PLANNING COMMISSION AGENDA

Tuesday, March 26, 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.

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

How to Observe the Meeting From Home:
Members of the public can observe the meeting by calling (631) 992-3221, Access Code: 780-690-369 or visiting https://attendee.gotowebinar.com/register/7149991512418495326

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
March 26, 2024

AGENDA

Next Resolution No. 2024-05

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

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

2. APPROVAL OF AGENDA: Chair

3. PUBLIC COMMENTS:

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

4. CONSENT CALENDAR:

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

4.1 **<u>Minutes of the Planning Commission Regular Meeting</u> –** March 12, 2024.

5. OLD BUSINESS: None.

6. NEW BUSINESS: None.

7. PUBLIC HEARING(S):

7.1 **Development Review No. PL2023-05:** Under the authority of DBCC Section 22.48, the applicant and property owner are requesting Development Review approval to construct a new 4,310 square-foot, three-story, single-family residence with a 416 square-foot attached garage, 2,292 square-foot outdoor deck area, a pool and rear yard improvements on a 31,990 gross square-foot lot. The subject property is zoned Low-Medium Density Residential (RLM) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 1200 Chisolm Trail Drive
Diamond Bar, CA 91765

APPLICANT: James V. Coane + Associates
30 North Raymond Avenue, Suite 611
Pasadena, CA 91103

PROPERTY OWNER: Ricky Linn
1200 Chisolm Trail Drive
Diamond Bar, CA 91765

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 No. PL2023-05 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, April 2, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

35th CITY BIRTHDAY PARTY:	Saturday, April 6, 2024, 10am – 4pm Summitridge Park and Diamond Bar Center 1600 Grand Avenue
PLANNING COMMISSION MEETING:	Tuesday, April 9, 2024, 6:30 pm Windmill Community Room Diamond Bar City Hall 21801 Copley Drive
CITY COUNCIL MEETING:	Tuesday, April 16, 2024, 6:30 pm South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
PLANNING COMMISSION MEETING:	Tuesday, April 23, 2024, 6:30 pm Windmill Community Room Diamond Bar City Hall 21801 Copley Drive

11. ADJOURNMENT

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
March 12, 2024

CALL TO ORDER:

Chair/Rawlings called the meeting to order at 6:31 p.m. in the City Hall Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

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

1. ROLL CALL: Commissioners Naila Barlas, Mahendra Garg, Vice Chair Ruben Torres, Chair William Rawlings

ABSENT: Commissioner Raymond Wolfe

STAFF PRESENT: Greg Gubman, Community Development Director; James Eggart, Assistant City Attorney (telephonically); Grace Lee, Planning Manager; Hal Ghafari, Assistant City Engineer (telephonically) and Stella Marquez, Administrative Coordinator

2. REORGANIZATION OF PLANNING COMMISSION: Selection of Chairperson and Vice Chairperson

C/Barlas nominated C/Torres. There were no other nominations. C/Torres was elected to serve as Chair of the Planning Commission by the following Roll Call vote:

C/Barlas	Yes
C/Garg	Yes
C/Rawlings	Yes
C/Torres	Yes

C/Rawlings nominated C/Garg to serve as Vice Chair of the Planning Commission. There were no other nominations. C/Garg was elected to serve as Vice Chair by the following Roll Call vote:

C/Barlas	Yes
C/Rawlings	Yes
C/Garg	Yes
Chair/Torres	Yes

3. APPROVAL OF AGENDA: As Submitted.

4. PUBLIC COMMENTS: None Offered.

5. CONSENT CALENDAR:

5.1 Minutes of the February 13, 2024, Regular Planning Commission Meeting.

C/Rawlings moved, VC/Garg seconded, to approve the Minutes of the February 13, 2024, Regular Planning Commission meeting. Motion carried by the following Roll Call vote:

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

6. OLD BUSINESS: None

7. NEW BUSINESS:

7.1 CEQA Vehicle Miles Traveled (VMT) Significance Thresholds Update:

RECOMMENDATION: Staff recommends that the Planning Commission adopt a resolution recommending the City Council adopt the updates to the VMT thresholds of significance.

There were no public comments offered.

C/Barlas moved, C/Rawlings seconded, to adopt a resolution recommending the City Council adopt the updates to the VMT Thresholds of significance. Motion carried by the following Roll Call vote:

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

7.2 2023 Annual General Plan Status Update:

RECOMMENDATION: Staff recommends that the Planning Commission approve the report and forward it to the City Council to receive and file.

There were no public comments offered.

C/Rawlings moved, C/Barlas seconded, recommending the City Council

approve the report . Motion carried by the following Roll Call vote:

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

8. PUBLIC HEARING(S): None

9. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

10. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman announced that ACA/Eggart will provide an overview of the housing laws and other legislation of interest to the City at the March 26, 2024, Joint City Council/Planning Commission Study Session, which will begin at 5:00 p.m. The Regular Planning Commission will follow at 6:30 p.m. with one item on the agenda, a new single family residence proposed at 1200 Chisolm Trail.

11. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, Chair/Torres adjourned the Regular Planning Commission meeting at 6:50 p.m.

The foregoing minutes are hereby approved this 12th day of March, 2024.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, 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:	March 26, 2024
CASE/FILE NUMBER:	Development Review No. PL2023-05
PROJECT LOCATION:	1200 Chisolm Trail Drive Diamond Bar, CA 91765 (APN 8717-026-038)
GENERAL PLAN DESIGNATION:	Low Density Residential (RL)
ZONING DISTRICT:	Low-Medium Density Residential (RLM)
PROPERTY OWNER:	Ricky Linn 1200 Chisolm Trail Drive Diamond Bar, CA 91765
APPLICANT:	James V. Coane 30 North Raymond Avenue, Suite 611 Pasadena, CA 91103

SUMMARY:

The applicant is requesting approval of a Development Review (DR) application to construct a new 4,310 square-foot, three-story, single-family residence with a 416 square-foot attached garage, 2,292 square-foot outdoor deck area, a pool and rear yard improvements on a 31,990 gross square-foot lot.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2023-05, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, subject to conditions.

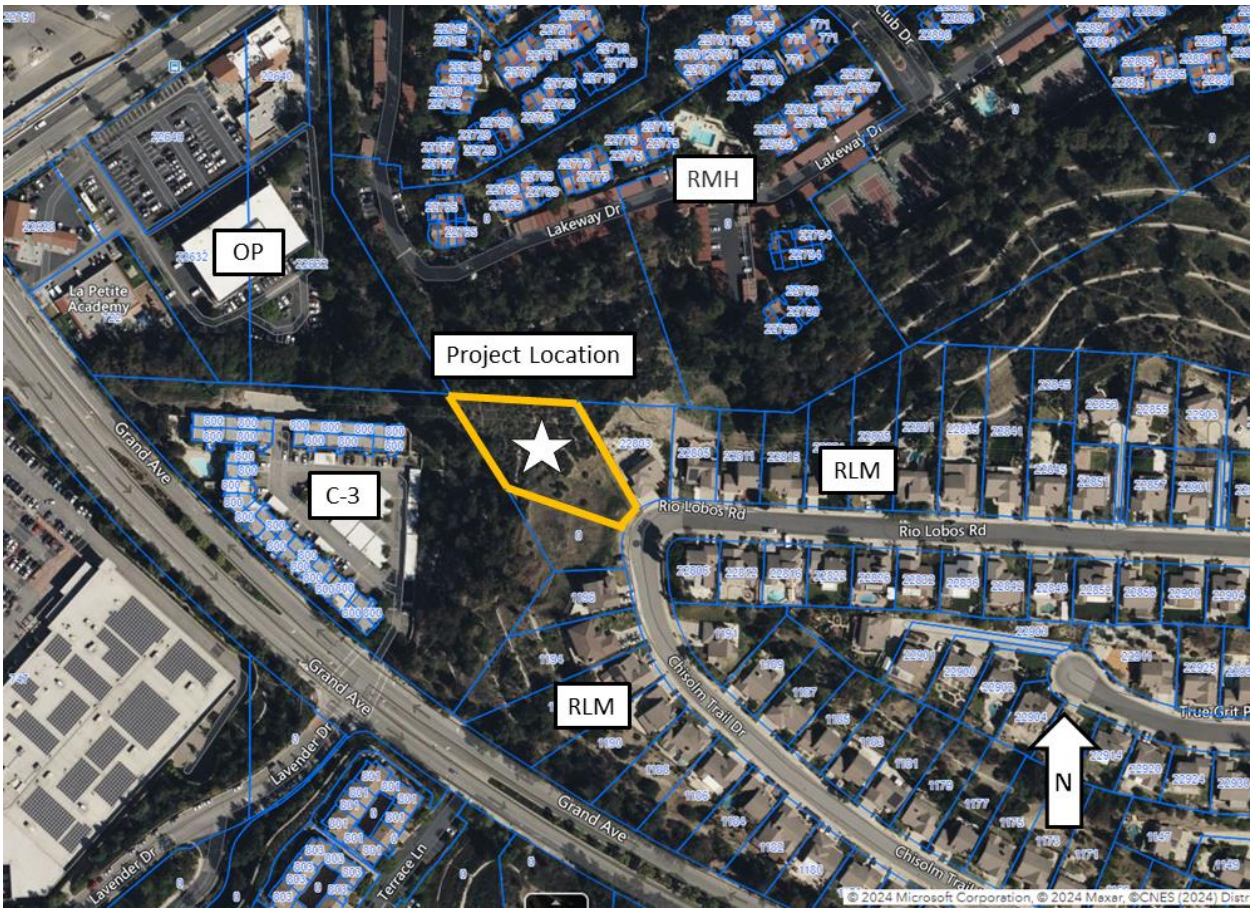
BACKGROUND:

The project site is located at 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 15 of Tract No. 37873, and the Assessor's Parcel Number (APN) is 8717-026-038.

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

The image below highlights the subject property:



Site Plan View (Aerial)

Project Site

Adjacent Property to the South (1198 Chisolm Trail Drive)

Adjacent Property to the North (22803 Rio Lobos Road)

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	Single-Family Residential
South	Low Density Residential	RLM	Undeveloped
East	Low Density Residential	RLM	Single-Family Residential
West	Medium-High Density Residential	C-3	Condominiums

Project Description

Site Plan

As stated, the property's gross lot area is 31,990 square feet, which includes a 50-foot wide Southern California Edison easement along the rear (north) property line and a three-foot wide easement for telecommunication utilities along the side (south, west and north) property lines. The property is an irregularly-shaped lot with a net buildable area

(i.e., minus the onsite easements) of 22,487 square feet. The property is a hillside property with a north-to-south descending slope.

The proposed house is situated towards the southeast corner of the site, approximately five feet from the south (side) property line and 20 feet from the east (front) property line. The front elevation faces Chisolm Trail Drive. A 17-foot-wide driveway will provide access to the site. A pool and deck area 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 341 cubic yards of soil and fill approximately 681 cubic yards of soil to create split-level buildable pads that can support the proposed residence and rear yard. Therefore, approximately 340 cubic yards would have to be imported to the site. The proposed grading activities are limited to areas in proximity to the residence, preserving the majority of the site's unimproved natural slope.

The applicant is proposing six tiers of retaining walls, with a maximum height of four feet, at the rear of the residence to support fills below the natural grade. The retaining walls support the building pad to create a flat, usable rear deck area for the residence. All exposed portions of the proposed retaining walls will have a decorative finish of painted stucco to match the residence.

Architecture

The architectural style is contemporary with mid-century modern influences. The applicant designed the project to have elements to reflect the architectural style, including the following design features:

- Minimalist exterior design defined by clean lines and flat geometric wall planes;
- Low-pitch (3:12 pitch) gabled concrete tile roof;
- Exterior façade consisting of painted stucco, with the use of projections and articulation as a substitute for ornamentation;
- Floor-to-ceiling windows and doors;
- Transparent glass deck/balcony railings with minimalist decorative metallic finishes; and
- Simple color scheme, which includes white stucco walls in combination with a dark brown tile roof. Windows and door trims/surrounds include variations of gray, which complements the neutral color tones of the walls and roof.

The residence maintains a high level 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

Rendering - View from Southwest Corner

Rendering - View from Northwest Corner

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

- Street Level – Garage, common areas (entryway, kitchen with breakfast nook, dining room, living room), and powder room.
- Middle Level – Master suite with a bathroom and walk-in closet, one bedroom with bathroom, laundry room and a sunroom.
- Lowest Level – Three bedrooms, three bathrooms, storage room and a playroom.
- Deck/balcony areas totaling 2,292 square feet are proposed throughout the three levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

Living Area		4,310
○ First Floor	1,182	
○ Second Floor	1,572	
○ Third Floor	1,556	
Non-Livable Area		2,708
○ Garage	416	
○ Street Level Deck	457	
○ Middle Level Deck	515	
○ Lowest Level Deck	1,320	
TOTAL FLOOR AREA		**7,018**

The maximum height of the building is 32’-8”, 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 in the vicinity of the proposed residence, including five 15-gallon coast live oaks, one 24-inch box chinchilla wattle, one 24-inch box burgundy desert willow, three 24-inch box California buckeye, and thirty-six 24-inch box Italian cypresses. At project completion, there will be a total of 46 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	16'-8" – north side 5' – south side	Yes
Side Yard Minimum Between Adjoining Structures	15 feet	21'-7" feet – north side N/A – south side*	Yes
Rear Setback	20 feet	20 feet	Yes
Lot Coverage	Maximum of 40%	5%	Yes
Max. Building Height	35 feet	32'-8"	Yes
Parking	2-car garage	2-car garage	Yes
Retaining Wall Height	4-foot exposed	4-foot exposed	Yes

*The adjacent property to the south is undeveloped.

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

The proposed project was reviewed for compliance with the City's Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code, and incorporates the following features:

- The maximum building height is 32'-8", where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections;
- The ridge and slope of the roof is oriented approximately in the same direction as the natural slope and avoids the use of gable ends facing downhill. The slope of the roof also does not exceed the natural slope contour;
- Split pads are used to step down the natural slope;
- The project is terraced on three pad levels. From the street view, the building has an appearance of a one-story structure, but the rear of the building steps down to three levels; 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 two-story residences. Although the new residence is three-stories, it 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 less visible mass and scale when compared with other existing homes 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 north has a taller building profile than the proposed residence and is situated at a higher grade level. The property to the south is undeveloped. 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 4,310 square feet and exceeds the size of other homes in the neighborhood. The following table shows livable square footage of homes 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
1198 Chisolm Trail	Undeveloped	Undeveloped
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
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
22903 True Grit	2,089	1986
22901 True Grit	2,078	1986
Average	**2,300**	**N/A**

The average size of homes within a 500-foot radius is approximately 2,300 square feet, with the largest home at 3,434 square feet. Although the size of the proposed residence exceeds the average size of homes in the neighborhood by approximately 2,000 square feet, the proposed residence appears to be similar in size to other homes since only the upper level is visible from street level. The bulk of the home—3,128 square feet of livable space—is distributed between the two lower levels of the home, which steps down along the slope and will not be directly visible from street level. The terraced 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 less imposing than the homes in the area and visually compatible due to the manner in which the square footage of the new home is distributed.

The proposed contemporary architecture with mid-century modern influences will be visually compatible with other homes in the neighborhood, which are predominantly ranch-style tract housing. Ranch-style homes are characteristically-similar with low-pitch rooflines, exterior stucco walls 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 March 15, 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 March 15, 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 3/26/2024

REVIEWED BY:

Grace Lee, Senior Planner 3/19/2024

Greg Gubman, Community Development Director 3/19/2024

Attachments:

A. Draft Resolution No. 2024-XX and Standard Conditions of Approval
B. Architectural, 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. PL2023-05 TO CONSTRUCT A NEW 4,310 SQUARE-FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 416 SQUARE-FOOT ATTACHED GARAGE, 2,292 SQUARE-FOOT OUTDOOR DECK AREA, A POOL AND REAR YARD IMPROVEMENTS, LOCATED AT 1200 CHISOLM TRAIL DRIVE, DIAMOND BAR, CA 91765 (APN 8717-026-038).

A. RECITALS

1. The property owner, Ricky Linn, and applicant, James V. Coane, have filed an application for Development Review No. PL2023-05 to construct a new 4,310 square-foot, three-story, single-family residence with a 416 square-foot attached garage, 2,292 square-foot outdoor deck area, a pool and rear yard improvements, located at 1200 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 31,990 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 15 of Tract No. 37873. The Assessor’s Parcel Number is 8717-026-038.
4. On March 15, 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 March 15, 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 March 26, 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 the majority of the site's unimproved natural slope. Where retaining walls are required, the exposed portions of retaining walls will have a decorative finish, with the use of painted stucco 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. Additionally, the design includes deck/balcony areas throughout the three levels of the home. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)].

   The Project complies with all development standards of the 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 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 north has a taller building profile

than the proposed residence and is situated at a higher grade level. The adjacent property to the south is undeveloped. 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 located in a neighborhood with two-story residences. Although the new residence is three-stories, it 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 less visible mass and scale when compared with other existing homes 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 homes within a 500-foot radius is approximately 2,300 square feet, with the largest home at 3,434 square feet. Although the size of the proposed residence exceeds the average size of homes in the neighborhood by approximately 2,000 square feet, the proposed residence appears to be similar in size to other homes since only the upper level is visible from street level. The bulk of the home—3,128 square feet of livable space—is distributed between the two lower levels of the home, which steps down along the slope and will not be directly visible from street level. As a result, the proposed home is less imposing than the homes in the area and visually compatible due to the manner in which the square footage of the new home is distributed.

The proposed contemporary architecture with mid-century modern influences will be visually compatible with other homes in the neighborhood, which are predominantly ranch-style tract housing. Ranch-style homes are characteristically-similar with low-pitch rooflines, exterior stucco walls 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 contemporary with mid-century modern influences. The applicant designed the project to have elements to reflect the architectural style, including the following design features:

   - *Minimalist exterior design defined by clean lines and flat geometric wall planes;*
   - *Low-pitch (3:12 pitch) gabled concrete tile roof;*
   - *Exterior façade consisting of painted stucco, with the use of projections and articulation as a substitute for ornamentation;*
   - *Floor-to-ceiling windows and doors;*
   - *Transparent glass deck/balcony railings with minimalist decorative metallic finishes; and*
   - *Simple color scheme, which includes white stucco walls in combination with a dark brown tile roof. Windows and door trims/surrounds include variations of gray, which complements the neutral color tones of the walls and roof.*

   The residence maintains a high level of architectural quality and visual interest without the need for excessive ornamentation, which is consistent with the proposed architectural style. Overall, the residence maintains an aesthetically appealing uniform design and creates a desirable living environment.

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

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

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

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

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

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. On the landscape and irrigation plans submitted during plan check, replace the thirty-six 24-inch box Italian cypress with a less flammable/combustible tree species. Replacement trees shall be reviewed and approved by the City's Consulting Landscape Architect.
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, Ricky Linn, 1200 Chisolm Trail Drive, Diamond Bar, CA 91765; and applicant, James V. Coane, 30 North Raymond Avenue, Suite 611, Pasadena, CA 91103.

APPROVED AND ADOPTED THIS 26th DAY OF MARCH 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chair

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 26th day of March 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 2023-05**

SUBJECT: **To construct a new 4,310 square-foot, three-story, single-family residence with a 416 square-foot attached garage, 2,292 square-foot outdoor deck area, a pool and rear yard improvements on a 31,990 gross square-foot lot.**

PROPERTY OWNER: **Ricky Linn, 1200 Chisolm Trail Drive, Diamond Bar, CA 91765**

APPLICANT: **James V. Coane, 30 North Raymond Avenue, Suite 611, Pasadena, CA 91103**

LOCATION: **1200 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. PL2023-05 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. PL2023-05, 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. PL2023-05 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 4,310 square-foot, three-story, single-family residence with a 416 square-foot attached garage, 2,292 square-

foot outdoor deck area, a pool and rear yard improvements, located at 1200 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) 839-7043, 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. Plans and construction shall conform to current State and Local Building Code (i.e., 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.

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

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

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

9. Rooftop solar installations shall be provided in accordance with CA Energy Code 140.10.

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

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

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

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

14. Structures and stairs within 5' to property line shall be fire protected.

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

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

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

18. Design for future electric vehicle charging shall be provided consistent with CALGreen 4.106.4 or 5.106.5.3.

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

20. Design for a sewer ejector pump and backflow shall be in conformance with CPC 710.0.

Permit – Items required prior to building permit issuance:

21. 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.

22. 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.

23. 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.

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

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

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

27. The basement retaining wall must be separated from the house plans and separately permitted in order to certify the building pad before permit issuance of the house structure.

Construction – Conditions required during construction:

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

29. 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.

30. 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.

31. 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.

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

33. A height and setback survey may be required at completion of framing and foundations construction phases respectively.

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

35. 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.

36. 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.

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

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

39. 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.

40. 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.

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

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

END

ABBREVIATIONS

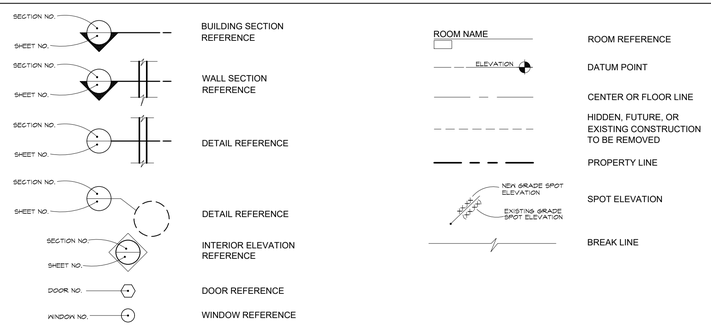
A	
	ANCHOR BOLT
	ABOVE
	AIR CONDITIONING
	ASPHALTIC CONCRETE
ACOUST	ACOUSTICAL
	AMERICANS WITH DISABILITIES ACT
	ADHESIVE
	ADJACENT
ADJUST	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AGGR	AGGREGATE
AISC	AMERICAN INST. OF STEEL CONST.
ALUM	ALUMINUM
	ALTERNATE
	ANCHOR
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MAT.
AWG	AMERICAN WIRE GAUGE
B	
B. CAB	BASE CABINET
	BOARD
	BELOW
	BELOW FINISH FLOOR
BITUM	BITUMINOUS
	BUILDING LINE
BLDG	BUILDING
	BLOCK
BLKG	BLOCKING
	BOLT
	BEAM
B.M.	BENCH MARK
	BOTTOM
BRG	BEARING
BRK	BRICK
	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT-UP BITUMINOUS ROOF
	BOTH WAYS
C	
	CABINET
	CATCH BASIN
	CENTER-TO-CENTER
	CERAMIC
CEM	CEMENT
	CUBIC FEET
	CORNER GUARD
CHAM	CHAMFER
	CAST IRON
C.I.P. CONC	CAST IN PLACE CONCRETE
	CONTROL JOINT
	CENTERLINE
CLF.	CHAIN LINK FENCE
	CEILING
CLG. JST.	CEILING JOIST
CLKG	CAULKING
	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
COTG	CLEANOUT TO GRADE
CSMT	CASEMENT
	COUNTERSINK
	CENTER
CTSK	COUNTERSUNK SCREW
	COLD WATER
	CUBIC YARD
D	
	DAMPROOFING
	DETAIL
	DRINKING FOUNTAIN
DIAG	DIAGONAL
	DIAMETER
	DIMENSION
	DISHWASHER
DISP	DISPOSAL
	DIVIDER
	DOOR
DO. DBL.	DOUBLE
DBS	DOUBLE STRENGTH
DN., D	DOWN
	DOWNSPOUT
	DRAIN
	DRAIN INLET
D.I.P.	DUCTILE IRON PIPE
DWG, DRWG	DRAWING

E	
EA.	EACH
E.	EAST
EDF	ELECTRIC DRINKING FOUNTAIN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELECT, ELEC	ELECTRICAL
ELEV, EL	ELEVATION
EMPL	EMPLOYEE
ENCLOS	ENCLOSURE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST. (E)	EXISTING
EXT	EXTERIOR
EW	EACH WAY
F	
F.D.C.	FIRE DEPARTMENT CONNECTION
F.F.	FINISH FLOOR
F.G.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FEET
FIN	FINISH
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FPRF	FIREPROOF
FIXT.	FIXTURE
F.L.	FLOW LINE
FLG	FLASHING
FLR	FLOOR
F.D.	FLOOR DRAIN
FLUOR	FLUORESCENT
FTG.	FOOTING
FDN	FOUNDATION
FM	FACTORY MUTUAL
FR.	FRAME
FRP	FIBER REINFORCED PLASTIC
F.S.	FINISH SURFACE
F.SK.	FLOOR SINK
FURN.	FURNACE
FUR	FURRING
FUT.	FUTURE
G	
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GAR	GARAGE
G.	GAS LINE
GA	GAUGE
G.C.	GENERAL CONTRACTOR
GL	GLASS
G.B.	GRAB BAR
GR	GRADE
GFRP	GLASS FIBER REINF. PLASTIC
GND	GROUND
GYP BD	GYPSUM BOARD
H	
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HGT	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HOR	HORIZONTAL
H.B.	HOSE BIBB
H.W.	HOT WATER
HP	HORSEPOWER
I	
IN	INCH
INCL	INCLUDING
INFO	INFORMATION
IN	INLET
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INTER	INTERMEDIATE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
INV	INVERT
I/PS	IRON-PIPE SIZE
J	
JAN	JANITOR
JT	JOINT
JF	JOINT FILLER
JST	JOIST
K	
KPL	KICK PLATE
KIT	KITCHEN
KO	KNOCKOUT

L	
LAB	LABORATORY
LAM	LAMINATED
LDG, LAND	LANDING
LAV	LAVATORY
LGTH, L	LENGTH
LT	LIGHT
LT. WT.	LIGHT WEIGHT
LKR	LOCKER
LVR	LOUVER
M	
MH	MANHOLE
MFR, MFG	MANUFACTURE
MAS.	MASONRY
M.O.	MASONRY OPENING
MTL, MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
M.	MEN
MET	METAL
MEZZ.	MEZZANINE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MDG, MLD	MOULDING
MUL	MULLION
MWK	MILLWORK
N	
NEC	NATIONAL ELECTRIC CODE
NOM	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO., #	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
O	
OFF	OFFICE
O.C.	ON CENTER
OPNG, OPG	OPENING
OPP	OPPOSITE
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
O.A.	OVERALL
O.H.	OVERHEAD
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
P	
PTD	PAINTED
PG	PAGE
PR	PAIR
PNL	PANEL
PERP	PERPENDICULAR
PLAST	PLASTER
PLAS	PLASTIC
PLAS. LAM.	PLASTIC LAMINATED
PLMB	PLUMBING
PLWD	PLYWOOD
PT	POINT
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PL.	PROPERTY LINE
PAS	PUBLIC ADDRESS SYSTEM
PVC	POLYVINYL CHLORIDE
PC	PRECAST
Q	
Q.T.	QUARRY TILE
R	
RAD, R.	RADIUS
RR	RAILROAD
RW, REDWD	REDWOOD
REF, REFRIG	REFRIGERATOR
RCP	REINFORCED CONCRETE PIPE
RE	REGISTER
REQD	REQUIRED
REINF	REINFORCING
R.A.	RETURN AIR
RVS	REVERSE (SIDE)
REV	REVISION
R.O.W., R/W	RIGHT OF WAY
R.	RISER, RISERS
R.D.	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RD	ROUND
RO	ROUGH OPENING

S	
SCHED	SCHEDULE
SCR	SCREW
SECT	SECTION
S/S	SERVICE SINK
S	SEWER LINE
SHTG	SHEATHING
SHT	SHEET
SH	SHELF
SHR	SHOWER
S.D.	SIDEWALK DRAIN
SIM	SIMILAR
SL.	SLOPE
S.C.	SOLID CORE
STC	SOUND TRANSMISSION COEFFECIENT
S.	SOUTH
SPEC	SPECIFICATION
SPL	SPECIAL
SQ.	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SF	SQUARE FEET
T	
TELE	TELEPHONE
T	TEMPERED
TEMP	TEMPORARY
TER	TERAZZO
THK	THICK
T&G	TOUNGUE AND GROOVE
T.O.F.	TOP OF FOOTING
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL OR WOOD SHEATHING
T.O.W.	TOP OF WALL
T.O.M.	TOP OF MASONRY
T.B.	TOWEL BAR
T., TR	TREAD
TS	TUBE STEEL
TYP	TYPICAL
U	
U.B.C.	UNIFORM BUILDING CODE
U.F.C.	UNIFORM FIRE CODE
U.M.C.	UNIFORM MECHANICAL CODE
U.P.C.	UNIFORM PLUMBING CODE
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UNF	UNFINISHED
UR	URINAL
V	
VB	VAPOR BARRIER
VEN	VENEER
VERT	VERTICAL
VG	VERTICAL GRAIN
VEST, V	VESTIBULE
VCT	VINYL COMPOSITION TILE
W	
WSCT	WAINSCOT
W.F.	WALL FOOTING
W.C.	WATER CLOSET
W.	WATER LINE
W.P.S.	WATERPROOF SYSTEM
W	WEST
WH. CH.	WHEEL CHAIR
WF	WIDE FLANGE
WDW	WINDOW
W/	WITH
W/O	WITHOUT
W.	WEST
WD	WOOD
W.P.	WORKING POINT
W.I.	WROUGHT IRON
WHSE	WAREHOUSE
WS	WATER STOP
Y	
YD	YARD
SYMBOLS	
#	DIAMETER
d	PENNY
C	CENTERLINE
P	PROPERTY LINE, PLATE
L	ANGLE
[	CHANNEL
@	AT
&	AND
=	EQUAL

SYMBOLS



ADDITIONAL NOTES

1. THE GOVERNING CODES FOR THIS PROJECT ARE THE 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), ENERGY (ENS), MECHANICAL (CMC), PLUMBING (CPC) CODES AND THE 2019 ENERGY CODE (ENS) WITH LOCAL AMENDMENTS.

2. AUTOMATIC FIRE-EXTINGUISHING (SPRINKLER) SYSTEM IS REQUIRED. SPRINKLERS TO BE INSTALLED, APPROVED AND MAINTAINED IN COMPLIANCE WITH THE MOST CURRENT NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS #13, #13R, #13D AND THE CALIFORNIA FIRE CODE, & S.M.C.C. 25.12.11. SPRINKLERS TO BE INSTALLED AND MAINTAINED AT THE OWNER'S EXPENSE. NO INSPECTION OTHER THAN FOUNDATION WILL BE MADE UNTIL PLANS FOR AUTOMATIC MONITORED FIRE ALARM SYSTEM ARE APPROVED.

3. SEPARATE APPLICATIONS AND PERMITS ARE REQUIRED FOR:
   a. ELECTRICAL WORK
   b. MECHANICAL WORK
   c. PLUMBING WORK
   d. GRADING (SUBMIT TO CITY ENGINEER FOR REVIEW/PERMIT)
   e. RETAINING WALLS (SUBMIT TO CITY ENGINEER FOR REVIEW/PERMIT)
   f. AUTOMATIC FIRE SPRINKLER SYSTEM
   g. MONITORED SMOKE + HEAT DETECTORS; S.M.C.C. 25.12.14

NEW RESIDENCE

LINN RESIDENCE

1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

PROJECT INFORMATION

PROJECT DESCRIPTION

PROPOSED NEW SINGLE-FAMILY RESIDENCE

PROJECT LOCATION

1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:
TRACT# 37873 LOT 15

ZONING

LOW-MEDIUM DENSITY RESIDENTIAL (RLM)

ARCHITECT/ APPLICANT

JAMES V. COANE & ASSOCIATES
30 NORTH RAYMOND AVENUE, SUITE 611
PASADENA, CALIFORNIA 91103
626.584.6922

OWNER

JESSICA AND RICKY LINN
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

ARCHITECTURAL STYLE

THE ORIGINAL NEIGHBORHOOD WAS DEVELOPED IN 1983 AND AFTER REVIEW OF NEIGHBORHOOD PHOTOS BY OUR SENIOR ARCHITECTURAL HISTORIAN, CARRIE CHASTEEN, IT HAS BEEN DETERMINED THAT THE NEIGHBORHOOD ARCHITECTURAL STYLE IS "CONTEMPORARY". BECAUSE OF THIS WE HAVE DESIGNED OUR NEW HOUSE ALSO IN "CONTEMPORARY" STYLE, BORROWING MANY ELEMENTS FROM SURROUNDING NEIGHBORS.

SCOPE OF WORK

- NEW UPPER LEVEL
- NEW TWO CAR GARAGES
- NEW MIDDLE FLOOR
- NEW LOWEST LEVEL
- NEW POOL

SHEET INDEX

ARCHITECTURAL

T1	TITLE SHEET
T-1	SURVEY
A1.1	PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLAN - UPPER LEVEL
A2.2	PROPOSED FLOOR PLAN - MIDDLE LEVEL
A2.3	PROPOSED FLOOR PLAN - LOWEST LEVEL
A2.4	PROPOSED FOOTAGE CALCULATION
A4.1	PROPOSED ROOF PLAN
A5.1	PROPOSED SECTIONS
A5.2	PROPOSED SECTIONS
A5.2	PROPOSED SECTIONS
A5.3	PROPOSED SECTIONS
A5.4	PROPOSED SECTIONS
A5.5	PROPOSED SECTIONS
A5.6	CROSS SECTION AT SITE BOUNDARIES
A6.1	PROPOSED ELEVATIONS
A6.2	PROPOSED ELEVATIONS
A6.3	PROPOSED ELEVATIONS
A6.4	PROPOSED ELEVATIONS
A6.5	PROPOSED ELEVATION
A6.6	COLOR AND MATERIAL BOARD
A6.7	WINDOW AND DOOR SPECIFICATION
A6.8	COLORED ELEVATIONS
R	RENDERINGS
A8.1	DOOR SCHEDULE + DETAILS
A8.2	WINDOW SCHEDULE + DETAILS

AREA CALCULATIONS

LIVABLE AREA SUMMARY:

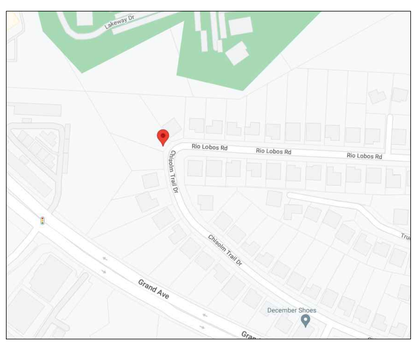
UPPER LEVEL:	1,182 SQ.FT.
MIDDLE LEVEL:	1,572 SQ.FT.
LOWEST LEVEL:	1,556 SQ.FT.
TOTAL:	4,310 SQ.FT.

GARAGE AREA SUMMARY:

2-CAR GARAGE #1:	416 SQ.FT.

LOT AREA:	31,990 SQ.FT.
BUILDING FOOTPRINT:	1,610 SQ.FT.
LOT COVERAGE:	1,610/31,990 X 100% =5%

VICINITY MAP



NOT TO SCALE

EXTERIOR RENDERING

REVISIONS	BY

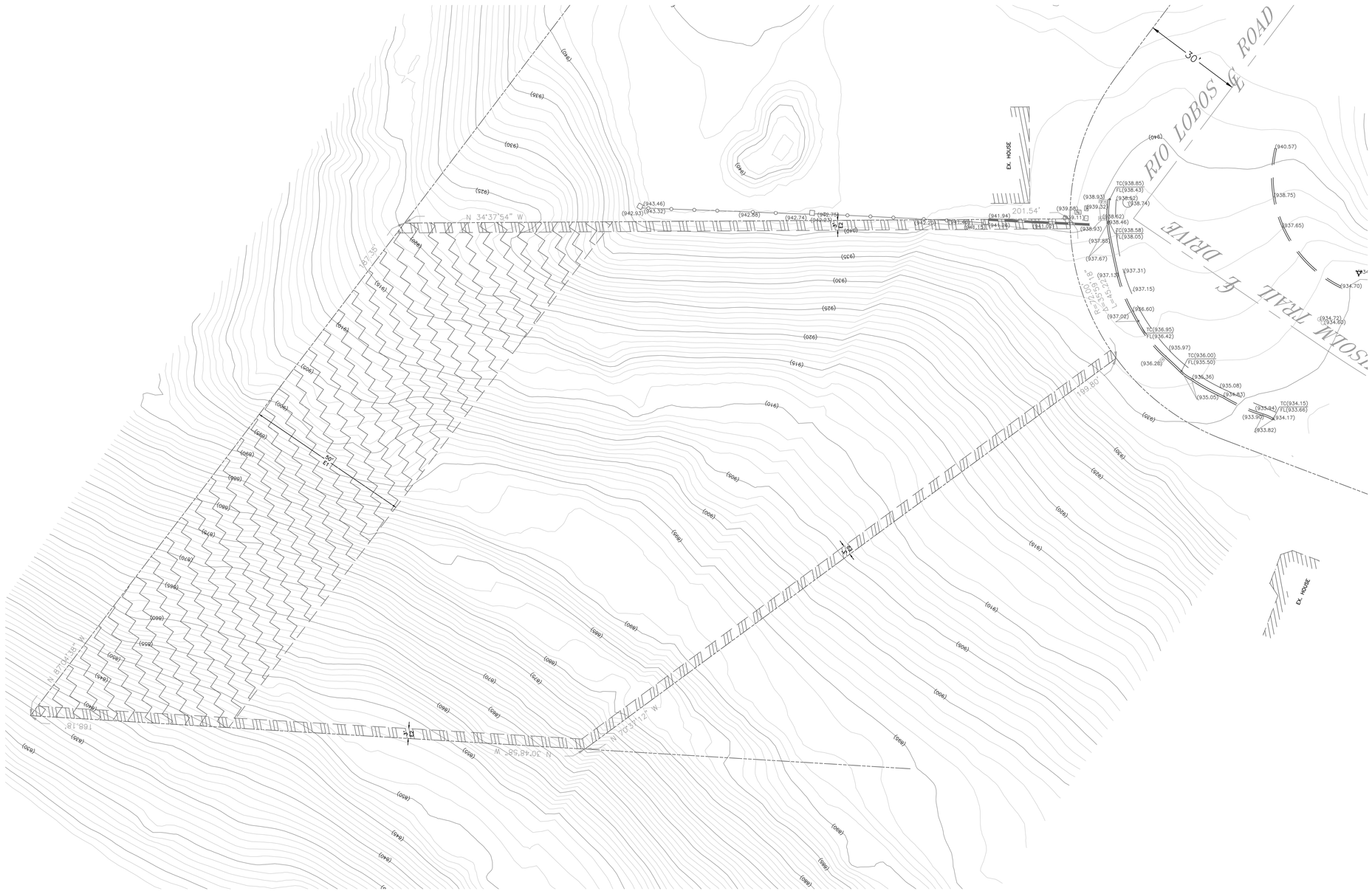
Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale
Drawn
Job
Sheet
T1
Of Sheets

TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
	:	STORM DRAIN MANHOLE
	:	SEWER MANHOLE
	:	WATER VALVE
	:	FDC / FIRE DEPT. CONNECTION
	:	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
T	:	TRAFFIC SIGNAL PULL BOX
U	:	UTILITY PULL VOX
TV	:	TV CABLE PULL BOX
H.V.	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
S.T.	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
	:	STREET LIGHT
	:	WF/ WOOD FENCE OR IF/ IRON FENCE
	:	CF/ CHAIN LINK FENCE
	:	EXISTING TREE
	:	CONC. BLOCK WALL/ RETAINING WALL
	:	WOOD POST
	:	IRON POST
	:	DRAIN HOLE
	:	VENT

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 112121178JM, DATED 04-30-2021.

LEGAL DESCRIPTION:

LOT 15 OF TRACT NO. 37873, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 978, PAGES 3 TO 5, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8717-026-038

PROPERTY SIZE: 31,990.00 S.F. (0.734 ACRES) (GROSS)
22,487.03 S.F. (0.516 ACRES) (NET)

EASEMENT NOTES:

E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

E2 EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY BENCHMARK NO. FG5668

L&BR S. CB GRAND AVE & C/L PROD OF CAHILL PL

ELEVATION: 889.725' (NAVD 1988)

BASIS OF BEARING:

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

PROFESSIONAL LAND SURVEYOR
JACK C. LEE
NO. 8407
STATE OF CALIFORNIA

0 16 32
1"=16'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
Vacant Lot off Chisolm Trail Drive,
Diamond Bar, CA

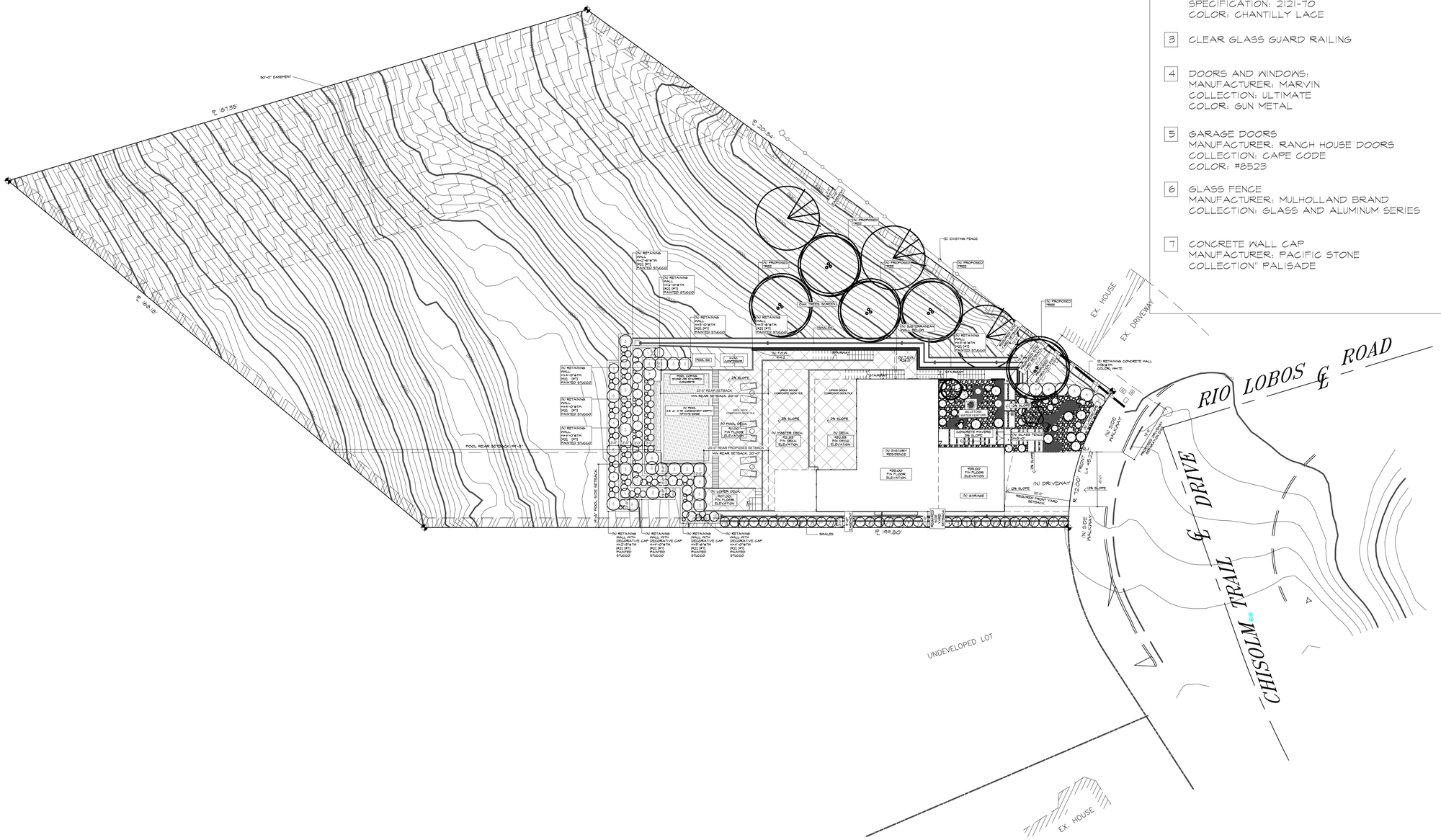
DRAWN: JIML
CHECKED: JY
DATE: 02-07-2022
JOB NO.: 22-001-003
SCALE: 1"=16'
FILE NAME: Rio Lobos 22801 Topo.dwg

T-1

SHEET 1 OF 1 SHT.

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL
5. GARAGE DOORS
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523
6. GLASS FENCE
   MANUFACTURER: MULHOLLAND BRAND
   COLLECTION: GLASS AND ALUMINUM SERIES
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION" PALISADE



PROPOSED SITE PLAN

0' 8' 24' 56'

REVISIONS	BY

Architecture Interiors Planning

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Architects
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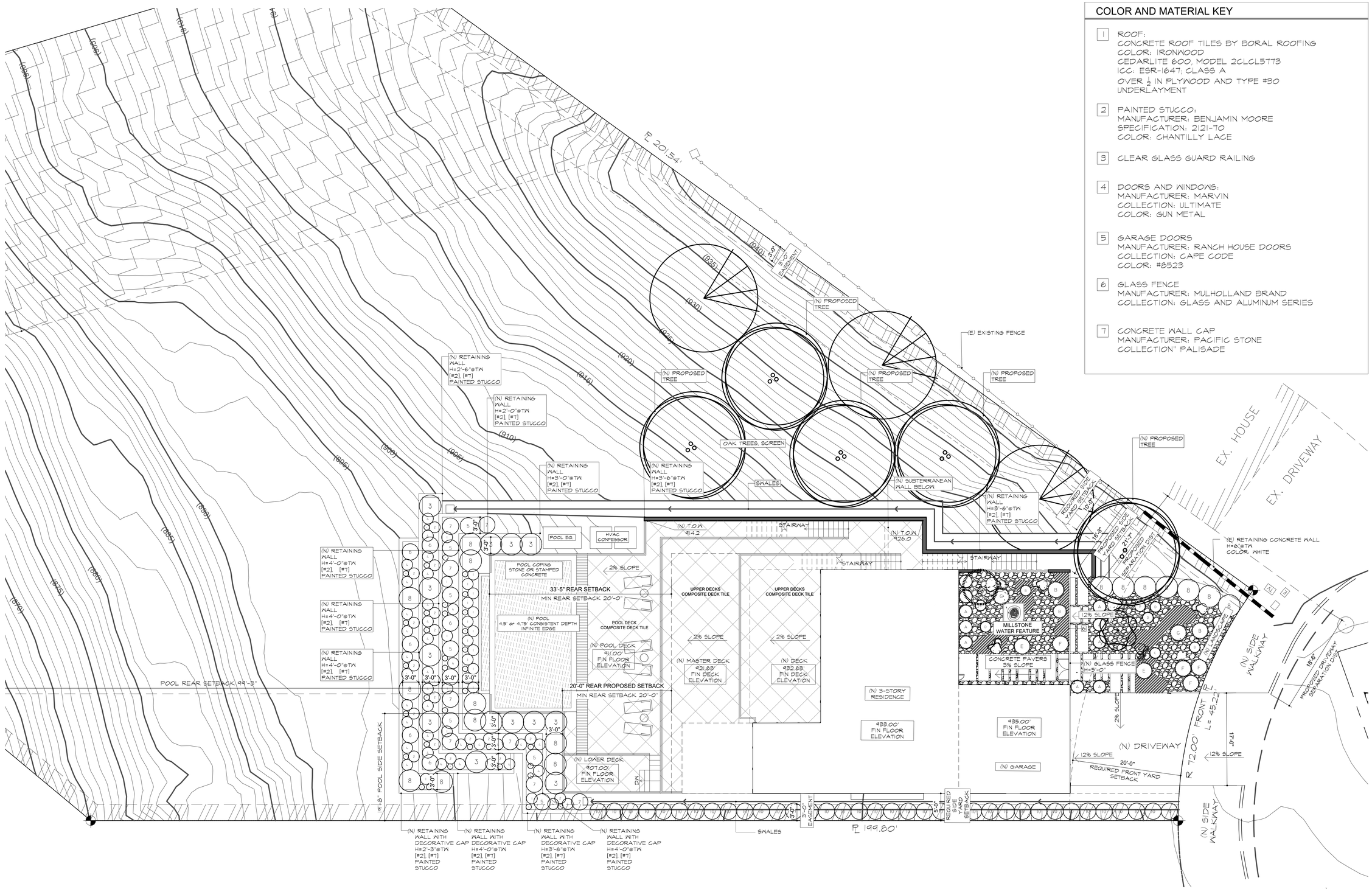
PROPOSED SITE PLAN

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/16" = 1'-0"
Drawn
Job
Sheet A1.1
Of Sheets

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL
5. GARAGE DOORS
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523
6. GLASS FENCE
   MANUFACTURER: MULHOLLAND BRAND
   COLLECTION: GLASS AND ALUMINUM SERIES
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION" PALISADE



PROPOSED SITE PLAN

0' 8' 24' 56'

REVISIONS	BY

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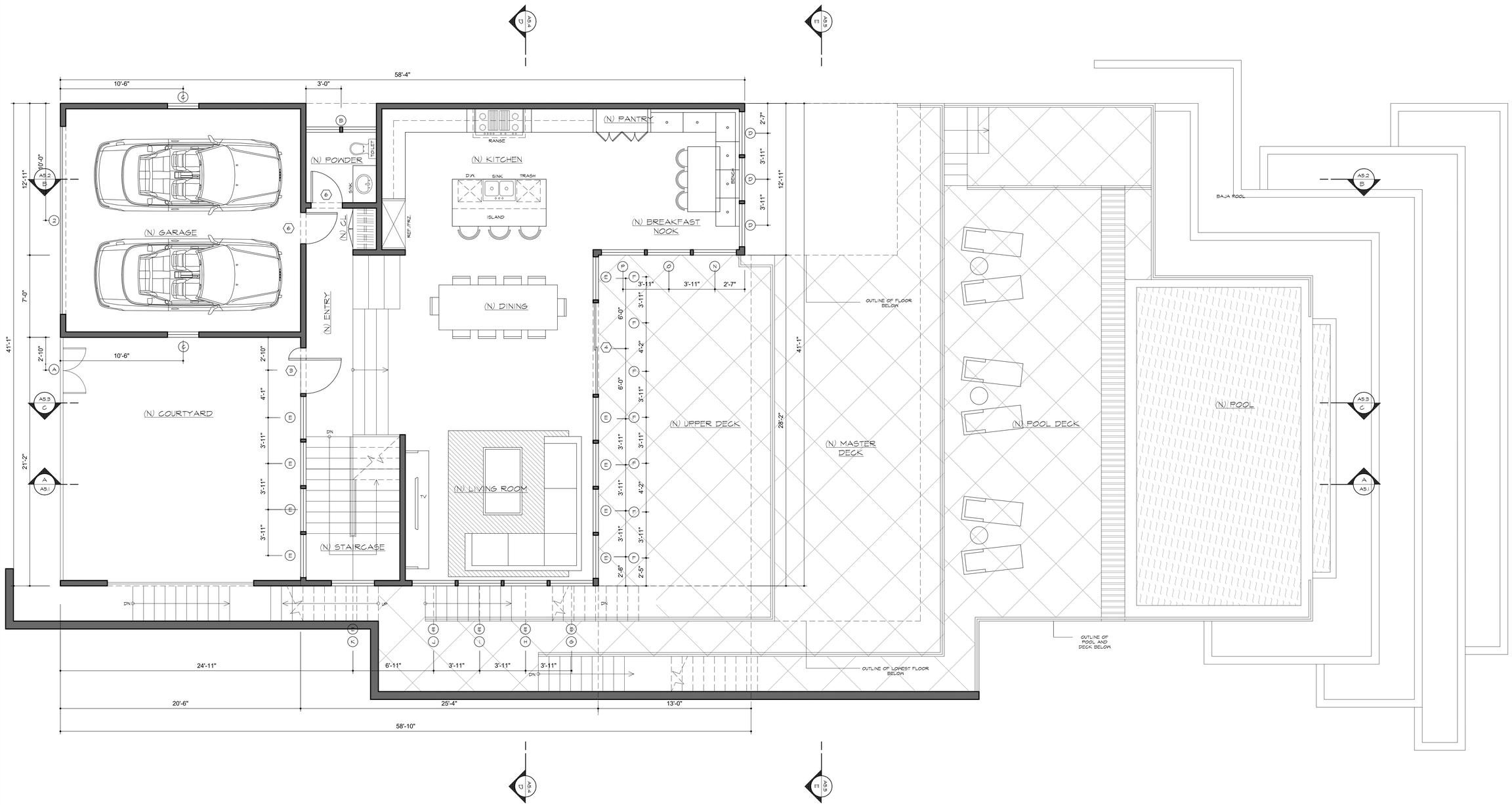
PROPOSED SITE PLAN

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/8" = 1'-0"
Drawn
Job
Sheet A1.2
Of Sheets



PROPOSED FLOOR PLAN - UPPER LEVEL

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

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Architects
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PROPOSED FLOOR PLAN-UPPER LEVEL

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

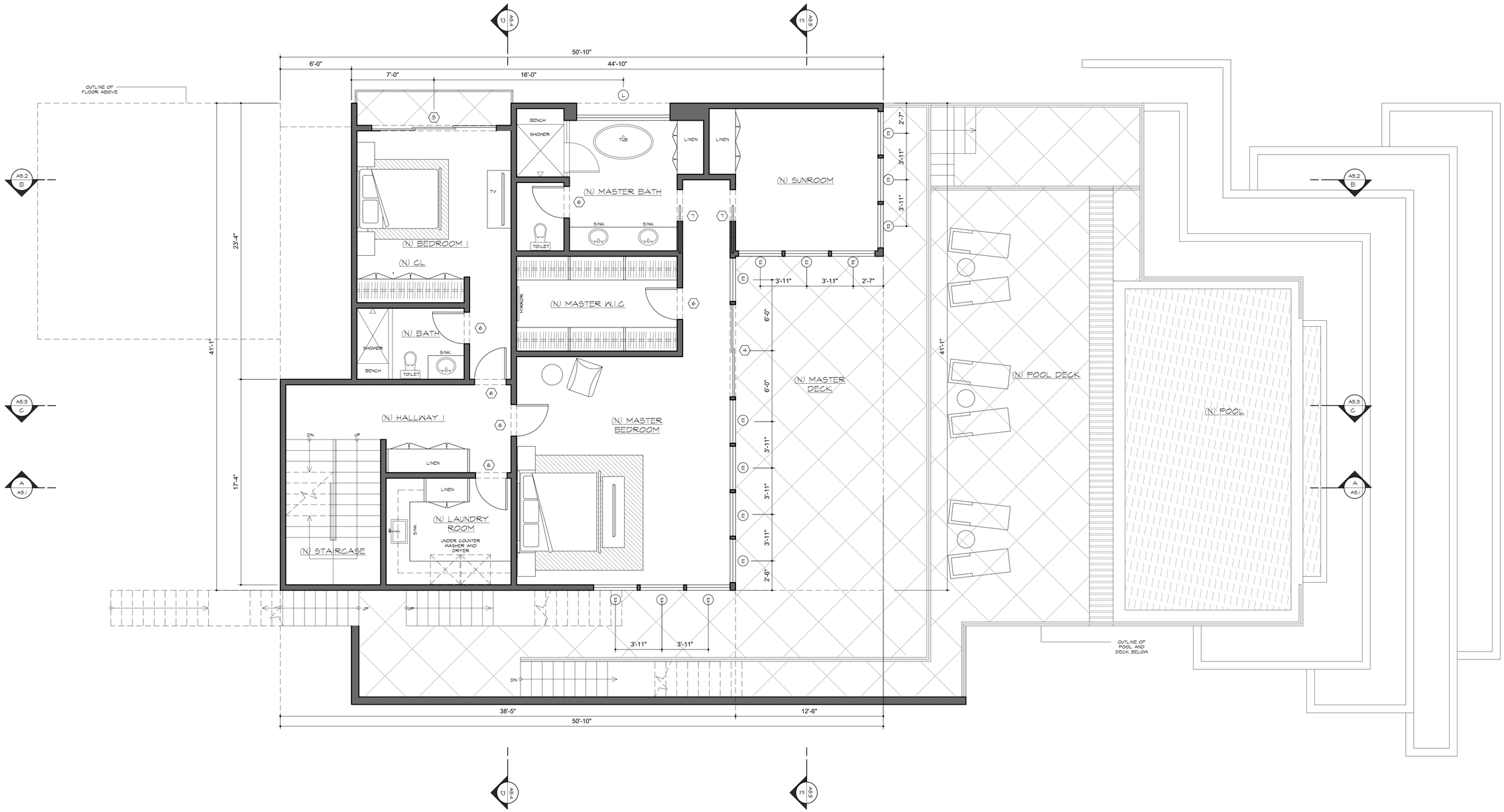
Drawn

Job

Sheet

A2.1

Of Sheets



PROPOSED FLOOR PLAN - MIDDLE LEVEL

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

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Architects
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PROPOSED FLOOR PLAN-MIDDLE LEVEL

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

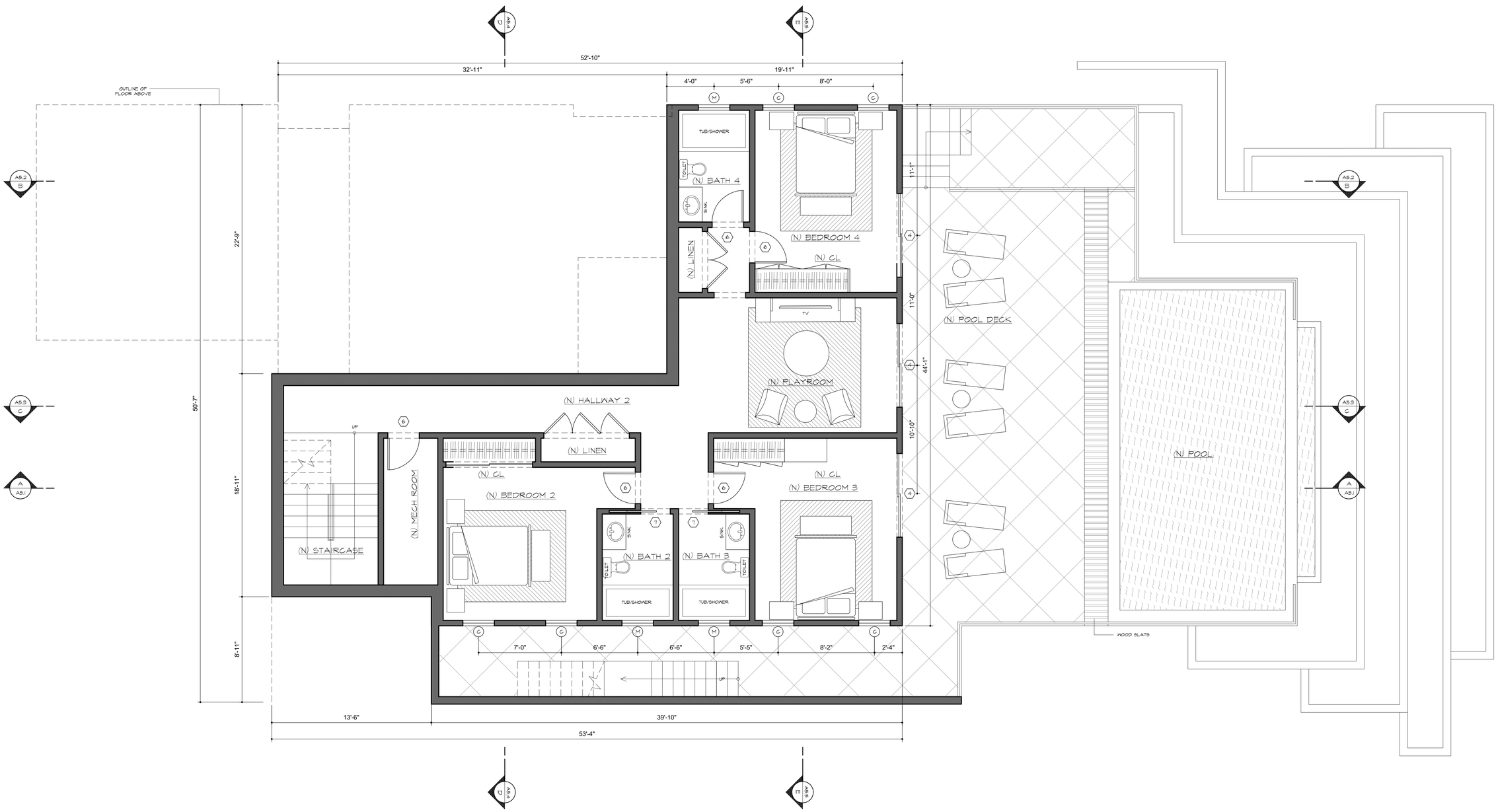
Scale 1/4" = 1'-0"

Drawn

Job

Sheet A2.2

Of Sheets



PROPOSED FLOOR PLAN - LOWEST LEVEL

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED FLOOR PLAN-LOWEST LEVEL

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

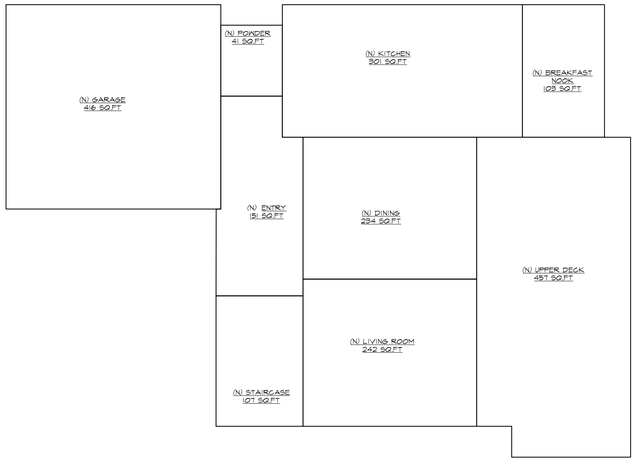
Drawn

Job

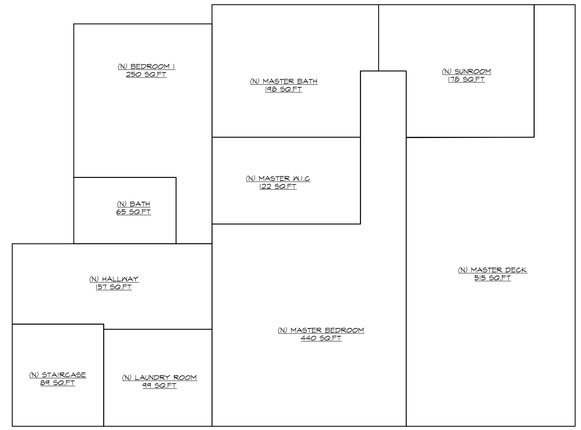
Sheet

A2.3

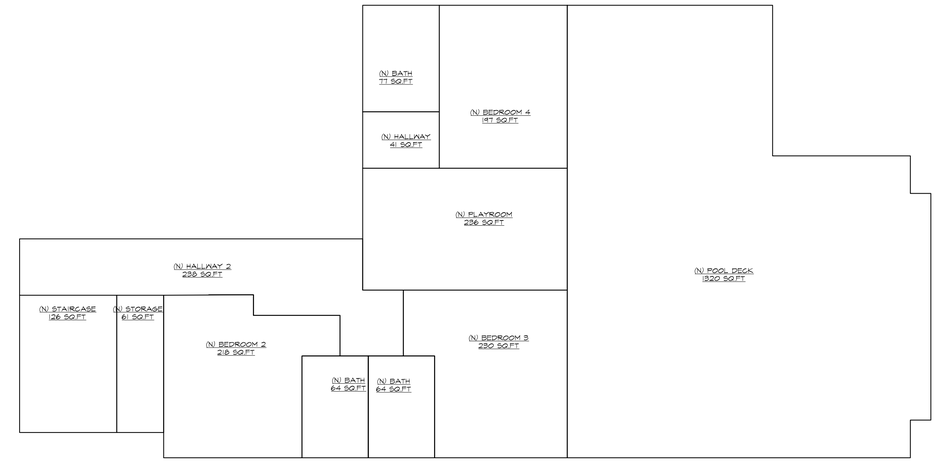
Of Sheets



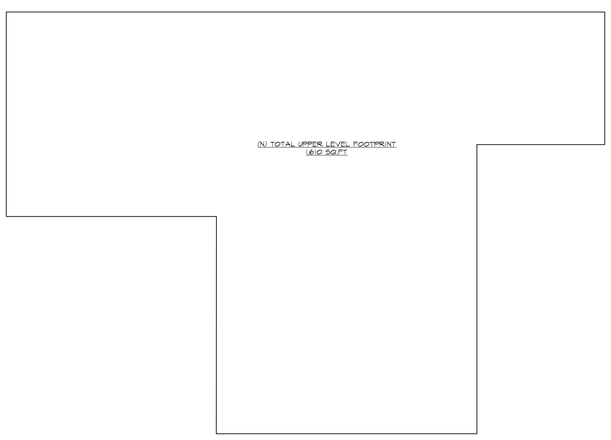
UPPER LEVEL



MEDIUM LEVEL



LOWEST LEVEL



LOT COVERAGE	
TOTAL UPPER LEVEL FOOTPRINT	1,610 SQ.FT.
LOT AREA	31,990 SQ.FT.
LOT COVERAGE	1,610/31,990 X 100% =5%
MAXIMUM ALLOWED LOT COVERAGE	40%

LIVABLE AREA	
TOTAL GARAGE AREA	416 SQ.FT.
TOTAL UPPER LEVEL	1,182 SQ.FT.
TOTAL MEDIUM LEVEL	1,572 SQ.FT.
TOTAL LOWEST LEVEL	1,556 SQ.FT.
TOTAL LIVABLE AREA	4,310 SQ.FT.
TOTAL LIVABLE AREA + GARAGE	4,726 SQ.FT.

DECK AREA	
UPPER LEVEL-DECK AREA	457 SQ.FT.
MEDIUM LEVEL-MASTER DECK AREA	515 SQ.FT.
LOWEST LEVEL-POOL DECK AREA	1,320 SQ.FT.

PROPOSED SQUARE FOOTAGE

0' 2' 6' 14'

REVISIONS	BY

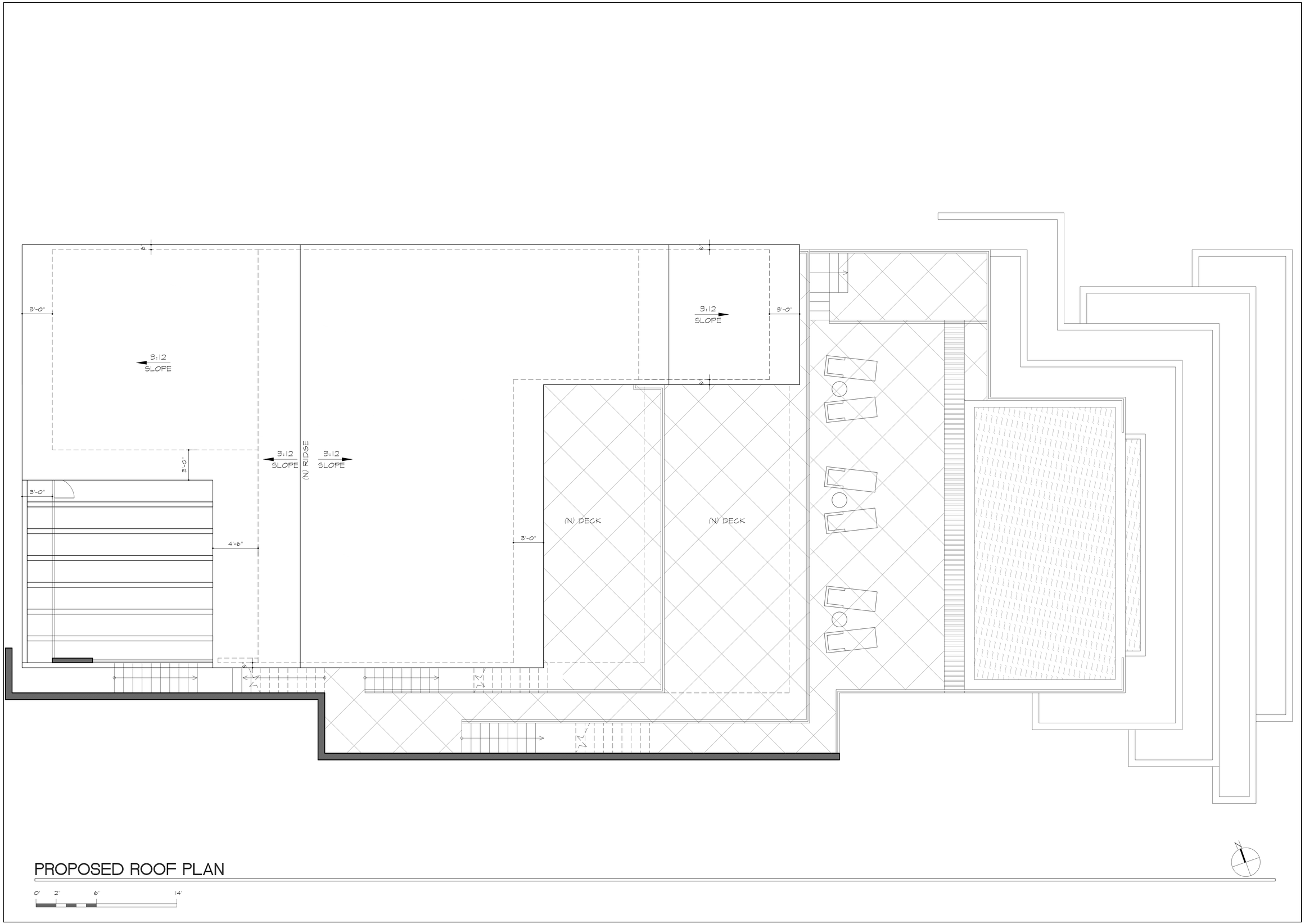
Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED SQUARE FOOTAGE

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
A2.4
Of Sheets



PROPOSED ROOF PLAN

0' 2' 6' 14'

REVISIONS	BY

Architecture
Interiors
Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED ROOF PLAN

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

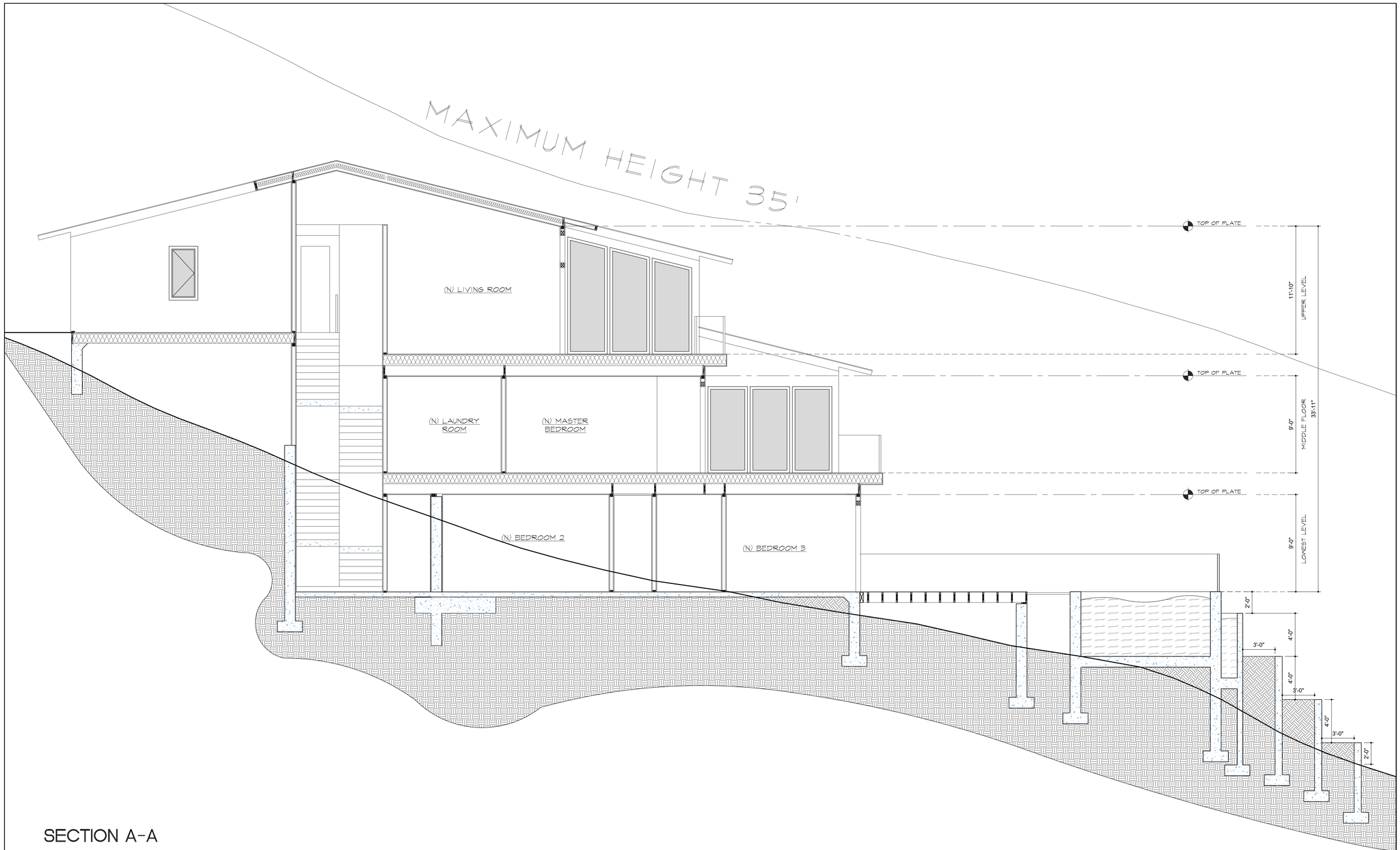
Drawn

Job

Sheet

A4.1

Of Sheets



SECTION A-A

PROPOSED SECTION

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED SECTIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

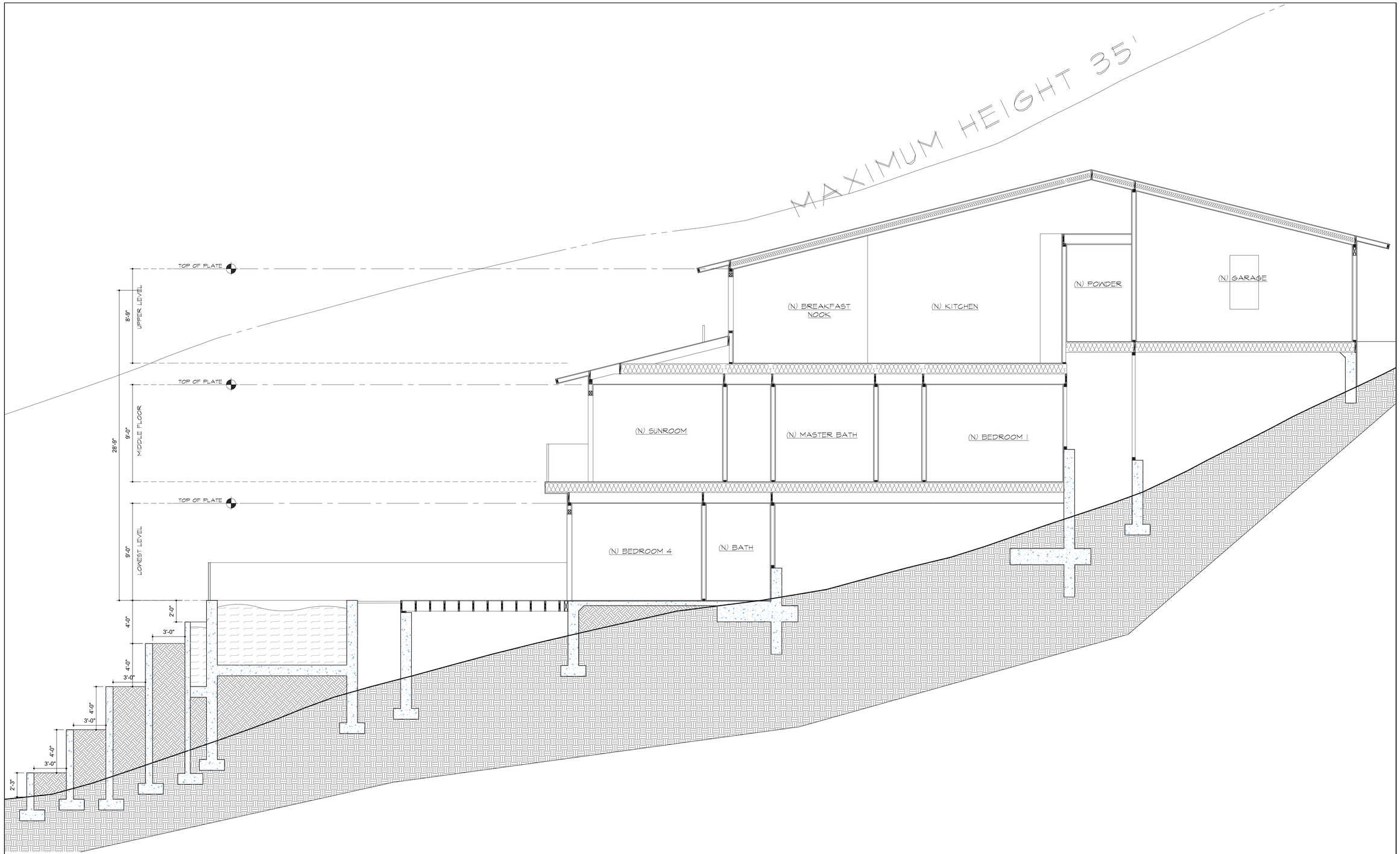
Drawn

Job

Sheet

A5.1

Of Sheets



SECTION B-B

PROPOSED SECTION

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626 584 6922 F 626 584 6984

PROPOSED SECTIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

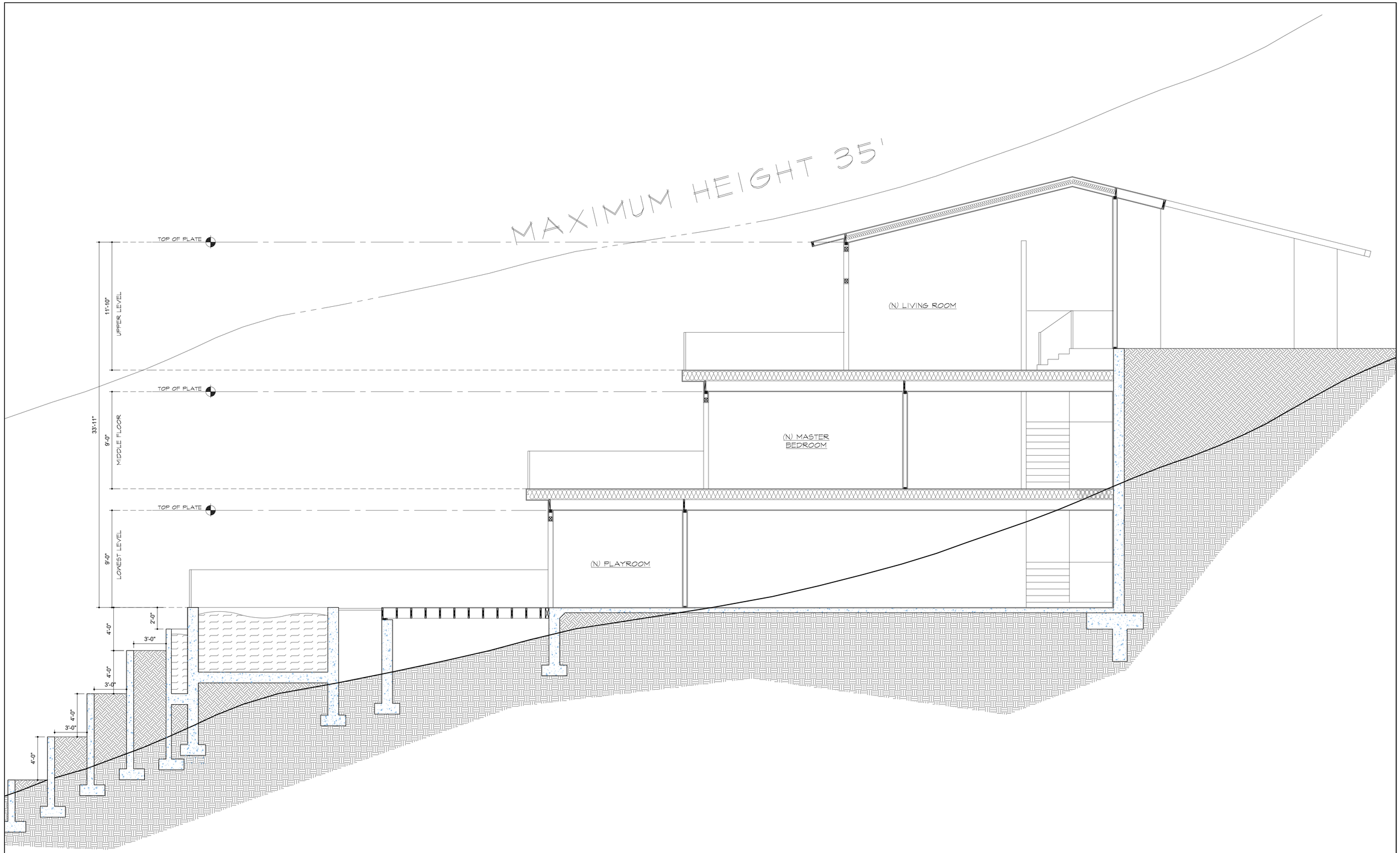
Drawn

Job

Sheet

A5.2

Of Sheets



SECTION C-C

PROPOSED SECTION

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED SECTIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

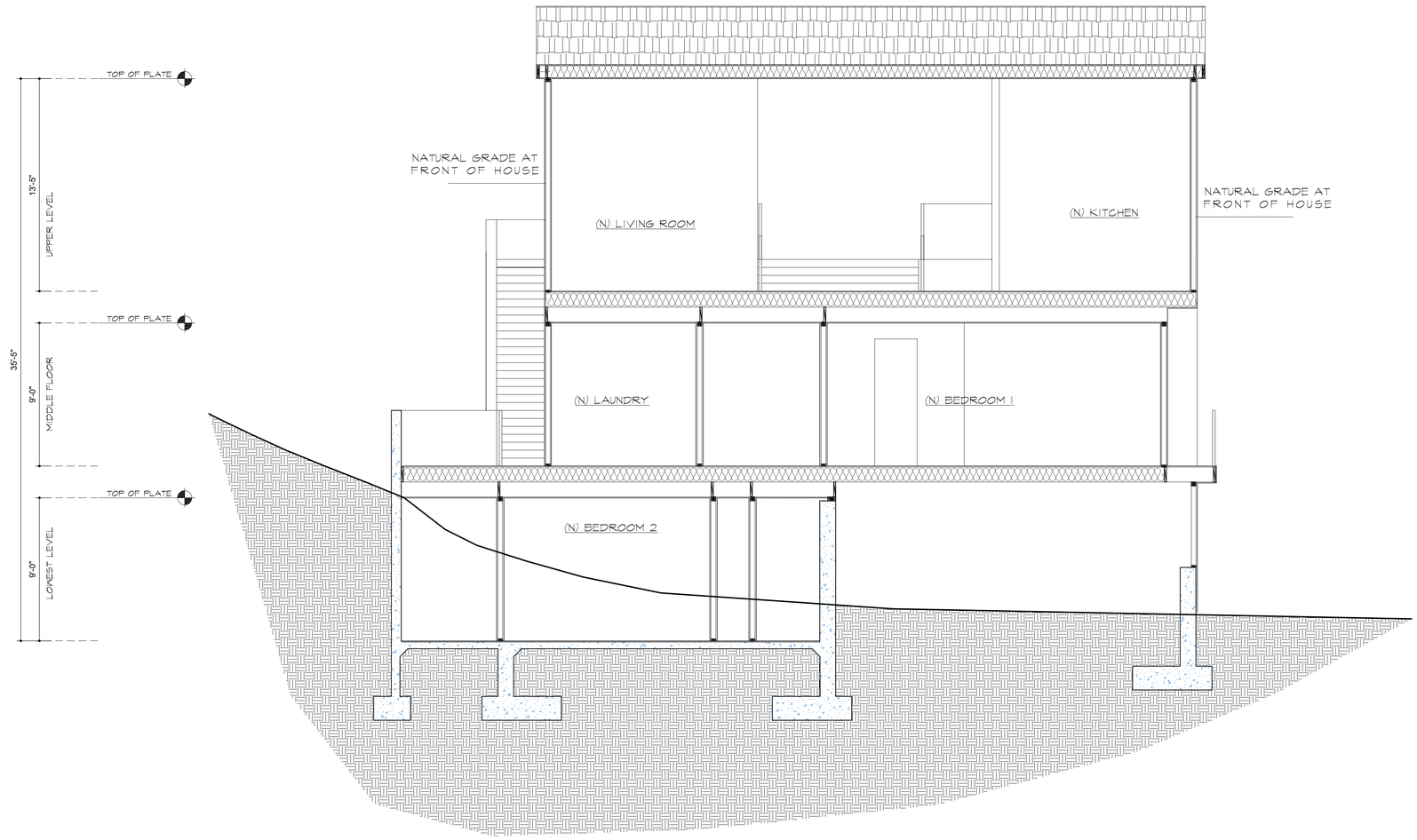
Drawn

Job

Sheet

A5.3

Of Sheets



SECTION D-D

PROPOSED SECTION

0' 2' 6' 14'

REVISIONS	BY

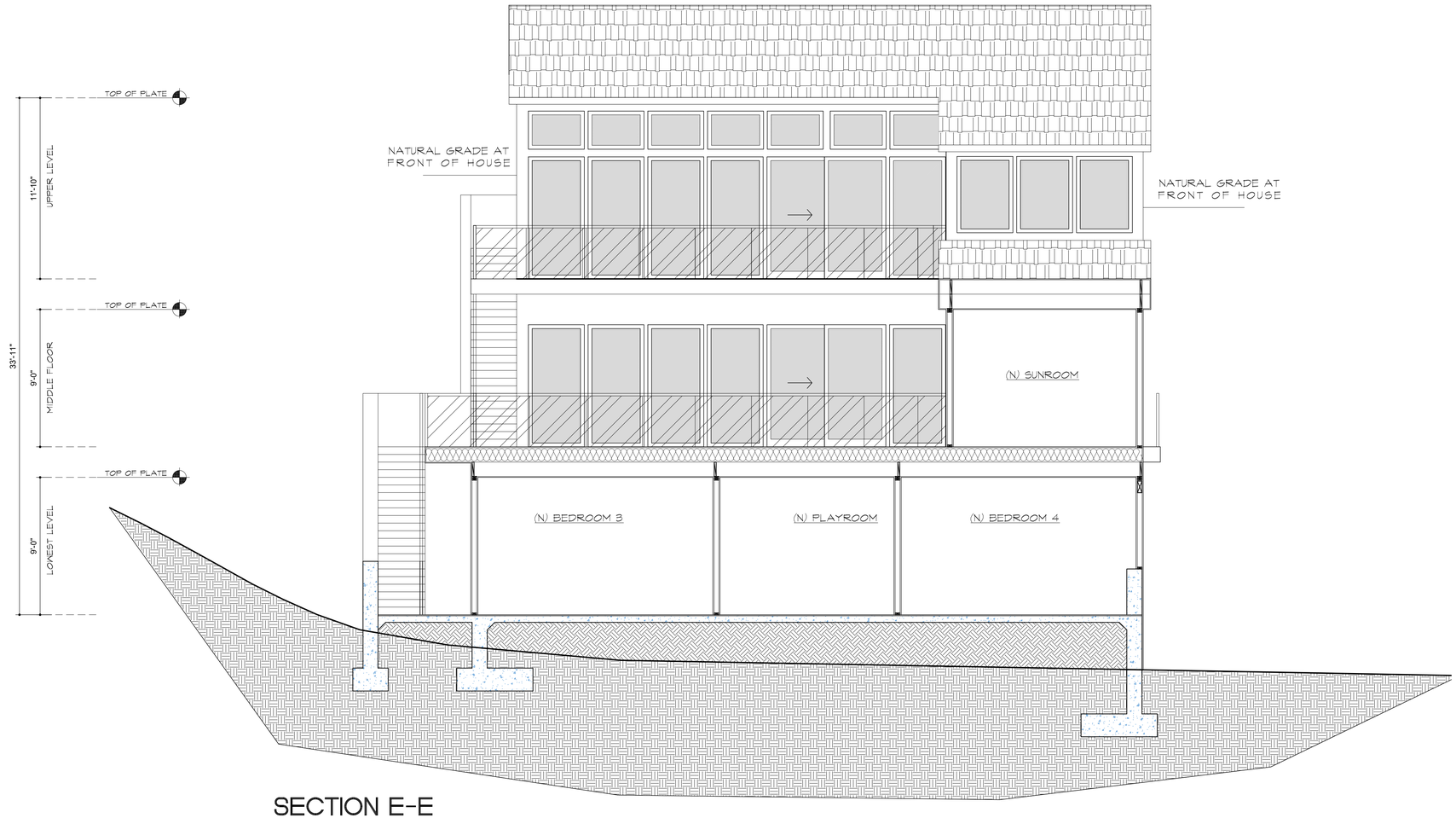
Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED SECTIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
A5.4
Of Sheets



SECTION E-E

PROPOSED SECTION

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626 584 6922 F 626 584 6984

PROPOSED SECTIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/4" = 1'-0"

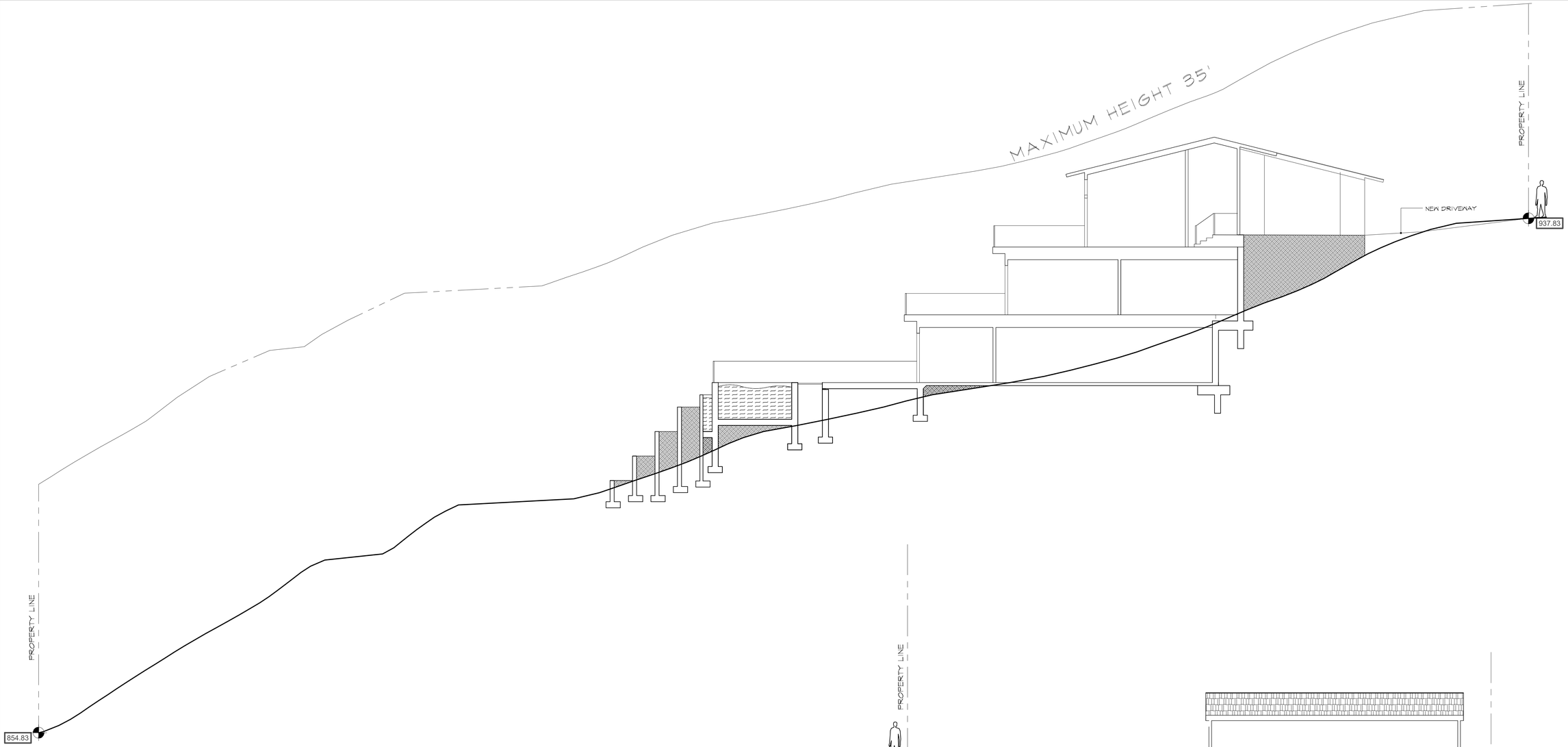
Drawn

Job

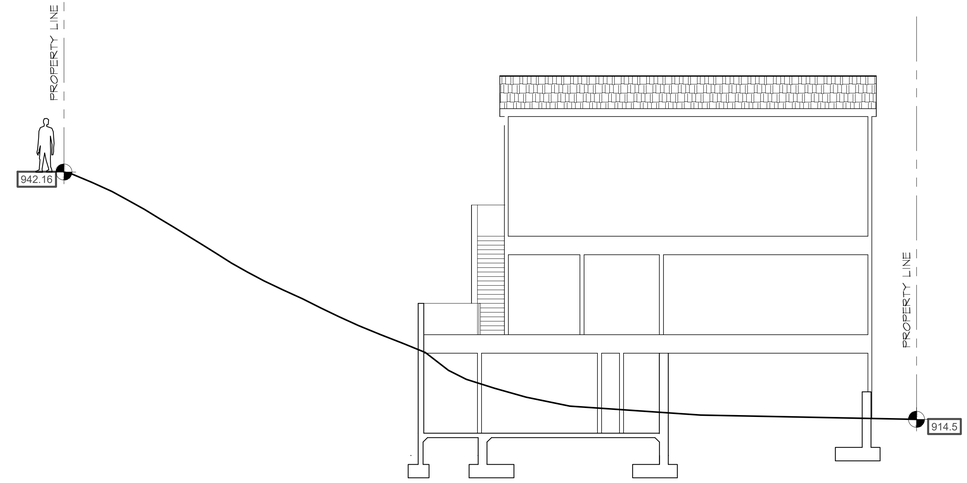
Sheet

A5.5

Of Sheets



SECTION C-C



SECTION D-D

CROSS SECTION AT SITE BOUNDARIES

0' 8' 24' 56'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

CROSS SECTIONS AT SITE BOUNDARIES

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date

Scale 1/8" = 1'-0"

Drawn

Job

Sheet A5.6

Of Sheets

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT

2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE

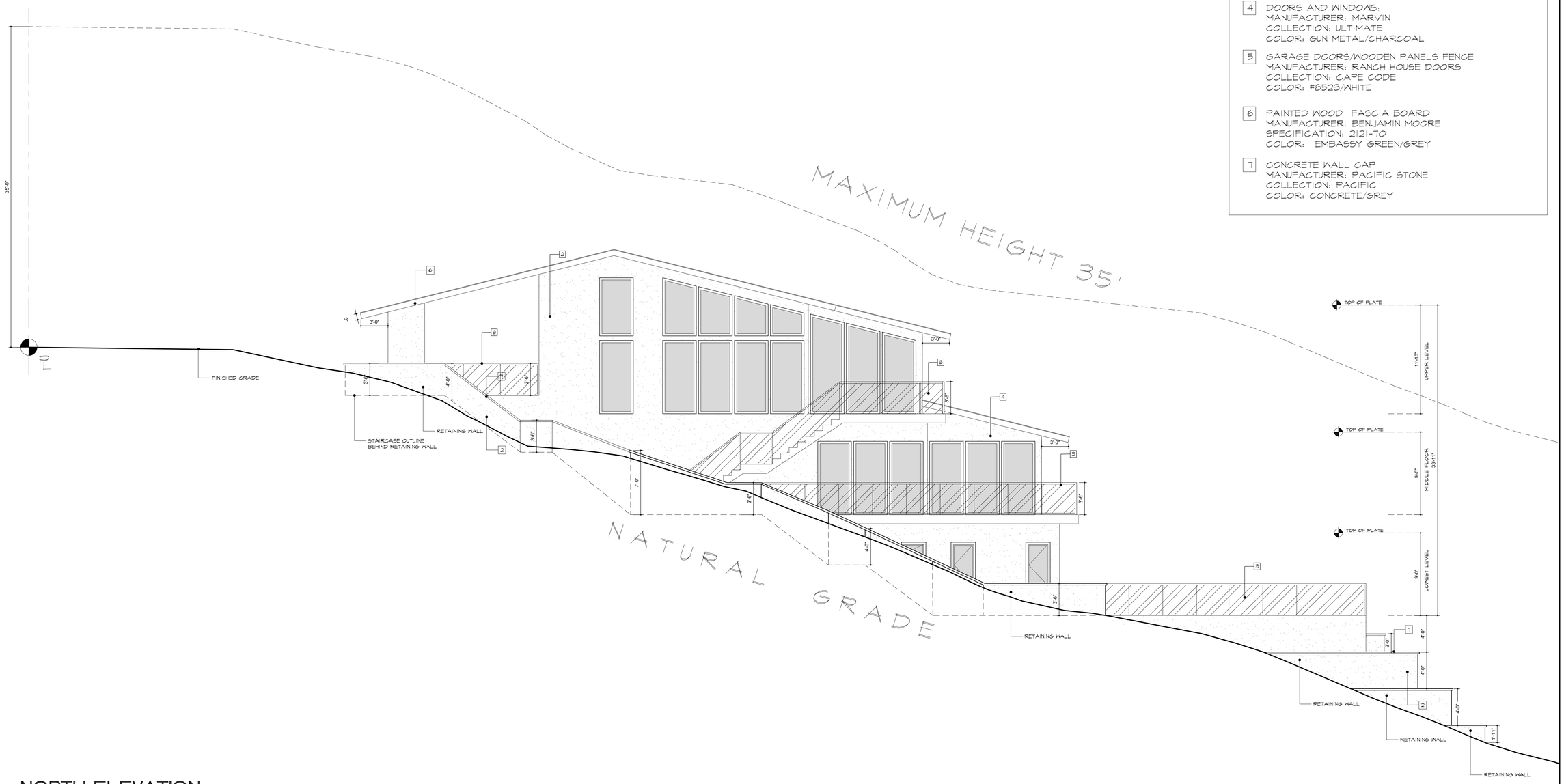
3. CLEAR GLASS GUARD RAILING

4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL

5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523/WHITE

6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY

7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY



NORTH ELEVATION

ARCHITECTURAL STYLE - CONTEMPORARY STYLE

PROPOSED ELEVATIONS

0' 4' 12' 28'

REVISIONS	BY

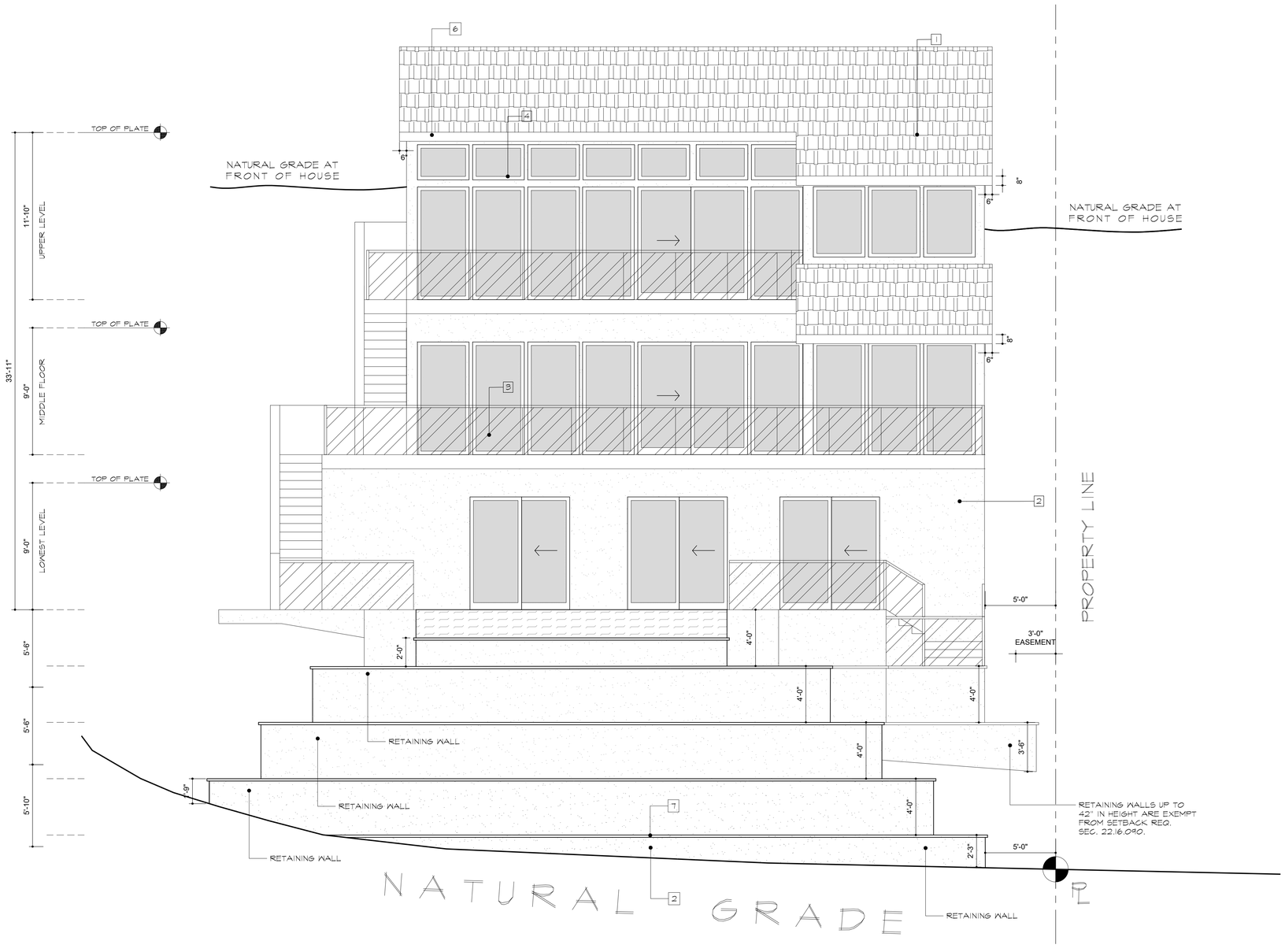
Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale
Drawn 3/16" = 1'-0"
Job
Sheet A6.1
Of Sheets



COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL
5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #852B/WHITE
6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY

WEST ELEVATION

ARCHITECTURAL STYLE - CONTEMPORARY STYLE

PROPOSED ELEVATIONS

0' 2' 6' 14'

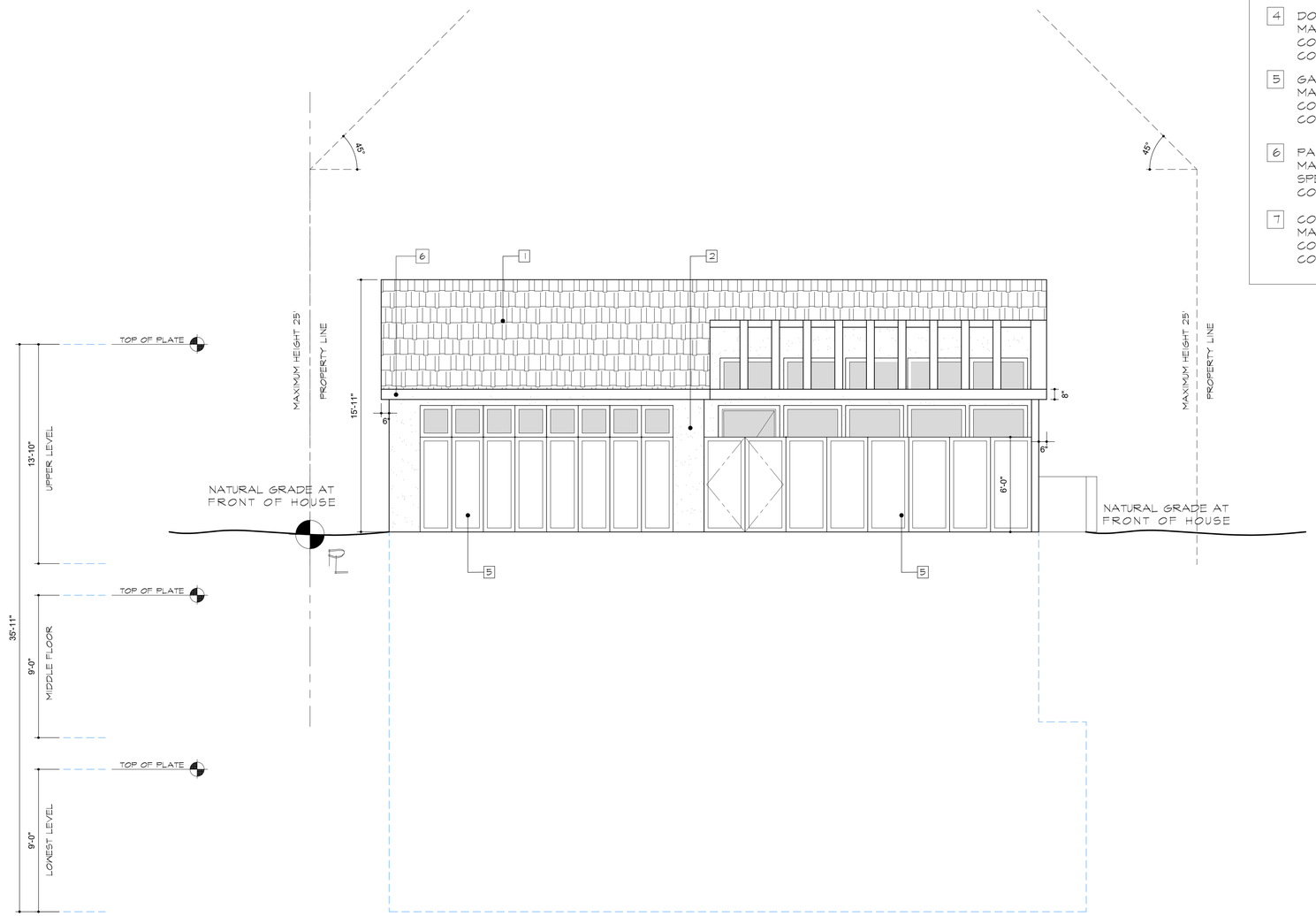
REVISIONS	BY

Architecture Interiors Planning
James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet A6.2
Of Sheets



EAST ELEVATION

ARCHITECTURAL STYLE - CONTEMPORARY STYLE

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30
   UNDERLAYMENT

2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE

3. CLEAR GLASS GUARD RAILING

4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL

5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523/WHITE

6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY

7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY

PROPOSED ELEVATIONS

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

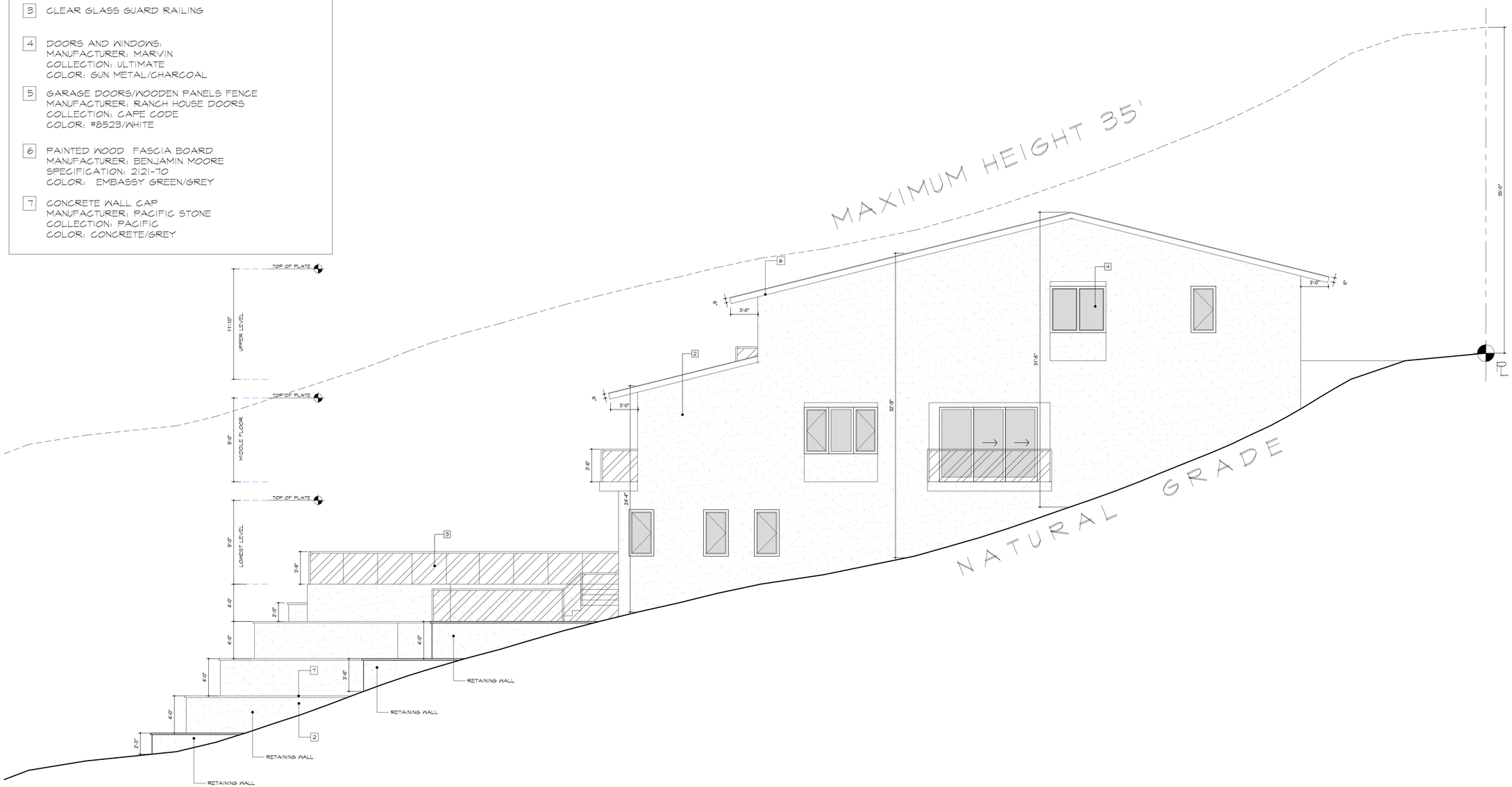
PROPOSED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
A6.3
Of Sheets

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30
   UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL
5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523/WHITE
6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY



SOUTH ELEVATION

ARCHITECTURAL STYLE - CONTEMPORARY STYLE

PROPOSED ELEVATIONS

0' 4' 12' 28'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626 584 6922 F 626 584 6984

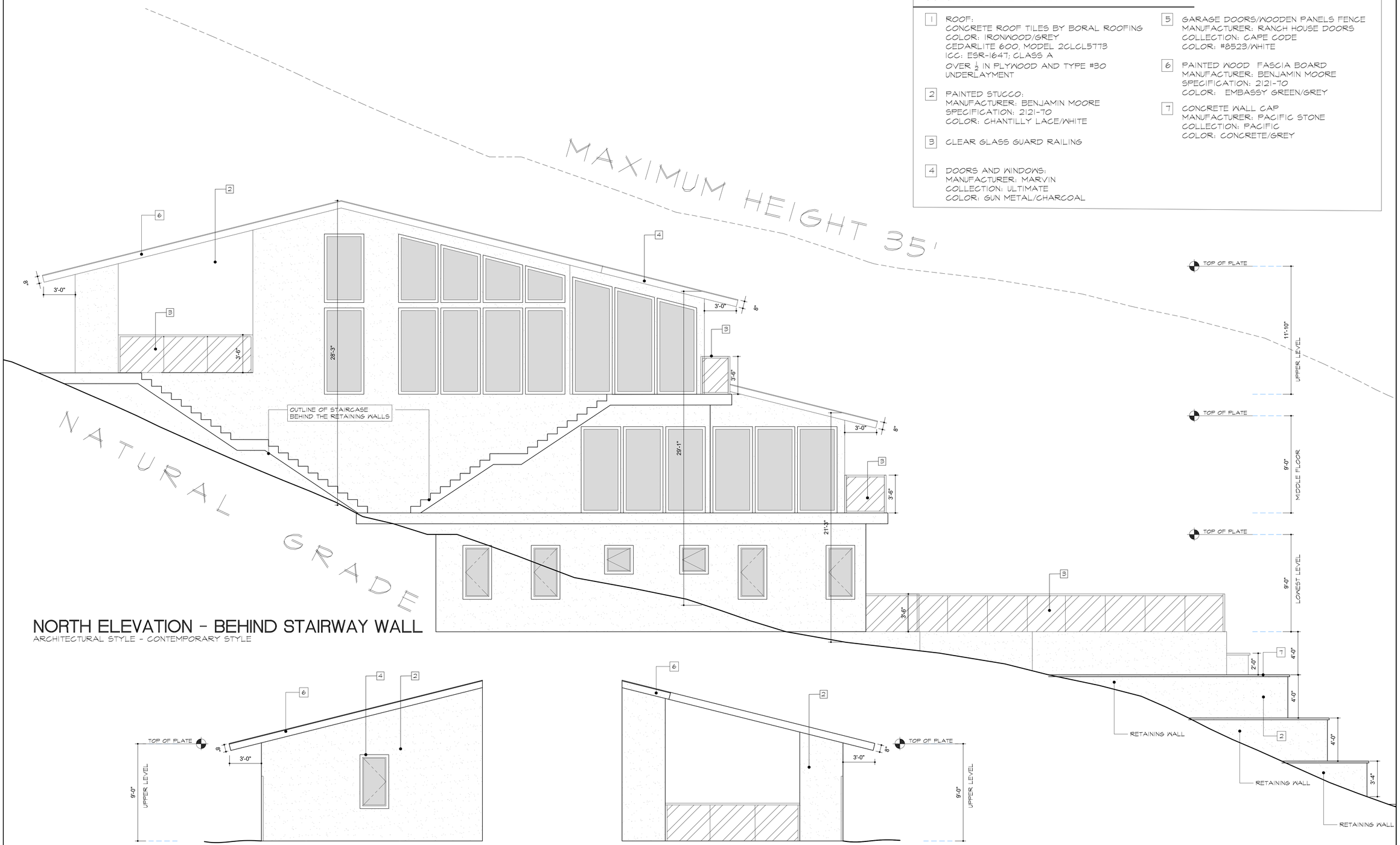
PROPOSED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale 3/16" = 1'-0"
Drawn
Job
Sheet
A6.4
Of Sheets

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL
5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523/WHITE
6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY



NORTH ELEVATION - BEHIND STAIRWAY WALL
ARCHITECTURAL STYLE - CONTEMPORARY STYLE

NORTH GARAGE ELEVATION

SOUTH GARAGE ELEVATION

PROPOSED ELEVATIONS

0' 2' 6' 14'

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

PROPOSED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

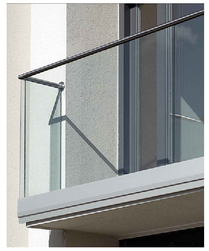
Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
A6.5
Of Sheets

STREET VIEW

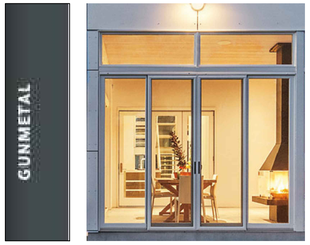
#1
ROOF:
CONCRETE ROOF TILES BY BORAL ROOFING
COLOR: IRONWOOD
CEDARLITE 600, MODEL 2CLCL5773
ICC: ESR-1647; CLASS A
OVER $\frac{1}{2}$ IN PLYWOOD AND TYPE #30 UNDERLAYMENT

#2
PAINTED STUCCO:
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 2121-70
COLOR: CHANTILLY LACE

#3
GLASS RAILING
MANUFACTURER: L.A. RAILINGS
SPECIFICATION: U-CHANNEL
COLOR: STEEL

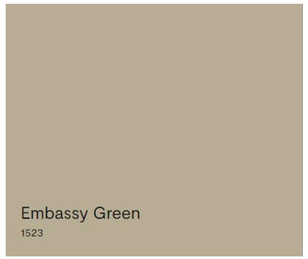


#4
DOORS AND WINDOWS:
MANUFACTURER: MARVIN
COLLECTION: ULTIMATE
COLOR: GUN METAL/CHARCOAL

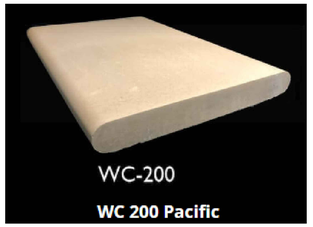


#5
GARAGE DOORS
MANUFACTURER: RANCH HOUSE DOORS
COLLECTION: CAPE CODE
COLOR: #8523/WHITE

#6
FASCIA BOARD PAINT
MANUFACTURER: BENJAMIN MOORE
SPECIFICATION: 1523
COLOR: EMBASSY GREEN/GREY



#7
CONCRETE WALL CAPPING
MANUFACTURER: PACIFIC STONE
SPECIFICATION: WC-200
COLOR: CONCRETE



EXTERIOR LIGHTING
MANUFACTURER: VISUAL COMFORT
COLLECTION: TRADITIONAL
COLOR: CHARCOAL

COLOR AND MATERIAL BOARD

REVISIONS	BY

Architecture Interiors Planning

James V. Coane & Associates
Architects
30 North Raymond Avenue, Suite 611, Pasadena, California 91103 T 626.584.6922 F 626.584.6984

COLOR AND MATERIAL BOARD

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale
Drawn
Job
Sheet
A6.6
Of Sheets

ULTIMATE ALUMINUM CLAD WINDOWS

The Ultimate Casement windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Nash Mode, and durable hardware that operates smoothly even at the largest sizes.

ULTIMATE SLIDING PATIO DOOR

Dependable Ultimate Sliding Patio doors are created for smooth operation, performance, and amazing durability. Our tough Ultrex fiberglass sill withstands traffic and seasonal changes, contributing to both the door's energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the two-point lock system enhances performance.

INTERIOR

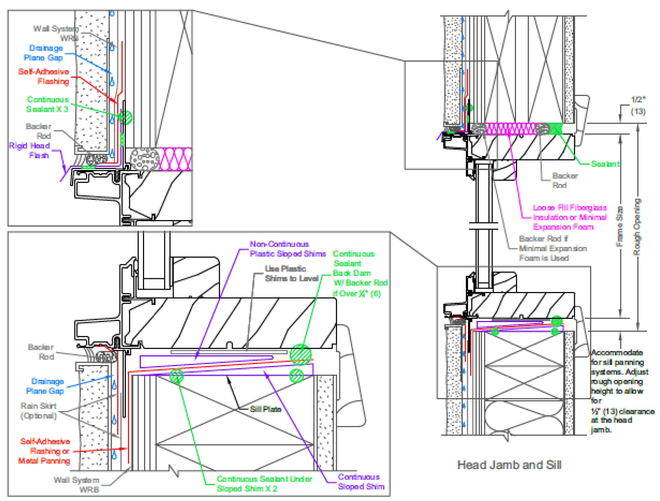
EXTERIOR

MARVIN

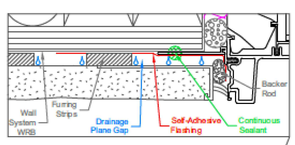
Construction Details

Ultimate Direct Glaze Polygon - 2x4 Frame with Stucco

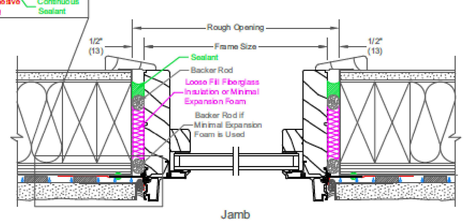
Scale: 3" = 1'0"



Head Jamb and Sill



NOTE: Engineered water management stucco product. See stucco manufacture for specific details required by water management system.

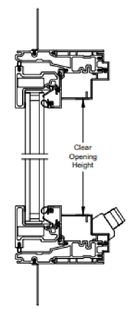


Jamb

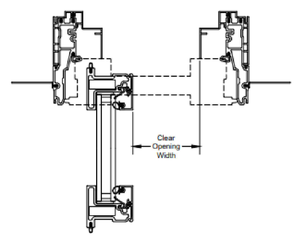
MARVIN

Modern Casement and Awning

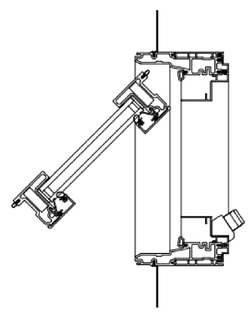
Egress and Vent Opening Measurements



Casement and Awning Head Jamb and Sill



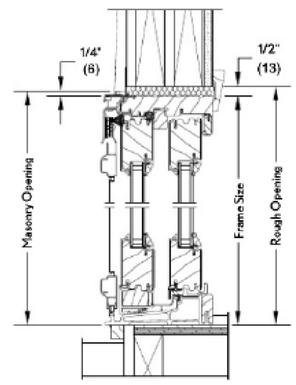
Casement Jambs



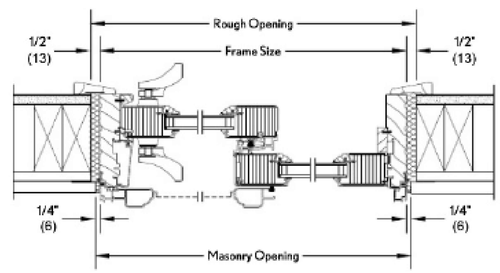
Awning Vent Opening

SLIDING PATIO DOOR

CONSTRUCTION DETAILS



CLAD HEAD JAMB AND SILL WITH ULTIMATE TOP HUNG SCREEN



CLAD JAMB XO

WINDOW AND DOOR SPECIFICATION

REVISIONS	BY

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WINDOW AND DOOR SPECIFICATION

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

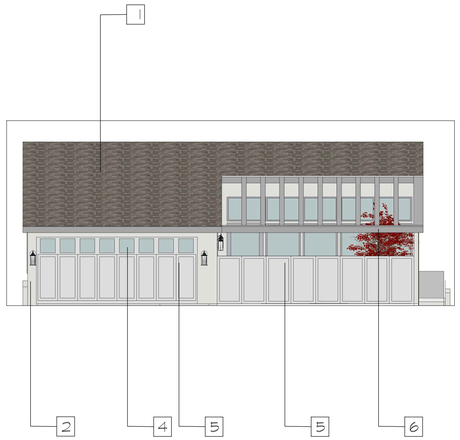
Date
Scale
Drawn
Job
Sheet

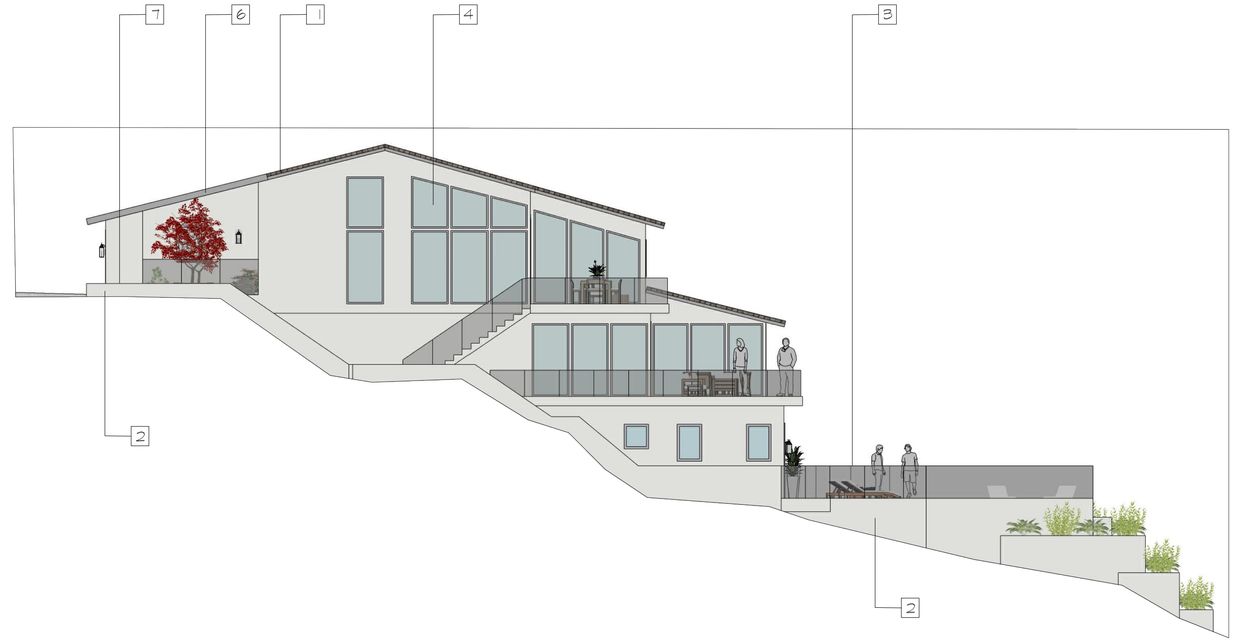
A6.7

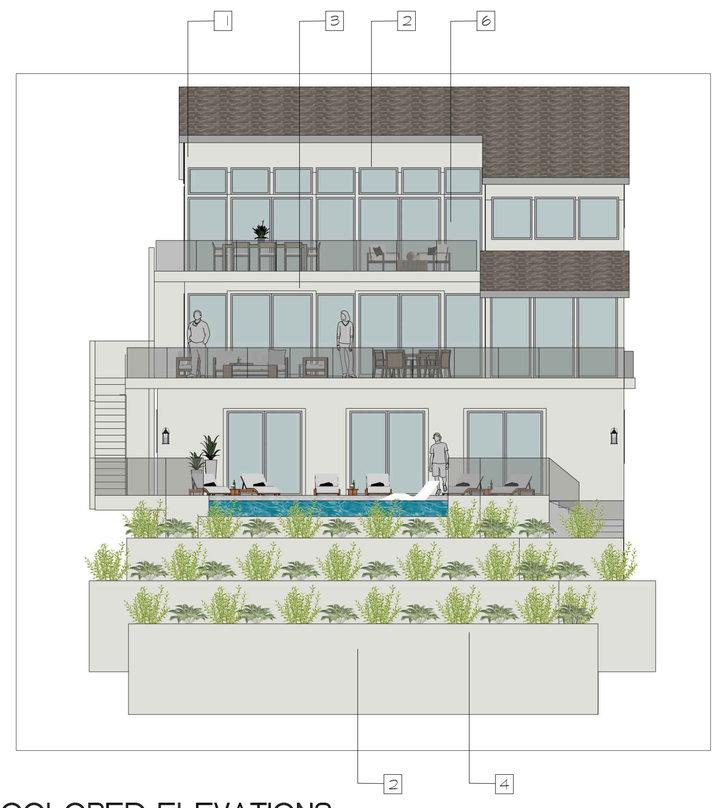
Of Sheets

COLOR AND MATERIAL KEY

1. ROOF:
   CONCRETE ROOF TILES BY BORAL ROOFING
   COLOR: IRONWOOD/GREY
   CEDARLITE 600, MODEL 2CLCL5773
   ICC: ESR-1647; CLASS A
   OVER ½ IN PLYWOOD AND TYPE #30 UNDERLAYMENT
2. PAINTED STUCCO:
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: CHANTILLY LACE/WHITE
3. CLEAR GLASS GUARD RAILING
4. DOORS AND WINDOWS:
   MANUFACTURER: MARVIN
   COLLECTION: ULTIMATE
   COLOR: GUN METAL/CHARCOAL
5. GARAGE DOORS/WOODEN PANELS FENCE
   MANUFACTURER: RANCH HOUSE DOORS
   COLLECTION: CAPE CODE
   COLOR: #8523/WHITE
6. PAINTED WOOD FASCIA BOARD
   MANUFACTURER: BENJAMIN MOORE
   SPECIFICATION: 2121-70
   COLOR: EMBASSY GREEN/GREY
7. CONCRETE WALL CAP
   MANUFACTURER: PACIFIC STONE
   COLLECTION: PACIFIC
   COLOR: CONCRETE/GREY







COLORED ELEVATIONS

ARCHITECTURAL STYLE - CONTEMPORARY STYLE

REVISIONS	BY

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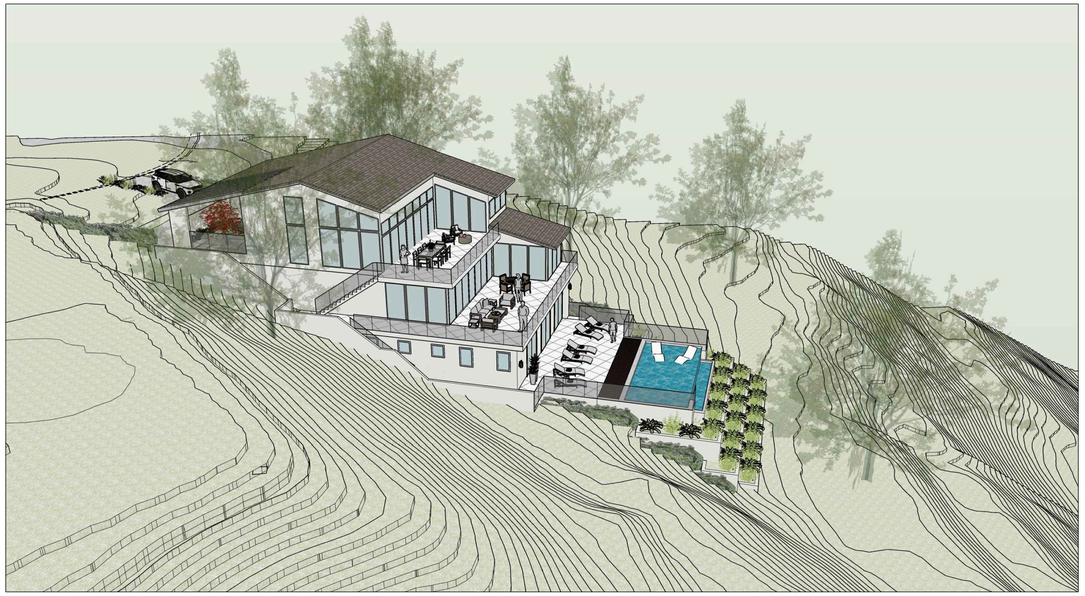
COLORED ELEVATIONS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale
Drawn
Job
Sheet
A6.8
Of Sheets



EXTERIOR RENDERINGS

REVISIONS	BY

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Interiors
Planning

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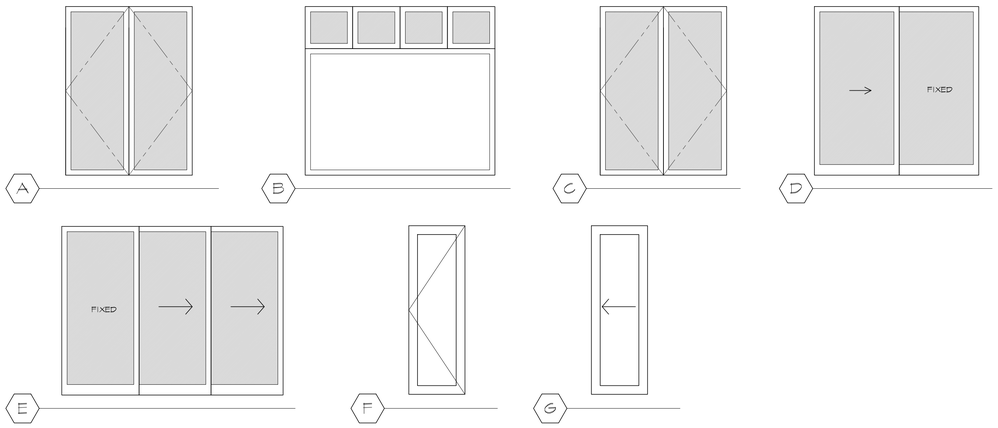
EXTERIOR RENDERINGS

PRIVATE RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA 91765

Date
Scale
Drawn
Job
Sheet
R1
Of Sheets



NOTES

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

A. GLAZING IN ALL DOORS

B. GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF GLAZING LESS THAN 60" ABOVE DRAIN INLET) AND ENCLOSURES FOR BATHTUBS, SHOWERS, WHIRLPOOLS, SPAS, ETC.

C. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.

D. GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY OF A WALKING SURFACE.

E. GLAZING IN GUARDRAILS.

F. GLAZING IN WALL/FENCES USED AS POOL BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOL.

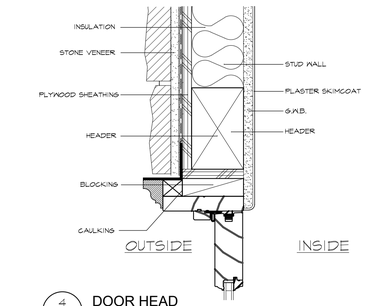
G. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

DOOR TYPES

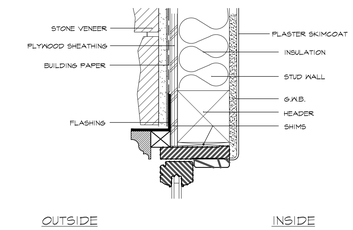
DOOR SCHEDULE

- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.

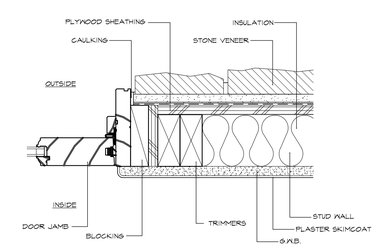
	SIZE			STYLE		MATERIAL		FINISH		ACCESSORIES	NOTES + BRAND:
	WIDTH	HEIGHT	THICKNESS	TYPE	LITES	FRAME BODY	GLASS	INTERIOR	EXTERIOR	SCREEN	
1	6'-0"	8'-0"	1 3/4"	SWINGING 'A'	2	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD.		FRONT YARD DOOR
2	9'-0"	8'-0"	1 3/4"	ROLL-UP 'B'	4	WOOD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD.		GARAGE DOOR
3	6'-0"	8'-0"	1 3/4"	SWINGING 'C'	2	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD.		ENTRY DOOR
4	7'-10"	8'-0"	1 3/4"	SLIDING 'D'	2	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD.	SCREEN	DINING/MASTER BEDROOM /BEDROOM 3,4/ PLAY ROOM
5	10'-6"	8'-0"	1 3/4"	SLIDING 'F'	3	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD.	SCREEN	BEDROOM 1
6	2'-8"	8'-0"	1 3/4"	SWINGING 'H'	1	ALUM. CLAD		PAINTED	-		INTERIOR DOOR
7	2'-8"	8'-0"	1 3/4"	SLIDING POCKET "I"	1	ALUM. CLAD		PAINTED	-		INTERIOR DOOR



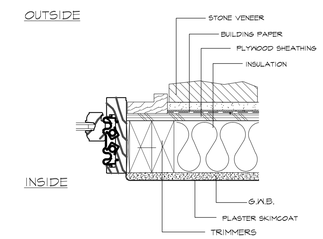
4 A8.1 DOOR HEAD



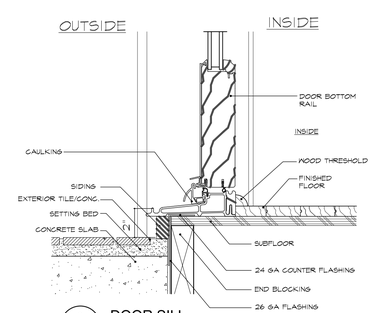
1 A8.1 WINDOW HEAD



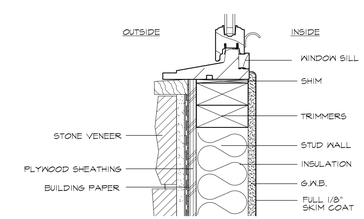
5 A8.1 DOOR JAMB



2 A8.1 WINDOW JAMB



6 A8.1 DOOR SILL



3 A8.1 WINDOW SILL

STONE VENEER FINISH

DOOR SCHEDULE

REVISIONS	BY

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Architects
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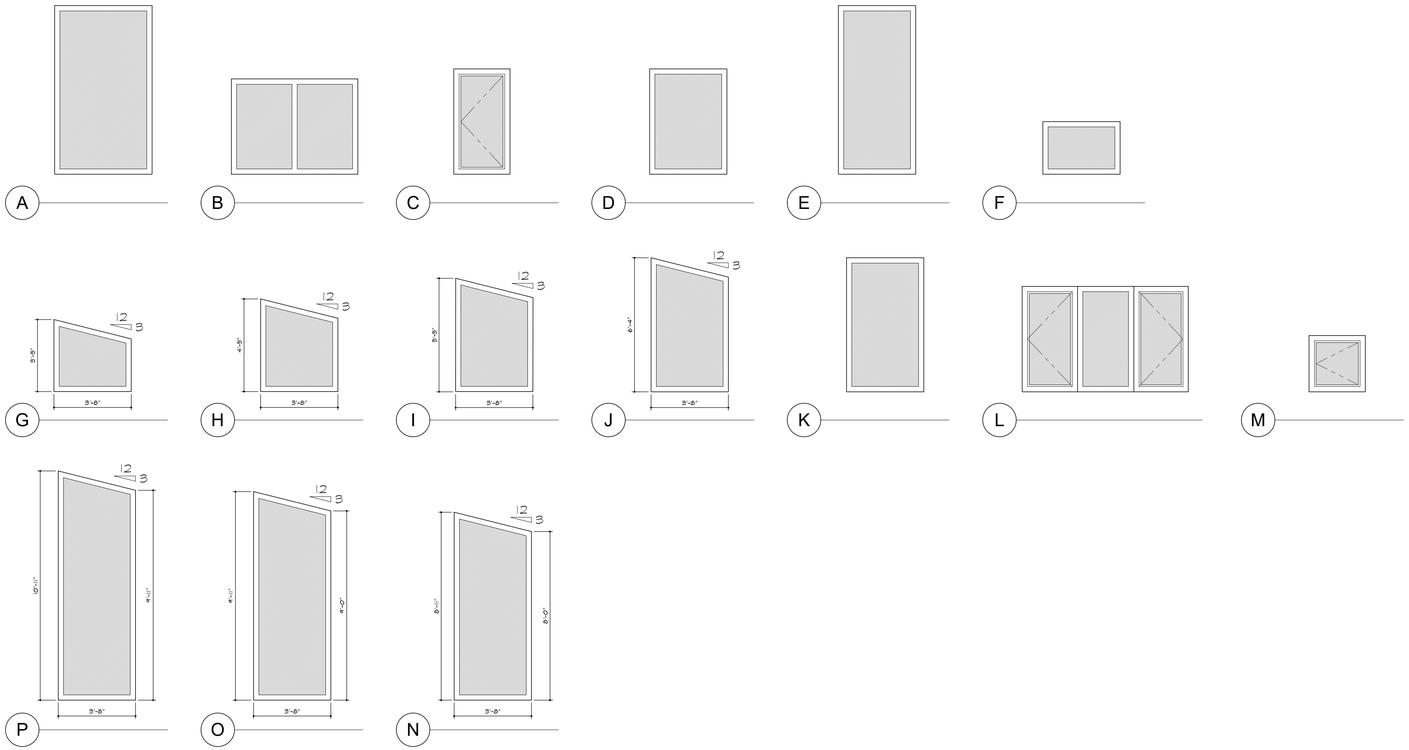
REGISTERED ARCHITECT JAMES V. COANE C-24759 RIN: 4-2-22 STATE OF CALIFORNIA

DOOR SCHEDULE

PRIVATE RESIDENCE
28774 PALISADES DRIVE
LAKE ARROWHEAD, CA. 92352

Date
Scale
Drawn
Job
Sheet
A8.1
Of Sheets



WINDOW TYPES

NOTES

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E. GLAZING IN GUARDRAILS.

F. GLAZING IN WALL/FENCES USED AS POOL BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOL.

G. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

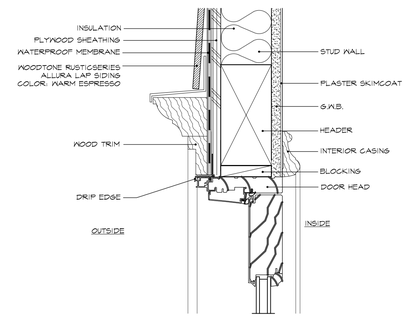
WINDOW SCHEDULE:

NOTES:
-ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
-ALL WINDOWS TO HAVE U-FACTOR OF 0.70 AND GREATER.
-THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTME 1300.
-THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

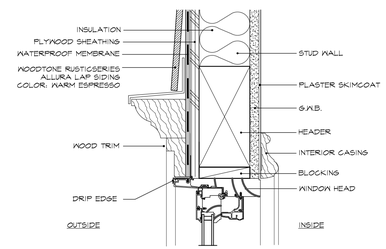
	SIZE		STYLE				MATERIALS		FINISH		ACCESSORIES	U-FACTOR	SGHC	NOTES + BRAND:
	WIDTH	HEIGHT	TYPE	OPERATION	SASH	LITES	FRAMES / SASH	GLASS	INTERIOR	EXTERIOR	SCREEN			
A	4'-8"	8'-0 "	'A'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
B	6'-0"	4'-6"	'B'	FIXED	2	2	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
C	2'-8"	5'-0"	'C'	CASEMENT	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	
D	3'-8"	5'-0"	'D'	FIXED	2	2	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
E	3'-8"	8'-0"	'E'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
F	3'-8"	2'-6"	'F'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
G	3'-8"	3'-5"	'G'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
H	3'-8"	4'-5"	'H'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
I	3'-8"	5'-5"	'I'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
J	3'-8"	6'-4"	'J'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
K	3'-8"	6'-4"	'K'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD		0.29	0.67	
L	7'-11"	5'-0"	'L'	SIDE CASEMENTS CENTER FIXED	3	3	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	
M	2'-8"	2'-8"	'M'	CASEMENT	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	
N	3'-8"	8'-0"	'M'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	
O	3'-8"	9'-0"	'O'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	
P	3'-8"	9'-11"	'P'	FIXED	1	1	ALUM. CLAD	CLEAR/TEMPERED	PAINTED	ALUM. CLAD	SCREEN	0.29	0.67	

WINDOW SCHEDULE

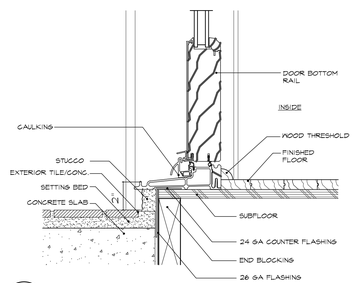
LAP SIDING FINISH



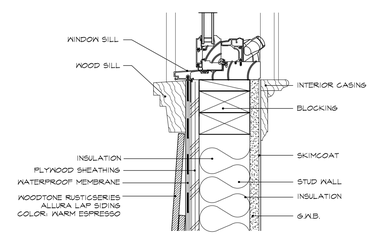
1 - DOOR HEAD



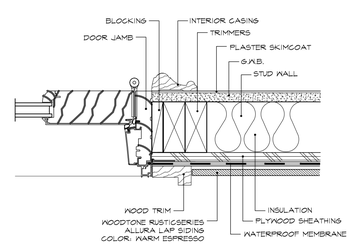
4 - WINDOW HEAD



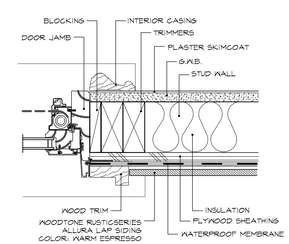
2 - DOOR SILL



4 - WINDOW SILL



3 - DOOR JAMB



6 - WINDOW JAMB

REVISIONS	BY

Architecture Interiors Planning
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Architects
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LICENSED ARCHITECT JAMES V. COANE C-24759 RIN: 4-2-22 STATE OF CALIFORNIA

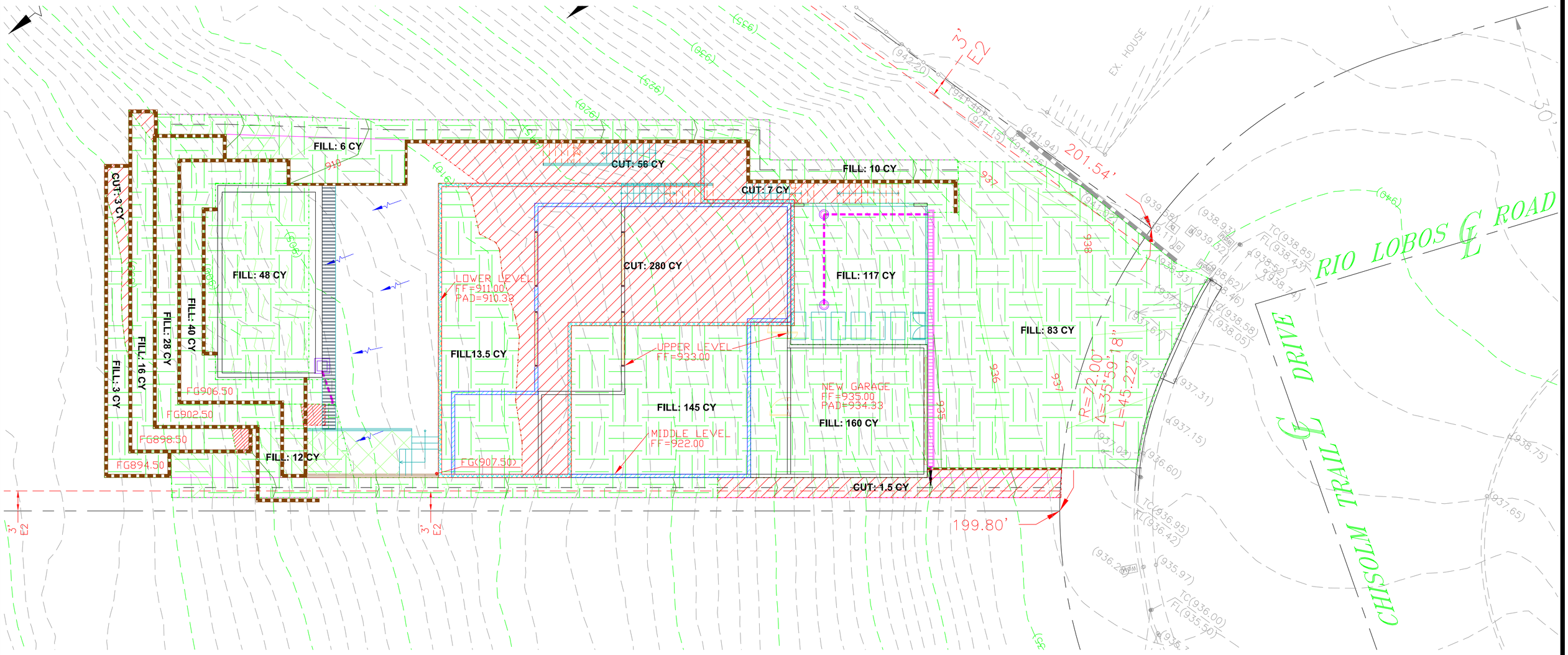
WINDOW SCHEDULE

PRIVATE RESIDENCE
28774 PALISADES DRIVE
LAKE ARROWHEAD, CA. 92352

Date
Scale
Drawn
Job
Sheet

A8.2
Of Sheets

CUT AND FILL MAP



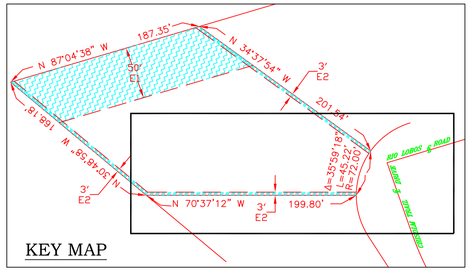
TOTAL CUT AREA: 1,550 SF
TOTAL FILL AREA: 5,844 SF
TOTAL CUT : 341.5 CY
TOTAL FILL : 681.5 CY

EARTHWORK QUANTITY

CUT: 341.5 C.Y
FILL: 681.5 C.Y
IMPORT: 340 C.Y

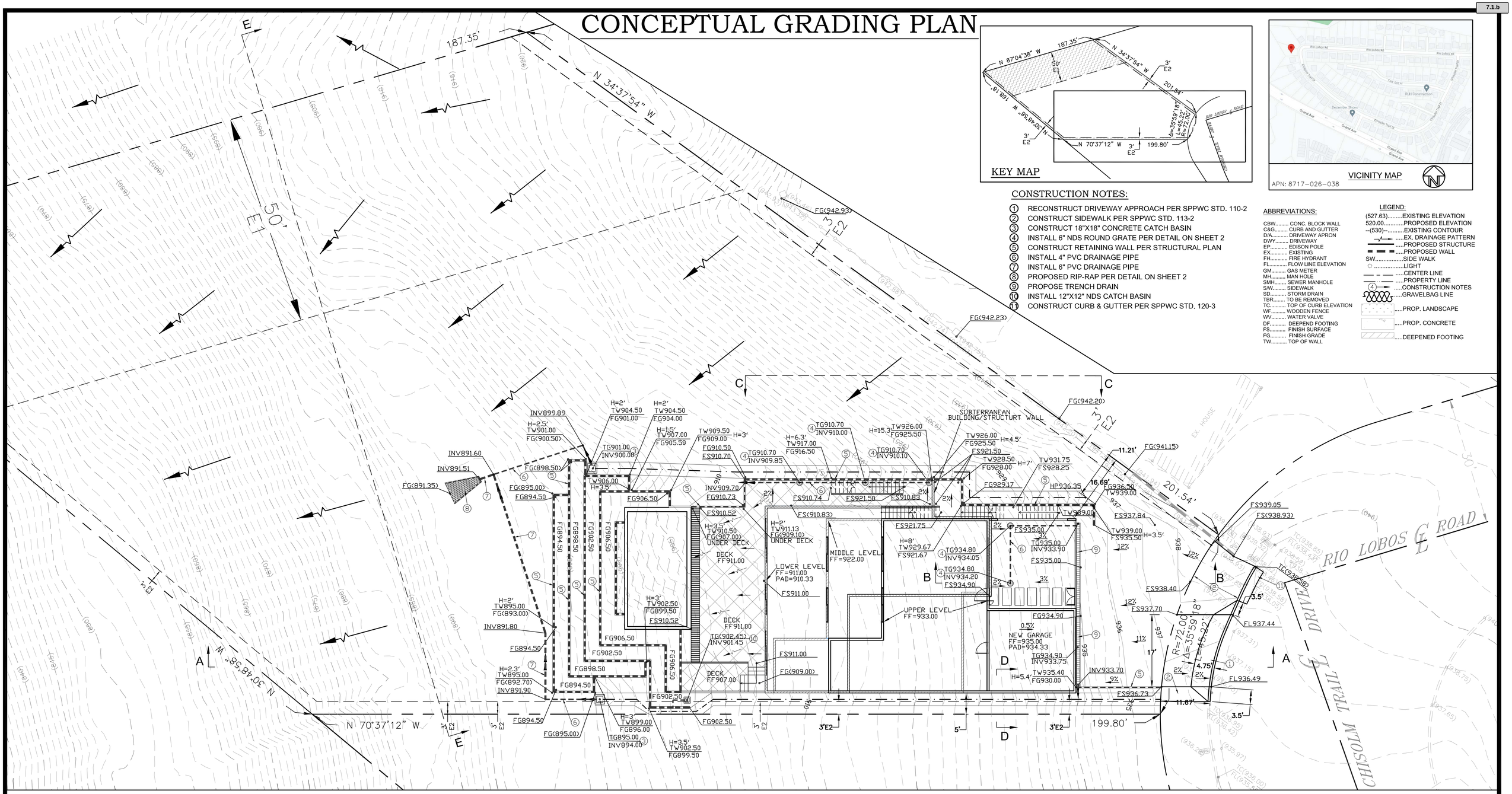
GRADING CUT.....

GRADING FILL.....



KEY MAP

CONCEPTUAL GRADING PLAN



KEY MAP

VICINITY MAP

APN: 8717-026-038

CONSTRUCTION NOTES:

1. RECONSTRUCT DRIVEWAY APPROACH PER SPPWC STD. 110-2
2. CONSTRUCT SIDEWALK PER SPPWC STD. 113-2
3. CONSTRUCT 18"X18" CONCRETE CATCH BASIN
4. INSTALL 6" NDS ROUND GRATE PER DETAIL ON SHEET 2
5. CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
6. INSTALL 4" PVC DRAINAGE PIPE
7. INSTALL 6" PVC DRAINAGE PIPE
8. PROPOSED RIP-RAP PER DETAIL ON SHEET 2
9. PROPOSE TRENCH DRAIN
10. INSTALL 12"X12" NDS CATCH BASIN
11. CONSTRUCT CURB & GUTTER PER SPPWC STD. 120-3

ABBREVIATIONS:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TBR..... TO BE REMOVED
TC..... TOP OF CURB ELEVATION
WF..... WOODEN FENCE
WV..... WATER VALVE
DF..... DEEPEND FOOTING
FS..... FINISH SURFACE
FG..... FINISH GRADE
TW..... TOP OF WALL

LEGEND:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
–(530)–.....EXISTING CONTOUR
.....EX. DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....PROPOSED WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
.....CONSTRUCTION NOTES
.....GRAVELBAG LINE
.....PROP. LANDSCAPE
.....PROP. CONCRETE
.....DEEPENED FOOTING

SURVEYOR

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

CIVIL ENGINEER

CAL LAND ENGINEERING, INC.
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JACK LEE, R.C.E., G.E.

BENCHMARK

COUNTY BENCHMARK NO. FG5668

L&BR S. CB GRAND AVE & C/L PROD OF CAHILL PL

ELEVATION: 889.725' (NAVD 1988)

BASIS OF BEARING

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

EARTHWORK QUANTITY

CUT: 341.5 C.Y
FILL: 681.5 C.Y
IMPORT: 340 C.Y

0 10 20
(IN FEET)
1 inch = 10 ft.

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

EASEMENT NOTE

EASEMENT NOTES:

E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

E2 EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

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

PUBLIC WORKS DEPARTMENT

CITY OF DIAMOND BAR

STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE

INSERT TEXT HERE

SOIL ENGINEER RCE DATE

ENGINEER GEOLOGIST RCE DATE

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

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
INSERT CONSULTANT INFORMATION

INSERT ADDRESS

ITEL: (xxx) xxx-xxxx
FAX: (xxx) xxx-xxxx

NAME RCE DATE

LEGAL DESCRIPTION
LOT 15 OF TRACT NO. 37873, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 978, PAGES 3 TO 5, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8717-026-038

PROPERTY SIZE: 31,990.00 S.F. (0.734 ACRES) (GROSS)
22,496.50 S.F. (0.516 ACRES) (NET)

OWNER: RICKY LINN TEL: (213) 271-4424

SITE ADDRESS: 1200 Chisolm Trail Drive
DIAMOND BAR, CA 91765

DRAWN BY HH CHECKED BY JL SCALE: 1"=10'

GRADING AND DRAINAGE PLAN

DRAWING NO._____ SHEET 1 OF 2

SLOPE DENSITY ANALYSIS

ELEVATION OF CONTOUR(FEET)	LENGTH OF CONTOUR(FEET)
835	3.21
836	6.24
837	9.05
838	12.88
839	18.28
840	22.75
841	27.20
842	30.86
843	38.48
844	42.91
845	47.46
846	53.18
847	60.80
848	67.14
849	71.50
850	74.92
851	77.97
852	81.11
853	97.37
854	109.38
855	113.29
856	116.62
857	118.61
858	120.25
859	121.60
860	123.78
861	127.54
862	130.20
863	131.98
864	133.55
865	135.23
866	137.26
867	139.56
868	141.74
869	143.61
870	145.53
871	145.99
872	146.06
873	146.21
874	146.80
875	147.49
876	148.15
877	148.90
878	149.57
879	150.52
880	153.12
881	157.10
882	157.43
883	156.85
884	159.18
885	159.12
886	156.85
887	156.69
888	156.83
889	157.30
890	158.03
891	161.14
892	175.59
893	178.40
894	178.79
895	179.23
896	181.43
897	182.59
898	183.37
899	184.60
900	185.87
901	187.03
902	185.61
903	185.72
904	186.46
905	184.89
906	185.90
907	187.33
908	188.55
909	190.35
910	195.29
911	205.41
912	202.24
913	201.56
914	202.37
915	202.63
916	203.40
917	204.48
918	205.01
919	204.35
920	204.90
921	202.71
922	199.07
923	194.43
924	194.53
925	190.32
926	186.92
927	184.06
928	182.17
929	180.38
930	178.48
931	176.27
932	174.37
933	173.17
934	172.37
935	171.78
936	170.28
937	151.13
938	142.55
939	137.37
940	133.68
941	101.69
942	66.94
TOTAL LENGTH	15460.41

PROFESSIONAL LAND SURVEYOR
FRANCIS K. LIN
No. 9645
STATE OF CALIFORNIA

0 16 32
1"=16'

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 112121178JM, DATED 04–30–2021.

LEGAL DESCRIPTION:

LOT 15 OF TRACT NO. 37873, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 978, PAGES 3 TO 5, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8717–026–038

PROPERTY SIZE: 33,316.83 S.F. (0.765 ACRES) (GROSS)
22,487.03 S.F. (0.516 ACRES) (NET)

EASEMENT NOTES:

E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

E2 EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES PURPOSES PER BK. 4744, PG. 281, OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY BENCHMARK NO. FG5668

L&BR S. CB GRAND AVE & C/L PROD OF CAHILL PL

ELEVATION: 889.725' (NAVD 1988)

BASIS OF BEARING:

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

Slopes Table

Lot Area 33,316.83 S.F. (0.765 ACRES)

Number	Minimum Slope	Maximum Slope	Legend	Area (S.F.)
1	0.00%	10.00%		1043.44
2	10.00%	25.00%		4611.13
3	25.00%	40.00%		7414.02
4	40.00%	50.00%		5441.30
5	50.00%	–		14806.94

AVERAGE SLOPE:

AREA (A): 33316.83 S.F. (0.765 ACRES)
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 15460.41 FEET

AVERAGE SLOPE: 0.002296 (I X L) / A
0.002296 (1 X 15460.41) / 0.765
= 46.40%

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

RELEASED

REVISIONS

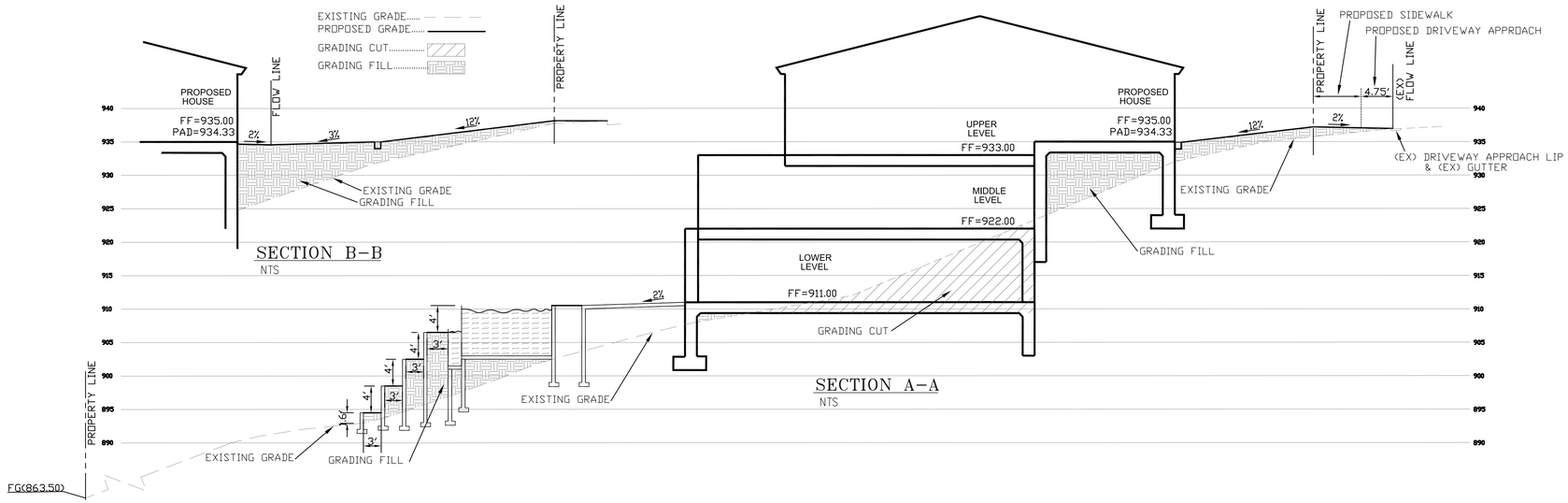
PROJECT LOCATION:
Vacant Lot off Chisolm Trail Drive,
Diamond Bar, CA 91765

DRAWN: RC
CHECKED: JY
DATE: 06–12–2023
JOB NO.: 22–001–003
SCALE: 1"=16'
FILE NAME: Rio Lobos 22801_Slope.dwg

S-1

SHEET 1 OF 1 SHT.

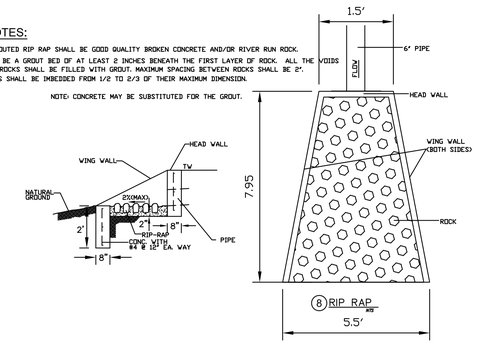
SECTION & DETAIL



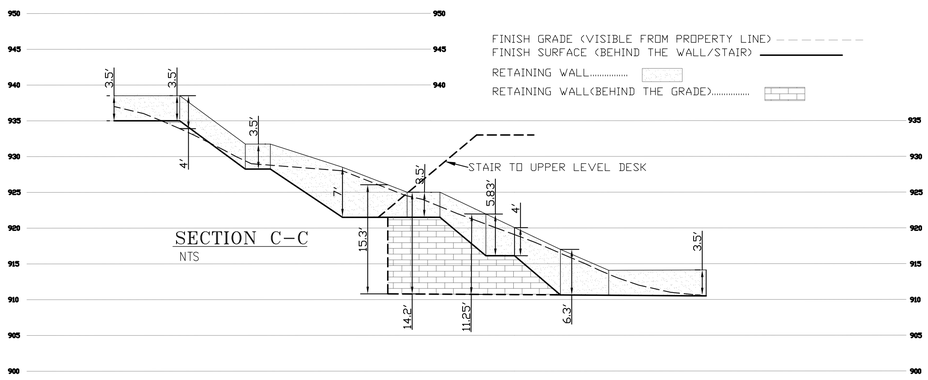
RIP-RAP NOTES:

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

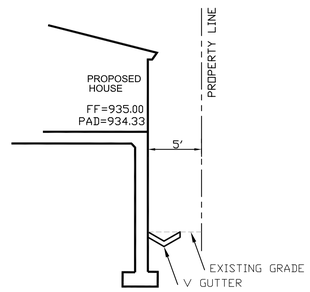
NOTE: CONCRETE MAY BE SUBSTITUTED FOR THE GROUT.



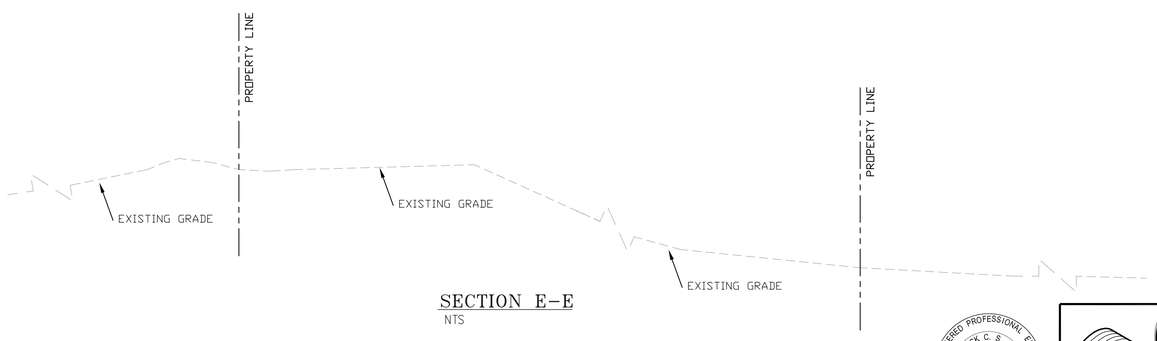
8 RIP RAP
#19



SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS

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

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

PUBLIC WORKS DEPARTMENT

CITY OF DIAMOND BAR

STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE

INSERT TEXT HERE

SOIL ENGINEER RCE DATE

ENGINEER GEOLOGIST RCE DATE

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

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
INSERT CONSULTANT INFORMATION

INSERT ADDRESS

TEL: (xxx) xxx-xxxx
FAX: (xxx) xxx-xxxx

NAME RCE DATE

LEGAL DESCRIPTION
LOT 15 OF TRACT NO. 37873, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 878, PAGES 3 TO 5, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8717-026-038

PROPERTY SIZE: 31,990.00 S.F. (0.734 ACRES) (GROSS)
22,498.50 S.F. (0.516 ACRES) (NET)

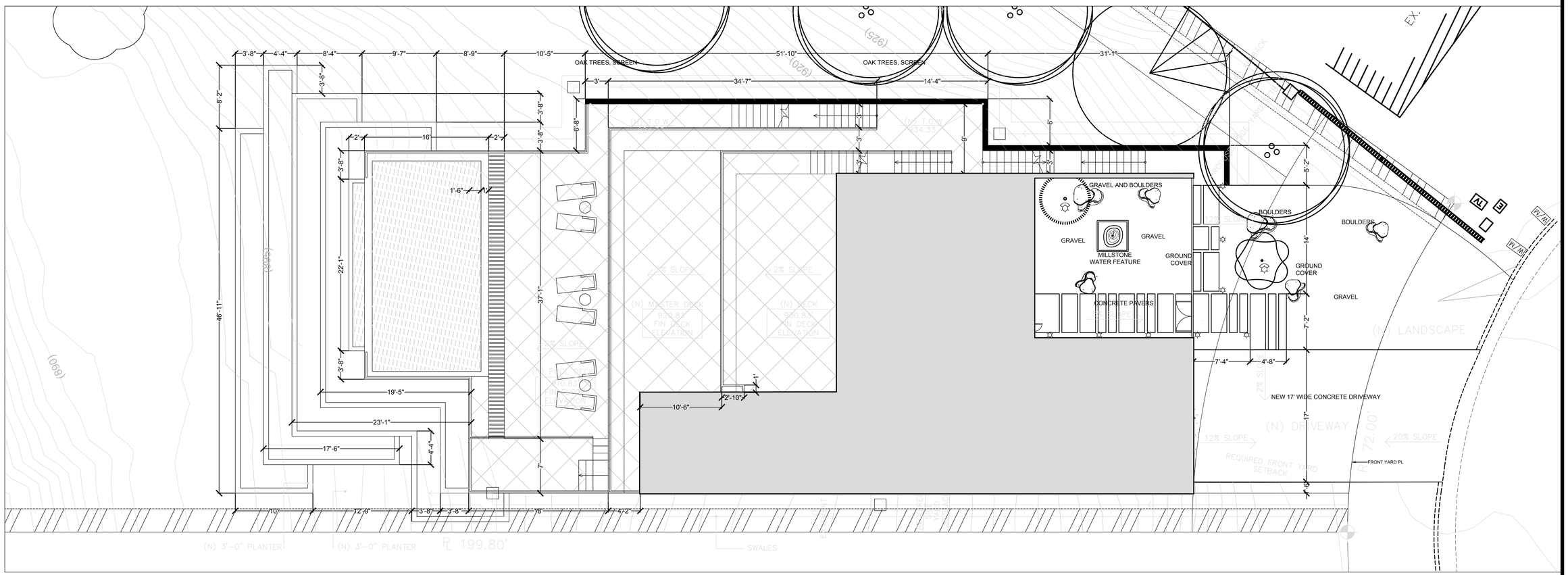
OWNER: RICKY LINN TEL: (213) 271-4424

SITE ADDRESS: 1200 Chisolm Trail Drive
DIAMOND BAR, CA 91765

DRAWN BY HH CHECKED BY JL SCALE: 1"=10'

GRADING AND DRAINAGE PLAN

DRAWING NO._____ SHEET 2 OF 2


OAK TREES, SCREEN
OAK TREES, SCREEN
GRAVEL AND BOULDERS
GRAVEL
GRAVEL
MILLSTONE WATER FEATURE
GROUND COVER
CONCRETE PAVERS
BOULDERS
BOULDERS
GROUND COVER
GRAVEL
(N) LANDSCAPE
NEW 17' WIDE CONCRETE DRIVEWAY
(N) DRIVEWAY
12% SLOPE
20% SLOPE
REQUIRED FRONT YARD SETBACK
FRONT YARD PL
(N) 3'-0" PLANTER
(N) 3'-0" PLANTER
℄ 199.80'
SWALES
(N) MASTER DECK
(N) DECK
(N) POOL DECK
(N) T.O.W.
(N) T.O.W.
(N) POOL
(N) POOL DECK
(N) POOL DECK
(N) POOL DECK

RESIDENCE AT CHISOLM TRAIL DRIVE

PLANTS BY NAME

Acacia chinchilla
Chinchilla Wattle

Agave 'Blue Glow'
Blue Glow Agave

Agave attenuata 'Ray of Light'
Ray of Light Agave

Anigozanthos 'Red Cross'
Red Cross Kangaroo Paws

Arctostaphylos 'Sunset'
Sunset Bush Manzanita

Carex testacea
Orange or Brown Sedge

Ceanothus griseus var. horizontalis
Carmel Creeper Ceanothus

Chilopsis linearis 'Burgundy'
Burgundy Desert Willow

Salvia apiana
White Sage

Salvia pachyphila
Blue Flame Giant Purple Sage

Sedum 'Angelina's Teacup'
Angelina's Teacup Stonecrop

Sedum nussbaumerianum
Orange Stonecrop

Senecio serpens
Dwarf Senecio

Echeveria 'Afterglow'
Afterglow Echeveria

Echeveria 'Giant Blue'
Giant Blue Echeveria

Echeveria 'Perle Von Nurnberg'
Echeveria 'Perle Von Nurnberg'

Echeveria 'Ruffles'
Ruffles Echeveria

Echeveria agavoides 'Lipstick'
Lipstick Echeveria

Echinocactus grusonii
Golden Barrel Cactus

Eriogonum grande v. rubescens
San Miguel Island Buckwheat

Festuca glauca 'Elijah Blue'
Elijah Blue Fescue

Muhlenbergia rigens
Deer Grass

Penstemon het. 'Margarita B.O.P.'
Margarita Bop Foothill Penstemon

Quercus agrifolia
Coast Live Oak

Salvia 'Celestial Blue'
Celestial Blue Sage

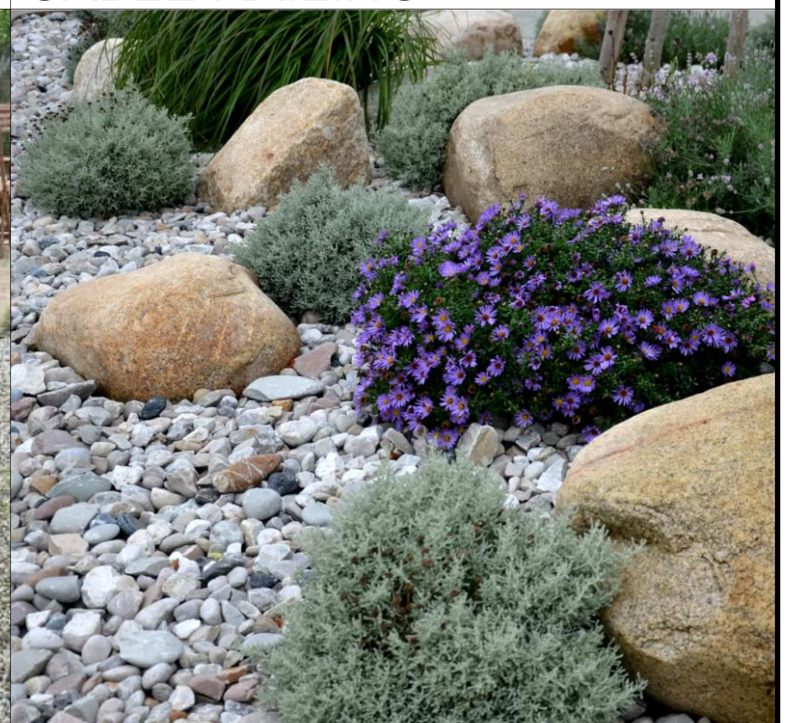
PATH LIGHTS

CABLE RAILING

LANDSCAPE PLANTS

RAIN SLAB FOUNTAIN

CONCRETE PAVERS



GRAVEL & BOULDERS

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

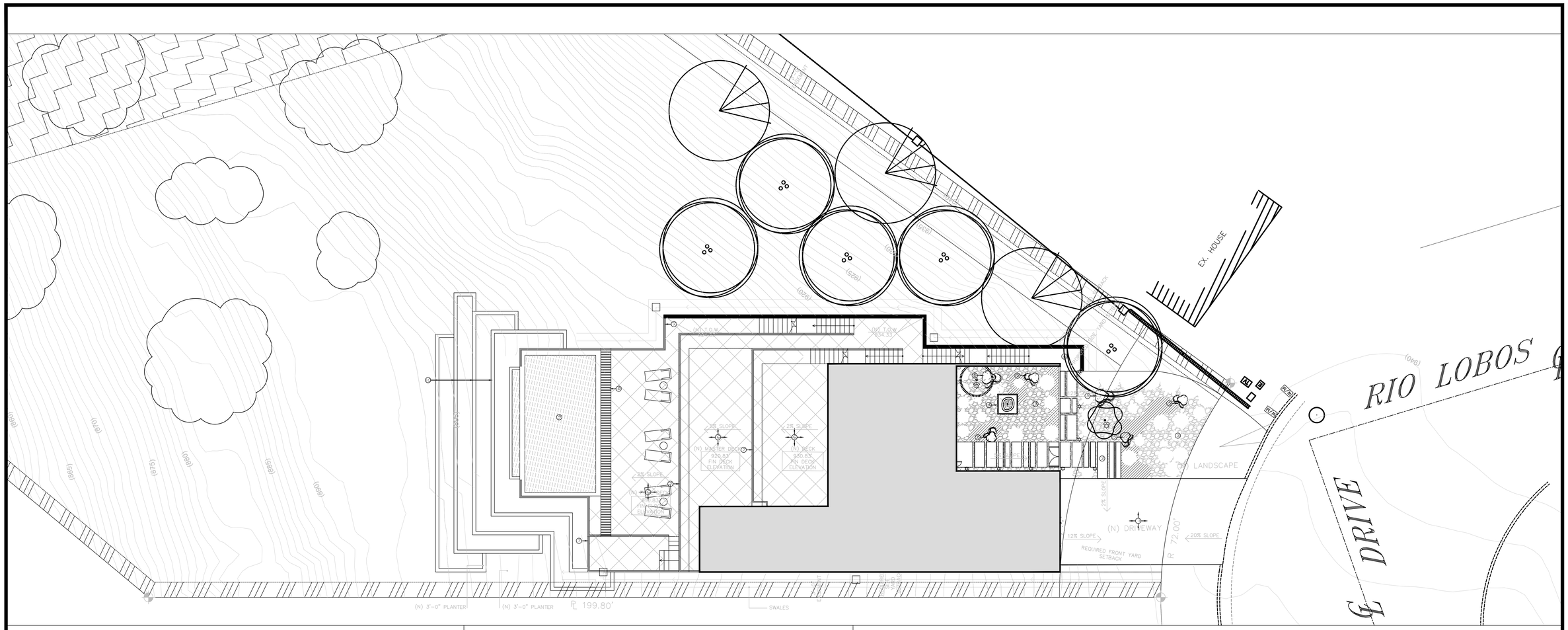
minanda
LANDSCAPE DESIGN
1443 E. Washington Blvd. #232
818.903.5122
minanda@mac.com

LANDSCAPE AESTHETICS PHOTO GALLERY

LINN RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA

11.13.23
DRAWN BY
NCR
SCALE
3/16"=1'
PROJECT NO.
R121-23

SHEET NO.
L2.2



LEGEND:

1. NEW 17' X 34' CONCRETE DRIVEWAY, 580 SF
2. NEW POURED-IN-PLACE CONCRETE PAVERS WITH 4" GAPS FILLED WITH DECORATIVE GRAVEL IN BETWEEN PADS.
3. NEW DECORATIVE GRAVEL IN PLATNING AREA. GRAVEL SAMPLES TO BE PROVIDED BY DESIGNER FOR OWNERS APPROVAL PRIOR TO INSTALLATION.
4. NEW MILLSTONE WATER FEATURE BY 'GARDEN TEMPLE'. FOUNTAIN TO BE SELECTED BY DESIGNER AND APPROVED BY OWNER PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE ELECTRICAL AND ALL OTHER MATERIALS FOR INSTALLATION.
5. NEW BOULDERS
6. DECK: THREE-LEVEL TERRACED DECK WITH IPE DECK TILE FLOORING OR SIMILAR LIGHT-COLORED WOOD BY 'TILE TECH'. DECK TILE SAMPLES TO BE PROVIDED BY DESIGNER FOR OWNERS APPROVAL PRIOR TO INSTALLATION. DECK STRUCTURAL DESIGN BY CIVIL ENGINEER. ALL OTHER LABOR AND MATERIALS FOR DECK INSTALLATION TO BE PROVIDED BY CONTRACTOR.
7. DECK RAILING: 42" HT. POWDER COATED, ALUMINUM POSTS WITH IPE ACCENT RAILING OR WOOD TO MATCH DECK FLOORING. 1/8" HORIZONTAL STAINLESS STEEL CABLES. POWDER COAT COLOR OPTIONS TO BE PROVIDED BY DESIGNER.
8. NEW 24" WIDE ALUMINUM FRENCH DRAIN GRATE. REFER TO ENGINEER AND ARCHITECT PLANS FOR DRAINAGE DETAILS.
9. POOL: INIFINITY EDGE POOL WITH 4.5'-4.75' UNIFORM DEPTH. AND ONE 18" STEP/BENCH THE LONG LENGTH OF POOL. 'MIDNIGHT BLUE' PEBBLETECH SURFACE FINISH BY PEBBLETECHNOLOGY. 'OBSIDIAN' GLASS WATERLINE TILE, RENAISSANCE II COLLECTION BY LIGHTSTREAMS. SQUARE EDGE, SLATE OR COLORED STAMPED CONCRETE POOL COPING. ALL SELECTIONS TO BE APPROVED BY CLIENT PRIOR TO PURCHASE AND INSTALLATION.
10. NEW TIERED CONCRETE RETAINING WALLS WITH IRRIGATION FOR PLANTS. REFER TO ENGINEER AND ARCHITECT PLANS FOR RETAINING WALL DETAILS.
11. NEW ADJUSTABLE CHAISE LOUNGE CHAIRS. 'ETRA' COLLECION BY MODERN OUTDOOR.

GENERAL NOTES:

1. CONTRACTOR TO DISPOSE OF ANY AND ALL WASTE MATERIALS EACH DAY, OFF SITE. HOMEOWNERS TRASH BINS ARE NOT TO BE USED.
2. JOB SITE IS TO BE SWEPT CLEAN AT THE END OF EACH DAY.
3. TOOLS AND EQUIPMENT WHICH NEED TO REMAIN ON SITE SHALL BE STORED NEATLY AND IN AN OUT OF THE WAY PLACE.
4. ANY MATERIALS PURCHASED FOR THE JOB THAT HAVE AN AESTHETIC ELEMENT SHALL BE BROUGHT TO THE CLIENT FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.
5. ALL WORK SHALL CONFORM WITH STANDARD CONSTRUCTION PRACTICES, BE PROPERLY PERMITTED (SEE #9), AND COMPLY WITH ALL GOVERNING BUILDING AND CITY CODES.
6. CONTRACTOR TO CONTACT DIGALERT AS REQUIRED BY LAW.
7. PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO INSTALL A COMPLETE IRRIGATION SYSTEM FOR ALL PLANTING AREAS. ALL NON TURF PLANTING AREAS TO BE DRIP (NETAFIM).
8. ALL PLANTS, ONCE THEY HAVE ARRIVED ON SITE, ARE TO BE WATERED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE INSTALLED AND THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL. ANY PLANT LOSS DURING THE TIME BETWEEN ARRIVAL AND IRRIGATION INSTALLATION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR TO PULL ANY NECESSARY PERMITS. DESIGNER DOES NOT PULL PERMITS.
10. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY FOR RESOLUTION.
11. CONTRACTOR TO PROVIDE AN APPROXIMATE SCHEDULE TO THE DESIGNER AND CLIENT PRIOR TO COMMENCEMENT OF INSTALLATION.
12. CONTRACTOR TO PROVIDE ELECTRICAL FOR LOW VOLTAGE LANDSCAPE LIGHTING PLAN.

NOTE:
SITE LANDSCAPING WILL COMPLY WITH THE WATER CONSERVATION LANDSCAPING REQUIREMENT PURSUANT TO DIAMOND BAR MUNICIPAL CODE (DBMC) SECTION 8.14. A COMPLETE IRRIGATION PLAN WILL BE PROVIDED WITH THE FINAL DESIGN PACKAGE.

NOTE:
THERE ARE NO TREES EXISTING ON SITE

LANDSCAPE/HARDSCAPE COVERAGE:
PLEASE SEE SHEET T1 FOR LOT COVERAGE CALCULATIONS

DOWNLIGHT BY LIGHTCRAFT OUTDOOR:
LITTLE SMOKEY MRII DOWNLIGHT DL-104B

UPLIGHT BY LIGHTCRAFT OUTDOOR:
TIPARILLO UP LIGHT FL-103B

PATH LIGHT BY LIGHTCRAFT
OUTDOOR: FLAT SIDE PATH LIGHT
AP390B-NBZ

0 4 8 16
1/8" = 1'0"

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

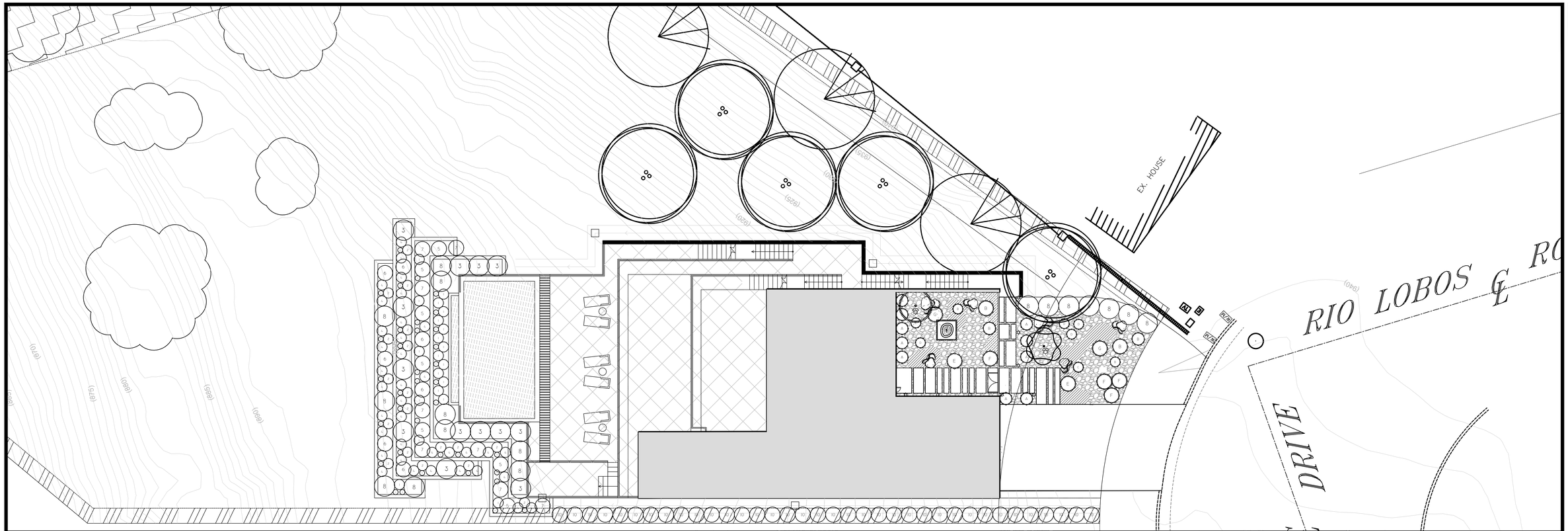
minanda
LANDSCAPE DESIGN
1443 E. Washington Blvd. #332
818.903.5122
minanda@mac.com

LANDSCAPE CALLOUT PLAN

LINN RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA

DATE
11.20.23
DRAWN BY
NCR
SCALE
1/8"=1'0"
PROJECT NO.
R21117

SHEET NO.
L3



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

minanda
LANDSCAPE DESIGN
1443 E. Washington Blvd. #232
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LANDSCAPE PLANTING PLAN

LINN RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	EX. TREE TO REMAIN	VAR.	N/A	N/A
	QUERCUS AGRIFOOLIA	COAST LIVE OAK	15 GAL	5
	ACACIA CHINCHILLA	CHINCHILLA WATTLE	24" BOX	1
	CHILOPSIS LINEARIS 'BURGANDY'	BURGANDY DESERT WILLOW	24" BOX	1
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	3
10	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	36
SHRUBS: REAR RAISED PLANTERS				
1	SALVIA PACHYPHYLLA	BLUE FLAME GIANT PURPLE SAGE	5 GAL	20
2	ERIOGONUM RUBESCENS	RED FLOWERED BUCKWHEAT	5 GAL	18
3	SALVIA 'CELESTIAL BLUE'	CELESTIAL BLUE SAGE	5 GAL	13
4	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GAL	36
5	PENSTEMON HETEROPHYLLUS	MARGARITA BOP PENSTEMON	5 GAL	7
6	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	7
7	SALVIA APIANA	WHITE SAGE	5 GAL	8
8	ARCTOSTAPHYLOS SUNSET	SUNSET MANZANITA	5 GAL	17
9	CEANOTHUS GLORISEUS 'HORIZONTALIS'	CREEPING CALIFORNIA LILAC	1 GAL	36
SHRUBS: FRONT & COURTYARD				
A	ANIGOZANTHOS 'REGAL VELVET'	REGAL VELVET KANGAROO PAW	5 GAL	10
B	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	6
C	AGAVE ATTENUATA 'RAY OF LIGHT'	RAY OF LIGHT AGAVE	5 GAL	2
D	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	4
E	CAREX TESTACEA PRAIRIE FIRE (3)	PRAIRIE FIRE SEDGE	1 GAL	2
F	FESTUCA GLAUCA (3)	BLUE FESCUE	1 GAL	4
G	ECHEVERIA (VARIOUS) 'AFTERGLOW', PERLE VON NURNBERG', 'RUFFLES', 'LIPSTICK', 'GIANT BLUE' (5)	NCN	5 GAL	2
GROUND COVER/ VINE				
	SENECIO SERPENS	DWARF CHALKSTICKS	1 GAL	130 SF

HILLSIDE NOTE

HILLSIDE TO BE HYDROSEEDED WITH A COMBINATION OF CALIFORNIA NATIVE GRASSES, GROUND COVERS AND WILDFLOWERS. THE COMPONENTS OF MOISTURE-RETAINING SUBSTANCES, ADHESIVES AND FERTILIZERS AS REQUIRED IN HYDROSEED FORMULAS ARE TO BE ORGANIC AND MUST INCLUDE MYCORRHIZAE

TEMPORARY IRRIGATION TO BE PROVIDED TO SLOPE IN ORDER TO ENSURE ESTABLISHMENT OF NEW PLANT MATERIALS. REFER TO IRRIGATION PLANS.

PLANTING AND IRRIGATION NOTES:

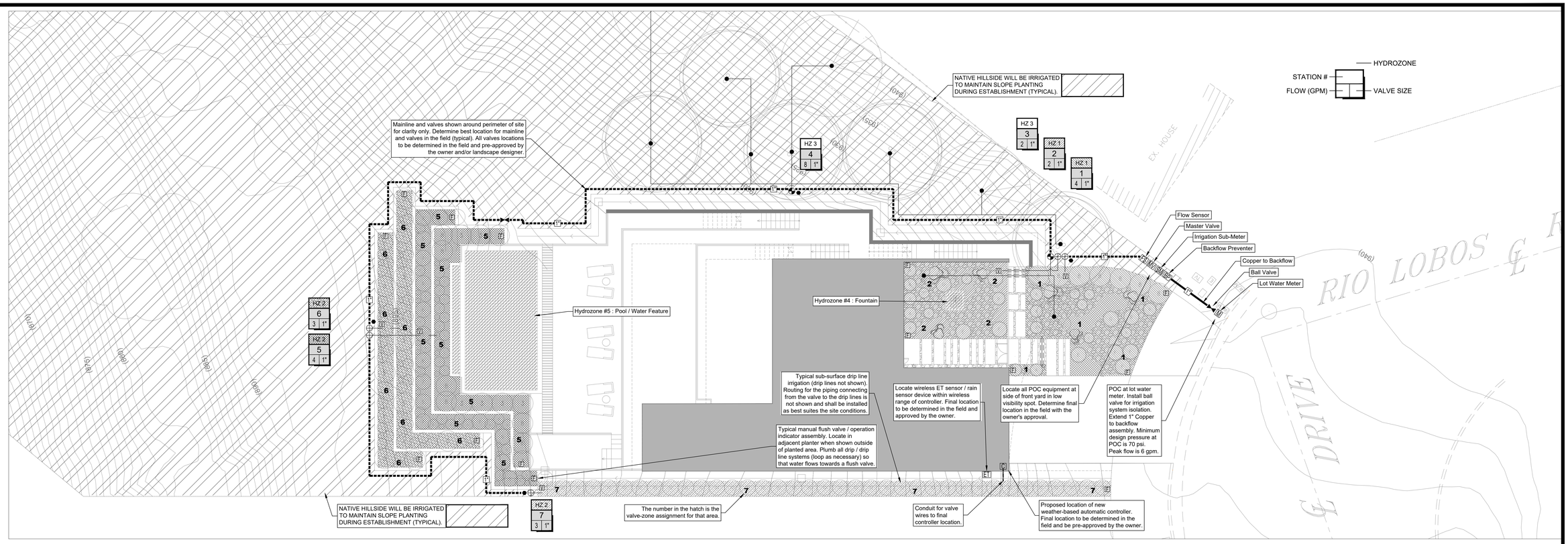
1. CONTRACTOR TO CLEAR ALL WEEDS, PLANTS, ROCKS OVER 2" AND DETRITUS WITHIN THE PLANTING AREA. LARGE SHRUBS AND TREES TO BE MARKED BY DESIGNER PRIOR TO REMOVAL.
2. CONTRACTOR TO GRADE THE OPEN SPACES TO ENCOURAGE DRAINAGE ON SITE AND AWAY FROM THE HOUSE. ALL HARDSCAPE TO SLOPE TOWARDS PLANTING AREAS.
3. IRRIGATION: PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO INSTALL A COMPLETE IRRIGATION SYSTEM FOR ALL PLANTING AREAS INCLUDING POTS. DRIP IRRIGATION TO BE USED IN ALL NON-TURF PLANTING AREAS.
4. PLANTING: PLANTS PROVIDED BY DESIGNER INSTALLED BY CONTRACTOR
5. SOIL IN PLANTING AREAS TO BE AMENDED PRIOR TO PLANTING. AMENDMENTS SUPPLIED BY DESIGNER, INSTALLED BY CONTRACTOR. ORGANIC COMPOST, WORM CASTINGS, MICORRHIZAE. ORGANIC FINE MULCH TO BE APPLIED TO ALL PLANTING AREAS (NOT TURF OR GROUND COVER AREAS)
6. ALL PLANTS, ONCE THEY HAVE ARRIVED ON SITE, ARE TO BE WATERED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE INSTALLED AND THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL. ANY PLANT LOSS DURING THE TIME BETWEEN ARRIVAL AND IRRIGATION INSTALLATION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

REQUIRED MIX OF PLANT MATERIALS

PLANT MATERIAL	MIN REQ % OF MIX	# OF PLANTS
TREES*		
24" BOX	20%	38
15-GALLON	80%	6
SHRUBS		
5-GALLON	70%	150
1-GALLON (HERBACEOUS ONLY)	30%	42
GROUND COVER		
COVERAGE WITHIN 2 YEARS	100%	YES

0 4 8 16
1/8" = 1'0"

DATE
11.20.23
DRAWN BY
NCR
SCALE
1/8"=1'0"
PROJECT NO.
R121-23
SHEET NO.
L4



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

minanda LANDSCAPE DESIGN
1441 E. Washington Blvd. #332
818.903.5122 minanda@mac.com

LANDSCAPE IRRIGATION PLAN

LINN RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA

DRAWING DATE: 11.30.23
DRAWN BY: NCR
SCALE: 1/8"=1'0"
PROJECT NO.: R121-23
SHEET NO.: LI-1

HYDROZONE INFORMATION MATRIX

Hydrozone Number	Station Number	Area (sq. ft.)	Percent of Area	Description / Plant Type	Plant Factor (WUCOLS)	Irrigation Type	Zone Flow (GPM)	Precipitation Rate (in./hr.)	Zone Pressure
1	1	461	17.9%	Front Planters	Low	Drip Line	4	0.64	30 psi
1	2	285	11.1%	Front Planters	Low	Drip Line	2	0.64	30 psi
3	3	50	1.9%	Trees (25 sq. ft. each)	Low	Bubbler	2	3.00	30 psi
3	4	200	7.8%	Trees (25 sq. ft. each)	Low	Bubbler	8	3.00	30 psi
2	5	470	18.2%	Back Planters	Low	Drip Line	4	0.64	30 psi
2	6	345	13.4%	Back Planters	Low	Drip Line	3	0.64	30 psi
2	7	335	13.0%	Back Planters	Low	Drip Line	3	0.64	30 psi
4	n/a	15	0.6%	Fountain	High	Direct Fill	n/a	n/a	n/a
5	n/a	415	16.1%	Pool / Water Feature	High	Direct Fill	n/a	n/a	n/a
	TOTAL =	2,576	100.0%			Peak Flow =	8		

MWELO - WATER EFFICIENT LANDSCAPE WORKSHEET : RESIDENTIAL (NO SLA) - **ETAF = 0.55**

Reference Evapotranspiration (ETo) 47.5 (POMONA) MAWA = Eto X 0.62 X (**0.55** X LA)

Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/IE)	Landscape Area (sq. ft.)	(PF/IE) x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
HZ 1 Front Planters	0.30	Drip Line	0.81	0.37	746	276	8,137
HZ 2 Back Planters	0.30	Drip Line	0.81	0.37	1,150	426	12,544
HZ 3 Trees	0.30	Bubbler	0.81	0.37	250	93	2,727
HZ 4 Fountain	1.00	Direct Fill	1.00	1.00	15	15	442
HZ 5 Pool / Water Feature	1.00	Direct Fill	1.00	1.00	415	415	12,222
				Total	2,576	1,225	
						ETWU TOTAL	36,071
				MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			41,725

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION AT LOT WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL SHUT-OFF VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER DOWNSTREAM OF SHUT-OFF VALVE PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. PIPING BETWEEN THE WATER METER AND THE BACKFLOW PREVENTER ASSEMBLY TO COPPER SIZED THE SAME AS THE MAINLINE SIZE DOWNSTREAM OF THE POC EQUIPMENT. INSTALL SUB-METER DOWNSTREAM OF BACKFLOW DEVICE PER MWELO REQUIREMENTS. INSTALL MASTER VALVE DOWNSTREAM OF SUB-METER AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWNSTREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 6 GPM. STATIC PRESSURE AT METER IS 113 PSI. CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED. INSTALL PRESSURE REGULATOR WITH BACKFLOW PREVENTER AND SET TO 80 PSI.

CONTROLLER
INSTALL IRRIGATION CONTROLLER IN GARAGE AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HAND-HELD MAINTENANCE REMOTE CONTROL KIT (HUNTER ROAM) FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER.

WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)
INSTALL THE WEATHER SENSOR IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. LOCATE AND MOUNT PER MANUFACTURERS' DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.

SLEEVING
MAINLINE AND VALVES MAY BE SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

TREE BUBBLERS
TREE BUBBLERS TO BE PROVIDED TO ALL NEW TREES (2 EACH) AND / OR AS NOTED ON THE PLANS. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND / OR REMOVE BUBBLERS AS NECESSARY.

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
M	LOT WATER METER - VERIFY IN THE FIELD AND ADJUST AS NECESSARY	1"	N/A
BP	FEBCO LF825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL IN SIDE YARD IN 'OUT OF VIEW' LOCATION - WITH WYE STRAINER PER DETAIL	1"	A
MV	SUPERIOR 3200-100 SERIES NORMALLY CLOSED BRASS MASTER CONTROL VALVE	1"	B
FS	FLOMEC QS-200-10 ULTRASONIC FLOW SENSOR IN SCH 80 PVC TEE	1"	C
C	HUNTER 'ACC2' A2C-1200P+A2C-WIFI AUTOMATIC WEATHER-BASED CONTROLLER WITH ET / RAIN SENSOR LISTED BELOW - WALL MOUNT - DETERMINE FINAL LOCATION IN FIELD	12 STATION	D
ET	HUNTER 'SOLAR SYNC' WSS-SEN ET / RAIN SENSOR FOR WEATHER-BASED OPERATION	N/A	E
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	F
	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT	LINE SIZE	G
	HUNTER HQ-33D-LRC SERIES QUICK COUPLING VALVE WITH LOCKING YELLOW VINYL COVER	3/4"	H
	HUNTER ICV-101G SERIES ELECTRIC CONTROL VALVE WITH FLOW CONTROL	1"	I
	HUNTER ICZ-101-LF-40 DRIP ZONE VALVE ASSEMBLY WITH 1" ICV VALVE AND PRESSURE REGULATING FILTER (PRESSURE REGULATOR IS 40 PSI AND FILTER IS 150 MESH)	1"	J
	SCH 80 PVC IRRIGATION MAINLINE BETWEEN METER AND BACKFLOW PREVENTER	1 1/2"	L
	SCH 40 PVC IRRIGATION MAINLINE - 18" MINIMUM COVER - USE SCH 40 PVC FITTINGS	1"	L
	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE	L
	SCH 40 PVC PIPE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	M
	SCH 40 PVC WIRE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	M
SM	SENSUS SR-II (OR EQUAL) WATER METER USED AS IRRIGATION SUB-METER	1"	R

SPRINKLER LEGEND - TREE BUBBLERS

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	TT	TQ	F	DETAIL
SUPPLEMENTAL TREE BUBBLERS WITH 4" POP UP AND HUNTER STREAM BUBBLER NOZZLE											
●	HUNTER PROS-04-PRS30-CV SERIES	MSBN-50Q	N/A	25	1.0 PER TREE (2 X 0.50)						K

NOTE : THE SINGLE SYMBOL ON THE PLANS REPRESENTS TWO (2) BUBBLERS FOR EACH NEW TREE.

SPRINKLER LEGEND - SUB-SURFACE DRIP LINE

SYMBOL	MANUFACTURER / MODEL NUMBER	DETAIL
DRIP EMITTER ON HUNTER 'RIGID RISER' ASSEMBLY		
HATCHED AREAS	RAIN BIRD XFS-06-12 SERIES - 0.6 GPH EMITTERS AT 12" O.C. - ROWS AT 18" O.C.	N/O/P/Q
F	FIELD FABRICATED FLUSH VALVE / OPERATION INDICATOR ASSEMBLY	P
V	AIR RELEASE VALVE AT DRIP LINE SYSTEM HIGH POINT	Q

LATERAL PIPE SIZING

	3/4" PIPE
I	1" PIPE
II	1 1/4" PIPE
III	1 1/2" PIPE
IV	2" PIPE
V	2 1/2" PIPE
VI	3" PIPE
VII	4" PIPE

LATERALS TO BE SCH 40 PVC.
NO 1/2" PIPING ALLOWED.

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

PIPE SLEEVES TO BE A MIN. OF 2x LINE SIZE.
WIRE SLEEVES TO BE A MIN. OF 2x WIRE BUNDLE SIZE

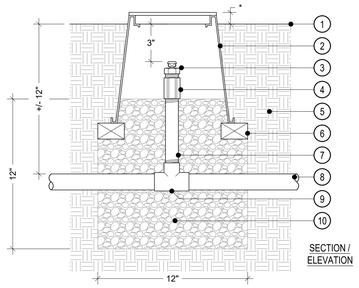
811 Know what's below. Call before you dig.

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND THE LANDSCAPE REGULATIONS AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Rick Dortch 11/30/23
RICK DORTCH - IRRIGATION CONSULTANT DATE

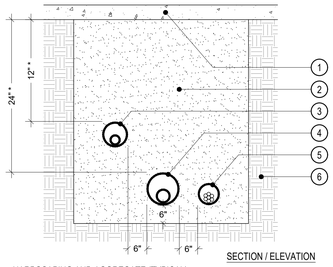
0 4 8 16
1/8" = 1'0"



1. FINISH GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH SNAP-ON LID (NDS PRO-SPEC SERIES) HEAT BRAND "AR" ON LID IN 2" HIGH BLOCK LETTERS
3. AIR RELEASE VALVE (RAIN BIRD ARV-050 OR APPROVED EQUAL)
4. 1/2" SCH 40 PVC THREADED COUPLER
5. NATIVE SOIL
6. COMMON BRICK SUPPORTS (2 REQUIRED)
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
9. SCH 40 PVC TEE SxSxT WITH 1/2" THREADED OUTLET
10. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

Q AIR RELEASE VALVE

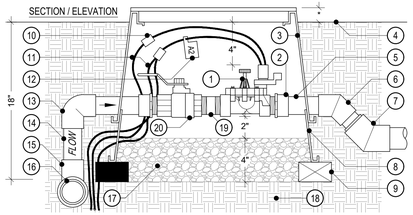


1. HARDSCAPING AND AGGREGATE (TYPICAL)
2. CLEAN SAND BACKFILL - COMPACT TO MATCH DENSITY OF NATIVE SOIL
3. LATERAL LINE IN SCH 40 PVC SLEEVE
4. PRESSURE MAINLINE IN SCH 40 PVC SLEEVE
5. CONTROL WIRES IN SCH 40 PVC SLEEVE
6. UNDISTURBED NATIVE SOIL

NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTEND SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

* SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

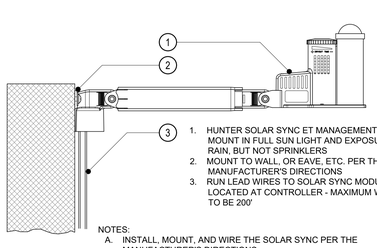
M SLEEVING



1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. SCH 40 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND STATION NUMBER ON LID IN 2" HIGH BLOCK LETTERS
4. FINISH GRADE
5. PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)
6. SCH 40 PVC 45 DEGREE ELL
7. SCH 40 PVC 45 DEGREE ELL (BUSH UP TO LATERAL LINE PLAN SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. #14 UF WIRES TO CONTROLLER (COLOR CODED)
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 40 PVC ELL (VALVE SIZE)
14. MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
15. SCH 40 PVC TEE (OUTLET TO BE VALVE SIZE)
16. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
17. FILL BASE OF BOX WITH PEA GRAVEL
18. NATIVE SOIL
19. SCH 80 PVC THREADED NIPPLE (3")
20. BALL VALVE PER IRRIGATION LEGEND (SAME SIZE AS RCV)

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

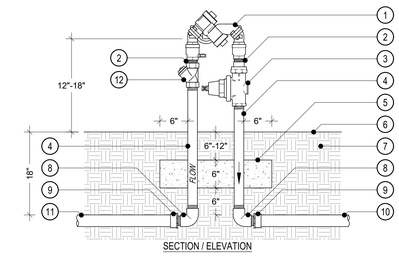
I ELECTRIC CONTROL VALVE ASSEMBLY



1. HUNTER SOLAR SYNC ET MANAGEMENT SYSTEM - MOUNT IN FULL SUN LIGHT AND EXPOSURE TO RAIN, BUT NOT SPRINKLERS
2. MOUNT TO WALL, OR EAVE, ETC. PER THE MANUFACTURER'S DIRECTIONS
3. RUN LEAD WIRES TO SOLAR SYNC MODULE LOCATED AT CONTROLLER - MAXIMUM WIRE RUN TO BE 200'

NOTES:
A. INSTALL, MOUNT, AND WIRE THE SOLAR SYNC PER THE MANUFACTURER'S DIRECTIONS.
B. FINAL SOLAR SYNC LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL SOLAR SYNC LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
D. FOR MOST ACCURATE TEMPERATURE SENSING, LOCATE THE SOLAR SYNC SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE.
E. THE SOLAR SYNC HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.
F. ALL WIRING FROM THE STATION TO THE CONTROLLER SHALL BE IN CONDUIT.

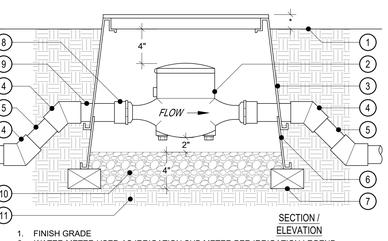
E ET / RAIN SENSOR



1. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
2. BRASS CLOSE NIPPLE (R/P SIZE)
3. WILKINS 500XL SERIES PRESSURE REGULATOR (R/P SIZE) IF NEEDED
4. BRASS NIPPLE (R/P SIZE) LENGTH AS REQUIRED
5. 6" THICK CONCRETE SUPPORT BLOCK
6. FINISH GRADE
7. NATIVE SOIL
8. BRASS ELL (R/P SIZE)
9. SCH 40 PVC MALE ADAPTER (BUSH UP TO MAINLINE PLAN SIZE WHERE R/P DEVICE IS SMALLER THAN MAINLINE SIZE)
10. MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
11. MAINLINE PIPING PER IRRIGATION LEGEND (FROM P.O.C.)
12. WILKINS YBP-80 STRAINER (R/P SIZE)

NOTES:
INSTALL PER ALL LOCAL CODES. FINAL LOCATION TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

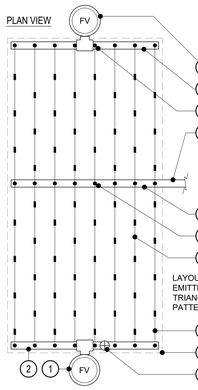
A BACKFLOW PREVENTER ASSEMBLY



1. FINISH GRADE
2. WATER METER USED AS IRRIGATION SUB METER PER IRRIGATION LEGEND
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "SM" ON LID IN 2" HIGH BLOCK LETTERS
4. SCH 80 PVC 45 DEGREE ELL (4 REQUIRED)
5. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
6. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
7. COMMON BRICK SUPPORTS (4 REQUIRED)
8. SCH 80 PVC FEMALE ADAPTER OR FITTING AS SPECIFIED BY THE WATER METER MANUFACTURER
9. MAINLINE PIPING OR NIPPLE AS SPECIFIED BY THE WATER METER MANUFACTURER
10. FILL BASE OF BOX WITH PEA GRAVEL
11. NATIVE SOIL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

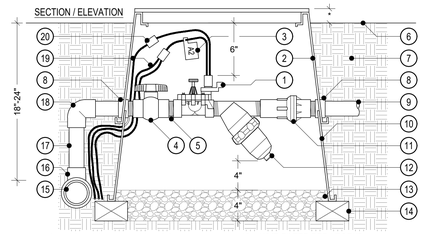
R IRRIGATION SUB-METER



1. MANUAL FLUSH VALVE / OPERATION INDICATOR PLUMBED TO FLUSH MANIFOLD AT LOW POINT AND AT ALL END POINTS
2. PVC EXHAUST HEADER PER IRRIGATION LEGEND
3. PVC FLUSH MANIFOLD TO TUBING CONNECTION - INSERT MALE ADAPTER
4. PVC LATERAL LINE FROM DRIP ZONE VALVE PER IRRIGATION LEGEND
5. PVC SUPPLY HEADER PER IRRIGATION LEGEND
6. PVC SUPPLY HEADER TO TUBING CONNECTION - TYPICAL
7. DRIP LINE TUBING PER IRRIGATION LEGEND
8. PERIMETER LATERALS APPROXIMATELY 4" FROM PLANTER EDGE
9. AREA PERIMETER
10. AIR RELEASE VALVE AT SYSTEM HIGH POINT

NOTES:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH RECOMMENDED BY THE MANUFACTURER. REFER TO THE MANUFACTURER'S GUIDELINES AND INSTALLATION DETAILS FOR THE INSTALLATION OF ALL DRIP LINE SYSTEMS. QUANTITY AND LOCATION OF ALL FLUSH VALVES AND AIR RELEASE VALVES SHALL MEET THE MANUFACTURER'S GUIDELINES.

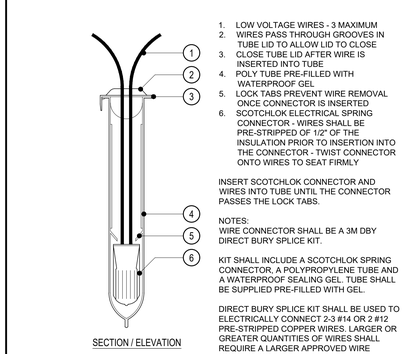
N DRIP LINE TUBING - TYPICAL LAYOUT



1. REMOTE CONTROL VALVE PER LEGEND
2. RECTANGULAR JUMBO PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS
3. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
4. SCH 40 PVC BALL VALVE
5. SCH 80 PVC CLOSE NIPPLE
6. FINISH GRADE
7. NATIVE SOIL
8. SCH 40 PVC MALE ADAPTER
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY)
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION AS REQUIRED
11. PRESSURE REGULATOR PER LEGEND
12. WYE-FILTER PER LEGEND
13. FILL BASE OF BOX WITH PEA GRAVEL
14. COMMON BRICK SUPPORTS (4 REQUIRED)
15. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
16. SCH 40 PVC MAINLINE FITTING WITH 1" OUTLET
17. 1" SCH 40 PVC MAINLINE PIPING (LENGTH AS REQUIRED)
18. 1" SCH 40 PVC ELL
19. #14 UF WIRES TO CONTROLLER (COLOR CODED)
20. WATERPROOF WIRE CONNECTOR (2 REQUIRED)

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

J DRIP ZONE CONTROL VALVE ASSEMBLY



1. LOW VOLTAGE WIRES - 3 MAXIMUM
2. WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
3. CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
4. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
5. LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
6. SCOTCHLOK ELECTRICAL SPRING CONNECTOR - WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR - TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY

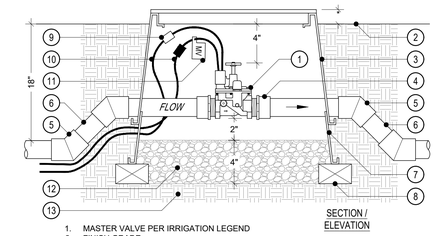
INSERT SCOTCHLOK CONNECTOR AND WIRES INTO TUBE UNTIL THE CONNECTOR PASSES THE LOCK TABS.

NOTES:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTOR.

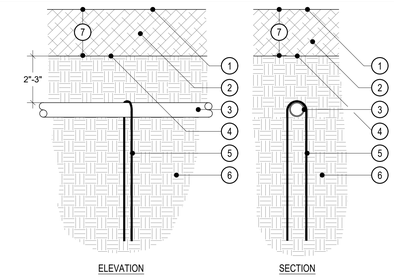
F WATERPROOF WIRE CONNECTOR



1. MASTER VALVE PER IRRIGATION LEGEND
2. FINISH GRADE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "MV" ON LID IN 2" HIGH BLOCK LETTERS
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED) USE REDUCING ADAPTERS WHERE MAINLINE IS LARGER THAN VALVE
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
10. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND FLOW SENSOR WIRES)
11. I.D. TAG WITH "MV" PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
12. FILL BASE OF BOX WITH PEA GRAVEL
13. NATIVE SOIL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

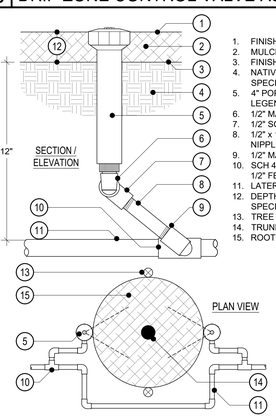
B MASTER CONTROL VALVE



1. FINISH GRADE OF MULCH LAYER
2. MULCH TOP DRESSING PER PLANTING PLAN
3. POLY TUBING PER IRRIGATION LEGEND
4. FINISH GRADE
5. STEEL TUBING-SOIL STAPLE (RAIN BIRD OR APPROVED EQUAL)
6. NATIVE SOIL
7. DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS

NOTES:
LOCATE STAPLES ALONG TUBING AT ABOUT 5' O.C. AND AT ALL FITTINGS (TEES, ELLS, ETC.) AND CHANGES IN DIRECTION OF TUBING. BURY TUBING PER THE IRRIGATION PLAN / NOTES.

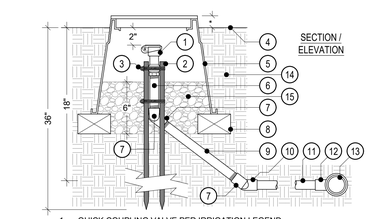
O DRIP LINE TUBING



1. FINISH GRADE OF MULCH LAYER
2. MULCH TOP DRESSING PER PLANTING PLAN
3. FINISH GRADE
4. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
5. 4" POP-UP HEAD & BUBBLER NOZZLE PER LEGEND
6. 1/2" MARLEX STREET ELL
7. 1/2" SCH 40 PVC STREET ELL TxT
8. 1/2" x 12" MIN. SCH 80 PVC THREADED NIPPLE
9. 1/2" MARLEX STREET ELL
10. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
11. LATERAL LINE PIPING PER LEGEND
12. DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS
13. TREE STAKE PER PLANTING PLAN
14. TRUNK OF TREE
15. ROOT BALL

NOTES:
LOCATE TREE BUBBLERS ON OPPOSITE SIDES OF THE PLANT ADJACENT TO THE ROOTBALL. LOCATE BUBBLERS AND ROUTE PIPING TO AVOID TREE STAKES AND DAMAGE TO ROOTBALL. USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED.

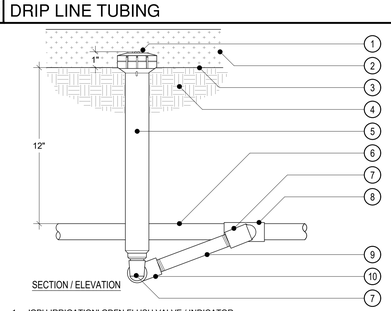
K TREE POP-UP STREAM BUBBLER



1. QUICK COUPLING VALVE PER IRRIGATION LEGEND
2. #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "QC" ON LID IN 2" HIGH BLOCK LETTERS
6. 3/4"x6" SCH 80 PVC NIPPLE
7. 3/4" SCH 40 PVC STREET ELL (3 REQUIRED)
8. COMMON BRICK SUPPORTS (3 REQUIRED)
9. 3/4"x12" SCH 80 PVC NIPPLE
10. 3/4" SCH 40 PVC ELL (SxT)
11. 3/4" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 3/4" SLIP OUTLET
13. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
14. NATIVE SOIL
15. FILL BASE OF BOX WITH PEA GRAVEL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

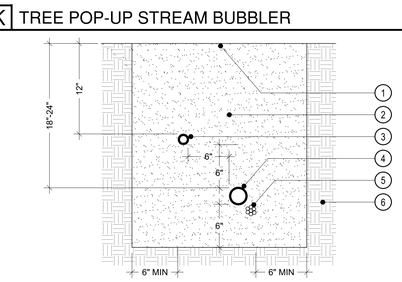
H QUICK COUPLING VALVE



1. 'GPH IRRIGATION' GDFN FLUSH VALVE / INDICATOR
2. MULCH LAYER PER PLANTING PLAN
3. FINISH GRADE
4. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
5. HUNTER PROS-12-PRS30-CV 12" HI-POP SPRAY HEAD
6. FLUSH HEADER PIPING PER LEGEND
7. 1/2" MARLEX STREET ELL
8. FLUSH HEADER FITTING WITH 1/2" FEMALE THREADED OUTLET - ADAPT AS NECESSARY
9. 1/2"x12" MIN. SCH 80 PVC THREADED NIPPLE
10. 1/2" SCH 40 PVC STREET ELL TxT

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. ADAPT TO DRIP SYSTEM AS REQUIRED (POLY OR PVC). ONLY USE BOTTOM INLET OF SPRINKLER HEAD. IF POSSIBLE, LOCATE FLUSH / INDICATOR ASSEMBLY IN AREA WITH EASY ACCESS FOR MAINTENANCE.

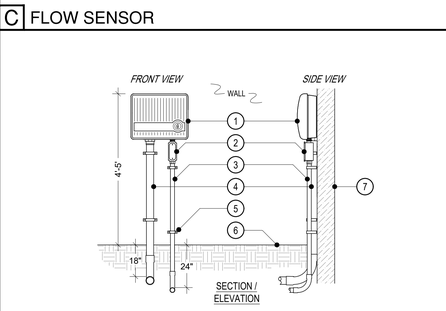
P DRIP SYSTEM - FLUSH VALVE ASSEMBLY



1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90% COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH)
4. PRESSURE MAINLINE PER LEGEND (SNAKE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12"x12"x12" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45'S, 90'S, TEES, ETC.) AND AT ALL TERMINAL POINTS.

L TRENCHING



1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES
5. SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE
7. WALL

D CONTROLLER / ENCLOSURE

0 4 8 16
1/8" = 1'0"

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

minanda LANDSCAPE DESIGN
1441 E. Washington Blvd. #332
818.953.5122 miranda@mac.com

LANDSCAPE IRRIGATION DETAILS

LINN RESIDENCE
1200 CHISOLM TRAIL DRIVE
DIAMOND BAR, CA

DRAWING DATE	11.30.23
DRAWN BY	NCR
SCALE	N.T.S.
PROJECT NO.	R121-23
SHEET NO.	LI-2

IRRIGATION SPECIFICATIONS (AS APPLICABLE) :

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF FURNISHING LABOR, TOOLS, MACHINERY, MATERIALS, AND PROCEDURE REQUIRED TO COMPLETE THE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO THE CITY/OWNER.

1.2. WHEN NOT OTHERWISE SPECIFIED, WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE LOCAL PLUMBING CODE.

1.3. THE CONTRACTOR SHALL APPLY FOR ALL NECESSARY PERMITS AND PAY FOR SAME.

1.4. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.

1.5. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED AND READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO CITY/OWNER.

1.6. ANY ITEM SHOWN OR WRITTEN ON THE DRAWINGS OR IN THESE SPECIFICATIONS SHALL BE CONSIDERED TO APPEAR ON BOTH.

1.7. IN THE EVENT OF "CONFLICT" BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE LANDSCAPE ARCHITECT SHALL BE CONSULTED.

1.8. PRIOR TO SUBMISSION OF HIS BID, THE CONTRACTOR SHALL EXAMINE THE SITE, THE COMPLETE DRAWINGS OF THE PROJECT AND THE SPECIFICATIONS OF SAME, IN ADDITION TO THE DRAWINGS AND SPECIFICATIONS FOR THE SPRINKLER IRRIGATION PORTION OF THE WORK.

2. REFERENCE SPECIFICATIONS AND STANDARDS

2.1. THE INTENT OF THE DRAWING AND SPECIFICATIONS IS TO GRAPHICALLY INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM.

2.2. PLOT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO THE LANDSCAPE ARCHITECT.

2.3. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC. WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER, SO THAT CONFLICTS BETWEEN SPRINKLER SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES WILL BE AVOIDED.

2.4. LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL DECIDE ALL QUESTIONS RELATIVE TO THE QUALITY OF WORKMANSHIP AND MATERIALS FURNISHED.

2.5. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE "INTERPRETATION" OF THE DRAWINGS AND SPECIFICATIONS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

3. SUBSTITUTIONS

3.1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT OR MATERIALS SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

3.2. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT THIS OWN EXPENSE.

3.3. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE, INDICATES ONLY THAT THE PRODUCT(S) APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION SUBMITTED.

3.4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTY SHALL ONLY SUPPLEMENT THE GUARANTEE.

3.5. THE LANDSCAPE ARCHITECT CAN, AT HIS OPTION, REQUIRE A MANUFACTURER'S WARRANTY ON ANY PRODUCT OFFERED FOR USE.

4. IRRIGATION GUARANTEE

4.1. THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACK-FILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF WORK.

4.2. IF, WITHIN ONE (1) YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION, SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPES, VALVES AND SPRINKLER HEADS, SOD OR PAVING IS NECESSARY TO BRING THE SYSTEM, SOD OR PAVING TO THE PROPER LEVEL OF THE PERMANENT GRADES, THE CONTRACTOR, AS PART OF THE WORK UNDER HIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT COST TO THE CITY/OWNER, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND.

4.3. SHOULD ANY OPERATIONAL DIFFICULTIES DEVELOP IN CONNECTION WITH THE SPRINKLER SYSTEM WITHIN THE SPECIFIED GUARANTEE PERIOD WHICH, IN THE OPINION OF THE CITY/OWNER, MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY/OWNER AT NO ADDITIONAL COST TO THE CITY/OWNER, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS.

5. RESPONSIBILITY

5.1. THE CONTRACTOR SHALL LOCATE LINES, VALVES, AND OTHER UNDERGROUND UTILITIES, ETC., PRIOR TO EXCAVATING TRENCHES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

6. RECORD DRAWINGS

6.1. LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC AND APPROXIMATE ONLY, AND SHALL BE CHANGED AND ADJUSTED AS NECESSARY OR AS DIRECTED TO MEET EXISTING CONDITIONS AND TO FOLLOW THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IN OBTAINING COMPLETE WATER COVERAGE. IT IS, THEREFORE, THE CONTRACTOR'S RESPONSIBILITY TO RECORD ANY CHANGES AS TO LOCATION OF EQUIPMENT ON "AS-BUILT" DRAWINGS.

6.2. PROCEDURE FOR "AS-BUILT" PREPARATION SHALL BE:

6.2.1. OBTAIN FROM THE LANDSCAPE ARCHITECT ONE (1) SET OF REPRODUCIBLE DRAWINGS. RECORD ACCURATELY ON THIS SET ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.

6.2.2. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, SIDEWALKS, CURBS, PAVEMENT). POST INFORMATION ON "AS-BUILT" DRAWINGS, DAY-TO-DAY, AS THE PROJECT IS INSTALLED. ALL DIMENSIONS NOTED ON DRAWINGS SHALL BE ONE-QUARTER (1/4) INCH IN SIZE.

6.2.3. SHOW DIMENSIONAL LOCATIONS AND DEPTHS OF THE FOLLOWING:

ALL POINT OF CONNECTION / CONTROL EQUIPMENT
ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION MAXIMUM OF ONE-HUNDRED (100) FEET ALONG ROUTING AND ALL DIRECTIONAL CHANGES)
BALL VALVES / GATE VALVES
SPRINKLER CONTROL VALVES (BURIED ONLY)
QUICK COUPLING VALVES
ROUTING OF CONTROL VALVE WIRING
OTHER RELATED EQUIPMENT (AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT)

6.2.4. MAINTAIN "AS-BUILT" DRAWINGS ON SITE AT ALL TIMES.

6.2.5. MAKE ALL CHANGES TO REPRODUCIBLE DRAWINGS IN INK (NO BALL-POINT PEN). USE ERADICATING FLUID WHEN REDOING DRAWINGS. MAKE CHANGES IN A MANNER EQUAL TO THE ORIGINAL DRAWING.

7. CONTROLLER CHARTS

7.1. "AS-BUILT" DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR LANDSCAPE COORDINATOR BEFORE CHARTS ARE PREPARED.

7.2. PROVIDE ONE CONTROLLER CHART OF THE MAXIMUM SIZE CONTROLLER DOOR WILL ALLOW, FOR EACH CONTROLLER SUPPLIED, SHOWING THE AREA COVERED BY AUTOMATIC CONTROLLER.

7.3. THE CHART SHALL BE A REDUCTION OF THE ACTUAL "AS-BUILT" SYSTEM DRAWING. IF THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWINGS IS REDUCED, ENLARGE IT TO A SIZE THAT WILL BE READABLE WHEN REDUCED.

7.4. CHART SHALL BE BLACK-LINE PRINT AND A DIFFERENT PASTEL COLOR USED TO SHOW AREA OF COVERAGE FOR EACH STATION.

7.5. WHEN COMPLETED AND APPROVED, HERMETICALLY SEAL THE CHART BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM TWENTY (20) MIL THICKNESS.

7.6. CHARTS SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

8. OPERATION AND MAINTENANCE MANUALS

8.1. PREPARE AND DELIVER TO THE LANDSCAPE ARCHITECT WITHIN TEN (10) CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, ALL REQUIRED AND NECESSARY DESCRIPTIVE MATERIAL IN COMPLETE DETAIL AND SUFFICIENT QUANTITY, PROPERLY PREPARED IN FOUR INDIVIDUALLY BOUND COPIES. DESCRIBE THE MATERIAL INSTALLED IN SUFFICIENT DETAIL TO PERMIT OPERATING PERSONNEL TO UNDERSTAND, OPERATE AND MAINTAIN ALL EQUIPMENT. INCLUDE SPARE PARTS LIST AND RELATED MANUFACTURER INFORMATION FOR EACH EQUIPMENT ITEM INSTALLED. EACH MANUAL SHALL INCLUDE THE FOLLOWING:

INDEX SHEET STATING SUBCONTRACTOR'S ADDRESS AND TELEPHONE NUMBER.
DURATION OF GUARANTEE PERIOD.
LIST OF EQUIPMENT WITH NAMES AND ADDRESSES OF MANUFACTURER'S LOCAL REPRESENTATIVES.
COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.

8.2. IN ADDITION TO THE MAINTENANCE MANUALS, PROVIDE THE MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW WRITTEN EVIDENCE AT THE END OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.

8.3. LOOSE SPRINKLING EQUIPMENT, OPERATING KEYS AND SPARE PARTS WILL BE FURNISHED BY THE CONTRACTOR IN QUANTITIES AS SHOWN ON PLANS OR IN SPECIFICATIONS.

9. MATERIALS

9.1. USE NEW MATERIALS OF THE BEST GRADE OF EACH RESPECTIVE KIND AND OF THE SAME MANUFACTURERS FOR ALL ITEMS OF ONE TYPE.

9.2. STEEL PIPE.

9.2.1. STEEL PIPE AND STEEL FITTINGS WHERE INDICATED ON THE DRAWINGS OR SPECIFIED SHALL BE SCHEDULE 40 GALVANIZED MILD STEEL THREADED PIPE AND BEADED GALVANIZED MALLEABLE IRON THREADED FITTINGS, EXCEPT COUPLINGS WHICH SHALL BE A.P.I. (AMERICAN PIPE INSTITUTE) STEEL COUPLINGS. THREAD ON PIPE AND FITTINGS SHALL BE OF TAPER TYPE.

9.2.2. ALL UNIONS TWO (2) INCHES AND SMALLER SHALL BE GROUND JOINT PATTER. UNIONS LARGER THAN TWO (2) INCHES SHALL BE FLANGED UNIONS. ALL FLANGED UNIONS SHALL BE PLACED WITH ONE-SIXTEENTH (1/16) INCH THICK ASBESTOS FIBER GASKETS. RIGHT AND LEFT COUPLINGS SHALL BE USED INSTEAD OF GROUND JOINT UNIONS IN ALL UNDERGROUND LINES, EXCEPT AT VALVES.

9.2.3. STEEL STREET ELBOWS, BUSHINGS, CLOSE NIPPLES, AND LONG SCREWS SHALL NOT BE USED IN THE WORK.

9.3. PLASTIC PIPE

9.3.1. PLASTIC PIPE SHALL BE EXTRUDED FROM VIRGIN PVC (POLYVINYL CHLORIDE) TYPE 1, GRADE 11 (CLASS 1220) AS MANUFACTURED BY LASCO INDUSTRIES, BALDWIN, PACIFIC WESTERN, JOHNS-MANVILLE OR EQUAL. CLASS SCHEDULE AS INDICATED IN THE LEGEND.

9.3.2. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, S.D.R. (STANDARD DIMENSION RATIOS, OR THE PRESSURE RATING IN POUNDS PER SQUARE INCH) AND THE N.S.F. (NATIONAL SANITATION FOUNDATION).

9.3.3. PLASTIC FITTINGS SHALL BE PVC 11, I.P.S. (INTERNATIONAL PIPE SOCIETY), SCHEDULE 40, N.S.F., SCHEDULE 80, N.S.F., AND SCHEDULE 80 THREADED FITTINGS AS SHOWN IN THE DETAILS AS MANUFACTURED BY SLOANE MANUFACTURING CO. SOLVENT AND PRIMER ARE TO BE PER PIPE MANUFACTURER'S RECOMMENDATIONS.

9.4. PVC PRESSURE RATED PIPE TYPE 1220 (PVC CLASS 160, 200 & 315) AND TYPE 1120 (PVC SCHEDULE 40 & PVC SCHEDULE 80)

9.4.1. TYPE I GRADE II PRESSURE RATED PIPE.

9.4.2. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN ASTM D1784-60T.

9.4.3. OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE.

9.4.4. PIPE SHALL BE MARKED AT INTERVALS WITH THE FOLLOWING INFORMATION (NOT TO EXCEED 5'): MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE AND GRADE (I.E., PVC 1220) SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION.

9.4.5. PVC FITTINGS SHALL BE PVC TYPE II, SCHEDULE 40 NSF, SCHEDULE 80 NSF, OR APPROVED.

9.4.6. SOLVENT SHALL BE #175 GRAY NSF APPROVED AS MANUFACTURED BY INDUSTRIAL POLYCHEMICAL SERVICE, GARDENA CALIFORNIA.

9.4.7. CAUTIONED SHALL BE UTILIZED IN HANDLING TYPE I PIPE DUE TO THE POSSIBILITY OF CRACKING OR OF SPLITTING WHEN DROPPED OR HANDLED CARELESSLY.

9.4.8. WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATIX TYPE II.

9.5. SPRINKLER HEADS

9.5.1. SPRINKLER HEADS SHALL BE AS SHOWN ON PLAN.

9.6. VALVES

9.6.1. REMOTE CONTROL VALVES - ELECTRIC REMOTE CONTROL VALVES SHALL BE AS SHOWN ON PLAN.

9.6.2. QUICK COUPLING VALVES - QUICK COUPLING VALVES SHALL BE AS INDICATED ON PLANS AND SHALL HAVE A LOCKING COVER. EACH QUICK COUPLER VALVE SHALL HAVE A MOLDED VINYL COVER, YELLOW IN COLOR (PURPLE WHERE CALLED FOR IN RECYCLED WATER SYSTEMS). ALL QUICK COUPLER VALVES KEYS AND HOSE SWIVELS SHALL BE OF SAME MANUFACTURER AS THE QUICK COUPLER.

9.7. AUTOMATIC CONTROLLERS - AUTOMATIC CONTROLLERS SHALL BE AS SHOWN ON PLANS AND DETAILS.

9.8. CONTROL WIRES FOR RCV'S - ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SOLENOID ACTUATED BY REMOTE CONTROL VALVE SHALL BE SOLID COPPER, PVC INSULATION, SINGLE CONDUCTOR, UL APPROVED UNDERGROUND FEEDER CABLE. EACH PILOT OR "HOT" WIRE SHALL BE BLACK OR COLOR-CODED WITH THE COMMON WIRE BEING WHITE.

9.9. RUN TWO SPARE CONTROL WIRES TO THE FARTHEST VALVE IN EACH MAINLINE DIRECTION. SHOW ON AS-BUILTS. COLOR CODE DIFFERENT THAN PILOT AND COMMON WIRES.

9.10. WIRING FOR FLOW SENSORS AND MASTER VALVES SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND SHALL BE COLOR CODED DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND SPARE WIRES.

9.11. VALVE BOXES - ALL REMOTE CONTROL VALVES, SHUT-OFF VALVES, FLOW SENSORS, AND QUICK COUPLING VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH LOCKING COVERS. ALL SHALL BE N.D.S. OR APPROVED EQUAL AND SHALL BE IDENTIFIED ON THE LID WITH HEAT-BRANDED NUMBERS / LETTERS IN 2" HIGH BLOCK LETTERS AS SHOWN ON THE DETAILS. ALL BOXES SHALL HAVE GREEN COVERS (PURPLE FOR RECYCLED WATER SYSTEMS).

9.12. BACKFLOW PREVENTION UNITS THE BACKFLOW PREVENTION UNITS SHALL BE AS SHOWN ON PLANS AND DETAILS.

9.13. DRIP LINE AND INTEGRAL DRIP LINE COMPONENTS - THE DRIP LINE SHALL BE TECHLINE HCVXR AS MANUFACTURED BY NETAFIM IRRIGATION, INC. DRIPPER FLOW RATE AND SPACING SHALL BE AS INDICATED ON DRAWINGS.

9.13.1. TECHLINE FITTINGS: ALL TECHLINE CONNECTIONS SHALL BE MADE WITH APPROVED TECHLINE INSERT FITTINGS.

9.13.2. SOIL STAPLES (TLS6): ALL ON-SURFACE/UNDER MULCH TECHLINE INSTALLATIONS SHALL BE HELD IN PLACE WITH TECHLINE SOIL STAPLES SPACED EVENLY EVERY 3' - 5' ON CENTER, AND WITH TWO STAPLES ON EACH CHANGE OF LOCATION.

9.13.3. LINE FLUSHING VALVES: ALL TECHLINE SYSTEMS SHALL BE INSTALLED WITH MANUAL FLUSHING VALVE AS INDICATED ON DRAWINGS. THE MANUAL FLUSH VALVES SHALL DOUBLE AS OPERATION INDICATOR ASSEMBLIES.

9.13.4. AIR/VACUUM RELIEF VALVES: NETAFIM DOES NOT RECOMMEND THE USE OF AIR/VACUUM RELIEF VALVES FOR TECHLINE HCVXR DRIP LINE TUBING.

9.13.5. PRESSURE REGULATOR: A PRESSURE REGULATOR SHALL BE INSTALLED AT EACH ZONE VALVE OR ON THE MAIN LINE TO ENSURE OPERATING PRESSURES DO NOT EXCEED SYSTEM REQUIREMENTS. THE PRESSURE REGULATOR SHALL BE AS CALLED FOR ON THE PLANS.

9.13.6. SYSTEM FILTER: A Y-FILTER OR DISC FILTER SHALL BE INSTALLED AT EACH ZONE VALVE AS CALLED FOR ON THE PLANS. A SYSTEM (MAIN LINE) FILTER SHALL ALSO BE INSTALLED TO ENSURE ADDED PROTECTION.

9.14. ANY OTHER EQUIPMENT NOT SPECIFICALLY NOTED HEREIN BUT REQUIRED BY THE PLANS, DETAILS, OR LEGENDS SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. IF ANY QUESTION ARISES AS TO PROPER PROCEDURE, IT SHALL BE RESOLVED WITH THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.

10. INSTALLATION

10.1. SITE CONDITIONS

10.1.1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH WORK UNDER THIS CONTRACT.

10.1.2. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY FACILITIES.

10.1.3. SHOULD UTILITIES NOT LOCATED OR MARKED BE FOUND DURING EXCAVATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND SHALL DISCONTINUE WITH WORK IN THE AREA, EXCEPT NECESSARY EMERGENCY WORK NECESSARY TO REPAIR OR PREVENT DAMAGE UNTIL INSTRUCTIONS ARE RECEIVED.

10.1.4. FAILURE TO NOTIFY THE OWNER OF DISCOVERY OF SUCH UTILITIES OR DAMAGE THERETO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ANY AND ALL DAMAGE CAUSED TO THE UTILITIES AS A RESULT OF HIS ACTIONS.

10.1.5. THE CONTRACTOR SHALL, BEFORE STARTING WORK ON THE SPRINKLER SYSTEM, CAREFULLY CHECK ALL FINISH GRADES TO SATISFY HIMSELF THAT HE MAY PROCEED WITH THE WORK.

10.2. WATER SUPPLY

10.2.1. THE CONTRACTOR SHALL ARRANGE FOR THE PROVISION OF THE WATER SUPPLY AND COORDINATE WITH THE OWNER AS NECESSARY.

10.2.2. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS.

10.3. ELECTRICAL

10.3.1. THE OWNER SHALL ARRANGE FOR THE PROVISION OF THE ELECTRICAL SUPPLY. POWER SOURCES SHALL BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL CONNECT AT THE POINT SHOWN ON THE DRAWINGS.

10.3.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS. ALL WIRING SHALL BE ROUTED AS SHOWN ON PLANS. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL OR COUNTY ORDINANCES.

10.4. EXISTING UTILITIES - THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES SUCH AS POWER, TELEPHONE, DOMESTIC WATER AND TILE DRAINS. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR WHEN EXCAVATING OR WORKING IN THESE AREAS AND COORDINATION AND COOPERATION WITH OTHER CONTRACTOR IS REQUIRED AS THE WORK PROGRESSES TO THESE AREAS.

10.5. TRENCHES IN GENERAL

10.5.1. TRENCHES SHALL BE DUG STRAIGHT, AND PIPE SHALL HAVE THE CONTINUOUS SUPPORT FOR THE DITCH BOTTOM AND SHALL BE LAID TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW THE LAYOUT INDICATED ON THE DRAWINGS.

10.5.2. ALL PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF EIGHTEEN (18) INCHES MINIMUM UNLESS OTHERWISE NOTED.

10.5.3. ALL NON-PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF TWELVE (12) INCHES MINIMUM AS SHOWN IN THE DETAILS.

10.5.4. ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES.

10.5.5. NO LINE SHALL BE INSTALLED DIRECTLY OVER ANOTHER LINE.

10.5.6. IF NECESSARY, CALL UNDERGROUND ALERT, OR SIMILAR COMPANY.

10.6. BACKFILLING

10.6.1. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE-HALF (1/2) INCH IN SIZE.

10.6.2. IF, IN THE OPINION OF THE CONTRACTOR/LANDSCAPE ARCHITECT, THE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR USE AS BACKFILL, THE CONTRACTOR SHALL DISPOSE OF THIS UNSATISFACTORY MATERIAL.

10.6.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING OF TRENCHES FROM HIS WORK.

10.7. PVC PIPE

10.7.1. PVC PIPE SHALL BE INSTALLED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER.

10.7.2. ALL PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTERS, UNLESS OTHERWISE SHOWN IN DETAILS.

10.7.3. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE PRESSURE IS APPLIED TO THE SYSTEM ON PVC PIPE.

10.7.4. AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED, AND ALL NECESSARY WORK AS BEEN COMPLETED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISERS SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.

10.7.5. SPRINKLER LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN TWENTY-FOUR (24) HOURS AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE. DURING THE TEST PERIOD, MINIMUM TEST PRESSURE AT THE HIGHEST POINT OF THE SECTION BEING TESTED, SHALL BE 100 POUNDS PER SQUARE INCH.

10.7.6. AT THE CONCLUSION OF THE PRESSURE TEST, THE HEAD SHALL BE INSTALLED AND TESTED FOR OPERATION IN ACCORDANCE WITH DESIGN REQUIREMENTS UNDER NORMAL OPERATING PRESSURE. CONTRACTOR SHALL VERIFY HEAD PRESSURES WITH PITOT TUBE OR PRESSURE GAUGE ASSEMBLY, AND ADJUST VALVE TO CORRESPOND WITH DESIGN PRESSURE.

10.8. SPRINKLERS

10.8.1. ALL POP-UP SPRINKLERS SHALL BE PROVIDED WITH SWING JOINTS AND SHALL BE ADJUSTED TO THE PROPER HEIGHT. ALL NOZZLES SHALL BE ADJUSTED FOR PROPER THROW RADIUS FOR EFFICIENT COVERAGE.

10.8.2. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.

10.9. DRIP LINE INSTALLATION

10.9.1. INSTALL ALL DRIP LINE AS INDICATED ON DRAWINGS. USE ONLY TEFLON TAPE ON ALL THREADED CONNECTIONS.

10.9.2. CLAMP TECHLINE FITTINGS WITH OETIKER CLAMPS WHEN OPERATING PRESSURE EXCEEDS SPECIFIC DRIP LINE FITTING REQUIREMENTS.

10.9.3. WHEN INSTALLING TECHLINE, INSTALL SOIL STAPLES AS LISTED BELOW:

SANDY SOIL - ONE STAPLE EVERY THREE (3') FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
LOAM SOIL - ONE STAPLE EVERY FOUR (4') FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
CLAY SOIL - ONE STAPLE EVERY FIVE (5) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).

10.9.4. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE INTRUSION OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.

10.9.5. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES AND OTHER HYDRANTS.

10.9.6. TEST IN ACCORDANCE WITH HYDROSTATIC TESTS AS RECOMMENDED BY THE MANUFACTURER.

10.10. VALVES

10.10.1. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.

10.10.2. QUICK COUPLING VALVES SHALL BE SET IN VALVE BOXES APPROXIMATELY 12" FROM WALKS, CURBS, HEADER BOARDS, OR PAVED AREAS WHERE APPLICABLE. VERTICAL POSITIONING OF QUICK COUPLING VALVES SHALL BE SUCH THAT SLEEVE TOP WILL BE FLUSH WITH THE SETTLED FINISH GRADE AS DETERMINED AFTER THE TURF IS ESTABLISHED AND 2" ABOVE GRADE IN GROUND COVER AREAS.

10.11. VALVE BOXES

10.11.1. VALVE BOXES SHALL BE SET ONE-HALF INCH (1/2") ABOVE THE DESIGNATED FINISH GRADE IN LAWN AREAS AND ONE INCH (1") ABOVE FINISH GRADE IN GROUND COVER AREAS.

10.11.2. VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADER BOARDS AND PAVING SHALL ABUT THOSE ITEMS. TOP SURFACES SHALL BE FLUSH WITH ITEMS LISTED ABOVE.

10.12. AUTOMATIC CONTROLLER LOCATION AND INSTALLATION

10.12.1. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN. VERIFY EXACT LOCATION WITH THE OWNER.

10.12.2. ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTING THE 110 VOLT ELECTRICAL SERVICE TO CONTROLLER. OWNER SHALL PROVIDE POWER TO CONTROLLER. CONTRACTOR SHALL COMPLETE HOOK-UP TO CONTROLLER.

10.12.3. THERE SHALL BE ADEQUATE COVERAGE OF EARTH (18" MINIMUM) OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE AT 10' INTERVALS.

10.13. CONTROL WIRE

10.13.1. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH LOCAL AND STATE CODES AND BE INSTALLED BY THOSE SKILLED AND LICENSED IN THE TRADE.

10.13.2. CONNECTING AND SPLICING OF WIRE AT THE VALVES OR IN THE FIELD SHALL BE MADE USING A DRI-SPLICE CONNECTOR OR EQUAL.

10.13.3. FOR WIRE-WIRE DECODER SYSTEMS, REFER TO THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS FOR WIRING, AND ANY SPECIFIC NOTES ON THE PLANS AND/OR DETAILS.

10.14. PRESSURE TEST

10.14.1. ALL PRESSURE LINES SHALL BE TESTED UNDER PRESSURE WITH WATER AND AIR OF ONE-HUNDRED FIFTY (150) POUNDS PER SQUARE INCH, AND ALL NON-PRESSURE LINES SHALL BE TESTED UNDER THE EXISTING STATIC PRESSURE, AND BOTH BE PROVEN WATERTIGHT.

10.14.2. PRESSURE SHALL BE SUSTAINED IN THE LINES FOR A 24 HOUR PERIOD. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE SYSTEM IS PROVEN WATERTIGHT.

10.14.3. TEST SHALL BE OBSERVED AND APPROVED BY THE OWNER PRIOR TO BACKFILL.

10.14.4. UPON COMPLETION OF EACH PHASE OF THE WORK, THE CONTRACTOR SHALL CHECK AND ADJUST EACH SPRINKLER HEAD TO MEETING THE SITE REQUIREMENTS.

10.15. COVERAGE TEST - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR, IN THE PRESENCE OF THE ARCHITECT, SHALL PERFORM A COVERAGE TEST TO DETERMINE IF THE COVERAGE OF WATER AFFORDED ALL AREAS IS COMPLETE AND AD

Project Status Report
March 26, 2024

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION

PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 3/26/24	CC 4/2/24	PC 4/9/24	CC 4/16/24	PC 5/14/24	
1200 Chisolm Trail Dr. (New single-family residence)	DR PL2023-05	DT	James Coane	PH					
Development Code Amendment (Code cleanup & Supportive Housing, Low Barrier Navigation Centers and Large Residential Care Facilities)	DCA PL2022-59	MN/GL	City of Diamond Bar					PH	

ADMINISTRATIVE REVIEW

Property Location		AP	Applicant	
None				

PENDING ITEMS

Property Location	File #	AP	Applicant	Status
1125 Grand Ave (Massage Establishment)	CUP PL2024-12	MN	AA & FR Health Center Inc	First incomplete letter sent 3/12/24 – waiting for additional information
1198 Chisolm Trail Dr. (New single-family residence)	DR PL2021-51	DT	Michael Wu	Under Review
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	Fourth incomplete letter sent 8/25/2023 – waiting for additional information
3333 Diamond Canyon Rd (Child Day Care Center)	CUP PL2024-15	MN	Kingdom Seed Academy	Under Review
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL/DT	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review

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

PENDING ITEMS (continued)

Property Location	File #	AP	Applicant	Status
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	Second Incomplete Letter Sent 04/28/23 – waiting for additional information
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
SB9 Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Billboard Ordinance)	DCA PL2021-43	DT/GL	WVUSD	Under Review