

PLANNING COMMISSION AGENDA

**Tuesday, March 25, 2025
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
COMMISSIONER	NAILA BARLAS
COMMISSIONER	SURENDRA MEHTA
COMMISSIONER	WILLIAM RAWLINGS
COMMISSIONER	BRIAN WORTHINGTON

How to Observe the Meeting From Home:

Members of the public can observe the meeting by calling +1 (415) 930-5321, [Access Code: 285-781-863](https://attendee.gotowebinar.com/register/6724603665929116251), or visiting <https://attendee.gotowebinar.com/register/6724603665929116251>

How to Submit Public Comment:

Please note, that in the event that comments by teleconferencing become infeasible due to an Internet or power outage or technical problems outside the City's control, the meeting at Diamond Bar City Hall – Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765 will proceed without interruption. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing

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

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

American Disability Act Accommodations:

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

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

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

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

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

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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

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

HELPFUL CONTACT INFORMATION

Copies of Agenda, Rules of the Planning Commission, Recordings of Meetings (909) 839-7030

Email: info@diamondbarca.gov
Website: www.diamondbarca.gov

**CITY OF DIAMOND BAR
PLANNING COMMISSION
March 25, 2025**

AGENDA

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. **ROLL CALL: COMMISSIONERS:** Barlas, Rawlings, Mehta, Worthington, Chair Torres
2. **REORGANIZATION OF PLANNING COMMISSION:** Selection of Chairperson and Vice Chairperson.
3. **APPROVAL OF AGENDA:** Chair
- 4 **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.

5. **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:

- 5.1 **Minutes Of The Planning Commission Regular Meeting** – February 25, 2025.

6. **OLD BUSINESS:**

7. **NEW BUSINESS:**

8. PUBLIC HEARING:

- 8.1 **Development Review No. PL 2023-46:** Under the authority of DBCC Section 22.48, the applicant, Raz Grinbaum, and property owner, Mehul Dave, are requesting Development Review approval to remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot two-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-story residence on a 7,801 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: 1829 Los Cerros Drive, Diamond Bar, CA 91765
(APN: 8292-022-009)

APPLICANT: Raz Grinbaum, 5959 Topanga Canyon Boulevard,
Suite 150, Woodland Hills, CA 91367

PROPERTY OWNER: Mehul Dave, 1829 Los Cerros 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 Categorical Exempt from the provisions of CEQA pursuant to Article 19 under Section 15301(e)(additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2023-46, based on the findings of Diamond Bar City Code Section 22.48, subject to conditions.

- 8.2 **Development Review No. PL2022-74:** Under the authority of DBCC Section 22.48, the applicant, Ricardo Moura, and property owner, Diane Shi, is requesting Development Review approval to construct a new 6,034 square-foot, three-level single-family residence with an attached 719 square-foot subterranean garage, 1,008 square-foot covered patio and balcony areas, and rear yard improvements on a 1.07 gross- acre (46,508 gross square-foot) undeveloped lot. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2725 Clear Creek Lane, Diamond Bar, CA 91765
(APN: 8713-038-018)

APPLICANT: Ricardo Moura, 5236 Yarmouth Avenue, Suite 113, Encino, CA 91316

PROPERTY OWNER: Diane Shi, PO Box 373, Sierra Madre, CA 91025

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:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2022-74, based on the findings of Diamond Bar City Code Section 22.48, subject to conditions.

9. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

10. STAFF COMMENTS / INFORMATIONAL ITEMS:

10.1 Project Status Report

11. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING: Tuesday, April 1, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, April 8, 2025, 6:30 p.m. (Cancelled)
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

CITY COUNCIL MEETING: Tuesday, April 15, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION
MEETING:

Tuesday, April 22, 2025, 6:30 p.m.
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

12. ADJOURNMENT

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
February 25, 2025**

CALL TO ORDER:

C/Torres called the meeting to order at 6:30 p.m. in the Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

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

1. ROLL CALL: Commissioners Barlas, Wolfe, C/Torres

ABSENT: Rawlings, V/C Garg

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

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 CONTINUED MINUTES OF THE PLANNING COMMISSION REGULAR MEETING – January 14, 2025.

Wolfe moved, and Barlas seconded to approve consent calendar. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS:	Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	Rawlings, V/C Garg

5. OLD BUSINESS:

6. NEW BUSINESS:

6.1 2024 General Plan Status Report

RECOMMENDATION: Approve the report for submittal to Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD), and forward to the City Council to receive and file.

Commissioner Wolfe commended staff for their hard work and efforts this last year.

Wolfe moved, and Barlas seconded to forward 2024 General Plan Status Report to the City Council for approval. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	2	COMMISSIONERS: Rawlings, V/C Garg

7. PUBLIC HEARING:

7.1 **Conditional Use Permit Planning Case No. PL2024-85:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a Pilates fitness studio within a 1,125 square-foot vacant lease space at Diamond Bar Town Center, a 39,965 square-foot multi-tenant shopping center. The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of General Commercial (C).

PROPERTY ADDRESS: 1155 S. Diamond Bar Blvd. Unit U, Diamond Bar, CA 91765 (APN: 8717-031-010)

APPLICANT: Zhen Wang for ASA Yoga Pilates, 8755 Garibaldi Avenue, San Gabriel, CA 91775

PROPERTY OWNER: Diamond Bar Town Center, LLC, 9849 Flower St. Unit E, Bellflower, CA 90706

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 Article 19 under Section 15310(a) (interior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA guidelines. No further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-85, based on the findings of Diamond Bar City Code Section 22.58, subject to conditions.

Barlas moved, and Wolfe seconded to approve Conditional Use Permit Planning Case No. 2024-85, subject to the conditions of approval. Motion carried 3-0-0-2 by the following Roll Call vote:

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PLANNING COMMISSION

AYES:	3	COMMISSIONERS: Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	2	COMMISSIONERS: Rawlings, V/C Garg

- 7.2 **Conditional Use Permit Planning Case No. PL 2024-64:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit (CUP) to allow the sale of beer, wine and distilled spirits (Department of Alcoholic Beverage Control (ABC) Type 21 License: Off-sale General) within an existing convenience store at a Mobil fueling station; and determine that issuing the requested CUP would serve the “public convenience or necessity.” The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of Commercial (C).

PROPERTY ADDRESS: 1024 South Brea Canyon Road, Diamond Bar, CA 91765 (APN: 8763-006-021)

APPLICANT: Liliger Damaso, 8737 Venice Boulevard, Suite 105, Los Angeles, CA 90034

PROPERTY OWNER: Michael Zavaro, 1024 South Brea Canyon Road, Diamond Bar, CA 91789

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 15061(b)(3) of the CEQA Guidelines. This exemption applies because it can be determined with reasonable certainty that a CUP finding will not have a significant effect on the environment. Alcohol sales would have a negligible additive effect on impacts normally associated with retail or fuel sales, such as traffic trip generation. As such, no further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-64, based on the findings of Diamond Bar City Code Section 22.58, subject to conditions; and determine that issuing the requested Conditional Use Permit would serve the “public convenience or necessity”.

Wolfe moved, and Barlas to approve Conditional Use Permit Planning Case No. 2024-64, subject to the conditions of approval with an addition. Motion carried 3-0-0-2 by the following Roll Call vote:

FEBRUARY 25, 2025

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PLANNING COMMISSION

AYES:	3	COMMISSIONERS: Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	2	COMMISSIONERS: Rawlings, V/C Garg

- 7.3 **Development Review and Minor Conditional Use Permit No. 2024-43:** Under the authority of DBCC Section 22.38 and 22.48, the applicant, Kenneth Pang, and property owner, Katy Liu, is requesting Development Review approval to remodel the exterior, legalize a 555 square-foot addition, and construct a 385 square-foot two-story addition and 281 square-foot balcony to an existing 2,586 square-foot two-story single-family residence on a 0.65 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 20'-6" front setback (where 30 feet is required). The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2631 Rocky Trail Road, Diamond Bar, CA 91765
(APN: 8713-025-020)

APPLICANT: Kenneth Pang, 150 El Camino Real, Suite 112,
Tustin, CA 92780

PROPERTY OWNER: Katy Liu, 20618 East Oak Crest 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 15301(e)(additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review and Minor Conditional Use Permit No. PL2024-43, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, subject to conditions.

Barlas moved, and Wolfe seconded to approve Development Review and Minor Conditional Use Permit Planning Case No. 2024-43 subject to the conditions of approval. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	2	COMMISSIONERS: Rawlings, V/C Garg

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

C/Wolfe bid a final farewell, and expressed his appreciation of Planning staff during his nearly 10 years on the Commission. He added that it has been an honor to work with past and present commissioners.

C/Torres thanked C/Wolfe for all his years of service to the City of Diamond Bar.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman thanked C/Wolfe, stating it has been a pleasure serving as his staff.

CDD/Gubman announced Dat Tran, Associate Planner, is moving on to the next phase in his career with the County of Riverside.

CDD/Gubman stated there are no items for March 11, 2025 meeting. The next scheduled meeting will be March 25, 2025, with two items.

Lastly, two new commissioners will be sworn in at the next meeting, Surendra Mehta and Brian Worthington.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

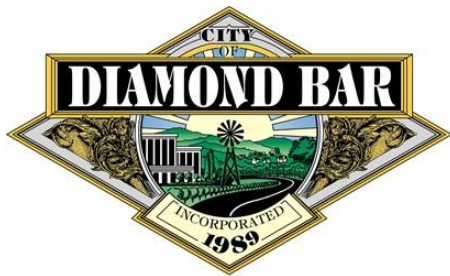
ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 7:08 p.m. to the regularly scheduled meeting on Tuesday, March 25, 2025.

The foregoing minutes are hereby approved this 25TH day of March, 2025.

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: 8.1

MEETING DATE: March 25, 2025

CASE/FILE NUMBER: Development Review No. PL2023-46

PROJECT LOCATION: 1829 Los Cerros Drive
Diamond Bar, CA 91765 (APN: 8292-022-009)

GENERAL PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT: Low-Medium Density Residential (RLM)

PROPERTY OWNER: Dave Mehul
1829 Los Cerros Drive
Diamond Bar, CA 91765

APPLICANT: Raz Grinbaum
5959 Topanga Canyon Boulevard, Suite 150
Woodland Hills, CA 91367

SUMMARY:

The applicant is requesting Development Review approval to remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot second-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-family residence on a 7,801 square foot lot.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2023-46, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, subject to conditions.

BACKGROUND:

The project site is located on the west side of Los Cerros Drive, south of Bella Pine Drive. The property was developed in 1977 under Los Angeles County standards with a 1,276 square-foot, one-story single-family residence and 496 square-foot garage. On November 27, 2023, a lot line adjustment was recorded, relocating the south property line 15 feet further south and increasing the parcel size from 6,950 to 7,801 square feet. There are no protected trees onsite.

The property is legally described as Lot 143 of Tract No. 28579, and the Assessor's Parcel Number (APN) is 8292-022-009.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site (Plan View) Aerial



Project Site



Adjacent Property to South



Adjacent Property to North

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	Single-Family Residential
North	Low Density Residential	RLM	Single-Family Residential
South	Low Density Residential	RLM	Single-Family Residential
East	Low Density Residential	RLM	Single-Family Residential
West	Low Density Residential	RL	Single-Family Residential

Project Description

Site Plan

The subject property is a rectangular-shaped lot located on the west side of Los Cerros Drive. No public or private easements are located onsite.

The existing house is situated towards the east side of the lot, facing Los Cerros Drive. The proposed first-floor addition would extend the south side of the home. The proposed two-story addition would expand the building footprint toward the rear of the property while maintaining a minimum 20-foot rear yard setback. No grading is required for the proposed addition beyond minimal excavation for footings and foundation placement.

A retaining block wall, ranging in height from four to six feet, is proposed near the south property line. A small segment is also proposed along a shared property line on the west side, and the owner has obtained the neighbor's authorization on the City's required shared wall form. A condition has been included in the draft resolution for all exposed portions of the proposed retaining walls to have a decorative finish, with the use of split-faced block or painted stucco to match the house.

Floor Plan

The existing residence is comprised of the following interior spaces: common areas (living room, kitchen, dining room), three bedrooms, two bathrooms, and a two-car garage.

The proposed modifications include expanding the common areas, removing a bedroom on the first floor, and reorienting the front door to face the street. Two additional bedrooms and bathrooms are planned for the new second floor, with access to a shared

balcony. The area below the new second floor will be utilized as an unenclosed patio area.

The floor area distribution is summarized below:

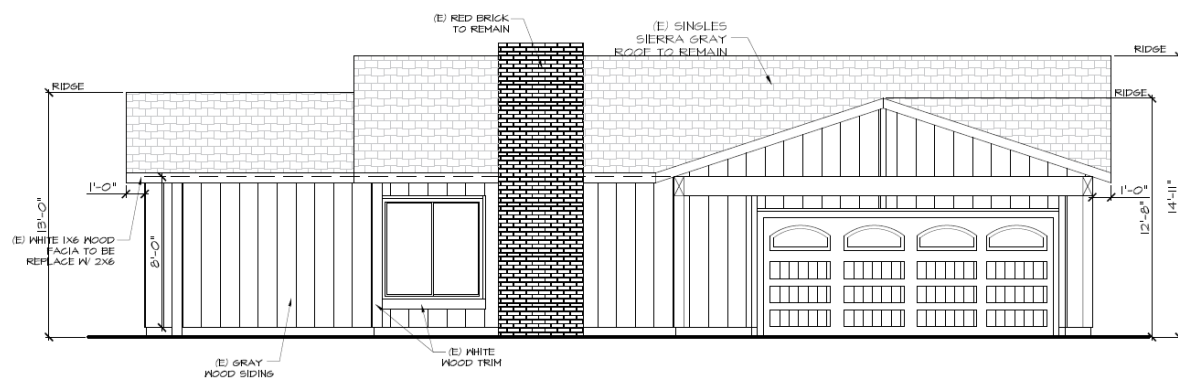
PROJECT SUMMARY (square footage)

Total Living Area	1,276
Garage	496
Porch (to be demolished)	64
EXISTING FLOOR AREA	1,836
Addition (Living Areas):	
• 1 st Floor	211
• 2 nd Floor	622
Addition (Non-Livable Areas):	
• Balcony	153
• Patio Cover	754
TOTAL LIVING AREAS	2,109
TOTAL FLOOR AREA	3,512

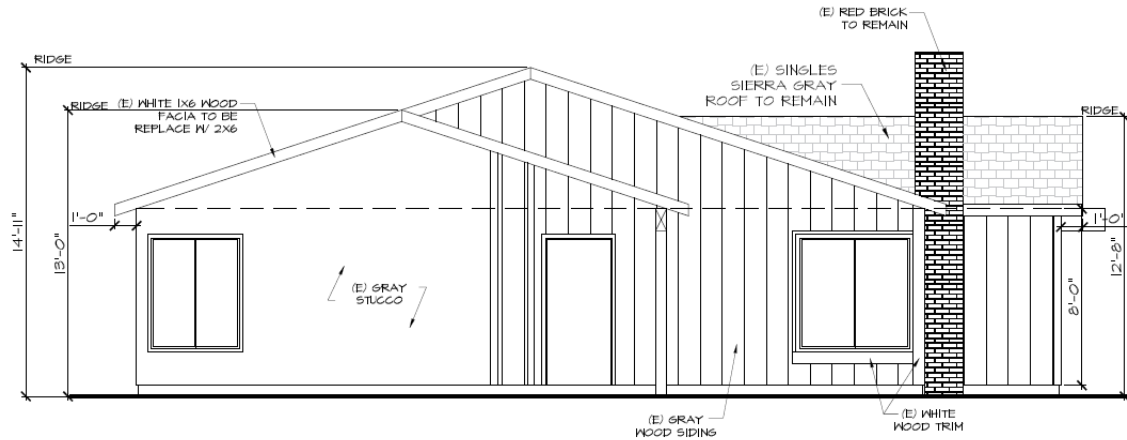
Architectural Features, Colors and Materials:

The existing residence is a 1970s Ranch-style tract home. The residence has a 4:12 pitched gable-style shingle roof, vertical wood siding, grey stucco, decorative wood trims, and a brick chimney.

The existing east (front) and south (side) elevations are illustrated below:



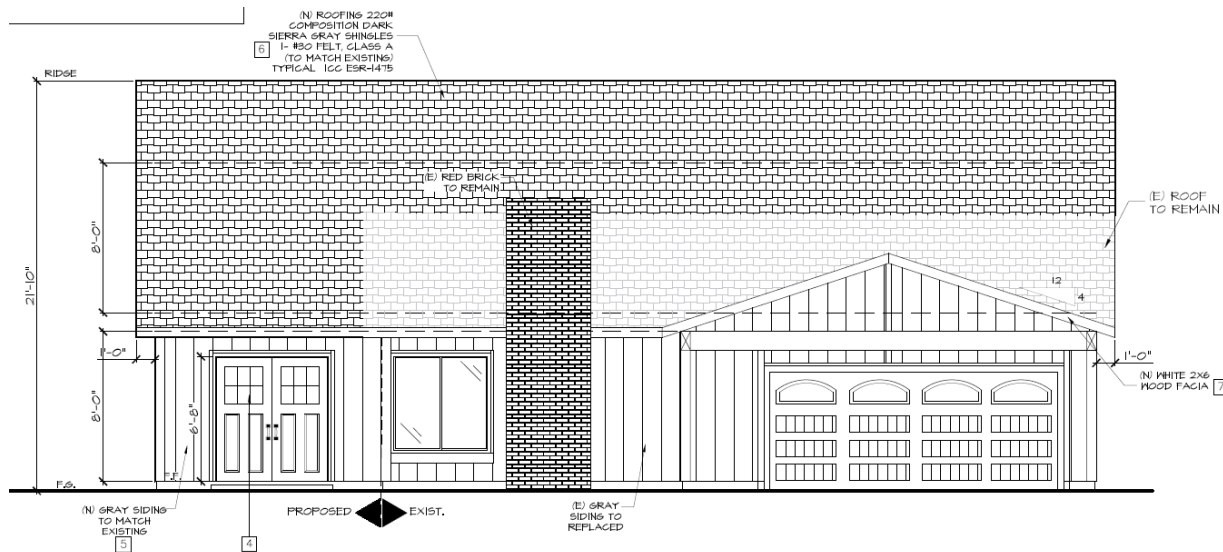
Existing East (Front) Elevation



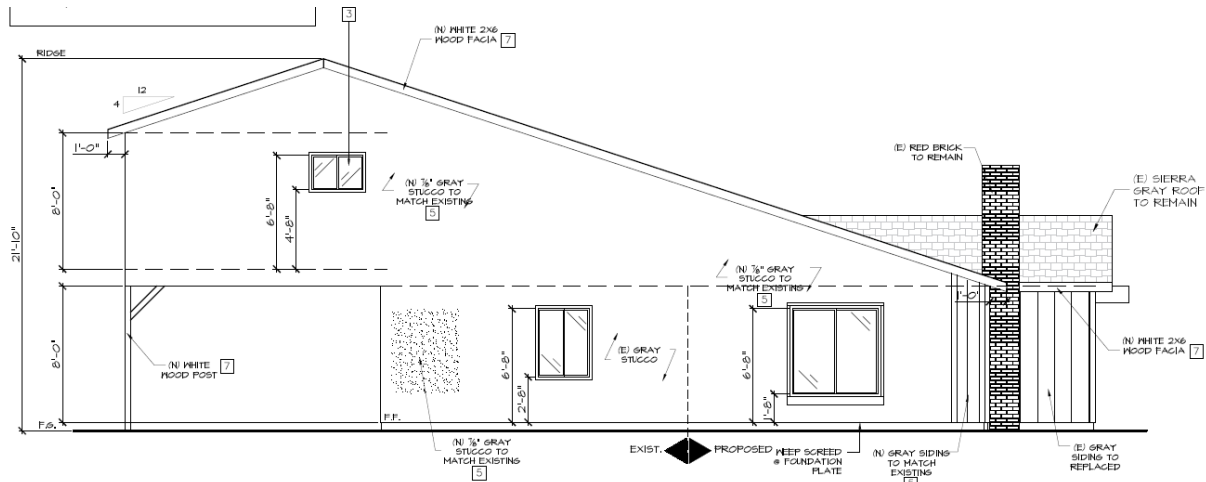
Existing South (Side) Elevation

The proposed remodel and addition maintain consistency with the existing architectural style. The 4:12 gabled shingle roof on the addition will be integrated with the existing residence. The current wood siding will be replaced with fiber cement siding that mimics the appearance of wood, which will also be used on the addition. The addition features one-foot eaves and 2x6 fascia boards to match the existing residence. Matching white vinyl windows and doors are incorporated into the design. The remodeled residence will have a height of approximately 21'-10", an increase of about seven feet from the existing 14'-11" building height.

The proposed east (front) and south (side) elevations are illustrated below:



Proposed East (Front) Elevation



Proposed South (Side) Elevation

Landscaping: Landscape plans are not required because the site is already developed, and because the project is exempt from the City's Water Efficient Landscaping Ordinance. The ordinance would only apply if new or rehabilitated landscaping of 500 square feet or more was being installed or altered. However, landscaping that is damaged during construction will need to be restored upon project completion. No existing trees will be removed.

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 Section 22.48)

Additions which are equal to or greater than 50 percent of the existing habitable floor area of all existing structures on site, or substantially change the appearance of an existing residence require Planning Commission approval of a DR application. Development Review approval is required to ensure compliance with the City's General Plan policies and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

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

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

Development Feature	Residential Development Standards	Current	Proposed	Meets Requirements
Front Setback	20 feet	24'-3"	24'-3"	Yes
Side Setbacks	10 feet on one side and 5 feet on the other	13'-2" – south 5'-10" - north	13'-2" - south 5'-10" - north	Yes
Side Yard Minimum Between Adjoining Structures	15 feet	36'-2" – south 22' – north	36'-2" – south 22' – north	Yes
Rear Setback	20 feet	50'-8"	35'-8"	Yes
Lot Coverage (Maximum)	40%	23%	37%	Yes
Max. Building Height	35'	14'-11"	21'-10"	Yes
Parking	2-car garage	2-car garage	2-car garage	Yes

Compatibility with Neighborhood

The project is designed to be compatible with the existing homes in the neighborhood by maintaining the mass, scale, and rhythm of the streetscape. The bulk of the addition is positioned toward the rear, reducing its visual impact. The exterior architectural forms and construction materials of the addition will match those of the existing structure. Additionally, the proposed addition will not block existing views of neighboring residences. Neighboring residences to the north, south and west will continue to have views from their respective rear yards. As a result, the addition will be seamlessly integrated into the home and will not negatively impact the neighborhood's look and character.

Based on the foregoing, staff finds that the project follows the principles of the City's Residential Design Guidelines as follows:

- The addition will conform to all current development standards, including building height, lot coverage and setbacks which is consistent with other homes in the neighborhood;
- A gradual transition between the addition and existing residence is achieved through appropriate setbacks, building height, and window and door placement;
- The addition is appropriate in mass and scale to the site;
- Roof type and pitch of the addition matches the primary structure; and
- The addition is visually integrated with the primary structure, by utilizing similar colors and materials.

Privacy

Second-story windows are proposed at the rear (west) elevation and one at the side (south) elevation. The property to the south will experience minimal privacy impacts, as existing 20-foot-high Italian Cypress trees along the south property line block any potential views. The addition will create views toward the property to the west (1833 Los Cerros Drive); however, since this property is a flag lot, the view will primarily be of its front yard. Additionally, according to the property owner, they have contacted this neighbor, who has indicated no objections to the proposed project. The property to the north will have minimal view impacts, as no second-story windows are proposed on that elevation.

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 14, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site, and the notice was published in the *San Gabriel Valley Tribune* newspaper on March 14, 2025. 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 Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:


Mayuko Nakajima, Senior Planner

3/25/2025

REVIEWED BY:

Grace Lee
Grace Lee, Planning Manager

3/10/2025

Greg Gubman
Greg Gubman, Community Development Director

3/18/2025

Attachments:

- A. Draft Resolution No. 2025-XX, Standard Conditions of Approval
- B. Site Plan, Floor Plan, Elevation and Roof Plan

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2023-46 TO REMODEL THE EXTERIOR AND CONSTRUCT A 211 SQUARE-FOOT FIRST FLOOR ADDITION, 622 SQUARE-FOOT TWO-STORY ADDITION, A 754 SQUARE-FOOT COVERED PATIO AND A 153 SQUARE-FOOT BALCONY TO AN EXISTING 1,276 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, LOCATED AT 1829 LOS CERROS DRIVE, DIAMOND BAR, CA 91765 (APN 8292-022-009).

A. RECITALS

1. The property owner, Dave Mehul, and applicant, Raz Grinbaum, have filed an application for Development Review No. PL2023-46 to remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot two-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-family residence, located at 1829 Los Cerros 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 7,801 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 143 of Tract No. 28579, and the Assessor's Parcel Number (APN) is 8292-022-009.
4. On March 14, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. On March 14, 2025, the notice was published in the *San Gabriel Valley Tribune* newspaper. 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 25, 2025, 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 15301(e)(additions to

existing structures) 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 CC-G-4 requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The Project is designed to be compatible with the existing homes in the neighborhood by maintaining the mass, scale and rhythm of the streetscape. The bulk of the addition is positioned toward the rear, reducing its visual impact. The exterior architectural forms and construction materials of the addition will match those of the existing structure.

A gradual transition between the Project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. The addition complies with the City's Design Guidelines where architectural design should focus on the development of a high-quality residential environment that considers compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline [City's Design Guidelines B. Architecture (1)]. This is achieved through appropriate building scale, proportions and matching the existing building materials with shingle roofing, grey siding, stucco walls, and white vinyl windows.

The Project complies with all development standards of the Low-Medium Residential zoning district such as building height, lot coverage and setbacks. 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 project 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 residence as proposed maintains all required setback and distances from

neighboring residences and is not expected to impact uses or privacy of neighboring lots.

The proposed project will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it is located in the rear of the property, does not impact driveway or public rights-of-way, and maintains the required off-street parking space requirement.

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 remodeled residence with the proposed addition will not negatively impact the look and character of the neighborhood because the architectural design is compatible with existing homes in building mass, scale, color, material, and roofline while providing an enhancement to the overall neighborhood appearance. The additional height of the residence will not block any views to adjacent properties. Furthermore, the bulk of the addition is positioned toward the rear, reducing its visual impact.

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 existing residence is a 1970s Ranch-style tract home. The residence has a 4:12 pitched gable-style shingle roof, vertical wood siding, grey stucco, decorative wood trims, and a brick chimney. The proposed remodel and addition will maintain consistency with the existing architectural style. The 4:12 gabled shingle roof on the addition will be integrated with the existing residence. The current wood siding will be replaced with fiber cement siding that mimics the appearance of wood, which will also be used on the addition. The addition features one-foot eaves and 2x6 fascia boards to match the existing residence. Matching white vinyl windows and doors are incorporated into the design. The remodeled residence will have a height of approximately 21'-10", an increase of about seven feet from the existing 14'-11" building height.

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 15301(e) (additions to existing structures) 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. On the plans submitted for building plan check, all exposed portions of the proposed retaining walls shall have a decorative finish, with the use of split-faced block or painted stucco to match the house.
3. 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, Mehul Dave, 1829 Los Cerros Drive, Diamond Bar, CA 91765; and applicant, Raz Grinbaum, 5959 Topanga Canyon Boulevard, Suite 150, Woodland Hills, CA 91367.

APPROVED AND ADOPTED THIS 25TH DAY OF MARCH 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 25th day of March 2025, 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. PL2023-46

SUBJECT: To remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot two-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-family residence

PROPERTY OWNER: Mehul Dave, 1829 Los Cerros Drive, Diamond Bar, CA 91765

APPLICANT: Raz Grinbaum, 5959 Topanga Canyon Boulevard, Suite 150, Woodland Hills, CA 91367

LOCATION: 1829 Los Cerros 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. PL2023-46 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. PL2023-46, 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. 2025-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. PL2023-46 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 22.66.050 (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 remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot two-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-family residence, located at 1829 Los Cerros Drive, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.
7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
8. All roof-mounted equipment shall be screened from public view.
9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.

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

E. SOLID WASTE

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

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7038, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. Prior to issuance of a building permit, the applicant shall submit an Erosion Control 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 form.

B. DRAINAGE

2. Prior to issuance of a building 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.

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

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

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. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
5. The following statement shall be included on the plans: “Separate permits are required for retaining walls.”
6. 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.
7. 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.
8. All easements shall be shown on the site plan.
9. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
10. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to if over 50 cy of grading occurs.
11. 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.

Permit – Items required prior to building permit issuance:

12. 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.
13. 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.

14. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
15. 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.

Construction – Conditions required during construction:

16. 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.
17. 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.
18. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.
19. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
20. 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.
21. 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.
22. 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.
23. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
24. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

25. 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.
26. 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.
27. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
28. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

END

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
2. ANY CHANGES MADE OVER DRAININGS, DO NOT SCALE DRAININGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES TO OR APPROVED SET OF PLANS, RG PERMITS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY RG PERMITS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. RG PERMITS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIRS TO EXISTING MECHANICAL, UTILITY AND OTHER PROPERTY DAMAGED IN OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:

1. METAL DOOR AND WALL CONNECTION
2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILINGS.
3. JUNCTION OF MILLINOR (CABINETS, SHELVES, BOOTHS).
4. STAINLESS STEEL TO WALL
5. DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD
6. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
7. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
8. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PERMITS.
9. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE STANDARDS OF THE INTERNATIONAL TILE AND GROUNDWORK INSTITUTE, THE CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
11. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SEASONS OR HOLIDAYS.
12. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
13. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODES AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
14. PROJECT SHALL CONFORM TO THE:

2022 CRC
2022 CMC
2022 CPC
2022 CEC
2022 T-24
AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS
REQUIRED.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FT	FOOT, FEET
CLG	CEILING	GALV	GALVANIZED
CLR	CLEAR	GYP BD	GYPSPUM BOARD
CONC	CONCRETE	HORIZ	HORIZONTAL
CONT	CONTINUOUS	HT	HEIGHT
DIA	DIAMETER	JSTS	JOISTS
DM	DIMENSION	MAX	MAXIMUM
DWS	DRAWING	MIN	MINIMUM
EA	EACH	NO	NUMBER
EL	ELEVATION	OC	ON CENTER
EQ	EQUAL	REQD	REQUIRED
EM	EACH MAY	HORIZ	SIMILAR
(E)	EXISTING	SQ	SQUARE
FD	FLOOR DRAIN	THK	THICK
FL	FLOOR	TYP	TYPICAL
FIN	FINISH	W/	WITH
FS	FLOOR SINK	WH	WATER HEATER

CONSULTANTS

ENGINEER STAMP

SHEET INDEX

SCOPE OF WORK

T-1	COVER SHEET	NEW 1ST. FLOOR ADDITION (211 SQ. FT.)
T-2	SITE PLAN	- EXISTING LIVING ROOM TO BE EXTENDED.
A-1	DEMOLITION PLAN	- EXISTING KITCHEN TO BE REMOVED.
A-2	PROPOSED 1ST. FLOOR PLAN	- EXISTING DINING TO BE EXTENDED
A-3	PROPOSED 2ND. FLOOR PLAN	- NEW ENTRANCE DOOR & STAIRS.
A-4	1ST & 2ND FLOOR ELECTRICAL	- NEW PATIO (154 SQ.F.T.)
A-5	EXISTING ELEVATIONS	
A-6	ELEVATIONS	
A-7	ELEVATIONS	
A-8	SECTIONS	
A-9	FENCING	
S-N	GENERAL NOTES & DETAILS	NEW 2-STORY ADDITION (622 SQ. FT.)
S-1	FOUNDATION PLAN & DETAILS	- NEW TWO BEDROOMS, BATHS. & W.C.
S-2	2ND. FLOOR FRAMING PLAN & ROOF FRAMING PLAN	NEW BALCONY (155 SQ. FT.)
S-3	DETAILS	
S-4	DETAILS	
S-5	DETAILS	
NSW1	STRONG WALL	
NSW2	STRONG WALL	
ENV-1	TITLE - 24	
ENV-2	TITLE - 24	
ENV-3	TITLE - 24	

NEW 1ST. FLOOR ADDITION (211 SQ. FT.)
- EXISTING LIVING ROOM TO BE EXTENDED.
- EXISTING KITCHEN TO BE REMODEL
- EXISTING DINING TO BE EXTENDED
- NEW ENTRANCE DOOR & STAIRS.
- NEW PATIO (754 SQ.FT.)

NEW 2-STORY ADDITION (622 SQ. FT.)
- NEW TWO BEDROOMS, BATHS, & W.I.C
NEW BALCONY (153 SQ. FT.)

TABULATIONS

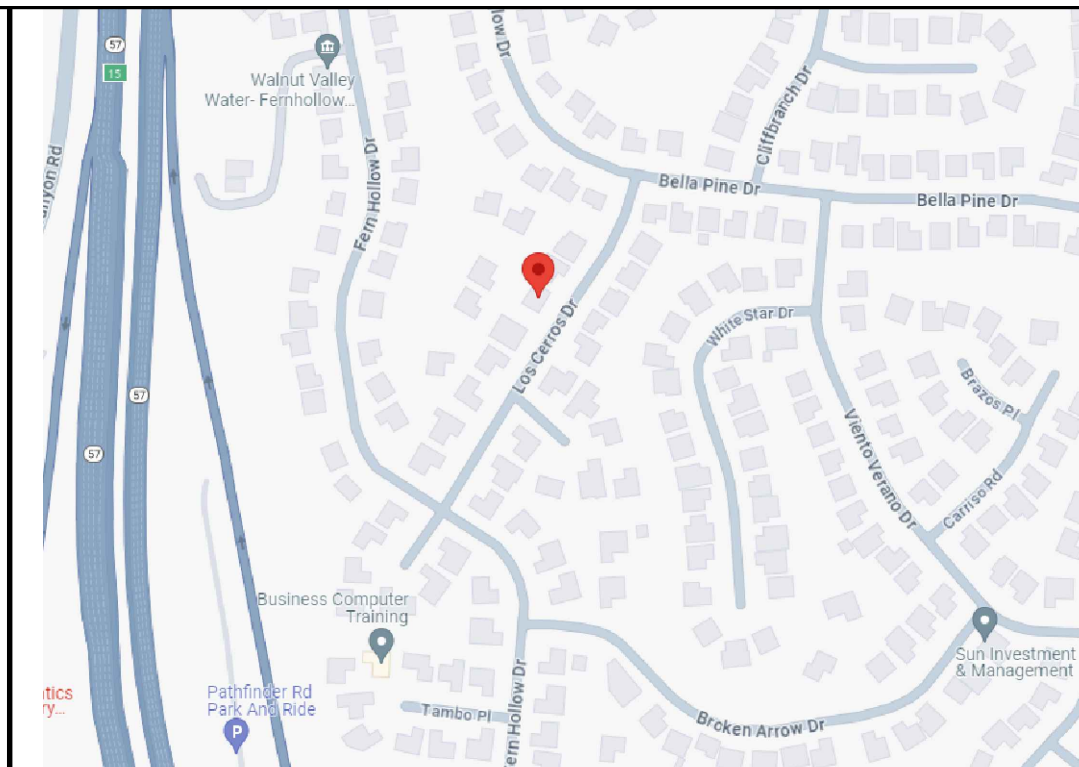
OWNERS NAME:
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
LOT: 7,801 SQ. FT.

EXISTING RESIDENCE: 1,276 SQ. FT.
EXISTING GARAGE: 496 SQ. FT.

NEW 1ST FLOOR ADDITION: 211 SQ. FT.
NEW PATIO: 754 SQ. FT.
NEW 2-STORY ADDITION: 622 SQ. FT.
NEW BALCONY: 153 SQ. FT.

LOT COVERAGE: $1,276 + 496 + 211 + 754 = 2,737/7,801 = 35\%$ LOT COVERAGE

BUILDING HEIGHT: 2 STORY
USE: SINGLE FAMILY DWELLING



VICINITY MAP

RG PERMITS & DESIGN SERVICES

**RAZ GRINBAUM
& DESIGN SERVICE**
6167 LE SAGE AVE.
WOODLAND HILLS, CA. 91367
PHONE: (818) 448-1355
FAX: (818) 232-9275

JOB NUMBER**RG23-024**

DATE DRAWN _____

02-23-24

DRAWN BY

RAZ GRINBAUM

SCALE

AS NOTED

REVISÉ

OWNER INFO

OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765
(###) - ### - ####

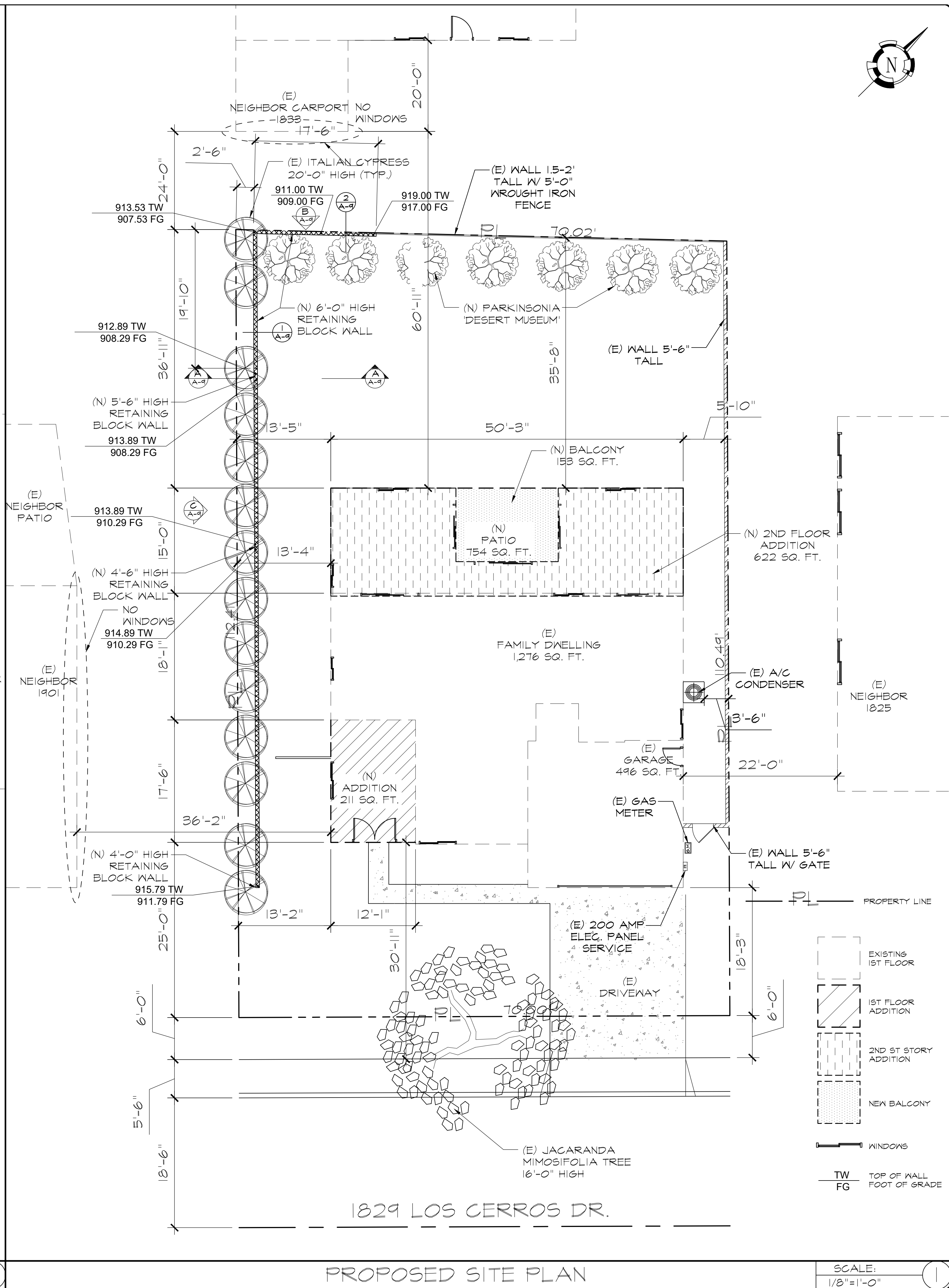
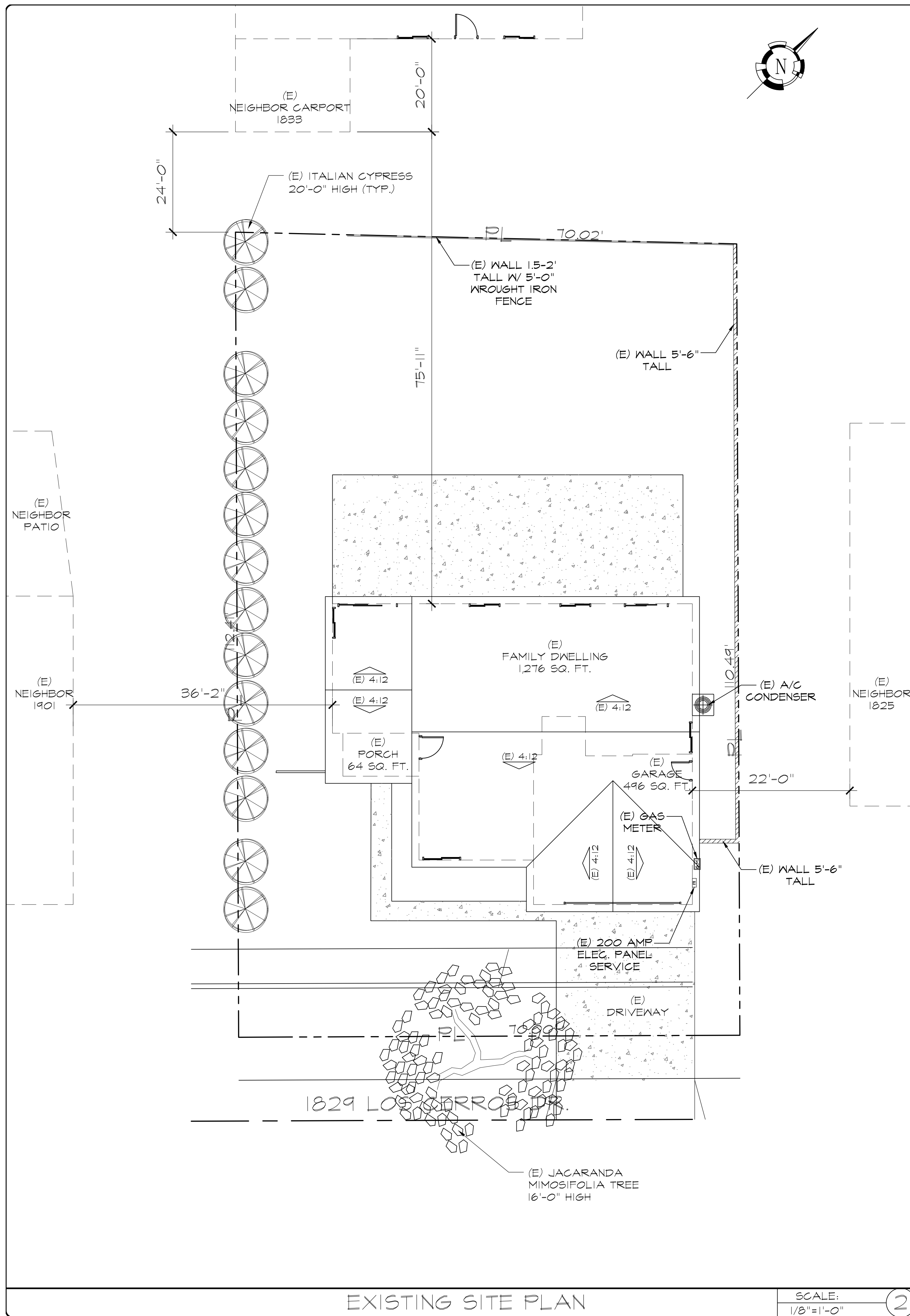
PROJECT TITLE ADDRESS

NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

COVER SHEET

SHEET NO.



**RG PERMITS
& DESIGN SERVICES**
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JOB NUMBER
RG23-024
DATE DRAWN
02-23-24
DRAWN BY
RAZ GRINBAUM
SCALE
AS NOTED

REVISED

OWNER INFO
OWNER NAME 1829 LOS CERROS DRIVE. DIAMOND BAR, CA. 91765 (###) -###-####

PROJECT TITLE ADDRESS
NEW 2-STORY ADDITION TO (E) S.F.D. 1824 LOS CERROS DRIVE. DIAMOND BAR, CA. 91765

SHEET TITLE	
SITE PLAN	

SHEET NO.

T-2

RG PERMITS & DESIGN SERVICES

RAZ GRINBAUM
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WOODLAND HILLS, CA. 91367
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FAX: (818) 232-9275

JOB NUMBER**RG24-024**

DATE DRAWN

04-15-24

DRAWN BY

RAZ GRINBAUM

SCALE

AS NOTED

REVISÉ

OWNER INFO

OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765
(###) - ### - ####

PROJECT TITLE ADDRESS

NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

DEMOLITION PLAN

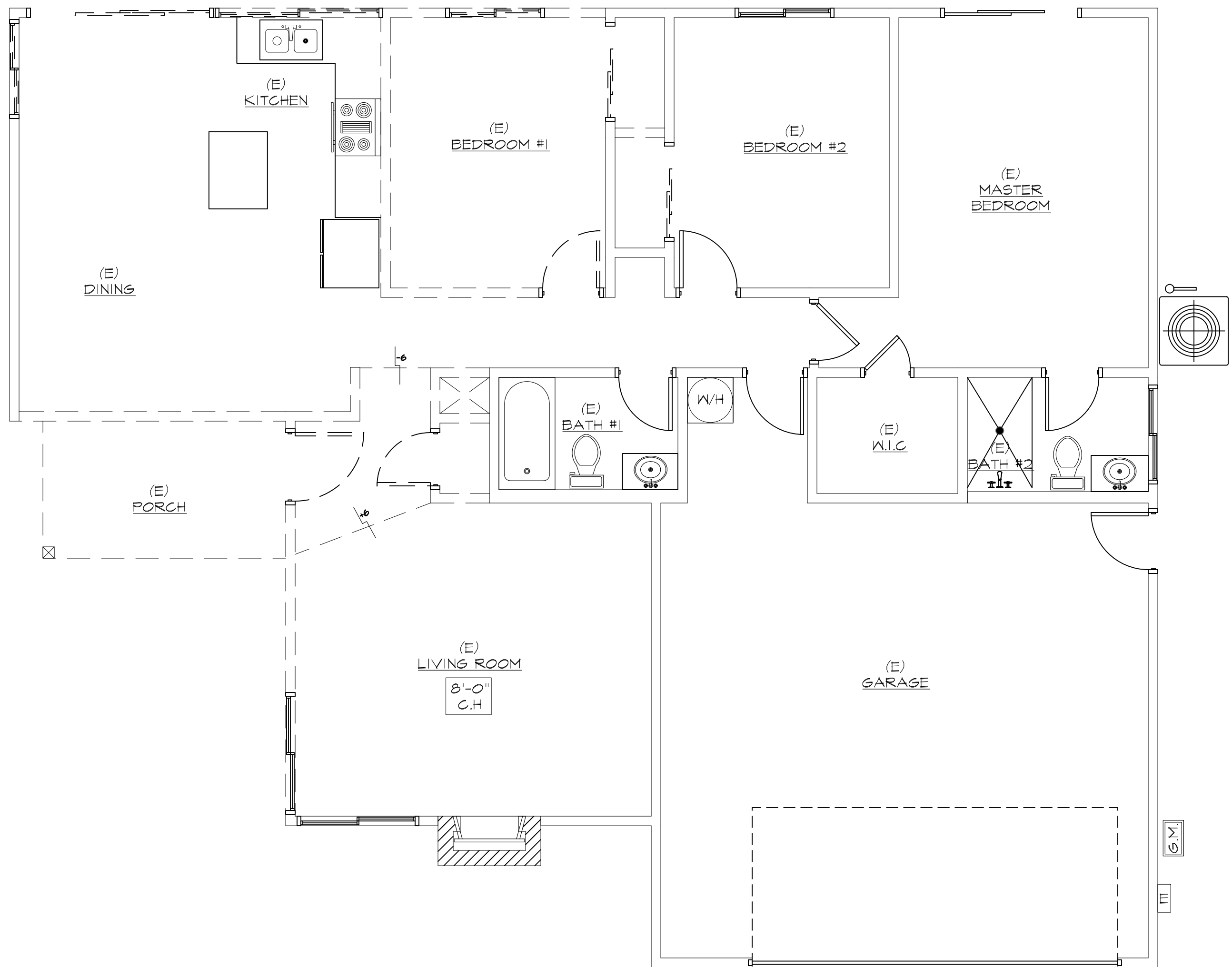
SHEET NO.

$$A \cong \mathbb{A}^1$$

WALL SCHEDULE

☐ EXISTING 2X STUD WALL

EXIST. 2X STUD WALL
TO BE REMOVED



DEMOLITION PLAN

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

WINDOW SCHEDULE							
SYM.	QTY.	SIZE	TYPE	MATERIAL	U-FACTOR	SHGC	LOCATION
(A)	1	5'-0" X 5'-0"	SLIDER	VINYL	0.93	0.24	NEW LIVING ROOM
(B)	1	3'-0" X 4'-0"	SLIDER	VINYL	0.93	0.24	NEW KITCHEN
E WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.							

DOOR SCHEDULE						
SYM.	QTY.	SIZE	THK.	TYPE	MATERIAL	LOCATION
(1)	1	6'-0" X 6'-8"	1 3/4"	FRENCH S.C.D.	WOOD/GLASS	NEW LIVING ROOM
(2)	1	8'-0" X 6'-8"	1 3/8"	SLD DOUBLE	VYNIL/GLASS	NEW KITCHEN
(3)	1	8'-0" X 6'-8"	1 3/8"	SLD DOUBLE	WOOD	EXISTING BEDROOM 2

PLUMBING FIXTURE SCHEDULE	
FIXTURE TYPE	MAXIMUM FLOW RATE AT > 20
SHOWERHEADS	1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	1.8 GPM @ 80 PSI FOR ALL COMBINED
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 80 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS/FLUSH
METERING FAUCETS	0.2 GALLON PER CYCLE
URINALS	0.125 GALLON/FLUSH

NOTE:
EFFECTIVE JAN 1, 2014, SB 401 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

FLOOR PLAN LEGEND

- WINDOW CALL OUT

DOOR CALL OUT

SMOKE ALARMS TO BE HARD WIRED W/ A BATTERY BACK UP TYP.

CEILING MOUNTED LIGHT

WALL MOUNTED LIGHT

CEILING MOUNTED RECESSED LIGHT

H.E. HIGH EFFICACY

OUTLET 110 VOLTS TAMPER RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS

(N) 30"X30" ATTIC ACCESS W/30" MIN HEADROOM ABOVE

4"Ø DRYER VENT SMOOTH METAL W/ BACK DRAFT DAMPER

EXHAUST FAN CAPABLE OF PROVIDING 50 CFM W/ HUMIDITY CONTROL

3 WAY SWITCH

DIMMER SWITCH

POLE SWITCH

200 AMP ELECTRICAL PANEL

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES.

TEMPERED SAFETY GLAZING

E WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.

EXISTING 2X STUD WALL

NEW 2X STUD WALL
- WALL SCHEDULE
- EXISTING 2X STUD WALL

NEW 2X STUD WALL
- GENERAL NOTES:
1. PROVIDE LOW FLOW TOILETS(1.28 G/F), SHOWERHEADS (1.8 GPM), AND FAUCETS (1.2 GPM).
 2. SHOWER MAX TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE THERMOSTATIC MIXING VALVES.
 3. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 12" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
 4. PROVIDE A MINIMUM ONE DEDICATED 20 AMPERE CIRCUIT TO BATHROOMS.
 5. HEATING EQUIPMENT LOCATED IN AN ATTIC SPACE REQUIRING INSPECTION OR MAINTENANCE SHALL PROVIDE AN ACCESS OPENING NOT LESS THAN 30 INCHES BY 30 INCHES. A CONTINUOUS SOLID FLOOR NOT LESS THAT 24 INCHES AND A CLEAR SPACE OF 30" DEEP AND 30" WIDE LOCATED AT THE FRONT OF SERVICE SIDE OF EQUIPMENT.
 6. FIRST SWITCH TO THE ENTRANCE OF BATHROOM(S) AND/OR KITCHEN SHALL BE A FLUORESCENT FIXTURE. (PLUG IN TYPE OR WITH BALLAST)
 7. ALL BRANCH CIRCUITS THAT SUPPLY 15 & 20 AMP. RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN AFCI.
 8. ALL DUCTING AND CONNECTORS FOR HEATING AND/OR AIR CONDITIONING SHALL BE UL 181 APPROVED.
 9. ALL BRANCH CIRCUITS IN A SINGLE FAMILY RESIDENCE SHALL BE PROTECTED BY COMBINATION TYPE AFCI DEVICES, EXCEPT KITCHENS, BATHROOMS, GARAGES & BASEMENT.
 10. A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS.
 11. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
 12. THE CENTER OF THE 15,20 AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.
- The diagram is a detailed architectural floor plan for the proposed first floor of a residence. It shows a layout with several rooms: a large front living room (labeled (E) LIVING ROOM TO BE EXTENDED) with a fireplace and patio access; a kitchen (labeled (E) KITCHEN TO BE REMODEL) with a garbage disposal and exhaust fan; a dining area (labeled (E) DINING TO BE EXTENDED); a master bedroom (labeled (E) MASTER BEDROOM); a second bedroom (labeled (E) BEDROOM #2); a bathroom (labeled (E) BATH #1); a second bathroom (labeled (E) BATH #2); a laundry room (labeled (E) L.A.R.); and a garage (labeled (E) GARAGE). The plan includes numerous dimensions for room sizes and overall building footprint. It also shows the location of various fixtures and equipment, such as a 200 AMP electrical panel, a carbon monoxide alarm, and a tempered safety glazing unit. A note in the upper right corner states: 'THAT A WALL OR OTHER LATERAL MEMBER MAY BE REQUIRED ONCE PLAN CHECK IS COMPLETED.' The plan is oriented with North at the top, indicated by a north arrow symbol.
- PROPOSED 1ST. FLOOR PLAN
- SCALE:
1/4"=1'-0"
- RG PERMITS
& DESIGN SERVICES**
RAZ GRINBAUM
6167 LE SAGE AVE.
WOODLAND HILLS, CA. 91367
PHONE: (818) 448-1355
FAX: (818) 232-9275
- | |
|--------------|
| JOB NUMBER |
| RG24-024 |
| DATE DRAWN |
| 04-15-24 |
| DRAWN BY |
| RAZ GRINBAUM |
| SCALE |
| AS NOTED |
- | |
|---------|
| REVISED |
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| OWNER INFO |
| OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765
(###)-###-#### |
- | |
|--|
| PROJECT TITLE ADDRESS |
| NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765 |
- | |
|--------------------------|
| SHEET TITLE |
| PROPOSED 1ST. FLOOR PLAN |
- | |
|-----------|
| SHEET NO. |
| A-2 |
- Packet Pg. 38

WINDOW SCHEDULE								
SYM.	QTY.	SIZE	TYPE	MATERIAL	U-FACTOR	SHGC	LOCATION	REMARKS
(A)	1	3'-0" X 2'-0"	SLIDER	VINYL	0.33	0.24	NEW BATH #1	
(B)	2	4'-0" X 4'-0"	SLIDER	VINYL	0.33	0.24	NEW BEDROOM #1 & 2	
(E) WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO BILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.								

DOOR SCHEDULE							
SYM.	QTY.	SIZE	THK	TYPE	MATERIAL	LOCATION	REMARKS
(1)	3	2'-6" X 6'-8"	1 3/4"	POCKET	WOOD	NEW W.I.C. #1, BATH #1, & HALL #2	
(2)	1	2'-6" X 6'-8"	1 3/8"	BARN	WOOD	NEW BATH #2	
(3)	2	2'-6" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	NEW BEDROOM #1 & 2	
(4)	1	8'-0" X 6'-8"	1 3/8"	SLD DOUBLE	VYNIL/ GLASS	NEW HALL WAY	
(5)	2	6'-0" X 6'-8"	1 3/8"	SLD DOUBLE	VYNIL/ GLASS	NEW BEDROOM #1 & 2	

PLUMBING FIXTURE SCHEDULE	
FIXTURE TYPE	MAXIMUM FLOW RATE AT > 20
SHOWERHEADS	1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	1.8 GPM @ 80 PSI FOR ALL COMBINED
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 80 PSI
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URINALS	0.125 GALLON/FLUSH

NOTE:
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FLOOR PLAN LEGEND

- WINDOW CALL OUT

⬢

DOOR CALL OUT

⊙

SMOKE ALARMS TO BE HARD WIRED W/ A BATTERY BACK UP TYP.

⊕

CEILING MOUNTED LIGHT

⊕

WALL MOUNTED LIGHT

⊕

CEILING MOUNTED RECESSED LIGHT

H.E.

HIGH EFFICACY

⊖

OUTLET 110 VOLTS (TAMPER RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, PENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS)
- ↗

(N) 30"x30" ATTIC ACCESS W/30" MIN. HEADROOM ABOVE

⇒

4"ø DRYER VENT SMOOTH METAL W/ BACK DRAFT DAMPER

⊖

EXHAUST FAN CAPABLE OF PROVIDING 50 CFM W/ HUMIDITY CONTROL

⊕

3 WAY SWITCH

⊕

DIMMER SWITCH

⊕

POLE SWITCH

⊖

200 AMP ELECTRICAL PANEL

⊕

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES.

⊖

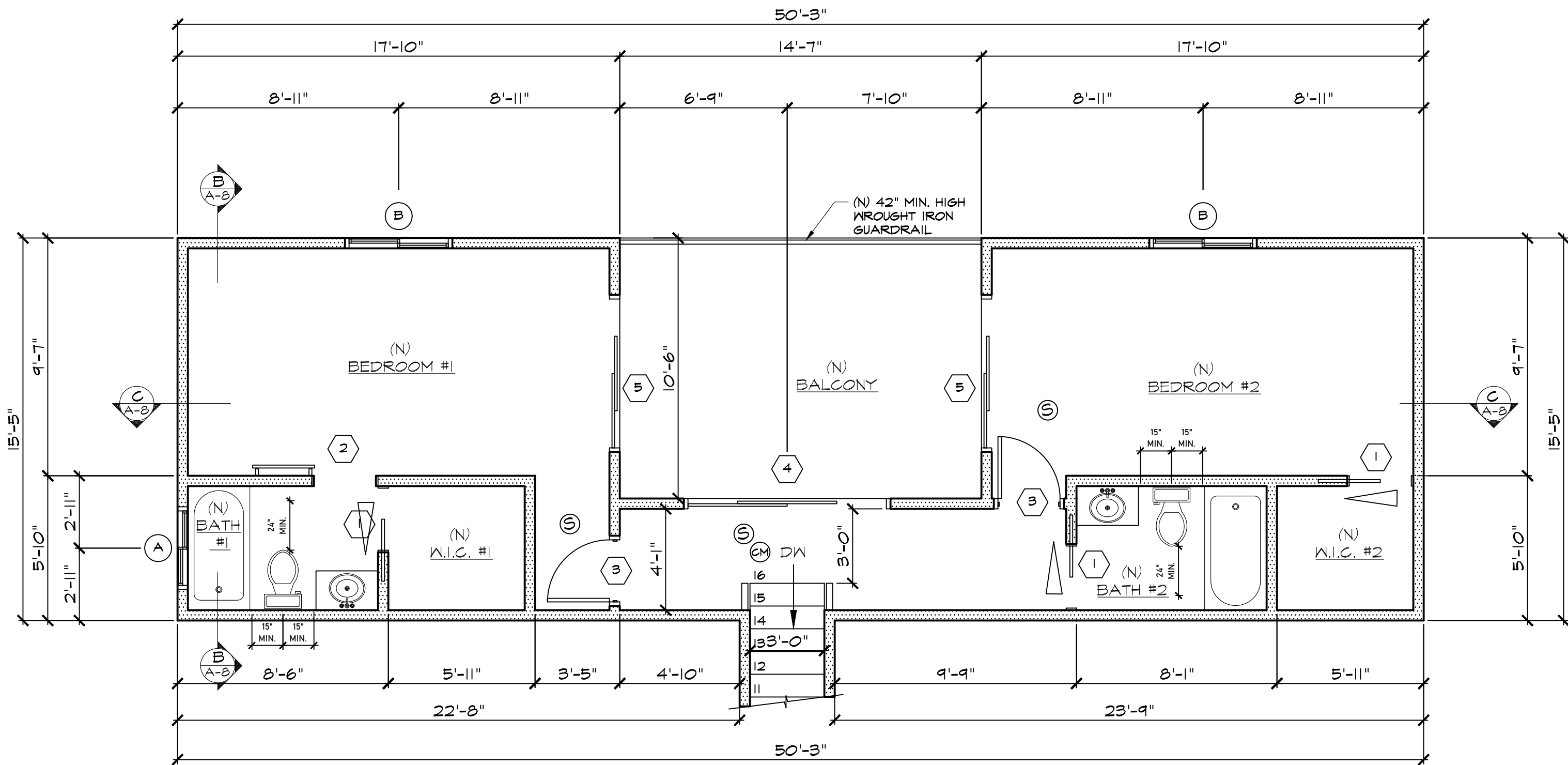
TEMPERED SAFETY GLAZING

⊖

WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO BILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.

WALL SCHEDULE

- EXISTING 2X STUD WALL
- NEW 2X STUD WALL



GENERAL NOTES:

- PROVIDE LOW FLOW TOILETS(1.28 G/F), SHOWERHEADS (1.8 GPM), AND FAUCETS (1.2 GPM).
- SHOWER MAX TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE THERMOSTATIC MIXING VALVES.
- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO T2" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
- PROVIDE A MINIMUM ONE DEDICATED 20 AMPERE CIRCUIT TO BATHROOMS.
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- THE CENTER OF THE 15.20 AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.

PROPOSED 2ND. FLOOR PLAN

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

1

**RG PERMITS
& DESIGN SERVICES**
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JOB NUMBER

RG24-24

DATE DRAWN

04-15-24

DRAWN BY

RAZ GRINBAUM

SCALE

AS NOTED

REVISED

OWNER INFO

OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765
(###)-###-####

PROJECT TITLE ADDRESS

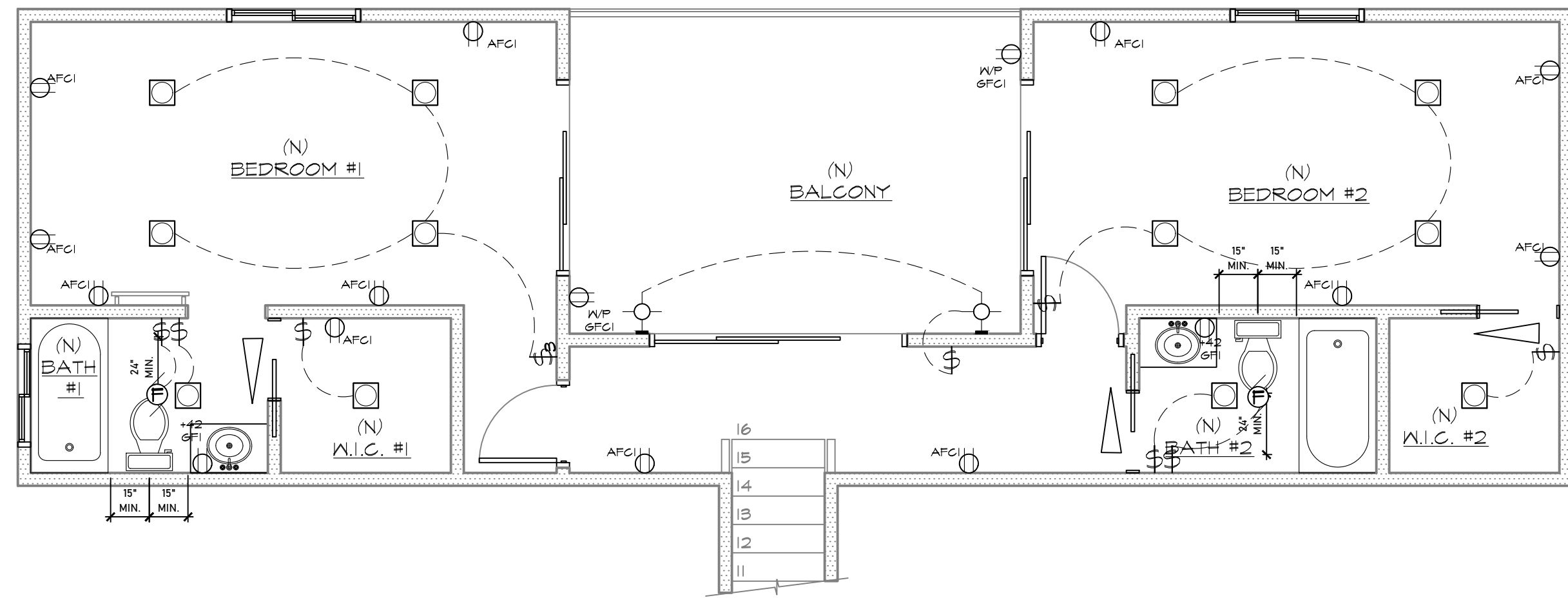
NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

PROPOSED 2ND. FLOOR
PLAN

SHEET NO.

A-3

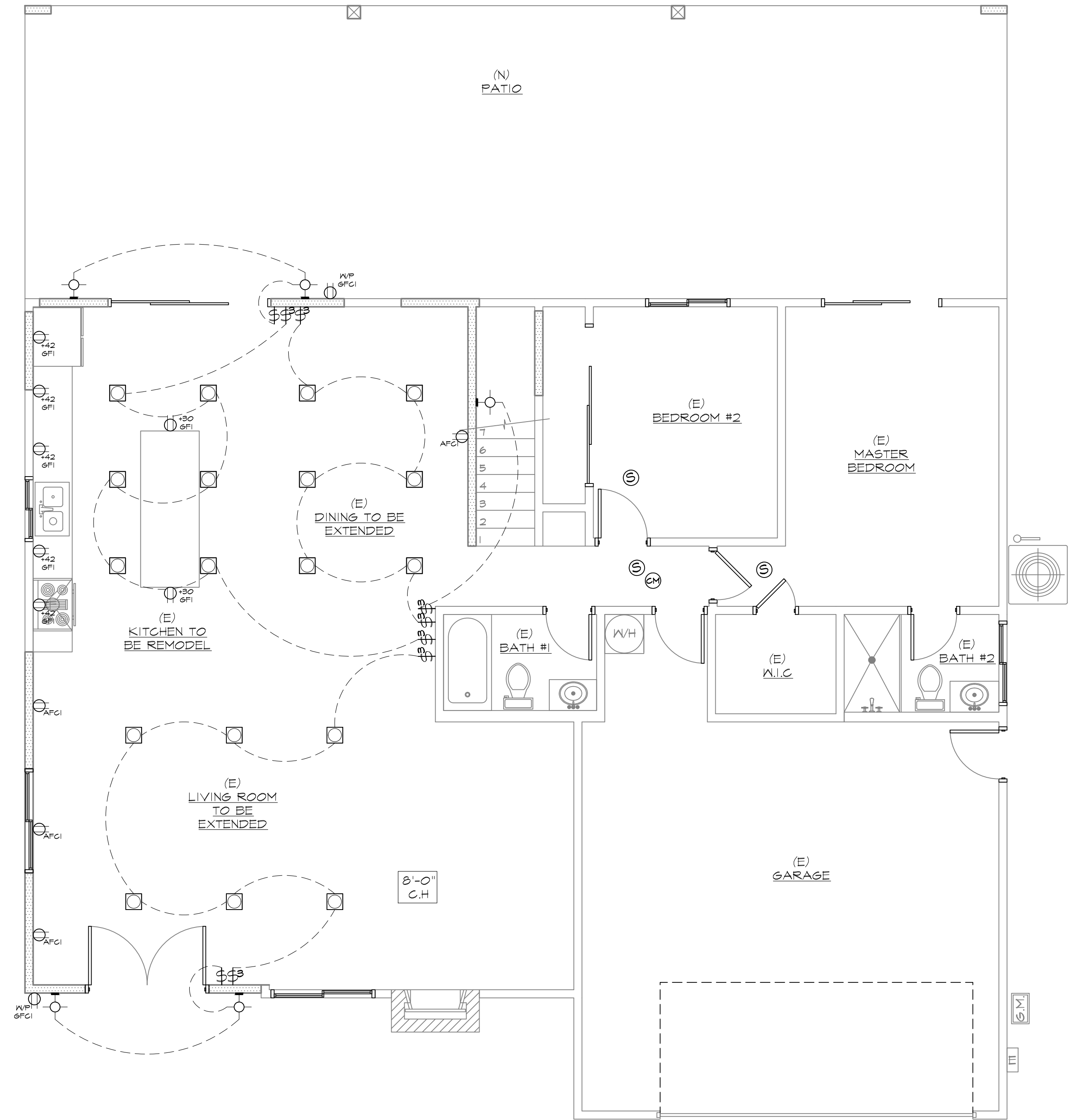


FLOOR PLAN LEGEND

- | | | | |
|------|---|---|---|
| ○ | WINDOW CALL OUT | ↗ | (N) 30"X30" ATTIC ACCESS W/30" MIN HEADROOM ABOVE |
| ⬢ | DOOR CALL OUT | ⇌ | 4"Ø DRYER VENT SMOOTH METAL W/ BACK DRAFT DAMPER |
| ⊙ | SMOKE ALARMS TO BE HARD WIRED W/ A BATTERY BACK UP TYP. | ⊙ | EXHAUST FAN CAPABLE OF PROVIDING 50 CFM W/ HUMIDITY CONTROL |
| ○ | CEILING MOUNTED LIGHT | ⊙ | 3 WAY SWITCH |
| ⊙ | WALL MOUNTED LIGHT | ⊙ | DIMMER SWITCH |
| ⊙ | CEILING MOUNTED RECESSED LIGHT | ⊙ | POLE SWITCH |
| H.E. | HIGH EFFICACY | ⊙ | 200 AMP ELECTRICAL PANEL |
| ⊙ | OUTLET 110 VOLTS (TAMPER RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, DEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS) | ⊙ | CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES. |
| | | ⊙ | TEMPERED SAFETY GLAZING |
| | | ⊙ | WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN. 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING. |

WALL SCHEDULE

- | | |
|---|-----------------------|
| — | EXISTING 2X STUD WALL |
| — | NEW 2X STUD WALL |

RG PERMITS
& DESIGN SERVICES

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04-15-24

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SCALE

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OWNER INFO

OWNER NAME
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DIAMOND BAR, CA. 91765
(###)-###-####

PROJECT TITLE ADDRESS

NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

ELECTRICAL PLAN

SHEET NO.

A-4

**RG PERMITS
& DESIGN SERVICES**

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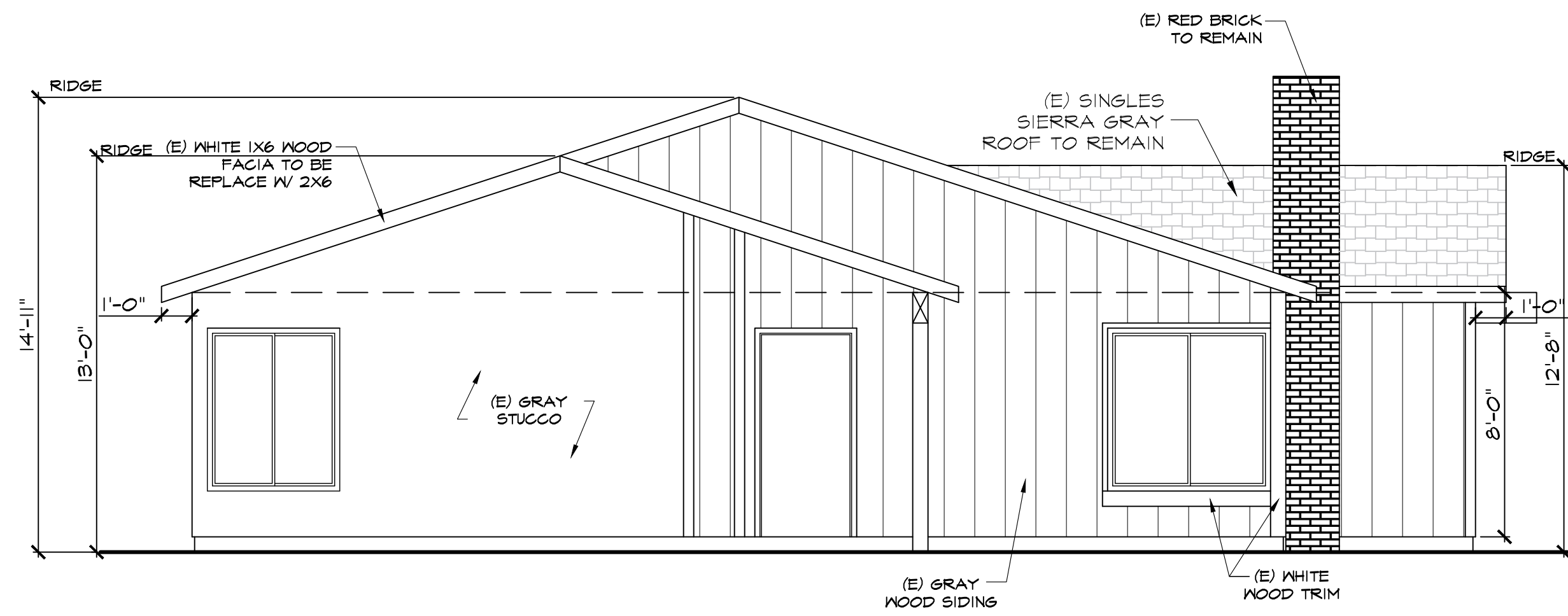
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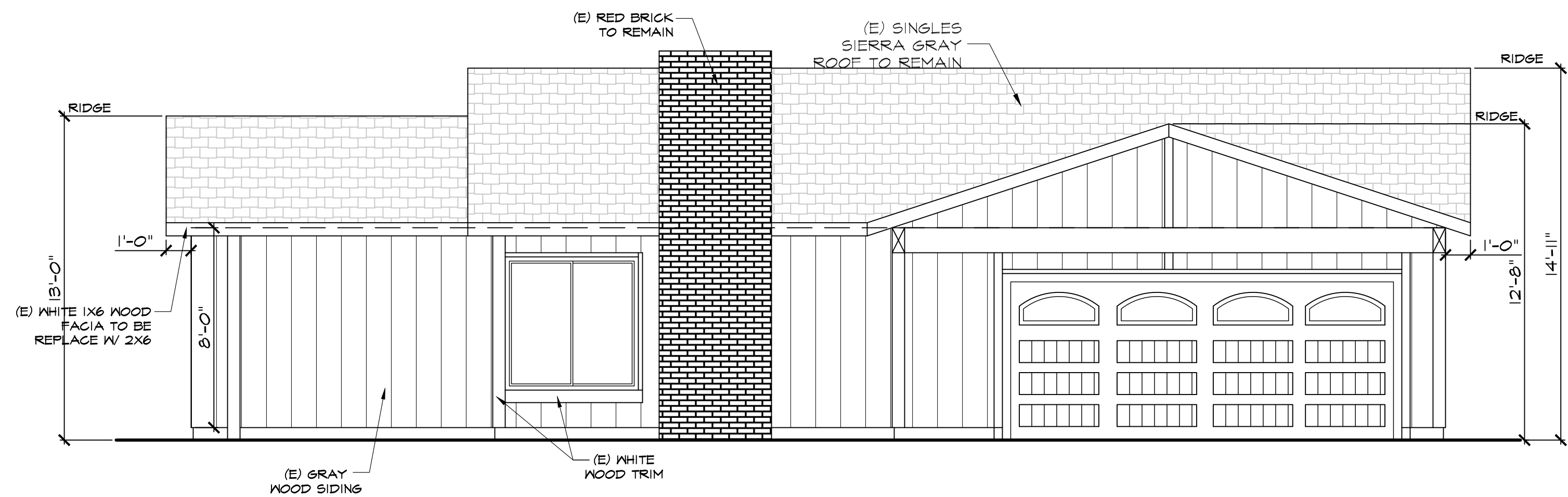
SHEET TITLE

EXISTING ELEVATIONS

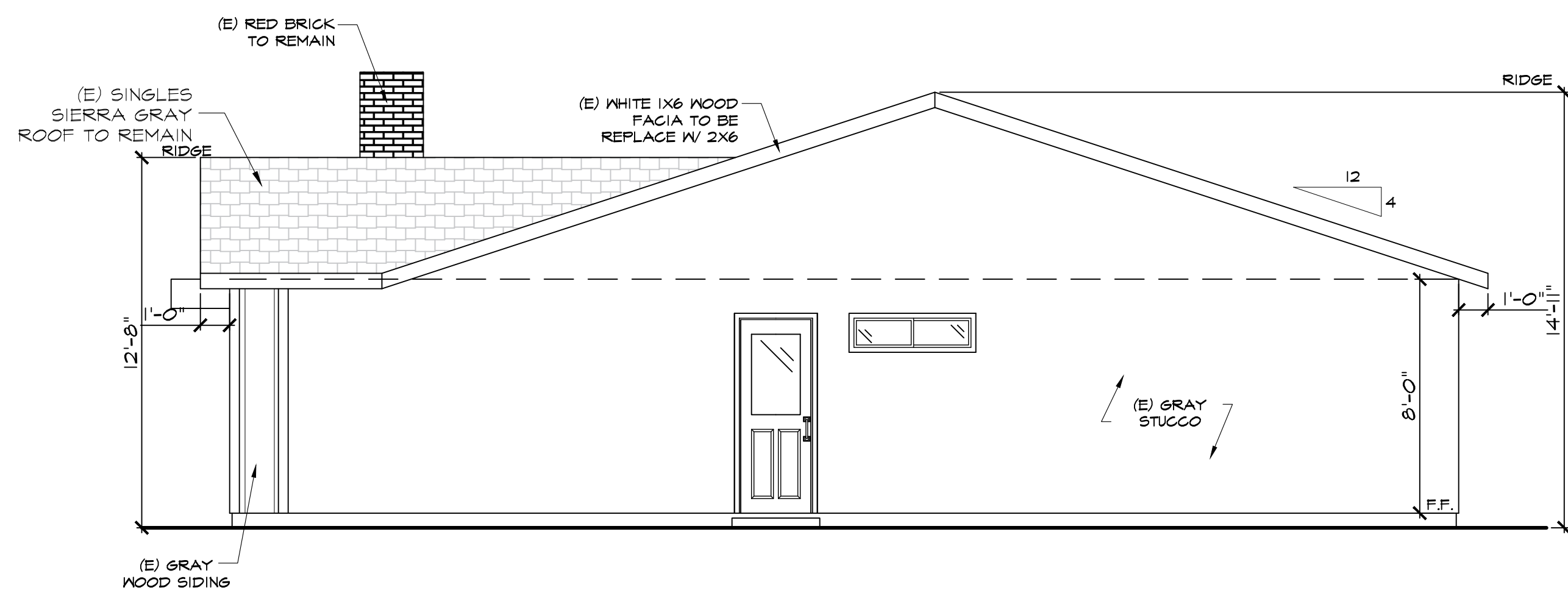
SHEET NO.

A-5**SOUTH/LEFT ELEVATION**

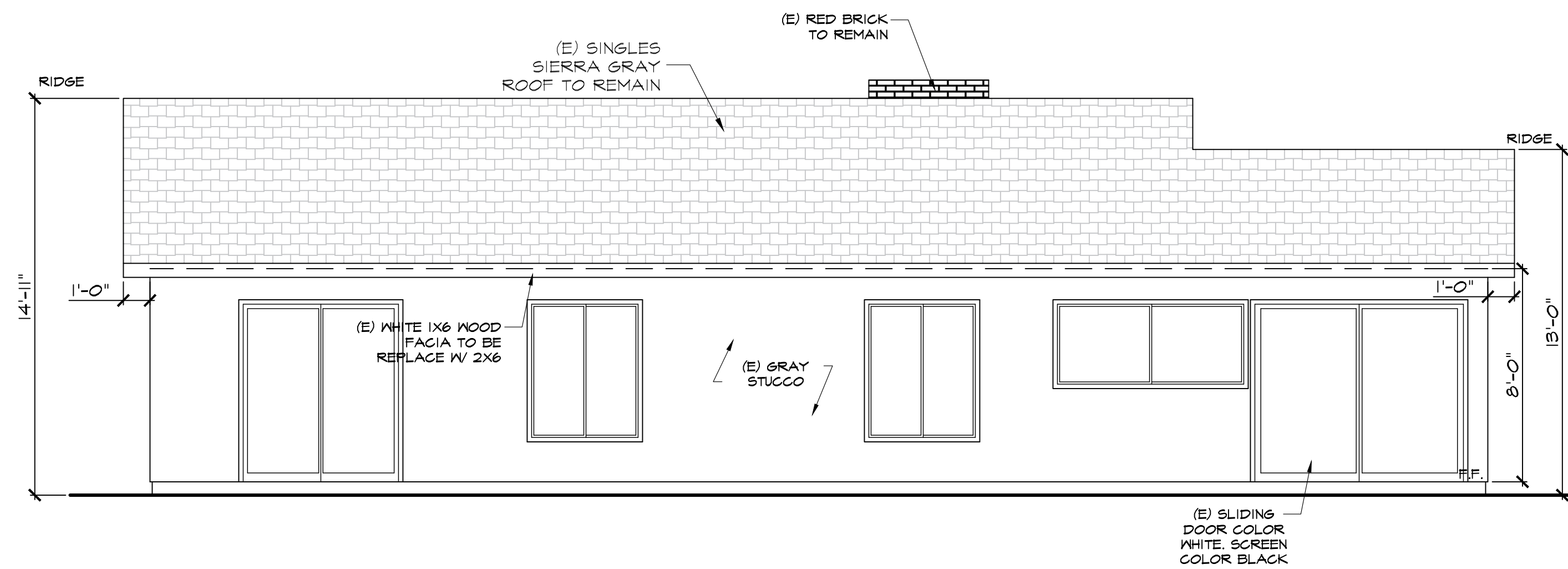
1/4" = 1'-0"

**EAST/FRONT ELEVATION**

1/4" = 1'-0"

**NORTH/RIGHT ELEVATION**

1/4" = 1'-0"

**WEST/REAR ELEVATION**

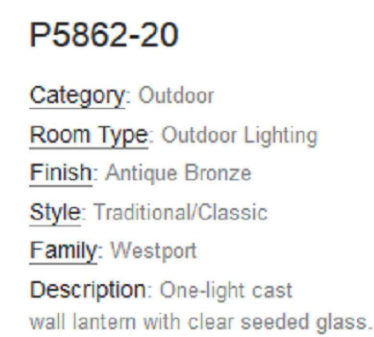
1/4" = 1'-0"

EXISTING ELEVATIONS

SCALE:

1/4" = 1'-0"

1


$$\frac{1}{4}'' = 1'-0''$$

NOTES:

1. REPLACE THE WOOD SIDING WITH A MORE PERMANENT, EMBOSSED LAP/FIBER CEMENT SIDING. WOOD SIDING TENDS TO DEGRADE OVERTIME AND IMPACT THE VISUAL QUALITY OF THE RESIDENCE.
2. WOOD TRIMS AROUND DOORS AND WINDOWS TO MATCH EXISTING IN WIDTH, MATERIAL AND COLOR.


$$\frac{1}{4}'' = 1'-0''$$

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& DESIGN SERVICES**

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SCALE

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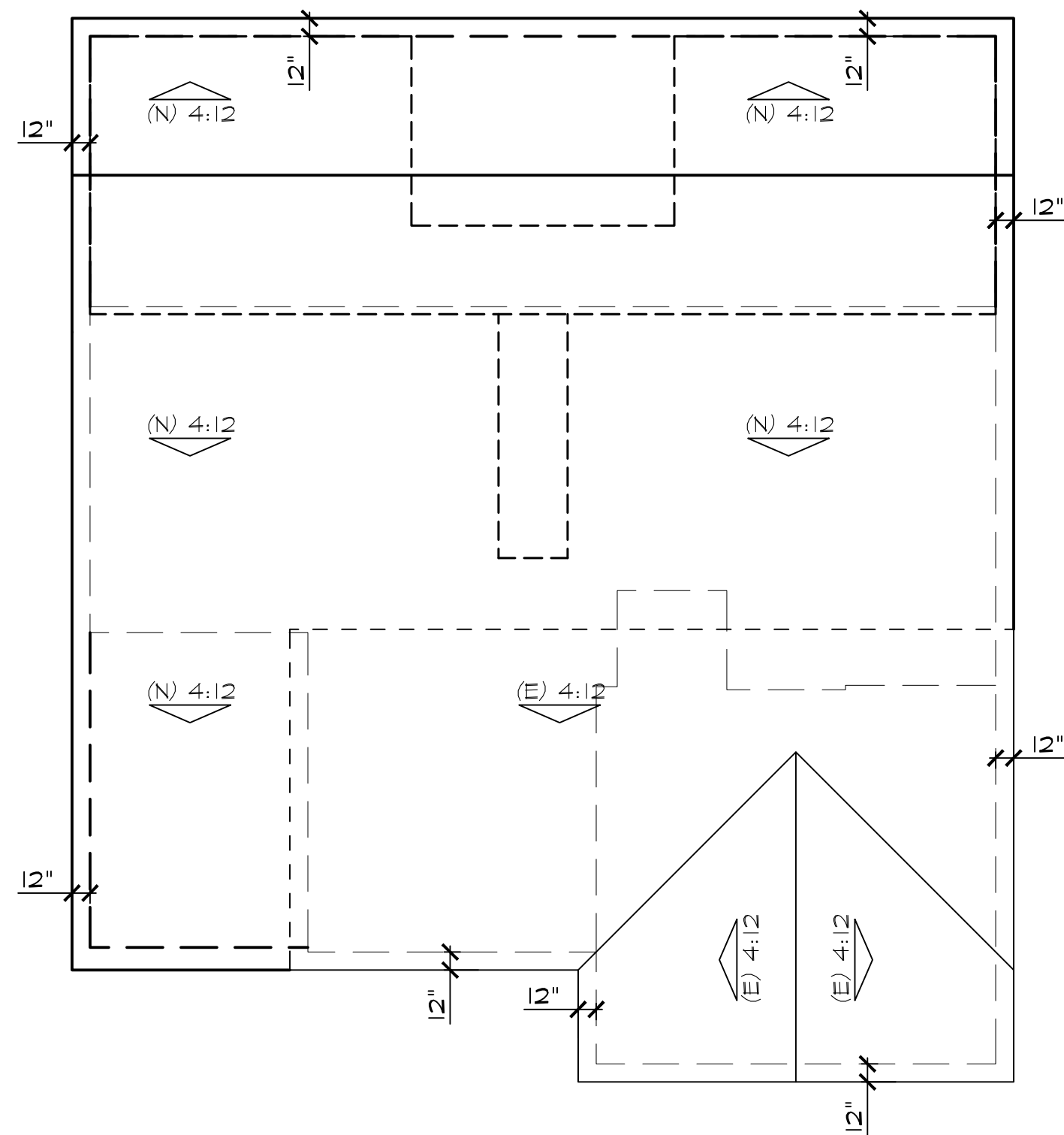
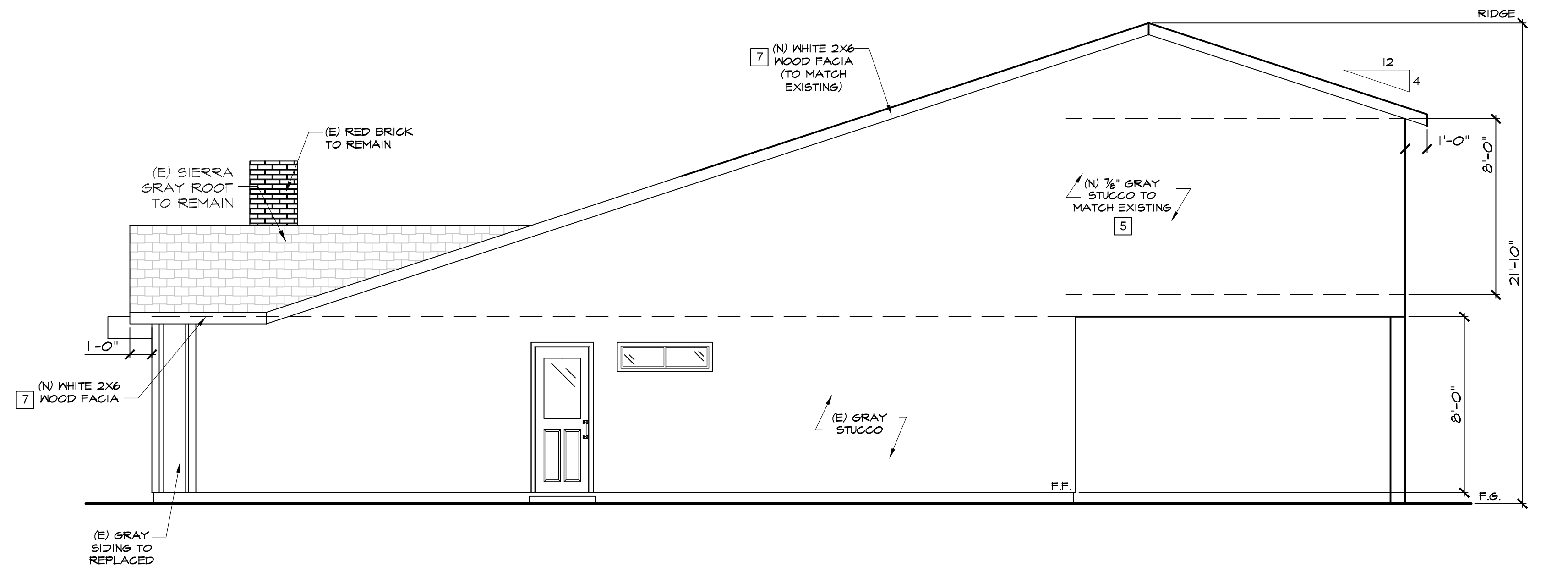
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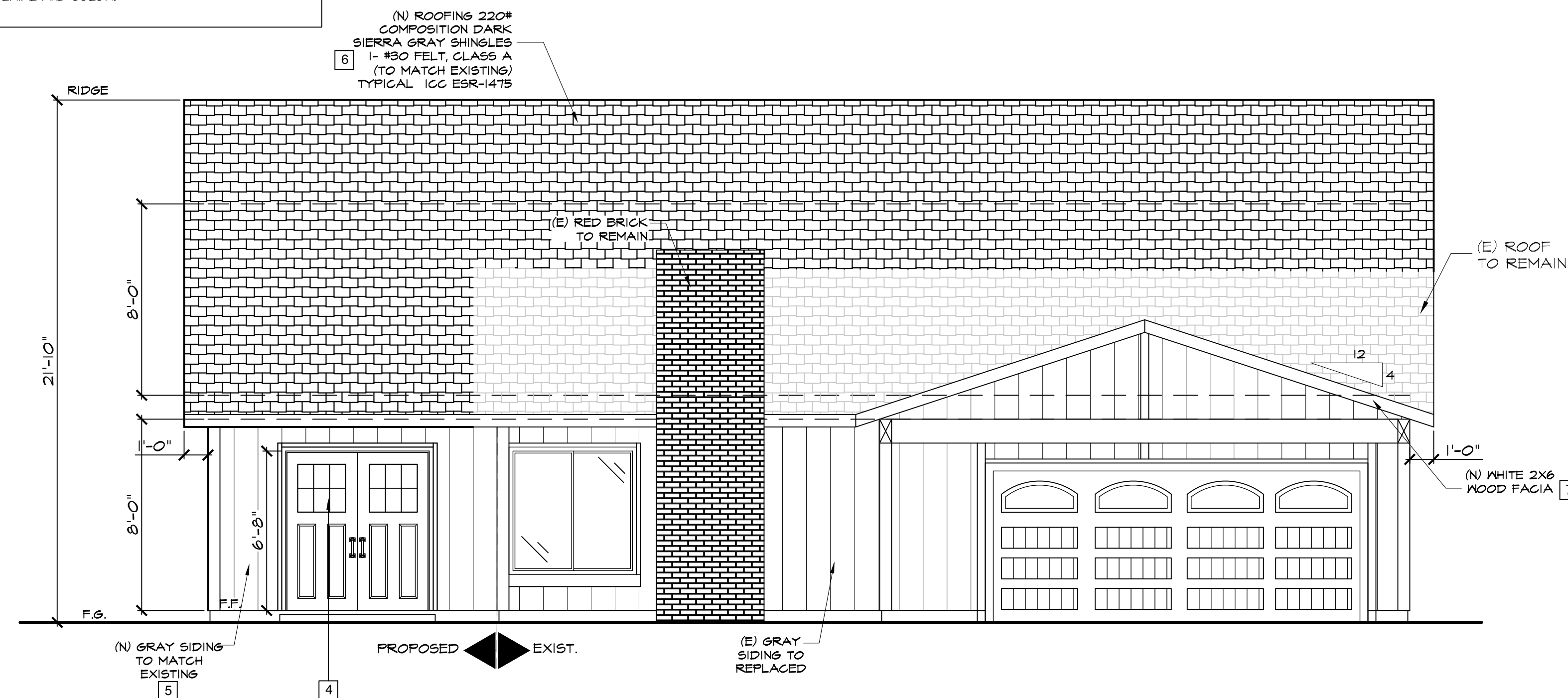
NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

ELEVATIONS & ROOF PLAN

SHEET NO.**A-7****ROOF PLAN** $\frac{1}{8}'' = 1'-0''$ **NORTH/RIGHT ELEVATION** $\frac{1}{4}'' = 1'-0''$

- NOTES:
1. REPLACE THE WOOD SIDING WITH A MORE PERMANENT, EMBOSSED LAP/FIBER CEMENT SIDING. WOOD SIDING TENDS TO DEGRADE OVERTIME AND IMPACT THE VISUAL QUALITY OF THE RESIDENCE.
 2. WOOD TRIMS AROUND DOORS AND WINDOWS TO MATCH EXISTING IN WIDTH, MATERIAL AND COLOR.

**EAST/FRONT ELEVATION** $\frac{1}{4}'' = 1'-0''$

**RG PERMITS
& DESIGN SERVICES**

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JOB NUMBER**RG24-024****DATE DRAWN**

04-15-24

DRAWN BY

RAZ GRINBAUM

SCALE

AS NOTED

REVISED**OWNER INFO**

OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765
(###)-###-####

PROJECT TITLE ADDRESS

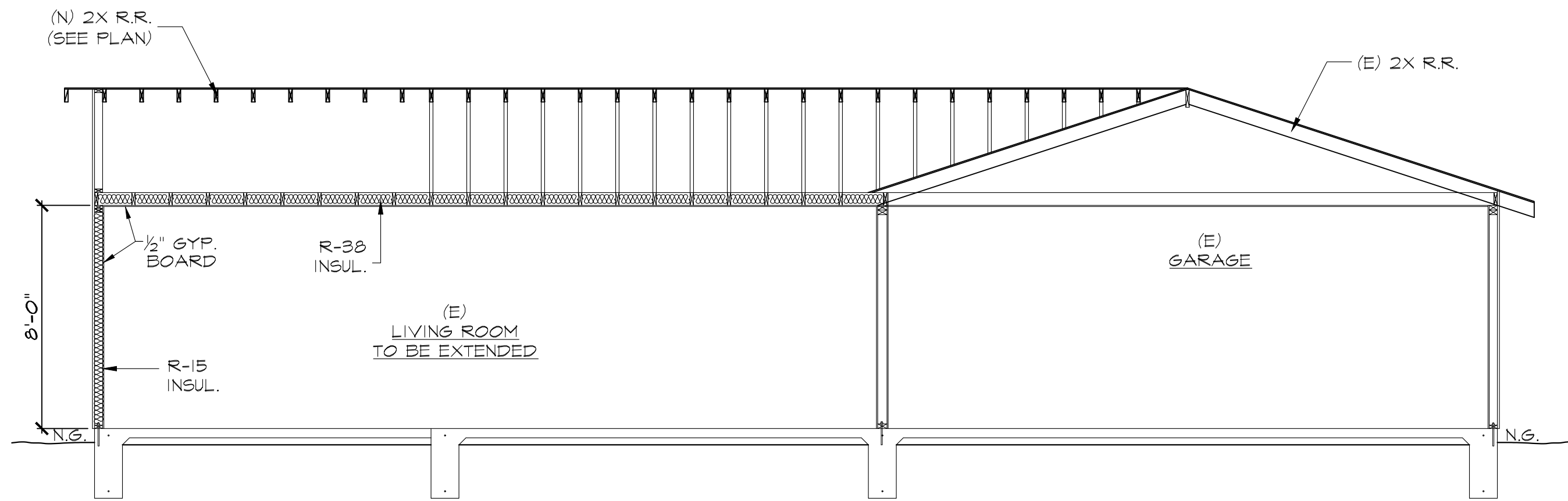
NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
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SHEET TITLE

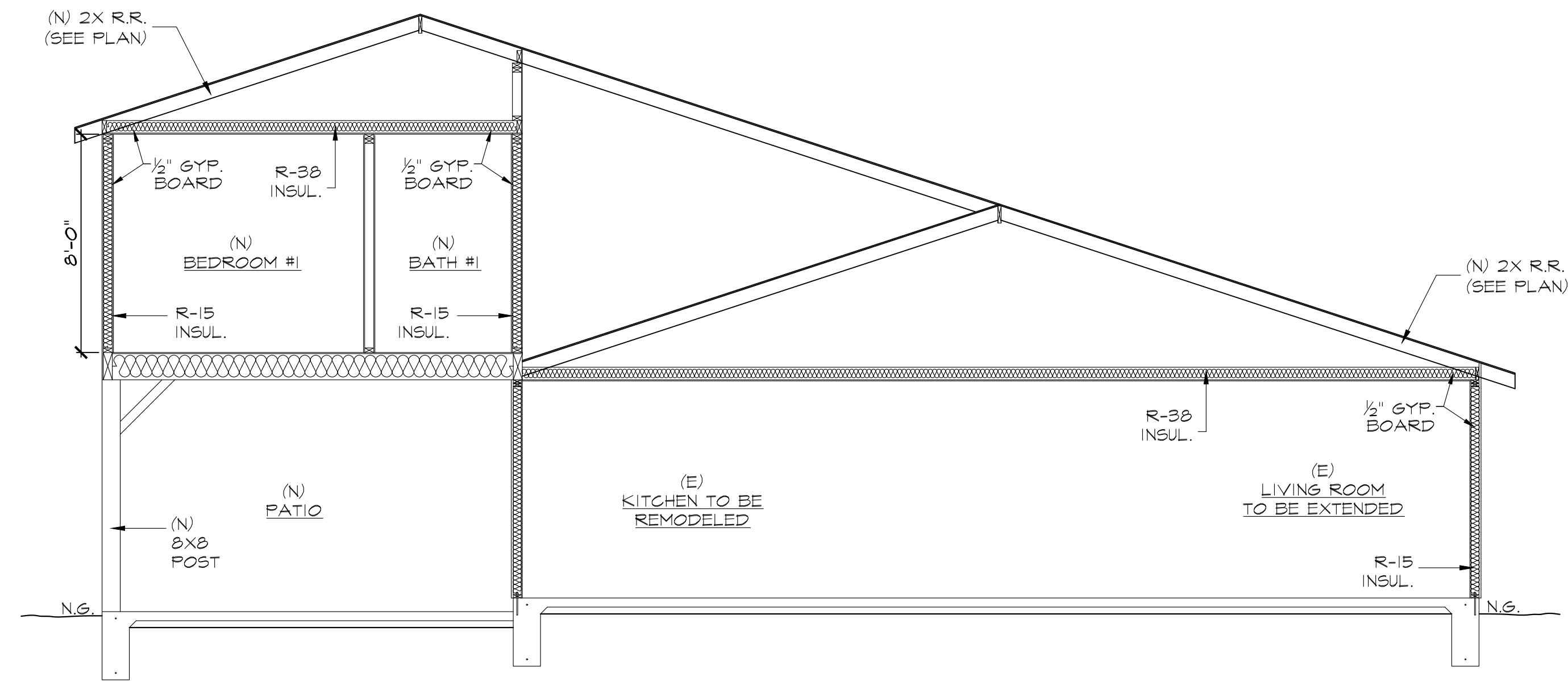
SECTIONS

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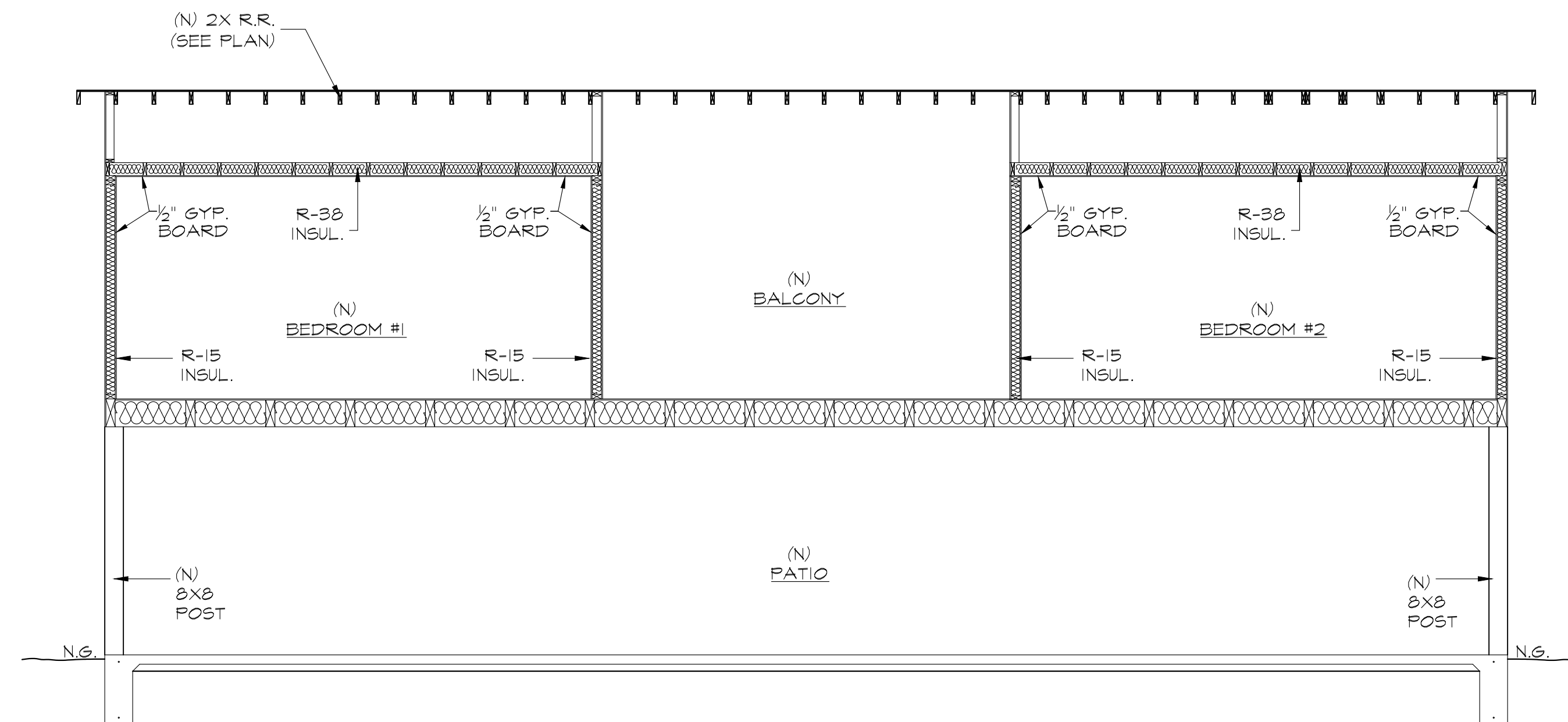
A-8

**SECTION "A"**

1/4" = 1'-0"

**SECTION "B"**

1/4" = 1'-0"

**SECTION "C"**

1/4" = 1'-0"

SECTIONS

SCALE:

1/4" = 1'-0"

1

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RG24-024

04-15-24

RA7 GRINBAUM

AS NOTED

OWNER NAME
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

NEW 2-STORY ADDITION TO (E) S.F.D.
1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

FENCING

$$A = 0$$


19.14 CUBIC YARD OF CUT



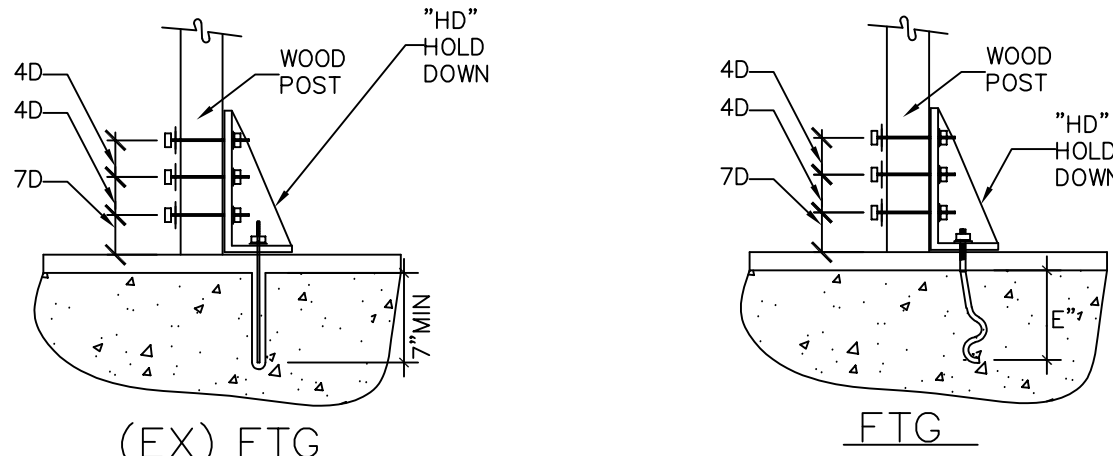
SCALE:
1/4"=1'-0"

SIMP. HDU & HDA	ICC.ES.ESR. #2330	L.A. R.R. #25720
SIMP. CB	ICC.ES.ESR. #3050	L.A. R.R. #25985
SIMP. CC & CCO	ICC.ES.ESR. #2604	L.A. R.R. #25714
SIMP. PC	ICC.ES.ESR. #2523 #2604	L.A. R.R. #25714
SIMP. HUTF	ICC.ES.ESR. #2523	L.A. R.R. #25800
SIMP. ST, MST, & MSTA	ICC.ES.ESR. #2105	L.A. R.R. #25713
SIMP. GLT	ICC.ES.ESR. #2615	L.A. R.R. #25803
SIMP. A-35	ICC.ES.ESR. #112	L.A. R.R. #25803
SIMP. U, LU, HGRS	ICC.ES.ESR. #3096	L.A. R.R. #25910
SIMP. UF10	ICC.ES.ESR. #2616	L.A. R.R. #25726
SIMP. SET-XP EPOXY	ICC.ES.ESR. #2508	L.A. R.R. #25965
SIMP. ET EPOXY	ICC.ES.ESR. #4945	L.A. R.R. #25120, 25185
SIMP. SW STRONG WALL	ICC.ES.ESR. #1267	L.A. R.R. #25625
RED HEAD TRUE BOLT WEDGE ANCHOR	ICC.ES.ESR. #1137	L.A. R.R. #2748

CITY OF LA. R.R. NUMBERS - 2

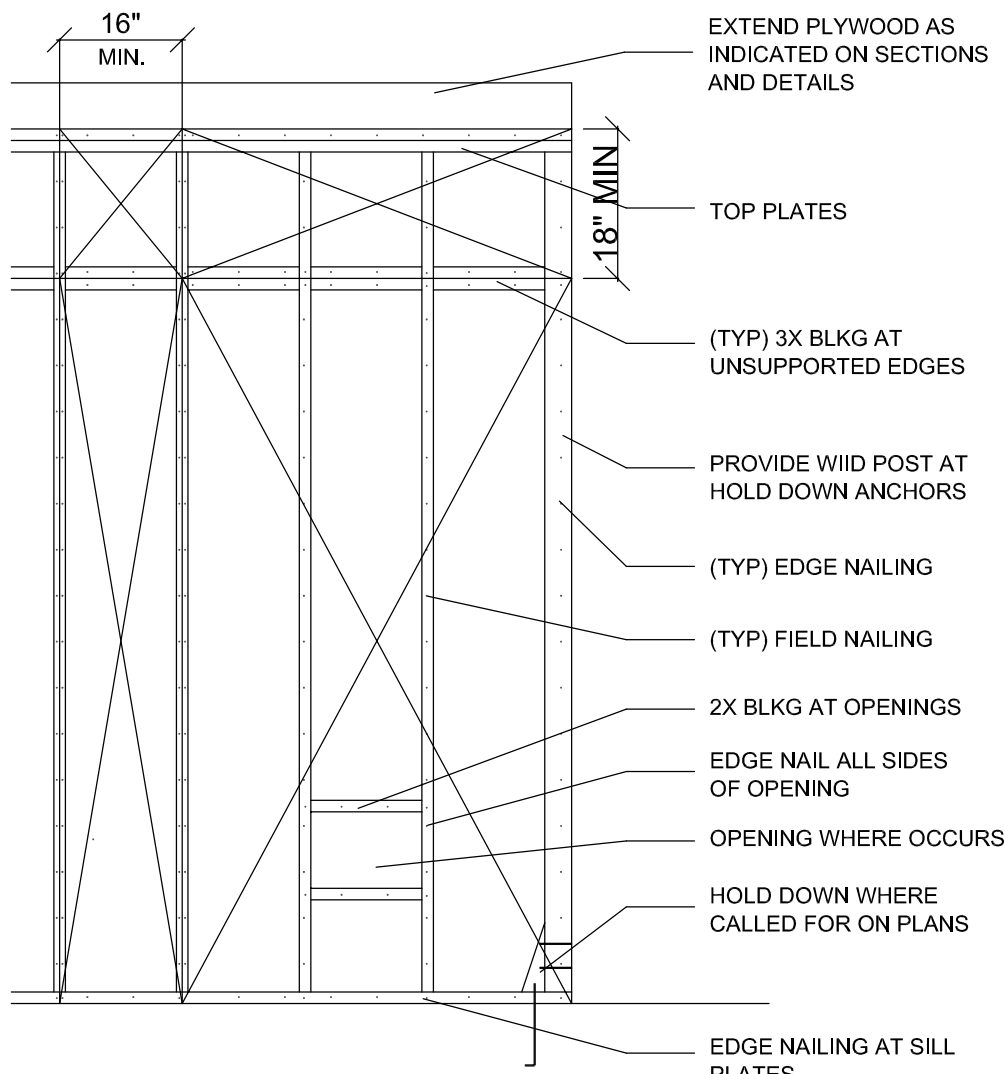
N.T.S.

MODEL NO.	SDS SCREWS	ANCHOR BOLTS	"e"	ANCHOR BOLTS ON (EX) FTG ICC# 2508	END POST
HDU2	6-SDS 1/4" X 2 1/2"	SSTB16	17 5/8"	5/8"DIA.	2-2X4 OR 4X4
HDU4	10-SDS 1/4" X 2 1/2"	SSTB20	21 5/8"	5/8"DIA.	
HDU5	14-SDS 1/4" X 2 1/2"	SSTB24	25 5/8"	3/4"DIA.	
HDU8	20-SDS 1/4" X 2 1/2"	SSTB28	29 7/8"	7/8"DIA.	4X4



HOLD DOWN SCHEDULE - 3

N.T.S.

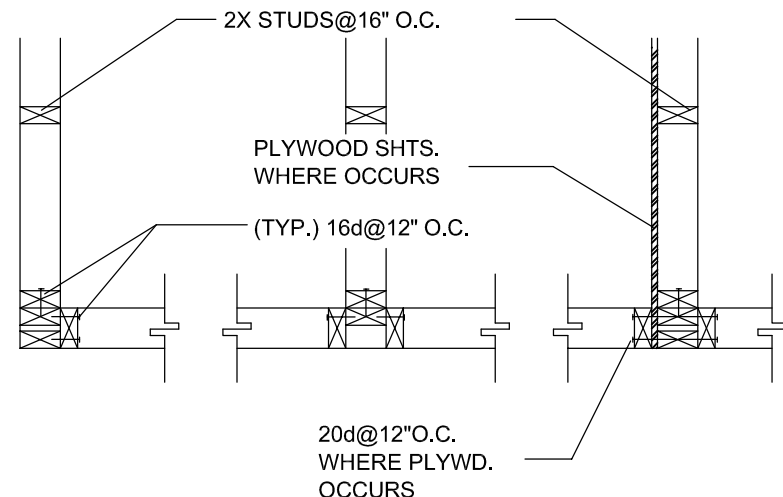


NOTES

- ALL NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE
- PROVIDE 2X STUDS AND BLOCKING AT ALL PLYWOOD JOINTS, UNLESS NOTED OTHERWISE.
- EDGE NAIL PLYWOOD TO ALL 4X OR LARGER POST OR COLS.
- LONG DIRECTION OF PLYWOOD SHEETS TO RUN PARALLEL TO STUDS UNLESS AN ALTERNATE PROPOSAL IS SUBMITTED TO AND APPROVED BY THE ENGINEER.

TYP. NAILING @ SHEAR WALL - 4

N.T.S.



WALL CORNER DETAIL - 5

N.T.S.

REINFORCING STEEL

- A. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, UNLESS NOTED OTHERWISE ON DRAWINGS.
 - WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A185.
- ALL BARS SHALL BE FREE OF RUST, GREASE, MILL SCALE OR ANY MATERIAL WHICH MIGHT AFFECT ITS BOND TO CONCRETE.
- ALL BAR BLENDS SHALL BE MADE COLD.
- BAR LAPS SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS OR AT LOCATIONS SHOWN ON THE DRAWINGS AND AS INDICATED BELOW. THE MINIMUM AMOUNT OF ANY LAP SHALL BE 2 FEET FOR CONCRETE AND 40 DIAMETERS FOR CONCRETE BLOCK MASONRY UNLESS NOTED OTHERWISE.
- ALL TESTING OF REINFORCING STEEL SHALL BE AS REQUIRED BY LOCAL BUILDING CODE OR AS OTHERWISE NOTED IN THE SPECIFICATIONS.
- PRIOR WELDING PROCEDURE APPROVAL IS REQUIRED FOR WELDING OF GRADE 60 REINFORCING STEEL.

WOOD FRAMING

- ALL LUMBER SHALL BE STRESS GRADE DOUGLAS FIR (COAST REGION) UNLESS OTHERWISE NOTED.
 - 2x4 & 3x4 STUDSSTUD GRADE
 - ROOF JOIST & 2x6 STUDS.....D.F. NO.2 J&P.....875PSI
 - FLOOR JOIST.....D.F. NO.2 J&P.....1000PSI
 - ALL BEAMS.....D.F. NO.1 J&P.....1000PSI
 - BEAMS GREATER THAN 5" THICK.....SELECT STRUCT. B&S.....1450PSI
 - POSTS.....D.F. NO.1 P&T.....925PSI
- ALL WOOD IN DIRECT CONTACT WITH THE GROUND, MASONRY OR CONCRETE SHALL BE TREATED WITH A PRESERVATIVE, OR SHALL BE DECAY RESISTENT WOOD AS PRESCRIBED IN DIVISION 31 (WOOD PRESERVATIVE).
- ALL WALLS SHALL BE BOLTED TO FOUNDATION (CONCRETE OR CONCRETE BLOCK) WITH 5/8" Ø ANCHOR BOLTS EMBEDDED 7 " INTO FOOTING WITHIN 12" OF THE ENDS OF EACH WALL PANEL AND NOT MORE THAN 6'-0" O.C. AND HAVE MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4-3/8" OF EACH END OF EACH SILL PLATE WITH 3" X 5/16" X 3" PLATE WASHERS, EXCEPT AS CALLED OUT FOR SHEAR WALLS.
- A DOUBLE PLATE MADE OF TWO MEMBERS OF THE SAME WIDTH AS THE STUDS SHALL BE PLACED AT THE TOP OF EVERY BEARING PARTITION OR EXTERIOR WALL. SUCH DOUBLE PLATES SHALL BE LAPPED AT CORNER, AND JOINTS, IN UPPER AND LOWER MEMBERS, SHALL BE AT LEAST FOUR FEET APART, EXCEPT AT CORNERS.
- EXTERIOR WALLS AND BEARING PARTITIONS SHALL BE FRAMED OF 2x4 STUDS @ 16" O.C. WHEN SUPPORTING LOADS FROM ROOF AND A MAXIMUM OF ONE FLOOR ABOVE AND SHALL BE FRAMED OF 3x4 OR 2x6 STUDS @ 16" O.C. WHEN SUPPORTING LOADS FROM ROOF AND TWO OR MORE FLOORS ABOVE UNLESS OTHERWISE NOTED ON DRAWING. AT STAGGERED STUD WALLS USE 2x4 @ 16" EA. SIDE TYPICAL. ALL FLOORS UNLESS NOTED OTHERWISE (SEE PLANS).
- EVERY WOOD STUD BEARING WALL OR BEARING PARTITION SHALL BE BRACED AT EACH END OR AS NEAR AS POSSIBLE, AND AT LEAST EVERY 25 FEET OF ITS LENGTH. THE TYPE OF BRACING SHALL MEET THE CODE REQUIREMENTS FOR THIS PURPOSE.
- FLOOR JOISTS SHALL BE DOUBLED UNDER PARTITIONS RUNNING PARALLEL TO THE JOISTS. USE DOUBLE STUDS OR 4x4 POSTS UNDER DOUBLE JOISTS OR 4x BEAMS, UNLESS OTHERWISE CALLED FOR ON FRAMING PLANS.
- ALL NAILING SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS (TABLE 2304.9.1) LOCAL BUILDING CODE, EXCEPT AS OTHERWISE SHOWN, AND SHALL BE DONE WITH COMMON WIRE NAILS UNLESS OTHER TYPE OF NAIL IS ALLOWED BY THE 2019 C.B.C. (SEE ALSO PLYWOOD NOTES.)
- BOLTS SHALL BE UNFINISHED BOLTS CONFORMING TO ASTM A-307.
- PLYWOOD SHALL BE INTERIOR TYPE WITH EXTERIOR GLUE CONFORMING TO "PSI-95" OF GRADE CALLED FOR BELOW, LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. USE COMMON NAILS ONLY UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER AND LOCAL BUILDING OFFICIAL.
 - ROOF SHEATHING SHALL BE: 1/2" PLYWOOD, STRUCT. II, NAILED WITH 8d NAILS @ 6" O.C. AT ALL DIAPHRAGM AND WALL BOUNDARIES. CONTINUOUS PANEL EDGES ARE NOT BLOCKED, 8d NAILS 6" O.C. AT PLYWOOD PANEL EDGES AND 8d NAILS @ 12" O.C. TO INTERMEDIATE SUPPORTS. INDEX #24/0.
 - FLOOR SHEATHING SHALL BE 5/8" PLYWOOD, (T&G), NAILED WITH 10d NAILS AT 6" O.C. AT ALL DIAPHRAGM AND WALL BOUNDARIES. CONTINUOUS PANEL EDGES ARE NOT BLOCKED, 10d NAILS @ 6" O.C. AT PLYWOOD PANEL EDGES AND 10d NAILS @ 10" O.C. TO INTERMEDIATE SUPPORTS. INDEX #32/16.
 - PLYWOOD SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WITH FLOOR OR ROOF MATERIAL.
 - SOLID BLOCKING AT EDGES REQUIRED FOR PLYWOOD ONLY WHERE CALLED FOR ON DRAWING.

CONCRETE

- CONCRETE USED IN THE JOB SITE SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH AT AGE 28 DAYS:

LOCATION IN STRUCTURE	METHOD OF PROPORTIONING	ULTIMATE (f'c) STRENGTH
A. SLAB ON GRADE	STANDARD	2500PSI
B. WALL FOOTINGS	STANDARD	2500PSI
C. POST OR COLUMN FOOTINGS	STANDARD	2500PSI
D. CONCRETE GRADE BEAM	STANDARD	3000PSI (INSPECTION REQUIRED)
- NOTE : NO INSPECTION REQUIRED ON ALL OF THE ABOVE IF f'c < 2500 PSI
- ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C33. CEMENT SHALL BE TYPE 1 OR 11 CONFORMING TO ASTM C 150.
- CONCRETE COVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.N.O.:
 - CONCRETE AGAINST EARTH (UNFORMED).....3"
 - CONCRETE AGAINST EARTH (FORMED).....2"
- BEFORE CONCRETE IS PLACED THE CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC., RELATING TO THE WORK, AS SHOWN IN THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE APPROVED BY THE STRUCTURAL ENGINEER AND THE LOCAL BUILDING AGENCY PRIOR TO PLACING OF CONCRETE.
- ALL CONCRETE WITH A COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI AT 28 DAYS SHALL BE PLACED UNDER THE SUPERVISION OF A DEPUTY-INSPECTOR LICENSED BY THE LOCAL BUILDING OFFICIAL.
- PLACEMENT DRAWINGS FOR REINFORCING STEEL SHALL BE PROVIDED AT THE JOB SITE A MINIMUM OF ONE WORKING DAY PRIOR TO PLACING OF REINFORCING STEEL.
- CONCRETE QUALITY, INSPECTION AND TESTS SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD.
- ALL CONCRETE MIXES SHALL CONFORM TO THE PROPORTIONS ESTABLISHED BY CODE FOR THE VARIOUS CONCRETE STRENGTHS REQUIRED FOR THE WORK. CONTRACTOR SHALL ENGAGE A CERTIFIED INDEPENDENT TESTING LABORATORY TO PREPARE MIX DESIGNS FOR THE WORK. COPIES OF SUCH MIX DESIGN, AS WELL AS 7 DAY AND 28 DAY CYLINDER TEST RESULTS SHALL BE SENT TO THE STRUCTURAL ENGINEER AND THE METHOD II IS REQUIRED OPTIONAL FOR OTHERS.

FOUNDATIONS

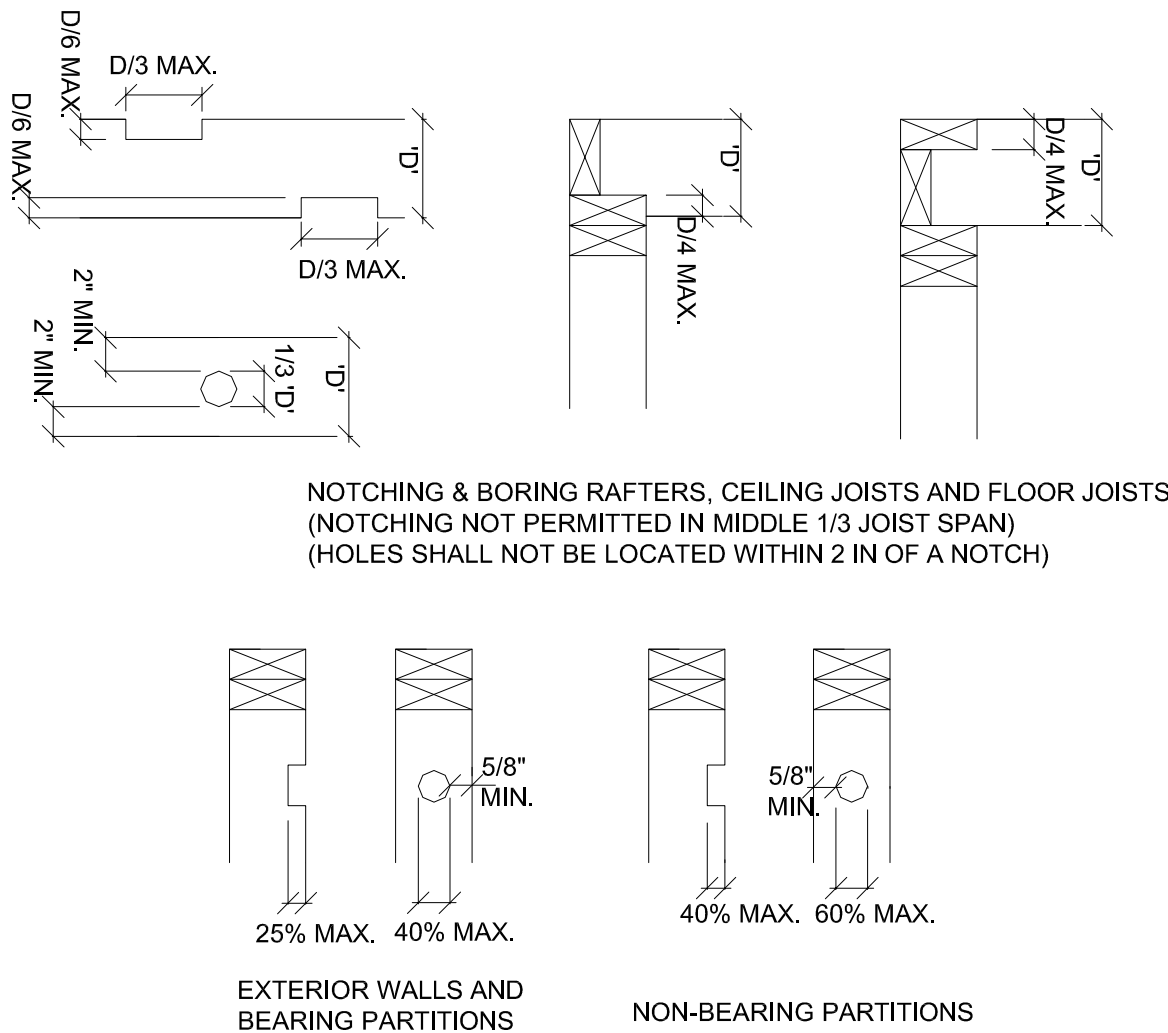
- FOUNDATION ENGINEER SHALL INSPECT FOOTING EXCAVATIONS TO VERIFY DEPTHS PRIOR TO PLACEMENT OF FORMS AND/OR REINFORCING STEEL.
- ALL BACKFILL SHALL BE RECOMPACTED UNDER THE SUPERVISION OF THE FOUNDATION ENGINEER TO 90% OF MAXIMUM DENSITY.
- FOR SOIL INFORMATION, WHICH IS PART OF THE CONTRACT DOCUMENTS, REFER TO SOIL REPORT, IF APPLICABLE, AS REQUIRED FOR RECOMMENDATIONS.

GENERAL SPEC. FOR SITE GRADING & EXCAVATION

- ALL EXISTING FILL, NEAR SURFACE SOFT SOILS, VEGETATION, DEBRIS AND DISTURBED SOILS IN THE STRUCTURE, SLAB, OR PAVEMENT AREAS SHALL BE EXCAVATED. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOIL ENGINEER.
- AREAS TO RECEIVE COMPACTED FILL SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES AND MOISTENED, AS REQUIRED TO OBTAIN OPTIMUM MOISTURE. THE SCARIFIED AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY THE ASTM D 1557-70 COMPACTION METHOD.
- THE LOOSE POCKETS OF THE SOIL BELOW THE PROPOSED BOTTOMS OF THE EXCAVATION PLANES SHALL BE EXCAVATED AND RECOMPACTED. THE EXCAVATED AREA SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING CONTROLLED, COMPACTED FILL.
- FILL, CONSISTING OF THE SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN CONTROLLED LAYERS WITH APPROVED COMPACTION EQUIPMENT. EACH LAYER SHALL MATERIAL USED. THE FIELD DENSITY SHALL BE DETERMINED BY THE ASTM 1556-64 METHOD OR EQUIVALENT.
- THE EXCAVATED, ON SITE CLEAN FILL MATERIAL IS CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILL. ALL IMPORTED FILL SHALL BE NONEXPANSIVE AND LARGER THAN 6 INCHES IN DIAMETER SHALL NOT BE USED, UNLESS THEY ARE SUFFICIENTLY BROKEN DOWN.
- OBSERVATION AND FIELD TESTS SHALL BE CARRIED ON DURING GRADING BY THE SOIL ENGINEER TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND THE PROPER MOISTURE CONTENT. WHERE COMPACTION OF LESS THAN 90% IS INDICATED, ADDITIONAL COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT AS NECESSARY UNTILL 90% COMPACTION IS OBTAINED. THE FOLLOWING SHALL BE OBSERVED

AND/OR TESTED BY THE ENGINEERING GEOLOGIST AND/OR A REPRESENTATIVE OF:

- PLACEMENT AND COMPACTION OF ANY STRUCTURAL COMPACTED FILL.
 - RETAINING WALL BACKDRAIN AND BACKFILL, AND UTILITY TRENCH BACKFILL.
 - BOTTOM OF THE EXCAVATION AFTER REMOVAL OF UNSUITABLE MATERIALS.
 - FOUNDATION EXCAVATION PRIOR TO FORMING AND POURING.
 - TEMPORARY EXCAVATION; AND
 - OTHER GEOTECHNICALLY RELATED SITE OPERATIONS.
- ### GLUED LAMINATED BEAMS
- GLUED LAMINATED BEAMS SHALL BE FABRICATED IN THE SHOP OF A FABRICATOR LICENCED BY THE LOCAL BUILDING OFFICIAL. EACH BEAM SHALL HAVE AN IDENTIFYING NUMBER AND SHALL BE ACCOMPANIED BY A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED INSPECTION OR TESTING AGENCY.
 - REFER TO ARCHITECTURAL DRAWINGS FOR APPEARANCE GRADE. FINISH, ETC.
 - ALL GLUED LAMINATED BEAMS SHALL BE FABRICATED OF STRESS GRACED DOUGLAS FIR LUMBER UTILIZING COMBINATION "24F-V8 DF/DF." (2400PSI).
 - GLUE SHALL BE EXTERIOR TYPE CONFORMING TO FEDERAL SPECIFICATION MIL A 397B OR MIL A-5534A.
 - REFER TO DRAWING FOR CAMBERS.
 - CONTRACTORS SHALL SUBMIT SHOP DRAWINGS OF GLUED LAMINATED BEAMS FOR APPROVAL PRIOR TO FABRICATION.
 - THE MAX. MOISTURE CONTENT OF THE WOOD AT THE TIME OF GLUING SHALL NOT EXCEED 14% NOR LESS THAN 7%.
 - BEAM SHALL BE "INDUSTRIAL." APPEARANCE GRADE.
 - MATERIALS MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH COMMERCIAL STANDARD, CS-253" STRUCTURAL GLUED LAMINATED TIMBER".



EXTERIOR WALLS AND BEARING PARTITIONS

NON-BEARING PARTITIONS

TYPE	MATERIAL	LAYER	SIDES	PANEL NAILING		BLK'G. TO & DBL. PL. CONN. 2	BLK'G. TO SILL PL. & BOTTL. PL. NAIL'G. 2	ANCHOR BOLT OPTIONS 2,3	EMBED. DEPTH	ALLOWABLE SHEAR STRESS (#/F)	NO. OF PUES
				EDGE	FIELD						
I	15/32" STR OR OSB PLYWD.	1	1	8d Ø 6" O.C.	8d Ø 12" O.C.	A35/LTP4 Ø 16" O.C.	16d Ø 4" O.C.	5/8" Ø Ø 48" X 12" LG.	9"	280	5
J	15/32" STR OR OSB PLYWD.	1	1	10d Ø 6" O.C.	8d Ø 12" O.C.	A35/LTP4 Ø 16" O.C.	16d Ø 4" O.C.	5/8" Ø Ø 48" X 12" LG.	9"	340	5
K	15/32" STR OR OSB PLYWD. 4	1	1	8d Ø 4" O.C.	8d Ø 12" O.C.	A35/LTP4 Ø 12" O.C.	16d Ø 3" O.C.	5/8" Ø Ø 32" X 12" LG.	9"	430	5
L	15/32" STR OR OSB PLYWD. 4,5	1	1	8d Ø 3" O.C.	8d Ø 12" O.C.	A35/LTP4 Ø 12" O.C.	3/8" Ø LASSCREW X 5 Ø 16" O.C.	5/8" Ø Ø 24" X 12" LG.	9"	550	5
M	15/32" STR OR OSB PLYWD. 4,5	1	1	8d Ø 2" O.C.	8d Ø 12" O.C.	A35/LTP4 Ø 9" O.C.	3/8" Ø LASSCREW X 5 Ø 12" O.C.	5/8" Ø Ø 16" X 12" LG.	9"	730	5
N	15/32" STR. I PLYWD. 4,5	1	1	10d Ø 2" O.C.	10d Ø 12" O.C.	A35/LTP4 Ø 8" O.C.	3/8" Ø LASSCREW X 5 Ø 8" O.C.	5/8" Ø Ø 8" X 12" LG.	9"	770	5

* FOR TYPE I, J, K, L, M, N, 3X MEMBER Ø BOUND. NAILING, EDGE NAILING AND SILL PL. AREAS (STAGGERED NAILING)

SHEAR WALL NOTES

- THIS SHEAR WALL SCHEDULE IS IN ADDITION TO THE MINIMUM NAILING REQUIRED BY 2016 C.B.C. TABLE 2306.3 ALL NAILS SHALL BE COMMON NAILS U.N.O.
- IF PLYWOOD SHEATHING OCCURS ON BOTH SIDES OF WALL, SPACING OF SIMPSON A-35'S AND ANCHOR BOLTS SHALL BE REDUCED BY 1/2 AND TWO ROWS OF 16d NAILS SHALL BE USED AT BLOCKING TO SILL, BOTTOM AND DOUBLE PLATES.
- ANCHOR BOLT SPACINGS SHOWN ARE MINIMUM UNLESS NOTED OTHERWISE ON FOUNDATION PLAN OR EMBEDMENT PLAN, IF SUPPLIED.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- WHERE SHEAR WALL LOADS EXCEEDS 350 #/FT, A 3X MEMBER SHALL BE USED AT THE SILL PLATE OVER CONCRETE AND BETWEEN ADJACENT PLYWOOD PANEL EDGES AND NAILS SHALL HAVE MINIMUM OF 1/2" EDGE DISTANCE AT 3X MEMBER.
- ALL PLYWOOD SHEAR WALLS WHERE APPLIED SHEAR LOAD EXCEEDS 300 LB/FT. WILL REQUIRE ENGINEER'S OBSERVATION.
- ALL BOLT HOLES IN WOOD TO BE DRILLED 1/32" MINIMUM TO 1/16" MAXIMUM OVERSIZED (ENGINEER TO VERIFY). PLATE WASHERS SHALL BE USED WITH ANCHOR BOLTS AND AT HOLDDOWN WOOD FLANGES AS FOLLOWS:

BOLT SIZE	WASHER SIZE	BOLT SIZE	WASHER SIZE	BOLT SIZE	WASHER SIZE
1/2"	3" X 3" X 1/4"	3/4"	3" X 3" X 5/16"	1"	3.5" X3.5" X 3/8"
5/8"	3" X 3" X 1/4"	7/8"	3" X 3" X 3/8"		

- AT EXISTING FOOTING WITH RAISED FLOOR CONDITION, USE SIMP. UF10-SDS3 PLATES IN LIEU OF ANCHOR BOLTS AT SAME SPACING AS SCHEDULE ABOVE WITH 2-1/2" DIAMETER X 5" MINIMUM EMBEDMENT BOLTS WITH SIMP. "SET" EPOXY (L.A.R.R. # 25279, ICC ESR-2508). SPECIAL INSPECTION REQUIRED. W/ MAX. EDGE DISTANCE: 12"
- AT EXISTING FOOTING WITH SLAB-ON-GRADE CONDITION, USE 5/8" DIAMETER THREADED ROD ANCHORS WITH SIMP. "SET-XP" EPOXY (ICC-ES ESR-2508). SPACING OF THREADED RODS SHALL BE AS PER ABOVE SCHEDULE. SPECIAL INSPECTION REQUIRED.

SHEAR WALL SCHEDULE - 1

N.T.S.

1/4"=1'-0"

1



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JOB NUMBER
RG24-105

DATE DRAWN
09-21-24

DRAWN BY
RAZ GRINBAUM

SCALE
1/4" = 1'-0"

REVISED

PROJECT TITLE ADDRESS

1829 LOS CERROS DR DIAMOND BAR

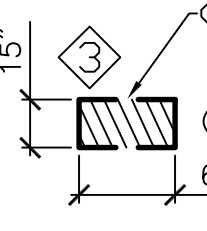
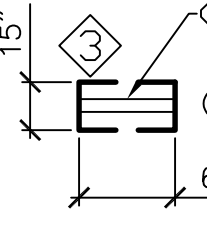
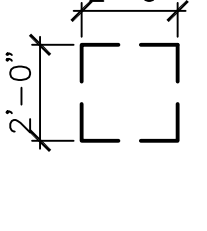
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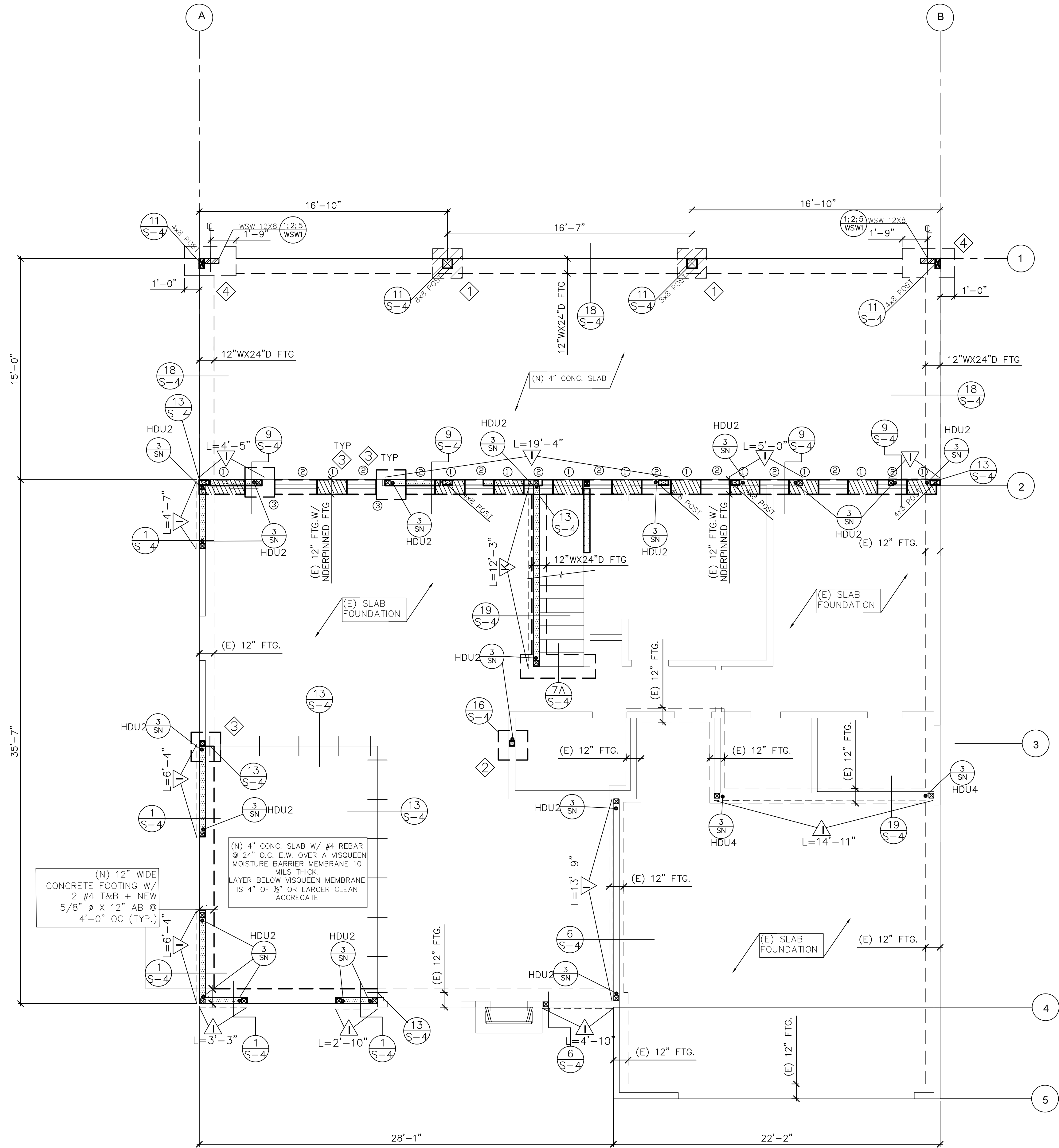
FOUNDATION

SHEET NO.

S-1

Packet Pg. 47

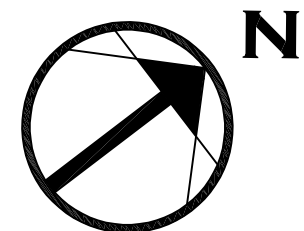
CONC. PAD SCHEDULE		
TYPE	SIZE	REINF.
1	3'-0" SQ. X 24" THK	3-#4 T&B EA. WAY.
2	2'-0" SQ. X 18" THK	3-#4 T&B EA. WAY.
3	UNDERPIN FTG X12"THK SEE BLW	3-#4 T&B EA. WAY. SEE 9(S-4)
 FIRST EXCAVATE 60" MAX LX 15" W X 24" D (TO SECURE THE UPPER STRUCTURAL) SEE 9(S-4)		
 SECOND EXCAVATE 60" MAX LX 15" W X 24" D (TO SECURE THE UPPER STRUCTURAL) SEE 9(S-4)		
 UNDERPINNED PAD FTG (TO SECURE THE UPPER STRUCTURAL) SEE 9(S-4)		
4	24"X 42" X 24" THK. (WSW 12X8-A.B. 7/8" X 24"; Le=20")	3-#4 T&B EA. WAY. SEE 1(S-4), 2(S-4), 3(S-4)



FOUNDATION PLAN

4X4 POST
(U.O.N.)

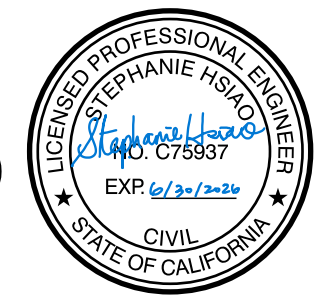
1/4" = 1'-0"



FOUNDATION PLAN & DETAILS

1/4"=1'-0"

1



RG PERMITS & DESIGN SERVICES

RAZ GRINBAUM
6167 LE SAGE AVE.
WOODLAND HILLS, CA. 91367
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FAX: (818) 232-9275

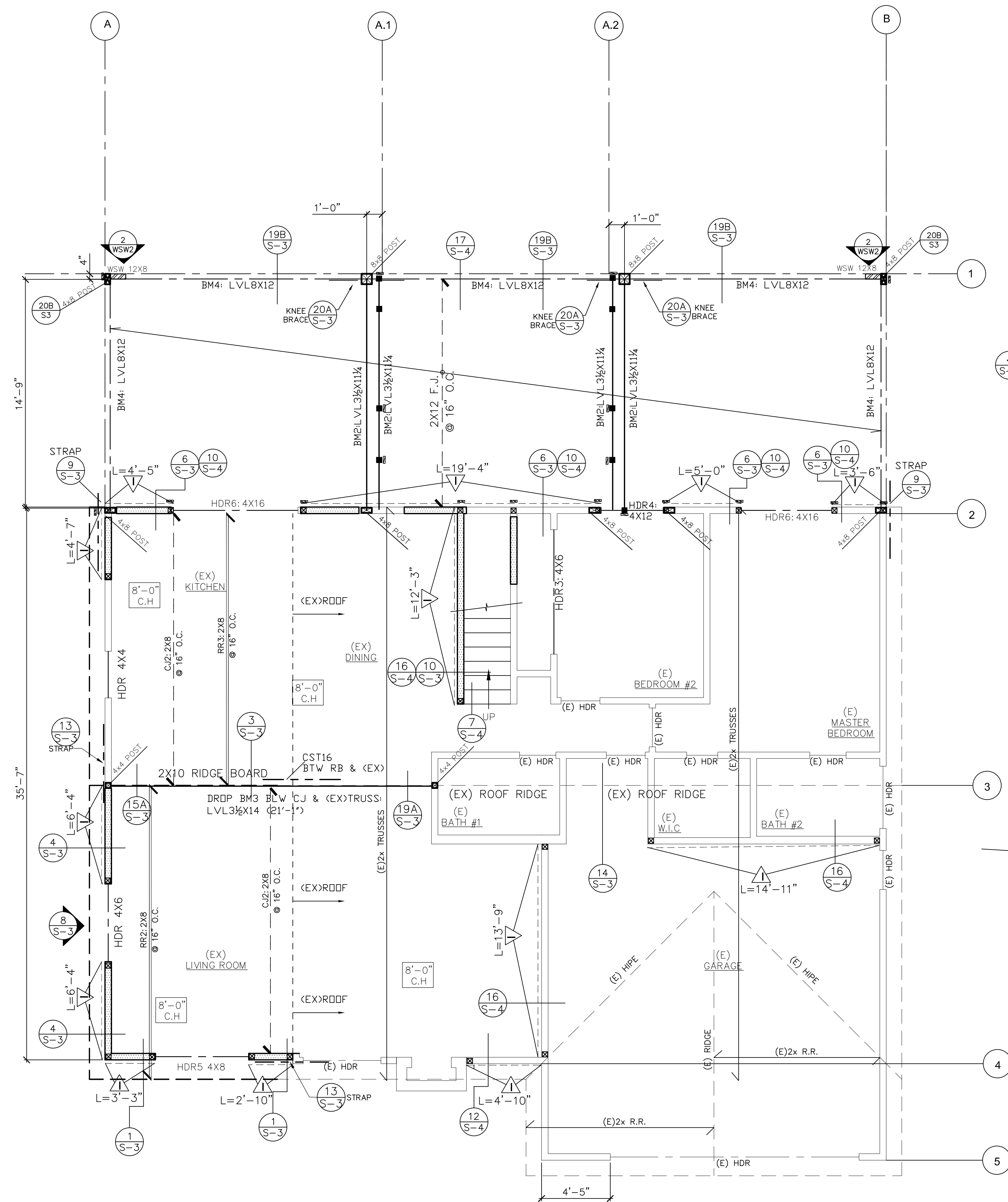
JOB NUMBER
RG24-105
DATE DRAWN
09-21-24
DRAWN BY
RAZ GRINBAUM
SCALE
1/4" = 1'-0"

REVISED

PROJECT TITLE ADDRESS
1829 LOS CERROS DR DIAMOND BAR

SHEET TITLE
FOUNDATION PLAN

SHEET NO.
S-2

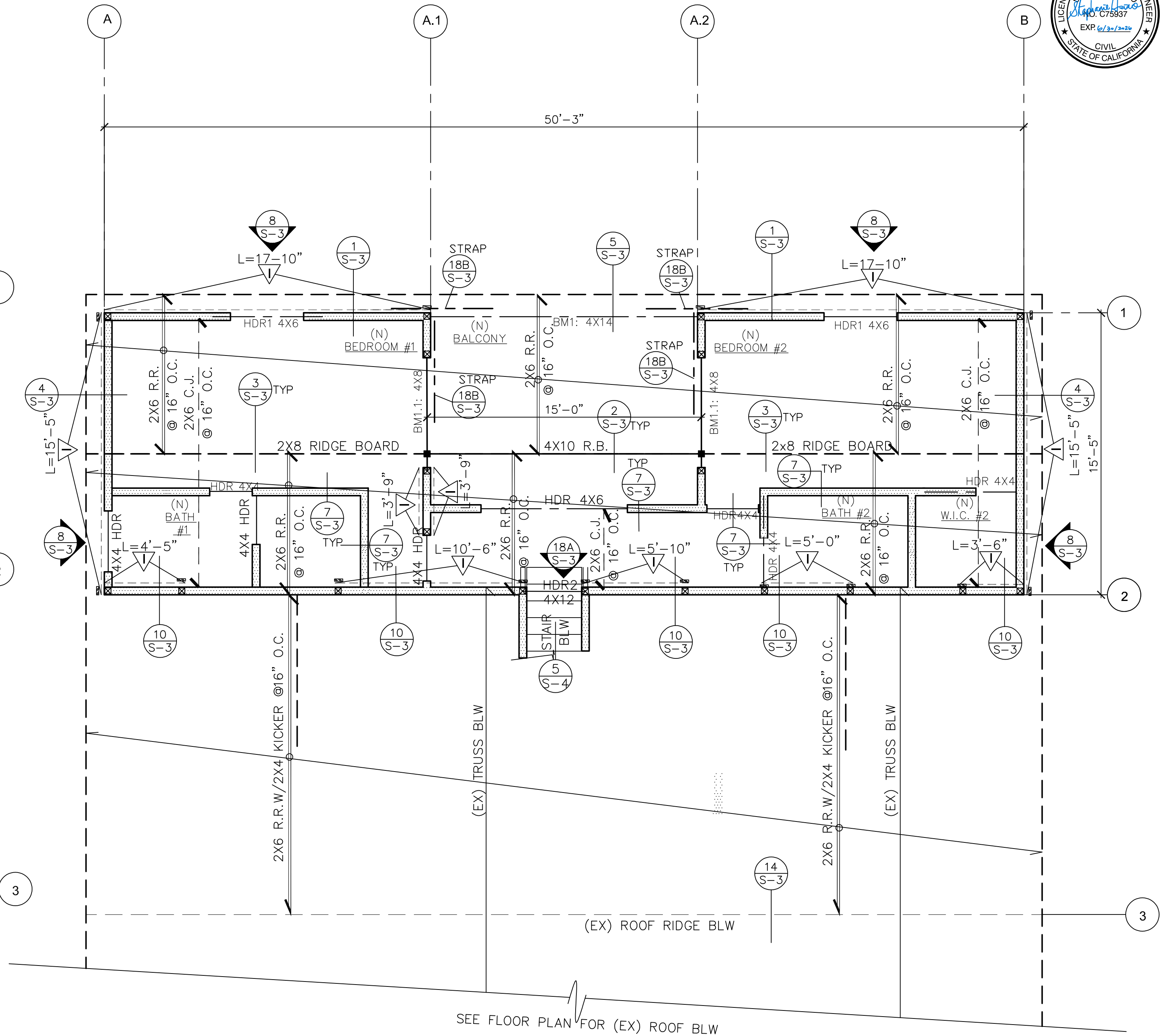
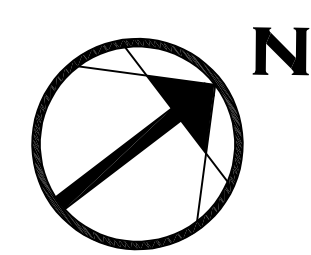


FLOOR PLAN
1/4" = 1'-0"

ALL LVL SHALL BE
2.0E-2900Fb Es MIN.
(ICC ESR # 1387)

ROOF SLOPE: 3:12

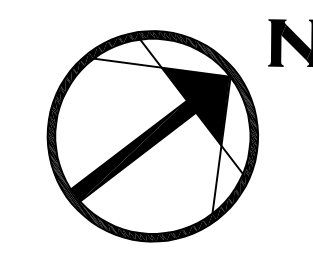
- 4X4 POST (U.O.N.)
- VERTICAL STRAP AT FLOOR LEVEL
- VERTICAL STRAP AT FLOOR LEVEL



ROOF PLAN
1/4" = 1'-0"

ROOF SLOPE: 3:12

- 4X4 POST (U.O.N.)
- VERTICAL STRAP AT FLOOR LEVEL
- VERTICAL STRAP AT FLOOR LEVEL



JOB NUMBER
RG24-105
DATE DRAWN
 09-21-24

DRAWN BY
 RAZ GRINBAUM

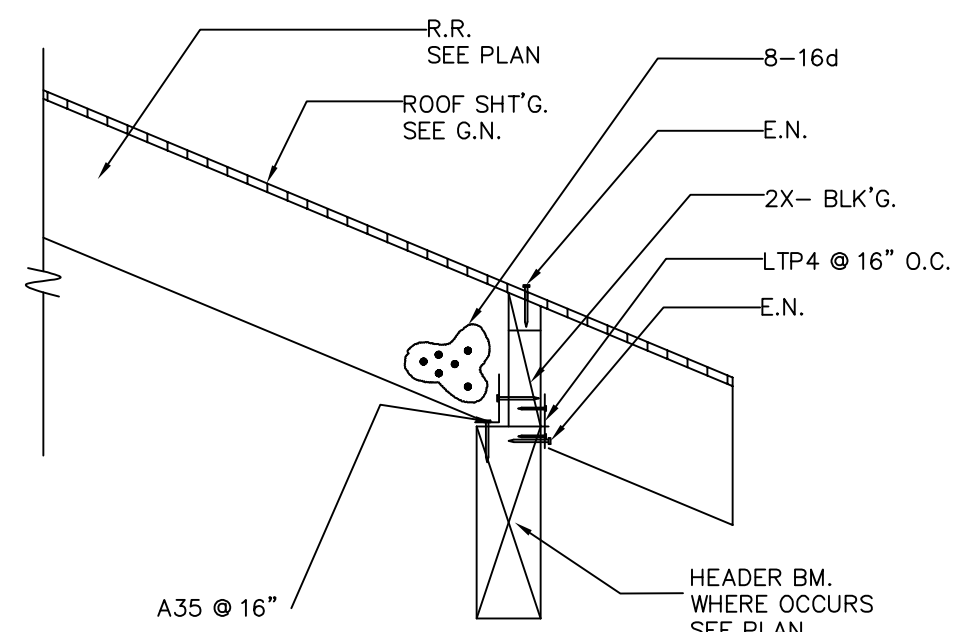
SCALE
 1/4" = 1'-0"

REVISED
PROJECT TITLE ADDRESS
 1829 LOS CERROS DR DIAMOND BAR

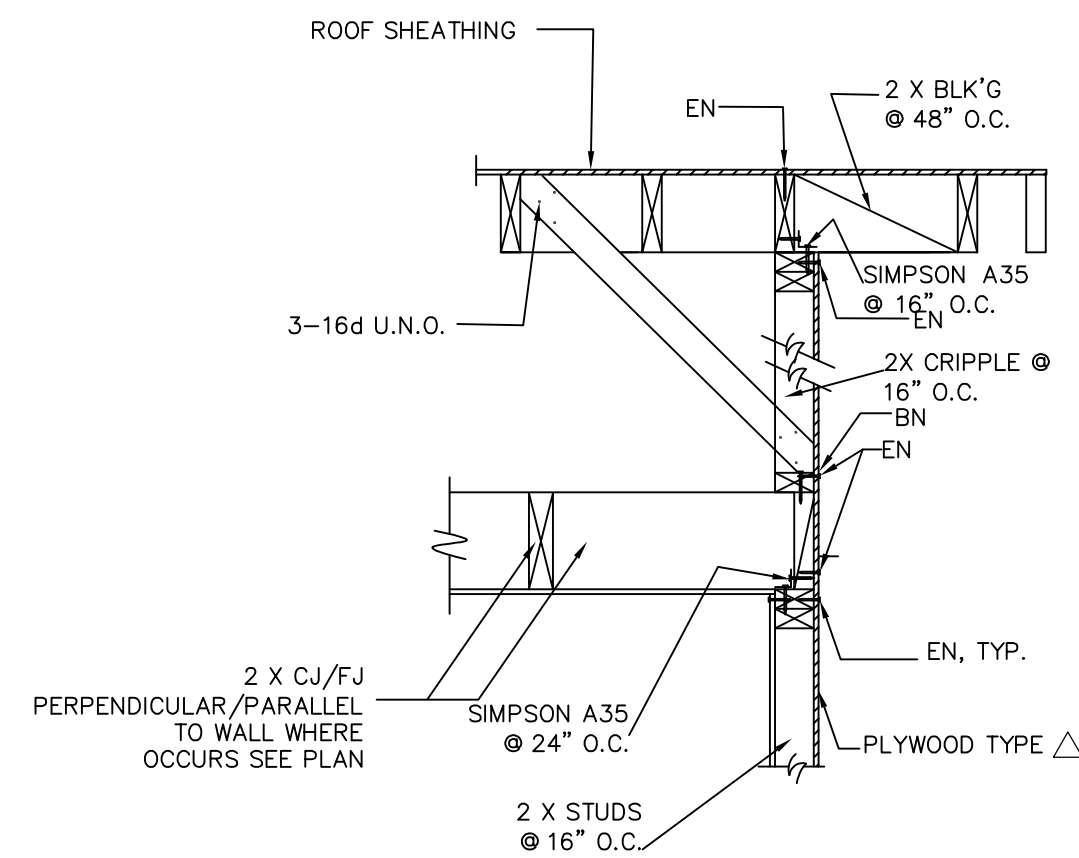
SHEET TITLE
 DETAILS

SHEET NO.

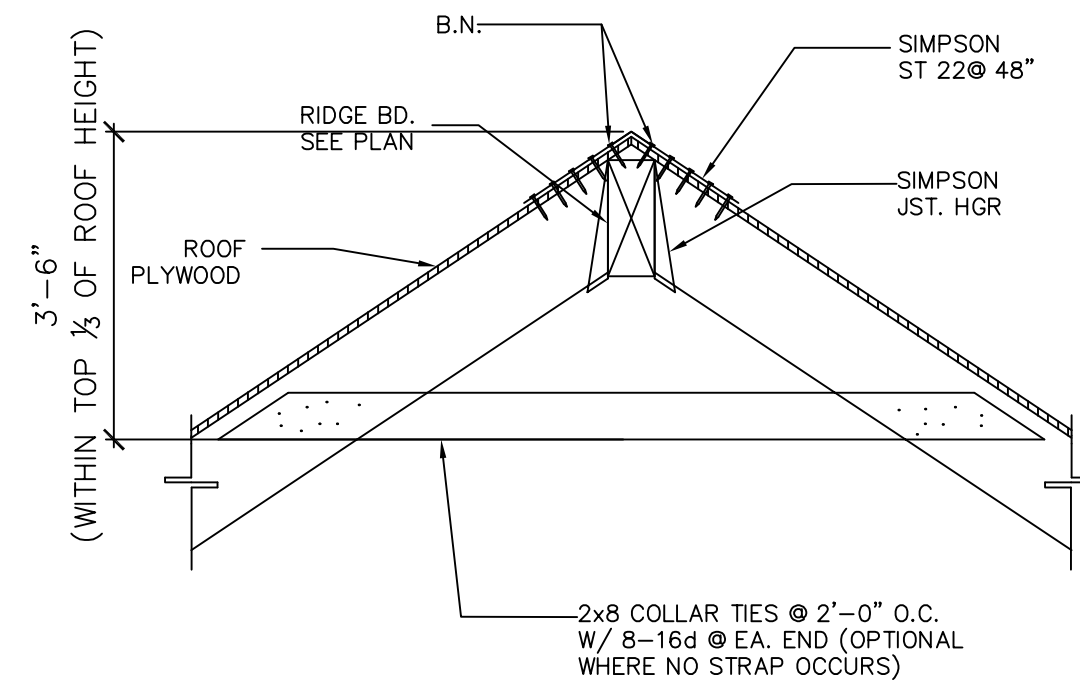
S-3


DETAIL 5 SHEAR TRANSFER AT ROOF

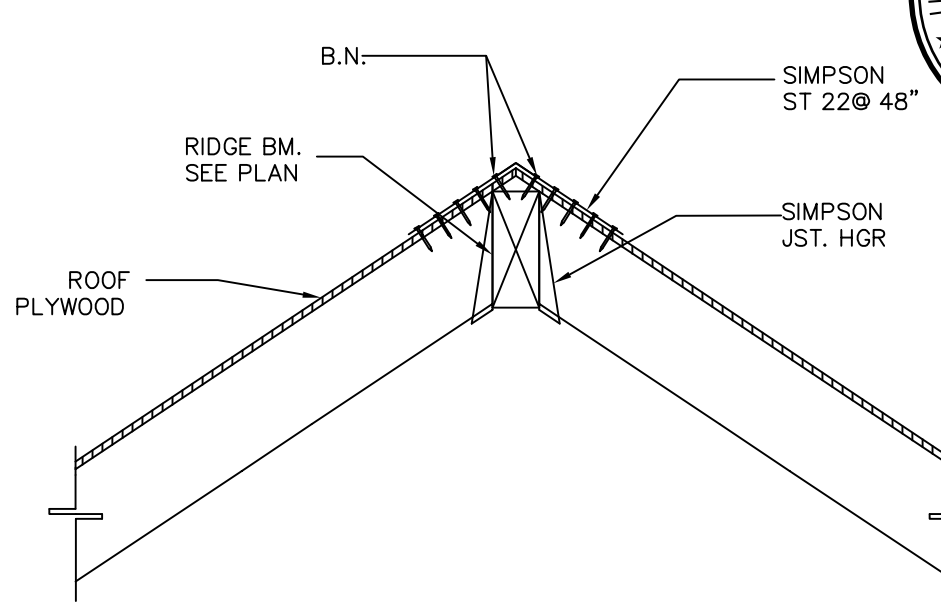
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DETAIL 4 SHEAR TRANSFER AT ROOF

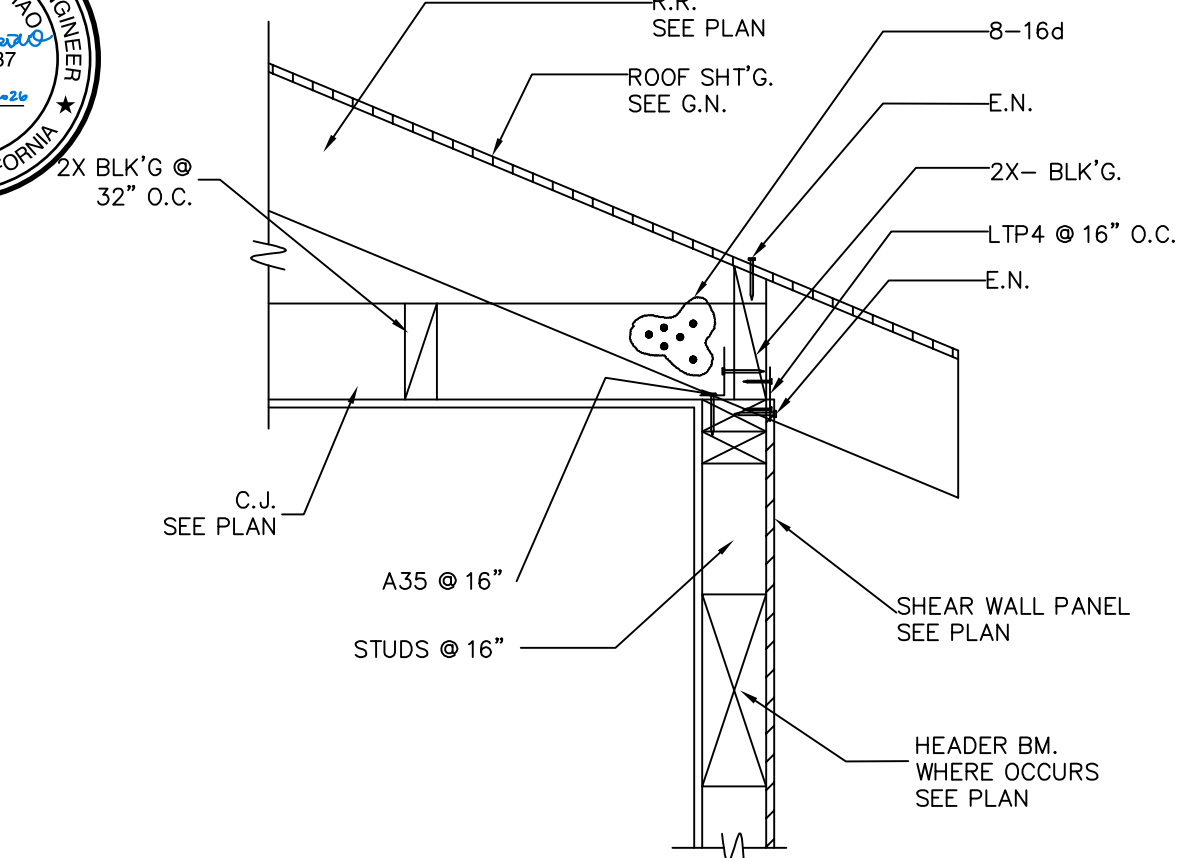
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DETAIL 3 RIDGE BOARD TO RAFTER

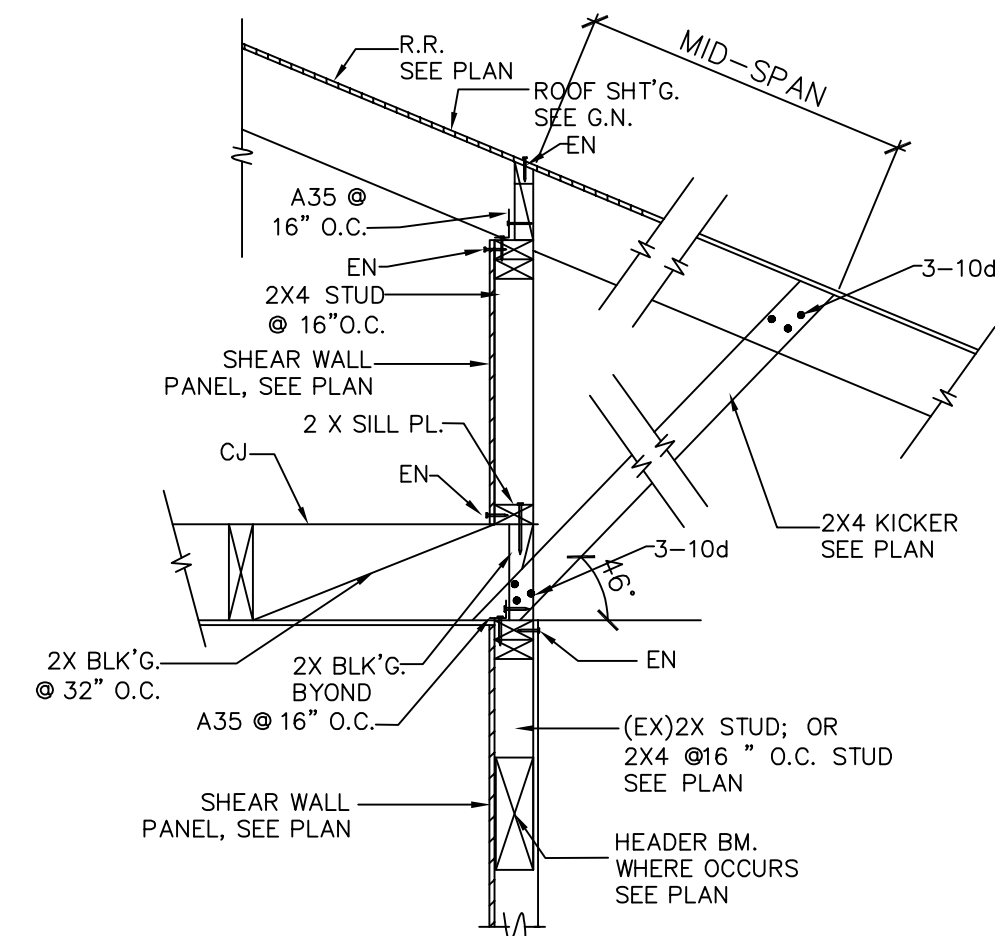
SCALE: NTS


DETAIL 2 RAFTER TO RIDGE BM

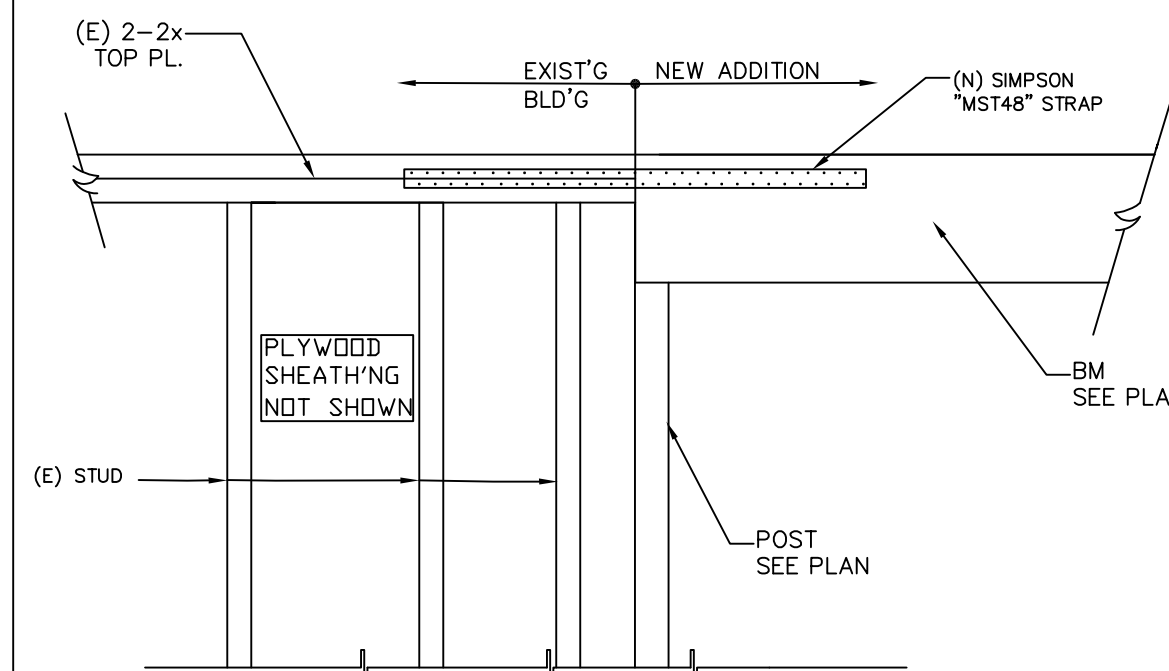
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DETAIL 1 SHEAR TRANSFER AT ROOF

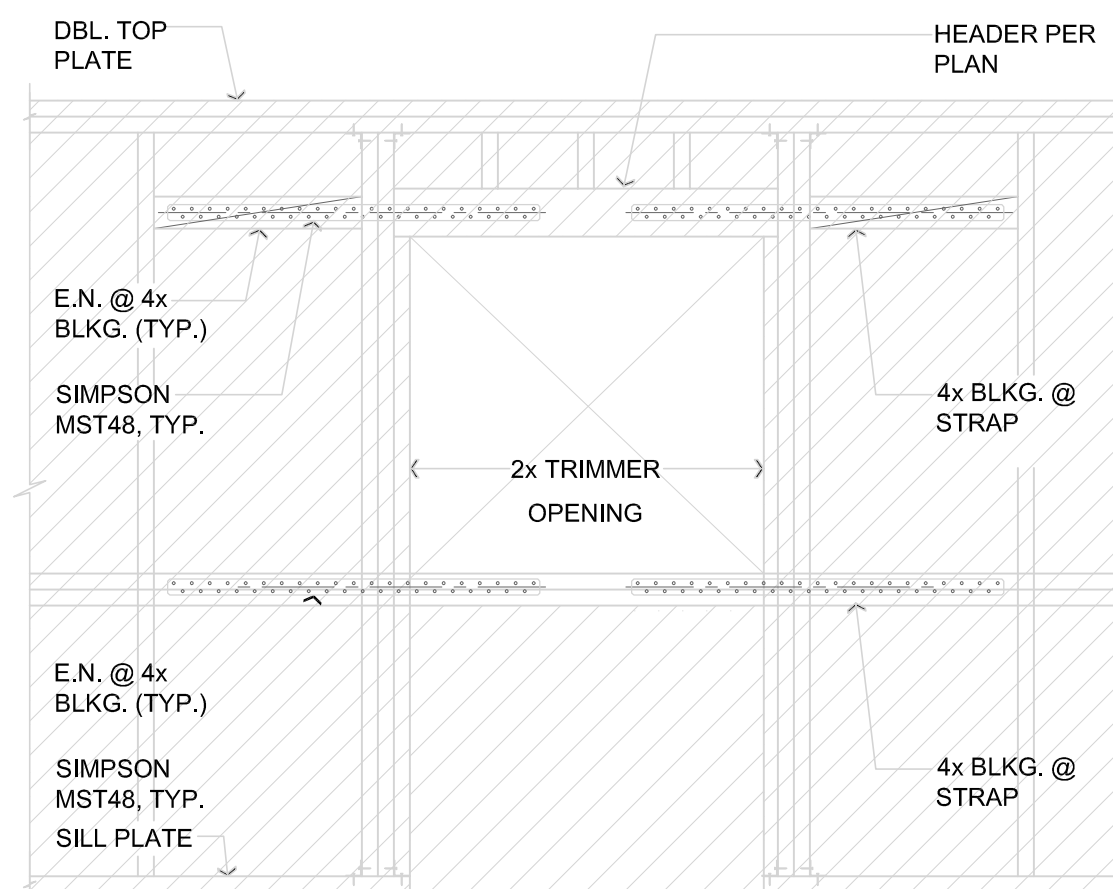
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DETAIL 10 INT. SHEAR WALL

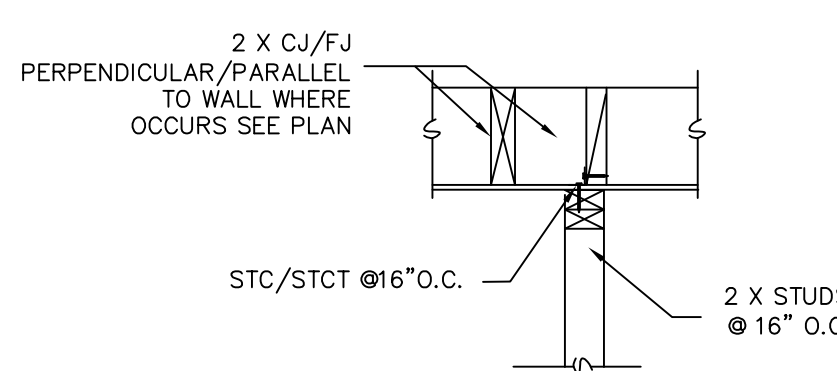
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DETAIL 9 COLLECTOR CON. TO D.T.P.

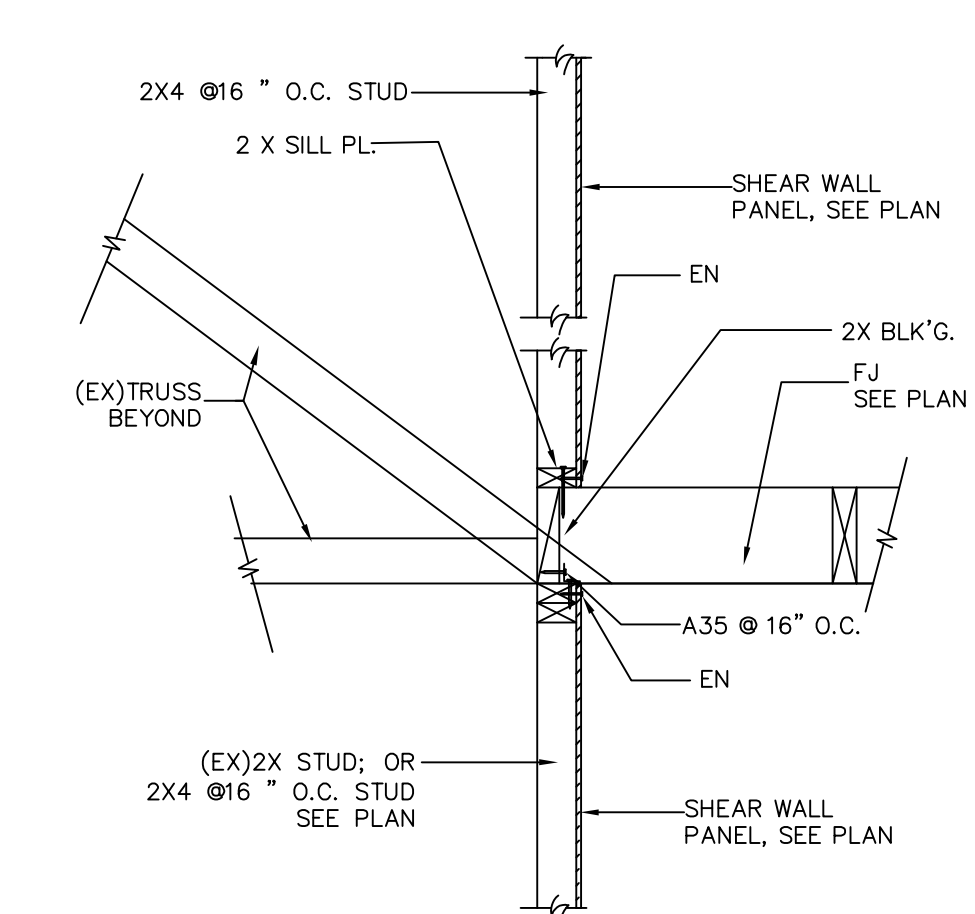
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DETAIL 8 STRAPS AROUND OPENING

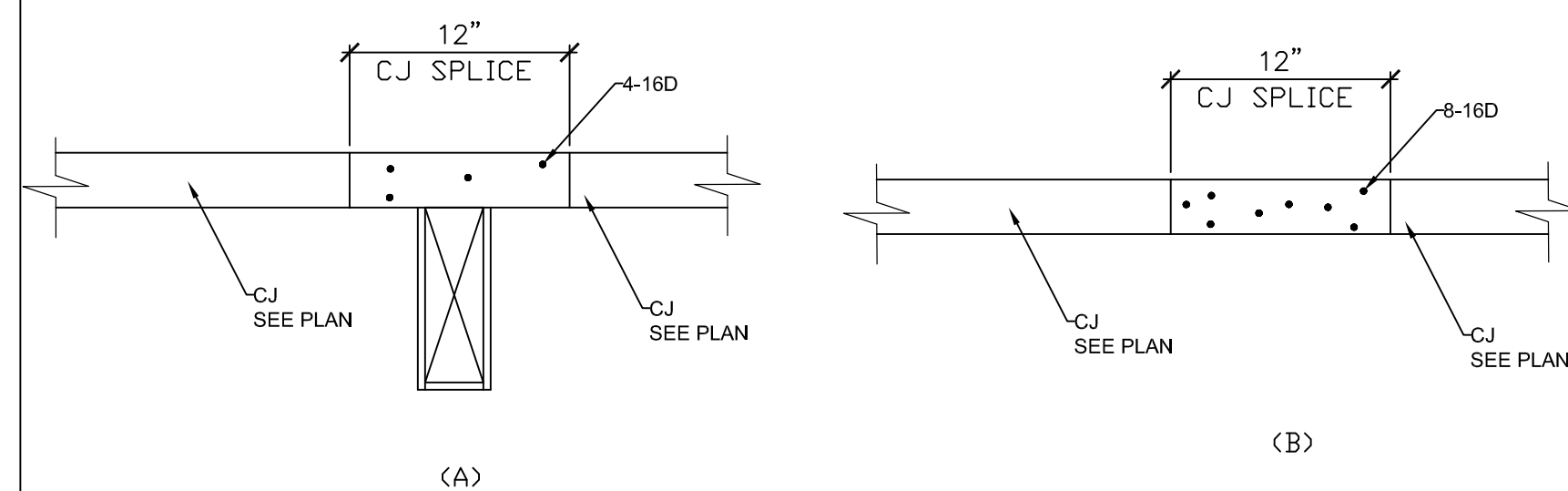
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DETAIL 7 NON-BEARING WALL CON.

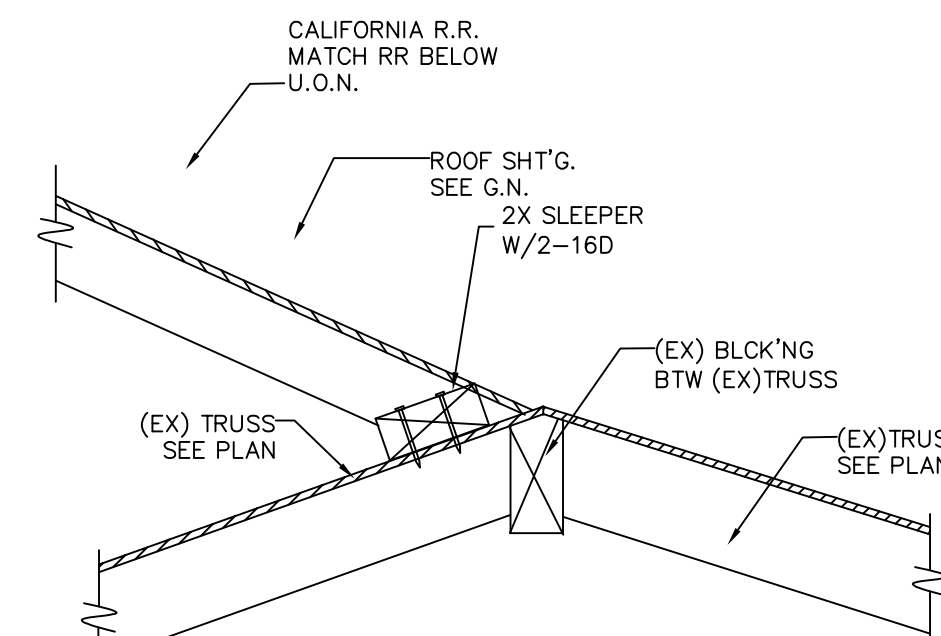
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DETAIL 6 INT. SHEAR WALL ADJACENT TO (EX) SFD

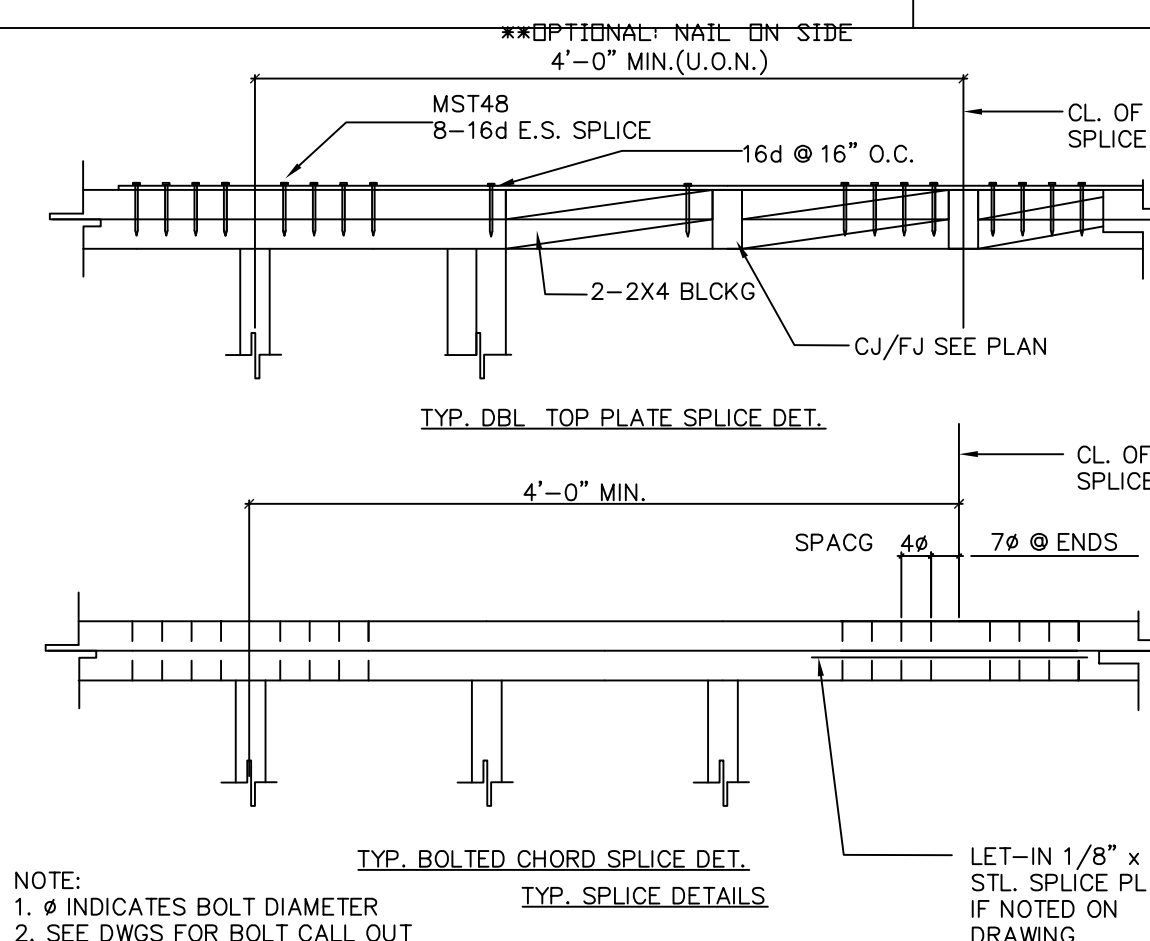
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DETAIL 15 CEILING JOIST SPLICE

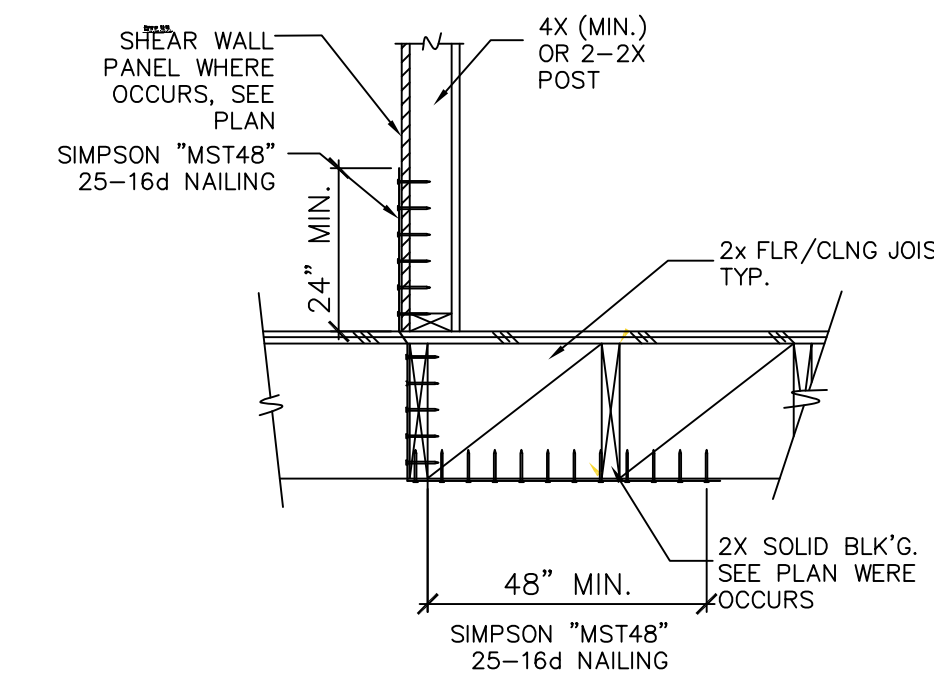
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DETAIL 14 CALIFORNIA FRAMING

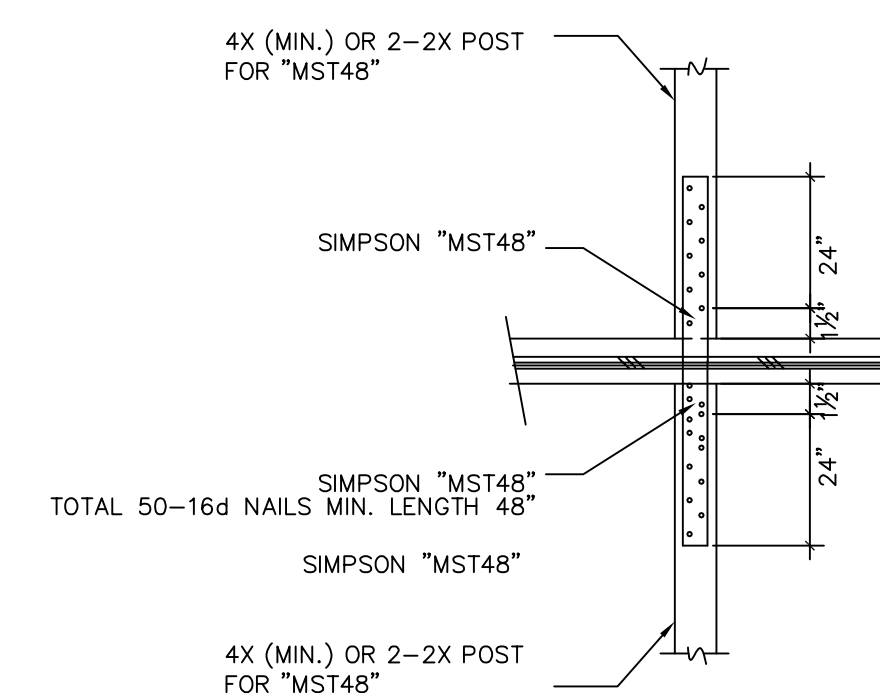
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DETAIL 13 COLLECTOR CON. TO D.T.P.

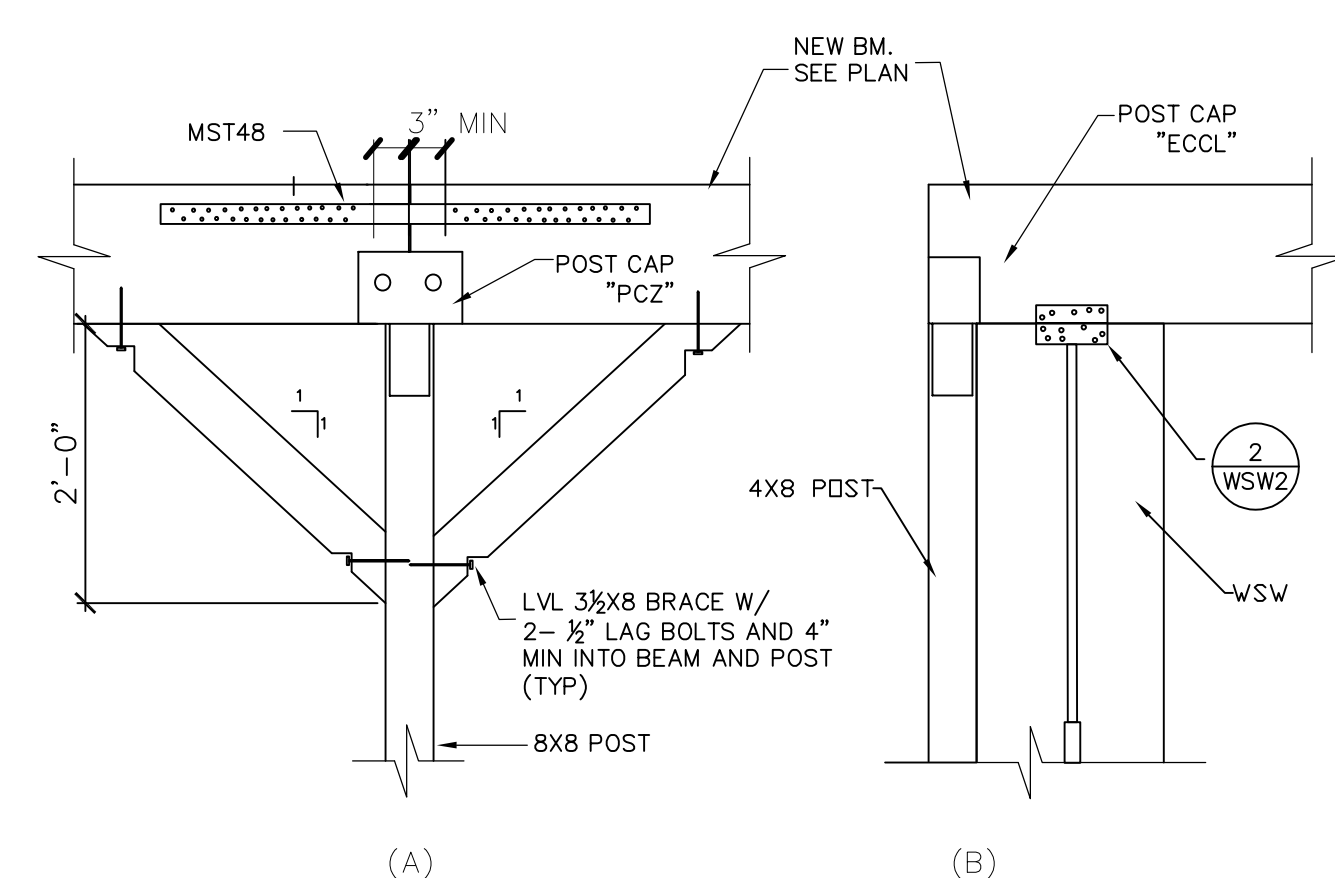
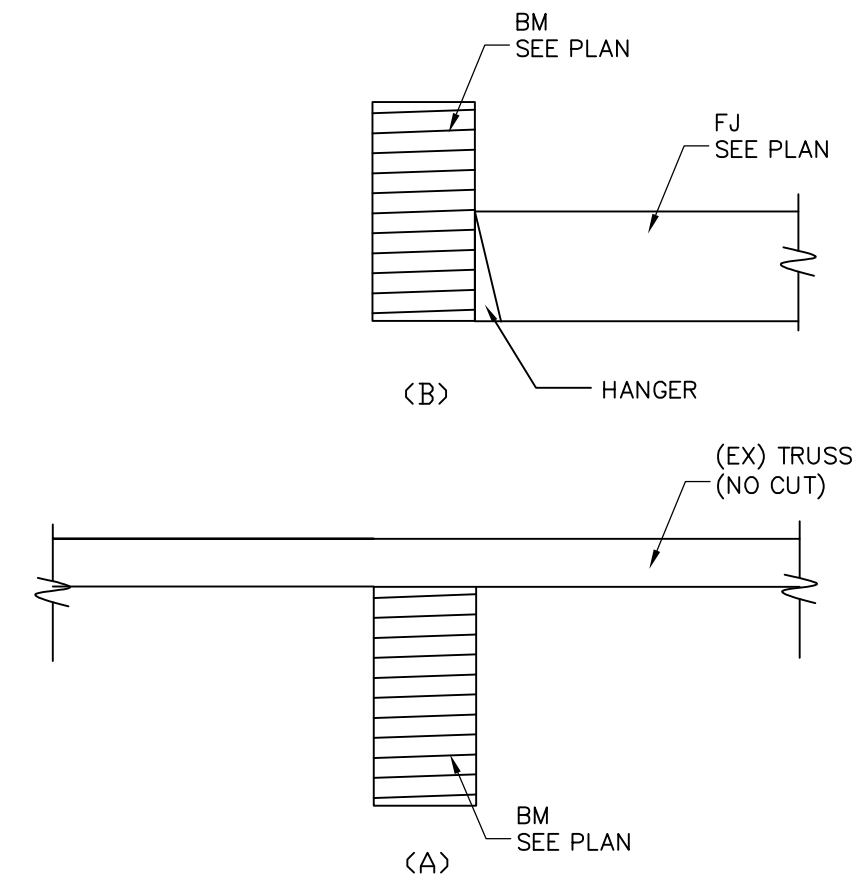
SCALE: NTS


DETAIL 12 STRAP

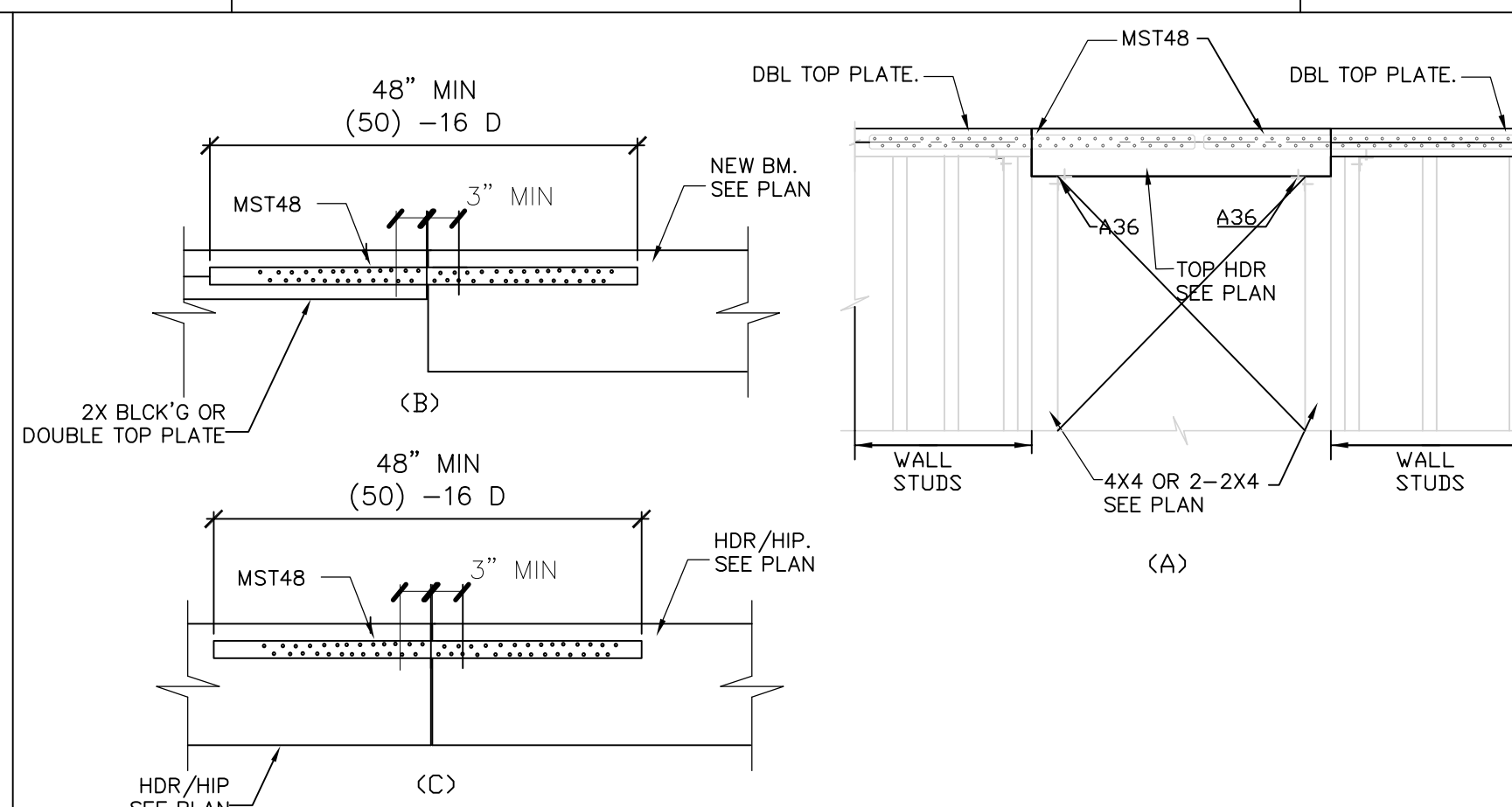
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DETAIL 11 STRAP

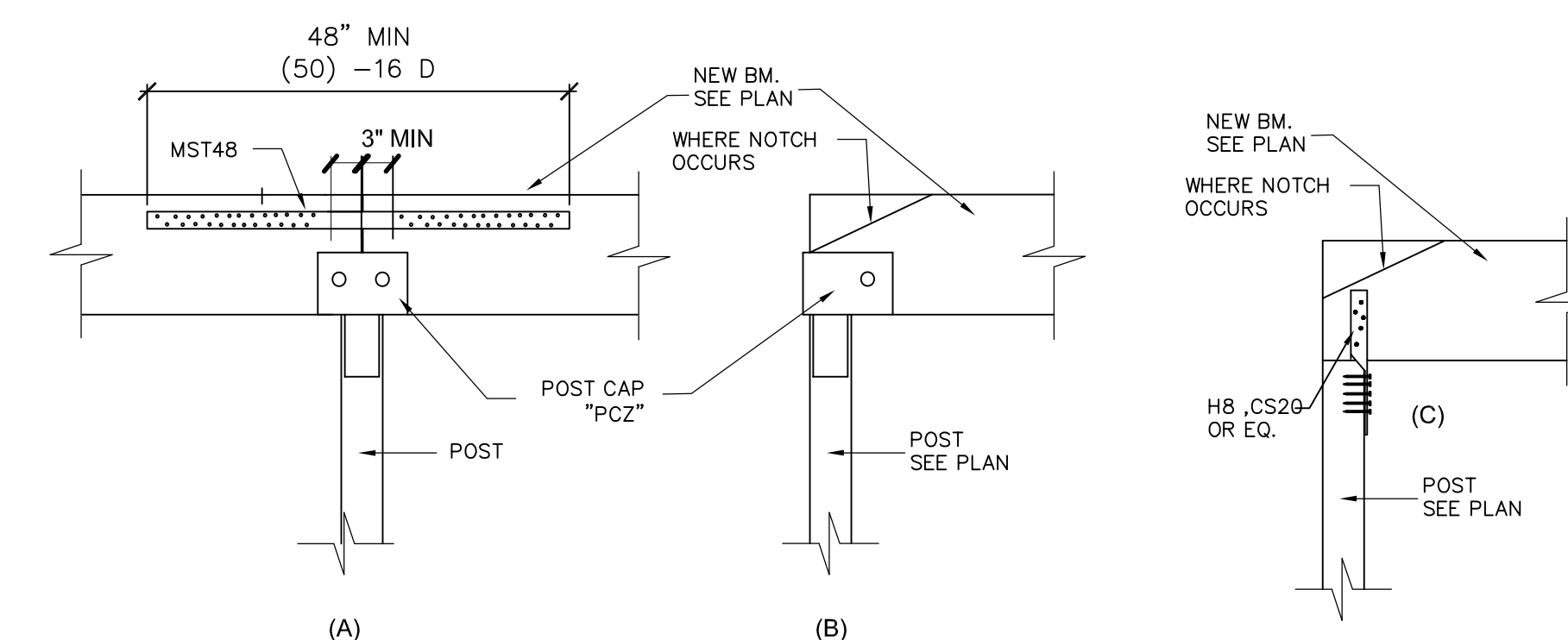
SCALE: NTS


DETAIL 20 KNEE BRACE

DETAIL 19 CONNECTION TO BM

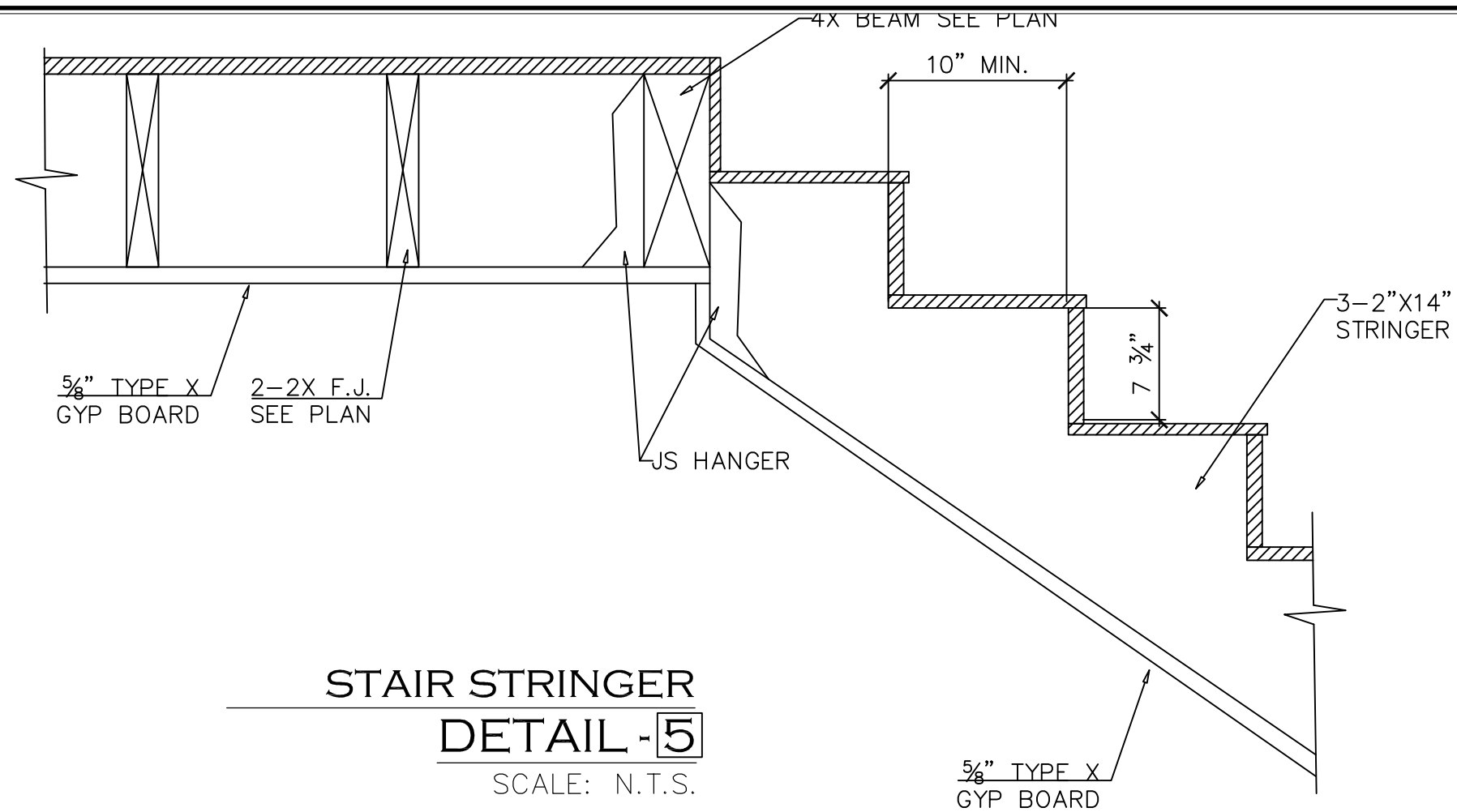
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DETAIL 18 COLLECTOR

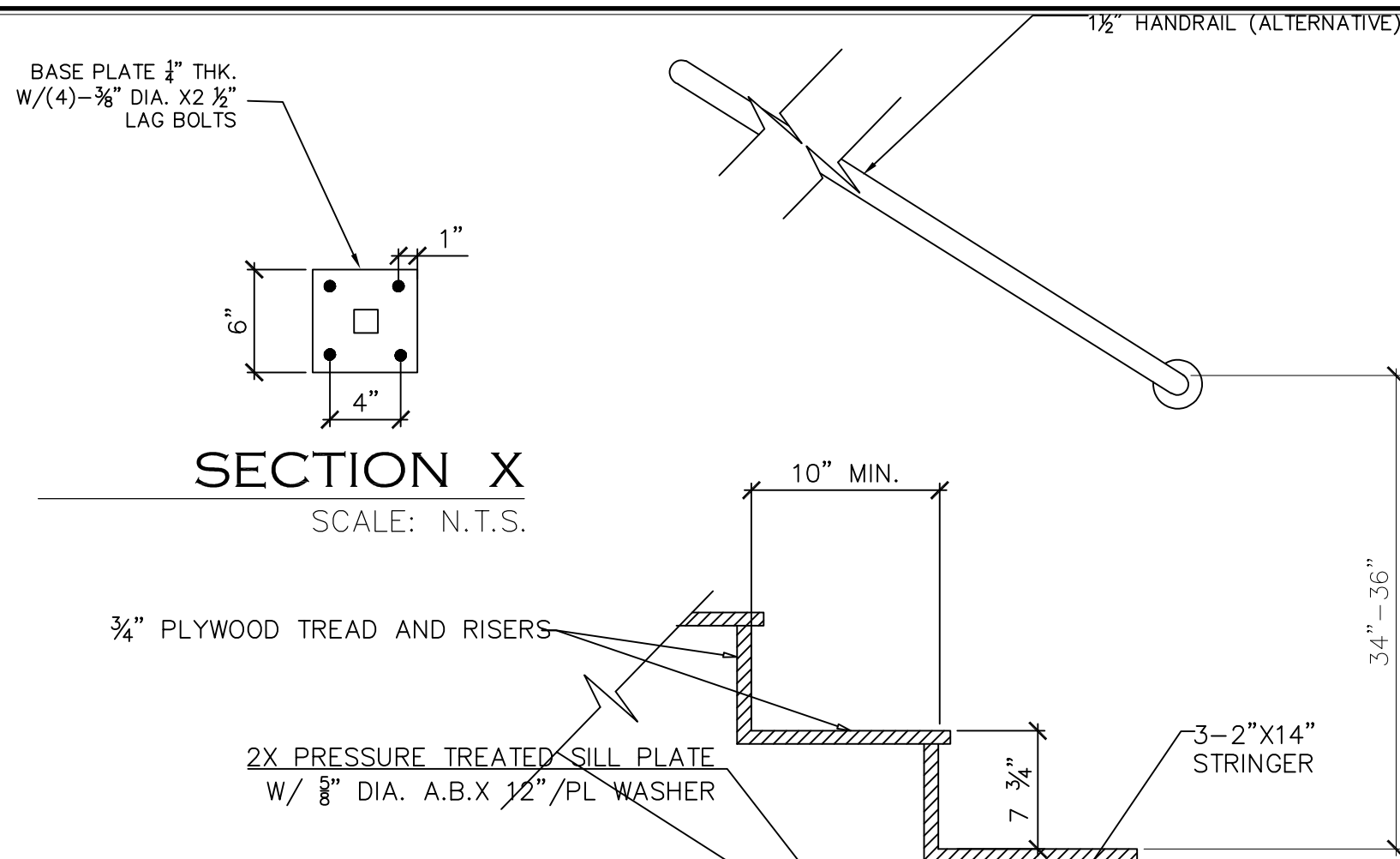
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DETAIL 17 POST TO BM

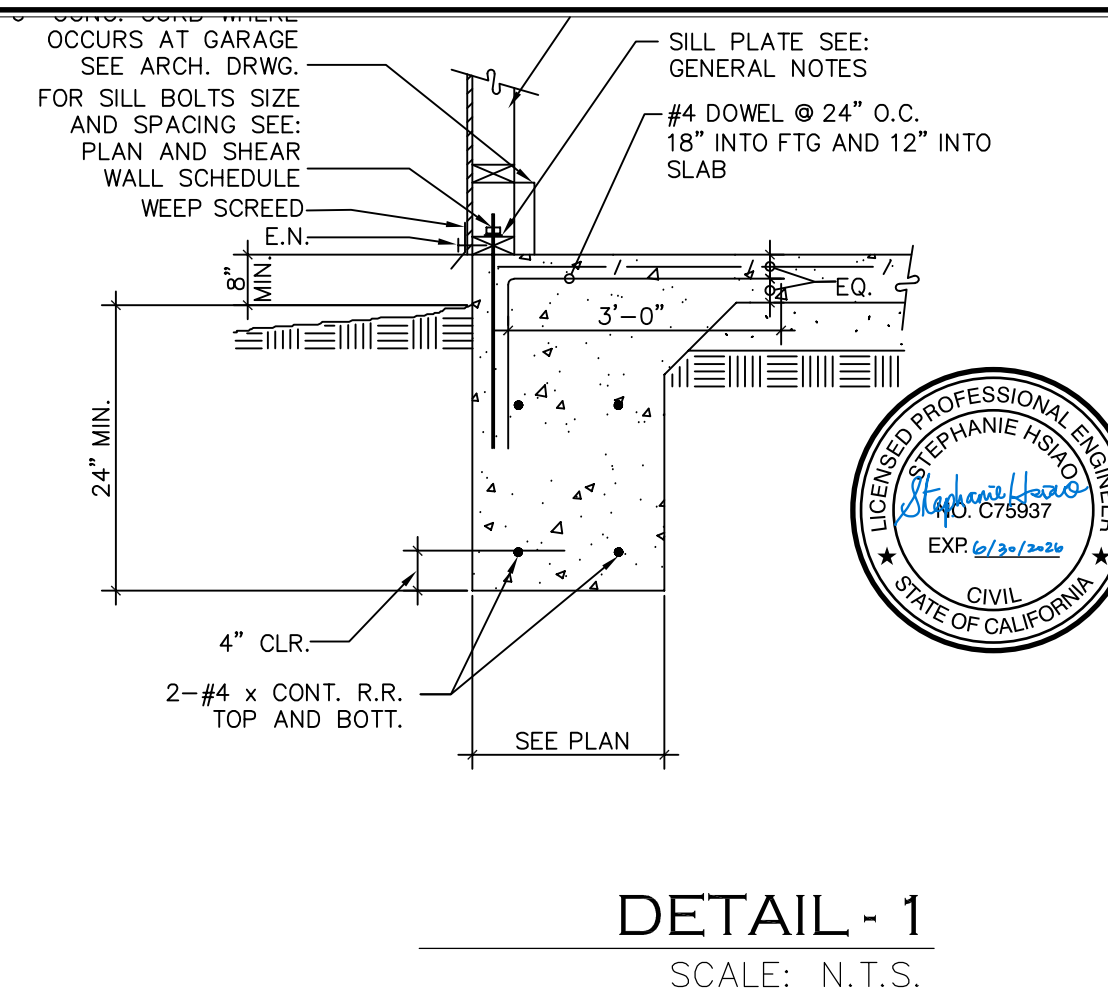
SCALE: NTS



STAIR STRINGER
DETAIL - 5
SCALE: N.T.S.



SECTION X
SCALE: N.T.S.





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JOB NUMBER
RG24-105

DATE DRAWN
09-21-24

DRAWN BY
RAZ GRINBAUM

SCALE
1/4" = 1'-0"

REVISED

PROJECT TITLE ADDRESS

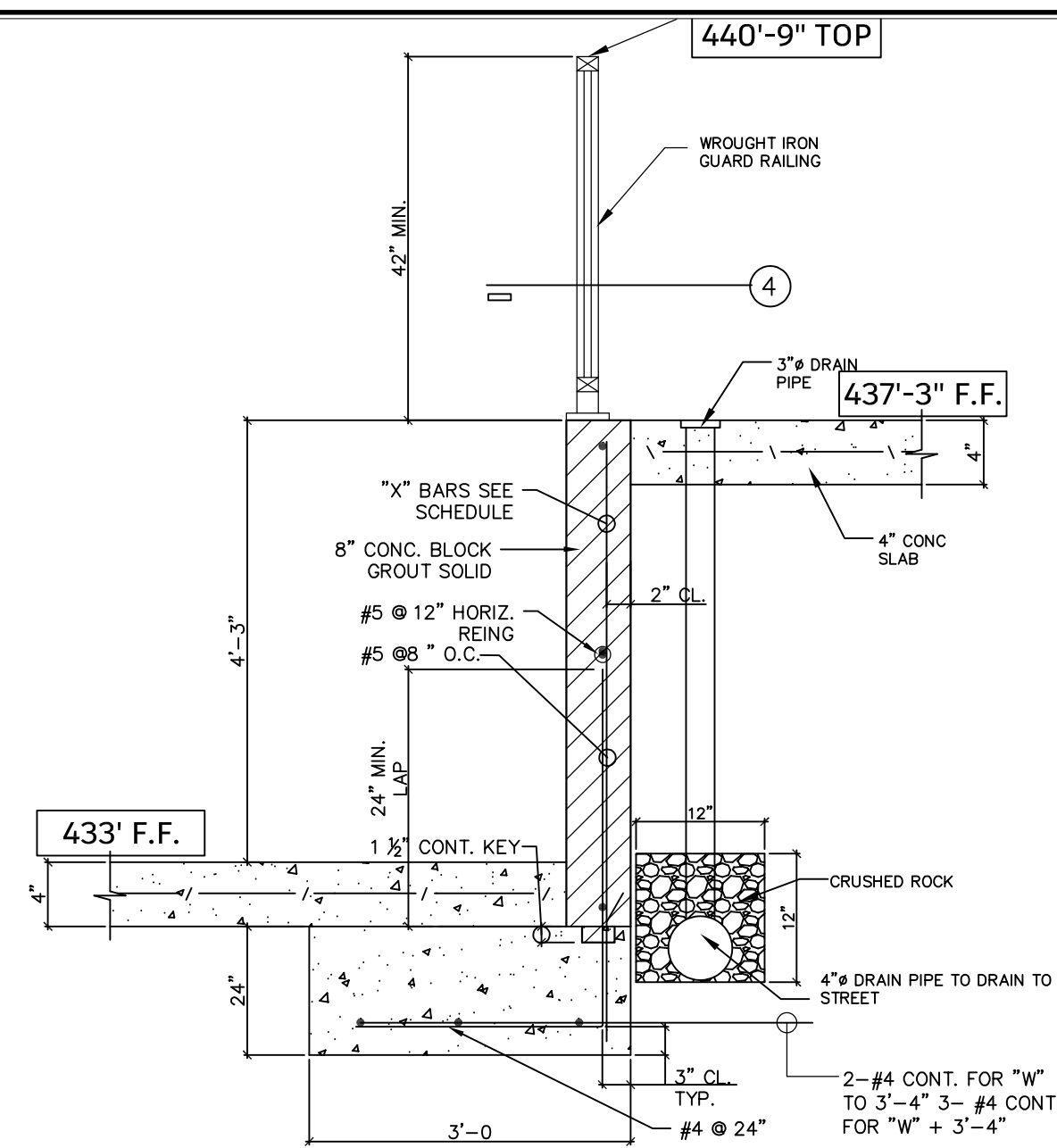
1829 LOS CERROS DR DIAMOND BAR

SHEET TITLE

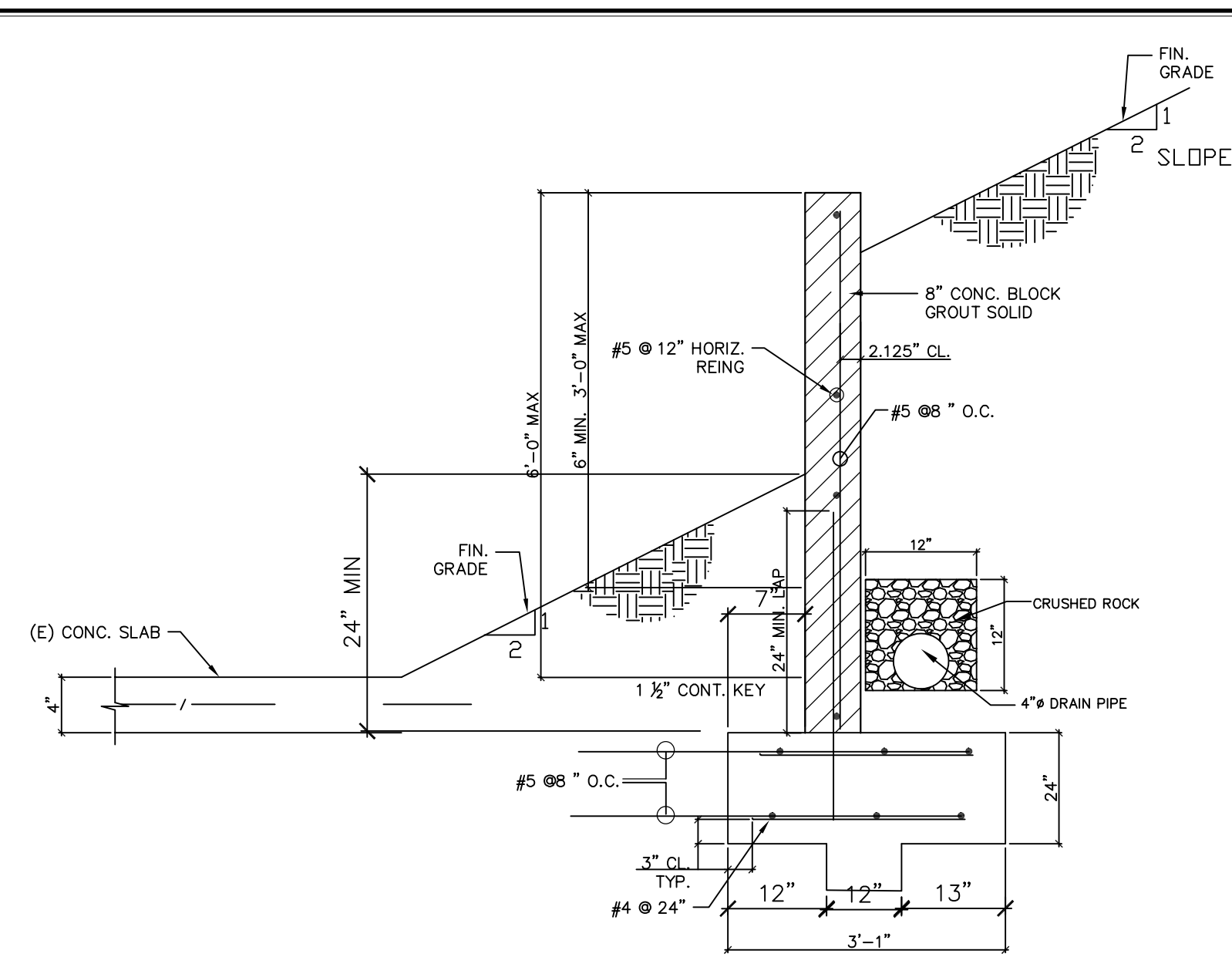
DETAILS

SHEET NO.

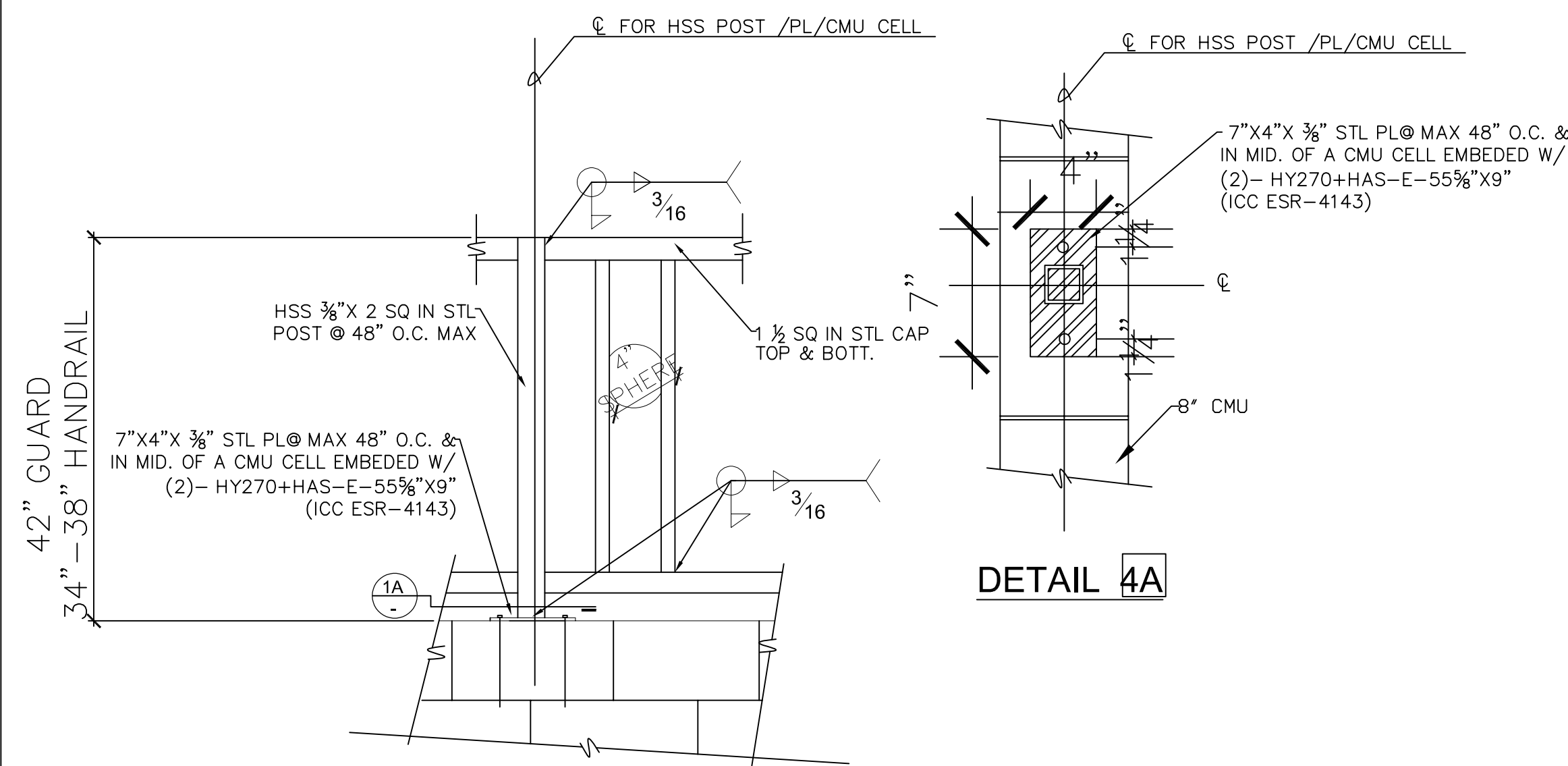
S-4



DETAIL - 3
SCALE: N.T.S.



DETAIL - 1
SCALE: N.T.S.

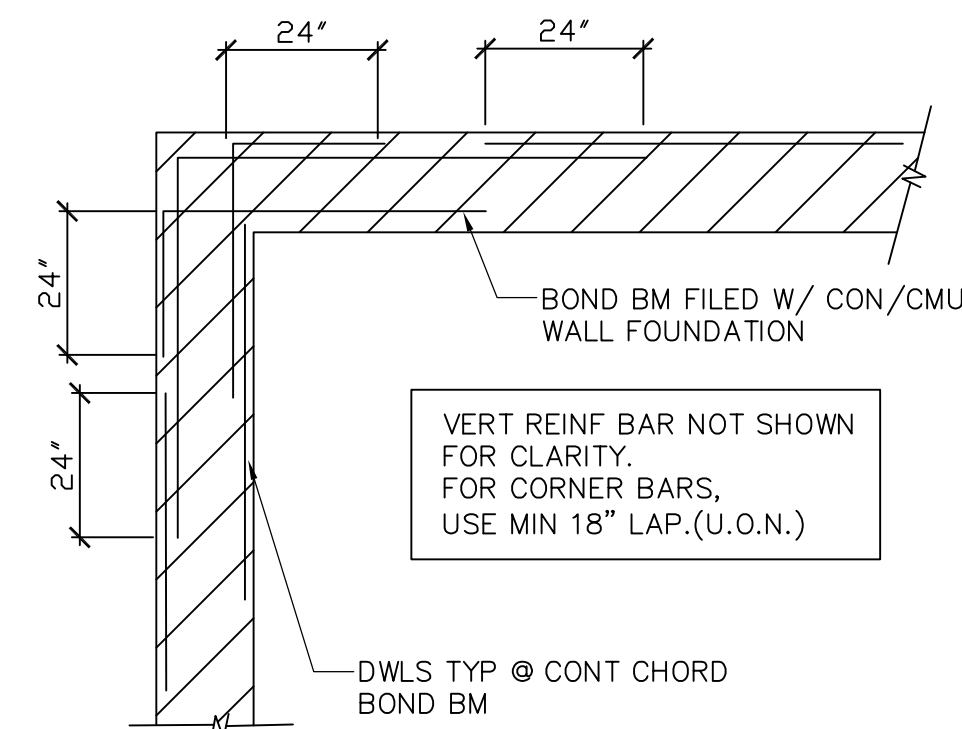


DETAIL 4A

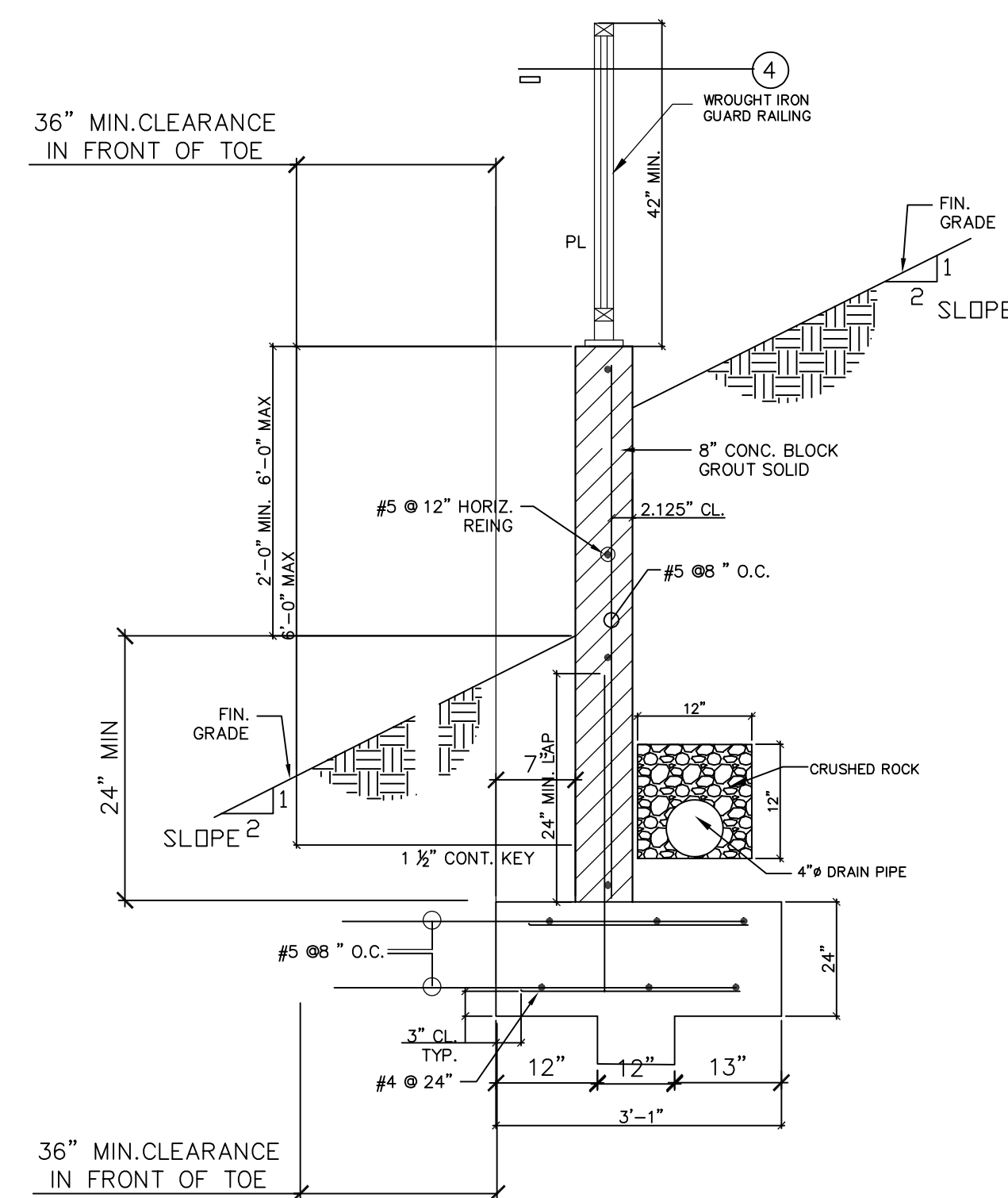
42" GUARD
34"-38" HANDRAIL

DETAIL 4B

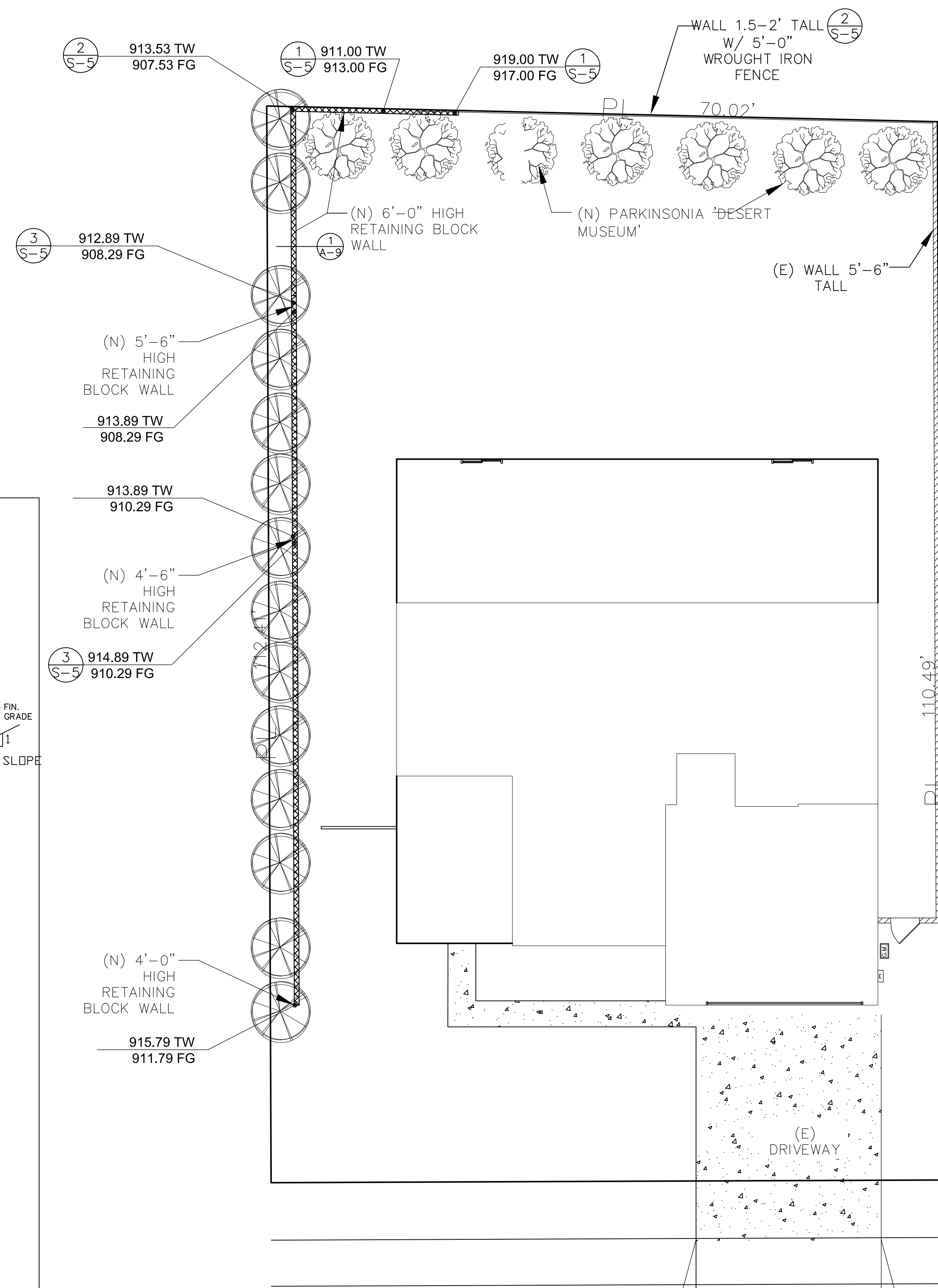
DETAIL - 4
SCALE: N.T.S.



DETAIL 5 TYP CORNER REIN.
SCALE: NTS



DETAIL - 2
SCALE: N.T.S.



STRONG-WALL® WOOD SHEARWALL MODELS

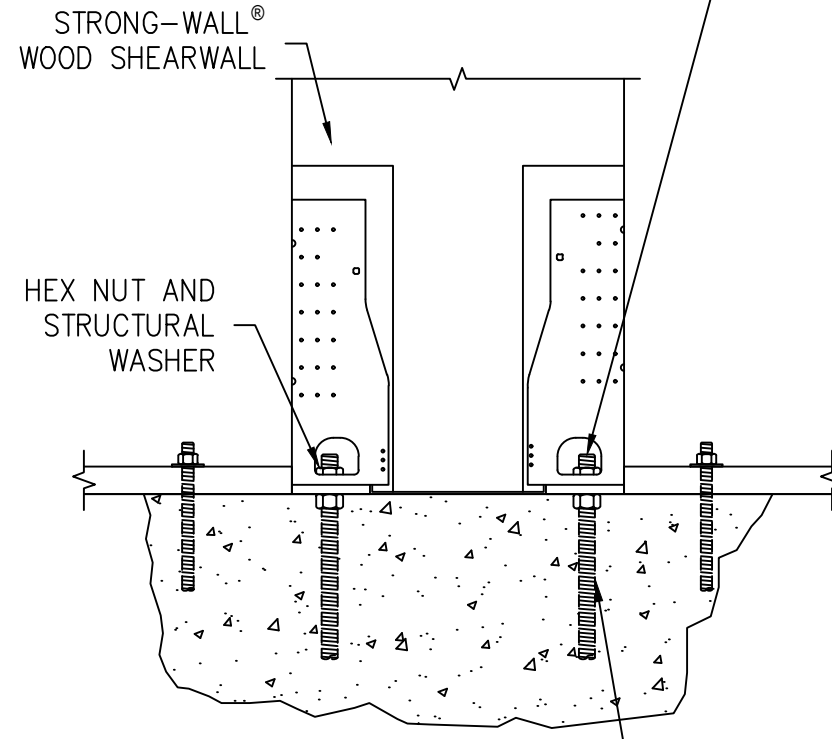
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSW12x7	12	78	2	¾	100
WSW18x7	18	78	2	¾	145
WSW12x7.5	12	85½	2	¾	110
WSW18x7.5	18	85½	2	¾	155
WSW12x8	12	93¼	2	¾	115
WSW18x8	18	93¼	2	¾	165
WSW24x8	24	93¼	2	1	225
WSW12x9	12	105¼	2	¾	130
WSW18x9	18	105¼	2	¾	185
WSW24x9	24	105¼	2	1	245
WSW12x10	12	117¼	2	¾	140
WSW18x10	18	117¼	2	¾	205
WSW24x10	24	117¼	2	1	270
WSW12x11	12	129¼	2	¾	150
WSW18x11	18	129¼	2	¾	220
WSW24x11	24	129¼	2	1	295
WSW12x12	12	141¼	2	¾	165
WSW18x12	18	141¼	2	¾	240
WSW24x12	24	141¼	2	1	320
WSW18x13	18	153¼	2	¾	255
WSW24x13	24	153¼	2	1	345
WSW24x14	24	168	2	1	375
WSW24x16	24	192	2	1	425
WSW18x20	18	240	2	¾	385
WSW24x20	24	240	2	1	520

NOTES :

- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
- ALL PANELS COME WITH TWO PRE-ATTACHED HOLD-DOWNS, TWO STANDARD HEX NUTS, TWO STRUCTURAL WASHERS, TWO WSW-TOW PLATES AND INSTALLATION INSTRUCTIONS.
- ALL PANELS ARE 3½" THICK.

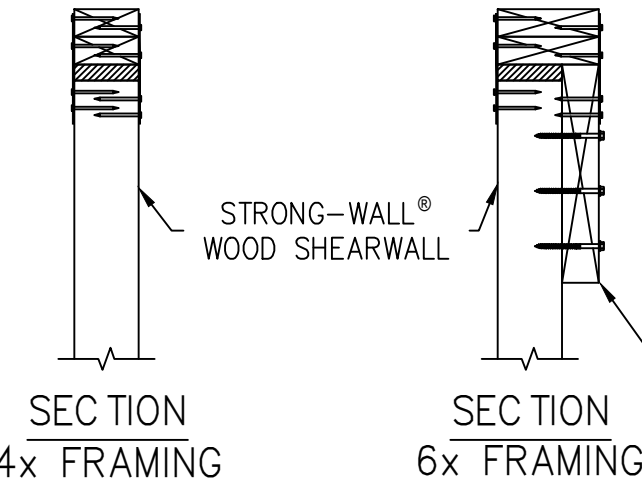
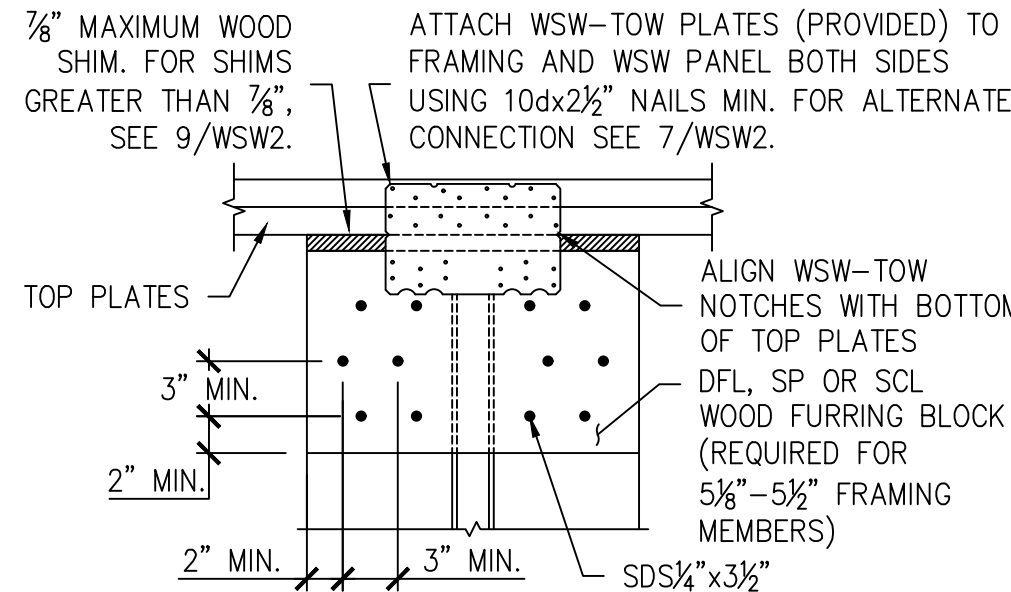
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

PLACE STRONG-WALL® WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH WASHER AND HEX NUTS (PROVIDED). SNUG TIGHT FIT REQUIRED; DO NOT USE AN IMPACT WRENCH. USE 1½" WRENCH FOR ¾" NUT USE 1½" WRENCH FOR 1" NUT



SEE SHEETS WSW1 AND WSW1.1 FOR ANCHORAGE SOLUTIONS

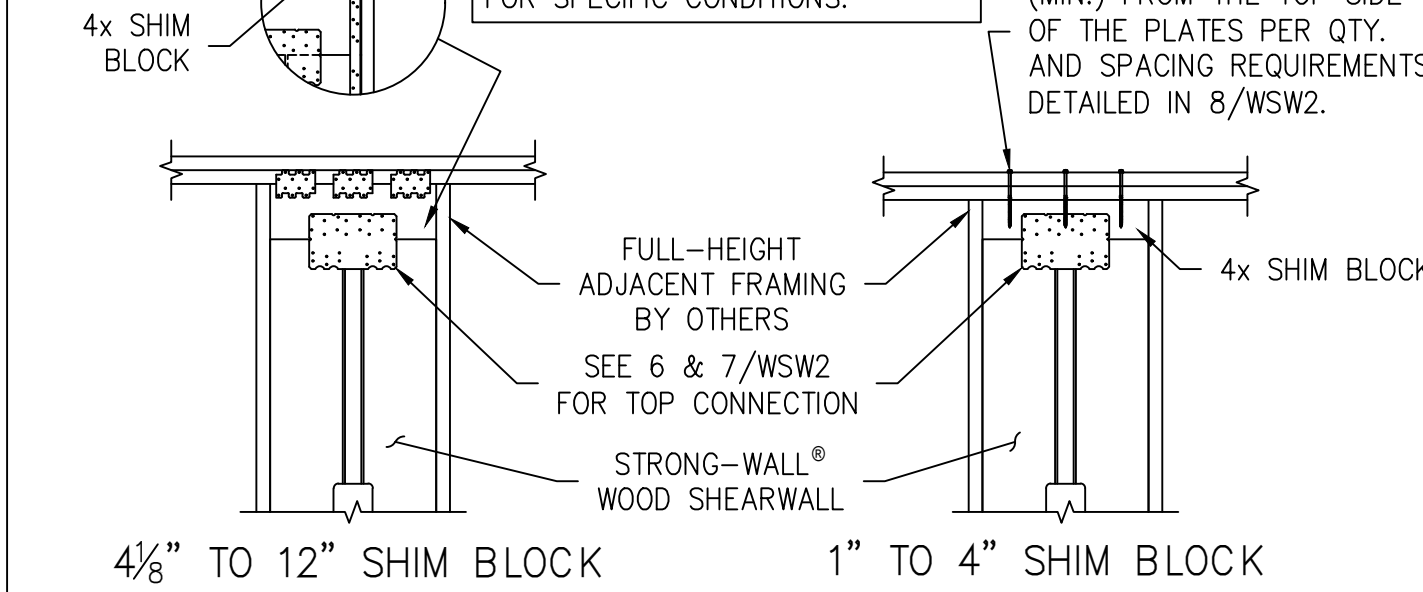
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



FOR 5½"-5½" FRAMING, ATTACH DFL, SP OR SCL WOOD FURRING BLOCK BETWEEN WSW PANEL AND WSW-TOW WITH SDS ¼"x3½" SCREWS (MIN.) OR 16d COMMON NAILS (8 TOTAL FASTENERS FOR WSW12, 10 FOR WSW18 AND 14 FOR WSW24). MINIMUM BLOCK SIZE IS 1¼"x11½"x WSW PANEL WIDTH.

LTP4 SPACING BY OTHERS

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

FOR 8" TO 12" BLOCK DEPTHS:

- ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSW PANEL (EACH SIDE) USING 10d x 1½" NAILS
- SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
 - 8 NAILS INTO BLOCK
 - 8 NAILS INTO WSW PANEL
- SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
 - 10 NAILS INTO BLOCK
 - 10 NAILS INTO WSW PANEL

SEE 6 & 7/WSW2 FOR TOP CONNECTION

CRIPPLE SHEARWALL, BLOCKING AND STRAP BY OTHERS

FULL-HEIGHT ADJACENT FRAMING BY OTHERS

STRONG-WALL® WOOD SHEARWALL

CRIPPLE WALL

EDGE DRILL ZONE
MIDDLE ½ OF PANEL THICKNESS

HOLES

- MAX. THREE HOLES IN FACE AND THREE IN EDGE
- ¾"-DIAMETER HOLES, MAX.
- 6" O.C., MIN.

NO HOLES ALLOWED IN TOP 8" OF PANEL

FACE DRILL ZONE
MAINTAIN 1½" MIN. EDGE DISTANCE FROM CHASE AND OUTSIDE EDGE, TYPICAL.

NO FACE HOLES ALLOWED IN LOWER 40" OF PANEL

NO HOLES ALLOWED IN TOP 8" OF PANEL

FACE DRILL ZONE
CENTER 4½" OF PANEL FACE AS SHOWN

12" ABOVE EXISTING HOLE, MIN.

- HOLES:
 - 4½"-DIA. HOLES, MAX.
 - MAX. OF TWO 4½"-DIA. HOLES MAX. IN SHEATHING & RIM JOIST. SET LOWER NUT FLUSH WITH TOP OF SHEATHING. WSW SHEAR TRANSFER PLATE SHALL SIT FLUSH & LEVEL ON NUTS.
 - OR ONE 4½"x12" HOLE
 - NO MINIMUM ON-CENTER SPACING REQUIRED.

- HOLES FOR WSW24X7 PANEL ONLY:
 - MAX. OF ONE 4½"x6" HOLE
 - 8" FROM TOP OF PANEL, MIN.

ALLOWABLE SMALL HOLES
FACE AND EDGE DRILL ZONES

ALLOWABLE LARGE HOLES
IN ADDITION TO ALLOWABLE SMALL HOLES

STRONG-WALL® WSW MODELS

1

STANDARD INSTALLATION

4

STANDARD TOP CONNECTION

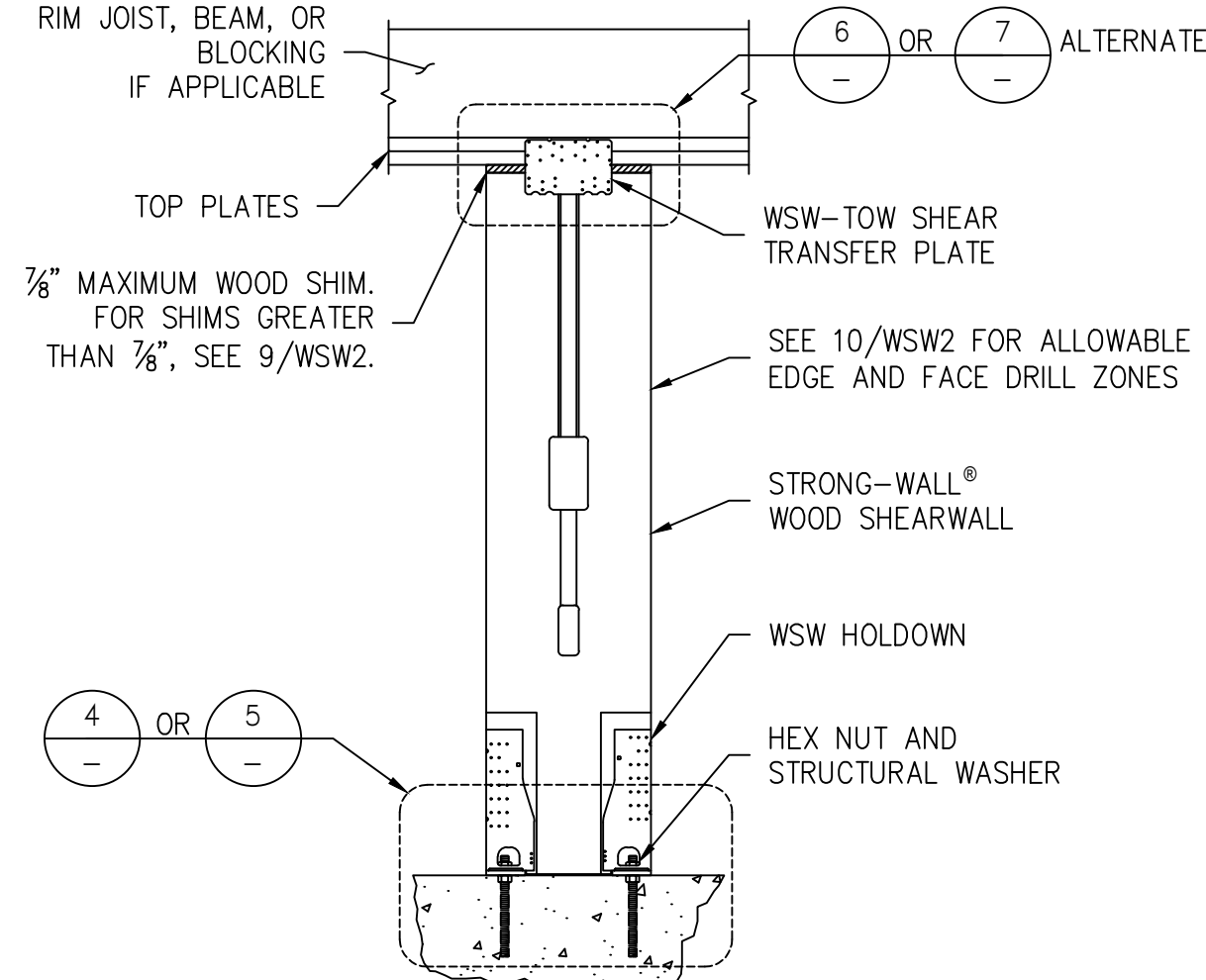
6

TOP OF WALL HEIGHT ADJUSTMENTS

9

TRIM ZONE AND ALLOWABLE HOLES

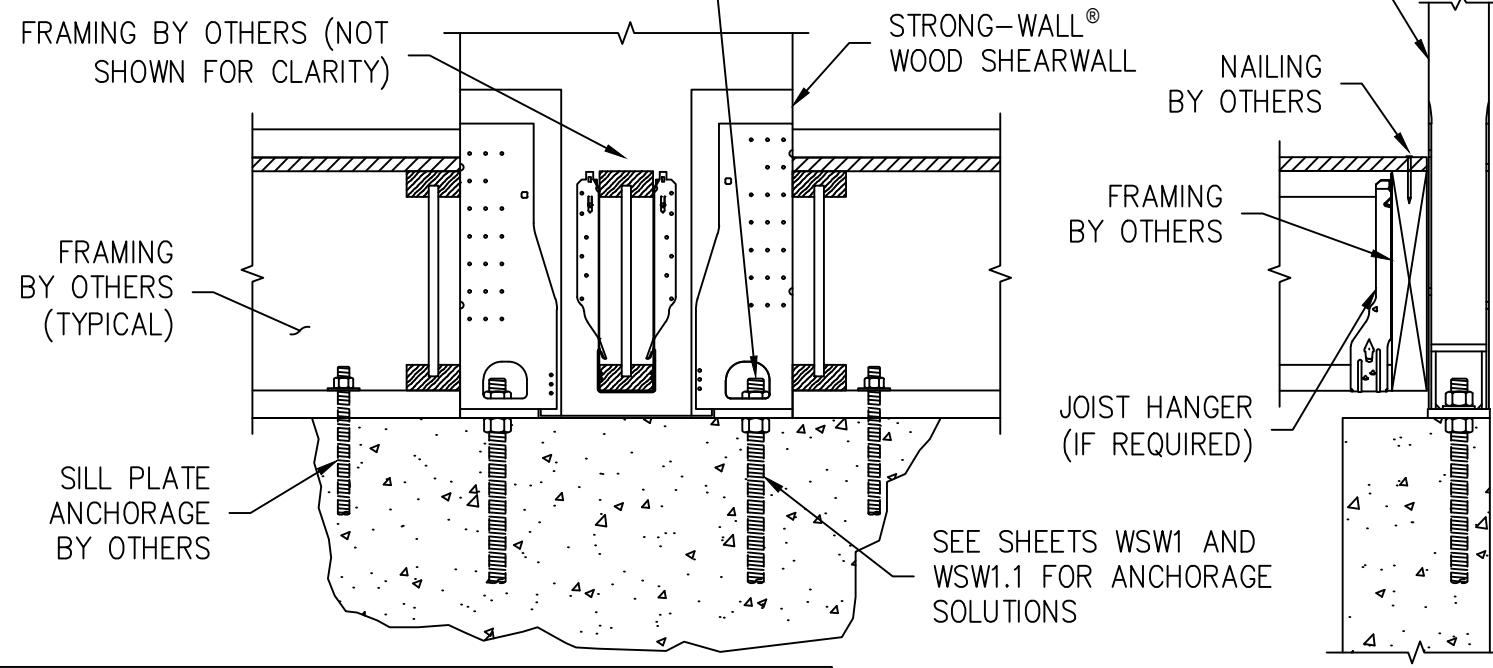
10



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WSW DESIGNED TO PROVIDE ½" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

PLACE STRONG-WALL® WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH WASHER AND HEX NUTS (PROVIDED). SNUG TIGHT FIT REQUIRED; DO NOT USE AN IMPACT WRENCH. USE 1½" WRENCH FOR ¾" NUT USE 1½" WRENCH FOR 1" NUT



STRONG-WALL® WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG-WALL® WOOD SHEARWALL

FRAMING BY OTHERS (NOT SHOWN FOR CLARITY)

STRONG-WALL® WOOD SHEARWALL

FRAMING BY OTHERS

JOIST HANGER (IF REQUIRED)

FRAMING BY OTHERS (TYPICAL)

SILL PLATE ANCHORAGE BY OTHERS

SEE SHEETS WSW1 AND WSW1.1 FOR ANCHORAGE SOLUTIONS

SECTION

SINGLE STORY WSW ON CONCRETE

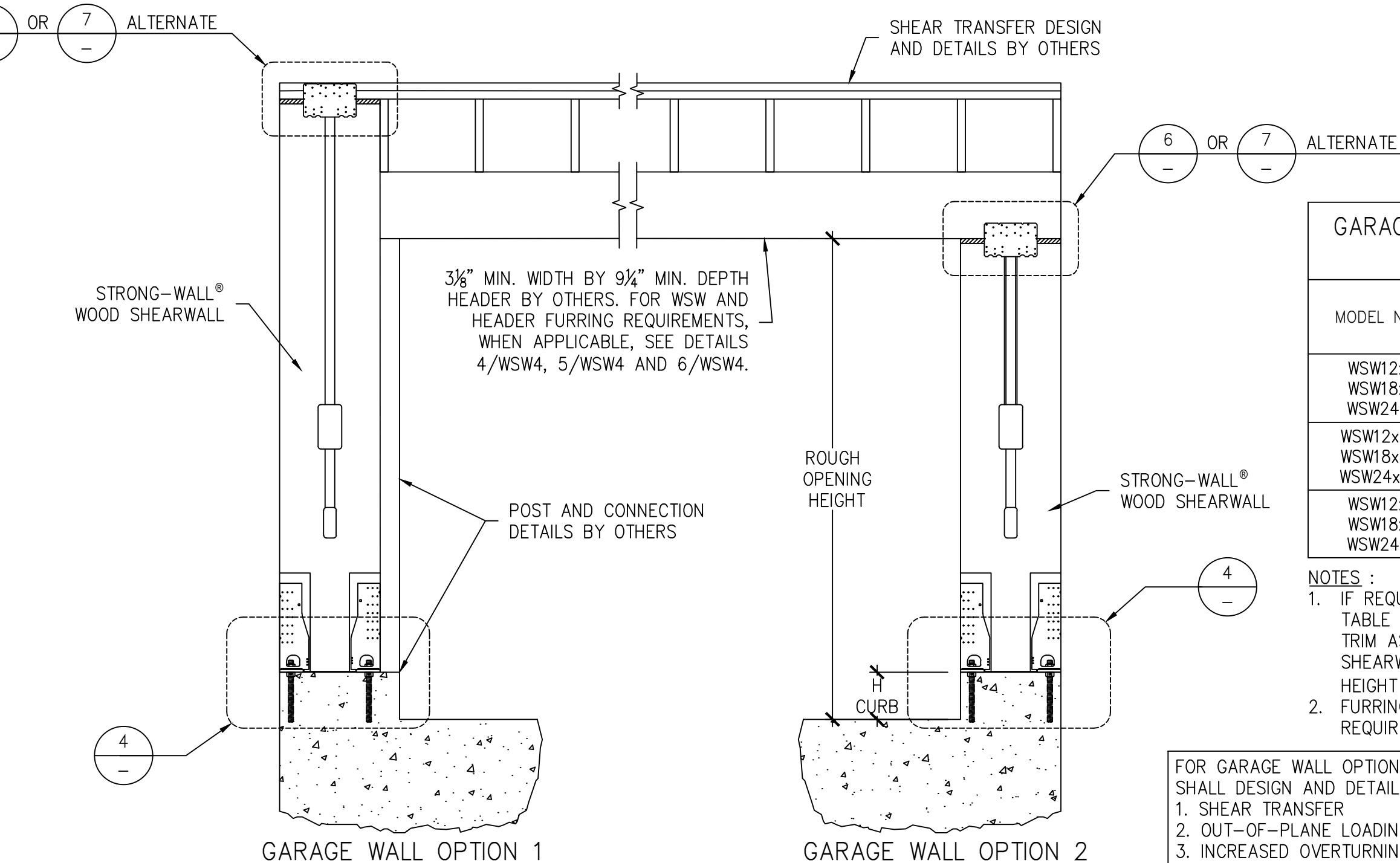
2

WOOD FLOOR SYSTEM BASE CONNECTION

5

ALTERNATE TOP CONNECTION

7



GARAGE WALL OPTION 1

GARAGE WALL OPTION 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7 WSW18x7 WSW24x7	5½"	6'-11½"
WSW12x7.5 WSW18x7.5 WSW24x7.5	6"	7'-0"
WSW12x8 WSW18x8 WSW24x8	0"	7'-1½"
WSW12x8 WSW18x8 WSW24x8	5½"	8'-2¾"
WSW12x8 WSW18x8 WSW24x8	6"	8'-3¾"

NOTES :

- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
- FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

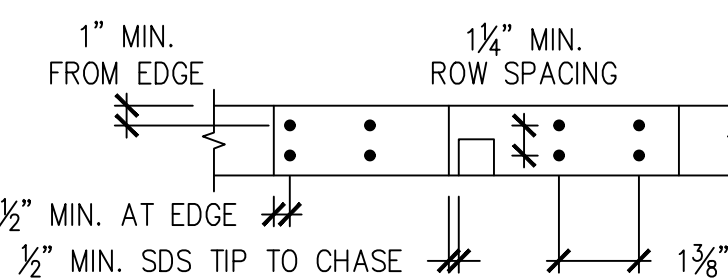
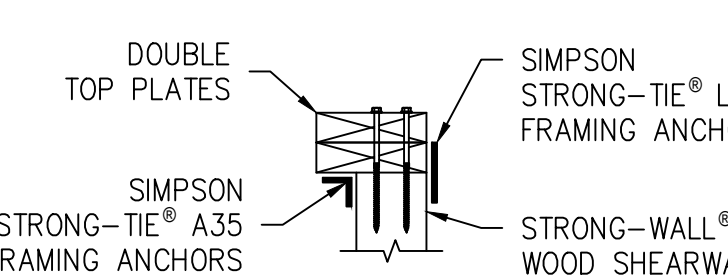
FOR GARAGE WALL OPTION 2, REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND DETAIL FOR :
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

QTY. OF SDS ¼"x6" SCREWS REQ'D.	
WSW12	4
WSW18	8
WSW24	12

EDGE DISTANCE FOR SCREWS	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :

- MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
- INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
- EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

PLAN VIEW
SDS SCREW SPACINGSECTION VIEW
2X6 OR WIDER FRAMING

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

INSTALL SDS ¼"x6" SCREWS (ORDER SEPARATELY). INSTALL IN 2 ROWS AS SHOWN AND COUNTERSINK AS REQUIRED.

END OF PANEL TO NEAREST SCREW (SEE TABLE)

NO HOLES IN HATCHED REGION.

INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

ALTERNATE WSW GARAGE FRONT OPTIONS

3

ALTERNATE WSW GARAGE FRONT OPTIONS

8

FIRST FLOOR AT WOOD FRAMING

11

REVISIONS		DATE		NO.	
FIRST RELEASE - 2016 IBC		07-01-2016		0	
2016 IBC REVISIONS		07-17-2020		1	



SIMPSON Strong-Tie Co. Inc.
5956 W. Lee Postas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.strongtie.com

SIMPSON Strong-Tie
THERE IS NO EQUAL

STRONG-WALL® WSW
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME	DATE
07-17-2020	SCALE
N.T.S.	CHECKED
SHEET	WSW2
OF SHEETS	JOB NO.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Date/Time: 2024-12-26T14:51:19-08:00

CF1R-PRF-01-E

(Page 1 of 12)

Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.ribd22x

GENERAL INFORMATION										
01	Project Name		Residential Building							
02	Run Title		Title 24 Analysis							
03	Project Location		1829 Los Cerros Drive							
04	City		Diamond Bar	05	Standards Version		2022			
06	Zip code		91765	07	Software Version		EnergyPro 9.3			
08	Climate Zone		9	09	Front Orientation (deg/ Cardinal)		90			
10	Building Type		Single family	11	Number of Dwelling Units		1			
12	Project Scope		Addition and/or Alteration							
13			Number of Bedrooms							
14	Addition Cond. Floor Area (ft²)		833	15	Number of Stories		2			
16	Existing Cond. Floor Area (ft²)		1276	17	Fenestration Average U-factor		0.3			
18	Total Cond. Floor Area (ft²)		2109	19	Glazing Percentage (%)		16.56%			
20	ADU Bedroom Count		n/a	21	ADU Conditioned Floor Area		n/a			
22	Fuel Type		Natural gas	23	No Dwelling Unit		No			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below.

Registration Number: 424-P010326147A-000-000-0000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 12/26/2024 14:53

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CHEERS

Report Generated: 2024-12-26 14:51:55

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Date/Time: 2024-12-26T14:51:19-08:00

CF1R-PRF-01-E

(Page 2 of 12)

Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	15.85	0	15.78	0	0.07
Space Cooling	0	51.66	0	55.69	0	-4.03
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	22.3	0	16.89	0	5.41
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	0	89.81	0	88.36	0	1.45
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.57	0	6.57		
Appl. & Cooking	0	13.73	0	13.75		
Plug Loads	0	44.38	0	44.38		
Outdoor Lighting	0	1.63	0	1.63		
TOTAL COMPLIANCE	0	156.12	0	154.69		

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CF1R-PRF-01-E

(Page 3 of 12)

Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EUI ¹	21.97	20.67	1.3	5.92
Net EUI ²	21.97	20.67	1.3	5.92

 Notes
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Insulation below roof deck

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Kitchen range hood

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	2109	1	7	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	HVAC System1	1276	8	DHW Sys 1	Existing Unchanged
Zone 2	Conditioned	HVAC System1	211	8	DHW Sys 1	New

Registration Number: 424-P010326147A-000-000-0000000-0000

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Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.ribd22x

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 3	Conditioned	HVAC System1	622	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
E/Front Wall	Zone 1	Default Wall Prior to 197	90	Front	304	25	90	none	Existing	No
S/Left Wall	Zone 1	Default Wall Prior to 197	180	Left	144.64	12	90	none	Existing	No
W/Rear Wall	Zone 1	Default Wall Prior to 197	270	Back	402	112.1	90	none	Existing	No
N/Right Wall	Zone 1	Default Wall Prior to 197	0	Right	286.64	4	90	none	Existing	No
E/Front Wall 2	Zone 2	R-15 Wall	90	Front	96.64	39.96	90	Extension	New	n/a
S/Left Wall 2	Zone 2	R-15 Wall	180	Left	140	25	90	Extension	New	n/a
E/Front Wall 3	Zone 3	R-15 Wall	90	Front	402	0	90	Extension	New	n/a
S/Left Wall 3	Zone 3	R-15 Wall	180	Left	123.28	45.96	90	Extension	New	n/a
W/Rear Wall 2	Zone 3	R-15 Wall	270	Back	402	85.28	90	Extension	New	n/a
N/Right Wall 2	Zone 3	R-15 Wall	0	Right	123.28	39.96	90	Extension	New	n/a
W/Rear Wall Interior	Zone 2>Zone 1	R-0 Wall	n/a	n/a	96.64	0	n/a		New	No
N/Right Wall Interior	Zone 2>Zone 1	R-0 Wall	n/a	n/a	140	0	n/a		New	No
Roof	Zone 1	Default Roof Prior to 197	n/a	n/a	702	n/a	n/a		Existing	No
Roof 2	Zone 1	R-38 Roof Attic	n/a	n/a	574	n/a	n/a		New	n/a
Roof 3	Zone 2	R-38 Roof Attic	n/a	n/a	211	n/a	n/a		New	n/a

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CF1R-PRF-01-E

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Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.ribd22x

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Roof 4	Zone 3	R-38 Roof Attic	n/a	n/a	622	n/a	n/a		New	n/a
Interior Surface	Zone 3	R-30 Floor No Crawlspace	n/a	n/a	622	n/a	n/a		New	n/a

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (in 12)	Roof Reflectance	Roof Entrance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Zone 2	Attic RoofZone 2	Ventilated	4	0.1	0.85	No	No	New	n/a
Attic Zone 3	Attic RoofZone 3	Ventilated	4	0.1	0.85	No	No	New	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	E/Front Wall	Front	90		1	25	0.55	Table 110.6-A	0.67	Table 110.6-B	0.67	Bug Screen	Existing	No
Window 2	Window	S/Left Wall	Left	180		1	12	0.3	NFRC	0.23	NFRC	0.23	Bug Screen	New	NA
Door	Window	W/Rear Wall	Back	270		1	53.2	0.3	NFRC	0.23	NFRC	0.23	Bug Screen	New	NA
Window 3	Window	W/Rear Wall	Back	270		1	20	0.55	Table 110.6-A	0.67	Table 110.6-B	0.67	Bug Screen	Existing	No
Door 2	Window	W/Rear Wall	Back	270		1	38.8	0.55	Table 110.6-A	0.67	Table 110.6-B	0.67	Bug Screen	Existing	No

Registration Number: 424-P010326147A-000-000-0000000-0000

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Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

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Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.rbd22x

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HVAC - HEATING UNIT TYPES															
01	02			03			04			05					
Name	System Type			Number of Units			Heating Efficiency			Heating Unit Brand					
Heating Component 1	Central gas furnace			1			AFUE - 80			n/a					

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	EER/SEER	11.2	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft			
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing	No		n/a

HVAC - FAN SYSTEMS				
01	02		03	04
Name	Type		Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan		0.58	HVAC Fan 1-hers-fan

Registration Number: 424-P010326147A-000-000-0000000-0000

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Calculation Description: Title 24 Analysis

Input File Name: New Addition & 2 Story.rbd22x

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Input File Name: New Addition & 2 Story.rbd22x

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: German Cortez

Signature Date: 12/26/2024

Company: CB Home Inc

Address: 1346 W PHILADELPHIA ST

City/State/Zip: ONTARIO, CA 91762

Phone: (626) 279-5657

CEA/HERS Certification Identification (if applicable):

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: German Cortez

Company: CB Home Inc

Address: 1346 W PHILADELPHIA ST

City/State/Zip: ONTARIO, CA 91762

Date Signed: 12/26/2024

License: 961219

Phone: (626) 279-5657

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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RG PERMITS & DESIGN SERVICES

RAZ GRINBAUM
6167 LE SAGE AVE.
WOODLAND HILLS, CA. 91367
PHONE: (818) 448-1355
FAX: (818) 232-9275

JOB NUMBER
RG24-024

DATE DRAWN
04-16-24

DRAWN BY
RAZ GRINBAUM

SCALE
1/4" = 1'-0"

REVISED

PROJECT TITLE ADDRESS

1829 LOS CERROS DRIVE.
DIAMOND BAR, CA. 91765

SHEET TITLE

TITLE 24

SHEET NO.

ENV-2

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name New 2 Story & Addition		Building Type ☒ Single Family ☐ Addition Alone		Date 12/26/2024						
Project Address 1829 Los Cerros Drive Diamond Bar		California Energy Climate Zone CA Climate Zone 09		Total Cond. Floor Area 2,109		Addition 833		# of Units 1		
Construction	Type	Cavity	Area (ft ²)	Special Features	Status					
Wall	Wood Framed	-no insulation	279		Existing					
Wall	Wood Framed	-no insulation	133		Existing					
Wall	Wood Framed	-no insulation	290		Existing					
Wall	Wood Framed	-no insulation	283		Existing					
Slab	Unheated Slab-on-Grade		1,276	Perim = 0'	Existing					
Roof	Wood Framed Attic	R 11	702	Add-R-15.0	Existing					
Roof	Wood Framed Attic	R 38	1,407	Add-R-15.0	New					
Wall	Wood Framed	R 15	57		New					
FENESTRATION		Total Area	349	Glazing Percentage	16.6%	New/Altered Average U-Factor	0.30			
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status			
Front (E)	25.0	0.550	0.67	none	none	N/A	Existing			
Left (S)	83.0	0.300	0.23	none	none	N/A	New			
Rear (W)	138.6	0.300	0.23	none	none	N/A	New			
Rear (W)	58.8	0.550	0.67	none	none	N/A	Existing			
Right (N)	4.0	0.550	0.67	none	none	N/A	Existing			
Right (N)	40.0	0.300	0.23	none	none	N/A	New			
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
1	Gas Central Furnace	80% AFUE	Split Air Conditioner	14.0 SEER	Setback	Existing				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
HVAC Location	Ducted	Ducted	Attic	8.0	Existing					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					
1	Small Instantaneous Gas	1	0.99	Standard	New					
EnergyPro 9.3 by EnergySoft User Number: 7432 ID: RG24-024 Page 15 of 25										

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name New 2 Story & Addition		Building Type ☒ Single Family ☐ Addition Alone		Date 12/26/2024						
Project Address 1829 Los Cerros Drive Diamond Bar		California Energy Climate Zone CA Climate Zone 09		Total Cond. Floor Area 2,109		Addition 833		# of Units 1		
Construction	Type	Cavity	Area (ft ²)	Special Features	Status					
Door	Opaque Door	R-5	40		New					
Wall	Wood Framed	R 15	115		New					
Demising	Wood Framed	-no insulation	97		Altered					
Demising	Wood Framed	-no insulation	140		Altered					
Slab	Unheated Slab-on-Grade		211	Perim = 0'	New					
Wall	Wood Framed	R 15	402		New					
Wall	Wood Framed	R 15	77		New					
Wall	Wood Framed	R 15	317		New					
FENESTRATION		Total Area	349	Glazing Percentage	16.6%	New/Altered Average U-Factor	0.30			
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status			
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					
EnergyPro 9.3 by EnergySoft User Number: 7432 ID: RG24-024 Page 16 of 25										

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name New 2 Story & Addition		Building Type ☒ Single Family ☐ Addition Alone		Date 12/26/2024						
Project Address 1829 Los Cerros Drive Diamond Bar		California Energy Climate Zone CA Climate Zone 09		Total Cond. Floor Area 2,109		Addition 833		# of Units 1		
Construction	Type	Cavity	Area (ft ²)	Special Features	Status					
Wall	Wood Framed	R 15	83		New					
Demising	Wood Framed w/ Crawl Space	R 30	62		New					
FENESTRATION		Total Area	349	Glazing Percentage	16.6%	New/Altered Average U-Factor	0.30			
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status			
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					
EnergyPro 9.3 by EnergySoft User Number: 7432 ID: RG24-024 Page 17 of 25										



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

2022 Single-Family Residential Mandatory Requirements Summary									
Building Envelope:									
Air Leakage: Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/WDMA/CSA 1011.5.2/440-2011. *									
Labeling: Fenestration products and exterior doors must have a label meeting the requirements of § 110-11(i).									
Field Fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA-5 for exterior doors. They must be caulked and/or weather-stripped.									
Air Leakage: All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.									
Insulation Certification by Manufacturers: Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).									
Insulation Requirements for Heated Slab Floors: Heated slab floors must be insulated per the requirements of § 110.8(g).									
Roofing Products Solar Reflectance and Thermal Emittance: The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and to be labeled per § 110.113 when the installation of a cool roof is specified on the CFI-R.									
Radiant Barrier: When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.									
Roof Deck, Ceiling and Rafter Roof Insulation: Roof decks in newly constructed attics in climate zones 4 and 5-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.									
Loose-fill Insulation: Loose fill insulation must meet the manufacturer's required density for the labeled R-value.									
Wall Insulation: Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.									
Raised-Floor Insulation: Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.									
Slab Edge Insulation: Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).									
Vapor Retarder: In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(i).									
Vapor Retarder: In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.									
Fenestration Products: Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.									
Fireplaces, Decorative Gas Appliances, and Gas Log:									
Pilot Light: Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.									
Closable Doors: Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.									
Combustion Intake: Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.									
Flue Damper: Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.									
Space Conditioning, Water Heating, and Plumbing System:									
Certification: Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.									
HVAC Efficiency: Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.									
Controls for Heat Pumps with Supplementary Electric Resistance Heaters: Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heating when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.									
Thermostats: All heating or cooling systems not controlled by a central energy management control system (CEMCS) must have a setback thermostat.									
Insulation: Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.									
Isolation Valves: Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.									
5/6/22									



2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights: Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads: Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Cleanances: Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier: Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation: All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(i)2:	Insulation Protection: Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 150.0(i). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(i)1:	Gas or Propane Water Heating Systems: Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(i)3:	Solar Water-Heating Systems: Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
§ 110.8(d)3:	Ducts: Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(j)1:	CMC Compliance: All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/ASHRAE-90.2-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and aerogel testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerogel sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems: Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tapes is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems: Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper: Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers: Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation: Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water resistant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct: Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test: When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration: Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealants, or other means to close gaps around the inserted filters to prevent air from bypassing the filter. *



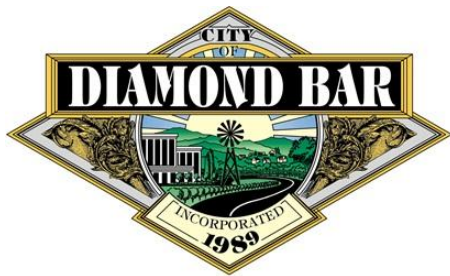
2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy: Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.40 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.5.
Ventilation and Indoor Air Quality:	
§ 150.0(i)1:	Requirements for Ventilation and Indoor Air Quality: All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1. *
§ 150.0(i)1B:	Central Fan Integrated (CFI) Ventilation Systems: Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(i)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(i)1B(iii). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(i)1C.
§ 150.0(i)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and Townhouses: Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(i)1C-iii.
§ 150.0(i)1G:	Local Mechanical Exhaust: Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(i)1G(iii). Enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(i)1G(iii)-iv. Airflow must be measured by the installer per § 150.0(i)1G(v), and rated for sound per § 150.0(i)1G(vi). *
§ 150.0(i)1H4:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems: The airflow required per § 150.0(i)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals, per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(i)1C.
§ 150.0(i)2:	Field Verification and Diagnostic Testing: Whole-Dwelling Unit Ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(i)1G.
Pool and Spa Systems and Equipment:	
§ 110.4(a):	Certification by Manufacturers: Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDUS, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must use electric resistance heating. *
§ 110.4(b)1:	Piping: Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers: Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools: Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light: Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(i):	Pool Systems and Equipment Installation: Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rates, piping, filters, and valves. *
Lighting:	
§ 110.9:	Lighting Controls and Components: All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, both vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings: Luminaires recessed into ceilings must not contain screw-based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires: Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes: The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor circuit, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans: Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw-based luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires: Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets: Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls: All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Accessible Controls: Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2C:	Multiple Controls: Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2D:	Mandatory Requirements: Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2E:	Energy Management Control Systems: An energy management control system (CEMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified controls per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shut-off Controls: In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off-functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers: Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls: Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting: For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and



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: **8.2**

MEETING DATE: March 25, 2025

CASE/FILE NUMBER: Development Review No. PL2022-74

PROJECT LOCATION: 2725 Clear Creek Lane
Diamond Bar, CA 91765
APN: 8713-038-018

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: Diane Shi
PO Box 373
Sierra Madre, CA 91025

APPLICANT: Ricardo Moura
5236 Yarmouth Avenue
Suite 113
Encino, CA 91316

Summary:

The applicant is requesting Development Review (DR) approval for the construction of a new 6,034 square-foot, three-level single-family residence with an attached 719 square-foot garage, 1,008 square-foot covered patio and balcony areas, and rear yard improvements on a 1.07 gross acre undeveloped lot.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2022-74, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, subject to conditions.

BACKGROUND:

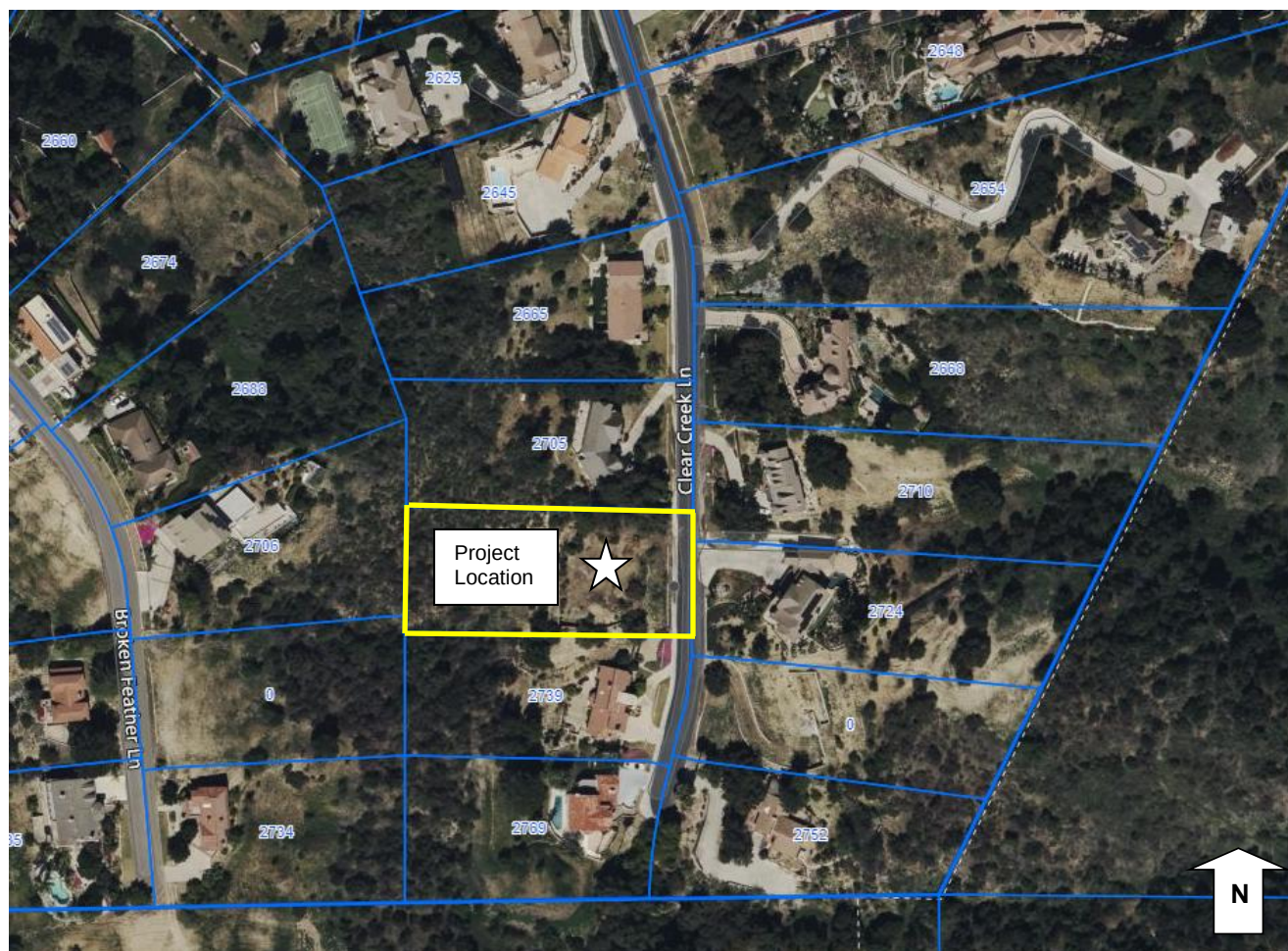
The project site is located in the Diamond Bar Country Estates (The Country), on the east side of Clear Creek Road, south of Falcons View Drive. The property is currently undeveloped. An arborist report prepared for this project (Johnny S. Tien, January 25, 2024) identified five protected coast live oak trees on the property, which will all remain.

The proposed project has been approved by the Diamond Bar Country Estates Architectural Committee on July 12, 2022.

The property is legally described as Lot 80 of Tract No. 30577, and the Assessor's Parcel Number (APN) is 8713-038-018.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site (Plan View) Aerial



Project Site



Adjacent Property to the South



Adjacent Property to the North

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

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

Project Description

Site Plan

As stated, the property's gross lot area is 46,508 square feet (1.07 acres), which includes a 32-foot wide private street easement along the frontage of Clear Creek Road. The property is a rectangular-shaped lot with a net buildable area (i.e., minus the private street easement) of 42,841 square feet (0.98 acres). The property is a hillside property with an ascending slope at 38 percent that starts from the private street easement to the rear property line.

The proposed house is situated towards the front the lot, 37 feet from the edge of the private street easement line. The entrance to the residence faces Clear Creek Road and a driveway provides access to a three-car garage.

There are five protected coast live oak trees on the property, all of which are to be preserved.

Grading Plan

There are existing unpermitted retaining walls that were constructed that range from six to eight feet on the property. The applicant is proposing to cut 633 cubic yards and fill 137 cubic yards of soil throughout the property to create the building pad and bring the existing unpermitted retaining walls into compliance. Therefore, 496 cubic yards would have to be exported from the site.

All exposed portions of the proposed retaining walls will have a decorative finish, with the use of wood board-formed concrete block or painted stucco to match the house.

Architecture

The architectural style is a modern design with elements of an open floor plan, flat roofs, large expansive walls of floor-to-ceiling windows, and geometric wall planes. The simple palette of exterior finish materials, which includes white and gray porcelain tiles and smooth stucco walls in combination with brown accent cedar wood panel siding blends in with the hillside.



Front Elevation

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

- Garage – Three-car garage and storage area.
- First Floor – Common areas (foyer, living room, dining room, kitchen with wok), one powder room, coat closet, one bathroom, and two bedrooms with a bathroom and walk-in closet.
- Second Floor – Master suite with a bathroom and walk-in closet, one bedroom with a bathroom and walk-in closet, one bedroom (tatami room) with closet, loft, and laundry room.
- Patio/balcony areas totaling 1,008 square feet are proposed throughout the three levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

<u>Living Area</u>		6,034
○ First Floor	3,100	
○ Second Floor	2,934	
<u>Non-Livable Area</u>		1,727
○ Garage	719	
○ Porch	43	
○ Balcony	133	
○ Covered Patio	832	
TOTAL FLOOR AREA		7,761

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

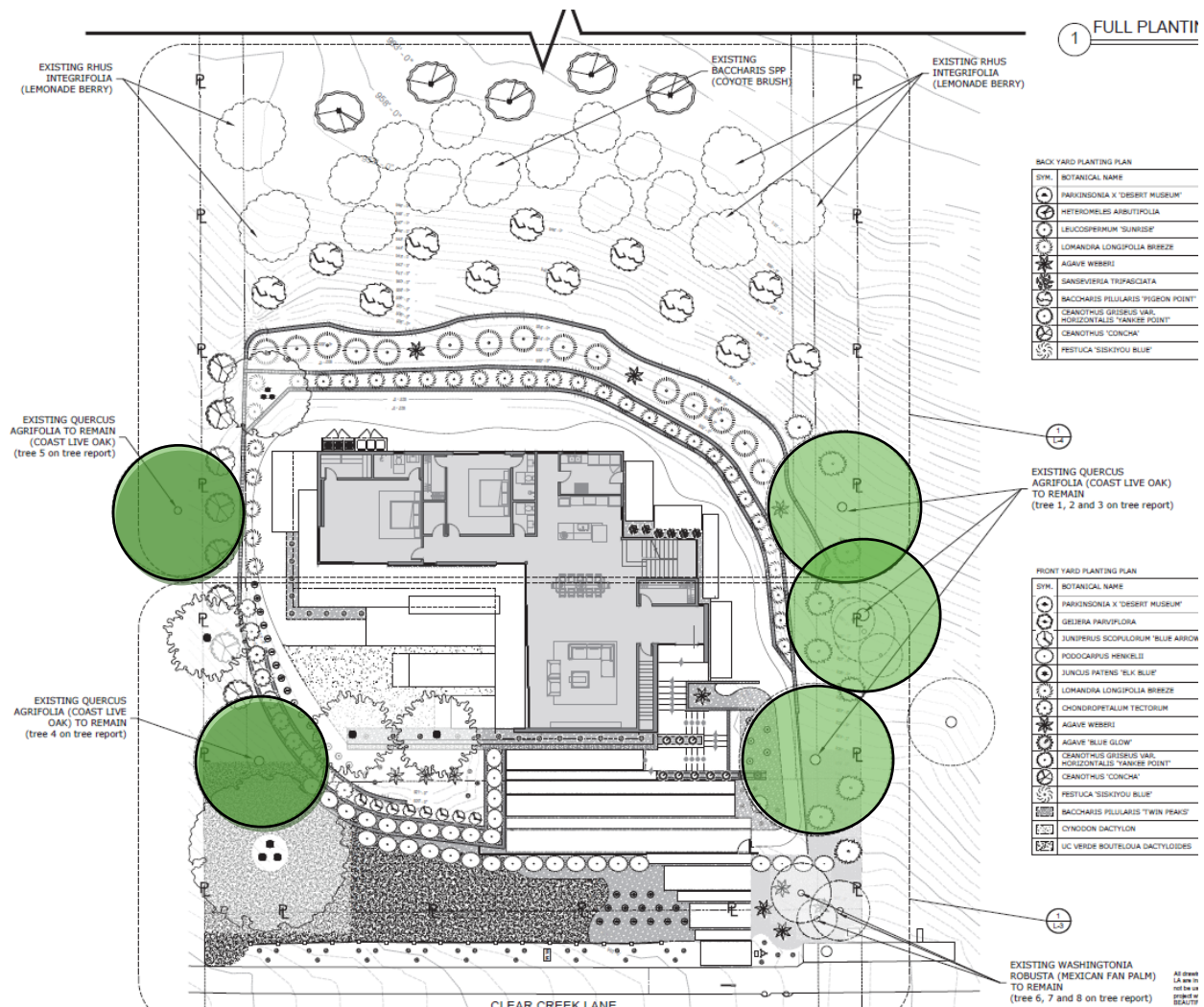
Landscape Plan

The applicant is proposing a variety of trees to be planted throughout the property, including one 36-inch box and one 24-inch Desert Museum palo verdes and three 36-inch box Australian willows in the front yard. Additionally, various 5-gallon and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. Overall, landscaping consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The applicant submitted a tree report, prepared by a licensed arborist. There are five protected coast live oak trees with a DBH ranging between 20 and 33 inches that will be preserved and protected in place with protective, chain-link fencing to be installed prior to construction activities. For work close to the protected zone, protective measures shall include, but are not limited to the following:

- Tree protection fencing will be a minimum of five feet high and located five feet from the drip line of the trees.
- Fencing will be of a flexible configuration or chain link, supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place.
- A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone.
- Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone.

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



Location of Protected Trees to Remain

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

ANALYSIS:

Review Authority

The proposed project requires land use approval through the Development Review process. The analysis that follows provides the basis for staff's recommendation to approve the DR 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, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

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

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

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	37 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	37'-4" – north side 20'-10" – south side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	64'-2" – north side 59'-2" – south side	Yes
Rear Setback	25 feet	201 feet	Yes
Lot Coverage	Maximum of 30%	10%	Yes
Max. Building Height	35 feet	35 feet	Yes
Parking	2-car garage	3-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

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

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

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

Compatibility with Neighborhood

The proposed house will be located on an existing flat building pad but will be regraded to bring the existing retaining walls in compliance with the maximum height requirements. The proposed project is located between two, multi-level homes. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties.

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

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, which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- The exterior finish materials and colors blend with the natural environment; and
- Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

Additional Review

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

NOTICE OF PUBLIC HEARING:

On March 14, 2025, 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 14, 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:


Grace Lee, Planning Manager

3/25/2025

REVIEWED BY:


Grace Lee, Planning Manager

3/18/2025


Greg Gubman, Community Development Director

3/18/2025

Attachments:

- A. Draft Resolution No. 2025-XX and Standard Conditions of Approval
- B. Tree Report Dated January 25, 2024
- C. Site Plan, Floor Plans, Elevations, Landscape Plans, and Conceptual Grading Plans

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2022-74 TO CONSTRUCT A NEW 6,034 SQUARE-FOOT, THREE-LEVEL, SINGLE-FAMILY RESIDENCE WITH A 719 SQUARE-FOOT ATTACHED THREE-CAR GARAGE, 1,008 SQUARE FEET OF COVERED PATIO AND BALCONY AREAS AND REAR YARD IMPROVEMENTS ON A 1.7 GROSS ACRE (46,508 GROSS SQUARE-FOOT) UNDEVELOPED LOT LOCATED AT 2725 CLEAR CREEK ROAD, DIAMOND BAR, CA 91765 (APN 8713-038-018).

A. RECITALS

1. The property owner, Diane Shi, and applicant, Ricardo Moura, have filed an application for Development Review No. PL2022-74 to construct a new 6,034 square-foot, three-level single-family residence with an attached 719 square-foot garage, 1,008 square-foot covered patio and balcony areas, and rear yard improvements on a property located at 2725 Clear Creek Road, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review and Tree Permit shall be referred to as the "Proposed Project."
2. The subject property is made up of one parcel totaling 46,508 gross square feet (1.07 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
3. The legal description of the subject property is Lot 80 of Tract No. 30577, and the Assessor's Parcel Number (APN) is 8713-038-018.
4. On March 14, 2025, 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 14, 2025. Also, public notices were posted at the project site and the City's designated community posting sites.
5. On March 25, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

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

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

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) 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, and require fuel modification. To minimize grading, the new residence is proposed on an existing buildable pad which will be expanded to comply with the required development standards. All exposed portions of retaining walls will have a decorative finish, with the use of wood board-formed concrete block or painted stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. Additionally, the design includes balcony/patio areas throughout the two levels of the home. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)].

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

2. The design and layout of the proposed development will not interfere with the

use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards;

The proposed single-family house will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The proposed project is located between two, multi-level homes. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties.

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

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

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

The scale and proportions of the proposed residence are well balanced and appropriate for the 1.7 gross-acre site. The modern architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will not block existing views from adjacent properties. In sum, the Project fits the character of the neighborhood on which it is proposed.

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

The applicant is proposing a modern design introducing a coordinated palette of new exterior finish materials, roof lines, and architectural projections. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: open floor plan, flat roofs, large expansive walls of floor-to-ceiling windows, and geometric wall planes.

Through the use of a simple color scheme and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

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

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

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

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

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

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. On the plans submitted for building plan check, all exposed portions of the proposed retaining walls shall have a decorative finish, painted stucco to match the house.
3. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.
4. 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.

5. Prior to the issuance of a demolition, grading or building permit, the protected trees shall be barricaded by chain link fencing with a minimum height of five feet, or by another protective barrier approved by the Community Development Director or designee. Chain link fencing shall be supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place. Barriers shall be placed at least five (5) feet from the drip line of the trees. A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone. Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone. The fencing plan shall be shown on the grading plan and other applicable construction documents and the Applicant, Owner or construction manager shall contact the Planning Division to conduct a site visit prior to commencement of any work to ensure this condition is met.
6. All work conducted close to the protected zone of the protected oak trees shall be performed within the presence of a qualified arborist. A 48-hour notice shall be provided to the arborist and the Planning Division prior to the planned start of work.
7. Landscaping within Fuel Modification Zones shall be limited to locally native plant species.
8. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Diane Shi, PO Box 373, Sierra Madre, CA 91025 and applicant, Ricardo Moura, 5236 Yarmouth Avenue, Suite 113, Encino, CA 91316.

APPROVED AND ADOPTED THIS 25TH DAY OF MARCH 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 25th day of March 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

RESIDENTIAL NEW STRUCTURE

PROJECT #: Development Review No. PL2022-74

SUBJECT: To construct a new 6,034 square-foot, three-level, single-family residence with a 719 square-foot attached three-car garage, 1,008 square feet of covered patio and balcony areas and rear yard improvements.

PROPERTY OWNER: Dianne Shi, PO Box 373, Sierra Madre, CA 91025

APPLICANT: Ricardo Moura, 5236 Yarmouth Avenue, Suite 113, Encino, CA 91316

LOCATION: 2725 Clear Creek Road, Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review No. PL2022-74 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. PL2022-74, 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. 2025-XX, Standard Conditions, and all conditions of approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.
6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.) or approved use has commenced, whichever comes first.
10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Sundays or holidays.
11. The property owner/applicant shall remove the public hearing notice

board within three days of this project's approval.

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

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, and Public Works Department) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Development Review No. PL2022-74 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 6,034 square-foot, three-level, single-family residence with a 719 square-foot attached garage, 1,008 square feet of covered patio and balcony areas and rear yard improvements at 2725 Clear Creek Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.
2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.

7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
8. All roof-mounted equipment shall be screened from public view.
9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.
10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. SOLID WASTE

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

F. FIRE PROTECTION STANDARDS

1. Development shall be constructed to reduce the potential for spread of brushfire.
 - (i) In the case of a conflict, where more restrictive provisions are contained in the current State and Local Building Code or in the Fire Code, the more restrictive provisions shall prevail.
 - (ii) Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.

- (iii) Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - (iv) Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
2. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal.

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

A. GENERAL

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

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. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
7. 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.
8. 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.
9. 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.
10. 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.

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

shown on plans. Construction shall conform to the current CAL Green Code.

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 retaining walls, fences over six feet in height, electric gates, and solar panels.”
8. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.
9. All easements shall be shown on the site plan.
10. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.
 - b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.

11. All retaining walls shall be separately submitted to the Building and Safety and Public Works/Engineering Departments for review and approval.
12. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
13. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.
14. Light and ventilation shall comply with CBC 1203 and 1205.
15. Design for future electric vehicle charging shall be provided consistent with CAL Green 4.106.4.
16. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.
17. Solar panel battery storage equipment shall be approved by the Fire Department.
18. Design of the septic system shall have adequate percolation and be designed per CPC 722.

Permit – Items required prior to building permit issuance:

19. 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.
20. 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.
21. 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.
22. Prior to permit, notification of installation of a septic system shall be provided to the California State Water Board.
23. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
24. 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.

25. 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:

26. 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.
27. 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.
28. 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.
29. 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.
30. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
31. 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.
32. 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.
33. 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.
34. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
35. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

36. 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.
37. 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.
38. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END

ARBORIST NOTES
TREE REPORT:
Inventories List



2725 Clear Creek Lane
Diamond Bar, CA 91765
By



Johnny S. Tien
Arbor MD Inc.

Certified Arborist WE-11346A Office: (626)965-5888 | ArborMD@yahoo.com | 09/18/2023
(Updated 01/25/2024)

JOB LOCATION

Site Address: 2725 Clear Creek Lane, Diamond Bar, CA 91765

County: Los Angeles

Assessor Parcel Number: 8713-038-018

OBJECTIVE

I was retained by Ms. Diane Shi, as the certified arborist for the property located at 2725 Clear Creek Lane, Diamond Bar.

On September 5, 2023, I met with Ms. Shi at the job site and discussed the city's notice and requirement. For this report, my job is to prepare an inventory on the existing trees and most importantly to document the trees' health condition.

As part of my preparation for this report, I made a site visit to the property and noted the trees' specifications on 09/05/2023.

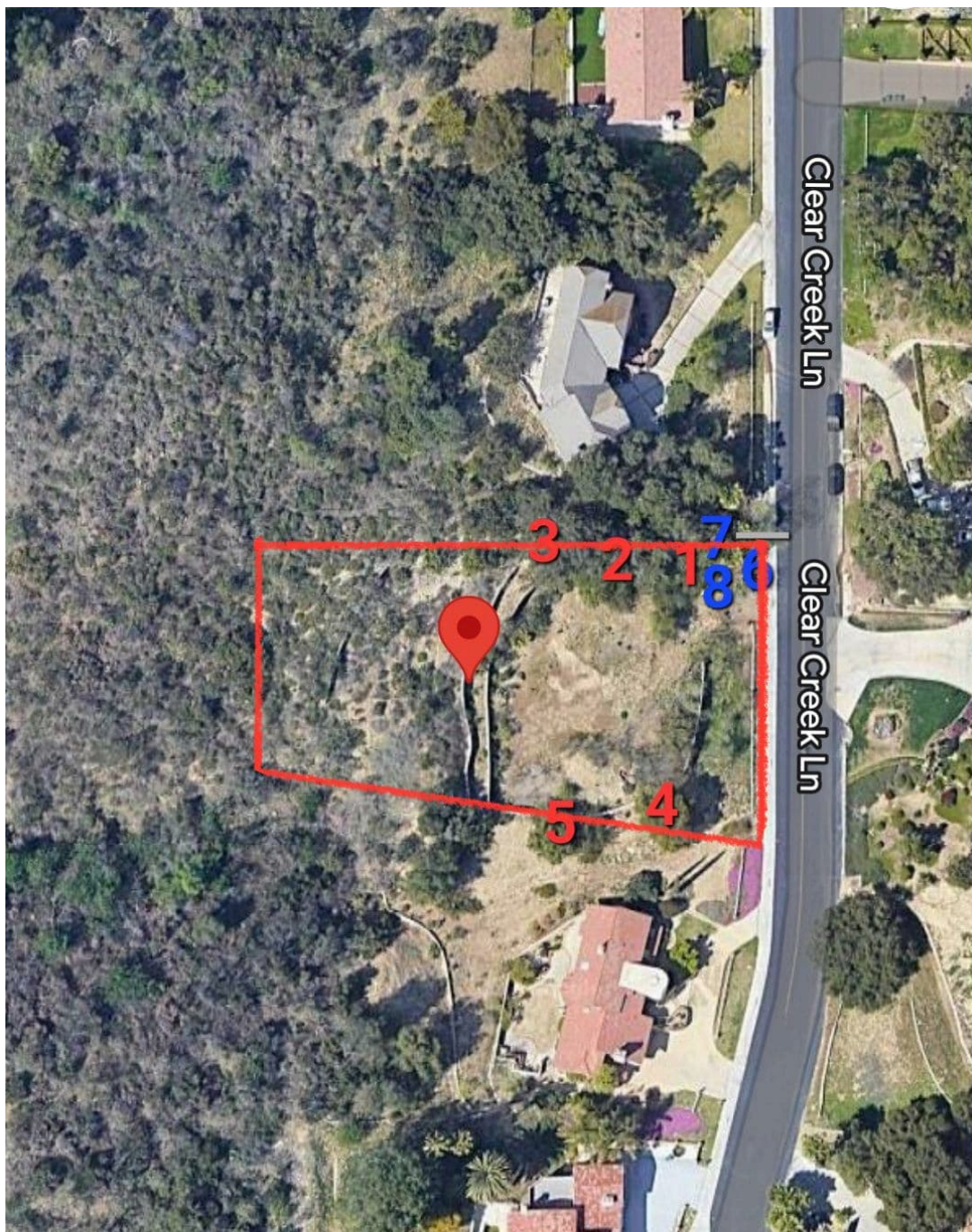
PROJECT LOCATION AND DESCRIPTION



Map /courtesy of Google Maps.

2725 Clear Creek Lane is located east of S. Diamond Bar blvd. and south of Grand ave., inside “The Country” gated community.

The property is currently a vacant lot, looks like it just recently performed weed abatement and some minor tree trimming.



Map courtesy of Google Maps.

This aerial view has been illustrated to show the approximate location of each mature trees at the property.

Field Observation:**Existing Protected Coast Live Oaks:**

Condition Code: A=Excellent, B=Good, C=Fair, D=Poor, E=Nearly Dead, F=Dead

Tree # (Red)	Species	DBH (")	Heights (')	Spread (')	Summary of condition	Removal or Retain
1	Coast Live Oak <i>Quercus agrifolia</i>	28	35	35	B	Retain
2	Coast Live Oak <i>Quercus agrifolia</i>	33	40	35	B	Retain
3	Coast Live Oak <i>Quercus agrifolia</i>	25	35	35	B	Retain
4	Coast Live Oak <i>Quercus agrifolia</i>	26	33	30	A	Retain
5	Coast Live Oak <i>Quercus agrifolia</i>	20	25	30	A	Retain

Existing Mature Palm Trees:

Tree # (Blue)	Species	DBH (")	Heights (')	Spread (')	Summary of condition	Removal or Retain
6	Mexican Fan Palm <i>Washingtonia robusta</i>	17	20	N/A	A	Retain
7	Mexican Fan Palm <i>Washingtonia robusta</i>	17	30	N/A	A	Retain
8	Mexican Fan Palm <i>Washingtonia robusta</i>	17	30	N/A	A	Retain

As of 01/25/2024, ALL TREES remain in healthy condition.

***The proposed project will not affect the current trees, therefore ALL TREES will be retained at its current location, no trees will be removed.**

#1 California Live Oak (*Quercus agrifolia*)

Characteristics: 28" DBH, 35' approx. height, 35' average spread, Symmetric form, Dominant crown.

Health Matrix: Normal foliage density, New shoot growth, Normal wound defense, Good vigor class.

#2 California Live Oak (*Quercus agrifolia*)

Characteristics: 33" DBH, 40' approx. height, 35' average spread, Symmetric form, Co-Dominant crown.

Health Matrix: Normal foliage density, New shoot growth, Normal wound defense, Good vigor class.

#3 California Live Oak (*Quercus agrifolia*)

Characteristics: 25" DBH, 35' approx. height, 35' average spread, Symmetric form, Dominant crown.

Health Matrix: Normal foliage density, New shoot growth, Normal wound defense, Good vigor class.

#4 California Live Oak (*Quercus agrifolia*)

Characteristics: 26" DBH, 33' approx. height, 30' average spread, Symmetric form, Dominant crown.

Health Matrix: Normal foliage density, New shoot growth, Normal wound defense, Good vigor class.

#5 California Live Oak (*Quercus agrifolia*)

Characteristics: 20" DBH, 25' approx. height, 30' average spread, Symmetric form, Dominant crown.

Health Matrix: Normal foliage density, New shoot growth, Normal wound defense, Good vigor class.

#6 Mexican Fan Palm (*Washingtonia robusta*)

Characteristics: 17" DBH, 20' approx. height, Cylindrical shape.

Health Matrix: Normal growth fronds.

#7 Mexican Fan Palm (*Washingtonia robusta*)

Characteristics: 17" DBH, 30' approx. height, Cylindrical shape.

Health Matrix: Normal growth fronds.

#6 Mexican Fan Palm (*Washingtonia robusta*)

Characteristics: 17" DBH, 30' approx. height, Cylindrical shape.

Health Matrix: Normal growth fronds.

***The proposed project will not affect the current trees, therefore ALL TREES will be retained at its current location, no trees will be removed.**

APPENDIX A Photos



Oak #1 showing recent cut to a few branches



Oak #1 facing north of the oak tree



Oak #2 facing north of the oak tree, with recent trimming of the branches



Oak #2 shows recent trimming of the branches, different angle



Oak #3 facing north of the oak tree



Oak #3 shows only a few minor trimming



Oak #4 facing west of the oak tree



Oak #5 facing west of the oak tree



Palm tree #6, 7 and 8.

ASSUMPTIONS AND LIMITING CONDITIONS:

- Loss or alteration of any part of this report invalidates the entire report.
- Possession of this report or a copy thereof does not imply right of publication or use for any purpose without the prior written consent of the consultant.
- This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
- There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
- Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time.
- Any recommendations and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
- I have no personal or prospective interest or bias with respect to the subject matter of this report or the parties involved. I have inspected the subject tree(s) and to the best of my knowledge and belief, all statements and information presented in the report are true and correct.
- This report represents the opinion of the Arborist, any fee or compensation is in no way contingent upon the reporting of a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- The intent of this report was to provide as complete and unbiased an opinion as possible with regards to the current health and condition of the tree(s) addressed above. I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and Department of Pesticide Regulations (DPR)

JOHNNY TIEN

ISA Certified Arborist #WE-11346A

DPR Qualified Applicator License #132992

Signed: Johnny Tien (e-signature)



The International Society of Arboriculture

Hereby Announces That

Johnny S. Tien

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
Caitlyn Pollihan
CEO & Executive Director

23 September 2015	31 December 2024	WE-11346A
Issue Date	Expiration Date	Certification Number



CLEAR CREEK RESIDENCE



PLANNING APPLICATION

MOURA
ARCHITECTURE
www.mouraarchitecture.com
6206 YARMOUTH AVE SUITE 113
EMERYVILLE, CA 94608
TEL: 310.309.0102

CERTIFICATION:



PROJECT:

CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

DRAWING SCALE:
SHEET SIZE: 24x36
DRAWING TITLE:
COVER SHEET

SHEET NO:
A000



CLEAR
CREEK
RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

#	DATE	DESCRIPTION
1	08.22.25	ARCH REVIEW SUBP
2	08.30.25	PLANNING APPLICATION R1
3	08.30.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

SHEET INDEX

DRAWING NUMBER	DRAWING TITLE	HOA ARCH. REVIEW	PLANNING APPLICATION	BUILDING PERMIT
A000	COVER SHEET	■	■	■
A001	PROJECT DATA	■	■	■
SURVEY				
T-1	TOPOGRAPHIC MAP	■	■	■
CIVIL				
C-1	GRADING	■	■	■
C-1	SLOPE DENSITY ANALYSIS	■	■	■
ARCHITECTURAL				
A031	AREA CALCULATIONS	■	■	■
ARCHITECTURAL				
A111	SITE PLAN - DETAIL	■	■	■
A100	SITE PLAN	■	■	■
A110	SITE PLAN - DEMO	■	■	■
ARCHITECTURAL				
A200	LEVEL 0 FLOOR PLAN	■	■	■
A201	GROUND FLOOR PLAN	■	■	■
A203	ROOF PLAN	■	■	■
A202	SECOND FLOOR PLAN	■	■	■
ARCHITECTURAL				
A300	SECTIONS	■	■	■
A301	SECTIONS	■	■	■
A302	SECTIONS	■	■	■
ARCHITECTURAL				
A410	EXTERIOR ELEVATIONS	■	■	■
A411	EXTERIOR ELEVATIONS	■	■	■
A420	WALLS ELEVATIONS	■	■	■
A400	ELEVATIONS ENVELOPE CALCULATION	■	■	■
A401	ELEVATIONS ENVELOPE CALCULATION	■	■	■
ARCHITECTURAL				
A1000	MATERIALS BOARD	■	■	■
A1001	MATERIALS BOARD VIEWS	■	■	■
LANDSCAPE				
L1	PROJECT SUMMARY	■	■	■
L2	HARDSCAPE AND PERMEABILITY PLAN	■	■	■
L3	FRONT YARD PLANTING PLAN	■	■	■
L7	HYDROZONES AND WATER BUDGET	■	■	■
L8	IRRIGATION PLAN	■	■	■
L9	IRRIGATION DETAILS	■	■	■
L10	IRRIGATION NOTES	■	■	■
L2A	HARDSCAPE AND PERMEABILITY PLAN	■	■	■
L2B	FULL PLANTING PLAN	■	■	■
L4	BACK YARD PLANTING PLAN	■	■	■
L5	HOUSE PLANT IMAGES	■	■	■
LSA	UPPER SLOPE PLANT IMAGES	■	■	■
L6	LIGHTING PLAN	■	■	■

PROJECT TEAM

OWNER:
DIANE SHI AND VIET HUANG
PO BOX 373,
SIERRA MADRE, CA 91025

ARCHITECT:
MOURA ARCHITECTURE
ARCHITECT: RICARDO MOURA
5238 YARMOUTH AVE, #113
ENCINO, CA 91416
TEL: 310 309 0102
EMAIL: moura@mouraarchitecture.com

SURVEY, GEOTECHNICAL & CIVIL:
CALLAND ENGINEERING, INC
579 E LANBERT ROAD, BREA,
CALIFORNIA 92821
TEL: 714 671 1090

LANDSCAPE:
BEAUTIFUL GARDENS LA
KATHERINE KARGES
TEL: 310 592 0568
EMAIL: beautifulgardensla@gmail.com

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
NEW 2 STORIES SINGLE FAMILY DWELLING, 4 BEDROOMS, 4.5 BATHROOMS, AND ATTACHED GARAGE AT BASEMENT LEVEL.

SITE INFORMATION

PROJECT ADDRESS: 2725 CLEAR CREEK LANE, DIAMOND BAR, CA 91765

ASSESSOR PARCEL NUMBER: 8713-038-018

TRACT: 30577

LOT: 80

MAP BOOK: 798 | PAGES 51 TO 64

GROSS SITE AREA: 46,508 sq ft = 1.07 acres

NET SITE AREA: 42,841 sq ft = 0.98 acres

(E) USE: VACANT LAND

LEGAL DESCRIPTION:
LOT 80 OF TRACT 30577, IN UNINCORPORATED TERRITORY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 798, PAGES 51 TO 64, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

PROJECT INFORMATION

PROPOSED USE: SINGLE FAMILY DWELLING

(N) BUILDING HEIGHT: 35'-0"

(N) NUMBER OF STORIES: 2 + BASEMENT

PROPOSED PARKING CALCULATIONS: 3 COVERED SPACES (IN ATTACHED GARAGE)

PROPOSED LOT COVERAGE:
3,496sf HOUSE + 882sf PATIO COVERED AREAS + 47sf ENTRY COVERED PORCH = 4,425sf
4,425sf TOTAL COVERAGE / 46,508 sq ft LOT AREA = 10% < 30% MAX ALLOWED

MAX. ALLOWED LOT COVERAGE:
46,508 sq ft (GROSS LOT AREA) x 30% = 13,952 sf (MAX GROSS LOT COVERAGE ALLOWED)
42,841 sq ft (NET LOT AREA) x 30% = 12,852 sf (MAX NET LOT COVERAGE ALLOWED)

AREA CALCULATION PER CBC		
U.OCC		
LOWER LEVEL (GARAGE, U.OCC)		719 SF
RO.OCC		
GROUND LEVEL HOUSE-RO.OCC	3,100 SF	
GROUND LEVEL COVERED PATIO	882 SF	
GROUND LEVEL ENTRY PORCH	43 SF	
UPPER LEVEL HOUSE-RO.OCC	2,834 SF	
UPPER LEVEL COVERED BALCONY	133 SF	
TOTAL	7,042 SF	7,761 SF

HOUSE AREA CALCULATION:

3-CAR GARAGE: 719 SF

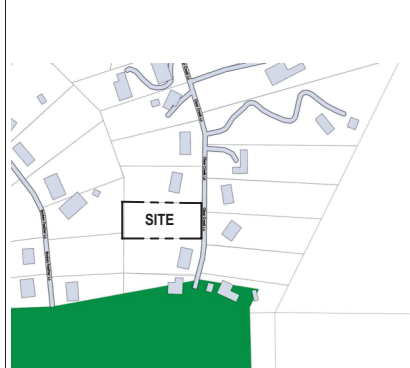
LIVING AREA:
GROUND LEVEL: 3,100 SF
UPPER LEVEL: 2,834 SF
TOTAL LIVING AREA: 6,034 SF

TOTAL LIV. + GAR.: 6,753 SF

EXTERIOR COVERED AREA:
ENTRY PORCH: 43 SF
COVERED PATIO: 882 SF
COVERED BALCONY: 133 SF
TOTAL EXT. AREA: 1,058 SF

TOTAL AREA: 7,761 SF

VICINITY MAP



CODE SUMMARY

JURISDICTION:
CITY: DIAMOND BAR
COUNTY: COUNTY OF LOS ANGELES
STATE: CALIFORNIA

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

BUILDING CODE: 2019 CBC
ELECTRICAL CODE: 2019 CEC
MECHANICAL CODE: 2019 CMC
PLUMBING CODE: 2019 CPC
ENERGY CODE: 2019 CBC
FIRE CODE: 2019 CFC
2019 NFPA-13

WITH LOCAL AMENDMENTS

ZONING CODES: DIAMOND BAR PLANNING AND ZONING
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PARCEL ZONING: RR - RURAL RESIDENTIAL

MINIMUM LOT AREA: 1 ACRE

RESIDENTIAL DENSITY: 1 SFD PER LOT

TYPE OF CONSTRUCTION: TYPE V-B

OCCUPANCY: HOUSE: R-3 OCC. + GARAGE: U OCC.

FIRE PROTECTION: FULLY SPRINKLER, PER NFPA 13D
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INST.

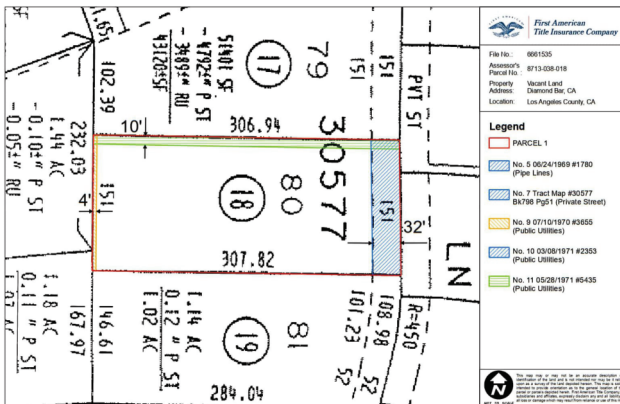
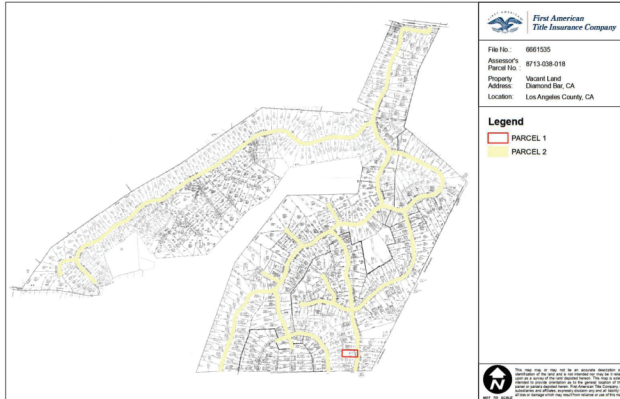
VERY HIGH FIRE HAZARD SEVERITY: YES

SETBACKS:
FRONT YARD: 30'-0"
REAR YARD: 25'-0"
SIDES YARD: 15' OR 10', AND A TOTAL OF 25' FROM ADJACENT HOUSE

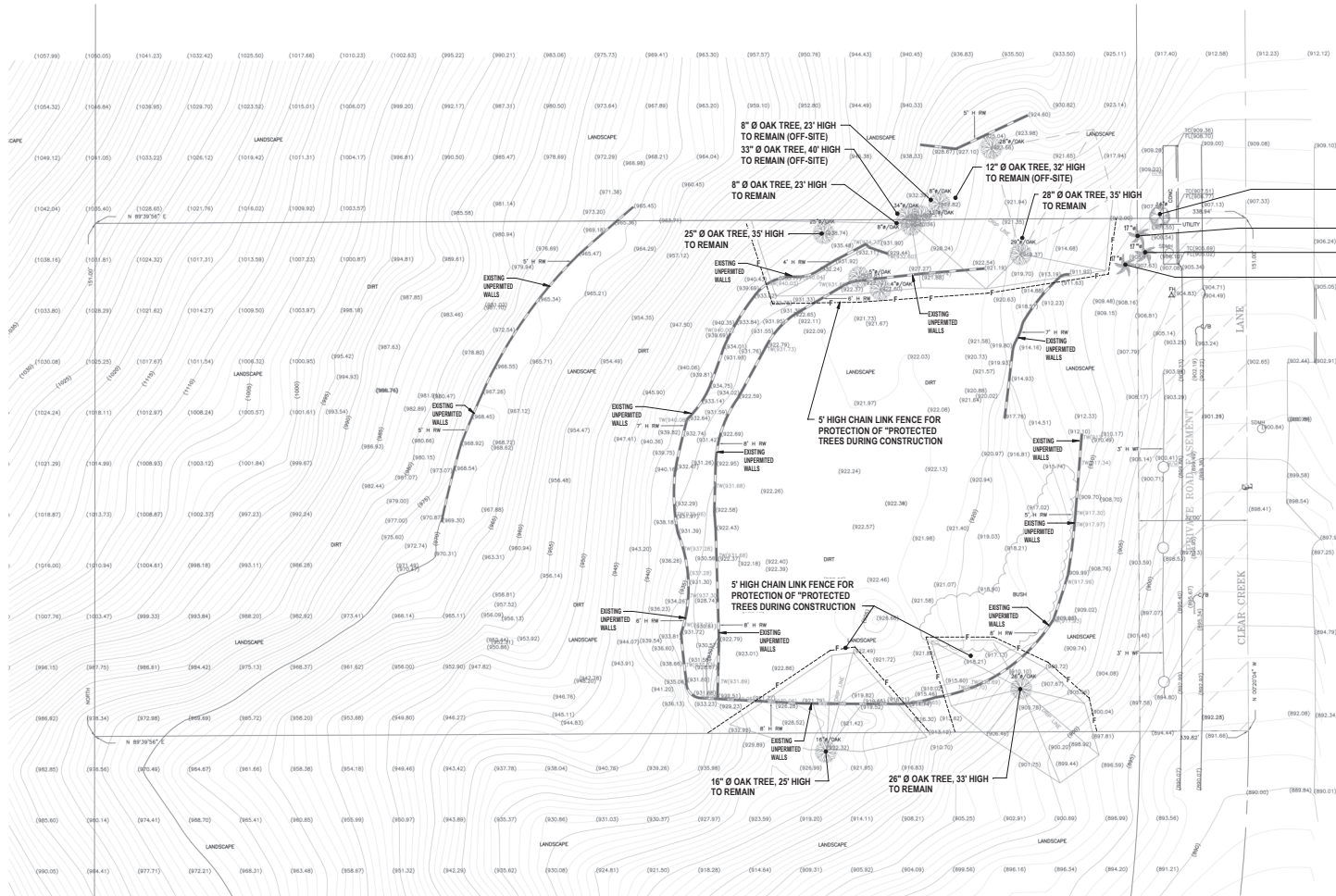
LOT COVERAGE: 30%

HEIGHT:
THE MAXIMUM STRUCTURE HEIGHT SHALL BE 35 FEET AS MEASURED FROM FINISHED GRADE AT THE FRONT SETBACK, EXTENDING TOWARDS THE REAR OF THE PARCEL. THE MAXIMUM HEIGHT AT THE SIDE SETBACK SHALL BE 25 FEET EXTENDING UP TO THE CENTER OF THE LOT AT A 45 DEGREE ANGLE TO A MAXIMUM HEIGHT OF 35 FEET AS MEASURED FROM FINISHED GRADE.

PARKING:
PARKING REQUIREMENTS: 2 CAR GARAGE, ADDITIONAL GUEST PARKING MIGHT BE REQUIRED
COVERED SPACES: 20'X10' UNCOVERED: 19'X9'



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
	: EDISON PULL BOX
	: STREET LIGHT PULL BOX
	: TRAFFIC SIGNAL PULL BOX
	: UTILITY PULL BOX
	: TV CABLE PULL BOX
	: HIGH VOLTAGE BOX
	: TELEPHONE PULL BOX
	: SEPTIC TANK
(532.00)	: EXISTING ELEVATION 532.00'
---	: EXISTING CONTOUR LINE
---	: WATER LINE
---	: 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. EASEMENT INFORMATION IS NOT FULLY SHOWN IN THIS MAP. EXACT DETAILS REGARDING EASEMENT LOCATIONS SHOULD BE PROVIDED BY THE OWNER(S).

LEGAL DESCRIPTION:

LOT 80 OF TRACT 30577, IN UNINCORPORATED TERRITORY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 798, PAGES 51 TO 64, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8713-038-018

BASIS OF BEARING:

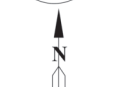
CENTERLINE OF CLEAR CREEK LN N 00°20'04" W PER TRACT NO 30577 M.B. 798-51-64

BENCHMARK:

COUNTY BENCHMARK FG4529

RCE TAG #8793 IN W CB DIAMOND BAR BLVD 1.5FT N/O BCR @ SW COR MORNING CYN DR

ELEVATION: 782.333'



1"=16'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-0500 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
2725 Clear Creek Lane,
Diamond Bar, CA

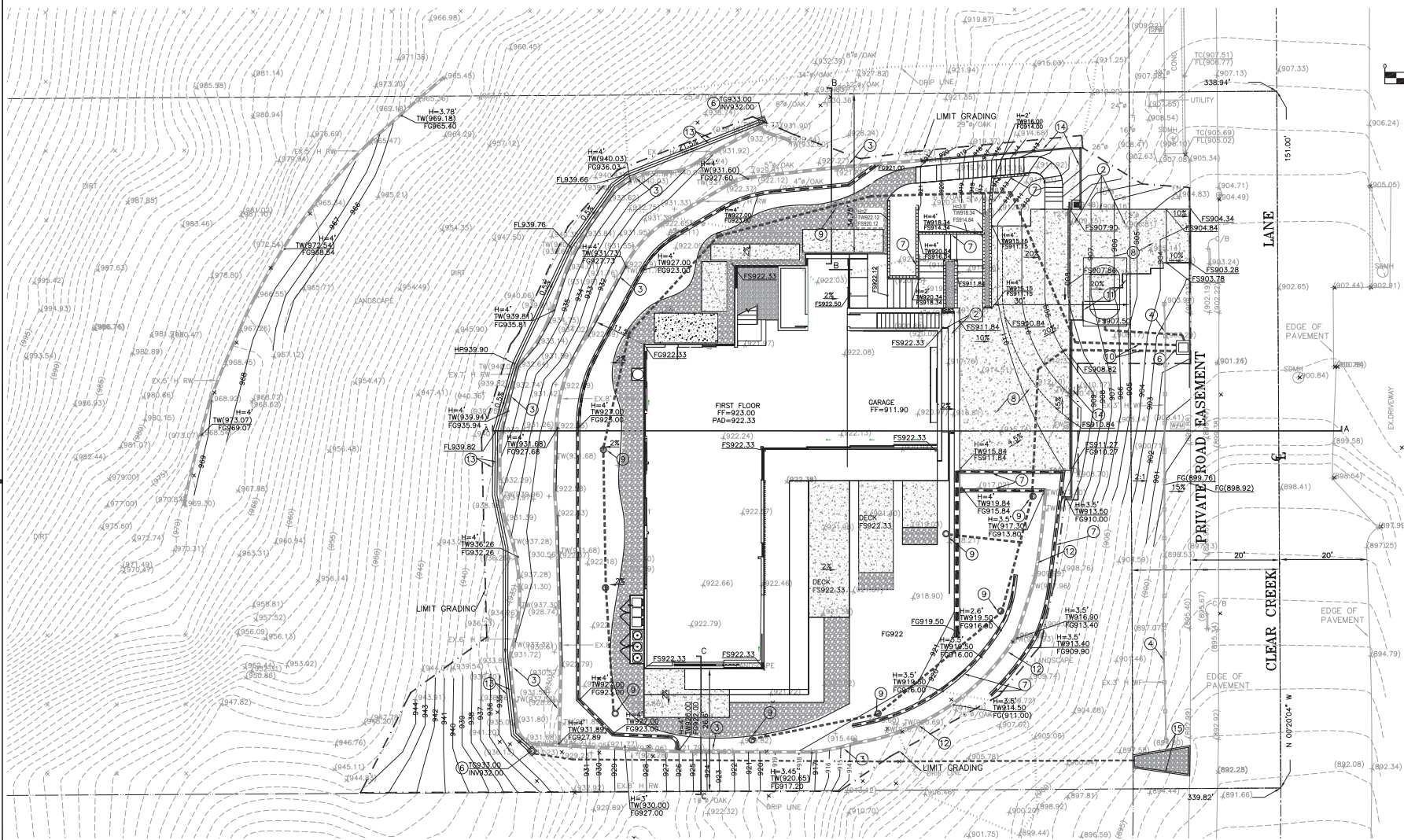
DRAWN: JH/ZS
CHECKED: _____
DATE: 04-15-2024
JOB NO.: 21-022-038
SCALE: 1"=16'
FILE NAME: _____

T-1

SHEET 1 OF 1 SH1.

PRELIMINARY GRADING PLAN

8.2.c



PROJECT INFORMATION:

APN# 8713-038-018
 PROPOSED ZONE: RR (RURAL RESIDENTIAL)
 LOT SIZE: 1.07 ACRES (46,508 S.F.)
 DISTURBED AREA: 0.408 ACRE (17,775 S.F.)
 IMPERVIOUS AREA: 0.183 ACRE (7,971 S.F.)
 PROJECT DESCRIPTION: NEW SINGLE-FAMILY HOUSE

EARTHWORK QUANTITIES:

CUT 633 CY
 FILL 137 CY
 EXPORT 496 CY

BENCHMARK:

COUNTY BENCHMARK FC4529
 RCE TAG #8793 IN W CB DIAMOND BAR BLVD 1.5FT N/O BCR @ SW COR MORNING
 CYN DR

ELEVATION: 782.33'

PAD ELEVATIONS SHOWN HEREON ARE BASED ON TYPICAL CONCRETE SLAB THICKNESS.
 STRUCTURAL/GEOTECHNICAL RECOMMENDATIONS SHALL SUPERCEDE PROVIDED PAD ELEVATION(S), IF APPLICABLE.

NOTES:

- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING RETAINING WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- PROPOSED CATCH BASIN
- PROPOSED RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED AREA DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED INFILTRATION TRENCH (CHAMBER)
- REDUCE EXISTING RETAINING WALL HIGH TO 3.5'H
- PROPOSED 1' WIDE GUTTER
- PROPOSED FENCE
- PROPOSED RIPRAP



PROJECT LOCATION:
 2725 CLEAR CREEK LANE,
 DIAMOND BAR, CA

DRAWN: X.Y.
 CHECKED: X.Y.
 DATE: 12-04-2024
 JOB NO.: 21-022-038
 SCALE: 1"=10'
 FILE NAME:

C-1

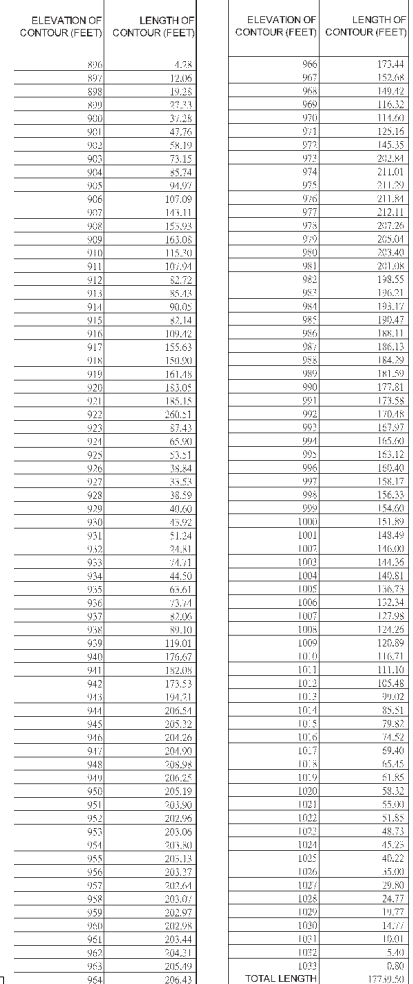
SHEET 1 OF 2 SHT.

CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANT
 574 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-0500 FAX: (714) 671-1090

RELEASED

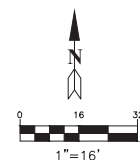
REVISIONS

8.2.c



AVERAGE SLOPE: $0.002296 (1 \times L) / A$
 $0.002296 (1 \times 17739.50) / 1.068$
 $= \underline{38.14\%}$

- ELEVATION: 782.333' (NAVD 1988)

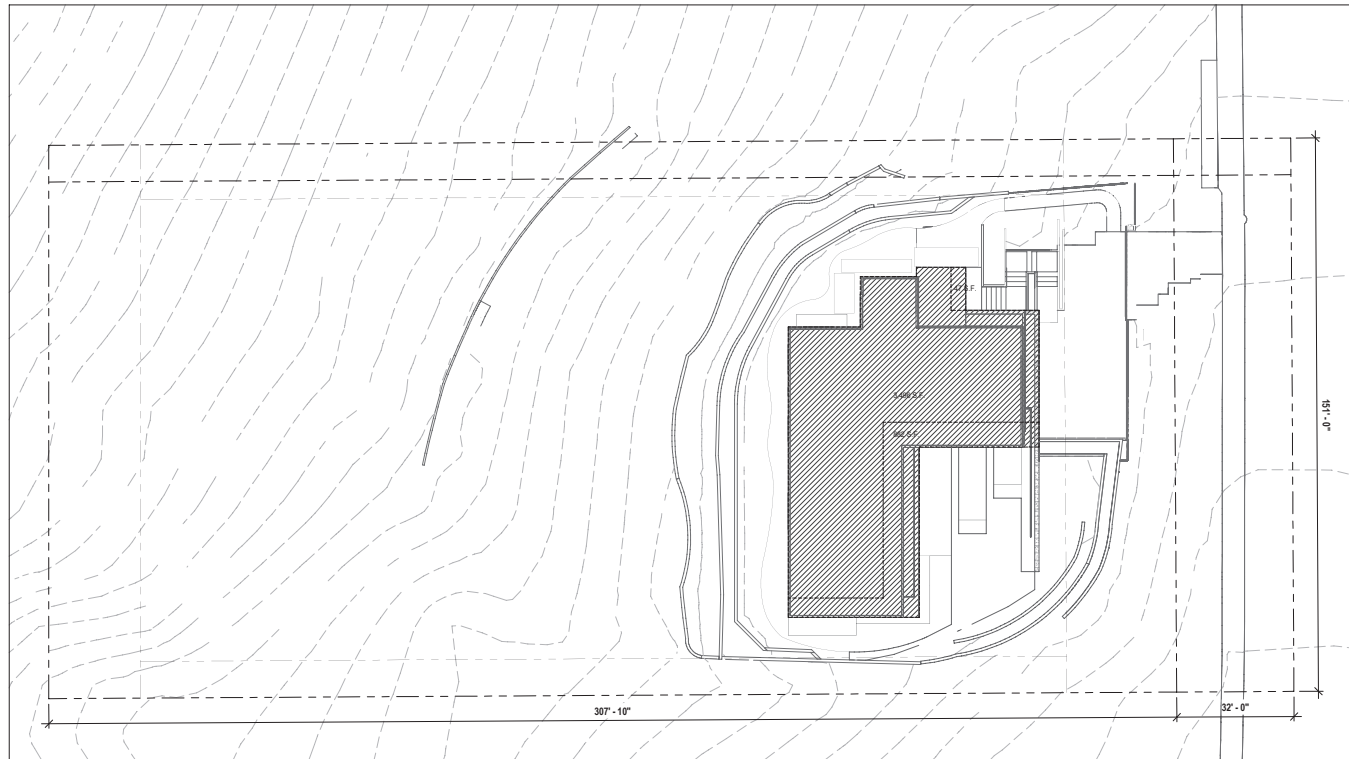


SHEET 1 OF 1 SHT.



CLEAR CREEK RESIDENCE

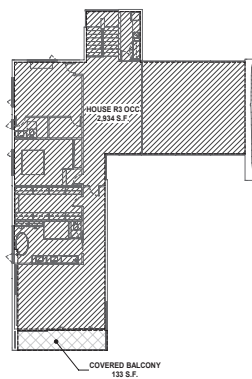
2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765



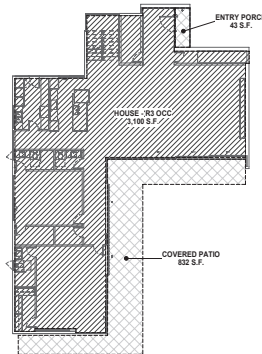
PROPOSED LOT COVERAGE:
3,496sf HOUSE + 882sf PATIO COVERED AREAS + 47sf ENTRY COVERED PORCH = 4,425sf
4,425sf TOTAL COVERED / 46,508 sq ft LOT AREA = 10% < 30% MAX ALLOWED

MAX. ALLOWED LOT COVERAGE:
46,508 sq ft (GROSS LOT AREA) x 30% = 13,952 sf (MAX GROSS LOT COVERAGE ALLOWED)
42,841 sq ft (NET LOT AREA) x 30% = 12,852 sf (MAX NET LOT COVERAGE ALLOWED)

LOT COVERAGE PLAN SCALE 1/16" = 1'-0" 4



UPPER LEVEL SCALE 1/16" = 1'-0" 3



GROUND LEVEL SCALE 1/16" = 1'-0" 2



LOWER LEVEL SCALE 1/16" = 1'-0" 1

AREA CALCULATION PER CBC		
U-OC		719 SF
LOWER LEVEL GARAGE U-OC		719 SF
RS-OC		
GROUND LEVEL HOUSE RS-OC		3,100 SF
GROUND LEVEL COVERED PATIO		832 SF
GROUND LEVEL ENTRY PORCH		43 SF
UPPER LEVEL HOUSE R3 OCC		2,804 SF
UPPER LEVEL COVERED BALCONY		133 SF
TOTAL		7,642 SF
		7,761 SF

HOUSE AREA CALCULATION:

3-CAR GARAGE: 719 SF

LIVING AREA:
GROUND LEVEL: 3,100 SF
UPPER LEVEL: 2,804 SF
TOTAL LIVING AREA: 6,034 SF

TOTAL LIV. + GAR.: 6,753 SF

EXTERIOR COVERED AREA:
ENTRY PORCH: 43 SF
COVERED PATIO: 832 SF
COVERED BALCONY: 133 SF
TOTAL EXT. AREA: 1,008 SF

TOTAL AREA: 7,761 SF

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	08.22.23	ARCH REVIEW SUBMIT
2	08.30.23	PLANNING APPLICATION R1
3	08.30.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

DRAWING SCALE: 1/16" = 1'-0"
SHEET SIZE: 24x36

DRAWING TITLE:
**AREA
CALCULATIONS**

SHEET NO:

A031



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	08.22.22	ARCH REVIEW SUBMIT
2	08.30.23	PLANNING APPLICATION R1
3	08.30.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

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

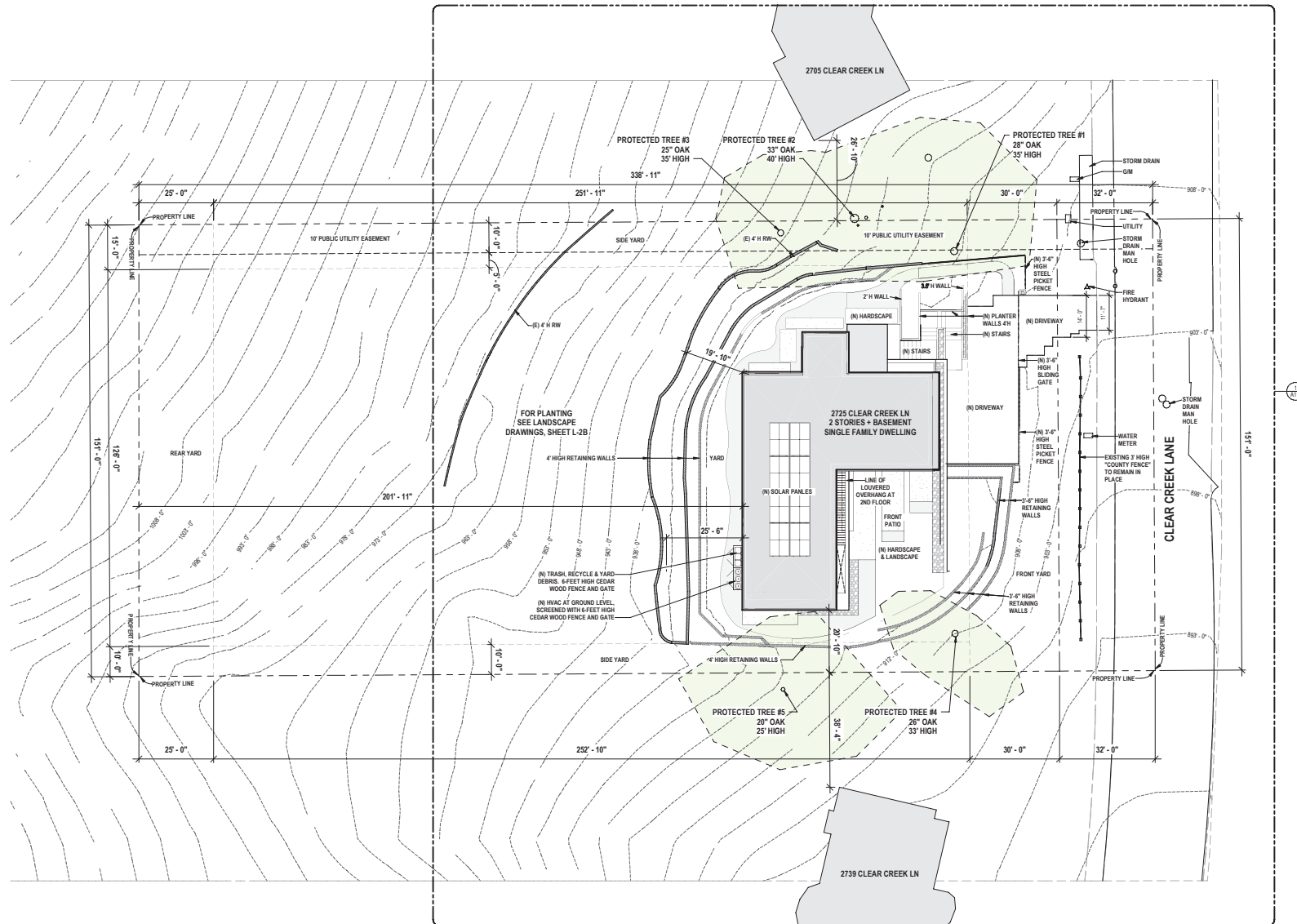
SHEET SIZE: 24x36

DRAWING TITLE:

SITE PLAN

SHEET NO:

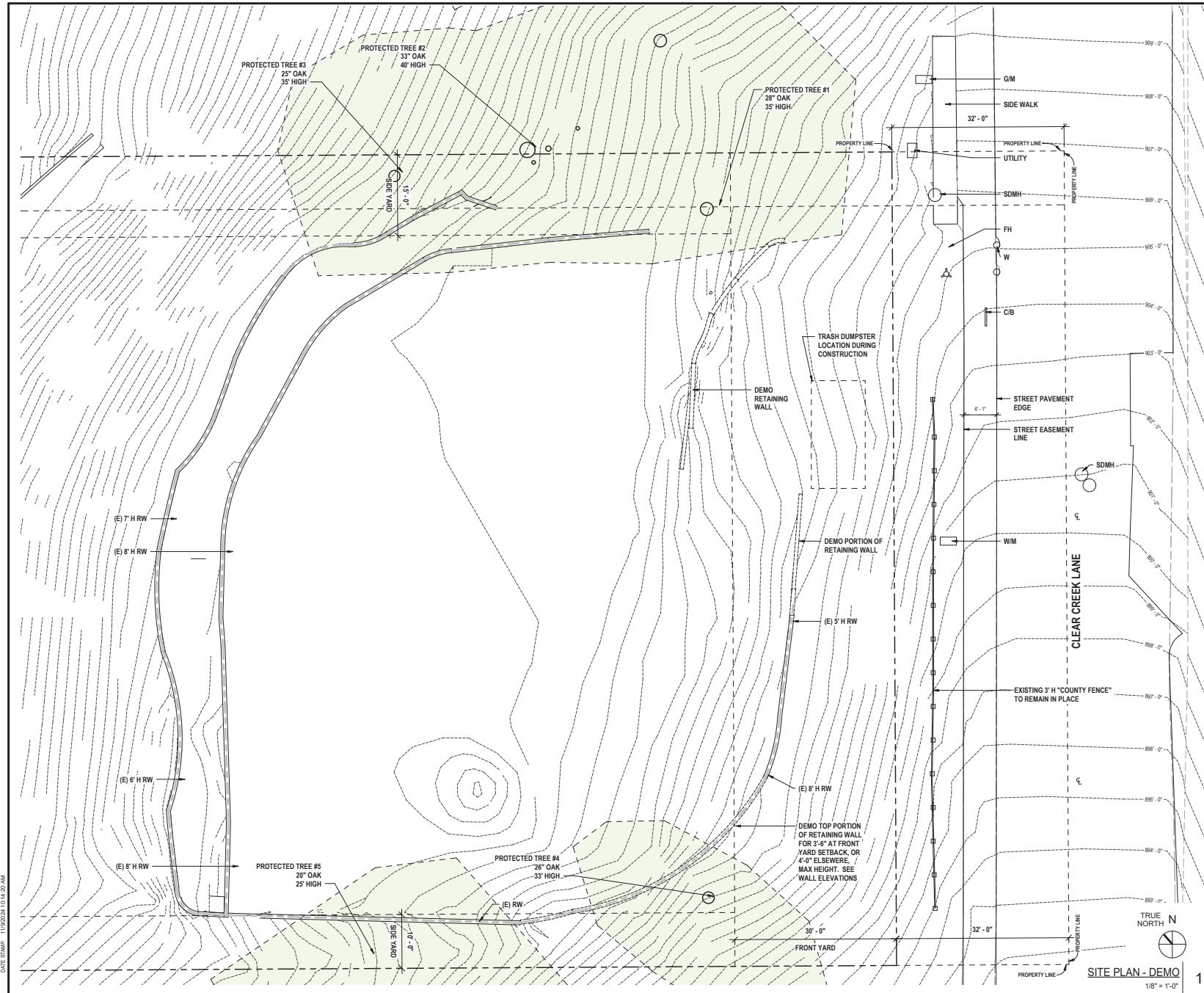
A100



TRUE NORTH

SITE PLAN
1/16" = 1'-0"

1



MOURA
ARCHITECTURE
www.mouraarchitecture.com
6206 YARWORTH AVE SUITE 113
ENCINO, CA 91436
TEL: 310.309.0102

CERTIFICATION:



PROJECT:

CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	06.22.22	ARCH REVIEW SUBMIT
2	06.23.22	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

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

SHEET SIZE: 24x36

DRAWING TITLE:

SITE PLAN - DEMO

SHEET NO:

A110



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	08.22.22	ARCH REVIEW SUBMIT
2	08.30.23	PLANNING APPLICATION R1
3	08.30.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

DRAWING SCALE: 1/8" = 1'-0"
SHEET SIZE: 24x36

DRAWING TITLE:
**SITE PLAN -
DETAIL**

SHEET NO:

A111

LEGEND

(E) RETAINING WALL TO BE PART OF THIS PERMIT
(N) RETAINING WALL

ABBREVIATIONS:

BTU	BOTTOM SURFACE
LD	LANDING
FG	FINISH GRADE
FF	FINISH FLOOR
FS	FINISH SURFACE
TW	TOP OF WALL
TPW	TOP OF PLANTER WALL
TRP	TOP OF ROOF PARAPET

GENERAL NOTES:
SEE SHEETS A003 FOR GENERAL NOTES

FINISH LEGEND, SITE PLAN

TYPE	#	DESCRIPTION
ARCHITECTURAL		
SSG	02	GUARDRAIL, RAINIER CABLE SYSTEM, STAINLESS STEEL POST AND CABLE, 42" HIGH
SSG	03	CUSTOM PICKET FENCE AND GATES, 0.540" STEEL PICKETS, PAINTED, 42" HIGH
FLOORS		
CON	05	CONCRETE FLOOR, NATURAL CEMENT COLOR, SAND BLAST FINISH
TL	01	TILE FLOOR, COSEM, CALCE, 48x48, LIGHT WARM GREY COLOR
LANDSCAPE		
GRV	01	DECOMPOSED GRANITE, 2" WHITE COLOR, 1/2" THK, 3/8" GRAVEL BED AND 1/4" BLACK METAL EDGING
PBL	01	BLACK MOSAIC BEACH PEBBLES, 1/2" THK, 3/8" GRAVEL BED AND 1/4" BLACK METAL EDGING
WALLS		
CON	01	BOARD FORMED CONCRETE, 4" PINK WOOD BOARD FORM, NATURAL CEMENT COLOR (LIGHT GREY)
PTL	01	PORCELAIN TILE, CASAB, SHAPES OF ITALY BESTIERS, STAGGERED GRABBER, 48x48x10mm, 20mm, MEDIUM GREY, STAGGERED

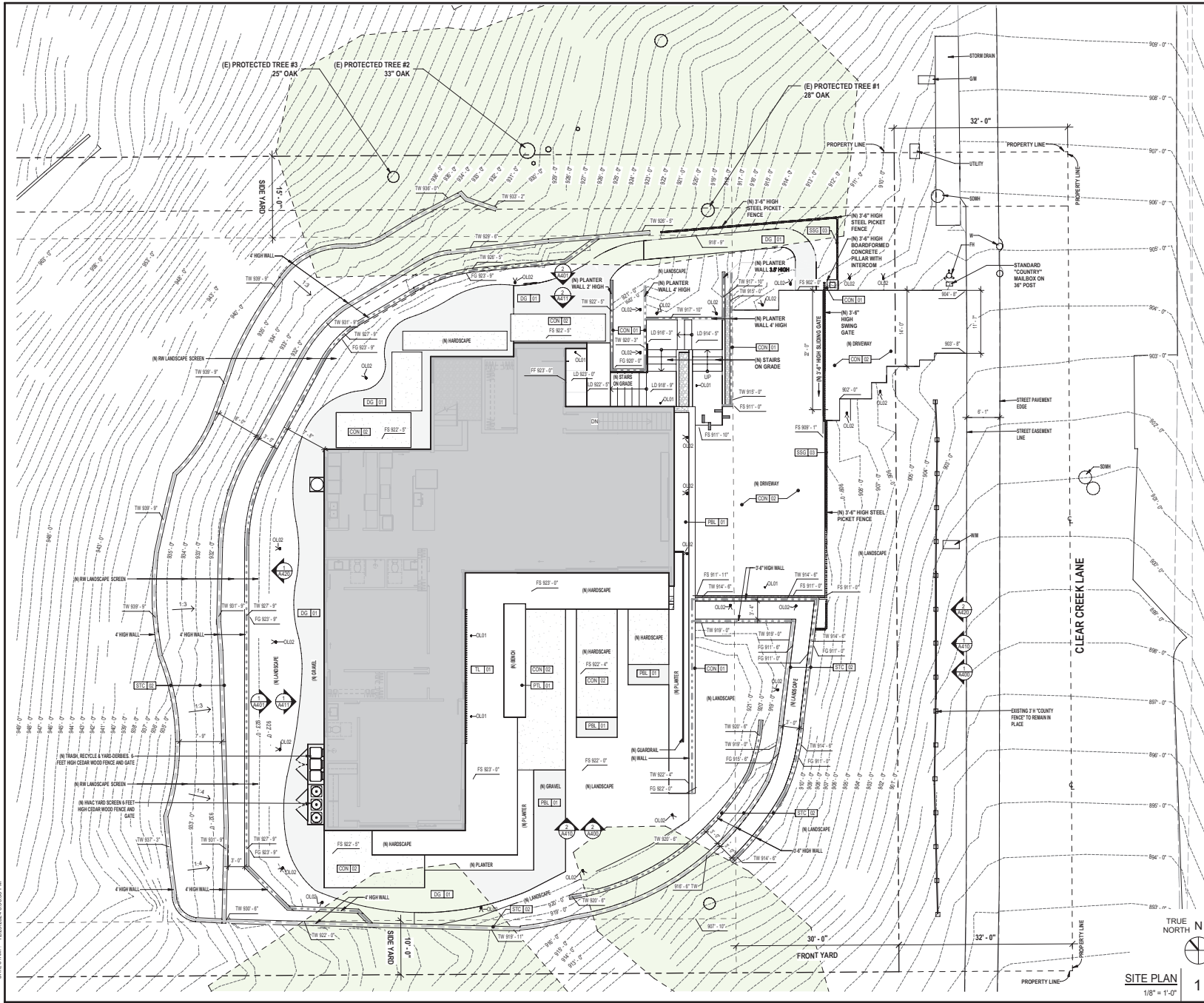
LIGHT FIXTURE LEGEND

NO.	DESCRIPTION	MOUNTING
CL01	CL 203 AB FINISH ANTIQUE BRONZE, RECESSED, SEE LANDSCAPE DRAWINGS	RECESSED FLOOR LIGHT
CL02	CL 514B FINISH ANTIQUE BRONZE, SURFACE MOUNTED, SEE LANDSCAPE DRAWINGS	MOUNTING SPIKE

KEYNOTES

NOTES

1. ALL LANDSCAPING, STRUCTURES, ARCHITECTURAL FEATURES AND PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED UPON PROJECT COMPLETION AND PRIOR TO FINAL INSPECTION.



SITE PLAN
1/8" = 1'-0"
1



CLEAR CREEK RESIDENCE

 2725 CLEAR CREEK LANE
 DIAMOND BAR, CA 91765

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4	11.09.24	PLANNING APPLICATION R3

DRAWING SCALE: As indicated

SHEET SIZE: 24x36

DRAWING TITLE:

 LEVEL 0 FLOOR
 PLAN

SHEET NO:

A200
LEGEND
RM NAME

ROOM INFO

150 SF DOOR NUMBER

XXX WINDOW NUMBER

NEW DOOR, SEE DOOR SCHEDULE

NEW WALL

WALL TAG, SEE WALL SCHEDULE AND DETAILS

CEILING MOUNTED SMOKE DETECTOR

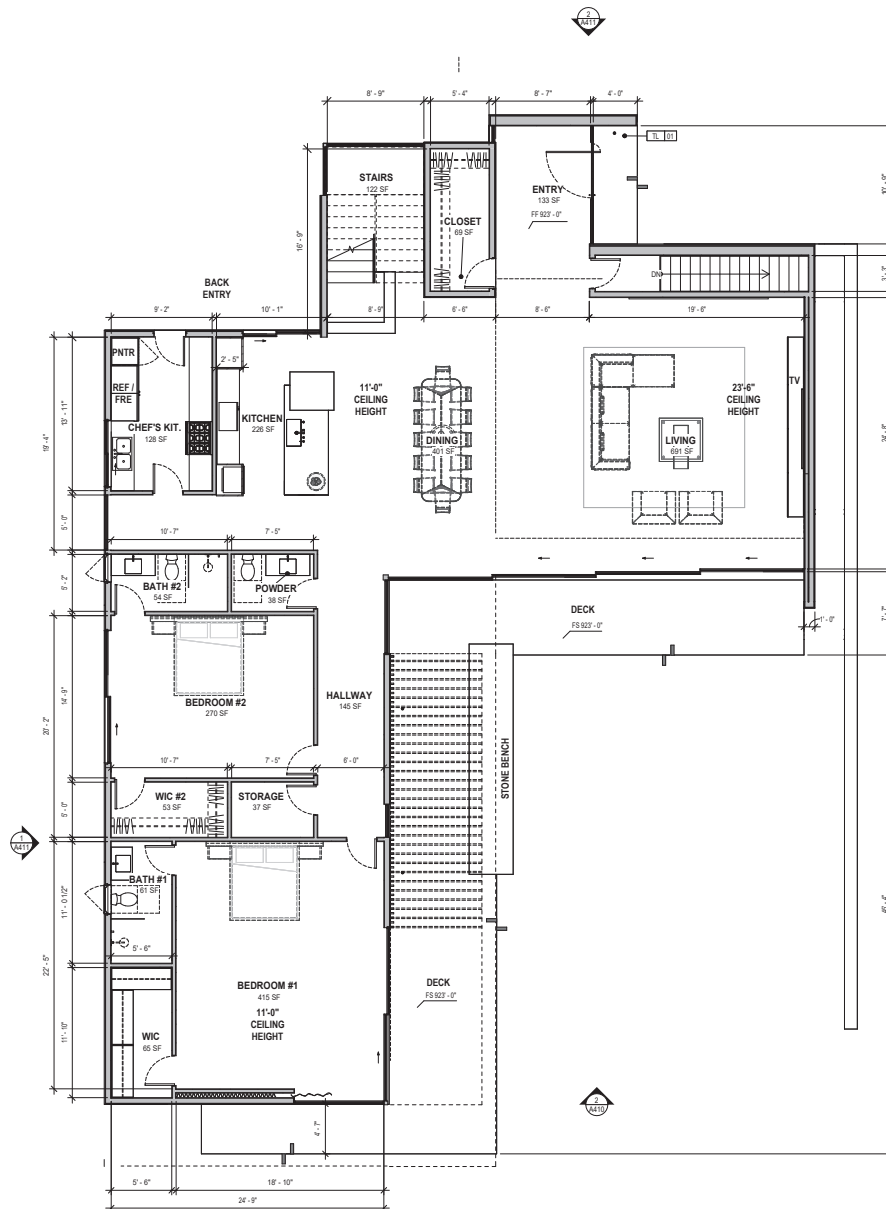
CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR

EXHAUST FAN, CEILING MOUNTED @ 90 CFM MIN. REQ'D

 TRUE
 NORTH

 LOWER LEVEL
 3/16" = 1'-0"

1



LEGEND

RM NAME	ROOM INFO
150 SF	DOOR NUMBER
XXX	WINDOW NUMBER
NEW DOOR	SEE DOOR SCHEDULE
NEW WALL	
WALL TAG	SEE WALL SCHEDULE AND DETAILS
CEILING MOUNTED SMOKE DETECTOR	
CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR	
EXHAUST FAN, CEILING MOUNTED @ 90 CFM MIN. REQ'D	

MOURA
ARCHITECTURE

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8206 YARMOUTH AVE SUITE 113
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TEL: 310.309.0102

CERTIFICATION:



PROJECT:

CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

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1	06.22.22	ARCH REVIEW SUBMIT
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4	11.06.24	PLANNING APPLICATION R3

TRUE NORTH

GROUND LEVEL
3 1/16" = 1'-0"

1

DRAWING SCALE: As indicated

SHEET SIZE: 24x36

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET NO:

A201



CLEAR CREEK RESIDENCE

 2725 CLEAR CREEK LANE
 DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

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1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

 DRAWING SCALE: As indicated
 SHEET SIZE: 24x36

 DRAWING TITLE:
SECOND FLOOR PLAN

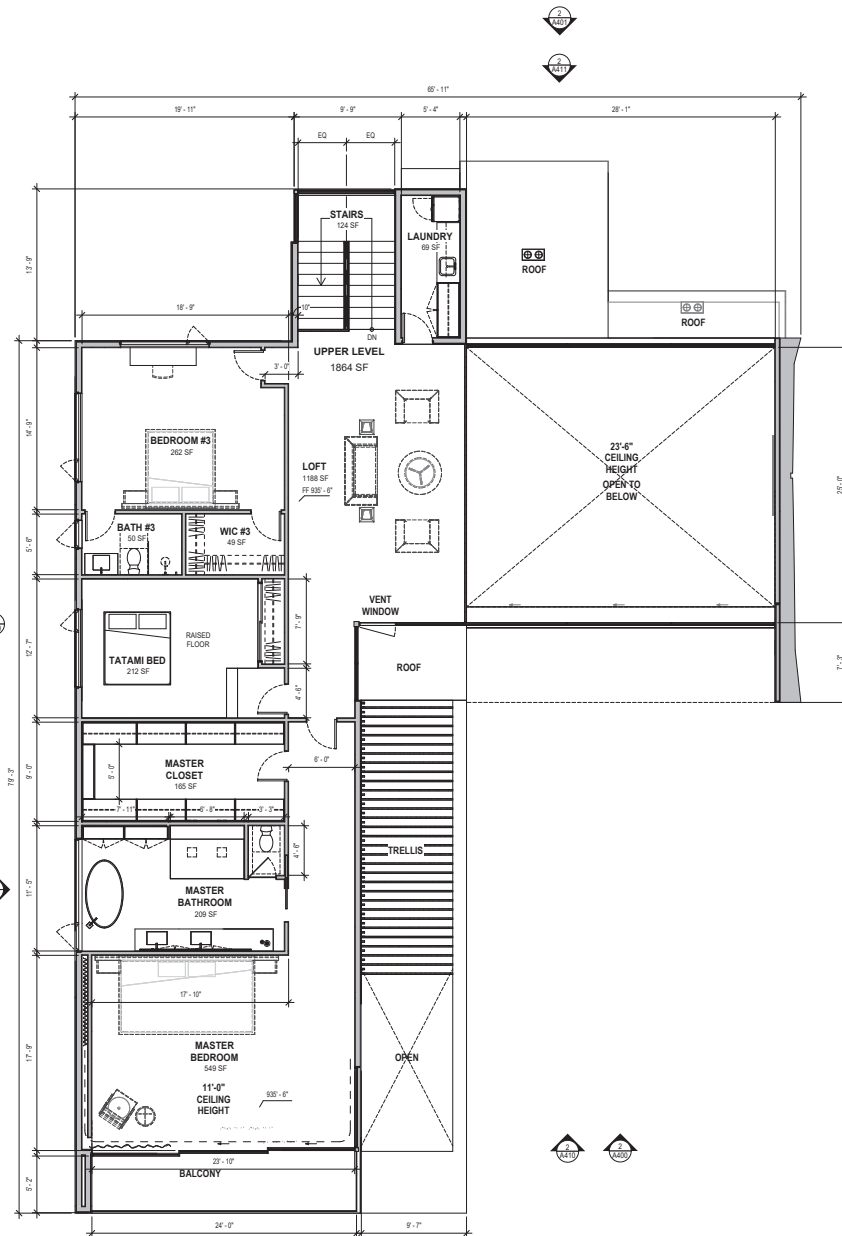
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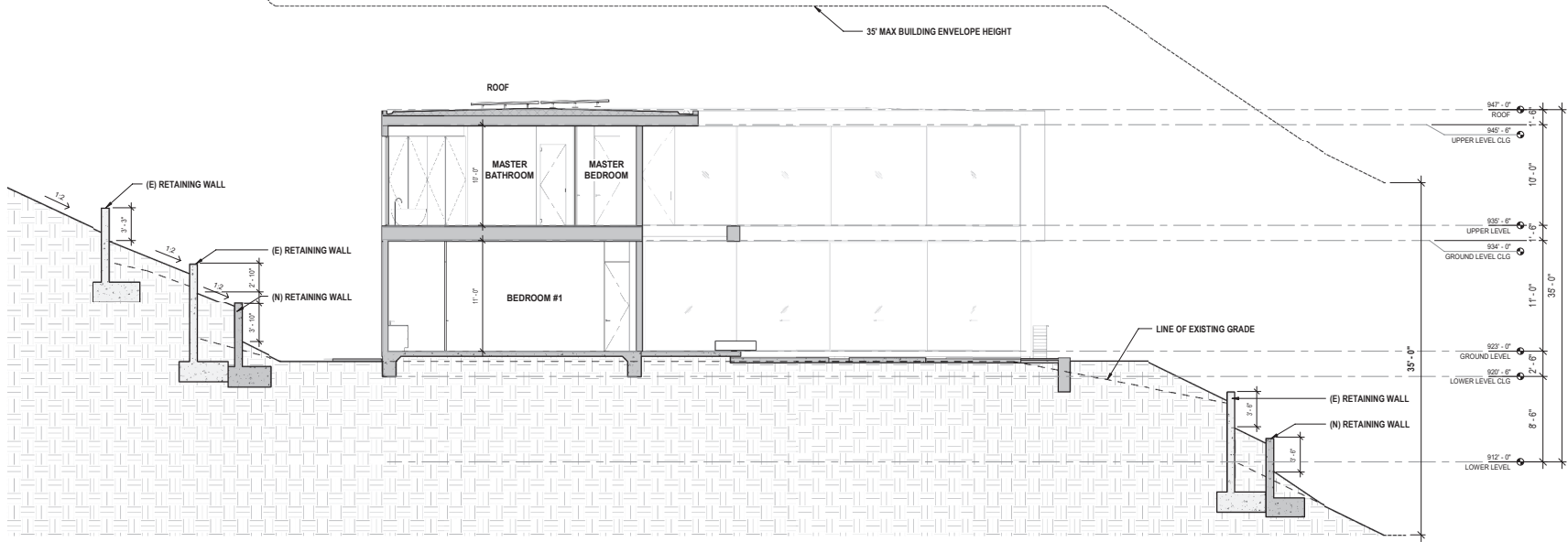
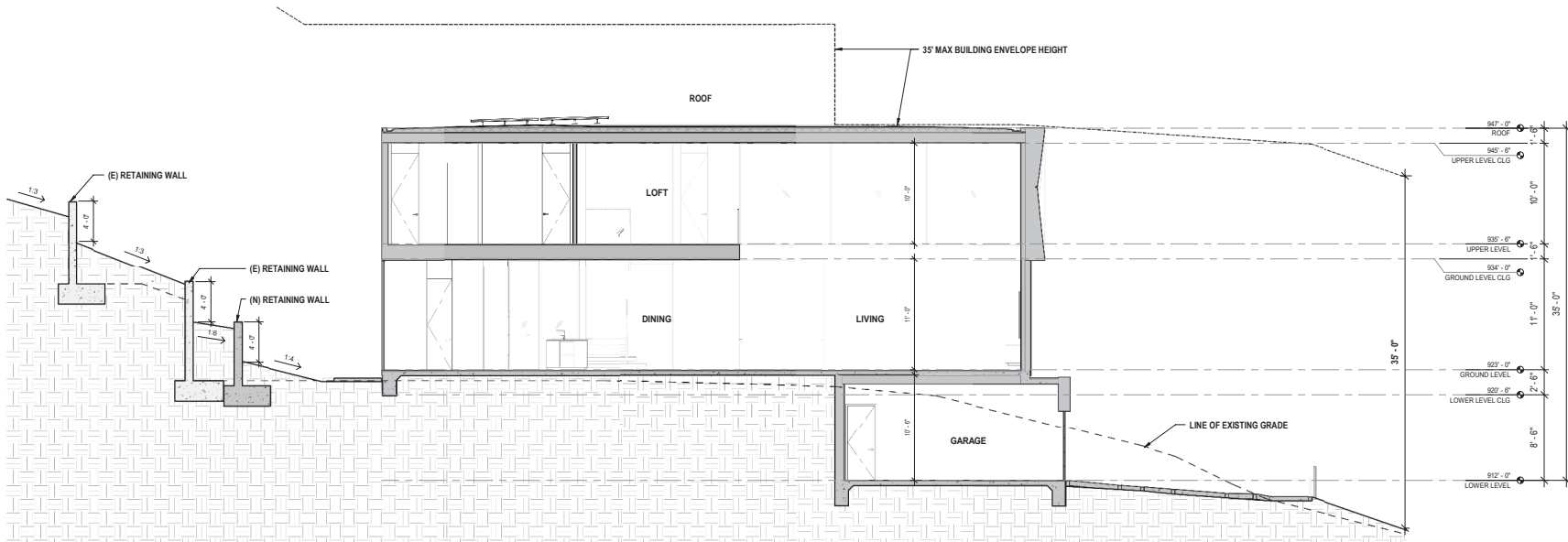
A202
LEGEND

RM NAME	ROOM INFO
#	150 SF
XXX	DOOR NUMBER
XXX	WINDOW NUMBER
	NEW DOOR, SEE DOOR SCHEDULE
	NEW WALL
	WALL TAG, SEE WALL SCHEDULE AND DETAILS
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
	EXHAUST FAN, CEILING MOUNTED @ 90 CFM MIN. REC20


 UPPER LEVEL
 3/16" = 1'-0"

1





**CLEAR
CREEK
RESIDENCE**

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

- | # | DATE | DESCRIPTION |
|---|----------|-------------------------|
| 1 | 08.22.22 | ARCH REVIEW SUBMIT |
| 2 | 08.30.23 | PLANNING APPLICATION R1 |
| 3 | 08.28.24 | PLANNING APPLICATION R2 |
| 4 | 11.02.24 | PLANNING APPLICATION R3 |

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

SHEET SIZE: 24x36

DRAWING TITLE:

SECTIONS

SHEET NO:

A300

CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

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1	06.22.22	ARCH. REVIEW SUB#1
2	06.30.23	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

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

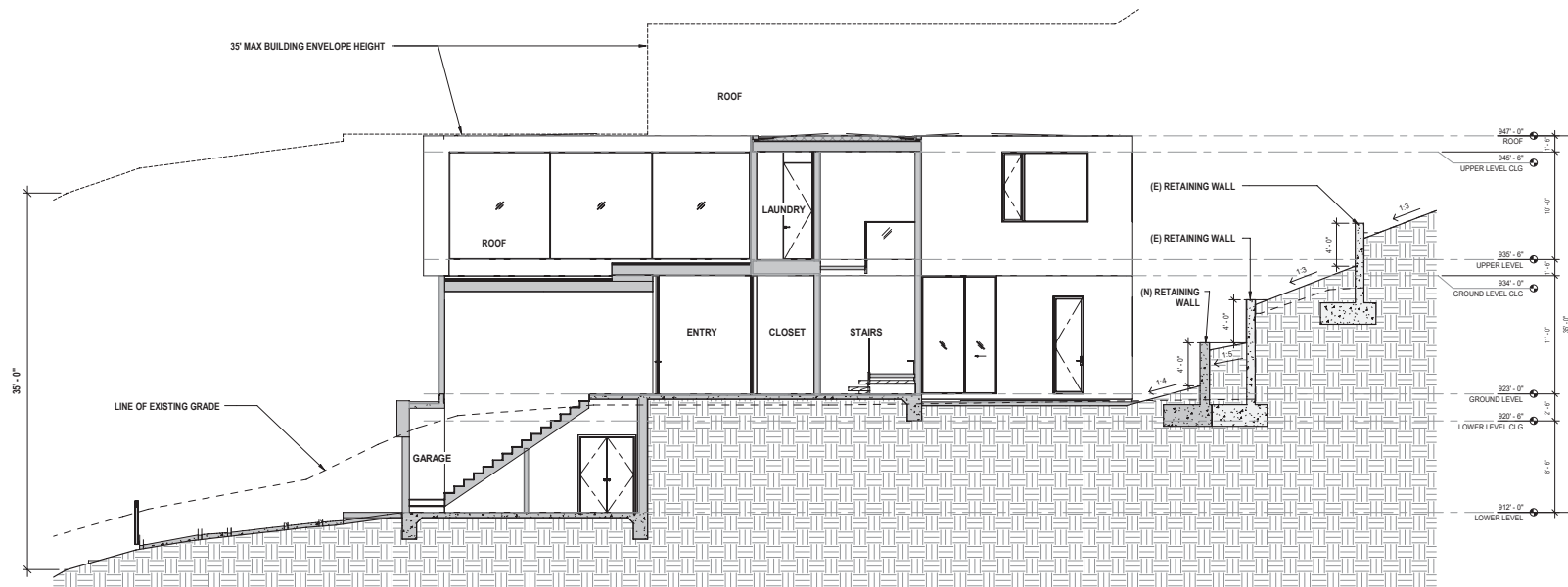
SHEET SIZE: 24x36

DRAWING TITLE:

SECTIONS

SHEET NO:

A301



SECTION C-C $\frac{\text{SCALE}}{3/16" = 1'-0"} \quad 1$



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

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1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.05.24	PLANNING APPLICATION R3

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

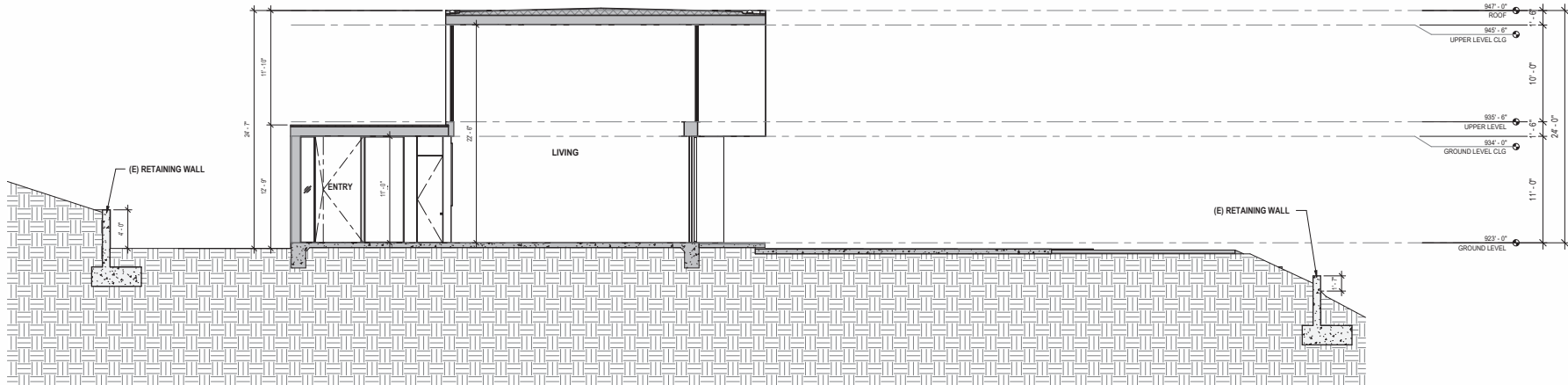
SHEET SIZE: 24x36

DRAWING TITLE:

SECTIONS

SHEET NO:

A302



SECTION L-B SCALE 3/16" = 1'-0" 2



SECTION L-A SCALE 3/16" = 1'-0" 1



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

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1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.28.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

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

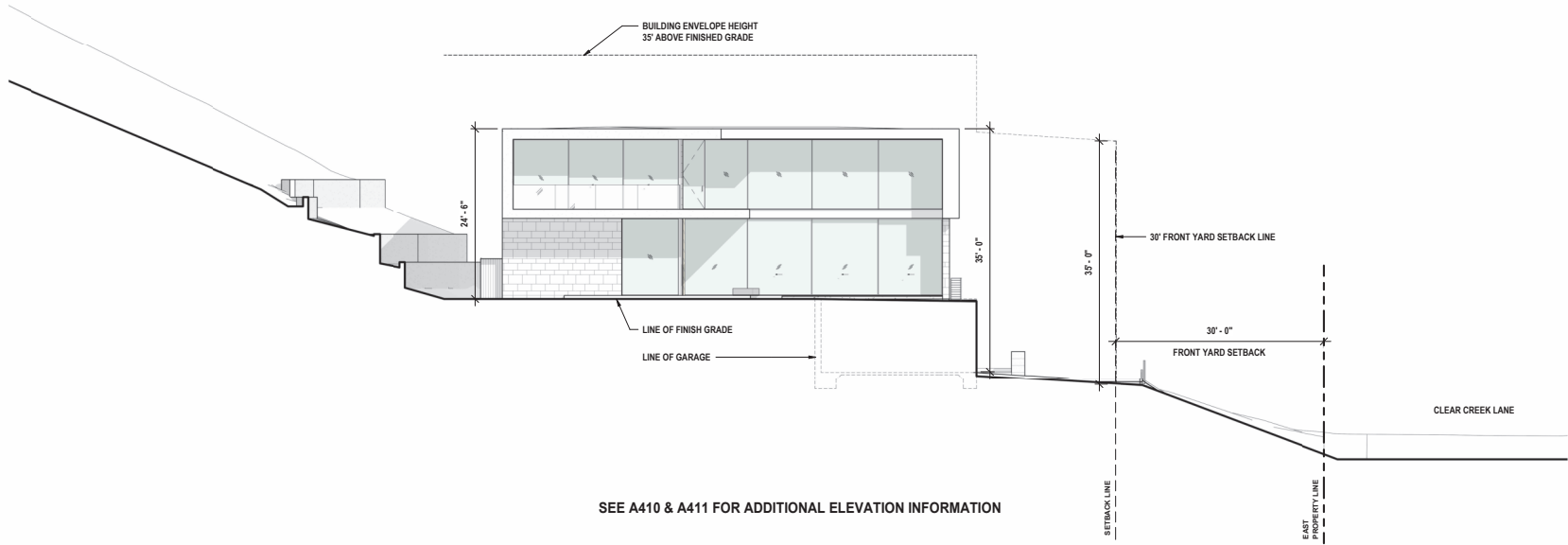
SHEET SIZE: 24x36

DRAWING TITLE:

**ELEVATIONS
ENVELOPE
CALCULATION**

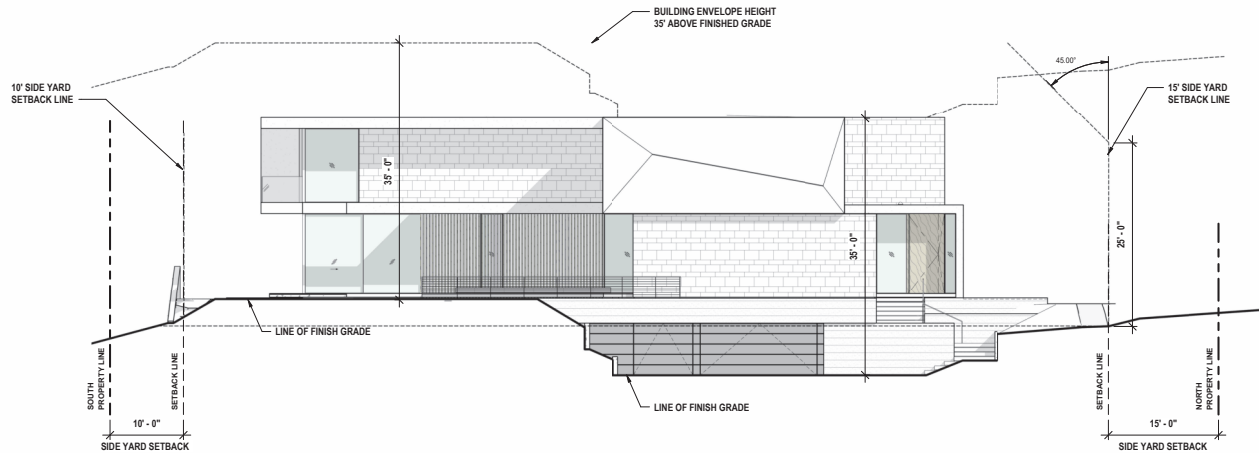
SHEET NO:

A400



SEE A410 & A411 FOR ADDITIONAL ELEVATION INFORMATION

SOUTH ELEVATION - ENVELOPE SCALE 1/8" = 1'-0" 2



EAST ELEVATION - ENVELOPE SCALE 1/8" = 1'-0" 1



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
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1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.28.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

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

SHEET SIZE: 24x36

DRAWING TITLE:

ELEVATIONS
ENVELOPE
CALCULATION

SHEET NO:

A401





CLEAR CREEK RESIDENCE

 2725 CLEAR CREEK LANE
 DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	08.22.22	ARCH REVIEW SUBMIT
2	08.30.23	PLANNING APPLICATION R1
3	08.28.24	PLANNING APPLICATION R2
4	11.03.24	PLANNING APPLICATION R3

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

SHEET SIZE: 24x36

DRAWING TITLE:

 EXTERIOR
 ELEVATIONS

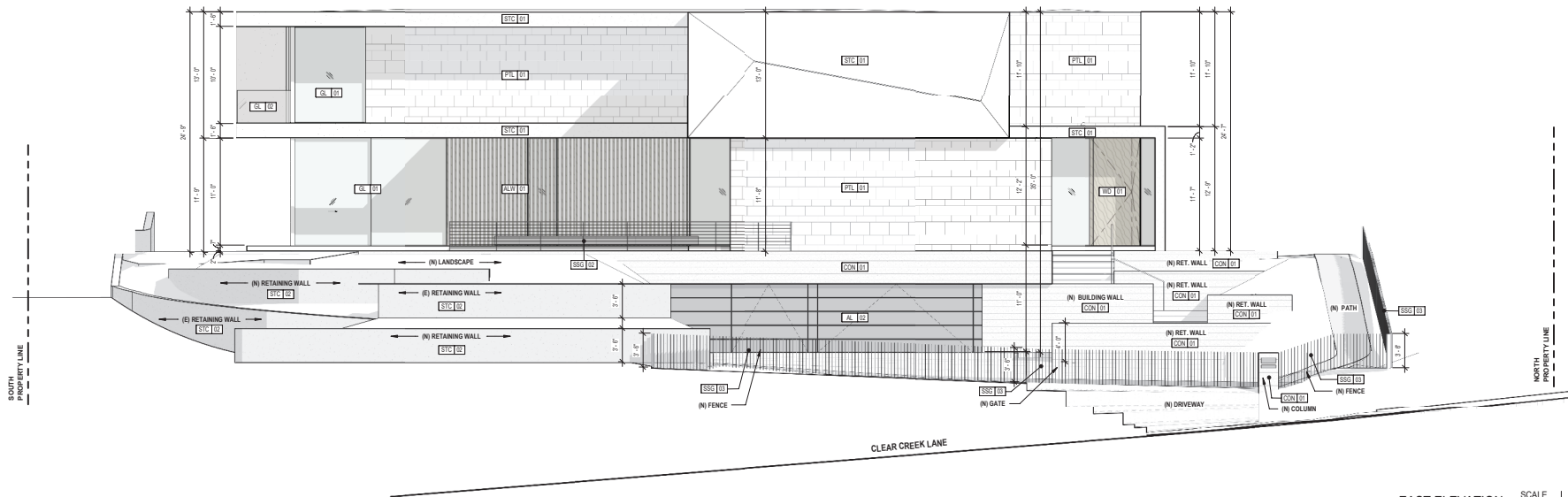
SHEET NO:

A410

FINISH LEGEND, ELEVATIONS		
TYPE	#	DESCRIPTION
ARCHITECTURAL		
AL	02	GARAGE DOOR, ALUMINUM PANELS, PAINTED COLOR GREY RAL 7016
ALW	01	ALUMINUM FINIS, KNOTWOOD, 2"x4", WOOD PRINT FINISH, COLOR WHITE ASH
GL	01	WINDOW, STYLELINE, PAINTED ALUMINUM COLOR GREY RAL 7016 & CLEAR LOW IRON GLASS
GL	02	CLEAR TEMPERED GLASS GUARDRAIL, FRAMELESS, LOW IRON, RECESSED SHOE
SSG	03	GUARDRAIL, RAINIER CABLE SYSTEM, STAINLESS STEEL POST AND CABLE, 42" HIGH
SSG	03	CUSTOM PICKET FENCE AND GATES, 0.5k3" STEEL PICKETS, PAINTED, 42" HIGH
STL	03	STEEL BEAM, PAINTED COLOR WHITE RAL 9003
WD	01	SOLID WOOD DOOR, WHITE ASH
WALLS		
CON	01	BOARD FORMED CONCRETE, 4" PINE WOOD BOARD FORM, NATURAL CEMENT COLOR (LIGHT GREY)
PTL	01	PORCELAIN TILE, CAESAR, SHAPES OF ITALY SESTRIERE, STAGGERED 60x60cm - 40x80cm - 30x60cm - 20x60cm, MEDIUM GREY, STAGGERED
STC	01	STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR CRYSTAL WHITE
STC	02	STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR GREY



SOUTH ELEVATION SCALE 3/16" = 1'-0" 2



EAST ELEVATION SCALE 3/16" = 1'-0" 1



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	06.22.22	ARCH. REVIEW SUB#1
2	06.30.23	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

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

SHEET SIZE: 24x36

DRAWING TITLE:
EXTERIOR

EXTERIOR ELEVATIONS

SHEET NO:

A411





CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	06.22.22	ARCH REVIEW SUBMIT
2	06.30.22	PLANNING APPLICATION R1
3	06.26.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

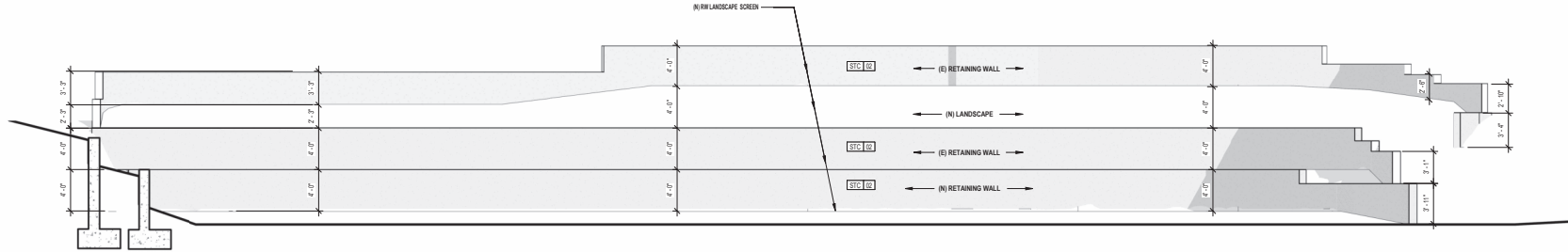
DRAWING SCALE: 3/16" = 1'-0"

SHEET SIZE: 24x36

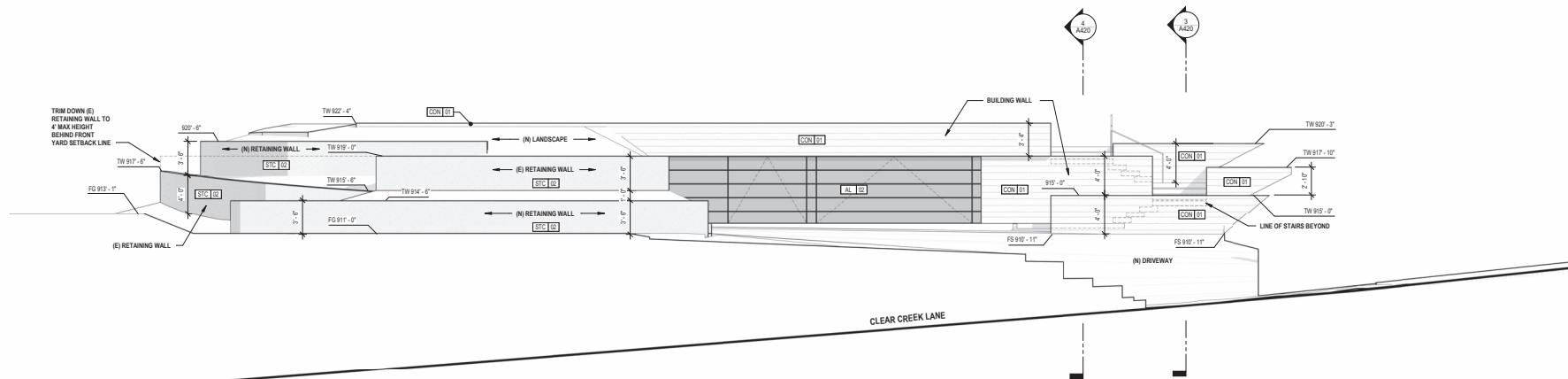
DRAWING TITLE:

WALLS
ELEVATIONS

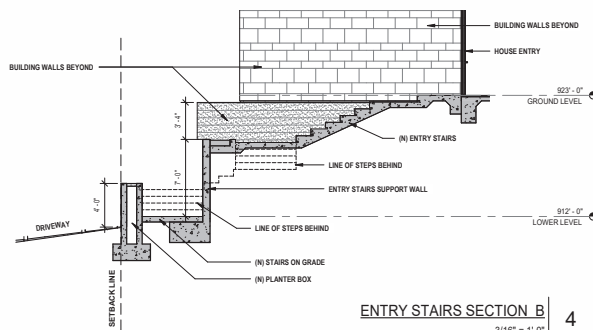
SHEET NO:

A420

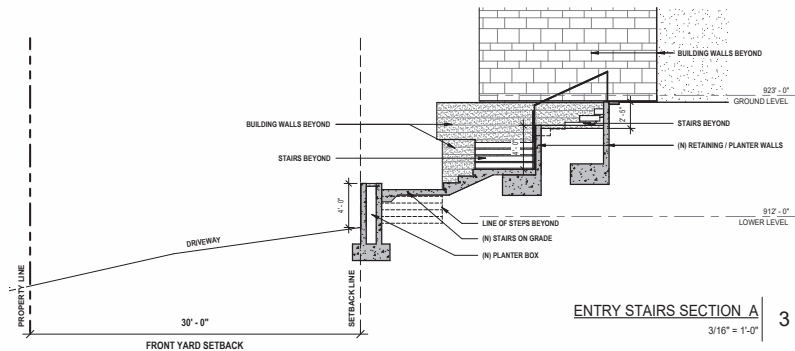
BACK RETAINING WALLS SCALE 3/16" = 1'-0" 1



FRONT RETAINING WALLS SCALE 3/16" = 1'-0" 2



ENTRY STAIRS SECTION B 3/16" = 1'-0" 4



ENTRY STAIRS SECTION A 3/16" = 1'-0" 3

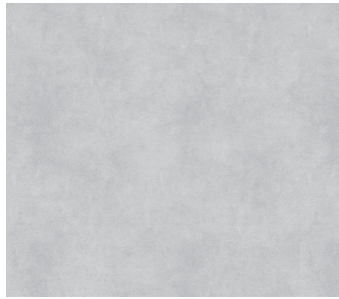
FINISH LEGEND, ELEVATIONS		
TYPE	#	DESCRIPTION
ARCHITECTURAL		
AL	02	GARAGE DOOR, ALUMINUM PANELS, PAINTED COLOR GREY RAL 7016
WALLS		
CON	01	BOARD FORMED CONCRETE, 4" PINE WOOD BOARD FORM, NATURAL CEMENT COLOR (LIGHT GREY)
STC	02	STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR GREY



PEB 101 **PEBBLE ROCK**
DESCRIPTION: BLACK MEXICAN BEACH PEBBLES
COLOR: MIX OF GREY
INSTALLATION: W/ 2" THK. 5/8" GRAVEL BED AND 1"x4" BLACK METAL EDGING.



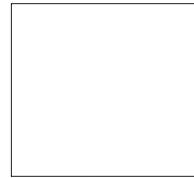
DGP 101 **DECOMPOSED GRANITE**
DESCRIPTION: DECOMPOSED GRANITE
COLOR: WHITE
INSTALLATION: DG 3", W/ 2" THK. 5/8" GRAVEL BED AND 1"x4" BLACK METAL EDGING.



CON 101 **CONCRETE FLOOR**
FINISH: SAND BLAST
COLOR: NATURAL CEMENT COLOR (LIGHT GREY)



BOF 101 **BOARD FORMED CONCRETE WALL**
FINISH: 4" PINE WOOD BOARD FORMED W/ 1/4" JOINTS
COLOR: NATURAL CEMENT COLOR (LIGHT GREY)

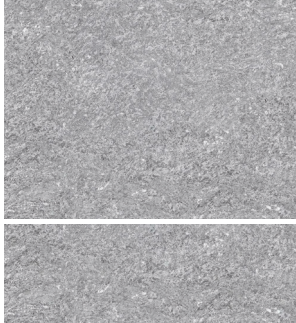
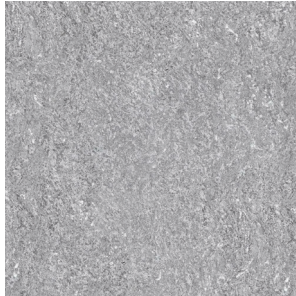


Crystal White
X-50 (79)
Base 100

STU 101 **STUCCO**
MANUFACTURER: LAHABRA
FINISH: SMOOTH SANTA BARBARA STYLE
COLOR: CRYSTAL WHITE



FL 101 **FLOOR PORCELAIN TILE**
MANUFACTURER: COEM
COLOR: CALCE (LIGHT WARM GREY),
INSTALLATION: 48"x48"



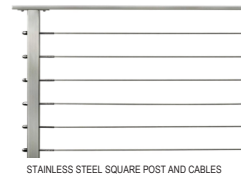
WPT 101 **WALL PORCELAIN TILE**
MANUFACTURER: CAESER
COLLECTION: SHAPES OF ITALY
COLOR: SESTRIERE (MEDIUM GREY),
INSTALLATION: STAGGERED
60X60cm - 40X60cm - 30X60cm - 20X60cm



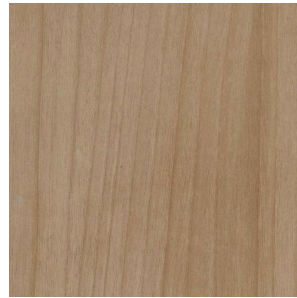
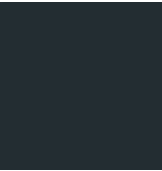
EDW 101 **EXTERIOR DOORS AND WINDOWS**
MANUFACTURER: STYLINE
FRAME: PAINTED ALUMINUM COLOR GREY RAL 7016
GLAZING: CLEAR LOW IRON GLASS



FLAT STAINLESS STEEL TOP



CSC 101 **CABLE RAILING**
MANUFACTURER: RAINIER
PRODUCT: POST AND CABLE GUARDRAIL 42" HIGH
COLOR: STAINLESS STEEL



WAB 101 **WOOD/ALUMINUM BAFFLES**
MANUFACTURER: KNOTWOOD
PRODUCT: 27x4" ALUMINUM BAFFLES WITH WOOD FINISH
COLOR: WHITE ASH

WED 101 **WOOD ENTRY DOOR**
MANUFACTURER: STYLINE
PRODUCT: SOLID WOOD DOOR, PIVOT
COLOR: WHITE ASH



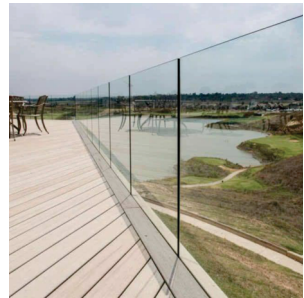
Gray White
3013L (61)

STU 101 **STUCCO**
MANUFACTURER: LAHABRA
FINISH: SMOOTH SANTA BARBARA STYLE
COLOR: GREY

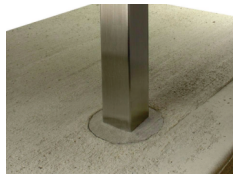


ALF 101 **ALUMINUM FASCIA, PAINTED COLOR GREY RAL 7016**

ALP 101 **GARAGE DOOR, ALUMINUM PANELS, PAINTED COLOR GREY RAL 7016**



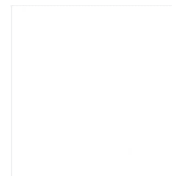
GR 101 **GUARDRAIL**
MANUFACTURER: CRL
COLOR: CLEAR LOW IRON TEMPERED GLASS,
INSTALLATION: RECESSED SHOE, FRAMELESS GLASS



CORE DRILL MOUNT



CSC 101 **CABLE RAILING**
MANUFACTURER: CUSTOM
PRODUCT: PICKET FENCE AND GATES 42" HIGH
COLOR: PAINTED STEEL, 0.5x3" STEEL PICKETS
GREY RAL 7016



SB 101 **STEEL BEAM, PAINTED COLOR WHITE RAL 9003**



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

#	DATE	DESCRIPTION
1	08.22.23	ARCH. REVIEW SUBMIT
2	08.30.23	PLANNING APPLICATION R1
3	08.30.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3



CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE
DIAMOND BAR, CA 91765

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	06.22.22	ARCH REVIEW SUBMIT
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3	06.26.24	PLANNING APPLICATION R2
4	11.09.24	PLANNING APPLICATION R3

DRAWING SCALE:

SHEET SIZE: 24x36

DRAWING TITLE:

**MATERIALS
BOARD VIEWS**

SHEET NO:

A1001

WL 01 WINDOW, STYLELINE, PAINTED ALUMINUM COLOR GREY RAL 7016 & CLEAR LOW IRON GLASS

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR CRYSTAL WHITE

PIL 01 PORCELAIN TILE, CAESER, SHAPES OF ITALY SESTRIERE, STAGGERED 40X80cm - 40X80cm - 30X60cm - 20X60cm, MEDIUM GREY, STAGGERED

SSS 01 GUARDRAIL, BAIKED CABLE SYSTEM, STAINLESS STEEL POST AND CABLE, 42" HIGH

CON 01 BOARD FORMED CONCRETE, 4" PINE WOOD BOARD FORM, NATURAL CEMENT COLOR (LIGHT GREY)

ALU 01 GARAGE DOOR, ALUMINUM PANELS, PAINTED COLOR GREY RAL 7016

CON 02 CONCRETE FLOOR, NATURAL CEMENT COLOR, SAND BLAST FINISH

AL 01 ALUMINUM FASCIA, PAINTED COLOR GREY RAL 7016

PIL 01 PORCELAIN TILE, CAESER, SHAPES OF ITALY SESTRIERE, STAGGERED 40X80cm - 40X80cm - 30X60cm - 20X60cm, MEDIUM GREY, STAGGERED

GL 01 WINDOW, STYLELINE, PAINTED ALUMINUM COLOR GREY RAL 7016 & CLEAR LOW IRON GLASS

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR CRYSTAL WHITE

WB 01 SOLID WOOD DOOR, WHITE ASH

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR GREY

GS 01 DECOMPOSED GRANITE, 3" WHITE COLOR, W/ 2" THK. 5/8" GRAVEL BED AND 1/4" BLACK METAL EDGING

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR CRYSTAL WHITE

WL 01 WINDOW, STYLELINE, PAINTED ALUMINUM COLOR GREY RAL 7016 & CLEAR LOW IRON GLASS

WL 02 CLEAR TEMPERED GLASS GUARDRAIL, FRAMELESS, LOW IRON, RECESSED 3/4"

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR GREY

ALU 01 ALUMINUM FINE, KNOTWOOD, 2"x4", WOOD PRINT FINISH, COLOR WHITE ASH

TL 01 TILE FLOOR, COEM, CALCE, 48x48, LIGHT WARM GREY COLOR

PIL 01 BLACK MEXICAN BEACH PEBBLES, W/ 2" THK. 5/8" GRAVEL BED AND 1/4" BLACK METAL EDGING

GS 01 DECOMPOSED GRANITE, 3" WHITE COLOR, W/ 2" THK. 5/8" GRAVEL BED AND 1/4" BLACK METAL EDGING

STC 01 STUCCO, SMOOTH FINISH, LAHABRA SANTA BARBARA STYLE, COLOR CRYSTAL WHITE

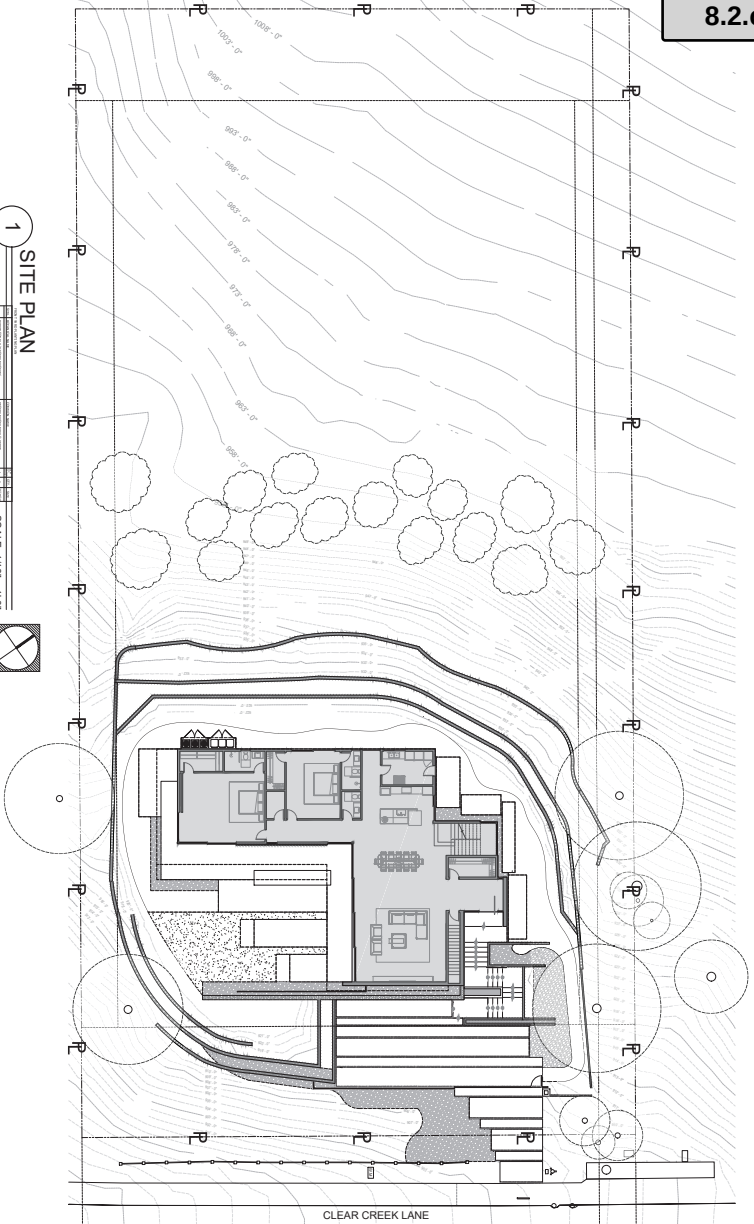
STL 01 STEEL BEAM, PAINTED COLOR WHITE RAL 9003

PIL 01 PORCELAIN TILE, CAESER, SHAPES OF ITALY SESTRIERE, STAGGERED 40X80cm - 40X80cm - 30X60cm - 20X60cm, MEDIUM GREY, STAGGERED

PBL 01 BLACK MEXICAN BEACH PEBBLES, W/ 2" THK. 5/8" GRAVEL BED AND 1/4" BLACK METAL EDGING

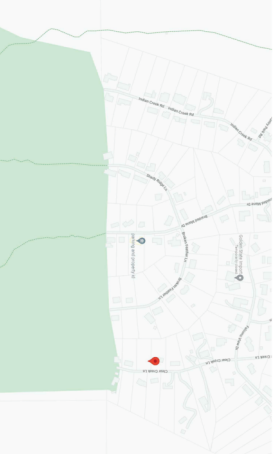
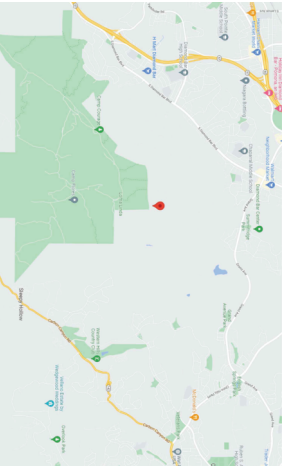
SSS 01 GUARDRAIL, RAINIER CABLE SYSTEM, STAINLESS STEEL POST AND CABLE, 42" HIGH

CON 01 CONCRETE FLOOR, NATURAL CEMENT COLOR, SAND BLAST FINISH



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

VICINITY MAP



NTS

PROJECT ADDRESS

PROJECT: CLEAR CREEK RESIDENCE
ADDRESS: 2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

SHEET INDEX

- L-1: PROJECT SUMMARY
- L-2: HARDSCAPE & PERMEABILITY PLAN
- L-2A: HARDSCAPE & PERMEABILITY PLAN
- L-2B: FULL PLANTING PLAN
- L-3: FRONT YARD PLANTING PLAN
- L-4: BACK YARD PLANTING PLAN
- L-5: HOUSE PLANT IMAGES
- L-5A: UPPER SLOPE PLANT IMAGES
- L-6: LIGHTING PLAN
- L-7: HYDROZONES & WATER BUDGET
- L-8: IRRIGATION PLAN
- L-9: IRRIGATION DETAILS
- L-10: IRRIGATION NOTES

TOTAL LANDSCAPE AREA:
10668 SQ. FT.

WATER PURVEYOR: WALNUT
VALLEY WATER DISTRICT
CONTACT INFORMATION: 271 S.
Brea Canyon Rd, Walnut, CA 91789
(909) 595-7554

DIRECTORY

LEGEND

SYMBOL	NOTATION
PA	PLANTER AREA
	EXISTING TREES
	PROPERTY LINE
	STEP SYMBOL
	INDICATION DIRECTION
	DETAIL REFERENCE
	SHEET LOCATION
	SECTION/ELEVATION REFERENCE
	SECTION/ELEVATION LOCATION
W.M.	WATER METER CONFIRM LOCATION

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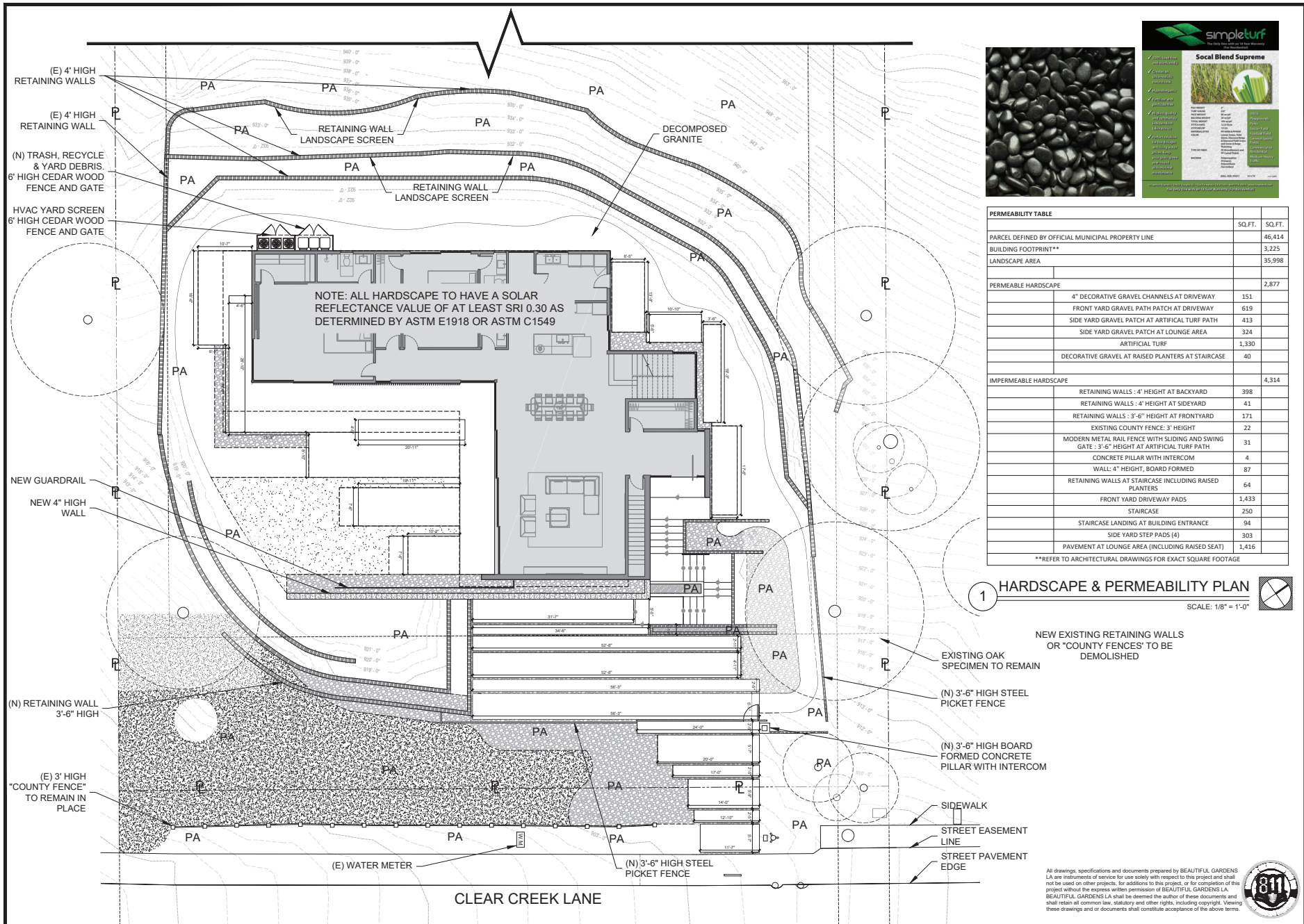
PROJECT
CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765



BEAUTIFUL GARDENS LA, LLC
LANDSCAPE DESIGN
6168 1/2 WHITWORTH DRIVE
LOS ANGELES, CA 90035
BEAUTIFULGARDENSLA@GMAIL.COM
(310) 412-1124



SHEET DESCRIPTION
PROJECT SUMMARY
DATE 12.24.2024
SCALE 1/16" = 1'-0"
PROJECT NUMBER 8713-038-018
SHEET NUMBER 1 OF 12 SHEETS



PERMEABILITY TABLE		SQ. FT.	SQ. FT.
PARCEL DEFINED BY OFFICIAL MUNICIPAL PROPERTY LINE			46,414
BUILDING FOOTPRINT**			3,225
LANDSCAPE AREA			35,998
PERMEABLE HARDSCAPE			2,877
4" DECORATIVE GRAVEL CHANNELS AT DRIVEWAY		151	
FRONT YARD GRAVEL PATCH AT DRIVEWAY		619	
SIDE YARD GRAVEL PATCH AT ARTIFICIAL TURF PATH		413	
SIDE YARD GRAVEL PATCH AT LOUNGE AREA		324	
ARTIFICIAL TURF		1,330	
DECORATIVE GRAVEL AT RAISED PLANTERS AT STAIRCASE		40	
IMPERMEABLE HARDSCAPE			4,314
RETAINING WALLS : 4' HEIGHT AT BACKYARD		398	
RETAINING WALLS : 4' HEIGHT AT SIDEYARD		41	
RETAINING WALLS : 3'-6" HEIGHT AT FRONTYARD		171	
EXISTING COUNTY FENCE: 3' HEIGHT		22	
MODERN METAL RAIL FENCE WITH SLIDING AND SWING GATE : 3'-6" HEIGHT AT ARTIFICIAL TURF PATH		31	
CONCRETE PILLAR WITH INTERCOM		4	
WALL: 4" HEIGHT, BOARD FORMED		87	
RETAINING WALLS AT STAIRCASE INCLUDING RAISED PLANTERS		64	
FRONT YARD DRIVEWAY PADS		1,433	
STAIRCASE		250	
STAIRCASE LANDING AT BUILDING ENTRANCE		94	
SIDE YARD STEP PADS (4)		303	
PAVEMENT AT LOUNGE AREA (INCLUDING RAISED SEAT)		1,416	

1 HARDSCAPE & PERMEABILITY PLAN
SCALE: 1/8" = 1'-0"

NEW EXISTING RETAINING WALLS
OR 'COUNTY FENCES' TO BE
DEMOLISHED

EXISTING OAK
SPECIMEN TO REMAIN

(N) 3'-6" HIGH STEEL
PICKET FENCE

(N) 3'-6" HIGH BOARD
FORMED CONCRETE
PILLAR WITH INTERCOM

SIDEWALK

STREET EASEMENT
LINE

STREET PAVEMENT
EDGE

All drawings, specifications and documents prepared by BEAUTIFUL GARDENS LA are instruments of service for use solely with respect to this project and shall not be used on other projects, for additions to this project, or for completion of this project without the express written permission of BEAUTIFUL GARDENS LA. BEAUTIFUL GARDENS LA shall be deemed the author of these documents and shall retain all common law, statutory and other rights, including copyright. Viewing these drawings and/or documents shall constitute acceptance of the above terms.



8.2.c

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LANDSCAPE DESIGN
6168 1/2 WHITWORTH DRIVE
LOS ANGELES, CA 90035
BEAUTIFULGARDENSLA@GMAIL.COM
(310)502-0058

CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

SHEET DESCRIPTION

HARDSCAPE & PERMEABILITY PLAN

DATE 12.24.2024

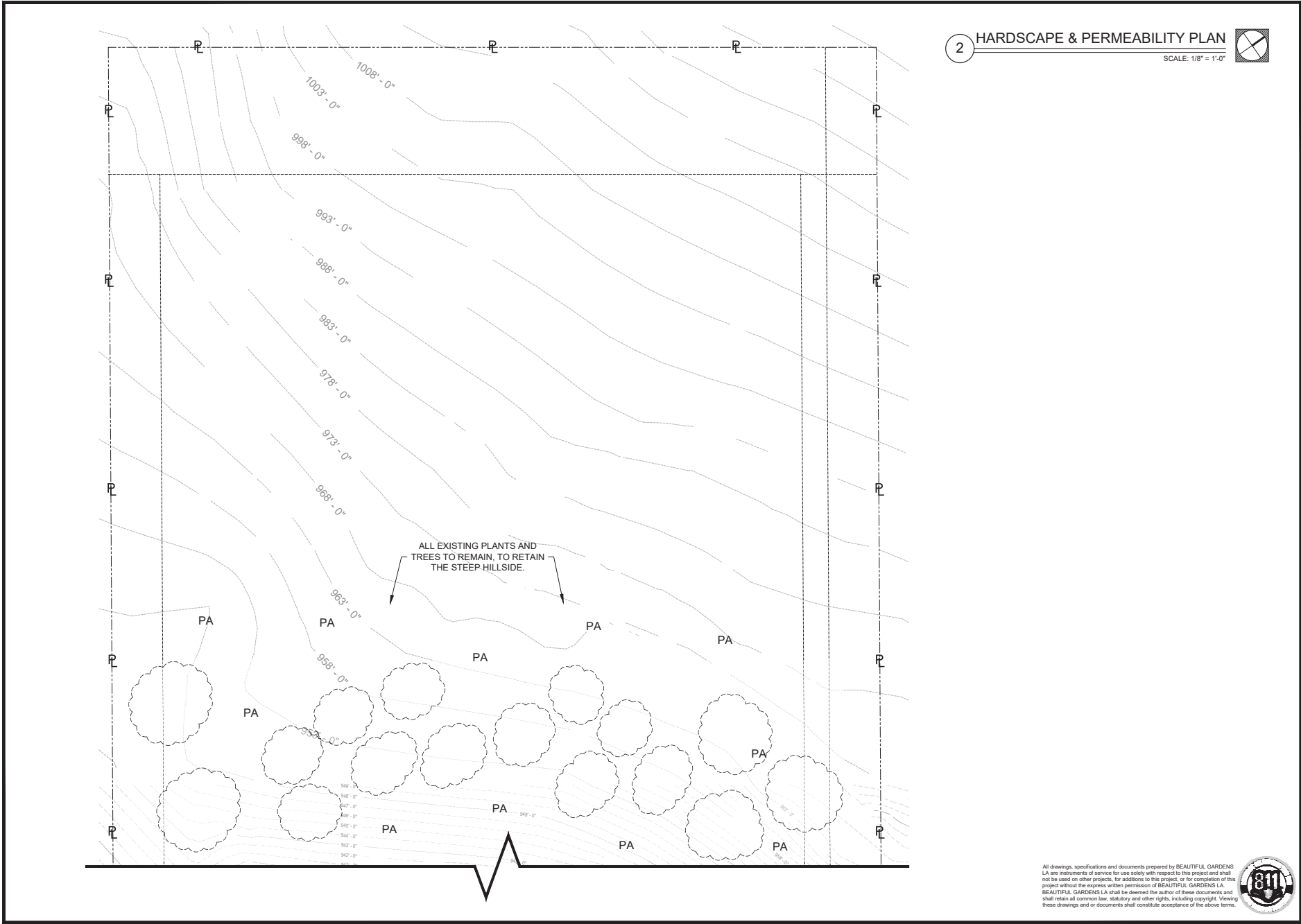
SCALE 1/8" = 1'-0"

APN NO. 8713-038-018

SHEET NUMBER

L-2

2 OF 13 SHEETS



2 HARDSCAPE & PERMEABILITY PLAN

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



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SHEET DESCRIPTION

HARDSCAPE & PERMEABILITY PLAN

DATE 12.24.2024

SCALE 1/8" = 1'-0"

APN NO. 8713-038-018

SHEET NUMBER

L-2A

3 OF 13 SHEETS

SEE SHEET L-4

SEE SHEET L-4

EXISTING QUERCUS AGRIFOLIA
(COAST LIVE OAK) TO REMAINEXISTING QUERCUS
AGRIFOLIA
(COAST LIVE
OAK) TO
REMAIN

REQUIRED MIX OF PLANT					
Plant Material	Size	Quantity	Required Percentage of Mix	Proposed Percentage of Mix	
TREES*	PARKINSONIA X 'DESERT MUSEUM'	36" BOX 1	20%	24.07%	
	PARKINSONIA X 'DESERT MUSEUM'	24" BOX 1			
	CELEBRIS PARVIFLORA	36" BOX 3			
	COAST LIVE OAK (Existing Protected)	-			
	MEXICAN FAN PALM (Existing Protected)	-			
	PODOCARPUS HENKELII	15 GAL 33	80%	75.93%	
	JUNIPERUS SCOPULORUM 'BLUE ARROW'	15 GAL 8			
	LEUCOSPERMUM 'SUNRISE'	5 GAL 15			
	LOMANORA LONGIFOLIA BREEZE	5 GAL 33			
	CHONDRUPETALUM TECTORUM	5 GAL 11			
SHRUBS	JUNCUS PATENS 'ELK BLUE'	5 GAL 35	70%	70.18%	
	AGAVE WESERI	5 GAL 11			
	AGAVE 'BLUE GLOW'	5 GAL 8			
	SANSEVERIA TRIFASCIATA	5 GAL 6			
	BACCHARIS PILULARIS 'PIGEON POINT'	5 GAL 12			
	CEANOTHUS GRISSEUS VAR. HORIZONTALIS 'YANKEE POINT'	5 GAL 9	30%	29.82%	
	HETEROMELES ARBUTIFOLIA	5 GAL 5			
	CEANOTHUS 'CONCHA'	5 GAL 5			
	FESTUCA 'SISKIYOU BLUE'	1 GAL 65			
	UC VERDE BOUTELOUA DACTYLOIDES	72 PLUG TRAYS			
GROUND COVER (Coverage within 2 years)	CYNODON DACTYLON	543 SQ FT	100%	100%	
	BACCHARIS PILULARIS 'TWIN PEAKS'	104L - 3PT SP 803 SQ FT			

NOTE: BACCHARIS PILULARIS 'PIGEON
POINT' IS NOT AN INVASIVE SPECIEEXISTING WASHINGTONIA
ROBUSTA (MEXICAN FAN PALM)
TO REMAIN

FRONT YARD PLANTING PLAN

SYN.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
1	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	L 1	36" BOX
2	CELEBRIS PARVIFLORA	AUSTRALIAN WILLOW	L 3	36" BOX
3	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	L 8	15 GAL
4	PODOCARPUS HENKELII	LONG LEAFED YELLOW-WOOD	M 33	15 GAL
5	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	L 35	5 GAL
6	LOMANORA LONGIFOLIA BREEZE	DWARF MAT RUSH	L 3	5 GAL
7	CHONDRUPETALUM TECTORUM	SMALL CAPE RUSH	L 11	5 GAL
8	AGAVE WESERI	WEBER AGAVE	L 8	5 GAL
9	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L 8	5 GAL
10	CEANOTHUS GRISSEUS VAR. HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L 6	5 GAL
11	CEANOTHUS 'CONCHA'	CALIFORNIAN LILAC	L 3	5 GAL
12	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	L 63	1 GAL
13	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	L 104L	3PT SP
14	CYNODON DACTYLON	TRIFOLIUM GRASS	M 72	PLUG TRAYS
15	UC VERDE BOUTELOUA DACTYLOIDES	BUFFALO GRASS	L 72	PLUG TRAYS

CLEAR CREEK LANE

SHRUB PLANTING DETAIL

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 12" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOIST. SCARIFY EDGES OF PIT WITH ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1/2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH F. LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE. FOR CONTAINER SIZES LESS THAN 15 GALLON, FOR 15 GALLON CONTAINER SIZES, DRENCH IN CONTAINER.
3. ADD MYCORRHIZAL FUNGUS DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRICOMPO REVIVAL PLUS) SET PLANT ROOTBALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
4. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL. MOISTENING AND TAMING ALL AROUND.
5. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
6. APPLY 1/4" OF SHEEDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
7. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THROUGHOUT WATERING.

TREE PLANTING DETAIL

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 12" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOIST. SCARIFY EDGES OF PIT WITH ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1/2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
2. ADD MYCORRHIZAL FUNGUS DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
3. SET PLANT ROOT FILL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
4. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL. MOISTENING AND TAMING ALL AROUND.
5. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN FINISHED GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
6. APPLY 1/4" OF SHEEDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
7. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THROUGHOUT WATERING.

PLANTING NOTES

1. SOIL PREPARATION:
 - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
 - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
 - C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER STONES, AND OTHER DELETERIOUS MATERIAL.
 - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSL OR 80% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
 - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
 - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ON TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT.
 - G. GRANULAR PRODUCT PREMIUM HUMATE FROM TRIC. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
 - H. LIQUID PRODUCT SPRAY APPLICATION: TERAVITAL LC-10 PLUS 7" (WWW.SIMPLICITY-TEA.COM), FOLLOW DIRECTIONS ON PRODUCT LABEL.
 - I. "SOIL PLUGS" FROM EARTHPORT (WWW.EARTHPORT.COM), LIQUID APPLICATION: 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
 - J. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
 - K. WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
 - L. MULCH SPECIFICATION: INSTALL A 1/4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH ON TOP OF IRRIGATION TUBING. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
 - M. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEA AT 310.387.8485.
 - N. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE (I.E. PRUNING, TRIMMING, AND DIVIDING) AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
 - O. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
 - P. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT BEAUTIFUL GARDENS LA TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
 - Q. ON SITE POSITIONING: BEAUTIFUL GARDENS LA RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY BEAUTIFUL GARDENS LA PRIOR TO PLANTING.
 - R. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME AND BE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
 - S. MEADOW AREA: SPACE PLUGS EVENLY IN THE SAME ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
 - T. WILDOVER: WILDOVER SEED BETWEEN GRASS PLUGS AFTER PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT TRAC BREEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.TRACBREEDS.COM (805) 884-0438, EMAIL: INFO@TRACBREEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.

PLANTING NOTES

1. SOIL PREPARATION:
 - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
 - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
 - C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER STONES, AND OTHER DELETERIOUS MATERIAL.
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 - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
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 - R. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME AND BE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
 - S. MEADOW AREA: SPACE PLUGS EVENLY IN THE SAME ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
 - T. WILDOVER: WILDOVER SEED BETWEEN GRASS PLUGS AFTER PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT TRAC BREEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.TRACBREEDS.COM (805) 884-0438, EMAIL: INFO@TRACBREEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.

COMPOST SPECIFICATION

1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE COMPOSTING REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, A WEED-FREE ORGANIC MATTER, PH RANGE OF 6.5 TO 8.5, MOISTURE CONTENT 34 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 1/4" SIEVE, SOLUBLE SALT CONTENT OF 0.1 TO 1.0 DECIBEL/DECI-METER (dbm), & NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS & FREE OF SUBSTANCE TOXIC TO HUMANS.
2. COMPOSTING WATER CONTENT: 60 TO 80 PERCENT OF DRY WEIGHT.
3. FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, YARD TRIMMINGS, OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
4. AMENSO SOIL: WITH AGRI SERVICE OR COMPARABLE NURSERY COMPOST. SOIL AMENDMENT: SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 8" TO 10" OF SOIL.

PLANTING NOTES

1. "A" CERTIFICATE OF COMPLETION SHALL BE SIGNED BY THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
2. "ALL PLANTING AREAS TO INCLUDE A MIN. OF 3IN. OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
3. "FOR SOILS LESS THAN 1% ORGANIC MATTER IN THE TOP 8" OF SOIL, COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET."
4. "RECYCLING WATER SYSTEMS SHALL BE USED FOR ALL WATER FEATURES."

1. "A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
2. "UNLESS CONTRAINDICATED BY A SOIL TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."
3. "FOR SOILS LESS THAN 1% ORGANIC MATTER IN THE TOP 8" INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES OF SOIL."

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8.2.c



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(310) 502-0058



CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

PROJECT

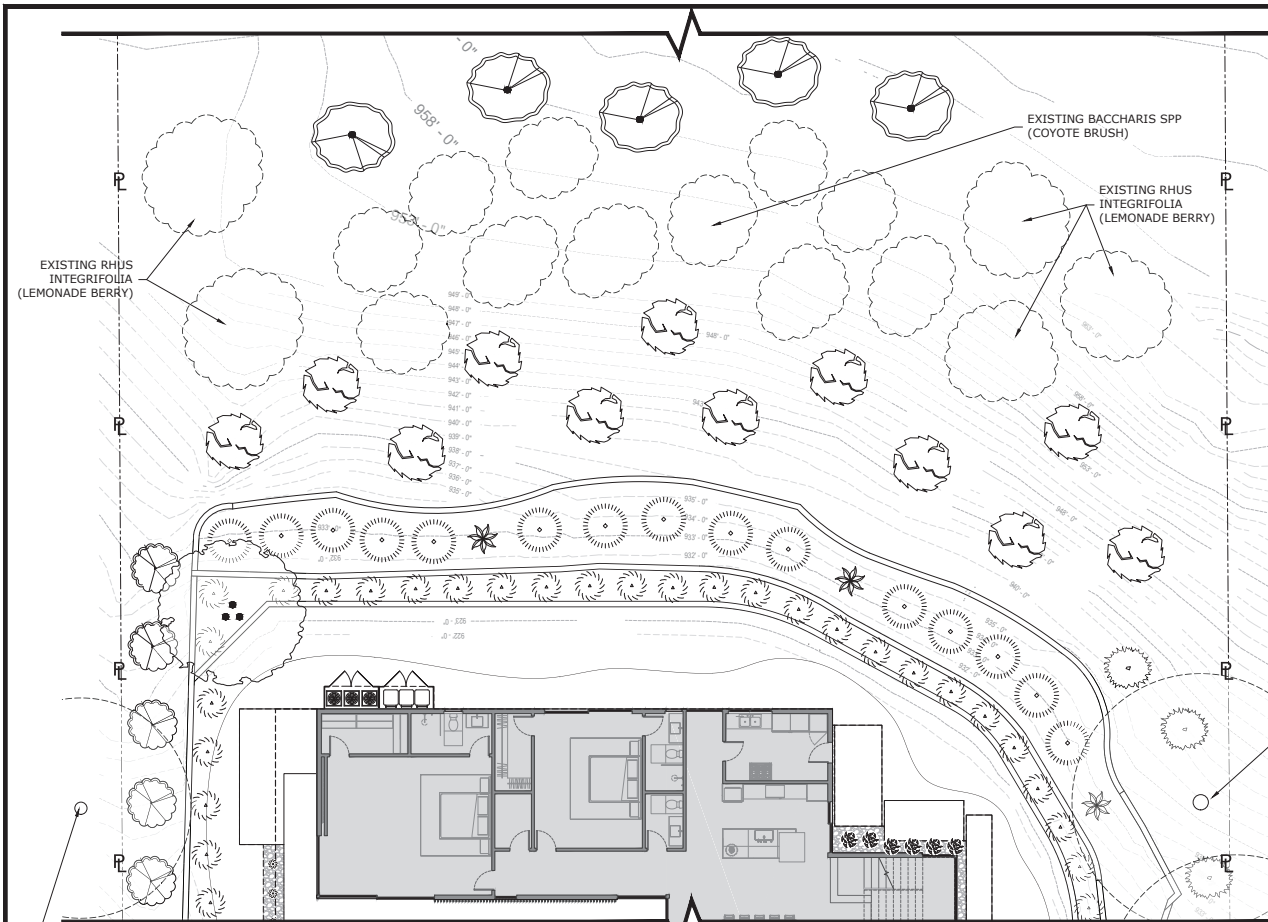
SHEET DESCRIPTION

FRONT YARD
PLANTINGDATE
12.24.2024SCALE
1/8" = 1'-0"APN NO.
8713-038-018

SHEET NUMBER

L-3

5 OF 13 SHEETS



REQUIRED MIX OF PLANT					
Plant Material	Size	Quantity	Required Percentage of Mix	Proposed Percentage of Mix	
TREES*	PARKINSONIA X DESERT MUSEUM 36" BOX	1	20%	24.07%	
	PARKINSONIA X DESERT MUSEUM 24" BOX	1			
	OLEURA PARVIFLORA 36" BOX	3			
	COAST LIVE OAK (Existing Protected)	5			
	MEXICAN FAN PALM (Existing Protected)	3			
SHRUBS	LEUCOSPERMUM 'SUNRISE' 15 GAL	33	80%	75.93%	
	LEUCOSPERMUM 'SUNRISE' 5 GAL	15			
	LOMANDRA LONGIFOLIA BREEZE 5 GAL	33			
	CHONDROPETALUM TECTORUM 5 GAL	11	70%	70.18%	
	JUNCUS PATENS 'ELK BLUE' 5 GAL	35			
	AGAVE WEBERI 5 GAL	11			
	AGAVE 'BLUE GLOW' 5 GAL	8	30%	29.82%	
	SANSEVIERIA TRIFASCIATA 5 GAL	6			
	BACCHARIS PILULARIS 'PIGEON POINT' 5 GAL	12			
	CEANOTHUS GRISOLIS VAR. HORIZONTALIS 'YANKEE POINT' 5 GAL	9	100%	100%	
	HETEROMELES ARBUTIFOLIA 5 GAL	5			
	CEANOTHUS 'CONCHA' 5 GAL	8			
GROUND COVER (Coverage within 2 years)	JC VERDE BOUTELOUA DACTYLOIDES 72 RLBS TRAY 5	2420 SQ FT	100%	100%	
	CYNODON DACTYLON 72 RLBS TRAY 5	543 SQ FT			
	BACCHARIS PILULARIS 'TWIN PEAKS' 15AL - 9FT 10	803 SQ FT			

BACK YARD PLANTING PLAN				
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	PARKINSONIA X DESERT MUSEUM	DESERT MUSEUM PALO VERDE	1	24" BOX
	HETEROMELES ARBUTIFOLIA	TOYON	5	15 GAL
	LEUCOSPERMUM 'SUNRISE'	EARLY SALMON PINCUSHION	15	5 GAL
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	30	5 GAL
	AGAVE WEBERI	WEBER AGAVE	3	5 GAL
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE	6	5 GAL
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	12	5 GAL
	CEANOTHUS GRISOLIS VAR. HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	3	5 GAL
	CEANOTHUS 'CONCHA'	CALIFORNIAN LILAC	5	5 GAL
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	2	1 GAL

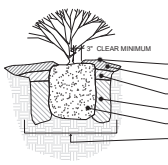
NOTE: BACCHARIS PILULARIS 'PIGEON POINT' IS NOT AN INVASIVE SPECIE

EXISTING QUERCUS AGRIFOLIA (COAST LIVE OAK) TO REMAIN

SEE SHEET L-3

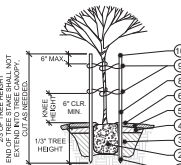
SHRUB PLANTING NOTES:

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 12" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNTED. SCARIFY EDGES OF PIT.
2. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1/2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY GILVAMMIM IMMEDIATELY.
3. ADD MYCORRHIZAL FUNGUS DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
4. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
5. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL. MOISTENING AND TAMPING ALL AROUND.
6. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
7. APPLY 7" 4" SHREDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TO DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
8. TREE STRIP - USE VIT CLUNCH TREE TIES, OR APPROVED EQUIVALENT. LENGTH AS REQUIRED. 2 PER TREE. NEEDED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3" OF TREE SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT SAME HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.



TREE PLANTING NOTES:

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 12" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNTED. SCARIFY EDGES OF PIT.
2. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1/2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY GILVAMMIM IMMEDIATELY.
3. ADD MYCORRHIZAL FUNGUS DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
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8. TREE STRIP - USE VIT CLUNCH TREE TIES, OR APPROVED EQUIVALENT. LENGTH AS REQUIRED. 2 PER TREE. NEEDED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3" OF TREE SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT SAME HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.



PLANTING NOTES:

1. SOIL PREPARATION:
 - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
 - B. ROTOTILL TOGETHER WITH 10% SOIL AND 10% COMPOST TO A DEPTH OF 8".
 - C. REMOVE ALL VEGETATION REMNANTS, CLOS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETTERIOUS TO THE PLANTING.
 - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSL OR 80% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6". IF SOIL IS COMPACTED BELOW 6" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
 - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
 - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE APPLICATION IS TO BE INCORPORATED UNIFORMLY ON TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT.
 - G. GRANULAR PRODUCT PREMIUM HUMATE FROM TRIC. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
 - H. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW.SIMPLU-TEA.COM), FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. "SOIL PLUGS" FROM EARTHPORT (WWW.EARTHPORT.COM), LIQUID APPLICATION: 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
3. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
4. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
5. MULCH SPECIFICATION: INSTALL A 7" 4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH ON TOP OF IRRIGATION TUBING. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEA TEAM AT 310.387.8485.
7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE (I.E. PRUNING, THINNING, AND DIVIDING) AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPPLEMENTED QUANTITY IN PLANTING LEGEND.
9. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT BEAUTIFUL GARDENS LA TO DETERMINE IF A PLANTABLE SUBSTITUTION IS AVAILABLE.
10. ON SITE POSITIONING: BEAUTIFUL GARDENS LA RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED LA PRIOR TO PLANTING.
11. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
12. MEADOW AREA: SPACES LEAVING TWO (2) FEET LEAVING FOR SPACING IN A TRIANGULAR PATTERN. USE 2" OR SMALLER PLUGS. SPREAD WILD/OVER SEED BETWEEN GRASSES AFTER PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT SEEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.SSEEDS.COM, (805) 884-4038, EMAIL: INFO@SSEEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, A WEED-FREE ORGANIC MATTER. PH RANGE OF 6.5 TO 8.5. MOISTURE CONTENT 30 TO 60 PERCENT BY WEIGHT. 100 PERCENT PASSING THROUGH 1/4" SIEVE. SOLUBLE SALT CONTENT OF 5 TO 10 DECIBELMETER (dbm) & NOT EXCEEDING 0.5 PERCENT NITR CONTAMINANTS & FREE OF SUBSTANCE TOXIC TO PLANTING.

A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS. YARD TRIMMINGS, OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE NUTRIENT COMPOST. SOIL AMENDMENT: SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 8" TO 9" OF SOIL.

PLANTING NOTES:

"A CERTIFICATE OF COMPLETION SHALL BE SIGNED BY THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."

"ALL PLANTING AREAS TO INCLUDE A MIN. OF 3IN OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 8" OF SOIL, COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET."

"RECYCLING WATER SYSTEMS SHALL BE USED FOR ALL WATER FEATURES."

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

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8.2.c



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LANDSCAPE DESIGN
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BEAUTIFULGARDENSLA@GMAIL.COM
(310)502-0058



CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

PROJECT

SHEET DESCRIPTION

BACKYARD PLANTING

DATE 12.24.2024

SCALE 1/8" = 1'-0"

APN NO. 8713-038-018

SHEET NUMBER

L-4

6 OF 13 SHEETS

2 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

3 TREE PLANTING & STAKING DETAIL

SCALE: NOT TO SCALE



PARKINSONIA X 'DESERT MUSEUM'



AGAVE WEBERII



LOMANDRA LONGIFOLIA
BREEZE



FESTUCA SISKIYOU BLUE



BACCHARIS PILULARIS
'TWIN PEAKS'



JUNCUS PATENS BLUE ELK



JUNIPER BLUE ARROW



CHONDROPETALUM TECTORUM



SANSEVERIA MOONLIGHT



PODOCARPUS HENKELII



GEIJERA PARVIFLORA



AGROSTIS PALLENS



CEANOTHUS 'CONCHA'



AGAVE BLUE GLOW

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CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

SHEET DESCRIPTION

HOUSE PLANT
IMAGES

DATE 12.24.2024

SCALE

APN NO. 8713-038-018

SHEET NUMBER

L-5

7 OF 13 SHEETS



HETEROMELES ARBUTIFOLIA



CEANOTHUS GRISEUS 'YANKEE POINT'



LEUCOSPERMUM 'SUNRISE'



BACCHARIS PILULARIS ON
SLOPE



EXISTING RHUS INTEGRIFOLIA

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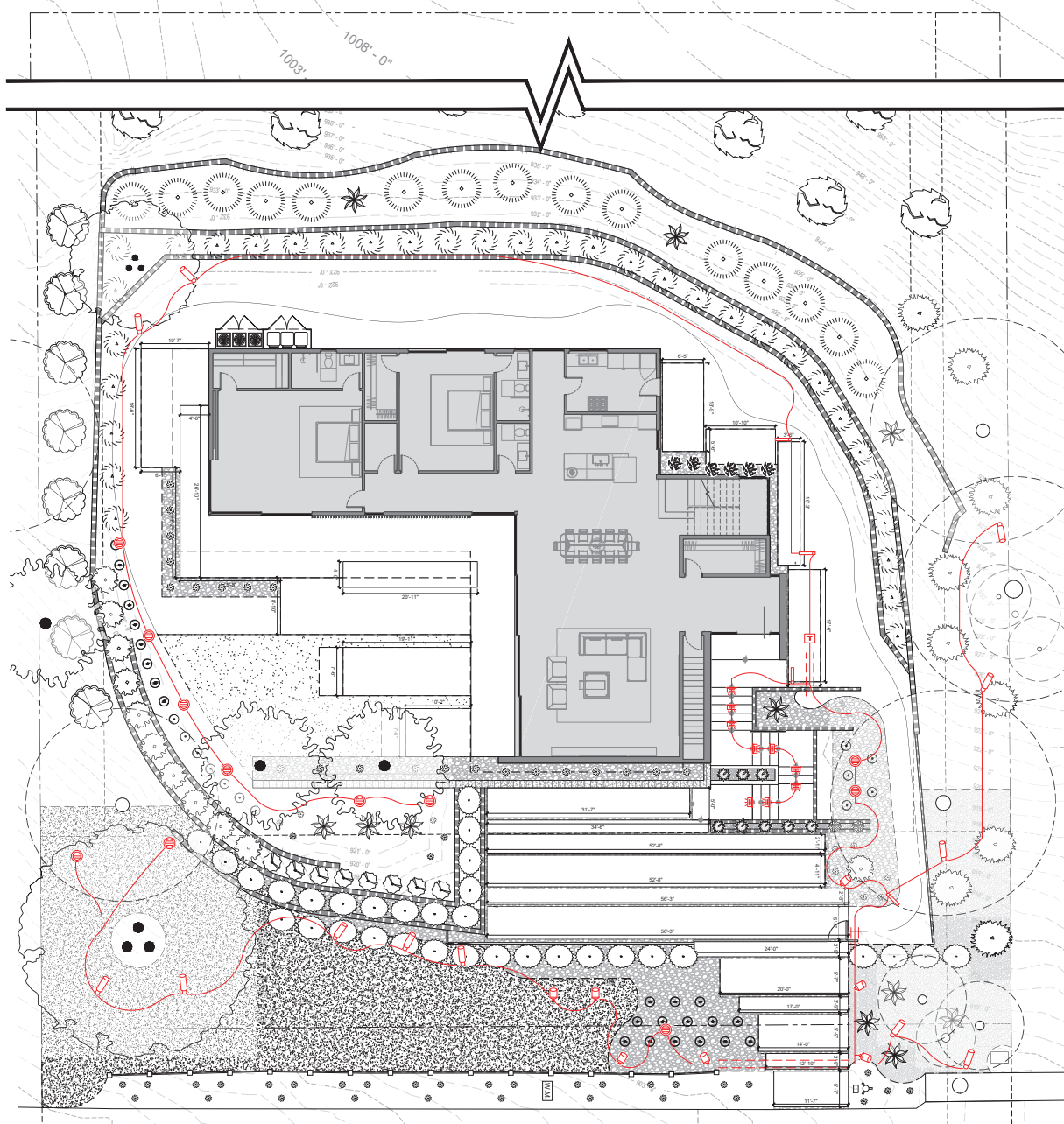
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CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

SHEET DESCRIPTION
UPPER SLOPE
PLANT
IMAGES
DATE
8.26.2024
SCALE
APN NO.
8713-038-018
SHEET NUMBER

L-5A
8 OF 13 SHEETS



LIGHTING LEGEND

SYMBOL	MANUFACTURER	QTY.	WATTS	DESCRIPTION / MODEL NO.
	CORONA LIGHTING	12	5	DIRECTIONAL LIGHT CL-514B-AB-L-ED16-5W-FL
	CORONA LIGHTING	0	3.5	DIRECTIONAL LIGHT CL-514B-AB-L-ED16-3W-FL
	CORONA LIGHTING	11	3.5	WELL LIGHT CL-203-AB-L-ED16-3W-FL
	CORONA LIGHTING	4	2.5	STEP LIGHT CL-717B-AB-L-EDT3-2.5W
	CORONA LIGHTING	7	3.5	DIRECTIONAL LIGHT CL-532B-AB-L-ED16-3W-FL
	VISTA PRO LIGHTING	9	20	STEP LIGHT 4246-B
	VISTA PRO OUTDOOR LIGHTING	1	N/A	MODEL MULTI-TAP, LANDSCAPE SERIES, TRANSFORMERS MT-600-DT-C
	AS APPROVED	N/A	N/A	ELECTRICAL WIRING
	AS APPROVED	N/A	N/A	SLEEVE: BLANK POLYETHYLENE TUBING, TWICE THE DIAMETER OF WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC.



CL-514B
FINISH: ANTIQUE BRONZE



CL-203-AB
FINISH: ANTIQUE BRONZE



CL-717B
FINISH: ANTIQUE BRONZE



CL-532B-AB
FINISH: ANTIQUE BRONZE

1 LIGHTING PLAN

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



8.2.c



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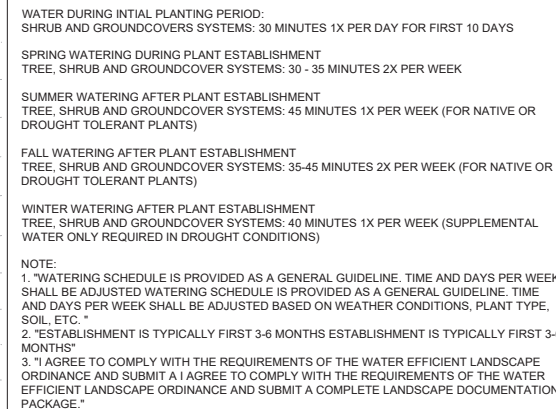
SHEET DESCRIPTION

LIGHTING PLAN

DATE 12.24.2024
SCALE 1/8" = 1'-0"
APN NO. 8713-038-018
SHEET NUMBER

L-6

9 OF 13 SHEETS



HILLSIDE NOTE

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

DRIP APPLICATION RATE: 0.96 IN/Hr
"A MINIMUM 3-INCH LAYER OF MULCH SHALL BE
APPLIED ON ALL EXPOSED SOIL SURFACES OF
PLANTING AREAS EXCEPT TURF AREAS, CREEPING
OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING
APPLICATIONS WHERE MULCH IS
CONTRAINDICATED."
"UNLESS CONTRADICTED BY A SOILS TEST,
COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC
YARDS PER 1,000 SQUARE FEET OF PERMEABLE
AREA SHALL BE INCORPORATED TO A DEPTH OF SIX
INCHES INTO THE SOIL."

1

HYDROZONES & WATER BUDGET

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



IRRIGATION EFFICIENCY DEFAULT VALUE FOR OVERHEAD 0.75 & DRIP 0.81	
PLANT WATER USE TYPE	PLANT FACTOR
VERY LOW	0.0-1
LOW	0.2-0.3
MODERATE	0.4-0.6
HIGH	0.7-1.0
SLA	1

HYDROZONES-PLANTS BY ZONE		
ZONE	WATER REQ	PLANTS
1	LOW	JUNCUS PATENS 'ELK BLUE', FESTUCA 'SISKIYOU BLUE'
2	MOD	PODOCARPUS HENWILLI
3	LOW	UC VERDE BOUTELOUA DACTYLOIDES, PARKINSONIA X 'DESERT MUSEUM'
4	LOW	JUNIPERUS SCOPULORUM 'BLUE ARROW', AGAVE WEBERI, BACCHARIS PILULARIS 'TWIN PEAKS'
5	LOW	CHONDROPTALUM TECTORIUM, JUNCUS PATENS 'ELK BLUE', AGAVE WEBERI, FESTUCA 'SISKIYOU BLUE', AGAVE 'BLUE GLOW',
6	LOW	CEANOTHUS GRISEUS VAR. 'HORIZONTALIS' 'YANKEE POINT'
7	LOW	PARKINSONIA X 'DESERT MUSEUM', LOMANDRA LONGIFOLIA BREEZE
8	LOW	LEUCOSPERMUM 'SUNRISE', AGAVE WEBERI
9	LOW	CEANOTHUS 'CONCHA'
10	LOW	JUNIPERUS SCOPULORUM 'BLUE ARROW', AGAVE WEBERI, CHONDROPTALUM TECTORIUM, JUNCUS PATENS 'ELK BLUE', AGAVE WEBERI, FESTUCA 'SISKIYOU BLUE', CYNODON DACTYLON, GEIERA PARVIFLORA
11	LOW	CYTOCELEAES ARBUTIFOLIA, BACCHARIS PILULARIS 'PIGEON POINT'
12	MOD	HYDRODON DACTYLON

ZONE	VALVE	WUCOLS	DESCRIPTION	AREA (SQ.Ft.)	% OF LANDSCAPE
1	1	LOW	FRONT YARD EAST SECTION	661	6
2	2	MOD	FRONT YARD ALONG RETAINING WALLS	641	6
3	3	LOW	FRONT YARD SOUTH EAST SECTION	2310	21
4	4	LOW	FRONT YARD NORTH EAST SECTION	701	6
5	5	LOW	FRONT YARD STAIRCASE SECTION	550	5
6	6	LOW	SIDE YARD NORTH SECTION	367	3
7	7	LOW	BACK YARD WEST SECTION	470	4
8	8	LOW	BACK YARD UPPER SLOPE WEST SECTION	843	8
9	9	LOW	SIDE YARD SOUTH SECTION	745	7
10	10	LOW	FRONT YARD ALONG RETAINING WALLS	1237	11
11	11	LOW	REAR BACK YARD UPPER SLOPE SECTION	2101	19
12	12	MOD	FRONT YARD SOUTH WEST SECTION	538	5
TOTAL PLANTED LANDSCAPE AREA				11164	100

ZONE		ZONE		ZONE		ZONE	
WUCOLS:	LOW	WUCOLS:	MOD	WUCOLS:	LOW	WUCOLS:	LOW
AREA:	061	AREA:	041	AREA:	230	AREA:	230
TOTAL ZONE FLOW:	6.45	TOTAL ZONE FLOW:	6.45	TOTAL ZONE FLOW:	23.3	TOTAL ZONE FLOW:	23.3
PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H
EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH
PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"
ZONE		ZONE		ZONE		ZONE	
WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW
AREA:	703	AREA:	550	AREA:	367	AREA:	367
TOTAL ZONE FLOW:	7.03	TOTAL ZONE FLOW:	5.50	TOTAL ZONE FLOW:	3.67	TOTAL ZONE FLOW:	3.67
PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H
EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH
PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"
ZONE		ZONE		ZONE		ZONE	
WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW
AREA:	470	AREA:	740	AREA:	745	AREA:	745
TOTAL ZONE FLOW:	4.70	TOTAL ZONE FLOW:	8.43	TOTAL ZONE FLOW:	7.45	TOTAL ZONE FLOW:	7.45
PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H
EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH
PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"
ZONE		ZONE		ZONE		ZONE	
WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW	WUCOLS:	LOW
AREA:	123	AREA:	210	AREA:	538	AREA:	538
TOTAL ZONE FLOW:	12.37	TOTAL ZONE FLOW:	21.01	TOTAL ZONE FLOW:	5.38	TOTAL ZONE FLOW:	5.38
PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H	PRECIP. RATE:	0.96 IN/H
EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH	EMITTER FLOW:	0.9 GPH
PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"	PIPE SIZE:	3/4"

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

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

"THE PACKAGE COMPLIES WITH THE
PERFORMANCE APPROACH OF THE MWEO."

WATER TYPE: POTABLE
WATER PURVEYOR: WALNUT VALLEY
WATER DISTRICT
CONTACT INFORMATION: 271 S,
Brea Canyon Rd, Walnut, CA 91789
(909) 595-7554

STATIC WATER PRESSURE

1. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ON SITE
2. STATIC PRESSURE: 70 PSI
3. CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ON SITE

THE SITE LANDSCAPE SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING REQUIREMENT PURSUANT TO DIAMOND BAR MUNICIPAL CODE (DBMC) SECTION 8.14.

All drawings, specifications and documents prepared by BEAUTIFUL GARDENS LA are instruments of service for use solely with respect to this project and shall not be used on other projects, for additions to this project, or for completion of this project without the express written permission of BEAUTIFUL GARDENS LA. BEAUTIFUL GARDENS LA shall be deemed the author of these documents and shall retain all common law, statutory and other rights, including copyright. Viewing these drawings and or documents shall constitute acceptance of the above terms.



BEAUTIFUL GARDENS LA, LLC
LANDSCAPE DESIGN
6168 ¹/₂ WHITWORTH DRIVE
LOS ANGELES, CA 90035
BEAUTIFULGARDENSLA@GMAIL.COM
(310) 502-0058



CLEAR CREEK RESIDENCE
22725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

PROJECT

**HYDROZONES
& WATER
BUDGET**

DATE 12 24 2024

SCALE _____

1/16" = 1'-0"

8713-038-018

SHEET NUMBER

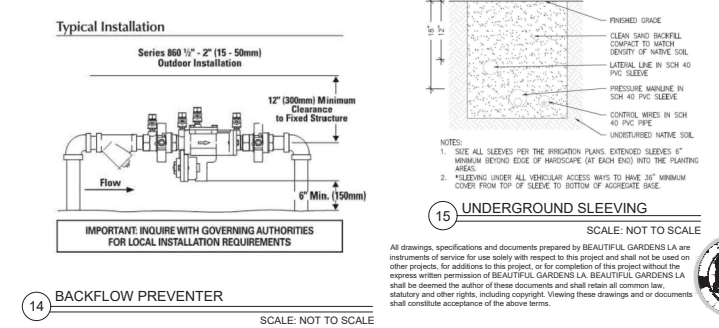
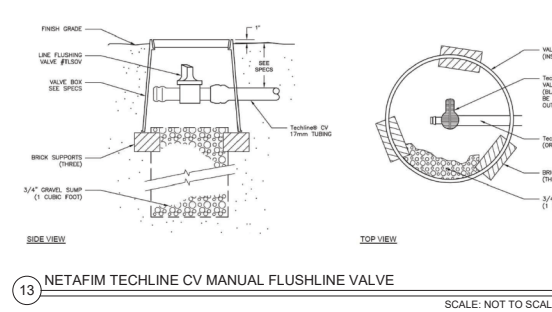
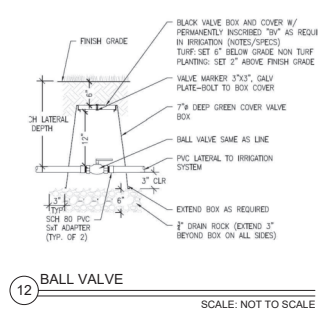
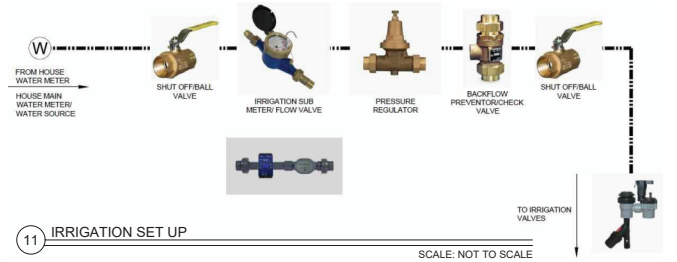
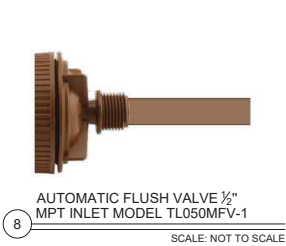
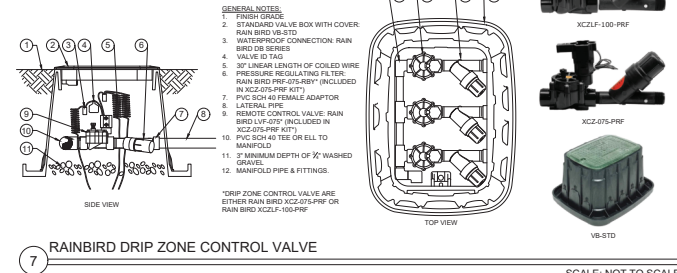
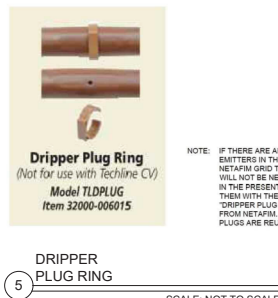
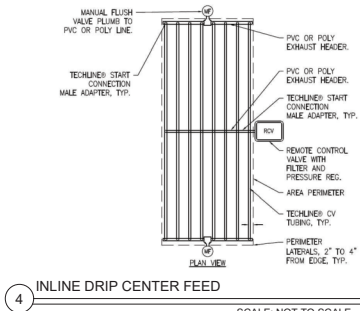
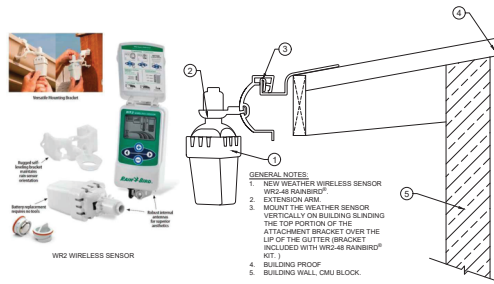
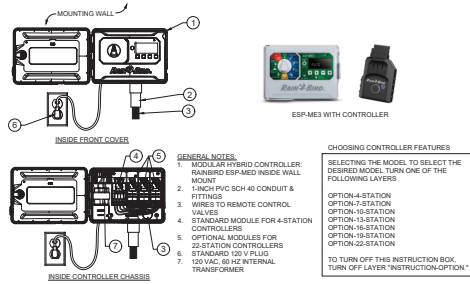
1. Introduction

117

11-7

21

10 OF 13 SHEETS



8.2.c

BEAUTIFUL GARDENS LA, LLC

LANDSCAPE DESIGN

6168 1/2 WHITWORTH DRIVE

LOS ANGELES, CA 90035

BEAUTIFULGARDENSLA@GMAIL.COM

(310)502-0058

PROJECT

CLEAR CREEK RESIDENCE

2725 CLEAR CREEK LANE,

DIAMOND BAR, CA 91765

SHEET DESCRIPTION

IRRIGATION DETAILS

DATE 12.24.2024

SCALE

APN NO. 8713-038-018

SHEET NUMBER

L-9

12 OF 13 SHEETS

GENERAL IRRIGATION NOTES

"CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES."

- "THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING."
- "ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS."
- "ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS."
- "EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES."
- "PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES."
- "CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY."
- "ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING."
- "EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON SITE."
- "DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF BEAUTIFUL GARDENS LA. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY."
- "ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE. DURA' DEEP SOCKET TYPE. DEEP SOCKET TYPE."
- "ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED."
- "THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES."
- "CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED."
- "CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM."
- "COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH."
- "PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- "MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR."
- "CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
- "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."

- "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, AND AN IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."
- "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN- TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405."
- "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
- "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
- "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE, OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER."
- "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
- "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
- "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
- "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
- "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."
- "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
- "TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE."
- "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."
- "AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM."
- "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT"

ESTABLISHMENT SCHEDULE						
<i>When the landscape is new, schedule the Weather Wireless Sensor WR2-48 RainBird® smart controller for Watering mode: "Basic". This means the controller will execute your schedule, not an automatic one. After 1 year, switch to Water mode: "Smart". This will ensure that the new plants are watered correctly while they are getting established.</i>						
ESTABLISHMENT SCHEDULE (FIRST YEAR AFTER PLANTING)						
ZONES	PLANT TYPE	MONTH	APPLICATION RATE	WEEKLY ETO	MINUTES PER WEEK	
ALL	LOW-WATER	JANUARY	.96 IN/HR	0.5 IN.	28	
ALL	LOW-WATER	FEBRUARY	.96 IN/HR	0.68 IN.	38	
ALL	LOW-WATER	MARCH	.96 IN/HR	0.84 IN.	47	
ALL	LOW-WATER	APRIL	.96 IN/HR	1.1 IN.	61	
ALL	LOW-WATER	MAY	.96 IN/HR	1.24 IN.	69	
ALL	LOW-WATER	JUNE	.96 IN/HR	1.35 IN.	75	
ALL	LOW-WATER	JULY	.96 IN/HR	1.4 IN.	78	
ALL	LOW-WATER	AUGUST	.96 IN/HR	1.33 IN.	74	
ALL	LOW-WATER	SEPTEMBER	.96 IN/HR	1.17 IN.	65	
ALL	LOW-WATER	OCTOBER	.96 IN/HR	0.88 IN.	49	
ALL	LOW-WATER	NOVEMBER	.96 IN/HR	0.61 IN.	34	
ALL	LOW-WATER	DECEMBER	.96 IN/HR	0.43 IN.	24	

PERMANENT SCHEDULE						
<i>When the landscape is new, schedule the Weather Wireless Sensor WR2-48 RainBird® smart controller for Watering mode: "Basic". This means the controller will execute your schedule, not an automatic one. After 1 year, switch to Water mode: "Smart". This will ensure that the new plants are watered correctly while they are getting established.</i>						
PERMANENT SCHEDULE (SECOND YEAR AFTER PLANTING)						
ZONES	PLANT TYPE	MONTH	APPLICATION RATE	WEEKLY ETO	MINUTES PER WEEK	
ALL	LOW-WATER	JANUARY	.96 IN/HR	0.5 IN.	7	
ALL	LOW-WATER	FEBRUARY	.96 IN/HR	0.68 IN.	9	
ALL	LOW-WATER	MARCH	.96 IN/HR	0.84 IN.	12	
ALL	LOW-WATER	APRIL	.96 IN/HR	1.1 IN.	15	
ALL	LOW-WATER	MAY	.96 IN/HR	1.24 IN.	17	
ALL	LOW-WATER	JUNE	.96 IN/HR	1.35 IN.	19	
ALL	LOW-WATER	JULY	.96 IN/HR	1.4 IN.	19	
ALL	LOW-WATER	AUGUST	.96 IN/HR	1.33 IN.	18	
ALL	LOW-WATER	SEPTEMBER	.96 IN/HR	1.17 IN.	16	
ALL	LOW-WATER	OCTOBER	.96 IN/HR	0.88 IN.	12	
ALL	LOW-WATER	NOVEMBER	.96 IN/HR	0.61 IN.	8	
ALL	LOW-WATER	DECEMBER	.96 IN/HR	0.43 IN.	6	

PERMANENT SCHEDULE LANDSCAPE DATA					
LANDSCAPE DATA FOR SMART CONTROLLER AFTER PLANTS ARE ESTABLISHED					
ZONES	SPRINKLER TYPE	PLANT TYPE	SOIL TYPE	SLOPE	MOR OR LESS
ALL	INLINE DRIP, 0.96/HR (ENTER THIS RATE MANUALLY IN CONTROLLER)	NATIVE (25%)	SILTY SAND	NONE	ADJUST INDIVIDUAL ZONES FOR SHADE PER CONTROLLER INSTRUCTIONS

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8.2.c



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LANDSCAPE DESIGN
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BEAUTIFULGARDENSLA@GMAIL.COM
(310)502-0058



CLEAR CREEK RESIDENCE
2725 CLEAR CREEK LANE,
DIAMOND BAR, CA 91765

IRRIGATION
NOTES

DATE 12.24.2024

SCALE

APN NO. 8713-038-018

SHEET NUMBER

L-10

13 OF 13 SHEETS

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 03/25/25	CC 04/01/25	PC 04/08/25	CC 04/15/25	PC 04/22/25	CC 05/06/25
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT/MN	Raz Grinbaum	PH					
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT/GL	Diane Shi	PH					
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT/RL	Claire Lee	First incomplete letter sent 2/22/24 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					
2151 Derringer Lane (Addition and remodel to single-family residence)	DR PL2025-17	DT/RL	Pete Volbeda	First incomplete letter sent 3/14/25 – waiting for additional information					
334 S. Diamond Bar Blvd (Banquet)	CUP PL2024-76	MN	Jason Lee for Black Canvas South	Under Review					
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	Under Review					
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT/RL	Matthew Ewing	Second incomplete letter sent 3/13/25 - waiting for additional information					
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL	Philip K. Chan	Second incomplete letter sent 2/20/25 - waiting for additional information					
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT/MN	Walt Patroske	Under Review					
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information					

LEGEND

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

PENDING ITEMS (continued)				
Property Location	File #	AP	Applicant	Status
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	First incomplete letter sent 3/6/25 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Ordinance and Proposed Billboard)	DCA PL2024-40	RL/GL	WVUSD	First incomplete letter sent 07/01/2024 – waiting for additional information