City of Diamond Bar Planning Commission Agenda

Brian Worthington, Chair
Lee Mao, Vice Chair
Surendra Mehta, Commissioner
Ruben Torres, Commissioner
William Rawlings, Commissioner

Meeting Date: Tuesday, April 28, 2026

Regular Meeting 6:30 p.m.

Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar CA 91765

WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

Meetings are open to the public, and you are invited to attend and participate.

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. The Planning Commission may take action on any item listed on the agenda.

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AMERICANS WITH DISABILITY ACT ACCOMMODATION

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please email the Community Development Department (commdev@diamondbarca.gov) or call 909-839-7030 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please email the Community Development Department (commdev@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

Member and noted for the record at the meeting. Please note that the meeting will proceed at Diamond Bar City Hall – Windmill Community Room should comments by teleconferencing become infeasible due to an internet or power outage or due to technical problems outside the City's control. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing.

Speakers are limited to five (5) 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. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Administrative Coordinator.

Public comments must be directed to the Planning Commission. A person who disrupts the orderly conduct of the meeting after being warned by the Chairperson or the Chairperson's designee that their behavior is disrupting the meeting may result in the person being removed from the meeting.

1. CALL TO ORDER: 6:30 p.m., Windmill Room

PLEDGE OF ALLEGIANCE:

ROLL CALL: Commissioners Torres, Rawlings, Mehta, Vice Chair Mao, Chair Worthington

APPROVAL OF AGENDA: Chair

2. 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 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.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are considered by the Planning Commission to be routine and will be acted on by a single motion unless a Planning Commission Member or member of the public request otherwise, in which case, the item will be removed for separate consideration.

3.1 March 24, 2026 Planning Commission Meeting Minutes

Recommended Action:
Staff recommends the Planning Commission approve the March 24, 2026, Planning Commission meeting minutes as received.

4. OLD BUSINESS:

5. NEW BUSINESS:

6. PUBLIC HEARINGS:

6.1 Development Review and Tree Permit No. PL2025-27: The applicant is requesting Development Review (DR) approval for the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements on a 66,647 gross square-foot (1.53 gross acre) lot. A Tree Permit (TP) is also requested to remove seven protected California black walnut trees and one coast live oak tree and replace with 24 coast live oak trees on site.

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.

Recommended Action:
Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2025-27, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

8.1 Project Status Report

Recommended Action:
Staff recommends the Planning Commission receive and file the Project Status Report dated April 28, 2026.

9. SCHEDULE OF FUTURE EVENTS:

9.1 City Council Meeting - May 5, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.2 Planning Commission Meeting - May 12, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. - CANCELLED

9.3 City Council Meeting - May 19, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.4 In observance of Memorial Day, all city facilities are closed on Monday, May 25, 2026.

9.5 Planning Commission Meeting - May 26, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

9.6 City Council Meeting - June 2, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.7 Planning Commission Meeting - June 9, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

10. ADJOURNMENT:

CERTIFICATION
I, Arlene Laviera, Administrative Coordinator, City of Diamond Bar, hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., not less than 72 hours prior to the meeting, at the following locations: Diamond Bar City Hall Kiosk, Diamond Bar City Hall Bulletin Board, City website: www.diamondbarca.gov, and Diamond Bar Library.

Arlene Laviera
Administrative Coordinator
Date Posted: April 23, 2026

PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: March 24, 2026 Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends the Planning Commission approve the March 24, 2026, Planning Commission meeting minutes as received.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Admiinistrative Coordinator, Community Development

ATTACHMENTS:

1. 03-24-26 Minutes

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
March 24, 2026

1. CALL TO ORDER:

VC/Worthington 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: Mao

ROLL CALL: Mehta, Mao, Rawlings, V/C Worthington

ABSENT: Torres

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager, Rudy Lopez, Assistant Planner, Arlene Laviera, Administrative Coordinator; Dan Cruz, Assistant City Attorney.

2. REORGANIZATION OF PLANNING COMMISSION

Selection of Chairperson and Vice Chairperson.

Lee moved, and Mehta seconded appointing Brian Worthington as Chairman to the Planning Commission. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES: 4 COMMISSIONERS: Mao, Mehta, Rawlings, C/Worthington
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONERS: Torres

Worthington moved, and Rawlings seconded appointing Lee Mao as Chairman to the Planning Commission. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES: 4 COMMISSIONERS: Mao, Mehta, Rawlings, C/Worthington
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONERS: Torres

APPROVAL OF AGENDA: Chair approved.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – February 24, 2026.

Rawlings moved, and Mehta seconded to approve consent calendar. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES: 4 COMMISSIONERS: Mao, Mehta, Rawlings, C/Worthington
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONERS: Torres

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

7.1 Development Review No. PL2025-55: The applicant is requesting Development Review (DR) approval for the construction of a new 7,435 square-foot, four-level, single-family residence with a 783 square-foot, three-car garage, 495 square feet of balcony area, 132 square feet of covered patio area, swimming pool and rear yard improvements on an 84,701 gross square-foot (1.94 gross acre) undeveloped lot.

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.

Recommended Action:
Adopt the attached Resolution (Attachment A) approving Development Review No. PL2025-55, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, subject to conditions.

A/P Rudy Lopez presented the staff report.

C/Worthington opened it up for the commissioners to ask questions of staff.

VC/Mao pointed out the private street easement on the site plan is not located on Indian Creek, it is located on Rim Fire. Also, the slide showing the front and back of the property, the address to the left is 22110 and the address to the right is 22112, please correct for the record.

VC/Worthington opened the public hearing.

Seeing no comments, closed the public hearing.

Rawlings moved, Mao seconded to adopt **Resolution No. 2026-04** approving Development Review PL2025-55, subject to the standard conditions. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS: Mao, Mehta, Rawlings, C/Worthington
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Torres

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman confirmed the next scheduled Planning Commission on April 14, 2026 is cancelled.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

11. ADJOURNMENT: With no further business before the Planning Commission, C/Worthington adjourned the Regular Planning Commission meeting at 6:52 p.m.

The foregoing minutes are hereby approved this 28th day of April, 2026.

Attest:

Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Brian Worthington, Vice Chairperson

PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Development Review and Tree Permit No. PL2025-27
PROJECT LOCATION:	23007 Ridge Line Road Diamond Bar, CA 91765 APN: 8713-005-010
GENERAL PLAN DESIGNATION:	Rural Residential (RR)
ZONING DISTRICT:	Rural Residential (RR)
PROPERTY OWNER:	Visanu and Radhika Chawla 23007 Ridge Line Road Diamond Bar, CA 91765
APPLICANT:	Terry Chang, EBTA Architects 22 Corporate Park, Suite 200 Irvine, CA 92606

SUMMARY:

The applicant is requesting Development Review (DR) approval for the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements on a 66,647 gross square-foot (1.53 gross acre) lot. A Tree Permit (TP) is also requested to remove seven protected California black walnut trees and one coast live oak tree and replace with 24 coast live oak trees on site.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2025-27, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

BACKGROUND:

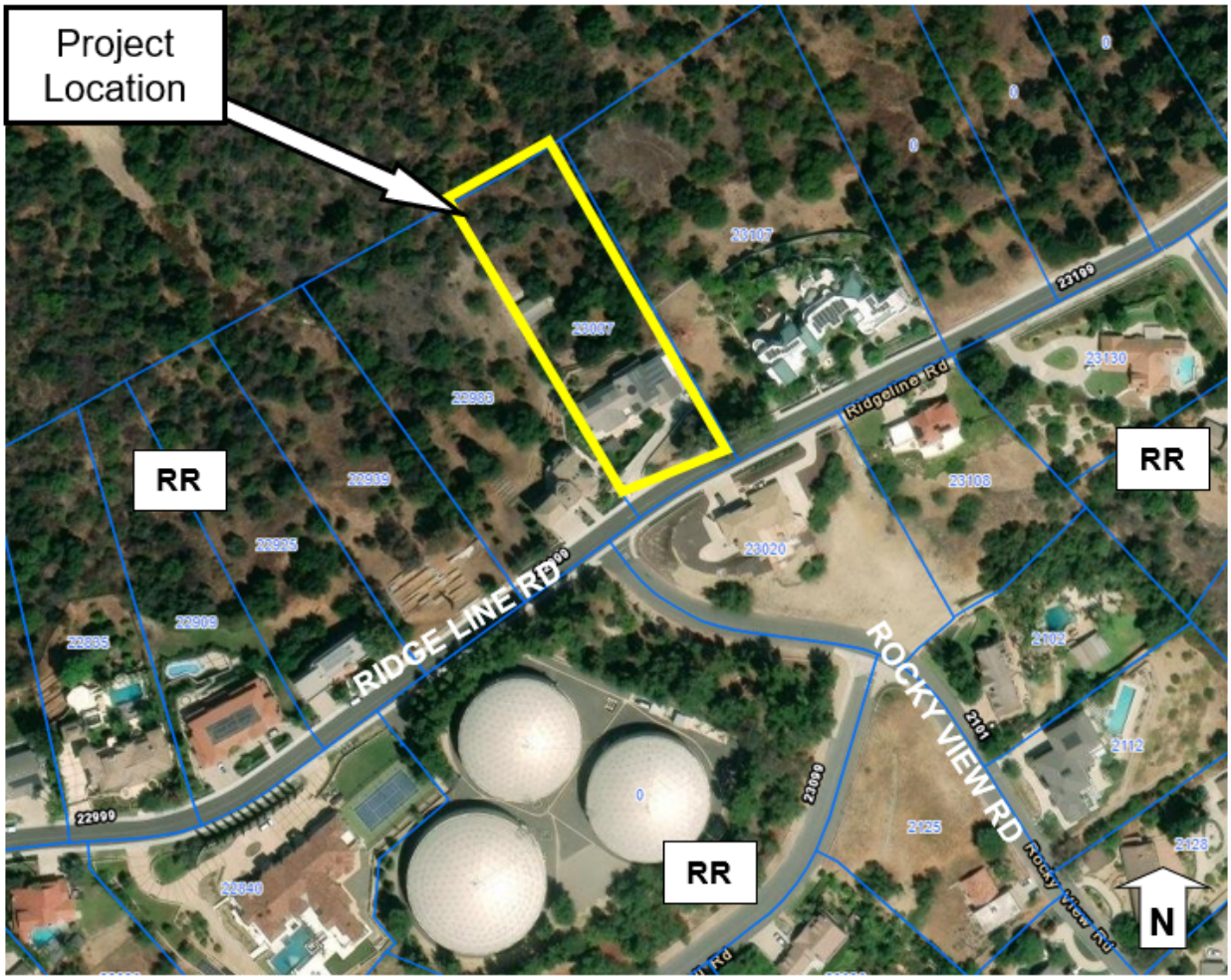
The project site is located in the Diamond Bar Country Estates (The Country), on the north side of Ridge Line Road, east of Rocky View Road. The property is currently developed with an existing single-family residence and accessory barn structure in the rear yard. An arborist report prepared for this project (Psomas, February 26, 2026) identified 28 protected trees and 68 unprotected trees on the property.

The proposed project is still under review by the Diamond Bar Country Estates Architectural Committee.

The property is legally described as Lot 34 of Tract No. 30091, and the Assessor's Parcel Number (APN) is 8713-005-010.

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 East



Adjacent Property to the West

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**	**Single-Family Residential**
North	Medium Density Residential	RR	Open Space
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 66,647 square feet (1.53 acres), which includes a 32-foot wide private street easement along the frontage of Ridge Line Road. The property is a rectangular-shaped lot with a net buildable area (i.e., minus the private street easement) of 62,291 square feet (1.43 acres). The property is a hillside property with a descending slope at 37 percent that starts from the private street easement to the rear property line.

The proposed residence will be situated 30 feet from the edge of the private street easement along Ridge Line Road.

The main entrance faces Ridge Line Road, and a circular driveway provides access to two three-car garages. Due to the site's topography, the entrance is located below street grade and oriented toward a below-grade courtyard with a fountain. The project includes 1,377 square feet of covered terrace and patio areas, as well as 2,072 square feet of uncovered terrace and patio areas distributed throughout the property. Rear yard improvements, including a pool and spa, are also proposed.

There are 28 protected trees on the property. Eight are proposed for removal, as further discussed under the "Tree Permit" section below.

Grading Plan

The applicant is proposing to cut 1,200 cubic yards and fill 1,450 cubic yards of soil throughout the property to create a buildable pad that can support the proposed residence and rear yard. Therefore, 250 cubic yards would have to be imported to the site. Standard dump truck capacities range from 10 to 15 cubic yards, so the proposed amount of import would require 17 to 25 total truck trips. The proposed grading activities are limited to areas in proximity to the residence, preserving some of the site's unimproved natural slope.

The applicant is proposing up to four tiers of retaining walls, with a maximum height of four feet, at the rear of the property to accommodate the property's steep slope, support fills above the natural grade, and expand the buildable pad for the house and rear yard. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of painted stucco to match the house.

Architecture

The architectural style is a modern Prairie design with a low-pitched standing seam metal roof, deep eaves, large floor-to-ceiling windows, and a balanced, symmetrical façade. Building materials consist of stained wood panels, off-white and gray exterior plaster, aluminum/metal doors and windows, and powder coated wrought-iron railings. Additional architectural elements include wood panel garage door and eaves, limestone freestanding walls, metal wall paneling/cladding that complement the overall façade. The exterior color palette utilizes cool, earth-toned hues consistent with the modern Prairie design to preserve the hillside's aesthetic.



Rendering of Front (West) Elevation

The proposed three-level house's floor plan comprises the following components:

- Basement Floor – Entertainment room, game parlor, wine tasting room, exercise room, spa with lounge, massage room with bathroom, staff room, two bedrooms with bathrooms, a powder room, pool bathroom, laundry room and two mechanical rooms;

- First Floor – Great room, kitchen with wok kitchen, dining room, office, prayer room, master suite with a bathroom and walk-in closet, and two bedrooms with bathrooms;
- Second (Street Level) Floor – Outdoor living room, parlor, two bedrooms with bathrooms, powder room, and two three-car garages.
- Covered/uncovered terrace areas totaling 3,449 square feet and an elevator are proposed throughout the three levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

Living Area		14,304
o Basement Floor	5,894	
o First Floor	5,915	
o Second Floor	2,495	
Non-Livable Area		5,355
o Garage	1,518	
o Covered terrace, patios	1,377	
o Uncovered terrace, patios	2,072	
o Mechanical/electrical rooms	388	
TOTAL FLOOR AREA		**19,659**

The height of the building is 34'-10", measured from the finished grade to the highest point of the roofline.

Landscape Plan

A total of 20 unprotected trees and seven protected California black walnut trees and one protected coast live oak tree are proposed for removal. The protected trees will be replaced at a 3:1 ratio and a condition of approval is included in the attached Resolution requiring the planting of 24 coast live oak trees. The Tree Permit section below provides further analysis on the removal of trees and appropriate mitigation. All other trees will be replaced at a 1:1 ratio. The applicant is proposing a variety of trees to be planted throughout the property, including six New Zealand Christmas trees (two 72-inch box, two 60-inch box, and two 48-inch box), eighteen 48-inch box magnolia trees, ten 36-inch box Saratoga laurel trees, and twenty-four 24-inch box coast live oak trees in the front, side and rear yards. A total of 58 trees will be planted to replace the 28 trees proposed for removal. At project completion, there will be a total of 126 trees onsite (58 replacement trees and 68 existing trees to be preserved).

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

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

ANALYSIS:

Review Authority

The proposed project requires Planning Commission review and approval of two entitlement applications:

Development Review (DR) and a Tree Permit (TP). The analysis that follows provides the basis for staff's recommendation to approve the DR and TP applications.

Development Review (DBCC Chapter 22.48)

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

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

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

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	30 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	15 feet – Southwest side 10 feet – Northeast side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	30'-9" – Southwest side 114'-2" – Northeast side	Yes
Rear Setback	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	12.5%	Yes
Max. Building Height	35 feet	34'-10"	Yes
Parking	2-car garage	6-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Tree Permit (DBCC Section 22.38.110)

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

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

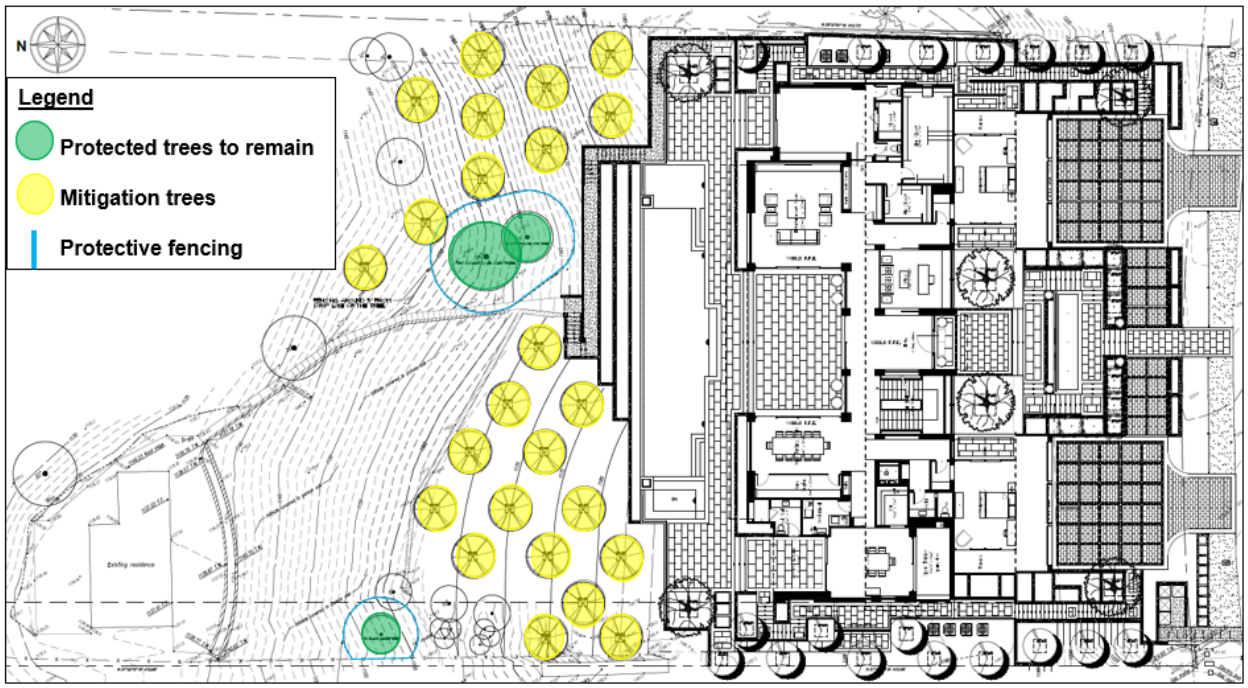
Trees that are so damaged, diseased or in danger of falling (as verified by an arborist) that cannot be effectively preserved, or its presence is a threat to other protected trees or existing or proposed structures are exempted from being replaced at a three to one (3:1) ratio.

The applicant submitted a tree report prepared by a licensed arborist (Psomas) dated February 26, 2026. There are 17 California black walnut trees, 10 coast live oaks and one Inland scrub oak trees that are considered protected with a DBH that ranges between 8.2 and 43.4 inches. 20 protected trees will remain on the property and eight protected trees (seven California black walnuts and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with 24 coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, twenty-four 24-inch box coast live oak trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

The arborist notes that there are three additional protected trees (one California black walnut tree and two coast live oaks) that may be impacted during construction. Replacement planting will be required if an arborist determines during construction that this encroachment would be expected to cause a significant decline in tree health.



Location of Trees and Tree Impacts



Location of Protected Trees in Close Proximity to Construction and Mitigation Trees

The protected trees to remain that are in close proximity to construction will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. For work close to the protected zone, protective measures shall include, but are not limited to the following:

- Tree protection fencing will be a minimum of five feet high and located five feet from the drip line of the trees.
- Fencing will be of a flexible configuration or chain link, supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place.
- A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone.
- Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone.
- No grade changes shall be made within the protective barriers without prior approval by the City. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.
- Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.
- No attachments or wires other than those of a protective or nondamaging nature shall be attached to a "protected tree."
- No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.
- If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.
- When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material required fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.
- When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade.

The retaining wall shall be porous to allow for aeration.

- A certified arborist shall be required to monitor construction activities within, or nearby, "protected trees" drip line protection zone.
- Pruning of any branches greater than three inches in diameter or removal of more than ten percent of the total canopy shall be overseen by a certified arborist.
- Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection.
- Any trees that are to be retained on site but are damaged by construction activities (e.g., soil disturbance within the drip line or excessive pruning) should be monitored for a period of at least two years to detect any health impacts that may require additional tree replacement.

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

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 34'-10" feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections;
- The project is terraced on three pad levels. From the street view, the building has an appearance of a one-story structure, but the rear of the building steps down to three levels;
- 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 new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The properties to the east and west will continue to have views of the vista from their rear yards to the west. All properties across the street will continue to have views of the vista from their rear yards to the southeast.

The proposed house will be constructed on a relatively similar building pad elevation comparable to the adjacent neighboring properties located at 23107 Ridge Line Road and 22983 Ridge Line Road, based on the topographic data from the City's GIS system. As a result, the proposed structure will not exceed the height of neighboring homes, thereby preserving existing view corridors and maintaining the visual scale and grade levels of the adjacent homes along Ridge Line Road. Furthermore, the house is terraced on three pad levels. From the street view, the building has an appearance of a one-story structure, but the rear of the building steps down to three levels.



Aerial View of Project Site and Adjacent Properties (Looking North)



Aerial View of Project Site and Adjacent Properties (Looking South)

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country. The architecture in The Country is eclectic, and includes a variety of architectural designs. The scale and proportions of the proposed home are well balanced and appropriate for the site. In sum, the proposed project has been carefully designed to respect existing view corridors, maintain neighborhood scale and character, and minimize any adverse effects on adjacent residences.

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

- The new single-family residence will conform to all development standards, including building height, lot

coverage and setbacks, which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- The exterior finish materials and colors blend with the natural environment;
- 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; and
- The proposed new single-family residence will not obstruct slot views of the vista for nearby properties.

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 April 17, 2026, 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 April 17, 2026. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

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

ENVIRONMENTAL ASSESSMENT:

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

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. Draft Resolution No. 2026-XX, Standard Conditions of Approval
2. Site Plan, Floor Plan, Elevation, Roof Plan, Conceptual Landscape Plan, Grading Plan
3. Color and Material Board
4. Arborist Report Dated February 26, 2026

PLANNING COMMISSION
RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2025-27 FOR THE CONSTRUCTION OF A NEW 14,304 SQUARE-FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 1,518 SQUARE-FOOT GARAGE, 1,377 SQUARE FEET OF COVERED TERRACE/PATIO AREAS, 2,072 SQUARE FEET OF UNCOVERED TERRACE/PATIO AREAS, SWIMMING POOL AND REAR YARD IMPROVEMENTS ON A 1.53 GROSS ACRE (66,647 GROSS SQUARE-FOOT) LOT LOCATED AT 23007 RIDGE LINE ROAD, DIAMOND BAR, CA 91765 (APN 8713-005-010). A TREE PERMIT IS ALSO REQUESTED TO REMOVE SEVEN PROTECTED CALIFORNIA BLACK WALNUT TREES AND ONE COAST LIVE OAK TREE AND REPLACE WITH 24 COAST LIVE OAK TREES ON SITE.

A. RECITALS

1. The property owner, Visanu and Radhika Chawla, and applicant, Terry Chang, have filed an application for Development Review and Tree Permit No. PL2025-27 for a property located at 23007 Ridge Line Road, Diamond Bar, County of Los Angeles, California.

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

   (a) Development Review for the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements.

   (b) Tree Permit to remove seven protected California black walnut trees and one coast live oak tree and replace with 24 coast live oak trees on site.

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

3. The subject property is made up of one parcel totaling 66,647 gross square feet (1.53 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.

4. The legal description of the subject property is Lot 34 of Tract No. 30091, and the Assessor’s Parcel Number (APN) is 8713-005-010.

5. On April 17, 2026, 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 April 17, 2026. Also, public notices were posted at the project site and the City’s designated community posting sites.

6. On April 28, 2026, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

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

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

C. FINDINGS OF FACT

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

Development Review Findings (DBCC Section 22.48.040)

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

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

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

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

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

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

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

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 1.53 gross-acre site. The modern Prairie architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will

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

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

   The proposed residence will be designed in the modern Prairie architectural style. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: low-pitched standing seam metal roof, deep eaves, large floor-to-ceiling windows, and a balanced, symmetrical façade. Building materials consist of stained wood panels, off-white and gray exterior plaster, aluminum/metal doors and windows, and powder coated wrought-iron railings. Additional architectural elements include wood panel garage door and eaves, limestone freestanding walls, metal wall paneling/cladding that complement the overall façade. Through the use of cool, earth-toned shades and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

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

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

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

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

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

Tree Permit Finding (DBCC Section 22.38.110)

1. Preservation of the tree is not feasible and would compromise the property owner's reasonable use and enjoyment of property or surrounding land and

appropriate mitigation measures will be implemented in compliance with DBCC Section 22.38.130 (Tree replacement/relocation standards) below.

The applicant submitted a tree report prepared by a licensed arborist (Psomas) dated February 26, 2026. There are 17 California black walnut trees, 10 coast live oaks and one Inland scrub oak trees that are considered protected with a DBH that ranges between 8.2 and 43.4 inches. 20 protected trees will remain on the property and eight protected trees (seven California black walnuts and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with 24 coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, twenty-four 24-inch box coast live oak trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

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

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

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

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

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

4. Prior to the issuance of a demolition, grading or building permit, the protected trees shall be barricaded by chain link fencing with a minimum height of five feet, or by another protective barrier approved by the Community Development Director or designee. Chain link fencing shall be supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place. Barriers shall be placed at least five (5) feet from the drip line of the trees. A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone. Throughout the course of construction, the tree protection fencing shall be maintained and the

site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone. The fencing plan shall be shown on the grading plan and other applicable construction documents and the Applicant, Owner or construction manager shall contact the Planning Division to conduct a site visit prior to commencement of any work to ensure this condition is met.

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

6. 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.

7. No grade changes shall be made within the protective barriers without prior approval by the City. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.

8. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.

9. No attachments or wires other than those of a protective or nondamaging nature shall be attached to a “protected tree.”

10. No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.

11. If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.

12. When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material required fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.

13. When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade. The retaining wall shall be porous to allow for aeration.

14. Pruning of any branches greater than three inches in diameter or removal of more than ten percent of the total canopy shall be overseen by a certified arborist.

15. Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection.

16. Any trees that are to be retained on site but are damaged by construction activities (e.g., soil disturbance within the drip line or excessive pruning) should be monitored for a period of at least two years to detect any health impacts that may require additional tree replacement.

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

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

19. 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, Visanu and Radhika Chawla, 23007 Ridge Line Road, Diamond Bar, CA 91765, and applicant, Terry Chang, EBTA Architects, 22 Corporate Park, Suite 200, Irvine, CA 92606.

APPROVED AND ADOPTED THIS 28TH DAY OF APRIL, 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Brian Worthington, 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 28th day of April, 2026, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

ATTEST: _____

Greg Gubman, Secretary

COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: **Development Review and Tree Permit No. PL2025-27**

SUBJECT: **For the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements on a 66,647 gross square-foot (1.53 gross acre) lot. A Tree Permit (TP) is also requested to remove seven protected California black walnut trees and one coast live oak tree and replace with 24 coast live oak trees on site.**

PROPERTY OWNER: **Visanu and Radhika Chawla, 23007 Ridge Line Road, Diamond Bar, CA 91765**

APPLICANT: **Terry Chang, EBTA Architects, 22 Corporate Park, Suite 200, Irvine, CA 92606**

LOCATION: **23007 Ridge Line Road, Diamond Bar, CA 91765**

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review and Tree Permit No. PL2025-27 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

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

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

2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review and Tree Permit No. PL2025-27, 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. 2026-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.

14. Landscape plans prepared by a licensed landscape architect that complies with the City's water conservation landscaping requirement, along with a landscape deposit in the amount of $2,500 for landscape plan check review fees shall be required during building plan check [DBCC Section 8.14]. The landscape plans will be reviewed by the City's Consultant Landscape Architect to ensure this requirement is met.

B. FEES/DEPOSITS

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

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

C. TIME LIMITS

1. The approval of Development Review and Tree Permit No. PL2025-27 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 22.66.050 (b)(1). In accordance with DBCC Section 22.60.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. This approval is for the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements at 23007 Ridge Line 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 roof- or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters, etc.), waste and storage areas, and utility services shall be screened from public view from abutting public streets and rights-of-way, and abutting area(s) zoned for residential or open space uses, including views from above the subject project. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style subject to approval by the director. The screening design/construction shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground.

8. 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.

9. 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 COUNTY OF LOS ANGELES FIRE DEPARTMENT, (909) 620-2402, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. FIRE PROTECTION STANDARDS

1. Comments will be provided upon acceptance of fees invoiced by the County.

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

   (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.

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

4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give

notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.

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

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

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

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

A. GENERAL

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

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

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

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

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

B. SOILS REPORT/GRADING/RETAINING WALLS

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

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

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

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

5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be shown on the grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.

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

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

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

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

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

11. Prior to issuance of a grading permit, the applicant shall submit an approval letter from the Homeowner's Association for all proposed work within the private streets of Ridge Line Rd.

12. 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.

13. 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.

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

C. DRAINAGE

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

the natural drainage course. Any new drainage improvements (relocate or remodel) should be identified on the grading plan.

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

D. UTILITIES

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

IV. 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. 2025 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.

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

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

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

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

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

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

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

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

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

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

11. 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.

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

13. 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.

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

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

16. 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.

17. Light and ventilation shall comply with CBC 1203 and 1205. Spa, lounge, and massage areas shall be designed for artificial light and ventilation by a registered professional engineer.

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

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

Permit – Items required prior to building permit issuance:

20. 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.

21. 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.

22. 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.

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

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

25. 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.

26. 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:

27. 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.

28. 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.

29. 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.

30. 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.

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

32. 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.

33. 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.

34. 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.

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

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

37. 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.

38. 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.

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

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

END

Project Notes

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

1. IN THE CASE OF EMERGENCY, CALL _____ AT WORK PHONE# _____ OR HOME PHONE # _____.
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES R ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP's FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIE BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE ADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FRO THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIAS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN SORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUE, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE ASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREASON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESALTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. HE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WRK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVAB, EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF ERSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, ORWIND.
18. APPROPRIATE BMP's FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

GLAZING REQUIREMENTS

1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER C.R.C. R308.1.
2. GLAZING IN SWINGING, SLIDING, AND BIFOLD DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) AND II (CPSC 16 CFR 1201) WHEN MORE THAN 9 SQUARE FEET OR SLIDING. [TABLE R308.3.1 (1), R308.3.1]
3. GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR AND LESS THAN 5' FROM THE WALKING SURFACE SHALL BE SAFETY GLAZED. [C.R.C. R308.4.2]
4. GLAZING OVER 9 SQUARE FEET IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL BE SAFETY GLAZED. [C.R.C. R308.4.3]
5. GLAZING USED IN HANDRAILS AND GUARDS SHALL BE SAFETY GLAZED. [C.R.C. R308.4.4]
6. GLAZING IN DOOR AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, SHOWERS LESS THAN 5' ABOVE THE STANDING SURFACE SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201). [C.R.C. TABLE R308.3.1 (1) & 308.4.5]
7. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 5' ABOVE A WALKING SURFACE AND IT IS WITHIN 5' HORIZON-TALLY OF THE WATER'S EDGE SALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) OR B (ANSI Z97.1) WHEN 9 SQUARE FEET OR LESS IN AREA AND II (CPSC 16 CFR 1201) OR A (ANSI Z97.1). [CRC308.4.5 & TABLE R308.3.1 (1) & (2)]
8. GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 3' ABOVE THE PLAN OF THE ADJACENT WALKING SURFACE SHALL BE SAFETY GLAZING. [CRC R308.4.6]
9. GLAZING ADJACENT TO BOTTOM LANDING OF A STAIRWAY WITHIN 3' VERTICALLY AND 5' HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. [C.R.C. 308.4.7]
10. GLASS BLOCK SHALL HAVE A MINIMUM FACE THICKNESS OF 3/16", ORIGINAL UNITS, POLYVINYL BUTYRAL COATED, AND COMPLY WITH R607. [C.R.C. R607.2]
11. LOUVERED WINDOWS AND JALOUSIES SHALL BE A MINIMUM 3/16" THICK, MAXIMUM 48" IN LENGTH, HAVE SMOOTH EDGE. [C.R.C. R308.2]

LOS ANGELES COUNTY FIRE DEPARTMENT NOTES

1. THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (C.B.C.) CHAPTER 7A / RESIDENTIAL CODE (C.R.C.) R337 DUE TO BEING LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE

Abbreviations

PROJECT	HORIZ.	HORIZONTAL	DIA.	DIAMETER	ALUM.	ALUMINUM
PLYWOOD	H.P.	HIGH POINT	DR.F.	DRINKING FOUNTAIN	A.C.	ASPHALTIC CONCRETE
PLASTIC LAMINATE	HTG.	HEATING	DR.	DOOR	ACOUS.	ACOUSTIC
POINT	HDWD.	HARD WOOD	DWG.	DRAWING	ADJ.	ADJUSTABLE
POWER POLE	HR.	HOUR	D.S.	DOWNSPOUT	A.P.	ACCESS PANEL
POINT OF CONNECTION	HDCP.	HANDICAPPED	DW.	DUMBWAITER	A.F.F.	ABOVE FIN. FLR.
PRESSURE TREATED	I.D.	INSIDE DIAMETER	DWR.	DRAWER	APPD.	APPROVED
DOUGLAS FIR	IN.	INCH	E.W.C.	ELECTRIC WATER COOLER	APPROX.	APPROXIMATE
QUALITY	INCL.	INCLUDE OR INCLUSIVE			ARCH.	ARCHITECTURE OR ARCHITECTURAL
REDWOOD	INFO.	INFORMATION	E.G.	EXISTING GRADE		
RADIUS	INS.	INSULATE	EA.	EACH	AVE.	AVENUE
RISER	INSTL.	INSTALL	E.D.F.	ELECTRICAL DRINKING FOUNTAIN	A.B.	ANCHOR BOLT
ROAD	INT.	INTERIOR			ABV.	ABOVE
ROOF DRAIN	INV.	INVERT	ELEC.	ELECTRIC	AMP.	AMPERE
ROUND	INL.	INLET	ELEV.	ELEVATION	BLDG.	BUILDING
REFRIGERATOR	JST.	JOIST	ENGR.	ENGINEER	BLKG.	BLOCKING
REMOVE	JNT.	JOINT	ENGRG.	ENGINEERING	BD.	BOARD
REQUIRED	LAM.	LAMINATE	ENTR.	ENTRANCE	BETW.	BETWEEN
REVISE	LAV.	LAVATORY	EQ.	EQUAL	BEV.	BEVEL
ROOF	LBR.	LUMBER	EQUIP.	EQUIPMENT	B.F.	BOTH FACES
ROOFING	LNDG.	LANDING	EQUIV.	EQUIVALENT	BSMT.	BASEMENT
ROUGH	L.P.	LOW POINT	EST.	ESTIMATE	B.S.	BOTH SIDES
ROOM	LNG.	LONG	E.P.	ELECTRICAL PANEL	BLK.	BLOCK
REFERENCE	L.H.	LEFT HAND	EXPL.	EXTERIOR PLASTER	B.M.	BENCH MARK
ROOF JOIST	LINO.	LINOLEUM	EXC.	EXCAVATE	B.B.	BOTTOM OF BEAM
RATED	LINTL.	LINTEL	EXP.	EXPANSION	BTM.	BOTTOM
SIMILAR	LGT.	LIGHT	EXT.	EXTERIOR	B.O.S.	BOTTOM OF STEEL
SCHEDULE	LGTG.	LIGHTING	EXTR.	EXTERIOR	BM.	BEAM
SPLASH BLOCK	L.W.C.	LIGHT WEIGHT CONCRETE	E.J.	EXPANSION JOINT	CAB.	CABINET
SCHEMATIC	LGT.FIXT.	LIGHT FIXTURE	EXG.	EXISTING	CALC.	CALCULATION
SECTION	MAS.	MASONRY	EXIST.	EXISTING	CAP.	CAPACITY
SERVICE	MACH.	MACHINE	F.H.	FIRE HYDRANT	CAT.	CATALOGUE
SHEET	MAINT.	MAINTENANCE	F.O.S.	FACE OF STUD	C.BD.	CHALK BOARD
SHEATHING	MATL.	MATERIAL	F.D.	FLOOR DRAIN	C.B.	CATCH BASIN
SINK	MAX.	MAXIMUM	FDN.	FOUNDATION	C.to.C.	CENTER TO CENTER
SPECIFICATION	M.C.	MEDICINE CABINET	F.OR.	FIRE DOOR	CEM.	CEMENT
SQUARE	MECH.	MECHANICAL	F.E.	FIRE EXTINGUISHER	CER.	CERAMIC
STAINLESS STEEL	MTL.	METAL	F.B.	FIBER BOARD	CHAM.	CHAMFER
SCREEN	MEZZ.	MEZZANINE	F.G.	FINISH GRADE	CHAN.	CHANNEL
STREET	MFR.	MANUFACTURE	FIN.	FINISH	CL.	CHAIN LINK
STANDARD	MIN.	MINIMUM	FLR.	FLOOR	CHG.	CHANGE
STEEL	MISC.	MISCELLANEOUS	FLRG.	FLOORING	CI.	CAST IRON
STRUCTURAL	MIR.	MIRROR	FLOUR.	FLUORESCENT	CIR.	CIRCLE
SUSPEND	MTD.	MOUNTED	FRPF.	FIREPROOF	C.J.	CONSTRUCTION JOINT
SYMMETRICAL	M.O.	MASONRY OPENING	F.L.	FLOW LINE	CL.	CENTER LINE
SWITCH	M.B.	MACHINE BOLT	FT.	FEET / FOOT	CLG.	CEILING
SAW CUT	MED.	MEDIUM	F.O.C.	FACE OF CONCRETE	CLR.	CLEAR
TOP OF FOOTING	N.G.	NATURAL GRADE	FTG.	FOOTING	CLO.	CLOSET
TREAD	N.	NORTH	FURN.	FURNISH	CO.	CLEANOUT
TOP OF CONCRETE	No.	NUMBER	F.J.	FLOOR JOIST	CO.	COMPANY
TELEPHONE	NOM.	NOMINAL	F.O.M.	FACE OF MASONRY	COL.	COLUMN
TEMPERED	N.T.S.	NOT TO SCALE	F.O.W.	FACE OF WALL	C.O.	CONCRETE OPENING
TOP OF GRATE	N.I.C.	NOT IN CONTRACT	F.F.	FINISH FLOOR	COMPO.	COMPOSITION
TONGUE AND GROOVE	OBS.	OBSCURE	F.S.	FINISH SURFACE	CONC.	CONCRETE
THROUGH	O.C.	ON CENTER	F.G.	FINISH GRADE	CONC.BLK.	CONCRETE BLOCK
TOP OF MASONRY	OFF.	OFFICE	GA.	GAGE OR GAUGE	COND.	CONDITION
TOP OF SHEATHING	OPNG.	OPENING	GALV.	GALVANIZE	CONN.	CONNECT
TYPICAL	OPP.	OPPOSITE	GENL.	GENERAL	CONST.	CONSTRUCTION
TOP OF BEAM	ORIG.	ORIGINAL	G.I.	GALVANIZED IRON	CONT.	CONTINUATION OR CONTINUOUS
TOP OF LEDGER	O.H.	OVER HEAD	GLS.	GLASS		
TOP OF STEEL	O/	OVER	GYP.BD.	GYPSUM BOARD	CONTR.	CONTRACTOR
TOP OF WALL	P.A.	PUBLIC ADDRESS	GOVT.	GOVERNMENT	CORR.	CORRUGATE
TOP AND BOTTOM	PART.	PARTITION	GRD.	GRADE	CSK.	COUNTERSINK
UNLESS NOTED	PERM.	PERMANENT	GR.	GRILLE	CTR.	CENTER
OTHERWISE	PL.	PLATE	GRND.	GROUND	C.J.	CEILING JOINT
VARIABLE	PLAS.	PLASTER	GYP.	GYPSUM	C.R.	CRUSHED ROCK
VERTICAL	PLMBG.	PLUMBING	G.L.B.	GLU LAM BEAM	DBL.	DOUBLE
VESTIBULE	PORT.	PORTABLE	H.B.	HOSE BIBB	D.D.	DECK DRAIN
WITH	PR.	PAIR	HDW.	HARDWARE	DIAG.	DIAGONAL
WATERCLOSET	PREFAB.	PREFABRICATED	HGT.	HEIGHT	DIM.	DIMENSION
WOOD	PRELIM.	PRELIMINARY	H.M.	HOLLOW METAL	DO.	DITTO
WATER HEATER						
WITHOUT						



Project Notes

1. BUILDING PERMIT WILL NOT BE ISSUED UNTIL "ROUGH GRADING" APPROVAL IS OBTAINED FROM THE GRADING INSPECTOR. CONTACT GRADING DEPARTMENT FOR ADDITIONAL INFORMATION.
2. A SEPARATE PERMIT IS REQUIRED FOR POOL AND SPA, SITE RETAINING WALLS/ SHORING, ACCESSORY BUILDING.
3. THIS RESIDENCE, INCLUDING THE ATTACHED GARAGE(S), SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. RESIDENTIAL OR QUICK-RESPONSE STANDARD SPRINKLER HEADS SHALL BE USED IN THE DWELLING PORTION O THE BUILDING. ARCHITECT IS TO REVIEW AND APPROVE SPRINKLER SHOP DRAWINGS FOR POSSIBLE CONFLICTS WITH CEILINGS. SPRINKLER SYSTEM SHALL COMPLY WITH N.F.P.A. 13D APPLICABLE EDITION.
4. PRIVATE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITSATTIC, STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY C.R.C. SECTION R302.6, AND GARAGES LOCATED LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED BY A MINIMUM 1/2" GYPSUM BOARD APPLIED T THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYPSUM BOARD.
5. ALL CEILING HEIGHTS EXCEED THE MINIMUM REQUIRED HEIGHT AS SPECIFIED IN C.R.C. R305: ALL HABITABLE ROOMS INCLUDING HALLWAY 7'-0" MINIMUM. BATHROOMS, TOILETS AND LAUNDRY ROOMS 6'-8" MINIMUM.
6. MECHANICAL VENTILATION IN ACCORDANCE TO C.M.C. FOR BATHROOMS SHALL BE CAPABLE OF PROVIDING MINIMUM 50 CFM RATE OF AIR FLOW AND MAXIMUM 3 SONES SOUND RATE OR LESS FOR INTERMITTENT OPERATION. (CALGREEN DIVISION 4.5)
7. PROVIDE CEMENTITIOUS BACKING BOARD AS A BASE FOR ALL TUB AND SHOWER TILE WALLS, MIN.
8. SHOWERS SHALL BE FINISHED 72" MINIMUM ABOVE DRAIN WITH MATERIAL NOT ADVERSELY AFFECTED BY MOISTURE, MINIMUM. (C.B.C. 1203.5.2.1 AND 2509) REFER TO INTERIOR ELEVATIONS FOR FULL EXTENT OF TILE.
9. PROVIDE ANTI-SCALDING SHOWER AND TUB CONTROL VALVES. (C.P.C. SEC. 408 AND 409)
10. ALL DUCTS PIERCING ONE-HOUR WALL BETWEEN HOUSE (LIVING AREAS) AND GARAGE SHALL BE OF 26 GA. G.I. MATERIAL WITHIN GARAGE WITH SEALED EDGES, AND NO OPENINGS INTO GARAGE PER C.B.C.
11. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
12. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING. A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6 AND THAT THE MATERIAL INSTALLED CONFORMS WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE TE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE AND WEIGHT PER SQUARE FOOT.
13. ALL WROUGHT IRON TO HAVE YELLOW CHROMIDE PROTECTION COATING PRIOR TO PAINT FINISH OR EQUAL.
14. ALL PLUMBING WALLS ARE TO BE A MINIMM OF 2 x 6 FRAMING.
15. FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO C.B.C.
16. WHERE TOP PLATES OR SOLE PLATES ARE CUT FOR PIPES, A METAL TIE MIN. 0.058" THICK AND 1 1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16d NAILS MIN.EACH SIDE PER C.B.C.
17. CONTRACTOR TO PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND SOLID 2x BLOCKING BETWEEN JOISTS UNDER PERPENDICULAR WALLS AND BEARING POINTS PER C.B.C.
18. PROVIDE MIN. 5/8" DIA. ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE OR MASONRY, 6'-0" O.C. MINIMUM 2 BOLTS PER PLATE, ONE BOLT WITHIN 12" OF PLATE END AND CORNERS. NOTE: BOLTS SHALL EXTEND 5" INTO FOOTING ON POUR SYSTEM, TWO (2) EXTRA LONG BOLTS, PER C.B.C.
19. FOOTINGS SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO INSPECTIONS AND PLACEMENT OF CONCRETE.
20. PROVIDE WATER-RESISTANT GYPSUM BOARD BACKING AS A BASE FOR WATER CLOSETS, AND ALL WET WALLS PER C.B.C.
21. SEWER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.
22. SINGLE FAMILY DWELLINGS THAT IS EQUAL TO OR LARGER THAN 3,000 S.F. REQUIRES PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS PREPARED BY LICENSED ENGINEER(S).
23. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEE OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF AY WORK. CONTACT CAL/OSHA (714) 558-4451 FOR ADDITIONAL INFORMATION.
24. ALL HABITABLE ROOMS SHALL BE PROVDED WITH NATURAL LIGHT AND VENTILATION. FOR LIGHT, MINIMUM GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. OR VENTILATION, A MINIMUM OF 4% OF THE FLOOR AREA SHALL BE PROVIDED. SWINGING DOORS WILL BE USED IN ADDITION TO OPERABLE WINDOWS TO COMPLY WITH REQUIRED VENTILATION REQUIREMENTS. HABITABLE ROOM WITHIN THE BASEMENT SHALL HAVE ARTIFICIAL LIGT AND SUPPLY AND RETURN REGISTERS AND EXHAUST FANS.
25. ALL WATER CLOSETS SHALL HAVE A CLEAR SPACE OF 30" IN WIDTH AND 24" IN FRONT OF WATER CLOSET. REFER TO DASHED AREA IN FRONT OF WATER CLOSET ON FLOOR PLAN.
26. PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER CBC SEC. 2406.4:
    1) GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
    2) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
    3) GLAZING INSTORM DOORS
    4) GLAZING IN UNFRAMED SWINGING DOORS
    5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHE. THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
    6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
    7) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DSCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
        A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
        B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
        C. EXPOSED TP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
        D. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
    8) GLAZING IN WINDOWS WITHIN 5' OF THE TOP OR BOTTOM OF STAIRS IF THE WINDOW IS LESS THAN ' ABOVE THE FLOOR
27. THE MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" PER FOOT. (C.B.C.)
28. THIS PROJECT IS NOT IN A FEMA FLOOD HAZARD ZONE.
29. ELASTOMERIC WATERPROOF DECK MEMBRANE MANUFACTURER'S SPECIFICATIONS AND STANDARDS WILL BE PROVIDED TO THE FIELD INSPECTOR PRIOR TO APPLICATION.
30. PROVIDE A BLUE REFLECTIVE PAVEMENT MARKER MEETING THE ORANGE COUNTY FIRE AUTHORITY STANDARDS FOR EACH FIRE HYDRANT INDICATING ITS LOCATION ON THE STREET OR DRIVE. THESE MARKERS ARE TOBE KEPT IN GOOD CONDITION BY THE PROPERTY OWNER IF ON A PRIVATE PROPERTY.
31. CERTIFICATE OF ROOF SLOPE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY A CALIFORNIA REGISTERED ENGINEER THAT THE ROOF SLOPE IS IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
32. DESTRUCTIVE REMOVAL OF WORK PERFORMED WITHOUT PERMITS MAY BE REQUIRED FOR INSPECTION(S).
33. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER F RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. DEFERRED SUBMITTALS ARE LISTED AS FOLLOWINGS:
    1) FIRE SPRINKLER PLANS REVIEW & PERMIT, REQUIRED TO BE APPROVED BY ORANGE COUNTY FIRE AUTHORITY PRIOR TO FRAMING INSPECTION
    2) POOL AND SPA PERMIT
    3) SITE RETAINING WALL PERMIT
    4) GRADING PLAN REVIEW AND PERMIT
    5) CABANA WITH FREESTANDING GAS FIREPLACE REVIEW AND PERMIT
34. FOR ALL SPECIAL INSPECTIONS REQUIRED, DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH COUNTY OF ORANGE. - REFER TO STRUCTURAL PLAN SHEET SN-1 FOR LIST OF SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PROGRAM.
35. CONTRACTOR'S STATEMENT OF RESPONSIBILITY, PER C.B.C. SECTION 1704:
    1) ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS
    2) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVE BY THE BUILDING OFFICIAL
    3) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTORS' ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS
    4) IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION

Project Summary

Codes

GOVERNMENT CODES:	2022 CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2022 CALIFORNIA MECHANICAL CODE (C.M.C.) 2022 CALIFORNIA PLUMBING CODE (C.P.C.) 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2022 CALIFORNIA FIRE CODE (C.F.C.) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.) 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND LOCAL AMENDMENTS AND ORDINANCES

Occupancies & Zoning

HOUSE:	R-3 (PRIVATE RESIDENCE)
GARAGE:	U (PRIVATE GARAGE)
ZONING:	RESIDENTIAL (RR - RURAL RESIDENTIAL)
NUMBER OF STORIES:	TWO STORY OVER BASEMENT
CONSTRUCTION TYPE:	TYPE V-B AUTOMATIC SPRINKLER SYSTEM REQUIRED (NFPA TYPE-13D)
LEGAL DESCRIPTION:	TR 30091 LOT 34
ASSESSOR'S PARCEL NUMBER:	8713-005-010
SCOPE OF WORK	DEMOLISH EXISTING RESIDENCE WITH ATTACHED GARAGE, AND BUILD NEW SINGLE FAMILY DWELLING WITH ATTACHED TWO GARAGES AND LANDSCAPE WITH PLANTER AND SITE WALLS
FIRE ZONE:	VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

Development Standards for RR Zone

[SEC. 22.08.040. - CITY OF DIAMOND BAR MUNICIPAL CODE]

ZONE:		RR (RURAL RESIDENTIAL)
MAXIMUM LOT COVERAGE		30%
MINIMUM REQUIRED PARKING		2 CAR GARAGE
MAXIMUM BUILDING HEIGHT		35'
LOT AREA	L.A. COUNTY ASSESSOR'S MAP:	66,647 S.F.
	PRIVATE STREET EASEMENT:	4,356 S.F.
	NET LOT SIZE:	62,291 S.F.

Lot Coverage

	(MAXIMUM 30% ALLOWED)
BUILDING FOOTPRINT (HOUSE, INCLUDING GARAGE AND COVERED LOGGIAS)	7,164 S.F.
EXISTING TO REMAIN	606 S.F.
TOTAL (SITE COVERAGE AREA)	7,770 S.F.
PROPOSED LOT COVERAGE: (TOTAL SITE COVERAGE / NET LOT AREA) x 100% =	12.5%
	12.5% < 30% = THEREFORE OK

Building Height, Highest (Proposed)

34'-10 3/4"
(REFER TO EXTERIOR ELEVATIONS)

Bedroom Count and Parking (per Country Estates)

(DBCEA, DIAMOND BAR COUNTRY ESTATES ASSOCIATION, REQUIRES ONE CAR LESS THAN BEDROOM COUNT)

BASEMENT	2
FIRST FLOOR (MAIN LEVEL)	3
SECOND FLOOR (UPPER LEVEL)	2
TOTAL BEDROOMS	7
TOTAL REQUIRED AND PROPOSED PARKING SPACES	6

Building Area Tabulations

(AREA BREAKDOWN OF ACTUAL SQUARE FOOTAGE PER C.B.C. SEC. 202 AND 507)

Basement Floor

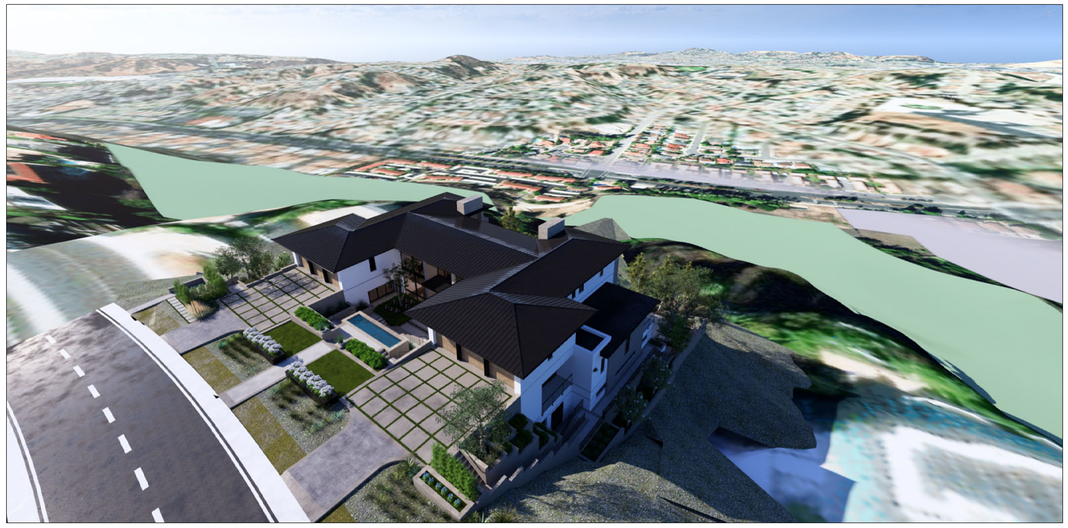
LIVABLE/CONDITIONED SPACE	5,894 S.F.
MECHANICAL AND ELECTRICAL	298 S.F.
COVERED EXTERIOR: COVERED LOGGIAS



Entry & Garage Elevation View



Entry & Garage Perspective



Entry & Garage Aerial Perspective



Entry Courtyard Perspective



Left (Dining Room) Side Perspective



Right (Master Bedroom Room) Side Perspective

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22 CORPORATE PARK
SUITE 200
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A.P.N. 8713-005-010
PC #:

Chawla Residence

The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

3D Renderings

LICENCED ARCHITECT
AMIT K. TAJORI
No. C18832
Renewal 08-31-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
Revision
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Revision
Revision
PLOT DATE: 3/2/2026

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Entry Courtyard Perspective



Entry Courtyard Perspective



Back Yard Aerial Perspective



Back Yard Aerial Perspective



Back Yard Perspective



Back Yard Perspective

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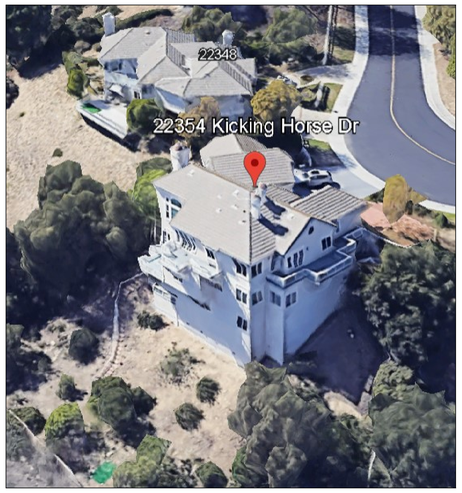
3D Renderings

LICENSED ARCHITECT
AMIT K. TAJIRIAN
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
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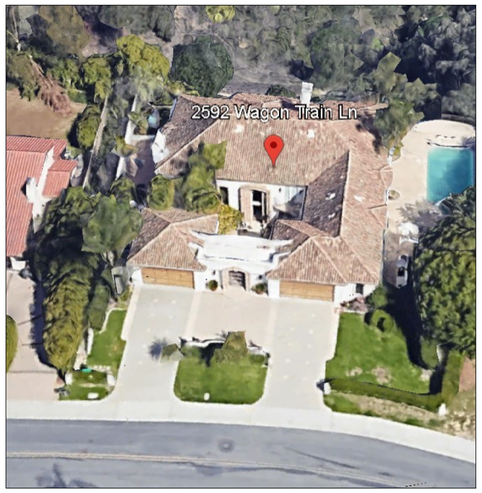
22354 Kicking Horse Drive



22215 Rim Fire Lane



2615 & 2625 Blaze Trail shown together

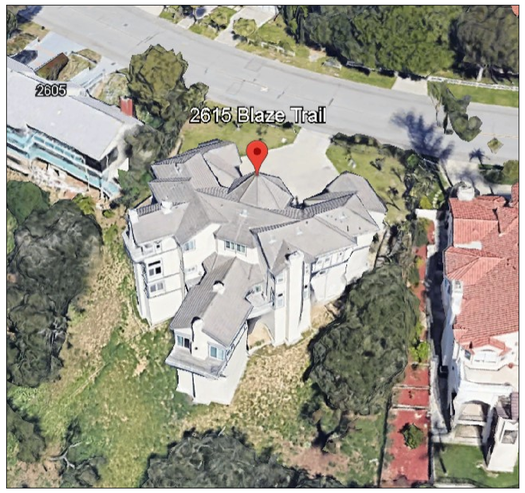


Two Driveway Entries

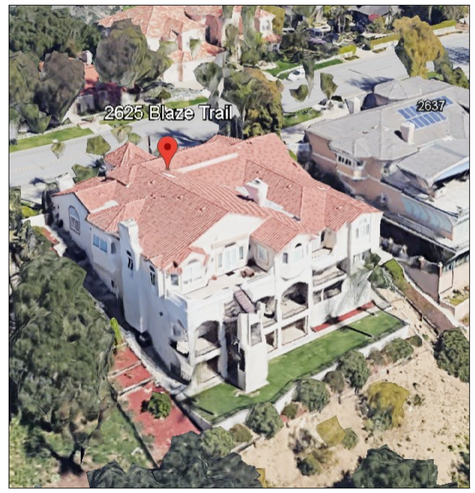
2592 Wagon Train Lane



22360 Kicking Horse Drive

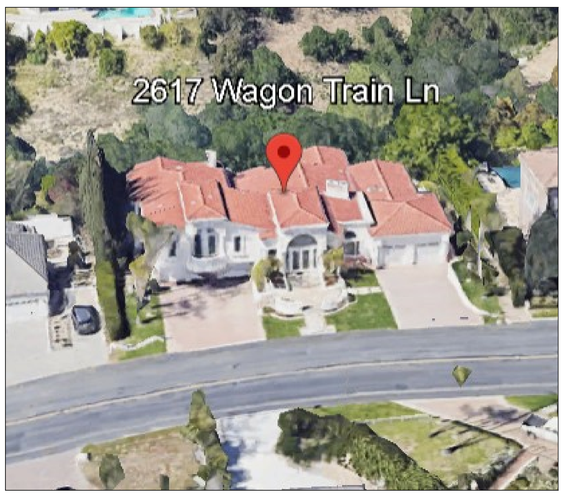


2615 Blaze Trail



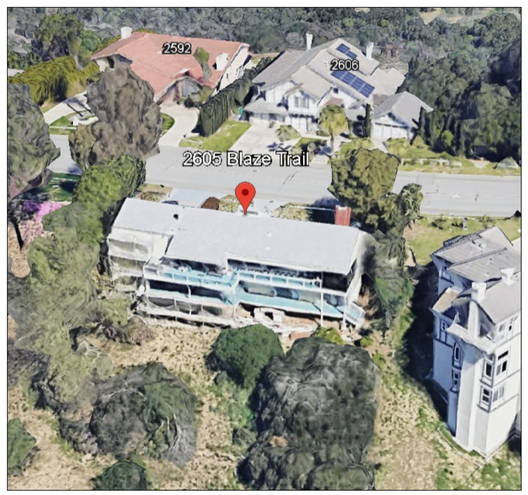
2625 Blaze Trail

2615 and 2625 Blaze Trail

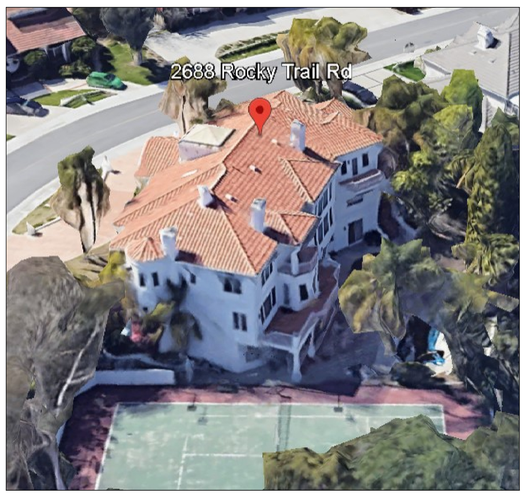


Two Driveway Entries

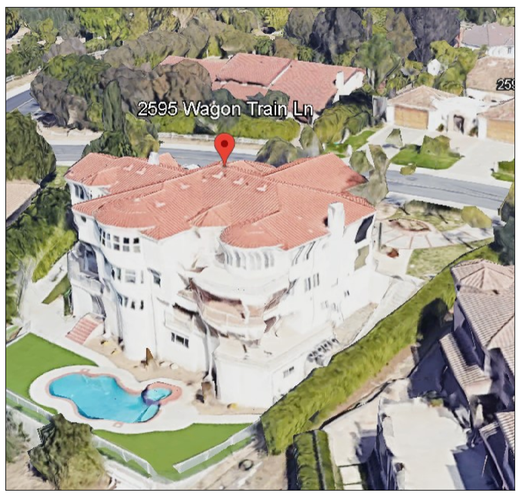
2617 Wagon Train Lane



2605 Blaze Trail



2688 Rocky Trail Road



2595 Wagon Train Lane

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PC #:

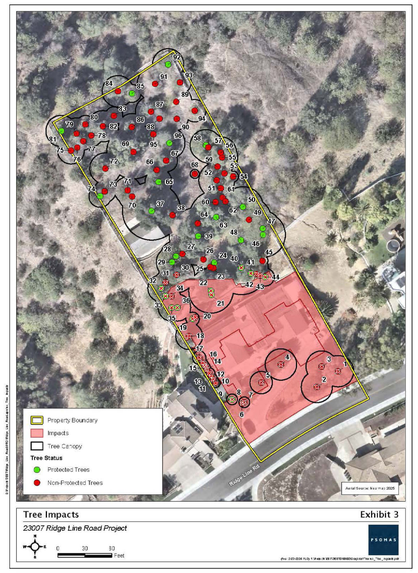
Chawla Residence
The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

Neighborhood Photos

LICENSED ARCHITECT
AMIT K. TAJIRIAN
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
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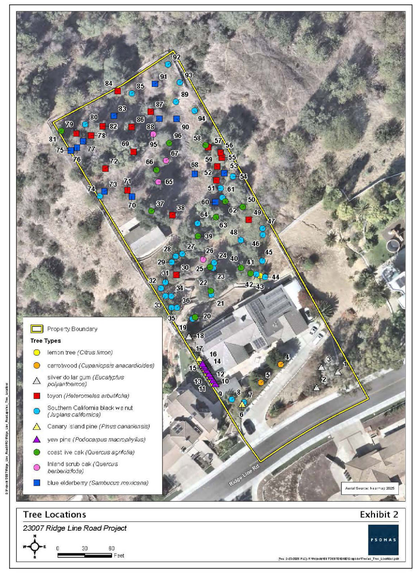
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Tree Impacts — Exhibit 3

23007 Ridge Line Road Project

0 30 60 Feet



Tree Locations — Exhibit 2

23007 Ridge Line Road Project

0 30 60 Feet

23007 Ridge Line Road Project

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
51	Southern California black walnut *Juglans californica*	3	2.0	10	15	4	4	-	-	-
52	toyon *Heteromeles arbutifolia*	12	56.5	35	40	3	3	-	-	-
53	blue elderberry *Sambucus mexicana*	2	3.0	15	10	2	2	-	-	-
54	Southern California black walnut *Juglans californica*	1	3.8	25	12	4	4	-	-	-
55	toyon *Heteromeles arbutifolia*	7	21.3	25	35	3	3	-	-	-
56	toyon *Heteromeles arbutifolia*	3	14.1	25	35	3	3	-	-	-
57	toyon *Heteromeles arbutifolia*	1	7.4	25	35	3	3	-	-	-
58	coast live oak *Quercus agrifolia*	1	20.0	40	35	3	3	Yes	-	Severe N lean
59	toyon *Heteromeles arbutifolia*	3	1.0	12	15	4	4	-	-	-
60	blue elderberry *Sambucus mexicana*	2	14.0	30	30	2	2	-	-	-
61	Southern California black walnut *Juglans californica*	2	5.5	20	15	4	4	-	-	-
62	coast live oak *Quercus agrifolia*	3	0.8	10	5	4	4	-	-	-
63	coast live oak *Quercus agrifolia*	2	33.2	55	60	3	3	Yes	-	Trunk wound. Good callousing.
64	Southern California black walnut *Juglans californica*	1	0.5	8	8	3	3	-	-	Overgrown with wild cucumber
65	Inland scrub oak *Quercus berberidifolia*	1	9.0	25	30	3	3	Yes	-	Poison oak
66	coast live oak *Quercus agrifolia*	1	6.2	20	25	3	3	-	-	Poison oak. Resprouting from base.M91
67	Inland scrub oak *Quercus berberidifolia*	1	6.5	20	25	3	3	-	-	-

A-4 *Tree Data Summary*

23007 Ridge Line Road Project

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
1	silver dollar gum *Eucalyptus polyanthemos*	2	32.0	60	35	3	3	-	Remove	Co-dominant trunks. Insect damage
2	silver dollar gum *Eucalyptus polyanthemos*	1	24.9	45	35	3	3	-	Remove	Co-dominant branches. Insect damage
3	silver dollar gum *Eucalyptus polyanthemos*	1	23.3	50	35	3	3	-	Remove	Insect damage
4	carrotwood *Cupaniopsis anacardioides*	1	15.0	35	35	4	4	-	Remove	-
5	carrotwood *Cupaniopsis anacardioides*	6	34.8	30	25	3	3	-	Remove	Insect damage Sunburn. Vines on lower trunk.
6	Canary Island pine *Pinus canariensis*	1	3.8	15	5	3	3	-	Remove	-
7	Southern California black walnut *Juglans californica*	10	6.0	8	12	4	4	-	Remove	Seasonal foliage
8	Southern California black walnut *Juglans californica*	6	12.0	12	12	4	4	Yes	Remove	Seasonal foliage
9	yew pine *Podocarpus macrophyllus*	1	11.5	20	10	4	4	-	Remove	Planted as hedgerow
10	yew pine *Podocarpus macrophyllus*	1	11.0	20	10	4	4	-	Remove	Planted as hedgerow
11	yew pine *Podocarpus macrophyllus*	1	11.0	20	10	4	4	-	Remove	Planted as hedgerow
12	yew pine *Podocarpus macrophyllus*	2	14.0	20	12	4	3	-	Remove	Planted as hedgerow
13	yew pine *Podocarpus macrophyllus*	1	9.5	20	10	4	4	-	Remove	Planted as hedgerow
14	yew pine *Podocarpus macrophyllus*	2	18.0	20	10	4	4	-	Remove	Planted as hedgerow
15	yew pine *Podocarpus macrophyllus*	1	6.5	20	10	4	4	-	Remove	Planted as hedgerow
16	yew pine *Podocarpus macrophyllus*	3	16.0	20	10	4	4	-	Remove	Planted as hedgerow

A-1 *Tree Data Summary*

23007 Ridge Line Road Project

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
68	blue elderberry *Sambucus mexicana*	3	1.0	8	10	4	4	-	-	-
69	toyon *Heteromeles arbutifolia*	14	92.2	30	60	3	3	-	-	-
70	blue elderberry *Sambucus mexicana*	1	8.6	35	30	3	3	-	-	-
71	toyon *Heteromeles arbutifolia*	8	25.6	25	30	3	3	-	-	-
72	toyon *Heteromeles arbutifolia*	7	22.4	30	35	2	2	-	-	Dieback
73	blue elderberry *Sambucus mexicana*	1	7.8	30	25	3	3	-	-	-
74	Southern California black walnut *Juglans californica*	3	17.5	30	25	3	3	Yes	-	Poison oak
75	blue elderberry *Sambucus mexicana*	6	20.5	35	30	3	3	-	-	-
76	blue elderberry *Sambucus mexicana*	1	6.9	25	15	3	3	-	-	-
77	blue elderberry *Sambucus mexicana*	1	5.4	20	20	3	3	-	-	-
78	toyon *Heteromeles arbutifolia*	12	21.5	15	25	3	3	-	-	-
79	toyon *Heteromeles arbutifolia*	8	17.9	25	35	3	3	-	-	-
80	Southern California black walnut *Juglans californica*	1	2.5	15	20	3	3	-	-	-
81	coast live oak *Quercus agrifolia*	1	13.4	45	35	3	3	Yes	-	-
82	toyon *Heteromeles arbutifolia*	7	33.5	35	35	3	3	-	-	Poison oak
83	blue elderberry *Sambucus mexicana*	1	8.9	20	20	3	3	-	-	Poison oak
84	toyon *Heteromeles arbutifolia*	9	41.0	25	35	3	3	-	-	Poison oak

A-5 *Tree Data Summary*

23007 Ridge Line Road Project

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
17	Canary Island pine *Pinus canariensis*	1	20.2	30	15	2	2	-	Remove	Topped. Severly reduced.
18	silver dollar gum *Eucalyptus polyanthemos*	1	27.0	40	30	3	3	-	Remove	Insect damage. Dieback.
19	Southern California black walnut *Juglans californica*	4	8.6	12	15	4	3	Yes	Remove	Seasonal foliage
20	coast live oak *Quercus agrifolia*	3	2.8	9	8	1	1	-	Remove	Dieback. Buried root collar.
21	Southern California black walnut *Juglans californica*	1	13.0	15	40	2	1	Yes	Remove	Trunk on ground. Severly reduced.
22	coast live oak *Quercus agrifolia*	2	43.4	35	50	4	3	Yes	Remove	Co-dominant trunks
23	Southern California black walnut *Juglans californica*	2	4.4	20	12	4	4	-	-	-
24	Southern California black walnut *Juglans californica*	4	8.3	25	20	4	3	Yes	-	Resprout from cut base
25	coast live oak *Quercus agrifolia*	3	4.8	12	10	3	3	-	-	Poison oak
26	Inland scrub oak *Quercus berberidifolia*	8	3.3	15	20	3	3	-	-	Poison oak
27	Southern California black walnut *Juglans californica*	4	7.6	15	20	3	3	-	-	Resprout from cut base
28	Southern California black walnut *Juglans californica*	14	29.3	25	35	4	3	Yes	-	Resprout from cut base
29	Southern California black walnut *Juglans californica*	10	16.8	25	35	3	3	Yes	-	Resprout from cut base
30	toyon *Heteromeles arbutifolia*	7	40.1	30	40	4	4	-	Encroach	-
31	Southern California black walnut *Juglans californica*	1	7.5	25	25	3	3	-	Encroach	-
32	Southern California black walnut *Juglans californica*	1	8.7	25	30	2	2	Yes	Encroach	Trunk rot
33	Southern California black walnut *Juglans californica*	2	13.4	30	25	2	2	Yes	Remove	Trunk rot

A-2 *Tree Data Summary*

23007 Ridge Line Road Project

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
34	Southern California black walnut *Juglans californica*	1	6.4	25	20	2	2	-	Remove	Trunk rot
35	Southern California black walnut *Juglans californica*	3	20.8	30	30	2	2	Yes	Remove	Trunk rot
36	Southern California black walnut *Juglans californica*	1	8.2	30	30	2	2	Yes	Remove	Trunk rot
37	coast live oak *Quercus agrifolia*	1	20.0	40	65	4	4	Yes	-	Branches on neighboring roof.
38	toyon *Heteromeles arbutifolia*	6	12.5	30	25	4	4	-	-	Poison oak
39	coast live oak *Quercus agrifolia*	1	21.2	65	65	4	4	Yes	-	-
40	coast live oak *Quercus agrifolia*	5	40.6	35	60	3	2	Yes	Encroach	Severe E lean. Trunk on ground.
41	coast live oak *Quercus agrifolia*	3	15.0	40	35	3	2	Yes	Encroach	Large cut trunk at base
42	Southern California black walnut *Juglans californica*	2	5.2	25	15	3	3	-	Encroach	-
43	lemon tree *Citrus limon*	4	6.5	15	15	3	3	-	Remove	-
44	Southern California black walnut *Juglans californica*	6	10.0	20	20	3	3	Yes	Remove	Resprout from cut base
45	Southern California black walnut *Juglans californica*	3	1.5	10	12	4	4	-	-	-
46	Southern California black walnut *Juglans californica*	1	14.1	40	50	2	2	Yes	-	Trunk rot
47	Southern California black walnut *Juglans californica*	1	10.3	40	40	2	2	Yes	-	Trunk rot
48	Southern California black walnut *Juglans californica*	5	21.9	35	45	2	2	Yes	-	Trunk rot. N lean
49	toyon *Heteromeles arbutifolia*	4	28.3	35	50	2	2	-	-	-
50	coast live oak *Quercus agrifolia*	1	15.1	55	45	2	2	Yes	-	Severe E lean

A-3 *Tree Data Summary*

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c/o Terry Young Ch
February 26, 2026
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TABLE 2
TREE IMPACT SUMMARY

Impact Category	Tree Species: Common Name	Botanical Name	Quantity	DBH Range (in)	Mitigation Ratio	Tree Replace
Removal	***Protected Trees***					
	Southern California black walnut	*Juglans californica*	7	8.2–20.8	3:1	21
	coast live oak	*Quercus agrifolia*	1	43.4	3:1	3
	Subtotal		***8***			***24***
	Non-Protected Trees					
	lemon tree	*Citrus limon*	1	5.5	N/A	0
	carrotwood	*Cupaniopsis anacardioides*	2	15.0–34.8	N/A	0
	silver dollar gum	*Eucalyptus polyanthemos*	4	23.3–32.0	N/A	0
	Southern California black walnut	*Juglans californica*	2	8.6–8.4	N/A	0
	Canary Island pine	*Pinus canariensis*	2	3.8–20.2	N/A	0
	yew pine	*Podocarpus macrophyllus*	8	14.5–18.5	N/A	0
	coast live oak	*Quercus agrifolia*	1	2.8	N/A	0
	Subtotal		***20***			***0***
	Total Trees to be Removed		**28**			**24**
Encroach	***Protected Trees***					
	Southern California black walnut	*Juglans californica*	1	8.7	3:1	3*
	coast live oak	*Quercus agrifolia*	2	15.0–40.6	3:1	6*
	Subtotal		***3***			***9****
	Non-Protected Trees					
	Southern California black walnut	*Juglans californica*	2	5.2–7.5	N/A	0
	toyon	*Heteromeles arbutifolia*	1	40.1	N/A	0
	Subtotal		***3***			***0***
	Total Encroachment Trees		**6**			**9***

*Protected encroachment trees would require replacement planting if an arborist determines that construction disturbance will likely cause a significant decline in tree health.
DBH: diameter at breast height; in: inches; ft: feet

Based on requirements in the Municipal Code, mitigation for Project impacts on "protected trees" will require tree replacement at a 3:1 ratio. Therefore, a total of 24 replacement trees are required to offset impacts to trees that will be removed.

In addition to the trees to be directly removed, the 6 trees to be encroached upon may require replacement planting to offset this impact. Replacement planting should be required if an arborist determines during Project construction that this encroachment would be expected to cause a significant decline in tree health. Consultation with the City of Diamond Bar is recommended to determine the final requirements for tree replacement planting.

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TREE PROTECTION DURING CONSTRUCTION

The "protected trees" that are to remain may be impacted by construction activities without adequate protection measures. Consnruction may result in grade changes (i.e., cut and fill), soil compaction, airborne dust, and altered drainage patterns that may negatively affect tree health. The following tree protection measures are recommended during construction based upon the proximity to existing "protected trees".

1. Existing trees to be retained shall be enclosed by chain link fencing with a minimum height of five feet or by another protective barrier approved by the City director prior to the issuance of a grading or building permit and prior to commencement of work.
2. Barriers shall be placed at least five feet outside of the drip line of trees to be protected. A lesser distance may be approved by the City director if appropriate to the species and the adjacent construction activity.
3. No grade changes shall be made within the protective barriers without prior approval by the City director. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.
4. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.
5. No attachments or wires other than those of a protective or nondamaging nature shall be attached to a "protected tree".
6. No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.
7. If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.
8. When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material required fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.
9. When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade. The retaining wall shall be porous to allow for aeration.
10. Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection.

Visanu & Radhika Chawla
c/o Terry Young Ch
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11. An arborist may be required by the City to monitor construction activities within, or nearby, "protected trees" drip line protection zone.
12. Pruning of any branches greater than three inches in diameter or removal of more than ten percent of the total canopy shall be overseen by a Certified Arborist.
13. Any trees that are to be retained on site but are damaged by construction activities (e.g., soil disturbance within the drip line or excessive pruning) should be monitored for a period of at least two years to detect any health impacts that may require additional tree replacement.

RECOMMENDATIONS

1. Consultation should be initiated with the City of Diamond Bar to identify appropriate tree placement/mitigation strategies.
2. At the conclusion of construction activities, a post-construction site survey should be conducted to confirm the number of trees removed and any subsequent impacts.

DISCLAIMER

Trees were mapped using a hand-held GPS device in order to locate each tree as accurately as possible. However, tree canopy cover on the Project site naturally limits the accuracy of such devices. While care was taken to record the most accurate location possible and tree locations are felt to be generally accurate, tree locations depicted in Exhibits 2 and 3 should be treated as approximate locations. Therefore, the ultimate impact that the proposed Project will have on protected trees will not be known until construction is complete.

Psomas appreciates the opportunity to assist with this Project. Please contact Trevor Bristle at 626.204.6538 with any questions related to this report.

Sincerely,
PSOMAS

David T. Hughes
Senior Project Manager

Trevor Bristle
Assistant Project Manager,
ISA Certified Arborist WE-10233A

Attachments: Exhibit 1 – Project Location
Exhibit 2 – Tree Locations
Exhibit 3 – Tree Impacts
Attachment A – Tree Data Summary
Attachment B – Tree Photographs

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Balancing the Natural and Built Environment

February 26, 2026

Visanu & Radhika Chawla
c/o Terry Young Ch
EBTA Architects
22 Corporate Park Suite 200
Irvine, California 92606

VIA EMAIL
Terry@ebta.com

Subject: Tree Inventory Report for the Property Located at 23007 Ridge Line Road, Diamond Bar, California

Dear Terry Young Ch:

Psomas is pleased to provide this Letter Report that documents the results of a tree inventory survey for the property located at 23007 Ridge Line Road (Assessor Parcel Number 8713-005-010) in The County Estates Community in Diamond Bar, California (hereinafter referred to as the "Project site"; see Exhibit 1).

METHODS

Psomas Certified Arborist Trevor Bristle (International Society of Arboriculture [ISA] Certificate No. WE-10233A) visited the Project site on February 12, 2026, to document the type, quantity, and condition of trees present on the Project site. The condition of each tree was evaluated by carefully examining the trunk, branches, and foliage. During the survey, the following data were recorded: tree species, number of trunks, trunk Diameter at Breast Height (DBH, measured at 4.5 feet above ground level), tree height, canopy diameter, and qualitative assessment ratings of aesthetics and health. A metal identification tag was affixed to each tree on the north side of the trunk at DBH where access was possible. Tree locations were recorded on a hand-held tablet GPS device.

REGULATORY AUTHORITY

Chapter 22.38 of the City of Diamond Bar Municipal Code regulates tree protection and preservation related to the removal, relocation. or pruning of "protected trees". If a project proposes to remove trees or if construction is proposed within the drip line of a "protected tree", a tree permit is required and the tree shall be replaced with another protected species. Required replacement ratios vary depending on the property size and the type of the proposed development.

"Protected trees" that are removed from residential properties less than 20,000 square feet are to be replaced at a minimum ratio of 2:1. "Protected trees" removed from residential parcels greater than 20,000 square feet and all commercial and industrial properties are to be replaced at a minimum of 3:1 ratio. The size of replacement trees shall be determined by the City of Diamond Bar.

150 South Arroyo Parkway
Suite 102
Pasadena, CA 91105

Tel 626.351.2000
www.Psomas.com

Visanu & Radhika Chawla
c/o Terry Young Ch
February 26, 2026
Page 2

The Municipal Code defines "protected trees" as:

- Native oak (*Quercus* sp.), walnut (*Juglans californica*), sycamore (*Platanus racemosa*), and willow (*Salix* sp.) trees with a DBH of eight inches or greater; pepper tree (*Schinus molle*) with a DBH of eight inches or greater where appropriate;
- Trees of significant historical or value as designated by the council;
- Any tree required to be preserved or relocated as a condition of approval for a discretionary permit;
- Any tree required to be planted as a condition of approval for a discretionary permit; and
- A stand of trees, the nature of which makes each tree dependent upon the others for survival.

In addition to the "protected trees", all trees on the Project site were requested to be inventoried per City Planning Division Development Review No. PL2025-27.

Trees that are exempted from the regulations of the Municipal Code include:

- Trees, except those designated by the city council as a historical or cultural tree and trees required to be preserved, relocated, or planted as a condition of approval of a discretionary permit, located on all developed properties prior to adoption of the Development Code;
- Trees held for sale by licensed nurseries or tree farms;
- Hazardous trees that present a threat to other protected trees, structures, or public safety;
- Trees within public rights-of-way where their removal, pruning or relocation is necessary to obtain adequate line-of-site distances or to keep streets and sidewalks clear of obstructions as required by the city engineer.
- Trees that interfere with a public utility;
- The pruning of branches not to exceed four inches in diameter;
- Native oak, walnut, sycamore, willow, or pepper trees located on a lot one-half acre or less; and
- Any native oak, walnut, sycamore, willow or naturalized California Pepper trees planted subsequent to the subdivision of a property.

RESULTS

A total of 96 trees were documented on the Project site. These trees are along the perimeter of the Project site and throughout the backyard. Of the documented trees, 28 meet the definition of a "protected tree" per the Municipal Code. These include 17 Southern California black walnuts (*Juglans californica*), 10 coast live oaks (*Quercus agrifolia*), and 1 Inland scrub oak (*Quercus berberidifolia*). A summary of tree data is available in Table 1 and all collected tree data is summarized in Attachment A.

Visanu & Radhika Chawla
c/o Terry Young Ch
February 26, 2026
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Tree locations are shown on Exhibit 2 and photographs of all trees on the Project site are provided in Attachment B.

TABLE 1
SUMMARY OF TREES IN THE SURVEY AREA

Tree Species: Common Name	Scientific Name	Health Ratings: 1	2	3	4	5	Protected Tree	Total
lemon tree	*Citrus limon*	-	-	1	-	-	-	*1*
carrotwood	*Cupaniopsis anacardioides*	-	-	1	1	-	-	*2*
silver dollar gum	*Eucalyptus polyanthemos*	-	-	4	-	-	-	*4*
toyon	*Heteromeles arbutifolia*	-	2	12	3	-	-	*17*
Southern California black walnut	***Juglans californica***	**-**	**11**	**11**	10	**-**	***17***	***32***
Canary Island pine	*Pinus canariensis*	-	1	1	-	-	-	*2*
yew pine	*Podocarpus macrophyllus*	-	-	-	8	-	-	*8*
coast live oak	***Quercus agrifolia***	**1**	**2**	**7**	**4**	**-**	***10***	***14***
Inland scrub oak	***Quercus berberidifolia***	-	-	**4**	-	-	***1***	***4***
blue elderberry	*Sambucus mexicana*	-	2	8	2	-	-	*12*
	Total	***1***	***15***	***49***	***28***	**-**	***28***	***96***

Health Rating: 1=Very Poor, 2=Poor, 3=Fair, 4=Good, and 5=Excellent

Many trees on the Project site are in good to fair health and are expected to maintain their health for the foreseeable future. Trees in poor health typically show one or more of the following symptoms: damage to the trunk or branches, atypical foliage, insect infestation, extreme lean, rot, fungal fruiting bodies, or poor structure. One coast live oak (Tree No. 20) was given a very poor health rating (though not considered hazardous to exempt it from the regulations). This is a small tree with brittle branches, yellowing foliage, and poor branch structure. This tree is expected to continue to decline due to its current health status.

IMPACTS

Based on a review of the proposed construction footprint, 28 trees occur within the Project construction area and will be removed (Exhibit 3). An additional 6 trees (Trees 30, 31, 32, 40, 41, and 42) are located immediately adjacent to the Project construction area and will have their root zones encroached upon (i.e., ground disturbance within a tree's dripline [i.e., outer canopy edge]).

Of the trees to be removed, 8 meet the criteria for "protected tree" status, consisting of 7 Southern California black walnuts and 1 coast live oak. Among encroachment trees, 3 are considered protected, consisting of 1 Southern California black walnut and 2 coast live oaks. Table 2 provides a summary of expected tree impacts associated with Project implementation.

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22 CORPORATE PARK
SUITE 200
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A.P.N. 8713-005-010
PC #:

Chawla Residence
The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

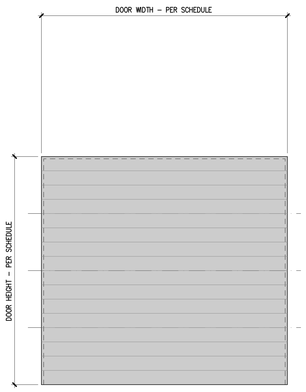
Tree Report:
Tree Survey,
Tree Impacts Plan,
Existing Tree
Inventory List

LICENSED ARCHITECT
AMY K. KAJIURA
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
Revision 1
Revision 2
Revision 3
Revision 4
Revision 5
PLOT DATE: 3/2/2026

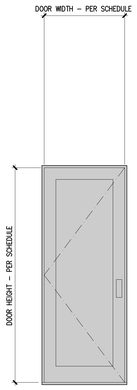
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DOC.1

Tree Report (Refer to a Full Report from PSOMAS)



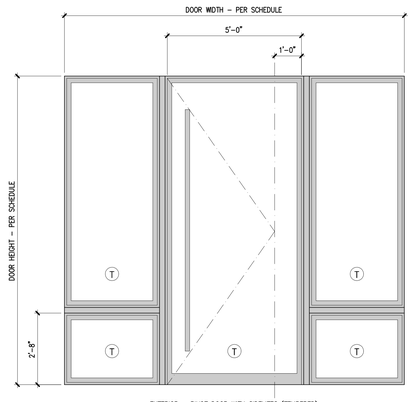
EXTERIOR – SECTIONAL GARAGE DOOR WITH WOOD PLANKS LOOK

(A)



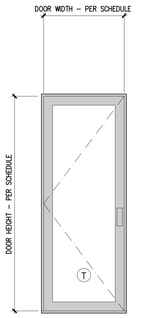
EXTERIOR – WOOD PANEL DOOR

(B)



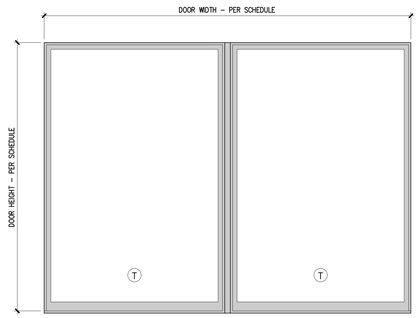
EXTERIOR – PIVOT DOOR WITH SIDELITES (TEMPERED)

(C)



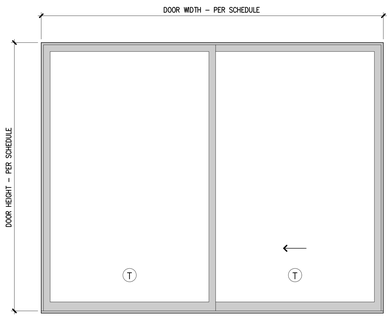
EXTERIOR – FRENCH DOOR (TEMPERED)

(D)



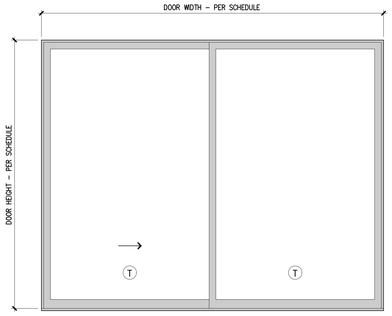
EXTERIOR – PAIR OF MULLED FIXED DOORS (TEMPERED)

(E)



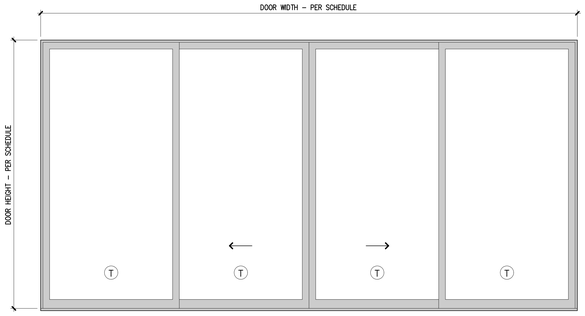
EXTERIOR – SLIDING DOORS (OPEN TO LEFT; TEMPERED)

(F)



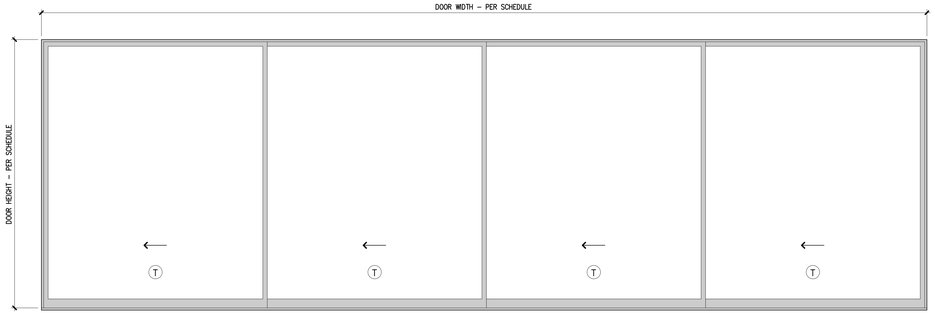
EXTERIOR – SLIDING DOORS (OPEN TO RIGHT; TEMPERED)

(G)



EXTERIOR – PAIR OF (2) PANEL SLIDING DOORS (TEMPERED)

(H)



EXTERIOR – (4) PANEL SLIDING POCKET DOORS (TEMPERED)

(J)

Door Elevations

SCALE: 1/2" = 1'–0"

SYM	ROOM NAME	TYPE	SIZE WIDTH	SIZE HEIGHT	THK	DESCRIPTION	EXTERIOR FINISH	INTERIOR FINISH	SCREEN	EXTERIOR SHUTTER	WEATHER STRIPPING	THRESHOLD	GLAZING	U-FACTOR / SHGC	REMARKS	SYM
Basement Floor Exterior Doors																
0A	Bedroom 7	G	6'–0"	8'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0A
0B	Staff Post	F	6'–0"	8'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0B
0C	Electrical	B	3'–0"	7'–0"	FACTORY STAND.	WOOD PANEL DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					0C
0D	Exercise Room	F	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0D
0E	Entertainment Room	H	20'–1"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0E
0F	Gallery	E	8'–8"	10'–0"	FACTORY STAND.	PAIR OF MULLED FIXED DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0F
0G	Gallery	F	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0G
0H	Gallery	E	8'–8"	10'–0"	FACTORY STAND.	PAIR OF MULLED FIXED DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0H
0J	Wine Tasting Room	H	20'–1"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0J
0K	Pool Bath	D	2'–8"	8'–0"	FACTORY STAND.	INSWING FRENCH DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0K
0L	Bedroom 6	G	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			0L
First Floor Exterior Doors																
1A	Bedroom 5	H	14'–4"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1A
1B	Mechanical (by Bedroom 5)	B	2'–8"	8'–0"	FACTORY STAND.	WOOD PANEL DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					1B
1C	Bedroom 5	H	14'–4"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1C
1D	Entry	C	12'–8"	11'–6"	FACTORY STAND.	INSWING (5'–0" WIDE) PIVOT DOOR WITH SIDELITES	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1D
1E	Bedroom 4	H	14'–4"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1E
1F	Mechanical (by Bedroom 4)	B	2'–8"	8'–0"	FACTORY STAND.	WOOD PANEL DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					1F
1G	Bedroom 4	H	14'–4"	10'–0"	FACTORY STAND.	PAIR OF (2) PANEL SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1G
1H	Primary Bath / Bath 3	F	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1H
1J	Primary Bedroom / Bedroom 3	F	11'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1J
1K	Great Room	J	33'–0"	10'–0"	FACTORY STAND.	(4) PANEL SLIDING POCKET DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1K
1L	Kitchen	G	11'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1L
1M	Dining Room	G	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1M
1N	Dining Room	F	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			1N
Second Floor Exterior Doors																
2A	3–Car Garage 1	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2A
2B	3–Car Garage 1	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2B
2C	3–Car Garage 1	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2C
2D	3–Car Garage 2	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2D
2E	3–Car Garage 2	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2E
2F	3–Car Garage 2	A	9'–2"	8'–6"	FACTORY STAND.	SECTIONAL GARAGE DOOR	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES					2F
2G	Bedroom 2	F	15'–2"	9'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			2G
2H	Gallery	E	13'–8"	10'–0"	FACTORY STAND.	PAIR OF MULLED FIXED DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			2H
2J	Gallery	F	12'–8"	10'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			2J
2K	Gallery	E	13'–8"	10'–0"	FACTORY STAND.	PAIR OF MULLED FIXED DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			2K
2L	Bedroom 1	G	15'–2"	9'–0"	FACTORY STAND.	SLIDING DOORS	SEE DOOR NOTE #4	SEE DOOR NOTE #4			YES		DUAL NOTE#3			2L

Door Schedule

Notes:

1. ALUMINUM DOORS BY "FLEETWOOD" OR APPROVED EQUAL SLIMLINE PRODUCT BY ARCHITECT. FOR SLIDING DOORS, THRESHOLD SHOULD BE A FLUSH SILL WITH MINIMUM OR LOW PROFILE IN GENERAL. AND SILL DRAINAGE SYSTEM MAY BE APPLICABLE IF AVAILABLE WITH INVISIBLE SILL (RECESSED SILL) FOR SLIDING DOORS – CONTRACTOR OR MANUFACTURER SHOULD PROVIDE A BID FOR THIS AS AN ALTERNATIVE LINE ITEM.
   *** GENERAL CONTRACTOR TO VERIFY AND REVIEW WITH OWNER/ARCHITECT FOR SCREEN OR RETRACTABLE SCREEN LOCATIONS PRIOR TO FINALIZING BID/ORDERING.
2. ALL GLAZING SHALL BE NON–REMOVABLE DIVIDED LITES.
3. ALL EXTERIOR GLAZING SHALL BE CONSTRUCTED OF MINIMUM DUAL GLAZING WITH INSULATING–GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12–7A–2 PER C.R.C. R337.8.2.1 AND EXTERIOR FINISHES TO COMPLY WITH R337.7.
   EXCEPT FOR THOSE GLAZING PER CRC R308/CBC SEC. 2406.4 AT HAZARDOUS LOCATION SHALL HAVE TWO TEMPERED PANES WITH INSULATION GLASS UNITS. THEY ALSO NEED TO COMPLY WITH TITLE 24 ENERGY REQUIREMENTS.
4. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12–7A–1 OR SHALL BE APPROVED NON–COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 PER C.R.C. R337.8.
   GARAGE DOOR SHALL ALSO RESIST THE INTRUSION OF EMBERS FROM ENTERING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8". GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED PER C.R.C. R337.8.4.
   ALL DOOR HARDWARE, COLOR AND FINISH SELECTIONS SHALL BE MADE, REVIEWED AND APPROVED BY INTERIOR DESIGNER, OWNER OR ARCHITECT PRIOR TO ORDERING. ALL ALUMINUM CLAD OR STEEL DOORS AND WINDOWS TO BE CUSTOM COLOR WITH KYNAR FINISH. INTERIOR SIDE TO BE VERTICAL GRAIN DOUG FIR STAIN GRADE MINIMUM. HARDWARE TO BE STANDARD SUPPLIED IN OIL RUBBED BRONZE FINISH.
5. REFER TO FLOOR PLANS FOR LOCATION OF ACTIVE LEAF OF DOUBLE SWING DOORS AND MULTIPLE SLIDING DOORS.
6. REFER TO FLOOR PLANS FOR DOOR SWING OR OPENING DIRECTION FOR BOTH SWING AND SLIDING DOORS.
7. THE GENERAL CONTRACTOR, FRAMER AND DOOR / WINDOW INSTALLER ARE TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH THE SHOP DRAWINGS AND FIELD CONDITIONS. DIMENSIONS PROVIDED ON THIS SCHEDULE ARE FOR THE PURPOSE OF THE PREPARATION OF THE DOOR AND WINDOW SHOP DRAWINGS. ALL ROUGH OPENING DIMENSIONS ARE TO BE COORDINATED WITH THE DOOR AND WINDOW SHOP DRAWINGS (FAILURE TO DO SO IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB CONTRACTORS)
8. PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER CRC R308/CBC SEC. 2406.4:
   1) GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
   2) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
   3) GLAZING IN STORM DOORS
   4) GLAZING IN UNFRAMED SWINGING DOORS
   5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
   6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24–INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
   7) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
      A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
      B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
      C. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
      D. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
   8) GLAZING IN WINDOWS WHERE EXPOSED BOTTOM EDGE IS LESS THAN 36 INCHES ABOVE WALKING SURFACE OF STAIRS, AND WITHIN 60 INCHES OF BOTTOM OF STAIRS/LANDING IF THE WINDOW IS LESS THAN 36 INCHES ABOVE THE LANDING/FLOOR
9. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 3/4 INCHES OR WITH PANELS LESS THAN 9/16 INCHES THICK.
10. ALL INTERIOR DOORS TO BE STAIN GRADE ALDER MINIMUM.
11. PER CALIFORNIA ENERGY CODE, ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U–FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

(T) INDICATES TEMPERED GLAZING TO MEET REQUIREMENTS OF CRC R308/CBC SECTION 2406

Door Notes

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE . CA . 92606
949 . 955 . 3282
WWW.EBTA.COM

A.P.N. 8713–005–010
PC #:

Chawla Residence

The Country Estates: Lot 34, Tract 30091
25007 Ridge Line Road, Diamond Bar, CA 91765

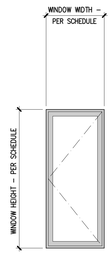
Exterior Door Schedule

LICENSED ARCHITECT
AMY K. TATUSKO
No. C18832
Exp. 01–31–27
STATE OF CALIFORNIA

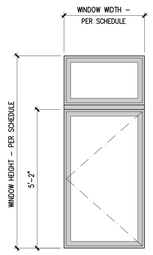
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H.O.A. Sub. #1
H.O.A. Sub. #_
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 3/2/2026

Sheet

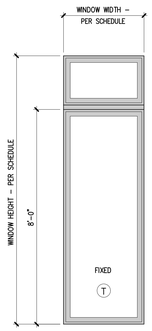
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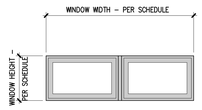
EXTERIOR – SINGLE CASEMENT
A



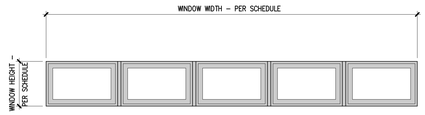
EXTERIOR – CASEMENT WITH TRANSOM
B



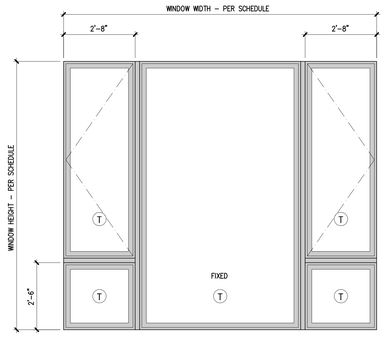
EXTERIOR – FIXED WINDOW WITH TRANSOM (FULL HEIGHT)
C



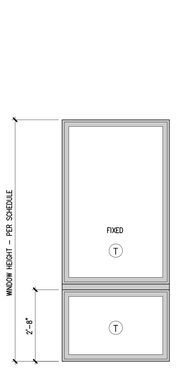
EXTERIOR – MULLED FIXED WINDOWS
D



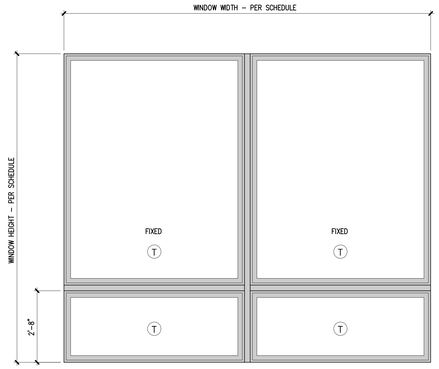
EXTERIOR – MULTI MULLED FIXED WINDOWS
E



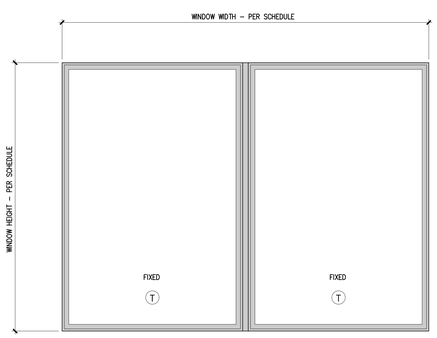
EXTERIOR – MULTI MULLED WINDOWS WITH CASEMENTS (FULL HEIGHT)
F



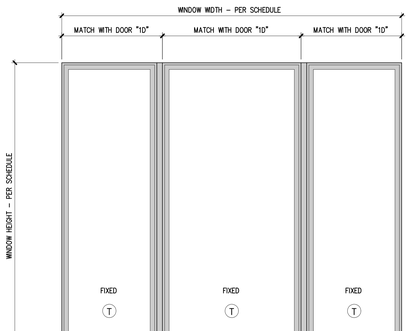
EXTERIOR – MULLED FIXED WINDOWS
G



EXTERIOR – MULTI MULLED FIXED WINDOWS (FULL HEIGHT)
H



EXTERIOR – MULLED FIXED WINDOWS (FULL HEIGHT)
J



EXTERIOR – MULTI MULLED FIXED WINDOWS (FULL HEIGHT)
K

Window Elevations

SCALE: 1/2" = 1'-0"

SYM	ROOM NAME	TYPE	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION	EXTERIOR FINISH	INTERIOR FINISH	SCREEN MAT. CLR.	SCREEN FRM. MAT.	SHUTTER	U-FACTOR / SHGC	GLAZING	HEAD HEIGHT (A.F.F. to Shim)	REMARKS	SYM
Basement Floor Windows															
001	Exercise Room	D	5'-6"	1'-8"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			001
002	Exercise Room	E	13'-10"	1'-8"	MULTI MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			002
003	Exercise Room	D	5'-6"	1'-8"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			003
004	Entertainment Room	F	11'-6"	10'-0"	MULTI MULLED WINDOWS WITH SIDE CASEMENTS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	004
005	Wine Tasting Room	F	11'-6"	10'-0"	MULTI MULLED WINDOWS WITH SIDE CASEMENTS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	005
006	Bedroom 6	E	13'-10"	1'-8"	MULTI MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			006
First Floor Windows															
101	Hall (next to stairs)	G	4'-0"	9'-0"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	101
102	Stair Hall	H	13'-8"	11'-6"	MULTI MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	102
103	Office	H	13'-8"	11'-6"	MULTI MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	103
104	Hall (next to office)	G	4'-0"	9'-0"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	104
105	Her Closet	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FROSTED GLAZING FOR PRIVACY	105
106	Primary Bath/Bath 3	C	3'-0"	10'-0"	CASEMENT WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED; FROSTED GLAZING FOR PRIVACY	106
107	Dining Room	C	3'-0"	10'-0"	FIXED WINDOW WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	107
108	Dining Room	C	3'-0"	10'-0"	FIXED WINDOW WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	108
109	Dining Room	C	3'-0"	10'-0"	FIXED WINDOW WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	109
Second Floor Windows															
201	3-Car Garage 1	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			201
202	3-Car Garage 1	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			202
203	Stair Hall	J	13'-8"	10'-0"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	203
204	Above Entry	K	12'-8"	10'-6"	MULTI MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	204
205	Parlor	J	13'-8"	10'-0"	MULLED FIXED WINDOWS	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED	205
206	3-Car Garage 2	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			206
207	3-Car Garage 2	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			207
208	Bath 2/shower	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED; FROSTED GLAZING FOR PRIVACY	208
209	Bath 2	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FROSTED GLAZING FOR PRIVACY	209
210	WC/Bath 2	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FROSTED GLAZING FOR PRIVACY	210
211	Vestibule/Bath 2	B	3'-0"	7'-2"	CASEMENT WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			211
212	Bedroom 2	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			212
213	Bedroom 1	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			213
214	Vestibule/Bath 1	B	3'-0"	7'-2"	CASMENT WITH TRANSOM	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3			214
215	WC/Bath 1	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FROSTED GLAZING FOR PRIVACY	215
216	Bath 1	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FROSTED GLAZING FOR PRIVACY	216
217	Bath 1/shower	A	2'-2"	5'-2"	SINGLE CASEMENT	SEE NOTE #4	SEE NOTE #4					DUAL NOTE #3		FULLY TEMPERED; FROSTED GLAZING FOR PRIVACY	217

Window Schedule

Notes:

1. ALUMINUM WINDOWS BY "FLEETWOOD" OR APPROVED EQUAL SLIMLINE PRODUCT BY ARCHITECT. ALL OPERABLE WINDOWS TO HAVE SCREEN. FOR ADDITIONAL SCREEN/RETRACTABLE SCREEN OR SUBSTITION, GENERAL CONTRACTOR TO VERIFY AND REVIEW WITH OWNER/ARCHITECT FOR LOCATIONS PRIOR TO FINALIZING BID/ORDERING.
2. ALL GLAZING SHALL BE NON-REMOVABLE DIVIDED LITES.
3. ALL EXTERIOR GLAZING SHALL BE CONSTRUCTED OF MINIMUM DUAL GLAZING WITH INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 PER C.R.C. R337.8.2.1 AND EXTERIOR FINISHES TO COMPLY WITH R337.7.
   EXCEPT FOR THOSE GLAZING PER CRC R308/CBC SEC. 2406.4 AT HAZARDOUS LOCATION SHALL HAVE TWO TEMPERED PANES WITH INSULATION GLASS UNITS. THEY ALSO NEED TO COMPLY WITH TITLE 24 ENERGY REQUIREMENTS.
4. ALL WINDOW HARDWARE, COLOR AND FINISH SELECTIONS SHALL BE MADE, REVIEWED AND APPROVED BY INTERIOR DESIGNER, OWNER OR ARCHITECT PRIOR TO ORDERING. ALL ALUMINUM CLAD DOORS AND WINDOWS TO BE CUSTOM COLOR WITH KYNAR FINISH. INTERIOR SIDE TO BE VERTICAL GRAIN DOUG FIR STAIN GRADE MINIMUM. HARDWARE TO BE STANDARD SUPPLIED IN OIL RUBBED BRONZE FINISH.
5. REFER TO EXTERIOR ELEVATIONS TO VERIFY LOCATION OF FIXED WINDOWS AND SWING DIRECTION OF OPENABLE WINDOWS.
6. WINDOW HEIGHTS TO MATCH TOP OF DOORS OR ADJACENT WINDOWS, UNLESS NOTED OTHERWISE.
7. THE GENERAL CONTRACTOR, FRAMER AND DOOR / WINDOW INSTALLER ARE TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH THE SHOP DRAWINGS AND FIELD CONDITIONS. DIMENSIONS PROVIDED ON THIS SCHEDULE ARE FOR THE PURPOSE OF THE PREPARATION OF THE DOOR AND WINDOW SHOP DRAWINGS. ALL ROUGH OPENING DIMENSIONS ARE TO BE COORDINATED WITH THE DOOR AND WINDOW SHOP DRAWINGS (FAILURE TO DO SO IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB CONTRACTORS)
8. PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER CRC R308/CBC SEC. 2406.4:
   1) GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
   2) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
   3) GLAZING IN STORM DOORS
   4) GLAZING IN UNFRAMED SWINGING DOORS
   5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
   6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
   7) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
      A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
      B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
      C. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
      D. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
   8) GLAZING IN WINDOWS WHERE EXPOSED BOTTOM EDGE IS LESS THAN 36 INCHES ABOVE WALKING SURFACE OF STAIRS, AND WITHIN 60 INCHES OF BOTTOM OF STAIRS/LANDING IF THE WINDOW IS LESS THAN 36 INCHES ABOVE THE LANDING/FLOOR
9. PER CALIFORNIA ENERGY CODE, ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

(T) INDICATES TEMPERED GLAZING TO MEET REQUIREMENTS OF CRC R308/CBC SECTION 2406

Window Notes

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Chawla Residence

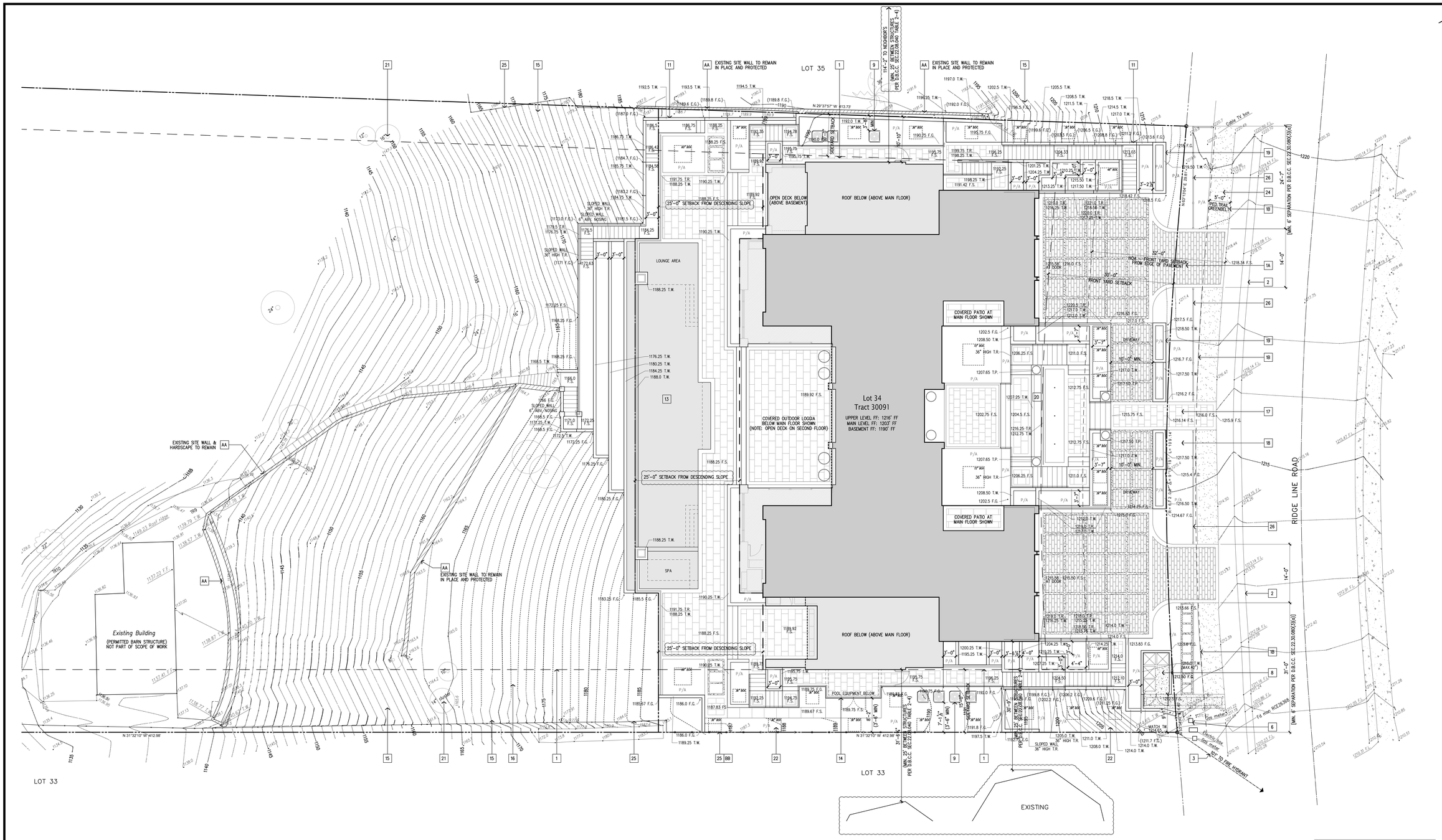
The Country Estates: Lot 34, Tract 30091
25007 Ridge Line Road, Diamond Bar, CA 91765

Exterior Window Schedule

LICENSED ARCHITECT
AMY K. TAJIMA
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
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Site Plan

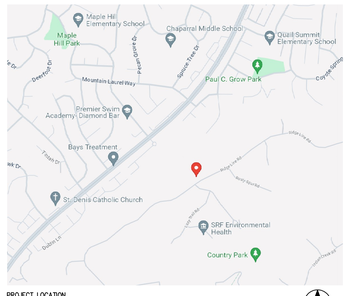
SCALE: 1/8" = 1'-0"

Grading Notes:

SITE IMPROVEMENT & GRADING ARE UNDER SEPARATE PERMIT. REFER TO GRADING PLANS FOR ANY GRADING INFORMATION.

Fire Department Notes:

1. HOUSE AND GARAGE SHALL BE EQUIPPED WITH A 13D AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 2022 NFPA 13D
2. PROJECT SHALL COMPLY WITH THE REQUIREMENTS IN CBC CHAPTER 7A, RESIDING WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ), AND THIS PROPERTY IS WITHIN A FUEL MODIFICATION ZONE.



PROJECT LOCATION
Lot 34, Tract 30091
23007 Ridge Line Road, The Country Estates
Diamond Bar, CA 91765

NOT TO SCALE

Vicinity Map

Codes

GOVERNMENT CODES:	2022 CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2022 CALIFORNIA MECHANICAL CODE (C.M.C.) 2022 CALIFORNIA PLUMBING CODE (C.P.C.) 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2022 CALIFORNIA FIRE CODE (C.F.C.) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.) 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND LOCAL AMENDMENTS AND ORDINANCES

Occupancies & Zoning

HOUSE:	R-3 (PRIVATE RESIDENCE)
GARAGE:	U (PRIVATE GARAGE)
ZONING:	RESIDENTIAL
ZONE:	RR (RURAL RESIDENTIAL)
NUMBER OF STORIES:	TWO STORY OVER BASEMENT
CONSTRUCTION TYPE:	TYPE V-B AUTOMATIC SPRINKLER SYSTEM REQUIRED (NFPA TYPE-13D)
LEGAL DESCRIPTION:	TR 30091 LOT 34
ASSESSOR'S PARCEL NUMBER:	8713-005-010
SCOPE OF WORK	DEMOLISH EXISTING RESIDENCE WITH ATTACHED GARAGE, AND BUILD NEW SINGLE FAMILY DWELLING WITH ATTACHED TWO GARAGES AND LANDSCAPE WITH PLANTER AND SITE WALLS

Governing Codes and Zoning

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.
2. PLANTING AREAS MUST BE A MINIMUM OF ONE FOOT LARGER THAN THE PROPOSED BOX SIZE. FOOTINGS AT TREE LOCATIONS MUST BE BOARD-FORMED AND L-SHAPED WALL FOOTINGS FOR THE PROPERTY LINE AND ANY RETAINING WALLS TO ASSURE THAT TREES AND PLANTS WILL FIT.
3. ALL GATES, WALLS, FENCES, AND PILASTERS OUTSIDE OF THE BUILDING ENVELOPE ARE RESTRICTED TO A MAXIMUM OF SIX FEET (6'-0") ABOVE EXISTING GRADE.
4. CONTRACTOR MAY NOT PLACE FILL SOIL OR EXCAVATE AT OR NEAR THE PROPERTY LINE.
5. FLARED DRIVEWAY EDGE IS NOT PERMITTED DUE TO THE ROLLED CURB CONDITION.
6. ALL NEW PROPERTY LINE WALLS AND PILASTERS WILL BE CENTERED ON THE PROPERTY LINES.
7. THE MAILBOX IS TO BE LOCATED IMMEDIATELY ADJACENT TO THE BACK OF CURB IN THE H.O.A. PARKWAY.
8. PLANTERS PROPOSED NEXT TO THE PROPERTY LINE MUST MAINTAIN A MINIMUM OF 4'-0" CLEAR.
9. PLANTING SHALL NOT EXCEED 5' AND TREE CANOPIES SHALL BE MAINTAINED CLEAR OF THE 30 DEGREE VIEW CONE.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL TOP OF WALL AND FINISH GRADE/SURFACE INFORMATION.
11. THE APPLICANT SHALL OBTAIN THE SERVICES OF A LICENSED LANDSCAPE ARCHITECT TO PREPARE THE FINAL LANDSCAPE PLANS FOR THE PROPOSED PROJECT. THE LANDSCAPE PLANS SHALL INCLUDE THE DESIGN AND SELECTION OF MATERIALS FOR ALL HARDSCAPE, WALLS, AND FENCING. THE DETAILED LANDSCAPE PLANS SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. THE REQUIRED LANDSCAPE PLANS SHALL BE DESIGNED TO MEET THE REQUIREMENTS FOR THE LOS ANGELES COUNTY FIRE DEPARTMENT'S FUEL MODIFICATION PLAN IN TERMS OF PLANT SELECTIONS, PLACEMENT AND MAINTENANCE.
13. THE HEIGHT OF THE PROPOSED DWELLING SHALL BE SURVEYED BEFORE THE ROUGH FRAMING INSPECTION SHALL BE MADE BY THE BUILDING DEPARTMENT.
14. THE MAXIMUM EXPOSED FACE OF ANY RETAINING WALL SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. SHOULD IT REQUIRE ADDITIONAL HEIGHT, UP TO EIGHT (8) FEET, A MINOR VARIANCE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR. ALL RETAINING WALLS SHALL BE SCREENED WITH APPROVED LANDSCAPE MATERIAL.
15. ALL ON-SITE ELECTRIC AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, LIGHTING WIRING, CABLE TELEVISION, AND OTHER WIRING CONDUITS AND SIMILAR FACILITIES SHALL BE PLACED UNDERGROUND AT THE TIME OF THE DEVELOPMENT PER DBMC 22.16.110.
16. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY ITEMS NOT INCLUDED IN THESE PLANS.

Site Plan General Notes

AA EXISTING SITE WALL TO REMAIN IN PLACE AND PROTECTED, SHOWN HATCHED

BB PEDESTRIAN/POOL SAFETY BARRIER GATE WITH MINIMUM 5' HIGH POOL FENCE OR/AND WALL AND BARRIER: GATE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT MINIMUM 60" (5') ABOVE GROUND OPENING/GAP SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH AND 2" MAXIMUM VERTICAL GAP/CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE/BARRIER [PER C.R.C. AX100(115921, 115922 & 115923)]

FF:	FINISH FLOOR	TW:	TOP OF WALL	TF:	TOP OF FENCE
FS:	FINISH SURFACE	TP:	TOP OF PILASTER	TR:	TOP OF RAILING
FG:	FINISH GRADE	TC:	TOP OF CURB	PA:	PLANTING AREA
EG:	EXISTING GRADE			WL:	WATER LEVEL

(F.G), or: MATCH EXISTING GRADE
(x.x F.G)

Site Plan Keynotes

12	NEW PILASTER AT SITE WALL – REFER TO LANDSCAPE AND CIVIL DRAWINGS
13	POOL/SPA, SEPARATE PERMIT – REFER TO LANDSCAPE DRAWINGS WITH THE POOL/SPA ALARM SYSTEM WITH SURFACE MOTION DEVICE, LASER MOTION DEVICE, LASER OR LIGHT BEAM ACTIVATION, COMPLIED AND CERTIFIED TO ASTM F2208 AND BE LISTED [PER C.R.C. AX100(115921, 115922 & 115923)]
14	POOL/SPA EQUIPMENT WITH ENCLOSURE – REFER TO LANDSCAPE DRAWINGS ENCLOSING WALL NOT TO EXCEED 6' IN HEIGHT
15	EXISTING CONTOURS, SHOWN DOTTED
16	PROPOSED CONTOURS, SHOWN DASHED – REFER TO CIVIL DRAWINGS
17	HARDSCAPE – REFER TO LANDSCAPE DRAWINGS
18	SOFTSCAPE – REFER TO LANDSCAPE DRAWINGS
19	NEW PLANTER WALLS – REFER TO CIVIL AND LANDSCAPE DRAWINGS WITHIN HOA FRONT YARD SETBACK, NOT TO EXCEED 3'–6" IN HEIGHT
20	WATER FEATURE – REFER TO LANDSCAPE DRAWINGS
21	EXISTING TREE TO REMAIN IN PLACE AND PROTECTED
22	PROPOSED TREE LOCATION AND BOX SIZE – REFER TO LANDSCAPE DRAWINGS
23	POTTED PLANTS – REFER TO LANDSCAPE DRAWINGS
24	TURF – REFER TO LANDSCAPE DRAWINGS
25	EXISTING FENCE TO REMAIN IN PLACE
26	PROPOSED WROUGHT IRON FENCE – REFER TO LANDSCAPE DRAWINGS: WITHIN HOA FRONT YARD SETBACK, MAXIMUM 3'–6" IN HEIGHT IN SIDE/REAR YARDS, MINIMUM 5' TO MAXIMUM 6' IN HEIGHT
1	BUILDING SETBACK – SHOWN DASHED
1A	HOA ("COUNTRY") MINIMUM FRONT YARD SETBACK, MEASURED FROM EDGE OF PAVEMENT
1B	HOA ("COUNTRY") DEDICATED PEDESTRIAN TRAIL AND GREENBELT EASEMENT MINIMUM 5' FROM EDGE OF PAVEMENT, CONTINUOUS
2	BACK OF EXISTING CONCRETE CURB – REFER TO CIVIL DRAWINGS
3	FIRE HYDRANT LOCATION
4	EXISTING MANHOLE COVER – REFER TO CIVIL DRAWINGS
5	EXISTING DOMESTIC WATER METER – REFER TO CIVIL DRAWINGS
6	GAS METER LOCATION – REFER TO LANDSCAPE DRAWINGS
7	STANDARD "COUNTRY" MAILBOX LOCATED 18" BEHIND BACK OF ROLLED CURB – REFER TO LANDSCAPE DRAWINGS 1. MAILBOX SHALL BE LOCATED IMMEDIATELY ADJACENT 18" FROM THE CURB. 2. MAILBOX IS TO BE MOUNTED ON THE APPROVED "COUNTRY" STYLE WHITE POST. POST IS NOT TO EXCEED 3' IN HEIGHT.
8	TRASH ENCLOSURE LOCATION, NOT TO EXCEED 3'–6" WITHIN HOA FRONT YARD SETBACK – REFER TO LANDSCAPE DRAWINGS
9	CONDENSER LOCATION, SCREENED BY PLANTINGS AND TREE – REFER TO LANDSCAPE DRAWINGS – MINIMUM 3'–6" FROM PROPERTY LINE
10	ELECTRICAL METER LOCATION SHOWN DASHED – REFER TO BASEMENT FLOOR PLAN
11	NEW SITE WALL – REFER TO LANDSCAPE AND CIVIL DRAWINGS: WITHIN HOA FRONT YARD SETBACK, MAXIMUM 3'–6" IN HEIGHT/FROM ADJACENT GRADE IN SIDE/REAR YARDS, MAXIMUM 6' IN HEIGHT/FROM ADJACENT GRADE

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PC #:

Chawla Residence

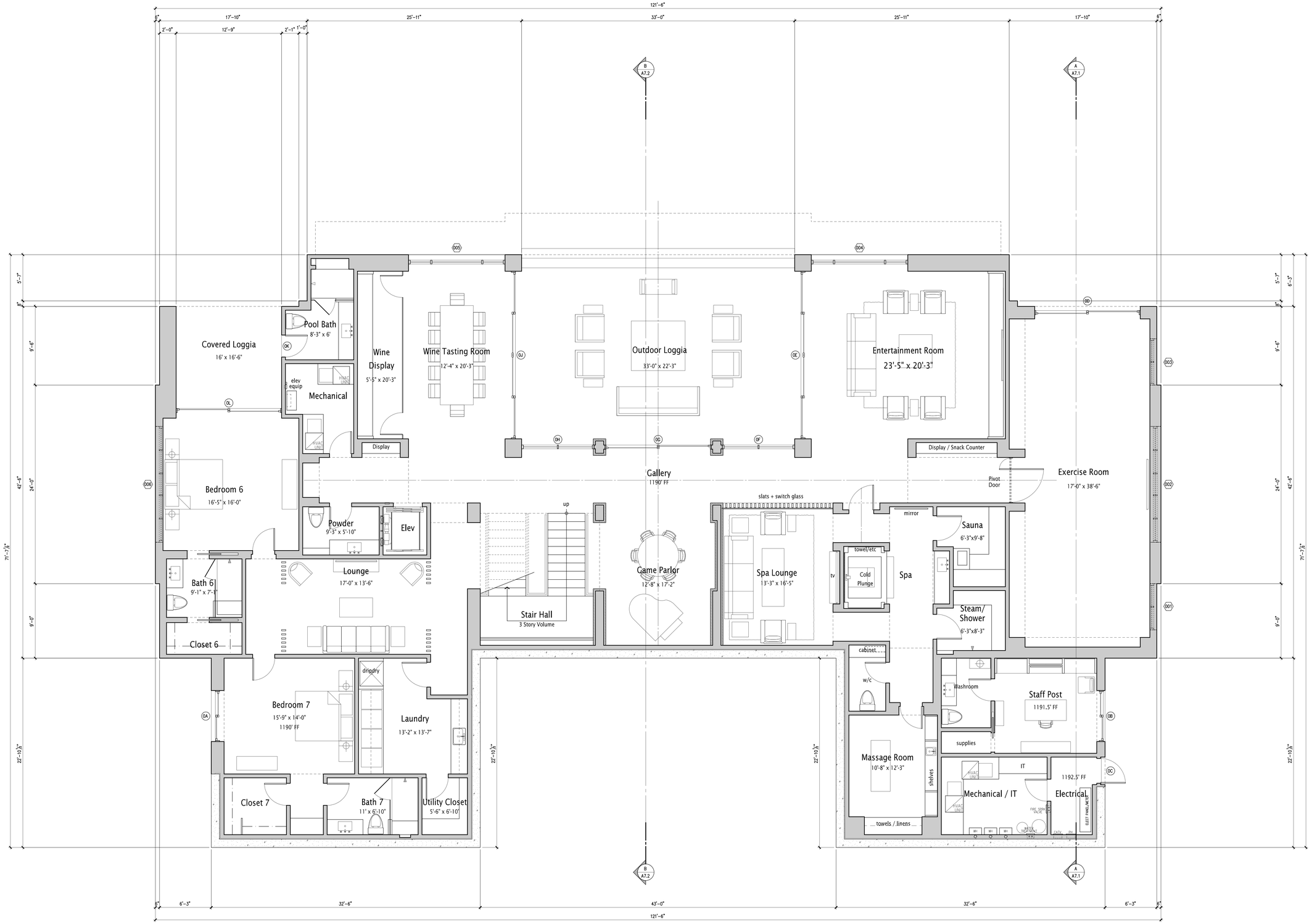
The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

Site Plan

LICENSED ARCHITECT AMY K. TATARIAN No. C18832 Exp. 01-31-27 STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #_
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PLOT DATE: 3/2/2026

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Basement Floor Plan

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

Wall Description

- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- NOTE: 1 HOUR FIRE RATED WALL ASSEMBLY AT FOLLOWINGS, SEE DETAIL x & x/D1.1 FOR TYPICAL ASSEMBLY.
  - ELEVATOR SHAFT – 1 HOUR FIRE RATED CONSTRUCTION WITH SMOKE SEAL
- 2X4 OR FLAT STUD FRAMED WALL
- 2X6 STUD FRAMED WALL
- FBRL 2X6 STUD FRAMED WALL

General

1. INTERIOR WALLS: 2 X 6 STUD FRAMING, TYPICAL, U.N.O. WITH MIN. R-11 BATT INSULATION
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS

Abbreviations

- (I.P.M.R.) INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- (V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
- (E) EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.R.C. R308.3 AND R308.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

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The Country Estates: Lot 34, Tract 30091
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Basement Floor Plan

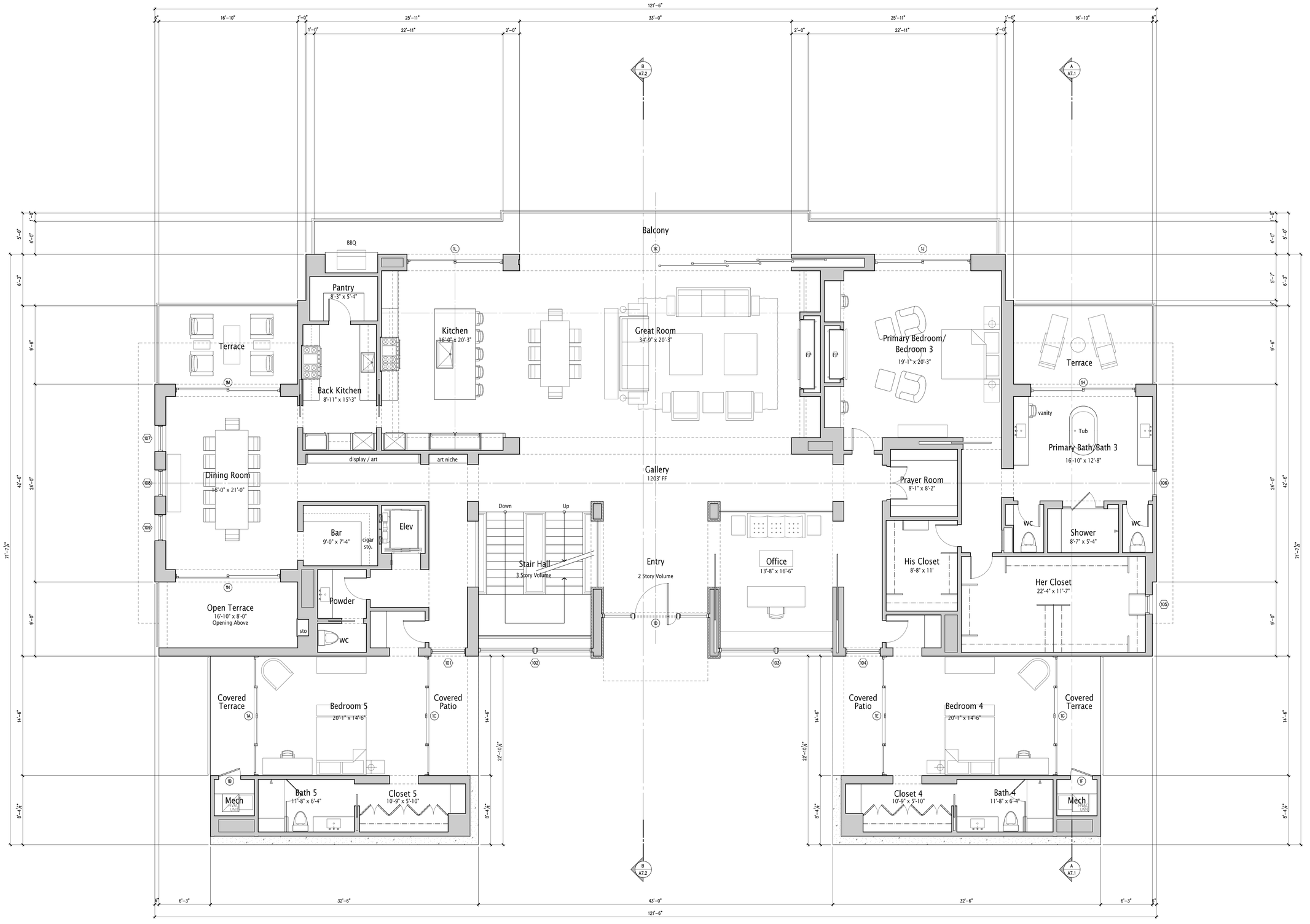
LICENSED ARCHITECT
AMIT K. TAKHAR
No. C18832
REN. 11-30-27
STATE OF CALIFORNIA

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Project Number 23021
H.O.A. Sub. #1
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Revision
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First Floor Plan

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

Wall Description

5/8" TYPE 'X' GYPSUM BOARD SEPARATION

NOTE: 1 HOUR FIRE RATED WALL ASSEMBLY AT FOLLOWINGS, SEE DETAIL x & x/D1.1 FOR TYPICAL ASSEMBLY:
- ELEVATOR SHAFT -- 1 HOUR FIRE RATED CONSTRUCTION WITH SMOKE SEAL

2X4 OR FLAT STUD FRAMED WALL

2X6 STUD FRAMED WALL

DBL. 2X6 STUD FRAMED WALL

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(V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E) EGRESS WINDOW

Plumbing

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Glazing

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HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

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First Floor Plan

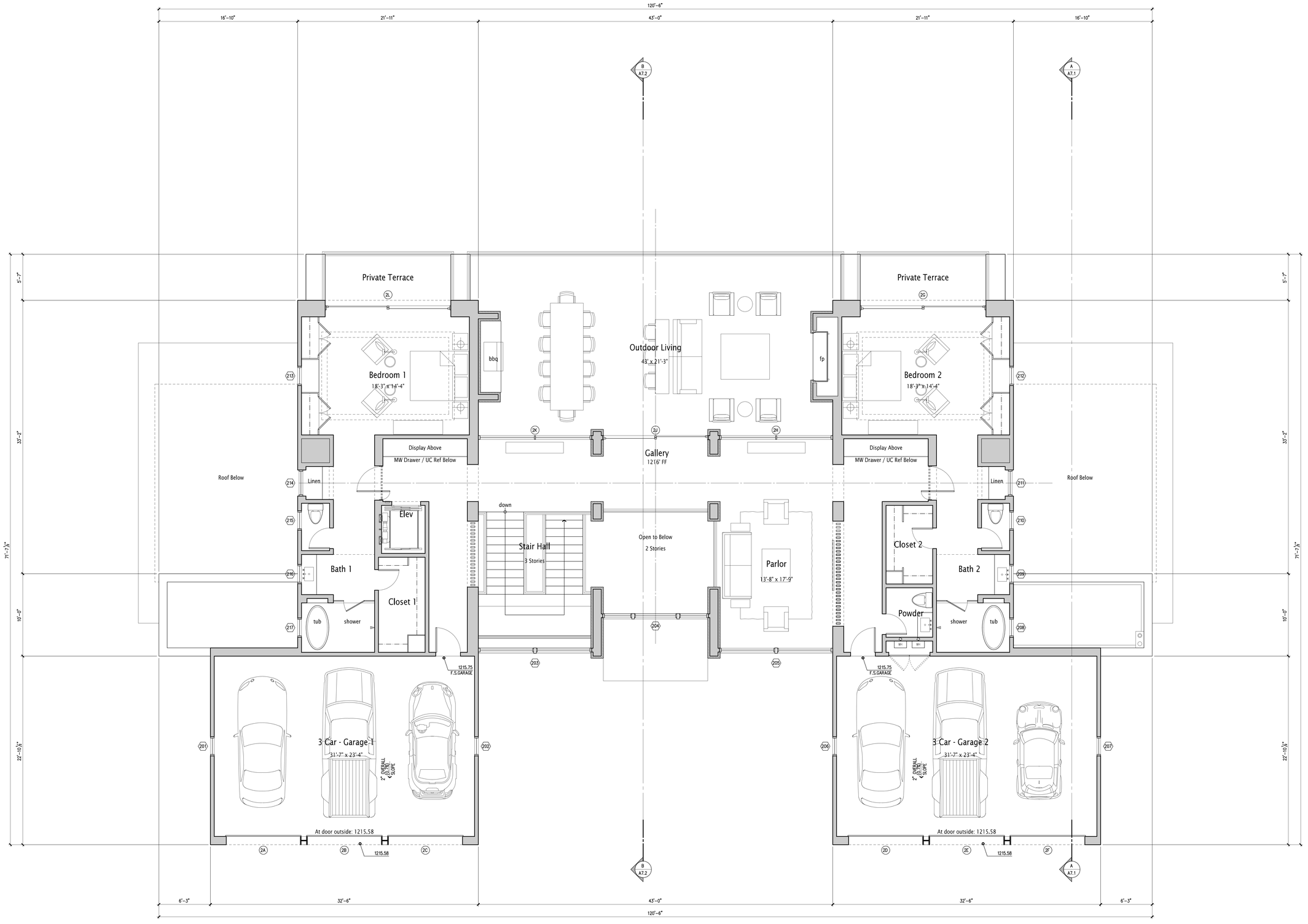
LICENSED ARCHITECT
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Second Floor Plan

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

Wall Description

- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- NOTE: 1 HOUR FIRE RATED WALL ASSEMBLY AT FOLLOWINGS, SEE DETAIL 4 & 4/D1.1 FOR TYPICAL ASSEMBLY:
  - ELEVATOR SHAFT – 1 HOUR FIRE RATED CONSTRUCTION WITH SMOKE SEAL
- 2X4 OR FLAT STUD FRAMED WALL
- 2X6 STUD FRAMED WALL
- FBRL 2X6 STUD FRAMED WALL

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- (V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
- (E) EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.R.C. R308.3 AND R308.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

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Second Floor Plan

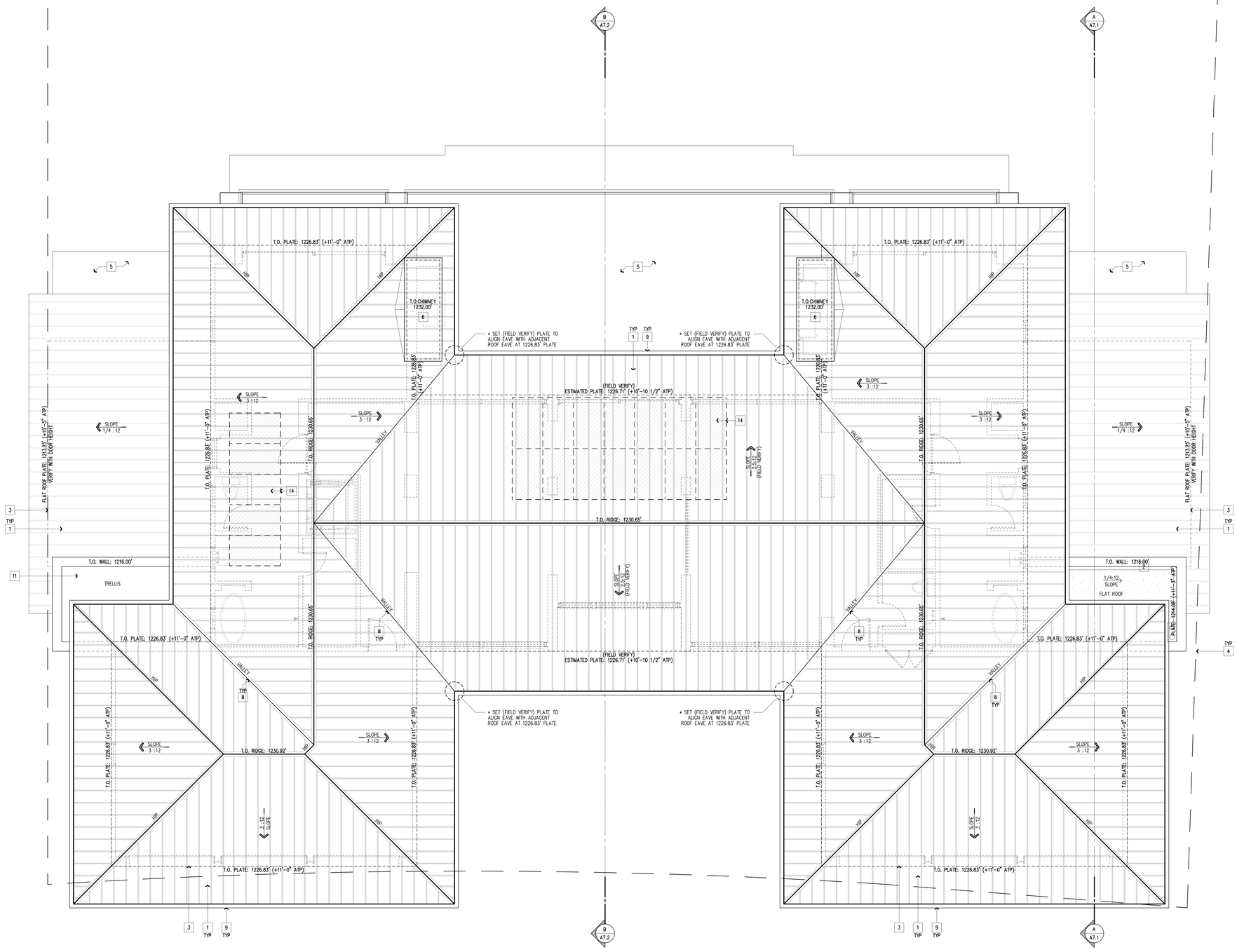
LICENSED ARCHITECT
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STATE OF CALIFORNIA

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Note:
RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE CITY ZONING REFERENCE ONLY. AND RIDGE ELEVATIONS ARE ESTABLISHED ALLOWING MIN. 2" TO 3" FOR FINISH MATERIAL ABOVE ROOF SHEATHING.

CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF SLOPE INDICATED ON THE ROOF PLAN.

Roof Plan

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

Roof Plan Keynotes

9 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER

10 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT – CONNECT TO UNDERGROUND DRAINAGE SYSTEM

11 DECORATIVE ALUMINUM/METAL TRELLIS, CORROSION RESISTANT

12 30"x30" ATTIC ACCESS, SHOWN DASHED (MIN. 22"x30" ACCESS PER C.R.C.) PER MECHANICAL DRAWINGS – ATTIC ACCESS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES AT CEILING BEYOND; 30 INCHES BY 30 INCHES MIN. WORKING SPACE IN FRONT OF F.A.U. (VERIFY ACTUAL ACCESS SIZE REQ'S WITH HVAC CONTRACTOR) – PROVIDE MINIMUM 24" WIDE X MAXIMUM 20' LONG PASSAGEWAY PLATFORM TO F.A.U. WHERE OCCURS – REFER TO SHEET D1.1 FOR SCHEMATIC

13 FAN COIL OR FORCED AIR UNIT IN ATTIC PER MECHANICAL DRAWINGS – EXACT LOCATION TO BE DETERMINED BY H.V.A.C. CONTRACTOR – PROVIDE VENTING AND CONDENSATION LINES AS REQUIRED – POSITION IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE MINIMUM ALLOWED BY CODE – UNDER SEPARATE MECHANICAL PERMIT

14 SOLAR READY DESIGNATED AREA (SOLAR PV SYSTEM WITH x.xx KW DC), SHOWN DASHED, PER CAL ENERGY CODE SEC. 110.10(b) – POWER SYSTEM WITH BATTERY CHARGER AND BACKUP – ACTUAL LOCATION AND SYSTEM TO BE VERIFIED BY CONTRACTOR
• SOLAR PV SYSTEM AND DRAWINGS ARE UNDER SEPARATE REVIEW AND PERMIT:
– PANEL COUNT SHALL BE COORDINATED WITH TITLE-24 AND MINIMUM SOLAR ZONE SHALL BE 250 S.F.– EXCEPTION 3, LOCATED IN THE WILDLAND-URBAN INTERFACE FIRE AREA AND HAVING A WHOLE HOUSE FAN WITH MINIMUM 150 S.F. SOLAR ZONE
– NO DIMENSION SHALL BE LESS THAN 5' AND EACH AREA SHALL BE GREATER THAN 80 S.F. (ROOF < 10,000 S.F.)
– SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN 18" OR 3' BELOW THE RIDGE AND CLOSER THAN 18" TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY.
– MINIMUM 3' WIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE) TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED
– MAIN SERVICE PANEL SHALL HAVE MINIMUM BUSBAR RATING OF 200 AMPS.

1 PREFINISHED CORROSION RESISTANT STANDING SEAM METAL ROOFING, CLASS "A" RATING, OVER MINIMUM ONE LAYER OF 72 LB. ROOF FELT/CAP SHEET UNDERLAYMENT OR EQUAL COMPLIED WITH ASTM E108 OR UL 790 CLASS "A" FIRE RATING: "AEP SPAN" SPAN SEAM OR SPAN-LOK STANDING SEAM METAL ROOF SYSTEM (UAMPO UNIFORM-ES REPORT #ER-309) OR EQUAL OVER "AEP SPAN" UNDERLAYMENT HT (UL® TGFU.R16747)/CCW WIP 300HT (UL® TDDY.R18678) MEMBRANES OR EQUAL CLASS 'A' SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE – INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND EVALUATION REPORT.
COLOR SHALL BE SELECTED BY CLIENT/ARCHITECT.
• THIS AREA IS CONSIDERED TO BE A "SPECIAL WIND REGION." ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CALL OUT FASTENERS TO RESIST WIND LOADS FOR WINDS OVER 85 M.P.H.

2 4–PLY HOT MOPPED BUILT-UP ROOFING OVER FLAT ROOF – COMPLIED WITH C.R.C. TABLE 905.9.2 OR UL55A

3 STUD WALL BELOW OR/AND FINISH STONE BELOW – SHOWN DASHED

4 LINE OF SETBACKS – SHOWN DASHED

5 DECK BELOW – REFER TO FLOOR PLAN

6 CHIMNEY WITH METAL FLUE TERMINATION CAP/CHIMNEY CAP COMPLIED WITH C.R.C. SEC. R1005 – BOTTOM OF CAP INSTALLED MINIMUM 1'-0" (FOR LESS THAN OR EQUAL TO 6:12 ROOF SLOPE) ABOVE LOWEST DISCHARGE OPENING, WHERE IT PASSES THROUGH THE ROOF WITH MINIMUM 2' CLEARANCE FROM ANY HORIZONTAL OBSTRUCTION OR WALL – TERMINATION CAP TO COMPLY WITH UL103/TYPE HT OF UL103 AND BE LISTED AND LABELED AS SUCH, INSTALLED PER TERMINATION CAP AND DIRECT VENT FIREPLACE/APPLIANCE MANUFACTURER'S INSTALLATIONS INSTRUCTION PER C.R.C. R1005.1

7 CORROSION–RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS – REFER TO DETAIL x/D5.1, TYPICAL

8 CORROSION–RESISTANT METAL VALLEY FLASHING – SEE GENERAL NOTE #7 AND DETAIL x/D5.1, TYPICAL

Roof Plan General Notes

1. ROOF COVERING SHALL BE CLASS "A" CLASSIFICATION COMPLIED WITH ASTM E108 OR UL790 WITH FIRESTOPS TO PREVENT INTRUSION OF FLAMES AND EMBERS PER C.R.C. SEC. R337.5/C.B.C. SEC. 705A.
2. ALL FLASHING AND EXPOSED SHEET METAL SHALL BE CORROSION RESISTANT METAL, PAINTED TO MATCH FINISH MATERIAL.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
4. ALL ROOF PITCHES ARE ON THE PLAN.
5. ALL CONTOURS SHOWN INDICATE EXISTING GRADES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FINISH GRADES.
6. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. CONSOLIDATE ALL MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
7. ALL VALLEYS SHALL BE FLASHED WITH MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT SHEET METAL, EXTENDING MINIMUM 12" FROM THE CENTERLINE EACH WAY WITH NO LESS THAN 1" HIGH SPLASH DIVERTER RIB AT THE FLOW LINE, OVER MINIMUM ONE LAYER OF 72 LB. CAP SHEET COMPLYING ASTM D3909, AT LEAST 36" WIDE RUNNING CONTINUOUS FULLY LENGTH OF VALLEY.
8. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
9. INTERIOR UP–LIGHTING IS NOT ALLOWED AT SKYLIGHT LOCATIONS.
10. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
11. ALL CHASE TERMINATIONS SHALL BE PAINTED FLAT BLACK.
12. RUN DS AND DSC WITHIN WALL CAVITY AND CONNECT TO BELOW GRADE SITE DRAINAGE SYSTEM, TYPICAL VENTILATION OPENINGS SHALL NOT BE PERMITTED ON THE EXPOSED SIDE.
13. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS (R337.5.4/705A.4).

DS = DOWNSPOUT
DSC = DOWNSPOUT TO CONDUCTOR
ATP = ABOVE TOP OF PLYWOOD SHEATHING
ATC = ABOVE TOP OF CURB
ATS = ABOVE TOP OF SLAB
AFF = ABOVE TOP OF FINISH FLOOR
AFS = ABOVE TOP OF FINISH SURFACE

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Chawla Residence

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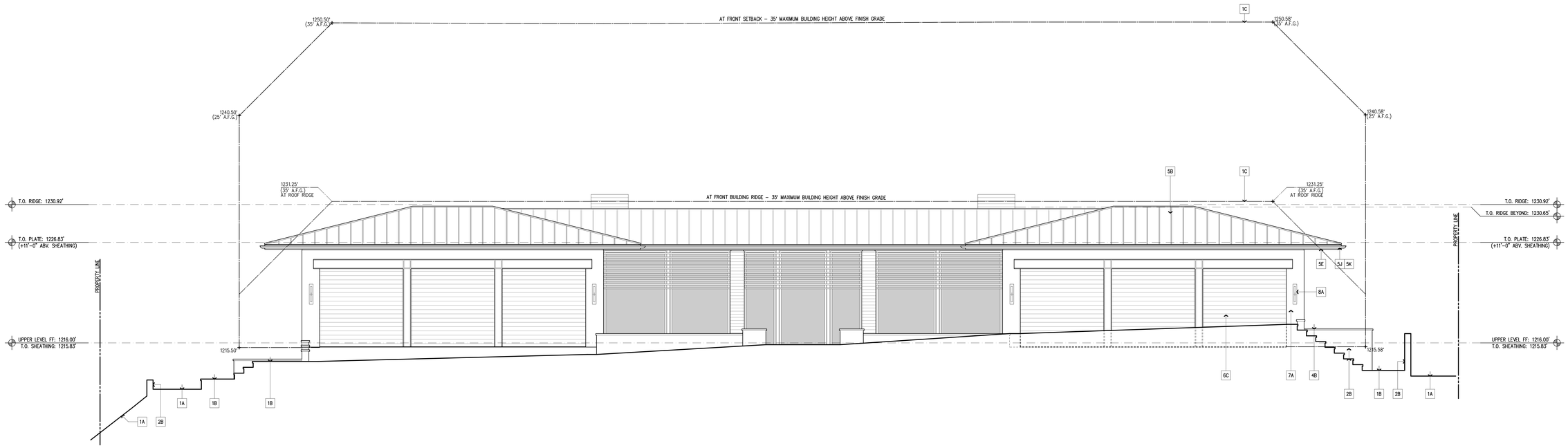
Roof Plan

LICENSED ARCHITECT
AMY K. KATSUNO
No. C18832
Renewal 11-30-27
STATE OF CALIFORNIA

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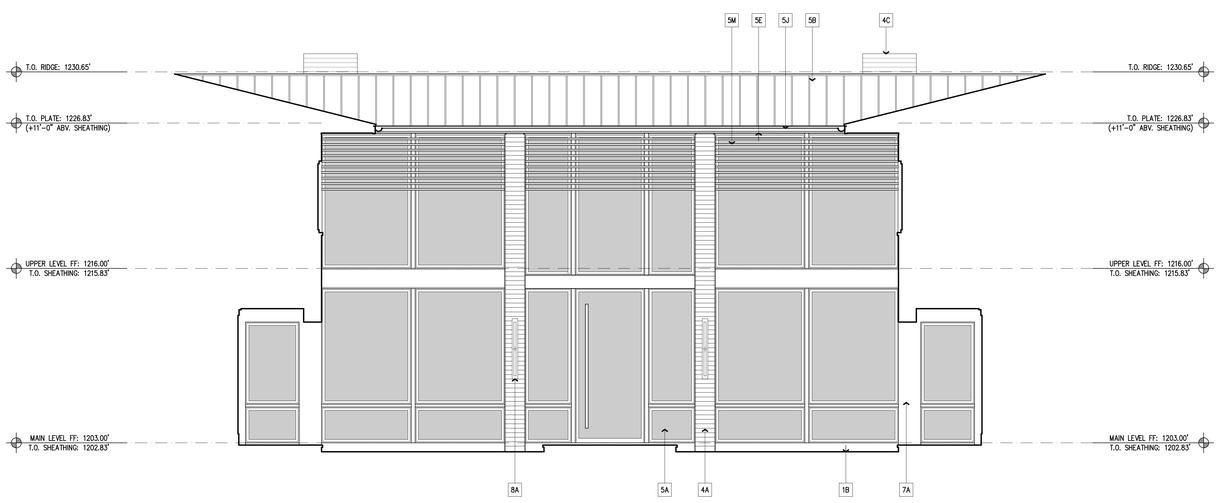
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Front Exterior Elevation (West)

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



Entry Courtyard Exterior Elevation

SCALE: 1/4" = 1'-0" 2

6 Wood (BACKPRIMED ALL SIDES AND EDGES, IF APPLICABLE)

- 6A 1x6 STAIN GRADE WOOD PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.4(6)
- 6B 1x6 STAIN GRADE WOOD CEILING PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.6(5)
- 6C STAIN GRADE WOOD GARAGE DOOR WITH LIGHT DISTRESS

7 Exterior Finishes

- 7A 7/8" EXTERIOR PLASTER OVER METAL LATH, WATERPROOF BACKING, AND 1/2" PLYWOOD SHEATHING – REFER TO DETAIL x/D1.1, TYPICAL
- 7B

8 Utilities

- 8A LIGHT FIXTURE – AS SELECTED BY ARCHITECT/OWNER
- 8B ADDRESS SIGN
- 8C ELECTRICAL SERVICE PANEL AND METER LOCATION – REFER TO BASEMENT FLOOR PLAN

5 Metals

- 5A ALUMINUM/METAL DOORS OR WINDOWS, TYPICAL – REFER TO DOOR AND WINDOW SCHEDULE
- 5B PREFINISHED CORROSION RESISTANT STANDING SEAM METAL ROOFING, CLASS 'A' RATING, OVER UNDERLAYMENT COMPLIED WITH ASTM E108 OR UL 790 – REFER TO ROOF PLAN. AEP SPAN STANDING SEAM METAL ROOF SYSTEM (MAPO UNIFORM-ES REPORT #ER-309) OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND EVALUATION REPORT
- 5C ALUMINUM OR COMPOSITE WALL CLADDING/WALL PANELS, IGNITION & CORROSION RESISTANT – COMPLIED WITH C.R.C. R337.7.3 AND R337.7.4
- 5D 42" HIGH WROUGHT STAINLESS STEEL TOP/CAP RAIL AND POSTS WITH TEMPERED GLASS PANELS – COMPLIED WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1 AND PER C.B.C. 2407
- 5E CORROSION RESISTANT METAL EAVE FASCIA / TRIM
- 5F CORROSION RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS – SEE ROOF PLAN AND DETAILS
- 5G CORROSION RESISTANT METAL SADDLE AND/OR FLASHING AT CHIMNEY PENETRATION – SEE ROOF PLAN AND DETAILS
- 5H CORROSION RESISTANT METAL VALLEY FLASHING – SEE ROOF PLAN AND DETAILS
- 5J 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER
- 5K 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT – CONNECT TO UNDERGROUND DRAINAGE SYSTEM REFER TO ROOF PLAN FOR LOCATIONS
- 5L DECORATIVE POWDER COATED ALUMINUM/METAL TRELLIS, CORROSION RESISTANT
- 5M DECORATIVE POWER COATED ALUMINUM SCREEN/LATTICES, CORROSION RESISTANT

1 General

- 1A LINE OF EXISTING GRADE
- 1B FINISH GRADE LINE
- 1C LINE OF BUILDING ENVELOPE

2 Site

- 2A EXISTING PROPERTY WALL AND FENCE, MAXIMUM 6'-0" IN HEIGHT PER HOA – REFER TO CIVIL AND LANDSCAPE DRAWINGS
- 2B LANDSCAPE WALL, PLANTER WALL AND HARDSCAPE – REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION – MAXIMUM 6' IN HEIGHT FOR WALLS PER HOA

3 Concrete

- 3A SLAB BENEATH EXTERIOR SITE STAIR AND HARDSCAPE – REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

4 Masonry

- 4A ADHERED STONE WALL – FIELD: 1 1/2" TO 2" MAX. NOMINAL THICKNESS INSTALLED PER SEC. R703.12, COMPLIED WITH R703.12 & 12.1 AND 12.3 OF TMS 402, AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- 4B STONE SILL / WALL CAP
- 4C STONE CHIMNEY CAP

Exterior Elevation Keynotes

1. ALL EXTERIOR COVERING/FINISHES SHALL COMPLY WITH C.R.C. SECTION R337.7, R337.7.3/C.R.C. SEC. 707A. ALL EXTERIOR WINDOWS, SKYLIGHTS AND DOORS SHALL COMPLY WITH C.R.C. SECTION R337.8/C.B.C. SECTION 708A. AND ROOF COVERING SHALL COMPLY WITH C.R.C. SECTION R337.5 /C.B.C. SECTION 705A.
2. ROOF, ATTIC, AND EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8 INCH OPENINGS OR ITS EQUIVALENT PER C.R.C. CHAPTER 7A, SEC. 706A.2./PER C.R.C. R337.6
3. RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE HOA REFERENCE ONLY. CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF INDICATED ON THE ROOF PLAN.
4. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. PLEASE CONSOLIDATE MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
5. ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE AND SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES
6. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER C.R.C. R337.5.4.

(E)	EGRESS WINDOW	AFF	= ABOVE TOP OF FINISH FLOOR
(T)	TEMPERED GLAZING	ATP	= ABOVE TOP OF PLYWOOD SHEATHING
FG	= FIXED GLAZING	ATS	= ABOVE TOP OF SLAB
FS	= FINISH SURFACE	ATC	= ABOVE TOP OF CURB (AT GARAGE)

Exterior Elevation Genaral Notes

EXTERIOR PLASTER:
SMOOTH FINISH INTEGRAL COLOR PLASTER, MATCH COLOR NAME: "PEARLY WHITE" (7009) BY SHERWIN WILLIAMS

EXTERIOR PLASTER DARK ACCENT:
SMOOTH FINISH INTEGRAL COLOR PLASTER, MATCH COLOR NAME: "AMAZING GRAY" (7044) BY SHERWIN WILLIAMS

EXTERIOR STONE VENEER – PRECISE: WALL, WALL CAPS, SILLS AND ETC.
ST.CROIX LIMESTONE, STYLE: BRUSHED

EXTERIOR WOOD: WALL PANELING, GARAGE DOOR, EAVE AND ETC.
STAIN-GRADE "LIGHT MOCHA", SEMI-TRANSPARENT BY OLYMPIC

ROOFING:
STANDING SEAM METAL ROOFING BY AEP SPAN, COLOR: "MIDNIGHT BRONZE"

EXTERIOR METAL: WALL PANELING/CLADDING, GUTTER AND DOWNSPOUTS
COLOR TO MATCH: "MIDNIGHT BRONZE" BY AEP SPAN

DOORS AND WINDOWS, TYPICAL:
"FLEETWOOD" WINDOWS AND DOORS OR EQUAL, ALUMINUM, COLOR NAME: "BLACK"

RAILINGS/GUARDRAILS:
COLOR TO MATCH: "MIDNIGHT BRONZE" BY AEP SPAN

Exterior Finish and Material List

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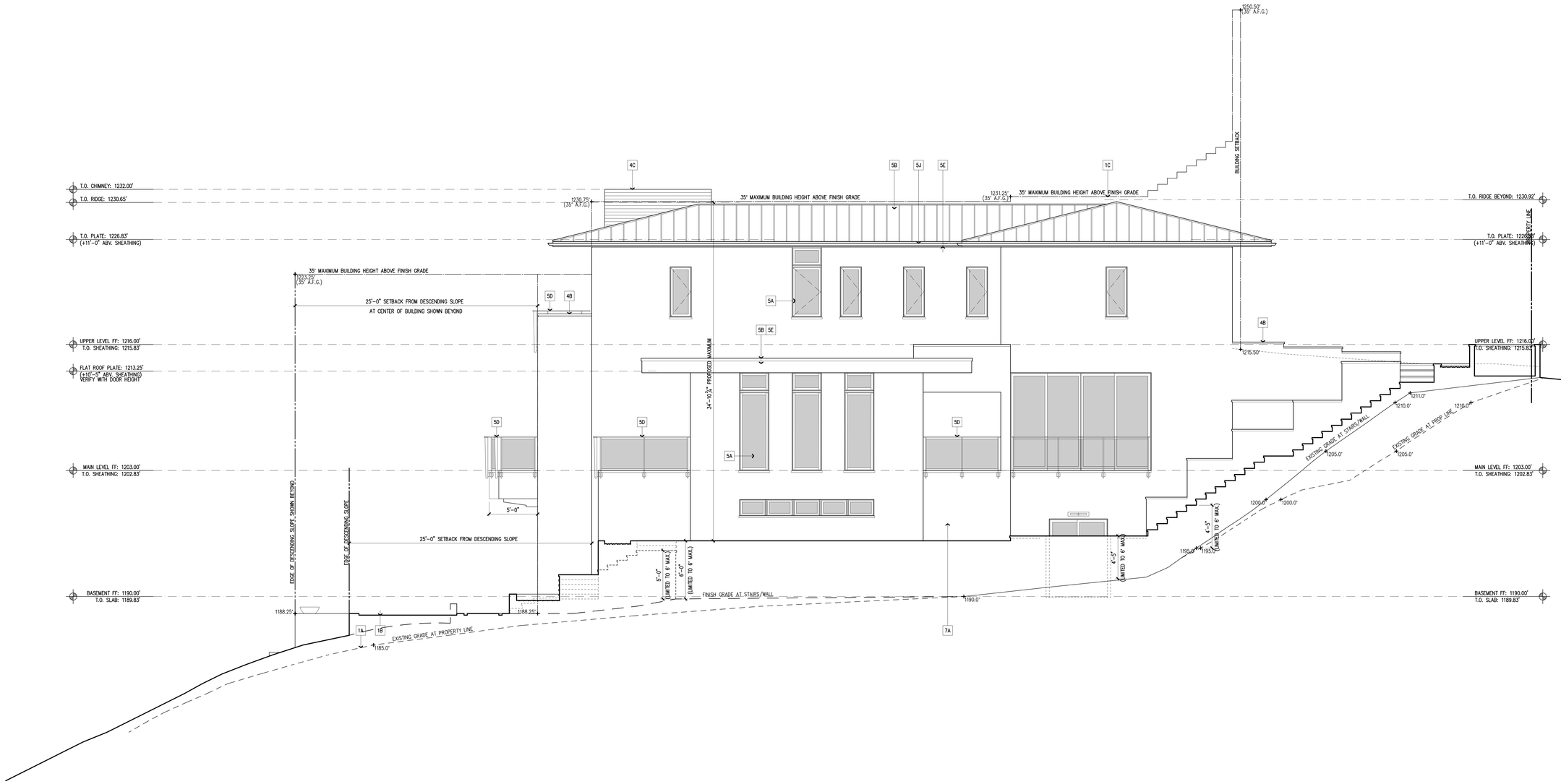
The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

Exterior Elevations

LICENSED ARCHITECT
AMY K. TAUBEN
No. C18832
Exp. 01-31-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #_
Revision
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Revision
PLOT DATE: 3/2/2026

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Right Exterior Elevation

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

6 Wood (BACKPRIMED ALL SIDES AND EDGES, IF APPLICABLE)

- 6A 1x6 STAIN GRADE WOOD PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.4(6)
- 6B 1x6 STAIN GRADE WOOD CEILING PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.6(5)
- 6C STAIN GRADE WOOD GARAGE DOOR WITH LIGHT DISTRESS

7 Exterior Finishes

- 7A 7/8" EXTERIOR PLASTER OVER METAL LATH, WATERPROOF BACKING, AND 1/2" PLYWOOD SHEATHING – REFER TO DETAIL x/D1.1, TYPICAL
- 7B

8 Utilities

- 8A LIGHT FIXTURE – AS SELECTED BY ARCHITECT/OWNER
- 8B ADDRESS SIGN
- 8C ELECTRICAL SERVICE PANEL AND METER LOCATION – REFER TO BASEMENT FLOOR PLAN

5 Metals

- 5A ALUMINUM/METAL DOORS OR WINDOWS, TYPICAL – REFER TO DOOR AND WINDOW SCHEDULE
- 5B PREFINISHED CORROSION RESISTANT STANDING SEAM METAL ROOFING, CLASS 'A' RATING, OVER UNDERLAYMENT COMPLIED WITH ASTM E108 OR UL 790 – REFER TO ROOF PLAN. AEP SPAN STANDING SEAM METAL ROOF SYSTEM (IAMPO UNIFORM-ES REPORT #ER-309) OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND EVALUATION REPORT
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- 5M DECORATIVE POWER COATED ALUMINUM SCREEN/LATTICES, CORROSION RESISTANT

1 General

- 1A LINE OF EXISTING GRADE
- 1B FINISH GRADE LINE
- 1C LINE OF BUILDING ENVELOPE

2 Site

- 2A EXISTING PROPERTY WALL AND FENCE, MAXIMUM 6'-0" IN HEIGHT PER HOA – REFER TO CIVIL AND LANDSCAPE DRAWINGS
- 2B LANDSCAPE WALL, PLANTER WALL AND HARDSCAPE – REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION – MAXIMUM 6' IN HEIGHT FOR WALLS PER HOA

3 Concrete

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(T)	TEMPERED GLAZING	ATP	= ABOVE TOP OF PLYWOOD SHEATHING
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Exterior Elevation Genaral Notes

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EXTERIOR PLASTER DARK ACCENT:
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EXTERIOR STONE VENEER – PRECISE: WALL, WALL CAPS, SILLS AND ETC.
STLOROX LIMESTONE, STYLE: BRUSHED

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Exterior Elevations

LICENCED ARCHITECT
AMY K. TAJIMA
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
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Revision
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Rear Exterior Elevation

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

6 Wood (BACKPRIMED ALL SIDES AND EDGES, IF APPLICABLE)

- 6A 1x6 STAIN GRADE WOOD PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.4(6)
- 6B 1x6 STAIN GRADE WOOD CEILING PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.6(5)
- 6C STAIN GRADE WOOD GARAGE DOOR WITH LIGHT DISTRESS

7 Exterior Finishes

- 7A 7/8" EXTERIOR PLASTER OVER METAL LATH, WATERPROOF BACKING, AND 1/2" PLYWOOD SHEATHING – REFER TO DETAIL x/D1.1, TYPICAL
- 7B

8 Utilities

- 8A LIGHT FIXTURE – AS SELECTED BY ARCHITECT/OWNER
- 8B ADDRESS SIGN
- 8C ELECTRICAL SERVICE PANEL AND METER LOCATION – REFER TO BASEMENT FLOOR PLAN

5 Metals

- 5A ALUMINUM/METAL DOORS OR WINDOWS, TYPICAL – REFER TO DOOR AND WINDOW SCHEDULE
- 5B PREFINISHED CORROSION RESISTANT STANDING SEAM METAL ROOFING, CLASS 'A' RATING, OVER UNDERLAYMENT COMPLIED WITH ASTM E108 OR UL 790 – REFER TO ROOF PLAN. AEP SPAN STANDING SEAM METAL ROOF SYSTEM (OMPO UNIFORM-ES REPORT #ER-309) OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND EVALUATION REPORT
- 5C ALUMINUM OR COMPOSITE WALL CLADDING/WALL PANELS, IGNITION & CORROSION RESISTANT – COMPLIED WITH C.R.C. R337.7.3 AND R337.7.4
- 5D 42" HIGH WROUGHT STAINLESS STEEL TOP-CAP RAIL AND POSTS WITH TEMPERED GLASS PANELS – COMPLIED WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1 AND PER C.B.C. 2407
- 5E CORROSION RESISTANT METAL EAVE FASCIA / TRIM
- 5F CORROSION RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS – SEE ROOF PLAN AND DETAILS
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- 5H CORROSION RESISTANT METAL VALLEY FLASHING – SEE ROOF PLAN AND DETAILS
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- 5M DECORATIVE POWDER COATED ALUMINUM SCREEN/LATTICES, CORROSION RESISTANT

1 General

- 1A LINE OF EXISTING GRADE
- 1B FINISH GRADE LINE
- 1C LINE OF BUILDING ENVELOPE

2 Site

- 2A EXISTING PROPERTY WALL AND FENCE, MAXIMUM 6'-0" IN HEIGHT PER HOA – REFER TO CIVIL AND LANDSCAPE DRAWINGS
- 2B LANDSCAPE WALL, PLANTER WALL AND HARDSCAPE – REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION – MAXIMUM 6' IN HEIGHT FOR WALLS PER HOA

3 Concrete

- 3A SLAB BENEATH EXTERIOR SITE STAIR AND HARDSCAPE – REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

4 Masonry

- 4A ADHERED STONE WALL – FIELD: 1 1/2" TO 2" MAX. NOMINAL THICKNESS INSTALLED PER SEC. R703.12, COMPLIED WITH R703.12 & 12.1 AND 12.3 OF TMS 402, AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- 4B STONE SILL / WALL CAP
- 4C STONE CHIMNEY CAP

Exterior Elevation Keynotes

1. ALL EXTERIOR COVERING/FINISHES SHALL COMPLY WITH C.R.C. SECTION R337.7. R337.7.3/C.B.C. SEC. 707A. ALL EXTERIOR WINDOWS, SKYLIGHTS AND DOORS SHALL COMPLY WITH C.R.C. SECTION R337.8/C.B.C. SECTION 708A. AND ROOF COVERING SHALL COMPLY WITH C.R.C. SECTION R337.5 /C.B.C. SECTION 705A.
2. ROOF, ATTIC, AND EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8 INCH OPENINGS OR ITS EQUIVALENT PER C.B.C. CHAPTER 7A, SEC. 706A.2./PER C.R.C. R337.6
3. RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE HOA REFERENCE ONLY. CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF INDICATED ON THE ROOF PLAN.
4. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. PLEASE CONSOLIDATE MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
5. ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE AND SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES
6. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER C.R.C. R337.5.4.

(E) EGRESS WINDOW
(T) TEMPERED GLAZING
FG = FIXED GLAZING
FS = FINISH SURFACE
AFF = ABOVE TOP OF FINISH FLOOR
ATP = ABOVE TOP OF PLYWOOD SHEATHING
ATS = ABOVE TOP OF SLAB
ATC = ABOVE TOP OF CURB (AT GARAGE)

Exterior Elevation Genaral Notes

EXTERIOR PLASTER:
SMOOTH FINISH INTEGRAL COLOR PLASTER, MATCH COLOR NAME: "PEARLY WHITE" (7009) BY SHERWIN WILLIAMS

EXTERIOR PLASTER DARK ACCENT:
SMOOTH FINISH INTEGRAL COLOR PLASTER, MATCH COLOR NAME: "AMAZING GRAY" (7044) BY SHERWIN WILLIAMS

EXTERIOR STONE VENEER – PRECISE: WALL, WALL CAPS, SILLS AND ETC.
ST.CROIX LIMESTONE, STYLE: BRUSHED

EXTERIOR WOOD: WALL PANELING, GARAGE DOOR, EAVE AND ETC.
STAIN-GRADE "LIGHT MOCHA", SEMI-TRANSPARENT BY OLYMPIC

ROOFING:
STANDING SEAM METAL ROOFING BY AEP SPAN, COLOR: "MIDNIGHT BRONZE"

EXTERIOR METAL: WALL PANELING/CLADDING, GUTTER AND DOWNSPOUTS
COLOR TO MATCH: "MIDNIGHT BRONZE" BY AEP SPAN

DOORS AND WINDOWS, TYPICAL:
"FLEETWOOD" WINDOWS AND DOORS OR EQUAL, ALUMINUM, COLOR NAME: "BLACK"

RAILINGS/GUARDRAILS:
COLOR TO MATCH: "MIDNIGHT BRONZE" BY AEP SPAN

Exterior Finish and Material List

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE . CA . 92606
949 . 955 . 3282
WWW.EBTA.COM

A.P.N. 8713-005-010
PC #:

Chawla Residence

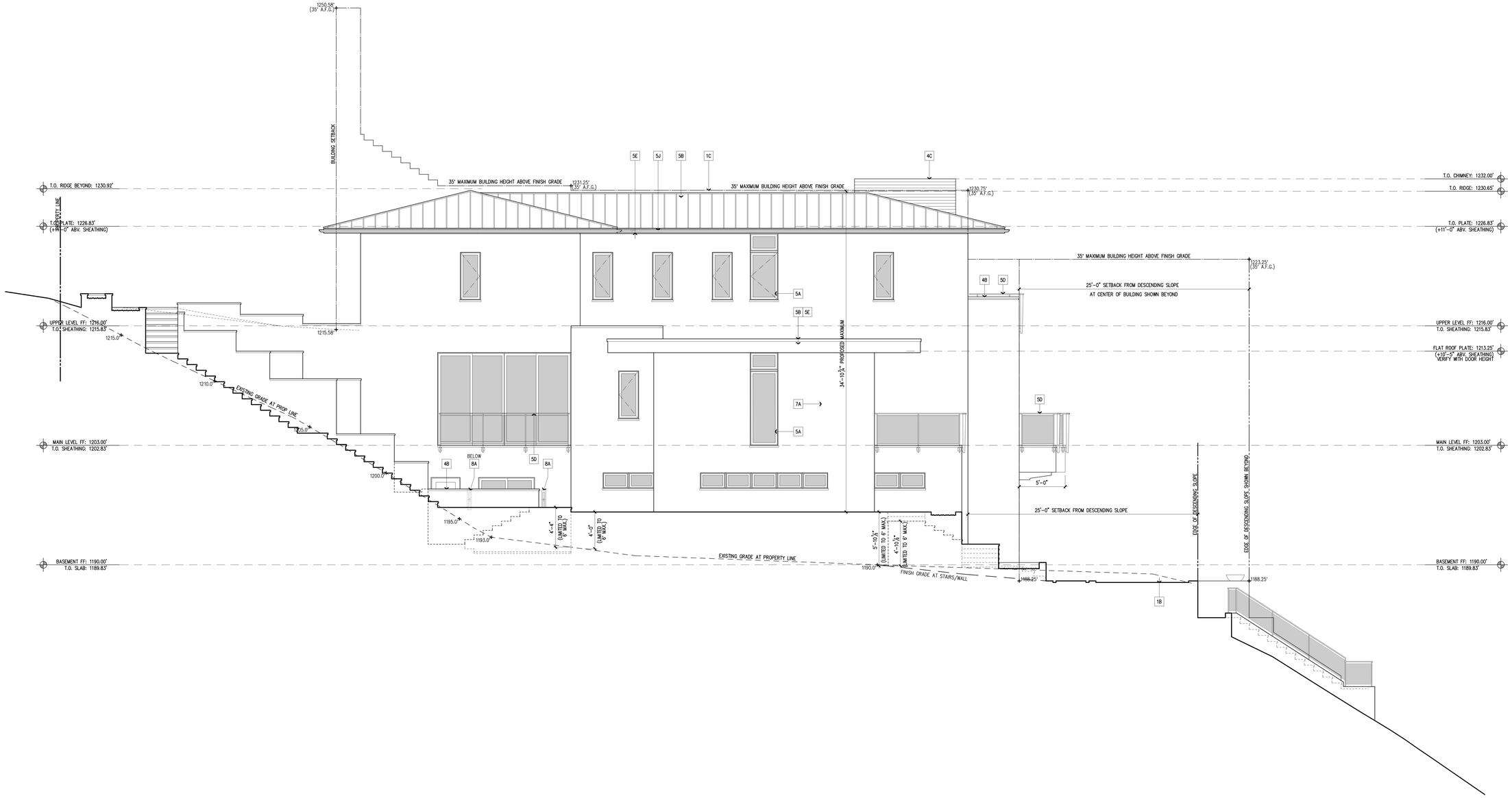
The Country Estates: Lot 34, Tract 30091
25007 Ridge Line Road, Diamond Bar, CA 91765

Exterior Elevations

LICENSED ARCHITECT
AMIT K. TAJURIA
No. C18832
REN. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 3/2/2026

Sheet
A6.3



Left Exterior Elevation

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

6 Wood (BACKPRIMED ALL SIDES AND EDGES, IF APPLICABLE)

- 6A 1x6 STAIN GRADE WOOD PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.4(6)
- 6B 1x6 STAIN GRADE WOOD CEILING PANELS OVER 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD PER C.R.C. R337.7.6(5)
- 6C STAIN GRADE WOOD GARAGE DOOR WITH LIGHT DISTRESS

7 Exterior Finishes

- 7A 7/8" EXTERIOR PLASTER OVER METAL LATH, WATERPROOF BACKING, AND 1/2" PLYWOOD SHEATHING – REFER TO DETAIL x/D1.1, TYPICAL
- 7B

8 Utilities

- 8A LIGHT FIXTURE – AS SELECTED BY ARCHITECT/OWNER
- 8B ADDRESS SIGN
- 8C ELECTRICAL SERVICE PANEL AND METER LOCATION – REFER TO BASEMENT FLOOR PLAN

5 Metals

- 5A ALUMINUM/METAL DOORS OR WINDOWS, TYPICAL – REFER TO DOOR AND WINDOW SCHEDULE
- 5B PREFINISHED CORROSION RESISTANT STANDING SEAM METAL ROOFING, CLASS 'A' RATING, OVER UNDERLAYMENT COMPLIED WITH ASTM E108 OR UL 790 – REFER TO ROOF PLAN. AEP SPAN STANDING SEAM METAL ROOF SYSTEM (IAMPO UNIFORM-ES REPORT #ER-309) OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND EVALUATION REPORT
- 5C ALUMINUM OR COMPOSITE WALL CLADDING/WALL PANELS, IGNITION & CORROSION RESISTANT – COMPLIED WITH C.R.C. R337.7.3 AND R337.7.4
- 5D 42" HIGH WROUGHT STAINLESS STEEL TOP/CAP RAIL AND POSTS WITH TEMPERED GLASS PANELS – COMPLIED WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1 AND PER C.B.C. 2407
- 5E CORROSION RESISTANT METAL EAVE FASCIA / TRIM
- 5F CORROSION RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS – SEE ROOF PLAN AND DETAILS
- 5G CORROSION RESISTANT METAL SADDLE AND/OR FLASHING AT CHIMNEY PENETRATION – SEE ROOF PLAN AND DETAILS
- 5H CORROSION RESISTANT METAL VALLEY FLASHING – SEE ROOF PLAN AND DETAILS
- 5J 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER
- 5K 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT – CONNECT TO UNDERGROUND DRAINAGE SYSTEM REFER TO ROOF PLAN FOR LOCATIONS
- 5L DECORATIVE POWDER COATED ALUMINUM/METAL TRELLIS, CORROSION RESISTANT
- 5M DECORATIVE POWDER COATED ALUMINUM SCREEN/LATTICES, CORROSION RESISTANT

1 General

- 1A LINE OF EXISTING GRADE
- 1B FINISH GRADE LINE
- 1C LINE OF BUILDING ENVELOPE

2 Site

- 2A EXISTING PROPERTY WALL AND FENCE, MAXIMUM 6'-0" IN HEIGHT PER HOA – REFER TO CIVIL AND LANDSCAPE DRAWINGS
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T	TEMPERED GLAZING	ATP	= ABOVE TOP OF PLYWOOD SHEATHING
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Exterior Finish and Material List

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE . CA . 92606
949 . 955 . 3282
WWW.EBTA.COM

A.P.N. 8713-005-010
PC #:

Chawla Residence

The Country Estates: Lot 34, Tract 30091
25007 Ridge Line Road, Diamond Bar, CA 91765

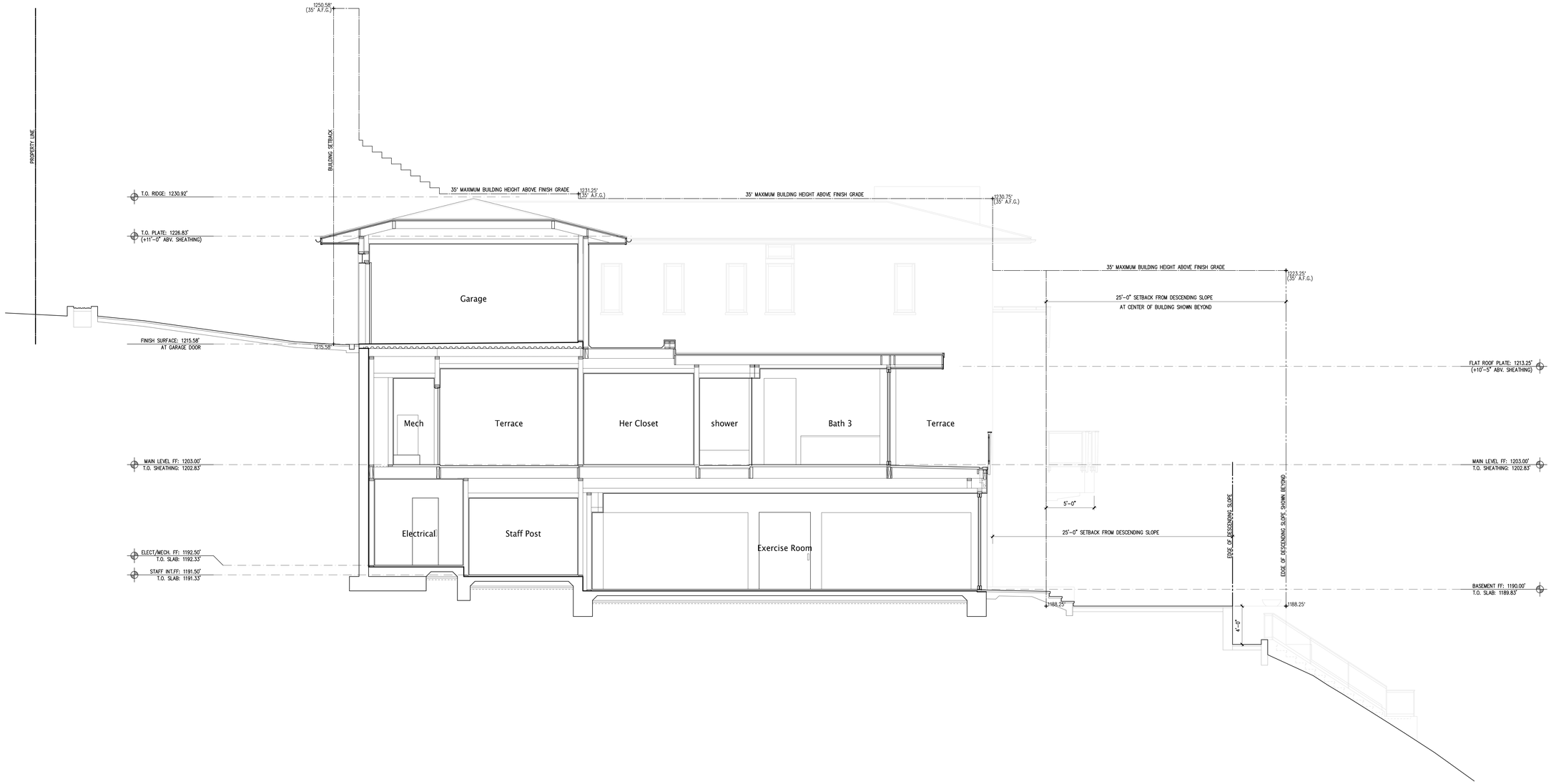
LICENSED ARCHITECT
AMY K. TAJIMA
No. C18832
Exp. 01-31-27
STATE OF CALIFORNIA

Exterior Elevations

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 3/2/2026

Sheet

A6.4



Building Section A

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

EBTA
ARCHITECTS

22 CORPORATE PARK
SUITE 200
IRVINE . CA . 92606
949 . 955 . 3282
WWW.EBTA.COM

A.P.N. 8713-005-010
PC #:

Chawla Residence

The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

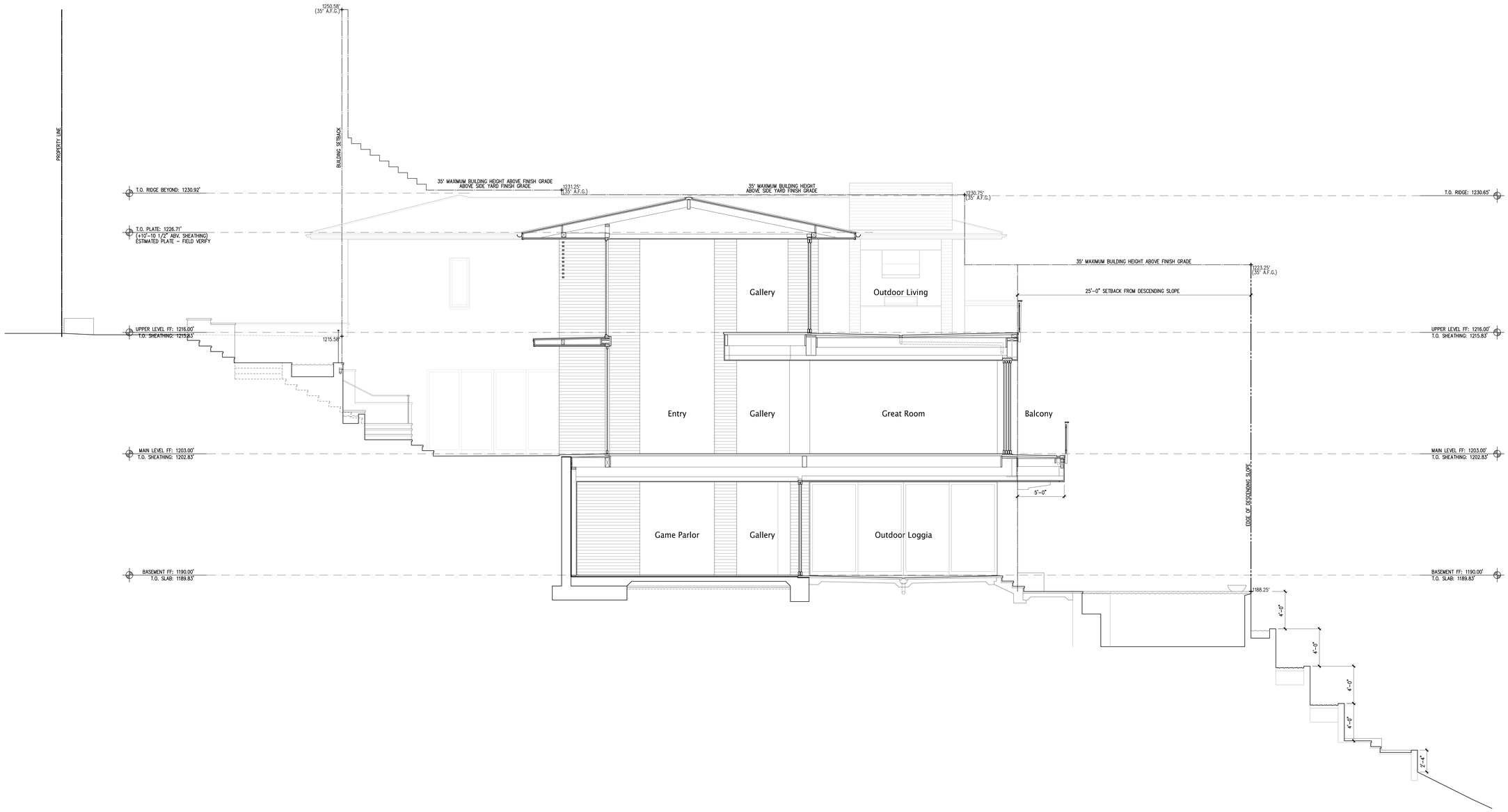
Building Section

LICENSED ARCHITECT
AMIT K. TALWAR
No. C18832
Exp. 11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #_
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 3/2/2026

Sheet

A7.1



Building Section B

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

B

EBTA
ARCHITECTS

22 CORPORATE PARK
SUITE 200
IRVINE . CA . 92606
949 . 955 . 3282
WWW.EBTA.COM

A.P.N. 8713-005-010
PC #:

Chawla Residence

The Country Estates: Lot 34, Tract 30091
23007 Ridge Line Road, Diamond Bar, CA 91765

Building Section

LICENSED ARCHITECT
AMIR K. TADJDINI
No. C18832
11-30-27
STATE OF CALIFORNIA

Project Number 23021
H.O.A. Sub. #1
H.O.A. Sub. #
Revision
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PLOT DATE: 3/2/2026

Sheet

A7.2

LOT 35

EXISTING DEFINED DRAINAGE PATH TO EXISTING OFF-SITE DETENTION BASIN AT THE BASE OF THE DESCENDING SLOPE

OUTLET TO EXISTING VELOCITY DISSIPATER; CONSTRUCT OR RE-BUILD, AS NECESSARY

NEW TREE (TYP.); SEE LANDSCAPE PLANS

PROPOSED GRADING LIMITS

SLOPE RECONSTRUCTION AREA

EXIST. RETAINING WALL TO REMAIN; PROTECT IN PLACE.

PROPOSED GRADING LIMITS

2:1 MAX.

1163.50 B/SLOPE

LOT 35

EXIST. WALL ON NEIGHBOR LOT TO REMAIN

F.F.=1190.00'
T/SLAB=
PAD=
(MISC. NOTE 2)

PROPOSED RESIDENCE

F.F.=1191.50'
T/SLAB=
PAD=

F.F.=1192.50'
T/SLAB=
PAD=

F.F.=1190.00'
T/SLAB=
PAD=

F.F. ABOVE =1203.00

G.F.F. ABOVE =1215.58

G.F.F. ABOVE =1215.58

LOT 34 TRACT 30091

POOL

SPA

POOL EQUIP. BELOW

WATER FEATURE

SPILLWAY

(DEEPENED CONC. EDGE (TYP.)

42"H RAIL

TRASH AREA

Existing residence

Existing residence

Existing residence

LOT 33

LOT 33

MAILBOX PER LANDSCAPE PLAN

32' HALF-STREET R.O.W.

R.O.W.

IRRIGATION VALVE TO BE RELOCATED; SEE LANDSCAPE IRRIGATION PLANS

EXISTING WATER METER TO BE RELOCATED

JOIN EXIST. WALL

RIDGE LINE ROAD

SCALE: 1"= 10'-0"

GRADING LEGEND

(100.00)	SPOT ELEVATION (MATCH EXISTING)
==4"==	PROPOSED DRAIN LINE
	PROPOSED PLANTER/SCREEN WALL
	PROPOSED RETAINING WALL
	CONCRETE PAVING
--100--	CONTOUR (EXISTING)
101	CONTOUR (PROPOSED)
100	MAIN CONTOUR (PROPOSED)
100.00	SPOT ELEVATION (PROPOSED)

FF	FINISH FLOOR
FG	FINISH GRADE
FL OR ℄	FLOW LINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
INV	INVERT
P.L. OR ℙ	PROPERTY LINE
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PILASTER
TW	TOP OF WALL
	FENCE

EARTHWORK ESTIMATE

EXCAVATION (CUT) = 1,200 CY

EMBANKMENT (FILL) = 1,450 CY

IMPORT = 250 CY (~9% OF TOTAL EARTHWORK)

AVERAGE SLOPE

SLOPE = 0.002296 IL/A

I = CONTOUR INTERVAL = 1 FT.
L = SUMMATION OF LENGTH OF ALL CONTOURS = 24,400 FT.
A = AREA IN ACRES OF PARCEL = 1.53 AC (66,647 SQ. FT.)

AVERAGE SLOPE = 36.6

EASEMENT NOTES

APN: 8713-005-010
NO EASEMENTS AFFECTING PROPERTY PER WFG NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 24-211943 DATED NOVEMBER 6, 2024.

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

NO.	INITIAL	DESCRIPTION	APP'L

REVISIONS

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

ENGINEER:
CALEB RIOS
R.C.E. 57587
DATE:

REGISTERED PROFESSIONAL ENGINEER
CALEB RIOS
No. 57587
CIVIL
STATE OF CALIFORNIA

SOILS ENGINEER:
PETRA GEOSCIENCES, INC.
40880 COUNTY CENTER DRIVE
SUITE M
TEMECULA, CA 92591
TEL: (951) 600-9271

CITY OF DIAMOND BAR
PUBLIC WORKS DEPARTMENT

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE:
THIS PLAN HAS BEEN REVIEWED BY GEOMAT TESTING LABORATORIES, INC. AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT DATED JULY 23, 2015 AND ADDENDUMS DATED 5/16/17 AND 7/31/17. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF DESIGN.

SOILS ENGINEER RCE DATE

ENGINEERING GEOLOGIST GE DATE

DAVID G. LIU, CITY ENGINEER RCE 44053 DATE

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
PENCOENG
16842 VON KARMAN, SUITE 150
IRVINE, CA 92606
TEL: (949) 753-8111

BRENT CHAMBERLAIN RCE 41889 DATE

LEGAL DESCRIPTION:
LOT 34, TRACT 30091

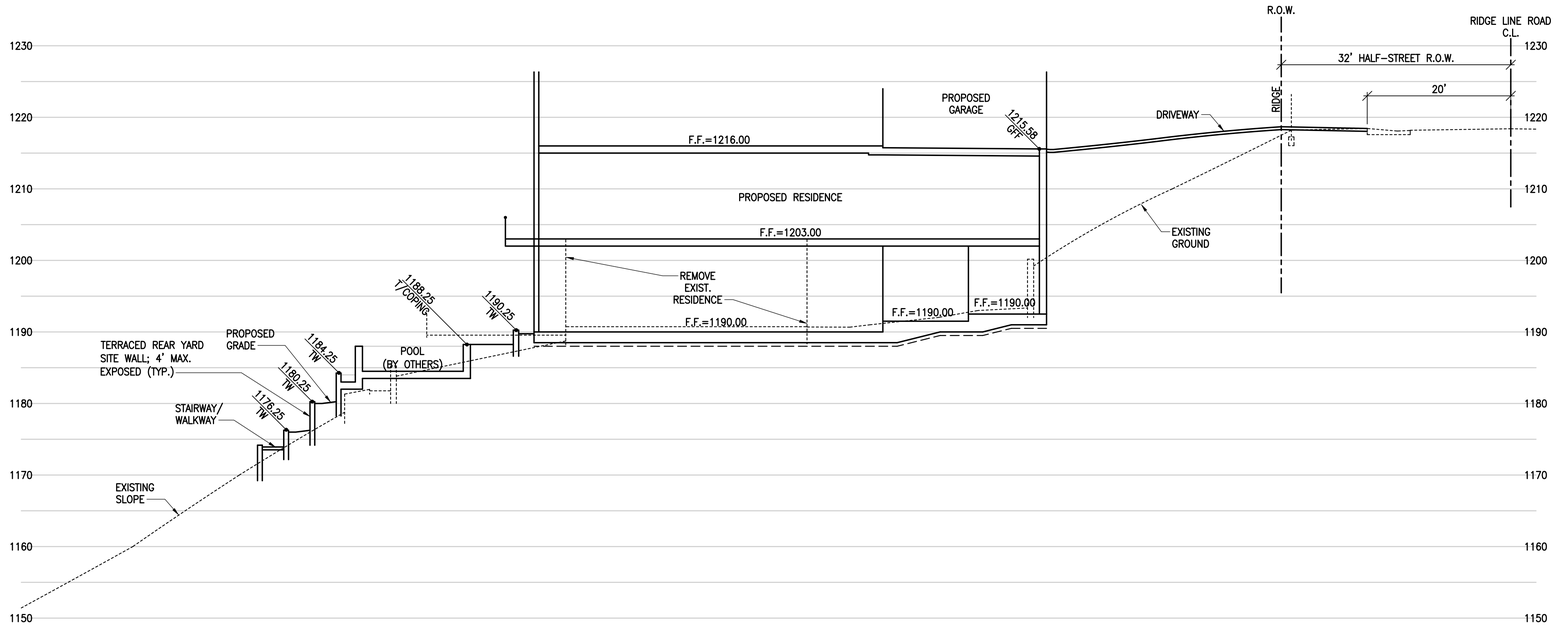
JOB ADDRESS:
23007 RIDGE LINE ROAD

OWNER: **CHAWLA RESIDENCE**
c/o EBTA ARCHITECTS
17871 MITCHELL NORTH, STE 150
IRVINE, CA 92614
TEL: (949) 955-3282

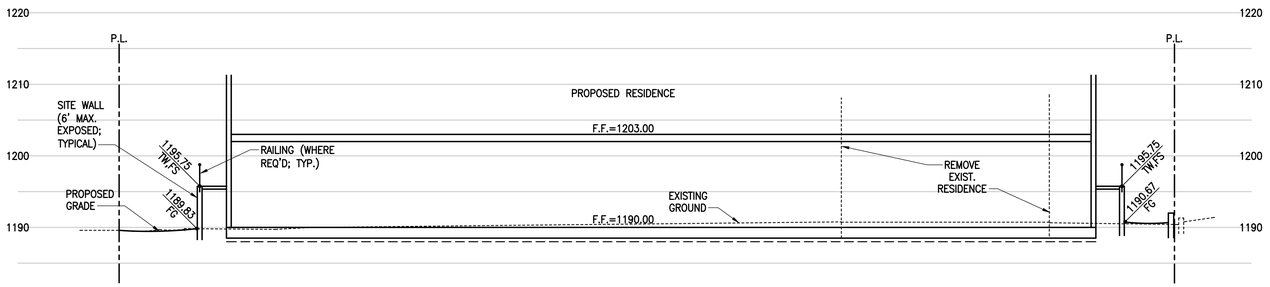
DRN.: M.F.B.	CHD.: M.F.B.	APPD.: C.R.	DATE: 2/26/26
H. SCALE: 1"=10'	JOB NO. 23104	SHEET 1	OF 2	DWG. NO. C1

PRELIMINARY GRADING PLAN

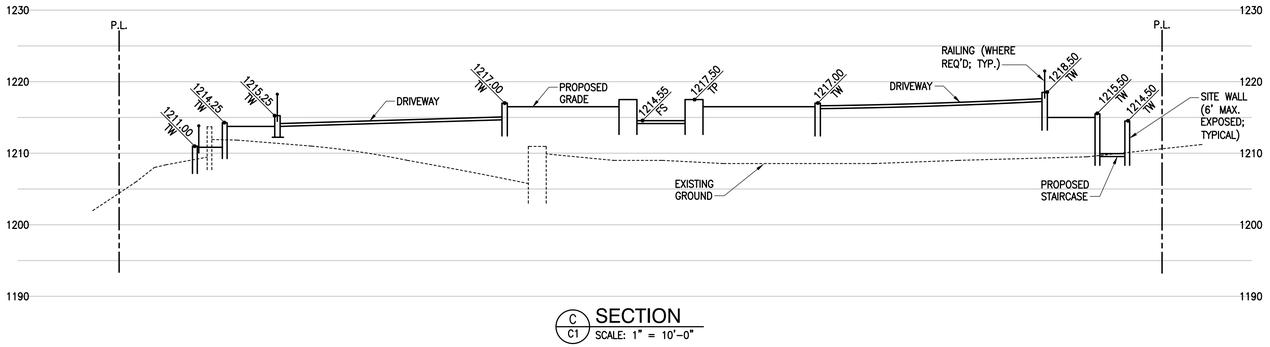
3/4/2026 9:46:24 AM N:\23\no\23104 Chawla 23007 Ridge Line Road\Drawings\Civil\23104-gp-02.dwg



A/C1 SECTION
SCALE: 1" = 10'-0"



B/C1 SECTION
SCALE: 1" = 10'-0"



C/C1 SECTION
SCALE: 1" = 10'-0"

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

NO.	INITIAL	DESCRIPTION	APP'L

REVISIONS

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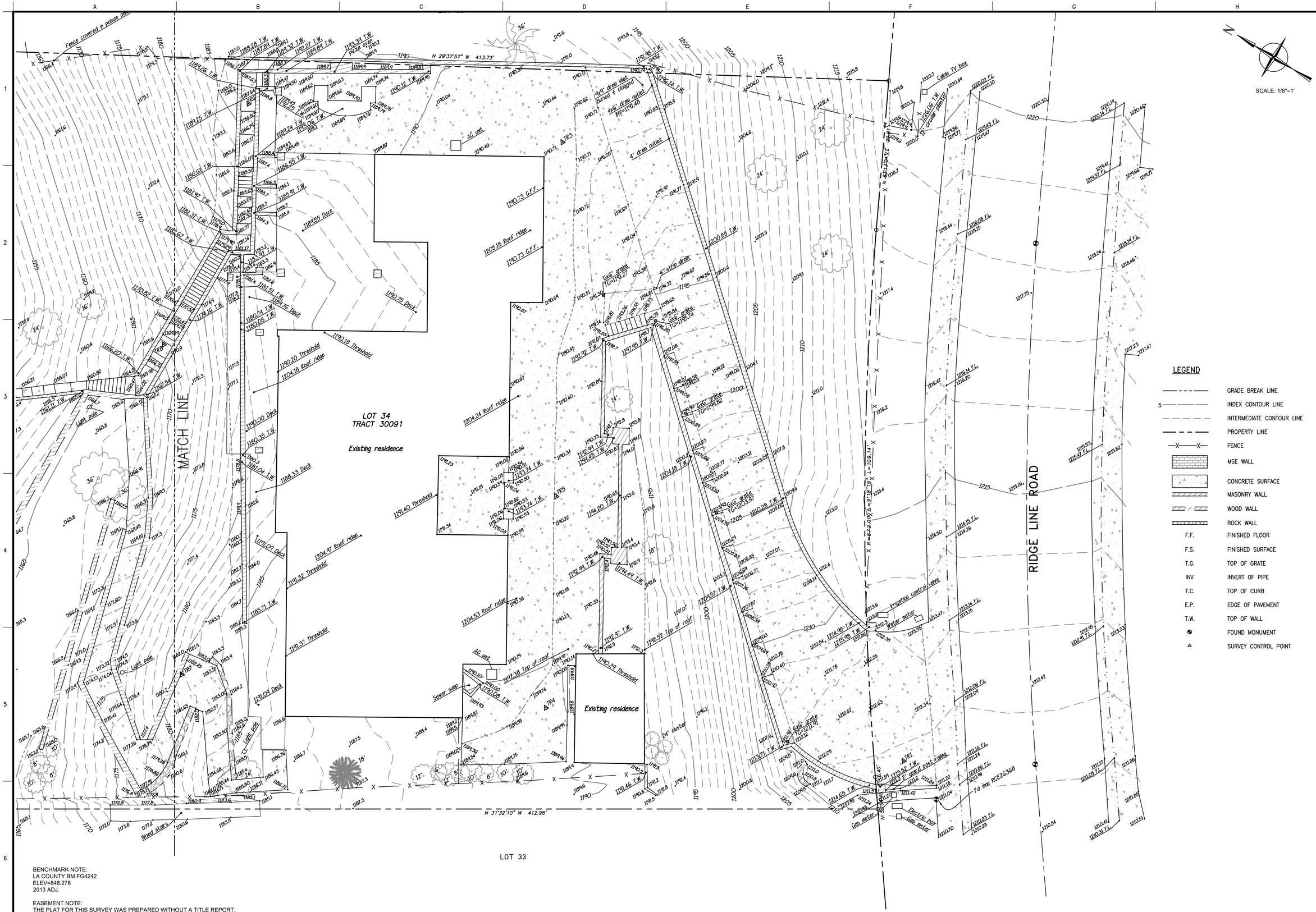
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PRELIMINARY SECTIONS

DRN.: M.F.B.	CHD.: M.F.B.	APPD.: C.R.	DATE: 2/26/26
H. SCALE: N/A	JOB NO. 23104	SHEET 2	OF 2	DWG. NO. C2

3/4/2026 9:46:51 AM N:\23\to\23104 Mranu 23007 Ridge Line Road\Drawings\Civil\23104-pp-03.dwg


LOT 34
TRACT 30091
Existing residence
Existing residence
MATCH LINE
RIDGE LINE ROAD
LOT 33
N 29°37'57" W 413.73'
N 31°32'10" W 412.98'
R=672.00' Δ=9°18'19" L=109.14'
1190.73 G.F.F.
1205.18 Roof ridge
1190.75 Deck
1190.18 Threshold
1190.20 Threshold
1204.16 Roof ridge
1190.00 Deck
1189.33 Deck
1191.09 Deck
1204.47 Roof ridge
1191.32 Threshold
1191.37 Threshold
1204.53 Roof ridge
1190.29 Threshold
1190.92 Top of roof
1197.36 Top of roof
1204.24 Roof ridge
1191.40 Threshold
1204.16 T.W.
1200.85 T.W.
1214.48 T.W.
1214.65 T.W.
1213.71 T.W.
1215.82 T.W.
1214.28 T.W.
1214.57 T.W.
1214.43 T.W.
1214.54 T.W.
1214.50 T.W.
1214.49 T.W.
1214.46 T.W.
1214.41 T.W.
1214.42 T.W.
1214.39 T.W.
1214.36 T.W.
1214.33 T.W.
1214.30 T.W.
1214.27 T.W.
1214.24 T.W.
1214.21 T.W.
1214.18 T.W.
1214.15 T.W.
1214.12 T.W.
1214.09 T.W.
1214.06 T.W.
1214.03 T.W.
1214.00 T.W.
1213.97 T.W.
1213.94 T.W.
1213.91 T.W.
1213.88 T.W.
1213.85 T.W.

BENCHMARK NOTE:
LA COUNTY BM FG4242
ELEV=848.278
2013 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

LOT 35

N 29°37'57" W 413.73'

SCALE: 1/8"=1'

LEGEND

- GRADE BREAK LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- ESTIMATED PROPERTY LINE
- FENCE
- MSE WALL
- CONCRETE SURFACE
- MASONRY WALL
- WOOD WALL
- ROCK WALL
- F.F. FINISHED FLOOR
- F.S. FINISHED SURFACE
- T.G. TOP OF GRATE
- INV INVERT OF PIPE
- T.C. TOP OF CURB
- E.P. EDGE OF PAVEMENT
- T.W. TOP OF WALL
- FOUND MONUMENT
- SURVEY CONTROL POINT

LOT 34
TRACT 30091

LOT 34
TRACT 3009

Existing residence

Existing residen

Hillside covered in poison oak

Fence covered in poison oak

MATCH LINE

1137.22 F.F.
1137.41 F.F.
1140.70 T.W.
1138.87 T.W.
1138.77 T.W.
1140.62 T.W.
1139.79 T.W.
1138.57 T.W.
1137.78 T.W.
1149.23 Roof ridge
1204.16 Roof ridge
1204.47 Roof ridge
1190.20 Threshold
1190.18 Threshold
1191.32 Threshold
1191.37 Threshold
1190.00 Deck
1191.04 Deck
1191.07 Deck
1188.33 Deck
1189.65 Deck
1180.74 T.W.
1180.05 T.W.
1180.35 T.W.
1181.04 T.W.
1185.71 T.W.
1185.76 Deck
1178.16 T.W.
1170.82 T.W.
1166.20 T.W.
1167.54 T.W.
1161.11 T.W.
1141.73 T.W.
1189.26 T.W.
1189.25 T.W.
1189.24 T.W.
1189.06 T.W.
1186.64 T.W.
1181.97 T.W.
1181.31 T.W.
1186.62 T.W.
1185.91 T.W.
1186.59 T.W.
1191.31 T.W.
1189.22 T.W.
1189.27 T.W.
1189.34 T.W.
1189.38 T.W.
1187.0
1187.63 T.W.
1183.34 T.W.
1182.3
1184.9
1189.7
1189.9
1189.74
1189.78
1189.71
1189.63
1189.70
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1189.67
1189.76
1186.80
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1187.4
1186.07
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1186.2
1186.1
1186.7
1185.4
1184.3
1181.71
1181.14
1181.17
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1181.6
1182.3
1183.64
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1182.4
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1184.7
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1186.31
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1185.44
1184.68
1184.71
1184.67
1184.76
1185.1
1183.6
1180.9
1178.8
1181.6
1180.3
1181.04 T.W.
1180.35 T.W.
1180.74 T.W.
1180.05 T.W.
1178.16 T.W.
1178.41
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1178.79
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1178.81
1178.28
1178.26
1177.8
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1156.4

CHAWLA RESIDENCE

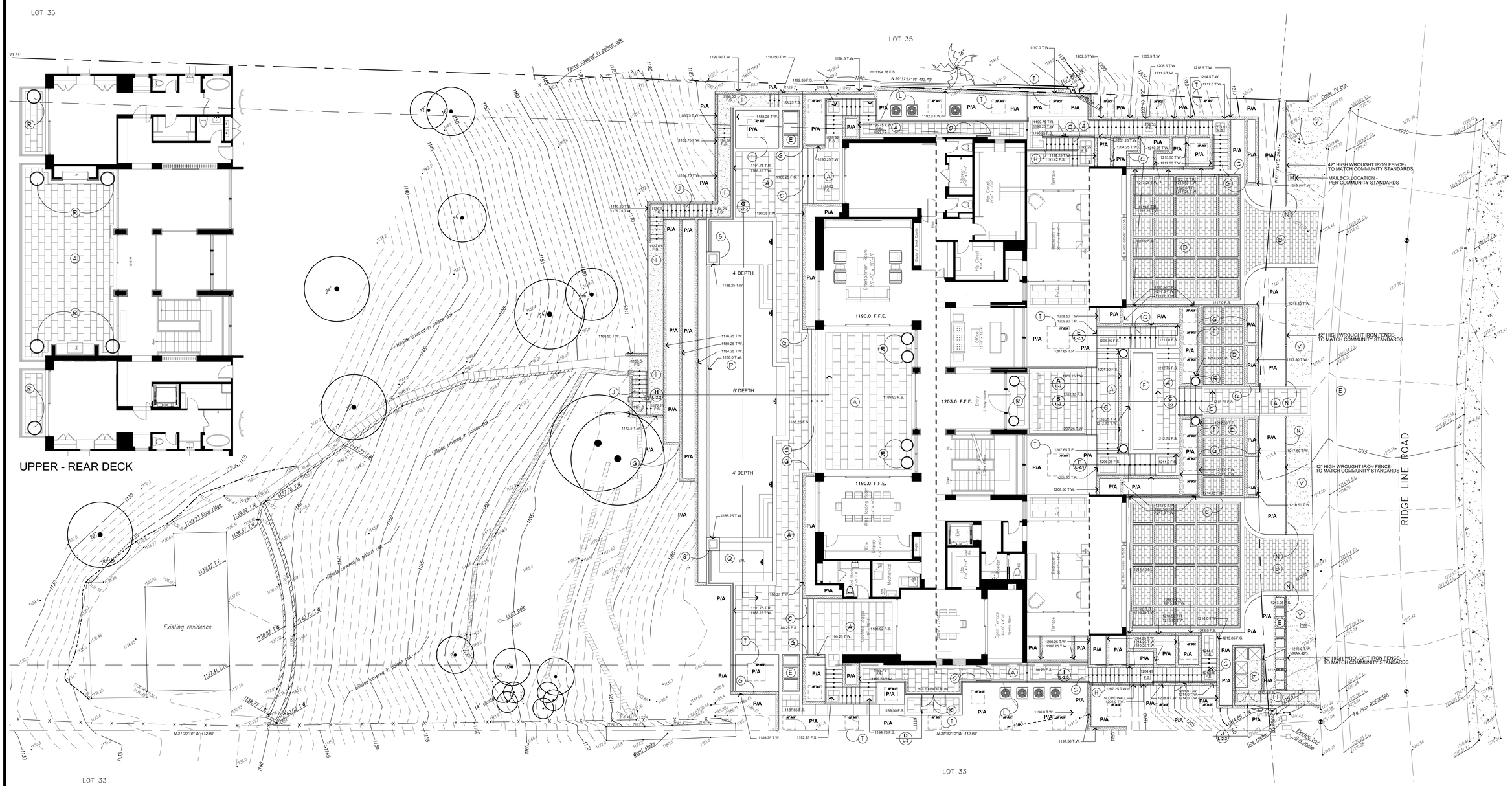
23007 RIDGE LINE RD.
DIAMOND BAR, CA 91765

COUNTRY ESTATES

L-1 HARDSCAPE PLAN
L-1.2 DIMENSION PLAN
L-2 CONSTRUCTION DETAILS
L-2.1 CONSTRUCTION DETAILS
L-2.2 CONSTRUCTION DETAILS
L-2.3 CONSTRUCTION DETAILS
L-3 LIGHTING PLAN
L-3.1 LIGHTING SPECIFICATIONS
L-4 IRRIGATION PLAN
L-4.1 WATER EFFICIENCY CALCULATIONS
L-5 IRRIGATION DETAILS
L-6 IRRIGATION SPECS
L-7 TREE PLAN
L-8 PLANTING PLAN
L-8.1 PLANTING IMAGES
L-9 PLANTING DETAILS
L-10 PLANTING SPECS

DESIGN

REVISED SET
DATE: 3-2-26



GRADING LEGEND

FF = FINISH FLOOR
FS = FINISH SURFACE
FG = FINISH GRADE
TW = TOP OF WALL
TP = TOP OF PILASTER
TC = TOP OF CURB
TF = TOP OF FENCE
PA = PLANTING AREA

DETAIL LEGEND
DETAIL NUMBER/LETTER
DETAIL SHEET

TREE BOXES
36"
72"
48"
60"

HARDSCAPE LEGEND

- (A) LIMESTONE- ATLAS BEIGE - 18" X 24" RUNNING BOND W/ 9" X 24" BORDER SET IN 4" THK. CONCRETE SUBBASE
  STONE SAMPLES TO BE PROVIDED BY NEOLITHIC MATERIALS
- (B) DRIVEWAY PAVING TO BE 4" X 8" STONE SET ON 6" CONCRETE SUBBASE -
  STONE SAMPLES TO BE PROVIDED BY NEOLITHIC MATERIALS
- (C) LIMESTONE STONE STEPS W/ 2" THK. EASED EDGES TO MATCH ADJACENT PAVING
- (D) DRIVEWAY PAVING - SQUARE LIMESTONE SET ON 6" THK. CONCRETE SUBBASE - STONE TO MATCH ADJACENT PAVING
  W/ 6" ARTIFICIAL TURF BORDER -ARTIFICIAL TURF -PER MANUFACTURE'S SPECIFICATIONS - SIMPLE TURF - SO CAL BLEND 2" PILE HEIGHT
- (E) LIMESTONE STEPPERS W/ 4" ARTIFICIAL TURF BORDER - SET ON 4" CONCRETE SUBBASE -
  MATERIAL TO MATCH ADJACENT PAVING. ARTIFICIAL TURF - SIMPLE TURF - SO CAL BLEND 2" PILE HEIGHT
- (F) BUILT-IN FOUNTAIN W/ BUBBLERS - TYP. GUNITE CONSTRUCTION - PER STRUCTURAL ENGINEER - SEE DETAIL
- (G) TYP. BLOCK CONSTRUCTION W/ STUCCO FINISH TO MATCH HOUSE W/ 2" THK. STONE CAP W/ EASED EDGES AND 1" CANTILEVER
  PER STRUCTURAL ENGINEER
- (H) WROUGHT IRON HANDRAIL - DETAIL T.B.S.
- (I) POURED IN PLACE COLORED CONCRETE W/ #4 REBAR 18" BOTH WAYS - SAW CUT SCORE JOINTS - MEDIUM ACID WASH
  W/ 9"X 24" COLORED CONCRETE BORDER TO MATCH FIELD
- (J) POURED IN PLACE CONCRETE STEPS W/ REBAR REINFORCEMENT TO MATCH ADJACENT PAVING - MEDIUM ACID WASH
- (K) POOL & FOUNTAIN EQUIPMENT ENCLOSURE - TYP. BLOCK CONSTRUCTION W/ STUCCO & 2" THK CAP - GATES TO BE WOOD FINISH
- (L) A.C. CONDENSER LOCATION - CONTRACTOR SHALL VERIFY ON SITE
- (M) TRASH ENCLOSURE - TYP. BLOCK CONSTRUCTION W/ STUCCO FINISH - WOOD GATES
- (N) FRONT YARD - 42" FENCING TO MATCH COMMUNITY STANDARD
- (O) POOL CODE COMPLIANT OUT SWINGING, SELF-CLOSING, NON CLIMBABLE GATE
- (P) POOL - GUNITE CONSTRUCTION, W/ 3" THK. POURED IN PLACE CONCRETE COPING TO MATCH PAVING -
  WATERLINE TILE TO BE 1" X 1" LUNADA BAY - ENGLISH BLUE TILE - PEBBLE SHEEN FINISH
- (Q) SPA - GUNITE CONSTRUCTION, W/ 3" THK. POURED IN PLACE CONCRETE COPING TO MATCH PAVING -
  WATERLINE TILE AND DAM WALL TO BE 1" X 1" LUNADA BAY - ENGLISH BLUE TILE - FRENCH GRAY PEBBLE SHEEN FINISH
- (R) POTTED PLANTS- CONTRACTOR SHALL PROVIDE DRAINAGE & IRRIGATION
- (S) GAS FLAME BOWLS - ARCHITECTURAL POTTERY - TO BE SPECIFIED - CONTRACTOR TO PROVIDE DRAINAGE
- (T) TREE BOX
- (V) ARTIFICIAL TURF - SIMPLE TURF - SO CAL BLEND 2" PILE HEIGHT - INSTALLATION PER MANUFACTURERS SPECIFICATIONS
- (W) ARTIFICIAL TURF - SIMPLE TURF - SO CAL BLEND 2" PILE HEIGHT - SUB-BASE SHALL BE NDS TUFFTRACK GRASS PAVERS -
  APPROVED FOR VEHICLE ACCESS - SEE SPECIFICATION SHEET

HARDSCAPE NOTES

1. VERIFY ALL ELEVATIONS AT SITE PRIOR TO CONSTRUCTION
2. BOTH SIDES OF THE PROPERTY WALLS, FENCES, AND PILASTERS MUST BE COMPLETELY FINISHED.
3. SEAL ALL RAISED PLANTERS AND RETAINING WALLS WITH POLYGUARD MEMBRANE SEALANT OR EQUAL.
4. ALL CONCRETE FOOTINGS TO BE 6" MINIMUM BELOW FINISHED SURFACE (FS) OR FINISHED
5. WALL & ALL FOOTINGS AT TREE LOCATIONS TO BE INSTALLED SHALL ACCOMODATE PROPOSED TREE BOX SIZE, MUST BE BOARD FORMED TO PREVENT BOIL OVER. ALL EXTRANEOUS CONCRETE TO BE REMOVED FROM THE SITE.
6. ALL ELECTRICAL WIRING SHALL BE WITHIN RIGID CONDUIT, SCH. 80 PCV OR EQUAL, ALL EXTERIOR ELECTRICAL OUTLETS SHALL HAVE G.F.C.I. PROTECTION.
7. ALL GAS LINES AND ELECTRICAL CONDUIT TO BE UNDERGROUND (INSTALLATION AND DEPTH PER ALL APPLICABLE CODES) AND OR CONCEALED. ANY EXPOSED PVC PIPE OR CONDUIT TO BE PROTECTED IMPACT, HAZZARD, AND DIRECT SUNLIGHT.
8. SLOPE ALL HARDSCAPE SURFACES TOWARDS DRAINS AT 1% MIN. SLOPE, TYPICAL. (REFER TO CIVIL ENG. PLANS)
9. SLOPE ALL SOIL SURFACES TOWARDS DRAINS AT 2% MIN. SLOPE, TYPICAL. (REFERN TO CIVIL ENG. PLANS)
10. ALL DRAIN LINES SHALL HAVE 1% MIN. FALL TOWARD STREET, STORM DRAIN CONNECTION OR POINT OF POINT OF DAYLIGHT, TYPICAL. (REFER TO CIVIL ENG. PLANS)
11. TIE ALL ROOF DRAINS INTO DRAINAGE SYSTEMS, TYPICAL.
12. INSTALL 4" DIAMETER PERFORATED DRAIN LINES ENCASED BY FILTER FABRIC AND 3/4" DIA. GRAVEL AT THE BASE OF ALL RAISED PLANTERS AND RETAINING WALLS AND TIE TO DRAINAGE SYSTEM.
13. ALL PAVING EDGES, WALLS, CURBS, AND HEADERS TO BE CHALKED OUT IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. ALL FINISH AND SUB-BASE CONCRETE TO BE 4" THICK WITH #3 BARS AT 18" BOTH WAYS CENTERED IN SLAB ON 2" SAND BASE OVER 90% MIN. COMPACTED SUB GRADE 6" OVERALL, THICKENED EDGE ADJACENT TO ALL PLANTING AREAS.
15. ALL FINISH AND SUB-BASE DRIVEWAY CONCRETE TO BE 6" THICK WITH #3 BARS AT 18" BOTH WAYS CENTERED IN SLAB ON 2" SAND BASE OVER 90% MIN. COMPACTED SUB-GRADE. PROVIDE 8" OVERALL, THICKENED EDGE ADJACENT TO ALL EDGES.

NOTE:
FOUNTAINS TO BE ASSEMBLED BY MASONRY CONTRACTOR UNLESS OTHERWISE NOTED.

POOL CONTRACTOR TO SEAL AND INSTALL TILE. POOL CONTRACTOR TO INSTALL 1/2 HP. CIRCULATION PUMP, APPROPRIATE CARTRIDGE FILTER AT EACH FOUNTAIN AND LIGHTS (SEE LIGHTING PLAN)
LIGHTS TO TIE INTO INTERIOR LIGHT SYSTEM. SWITCH LOCATIONS DETERMINED NY OWNER.

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Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
HARDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNAN, No. 5257
5.31.26 Renewal Date
3.2.26 Date
STATE OF CALIFORNIA

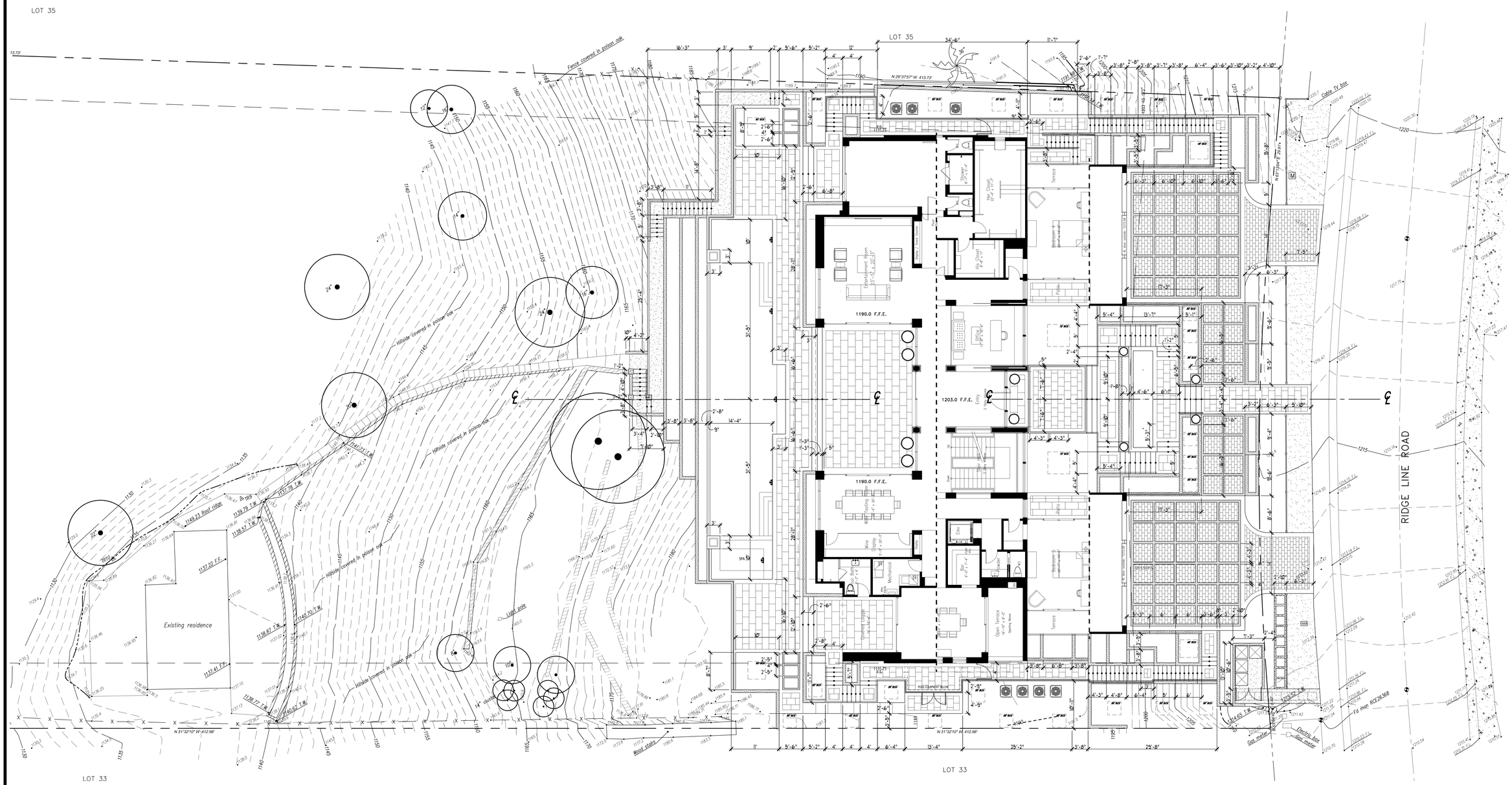
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Project No.

Date: 3-2-26
Scale: 1/8" = 1'-0"

Revision No.	Description

Sheet No.
L-1



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anthony@addesigninc.net
P. 3 2 3 . 4 5 9 . 5 2 5 7
w w w . a d d e s i g n i n c . n e t

DESIGN

Project Name

CHAWLA
RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title

DIMENSION
PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNHAN No. 6456
Renewal Date
5-31-26
3-2-26
Date
STATE OF CALIFORNIA

N

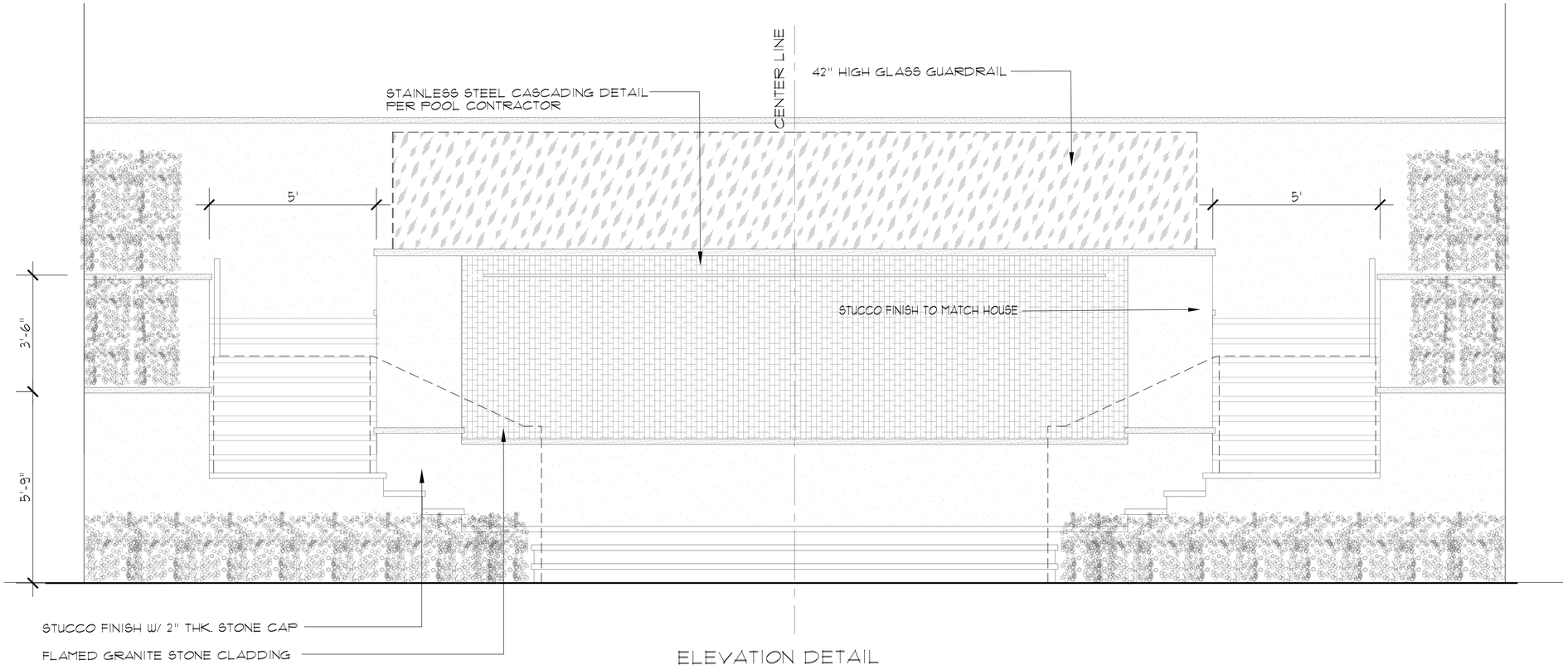
Project No.

Date: 3-2-26
Scale: 1/8" = 1'-0"

Revision No.	Description

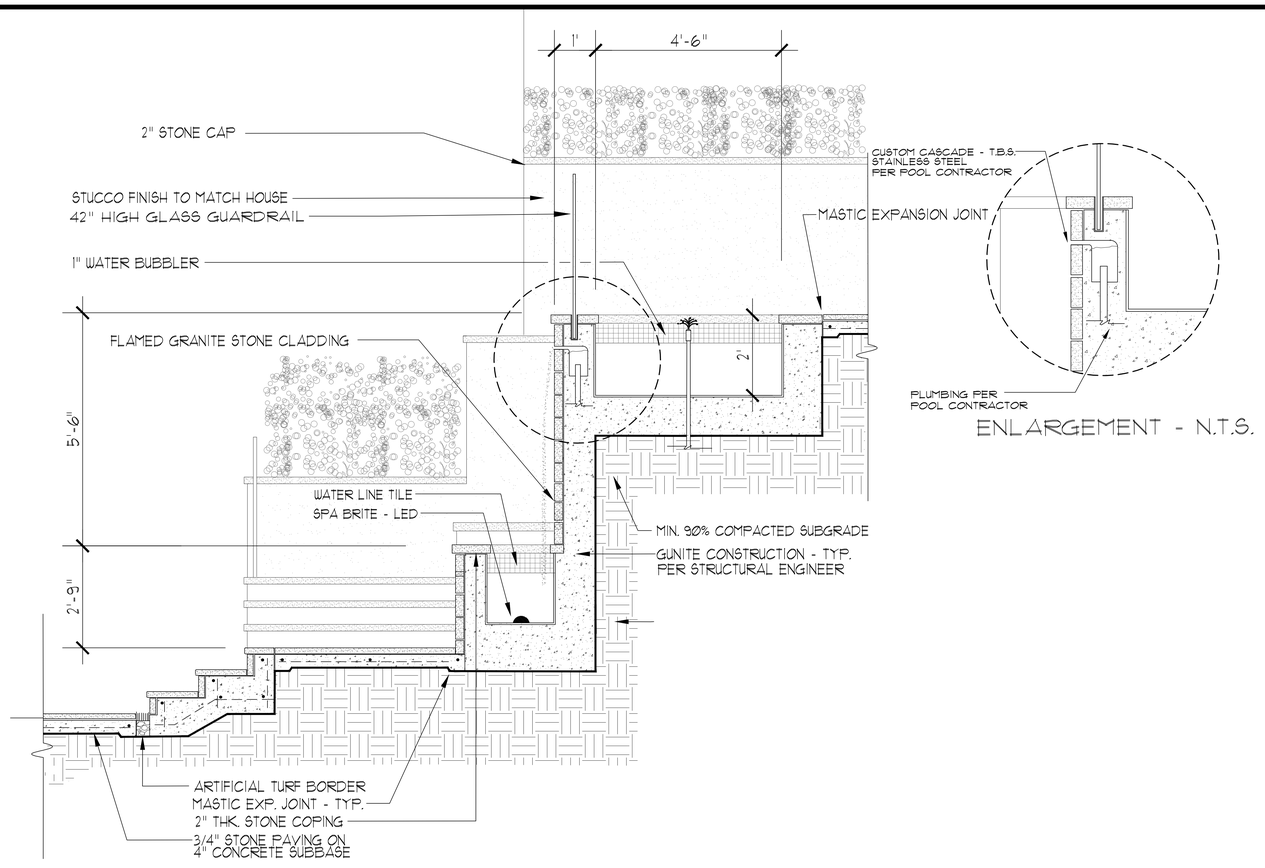
Sheet No.

L-1.2



ELEVATION DETAIL

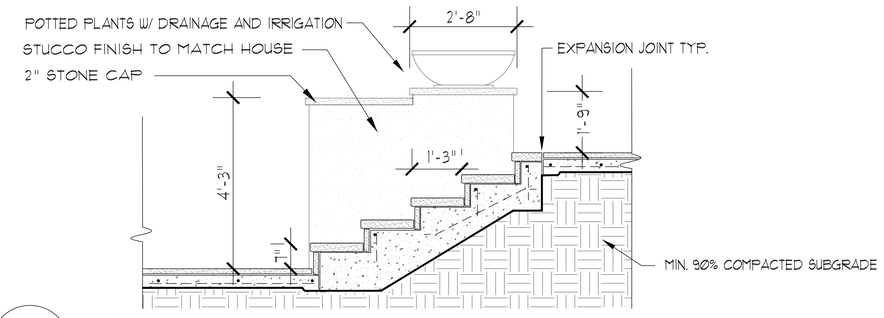
A L-2 **FRONT WATER FEATURE DETAIL**
CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"



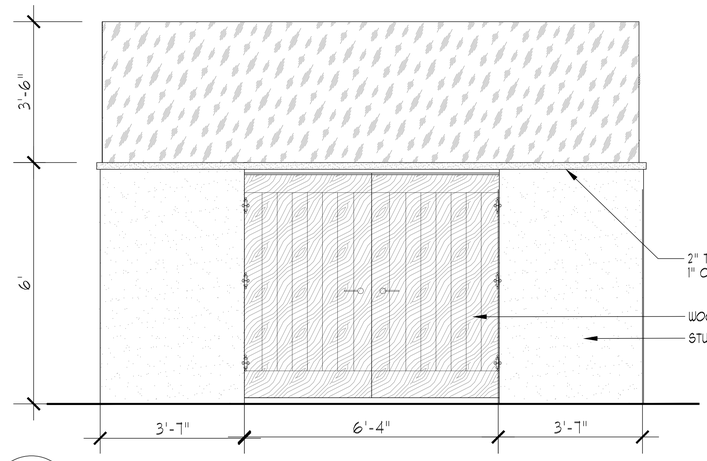
CROSS SECTION

ENLARGEMENT - N.T.S.

B L-2 **WATER FEATURE CROSS SECTION**
CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"



C L-2 **FRONT ENTRY DETAIL**
CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"



D L-2 **POOL EQUIPMENT ENCLOSURE**
CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"

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Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
CONSTRUCTION DETAILS

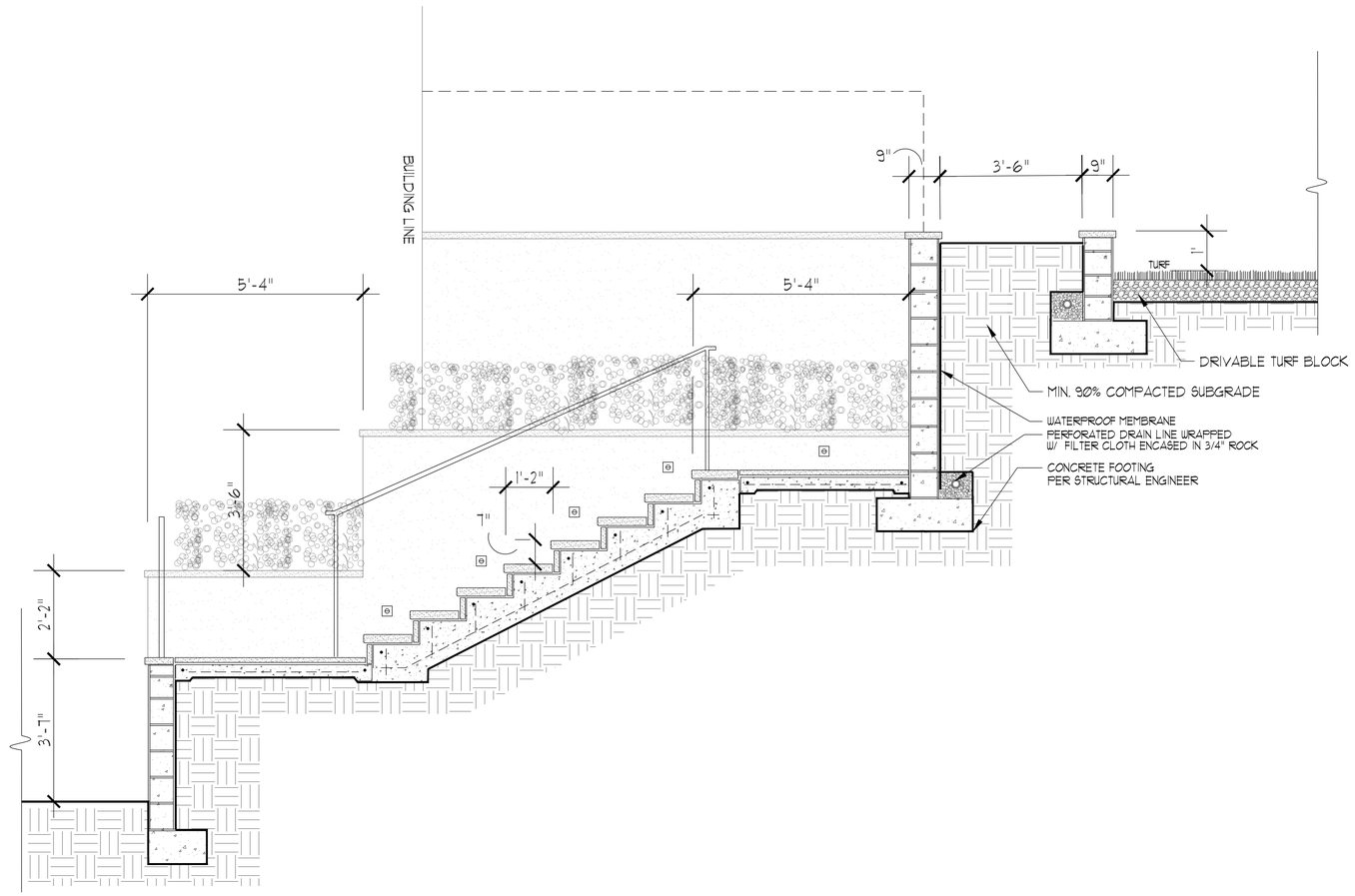
LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNAN No. 6161
5.31.26
RENEWAL
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

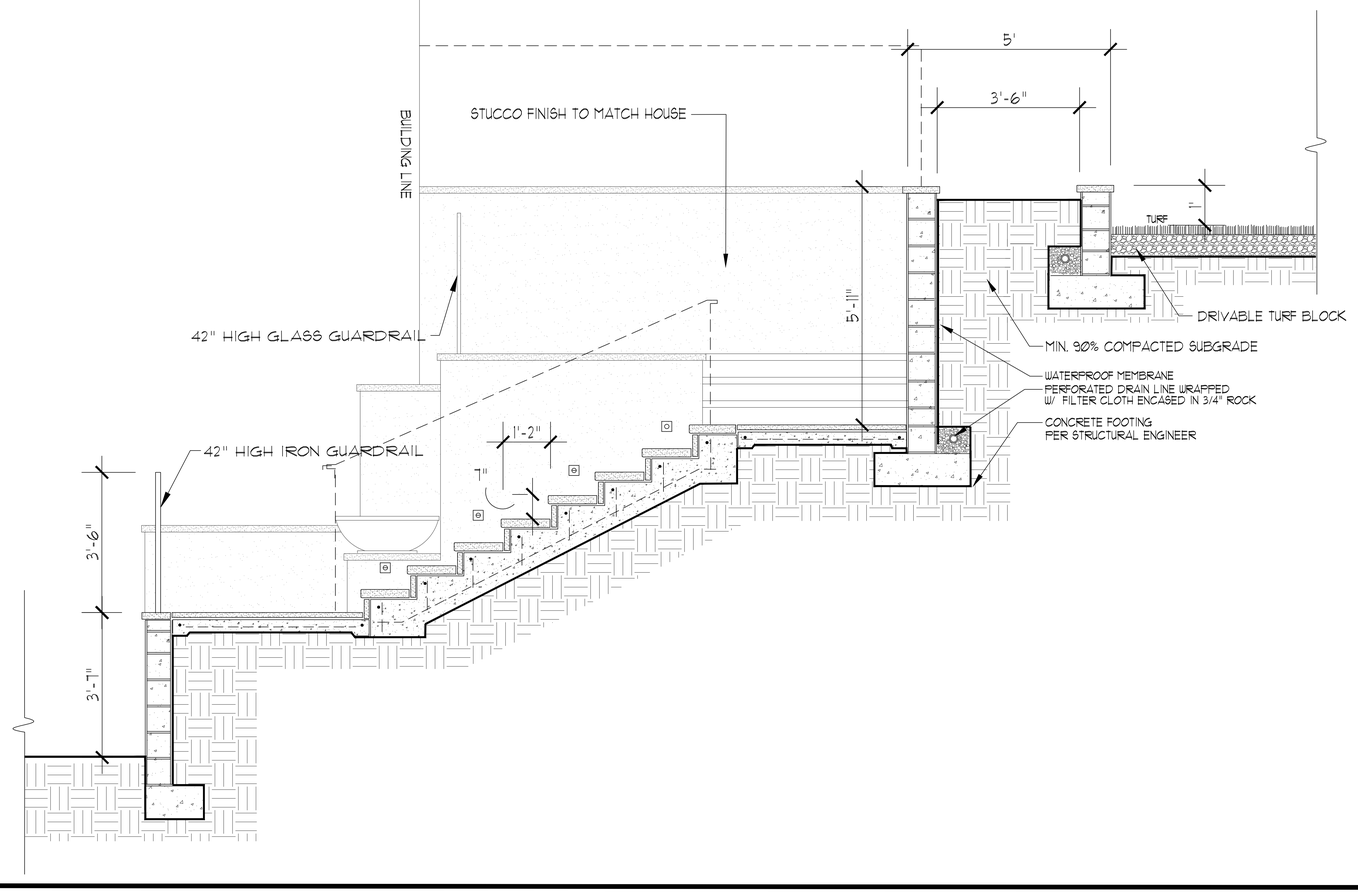
Revision No.	Description

Sheet No.
L-2



E L-2.1 **FRONT ENTRY STEP DETAIL**

CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"



F L-2.1 **FRONT ENTRY STEP DETAIL 2**

CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
CONSTRUCTION DETAILS

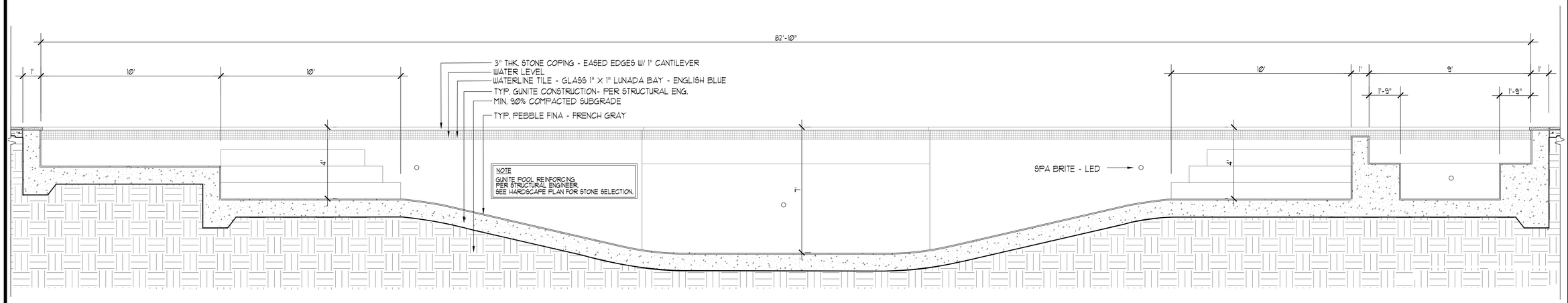
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ANTHONY GORNALA, RLA 6420
8.31.26
Renewal Date
STATE OF CALIFORNIA

Project No.

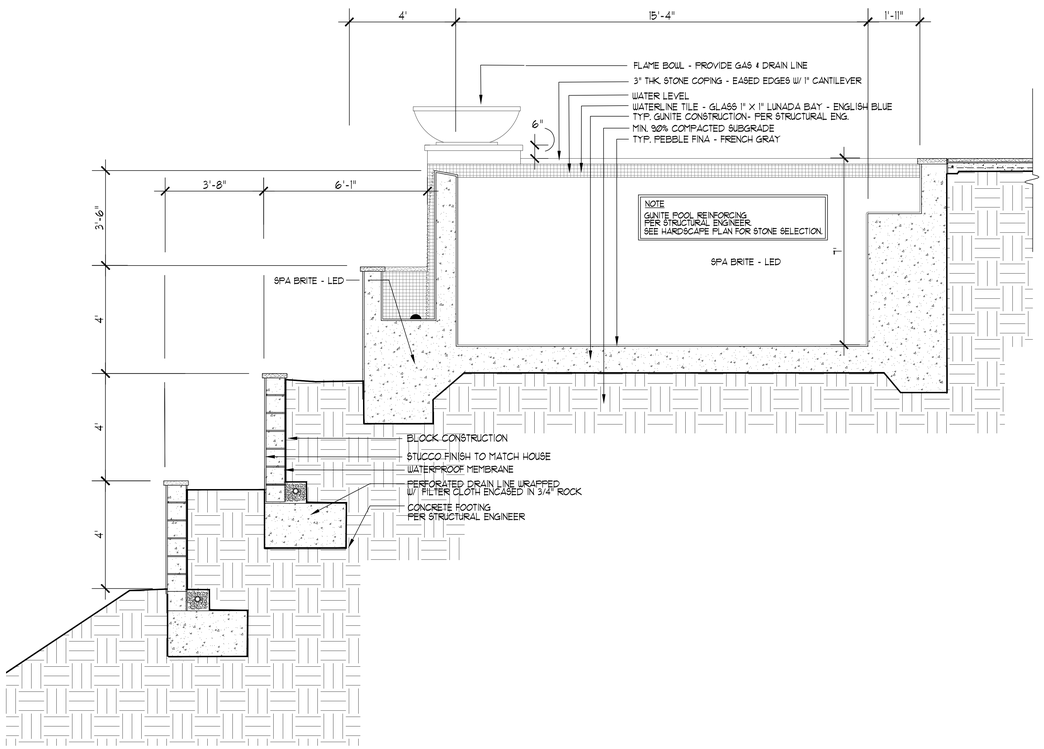
Date: 3-2-26

Revision No.	Description

Sheet No.
L-2.1



G L-2.2 **POOL DETAIL**
CHAWLA RESIDENCE SCALE: 1/2" = 1'-0"



H L-2.2 **POOL CROSS SECTION**
CHAWLA RESIDENCE SCALE: 1/2" = 1'-0"

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Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
CONSTRUCTION DETAILS

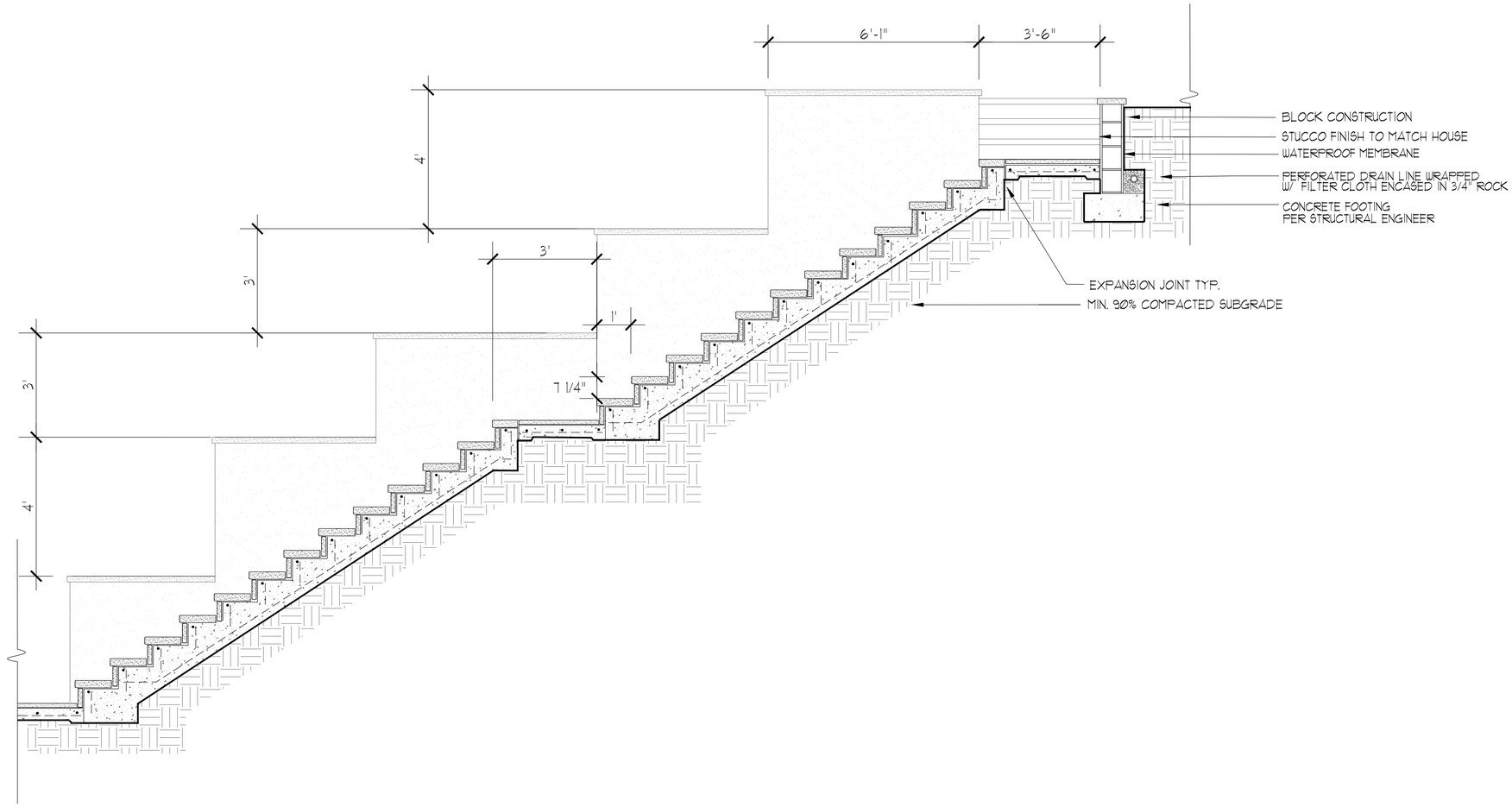
LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNAN No. 6131
6.11.26
3.2.26
Date
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

Revision No.	Description

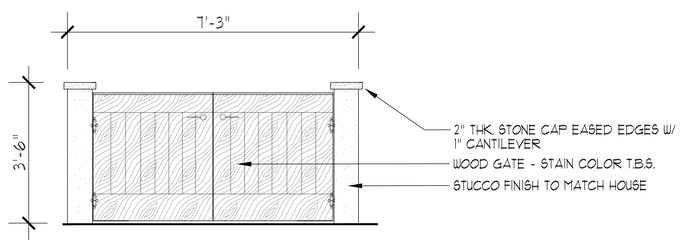
Sheet No.
L-2.2



I
L-2.3

SIDE YARD STEP DETAIL

CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"



J
L-2.3

TRASH ENCLOSURE

CHAWLA RESIDENCE SCALE: 3/4" = 1'-0"

AD DESIGN INC
anthony@addesigninc.net
P. 323.459.5257
www.addesigninc.net

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
CONSTRUCTION DETAILS

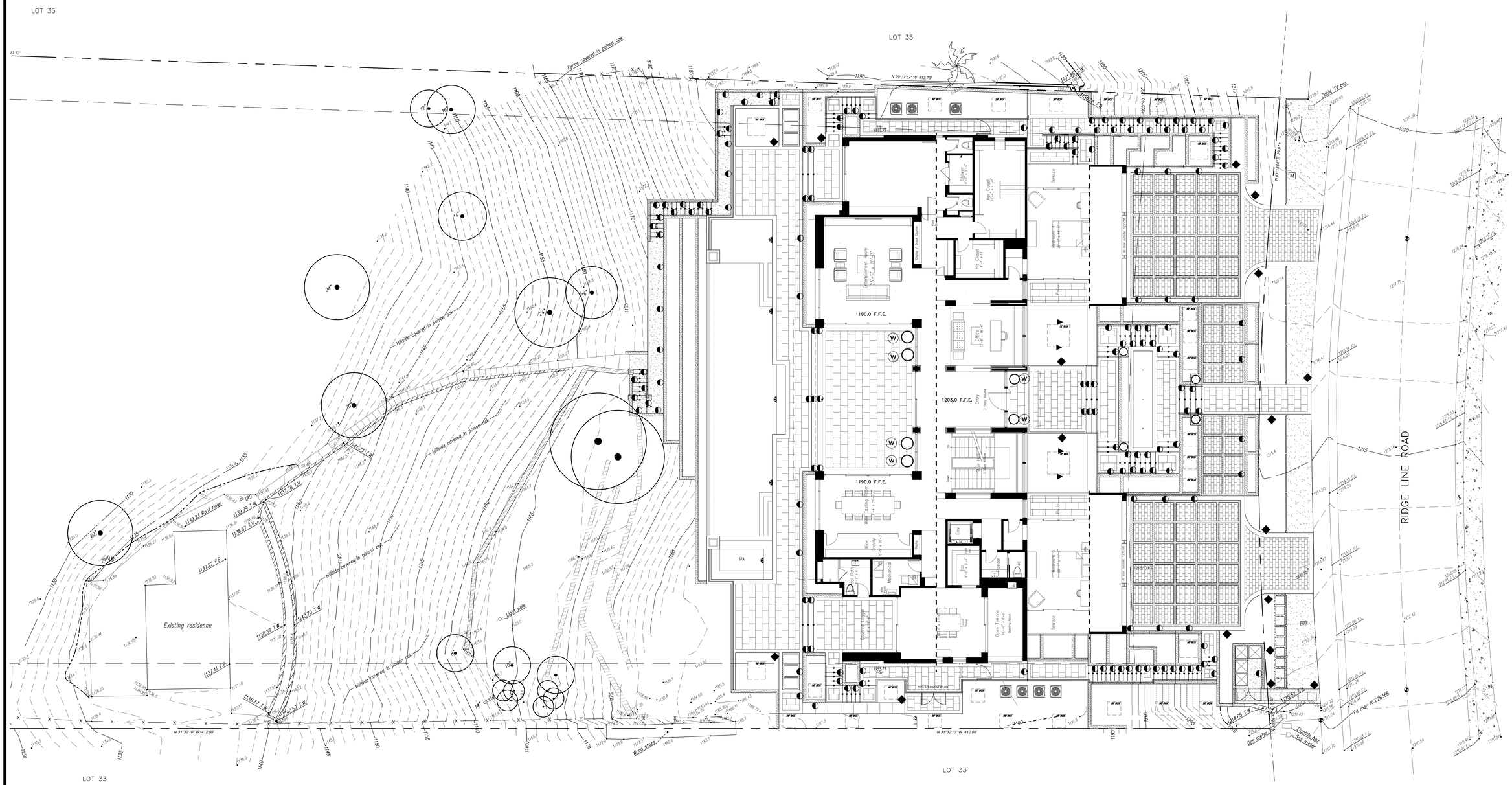
LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNAN, R.L.A.
8.31.26
3.2.26
DATE
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.
L-2.3



LIGHTING LEGEND

LOW VOLTAGE LIGHTING

UP/FLOOD LIGHTS

SYMBOL	MANUF.	QTY.	WATTS	DESCRIPTION
(W)	AURORA	6	5	AURORA MINI WELL LIGHT LIGHTHAUS - LWL5-W-29-NAT
(M)	AURORA	44	8.5	AURORA SPOTLIGHT MARINER - SLX16-R-BR-60-G-5-WF-27D-9" X18" RISER-NAT

TREE DOWN LIGHTS

▶	AURORA	4	7.5	AURORA SPOTLIGHT MARINER - SLX16-R-BR-60-G-5-WF-27D- 14 QTY. - HEAVY DUTY TREE STRAPS

STEP/WALL LIGHTS

◐	AURORA	163	1.8	WALL/STEP LIGHT - MERIDIAN - STW0081022701-NAT

PATH LIGHTS

◆	AURORA	3	8	1.8 COMPASS - IGR0302022703-NAT
NUMBER REPRESENTS THE NUMBER OF FACETS FOR LIGHT OPENINGS 3,2		**2**	10	1.8 COMPASS - IGR0301012703-NAT

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
LIGHTING PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6449
Rev. Date
6-31-26
Planning Dept.
3-2-26
Date
STATE OF CALIFORNIA

N

Project No.

Date: 3-2-26
Scale: 1/8" = 1'-0"

Revision No.	Description

Sheet No.
L-3

AURORALIGHT

PROJECT:

SKU #: TYPE:

MICRO WELL

IGR330103

The Award-Winning Micro Well light is a high performance LED luminaire. It is packed with features yet remains small in size. Featuring our SDLA "small-diameter, large-aperture" bezel.

- Field serviceable LED module
- Patented optic U.S. 10,655,799
- IC Rated for Interior, Exterior and Wet Location Use
- Ideal for driveways, pathways and architecture



CONFIGURATOR:

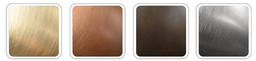
IGR330103 — LED — FINISH

( ) = Most common configuration

(2703) 2700K 3W **(3003)** 3000K 3W

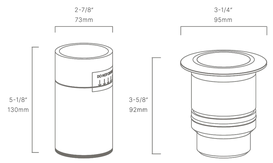
(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	D3-1/4" x H3-5/8"
LIGHT SOURCE	Included LED Module
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	210lm (3000K)
DIMMABLE	12V AC/DC (Supplied by others)
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	No, 12V AC/DC Transformer Required
MOUNT	Included Sch. 40 PVC Sleeve & J-Box
ACCESSORIES	Yes, Not Included
OPTICS	Yes, Included 15°, 25°, 40° & 60°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, IC, Drive Over



*For complete warranty terms, please visit: www.auroralight.com/warranty/

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AURORALIGHT

PROJECT:

SKU #: TYPE:

CABRILLO

DIR080125

The Cabrillo is a stealth lighting tool that gives the designer new options when an inconspicuous light source is desired or required.

- Aurora Mount System (AMS™) compatible
- Field Serviceable light module featuring Cree LED™
- 3 interchangeable PMMA acrylic optics from 15° to 40°
- Ideal for small greenery, facade & architectural features



CONFIGURATOR:

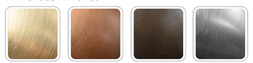
DIR080125 — LED — FINISH

( ) = Most common configuration

(2703) 2700K 3W **(3003)** 3000K 3W

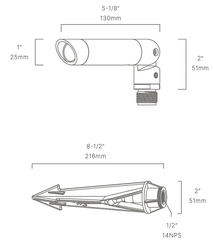
(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	L5-1/8" x H2" x D1"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	298lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001108
ACCESSORIES	No
OPTICS	Yes, Included 15°, 25° & 40°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67



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AURORALIGHT

PROJECT:

SKU #: TYPE:

COMPASS

IGR030101

The Compass is based on the award-winning micro well light design. It will provide subtle illumination on drives, walks, and pathways.

- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® (XP-L)
- Drive-Over rated for up to 6000lbs.
- Ideal for driveways, wide pathways & walkways



CONFIGURATOR:

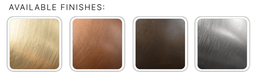
IGR030101 — LED — FINISH

( ) = Most common configuration

(2703) 2700K 3W **(3003)** 3000K 3W

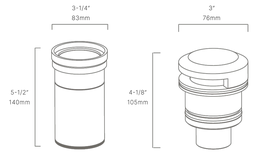
(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	D3" x H4-1/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	171lm (3000K)
DIMMABLE	12V AC/DC (Supplied by others)
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	No, 12V AC/DC Transformer Required
MOUNT	Included Sch. 40 PVC w/ J-Box
BEAM SPREAD	180°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Drive Over



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AURORALIGHT

PROJECT:

SKU #: TYPE:

EXTENDABLE RISER

RSR186214

The Extendable Riser, part of a complete line of risers from Auroralight, takes quality and innovation to new heights! The Riser equips designers and installers with a quality solution for maturing shrubs or thick ground covers that are overtaking light fixtures and hindering performance.

- Perfect for maturing shrubs and thick ground covers
- Ideal for lightweight and heavyweight fixtures



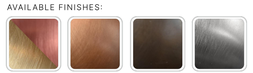
CONFIGURATOR:

RSR186214 — FINISH

( ) = Most common configuration

(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

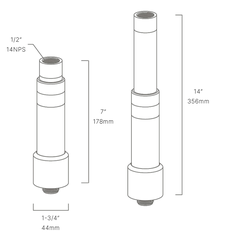
AVAILABLE FINISHES:



NAT Natural Brass/ Copper | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

DIMENSIONS	Min. H7" Max H14"
VOLTAGE	12V
FINISH	Included Natural
MATERIAL	Brass & Copper

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AURORALIGHT

PROJECT:

SKU #: TYPE:

MARINER

DIR016159-0000

The Mariner accent light is the fixture that started it all; it is the longest production luminaire in our product line. Continual upgrades over its 25 year history ensure the Mariner is always at the top of its game.

- Storm Drain™ system to expel dirt, dust & water
- MR16 Lamp compatible
- AMS™ (Aurora Mount System) compatible
- Ideal for trees, large greenery, architecture or facade



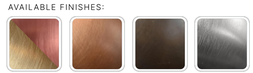
CONFIGURATOR:

DIR016159-0000 — FINISH

( ) = Most common configuration

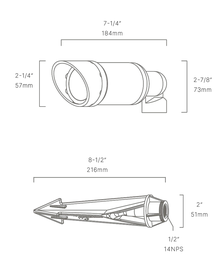
(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

AVAILABLE FINISHES:



NAT Natural Brass/ Copper | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	L7-1/4" x H2-7/8" x D2-1/4"
LIGHT SOURCE	MR16 Base, Not included
VOLTAGE	12V
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001108
ACCESSORIES	Yes, Included 60° Glare Shield
FINISH	Included Natural
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67



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AURORALIGHT

PROJECT:

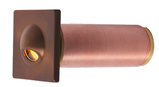
SKU #: TYPE:

MERIDIAN

STW008202

The Meridian offers excellent illumination of walkways and steps in a small, rugged design. The graceful a pearance of the eyelid effectively shields against glare.

- Dual listed for interior and exterior wet location use
- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® (XP-L)
- Ideal for stairs, pathways and architecture



CONFIGURATOR:

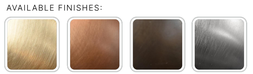
STW008202 — LED — FINISH

( ) = Most common configuration

(2701) 2700K 1.25W **(3001)** 3000K 1.25W

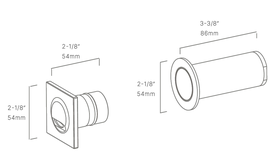
(NAT) Natural Brass **(BLP)** Bronze Living Patina **(BLPX)** Extra Dark BLP **(NI)** Nickel PVD

AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	W2-1/8" x H2-1/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	1.25W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	123lm (3000K)
DIMMABLE	12V AC/DC (Supplied by others)
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	No, 12V AC/DC Transformer Required
MOUNT	Included Copper Can w/ Rear Entry
OPTICS	Yes, Included 15°, 25°, 40° & 60°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, IC, Dark Sky



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DESIGN

Project Name

CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6409
Renewal 8-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

Sheet Title

LIGHTING SPECIFICATIONS

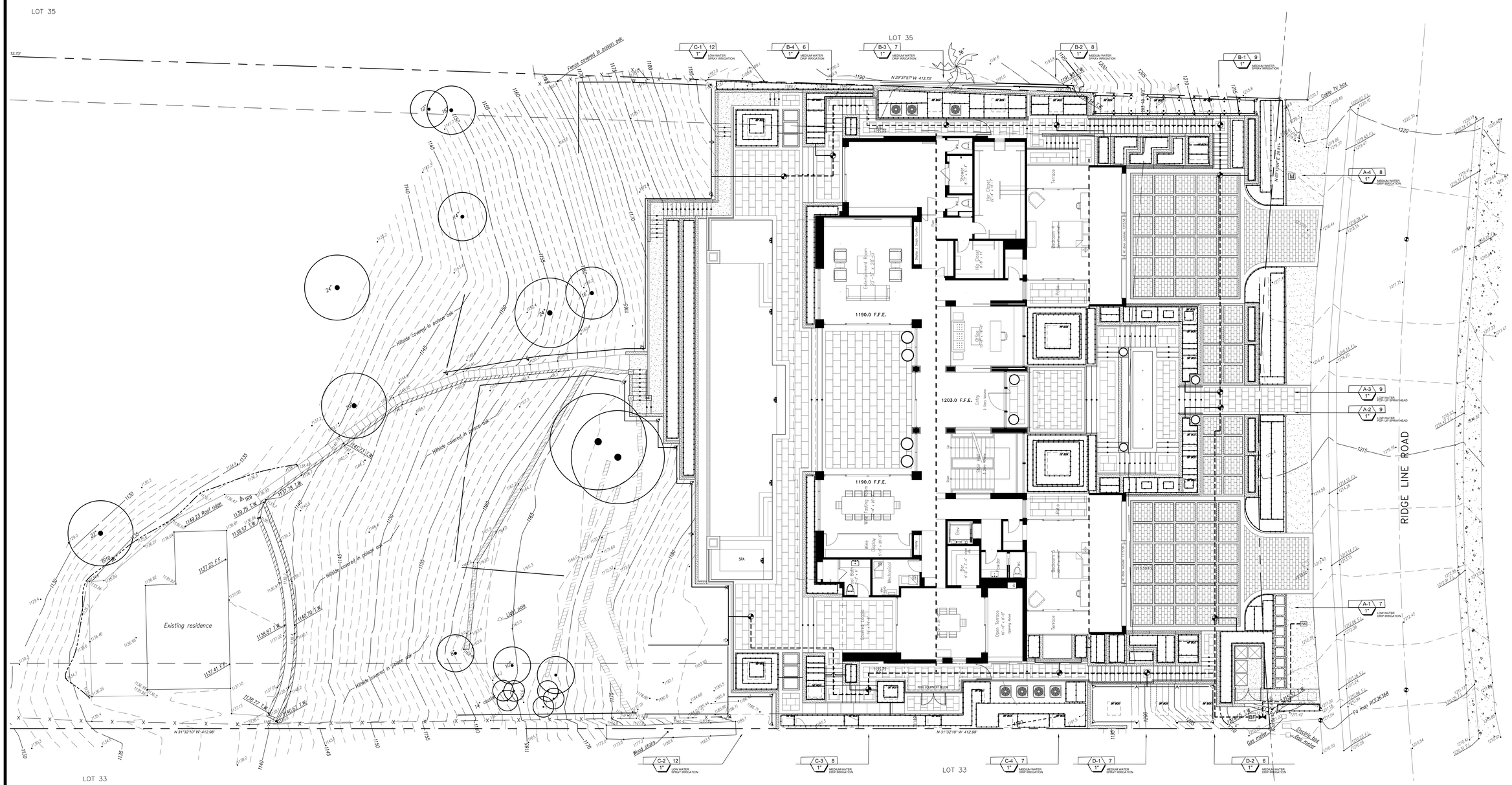
Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.

L-3.1



LC/ NOTE1:

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE, WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE SELECTING THE COMENSATING SCREEN TO FIT EXISTING SITE CONDITIONS.

2" WATER METER INFORMATION

Address: 23007 RIDGE LINE RD., DIAMOND BAR, CA 91765	
Area served (acres or sq./ft.)	12,523 Sq./ft.
Est. annual water use:	.29 ac./ft. yr.
Max. GPM:	35
Static Pressure:	60
Design Pressure:	60

GENERAL IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, SLOPES, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
8. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.
9. ADJUSTING OF ALL HEADS BY THE IRRIGATION CONTRACTOR, SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4" ABOVE FINISH GRADE, SHALL BE ACCOMPLISHED WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE OWNERS AUTHORIZED REPRESENTATIVE.
10. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

IRRIGATION LEGEND (Spray Heads)

SYMBOL	MANUFACTURER	MODEL	NOZZLE	DESCRIPTION	GPM	PSI	RADIUS	ARC	DETAIL REF.
	RAINBIRD	PA-SS	RAINBIRD 5Q	SHRUB SPRAY HEAD	0.10	30	5'	90°	
	RAINBIRD	PA-SS	RAINBIRD 5H	SHRUB SPRAY HEAD	0.20	30	5'	180°	
	RAINBIRD	PA-SS	5A	SHRUB SPRAY HEAD	0.13	30	5'	120°	
	RAINBIRD	PA-SS	10Q	SHRUB SPRAY HEAD	0.39	30	10'	90°	
	RAINBIRD	PA-SS	10A	SHRUB SPRAY HEAD	0.53	30	10'	120°	
	RAINBIRD	PA-SS	10H	SHRUB SPRAY HEAD	0.79	30	10'	180°	
	RAINBIRD	PA-SS	15Q	SHRUB SPRAY HEAD	0.92	30	15'	90°	
	RAINBIRD	PA-SS	15A	SHRUB SPRAY HEAD	1.23	30	15'	120°	
	RAINBIRD	PA-SS	15H	SHRUB SPRAY HEAD	1.85	30	15'	180°	
	RAINBIRD	PA-SS	15F	SHRUB SPRAY HEAD	3.70	30	15'	360°	
	RAINBIRD	PA-SS	1401	BUBBLER	0.25	30			
	RAINBIRD	1804-SAM-R17-24	19H	6" POP-UP ROTOR	1.37	25	19'	180°	
	RAINBIRD	1804-SAM-R17-24	19F	6" POP-UP ROTOR	2.74	25	19'	360°	
	RAINBIRD	1806-15 EST		End Strip Spray Head w/ PC Screen	0.61	30	4'x15'		
	RAINBIRD	1806-15SST-PCS-040		Side Strip Spray Head w/PC Screen	0.40	30	4'x16'		

IRRIGATION LEGEND (Equipment)

SYMBOL	MANUF. / ITEM:	MODEL NO: / DESCRIPTION
	RAIN BIRD VALVE	Model No: '100/150 'PESB-PRS-S' (UP TO 1 1/4" SIZE)
C	RAINBIRD CONTROLLER	Model No: ESP-MC - 28 STATION IRRIGATION CONTROLLER- WALL MOUNT- VERIFY ACTUAL LOCATION AND POWER HOOK-UP WITH OWNER'S REP.
	APPROVED GATE VALVE	Model No: NIBCO BRONZE- LINE SIZE
QC	RAIN BIRD QUICK COUPLER 3/4" ON PURPLE CAP	
S	STRAINER- WILKINS 80	
PR	PRESSURE REGULATOR - WILKINS	
BF	BACKFLOW PREVENTATION DEVICE - LEAD FREE - REDUCED PRESSURE - DOMESTIC ONLY	
RW	RECLAIMED WATER LINE	
DW	DOMESTIC WATER LINE	
	APPROVED LATERAL LINE	Model No: SCHEDULE 40 PVC PURPLE PIPE SIZE AS NOTED ON PLAN - 12" MIN. COVER
	PACIFIC PLASTICS BROWN LINE	UVR-PVC SCH. 40 PIPE, ON GRADE. SIZE AS NOTED ON PLAN.
	APPROVED MAIN LINE	Model No: 1 1/2" OR SMALLER (SCH 40 PVC PIPE). 2" AND LARGER (CL. 315 PVC PIPE) SIZE AS NOTED ON PLAN - 18" MIN. COVER WITH PURPLE PIPE
	APPROVED PIPE SLEEVE	Model No: SCH. 40 PVC PIPE 4" MIN., INSTALL 18" BELOW GRADE. EXTEND 12" PAST EDGE OF HARDSCAPE.

GPM/GPH THROUGH VALVE
CONTROLLER LETTER & STATION #
PIPE SIZE

NOTE:
All Hose Bibs shall be connected to the potable water system per Irvine Water Districts Standards

PIPE SIZING LEGEND:
(To be used for all lateral line pipe - see plan for mainline and sleeve sizing)

0-10 GPM	=	3/4"
11-16 GPM	=	1"
17-28 GPM	=	1 1/4"
29-35 GPM	=	1 1/2"
36-55 GPM	=	2"
56-75 GPM	=	2 1/2"

NOTES:
1. ALL LATERAL LINE PIPE TO BE 3/4" UNLESS OTHERWISE NOTED
2. ALL PIPE SIZING CALLOUTS ARE IN INCHES, OR REFERENCE THE PIPE SIZING LEGEND ABOVE.
3. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT THE END OF RUNS. ALL PIPE SIZED BETWEEN THESE CALLOUTS ARE SIZED THE SAME.
4. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".

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www.addesigninc.net

AD DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORMAN No. 6496
5-31-26 Renewal Date
3-2-26 Date
STATE OF CALIFORNIA

N

Project No.

Date: 3-2-26
Scale: 1/8" = 1'-0"

Revision No.	Description

Sheet No.
L-4

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

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

(2) The landscape design and water use calculations for the property located at **23007 RIDGE LINE RD., DIAMOND BAR, CA 91765** (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of **Diamond Bar** Water Efficient Landscape Ordinance (Municipal Code Sections **8.14.020**) and the City of **Diamond Bar** Guidelines for Implementation of the City of **Diamond Bar** Water Efficient Landscape Ordinance.

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

Anthony Dornian — Print Name

11.26.25 — Date

Signature

6409 — License Number

Address

323.459.5257 — Telephone

anthony@addesigninc.net — E-mail Address

Landscape Design Professional's Stamp
(If applicable)

LICENSED LANDSCAPE ARCHITECT · ANTHONY DORNIAN No. 6409 · 9.31.26 Renewal Date · 11.26.25 Date · STATE OF CALIFORNIA

WATER EFFICIENT LANDSCAPE WORKSHEET

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.55 x LA in Sq. Ft. x 0.62) + (ETo x 1.0 x SLA in Sq. Ft. x 0.62) = Gallons per year for LA+SLA

where: DIAMOND BAR, CA - 47.51 CIMIS

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) - For Residential Projects
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA= Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or SLA (ft^2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA =	47.51	X	0.55	X	12,523	X	0.62	=	202,884
MAWA for SLA =	47.51	X	1.0	X	0	X	0.62	=	0
Total MAWA =									202,884 GALLONS PER YEAR FOR LA+SLA

ESTIMAGED APPLIED WATER USE

EAWU = ETo x K_L x LA x 0.62 ÷ IE = Gallons per year

where:

EAWU = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
K_L = Landscaped Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU
IME = Irrigation Management Efficiency (90%)
DU = Distribution Uniformity of irrigation head

$K_L = K_s \times K_d \times K_{mc}$

K_s = species factor (range = 0.1-0.9) (see WUCOLS list for values)
K_d = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges.)
K_{mc} = microclimate factor (range = 0.5-1.4) (see WUCOLS)

WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

EAWU Calculation:

	ETo		K_L		LA		Conversion		IE		EAWU (Gallons Per Year)
Special Landscaped Area		X		X		X	0.62	÷		=	
Cool Season Turf		X		X		X	0.62	÷		=	
Warm Season Turf		X		X		X	0.62	÷		=	
High Water Using Shrub		X		X		X	0.62	÷		=	
Medium Water Using Shrub	47.51	X	.70	X	3,087	X	0.62	÷	0.65	=	97,926
Low Water Using Shrub	47.51	X	.30	X	9,436	X	0.62	÷	0.81	=	102,944
Low Water Using Shrub on Slope		X		X		X	0.62	÷		=	
Total EAWU =											200,870

COMPARE EAWU WITH MAWA.
THE EAWU (200,870 GALLONS PER YEAR) IS LESS THAN MAWA (202,884 GALLONS PER YEAR).
THE WATER BUDGET COMPLIES WITH THE MAWA.

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Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

simpleturf
The Only One with an 18 Year Warranty (For Residential)

✓ 100% Lead-free and eco-friendly
✓ Creates an ultra-realistic natural look
✓ Hypoallergenic
✓ Fertilizer and pesticide free
✓ Highest quality and certified by independent laboratories
✓ Perfect solution for the drought and rising water prices. Keep your grass green year-round with minimal maintenance

Socal Blend Supreme



PILE HEIGHT	2"
TURF GAUGE	3/8"
FACE WEIGHT	80 oz/yd²
BACKING WEIGHT	29 oz/yd²
TOTAL WEIGHT	109 oz/yd²
STITCH RATE	12.5/10cm
STITCHES/M²	13125
MATERIAL/DTEX	PE14000 & PP4500
COLOR	Lemon Green, Field Green, Diamond Beige & Diamond Field Green and Green & Beige Thatching
TYPE OF FIBER	PE Monofilament and PP Curled Thatch
BACKING	Polypropylene (Primary); Polyurethane (Secondary)
ROLL SIZE (FEET)	15' x 75'

USES:
Playgrounds
Parks
Soccer Field
Football Field
General Sports Fields
Commercial or Residential
Medium-Heavy Traffic

L.U. 1/2021

Irrigation Express • 13650 Vaughn St. • San Fernando, CA 91340 • 800-778-0830 • www.simpleturf.com
The Only One with an 18 Year Warranty (For Residential)

CITY OF DIAMOND BAR CALIFORNIA

PLANNING DIVISION
ARTIFICIAL/SYNTHETIC TURF REVIEW CHECKLIST

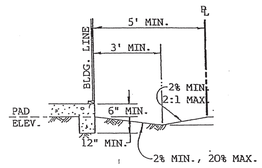
Community Development Department ~ 21810 Copley Drive ~ Diamond Bar, CA 91765 ~ (909) 839-7030 ~ www.diamondbarca.gov

Standards and requirements for the installation of artificial/synthetic turf on residential properties shall meet the following conditions:

Submittal Requirements

Submit a Zoning Clearance application and provide the following:

1. Detailed site plan showing the location of the proposed artificial/synthetic turf with percentage calculations of the proposed artificial/synthetic turf area, and all landscaped and hardscaped/concrete areas showing other live ground covers, shrubs, and trees to complement the overall landscaping design of the property.
2. Sample of the synthetic turf a minimum of 4"x4" in size and turf specifications (i.e. Fiber Thickness, Pile Height, Color Fastness, UV Stability).
3. Installation specifications.
4. Details on proposed drainage system to be installed under the proposed turf. Drainage shall meet the following requirements:
   - Flow lines on concrete surfaces shall have a minimum 1% slope and landscape surfaces shall have a minimum 2% slope;
   - Concrete and landscaped areas adjacent to the building shall be at a 2% minimum slope and maximum 20% slope draining away from the building;
   - Sheet flow on concrete surface shall have a minimum slope of 1% and on landscape surface shall have a minimum slope of 2%;
   - Flow line shall be located at a minimum 3 feet from the side of the building and minimum 5 feet from the back of the building;
   - Drainage onto adjacent property is not permitted; and
   - Concentrated flow through a pipe draining out to the public sidewalk is not permitted. Separate curb core permits may be required from the Public Works/Engineering Department.



Design Requirements/Standards

1. Shall consist of lifelike blades of grass that emulate real grass in look and color with a minimum pile height of 1 ¾ inch.
2. Shall be used in combination with other live groundcovers, shrubs, and trees to complement the overall landscaping design of the property.
3. Shall be properly installed and provide for adequate site drainage consistent with the manufacturer's specifications and have proper subgrade and drainage systems underneath the turf to prevent excessive run-off or pooling of water.
4. Shall not use indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf.
5. Shall not park a vehicle or place other storage materials on artificial turf.
6. May be counted towards the maximum 40 percent turf area landscaping requirement.
7. Shall not be counted as part of the landscape area when calculating the Maximum annual Applied Water Allowance (MAWA) as part of the Water Conservation Landscaping Ordinance.
8. Shall be properly maintained, cleaned and repaired as necessary to simulate the appearance of a well maintained lawn consistent with the City's property maintenance standards. Worn or faded artificial turf shall be replaced.

CITY OF DIAMOND BAR CALIFORNIA

Community Development Department
Planning Division

Artificial/Synthetic Turf Self Certification

Project Address: 23007 Ridge Line Road, Diamond Bar, CA 91765

Application Number: Dev Review Planning No.PL2025-27

Property Owner: Visanu and Radhika Chawla

I, the undersigned, hereby certify that I am the owner of the above referenced property. I further certify and acknowledge that artificial/synthetic turf is installed on the subject property per the detailed drainage requirements below:

1. Flow lines on concrete surfaces shall have a minimum 1% slope and landscape surfaces shall have a minimum 2% slope.
2. Concrete and landscape areas adjacent to the building shall be at a 2% minimum slope and maximum 20% slope drainage away from the building;
3. Sheet flow on concrete surface shall have a minimum slope of 1% and on landscape surface shall have a minimum slope of 2%;
4. Flow line shall be located at a minimum 3 feet from the side of the building and minimum 5 feet from the back of the building;
5. Drainage onto adjacent property is not permitted; and
6. Concentrated flow through a pipe draining out to the public sidewalk is not permitted.

Signature: _____ Date: _____

LICENSED LANDSCAPE ARCHITECT · ANTHONY DORNIAN No. 6409 · 5-31-26 Renewal Date · 3-2-26 Date · STATE OF CALIFORNIA

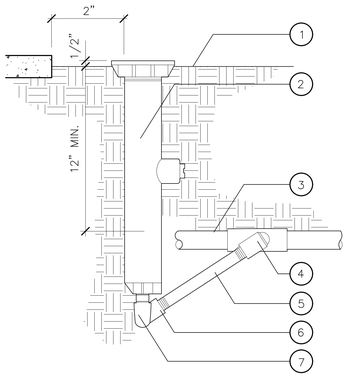
Sheet Title
WATER EFFICIENCY CALCULATIONS

Project No.

Date: 3-2-26

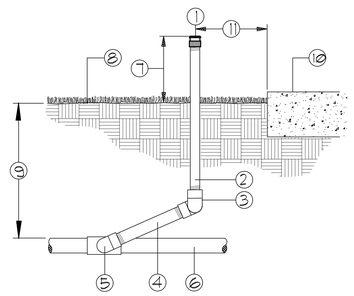
Revision No.	Description

Sheet No.
L-4.1



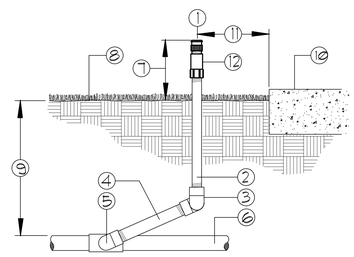
1. FINISH GRADE
2. POP-UP SPRAY HEAD WITH ANTI-DRAIN VALVE. SET TOP OF HEAD 1/2" ABOVE GRADE
3. PVC LATERAL LINE PIPE AND FITTING
4. SCH. 80 PVC STREET ELL T x T
5. SCH. 80 PVC NIPPLE – LENGTH AS REQUIRED
6. SCH. 80 PVC STREET ELL TxT
7. SCH. 80 PVC TxT 90 ° ELL

POP-UP SPRAY



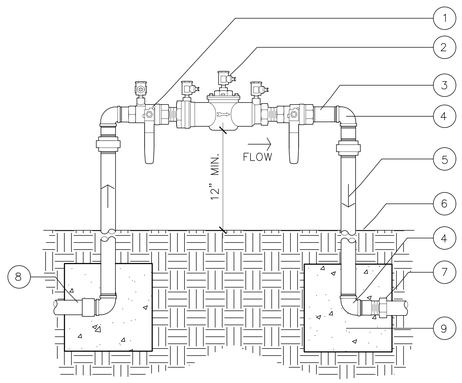
1. SHRUB SPRAY ON RISER
2. SCH. 80 RISER
3. 2 PVC SCH. 40 ELLS (T X T) & 2" PVC SCH 80 THREADED NIPPLE
4. PVC SCH. 80 NIPPLE
5. PVC SCH. 40 STREET ELL
6. PVC LATERAL LINE
7. 6" MINIMUM
8. FINISH GRADE
9. 12" MINIMUM (REFER TO SPECIFICATION)
10. BUILDING, HARDSCAPE, CONCRETE SIDE WALK
11. 6" MINIMUM

SHRUB SPRAY ON RISER



1. BUBBLER HEAD
2. SCH. 80 RIZER
3. 2-PVC SCH. 40 ELLS (T X T) & 2" PVC SCH. 80 THREADED NIPPLE
4. PVC SCH. 80 NIPPLE
5. PVC SCH. 40 STREET ELL
6. PVC LATERAL LINE
7. 2" MAXIMUM
8. FINISH GRADE
9. 12" MINIMUM (REFER TO SPECIFICATIONS)
10. EDGE OF HARDSCAPE
11. 6" MINIMUM
12. VALCON ANTI-DRAIN VALVE – ADV SERIES

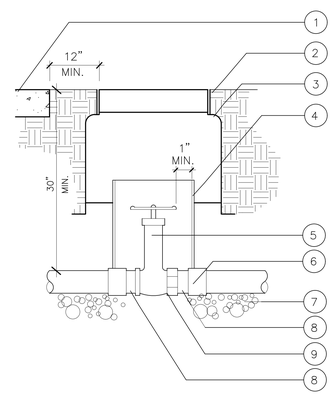
BUBBLER ON RISER



1. BRONZE STRAINER W/ CLEAN-OUT VALVE
2. PREVENTER UNIT
3. BRASS UNION
4. BRASS 90 ELL (TYP.)
5. FLOW DIRECTION
6. FINISH GRADE
7. SCH. 80 PVC MALE ADAPTER (TO SPRINKLERS)
8. TO POINT OF CONNECTION – ADAPT AS REQUIRED
9. 1 CU. FT. CONCRETE THRUST BLOCK (TYP.)

NOTES:
- LOCATE INSIDE STAINLESS STEEL ENCLOSURE. IF NOTED ON PLAN
- MAINTAIN MIN. 12" CLEARANCE ON ALL SIDES FROM BUILDINGS, WALLS, ETC.

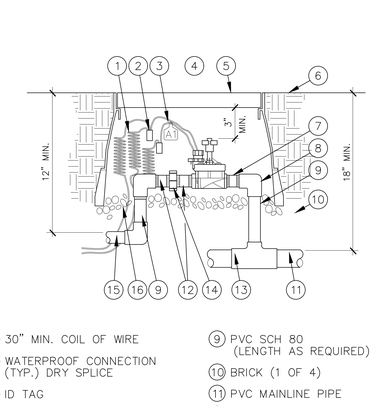
BACKFLOW PREVENTER– LEAD FREE RP



1. CURB, SIDEWALK, ETC.
2. FINISH GRADE
3. ROUND PLASTIC VALVE BOX W/ LOCKING TOP (LABELED GATE VALVE)
4. PLASTIC PIPE SLEEVE (MIN. 4" DIA.)
5. GATE VALVE (REFER TO LEGEND)
6. SxT MAINLINE FITTING (TYP.)
7. 2 C.F. PEA GRAVEL SUMP
8. SCH. 80 PVC NIPPLE
9. SCH. 80 PVC UNION (MAY BE A PART OF VALVE)

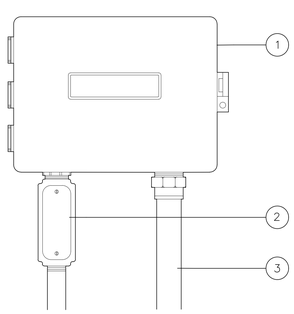
NOTE: ALL VALVES TO BE INSTALLED IN SHRUB AREAS.

GATE VALVE



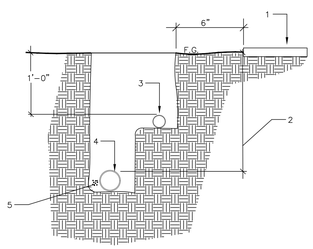
1. 30" MIN. COIL OF WIRE
2. WATERPROOF CONNECTION (TYP.) DRY SPLICE
3. ID TAG
4. REMOTE CONTROL VALVE
5. RECTANGULAR VALVE BOX WITH LOCKING COVER.
6. FINISH GRADE
7. PVC SCH 80 NIPPLE
8. PVC SCH 80 ELL
9. PVC SCH 80 (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (3" LENGTH)
13. PVC SCH 80 TEE OR ELL
14. PVC SCH 80 PVC UNION
15. PVC LATERAL PIPE
16. 1 C.F. PEA GRAVEL SUMP

REMOTE CONTROL VALVE



1. AUTOMATIC CONTROLLER – MOUNT AS PER MANUFACTURER'S RECOMMENDATIONS
2. 110V POWER SUPPLY (TO BE PROVIDED BY ELECTRICAL CONTRACTOR)
3. DIRECT BURIAL WIRES IN GALVANIZED CONDUIT ABOVE GRADE TO AUTOMATIC VALVES IN FIELD

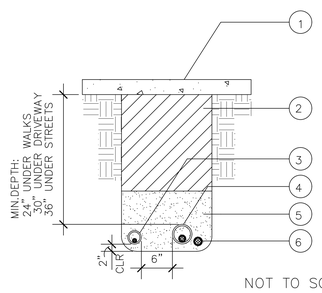
AUTOMATIC CONTROLLER (WALL MOUNT)



1– PAVING OR OTHER STRUCTURE
2– 2'-0" MIN. FOR LINES LESS THAN 2 ½", 3'-0" MIN. UNDER PAVEMENT FOR ALL
3– LINES GREATER THAN 2 ½" NON-PRESSURE LATERA LINE.
4– PRESSURE LINE (MAIN OR LATERAL).
5– DIRECT BURIAL LOW VOLTAGE CONTROL WIRES.

NOTE:
1. TRENCHING AND BACKFILL SHALL BE PER STAHDARD SPECIFICATIONS.
2. MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%
3. BUNDLE CONTROL WIRES TOGETHR AND TAPE TO PIPE AT 10'-0" INTERVALS.

TRENCHING



NOT TO SCALE

1. HARDSCAPE SURFACE
2. CLEAN BACKFILL AS REQUIRED. TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
3. LATERAL LINE WITH SLEEVE.
4. PRESSURE MAIN LINE WITH SLEEVE.
5. CLEAN SAND.
6. CONTROL WIRES & COMPUTER HARDWARE WIRE SLEEVE.

NOTES:
- ALL SLEEVES TO BE PVC. SCH. 80 AND TWICE THE DIAMETER OF THE WORKING PIPE.
- ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.
- CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

SLEEVING

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www.addesigninc.net
DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6010
5-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.
L-5

IRRIGATION SYSTEM

Conditions of the Contract and Division 1 Requirements are a Part of This Section

PART 1 – GENERAL

1.01 DESCRIPTION

A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein, complete.

B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.

C. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements. However, when these Specifications and Drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.

D. Explanation of Drawings:

1. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plans his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting, and architectural features.
2. The word Owner's Authorized Representative as used herein shall refer to the Landscape Architect..
3. All work called for on the Drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the Specifications.
4. The Contractor shall not willfully install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should brought to the attention of the Owner's Authorized Representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

1.02 RELATED SECTIONS

A. Earthwork

B. Planting and Maintenance

C. Plumbing

D. Electrical

1.03 QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees: The Contractor shall obtain any and all permits required, and all inspections as required.

B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. Superintendent:

1. A superintendent satisfactory to the Owner's representative shall be present on the site at all times during progress of the work.
2. The superintendent shall not be changed except with the consent of the Owner's representative.
3. The superintendent shall be authorized to represent the Contractor.

E. Explanation of Drawings: 1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications. If conflict occur and the Contractor fails to clarify before bidding, the interpretation shall rest with the Architect.
4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obviously in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation Contractor shall assume full responsibility for any revision necessary.
5. Work of this Section which is allied with the work of other trades shall be coordinated as necessary.

1.04 SUBMITTALS

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials or processes specified by name in the Drawings and Specifications. No substitution will be allowed without prior written approval by the owner's Authorized Representative.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Although manufacturer and other information may be different, the following is a guide to proper submittal format:

Item No.	Description	Manufacturer	Model No.	
1	Backflow Preventer	Febco	825	LEAD FREE (LF)
2	Automatic Controller	Rainbird	ESP–MC	
3	Gate Valve	Nibco	T–113	

Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the Irrigation Drawings by following procedures as outlined in Section 1.05 of the Irrigation Specifications.
4. Equipment or materials installed or furnished without prior approval of the owner's Authorized Representative may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
5. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.
6. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up–to–date a complete record set of blueline ozalid prints which shall be corrected daily, showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Owner's Authorized Representative at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
2. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. These drawings shall be available at all times for observation and shall be kept in a location designated by the owner's Authorized Representative. Should the record blueline drawing progress sheets not be available for review or not be up–to–date at the time of any observation (refer to Section 3.10 – Site Observation Schedule), it will be assumed no work has been completed and the Contractor will be assessed the cost of that site visit at the current billing rate of the owner's Authorized Representative. No other observations shall take place prior to payment of that assessment.
3. The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legend. The relocated equipment and dimensions will then be transferred to the original record drawing plan at the proper time.
4. Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a sepia mylar or similar mylar material procured from the Owner's Authorized Representative. All work shall be in waterproof India ink and applied to the mylar by a technical pen made expressly for use on mylar material. Such pen shall be similar to those manufactured by Rapidograph, The dimensions shall be drawn in enlarged size so as to be easily readable on the final reduced size controller chart (see Section C) The original Mylar "record drawing" plan shall be submitted to the Owner's Authorized Representative for approval prior to fabricating the controller chart.
5. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the following items:
   a. Connection to existing water lines.
   b. Connection to existing electrical power.
   c. Gate valves.
   d. Routing of sprinkler pressure lines (dimension max. 100' along routing).
   e. Electric control valves.
   f. Routing of control wiring.
   g. Quick coupling valves.
   h. Other related equipment as directed by the Owner's Authorized Representative.
6. On or before the date of the final field observation, the Contractor shall deliver the corrected and completed sepias to the Owner's Authorized Representative. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. Controller Charts:

1. As–built drawings shall be reviewed by the owner's Authorized Representative before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual installed system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a blackline Xerox reduction and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
7. These charts shall be completed and approved prior to the final field observation of the irrigation system.

D. Operation and Maintenance Manuals:

1. Prepare and deliver to the owner's Authorized Representative within ten calendar days prior to completion of construction, two hard–cover three–ring binders containing the following information:
   a. Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item, including names and addresses of manufacturers' local representatives.
   b. Catalog and parts sheets on every material and equipment item installed under this Contract.
   c. Complete operating and maintenance instructions on all major equipment.
   d. Guarantee statement.
2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner's Authorized Representative at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
   a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
   b. A minimum of two (2) five–foot valve keys for operation of gate valves. Provide two (2) keys for each type of operating device (2" operating nut, cross handle, etc.).
   c. Two (2) keys for each automatic controller.
   d. One (1) quick coupler key and matching hose swivel for every five (5) or fraction thereof of each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received these items must be shown to the Owner's Authorized Representative.

1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of P.V.C. Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of P.V.C. pipe and fittings. All P.V.C. pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

B. When pipe is stored outdoors, it shall be covered to protect it from sunlight.

1.06 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the Owner's Authorized Representative for review:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
3. Provide the amount of cost savings if the substituted item is approved.

B. The Owner's Authorized Representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

1.07 GUARANTEE

A. The guarantee for the irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementary Conditions of these Specifications shall be filed with the Owner prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual.

C. The guarantee form shall be re–typed onto the Contractor's letterhead and shall contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: _____

LOCATION: _____

SIGNED: _____

ADDRESS: _____

PHONE: _____DATE OF ACCEPTANCE: _____

PART 2 – PRODUCTS

2.01 MATERIALS

A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC Pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2" and 2 1/2" shall be PVC Class 315 with PVC schedule 80 fittings.
2. Class 315 pipe shall be made from an NSF approved Type I, Grade I, PVC compound to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS–22–70, with an appropriate standard dimension (S.D.R.) (Solvent–weld Pipe).
3. Pressure main line piping for sizes 1–1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Schedule 40 pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS–21–70.
5. PVC solvent–weld fittings shall be Schedule 40, 1–2, II–I NSF approved conforming to ASTM test procedure D2466.
6. Solvent cement and primer for PVC solvent–weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:
   a. Manufacturer's name
   b. Nominal pipe size
   c. Schedule or class
   d. Pressure rating in P.S.I.
   e. NSF (National Sanitation Foundation) approval
   f. Date of extrusion

B. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non–Pressure Lateral Line Pipe and Fittings:

1. Non–Pressure buried lateral line piping shall be schedule 40 PVC with solvent–weld joints when installed in planting areas.
2. Non–pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded joints.
3. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS–22–70 with an appropriate standard dimension ratio.
4. Except as noted in paragraphs 1, 2, and 3 of this section (2.01C), all requirements for non–pressure lateral line pipe and fittings shall be the same as for solvent–weld pressure main line pipe and fittings as set forth in section 2.01B of these Specifications.

D. Brass Pipe and Fittings: (NOT APPLICABLE FOR RECYCLED SIDE)

1. Where indicated on the Drawings, use red brass screwed pipe conforming to Federal Specification #WW–P–351.
2. Fittings shall be red brass conforming to Federal Specification #WW–P–460.

E. Copper Pipe and Fittings: (NOT APPLICABLE FOR RECYCLED SIDE)

1. Pipe: Type K, hard tempered
2. Fittings: wrought copper, solder joint type
3. Joints shall be soldered with silver solder, 45 % silver, 15 % copper, 16 % zinc, 24 % cadmium, solidus at 1125 F. and liquidus at 1145 F.

F. Galvanized Pipe and Fittings:

1. Where indicated on the Drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.
3 All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 bitumastic.

G. Gate Valve:

1. Gate valves 2 1/2" and smaller shall meet the following requirements:
   a. Gate valve shall be 125 lb. SWP bronze gate valve with screw–in bonnet, nonrising stem and solid wedge disc.
   b. Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.
   c. Gate valve shall be similar to those manufactured by Nibco or approved equal.
2. Gate valves 3" and larger shall meet the following requirements:
   a. Gate valve shall be flanged cast iron body, bronze mounted, double discs, parallel seats with pin disc spreader mechanism and shall conform to the specification of the American Water Works Association.
   b. Gate valve shall have 2" square operating nut, with arrow cast in metal indicating direction of opening.
   c. Gate valve shall have ends compatible with pipe in which it is installed. When adapting flanged gate valves to PVC pipe, use cast iron companion flanges, stainless steel nuts and bolts, gaskets, and PVC male adapters as required to complete connection.
   d. Gate valve shall be similar to those manufactured by Nibco or approved equal.
3. All gate valves shall be installed per installation details.

H. Quick Coupling Valve:

1. Quick coupling valves shall have a brass two–piece body designed for working pressure of 150 P.S.I.
2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings with purple cap.

I. Backflow Prevention Unit:

1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details.
2. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

J. Check Valve:

1. Swing check valves 2" and smaller shall be 200 pound W.O.G. bronze construction with replaceable composition, neoprene, or rubber disc and shall meet or exceed Federal Specification WW–V–51D, Class A, Type IV. IRRIGATION SYSTEM 02810–11
2. Anti–drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti–drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti–drain valve shall be similar to the Hunter HCV or approved equal.

K. Control Wiring:

1. Wire requirements are as follows:
   a. Unless otherwise noted, connections between an automatic controller and its corresponding electric control valves shall be made with direct burial copper wire AWG–U.F. 600 volt.
   b. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller.
   c. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
2. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply or lateral lines wherever possible.
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
4. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
5 All splices shall be made with Scotch–Lok #3576 Connector Sealing Packs, Rainbird Snap–Tite wire connectors, or approved equal. Use one splice per connector sealing pack.
6. Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the Owner's Authorized Representative.

L. Automatic Controller:

1. Automatic controller(s) shall be of size and type shown on the Drawings.
2. Final location of automatic controller(s) shall be approved by the Owner's Authorized Representative.
3. Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook–up shall be the responsibility of the Contractor.

M. Electric Control Valve:

1. All electric control valves shall be the same size and type shown on the Drawings.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

N. Valve Box:

1. Use 10" X 10–1/4" round box for all gate valves, Carson Industries #910–12B with green bolt–down cover or approved equal. Extension sleeve shall be PVC with minimum size of six (6) inches.
2. Use 9–1/2" X 16" X 11" rectangular box for all electric control valves, Carson Industries #1419–12B with green bolt–down cover or approved equal.
3 Use 10" X 10 1/4" round plastic valve box for all quick coupling valves, Carson Industries Model #910–12 B with green bolt–down cover or approved equal.

O. Sprinkler Head:

1. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or as specified herein.
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the installation details.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be by the same manufacturer.

P. Identification Tag:

1. I.D. tags for electric control valves shall be manufactured from Polyurethane Behr Desopan. Use Christy's standard tag hot stamped with black letters on yellow background. Tags shall be numbered to match programming shown on the Drawings. Provide one tag for each electric control valve.
2. I.D. tags for quick coupling valves shall be manufactured from Polyurethane Behr Desopan. Use Christy's maxi tag, hot–stamped with black letters on red background. Tags shall read "Warning Unsafe Water Do Not Drink." Tag shall be printed in English on one side and Spanish on the other. Provide one tag for each quick coupling valve.
3. Special order tags from T. Christy Enterprises, 655 Ball Road,Anaheim, CA. 92805. Phone (714) 771–4142 and Fax (714) 771–3029.

Q. Miscellaneous Irrigation Equipment:

1. Refer to the Drawings for sizes and types of miscellaneous irrigation equipment.
2. All miscellaneous irrigation equipment shall be as specified or approved equal.

PART 3 – EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the Owner's Authorized Representative prior to proceeding with work under this Section.

B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.

C. Coordinate installation of sprinkler irrigation materials including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.

D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
2. All layout shall be reviewed by the Owner's Authorized Representative prior to installation.

B. Water Supply:

1. The irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings.
2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings and shall be the responsibility of the Contractor.
2. Connections shall be made at the approximate location(s) shown on the Drawings. Contractor is responsible for minor changes caused by actual site conditions.
3. Verify existing site conditions, service requirements (electrical) and exact locations of service facilities before submitting bid. Submittal of bid indicates Contractor is cognizant of all job site conditions and work to be performed. The Contractor shall contact the Utility Company to make arrangements and provide necessary coordination for all electrical services required.
4. These plans are diagrammatic only. Follow as closely as possible and refer to architectural drawings for details, structural details, exact equipment and outlet locations.
5. All exterior equipment shall be weatherproof.
6. All locations of every outlet shall be verified prior to rough–in
7. Each conductor of every system shall be permanently tagged in compliance with OSHA.
8. Contractor shall provide all labor, materials, insurance, equipment, installation, construction tools, transportation, etc. for a complete and properly operating electrical system.
9. All materials shall be new, and of the same manufacturer for each class or group of equipment. Materials shall be listed and approved by Underwriter's Laboratories, and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the Division of Industrial Safety, and all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by A.N.S.I., U.L., N.E.M.A. and N.B.F.U. Install per manufacturer's recommendations.
10. Contractor shall carry out his work in accordance with all governing State, County, local codes, O.S.H.A. and the presently adopted National Electrical Code (N.E.C.).
11. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250.
12. P.V.C. conduit, with code sized ground, shall be used underground only, if approved by local code. Install per local code requirements. Conduit risers and stubs above grade shall be I.M.C. with half–lapped tape covering or PVC coating.
13. Provide the Owner with one (1) set of complete electrical "As–Builts" at the completion of the job, showing actual depths and locations.

3.03 INSTALLATION

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of 2 1/2–inch nominal Diameter or smaller.
3. Provide for a minimum of twenty–four (24) inches cover for all pressure supply lines of 3–inch nominal diameter or larger.
4. Provide for a minimum cover of twelve (12) inches for all non–pressure lines.
5. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one–half (1/2) inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the owner's Authorized Representative.
4. If settlement occurs and necessitates adjustments in pipe, valves, sprinkler heads, lawn, plantings, or other installed work, the Contractor shall make all required adjustments without cost to the Owner.
5. All pressure main line piping trenches shall be backfilled with sand per trenching Detail shown on Irrigation plans.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed shall be backfilled with sand (a layer six [6] inches below the pipe and three [3] inches above the pipe) and compacted to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
2. Generally piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the owner's Authorized Representative. No hydraulic driving will be permitted under concrete paving.
3. Provide for a minimum cover of eighteen (18) inches between the top of the pipe and the bottom of the aggregate base for all pressure and non–pressure piping installed under asphaltic concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per the Drawings.
2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Authorized Representative.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance:

1. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller:

Install as per manufacturer's instructions. Electric control valves shall be connected to controller in numerical sequence as shown on the Drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120 volt power connection to the automatic controller shall be provided by the Contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Electric Control Valves:

1. Install each electric control valve in a separate valve box.
2 Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes.
3. Each valve number shall be heat branded on valve box lid with 2" tall letters. Branding unit available from Hydroscape Products, Inc.,

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Authorized Representative.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
3. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.

3.04 TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal.

Trenches adjacent to tree should be closed within twenty–four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the Owner.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

B. Testing of the Irrigation System:

1. The Contractor shall request the presence of the Owner's Authorized Representative in writing at least 48 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch, and prove watertight.

   Note: Testing of pressure main lines shall occur prior to installation of the electric control valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the Owner's Authorized Representative. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
6. Furnish necessary force pump and all other test equipment.
7 When the irrigation system is completed, perform a coverage test in the presence of the Owner's Authorized Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Authorized Representative. This test shall be accomplished before any ground cover is planted.

B. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.

B. The Owner's Authorized Representative reserves the right to waive or shorten the operation period.

3.08 CLEAN–UP

Clean–up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage occurring to the work of others shall be repaired to original conditions.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the Owner's Authorized Representative at time of final observation. Any items deemed not acceptable by the Owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.

B. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance for the following observation meetings, according to the time indicated:

1. Pre–Job Conference – 7 days
2. Pressure supply line installation and testing – 48 hours
3. Automatic controller installation – 48 hours
4. Control wire installation – 48 hours
5. Lateral line and sprinkler installation – 48 hours
6. Booster pump assembly – 48 hours
7. Coverage test – 48 hours
8. Final site observation – 7 days

C. When site observations have been conducted by a party other than the Owner's Authorized Representative, show evidence in writing of when and by whom these observations were made.

D. No site observations will commence without record drawings. In the event the Contractor calls for a site visit without record drawings, without completing previously noted corrections, or without preparing the system for said visit, he shall be responsible for reimbursing the Owner's Authorized Representative at his current hourly billing rate, portal to portal (plus transportation costs), for the inconvenience. No further site observations will be scheduled until this charge has been paid and received.

END OF SECTION.

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DESIGN

Project Name

CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title

IRRIGATION SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN, No. 5657
5-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

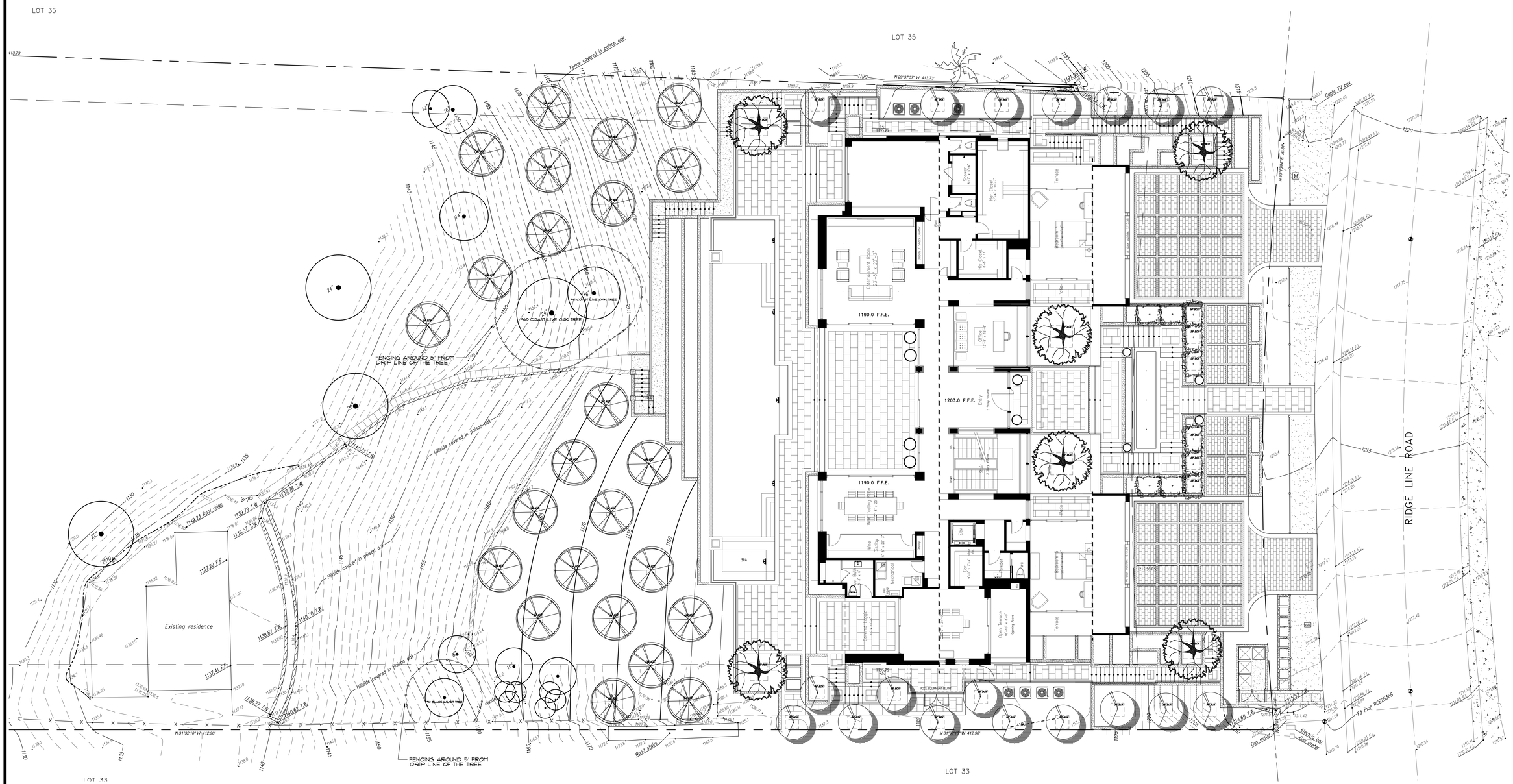
Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.

L-6



TREE PROTECTION DURING CONSTRUCTION

The "protected trees" that are to remain may be impacted by construction activities without adequate protection measures. Construction may result in grade changes (i.e., cut and fill), soil compaction, airborne dust, and altered drainage patterns that may negatively affect tree health. The following tree protection measures are recommended during construction based upon the proximity to existing "protected trees".

1. Existing trees to be retained shall be enclosed by chain link fencing with a minimum height of five feet or by another protective barrier approved by the City director prior to the issuance of a grading or building permit and prior to commencement of work.
2. Barriers shall be placed at least five feet outside of the drip line of trees to be protected. A lesser distance may be approved by the City director if appropriate to the species and the adjacent construction activity.

NOTE:
IF PROTECTED TREES ARE PROPOSED FOR REMOVAL OR CONSTRUCTION IS PROPOSED WITHIN THE DRIP LINE OF A PROTECTED TREE, A TREE PERMIT AND ACCOMPANYING ARBORIST IS REQUIRED, AND SHALL BE REPLACED AT A 3:1 RATIO WITH ANOTHER PROTECTED SPECIES. NATIVE OAK, WALNUT, SYCAMORE AND WILLOW TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF EIGHT INCHES OR GREATER ARE CONSIDERED PROTECTED TREES (DBCC SECTION 22.38.030)

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK	WUCOLS
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	72" BOX 60" BOX 48" BOX	2 2 2	MULT- TRUNK MULT- TRUNK MULT- TRUNK	LOW WATER LOW WATER LOW WATER
	MAGNOLIA 'DD BLANCHARD'	MAGNOLIA TREE	48" BOX	18	STANDARD	MEDIUM WATER
	LAURUS 'SARATOGA'	SARATOGA LAUREL TREE	36" BOX	10	STANDARD	LOW WATER
	QUERCUS AGRIFOLIA	COAST LIVE OAK TREE	24" BOX	24	MULT- TRUNK	LOW WATER NOTE: 24" TREE BOX IS MAX. SIZE ON A 2:1 SLOPE

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
TREE PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6459
6-31-26
Renewal Date
4-1-26
Date
STATE OF CALIFORNIA

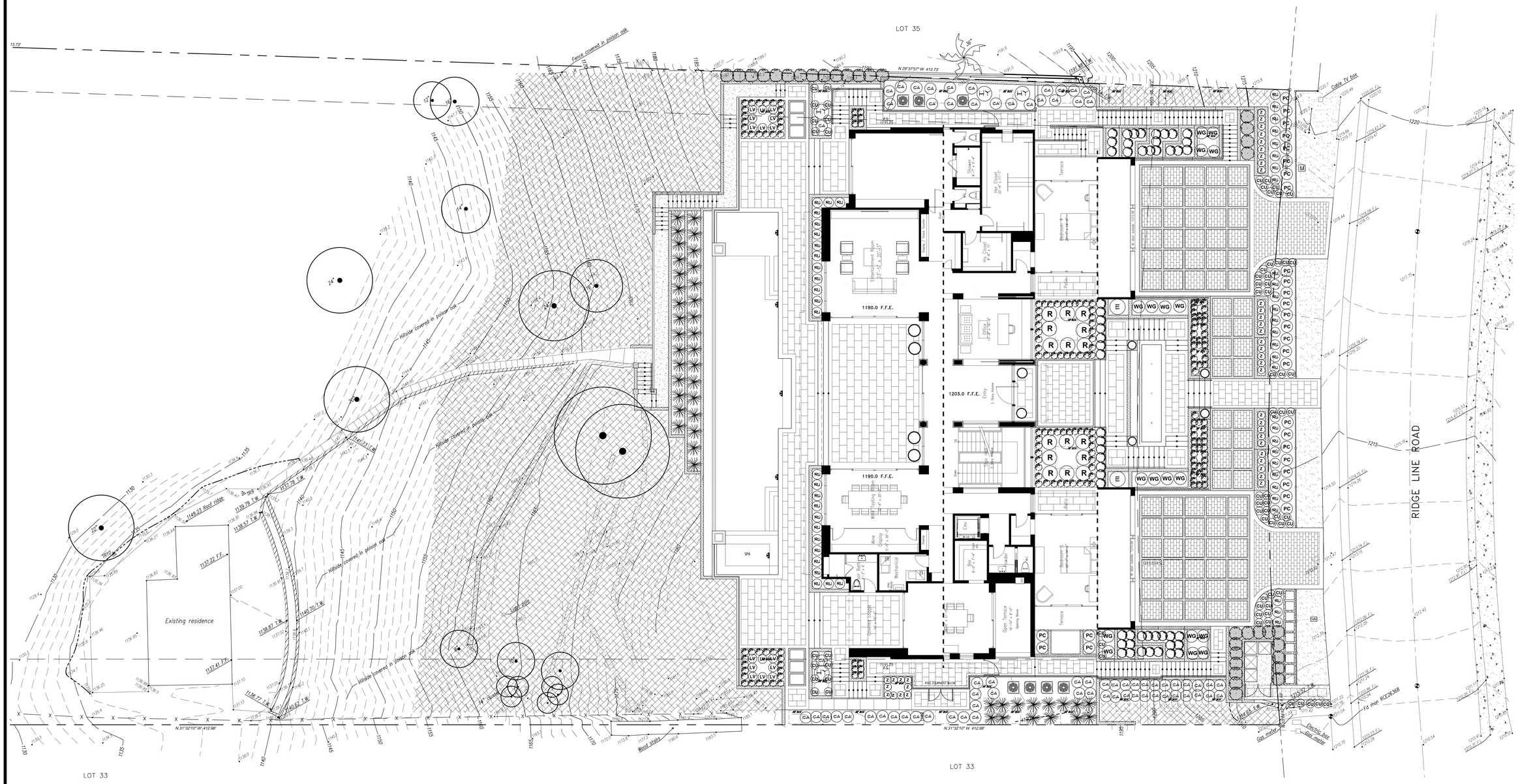
N

Project No.

Date: 4-1-26
Scale: 1/8" = 1'-0"

Revision No.	Description

Sheet No.
L-7



SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
PC	PITTOSPORUM CRASSIFOLIUM 'NANA'	PITTOSPORUM	15 GAL.	29	MEDIUM WATER USE
RU	RHAPHIOLEPIS UMBELLATA	DWARF YEDDO HAWTHORNE	5 GAL.	55	MEDIUM WATER USE
Z	ZEPHYRANTHES CANDIDA	RAIN LILY	1 GAL.	43	MEDIUM WATER USE
R	ROSA SPP. 'PINK'	PINK ICEBERG ROSES	5 GAL.	16	MEDIUM WATER USE
	MISCANTHUS SINENSIS	MISCANTHUS	5 GAL.	44	MEDIUM WATER USE
WG	WESTRINGIA FRUTICOSA 'GRAY BOX'	DWARF COAST ROSEMARY	5 GAL.	10	LOW WATER USE
HY	HYDRANGEA MACROPHYLLA 'PURPLE'	PURPLE HYDRANGEA	24" BOX	4	HIGH WATER USE
CU	CUPHEA HYSSOPIFOLIA 'WHITE'	DWARF MEXICAN HEATHER PLANT	1 GAL	61	MEDIUM WATER USE
LV	LAVEDULA HETEROPHYLLA	LAVANDER	5 GAL.	16	LOW WATER USE
CA	CAMELLIA SASANQUA SETSUGUEKKA	WHITE CAMELLIA	5 GAL.	72	MEDIUM WATER USE
E	ERIOBYTRA 'COPPERTONE'	ERIOBTRA 'COPPERTONE'	24" BOX	2	MEDIUM WATER USE SHRUB FORM

HEDGE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	BUXUS JAPONICA	JAPANESE BOXWOOD	5 GAL.	12" o.c. (232)	MEDIUM WATER USE
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	24" o.c. (54)	MEDIUM WATER USE
	BUXUS JAPONICA 'GLOBE FORM'	JAPANESE BOXWOOD	15 GAL.	5	MEDIUM WATER USE
	FICUS 'NITIDA'	FICUS HEDGE	24" BOX	30" o.c. (33)	MEDIUM WATER USE PROVIDE 24" HEAVY DUTY ROOT BARRIER

GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL.	24" o.c.	LOW WATER USE

VINE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	ROSMARINUS OFFICINALIS "PROSTRATUS		5 GAL.	24	LOW WATER USE

ARTIFICIAL TURF

SYM.	BOTANICAL NAME	REMARK
	ARTIFICIAL TURF - SIMPLE TURF- SOCAL BLEND - 2" PILE HEIGHT PER MANUFACTURER'S SPECIFICATIONS	

PLANTING MATRIX:

SHRUB MATRIX: REFER TO SHEET L-8 TITLED PLANTING PLAN		TREE MATRIX : REFER TO SHEET L-7 TITLED TREE PLAN	
SHRUBS @ 24" BOX	QTY. - 37 - 5%	TREES @ 72" BOX	QTY. - 2 - 5%
SHRUBS @ 15 GAL	QTY. - 29 - 4%	TREES @ 60" BOX	QTY. - 2 - 5%
SHRUBS @ 5 GAL	QTY. - 468 - 63%	TREES @ 48" BOX	QTY. - 20 - 59%
SHRUBS @ 1 GAL	QTY. - 204 - 27%	TREES @ 36" BOX	QTY. - 10 - 29%
	TOTAL - 738 SHRUBS		TOTAL - 34 TREES

NOTE: PROPOSED PLANTING AND TREE SIZES EXCEED MINIMUM REQUIREMENT.

HARDSCAPE & LANDSCAPE CALCULATIONS:

TOTAL NET LOT SIZE: 62,291 S.F.
EXISTING AND PROPOSED BUILDING FOOTPRINT: 7,770 S.F. (12.5 %)
HARDSCAPE CALCULATION: 5,154 S.F. (8.3 %)
LANDSCAPE CALCULATION (IRRIGATED): 12,523 S.F. (20.1 %)
EXISTING LANDSCAPE AREA (TO REMAIN): 36,844 S.F. (59.1%)

NOTE:

IF PROTECTED TREES ARE PROPOSED FOR REMOVAL OR CONSTRUCTION IS PROPOSED WITHIN THE DRIP LINE OF A PROTECTED TREE, A TREE PERMIT AND ACCOMPANYING ARBORIST IS REQUIRED, AND SHALL BE REPLACED AT A 3:1 RATIO WITH ANOTHER PROTECTED SPECIES. NATIVE OAK, WALNUT, SYCAMORE AND WILLOW TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF EIGHT INCHES OR GREATER ARE CONSIDERED PROTECTED TREES (DBCC SECTION 22.38.030)

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6489
5-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

N

Project No.

Date: 3-2-26
Scale: 1/8" = 1'-0"

Revision No.	Description

Sheet No.
L-8



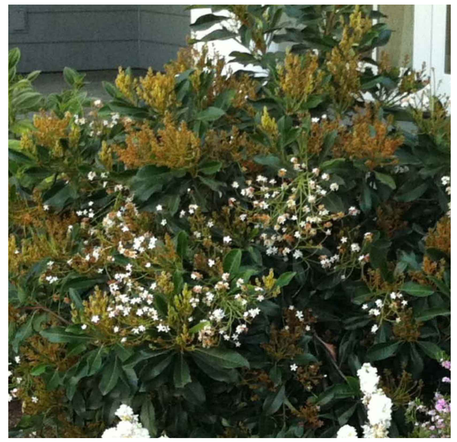
METROSIDEROS EXCELSA - NEW ZEALAND CHRISTMAS TREE



MAGNOLIA 'DD BLANCHARD' - STANDARD MAGNOLIA TREE



PITTOSPORUM CRASSIFOLIUM 'NANA' PITTOSPORUM



ERIOBYTRA 'COPPERTONE'



RHAPHIOLEPIS UMBELLATA -DWARF YEDDO HAWTHORNE



ROSA SPP. ' ICEBERG' - ICEBERG ROSES



CAMELLIA SASANQUA SETSUGUEKKA - WHITE CAMELLIA



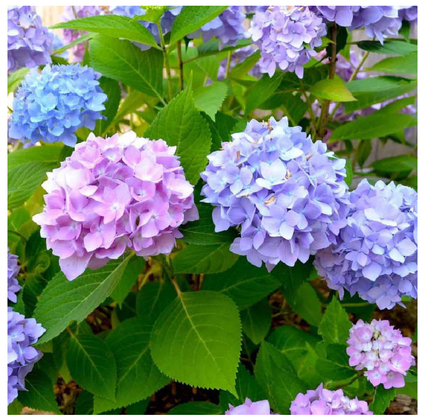
CUPHEA HYSSOPIFOLIA WHITE WHISPERS



LAVEDULA HETEROPHYLLA



WESTRINGIA FRUTICOSA 'GRAY BOX' - DWARF COAST ROSEMARY



HYDRANGEA MACROPHYLLA 'PURPLE' - PURPLE HYDRANGEA



ZEPHYRANTHES CANDIDA - RAIN LILY



MYOPORUM PARVIFOLIUM - CREEPING MYOPORUM



ROSMARINUS OFFICINALIS "PROSTRATUS



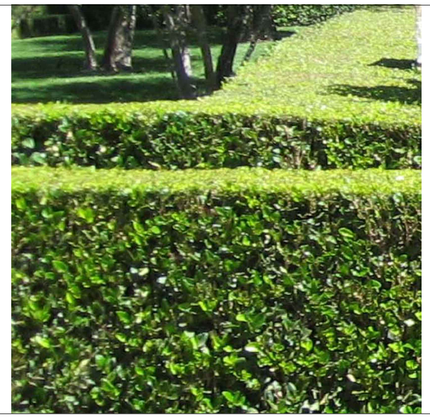
MISCANTHUS SINENSIS - MISCANTHUS



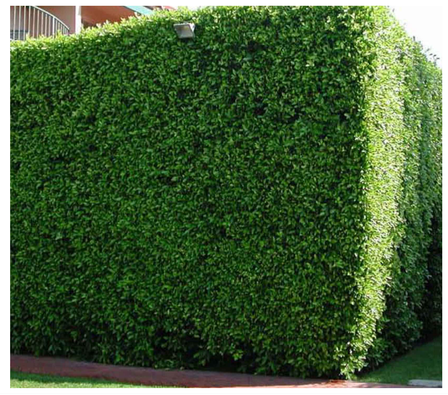
BUXUS JAPONICA 'GLOBE FORM' - JAPANESE BOXWOOD



BUXUS JAPONICA - JAPANESE BOXWOOD



LIGUSTRUM JAPONICA 'TEXANUM'



FICUS 'NITIDA' - FICUS HEDGE

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
PLANTING IMAGES

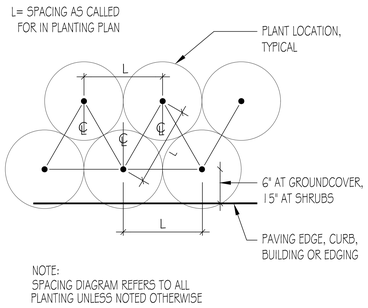
LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6128
5-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

Project No.

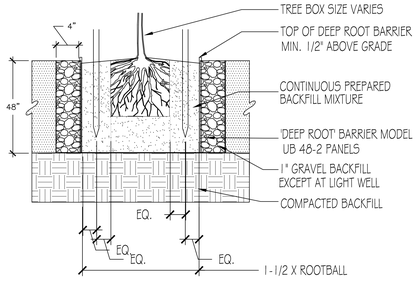
Date: 3-2-26

Revision No.	Description

Sheet No.
L-8.1

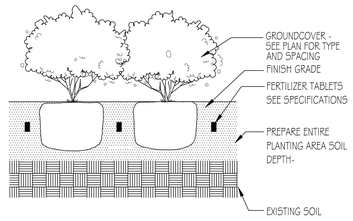


TRIANGULAR SPACING



ROOT CONTROL BARRIER

NOTE: ALL FICUS GREEN GEM HEDGES ARE TO BE INSTALLED WITH ROOT BARRIERS.



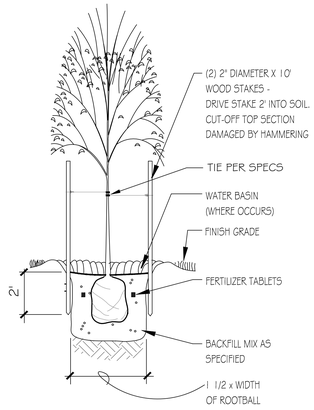
NOTES:

CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL

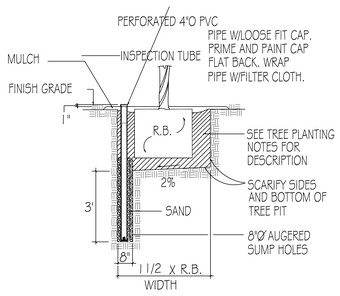
WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED AND PREPARE ENTIRE BED

WIDTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL

SHRUB PLANTING



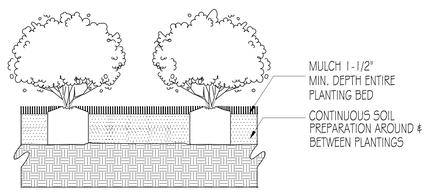
TREE STAKING DETAIL



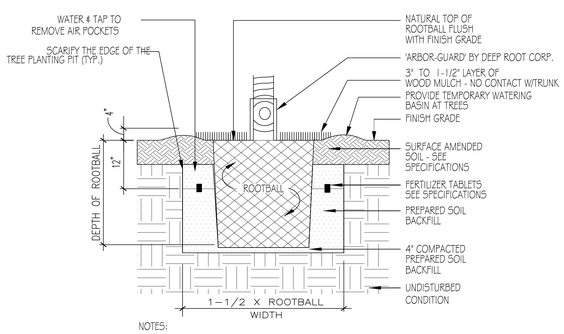
SUMP SCHEDULE

SIZE	# OF SUMPS
24"BOX OR SMALLER	0
36" - 48"	2
60" & up	2

TREE SUMP



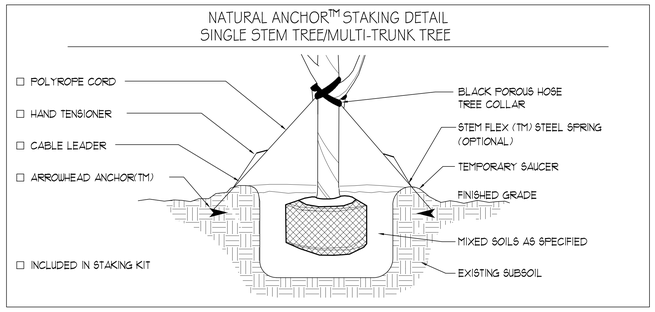
SOIL PREPARATION



NOTES:

1. FOR STAKING SEE DETAIL # 3.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

TREE PLANTING



TREE GUYING

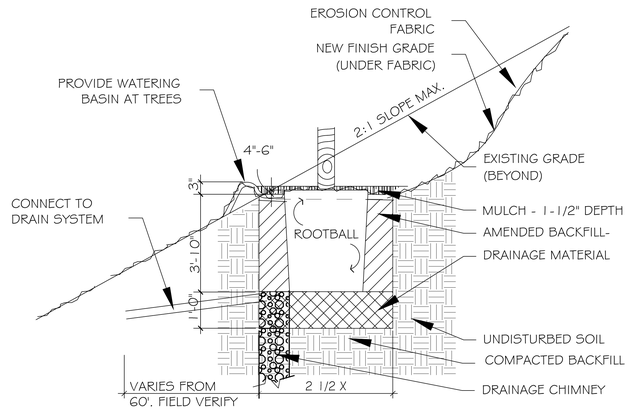
NATURAL ANCHOR™ SYSTEM

FOR: UP TO 6" CALIPER TREES

INCLUDES:
(3) ARROWHEAD ANCHORS (TM) W/CABLE LEADERS
(3) BLACK POROUS HOSE TREE COLLARS
(3) POLY-ROPE GUYLINES (12' EACH)
(3) TOOL-FREE TENSIONERS (TM)
(3) (OPTIONAL STEM FLEX SYSTEM (TM) - CALL FOR PRICE)

FOR: UP TO Ø" TREES

INCLUDES:
(4) ARROWHEAD ANCHORS (TM) W/CABLE LEADERS
(4) BLACK POROUS HOSE TREE COLLARS
(4) POLY-ROPE GUYLINES (15' EACH)
(4) TOOL-FREE TENSIONERS (TM)



NOTE: RECOMPACT TRENCH WITH PIPE PER GEOTECHNICAL REQUIREMENTS

SUB-DRAINAGE AT OAKS 84" & LARGER

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 6062
4-31-26
Renewal Date
3-2-26
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.
L-9

PLANTING SPECS

Part 1. General

I. Description of Work

A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents.
B. These specifications include standards necessary for and incidental to the execution and completion of planting, including hauling and spreading of topsoil, and finished grading as indicated on the prepared drawings and specified herein.
C. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner.

II. Applicable Standards

A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications

A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.

IV. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

A. Plant Photographs: Submit color photographs of representative specimens of all specimen tree and accent plants if required by Landscape Architect.
A scale rod or other measuring device shall be included in the photograph.
Label each photograph with the plantname, plant size, and name of the growing nursery.

VI. Planting Season

(NOTE: Planting season varies with region, climatic conditions, type of nursery stock, and other factors. Insert the appropriate planting dates for your region.)

A. Planting shall bedone within the following dates:

Deciduous trees and shrubs _____ to _____.
Evergreen trees _____ to _____.
Exceptions: _____.

B. Variance: If special conditions exist that warrant a variance in the above planting dates, a written request shall be submitted to the landscape architect stating the special conditions and the proposed variance. Permission for the variance will be given if warranted in the opinion of the landscape architect. Any variance in the planting season will not affect the guarantee period.

VII. Utility Verification

(NOTE: This section is important because the contractor may be responsible for damages to any unmarked utility.)

A. The contractor shall contact thelocal utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Topsoil

A. Imported Topsoil

1. Loamy, friable soil, containing a minimum of 1.5 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 5.5 and 6.5.
2. Soil Texture: loam soil with the following particle size distribution.

Approximate Particle Distribution Imported Topsoil	
Gravel	Less than 10%
Coarse to medium sand	30–65%
Fine sand	5–20%
Very fine sand	0–20%
Silt	15–25%
Clay	15–25%

B. Existing Topsoil

1. Existing topsoil may be used if it meets the requirements for imported topsoil or if approved by the landscape architect.

C. Topsoil shall not be stripped, transported, or graded if moistrue content exceeds field capacity or if the soil is frozen.
D. Topsoil stockpiles shall be protected from erosion and contamination.
E. Amendments required to be added as indicated on the soil test report shall be added by the contractor at the time of spreading and/or grading.

II. Plants

A. Plants shall be true to species and variety specified andnursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years.

1. All plant names and descriptions shall be as defined inHortus Third.
2. All plants shall be grown and harvested in accordance with theAmerican Standard for Nursery Stock
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
(NOTE: Many tree species are sensitive to thephotoperiod of their native provenance. For example, red maple stock from native southern stock will not harden off in time for northern winters.

B. Unless specifically noted, all plants shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, n insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.

C. Plants shall conform to the measurements specified, except that plants larger tha those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

1. Caliper measurementsshall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standards for Nursery Stock shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant list at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shallbe attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging

1. Plants may be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.

H. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the American Standard for Nursery StockBalls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with nails and heavy, nonsynthetic, rottable twine. The root collar shall be apparent at surface of ball. Trees with loose, broken, pecessed, or manufactured root balls will not be accepted, except with special written approval before planting.
(NOTE: Some nurseries practice result in the root flare being buried several inches deep. The top of the root ball may be at ground level, but the root flare actually is too deep. Remove the excess soil on the top of the root ball. Proper planting depth requires the root flare to be at or slightly above the finished grade.)

I. Container Plants

1. Plants grown in containers shall be of appropriate sizefor the container as specified in the most recent edition of the American Standard for Nursery Stock and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

J. Bareroot and Collected Plants

1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock
2. Bareroot material shall not be dug or installed after bud break obefore dormancy.

L. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

M. Transportation and Storage of Plant Material.

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stocksent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

III. Materials for Soil Amendment

A. Pine Bark:(NOTE: Pine bark is high in lignin and is a superior organic amendment to regular compost.)
Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95–100
No. 8 (2.36 mm)	80–100
No. 16 (1.18 mm)	50–85
No. 30 (0.60 mm)	25–60
No. 50 (0.30 mm)	10–30
No. 100 (0.15 mm)	2–10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be pelletized or granular sulfur, or iron sulfate.
Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

(NOTE: In areas where topsoils are fine grained, which makes them self-compacting, or in specialized applications, a planting mix of pine bark course sand, and clay loam topsoil can make a superior planting medium. Other opportunities to expand rooting volumes in urban areas, such as structural soils, root paths, and other methods, should be explored during the design process and are beyond thescope of these specifications. Consult a soil expert for specifications of specialized planting mix.)

A. Mixture of clay loam topsoil, course sand, and pine bark, mixed to the following proportion:

Component	% by volume
Pine bark	10% – 12%
Course sand and clay loam topsoil	In quantities as necessary to achieve the particle distribution criteria
Approximate Finished Planting Mix Particle Distribution	
Gravel	Less than 10%
Course to medium sand	55–65%
Fine to very fine sand	15–25%
Silt	10–20%
Clay	15–20%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Clay loam topsoil shall meet all the requirements of imported topsoil, except the particle size distribution shall meet the USDA classification for clay loam.
D. Prior to beginning the mix ing process, submit a 1 kg (2 lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
E. During the mixing process but prior to installing the mix, submit a 1 kg (2 lb) sample for each 200 cubic meters (250cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
F. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
G. All mixing shall take place in the contractor's yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
H. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas

A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.

1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades ofadjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.

C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a45 degree angle up and away from the bottom of the excavation.

1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Topsoil and Planting Mix

(NOTE: This section is for soil installation where soil is being replaced in large continuous beds. Where plants are to be installed in individual holes in areas where the soil does not require replacement or deep soil modification, refer to the section on planting operations for replacing the soil around the tree.)

A. Prior to the installation or modification of topsoil and planting mix, install subsurface drains, irrigation main lines, lateral lines, andirrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation or modification of topsoil or planting mix.
C. Do not proceed with the installation of topsoil and planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other itemsas directed during the progress of the work.

1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the generb contractor at the soils installation contractor's expense.

E. Till the subsoil into the bottom layer of topsoil or planting mix.

1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.

III. Installation of Organic Matter Layer

(NOTE: In Areas of Tree, Shrub, or Flower Planting but not in lawn areas, it is usually beneficial to increase the organic content in the very top layer of the soil. This effectively builds an O or A horizon in the soil, that may otherwise have been removed, without creating a shrinking soil that often results from adding high levels of organic matter in the entire soil depth.)

A. After the specified topsoil or planting mix is installed and just prior to fine grading and the installation of tree, shrub, or flower plantings, spread 100 mm (4 in.) of organic matter over all bed areas designated on the drawings and rototill into the top 100 mm (4 in.) of the planting mix or topsoil.
B. Allow the finished grades to remain 50 to 75 mm (2–3 in.) higher than the grades on the grading plan to anticipate settlement over the first year. At the end of the planting guarantee period, reset the grades in this area, if required, to the final grades shown on the grading plan.

IV. Fine Grading

A. Grade the surface of all planted or lawn areas to meet the grades shown on the drawings after the 12- month settling period. Set grades at time of installation high enough relative to the type of soil mixand settlement anticipated so that the soil will be at the correct grades after the settlement period. Adjust the finish grades to meet field conditions as directed.

1. Provide for positive drainage from all areas toward the existing inlets and drainage structures.
2. Provide smooth transitions between slopes of different gradients and direction. Modify the grade so that the finish grade is flush with all paving surfaces or as directed by the drawings.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

V. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished gradeas they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of te soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

(NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant at the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat, and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn underand bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting (six months for fall-planted material), and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless other wise approved by the landscape architect.

(NOTE: Containerized material may not have a north orientation due to movement during the production process.)

G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. When required by the landscape architect, add biostimulants at the time of planting in the area directly around the plant rootball.
(NOTE: The landscape architect must amend these specifications to include Biostimulants.)
4. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

H. Thoroughly water all plants immedidely after planting. Apply water by hose directly to the root ball and the adjacent soil.
I. Remove all tags, labels, strings, etc. from all plants.
J. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
K. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

VI. Staking and Guying

A. Stake or guy a tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Staking may be required in unusual circumstances such as sandy soils in either the root ball or adjacent soils or in extremely windy locations. Poor-quality trees with cracked, wet, or loose root balls, poorly developed trunk-to-crown ratios, or undersized root balls shall be rejected if they require staking, unless written approval to permit staking or guying as a remedial treatment is obtained from the landscape architect. Trees that settle out of plumb due to inadequate soil compaction either under or adjacent to the root ball shall be excavated and reset. In no case shall trees that have settled out of plumb be pulled upright using guy wires.
B. When required, staking and guying methods shall be approved by the landscape architect. If no staking or guying requirements appear on the drawings, submit for approval a drawing of the staking or guying method to be used. Stakes, anchors, and wires shall be of sufficient strength to maintain the tree in an upright position that overcomes the particular circumstances that initiated the need for staking or guying. Guy wires shall be galvanized, multistrand, twisted wire.
C. Where guy wires are attached around the tree, the trunk shall be protected with 20-mm (3/4 in.) diameter rubber hose, black in color, and of sufficient length to extend past the trunk by more than 105 mm (6 in.).
D. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed at the end of the first growing season. Any tree that is not stable at the end of this time shall be rejected.

VII. Wrapping

A. Wrap the trunk of any tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Wrapping may be required for thin-barked species in unusual circumstances such as trees planted adjacent to South- or West-facing reflective surfaces, or when it is impossible to plant the tree with the trunk oriented to the same north orientation that it held in the growing nursery.
B. When required, wrapping methods shall be approved by the landscape architect. If no wrapping requirements appear on the drawings, submit for approval a drawing of the wrapping method to be used. Wrapping material shall be as specified in this specification. Wrapping material shall be fastened using a biodegradable tape. All tape shall be loosely wrapped around the wrapping material in single layer to permit its breakdown in sunlight and permit a minimum of 25 mm (1 in.) of unrestricted trunk growth. Stapling or tying the wrap with non- or slowly biodegradable tape or any synthetic or natural fiber string shall be prohibited.
C. Wrapping material shall be applied from the base of the tree to the first branch.
D. All wrapping material shall be removed no later than at the end of the year after planting or as specified by the landscape architect.

VIII. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, double leaders, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Except in circumstances dictated by the needs of specific pruning practices, tree paint shall not be used. The use of tree paint shall be only upon approval of the landscape architect. Tree paint, when required, shall be paint specifically formulated and manufacturing for horticultural use.

IX. Mulching

A. All trees, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch on trees and shrubs shall be to the depths shown on the drawing. Mulch must not be placed within 8 cm (3 in.) of the trunks of trees or shrubs.

X. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect/owner.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using

XI. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall bereceived at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

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DESIGN

Project Name
CHAWLA RESIDENCE

23007 RIDGE LINE RD.
DIAMOND BAR, CA
COUNTRY ESTATES

Sheet Title
PLANTING SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
ANTHONY DORNIAN No. 5659
6-31-26
Renewal Date
3-2-26
Date
STATE OF CALIFORNIA

Project No.

Date: 3-2-26

Revision No.	Description

Sheet No.
L-10

Material Legend

A. **Exterior Plaster:**
Sherwin Williams. Hand trowelled Santa Barbara finish.
Color: 'Pearly White' 7009

B. **Exterior Plaster Dark Accent:**
Sherwin Williams. Hand trowelled Santa Barbara finish
Color: 'Amazing Gray' 7044

C. **Exterior Stone: Wall, Wall Caps, Sills and etc.**
St.Croix Limestone, Style: Brushed

D. **Exterior Wood: Wall Paneling, Garage Door, Eave and etc.**
Wall and Eave - 1x6 T&G over 5/8" Type 'X' exterior grade gypsum board
Color: Stain-grade "Light Mocha", semi-transparent by Olympic

E. **Roofing:**
AEP Span Standing Seam Metal Roof (IAMPO UES #ER-309)
Color: "Midnight Bronze"

F. **Exterior Metal: Wall Paneling/Cladding, Gutter and Downspouts**
Wall - Metal Paneling over 5/8" Type 'X' exterior grade gypsum board
Color to Match: "Midnight Bronze" by AEP Span

G. **Metal Doors and Windows:**
Fleetwood Windows and Doors
Color: "Black"

H. **Wrought Iron Railings/Guardrails:**
Paint or Powder Coated Finish
Color to Match: "Midnight Bronze" by AEP Span

I. **Hardscape Finish, Typical:**
Atlas Gray Limestone

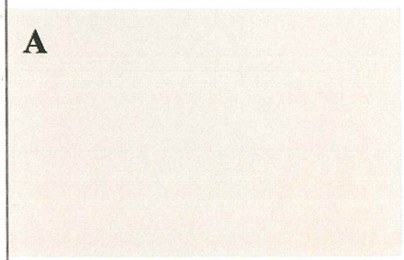
J. **Hardscape Finish: Driveway Approach**
Charcoal Limestone, Square

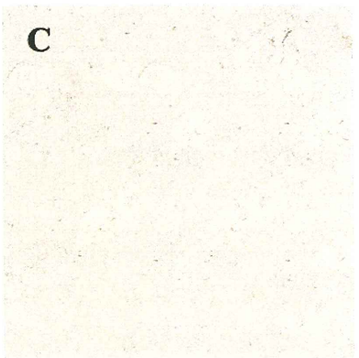
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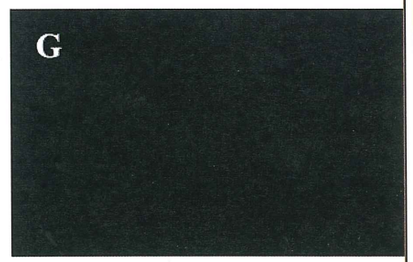
Chawla Residence

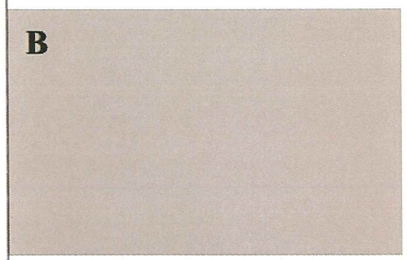
Lot 34, Tract 30091, Diamond Bar





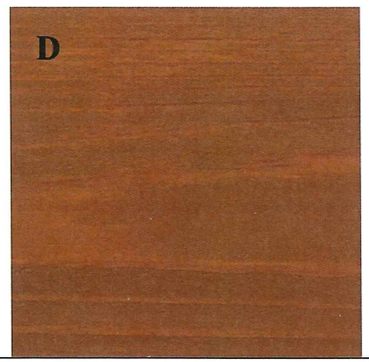














February 26, 2026

Visanu & Radhika Chawla
c/o Terry Young Ch
EBTA Architects
22 Corporate Park Suite 200
Irvine, California 92606

VIA EMAIL
Terry@ebta.com

Subject: Tree Inventory Report for the Property Located at 23007 Ridge Line Road, Diamond Bar, California

Dear Terry Young Ch:

Psomas is pleased to provide this Letter Report that documents the results of a tree inventory survey for the property located at 23007 Ridge Line Road (Assessor Parcel Number 8713-005-010) in The County Estates Community in Diamond Bar, California (hereinafter referred to as the "Project site"; see Exhibit 1).

METHODS

Psomas Certified Arborist Trevor Bristle (International Society of Arboriculture [ISA] Certificate No. WE-10233A) visited the Project site on February 12, 2026, to document the type, quantity, and condition of trees present on the Project site. The condition of each tree was evaluated by carefully examining the trunk, branches, and foliage. During the survey, the following data were recorded: tree species, number of trunks, trunk Diameter at Breast Height (DBH, measured at 4.5 feet above ground level), tree height, canopy diameter, and qualitative assessment ratings of aesthetics and health. A metal identification tag was affixed to each tree on the north side of the trunk at DBH where access was possible. Tree locations were recorded on a hand-held tablet GPS device.

REGULATORY AUTHORITY

Chapter 22.38 of the City of Diamond Bar Municipal Code regulates tree protection and preservation related to the removal, relocation, or pruning of "protected trees". If a project proposes to remove trees or if construction is proposed within the drip line of a "protected tree", a tree permit is required and the tree shall be replaced with another protected species. Required replacement ratios vary depending on the property size and the type of the proposed development.

"Protected trees" that are removed from residential properties less than 20,000 square feet are to be replaced at a minimum ratio of 2:1. "Protected trees" removed from residential parcels greater than 20,000 square feet and all commercial and industrial properties are to be replaced at a minimum of 3:1 ratio. The size of replacement trees shall be determined by the City of Diamond Bar.

150 South Arroyo Parkway
Suite 102
Pasadena, CA 91105

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The Municipal Code defines “protected trees” as:

- Native oak (*Quercus* sp.), walnut (*Juglans californica*), sycamore (*Platanus racemosa*), and willow (*Salix* sp.) trees with a DBH of eight inches or greater; pepper tree (*Schinus molle*) with a DBH of eight inches or greater where appropriate;
- Trees of significant historical or value as designated by the council;
- Any tree required to be preserved or relocated as a condition of approval for a discretionary permit;
- Any tree required to be planted as a condition of approval for a discretionary permit; and
- A stand of trees, the nature of which makes each tree dependent upon the others for survival.

In addition to the “protected trees”, all trees on the Project site were requested to be inventoried per City Planning Division Development Review No. PL2025-27.

Trees that are exempted from the regulations of the Municipal Code include:

- Trees, except those designated by the city council as a historical or cultural tree and trees required to be preserved, relocated, or planted as a condition of approval of a discretionary permit, located on all developed properties prior to adoption of the Development Code;
- Trees held for sale by licensed nurseries or tree farms;
- Hazardous trees that present a threat to other protected trees, structures, or public safety;
- Trees within public rights-of-way where their removal, pruning or relocation is necessary to obtain adequate line-of-site distances or to keep streets and sidewalks clear of obstructions as required by the city engineer.
- Trees that interfere with a public utility;
- The pruning of branches not to exceed four inches in diameter;
- Native oak, walnut, sycamore, willow, or pepper trees located on a lot one-half acre or less; and
- Any native oak, walnut, sycamore, willow or naturalized California Pepper trees planted subsequent to the subdivision of a property.

RESULTS

A total of 96 trees were documented on the Project site. These trees are along the perimeter of the Project site and throughout the backyard. Of the documented trees, 28 meet the definition of a “protected tree” per the Municipal Code. These include 17 Southern California black walnuts (*Juglans californica*), 10 coast live oaks (*Quercus agrifolia*), and 1 Inland scrub oak (*Quercus berberidifolia*). A summary of tree data is available in Table 1 and all collected tree data is summarized in Attachment A.

Tree locations are shown on Exhibit 2 and photographs of all trees on the Project site are provided in Attachment B.

TABLE 1
SUMMARY OF TREES IN THE SURVEY AREA

Tree Species		Health Ratings					Protected Tree	Total
Common Name	**Scientific Name**	**1**	**2**	**3**	**4**	**5**		
lemon tree	*Citrus limon*	-	-	1	-	-	-	*1*
carrotwood	*Cupaniopsis anacardioides*	-	-	1	1	-	-	*2*
silver dollar gum	*Eucalyptus polyanthemos*	-	-	4	-	-	-	*4*
toyon	*Heteromeles arbutifolia*	-	2	12	3	-	-	*17*
Southern California black walnut	***Juglans californica***	**-**	**11**	**11**	**10**	**-**	***17***	***32***
Canary Island pine	*Pinus canariensis*	-	1	1	-	-	-	*2*
yew pine	*Podocarpus macrophyllus*	-	-	-	8		-	*8*
coast live oak	***Quercus agrifolia***	**1**	**2**	**7**	**4**	**-**	***10***	***14***
Inland scrub oak	***Quercus berberidifolia***	**-**	**-**	**4**	**-**	**-**	***1***	***4***
blue elderberry	*Sambucus mexicana*	-	2	8	2	-	-	*12*
	Total	***1***	***18***	***49***	***28***	**-**	***28***	***96***
Health Rating: 1=Very Poor, 2=Poor, 3=Fair, 4=Good, and 5=Excellent								

Many trees on the Project site are in good to fair health and are expected to maintain their health for the foreseeable future. Trees in poor health typically show one or more of the following symptoms: damage to the trunk or branches, atypical foliage, insect infestation, extreme lean, rot, fungal fruiting bodies, or poor structure. One coast live oak (Tree No. 20) was given a very poor health rating (though not considered hazardous to exempt it from the regulations). This is a small tree with brittle branches, yellowing foliage, and poor branch structure. This tree is expected to continue to decline due to its current health status.

IMPACTS

Based on a review of the proposed construction footprint, 28 trees occur within the Project construction area and will be removed (Exhibit 3). An additional 6 trees (Trees 30, 31, 32, 40, 41, and 42) are located immediately adjacent to the Project construction area and will have their root zones encroached upon (i.e., ground disturbance within a tree's dripline [i.e., outer canopy edge]).

Of the trees to be removed, 8 meet the criteria for "protected tree" status, consisting of 7 Southern California black walnuts and 1 coast live oak. Among encroachment trees, 3 are considered protected, consisting of 1 Southern California black walnut and 2 coast live oaks. Table 2 provides a summary of expected tree impacts associated with Project implementation.

TABLE 2
TREE IMPACT SUMMARY

Impact Category	Tree Species		Quantity	DBH Range (in)	Mitigation Ratio	Tree Replace
	Common Name	Botanical Name				
Removal	***Protected Trees***					
	Southern California black walnut	*Juglans californica*	7	8.2–20.8	3:1	21
	coast live oak	*Quercus agrifolia*	1	43.4	3:1	3
		Subtotal	***8***			***24***
	Non-Protected Trees					
	lemon tree	*Citrus limon*	1	6.5	N/A	0
	carrotwood	*Cupaniopsis anacardioides*	2	15.0–34.8	N/A	0
	silver dollar gum	*Eucalyptus polyanthemos*	4	23.3–32.0	N/A	0
	Southern California black walnut	*Juglans californica*	2	6.0–6.4	N/A	0
	Canary Island pine	*Pinus canariensis*	2	3.8–20.2	N/A	0
	yew pine	*Podocarpus macrophyllus*	8	14.5–18.6	N/A	0
	coast live oak	*Quercus agrifolia*	1	2.8	N/A	0
		Subtotal	***20***			***0***
		Total Trees to be Removed	**28**			**24**
Encroach	***Protected Trees***					
	Southern California black walnut	*Juglans californica*	1	8.7	3:1	3*
	coast live oak	*Quercus agrifolia*	2	15.0–40.6	3:1	6*
		Subtotal	**3**			**9***
	Non-Protected Trees					
	Southern California black walnut	*Juglans californica*	2	5.2–7.5	N/A	0
	toyon	*Heteromeles arbutifolia*	1	40.1	N/A	0
		Subtotal	***3***			***0***
		Total Encroachment Trees	**6**			**9***

*Protected encroachment trees would require replacement planting if an arborist determines that construction disturbance will likely cause a significant decline in tree health.

DBH: diameter at breast height; in: inches; ft: feet

Based on requirements in the Municipal Code, mitigation for Project impacts on “protected trees” will require tree replacement at a 3:1 ratio. Therefore, a total of 24 replacement trees are required to offset impacts to trees that will be removed.

In addition to the trees to be directly removed, the 6 trees to be encroached upon may require replacement planting to offset this impact. Replacement planting should be required if an arborist determines during Project construction that this encroachment would be expected to cause a significant decline in tree health. Consultation with the City of Diamond Bar is recommended to determine the final requirements for tree replacement planting.

TREE PROTECTION DURING CONSTRUCTION

The “protected trees” that are to remain may be impacted by construction activities without adequate protection measures. Construction may result in grade changes (i.e., cut and fill), soil compaction, airborne dust, and altered drainage patterns that may negatively affect tree health. The following tree protection measures are recommended during construction based upon the proximity to existing “protected trees”.

1. Existing trees to be retained shall be enclosed by chain link fencing with a minimum height of five feet or by another protective barrier approved by the City director prior to the issuance of a grading or building permit and prior to commencement of work.
2. Barriers shall be placed at least five feet outside of the drip line of trees to be protected. A lesser distance may be approved by the City director if appropriate to the species and the adjacent construction activity.
3. No grade changes shall be made within the protective barriers without prior approval by the City director. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.
4. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.
5. No attachments or wires other than those of a protective or nondamaging nature shall be attached to a “protected tree”.
6. No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.
7. If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.
8. When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material required fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.
9. When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade. The retaining wall shall be porous to allow for aeration.
10. Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection.

11. An arborist may be required by the City to monitor construction activities within, or nearby, “protected trees” drip line protection zone.
12. Pruning of any branches greater than three inches in diameter or removal of more than ten percent of the total canopy shall be overseen by a Certified Arborist.
13. Any trees that are to be retained on site but are damaged by construction activities (e.g., soil disturbance within the drip line or excessive pruning) should be monitored for a period of at least two years to detect any health impacts that may require additional tree replacement.

RECOMMENDATIONS

1. Consultation should be initiated with the City of Diamond Bar to identify appropriate tree placement/mitigation strategies.
2. At the conclusion of construction activities, a post-construction site survey should be conducted to confirm the number of trees removed and any subsequent impacts.

DISCLAIMER

Trees were mapped using a hand-held GPS device in order to locate each tree as accurately as possible. However, tree canopy cover on the Project site naturally limits the accuracy of such devices. While care was taken to record the most accurate location possible and tree locations are felt to be generally accurate, tree locations depicted in Exhibits 2 and 3 should be treated as approximate locations. Therefore, the ultimate impact that the proposed Project will have on protected trees will not be known until construction is complete.

Psomas appreciates the opportunity to assist with this Project. Please contact Trevor Bristle at 626.204.6538 with any questions related to this report.

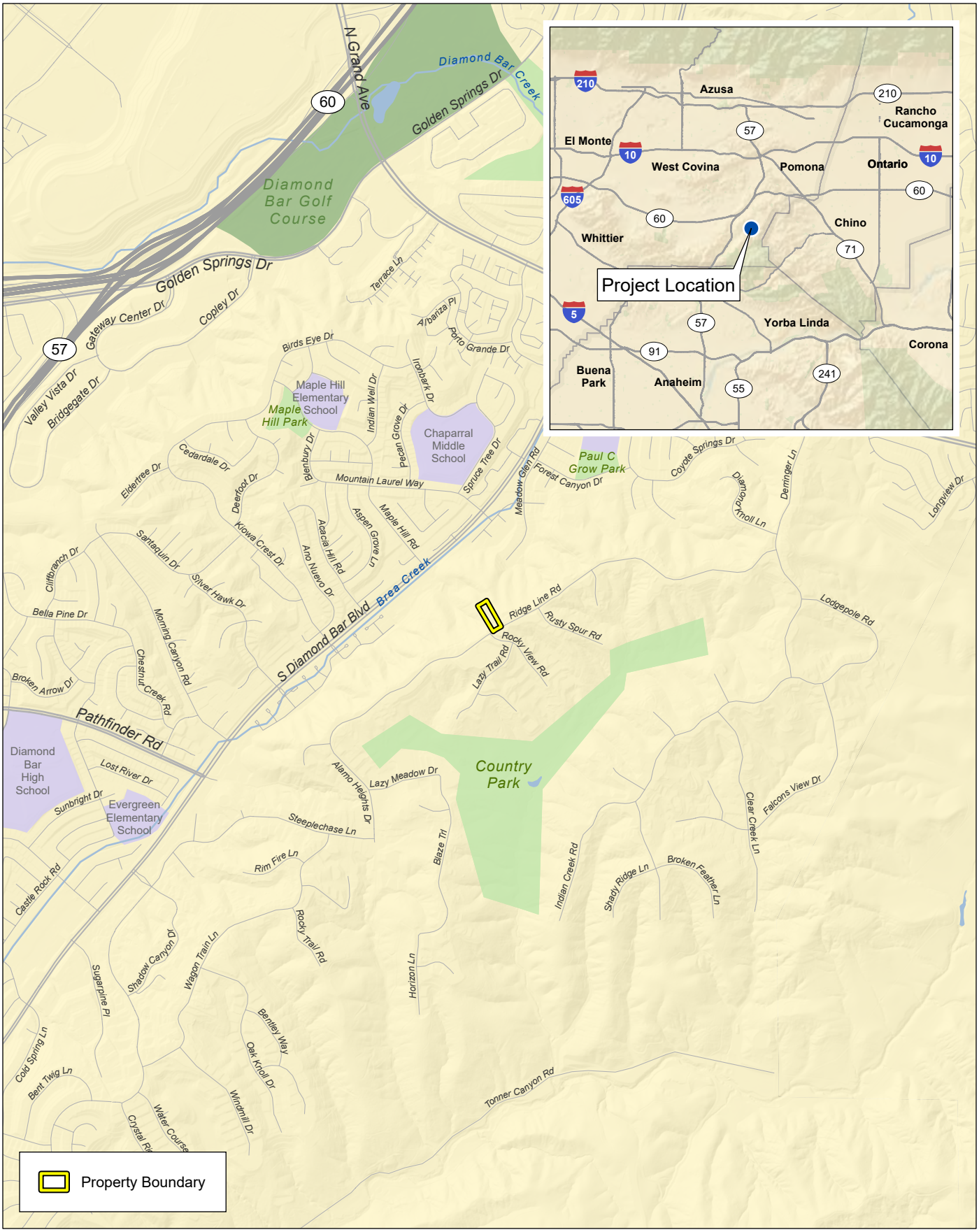
Sincerely,
PSOMAS

David T. Hughes
Senior Project Manager

Trevor Bristle
Assistant Project Manager,
ISA Certified Arborist WE-10233A

Attachments: Exhibit 1 – Project Location
Exhibit 2 – Tree Locations
Exhibit 3 – Tree Impacts
Attachment A – Tree Data Summary
Attachment B – Tree Photographs

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Project Location

Exhibit 1

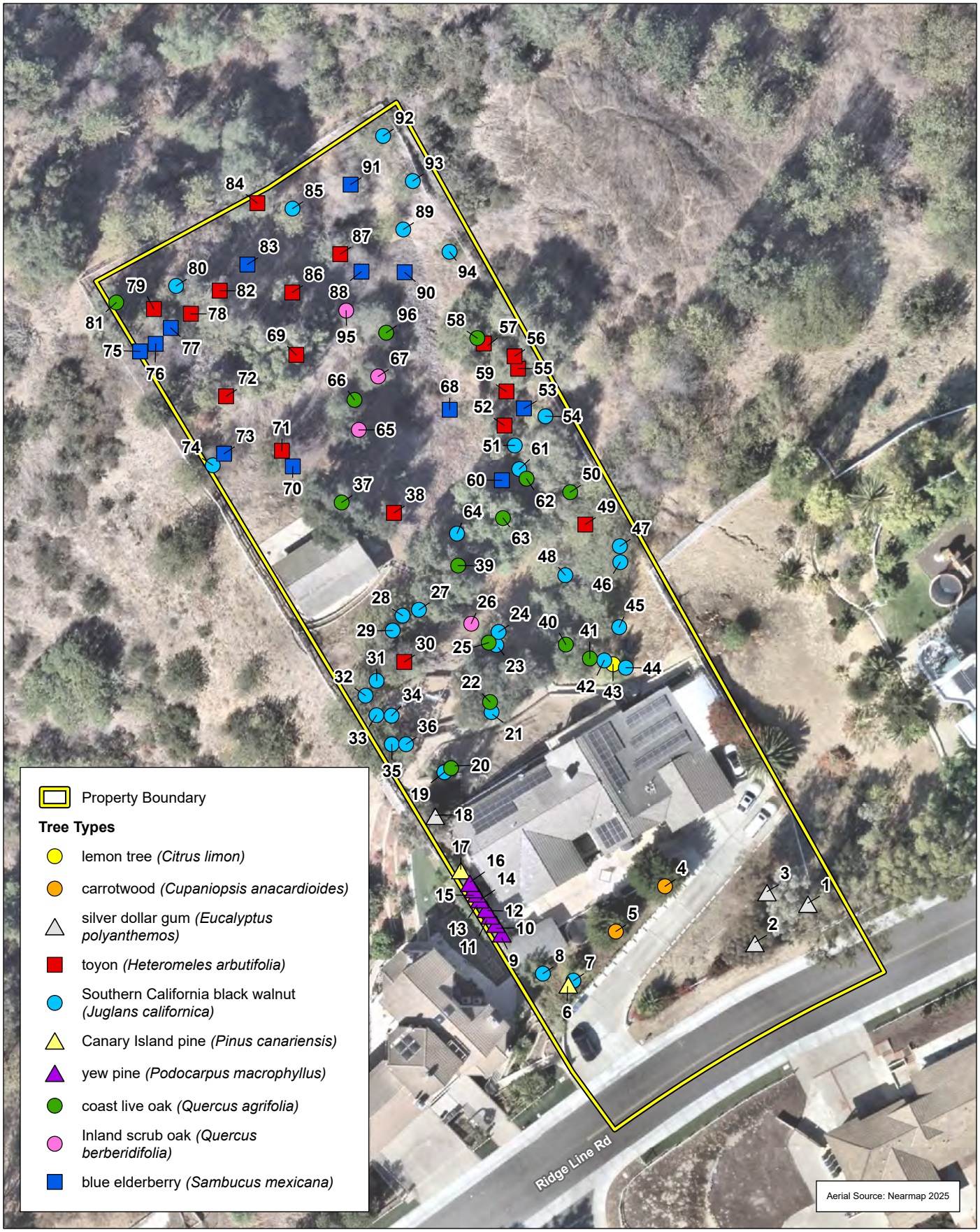
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Tree Locations

Exhibit 2

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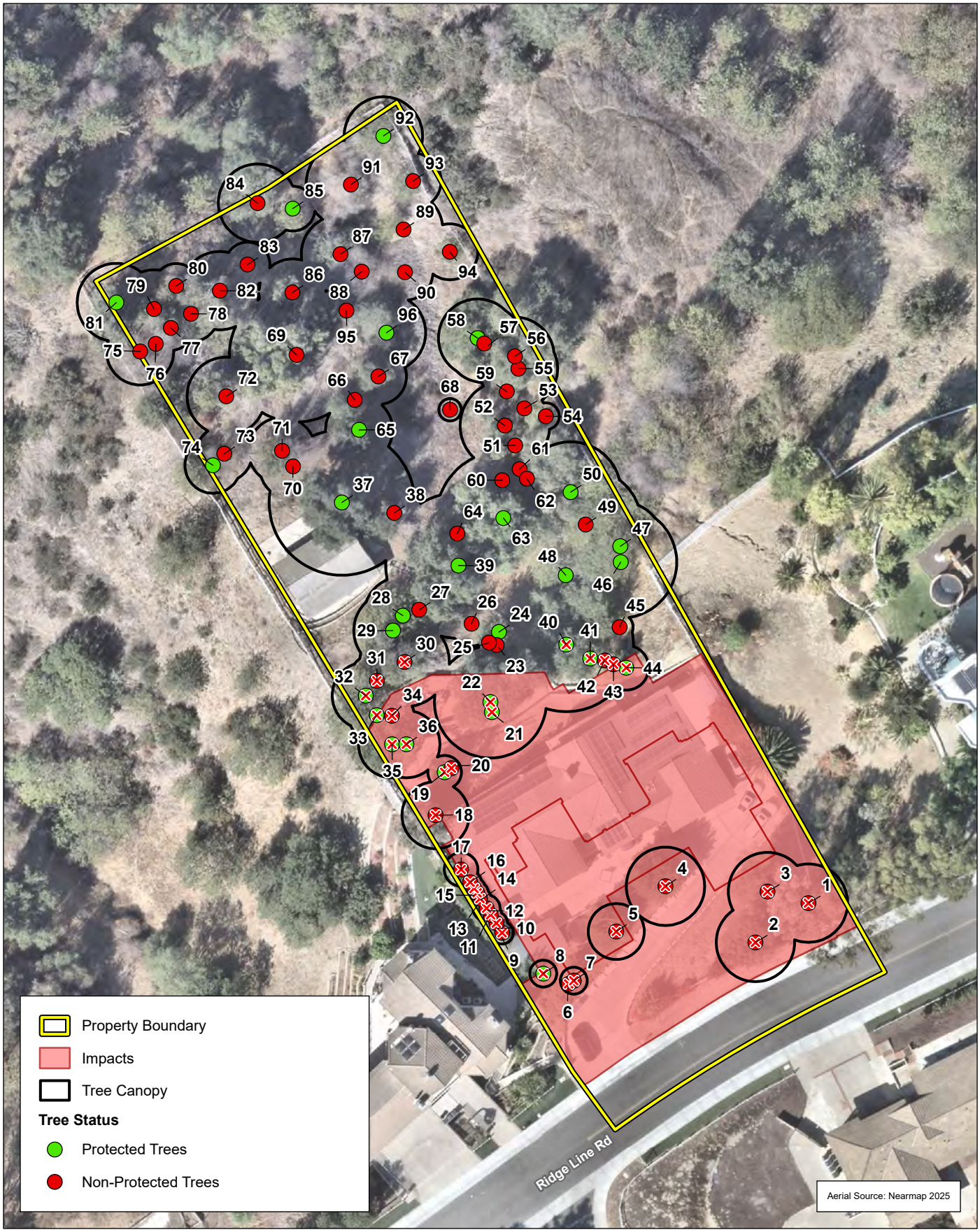
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Tree Impacts

Exhibit 3

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ATTACHMENT A

TREE DATA SUMMARY

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
1	silver dollar gum *Eucalyptus polyanthemos*	2	32.0	60	35	3	3	-	Remove	Co-dominant trunks. Insect damage
2	silver dollar gum *Eucalyptus polyanthemos*	1	24.9	45	35	3	3	-	Remove	Co-dominant branches. Insect damage
3	silver dollar gum *Eucalyptus polyanthemos*	1	23.3	50	35	3	3	-	Remove	Insect damage
4	carrotwood *Cupaniopsis anacardioides*	1	15.0	35	35	4	4	-	Remove	-
5	carrotwood *Cupaniopsis anacardioides*	6	34.8	30	25	3	3	-	Remove	Insect damage. Sunburn. Vines on lower trunk.
6	Canary Island pine *Pinus canariensis*	1	3.8	15	5	3	3	-	Remove	-
7	Southern California black walnut *Juglans californica*	10	6.0	8	12	4	4	-	Remove	Seasonal foliage
8	Southern California black walnut *Juglans californica*	6	12.0	12	12	4	4	Yes	Remove	Seasonal foliage
9	yew pine *Podocarpus macrophyllus*	1	11.5	20	10	4	4	-	Remove	Planted as hedgerow
10	yew pine *Podocarpus macrophyllus*	1	11.0	20	10	4	4	-	Remove	Planted as hedgerow
11	yew pine *Podocarpus macrophyllus*	1	11.0	20	10	4	4	-	Remove	Planted as hedgerow
12	yew pine *Podocarpus macrophyllus*	2	14.0	20	12	4	3	-	Remove	Planted as hedgerow
13	yew pine *Podocarpus macrophyllus*	1	9.5	20	10	4	4	-	Remove	Planted as hedgerow
14	yew pine *Podocarpus macrophyllus*	2	18.0	20	10	4	4	-	Remove	Planted as hedgerow
15	yew pine *Podocarpus macrophyllus*	1	6.5	20	10	4	4	-	Remove	Planted as hedgerow
16	yew pine *Podocarpus macrophyllus*	3	16.0	20	10	4	4	-	Remove	Planted as hedgerow

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
17	Canary Island pine *Pinus canariensis*	1	20.2	30	15	2	2	-	Remove	Topped. Severly reduced.
18	silver dollar gum *Eucalyptus polyanthemos*	1	27.0	40	30	3	3	-	Remove	Insect damage. Dieback.
19	Southern California black walnut *Juglans californica*	4	8.6	12	15	4	3	Yes	Remove	Seasonal foliage
20	coast live oak *Quercus agrifolia*	3	2.8	9	8	1	1	-	Remove	Dieback. Buried root collar.
21	Southern California black walnut *Juglans californica*	1	13.0	15	40	2	1	Yes	Remove	Trunk on ground. Severly reduced.
22	coast live oak *Quercus agrifolia*	2	43.4	35	50	4	3	Yes	Remove	Co-dominant trunks
23	Southern California black walnut *Juglans californica*	2	4.4	20	12	4	4	-	-	-
24	Southern California black walnut *Juglans californica*	4	8.3	25	20	4	3	Yes	-	Resprout from cut base
25	coast live oak *Quercus agrifolia*	3	4.8	12	10	3	3	-	-	Poison oak
26	Inland scrub oak *Quercus berberidifolia*	8	3.3	15	20	3	3	-	-	Poison oak
27	Southern California black walnut *Juglans californica*	4	7.6	15	20	3	3	-	-	Resprout from cut base
28	Southern California black walnut *Juglans californica*	14	29.3	25	35	4	3	Yes	-	Resprout from cut base
29	Southern California black walnut *Juglans californica*	10	16.8	25	35	3	3	Yes	-	Resprout from cut base
30	toyon *Heteromeles arbutifolia*	7	40.1	30	40	4	4	-	Encroach	-
31	Southern California black walnut *Juglans californica*	1	7.5	25	25	3	3	-	Encroach	-
32	Southern California black walnut *Juglans californica*	1	8.7	25	30	2	2	Yes	Encroach	Trunk rot
33	Southern California black walnut *Juglans californica*	2	13.4	30	25	2	2	Yes	Remove	Trunk rot

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
34	Southern California black walnut *Juglans californica*	1	6.4	25	20	2	2	-	Remove	Trunk rot
35	Southern California black walnut *Juglans californica*	3	20.8	30	30	2	2	Yes	Remove	Trunk rot
36	Southern California black walnut *Juglans californica*	1	8.2	30	30	2	2	Yes	Remove	Trunk rot
37	coast live oak *Quercus agrifolia*	1	20.0	40	65	4	4	Yes	-	Branches on neighboring roof.
38	toyon *Heteromeles arbutifolia*	6	12.5	30	25	4	4	-	-	Poison oak
39	coast live oak *Quercus agrifolia*	1	21.2	65	65	4	4	Yes	-	-
40	coast live oak *Quercus agrifolia*	5	40.6	35	60	3	2	Yes	Encroach	Severe E lean. Trunk on ground.
41	coast live oak *Quercus agrifolia*	3	15.0	40	35	3	2	Yes	Encroach	Large cut trunk at base
42	Southern California black walnut *Juglans californica*	2	5.2	25	15	3	3	-	Encroach	-
43	lemon tree *Citrus limon*	4	6.5	15	15	3	3	-	Remove	-
44	Southern California black walnut *Juglans californica*	6	10.0	20	20	3	3	Yes	Remove	Resprout from cut base
45	Southern California black walnut *Juglans californica*	3	1.5	10	12	4	4	-	-	-
46	Southern California black walnut *Juglans californica*	1	14.1	40	50	2	2	Yes	-	Trunk rot
47	Southern California black walnut *Juglans californica*	1	10.3	40	40	2	2	Yes	-	Trunk rot
48	Southern California black walnut *Juglans californica*	5	21.9	35	45	2	2	Yes	-	Trunk rot. N lean
49	toyon *Heteromeles arbutifolia*	4	28.3	35	50	2	2	-	-	-
50	coast live oak *Quercus agrifolia*	1	15.1	55	45	2	2	Yes	-	Severe E lean

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
51	Southern California black walnut *Juglans californica*	3	2.0	10	15	4	4	-	-	-
52	toyon *Heteromeles arbutifolia*	12	56.5	35	40	3	3	-	-	-
53	blue elderberry *Sambucus mexicana*	2	3.0	15	10	2	2	-	-	-
54	Southern California black walnut *Juglans californica*	1	3.8	25	12	4	4	-	-	-
55	toyon *Heteromeles arbutifolia*	7	21.3	25	35	3	3	-	-	-
56	toyon *Heteromeles arbutifolia*	3	14.1	25	35	3	3	-	-	-
57	toyon *Heteromeles arbutifolia*	1	7.4	25	35	3	3	-	-	-
58	coast live oak *Quercus agrifolia*	1	20.0	40	35	3	3	Yes	-	Severe N lean
59	toyon *Heteromeles arbutifolia*	3	1.0	12	15	4	4	-	-	-
60	blue elderberry *Sambucus mexicana*	2	14.0	30	30	2	2	-	-	-
61	Southern California black walnut *Juglans californica*	2	5.5	20	15	4	4	-	-	-
62	coast live oak *Quercus agrifolia*	3	0.8	10	5	4	4	-	-	-
63	coast live oak *Quercus agrifolia*	2	33.2	55	60	3	3	Yes	-	Trunk wound. Good callousing.
64	Southern California black walnut *Juglans californica*	1	0.5	8	6	3	3	-	-	Overgrown with wild cucumber
65	Inland scrub oak *Quercus berberidifolia*	1	9.0	25	30	3	3	Yes	-	Poison oak
66	coast live oak *Quercus agrifolia*	1	6.2	20	25	3	3	-	-	Poison oak. Resprouting from base.M91
67	Inland scrub oak *Quercus berberidifolia*	1	6.5	20	25	3	3	-	-	-

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
68	blue elderberry *Sambucus mexicana*	3	1.0	8	10	4	4	-	-	-
69	toyon *Heteromeles arbutifolia*	14	92.2	30	60	3	3	-	-	-
70	blue elderberry *Sambucus mexicana*	1	8.6	35	30	3	3	-	-	-
71	toyon *Heteromeles arbutifolia*	8	25.6	25	30	3	3	-	-	-
72	toyon *Heteromeles arbutifolia*	7	22.4	30	35	2	2	-	-	Dieback
73	blue elderberry *Sambucus mexicana*	1	7.8	30	25	3	3	-	-	-
74	Southern California black walnut *Juglans californica*	3	17.5	30	25	3	3	Yes	-	Poison oak
75	blue elderberry *Sambucus mexicana*	6	20.5	35	30	3	3	-	-	-
76	blue elderberry *Sambucus mexicana*	1	6.9	25	15	3	3	-	-	-
77	blue elderberry *Sambucus mexicana*	1	5.4	20	20	3	3	-	-	-
78	toyon *Heteromeles arbutifolia*	12	21.5	15	25	3	3	-	-	-
79	toyon *Heteromeles arbutifolia*	8	17.9	25	35	3	3	-	-	-
80	Southern California black walnut *Juglans californica*	1	2.5	15	20	3	3	-	-	-
81	coast live oak *Quercus agrifolia*	1	13.4	45	35	3	3	Yes	-	-
82	toyon *Heteromeles arbutifolia*	7	33.5	35	35	3	3	-	-	Poison oak
83	blue elderberry *Sambucus mexicana*	1	8.9	20	20	3	3	-	-	Poison oak
84	toyon *Heteromeles arbutifolia*	9	41.0	25	35	3	3	-	-	Poison oak

SUMMARY OF TREE DATA

Tree Tag #	Species	# of Trunks	Cumulative DBH (in)	Height (ft)	Canopy Diameter (ft)	Health	Aesthetics	Protected Tree	Impact	Notes
85	Southern California black walnut *Juglans californica*	5	10.5	25	20	3	3	Yes	-	Poison oak
86	toyon *Heteromeles arbutifolia*	6	12.5	25	30	3	3	-	-	Poison oak
87	toyon *Heteromeles arbutifolia*	10	52.2	30	35	3	3	-	-	Poison oak
88	blue elderberry *Sambucus mexicana*	5	22.5	30	35	3	3	-	-	-
89	Southern California black walnut *Juglans californica*	2	6.4	35	35	3	3	-	-	-
90	blue elderberry *Sambucus mexicana*	8	3.8	10	25	4	4	-	-	-
91	blue elderberry *Sambucus mexicana*	3	24.6	35	40	3	3	-	-	-
92	Southern California black walnut *Juglans californica*	8	21.2	30	35	2	2	Yes	-	Dieback
93	Southern California black walnut *Juglans californica*	3	7.1	25	25	2	2	-	-	Dieback
94	Southern California black walnut *Juglans californica*	6	7.3	25	25	3	3	-	-	Resprouting from base.
95	Inland scrub oak *Quercus berberidifolia*	1	5.5	15	25	3	3	-	-	-
96	coast live oak *Quercus agrifolia*	1	9.2	15	35	2	2	Yes	-	Trunk on ground

DSH: Diameter at Standard Height (4.5 feet from mean grade); in: inches; ft: feet
Aesthetics/Health Rating: 1=Very Poor, 2=Poor, 3=Fair, 4=Good, and 5=Excellent

ATTACHMENT B

TREE PHOTOGRAPHS



View of Tree Number 1 - silver dollar gum *(Eucalyptus polyanthemos)*. February 12, 2026.



View of Tree Number 2 - silver dollar gum *(Eucalyptus polyanthemos)*. February 12, 2026.



View of Tree Number 3 - silver dollar gum *(Eucalyptus polyanthemos)*. February 12, 2026.



View of Tree Number 4 - carrotwood *(Cupaniopsis anacardioides)*. February 12, 2026.

Tree Photographs

Attachment B-1

23007 Ridge Line Road Project

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View of Tree Number 5 - carrotwood *(Cupaniopsis anacardioides)*. February 12, 2026.



View of Tree Number 6 - Canary Island pine *(Pinus canariensis)*. February 12, 2026.



View of Tree Number 7 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 8 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-2

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View of Tree Number 9 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 10 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 11 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 12 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.

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Tree Photographs

Attachment B-3

23007 Ridge Line Road Project

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View of Tree Number 13 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 14 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 15 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.



View of Tree Number 16 - yew pine *(Podocarpus macrophyllus)*. February 12, 2026.

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Tree Photographs

Attachment B-4

23007 Ridge Line Road Project

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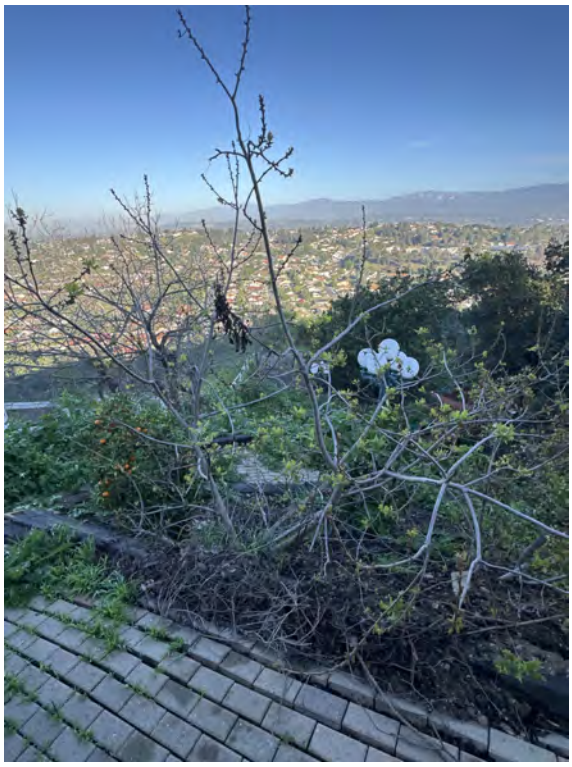
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View of Tree Number 17 - Canary Island pine *(Pinus canariensis)*. February 12, 2026.



View of Tree Number 18 - silver dollar gum *(Eucalyptus polyanthemos)*. February 12, 2026.



View of Tree Number 19 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 20 - coast live oak *(Quercus agrifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-5

23007 Ridge Line Road Project

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View of Tree Number 21 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 22 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 23 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 24 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-6

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View of Tree Number 25 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 26 - Inland scrub oak *(Quercus berberidifolia)*. February 12, 2026.



View of Tree Number 27 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 28 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-7

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View of Tree Number 29 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 30 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 31 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 32 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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View of Tree Number 33 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 34 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 35 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 36 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-9

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View of Tree Number 37 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 38 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 39 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 40 - coast live oak *(Quercus agrifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-10

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View of Tree Number 41 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 42 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 43 - lemon tree *(Citrus limon)*. February 12, 2026.



View of Tree Number 44 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 45 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 46 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 47 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 48 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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View of Tree Number 49 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 50 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 51 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 52 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-13

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View of Tree Number 53 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 54 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 55 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 56 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-14

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View of Tree Number 57 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 58 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 59 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 60 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.

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View of Tree Number 61 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 62 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 63 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 64 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-16

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View of Tree Number 65 - Inland scrub oak *(Quercus berberidifolia)*. February 12, 2026.



View of Tree Number 66 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 67 - Inland scrub oak *(Quercus berberidifolia)*. February 12, 2026.



View of Tree Number 68 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.

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Tree Photographs

Attachment B-17

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View of Tree Number 69 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 70 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 71 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 72 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-18

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View of Tree Number 73 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 74 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 75 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 76 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.

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View of Tree Number 77 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 78 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 79 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 80 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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View of Tree Number 81 - coast live oak *(Quercus agrifolia)*. February 12, 2026.



View of Tree Number 82 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 83 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 84 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-21

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View of Tree Number 85 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 86 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 87 - toyon *(Heteromeles arbutifolia)*. February 12, 2026.



View of Tree Number 88 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.

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View of Tree Number 89 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 90 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 91 - blue elderberry *(Sambucus mexicana)*. February 12, 2026.



View of Tree Number 92 - Southern California black walnut *(Juglans californica)*. February 12, 2026.

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Tree Photographs

Attachment B-23

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View of Tree Number 93 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 94 - Southern California black walnut *(Juglans californica)*. February 12, 2026.



View of Tree Number 95 - Inland scrub oak *(Quercus berberidifolia)*. February 12, 2026.



View of Tree Number 96 - coast live oak *(Quercus agrifolia)*. February 12, 2026.

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Tree Photographs

Attachment B-24

23007 Ridge Line Road Project

PSOMAS

PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: Project Status Report

RECOMMENDATION:

Staff recommends the Planning Commission receive and file the Project Status Report dated April 28, 2026.

BACKGROUND/DISCUSSION:

The Project Status Report has been prepared and is being presented for receipt and filing.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 04-28-26 Project Status Report

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION

PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 04/28/26	AR/CC 05/05/26	PC 05/12/26	CC 05/19/26	PC 05/26/26	CC 06/02/26
CIP FY2026-2027		GL	City of Diamond Bar					D	
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	PH					
2867 Shadow Canyon (Addition and remodel to an existing single-family residence)	DR PL2025-47	RL	Alan Gao					PH	
ADMINISTRATIVE REVIEW									
20857 Quail Run (Two-story addition to a legal nonconforming residence)	MCUP & PP PL2026-5	RL	Luo Yan		PH				

PENDING ITEMS

Property Location	File #	AP	Applicant	Status
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	First incomplete letter sent 5/27/25 – waiting for additional information
1200 Chisolm Trail (New single-family residence)	DR PL2026-12	RL	Bo Sundius	Under review
1741 Derringer Lane (New Single-Family Residence)	DR PL2025-62	MN	Ralph Poon	First incomplete letter sent 9/11/25 – waiting for additional information
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Under review
Gentle Springs Ln. and S. Prospectors Rd. (36-unit for sale development with Affordable Units)	SB 330, DR & TTM PL2025-77	GL/RL	Tranquil Garden LLC	Under review
2583 Indian Creek (New single-family residence)	DR PL2025-67	MN	Mike Lou	Under review
2595 Indian Creek (New single-family residence)	DR PL2025-66	RL	Mike Lou	Under review

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
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TTM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	Under review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Third incomplete letter sent 8/20/25 – waiting for additional information
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review