXTERIOR WALL LEDGESTONE:
MANUFACTURER: I-XL BUILDING
COLLECTION: SAN MARINO LIMESTONE
SPECIFICATION: RANGE HEIGHT 2"-8", LENGTH 4"-17",
AVERAGE STONE SIZE 6"x12"
COLOR: EARTHEN BROWN</p> <p>6 EXTERIOR SCONCE LED 12W LIGHTING:
MANUFACTURER: BIEOCUR
COLLECTION: MODERN / 23.6 IN. / 48 IN.
MATERIAL: IRON / ACRYLIC / WATERPROOF
COLOR: BLACK / WHITE</p> <p>7 WINDOW / DOOR BACK BAND CASING MOULDING:
SPECIFICATION: 4.5" X 96" X 1 3/16"
MATERIAL: PVC
COLOR: BROWN</p> | <p>8 DOORS AND WINDOWS:
MATERIAL: VINYL
COLOR: BEIGE</p> <p>9 GARAGE DOOR:
MANUFACTURER: C.H.I. OVERHEAD DOORS
COLLECTION: CONTEMPORARY
MATERIAL: ALUMINUM, GLASS
COLOR: TO MATCH WINDOW CASING COLOR / BROWN</p> <p>10 FASCIA BOARD PAINT
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: CREALIVLY, 2 IN. X 8 IN.
COLOR: BROWN / SILHOUETTE</p> <p>11 ALLURE BRONZE ALUMINUM PREASSEMBLED RAILING
MANUFACTURER: NEWTECHWOOD
SPECIFICATION: 96 IN. X 42 IN. X 2 IN.
COLOR: BLACK</p> <p>12 CLEAR GLASS GUARD RAILING:
MANUFACTURER: TIMBERTECH
SPECIFICATION: 63 IN. X 42 IN. X 2 IN.
COLOR: WHITE</p> <p>13 RETAINING WALL:
MANUFACTURER: ORCO BLOCK AND HARDSCAPE
COLLECTION: MORTARLESS WALLS
SPECIFICATION: SPLIT-FACE, CLASSIC
COLOR: LIGHT GRAY</p> <p>14 FRONT DOOR:
MANUFACTURER: IRON WROUGHT DOORS
COLLECTION: CID-103
SPECIFICATION: WROUGHT IRON, GLASS LOW-E
COLOR: SILVER PEWTER</p> <p>15 FRONT DOOR COLUMN:
MANUFACTURER: HTTPS://VEFOINC.COM/CATALOG-DOWNLOAD/
COLLECTION: C-110
SPECIFICATION: LITE-CAST-CONCRETE, RAW FOAM
COLOR: BROWN</p> |
|---|---|



WEST ELEVATION

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



SIMON T. SHUM
ARCHITECT • CONTRACTOR

385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

PROJECT FOR:

SHEET CONTENTS

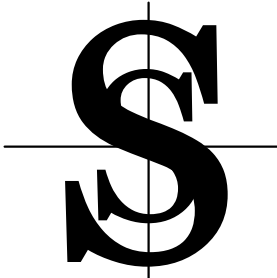
ELEVATIONS

DATE	REVISIONS
6/1/2022	Y.Z.

DATE: 6/1/2022 DRAWN BY: Y.Z.

A-3.1

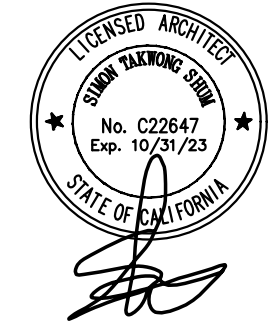
SCALE: AS NOTED OF SHEETS



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

PROJECT FOR:

SHEET CONTENTS

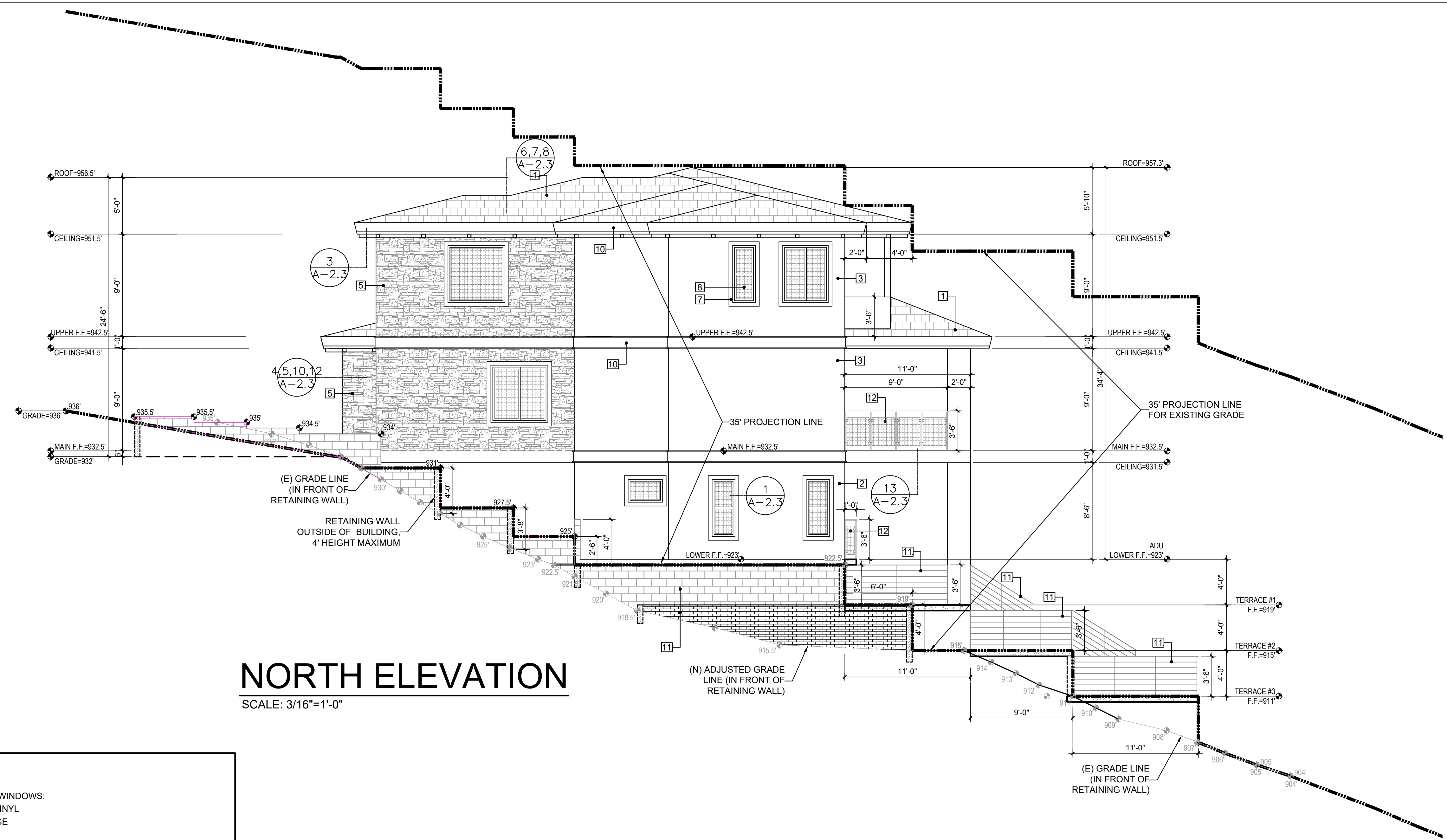
ELEVATIONS

DATE	REVISIONS
△-	
△-	
△-	

DATE 6/1/2022	DRAWN BY Y.Z.
------------------	------------------

A-3.2

SCALE AS NOTED	OF SHEETS
-------------------	--------------



NORTH ELEVATION

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

COLOR AND MATERIAL KEY:

- | | |
|---|---|
| 1 ROOF:
MONIER CAMBRIDGE ROOF CONCRETE TILES
COLOR: EAGLE, 4602 CONCORD BLEND
SPECIFICATION: CLASS "A" / COOL ROOF
OVER 1/2" PLYWOOD, SLOPE 3:12,
UNDERLAYMENT | 8 DOORS AND WINDOWS:
MATERIAL: VINYL
COLOR: BEIGE |
| 2 PAINTED STUCCO: - ADU
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 422 GREAT WALL / BASE 2 | 9 GARAGE DOOR:
MANUFACTURER: C.H.I. OVERHEAD DOORS
COLLECTION: CONTEMPORARY
MATERIAL: ALUMINUM, GLASS
COLOR: TO MATCH WINDOW CASING COLOR / BROWN |
| 3 PAINTED STUCCO: - MAIN HOUSE
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 433 PRAIRIE DOG / BASE 2 | 10 FASCIA BOARD PAINT
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: CREALIVLY, 2 IN. X 8 IN.
COLOR: BROWN / SILHOUETTE |
| 4 CERTAINTED MONOGRAM VINYL SIDING:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: MONOGRAM
COLOR: CYPRESS / GRAY | 11 ALLURE BRONZE ALUMINUM PREASSEMBLED RAILING
MANUFACTURER: NEWTECHWOOD
SPECIFICATION: 96 IN. X 42 IN. X 2 IN.
COLOR: BLACK |
| 5 EXTERIOR WALL LEDGESTONE:
MANUFACTURER: I-XL BUILDING
COLLECTION: SAN MARINO LIMESTONE
SPECIFICATION: RANGE HEIGHT 2"-8", LENGTH 4"-17",
AVERAGE STONE SIZE 6"X12"
COLOR: EARTHEN BROWN | 12 CLEAR GLASS GUARD RAILING:
MANUFACTURER: TIMBERTECH
SPECIFICATION: 63 IN. X 42 IN. X 2 IN.
COLOR: WHITE |
| 6 EXTERIOR SCONCE LED 12W LIGHTING:
MANUFACTURER: BIEOCUR
COLLECTION: MODERN / 23.6 IN. / 48 IN.
MATERIAL: IRON / ACRYLIC / WATERPROOF
COLOR: BLACK / WHITE | 13 RETAINING WALL:
MANUFACTURER: ORCO BLOCK AND HARDSCAPE
COLLECTION: MORTARLESS WALLS
SPECIFICATION: SPLIT-FACE, CLASSIC
COLOR: LIGHT GRAY |
| 7 WINDOW / DOOR BACK BAND CASING MOULDING:
SPECIFICATION: 4.5" X 96" X 1 3/16"
MATERIAL: PVC
COLOR: BROWN | 14 FRONT DOOR:
MANUFACTURER: IRON WROUGHT DOORS
COLLECTION: CID-103
SPECIFICATION: WROUGHT IRON , GLASS LOW-E
COLOR: SILVER PEWTER |
| | 15 FRONT DOOR COLUMN:
MANUFACTURER: HTTPS://VEFOINC.COM/CATALOG-DOWNLOAD/
COLLECTION: C-110
SPECIFICATION: LITE-CAST-CONCRETE, RAW FOAM
COLOR: BROWN |

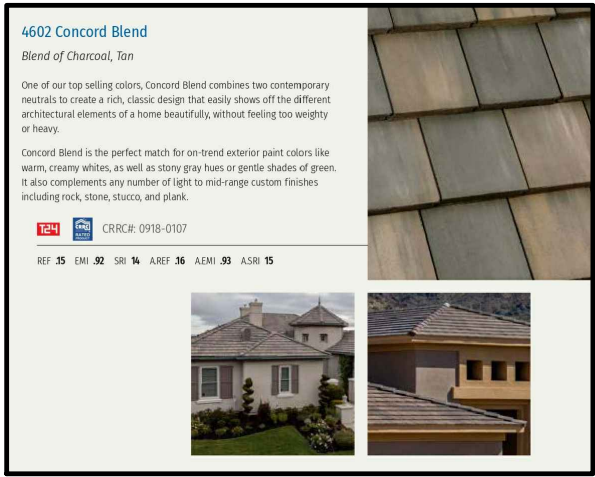
NOTE:

1. RETAINING WALL UNDER TERRACES AND BUILDING - CEMENT BLOCK, WHERE VISIBLE TO BE STUCCOED TO MATCH EXISTING HOUSE.
2. RETAINING WALL 3FT AWAY FROM BUILDING - ORCO AB WALL 4' HEIGHT MAXIMUM.
3. WALLS / FENCES IN FRONT YARD SETBACK, HEIGHT 3.5 FEET MAXIMUM.



STREET VIEW

#1 ROOF:
MONIER CAMBRIDGE ROOF CONCRETE TILES
COLOR: EAGLE, 4602 CONCORD BLEND
SPECIFICATION: CLASS "A" / COOL ROOF
OVER 1/2" PLYWOOD,
SLOPE 3:12,
UNDERLAYMENT



#2 PAINTED STUCCO: - ADU
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 422 GREAT WALL / BASE 2



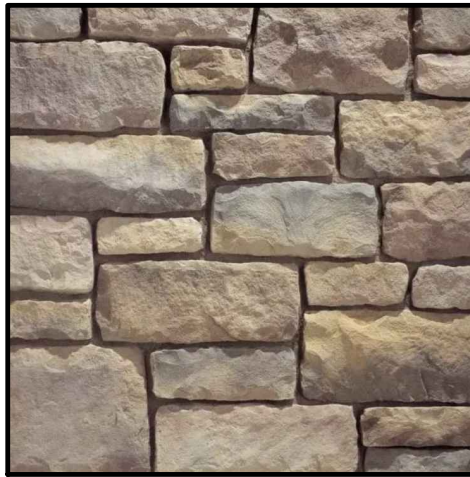
#3 PAINTED STUCCO: - MAIN HOUSE
MANUFACTURER: OMEGA
SPECIFICATION:
COLOR: 433 PRAIRIE DOG / BASE 2



#4 CERTAINTED MONOGRAM VINYL SIDING:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: MONOGRAM
COLOR: CYPRESS / GRAY



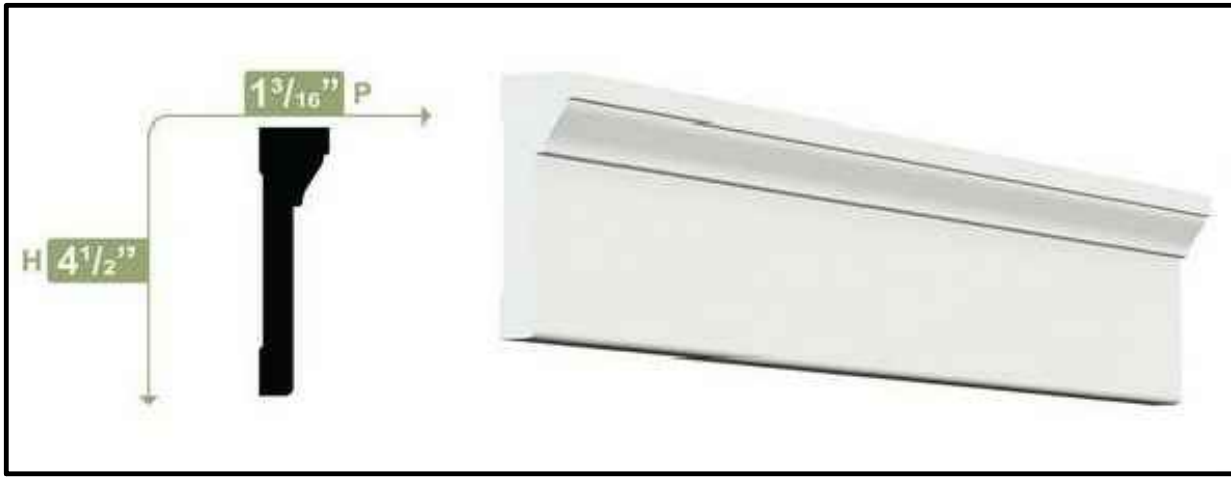
#5 EXTERIOR WALL LEDGESTONE:
MANUFACTURER: I-XL BUILDING
COLLECTION: SAN MARINO LIMESTONE
SPECIFICATION: HEIGHT 2"-8", LENGTH 4"-17",
AVERAGE STONE SIZE 6"x12"
COLOR: EARTHEN BROWN



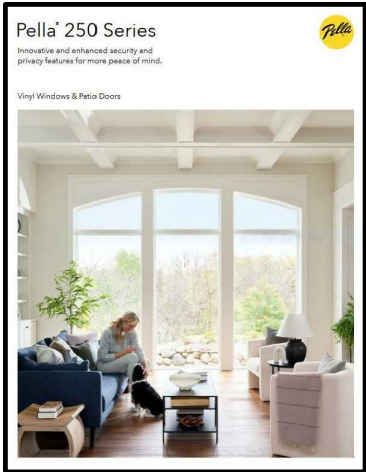
#6 EXTERIOR SCONCE LED 12W LIGHTING:
MANUFACTURER: BIEOCUR
COLLECTION: MODERN / 23.6 IN. / 48 IN.
MATERIAL: IRON / ACRYLIC / WATERPROOF
COLOR: BLACK / WHITE



#7 WINDOW / DOOR BACK BAND CASING MOULDING:
SPECIFICATION: 4.5" X 96" X 1 1/8"
MATERIAL: PVC
COLOR: BROWN



#8 DOORS AND WINDOWS:
MATERIAL: VINYL
COLOR: BEIGE



#9 GARAGE DOOR:
MANUFACTURER: COACHMAN
COLLECTION: CLASSIC COMPOSITE CARRIAGE HOUSE-STYLE
MATERIAL: ALUMINUM, GLASS
COLOR: TO MATCH WINDOW CASING COLOR / BROWN



#10 FASCIA BOARD PAINT
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: CREALIVILY, 2 IN. X 8 IN.
COLOR: BROWN / SILHOUETTE



#11 ALLURE BRONZE ALUMINUM PREASSEMBLED RAILING
MANUFACTURER: NEWTECHWOOD
SPECIFICATION: 96 IN. X 42 IN. X 2 IN.
COLOR: BLACK



#12 CLEAR GLASS GUARD RAILING:
MANUFACTURER: TIMBERTECH
SPECIFICATION: 63 IN. X 42 IN. X 2 IN.
COLOR: WHITE



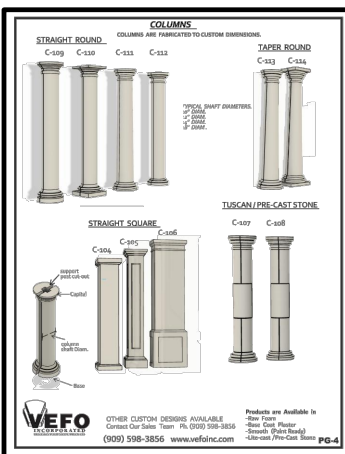
#13 RETAINING WALL:
MANUFACTURER: ORCO BLOCK AND HARDSCAPE
COLLECTION: MORTARLESS WALLS
SPECIFICATION: SPLIT-FACE, CLASSIC
COLOR: LIGHT GRAY



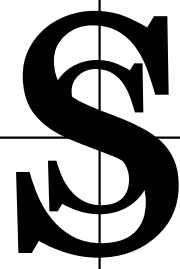
#14 FRONT DOOR:
MANUFACTURER: IRON WROUGHT DOORS
COLLECTION: CID-103
SPECIFICATION: WROUGHT IRON , GLASS LOW-E
COLOR: SILVER PEWTER



#15 FRONT DOOR COLUMN:
MANUFACTURER:
COLLECTION: CID-103
SPECIFICATION: LITE-CAST-CONCRETE, RAW FOAM
COLOR: BROWN



COLOR AND MATERIAL BOARD



SIMON T. SHUM
ARCHITECT • CONTRACTOR
385 S. LEMON ST., #E 383, WALNUT, CA 91789
TEL: (909) 271-1707

© SIMON SHUM ARCHITECT EXPRESSLY RESERVES ITS
COMMON LAW COPYRIGHT AND OTHER PROPERTY
RIGHTS IN THESE PLANS. THESE PLANS ARE
NOT TO BE REPRODUCED, CHANGED OR COPIED
IN ANY FORM OR MANNER WHATSOEVER, NOR
ARE THEY TO BE ASSIGNED TO ANY THIRD
PARTY, WITHOUT FIRST OBTAINING THE WRITTEN
PERMISSION AND CONSENT OF SIMON SHUM.

STAMP:



WU MICHAEL C & WU JOLENE P C
NEW SINGLE FAMILY RESIDENCE
APN: 8717-026-013
1198 CHISOLM TRAIL DR,
DIAMOND BAR, CA, 91765

PROJECT FOR:

SHEET CONTENTS

STREET VIEW, &
COLOR AND
MATERIAL BOARD

DATE	REVISIONS
6/1/2022	Y.Z.

DATE	DRAWN BY
6/1/2022	Y.Z.

A-3.3

SCALE	OF	SHEETS
AS NOTED		

REVISIONS		BY
CONCEPT	10-05-22	
11-18-22	01-12-23	
04-07-23	10-02-23	
10-11-23	11-18-23	
12-21-23		

JYC
LANDSCAPE
ARCHITECTURE

PHONE: (951)317-6825
Email: jennyhye@yahoo.com



EXISTING PLANTING INVENTORY

SHEET TITLE:

PROJECT NAME:
NEW SINGLE FAMILY RESIDENCE
FOR M. WU & JOLENE P C
1198 CHISOLM TRAIL DR,
DIAMOND BAR , CA 91765

PROJECT NAME:

DATE 12-21-23

SCALE

DRAWN

JOB 220912

L-1

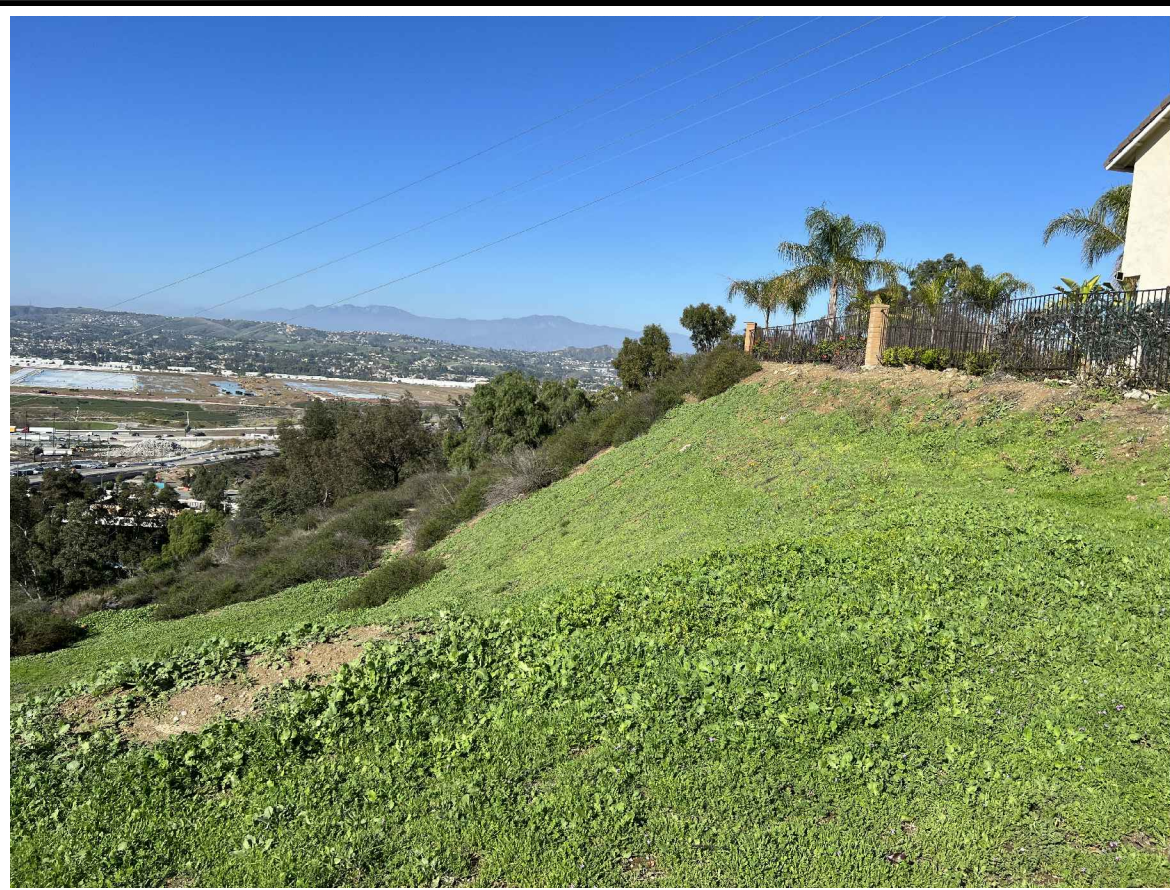
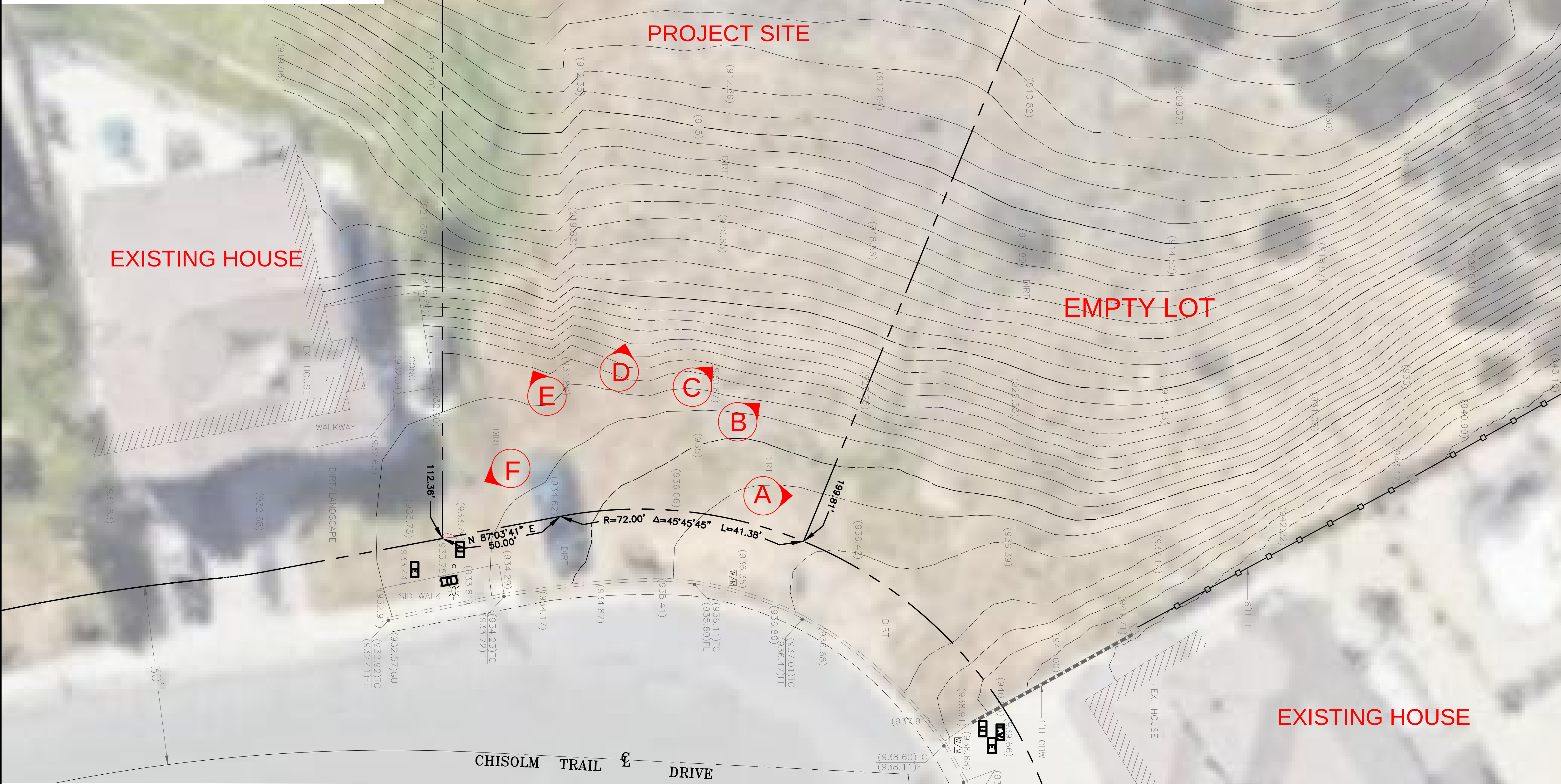
OF 3 SHEETS.



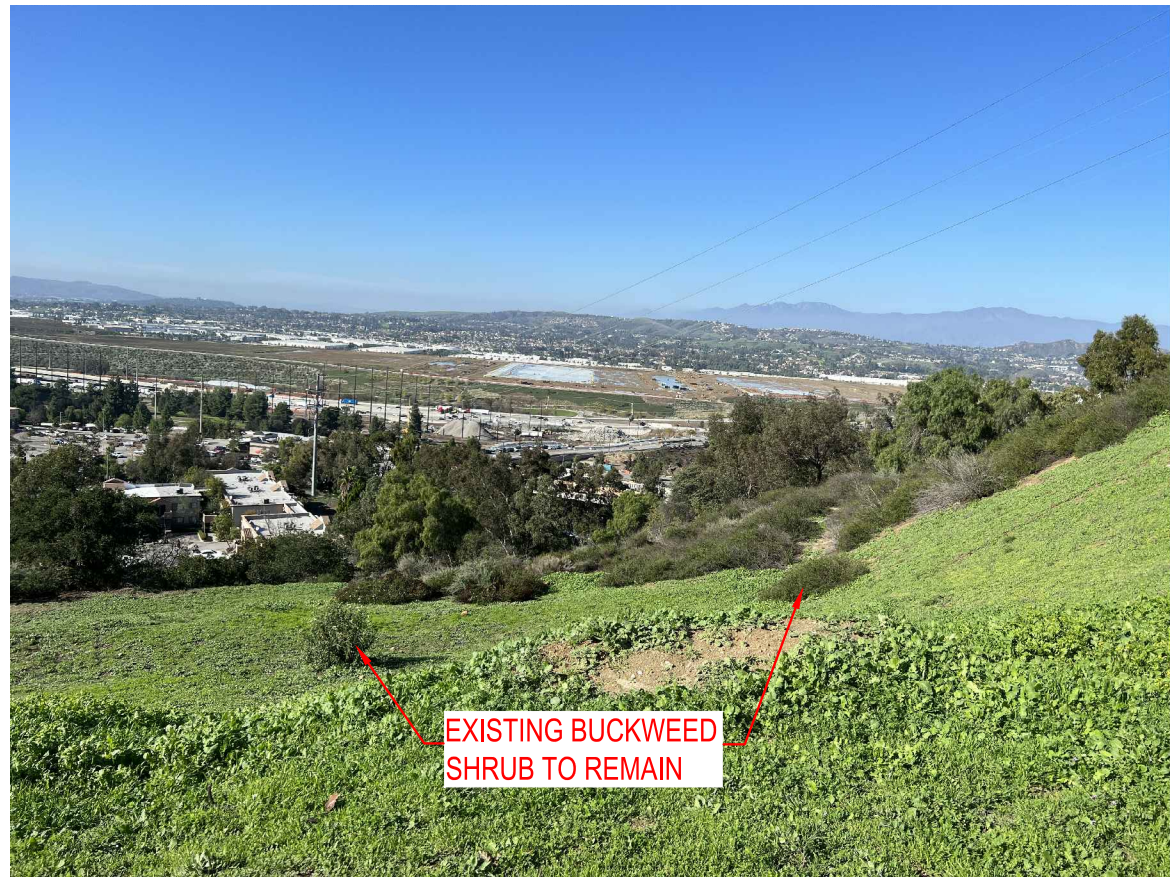
E. VIEW TO THE RIGHT SIDE BOUNDARY



F. VIEW TO THE LEFT SIDE NEIGHBOR



A. VIEW TO THE RIGHT SIDE NEIGHBOR HOUSE



B. VIEW TO THE RIGHT SIDE SLOPE EMPTY LOT



C. VIEW TO THE DOWN HILL FAR END

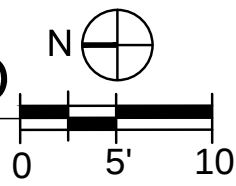


D. VIEW TO THE DOWN SLOPE TOWARD LEFT

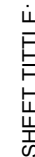
SHEET INDEX:

- | | |
|-----|-----------------------------|
| L-1 | EXISTING PLANTING INVENTORY |
| L-2 | CONCEPTUAL LANDSCAPE PLAN |
| L-3 | LANDSCAPE AREA EXHIBIT |

1 EXISTING SITE & PHOTO



JYC
LANDSCAPE
ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhyee@yahoo.com



NEW SINGLE FAMILY RESIDENCE
FOR M. WU & JOLENE P C
1198 CHISOLM TRAIL DR,
DIAMOND BAR , CA 91765

KEY NOTE COLOR /FINISH

EXISTING SHRUB LEGEND

PLANTING LEGEND

SHRUB	SYMBOL					
S1		13	5 GAL	PITOSPORUM T. 'WHEELER'S DWARF' TOMIRA		MODERATE .5
S2		19	5 GAL	HEMEROCALLIS X 'RUBY SPIDER' RUBY SPIDER DAYLILY		MODERATE .5
S3		8	5 GAL	PHORIUM TENAX 'CREAM' NEW ZEALAND FLAX		MODERATE .5
S4		12	5 GAL	AZALEA INDICA MIX. COLOR AZALEA		MODERATE .5
S5		13	5 GAL	LIGUSTRUM JAPONICUM JAPANESE PRIVET		MODERATE .5
S6		18	5 GAL	SALVIA GREGII 'FURMAN'S RED' AUTUMN SAGE		LOW .2
S7		34	5 GAL	CISTUS 'GRAYWOOD PINK' GRAYWOOD PINK ROCK ROSE		LOW .2
S8		35	5 GAL	PHLOMIS FRUTICOSA JERUSALEM SAGE		LOW .2
S9		38	1 GAL	FESTUCA IDAHOENSIS BLUE FESCUE		LOW .2
S10		19	1 GAL	KALANCHOE THYRSIFLORA FLATJACK PLANT		LOW .2
S11		13	5 GAL	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER		LOW .2

TURF		TURF BLOCK W/ SYNTHETIC TURF	-- 0
------	---	------------------------------	---------

1. PROVIDE 2" BARK MULCH UNDER ALL GROUND COVER / SHRUB TYP

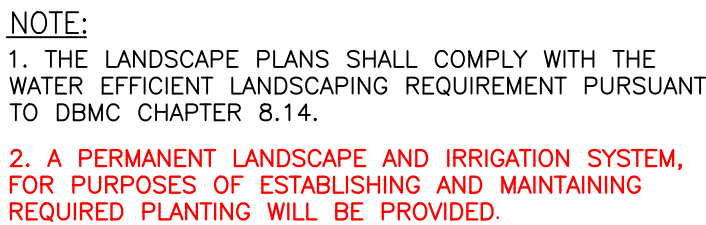
1. CONTRACTOR BID THE QUANTITY AND SIZE OF TREES OR SHRUBS. OWNER AND DESIGNER MAY CHANGE THE TYPE OF SHRUBS AND ARRANGEMENT OF SHRUBS PER ACTUAL SITE CONDITION TO ACHIEVE THE BEST DESIGN APPEARING, ANY SUBSTITUTION TO MATCH WATER USE OF HYDROZONE.



- A SYNTHETIC TURF DETAIL 1 1/2"=1'-0"

PLANT MATERIAL	REQUIRED % OF MIX	PROVIDED % OF MIX
<u>TREES</u>		
24-INCH BOX	100%	100%
<u>SHRUB</u>		
5-GALLON	70%	78%
1-GALLON	30%	22%
<u>GROUND COVER</u>		
COVER WITHIN 2 YEARS	100%	100%

1 LANDSCAPE PLAN
1"=10'-0"

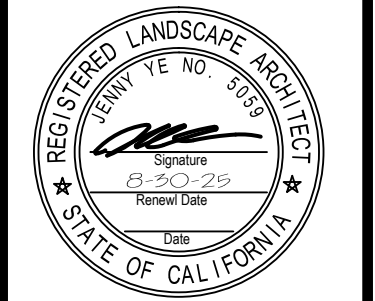


REVISIONS	BY
CONCEPT	10-05-22
11-10-22	01-12-23
04-07-23	10-02-23
10-11-23	11-10-23
12-21-23	

JYC

LANDSCAPE
ARCHITECTURE

PHONE: (951)317-6825
Email: jennyrye@yahoo.com



SHEET TITLE:

LANDSCAPE AREA EXHIBIT

PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE
FOR M. WU & JOLENE P C
1198 CHISOLM TRAIL DR,
DIAMOND BAR , CA 91765

DATE	12-21-23
SCALE	
DRAWN	
JOB	220912
SHEET	



BACKYARD LANDSCAPE
LANDSCAPE AREA: 1,395 SF

NORTH SIDE YARD LANDSCAPE
LANDSCAPE AREA: 258 SF

FRONT YARD LANDSCAPE
TOTAL FRON TYARD AREA: 1,570 SF
FRONT YARD TURF AREA: 319 SF
FRONT YARD PLANTING AREA: 734 SF
FRONT YARD HARDSCAPE AREA: 517 SF

SOUTH SIDE YARD LANDSCAPE
LANDSCAPE AREA: 545 SF

SIDE YARD & BACKYARD LANDSCAPE AREA:	
NORTH SIDE YARD LANDSCAPE AREA:	258 SF
BACKYARD LANDSCAPE AREA:	1,395 SF
SOUTH SIDE YARD LANDSCAPE AREA:	545 SF
TOTAL SIDE YARD & BACKYARD LANDSCAPE AREA:	2,198 SF

FRONT YARD LANDSCAPE AREA:	
FRONTYARD TURF AREA:	319 SF
FRONTYARD PLANTING AREA:	734 SF
FRONTYARD HARDSCAPE AREA:	517 SF
TOTAL FRONTYARD AREA:	1,570 SF

LEGEND:	
	NON-TURF LANDSCAPE AREA
	TURF AREA



HARDSCAPE LEGEND

KEY NOTE	COLOR /FINISH
1	ENTRY DRIVEWAY PAVING PER ARCHITECTURAL PLAN
2	PAVING DECK PER ARCHITECTURAL PLAN
3	WALKWAY PER ARCHITECTURAL PLAN
4	EXTERIOR STEPPING PER ARCHITECTURAL PLAN
5	TERRACE PER ARCHITECTURAL PLAN
6	RETAINING WALL PER ARCHITECTURAL PLAN
7	GARDEN WALL
8	PILASTER WITH POT PLANTING
9	SYNTHETIC TURF, SEE DETAIL A

EXISTING SHRUB LEGEND

SHRUB	SYMBOL	AMOUNT	DESCRIPTION
E1		--	EXISTING BUCKWEED SHRUB TO REMAIN

PLANTING LEGEND

TREE	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
T1		1	24" BOX	OLEA EUROPAEA 'BONITA' BONITA OLIVE	LOW .2
T2		1	24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE	MODERATE .5
T3		2	24" BOX	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	MODERATE .5
T4		8	24" BOX	TRISTANIA CONFERTA BRISBANE BOX TREE	LOW .2

SHRUB SYMBOL

SHRUB	SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
S1		13	5 GAL	PITTOSPORUM T. 'WHEELER'S DWARF' TOBIRA	MODERATE .5
S2		19	5 GAL	HEMEROCALLIS X 'RUBY SPIDER' RUBY SPIDER DAYLILY	MODERATE .5
S3		8	5 GAL	PHORMIUM TENAX 'CREAM' NEW ZEALAND FLAX	MODERATE .5
S4		12	5 GAL	AZALEA INDICA MIX. COLOR AZALEA	MODERATE .5
S5		13	5 GAL	LICUSTRUM JAPONICUM JAPANESE PRIVET	MODERATE .5
S6		18	5 GAL	SALVIA GREGII 'FURMAN'S RED' AUTUMN SAGE	LOW .2
S7		34	5 GAL	CISTUS 'GRAYSWOOD PINK' GRAYSWOOD PINK ROCK ROSE	LOW .2
S8		35	5 GAL	PHLOMIS FRUTICOSA JERUSALEM SAGE	LOW .2
S9		38	1 GAL	FESTUCA IDAHOENSIS BLUE FESCUE	LOW .2
S10		19	1 GAL	KALANCHOE THYRSIFLORA FLATJACK PLANT	LOW .2
S11		13	5 GAL	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	LOW .2

GROUND COVER	QNTY.	SPACING	SIZE		
GC1		1 GAL SPACING 24" O.C.	MYOPORUM PARVIFOLIUM N.C.N.	LOW .2	
GC2		1" O.C. SPACING FLATS	SENECIO VITALIS 'SERPENTS' BLUE CHALK STICKS	LOW .2	

TURF		
	TURF BLOCK W/ SYNTHETIC TURF	0

NOTE:

1. PROVIDE 2" BARK MULCH UNDER ALL GROUND COVER / SHRUB TYP.

BID NOTE:

1. CONTRACTOR BID THE QUANTITY AND SIZE OF TREES OR SHRUBS. OWNER AND DESIGNER MAY CHANGE THE TYPE OF SHRUBS AND ARRANGEMENT OF SHRUBS PER ACTUAL SITE CONDITION TO ACHIEVE THE BEST DESIGN APPEARING, ANY SUBSTITUTION TO MATCH WATER USE OF HYDROZONE.

REQUIRED MIX OF PLANT MATERIALS

PLANT MATERIAL	REQUIRED % OF MIX	PROVIDED % OF MIX
TREES		
24-INCH BOX	100%	100%
SHRUB		
5-GALLON	70%	78%
1-GALLON	30%	22%
GROUND COVER		
COVER WITHIN 2 YEARS	100%	100%

REVISIONS	BY
CONCEPT	10-05-22
11-18-22	01-12-23
04-07-23	10-02-23
10-11-23	11-18-23
12-21-23	

JYC
LANDSCAPE
ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com



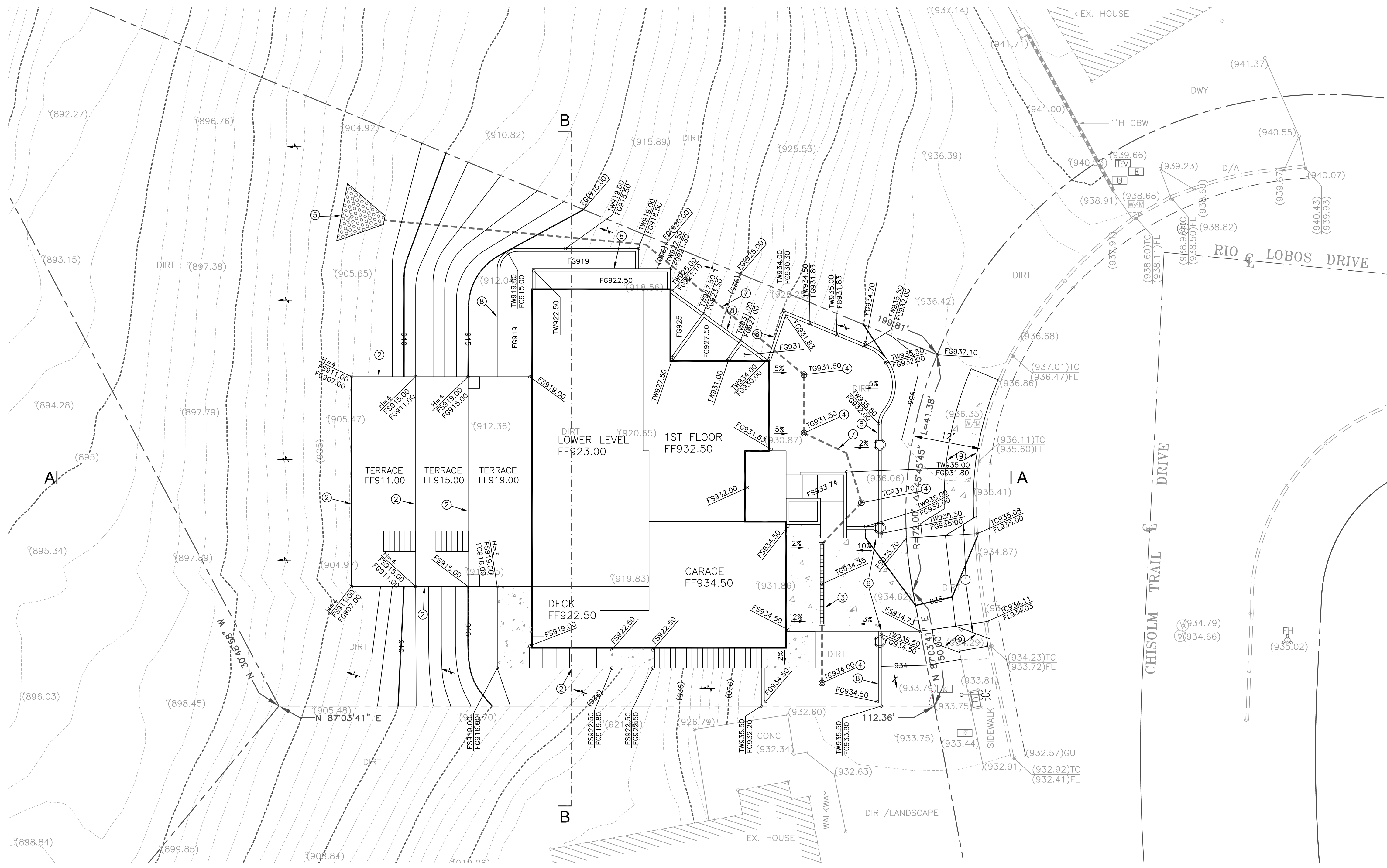
PROJECT NAME:
**NEW SINGLE FAMILY RESIDENCE
FOR M. WU & JOLENE P C
1198 CHISOLM TRAIL DR,
DIAMOND BAR , CA 91765**

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

DATE	12-21-23
SCALE	
DRAWN	
JOB	220912
SHEET	

L-2A

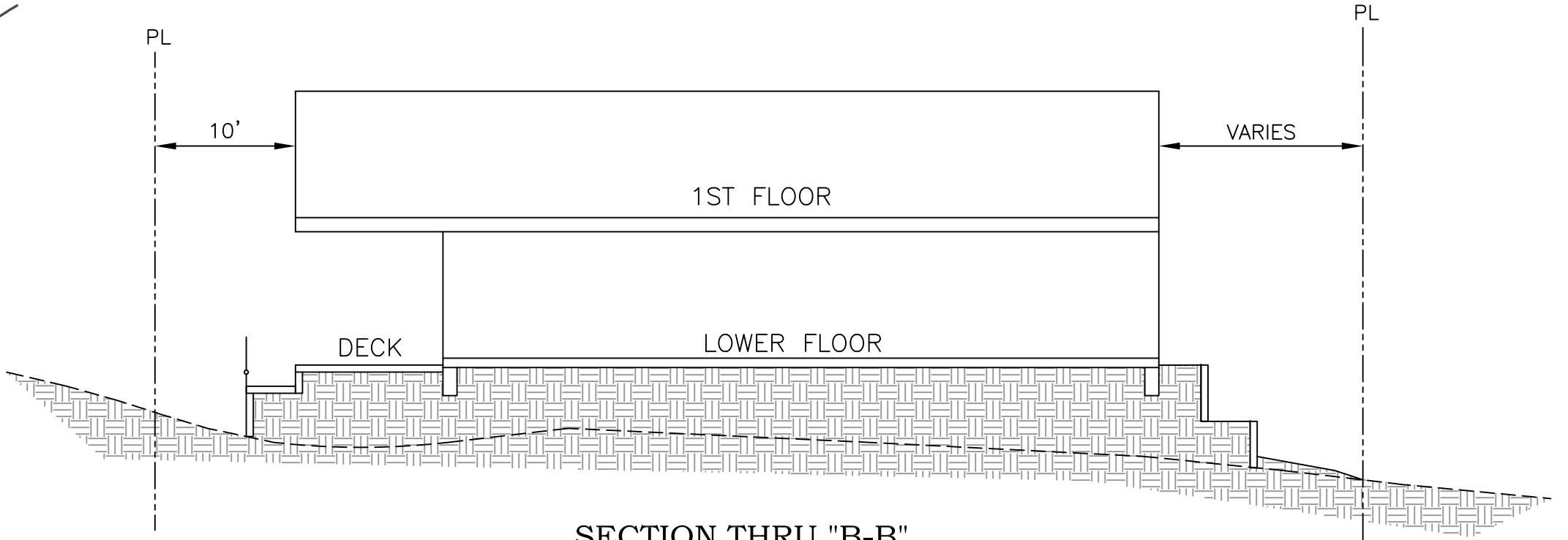
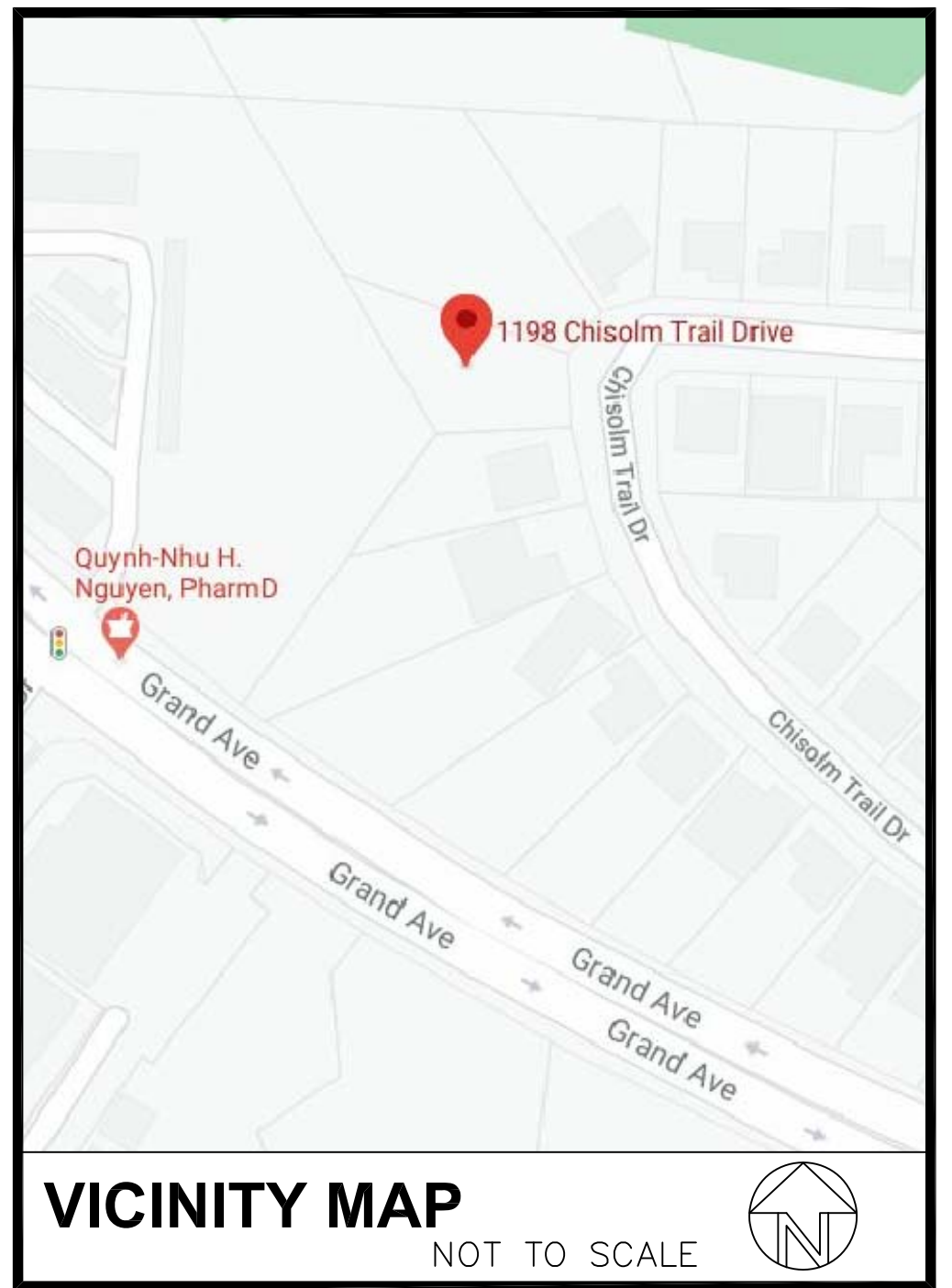
PRELIMINARY GRADING PLAN



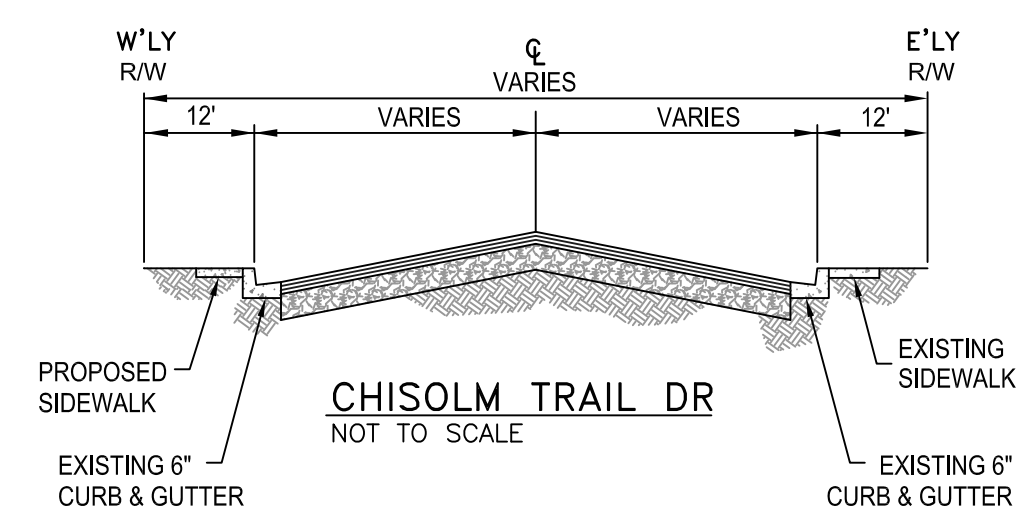
- CONSTRUCTION NOTES:**
1. CONSTRUCT NEW DRIVEWAY APPROACH SPPWC STD. 110-2
 2. CONSTRUCT 4' H MAX RETAINING
 3. CONSTRUCT TRENCH DRAIN
 4. INSTALL 6" AREA DRAIN
 5. PROPOSED RIP-RAP
 6. CONSTRUCT NEW CONCRETE DRIVEWAY
 7. INSTALL DRAINAGE PIPE
 8. CONSTRUCT GARDEN WALL
 9. CONSTRUCT NEW SIDEWALK PER SWWPC STD 113-2

EARTH WORK QUANTITIES:

CUT: 29 CU.YD. IMPORT DIRT: 318 CU.YD.
FILL: 347 CU.YD.



SECTION THRU "B-B"
NTS



SECTION THRU "A-A"
NTS

LEGAL DESCRIPTION:

LOT 14 OF TRACT NO. 37873, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 978 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 8717-026-013

BENCHMARK:

COUNTY BENCHMARK FG5089
DPW BM TAG IN N CB GRAND AVE
1M(3.3FT) E/O BCR @ NE COR
CAHILL PL

ELEVATION: 891.897'

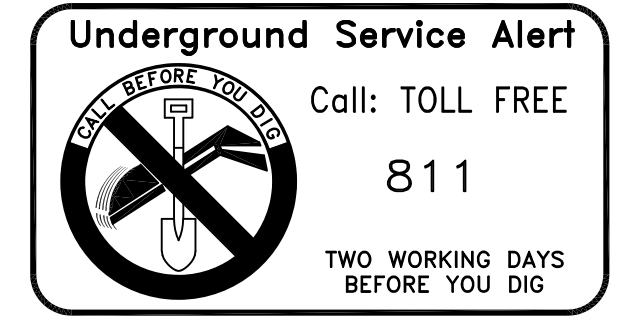
BASIS OF BEARING:

CENTERLINE OF RIO LOBOS RD N
87°22'09" W
PER TRACT NO 37873, M.B. 978-3-5

AVERAGE SLOPE:

AREA (A): 13036.47 S.F. (0.299 ACRES)
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 3971.79 FEET

AVERAGE SLOPE: $\frac{0.002296 (I \times L) / A}{0.002296 (1 \times 3971.79) / 0.299}$
= **30.50%**

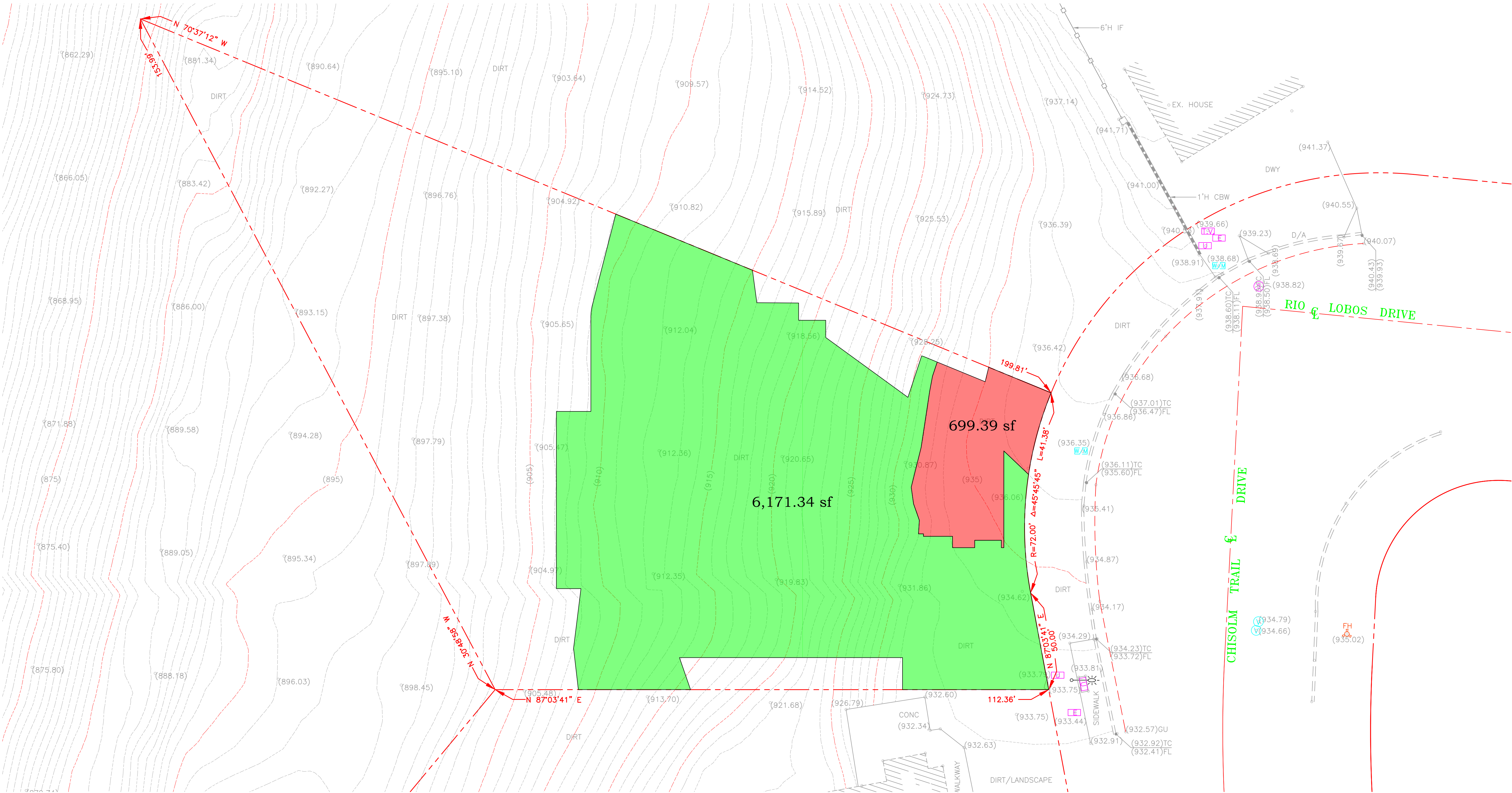


GRADING ONLY PREPARED BY:

CAL LAND ENGINEERING, INC.
576 E. LAMBERT RD.,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090
JACK LEE, RCE 40870
03-01-2024
DATE

 CITY OF DIAMOND BAR STATE OF CALIFORNIA	
PUBLIC WORKS DEPARTMENT	
GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE	
THIS PLAN HAS BEEN REVIEWED BY AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED PROJECT NO. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY - WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.	
JACK LEE/SOIL ENGINEER RCE DATE	DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE
ENGINEER GEOLOGIST RCE DATE	PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: CANNON CORP. 16842 VON KARMAN AVENUE, SUITE 150. IRVINE, CA92606 TEL: (949) 753-8111 FAX: (949) 753-0775 GARY ESSEX SOLSONA RCE 68420 DATE
DATE: 03-01-2024 JOB NO: 20-019-031	
LEGAL DESCRIPTION	
LOT 14 OF TRACT NO. 37873, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 978 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.	
APN: 8717-026-013	
OWNER: MICHAEL WU 443 S. FORESTDALE AVE. COVINA, CA 91723	
SITE ADDRESS: 1198 CHISOLM TRAIL DR, DIAMOND BAR, CA 91765	
DRAWN BY AS CHECKED BY SCALE: 1"=10'	
DRAWING NO. 1-1 SHEET 1 OF 1	
PRELIMINARY GRADING PLAN	

CUT-AND-FILL MAP



LEGAL DESCRIPTION:

LOT 14 OF TRACT NO. 37873, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 978 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 8717-026-013

BENCHMARK:

COUNTY BENCHMARK FG5089
DPW BM TAG IN N. CB GRAND AVE
1M(3.3FT) E/O BCR @ NE COR
CAHILL PL

ELEVATION: 891.897'

BASIS OF BEARING:

CENTERLINE OF RIO LOBOS RD N
87°22'09" W
PER TRACT NO 37873, M.B. 978-3-5

CUT AND FILL SUMMERY:

TOTAL SITE AREA: 13,036.47 SF
TOTAL CUT: 699.39 SF / 5%
TOTAL FILL: 6,171.34 SF / 47%

LEGEND:

.....CUT
.....FILL



RELEASED

REVISIONS

PROJECT LOCATION:
1198 CHISOLM TRAIL DR.
DIAMOND BAR, CA

DRAWN:	AS
CHECKED:	
DATE:	11-17-2023
JOB NO.:	20-019-031
SCALE:	1"=10'
FILE NAME:	

C-1
SHEET 1 OF 1

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 7/23/24	CC 8/6/24	PC 8/13/24	CC 8/20/24	PC 8/27/24	CC 9/3/24
1198 Chisolm Trail Dr. (New single-family residence)	DR PL2021-51	DT	Michael Wu	PH					
1125 Grand Ave (Massage Establishment)	CUP PL2024-12	MN	AA & FR Health Center Inc			PH			
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
None									
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
1024 Brea Canyon Road (Public Convenience and Necessity Determination for Gas Station Convenience Store)	PCN PL2024-32	DT	Michael Zavaro	First incomplete letter sent 6/18/24 – waiting for additional information					
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Second incomplete letter sent 11/30/23 – waiting for additional information					
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	Under Review					
303 S. Diamond Bar Blvd., Ste A (Pilates Studio)	CUP PL2024-42	MN	Emily Herrera	First incomplete letter sent 7/11/24 – waiting for additional information					
3333 Diamond Canyon Rd (Child Day Care Center)	CUP PL2024-15	MN	Kingdom Seed Academy	Third incomplete letter sent 7/11/24 – waiting for additional information					
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					
2537 Indian Creek (New single-family residence)	DR & TP PL2024-36	MN	Philip K. Chan	First incomplete letter sent 6/17/24 – waiting for additional information					

LEGEND

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

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	Fifth incomplete letter sent 5/1/23 - waiting for additional information
24167 Lodge Pole Road (Addition to single family residence)	DR PL2023-10	DT	Soledad Corona	Third incomplete letter sent 12/20/23 – waiting for additional information
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Mike Cutrona	First incomplete letter sent 7/12/23 - waiting for additional information
2235 Morning Canyon Rd. (20-unit condos)	TTM 83836, DR, TP PL2022-89	MN	Samir M. Khoury	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	Under Review
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