



City of Diamond Bar Planning Commission Agenda

Naila Barlas, Chair
Brian Worthington, Vice Chair
Surendra Mehta, Commissioner
Ruben Torres, Commissioner
William Rawlings, Commissioner

Meeting Date: Tuesday, August 12, 2025

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.

HOW TO ACCESS THE MEETING REMOTELY

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RESOURCES

Copies of agendas and agenda packets are on file and available for public inspection in the Planning Division of the Community Development Department at 21810 Copley Drive, Diamond Bar, CA 91765 or online at www.diamondbarca.gov/agendas. For more information about agendas or rules of the Planning Commission, please contact the Community Development Department at 909-839-7030 or commdev@diamondbarca.gov.

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 contact the Community Development Department at 909-839-7030 or commdev@diamondbarca.gov 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 your comments to the Community Development Department at 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.

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

PLEDGE OF ALLEGIANCE:

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

APPROVAL OF AGENDA: Chair

1. 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.

2. 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.

2.1 July 8, 2025, Planning Commission Meeting Minutes

3. OLD BUSINESS:

4. NEW BUSINESS:

5. PUBLIC HEARINGS:

- 5.1 **Development Review PL2024-82:** Under the authority of DBCC Section 22.48, the property owner, William and Renjielyn Lu, and applicant, Samuel Chen, are requesting Development Review approval for the construction of a new 8,143 square-foot, three-story, single-family residence with a 1,699 square-foot garage, 805 square feet of balcony area, 648 square feet of covered patio area, 110 square feet of porch area, swimming pool and rear yard improvements on a 57,060 gross square-foot (1.31 gross acre) undeveloped lot.

PROJECT ADDRESS: 2234 Indian Creek Road
Diamond Bar, CA 91765
APN: 8713-040-029

APPLICANT: Samuel Chen
424 32nd Street Suite F
Newport Beach, CA 92263

PROPERTY OWNER: William and Renjielyn Lu
2234 Indian Creek Road
Diamond Bar, CA 91765

ENVIRONMENTAL REVIEW: 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.

6. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

7. STAFF COMMENTS/INFORMATIONAL ITEMS:

7.1 Project Status Report

8. SCHEDULE OF FUTURE EVENTS:

- 8.1 City Council Meeting - August 19, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 8.2 Planning Commission Meeting - August 26, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. (Cancelled)
- 8.3 Labor Day Holiday - City offices will be closed on Monday, September 1, 2025.
- 8.4 City Council Meeting - September 2, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 8.5 Planning Commission Meeting - September 9, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

9. 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: August 7, 2025



PLANNING COMMISSION AGENDA REPORT

TO: Members of the Planning Commission

SUBJECT: July 8, 2025, Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends that the Planning Commission approve the July 8, 2025, Planning Commission meeting minutes.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Administrative Coordinator

ATTACHMENTS:

1. July 8, 2025 Planning Commission Meeting Minutes

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
July 8, 2025**

CALL TO ORDER:

C/Barlas 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: Commissioner Worthington led the Pledge of Allegiance.

1. ROLL CALL: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas

ABSENT: None.

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

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – May 13, 2025.

Torres moved, and Worthington seconded to approve consent calendar. Motion carried 5-0 by the following Roll Call vote:

AYES: 5 COMMISSIONERS: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas

NOES: 0 COMMISSIONERS: None

ABSTAIN: 0 COMMISSIONERS: None

ABSENT: 0 COMMISSIONERS: None

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

Development Review and Minor Conditional Use Permit No. PL2021-05”):
Under the authority of DBCC Sections 22.48, 22.56 and 22.68, the property owner, Dr. Ankur Hitendra Shah, and applicant, Walt Patroske, are requesting Development Review approval to remodel the exterior and construct a 149

square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot two-story single-family residence on a 1.12 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 21’ front setback (where 30 feet is required) and 0’ rear setback where the flat pad transitions to the descending slope (where 25 feet is required). The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

- PROJECT ADDRESS:** 22909 Lazy Trail Road, Diamond Bar, CA 91765 (APN:8713-029-009)
- APPLICANT:** Walt Patroske, 2132 S. Grove Avenue #F, Ontario, CA 91761
- PROPERTY OWNER:** Dr. Ankur Hitendra Shah, 22909 Lazy Trail Road, Diamond Bar, CA 91765

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

Rawlings moved, and Torres seconded to adopt Resolution No. 2025-13 to approve Development Review and Minor Conditional Use Permit Planning Case No. PL2021-05 subject to the conditions of approval. Motion carried 4-0-1-0 by the following Roll Call vote:

- | | | | |
|----------|---|----------------|---------------------------------|
| AYES: | 4 | COMMISSIONERS: | Rawlings, Torres, Mehta, Barlas |
| NOES: | 0 | COMMISSIONERS: | None |
| ABSTAIN: | 1 | COMMISSIONERS: | Worthington |
| ABSENT: | 0 | COMMISSIONERS: | None |

- 7.2 Development Review and Tree Permit No. PL2024-65: Under the authority of DBCC Sections 22.38 and 22.48, the property owner, LHL 688 LLC, and applicant, Philip K. Chan, are requesting Development Review approval for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements on a 51,836 gross square-foot (1.19 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove eight protected California sycamore trees and one

California black walnut tree and replace with 27 coast live oak trees on site. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2521 Indian Creek Road, Diamond Bar, CA 91765
(APN: 8713-035-016)

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

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

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

The commission and staff discussed construction management plan for this project, as well as view impact.

Torres moved, C/Barlas seconded to adopt Resolution No. 2025-12 to approve Development Review and Tree Permit PL2024-65 subject to attached conditions of approval. Motion carried 4-0-1-0 by the following roll call vote:

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

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman formally introduced Rudy Lopez, Assistant Planner to the Planning Commission.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Barlas adjourned the Regular Planning Commission meeting at 7:16 p.m. to the regularly scheduled meeting on Tuesday, August 12, 2025.

The foregoing minutes are hereby approved this 8th day of July, 2025.

Attest:
Respectfully Submitted,

Greg Gubman, Community Development Director

Naila Barlas, Chair



PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER: Development Review Planning Case No. PL2024-82

PROJECT LOCATION: 2234 Indian Creek Road
Diamond Bar, CA 91765
APN: 8713-040-029

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: William and Renjielyn Lu
2234 Indian Creek Road
Diamond Bar, CA 91765

APPLICANT: Samuel Chen
424 32nd Street Suite F
Newport Beach, CA 92263

SUMMARY:

The applicant is requesting Development Review (DR) approval for the construction of a new 8,143 square-foot, three-story, single-family residence with a 1,699 square feet of garage area, 805 square feet of balcony area, 648 square feet of covered patio area, 110 square feet of porch area, swimming pool and rear yard improvements on a 57,060 gross square-foot (1.31 gross acre) undeveloped lot.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review Planning Case No. PL2024-82, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, subject to conditions.

BACKGROUND:

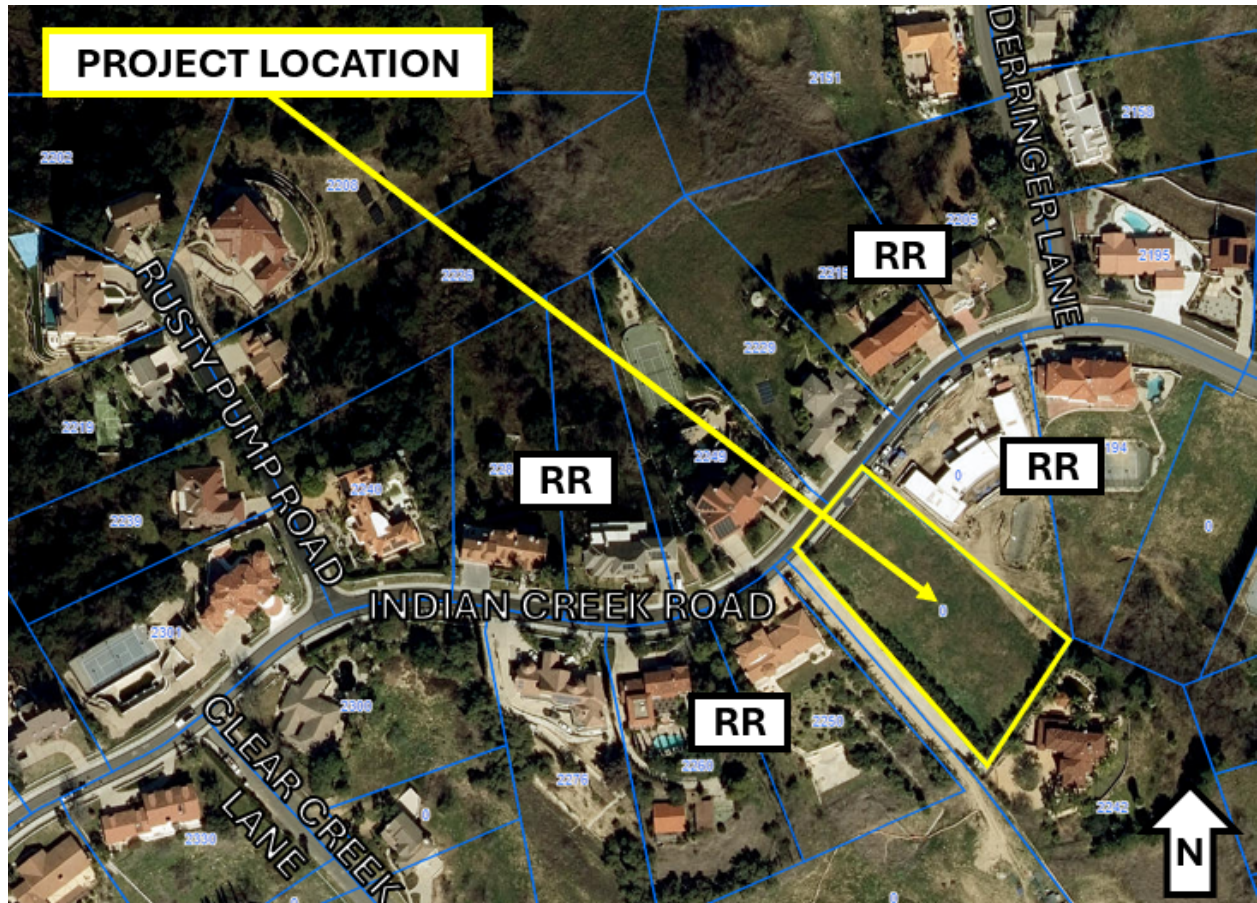
The project site is located in the Diamond Bar Country Estates (The Country), on the south side of Indian Creek Road, west of Derringer Lane and east of Rusty Pump Road. The property is currently undeveloped. There are no protected trees onsite.

The proposed project was approved by the Diamond Bar Country Estates Architectural Committee on December 13, 2024.

The property is legally described as Lot 63 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-040-029.

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	Undeveloped
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Single-Family Residential

Project Description

Site Plan

As stated, the property's gross lot area is 57,060 square feet (1.31 acres), which includes a 32-foot-wide private street easement along the frontage of Indian Creek Road. The property is an irregular-shaped lot with a net buildable area (i.e., minus the private street easement) of 52,708 square feet (1.21 acres). The property is a hillside property with a descending slope at 18.3 percent that starts from the private street easement to the rear property line.

The proposed house is situated 30 feet from the edge of the private street easement line along Indian Creek Road. The entrance to the residence faces Indian Creek Road and a single driveway provides access to one four-car garage and one two-car garage. As part of the proposed design, 805 square feet of balcony area, 648 square feet of covered patio area and 110 square feet of porch area are proposed throughout the residence. Amenities such as a theater/game room, craft room, and a gym with a sauna are also proposed on

the basement floor.

Grading Plan

The applicant is proposing to cut 2,342 cubic yards and fill 991 cubic yards of soil throughout the property to create a buildable pad that can support the proposed residence and rear yard. Therefore, 1,351 cubic yards would have to be exported from the site. The proposed grading activities are limited to areas in proximity to the residence, preserving some of the site's unimproved natural slope.

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

Architecture

The architectural style is a Contemporary Farmhouse design with gabled roofs, a muted color palette, large windows, open floor plans, and a blend of rustic and modern elements with a focus on stone and wood materials. Building materials consist of Tesla solar roofing, which is textured glass over charcoal tone backing that mimics the appearance of asphalt shingles, smooth stucco walls, stone accents, wood board and batten siding, rustic board-formed concrete walls that echo the grain and texture of traditional wooden planks, wood louvers, stainless cable railing, and large glass doors and windows with metal mullions. The palette of exterior finish materials are earth-toned shades to preserve the hillside's aesthetic.



Proposed Northwest (Front) Elevation

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

- First Floor – Theater/game room, craft room, gym with sauna and a bathroom, storage room, and mechanical room.
- Second Floor – Common areas (foyer, dining/living room, family room/den, kitchen, pantry room, mud room, laundry room, and a powder room), one two-car garage and one four-car garage, and three bedrooms with a bathroom and walk-in closets.
- Third Floor – Master suite with a bathroom and walk-in closet, two bedrooms with a bathroom and walk-in closets, study room/library, laundry room, and an office.
- Balcony/covered patio/porch areas totaling 1,563 square feet are proposed throughout the three levels

of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)		
<u>Living Area</u>		8,143
	2,477	
1. First Floor	4,027	
2. Second Floor	1,639	
3. Third Floor		
<u>Non-Livable Area</u>		3,262
	1,699	
1. Garage	805	
2. Balconies	648	
3. Covered Patios	110	
4. Porch		
TOTAL FLOOR AREA		11,405

The height of the building is 32 feet and seven inches, measured from the finished grade to the highest point of the roofline.

Landscape Plan

There are a total of 43 existing Fern Pine trees onsite that will remain. The applicant is proposing a variety of trees to be planted throughout the front, side, and rear yards of the proposed residence. When viewed from Indian Creek Road, the proposed landscape plan provides a clear organization of tree placement across the site. In the foreground, three 36-inch box Coast live oak trees and two 24-inch box Catalina cherry trees are proposed along the front of the property. The midground will include five 24-inch box Catalina cherries, three 48-inch box Marina strawberries, and one 48-inch box Swan Hill olive tree, offering a mix of species and scale. In the background, four 48-inch box Swan Hill olive trees and four 36-inch box Coast live oak trees will be planted in the rear yard to provide additional screening and coverage over time. To complement the primary trees, the accent trees consist of three 24-inch box Western redbuds, three 24-inch box Southern magnolias, six Forest Pansy Eastern redbuds, one 24-inch box Dwarf Bearss lime, and one 24-inch Dwarf Meyer lemon tree. There will be 36 trees planted for a total of 79 trees planted onsite.

Additionally, various 15-gallon, 5-gallon, and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. Overall, landscaping consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

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

ANALYSIS:

Review Authority

The proposed project requires Planning Commission review and approval of a Development Review (DR) application. The analysis that follows provides the basis for staff's recommendation to approve the DR application.

Development Review (DBCC Chapter 22.48)

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

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

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

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	30 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	20'-11" – northeast side 23'-4" – southwest side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	31 feet – northeast side 65'-8" – southwest side	Yes
Rear Setback	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	11.7%	Yes
Max. Building Height	35 feet	32'-7"	Yes
Parking	2-car garage	One 2-car garage and one 4-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

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

- The maximum building height is 32'-7", where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections;
- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet; and
- Earth-toned building materials and color schemes are used that blend in with the natural landscape.

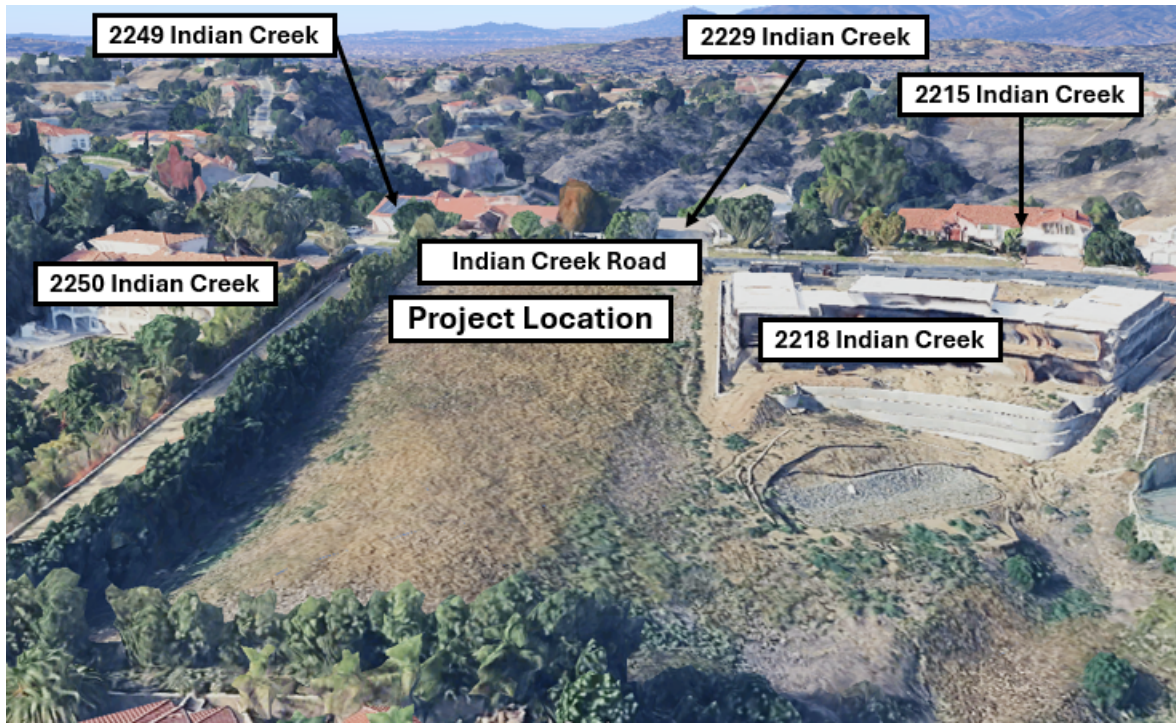
Compatibility with Neighborhood

The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the east will continue to have views of the vista from their rear yard to the south. The property to the west will continue to have views of the vista from their rear yard to the south. The property to the south (2242 Indian Creek Road) will continue to have views of the vista from their rear yard to the south and southwest. All properties across the street to the north will continue to have views of the vista from their rear yard to the northeast.

The proposed house will be constructed at a building pad elevation generally consistent with the adjacent homes at 2218 and 2250 Indian Creek Road, based on topographic data from the City's GIS system. As a result, the new structure will not exceed the height of neighboring residences, thereby preserving existing view corridors and maintaining the visual scale and grade relationship along Indian Creek Road. Although the property to the south, located at 2242 Indian Creek Road, is situated on a flag lot behind and downslope from the subject property, the existing home is configured to be physically secluded and oriented away from activity on 2234 Indian Creek Road. The residence sits approximately 220 feet from the nearest edge of the proposed building footprint and is positioned on a plateau with expansive views of the vista from its rear yard to the south and southwest. As a result, the proposed development of the subject property will not impact existing views from the property located at 2242 Indian Creek Road. In addition, mature trees along the northern property line of 2242 Indian Creek Road provide a natural privacy buffer, reducing any potential privacy impacts from the proposed house.



Aerial View of Project Site and Adjacent Properties



Aerial View Looking North from Rear of Project Site



Distance between Project Site and 2242 Indian Creek Road

In addition, the applicants visited the adjacent property owners at 2218, 2229, 2242, 2249, and 2250 Indian Creek Road and left memos with information regarding the project and renderings of the proposed house on February 26, 2025. No comments or concerns have been received by the applicants as of the publication date of this report.

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 August 1, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on August 1, 2025. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

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

ENVIRONMENTAL ASSESSMENT:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be 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:

Rudy Lopez, Assistant Planner

ATTACHMENTS:

1. Draft Resolution No. 2025-XX
2. Site, Architectural, Conceptual Grading and Landscape Plans

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW PLANNING CASE NO. PL2024-82 FOR THE CONSTRUCTION OF A NEW 8,143 SQUARE-FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 1,699 SQUARE FEET OF GARAGE AREA, 805 SQUARE FEET OF BALCONY AREA, 648 SQUARE FEET OF COVERED PATIO AREA, 110 SQUARE FEET OF PORCH AREA, SWIMMING POOL AND REAR YARD IMPROVEMENTS ON A 1.31 GROSS ACRE (57,060 GROSS SQUARE-FOOT) LOT LOCATED AT 2234 INDIAN CREEK ROAD, DIAMOND BAR, CA 91765 (APN 8713-040-029).

A. RECITALS

1. The property owners, William and Renjielyn Lu, and applicant, Samuel Chen, have filed an application for Development Review Planning Case No. PL2024-82 for a property located at 2234 Indian Creek Road, Diamond Bar, County of Los Angeles, California.
2. The following approval is requested from the Planning Commission:
 - (a) Development Review for the construction of a new 8,143 square-foot, three-story, single-family residence with a 1,699 square feet of garage area, 805 square feet of balcony area, 648 square feet of covered patio area, 110 square feet of porch area, swimming pool and rear yard improvements.

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

3. The subject property is made up of one parcel totaling 57,060 gross square feet (1.31 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 63 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-040-029.
5. On August 1, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the Project site. The notice was submitted to the San Gabriel Valley Tribune newspaper for publication on August 1, 2025. Also, public notices were posted at the project site and the City's designated community posting sites.
6. On August 12, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

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

Development Review Findings (DBCC Section 22.48.040)

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

The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy LU-P-56 requires that development on privately-owned, residentially designated land in hillside areas shall be compatible with the surrounding natural areas promoting design principles such as minimizing grading, preserving existing vistas, incorporate site and architectural design that is sensitive to the hillsides, and require fuel modification. To minimize grading, the applicant is proposing to cut 2,342 cubic yards and fill 991 cubic yards to create a buildable pad that can support the proposed residence and rear yard. All exposed portions of retaining walls will have a decorative finish, with the use of both split-faced block and painted stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. Additionally, the design includes balcony/covered patio/porch 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 property to the east will continue to have views of the vista from their rear yard to the south. The property to the west will continue to have views of the vista from their rear yard to the south. The property to the south (2242 Indian Creek Road) will continue to have views of the vista from their rear yard to the south. All properties across the street to the north will continue to have views of the vista from their rear yard to the northeast.

The proposed house will be constructed on a relatively similar building pad elevation comparable to the adjacent neighboring properties located at 2218 and 2250 Indian Creek 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 Indian Creek Road. Although the property to the south, located at 2242 Indian Creek Road, sits at a lower elevation than the project site, it is located approximately 220 feet from the nearest edge of the proposed building footprint. This provides substantial separation to minimize potential view obstruction or privacy impacts. Additionally, there are existing mature trees along the northern property line of 2242 Indian Creek Road, providing a privacy buffer and further reducing potential privacy impacts.

In addition, the applicants visited the adjacent property owners at 2218, 2229, 2242, 2249, and 2250 Indian Creek Road and left memos with information regarding the project and renderings of the proposed house on February 26, 2025. No comments or concerns have been received by the applicants as of the publication date of this resolution.

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 1.31 gross-acre site. The Contemporary Farmhouse 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 Contemporary Farmhouse architectural style. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: gabled roofs, muted color palettes, large windows, open floor plans, and a blend of rustic and modern elements with a focus on stone and wood materials. Building materials consist of Tesla solar roofing, which is textured glass over charcoal tone backing that mimic the appearance of asphalt shingles, smooth stucco walls, stone accents, wood board and batten siding, rustic board-formed concrete walls that echo the grain and texture of traditional wooden planks, wood louvers, stainless cable railing, and large glass doors and windows with metal mullions. Through the use of earth-toned shades and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

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

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

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

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

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

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. 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, William and Renjielyn Lu, 2234 Indian Creek Road, Diamond Bar, CA 91765, and applicant, Samuel Chen, 424 32nd Street Suite F, Newport Beach, CA 92263.

APPROVED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Nalia Barlas, 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 8th day of July, 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review Planning Case No. PL2024-82

SUBJECT: For the construction of a new 8,143 square-foot, three-story, single-family residence with a 1,699 square feet of garage area, 805 square feet of balcony area, 648 square feet of covered patio area, 110 square feet of porch area, swimming pool and rear yard improvements on a 57,060 gross square-foot (1.31 gross acre) undeveloped lot.

PROPERTY OWNER: William and Renjielyn Lu, 2234 Indian Creek Road, Diamond Bar, CA 91765

APPLICANT: Samul Chen, 424 32nd Street Suite F, Newport Beach, CA 92263

LOCATION: 2234 Indian Creek Road, Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review Planning Case No. PL2024-82 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 Planning Case No. PL2024-82, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
- 3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.
- 4. Signed copies of Planning Commission Resolution No. 2025-XX, Standard Conditions, and all conditions of approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
- 5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.
- 6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
- 7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.,) or approved use has commenced, whichever comes first.
10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Sundays or holidays.
11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.
13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.
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.
15. The applicant shall replace the three 60-inch box California peppers trees shown on the proposed landscape plans with three 36-inch box Coast Like oak trees.

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 Planning Case No. PL2024-82 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 8,143 square-foot, three story single-family residence with 1,699 square feet of garage area, 805 square feet of balcony area, 648 square feet of covered patio area, 110 square feet of porch area, swimming pool and rear yard improvements at 2234 Indian Creek Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.
2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or

mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.

5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.
7. All 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. Applicant shall follow special requirements as required by the City Engineer for construction in a Restricted Use Area. No portion of the habitable structure shall be located in the Restricted Use Area and a Covenant and Agreement to construct in a Restricted Use Area shall be recorded and returned to the City prior to the issuance of any grading or retaining wall permits.
3. 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.

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

B. SOILS REPORT/GRADING/RETAINING WALLS

- 1. Prior to issuance of a grading permit, the applicant shall submit a geotechnical report concurrently with the grading plan to the Public Works Department for review and approval. The geotechnical report shall be prepared by a Geotechnical Engineer, licensed by the State of California.
- 2. Prior to issuance of a grading permit, the applicant shall submit drainage and grading plans to the Public Works Department for review and approval. Drainage and grading plans shall be prepared by a Civil Engineer, licensed by the State of California and in accordance with the City's requirements. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.
- 3. Finished slopes shall conform to Diamond Bar City Code Section 22.22.080-Grading.
- 4. All easements and flood hazard areas shall be clearly identified on the grading plan.
- 5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both

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

6. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6 foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.
7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
8. The maximum grade of driveways serving building pad areas shall be 15 percent. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.
9. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.
10. Prior to issuance of a grading permit, the applicant shall submit a stockpile plan to the Public Works Department for review and approval. Stockpile plan shall show the proposed location for stockpile for grading export materials, and the route of transport.
11. Prior to commencement of grading operations, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to work commencing.
12. Prior to issuance of building permits for the foundation of the residential structure, the applicant shall submit rough grade certifications by project soils and civil engineers and the as-graded geotechnical report to the Public Works Department for review and approval. Retaining wall permits may be issued without a rough grade certificate.
13. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall submit final grade certifications by project soils and civil engineers to the Public Works Department.

C. DRAINAGE

1. Prior to issuance of a grading permit, the applicant shall submit a detailed drainage system information of the lot with careful attention to any flood

hazard area to the Public Works Department. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

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

D. UTILITIES

1. Easements, satisfactory to the City Engineer and the utility companies, for public utility and public services purpose shall be offered and shown on the detailed site plan for dedication to the City or affected utility company.
2. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.
3. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.
4. Prior to issuance of a grading permit, the applicant shall submit Will Serve Letters to the Public Works Department, stating that adequate facilities are or will be available to serve the proposed project from all utilities such as, but not limited to, phone, gas, water, electric, and cable.

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. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.
3. Only one single-family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

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

4. The minimum design load for wind in this area is 110 M.P.H. exposures “C” and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.
5. 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, patio covers, BBQ area, outdoor dining, and retaining walls. Future storage expansion in the basement is not a part of the permit at this time and will require a separate permit.”
8. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.
9. Rooftop solar installations shall be provided in accordance with CA Energy Code 140.10.
10. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).
11. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).
12. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.
13. All easements shall be shown on the site plan.
14. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.

- b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
15. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval. The design of “drystack boulder” (gabion) retaining walls will require specific geotechnical engineer design and observation. Specifications for the construction of the rock wall will be required including compaction of base, rock material, binder/metal cages, and drainage.
 16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
 17. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight. The structures shall be setback from slopes and footings deepened to meet these criteria.
 18. Light and ventilation shall comply with CBC 1203 and 1205. The craft room shall not be a habitable type space or designed for artificial outdoor ventilation and light.

Permit – Items required prior to building permit issuance:

19. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
20. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.
21. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.

22. Private property sewer/septic system shall be approved by the California Water Control Board and meet the California Plumbing Code. An infiltration investigation will be required to support the design of the septic system.
23. 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.
24. 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:

25. 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.
26. 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.
27. 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.
28. 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.
29. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
30. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
31. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.

32. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.
33. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
34. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
35. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
36. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
37. Decks, roofs, and other flat surfaces shall slope at least 1/4"/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42" minimum in height, 4" maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.
38. Bodies of water that are greater than 18" in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.
39. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END

2234 Indian Creek - Private Residence

General Notes

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

- DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWING.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- PERMITS AND INSPECTIONS: THE OWNER SHALL PAY FOR ALL PLAN CHECKING AND BUILDING PERMIT FEES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, A.S.T.M. SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES AND REGULATIONS, WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACTORS SHALL ARRANGE FOR ALL TESTING AND INSPECTION REQUIRED BY APPLICABLE CODES, ORDINANCES AND DIRECTIVES OF THE GOVERNING BUILDING OFFICIAL. THE OWNER WILL PAY ALL COSTS FOR SUCH TESTING AND INSPECTIONS IF THE TESTS INDICATE CONFORMANCE. THE CONTRACTOR SHALL PAY COSTS WHEN TESTS AND INSPECTIONS INDICATE NON-COMFORMANCE.
- THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFIED THEREIN.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS DISCOVERED WHILE BUILDING AND CLARIFICATION SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.
- THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OR SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK TO COMPLETION OF THE PROJECT AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES.
- APPLICABLE TRADES SHALL USE A COMMON DATUM WALL TO BE DESIGNATED BY THE CONSTRUCTION SUPERVISOR FOR ALL CRITICAL MEASUREMENTS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- MATERIAL AND PAINT COLORS TO BE SELECTED BY ARCHITECT PRIOR TO FABRICATION.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. WHERE UTILITIES ARE ENCOUNTERED OTHER THAN THOSE KNOWN AND SHOWN, IMMEDIATELY NOTIFY THE OWNER, AND ENTER INTO NEGOTIATION FOR THE PERFORMANCE OF THE REQUIRED WORK, WHICH SHALL BE OVER AND ABOVE THE AMOUNT OF THE BID PROPOSAL. ANY REQUIRED REROUTING OF EXISTING UTILITY SERVICE SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY PRIOR TO COMMENCING THAT WORK.
- EXAMINE THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF THE EXISTING ELEMENTS TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES ARISE, CONSULT THE ARCHITECT ABOUT THE EXTENT AND/OR INTENT OF THE REQUIRED DIRECTION BEFORE COMMENCING WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTORS, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, AND THAT DURING SAID ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS AND BY THE REPAIR AND/OR REPLACEMENT OF SUCH WORKMANSHIP AND/OR MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH RESULTING FROM THEIR PORTION OF THE WORK SPECIFIED HEREIN AND DEPOSIT IT IN AN ON-SITE CONTAINER PROVIDED BY THE CONTRACTOR.
- WHEREVER EXISTING WORK IS DAMAGED BY REMOVAL OF ADJACENT WORK OR ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIALS TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
- DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
- EACH CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE FOR THE DURATION OF THE CONTRACT WITH MINIMUM BODILY INJURY LIMITS OF \$50,000 FOR EACH PERSON AND \$500,000 FOR EACH ACCIDENT, AND SHALL MAINTAIN PROPERTY DAMAGE INSURANCE MINIMUM LIMITS OF \$500,000 FOR EACH ACCIDENT. OWNER SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS LIABILITY INSURANCE. EACH CONTRACTOR SHALL MAINTAIN WORKERS' COMPENSATION INSURANCE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE LAWS AND ANY AMENDMENTS THERETO. THE OWNER SHALL PROVIDE FIRE, E.C.E. AND VANDALISM INSURANCE AT HIS OWN EXPENSE. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS THE INSURANCE POLICY.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, MANUFACTURE TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.
- CONTRACTOR IS TO PROVIDE 3 COPIES OF SHOP DRAWINGS FOR ALL WOODWORK, COUNTERTOPS, CABINETS, SPECIALTIES, AND METALWORK AND ALL MECHANICAL AND ELECTRICAL LAYOUTS AND DETAILS FOR ARCHITECT'S APPROVAL.
- SUBSTITUTIONS, REVISIONS OR CHANGES MAY BE ALLOWED ONLY IF SUCH ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN WRITING. ALL SUBSTITUTIONS MUST BE AT LEAST OF EQUAL QUALITY, DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT, REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTION OF ANY ITEM FOR THIS PROJECT. ALL REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE THE PROJECT NAME, DESCRIPTION OF THE ITEM, REASON FOR SUBSTITUTION AND COMPLETE SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR COMPARABLE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY REQUEST.
- CATALOG CUTS OF ALL LIGHT FIXTURES, ACCESSORIES AND EQUIPMENT REQUIRED SHALL BE SUBMITTED IN TRIPlicate TO THE ARCHITECT FOR APPROVAL.
- TAKE PRECAUTION TO PROVIDE NECESSARY BARRICADES AND/OR SHORING DURING THE COURSE OF DEMOLITION. IF AT ANY TIME THE SAFETY OF THE ADJACENT STRUCTURE OR PERSONNEL WOULD APPEAR TO BE ENDANGERED, CEASE OPERATION AND NOTIFY OWNER. DO NOT RESUME OPERATION UNTIL SAFE CONDITIONS HAVE BEEN RE-ESTABLISHED AND PERMISSION BY THE OWNER HAS BEEN GRANTED.
- ALL ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL WORKS SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- ALL ADJUNCTIVE DOCUMENTATION IS CONSIDERED A PART OF THIS DOCUMENT.
- REFER TO ADDITIONAL GENERAL AND SPECIFIC NOTES CONTAINED IN THE VARIOUS CONSULTANT SECTIONS OF THESE DRAWINGS.
- CONTRACTOR SHALL OBTAIN THE OWNER'S APPROVAL FOR LOADING SPACES, CONSTRUCTION SHEDS, BUILDING MATERIALS STORAGE AND EQUIPMENT ON SITE.

Energy Notes

- THIS PROJECT COMPLIES WITH THE 2021 TITLE 24 ENERGY REQUIREMENTS.
- ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 19.
- ALL ROOF AND CEILING ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 30.
- ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH FEDERAL SPECIFICATION HH-1-521E AND CALIFORNIA QUALITY STANDARDS. IN NO CASE SHALL ANY INSULATION OR OTHER BUILDING MATERIAL CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PRODUCT.
- THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS TO THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2.5.3 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
- DOORS, WINDOWS AND ACCESS HATCHES BETWEEN CONDITIONED AND OUTSIDE OR UNCONDITIONED SPACES SUCH AS EQUIPMENT ROOMS SHALL BE FULLY WEATHERSTRIPPED.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2.3.5V OF THE ENERGY REGULATIONS.
- THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED OR WEATHERSTRIPPED: A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES BETWEEN WALL, SILLPLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS. B. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILINGS AND FLOORS. C. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
- FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
- THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
- STORAGE TYPE WATER HEATERS AND STORAGE BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED IN INSULATION WITH A THERMAL RESISTANCE OF NOT LESS THAN R-12.
- PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF NOT LESS THAN R-3 FOR THE 5 FEET OF PIPE CLOSEST TO THE WATER HEATER.
- RECIRCULATING HOT WATER PIPING IN UNCONDITIONED SPACE SHALL BE INSULATED.
- SPACE HEATING EQUIPMENT, WATER HEATERS, HOUSEHOLD COOKING APPLIANCES, PLUMBING FIXTURES INCLUDING SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA ENERGY STANDARDS.
- WATER CLOSETS SHALL BE LOW FLUSH TYPE AS REQUIRED BY CALIFORNIA ENERGY STANDARDS.
- GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA MECHANICAL CODE, LATEST EDITION.
- GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS PER WATT. FLUORESCENT TYPE LIGHTING WILL MEET THIS REQUIREMENT.
- ELECTRICAL GASKET COVERS SHALL BE USED ON ALL EXTERIOR WALLS WHERE APPLICABLE.
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE UNIFORM BUILDING CODE.
- SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- DEMOLISH WALLS SHALL BE INSTALLED TO R-VALUE OF AT LEAST R-11 IN ALL OPAQUE PORTIONS OF FRAMED WALLS (INTERIOR WALLS THAT SEPARATE CONDITIONED AREA AND UNCONDITIONED SPACE).

Code Compliance

These plans are in compliance with the current editions of:
2022 CA Building Code (CBC)
2022 CA Residential Code (CRC)
2022 CA Electrical Code (CEC)
2022 CA Mechanical Code (CMC)
2022 CA Green Building Standards Code (CGBCS)
2022 CA Energy Code

Agency Approvals



Contemporary Farmhouse Architectural Style

Project Participants

Owner:	William & Renjielyn Lu 2234 Indian Creek Rd, Diamond Bar Ca 91765
Architect:	The Warner Group Architects, Inc. 1250 Coast Village Road, Suite J Santa Barbara, CA 93108 PH: (805) 969-5074
Landscape Architect:	Kari Brooner KMB Design Studio 25571 Marguerite Pkwy #2N Mission Viejo, CA 92692 PH: (949) 446-4087
Geotechnical Engineer:	James Van Meter GeoSoils Consultants Inc. 6634 Valjean Ave, Van Nuys, CA 91406 PH: (818) 781-4552
Surveyor:	Calland Engineering, Inc. 576 E. Lambert Road, Brea, CA 92821 PH: (714) 671-1050
Civil Engineer:	Jens Amile Praxis Engineering 205 Suburban Rd. Ste 1 San Luis Obispo, CA 93401 PH: (805) 489-9900
Structural Engineer:	Jens Amile Praxis Engineering 205 Suburban Rd. Ste 1 San Luis Obispo, CA 93401 PH: (805) 489-9900

Project Description

The proposed project is a new Three Story single family residence situated in The Country Estates community on a currently vacant lot. With a total floor area of 9,800 square feet, the architectural design combines modern elements with classic farmhouse features. This project includes associated grading and site work for a motorcourt, new pool and spa, and other features.

Project Information

Project Location:	2234 Indian Creek Rd, Diamond Bar Ca 91765
AIN:	8713-040-029
Zoning:	RR-Rural Residential
Use:	010V Single Family Dwelling
Construction Type:	Type V (Fully Sprinkler)
Fire Sprinkler System:	Automatic Sprinkler System
Parcel Size:	1.31 Acres (57,060 sq. ft.)
Area:	Max Lot Coverage 30% (Proposed 12.28%)
Property Slope:	±18.3 % Average
Demo Review Study:	No
Historic Structures:	No
High Fire Area:	Yes

Project Statistics

Proposed Main House Area	Gross
Second Floor	2,477 sq.ft.
First Floor	*4,027 sq.ft.
Basement	1,639 sq.ft.
Area	8,143 sq.ft.
Garage #1	1,200 sq.ft.
Garage #2	499 sq.ft.
	*1,699 sq.ft.
Covered Patios/Balconies:	
Entry Porch	*110 sq.ft.
Main Floor Living room Balcony	*269 sq.ft.
Main Floor In-Low Patios	*161 sq.ft.
Main Floor Dining/Balcony Area	*174 sq.ft.
Basement - Patio Cover	269 sq.ft.
Basement - Patio Cover	*218 sq.ft.
	1,201 sq.ft.
Exterior Non-Covered Patios / Balconies:	
Second Floor Girl's Bedroom Balcony	241 sq.ft.
Second Floor Master Bedroom Balcony	121 sq.ft.
Main Floor - BBQ Terraces	358 sq.ft.
Main Floor - In-Low Patio	119 sq.ft.
Basement Lower Pool Terrace	495 sq.ft.
Basement Pool Deck	1,095 sq.ft.
	2,429 sq.ft.

TOTAL BUILDING AREA: 8,143+1,699+1,201 = **11,043 sq.ft.**

***TOTAL BUILDING SITE COVERAGE:** 4,027+1,699+110+269+161+174+218 = **6,658 sq.ft.**

Lot Coverage
Percentage of total structure / site area
6,658 / 57,060 = 11.67%

PROPOSED Site Alteration Earthwork

Cut:	2,342 cy	Import:	cy
Fill:	991 cy	Export:	1,351 cy

Vicinity Map



Sheet Index

GENERAL:

G 0.0	Cover Sheet
G 1.0	Topographic Survey
G 2.0	Site Photos

Civil:

C 1.0	Cover Sheet
C 2.0	Grading & Drainage Plan
C 2.1	Site Sections
C 2.2	Site sections
C 3.0	Grading & Drainage Plan
C 4.0	Erosion Control Plan
C 4.1	Erosion Control Details
C 5.0	Earth Work Exhibit

LANDSCAPE:

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L 1.1	Layout Material Legend
L 1.2	Layout Material Plan(Front)
L 1.3	Pool Enlargement
L 1.4	Side yard Enlargements
L 1.5	Details
L 1.6	Details
L 1.7	Details
L 2.0	Planting Legend
L 2.1	Tree Planting Plan
L 2.2	Shrub Planting Plan
L 2.3	Lighting Plan

ARCHITECTURAL:

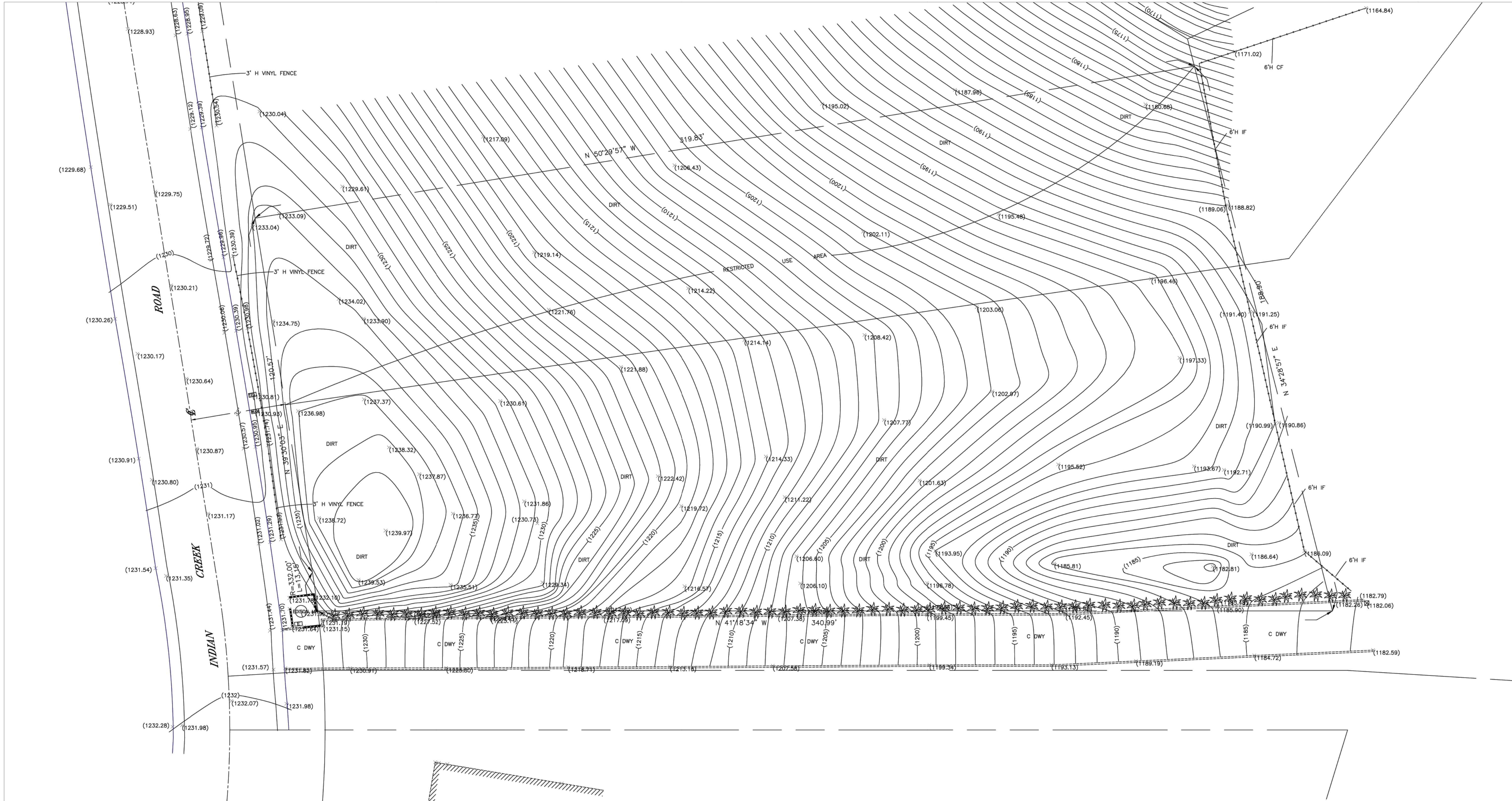
A 1.00	Overall Site Plan
A 1.10	Enlarged Site Plan
A 2.00	Lower Level Floor Plan
A 2.02	Lower Level Reflect Ceiling Plan
A 2.10	Main Level Floor Plan
A 2.12	Main Level Reflect Ceiling Plan
A 2.20	Second Level Floor Plan
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A 2.30	Roof Plan
A 3.00	Exterior Elevations - Colors & Finishes
A 3.10	Exterior Elevations - Colors & Finishes
A 3.20	Exterior Elevation - Height Study
A 3.30	Exterior Elevation - Height Study
A 3.40	Exterior Perspectives and Material
A 4.00	Site Sections
A 4.01	Site Sections
A 4.10	Building Sections
A 4.20	Building Sections
A 4.30	Building Sections
A 4.40	Building Sections
A 5.00	Door Schedules
A 5.01	Window Schedules
A 8.00	WALL TYPES
A 8.01	Exterior Details
A 8.02	Exterior Details
A 8.03	Exterior Details

#	Date:	Description:
	2-11-2025 -	Resubmittal 1st Letter
	5-16-2025 -	Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter

Sheet Title:	Cover Sheet
Project No.	22304
Drawn by:	--
Scale:	N / A
Date:	June 09, 2025
Sheet No.	

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TOPOGRAPHIC MAP



SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.
4. THE EXISTING CONTOUR LINES BEYOND THE PROPERTY ARE INTERPRETED PER COUNTY REGIONAL TOPOGRAPHIC MAP.

LEGAL DESCRIPTION:

LOT 63 OF TRACT NO. 23482, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 790 PAGES 5 TO 19 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 8713-040-029

BENCHMARK:
FD SOUTH CALIFORNIA EDISON MANHOLE AT SOUTHWEST PROPERTY CORNER.

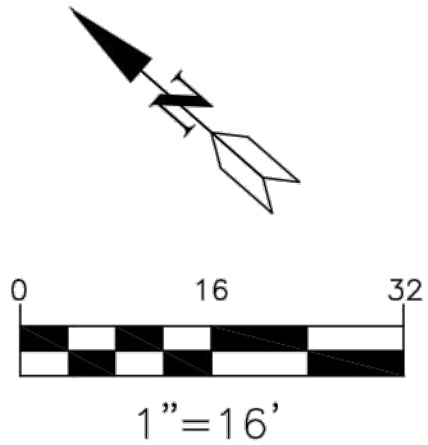
TOP RIM ELEVATION: 1231.92"

ABBREVIATIONS/LEGEND:

CATV : CABLE T.V. PULLBOX
CBW : CONC. BLOCK WALL
C&G : CURB AND GUTTER
C/B : CATCH BASIN
D/A : DRIVEWAY APPROACH
DWY : DRIVEWAY
EX : EXISTING
FF : FINISH FLOOR
FL : FLOW LINE
FS : FINISHED SURFACE
GM : GAS METER
HP : HIGH POINT
P/L : PROPERTY LINE
PP : POWER POLE

S/D : STORM DRAIN
S/W : SIDEWALK
TC : TOP OF CURB
WF : WOODEN FENCE
W/M : WATER METER
① : STORM DRAIN MANHOLE
② : SEWER MANHOLE
③ : EXISTING
④ : WATER VALVE
⑤ : FDC / FIRE DEPT. CONNECTION
⑥ : FIRE HYDRANT
⑦ : EDISON PULL BOX
⑧ : STREET LIGHT BOX
⑨ : TRAFFIC SIGNAL BOX

(532.00) : EXISTING ELEVATION 532.00'
--(532)-- : EXISTING CONTOUR LINE
-W-W- : WATER LINE
-S-S- : SEWER LINE
⊙ : STREET LIGHT
⊠ : WF/ WOOD FENCE OR IF/ IRON FENCE
⊞ : CF/ CHAIN LINK FENCE
⊛ : EXISTING TREE
▬ : CONC. BLOCK WALL/ RETAINING WALL
⊗ : WOOD POST
⊙ : IRON POST



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

RELEASED

REVISIONS

PROJECT LOCATION:
2232 INDIAN CREEK RD
DIAMOND BAR CA 91765

DRAWN: JW
CHECKED:
DATE: 01-31-2017
JOB NO.: 17-063-001
SCALE: 1"=16'
FILE NAME: Topo-2232 Indian Creek DB

T-1
SHEET 1 OF 1 SHT.

Lu Residence

2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

#	Date:	Description:
1	2-11-2025	Resubmittal 1st Letter
2	5-16-2025	Resubmittal 2nd Letter
3	06-09-2025	Resubmittal to Fire Department
4	5-24-2025	Resubmittal 3rd Letter

Sheet Title:
Topographic Survey

Project No. _____ Drawn by: _____
22304

Scale: _____ Date: _____
See Sheet June 09, 2025

Sheet No. _____

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Lu Residence
2234 Indian Creek Rd, Diamond Bar, CA 91765
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1	5-24-2025	- Resubmittal 3rd Letter
2		

Sheet Title:
Aerial Site Photos

Project No. 22304 Drawn by: CB

Scale: N/A Date: June 09, 2025

Sheet No. _____

G2.0

COUNTY OF LOS ANGELES, CALIFORNIA

GRADING AND DRAINAGE PLANS

FOR
2234 INDIAN CREEK RD
DIAMOND BAR, CA
APN: 8713-040-029

GRADING GENERAL NOTES:

- ALL GRADING SHALL BE IN CONFORMANCE WITH THE SPECIFIC RECOMMENDATIONS AND STANDARD GRADING SPECIFICATIONS CONTAINED IN THE SOILS ENGINEERING REPORT REFERENCED BELOW:
W.O. #: 7732
PREPARED BY: GEOSOLS CONSULTANTS, INC.
DATED: MAY 16, 2022
SIGNED BY: KAREN L. JENSEN, P.E., VAN METER CEG 2031
MAILING ADDRESS: 6634 VALJEAN AVENUE, VAN NUYS, CA 91406
PHONE NUMBER: (818) 785-2158
THIS REPORT AND ANY ADDENDUM SHALL BE INCORPORATED INTO THESE PLANS AND MADE PART HEREOF AS IS SPELLED OUT IN THEIR ENTIRETY HEREOF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.
DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
ALL DISTURBED AREA SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1) UNLESS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERING REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR.
PAD CERTIFICATION: A SOILS OR CIVIL ENGINEER SHALL DETERMINE ALL BUILDING PADS ARE SUITABLE TO SUPPORT THE INTENDED STRUCTURES AND PROVIDE A WRITTEN FINAL REPORT TO THE BUILDING INSPECTOR INCLUDING COMPACTION REPORTS FOR FILL.
A LICENSED PROFESSIONAL SHALL CERTIFY THE PAD ELEVATIONS FOR THE FOLLOWING STRUCTURES: (1) NEW MULTISTORY RESIDENTIAL BUILDING PAD, (1) NEW MOTORCOURT PAD, AND (1) NEW POOL PAD.
GRADING SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK. FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN.
AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OR OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.
ALL UNSUITABLE SOIL MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT, AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCORIFICATION, BACKFILL, AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.
PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48 HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION IS SUBJECT FOR REMOVAL.
ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.
CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE:
13.4. ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.
13.5. LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCE IN LANDSCAPE AREAS.
13.6. PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE, AND UTILITY IMPROVEMENTS.
14. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALK/FLATWORK LESS THAN 6" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING PLANS CALL FOR APPROPRIATE DAMPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.
15. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPE AREA ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL. FOR THESE AREAS, DURING GRADING OPERATIONS, THICKNESS (SUBGRADE) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC., SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.
16. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBGRADE BASE OR SUB-BASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER DURING PAVING OPERATIONS, AND STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COMPACTION REPORTS IN COMPLIANCE WITH 2022 CBC.
17. QUALITY REVIEW AND REPORTING REQUIREMENTS.
GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT THE CONTRACTOR'S EXPENSE.
REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS:
• DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN THE DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION.
• A.C. PAVEMENT: NOT LESS THAN 1% (1/8" PER FOOT) SLOPE IN THE DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION.
• CONCRETE PAVEMENT: NOT LESS THAN 0.5% (1/16" PER FOOT) SLOPE IN THE DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES AND STATE WATER RESOURCES CONTROL BOARD.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.
- UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS, ADDITIONAL PERMITS MAY BE REQUIRED.
6.1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
6.2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.
6.3. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
7. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
8. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN, AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED, OBSERVED, AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED, TESTED FOR COMPACTION, AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING, AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
9. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
10. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING, DURING THE COURSE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
11. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF THE STATE'S DIVISION OF INDUSTRIAL SAFETY AND OSHA.

SCOPE OF WORK

GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A NEW MULTISTORY RESIDENTIAL BUILDING. SITE IMPROVEMENTS CONSIST OF A MOTORCOURT, POOL, SPA, AND LANDSCAPE FEATURES.

SURVEY NOTE:

THE EXISTING TOPOGRAPHY AND BOUNDARY SHOWN HEREON IS PER TOPOGRAPHIC MAP JOB #17-063-001, DATED JANUARY 31, 2017, PROVIDED BY CALLAND ENGINEERING INC. NO CLAIM IS MADE AS TO ITS ACCURACY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IN THE EVENT OF A CONFLICT, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
APN 8713-040-029

BENCHMARK:

FD SOUTH CALIFORNIA EDISON MANHOLE AT SOUTHWEST PROPERTY CORNER.

TOP RIM ELEVATION: 1231.92' NAVD88

SOILS REPORT:

GEOTECHNICAL INVESTIGATION REPORT
PREPARED BY GEOSOLS CONSULTANTS, INC.
W.O. #: 7732
DATED MAY 16, 2022

EROSION CONTROL

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SEE SHEETS C-4.0 AND C-4.1

UNDERGROUND UTILITY STATEMENT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING 811 OR 1-800-422-4133.

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONT. DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

VERIFICATION AND INSPECTION OF SOILS PER TABLE 1705.6 SHALL BE PERFORMED BY: GEOSOLS CONSULTANTS, INC.

LEGEND

	RETAINING WALL CMU MATERIAL
	RETAINING WALL T&B
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	FIRE HYDRANT
	POWER POLE
	ROOF DOWNSPOUT
	CLEAN OUT
	CHAIN LINK FENCE
	INTERIOR LOT LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENTS
	FLOW LINE
	CUT/FILL DAYLIGHT LIMITS
	OVER-EXCAVATION LIMITS
	EXISTING ELEVATION
	PROPOSED ELEVATION

ABBREVIATION

A.B.	AGGREGATE BASE	FS	FINISHED SURFACE ELEVATION	SDMH	STORM DRAIN MANHOLE
A.C.	ASPHALT CONCRETE	FW	FIRE WATER	SF	SQUARE FEET
ACP	ASBESTOS CEMENT PIPE	G	GAS	SL	STREET LIGHT
AP	ANGLE POINT	GB	GRADE BREAK	SMH	SEWER MANHOLE
ARV	AIR RELEASE VALVE	GP	GUARD POST	STREET	STREET
BLDG	BUILDING	GW	GUY WIRE	STA	STATION
BOTT.	BOTTOM	GV	GAS VALVE	SS	SANITARY SEWER
BW	BACK OF WALL (GRADE AT BW)	HC	HANDICAP	SSFM	SANITARY SEWER FORCE MAIN
C&G	CURB AND GUTTER	HDPPE	HIGH DENSITY POLYETHYLENE	SWK	SIDEWALK
C	CENTERLINE	HP	HIGH POINT	TBD	TO BE DECIDED
CF	CURB FACE	ICV	IRRIGATION CONTROL VALVE	TC	TOP OF CURB ELEVATION
CLF	CHAIN LINK FENCE	INV	PIPE/DRAIN INVERT ELEVATION	TE	TRASH ENCLOSURE
CLR.	CLEAR	LF	LINEAR FEET	TF	TOP OF FOOTING ELEVATION
CLUM	COLUMN	LP	LOW POINT	TG	TOP OF GRATE ELEVATION
CONC	CONCRETE	MB	MAIL BOX	THK.	THICK
COR	CORNER	MJ	MECHANICAL JOINT	TRANS	TRANSFORMER
COTG	CLEAN OUT TO GRADE	MH	MANHOLE	TS	TRAFFIC SIGNAL
CP	CEMENT PIPE	MIN.	MINIMUM	TSPB	TRAFFIC SIGNAL PULL BOX
DDVC	DOUBLE DETECTOR CHECK VALVE	(N)	NEW	TW	TOP OF WALL ELEVATION
DIP	DUCTILE IRON PIPE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DS	DOWNSPOUT	O.W.	OUTSIDE DIAMETER	VEGE	VEGETATION
DWY	DRIVEWAY	O/H	OVERHEAD WIRES	V.I.F.	VERIFY IN FIELD
(E)	EXISTING	OH	OVERHEAD WIRES	VCP	VERTIFIED CLAY PIPE
EG	EDGE OF GUTTER	OWTS	ONSITE WASTEWATER TREATMENT	W	WATER
EJ	EXPANSION JOINT	EJ	EXPANSION JOINT	WM	WATER METER
ELEC	ELECTRICAL	PA	PLANTER AREA	WV	WATER VALVE
EMH	ELECTRICAL MANHOLE	PB	PULL BOX	(XXX)	EXISTING ELEVATION
EP	EDGE OF PAVEMENT	PCC	PORTLAND CEMENT CONCRETE		
EPB	ELECTRICAL PULL BOX	P/L	PROPERTY LINE		
ESMT	EASEMENT	PROPP	PROPOSED		
EW	EACH WAY	PCC	POINT OF CONNECTION		
EX	EXISTING	PP	POWER POLE		
EV	ELECTRICAL VAULT	PVC	POLYVINYL CHLORIDE		
EJ	EXPANSION JOINT	R/W	RIGHT OF WA		
FG	FINISHED GRADE ELEVATION	R	RIDGE LINE		
FL	FIRE HYDRANT	RCF	REINFORCED CONCRETE PIPE		
FF	FINISHED FLOOR ELEVATION	RET	RETAINING		
FP	FLAG POLE	SCO	SEWER CLEAN OUT		
		SD	STORM DRAIN		

PROJECT INFORMATION:

CUT: 2342 C.Y.
FILL: 991 C.Y.
NET: 1351 C.Y. (EXPORT)

EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR SHRINKAGE, SWELL, OR SUBSIDENCE. THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING HIS/HER OWN QUANTITY TAKE-OFFS AND BIDDING ACCORDINGLY.

AVERAGE SLOPE: 18% (SEE SHEET C-5.0 FOR CAL)
MAX SLOPE ON PARCEL: 50%
MAX SLOPE AT WORK SITE: 50%

AREA OF DISTURBANCE: 23,350 SQUARE FEET
(LIMITS OF GRADING)

MAXIMUM CUT: 12 FEET

MAXIMUM FILL: 13 FEET

MAX HEIGHT OF RETAINING WALL: 6 FEET

PARCEL AREA: 1.207 ACRES

MS4 COVERAGE AREA: YES

EX. IMPERVIOUS AREA: 0 SF

PROP. IMPERVIOUS AREA: 13,264 SF

PROJECT CONTACTS

OWNER:
WILLIAM & RENJIELYN LU
2234 INDIAN CREEK RD,
DIAMOND BAR, CA 91765

ARCHITECT:
THE WARNER GROUP ARCHITECTS, INC.
1250 COAST VILLAGE ROAD, SUITE J
SANTA BARBARA, CA 93108
PH: (805) 969-5074
FX: (805) 565-3797

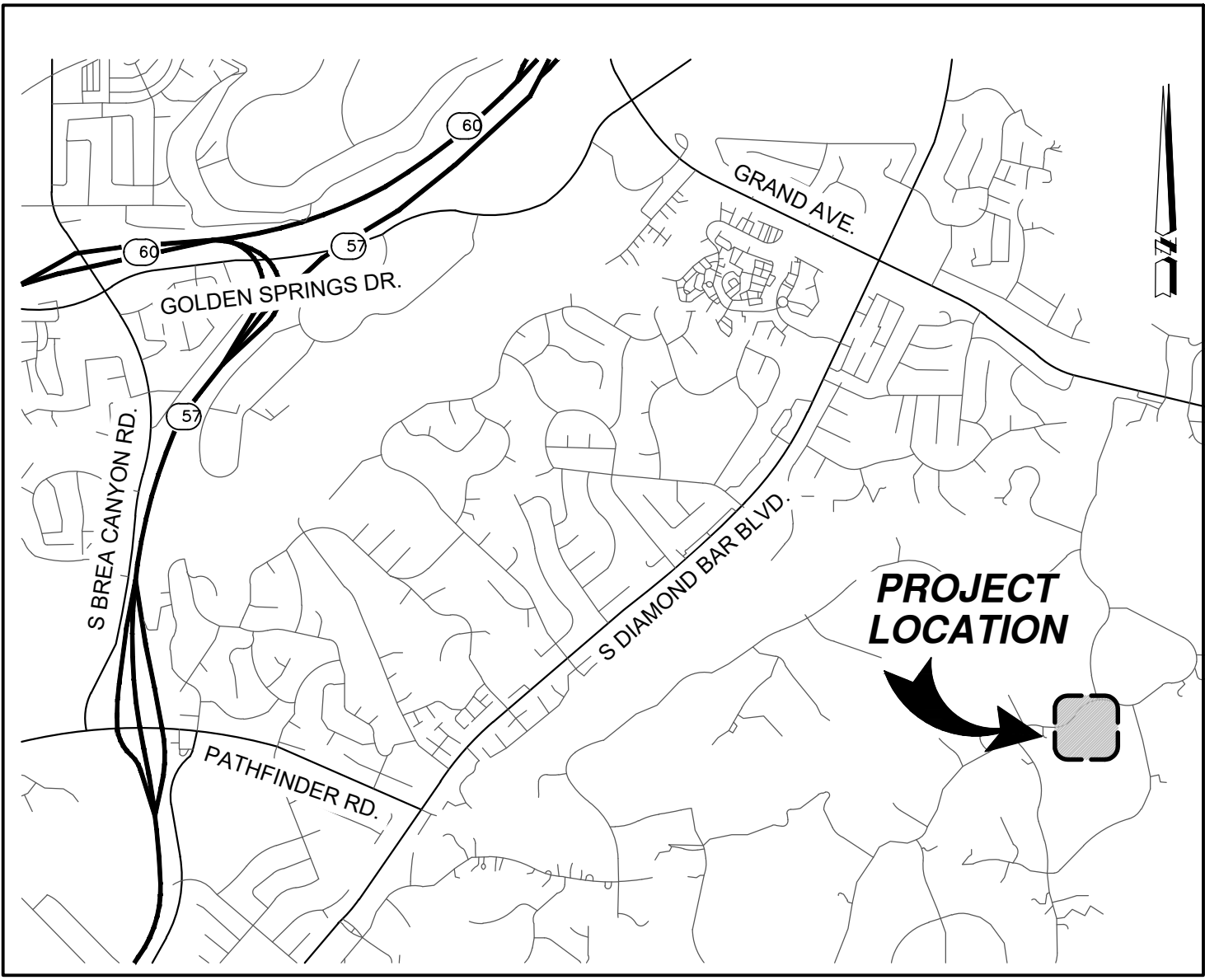
SURVEYOR:
CALLAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA 92821
PH: (714) 671-1050

STRUCTURAL ENGINEER:
PRAXIS ENGINEERING
1009 MORRO STREET, SUITE 205
SAN LUIS OBISPO, CA 93401
PH: (805) 489-9900
CONTACT: YOSIMAR RAMOS
YOSIMAR@PRAXIS-ENG.COM

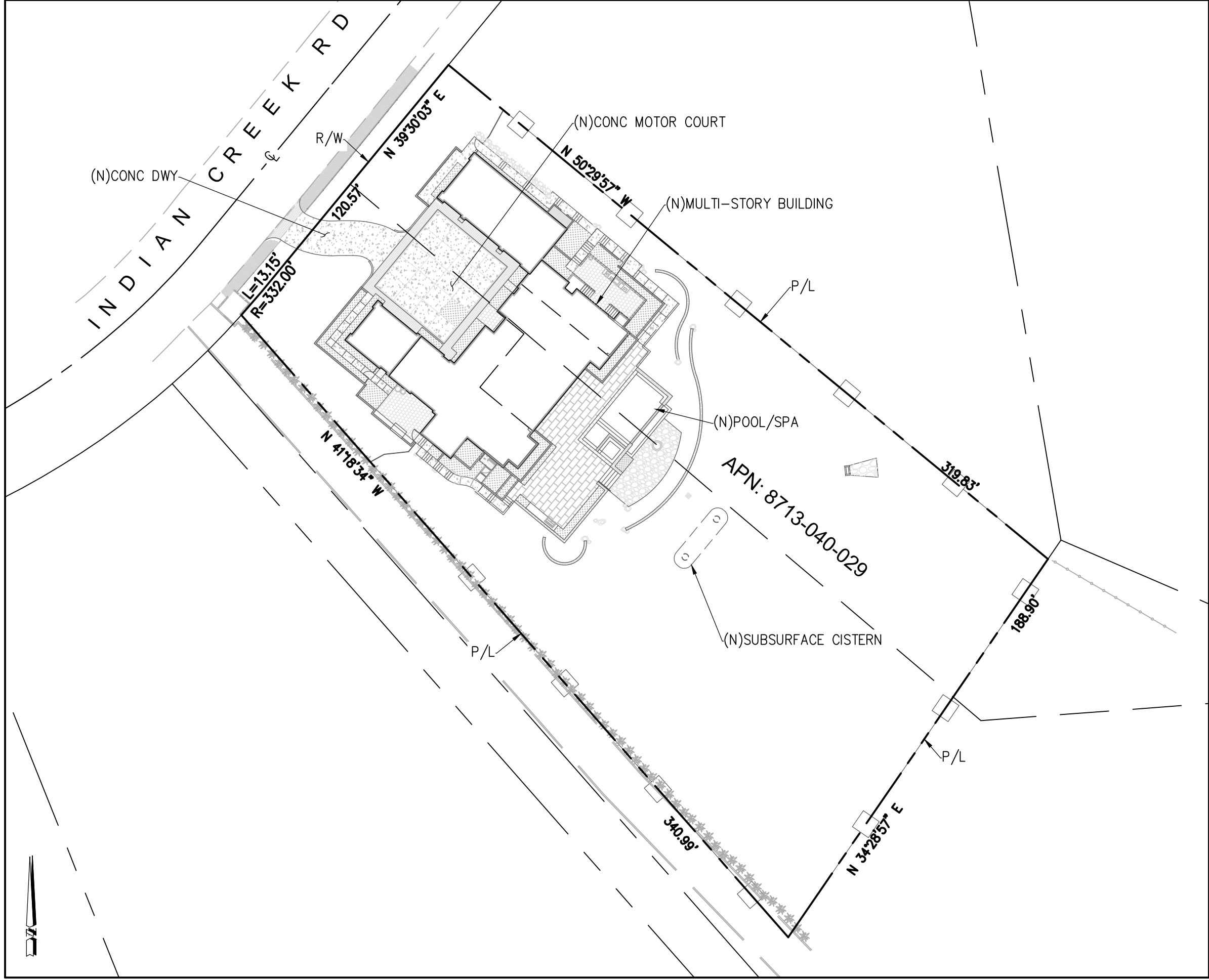
CIVIL ENGINEER:
PRAXIS ENGINEERING
1009 MORRO STREET, SUITE 205
SAN LUIS OBISPO, CA 93401
PH: (805) 489-9900
CONTACT: YOSIMAR RAMOS
YOSIMAR@PRAXIS-ENG.COM

APPLICABLE CODES:

- *2022 CALIFORNIA BUILDING CODE
- *2022 CALIFORNIA RESIDENTIAL CODE
- *2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- *2022 CALIFORNIA ELECTRICAL CODE
- *2022 CALIFORNIA MECHANICAL CODE
- *2022 CALIFORNIA FIRE CODE
- *2022 CALIFORNIA PLUMBING CODE
- *2022 CALIFORNIA ENERGY CODE
- *CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- *CURRENT RECOMMENDATIONS FROM THE DESIGN ENGINEER



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=100'

SHEET INDEX	
SHEET No.	SHEET TITLE
C-1.0	TITLE SHEET
C-2.0	GRADING AND DRAINAGE PLAN
C-2.1	SITE SECTIONS
C-2.2	DETAILS
C-3.0	COMPOSITE UTILITY PLAN
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	EARTHWORK EXHIBIT AND CALCULATIONS

WGA
ARCHITECTURE | INTERIORS

1250 COAST VILLAGE RD., STE. J
SANTA BARBARA, CA 93108
805.969.5074 | WWW.WGARCH.COM

PRAXIS
Engineering

1009 Morro Street, Suite 205
San Luis Obispo, CA 93401
(805) 489-9900 | www.praxis-eng.com

Lu Residence
2234 Indian Creek Road
Diamond Bar, CA 91765



#	Date:	Description:
	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

Sheet Title:

COVER SHEET	
Project No.	Drawn by:
24051	YR
Scale:	Date:
AS NOTED	07/09/24
Sheet No.	



C-1.0

Lu Residence
2234 Indian Creek Road
Diamond Bar, CA 91765



#	Date:	Description:
	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

Sheet Title:

GRADING AND DRAINAGE PLAN

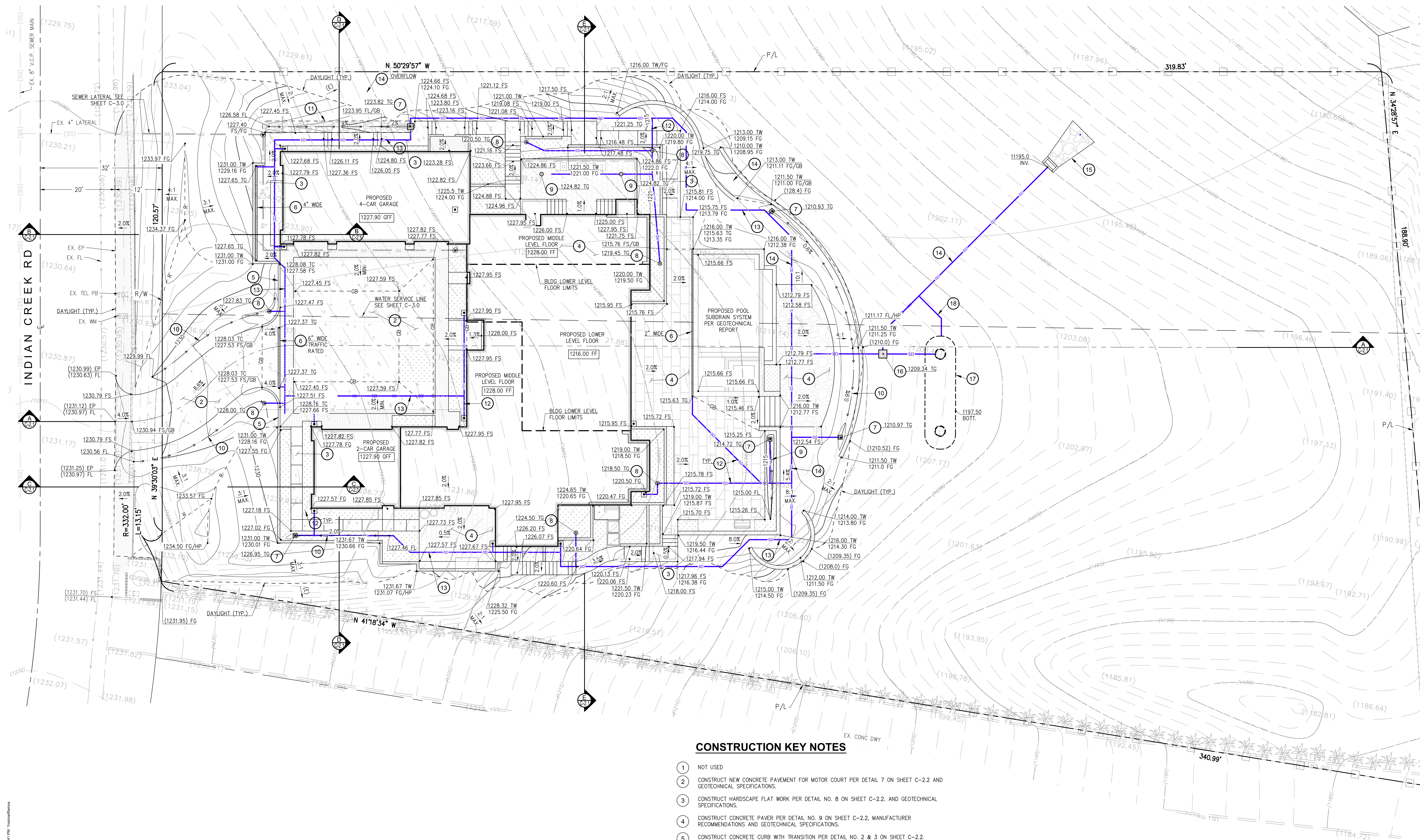
Project No. _____ Drawn by _____

Scale: _____ Date: _____

AS NOTED	07/09/2
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Sheet No. _____

C-2.0



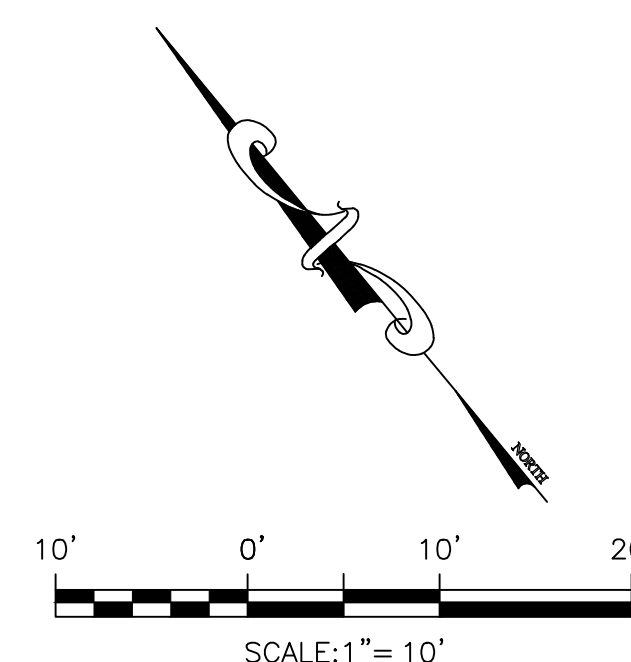
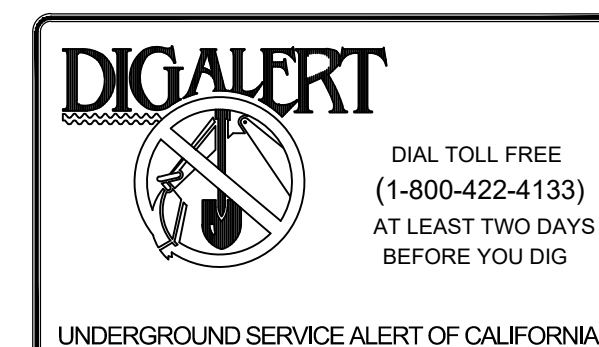
CONSTRUCTION KEY NOTES

- 1 NOT USED
- 2 CONSTRUCT NEW CONCRETE PAVEMENT FOR MOTOR COURT PER DETAIL 7 ON SHEET C-2.2 AND GEOTECHNICAL SPECIFICATIONS.
- 3 CONSTRUCT HARDSCAPE FLAT WORK PER DETAIL NO. 8 ON SHEET C-2.2. AND GEOTECHNICAL SPECIFICATIONS.
- 4 CONSTRUCT CONCRETE PAYER PER DETAIL NO. 9 ON SHEET C-2.2, MANUFACTURER RECOMMENDATIONS AND GEOTECHNICAL SPECIFICATIONS.
- 5 CONSTRUCT CONCRETE CURB WITH TRANSITION PER DETAIL NO. 2 & 3 ON SHEET C-2.2.
- 6 INSTALL TRAFFIC RATED TRENCH (WIDTH PER PLAN) DRAIN INLET (NDS DURA SLOPE OR EQ.) PER MANUFACTURER RECOMMENDATIONS.
- 7 INSTALL 12"x12" CONCRETE CATCH BASIN BY MID STATE CONCRETE WITH GRATE (BROOKS, MID-CONCRETE, OR EQ.) OR HOPE INLET (NDS OR EQ.).
- 8 INSTALL 6"ø SPEE-D CATCH BASIN WITH ATRIUM GRATE INLET (NDS OR EQ.).
- 9 INSTALL 4"ø SPEE-D CATCH BASIN WITH BRASS GRATE INLET (NDS OR EQ.).
- 10 CONSTRUCT VEGETATED DRAINAGE SWALE PER DETAIL NO. 5 ON SHEET C-2.2.
- 11 CONSTRUCT RIVER ROCK 2% MINIMUM DRAINAGE SWALE, LANDSCAPE FOR EROSION RESISTANT GROUND PER DETAIL NO. 4 ON SHEET C-2.2.
- 12 INSTALL 4" PVC SDR35 SOLID PIPE @ 2% MIN. PER DETAIL NO. 6 ON SHEET C-2.2. SEE SHEET C-3.0 FOR INVERT ELEVATIONS.
- 13 INSTALL 6" PVC SDR35 SOLID PIPE @ 2% MIN. PER DETAIL NO. 6 ON SHEET C-2.2. SEE SHEET C-3.0 FOR INVERT ELEVATIONS.
- 14 INSTALL 8" PVC SDR35 SOLID PIPE @ 2% MIN. PER DETAIL NO. 6 ON SHEET C-2.2. SEE SHEET C-3.0 FOR INVERT ELEVATIONS.
- 15 DRAINAGE OUTLET CONTROL: RIP-RAP AREA, USE 6"± ROCK, NOT GROUT, PARTIAL IMBED, PER ROCK-LINED DISSIPATER DETAIL NO. 10 ON SHEET C-2.2.
- 16 INSTALL 24"x24" CONCRETE JUNCTION STRUCTURE BY MID-STATE CONCRETE WITH SOLID GRATE (BROOKS, MID-STATE CONCRETE, OR EQ.)
- 17 INSTALL NORWESCO 10,000 GAL. BELOW GROUND HOLDING TANK WITH EXTENSION RISERS PER SHEET C-2.2 AND MANUFACTURER RECOMMENDATIONS.
- 18 INSTALL 3" PVC SDR35 SOLID PIPE @ 2% MIN. PER DETAIL NO. 6 ON SHEET C-2.2. SEE SHEET C-3.0 FOR INVERT ELEVATIONS.

NOTES:

1. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION. AREAS OF FILL WILL BE OVER EXCAVATED TO LIMITS REQUIRED BY SOILS ENGINEER.
2. CONNECT ROOF DOWNSPOUT TO STORM DRAIN SYSTEM WHERE SPECIFIED ON PLAN.
3. DOWNSPOUTS OUTLET TO LANDSCAPING SHOULD CONTAIN SPLASH BLOCKS TO DISSIPATE RUNOFF.
4. GRADES MORE THAN 30 INCHES ABOVE THE ADJACENT GRADE SHALL PROVIDE GUARDRAILS AS REQUIRED BY CRC 2022 SECTION R312 AND PER ARCHITECTURAL PLANS & SPECIFICATIONS.
5. WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN ONE (1) INCH IN FIVE FEET HORIZONTAL (20% SLOPE) AND THE DEPTH OF THE FILL EXCEEDS 3 FEET, BENCHING SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL A ON SHEET C-2.1. A FILL SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH.
6. SLOPE GREATER THAN 3:1 SHALL BE PROTECTED WITH MULCH OR OTHER APPROVED SLOPE PREVENTATIVE MEASURES.
7. ON WALLS OUT MORTAR FROM VERTICAL JOINT IN FIRST COURSE. GROVE FINISHED GRADE AT HIGH SIDE AT 3" CENTERS FOR WEEP HOLES.
8. ALL RETAINING WALL SHALL NOT EXCEED 4 FEET IN EXPOSED HEIGHT.

SEE SHEET C-3.0 FOR INVERTS



22234 Indian Creek Road
Diamond Bar, CA 91765



#	Date:	Description:
	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

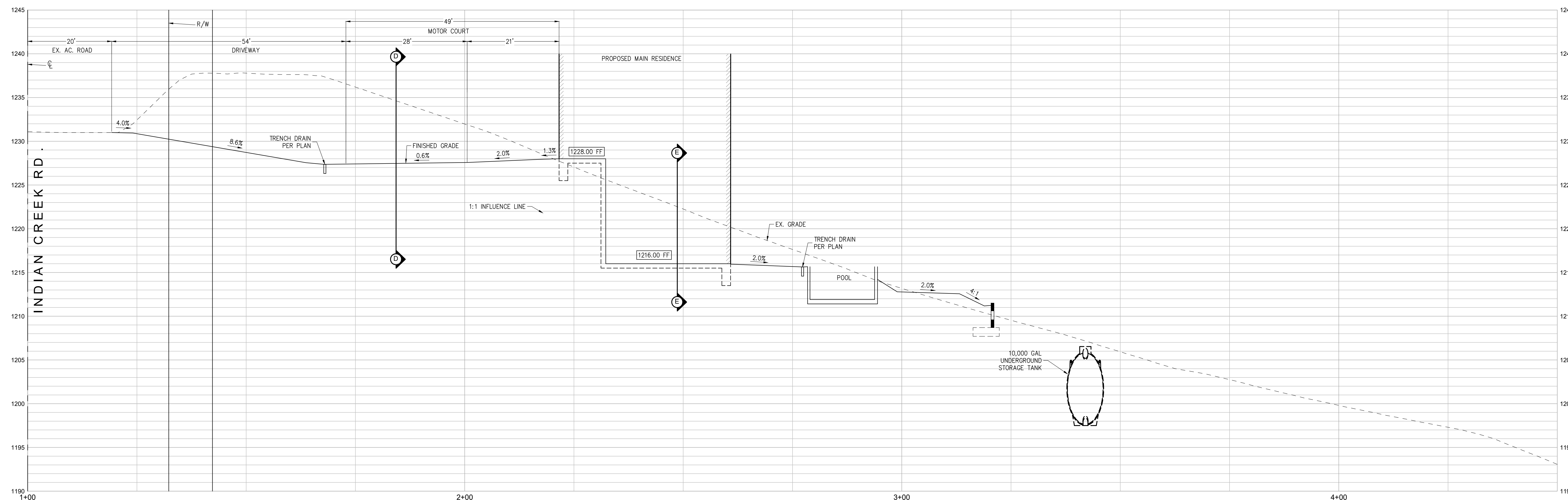
SITE SECTIONS

24051	YR
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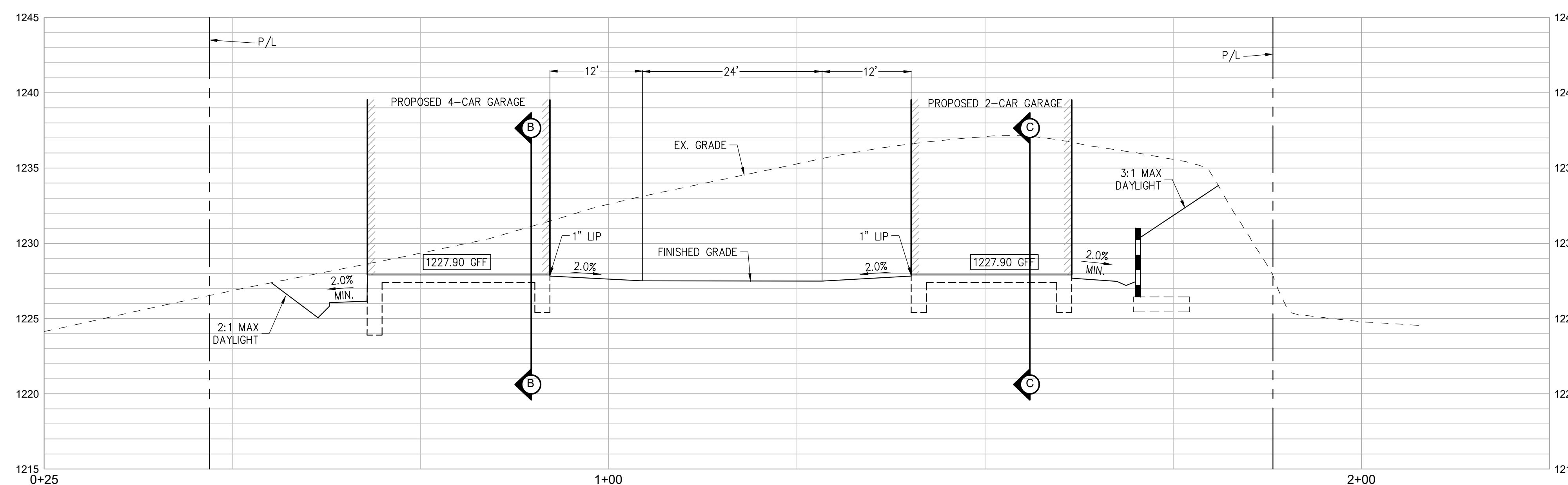
AS NOTED 07/0

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

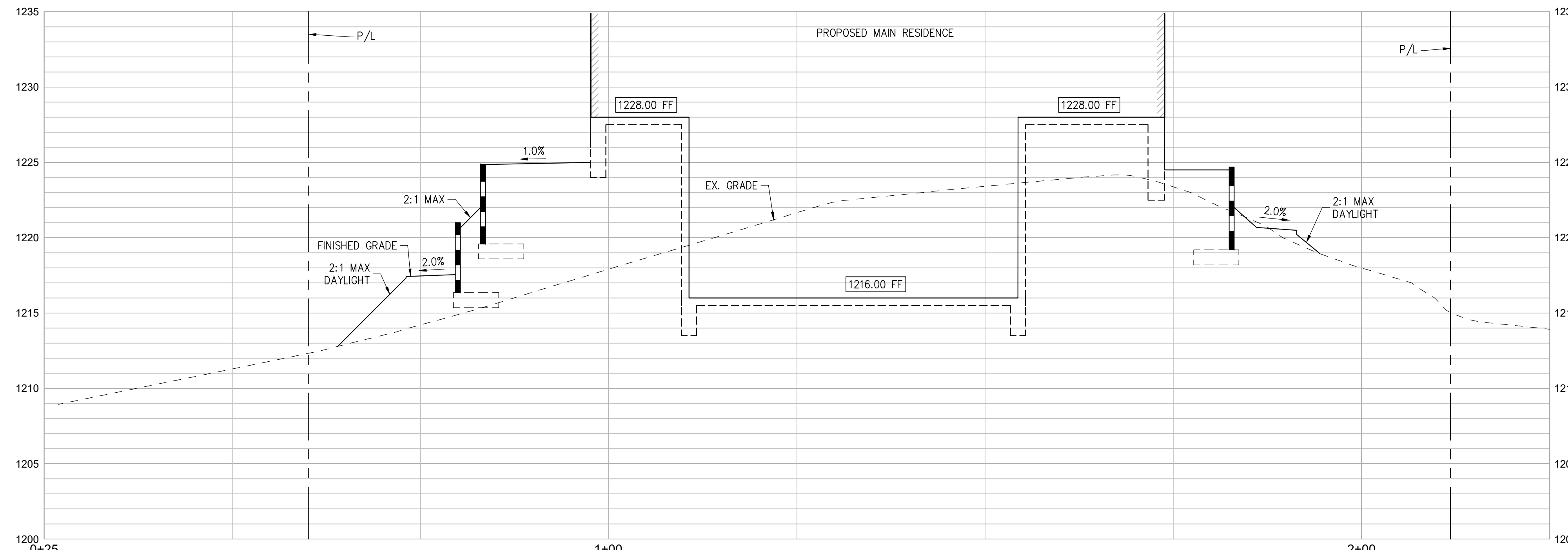
C-2.1



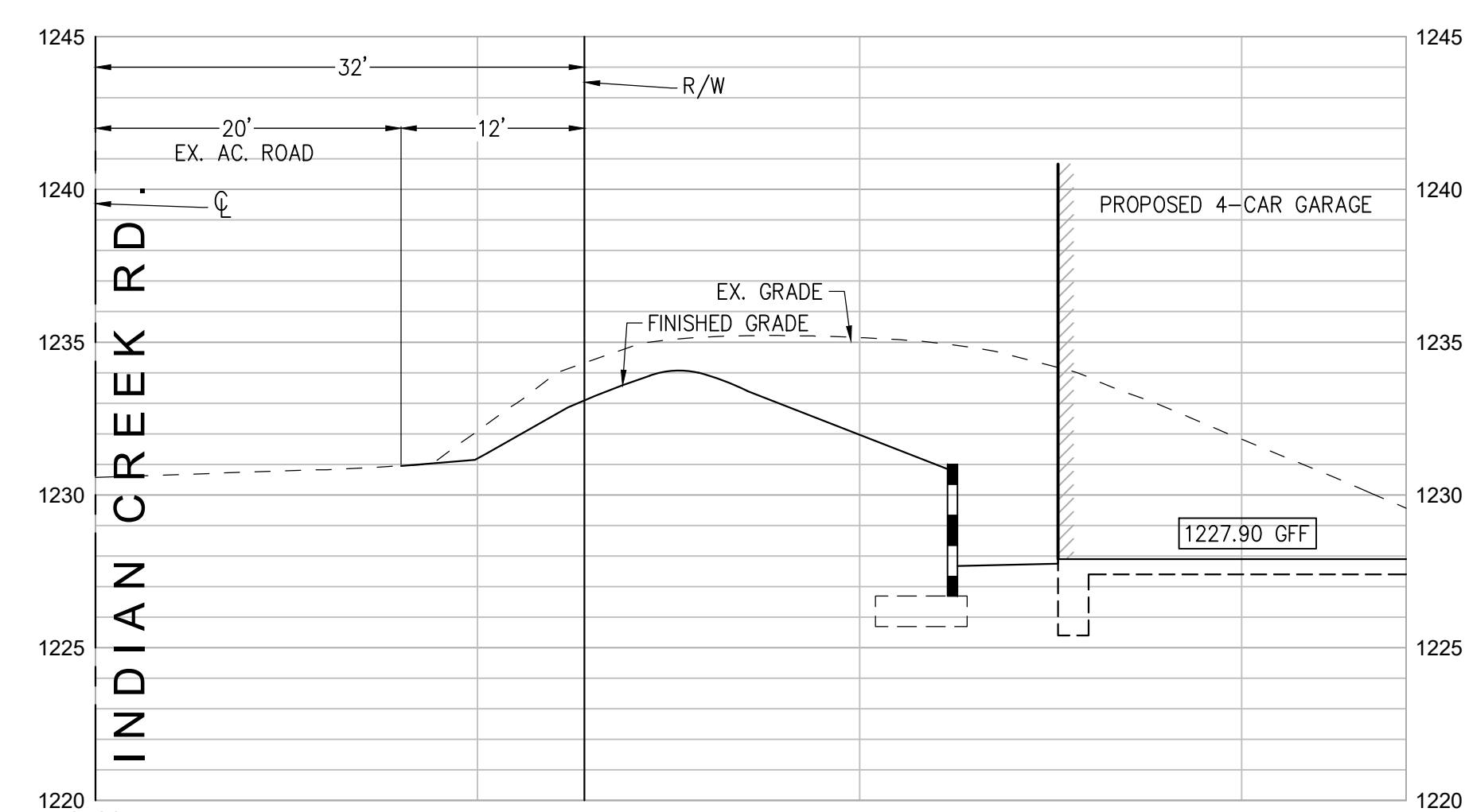
VERT. 1"=5'
HORIZ. 1"=10'



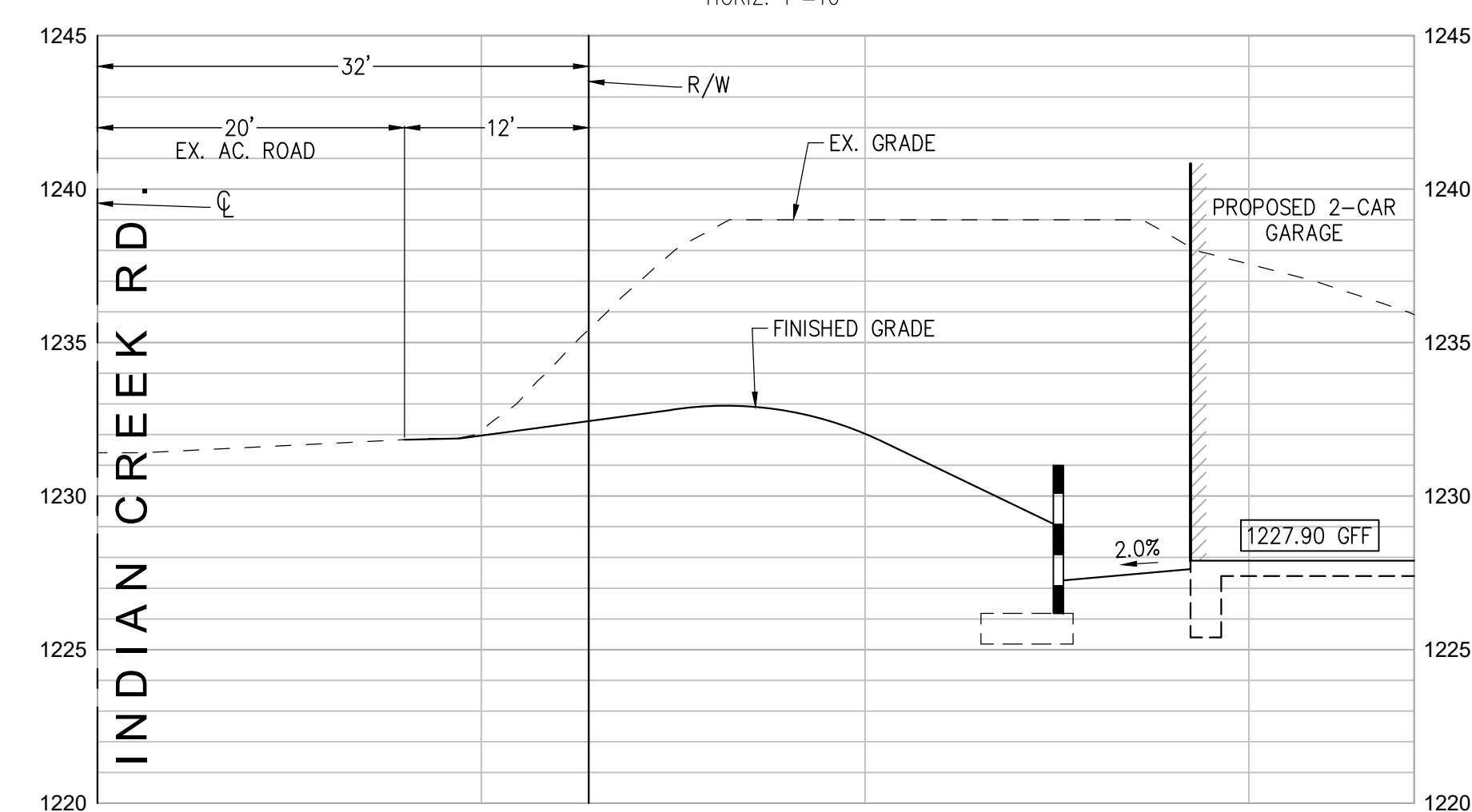
VERT. 1"=5'
HORIZ. 1"=10'



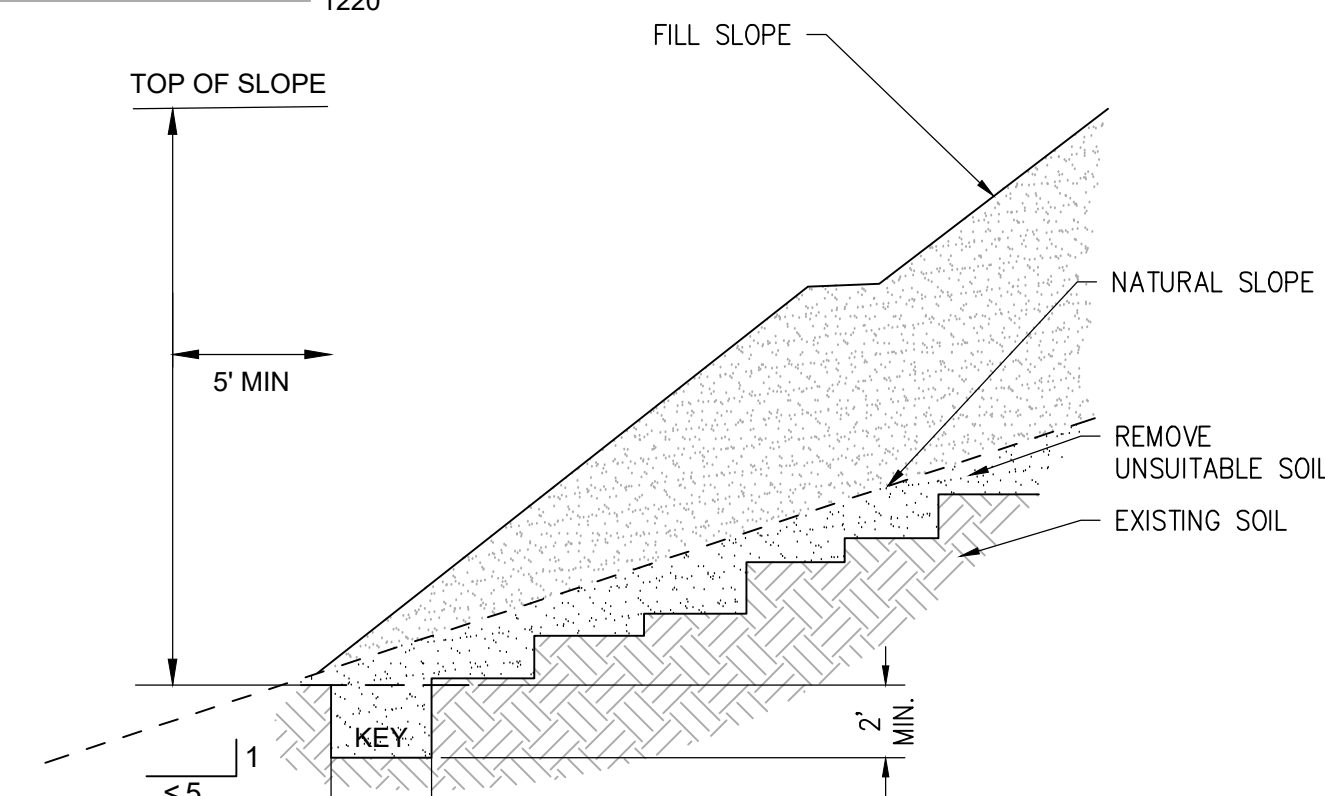
VERT. 1"=5'
HORIZ. 1"=0'



VERT. 1"=5'
HORIZ. 1"=10'



VERT. 1"=5'
HORIZ. 1"=10'



A **2022 CBC KEY AND BENCH**

Lu Residence
2234 Indian Creek Road
Diamond Bar, CA 91765



#	Date:	Description:
	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

Sheet Title:

GRADING AND DRAINAGE PLAN

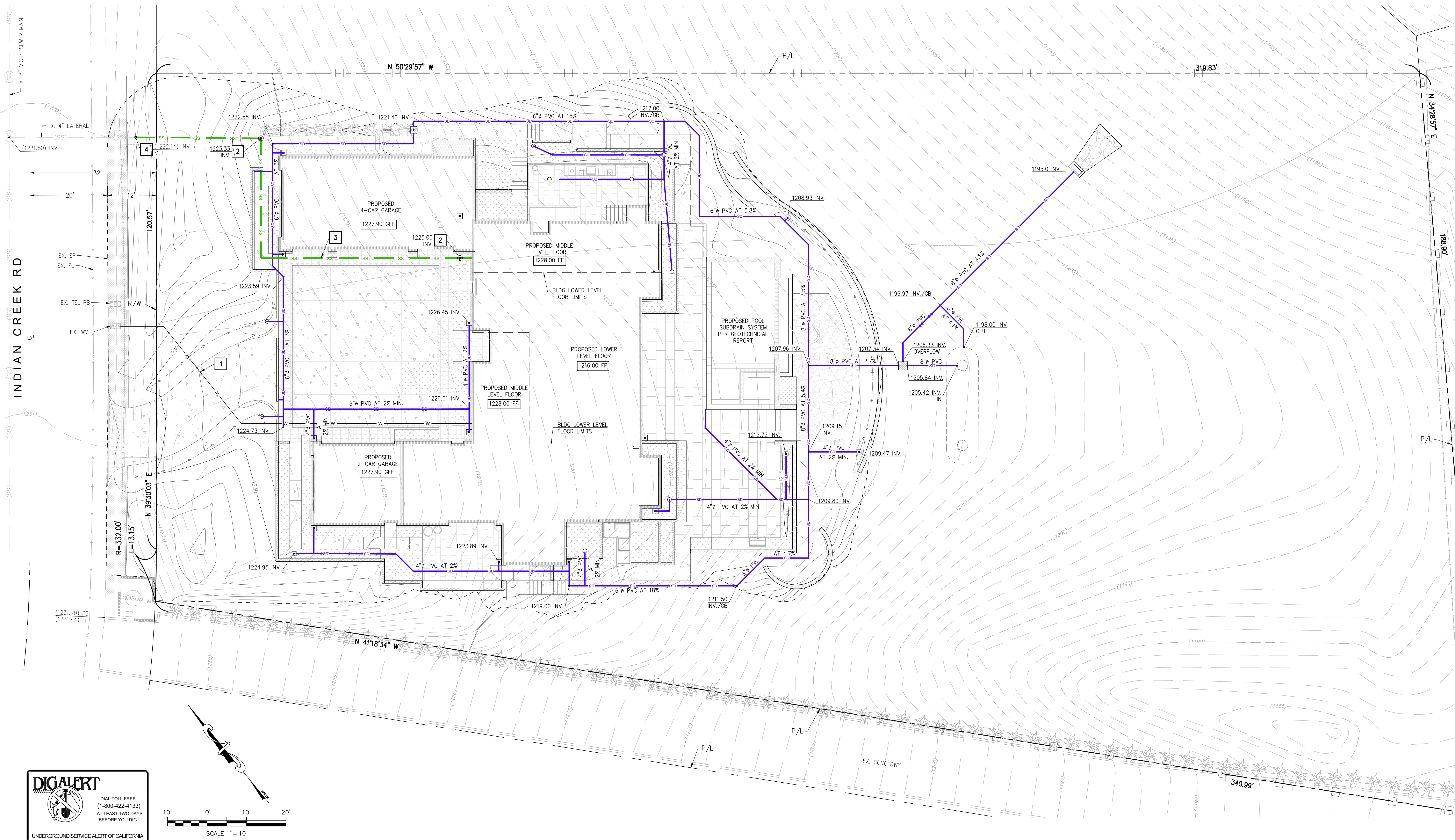
Project No. _____ Drawn by _____

24051	YR
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Scale: _____ Date: _____

AS NOTED	07/09/2
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C-3.0

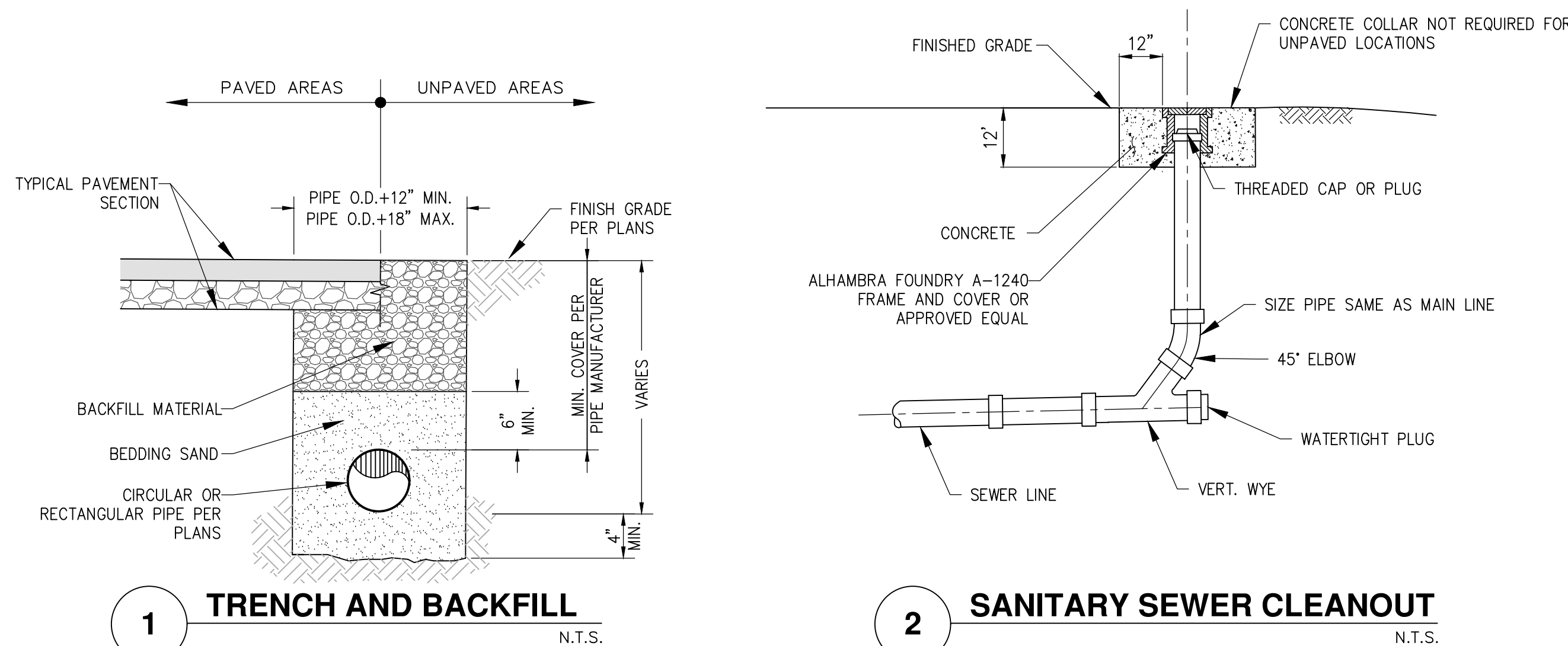


UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES BEFORE CONSTRUCTION.
2. ALL JOINT TRENCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH ELECTRIC AGAS SERVICE REQUIREMENTS PER PG&E "GREENBOOK".
3. NO INSTALLING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF SHALL BE INSTALLED UNDER OR WITHIN 2 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND.
4. BUILDING SEWERS OR DRAINAGE PIPING SHALL NOT BE RUN OR LAID IN THE SAME TRENCH AS THE WATER PIPES, UNLESS THE FOLLOWING REQUIREMENTS ARE MET:
 - 4.1. THE BOTTOM OF THE WATER PIPE, AT POINTS, SHALL BE NOT LESS THAN 12" ABOVE THE TOP OF THE SEWER OR DRAIN LINE.
 - 4.2. THE WATER PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH WITH CLEAR HORIZONTAL DISTANCE OF NOT LESS THAN 12" FROM THE SEWER OR DRAIN LINE.
- 4.3. WATER PIPES CROSSING SEWER OR DRAINAGE PIPING CONSTRUCTED OF CLAY OR MATERIALS THAT ARE NOT APPROVED FOR USE WITHIN A BUILDING SHALL BE LAID NOT LESS THAN 12" ABOVE THE SEWER OR DRAIN PIPE.
5. BACKWATER VALVES SHALL COMPLY WITH ASME A112.14.1, AND HAVE BODIES OF CAST-IRON, PLASTIC, COPPER ALLOY, OR OTHER APPROVED MATERIALS; SHALL BE NON-CORRODIBLE; AND BE PROVIDED WITH SELF-CLOSING DISCS, AND SHALL BE CONSTRUCTED TO ENSURE A POSITIVE MECHANICAL SEAL.

UTILITY NOTES

- 1 INSTALL 2" WATER SERVICE LATERAL PER TRENCH DETAIL 1 HEREON AND CONNECT TO WATER METER.
- 2 INSTALL 4" Ø SANITARY SEWER CLEANOUT PER DETAIL 2 HEREON.
- 3 INSTALL 6" PVC SDR35 SANITARY SEWER BUILDING LATERAL AT S=2% MIN. SLOPE PER TRENCH DETAIL 1 HEREON.
- 4 TIE INTO EXISTING SEWER LATERAL.



NOTES:

1. COMPACT TRENCH BACKFILL TO 90% RELATIVE COMPACTION.
2. COMPACT UPPER 12" OF SUBGRADE IN PAVED AREAS TO 95% RELATIVE COMPACTION.

EROSION CONTROL NOTES

1. IN ACCORDANCE WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTION OF ALL STORM WATER POLLUTION PREVENTION DEVICES LOCATED ON PRIVATE PROPERTY.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 20). A LIST OF THE CREW'S NAMES AND PHONE NUMBERS SHALL BE SUPPLIED TO THE CITY PRIOR TO THE BEGINNING OF ANY WORK. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
4. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
6. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION. ADDITIONAL MEASURES/DEVICES SHALL BE AVAILABLE DURING AT ALL TIMES. THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
7. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE AND TO COORDINATE AN IMPLEMENTATION PLAN FOR EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
9. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
10. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED AGAINST ACCIDENTAL TRANSPORTATION FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
15. WASTE AND TRASH FOR THE SITE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
16. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE. THE CONSTRUCTION ENTRANCE MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
17. CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH STATE REGULATIONS AND COUNTY OF LOS ANGELES AIR QUALITY ATTAINMENT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST GENERATED FROM THE CONSTRUCTION SITE.
18. ALL CONSTRUCTION EQUIPMENT HAVING INTERNAL COMBUSTION ENGINES SHALL HAVE OPERATIVE MUFFLERS.

BMP'S

EROSION CONTROL

- EC1 - SCHEDULING
EC2 - PRESERVATION OF EX. VEGE.
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES & DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - POLYACRYLAMIDE
EC14 - COMPOST BLANKETS
EC15 - SOIL PREPARATION/ROUGHENING
EC16 - NON-VEGE. STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAMS
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING & VACUUM
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION
SE11 - ACTIVE TREATMENT SYSTEMS
SE12 - TEMPORARY SILT DIKE
SE13 - COMPOST COCKS & BERMS
SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION VEHICLES AND EQUIPMENT
NS8 - CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

SELECTED BMP'S

- 1 SE5 - FIBER ROLLS
2 SE7 - STREET SWEEPING & VACUUM
3 SE8 - SANDBAG BARRIER
4 SE10 - STORM DRAIN INLET PROTECTION
5 WE1 - WIND EROSION CONTROL
6 TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
7 TC3 - ENTRANCE/OUTLET TIRE WASH
8 NS1 - WATER CONSERVATION PRACTICES
9 NS3 - PAVING AND GRINDING OPERATIONS
10 NS6 - ILLICIT CONNECTION/DISCHARGE
11 NS8 - VEHICLES AND EQUIPMENT CLEANING
12 NS9 - VEHICLE AND EQUIPMENT FUELING
13 NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
14 WM1 - MATERIAL DELIVERY AND STORAGE
15 WM2 - MATERIAL USE
16 WM3 - STOCKPILE MANAGEMENT
17 WM4 - SPILL PREVENTION AND CONTROL
18 WM5 - SOLID WASTE MANAGEMENT
19 WM6 - HAZARDOUS WASTE MANAGEMENT
20 WM8 - CONCRETE WASTE MANAGEMENT
21 WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
22 WM10 - LIQUID WASTE MANAGEMENT
23 EC1 - SCHEDULING

A

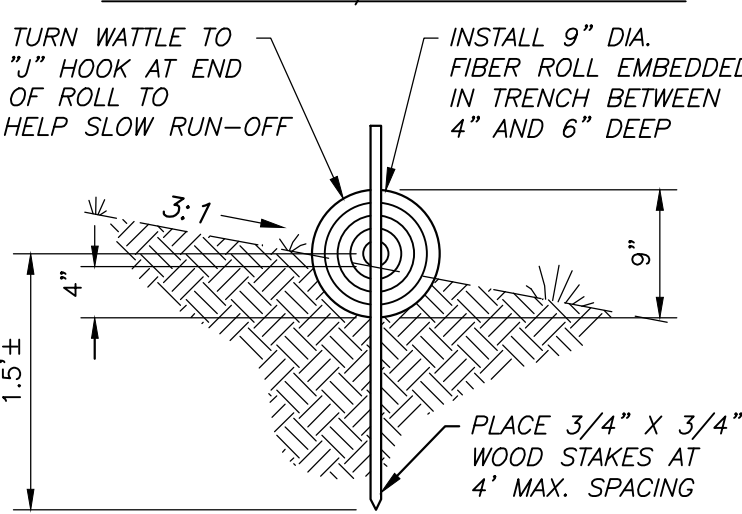
CATCH BASIN/INLET PROTECTION

NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
- INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
- MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
- INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BARS SHALL BE REPLACED IMMEDIATELY.
- ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B

FIBER ROLL / STRAW WATTLE



C

STABILIZED CONSTRUCTION ENTRANCE

NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH, & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

D

EROSION CONTROL

NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS AT ALL TIMES AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE.

DUST CONTROL

WIND EROSION CONTROL: WE-1 (CASQA)

JANUARY 2003 CALIFORNIA STORMWATER BMP HANDBOOK 1 OF 5

WWW.CABMPHANDBOOKS.COM

DESCRIPTION AND PURPOSE:

WIND EROSION OR DUST CONTROL CONSISTS OF APPLYING WATER OR OTHER DUST PALLIATIVES AS NECESSARY TO PREVENT OR ALLEVIATE DUST NOISANCE GENERATED BY CONSTRUCTION ACTIVITIES. COVERING SMALL STOCKPILES OR AREAS IS AN ALTERNATIVE TO APPLYING WATER OR OTHER DUST PALLIATIVES.

SUITABLE APPLICATIONS:

WIND EROSION CONTROL BMP'S ARE SUITABLE DURING THE FOLLOWING CONSTRUCTION ACTIVITIES:

- CONSTRUCTION VEHICLE TRAFFIC ON UNPAVED ROADS
- DRILLING AND BLASTING ACTIVITIES
- SEDIMENT TRACKING ONTO PAVED ROADS
- SOILS AND DEBRIS STORAGE PILES
- BATCH DROP FROM FRONT-END LOADERS
- AREAS WITH UNSTABILIZED SOIL
- FINAL GRADING/SITE STABILIZATION

LIMITATIONS:

- WATERING PREVENTS DUST ONLY FOR A SHORT PERIOD AND SHOULD BE APPLIED DAILY (OR MORE OFTEN) TO BE EFFECTIVE.
- OVER WATERING MAY CAUSE EROSION.

OBJECTIVES:

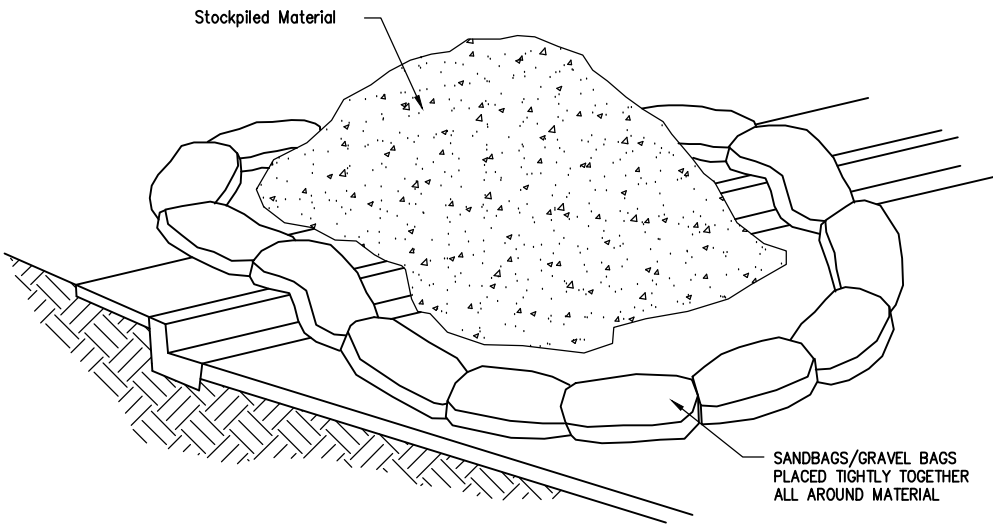
- EC EROSION CONTROL
- SE SEDIMENT CONTROL
- TC TRACKING CONTROL
- WE WIND EROSION CONTROL
- WM WASTE MANAGEMENT
- NS NON-STORMWATER MANAGEMENT CONTROL
- WM WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

TARGETED CONSTITUENTS:

SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE, ORGANICS

E

MATERIAL STORAGE



NOTES:

- DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
- ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

F

CONCRETE WASTE MANAGEMENT



NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

G

VEHICLE/EQUIPMENT FUELING

NOTES:

- FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
- ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

H

EQUIPMENT REPAIR/MAINTENANCE

NOTES:

- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
- VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
- DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
- ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
- LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
- PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
- MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

Street Maintenance

- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

EROSION CONTROL

EROSION CONTROL EC-4 (CASQA)

JULY 2012 CALIFORNIA STORMWATER BMP HANDBOOK

WWW.CASQA.ORG

DESCRIPTION AND PURPOSE:

HYDROSEEDING TYPICALLY CONSISTS OF APPLYING A MIXTURE OF A HYDRAULIC MULCH, SEED, FERTILIZER, AND STABILIZING EMULSION WITH A HYDRAULIC MULCHER, TO TEMPORARILY PROTECT EXPOSED SOILS FROM EROSION BY WATER AND WIND. HYDRAULIC SEEDING, OR HYDROSEEDING, IS SIMPLY THE METHOD BY WHICH TEMPORARY OR PERMANENT SEED IS APPLIED TO THE SOIL SURFACE.

SUITABLE APPLICATIONS:

- DISTURBED SOIL/GRADED AREAS WHERE PERMANENT STABILIZATION OR CONTINUED EARTHWORK IS NOT ANTICIPATED PRIOR TO SEED GERMINATION.
- CLEARED AND GRADED AREAS EXPOSED TO SEASONAL RAINS OR TEMPORARY IRRIGATION.
- AREAS NOT SUBJECT TO HEAVY WEAR BY CONSTRUCTION EQUIPMENT OR HIGH TRAFFIC.

LIMITATIONS:

- AVAILABILITY OF HYDROSEEDING EQUIPMENT MAY BE LIMITED JUST PRIOR TO THE RAINY SEASON AND PRIOR TO STORMS DUE TO HIGH DEMAND.
- HYDRAULIC SEED SHOULD BE APPLIED WITH HYDRAULIC MULCH OR A STAND-ALONE HYDROSEED APPLICATION SHOULD BE FOLLOWED BY ONE OF THE FOLLOWING:
 - STRAW MULCH
 - ROLLED EROSION CONTROL PRODUCTS
 - APPLICATION OF COMPOST BLANKET
- HYDRAULIC SEED MAY BE USED ALONE ONLY ON SMALL FLAT SURFACES WHEN THERE IS SUFFICIENT TIME IN THE SEASON TO ENSURE ADEQUATE VEGETATION ESTABLISHMENT AND COVERAGE TO PROVIDE ADEQUATE EROSION CONTROL.
- HYDRAULIC SEED WITHOUT MULCH DOES NOT PROVIDE IMMEDIATE EROSION CONTROL.
- TEMPORARY SEEDING MAY NOT BE APPROPRIATE FOR STEEP SLOPES (I.E., SLOPES READILY PRONE TO RILL EROSION OR WITHOUT SUFFICIENT TOPSOIL).
- TEMPORARY SEEDING MAY NOT BE APPROPRIATE IN DRY PERIODS WITHOUT SUPPLEMENTAL IRRIGATION.
- TEMPORARY VEGETATION MAY HAVE TO BE REMOVED BEFORE PERMANENT VEGETATION IS APPLIED.
- TEMPORARY VEGETATION MAY NOT BE APPROPRIATE FOR SHORT TERM INACTIVITY (I.E. LESS THAN 3-6 MONTHS).

OBJECTIVES:

- EC EROSION CONTROL
- SE SEDIMENT CONTROL
- TC TRACKING CONTROL
- WE WIND EROSION CONTROL
- NS NON-STORMWATER MANAGEMENT CONTROL
- WM WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

TARGETED CONSTITUENTS:

SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE, ORGANICS

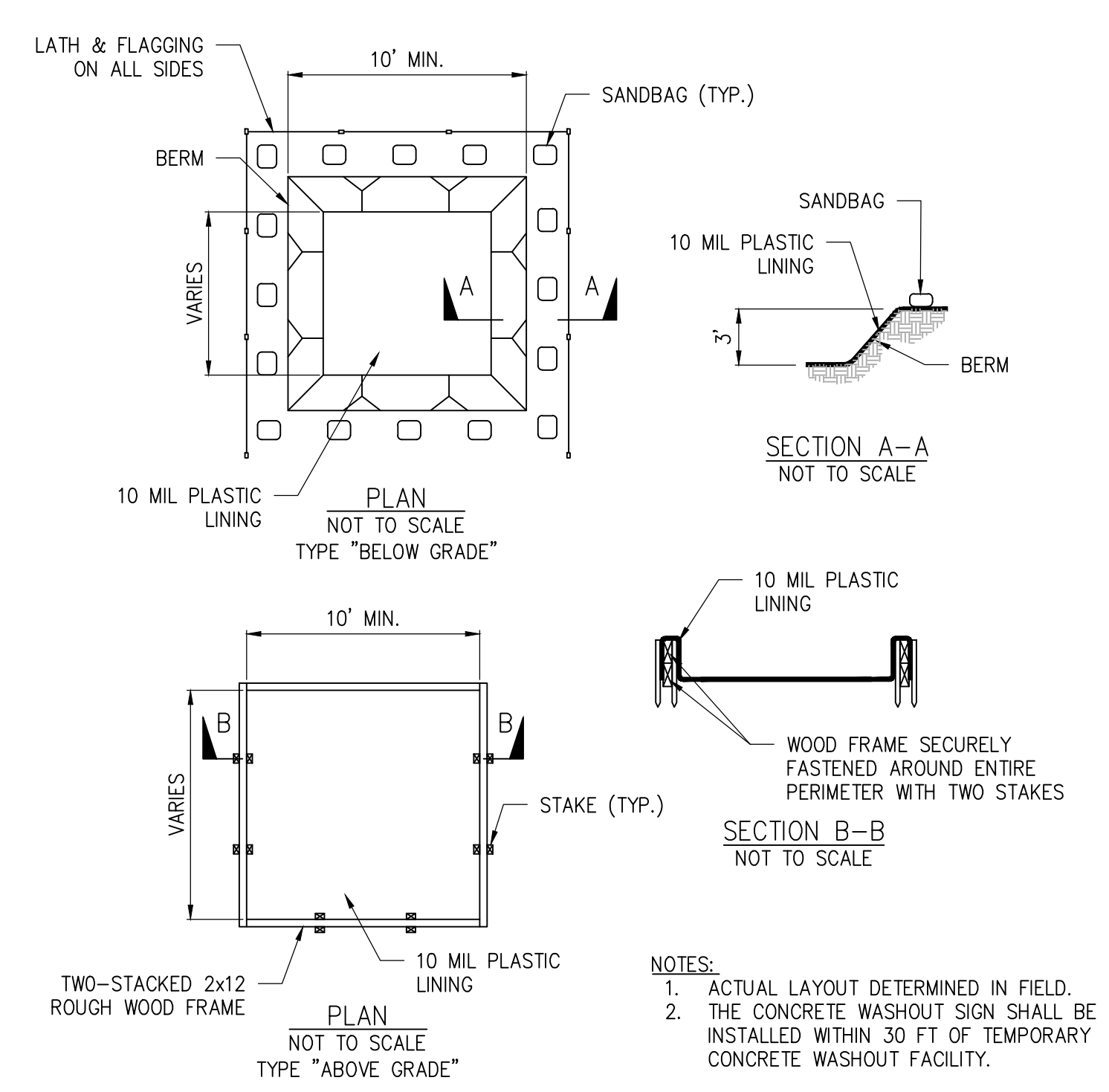
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	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

Sheet Title:

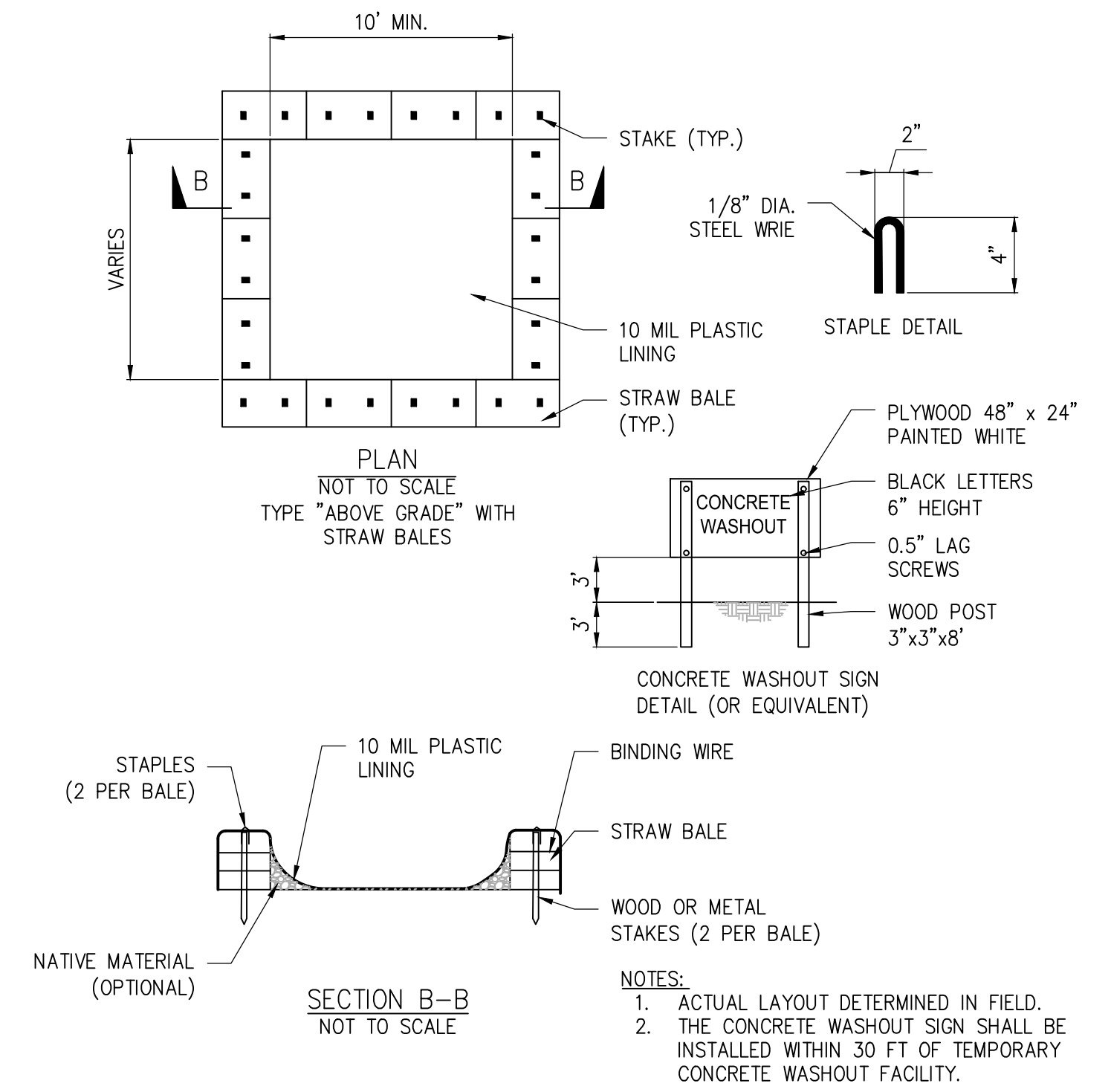
EROSION CONTROL PLAN

Project No.	Drawn by:
24051	YR
Scale:	Date:
AS NOTED	07/09/24
Sheet No.	

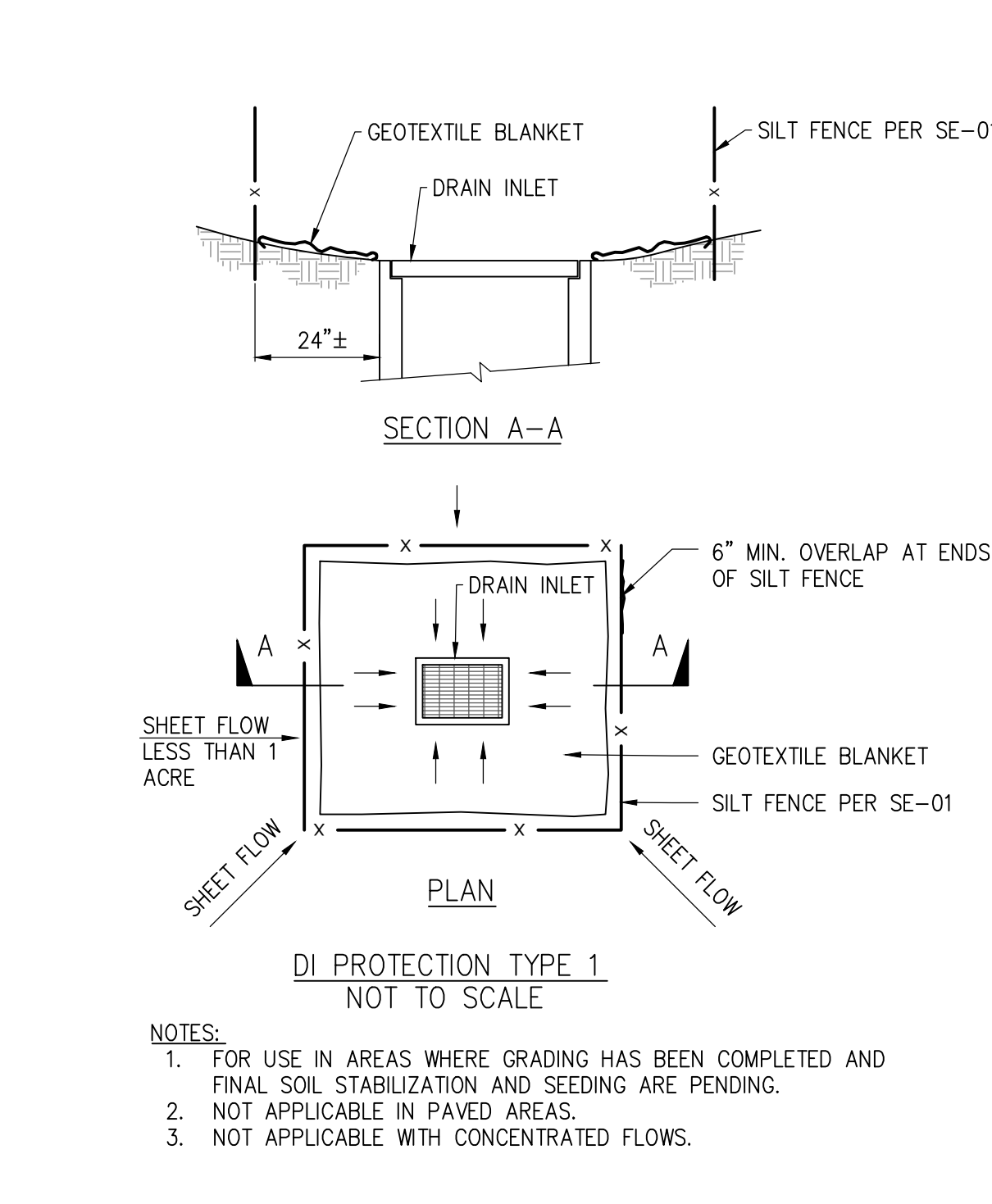
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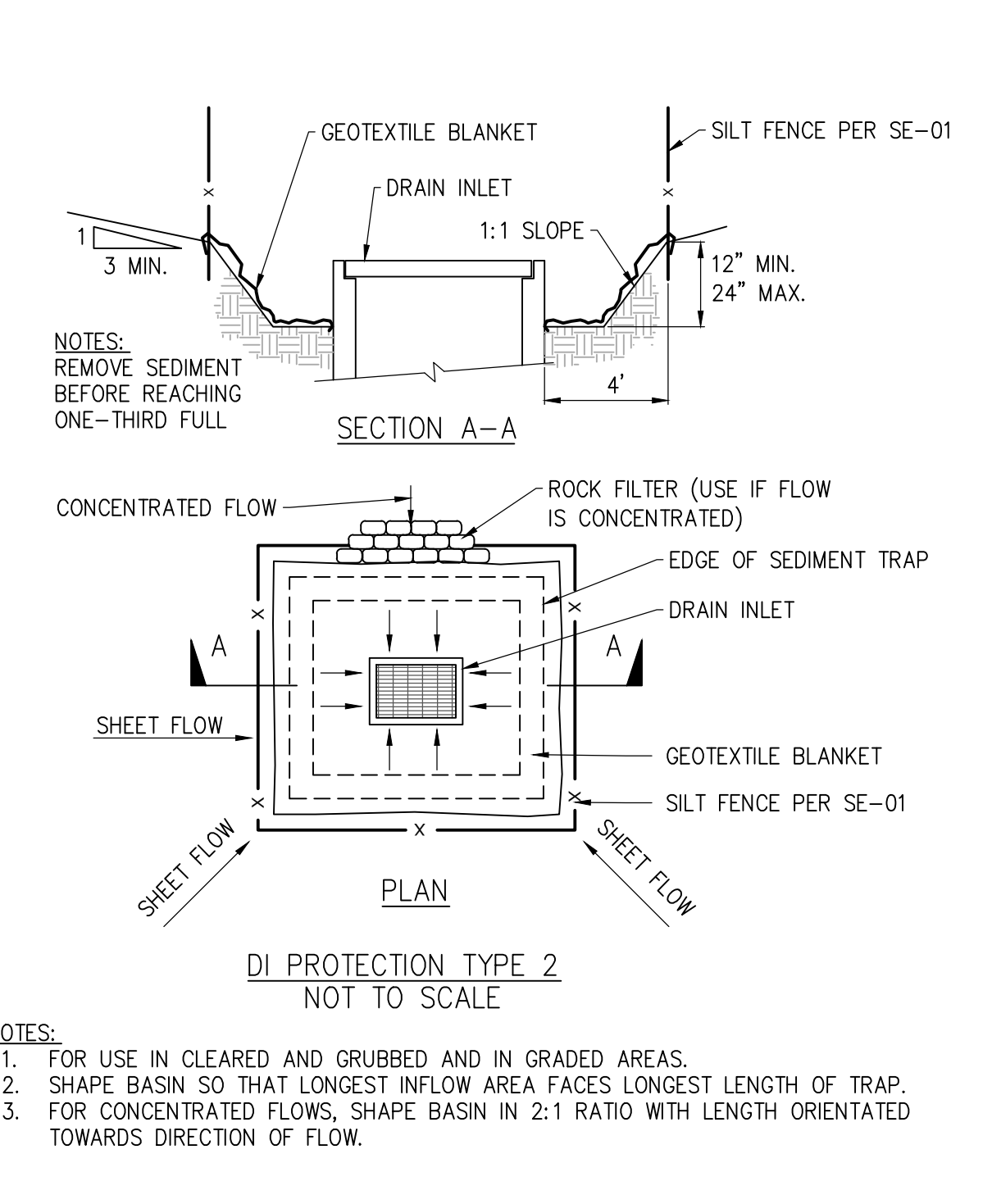
WM-8 CONCRETE WASTE MANAGENET
N.T.S.



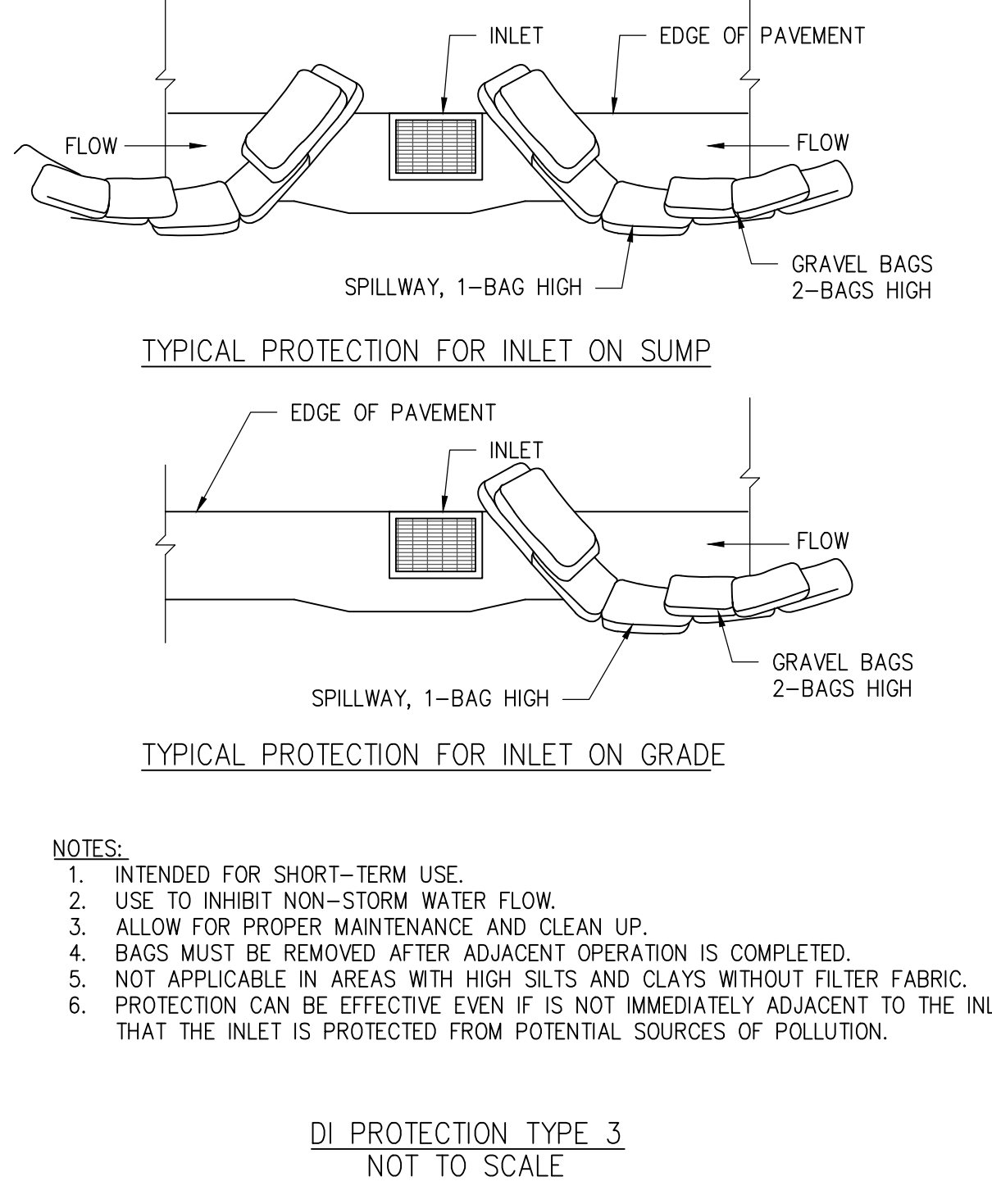
WM-8 CONCRETE WASTE MANAGENET
N.T.S.



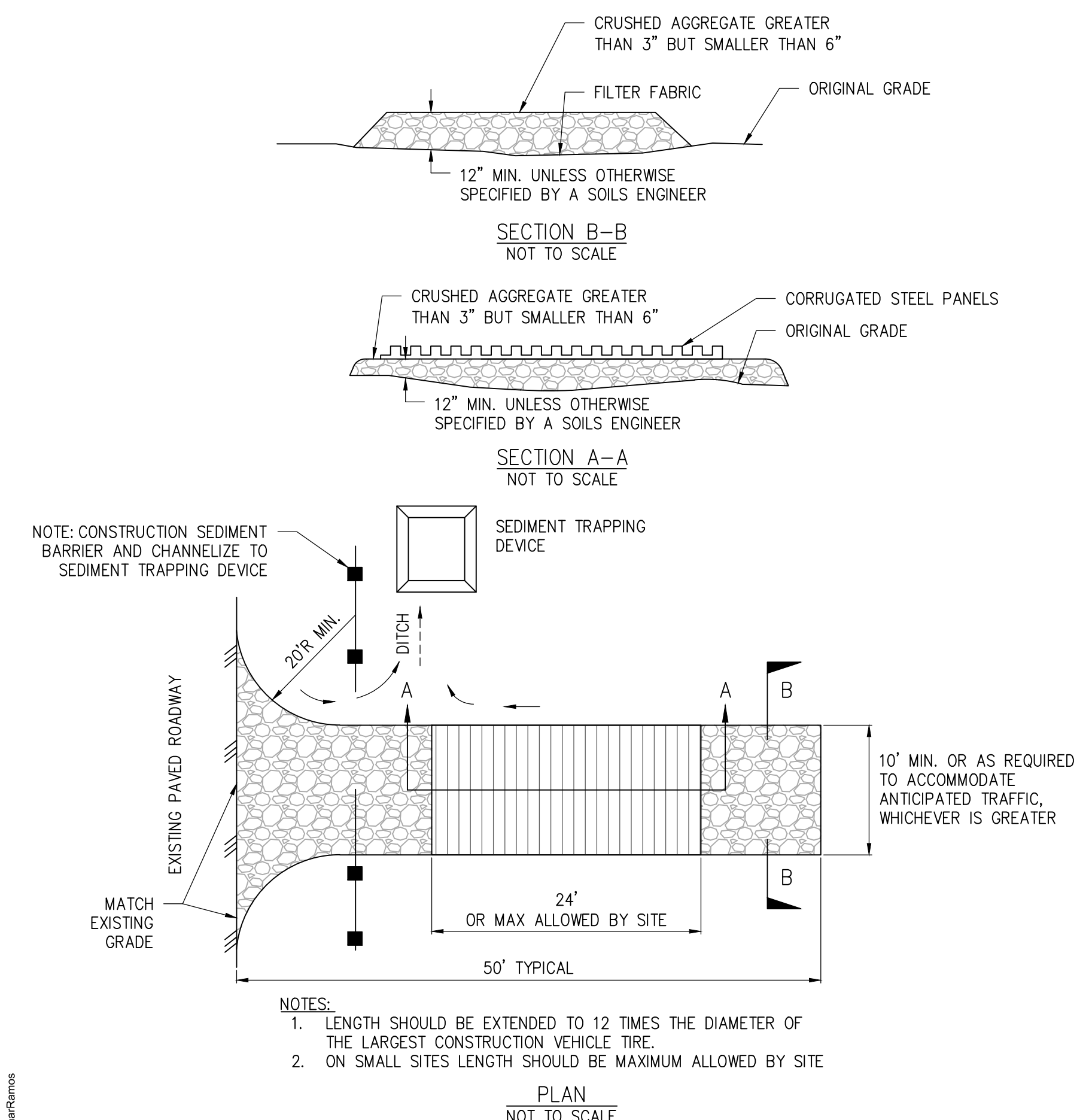
SE-10 STORM DRAI INLET PROTECTION
N.T.S.



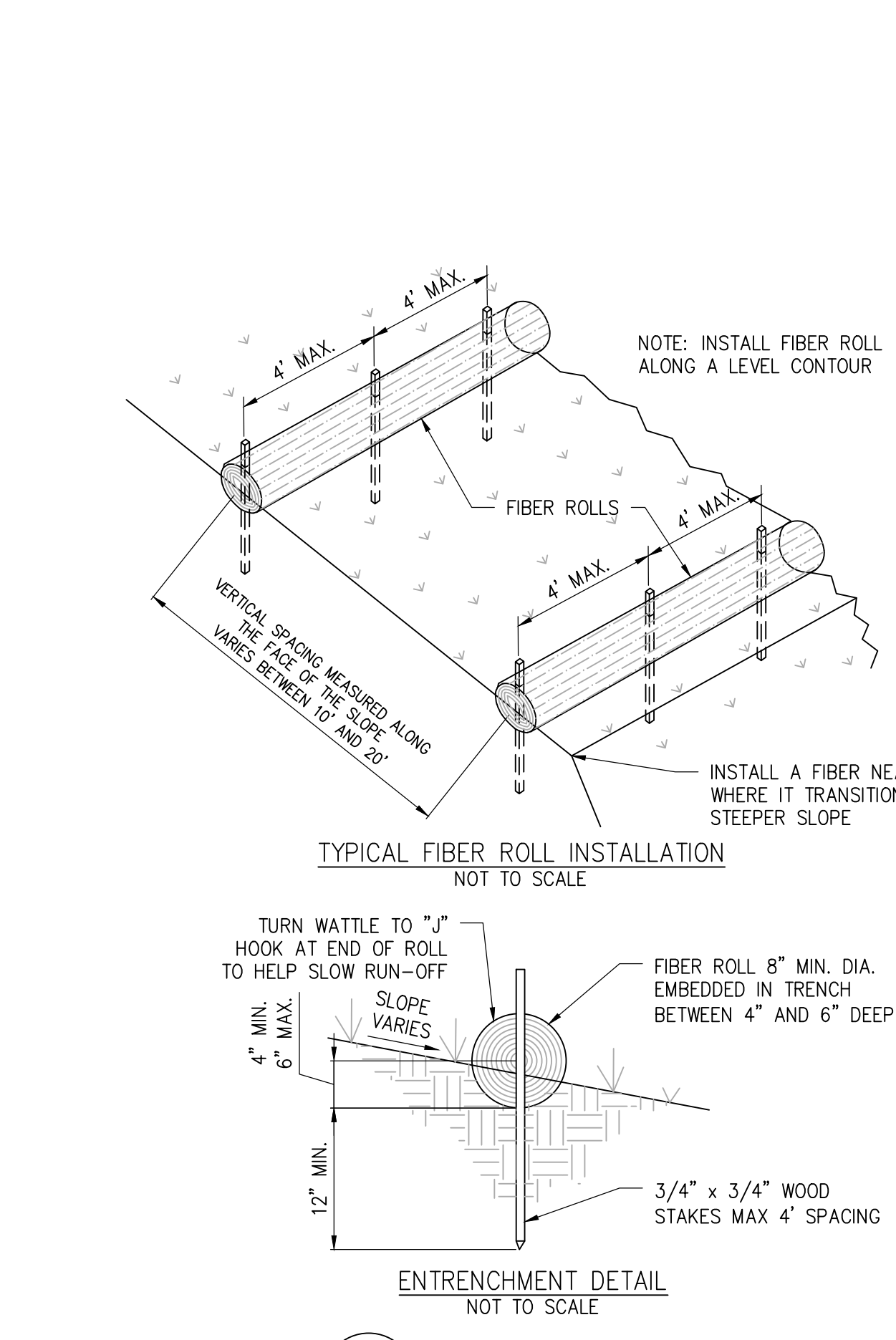
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N.T.S.



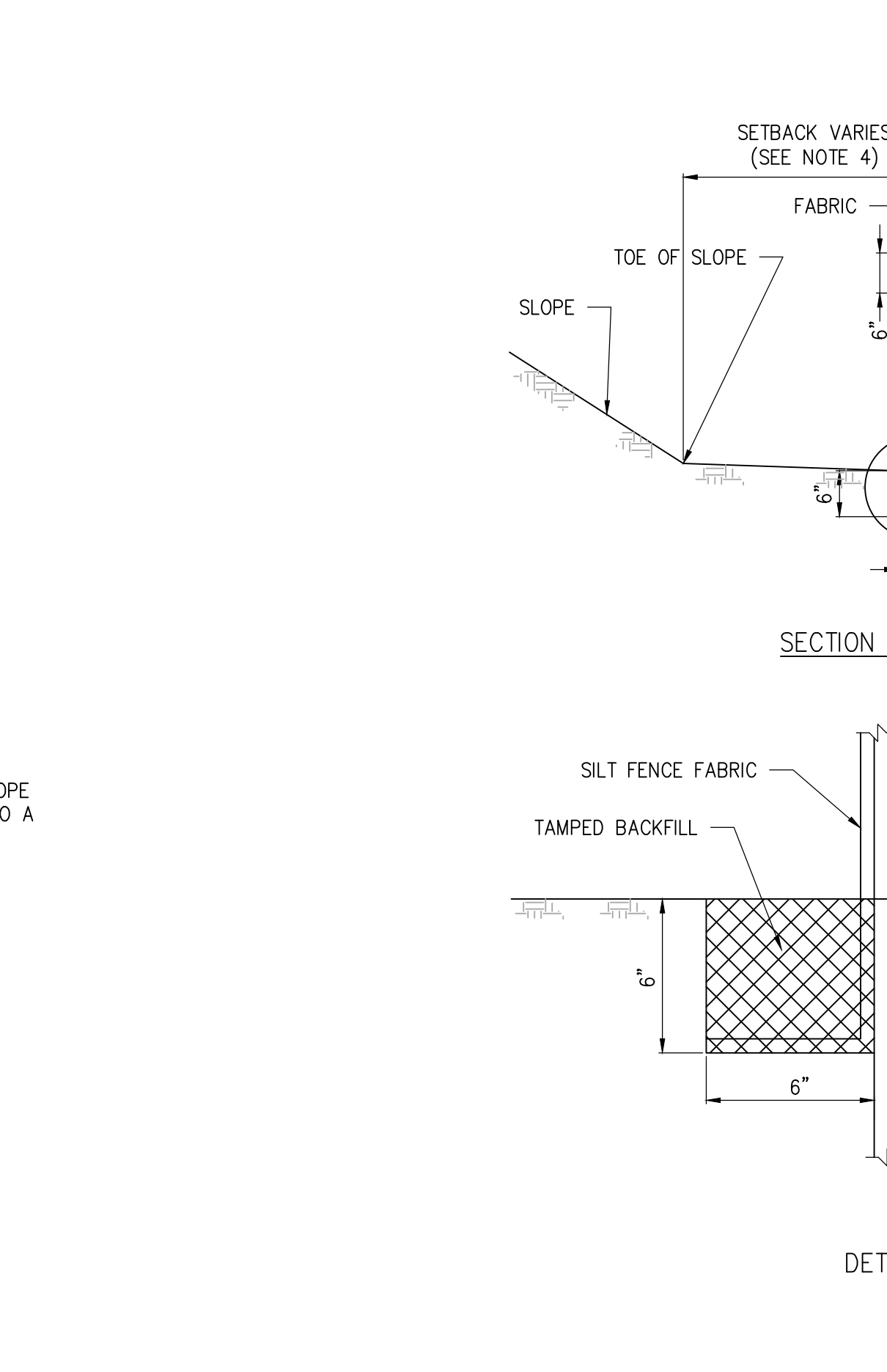
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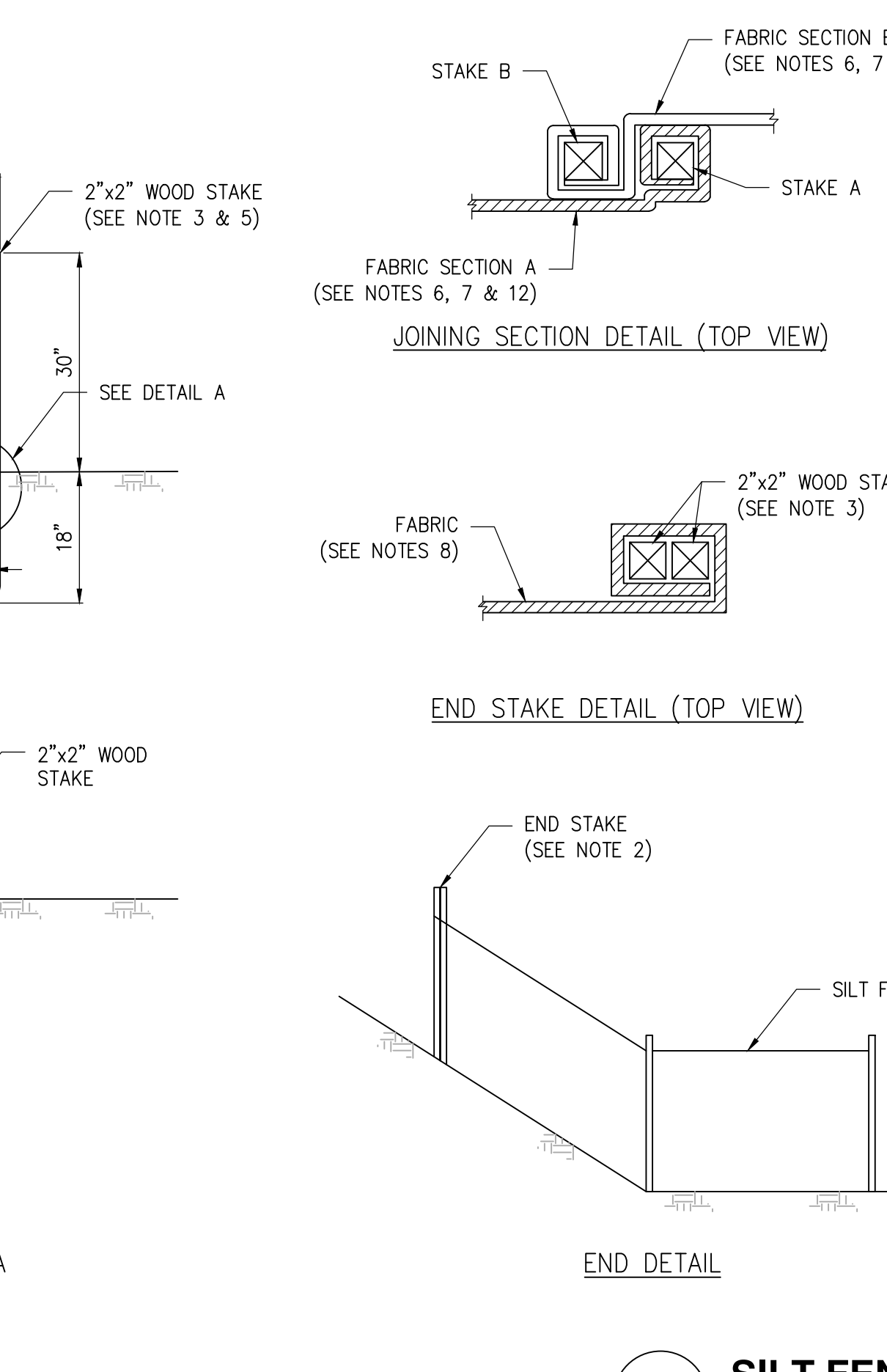
TC-1 STABILIZED COSNTRUCTION ENTRANCE/EXIT
N.T.S.



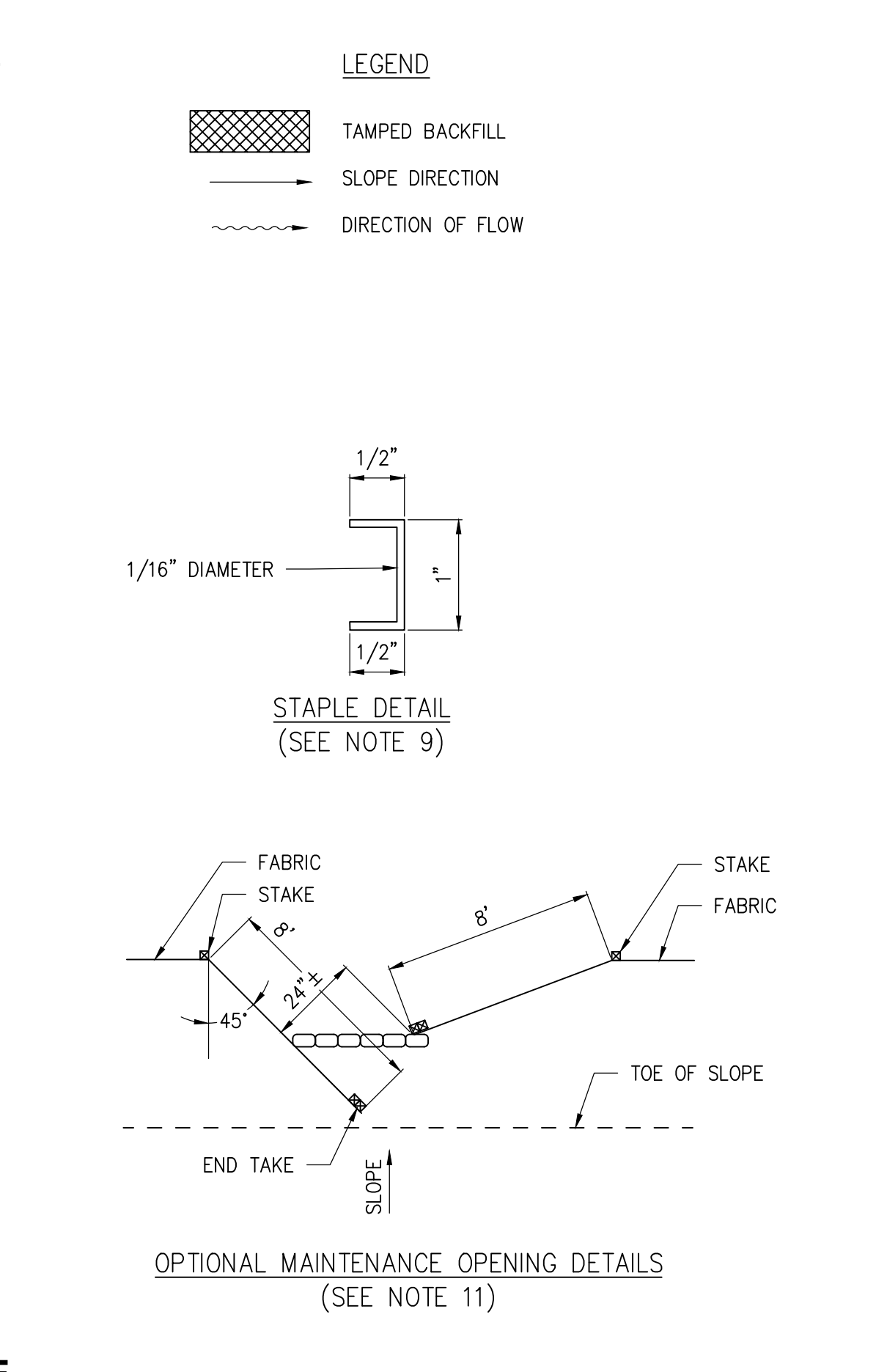
SE-5 FIBER ROLLS
N.T.S.



SE-10 SILT FENCE
N.T.S.



SE-10 SILT FENCE
N.T.S.



SE-10 SILT FENCE
N.T.S.

X:\2024\Projects\2024\Projects\2024\2024 Indian Creek Dammed Bar - Wmarr Group\CLAS-001\Drawings\Working Plan Set\04051_LC07.dwg 04/04/25 04:42 PM YounsangPraxis

WGA
ARCHITECTURE | INTERIORS

1250 COAST VILLAGE RD., STE. 1/J
SANTA BARBARA, CA 93108
805.969.5074 | WWW.WGARCH.COM

PRAXIS
Engineering
1009 Morro Street, Suite 205
San Luis Obispo, CA 93401
(805) 489-9900 | www.praxis-eng.com

Lu Residence
2234 Indian Creek Road
Diamond Bar, CA 91765

#	Date:	Description:
	09/12/24	1ST SUBMITTAL
	11/19/24	2ND SUBMITTAL
	01/31/25	3RD SUBMITTAL
	02/10/25	4TH SUBMITTAL
	03/18/25	5TH SUBMITTAL
	05/05/25	6TH SUBMITTAL
	06/24/25	7TH SUBMITTAL

Sheet Title:
EROSION CONTROL DETAILS

Project No. 24051
Drawn by: YR
Scale:
Date: 07/09/24
AS NOTED
Sheet No.

C-4.1

Page 50 of 93

LEGEND:

- CUT AREA (62%)
- FILL AREA (38%)

START: 0+00.00

END: 2+68.60

SCALE: 1"= 20'

Volume Report

Project: X:\02-Projects\09-2024 Projects\24051 - 2234 Indian Creek Diamond Bar
(Warner Group) C-LA\02-Civil\04-Drawings\Working Plan Set\24051_EW.dwg

Alignment: E-E
Sample Line Group: SLG-1
Start Sta: 0+60.000
End Sta: 2+10.000

Station	Cut Area (Sq.ft.)	Cut Volume (Cu.yd.)	Reusable Volume (Cu.yd.)	Fill Area (Sq.ft.)	Fill Volume (Cu.yd.)	Cum. Cut Vol. (Cu.yd.)	Cum. Reusable Vol. (Cu.yd.)	Cum. Fill Vol. (Cu.yd.)	Cum. Net Vol. (Cu.yd.)
0+60.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0+70.000	75.17	13.92	13.92	126.87	23.49	13.92	13.92	23.49	-9.57
0+80.000	179.11	47.09	47.09	327.93	84.22	61.01	61.01	107.72	-46.71
0+90.000	158.33	62.49	62.49	491.20	151.69	123.50	123.50	259.41	-135.91
1+00.000	202.70	66.86	66.86	540.10	190.98	190.36	190.36	450.39	-260.03
1+10.000	276.09	88.67	88.67	472.65	187.55	279.02	279.02	637.93	-358.91
1+20.000	568.51	156.41	156.41	113.74	108.59	435.43	435.43	746.52	-311.09
1+30.000	782.46	250.18	250.18	41.71	28.79	685.61	685.61	775.31	-89.70
1+40.000	890.94	309.89	309.89	28.29	12.96	995.50	995.50	788.27	207.23
1+50.000	959.69	342.71	342.71	17.34	8.45	1338.21	1338.21	796.72	541.49
1+60.000	704.12	308.11	308.11	150.67	31.11	1646.32	1646.32	827.84	818.49
1+70.000	638.96	248.72	248.72	169.65	59.32	1895.04	1895.04	887.15	1007.89
1+80.000	542.64	218.82	218.82	131.14	55.70	2113.86	2113.86	942.85	1171.00
1+90.000	210.25	139.43	139.43	64.27	36.19	2253.28	2253.28	979.04	1274.24
2+00.000	0.00	38.94	38.94	0.00	11.90	2292.22	2292.22	990.94	1301.28
2+10.000	0.00	0.00	0.00	0.00	0.00	2292.22	2292.22	990.94	1301.28

TOTAL EARTHWORK:

CISTERN

VOLUME= 1340 FT³ = 50 C.Y.

TOTAL SUMMARY

TOTAL CUT: 2292+50=2342 C.Y.
TOTAL FILL: 991 C.Y.

NET: 1351 C.Y. (EXPORT)

file:///C:/Users/YOSIMA~1/AppData/Local/Temp/QuantityReportTemp.html

111

Countour Length	
10.62	21.55
11.98	87.04
43.13	117.7
9.23	41.52
161.93	33.88
20.8	238.59
22.18	104.88
32.3	38.2
18.41	29
27.74	25.93
39.56	20.74
31.03	16.87
6.21	22.57
13.36	30
3.8	13.92
2.45	70.52
21.06	35.75
6.76	5.72
1.4	27.49
12.31	31.47
10.92	189.95
45.81	29.74
25.31	31.4
6.21	10.62
16.66	4.03
3.65	13.07
8.95	19.65
	2.72
Total Sum=	1928

I= 5 ft
L= 1928 ft
A= 1.207 ac
Slope= 18.3 %



Date:	Description:
09/12/24	1ST SUBMITTAL
11/19/24	2ND SUBMITTAL
01/31/25	3RD SUBMITTAL
02/10/25	4TH SUBMITTAL
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05/05/25	6TH SUBMITTAL
06/24/25	7TH SUBMITTAL

Sheet Title:

EARTHWORK EXHIBIT

Project No. 24051
Drawn by: YR
Scale: AS NOTED
Date: 07/09/24
Sheet No.

JUNE 25, 2025

LU RESIDENCE

0-029, LOT 63, TRACT 23483

ADDRESS: 2234 INDIAN CREEK RD, DIAMOND BAR, CA 91765

LANDSCAPE ARCHITECTURAL PLANNING REVIEW SUBMITTAL NO. PL 2024-82

SHEET LEGEND:	
L-0.0	COVER SHEET
L-1.0	OVERALL SITE PLAN
L-1.1	LAYOUT MATERIAL LEGEND
L-1.2	MATERIALS AND LAYOUT PLAN
L-1.3	POOL TERRACE ENLARGEMENT PLAN
L-1.4	SIDE YARDS ENLARGEMENT PLANS
L-1.5	DETAILS
L-1.6	DETAILS
L-1.7	DETAILS
L-2.0	PLANTING LEGEND
L-2.1	TREE PLANTING PLAN
L-2.2	SHRUB PLANTING PLAN
L-2.3	LIGHTING PLAN

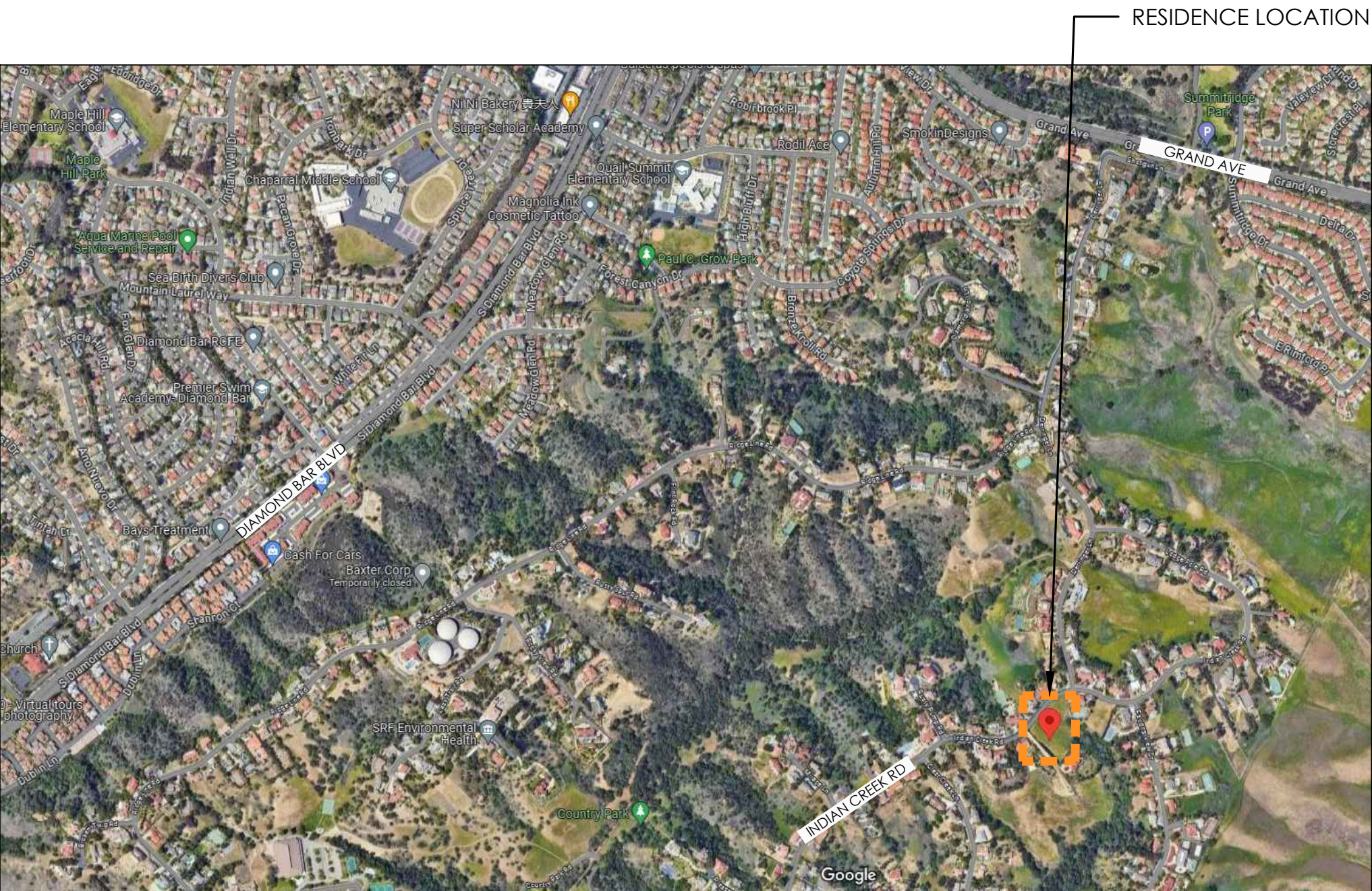
LU RESIDENCE
2234 INDIAN
CREEK RD.
DIAMOND BAR, CA
91765

WILLIAM & RENJIELYN LU
HOMEOWNERS

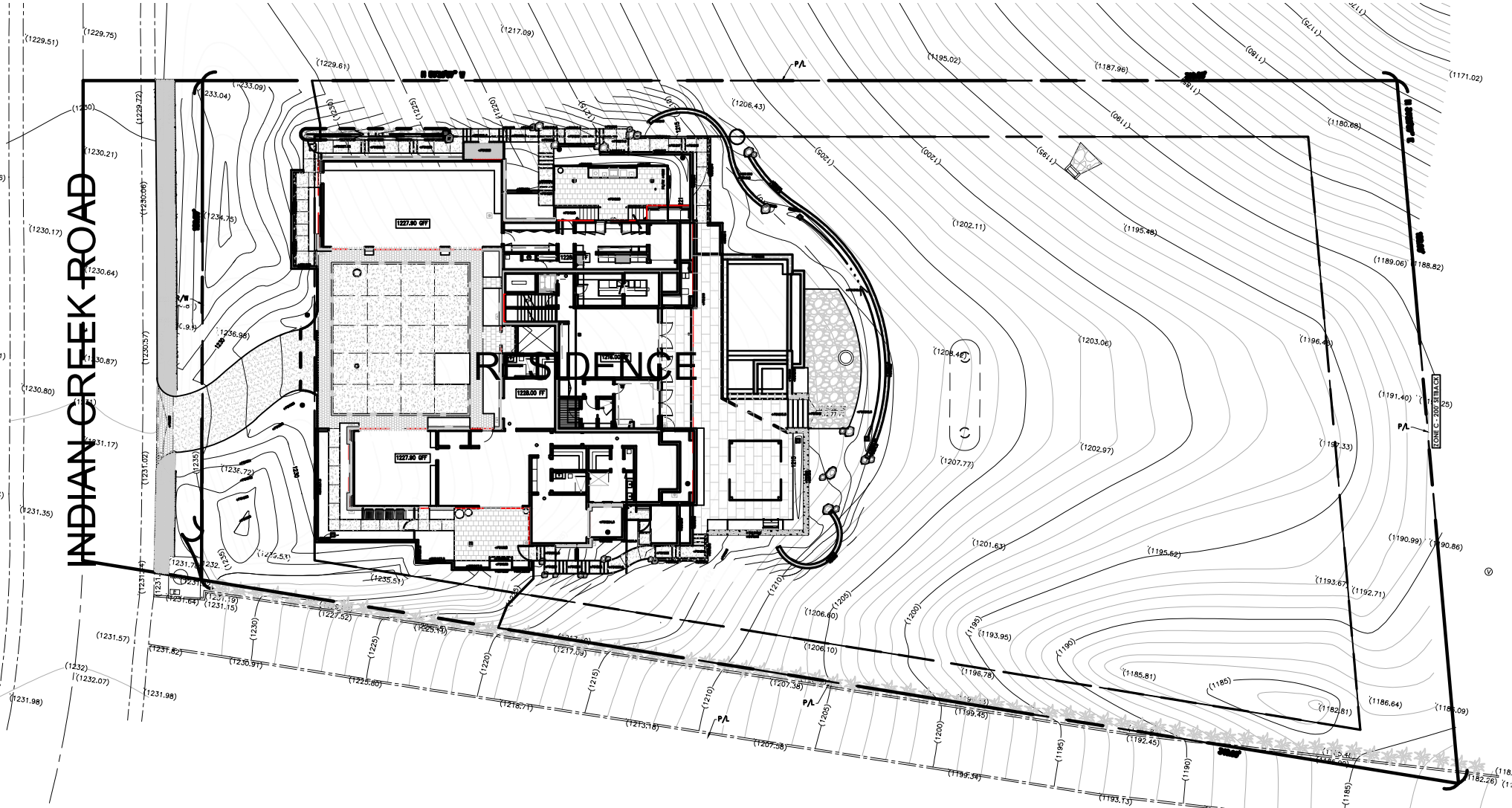


KARI M. BROONER
LANDSCAPE ARCHITECT #5621
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.446.4087

WWW.KMBDESIGNSTUDIO.COM
CONSULTANTS



LOCATION MAP



SITE PLAN

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION MEETING WITH THE CLIENT PRIOR TO COMMENCING WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE AND TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THE PLANS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION AND PROTECT FROM DAMAGE. UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE WORK PERFORMED BY OTHER CONTRACTORS ON SITE TO INSURE ORDERLY AND EFFICIENT EXECUTION AND COMPLETION. COORDINATE THE LOCATION AND INSTALLATION OF ELECTRICAL AND IRRIGATION SLEEVE LOCATIONS UNDER PAVING PRIOR TO COMMENCING WORK.
- DAMAGE TO ANY PORTION OF THE PROJECT'S EXISTING PAVING, CURBING OR OTHER HARDSCAPE ELEMENTS SHALL BE REPLACED IN A LIKE CONDITION AT THE CONTRACTOR'S EXPENSE. ANY DISCREPANCY BETWEEN THE PLANS AND THE CONDITIONS ON SITE SHALL BE REPORTED IN WRITING IMMEDIATELY TO THE OWNER'S REPRESENTATIVE. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- ALL DEBRIS SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS.
- CONTRACTOR TO PROVIDE ADEQUATE SURFACE DRAINAGE AWAY FROM HOMES. CONCRETE SURFACES SHALL DRAIN TOWARD NEAREST PLANTING AREA OR TO METAL DECK DRAINS AS NECESSARY.
- LEGAL PROPERTY LINES AND SETBACKS SHALL BE VERIFIED IN THE FIELD
- FURNISHINGS SHALL BE SELECTED & PURCHASED BY OWNER (TYP)

GRADING AND DRAINAGE NOTES:

- LANDSCAPE AREA DRAINS TO BE BLACK ATRIUM 8"-12" ROUND, LOCATED IN CENTER OF SHRUB/ GROUNDCOVER PLANTING BEDS & RAISED PLANTERS, REFER TO PLANTING PLAN TO COORDINATE DRAIN LOCATION AND PLANT MATERIAL.
- CONTRACTOR TO PROVIDE ALL GRADES FOR NATURAL RUNOFF OF WATER TO DRAINS WITHOUT LOW SPOTS OR POCKETS. ACCURATELY SET FLOW LINE GRADES AT 2%MINIMUM GRADIENT, ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED AWAY FROM THE BUILDING AND TO THE STREET IN AN APPROVED DEVICE AT 2% MINIMUM SLOPE.
- FINISH GRADES SHALL BE SMOOTH AND UNIFORM IN APPEARANCE, ALL PLANTING AREAS SHALL BE TRUE TO GRADE WITHIN ONE INCH WHEN TESTED IN ANY DIRECTION WITH L 0-FOOT STRAIGHTEDGE.

LANDSCAPE NOTE:

SITE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING REQUIREMENT PURSUANT TO DBCC SECTION 8.14

MATERIALS AND LAYOUT NOTES:

- REFER TO AS-BUILT DRAWINGS FOR HORIZONTAL AND VERTICAL LAYOUT OF ALL SITE WALLS, DRIVEWAYS, SERVICE ROADS, AND FIRE ACCESS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE FIELD.
- FOR FINAL DIMENSIONS OF BUILDINGS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF SITE ELEMENTS INCLUDING PAVEMENT, WALKS, WALLS, FOOTINGS AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SQUARE FOOTAGES ASSOCIATED WITH ALL PAVEMENT AND RELATED WORK.
- VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO BEGINNING WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WHERE DIMENSIONS ARE CALLED "EQUAL," ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES. OTHERWISE, DIMENSIONS TO CENTER LINES ARE INDICATED.
- ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT UNLESS OTHERWISE NOTED.
- INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, EXPANSION JOINTS SHOULD BE PLACED APPROXIMATELY EVERY 20 LF OR NO GREATER THAN 400SF OF PAVING.
- ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM. ALL CURVILINEAR SITE ELEMENTS SHALL BE STAKED IN THE FIELD FOR LANDSCAPE ARCHITECTS REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- STONE PAVING SHALL UTILIZE FULL STONE PIECES AND AVOID CUTTING. FINISH SURFACE OF STONES SHALL NOT HAVE GREATER THAN 1/8" VERTICAL DIFFERENCE AND MEET ADA SLIP RESISTANCE STANDARDS.

OPEN SPACE SQ FOOTAGE	
	SQ FT
TOTAL SITE AREA	54,218
TOTAL BUILDING FOOTPRINT	5,726
TOTAL HARDSCAPE AREA (IMPERVIOUS)	7,538
POOL	731
PROPOSED LANDSCAPE	22,627
EXISTING LANDSCAPE (UNDEVELOPED SLOPE & EXISTING HEDGE)	17,596
TOTAL LANDSCAPE AREA (EXISTING + PROPOSED)	40,090

OWNER:

WILLIAM AND RENJIELYN LU
2234 INDIAN CREEK ROAD
DIAMOND BAR, CA 91765

LANDSCAPE ARCHITECT:

KMB DESIGN STUDIO
27001 LA PAZ ROAD STE 266B
MISSION VIEJO, CA 92691
CONTACT: KARI M. BROONER
(949) 446-4087

ARCHITECT:

THE WARNER GROUP ARCHITECTS, INC.
424 32ND STREET
NEWPORT BEACH, CA 92663
CONTACT: MATT EWING
(949) 200-9357

CIVIL ENGINEER:

PRAXIS ENGINEERING
7350 EL CAMINO REAL, SUITE 202
ATASCADERO, CA 93422
CONTACT: YOSIMAR RAMOS
DIRECT: (805) 592-2112

STRUCTURAL ENGINEER:

--

SOIL ENGINEER:

--

SUBMITTALS & REVISIONS

DATE	DESCRIPTION
07-03-24	BID SET
9-16-24	HOA
11-14-24	HOA
11-20-24	HOA
1-31-25	PLANNING REVIEW SUBMITAL
2-07-25	PLANNING REVIEW SUBMITAL
03-18-25	PLANNING REVIEW SUBMITAL
03-27-25	PLANNING REVIEW SUBMITAL
05-12-25	PLANNING REVIEW SUBMITAL
06-25-25	PLANNING REVIEW SUBMITAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT
KMB
DRAWN
KMB
CHECKED
KMB
APPROVED
REGISTRATION

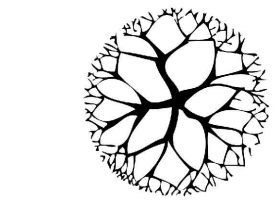
SHEET TITLE

COVER SHEET

06/25/2025
DATE

SHEET NO.

L-0.0
Page 53 of 92



KMB
DESIGN STUDIO



KARI M. BROONER
LANDSCAPE ARCHITECT #5621
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.444.4087
WWW.KMBDESIGNSTUDIO.COM
CONSULTANTS

SUBMITTALS & REVISIONS

DATE	DESCRIPTION
07-03-24	BID SET
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03-18-25	PLANNING REVIEW SUBMITTAL
03-27-25	PLANNING REVIEW SUBMITTAL
05-12-25	PLANNING REVIEW SUBMITTAL
06-25-25	PLANNING REVIEW SUBMITTAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DRAWN	KMB
CHECKED	KMB
APPROVED	KMB

SHEET TITLE

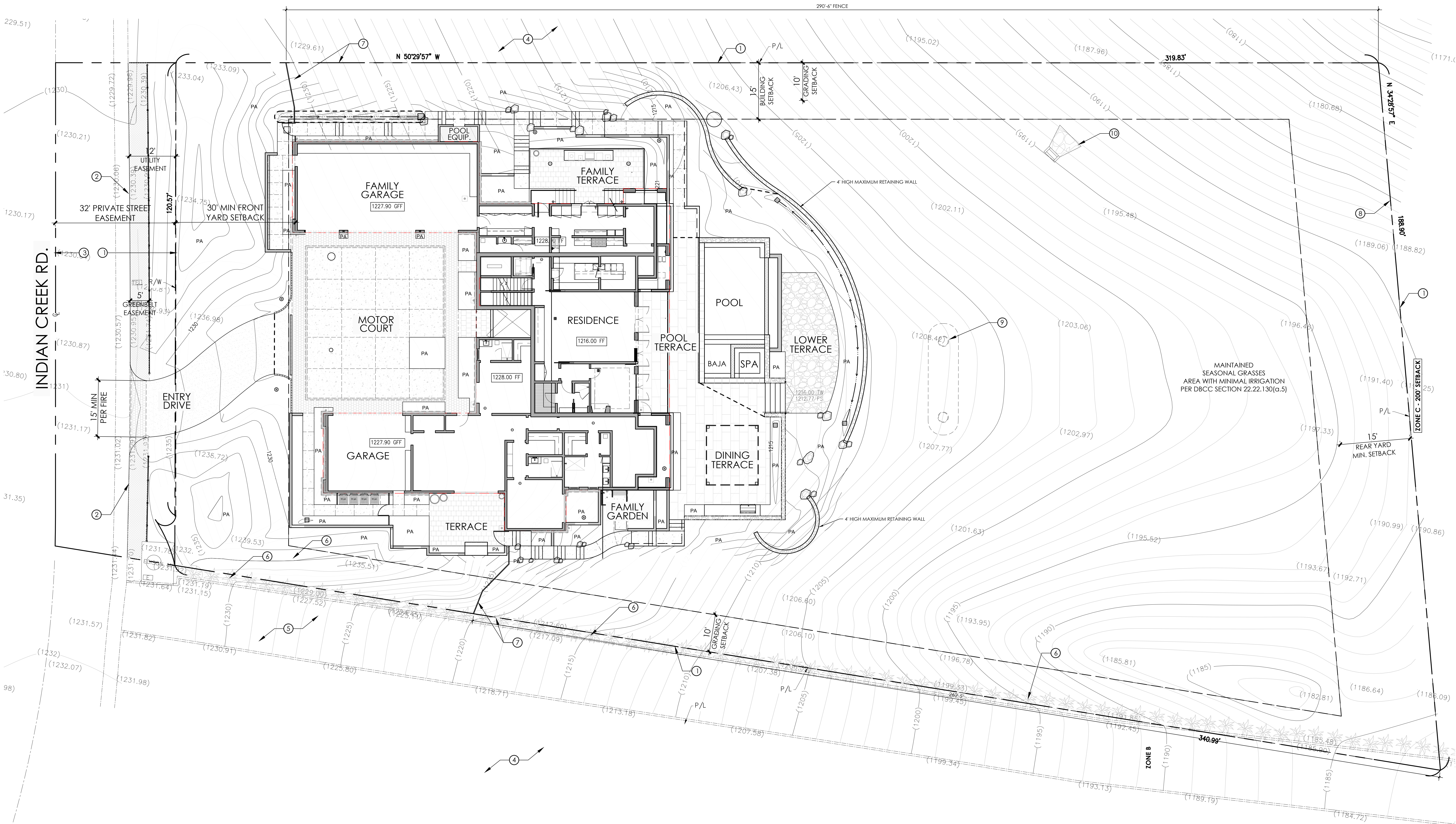
OVERALL
SITE PLAN

06/25/2025
DATE

SHEET NO.

L-1.0

Page 53 of 60



SITE PLAN: 1" = 10'-0"

KEY NOTES

1	PROPERTY LINE
2	EDGE OF PAVEMENT OF EXISTING STREET
3	CENTER LINE OF EXISTING STREET
4	ADJACENT LOTS / RESIDENTIAL
5	ADJACENT DRIVEWAY ACCESS TO OTHERS
6	EXISTING PODOCARPUS GRACILIOR TO REMAIN
7	PROPOSED PROPERTY LINE POOL ENCLOSURE FENCE
8	EXISTING METAL FENCE TO MEET POOL ENCLOSURE REQ.
9	CISTERN REFER TO CIVIL ENGINEER
10	DRAINAGE OUTLET / DISSIPATER REFER TO CIVIL ENGINEER

SYMBOL LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
CL	CENTER LINE	CL	CENTER LINE
EQ	EQUAL	EQ	EQUAL
PA	PLANTING AREA	PA	PLANTING AREA
R/P	RADIUS POINT	R/P	RADIUS POINT
TBD	TO BE DETERMINED	TBD	TO BE DETERMINED
TYP	TYPICAL	TYP	TYPICAL
---	CONTRACTION JOINT	---	CONTRACTION JOINT
---	ROOT BARRIER	---	ROOT BARRIER
---	CENTERLINE	---	CENTERLINE
TW	TOP OF WALL	TW	TOP OF WALL
BW	BOTTOM OF WALL	BW	BOTTOM OF WALL
FG	FINISH GRADE	FG	FINISH GRADE
FS	FINISH SURFACE	FS	FINISH SURFACE
(POB)	POINT OF BEGINNING	(POB)	POINT OF BEGINNING
ALIGN	ALIGN	ALIGN	ALIGN
27	CONSTRUCTION KEY NOTE:	27	CONSTRUCTION KEY NOTE:
P-2	CONSTRUCTION CALLOUT:	P-2	CONSTRUCTION CALLOUT:

PAVING								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
P-1	CONCRETE PAVING - SAWCUT	4" PEDESTRIAN PAVING	PER PLAN	NATURAL GRAY	TOP CAST #3	SAWCUT	PER CONTRACTOR	DETAIL -, SHEET L-1.5
P-2	CONCRETE PAVING AT DRIVEWAY	6" VEHICULAR PAVING	PER PLAN, 3/8" TOP SEED PEBBLE	NATURAL GRAY	TOP CAST #5	SAWCUT	PER CONTRACTOR	DETAIL -, SHEET L-1.5
P-3	CONCRETE PAVING AT MOTOR COURT	6" VEHICULAR PAVING	PER PLAN	NATURAL GRAY	TOP CAST #5	SAWCUT	PER CONTRACTOR	DETAIL -, SHEET L-1.5
P-4	PORCELAIN PAVERS	MONOCIEC PORCELAIN PAVES (PIETRE NATURALI)	20" X39" X 20 MM	AMALFI	GRIP	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL -, SHEET L-1.5
P-5	STONE PAVING	STONE COBBLE PAVER SET ON CONCRETE	4" X 8"	GRAY SANDSTONE	TUMBLLED	POLYMEIC SAND	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL -, SHEET L-1.5
P-6	STONE PAVING	STONE TILE PAVER SET ON CONCRETE	12" X 24", 1/2" T	GREYFELK PEWTER	THERMALED	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL -, SHEET L-1.5
P-7	STONE PAVING	RANDOM FLAGSTONE SET ON CONCRETE	RANDOM, 2"+/-	TUMBLLED STERLING SILVER	NATURAL	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL -, SHEET L-1.5
P-8	SMOOTH PEBBLE AT EDGE OF HOUSE	PEBBLE	3/4"	GLACIER	NATURAL		SOUTHWEST BOULDER WWW.SOUTHWESTBOULDER.COM	DETAIL -, SHEET L-1.5
P-9	ARTIFICIAL TURF	ARTIFICIAL TURF AT DRIVEWAY	PER PLAN	TBD	PER MANUF.	--	TIGER TURF ARTIFICIAL TURF WAREHOUSE WWW.TIGERTURF.COM	DETAIL -, SHEET L-1.5
P-10	LANDSCAPE EDGING	PERMASTRIP ALUMINUM EDGING	18" X4", 18" X 6"	BLACK	MILL		PERMALOC OR SIMILAR JOHN DEERE SUPPLY	DETAIL -, SHEET L-1.5
P-11	GRAVEL PAVING	SMOOTH PEBBLE	3/8"	SALT AND PEPPER	CRUSHED, NATURAL	COORDINATE DRAINAGE	SOUTHWEST BOULDER WWW.SOUTHWESTBOULDER.COM	DETAIL -, SHEET L-1.5
P-12	CURB	STONE COBBLE CURB	4" X 8"	GRAY SANDSTONE	TUMBLLED	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL -, SHEET L-1.5
P-13	BOULDERS	LANDSCAPE BOULDERS	APPROX. 18" - 42"	BAJA CRESTA GRAY	NATURAL	FIELD LOCATE W/ LANDSCAPE ARCHITECT	SOUTHWEST BOULDER WWW.SOUTHWESTBOULDER.COM	DETAIL -, SHEET L-1.5
P-14	STABILIZED DECOMPOSED GRANITE	DECOMPOSED GRANITE	MIN. 2.5" THICK LAYER 1" MINUS IN SIZE	DESERT GOLD	NATURAL	-	SOUTHWEST BOULDER WWW.SOUTHWESTBOULDER.COM	DETAIL -, SHEET L-1.5

POOL AND SPA								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
PL-1	WATERLINE TILE	PORCELAIN	3" X 9"	BLUE	GLOSSY	TBD	FELIPE SANCHEZ MISSION TILE WEST 949-515-8453	--
PL-2	POOL COPING	STONE COPING	3" X 16" W, PER PLAN	GREYFELK PEWTER	THERMALED TOP AND EASED EDGE	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	--
PL-3	POOL FINISH	RADIANT MICRO FUSION	MICRO	MIDNITE	PER MANUF.	--	FINEST FINISH BLENDS UNIVERSAL CEMENT WWW.FINESTFINISHPOOLS.COM	--
PL-4	LOWER WATER BASIN	WATERLINE TILE W/ MICRO RADIANT FUSION FINISH	PER PLAN/ DETAIL	MIDNITE	PER MANUF.	GROUT TBD	FINEST FINISH BLENDS UNIVERSAL CEMENT WWW.FINESTFINISHPOOLS.COM	--
PL-5	INFINITY WATER EDGE WALL	PORCELAIN	PER PLAN/ DETAIL	BLUE	GLOSSY	--	PER POOL CONTRACTOR	--
PL-6	BAJA LEDGE	RADIANT FUSION FINISH	PER PLAN	MIDNITE	PER MANUF.		FINEST FINISH BLENDS UNIVERSAL CEMENT WWW.FINESTFINISHPOOLS.COM	--
PL-7	POOL STEPS	RADIANT FUSION FINISH	PER PLAN	MIDNITE	PER MANUF.		FINEST FINISH BLENDS UNIVERSAL CEMENT WWW.FINESTFINISHPOOLS.COM	--
PL-8	LOWER WATER BASIN COPING	STONE COPING	2" X 12" W, PER PLAN	GREYFELK PEWTER	THERMALED TOP AND EASED EDGE	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	--
PL-9	POOL BOND BEAM WALL	THIN STONE VENEER WRAPPED EXPOSED BOND BEAM WALL	PER PLAN	PEARL OYSTER	RUBBLE, NATURAL	GROUT TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	--

FENCE AND GATE								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
F-1	PERIMETER POOL FENCE	METAL SIDEYARD FENCE	5'H PER PLAN	POWDERCOATED METAL: BLACK 20%	METAL: 20% GLOSS	TO MEET POOL CODE	PER CONTRACTOR	DETAIL 4, SHEET L-1.4
F-2	NEIGHBORHOOD DECORATIVE FENCE	MODERN WOOD SPLIT RAIL FENCE	42" H, PER PLAN	TO MATCH ARCHITECTURE	STAINED & SEALED	PER HOA, TO MATCH ARCHITECTURE	PER CONTRACTOR	DETAIL 4, SHEET L-1.4
F-3	OUTDOOR SHOWER PRIVACY FENCE	CUSTOM WOOD FENCE	6 H, PER PLAN	TO MATCH ARCHITECTURE	STAINED & SEALED	TO MATCH ARCHITECTURAL SCREEN	PER CONTRACTOR	DETAIL -, SHEET L-
G-1	SIDEYARD GATES	CUSTOM WOOD AND METAL ENTRY GATES	5'H PER PLAN AND DETAIL	TBD	METAL: TBD WOOD: TBD	--	PER CONTRACTOR	DETAIL 3, SHEET L-1.4
G-2	SELF CLOSING & SELF LATCHING POOL GATE	METAL GATE	5'H PER PLAN	POWDERCOATED METAL: BLACK 20%	METAL: 20% GLOSS	TO MEET POOL CODE	PER CONTRACTOR	DETAIL 5, SHEET L-1.4

STAIRS AND WALLS								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
S-1	CONCRETE STAIRS AT SIDEYARD	POURED IN PLACE CONCRETE STAIRS	6" H TYP STAIR, PER PLAN	NATURAL GRAY	TOP CAST #3	-	PER CONTRACTOR	DETAIL 13, SHEET L-1.6
S-2	CONCRETE STAIRS WITH BOULDERS AT SIDEYARD	POURED IN PLACE CONCRETE STAIRS WITH BOULDERS	6" H TYP STAIR, PER PLAN, BOULDERS SIZE TBD	NATURAL GRAY	TOP CAST #3	-	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 14, SHEET L-1.6
S-3	GARDEN STAIRS	WOOD LANDSCAPE TIMBER STAIRS WITH DG	14" W STAIR TREADS, WITH 1/2" STONE WALL, PER DETAIL	OMIT	CHATTED TOP AND EDGE	STONE TREAD FACE	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 15, SHEET L-1.7
S-4	STAIRS AT POOL TERRACE	POURED IN PLACE CONCRETE STAIRS W/ STONE STAIR TREAD	16" W STONE STAIR TREADS, WITH 6" STONE TREAD FACE, PER DETAIL	TBD	CHATTED TOP AND EDGE	STONE TREAD FACE	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 19, SHEET L-1.8
W-1	RETAINING PLANTER WALL AT POOL TERRACE	CMU BLOCK WITH STUCCO FINISH OR BOARD FORMED	PER PLAN 18" MIN TO 4' MAX	STUCCO TO MATCH ARCHITECTURE CONCRETE: NATURAL GRAY	STUCCO TO MATCH ARCHITECTURE CONCRETE BOARDFORM	CONTRACTOR TO COORDINATE WATERPROOFING, DRAINAGE AND ENGINEERING	PER CONTRACTOR	DETAIL 18, SHEET L-1.7
W-2	RETAINING WALL WITH CAP	CMU BLOCK WITH STUCCO FINISH AND STONE CAP	PER PLAN 18" MIN TO 4' MAX	STUCCO TO MATCH ARCHITECTURE CAP: GREYFELK PEWTER	STUCCO TO MATCH ARCHITECTURE STONE GREYFELK PEWTER	CONTRACTOR TO COORDINATE WATERPROOFING, DRAINAGE AND ENGINEERING	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 18, SHEET L-1.7
W-3	STONE RETAINING WALL	CMU BLOCK WRAPPED WITH THIN STONE VENEER	PER PLAN 2' MIN TO 4' MAX	STONE: PEARL OYSTER RUBBLE	STONE: NATURAL RUBBLE VENEER	CONTRACTOR TO COORDINATE WATERPROOFING, DRAINAGE AND ENGINEERING	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 24, SHEET L-1.6
W-4	BOULDER WALL	BATTERED NATURAL BOULDER GRAVITY WALL	3' H MAX, PER PLAN	BOULDERS: BAJA CRESTA GRAY	NATURAL	CONTRACTOR TO COORDINATE DRAINAGE AND ENGINEERING	SOUTHWEST BOULDER & STONE	--

PILASTER								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
PS-1	PILASTER	CMU BLOCK WITH THIN STONE VENEER	6" H PER PLAN	PEARL OYSTER	RUBBLE VENEER	GROUT: TBD	GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 3, SHEET L-1.4

METAL								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
GR-1	GUARDRAIL	METAL GUARDRAIL	42" H	POWDERCOATED METAL: BLACK 20%	METAL: 20% GLOSS	REFER TO STRUCTURAL ENGINEER	PER CONTRACTOR	DETAIL 10, SHEET L-1.5
M-1	METAL HANDRAIL AT FAMILY TERRACE	CUSTOM METAL HANDRAIL	36" H	POWDERCOATED METAL: BLACK 20%	METAL: 20% GLOSS	REFER TO STRUCTURAL ENGINEER	PER CONTRACTOR	DETAIL 15, SHEET L-1.7

SITE FEATURES								
KEY	ITEM	MATERIAL	SIZE	COLOR	FINISH	REMARKS	VENDOR	DETAIL
SF-1	BUILT IN BBQ COUNTER AT POOL TERRACE	CMU BLOCK WITH STUCCO COUNTER FINISH: SLAB COUNTERTOP APPLIANCES: BBQ, BURNERS, FRIDGE, SINK, STORAGE	PER PLAN/DETAIL TOP & BOTTOM SAWN W/ SNAPPED ENDS, 3-5-7-9-11	COUNTER: MANUFACTURED SLAB OR PIP CONCRETE STUCCO FINISH TO MATCH ARCHITECTURE	COUNTER: MATTE STUCCO TO MATCH ARCHITECTURE	HOMEOWNER TO PROVIDE APPLIANCES CONTRACTOR TO INSTALLATION OF APPLIANCES, GAS AND ELECTRIC	TBD	DETAIL 1, SHEET L-1.4
SF-2	BUILT IN BBQ COUNTER AT FAMILY TERRACE	CMU BLOCK WITH THIN STONE FINISH AND MANUFACTURED COUNTERTOP SLAB APPLIANCES: BBQ, HIBACHI, STORAGE	PER PLAN/DETAIL STONE: RUBBLE THIN VENEER	STONE VENEER: PEARL OYSTER COUNTER: MANUFACTURED SLAB OR PIP CONCRETE	STONE: TUMBLLED RUBBLE COUNTER: MATTE	HOMEOWNER TO PROVIDE APPLIANCES CONTRACTOR TO COORDINATE LIGHTING	STONE: GREG DRAZIL MODERN BUILDERS SUPPLY 949-254-4962	DETAIL 1, SHEET L-1.4
SF-3	FIREPLACE	CMU BLOCK W/ THIN STONE VENEER FIREPLACE AND HEARTH SEAT WITH STONE CAP	PER PLAN AND DETAIL	STONE VENEER: PEARL OYSTER STONE CAP: LANNON PEWTER	TBD	REFER TO STRUCUTRAL ENGINEERS DETAILS	PER CONTRACTOR	DETAIL 23, SHEET L-1.7
SF-4	FREESTANDING SHADE STRUCTURE	POWDERCOATED ALUMINUM	9' H, PER PLAN	BLACK TO MATCH ARCHITECTURE	POWDERCOAT, BLACK	REFER TO STRUCUTRAL ENGINEERS DETAILS, COORDINATE ELECTRICAL	PER CONTRACTOR	--
SF-5	FIRE PIT	MADEFORM CONCRETE CUSTOM COLOR	48" ROUND	CUSTOM COLOR	SMOOTH		MADEFORM ANDREW NOBLE 949-933-9536	DETAIL 3, SHEET L-1.8
SF-6	POTS	TBD	TBD	TBD	--	COORDINATE DRAINAGE & IRRIGATION	--	--



THIN STONE WALL & PILASTER VENEER
COLOR: PEARL OYSTER
FINISH: TUMBLLED, RUBBLE



DRIVEWAY STONE COBBLE PAVING (4X8)
COLOR: GRAY SANDSTONE
FINISH: TUMBLLED



DRIVEWAY AND WALKWAY CONCRETE PAVING
COLOR: NATURAL GRAY
FINISH: TOP CAST



STONE TILE PAVING & WALL CAP
COLOR: GREYFELK PEWTER
FINISH: FLAMED



POOL TERRACE PORCELAIN PAVING
COLOR: AMALFI
FINISH: GRIP



SMOOTH PEBBLE
COLOR: GLACIER
FINISH: TUMBLLED

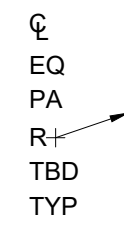
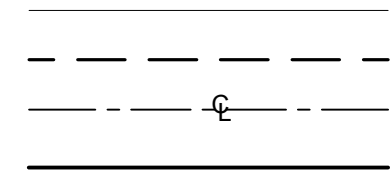
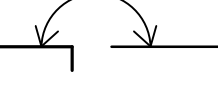
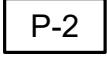


NATURAL BOULDER WALL
COLOR: BAJA CRESTA GRAY
FINISH: NATURAL TUMBLLED



FLAGSTONE PAVING
COLOR: TUMBLLED STERLING SILVER
FINISH: TUMBLLED

SYMBOL LEGEND:

SYMBOL	DESCRIPTION
	CENTER LINE EQUAL PLANTING AREA RADIUS POINT TO BE DETERMINED TYPICAL
	CONTRACTION JOINT ROOT BARRIER CENTERLINE PROPERTY LINE
	POINT OF BEGINNING
	TOP OF WALL
	BOTTOM OF WALL
	FINISH GRADE
	FINISH SURFACE
	ALIGN
	CONSTRUCTION KEY NOTE:
	CONSTRUCTION CALLOUT:

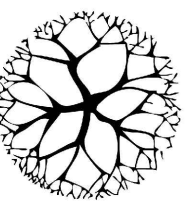
KEY NOTES

1	PROPERTY LINE
2	EDGE OF PAVEMENT OF EXISTING STREET
3	CENTER LINE OF EXISTING STREET
4	ADJACENT LOTS / RESIDENTIAL
5	ADJACENT DRIVEWAY ACCESS TO OTHERS
6	EXISTING PODOCARPUS GRACILIOR TO REMAIN
7	PROPOSED PROPERTY LINE POOL ENCLOSURE FENCE
8	EXISTING ROD IRON FENCE TO MEET POOL ENCLOSURE REQ.
9	CISTERN REFER TO CIVIL ENGINEER
10	DRAINAGE OUTLET / DISSIPATER REFER TO CIVIL ENGINEER

★ NOTE:
PILASTER FOR COURTYARD GATES PART OF "OPEN FENCE"
GATE WILL BE CONSTRUCTED OF OPEN METAL AND COMPOSITE WOOD.

LU RESIDENCE
2234 INDIAN
CREEK RD.
DIAMOND BAR, CA
91765

WILLIAM & RENJIELYN LU
HOMEOWNERS



KMB
DESIGN STUDIO



KARI M. BROONER
LANDSCAPE ARCHITECT #5621
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.446.4087
WWW.KMBDESIGNSTUDIO.COM
CONSULTANTS

SUBMITTALS & REVISIONS

DATE	DESCRIPTION
07-03-24	BID SET
9-16-24	HOA
11-14-24	HOA
11-20-24	HOA
1-31-25	PLANNING REVIEW SUMMITAL
2-07-25	PLANNING REVIEW SUMMITAL
03-18-25	PLANNING REVIEW SUMMITAL
03-27-25	PLANNING REVIEW SUMMITAL
05-12-25	PLANNING REVIEW SUMMITAL
06-25-25	PLANNING REVIEW SUMMITAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DRAWN	KMB
CHECKED	KMB
APPROVED	KMB

REGISTRATION
SHEET TITLE

LAYOUT MATERIAL
LEGEND

06/25/2025
DATE
SHEET NO.

KEY NOTES	
9	CISTERN REFER TO CIVIL ENGINEER
10	DRAINAGE OUTLET / DISSIPATER REFER TO CIVIL ENGINEER

LU RESIDENCE
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CREEK RD.
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05-12-25	PLANNING REVIEW SUBMITTAL
06-25-25	PLANNING REVIEW SUBMITTAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT

KMB

DESIGN

KMB

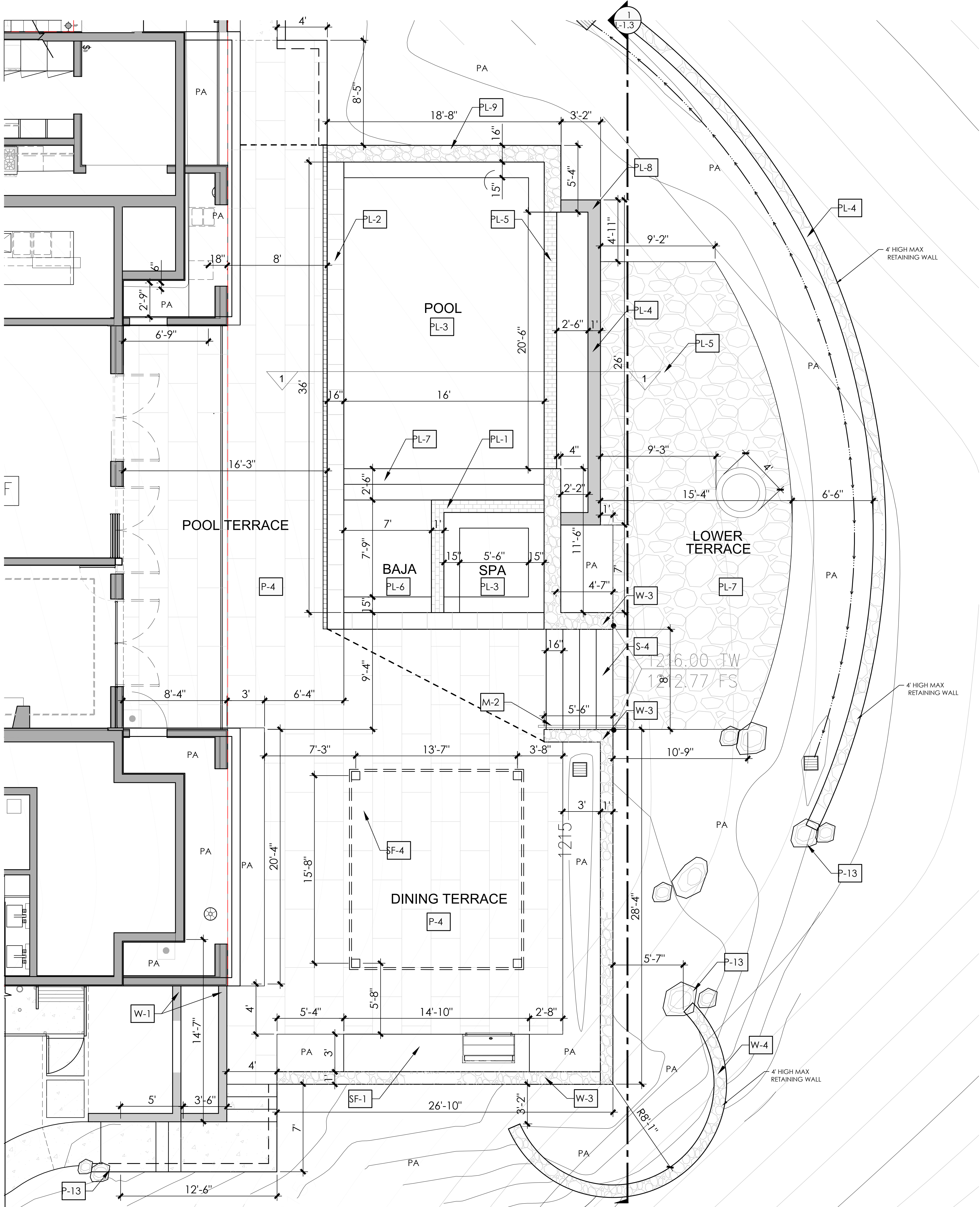
CHECKED

KMB

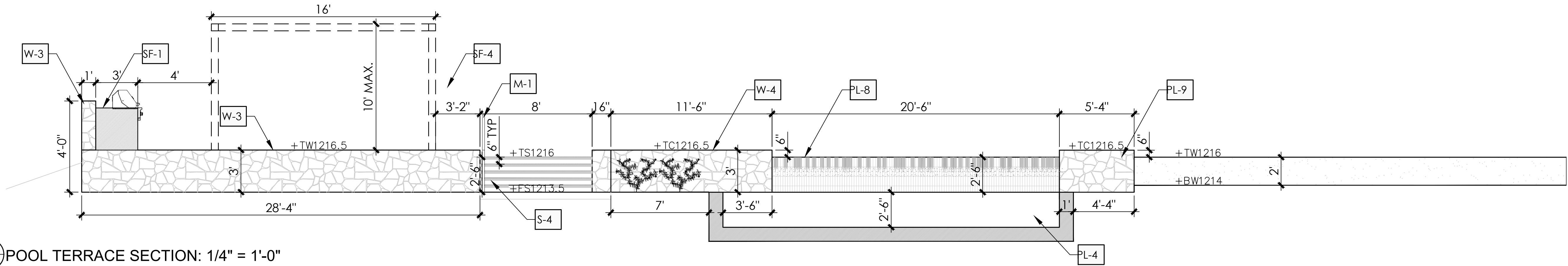
APPROVED

REGISTRATION

LAYOUT MATERIAL
PLAN (FRONT)



POOL TERRACE ENLARGEMENT PLAN: 1/4" = 1'-0"



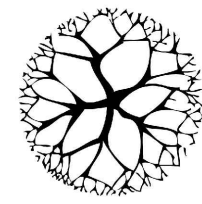
POOL TERRACE SECTION: 1/4" = 1'-0"

SYMBOL LEGEND:

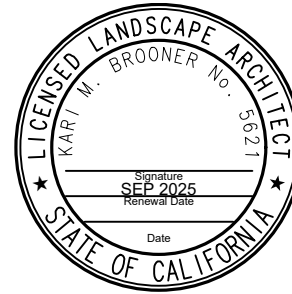
SYMBOL	DESCRIPTION
CL	CENTER LINE
EQ	EQUAL
PA	PLANTING AREA
R	RADIUS POINT
TBD	TO BE DETERMINED
TYP	TYPICAL
---	CONTRACTION JOINT
---	ROOT BARRIER
---	CENTERLINE
---	PROPERTY LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISH GRADE
FS	FINISH SURFACE
(POB)	POINT OF BEGINNING
ALIGN	ALIGN
27	CONSTRUCTION KEY NOTE:
P-2	CONSTRUCTION CALLOUT:

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06-25-25	PLANNING REVIEW SUMMITAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DRAWN	KMB
CHECKED	KMB
APPROVED	KMB
VEGETATION	

SHEET TITLE

POOL
ENLARGEMENT

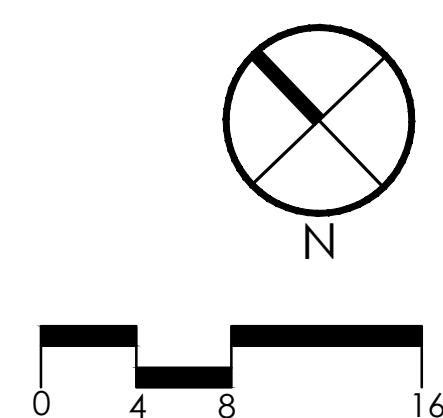
06/25/2025
DATE

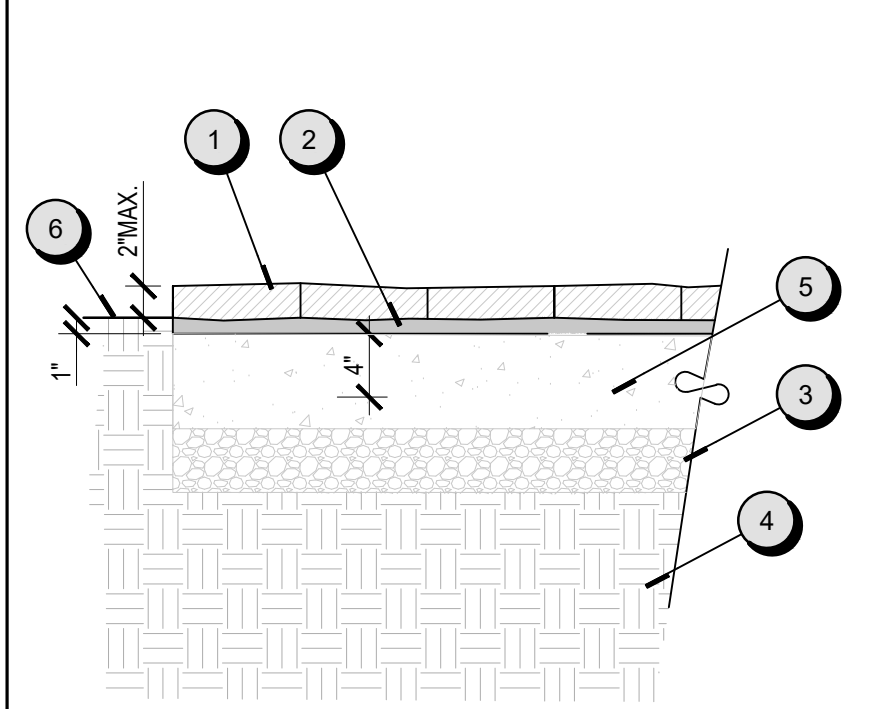
SHEET NO.

L-1.3
Page 56 of 60



L-1.4



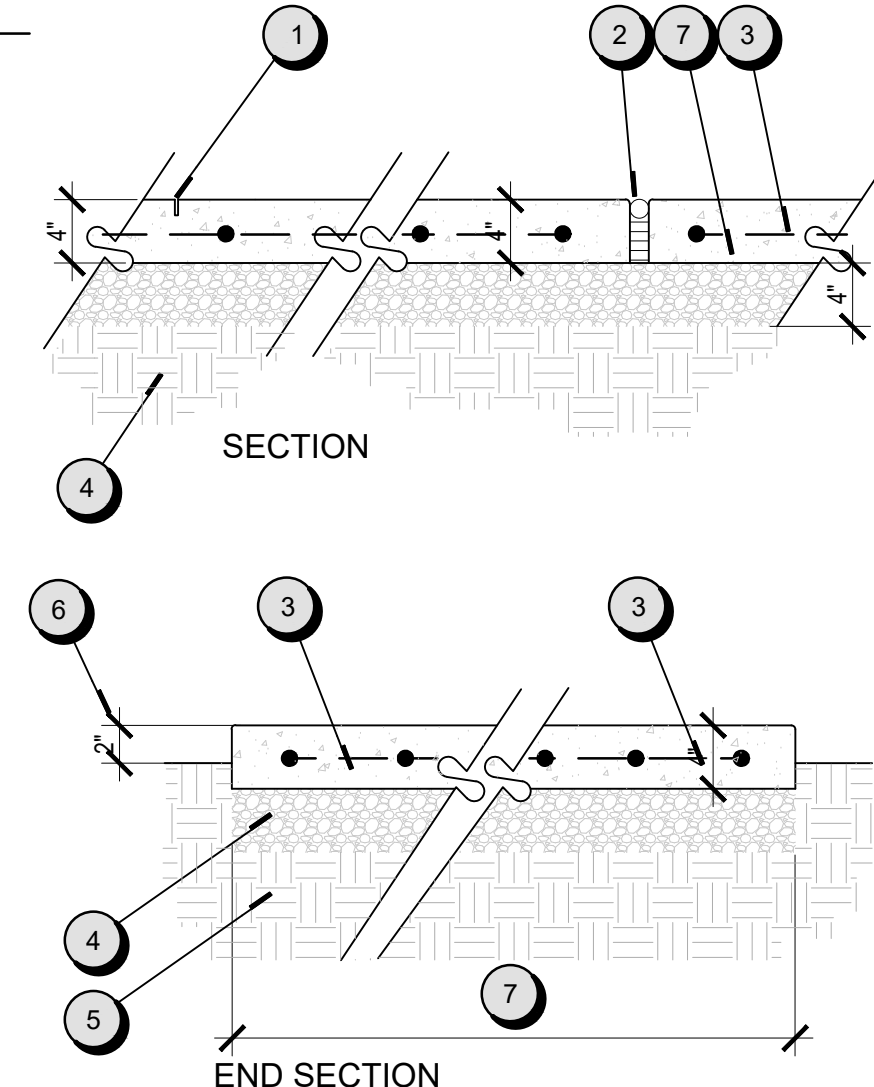


- DETAIL LEGEND**
- 1 4"x8" STONE COBBLE PAVER PER FINISH SCHEDULE
 - 2 1" THICK SAND SETTING BED
 - 3 4" MIN CLASS II BASE PER SOILS REPORT
 - 4 COMPACTED SUBGRADE PER SOILS REPORT
 - 5 6" MIN. CONCRETE SUBBASE
 - 6 FINISH GRADE PER PLAN

SCALE: 1"=1'-0"

STONE COBBLE PAVER

- DETAIL LEGEND**
- 1 3/16" SAWCUT CONTROL JOINT, 1/4" DEPTH OF PROPOSED CONCRETE, 5' O.C. UNLESS NOTED.
 - 2 3/8" - 3/4" EXPANSION JOINT, 1/4" RADIUS EDGE, 15' O.C. OR WHERE ABUTTING STRUCTURES, WATER FEATURES, WALLS, STEPS OR OTHER MAJOR DESIGN FEATURES.
 - 3 4" NOMINAL CONCRETE PAVING, COLOR AND FINISH PER MATERIALS LEGEND. MIN DESIGN SHALL BE 3,000 PSI VERIFY GEOTECHNICAL REPORT.
 - 4 4" MIN. CLASS II AGGREGATE BASE
 - 5 COMPACTED SUB-GRADE PER SOILS REPORT
 - 6 FINISH GRADE 2" @ SHRUB AREAS
 - 7 WIDTH PER PLANS
 - 8 3/8" STEEL, 18" O.C. E.W. - VERIFY SOIL ENGINEER'S RECOMMENDATIONS AND 'R' VALUE TESTING.

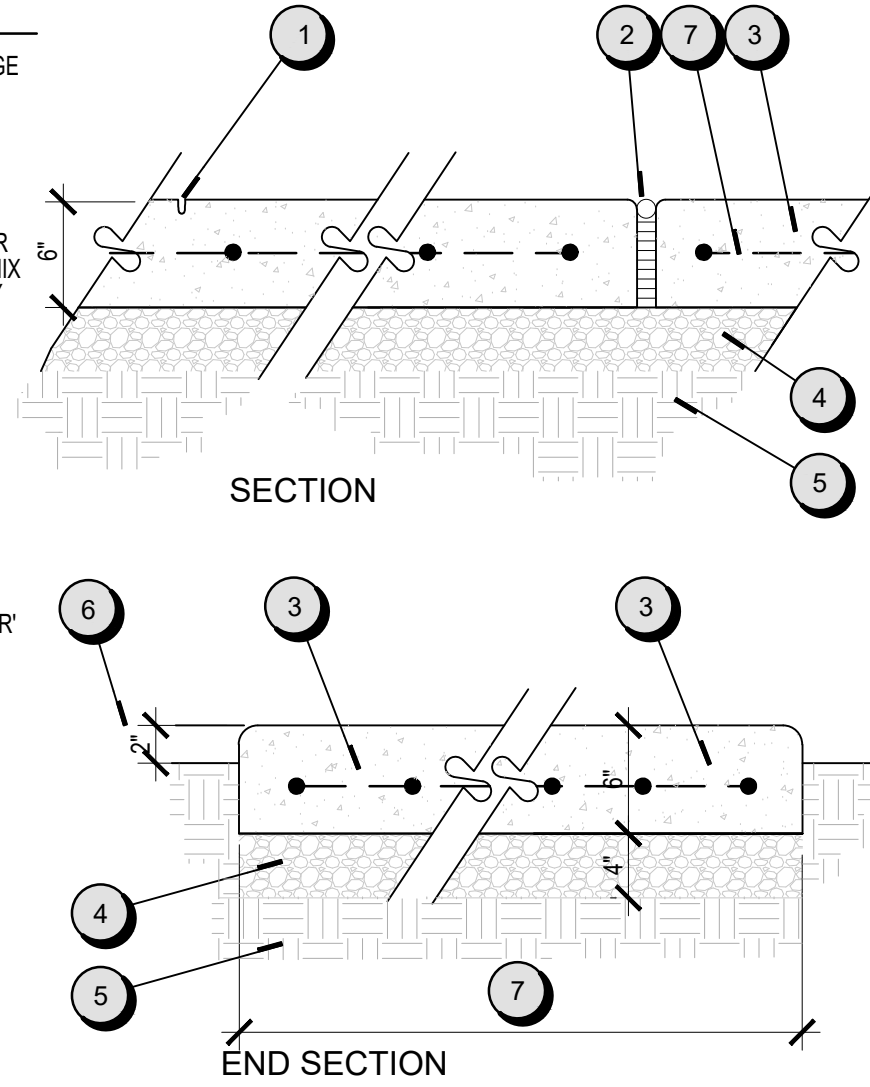


SCALE: 1"=1'-0"

CONCRETE PAVING - PEDESTRIAN

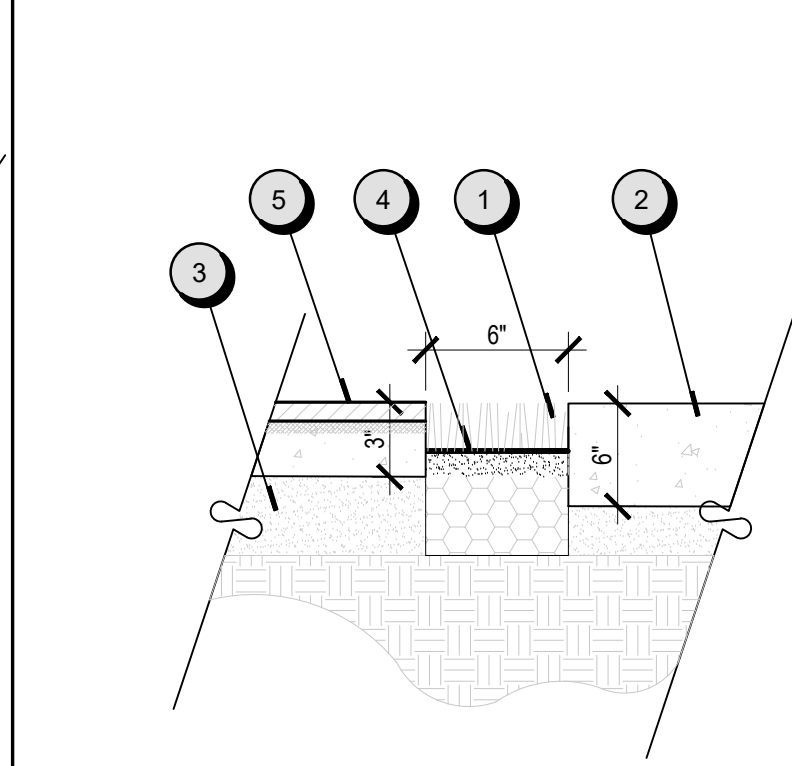
- DETAIL LEGEND**
- 1 CONTROL JOINT 1/2" RADIUS TOOLED EDGE 7" DEEP, 5' O.C. UNLES NOTED.
 - 2 1" FOAM EXPANSION JOINT 1/2" RADIUS TOOLED EDGE 15' O.C. OR WHERE ABUTTING STRUCTURES.
 - 3 4" NOMINAL CONCRETE PAVING, COLOR AND FINISH PER MATERIALS LEGEND. MAX DESIGN SHALL BE 4,000 PSI MIN. VERIFY GEOTECHNICAL REPORT.
 - 4 4" MIN. CLASS II AGGREGATE BASE
 - 5 COMPACTED SUB-GRADE PER SOILS REPORT
 - 6 FINISH GRADE 2" @ SHRUB AREAS
 - 7 WIDTH PER PLANS
 - 8 3/8" STEEL, 18" O.C. E.W. - VERIFY SOIL ENGINEER'S RECOMMENDATIONS AND 'R' VALUE TESTING.

NOTE: CONTRACTOR SHALL INSTALL EXPANSION JOINTS WHERE PAVING MEETS ARCHITECTURAL ELEMENTS OR OTHER HARDSCAPE FEATURES



SCALE: 1"=1'-0"

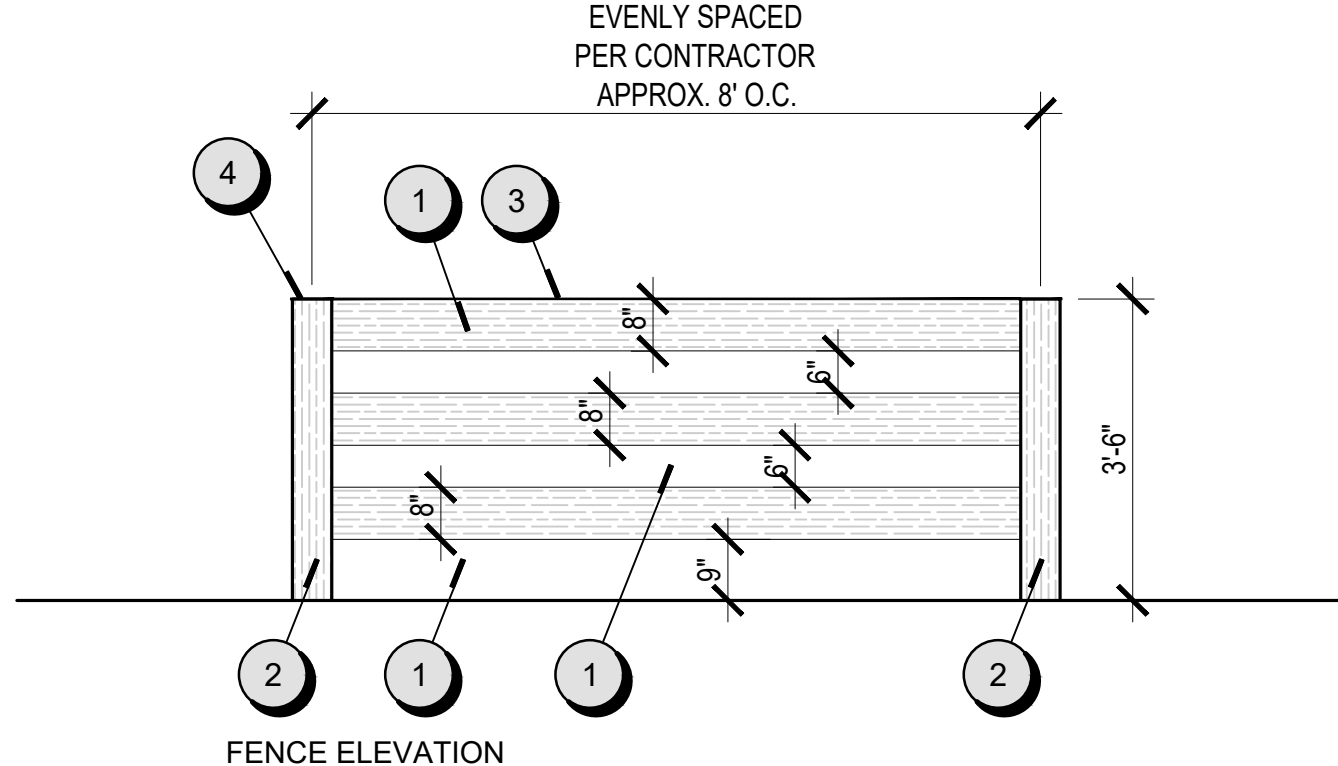
CONCRETE PAVING - VEHICULAR



- DETAIL LEGEND**
- 1 ARTIFICIAL TURF, REFER TO MATERIALS LEGEND
 - 2 POURED IN PLACE CONCRETE PAVING AT MOTOR COURT REFER TO MATERIAL LEGEND
 - 3 COMPACTED BASE COURSE AND SUBGRADE PER SOILS REPORT
 - 4 INSTALL FILTER FABRIC UNDER TURF
 - 5 STONE PAVING REFER TO MATERIAL LEGEND

REVISED: 06/25/2025

ARTIFICIAL TURF BAND



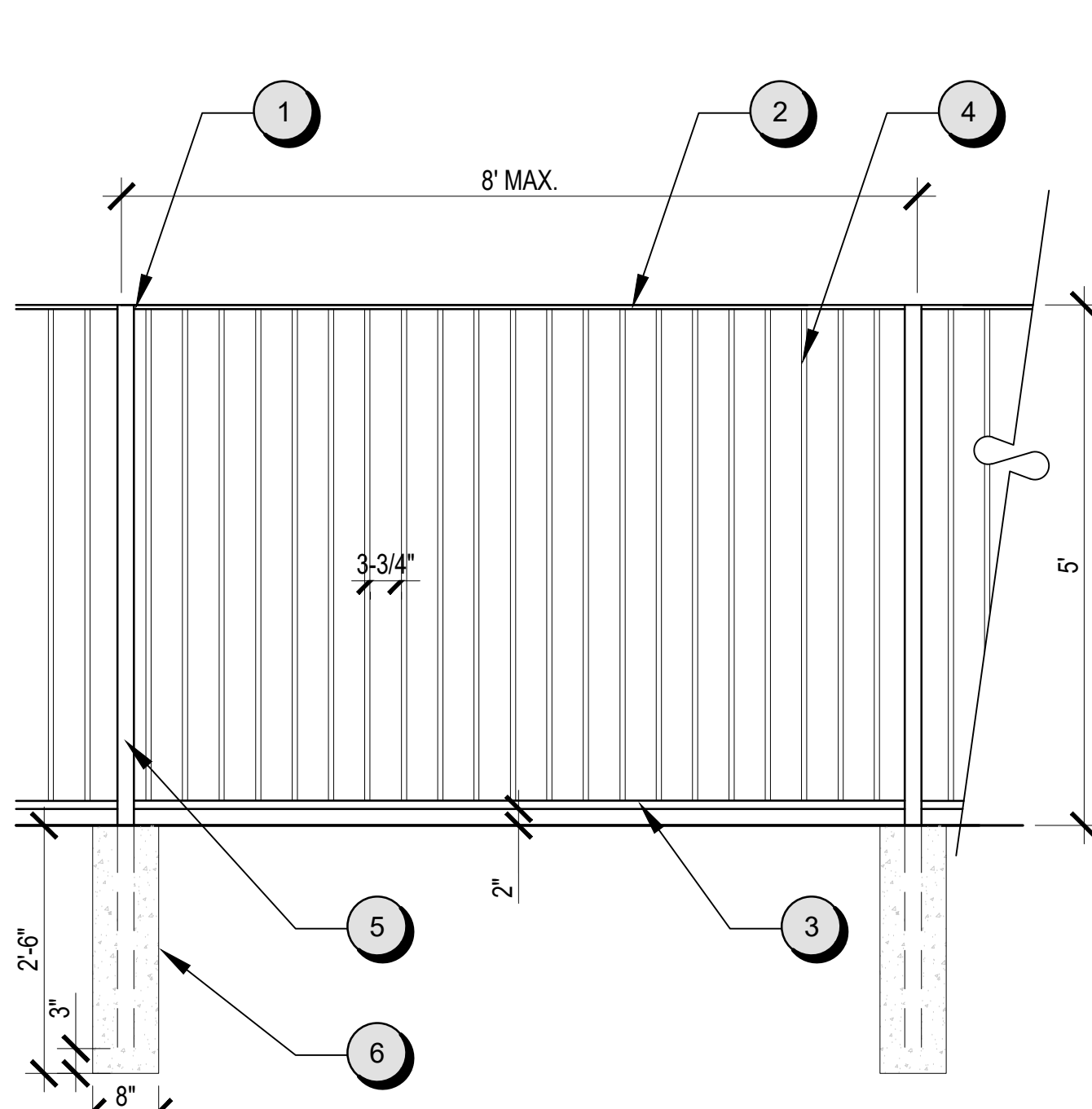
- DETAIL LEGEND**
- 1 2X8 HORIZONTAL WOOD RAIL, CEDAR OR APPROVED EQUAL PER HOMEOWNER
 - 2 6X6 WOOD POST, SPACING PER CONTRACTOR, TO FIELD VERIFY WITH LANDSCAPE ARCHITECT
 - 3 1/4X5 FLAT BAR METAL CAP
 - 4 1/4X8X6 FLAT BAR METAL CAP

NOTES:
POST FOOTING PER CONTRACTOR
ALL WOODWORK TO BE STAINED OR SEALED.
FINAL WOOD SELECTION PER HOMEOWNER.
ALL METAL TO BE POWDERCOATED, SEE FINISH SCHEDULE.

REVISED:

N.T.S.

DECORATIVE WOOD RAIL



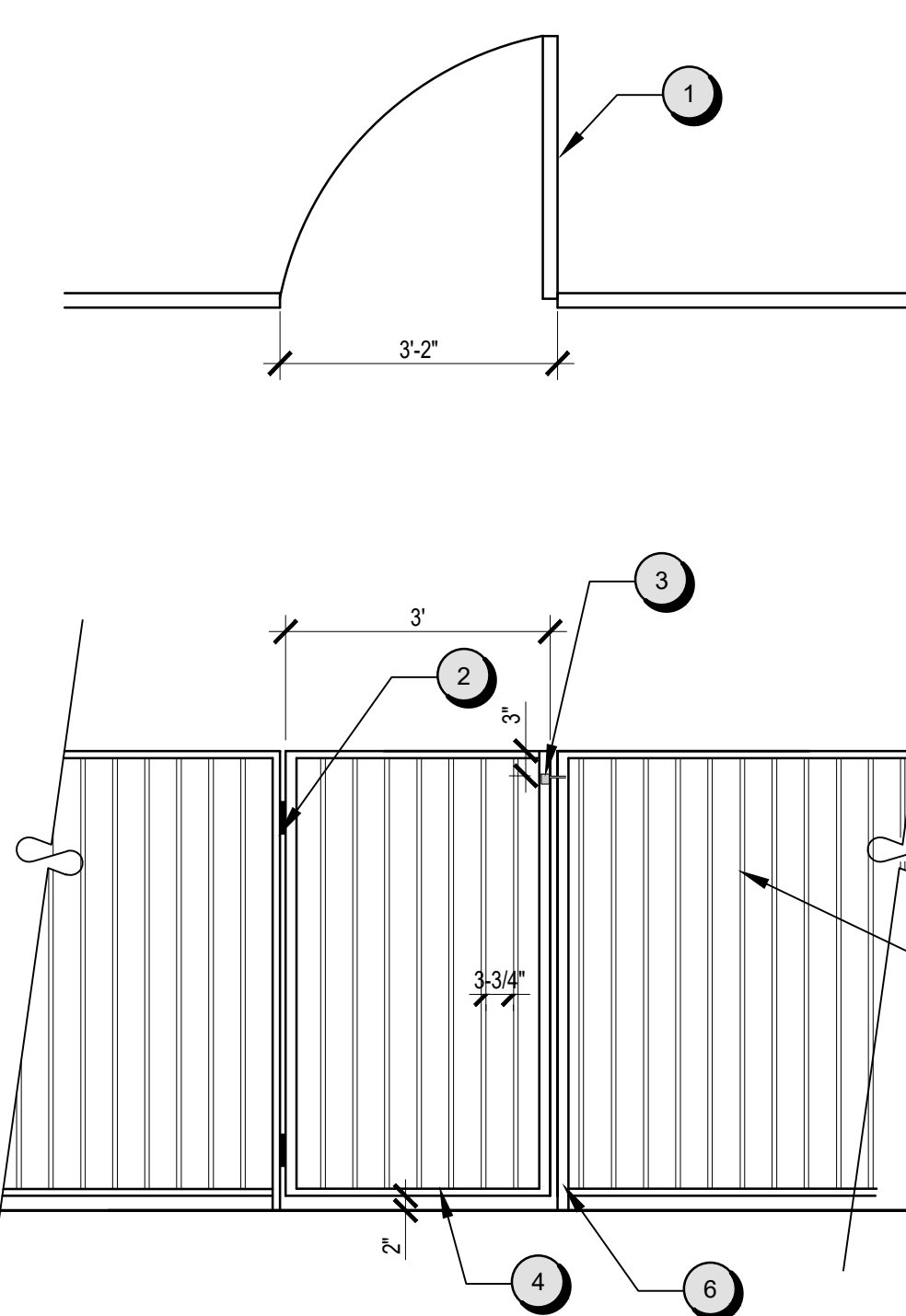
- DETAIL LEGEND**
- 1 5/8" H METAL FENCE, SET POST IN CONCRETE FOOTING, POWDER-COATED TO MATCH ALL OTHER METAL ON SITE
 - 2 1/2" X 1-1/2" TOP RAIL
 - 3 1/2" SQ. STEEL BOTTOM RAIL
 - 4 3/8" SQ. STEEL PICKET
 - 5 2" SQ. STEEL POSTS
 - 6 CONCRETE FOOTING PER CONTRACTOR

NOTE:
ALL METAL WORK TO BE METALIZED AND POWDER-COATED
FENCE SHALL MEET ALL CITY OF DIAMOND BAR POOL CODES

REVISED:

N.T.S.

5' H METAL FENCE



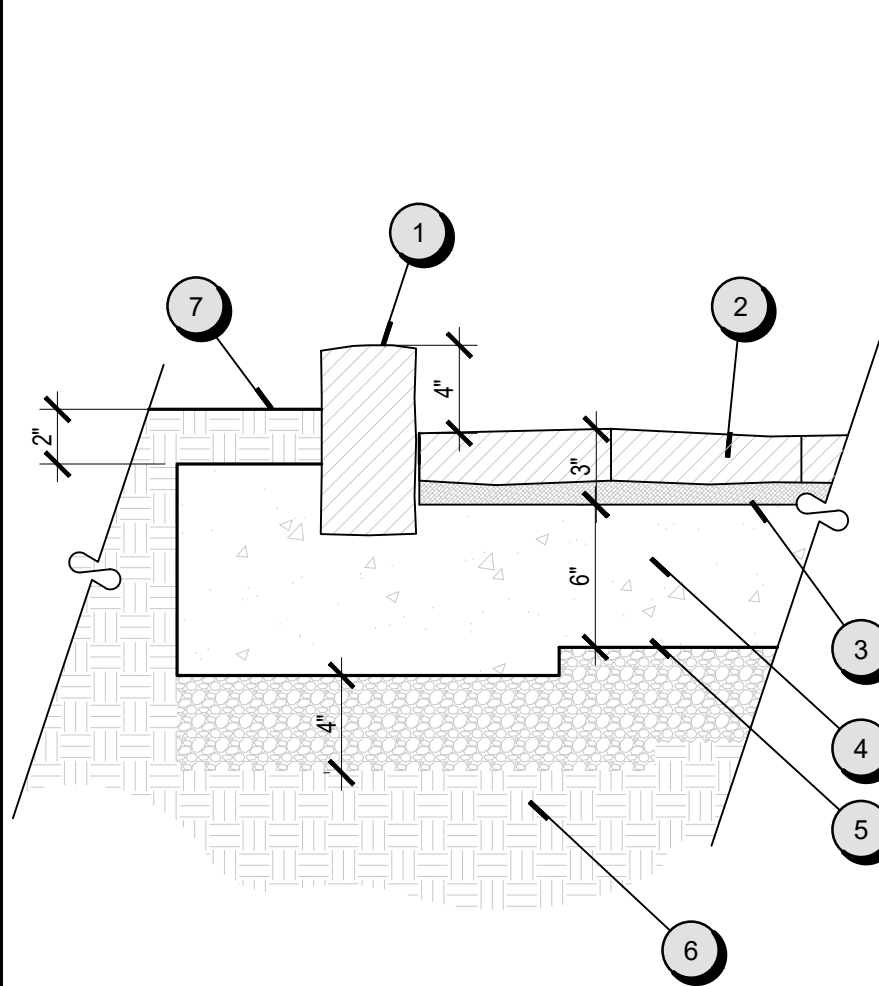
- DETAIL LEGEND**
- 1 5/8" H SINGLE METAL GATE, SET POST IN CONCRETE WALL PER STRUCTURAL ENGINEER, POWDER-COATED TO MATCH ALL OTHER METAL ON SITE
 - 2 SELF-CLOSING HINGES, TWO TOTAL PER GATE, ATTACHED TO POSTS, POWDER-COATED TO MATCH
 - 3 LOCKABLE GATE LATCH INSTALLED ON POOL SIDE OF GATE, INSTALL MIN. 3" FROM TOP OF GATE
 - 4 1/2" TUBULAR STEEL FRAME
 - 5 3/4" X 3/4" SQUARE TUBULAR STEEL PICKET
 - 6 1-1/2" X 1-1/2" TUBULAR STEEL POSTS

NOTE:
ALL METAL WORK TO BE POWDER-COATED
FOOTINGS TO MATCH CITY OF YORBA LINDA STANDARD FENCE DETAIL
GATE SHALL MEET ALL CITY OF YORBA LINDA POOL CODES

REVISED:

N.T.S.

5' H SINGLE POOL GATE

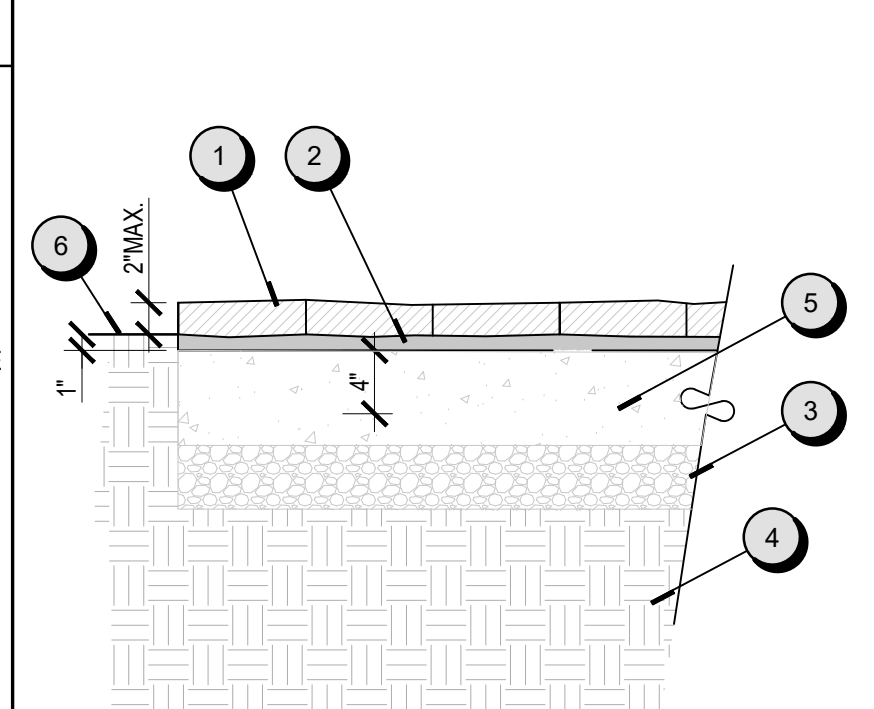


- DETAIL LEGEND**
- 1 STONE COBBLE CURB, SEE MATERIAL LEGEND
 - 2 STONE COBBLE PAVER PER MATERIAL LEGEND
 - 3 MORTAR SETTING BED
 - 4 6" MIN. CONCRETE SUBBASE
 - 5 4" MIN. CLASS II AGGREGATE BASE
 - 6 COMPACTED BASE COURSE AND SUBGRADE PER SOILS REPORT
 - 7 FINISH GRADE

REVISED: 06/25/2025

N.T.S.

STONE COBBLE CURB - VEHICULAR



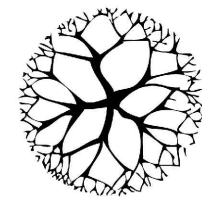
- DETAIL LEGEND**
- 1 4"x8" STONE COBBLE PAVER PER FINISH SCHEDULE
 - 2 1" THICK SAND SETTING BED
 - 3 4" MIN CLASS II BASE PER SOILS REPORT
 - 4 COMPACTED SUBGRADE PER SOILS REPORT
 - 5 6" MIN. CONCRETE SUBBASE
 - 6 FINISH GRADE PER PLAN

SCALE: 1"=1'-0"

STONE COBBLE PAVER

LU RESIDENCE
2234 INDIAN
CREEK RD.
DIAMOND BAR, CA
91765

WILLIAM & RENJIELYN LU
HOMEOWNERS



KMB
DESIGN STUDIO



KARI M. BROONER
LANDSCAPE ARCHITECT #5621
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.444.4087
WWW.KMBDESIGNSTUDIO.COM
CONSULTANTS

SUBMITTALS & REVISIONS

DATE	DESCRIPTION
07-03-24	BID SET
9-16-24	HOA
11-14-24	HOA
11-20-24	HOA
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05-12-25	PLANNING REVIEW SUMMITAL
06-25-25	PLANNING REVIEW SUMMITAL

APPROVALS

PROJECT/LANDSCAPE ARCHITECT
KMB
DRAWN
KMB
CHECKED
KMB
APPROVED
REGISTRATION

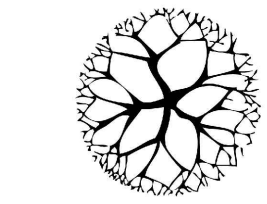
SHEET TITLE

DETAILS

06/25/2025
DATE

SHEET NO.

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Page 50 of 100



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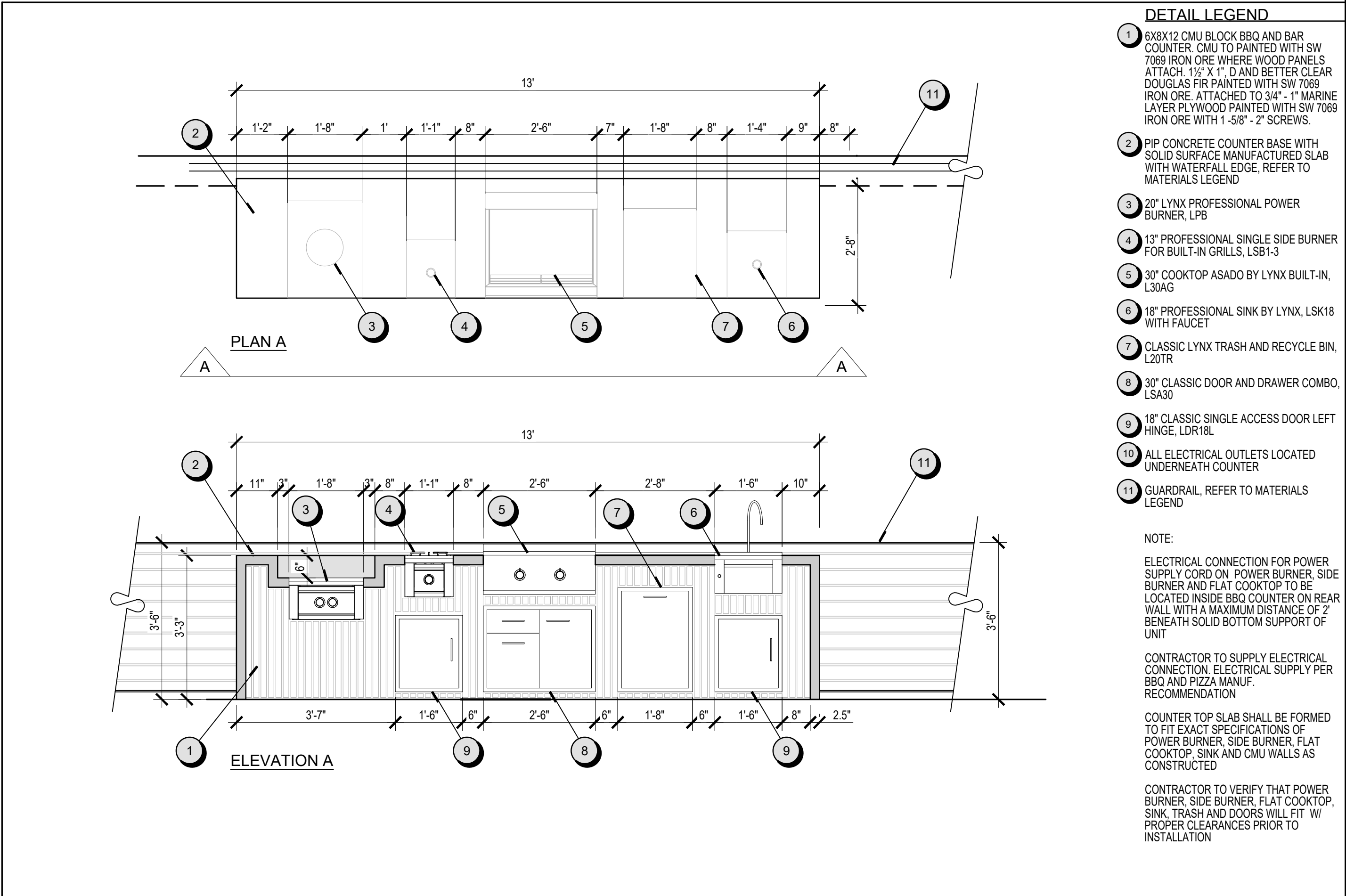


KARI M. BROONER
LANDSCAPE ARCHITECT #5621

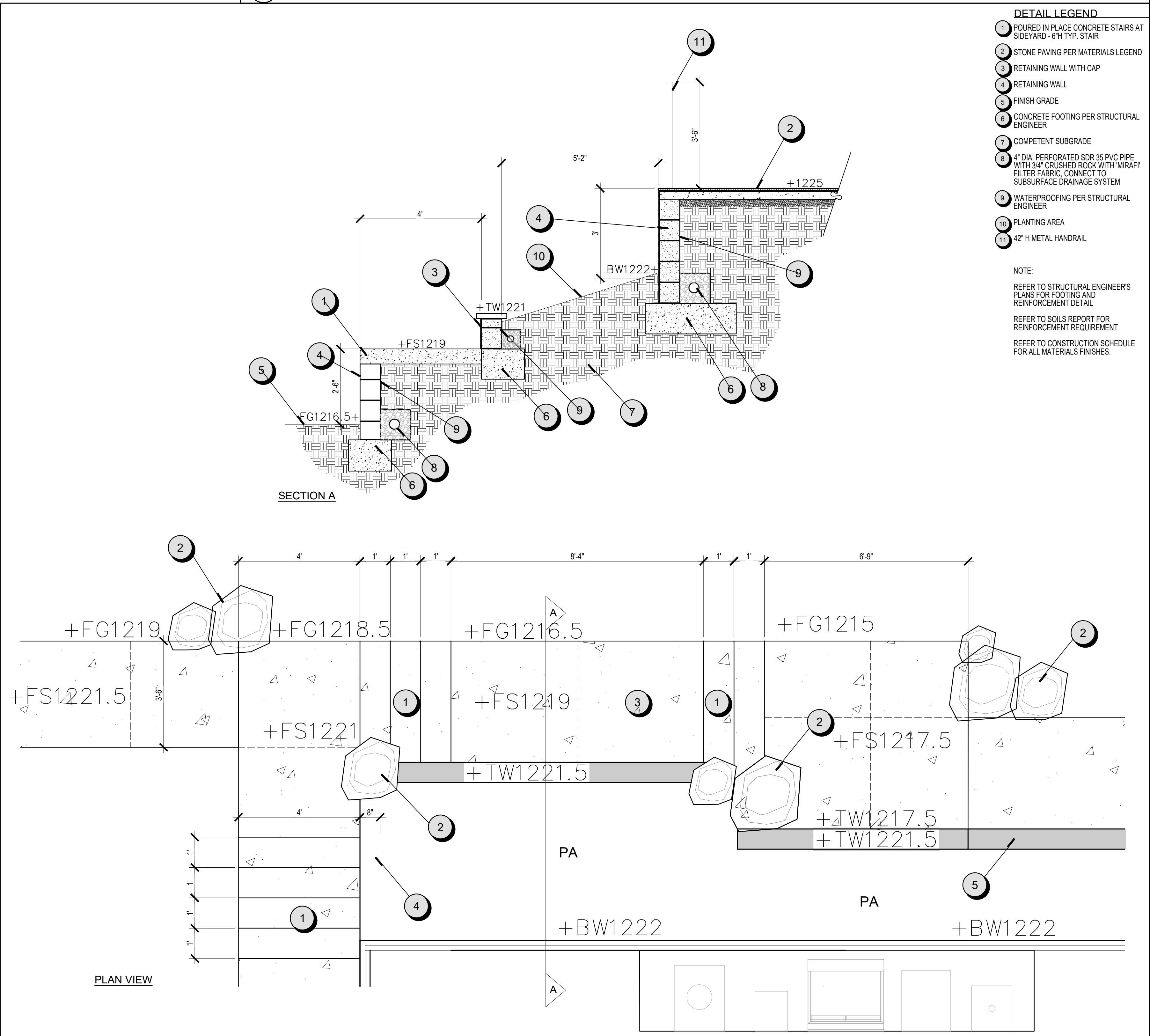
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.444.4087

WWW.KMBDESIGNSTUDIO.COM

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BUILT IN BARBEQUE COUNTER AT FAMILY TERRACE



STAIRS/WALLS AT NORTH

SUBMITTALS & REVISIONS

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APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DRAWN	KMB
CHECKED	KMB
APPROVED	KMB

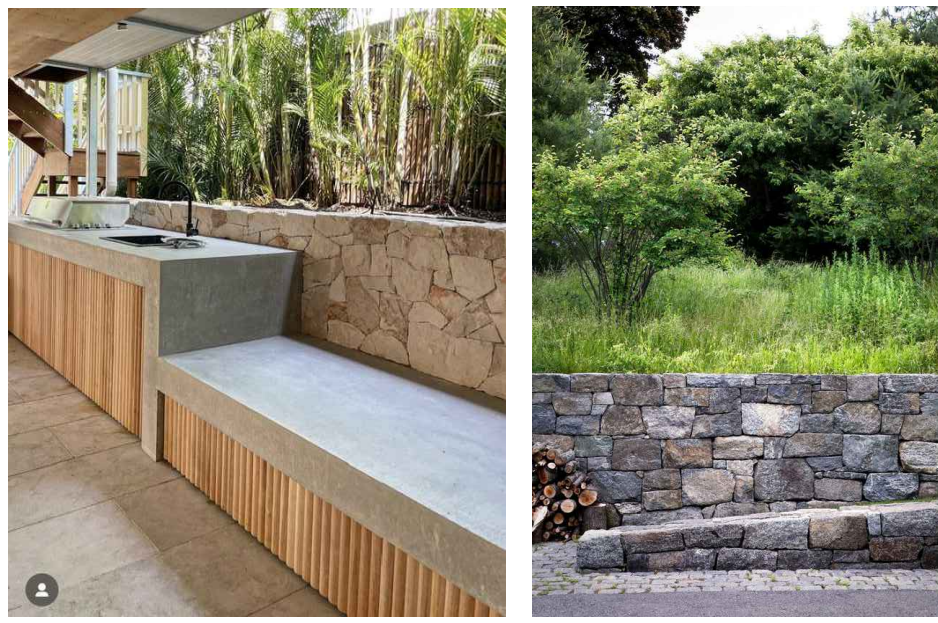
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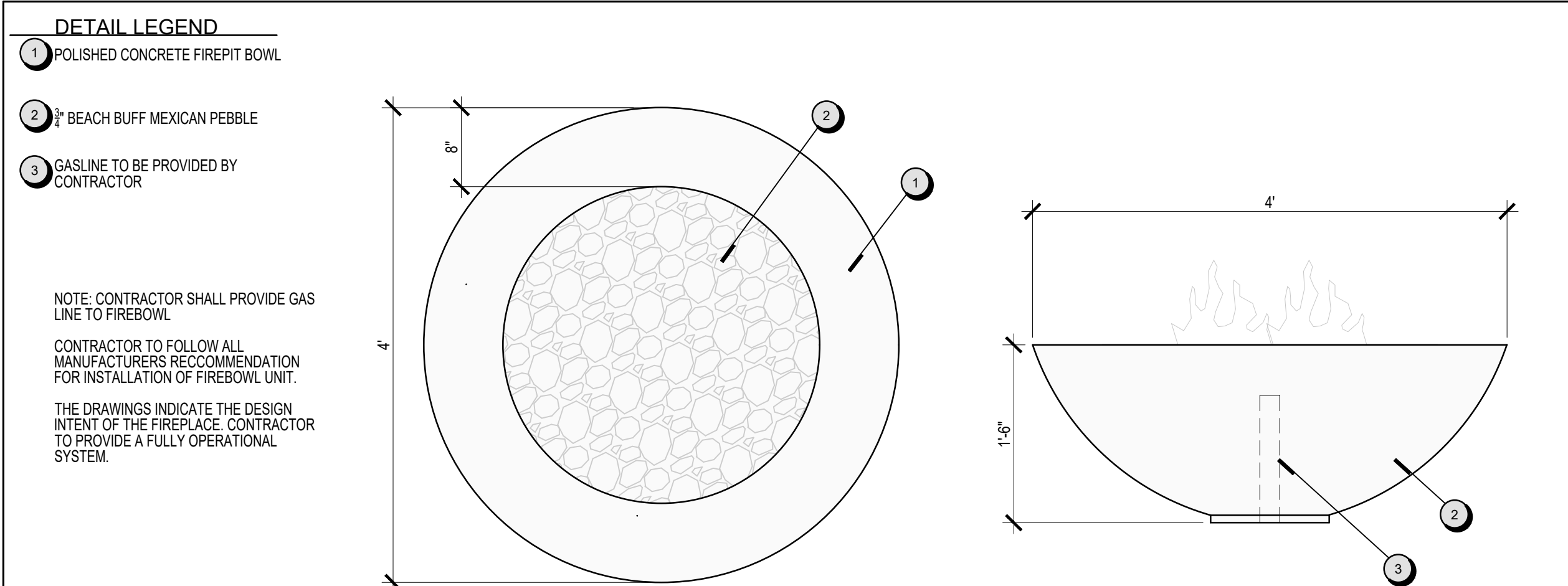
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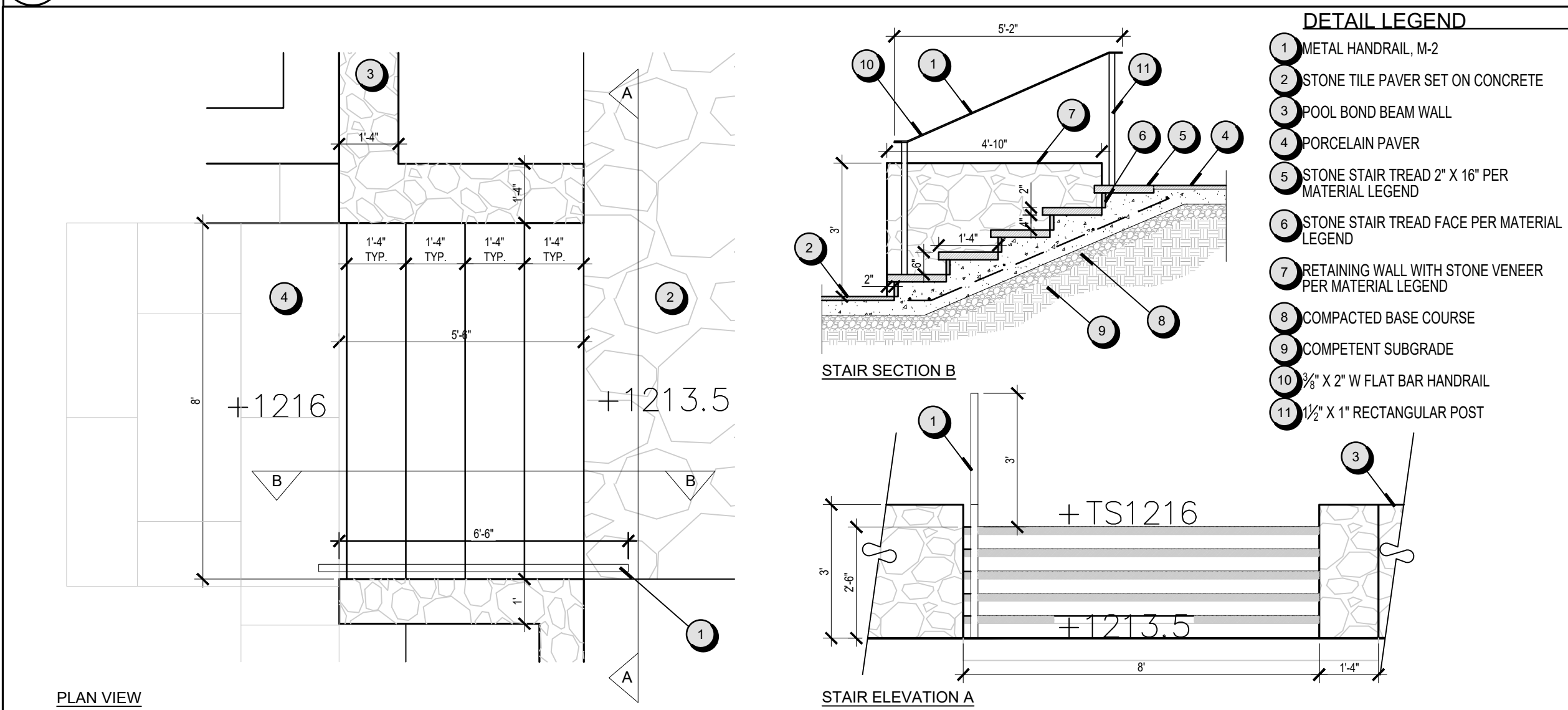
CONCEPT IMAGES

- DETAIL LEGEND**
- 88X13 CMU BLOCK BBQ AND BAR COUNTER. CMU TO PAINTED WITH SW 7069 IRON ORE WHERE WOOD PANELS ATTACH. 1/2" X 1" D AND BETTER CLEAR DOUGLAS FIR PAINTED WITH SW 7069 IRON ORE. ATTACHED TO 3/4" - 1" MARINE LAYER PLYWOOD PAINTED WITH SW 7069 IRON ORE WITH 1 - 5/8" - 2" SCREWS.
 - 6" CP CONCRETE COUNTER BASE WITH SOLID SURFACE MANUFACTURED SLAB WITH WATERFALL EDGE AND ACCENT TILE
 - 42" LYNX PROFESSIONAL BUILT-IN GRILL WITH ALL TRUPOINT INFRARED BURNERS AND ROTISSERIE, L424TR
 - 18" PROFESSIONAL SINK BY LYNX, LSK18 WITH FAUCET
 - CLASSIC LYNX TRASH AND RECYCLE BIN, L3A30
 - 30" CLASSIC DOOR AND DRAWER COMBO, L3A30
 - 18" CLASSIC SINGLE ACCESS DOOR LEFT HINGE, LDR18L
 - 34" LYNX PROFESSIONAL TWO DRAWER FRIDGE, LN24DW
 - ALL ELECTRICAL OUTLETS LOCATED UNDERNEATH COUNTER
 - CMU BLOCK WALL WITH STONE VENEER PER MATERIALS LEGEND
 - ADJACENT PLANTING AREA
 - ADJACENT PAVING
 - ADJACENT STAIRS
 - RETAINING WALL PER MATERIALS LEGEND

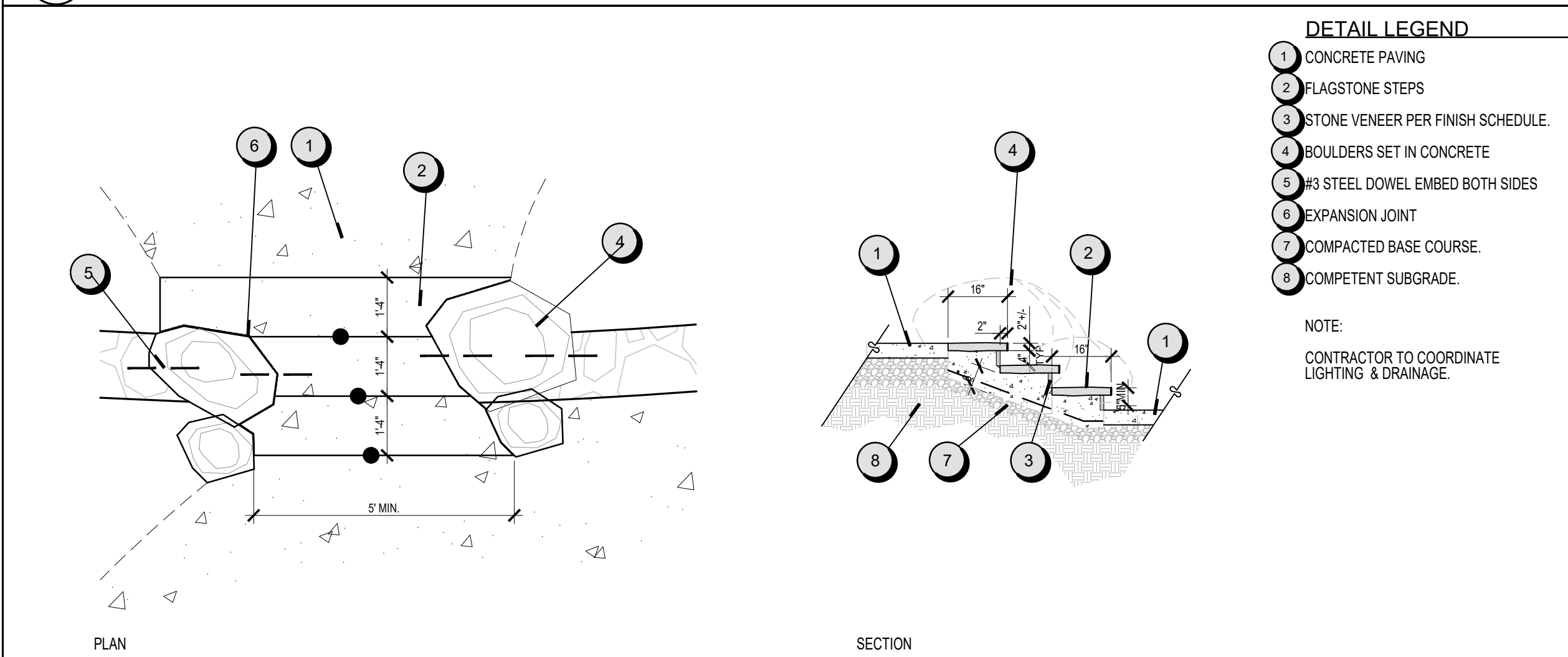
NOTE:
ELECTRICAL CONNECTION FOR POWER SUPPLY CORD ON BBQ TO BE LOCATED INSIDE BBQ COUNTER ON REAR WALL WITH A MAXIMUM DISTANCE OF 2' BENEATH SOLID BOTTOM SUPPORT OF UNIT
CONTRACTOR TO SUPPLY ELECTRICAL AND GAS CONNECTION, ELECTRICAL AND GAS SUPPLY PER BBQ MANUF. RECOMMENDATION
COUNTER TOP SLAB SHALL BE FORMED TO FIT EXACT SPECIFICATIONS OF BBQ, AND CMU WALLS AS CONSTRUCTED
CONTRACTOR TO VERIFY THAT BBQ GRILL, FRIDGE, BURNERS, SINK, TRASH AND DOORS WILL FIT W/ PROPER CLEARANCES PRIOR TO INSTALLATION



PRECAST-FIREPIT

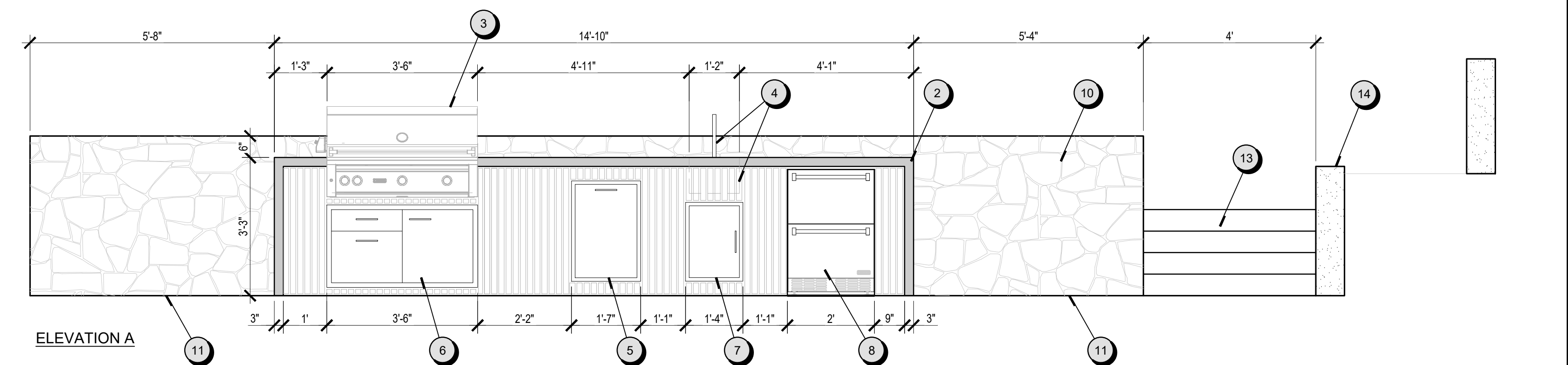
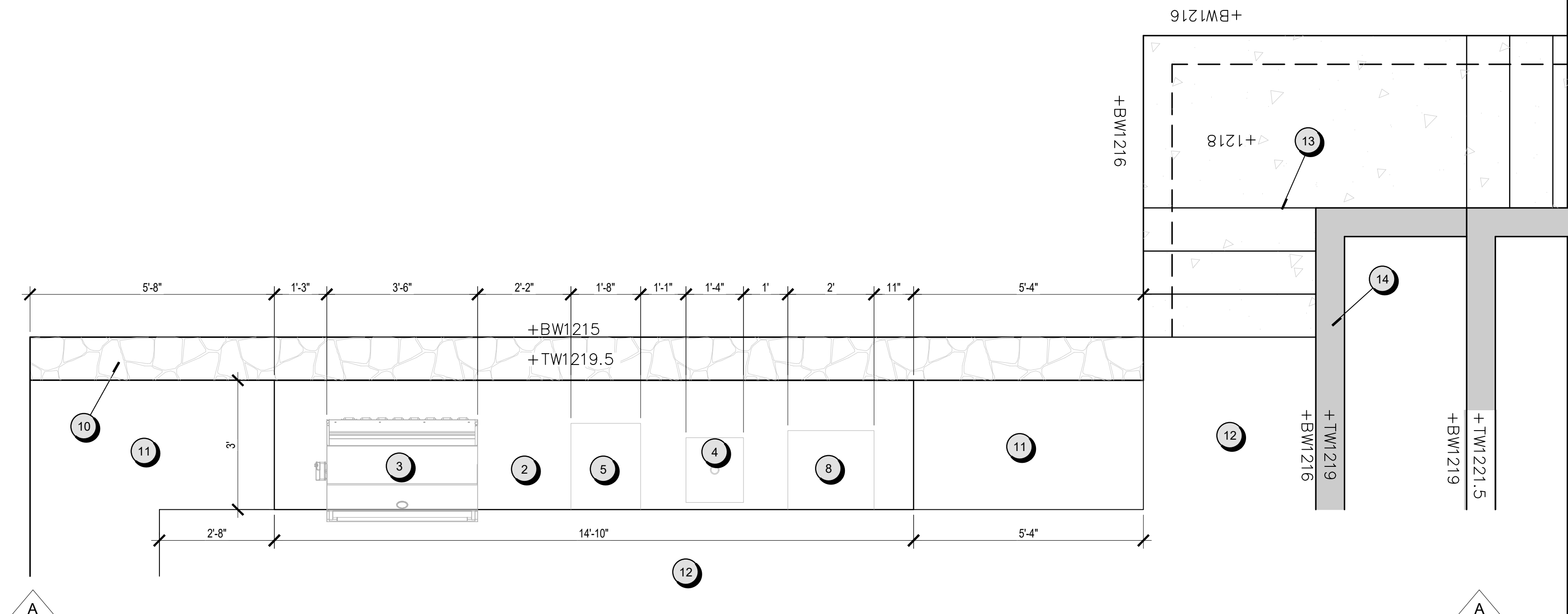


STAIRS AT COURTYARD

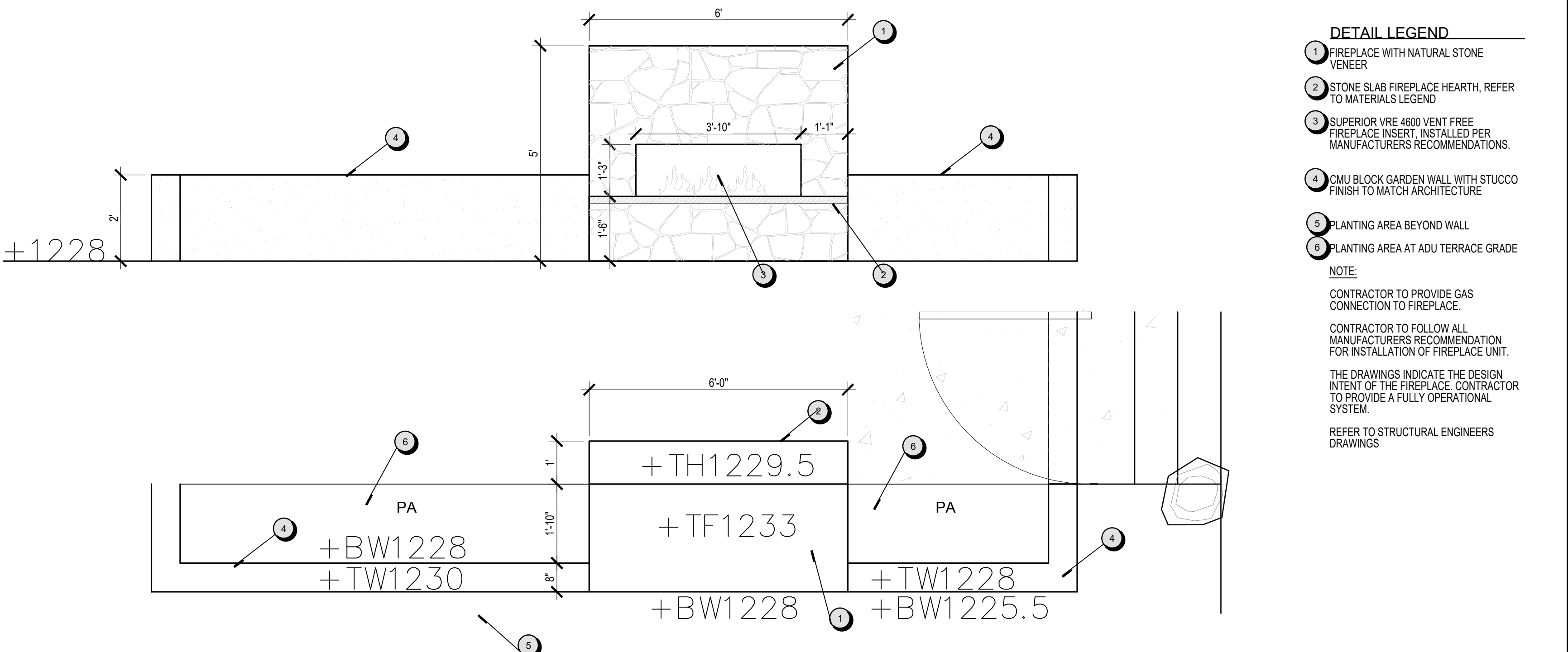


STEPS WITH BOULDERS

BUILT IN FIREPLACE

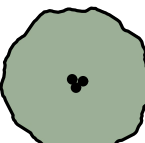
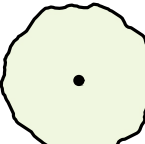
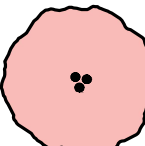
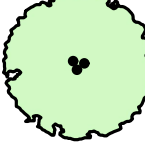
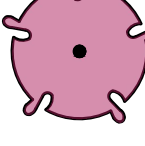
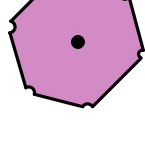
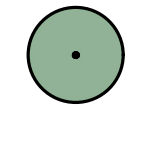
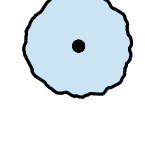
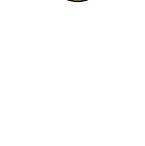


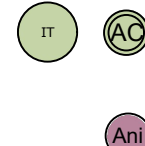
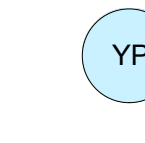
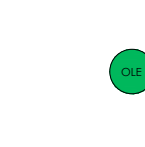
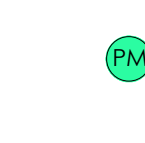
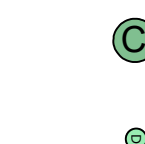
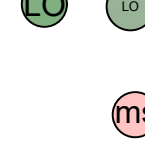
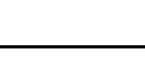
BUILT IN BARBEQUE COUNTER AND BAR ISLAND AT POOL TERRACE



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APPROVALS	
PROJECT LANDSCAPE ARCHITECT	
KMB	DESIGN
KMB	CHECKED
KMB	APPROVED
REVISIONS	
SHEET TITLE	

DETAILS

TREES						
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS R4	PLANT MATERIAL SPECIFICATION
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	4	LOW	MULTI-TRUNK FULL SPECIMEN - SELECTED WITH LANDSCAPE ARCHITECT
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	60" BOX	3	LOW	MULTI-TRUNK FULL SPECIMEN - SELECTED WITH LANDSCAPE ARCHITECT
	ARBUTUS 'MARINA' - MULTI	MARINA STRAWBERRY TREE	48" BOX	3	MOD	MULTI-TRUNK FULL SPECIMEN - SELECTED WITH LANDSCAPE ARCHITECT
	OLEA EUROPAEA "SWAN HILL"	SWAN HILL OLIVE TREE	48" BOX	5	LOW	MULTI-TRUNK FULL SPECIMEN - SELECTED WITH LANDSCAPE ARCHITECT
	CERCIS CANADENSIS 'FOREST PANSY' (PINK)	FOREST PANSY EASTERN REDBUD	24" BOX	6	MOD	LOW BRANCHING
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	3	LOW	LOW BRANCHING
	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	SOUTHERN MAGNOLIA	24" BOX	3	MOD	FULL TO GROUND
	PRUNUS ILICIFOLIA SSP LYONII	CATALINA CHERRY	24" BOX	7	LOW	FULL TO GROUND
	CITRUS SPECIES	DWARF BEAR'S LIME DWARF MEYER LEMON	24" BOX	2	MOD	PER HOMEOWNERS REQUEST
	EXISTING PODOCARPUS HEDGE TO REMAIN IN PLACE					

SHRUBS, SUCCULENTS & GRASSES						
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	PLANT MATERIAL SPECIFICATION
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	34	MED	HEALTHY FULL SPECIMEN
	ANIGOZANTHOS 'BUSH ELEGANCE'	BUSH ELEGANCE KANGAROO PAW	5 GAL	33	LOW	HEALTHY FULL SPECIMEN
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	55	LOW	HEALTHY FULL SPECIMEN
	BULBINE FRUTESCENS 'TINY TANGERINE'	TANGERINE STALKED BULBINE	1 GAL	14	LOW	HEALTHY FULL SPECIMEN
	CEANOTHUS GRISEUS HORIZON. 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15 GAL	21	LOW	HEALTHY FULL SPECIMEN
	CISTUS X SKANBERGII	DWARF PINK ROCKROSE	5 GAL	27	LOW	HEALTHY FULL SPECIMEN
	GREVILLEA ROSMARINIFOLIA 'DWARF PINK'	ROSEMARY GREVILLEA	5 GAL	24	LOW	HEALTHY FULL SPECIMEN
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	19	LOW	HEALTHY FULL SPECIMEN
	LAURUS NOBILIS	SWEET BAY HEDGE	15 GAL	17	LOW	HEALTHY FULL SPECIMEN
	LOROPETALUM 'JAZZ HANDS' DWARF PINK	JAZZ HANDS DWARF PINK CHINESE FRINGE TREE	5 GAL	8	MED	HEALTHY FULL SPECIMEN
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL	22	LOW	HEALTHY FULL SPECIMEN
	PITTOSPORUM TOBIRA 'NANA'	DWARF KARO	5 GAL	44	MED	HEALTHY FULL SPECIMEN
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	2	HIGH	HEALTHY FULL SPECIMEN
	WESTRINGIA FRUTICOSA 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY	5 GAL	21	LOW	HEALTHY FULL SPECIMEN
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL	54	LOW	HEALTHY FULL SPECIMEN
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL	76	LOW	HEALTHY MATURE FULL SPECIMEN
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	58	MOD	HEALTHY MATURE FULL SPECIMEN
	LANTANA MONTEVIDENS 'ALBA'	WHITE TRAILLING LANTANA	5 GAL	73	LOW	HEALTHY MATURE FULL SPECIMEN
	ROSMARINUS OFFICINALIS IRENE	IRENE ROSEMARY	5 GAL	19	LOW	HEALTHY MATURE FULL SPECIMEN

GRASS OR STRAP-LEAF					
	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS R4	QTY
	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE REED	1 GAL	LOW	13
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	LOW	111
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	LOW	68
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED TASMAN FLAX LILY	1 GAL	MED	21
	FURCRAEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	15 GAL	LOW	15
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	MOD	404
	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	1 GAL	MED	35

- PLANTING NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: FAILURE TO PERFORM WORK IN ACCORDANCE WITH THESE REQUIREMENTS SHALL REQUIRE CORRECTIONS PERFORMED AT THE CONTRACTOR'S OWN EXPENSE.
 - IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTIONS AS TO HOW TO PROCEED.
 - EXACT LOCATIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND SQUARE FOOTAGES
 - PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
 - ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS, ALL SHRUBS AND GROUNDCOVER DESIGNATED IN THESE DRAWINGS.
 - PROVIDE 2" LAYER OF MULCH UNLESS SHOWN OTHERWISE ON PLAN.
 - REFER TO GROWERS RECOMMENDATION FOR PLANTER POTTING SOIL AND INSTALLATION.
 - ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT.
 - ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10' - REFER TO ROOT BARRIER DETAIL
 - REFER TO PLANTING DETAILS FOR PLANTING INSTRUCTIONS.
 - CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE IN ALL AREAS TO BE PLANTED, BEFORE AND AFTER PLANT INSTALLATION.
 - ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED TO BE IN HEALTHY FLOURISHING CONDITION UPON INSTALLATION.
 - ALL TREES TO BE LOCATED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES TO BE REGULARLY TRIMMED TO PREVENT FUEL LADDERS. TRIM TREE BRANCHES UP TO AT LEAST 6' FROM GROUND.

CITY OF DIAMOND BAR NOTE:
SITE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING REQUIREMENT PURSUANT TO DBCC SECTION 8.14

WATER AND ENERGY CONSERVATION TECHNIQUES SHALL BE UTILIZED INCLUDING DRIP IRRIGATION, RECLAIMED WATER AND XERISCAPE PURSUANT TO DBCC SECTION 22.22.130(a5)

PLANT MATERIAL REQUIRED PERCENTAGE MIX		
PLANT MATERIAL	REQUIRED PERCENTAGE MIX	PROVIDED PERCENTAGE MIX
TREES		
60" BOX		11%
48" BOX		17%
36" BOX		9%
24" BOX	20%	63%
15 GAL TREE	80%	0%
SHRUBS		
15 GAL		4%
5 GAL	70%	66%+4% 15gal = 70%
1 GAL	30%	30%
GROUNDCOVER		
COVERAGE WITHIN 2 YEARS	100%	100%

LU RESIDENCE
2234 INDIAN
CREEK RD.
DIAMOND BAR, CA
91765

WILLIAM & RENJIELYN LU
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APPROVALS

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KMB
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KMB
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KMB
APPROVED
REGISTRATION

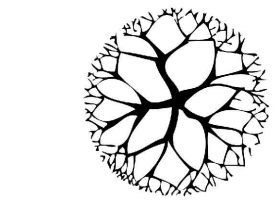
SHEET TITLE

PLANTING
LEGEND

06/25/2025
DATE

SHEET NO.

L-2.0
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KMB
DESIGN STUDIO



KARI M. BROONER
LANDSCAPE ARCHITECT #5621
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MISSION VIEJO, CA 92691
T: 949.444.4087
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APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DESIGN	KMB
CHECKED	KMB
APPROVED	KMB
VEGETATION	

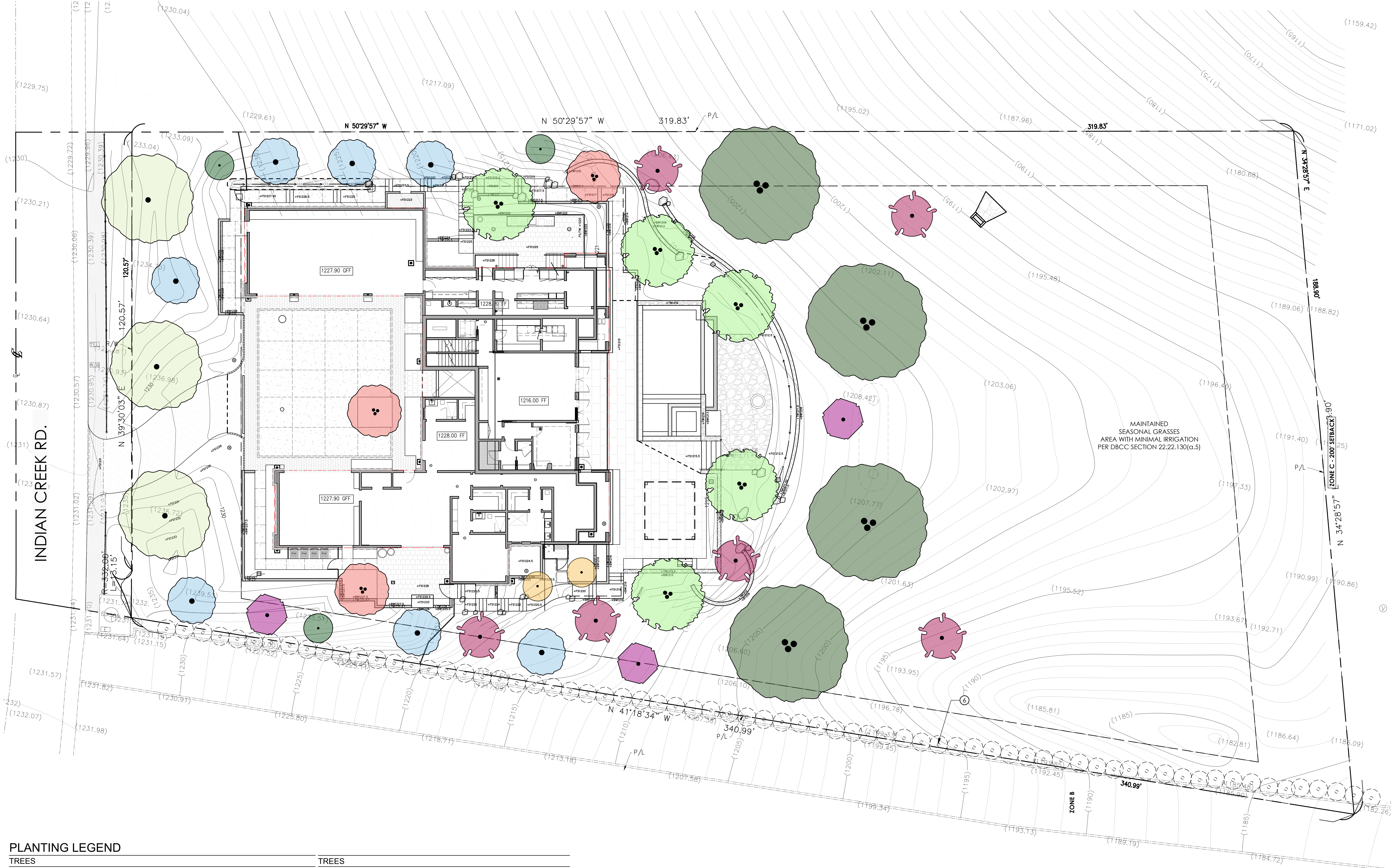
SHEET TITLE

TREE PLANTING
PLAN

06/25/2025
DATE

SHEET NO.

L-2.1
Page 63 of 100

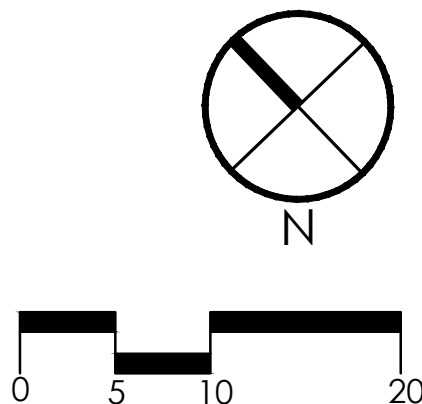


PLANTING LEGEND

TREES				TREES			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" Bt		CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	60" Bt		MAGNOLIA GRANDIFLORA 'KAY PARRIS'	SOUTHERN MAGNOLIA	24" BOX
	ARBUTUS 'MARINA' - MULTI	MARINA STRAWBERRY TREE	48" Bt		PRUNUS ILICIFOLIA SSP LYONII	CATALINA CHERRY	24" BOX
	OLEA EUROPAEA "SWAN HILL"	SWAN HILL OLIVE TREE	48" Bt		CITRUS SPECIES	DWARF BEAR'S LIME DWARF MEYER LEMON	24" BOX
	CERCIS CANADENSIS 'FOREST PANSY' (PINK)	FOREST PANSY EASTERN REDBUD	24" Bt		EXISTING PODOCARPUS HEDGE TO REMAIN IN PLACE		

KEY NOTES	
6	EXISTING PODOCARPUS GRACILIOR TO REMAIN

SITE PLAN: 1" = 10'







LED UPLIGHT



LED STEP LIGHT



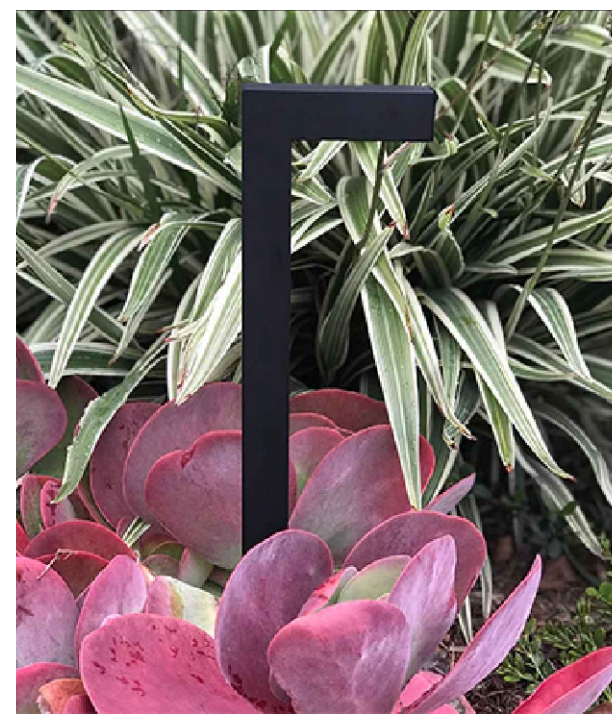
LED WALL LIGHT



LED WASH LIGHT



LED WALL MOUNTED LANTERN (CUSTOM)



LED PATH LIGHT



LED WALL MOUNT



LED HANGING LIGHT

SYMBOL LEGEND:

SYMBOL	DESCRIPTION
CL	CENTER LINE
EQ	EQUAL
PA	PLANTING AREA
R	RADIUS POINT
TBD	TO BE DETERMINED
TYP	TYPICAL
---	CONTRACTION JOINT
---	ROOT BARRIER
---	CENTERLINE
---	PROPERTY LINE
---	POINT OF BEGINNING
---	ALIGN
---	CONSTRUCTION KEY NOTE:
---	CONSTRUCTION CALLOUT:

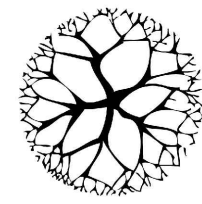
LIGHTING LEGEND

QTY.	LED UPLIGHT (7.75"H X 2"W) MODEL #: TOP-UL-148 LAMP #: MR-16 VOLT: 12 COLOR : BLACK
	LED STEPLIGHT (6" W X 2 -5/8" H) MODEL #: TOP-SL-602-6 SOCKET: LED STRIP VOLT: 12 COLOR : BLACK
	LED WALL LIGHT (2" W X 2 -5/8" H) MODEL #: TOP-SL-602 SOCKET: BI-PIN VOLT: 12 COLOR : BLACK
	LED WASH LIGHT (4.5"H X 3"W) MODEL #: TOP-WL-480 LAMP#: BI-PIN VOLT: 12 COLOR: DARK BRONZE
	LED STRIP LIGHTING LOW LUMEN OUTPUT 110 OR LESS
	LED WALL MOUNTED LANTERN (CUSTOM 6" W X 10" H) MODEL #: TOP-LN-1110-A LAMP#: SINGLE MEDIUM BASE SOCKET VOLT: 12 COLOR: BLACK
	LED WALL MOUNTED LANTERN (CUSTOM 6" W X 15" H) MODEL #: TOP-LN-1110-C LAMP#: SINGLE MEDIUM BASE SOCKET VOLT: 12 COLOR: BLACK
	LED WALL MOUNTED LANTERN (4.3W X 6.5H) MODEL #: DUNBAR AST880961 BY ASTRO LIGHTING LAMP#: 2 X LED/5.8W/120V LED COLOR: TEXTURED BLACK
	LED PATH LIGHT (15" H) MODEL #: TOP-PL-468-15 LAMP#: SINGLE CONTACT BAYONET VOLT: 12 COLOR: BLACK
	LED HANGING LIGHT (6.5"H X 3.5"D) MODEL #: TOP-HL-270 LAMP#: 18W BAYONET VOLT: 12 COLOR: BLACK
	SUGGESTED TRANSFORMER LOCATION
	TREE LOCATION

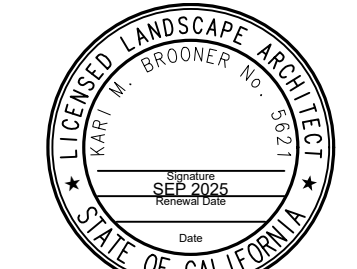
- NOTE:
- CONCEPTUAL PLAN ONLY: NOT FOR CONSTRUCTION
 - EXACT LIGHT FIXTURE STYLE TO BE SELECTED BY HOMEOWNER.
 - IT IS RECOMMENDED THAT ALL FIXTURES TO BE LOW VOLTAGE 12V LED SUPPLIED BY TOP LIGHTS WITH HOMEOWNER SELECTED FIXTURES COORDINATED.
 - ALL FIXTURES SHALL PROVIDE LOW VOLTAGE WARM WHITE LIGHT, WITH COLOR TEMPERATURE >3000 KELVIN OR LESS. WIRING SHALL BE DESIGN/BUILD PER CONTRACTOR- ACTUAL RUNS MAY VARY BASED ON LIGHTING ZONES AND TRANSFORMER LOADING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CORRECT TRANSFORMER FOR THE LIGHTING DEMAND AND HIDING TRANSFORMERS WITHIN THE LANDSCAPE PER LANDSCAPE ARCHITECT'S SITE DIRECTION. LOW VOLTAGE LIGHTING SYSTEM SHALL INCLUDE TRANSFORMER(S) IN STAINLESS STEEL ENCLOSURE(S) & WIRING RUNS IN ACCORDANCE W/ MANUFACTURER RECOMMENDATIONS.
 - GARDEN LIGHTING IS TO BE LOW LUMEN (150 OR LESS PER FIXTURE)

LU RESIDENCE
2234 INDIAN
CREEK RD.
DIAMOND BAR, CA
91765

WILLIAM & RENJIELYN LU
HOMEOWNERS



KMB
DESIGN STUDIO



KARI M. BROONER
LANDSCAPE ARCHITECT #5621
27001 LA PAZ ROAD SUITE 266B
MISSION VIEJO, CA 92691
T: 949.444.4087
WWW.KMBDESIGNSTUDIO.COM
CONSULTANTS

SUBMITTALS & REVISIONS

DATE	DESCRIPTION
07-03-24	BID SET
9-16-24	HOA
11-14-24	HOA
11-20-24	HOA
1-31-25	PLANNING REVIEW SUBMITTAL
2-07-25	PLANNING REVIEW SUBMITTAL
03-18-25	PLANNING REVIEW SUBMITTAL
03-27-25	PLANNING REVIEW SUBMITTAL
05-12-25	PLANNING REVIEW SUBMITTAL
06-25-25	PLANNING REVIEW SUBMITTAL

APPROVALS

PROJECT LANDSCAPE ARCHITECT	KMB
DRAWN	KMB
CHECKED	KMB
APPROVED	KMB
VEGETATION	

SHEET TITLE

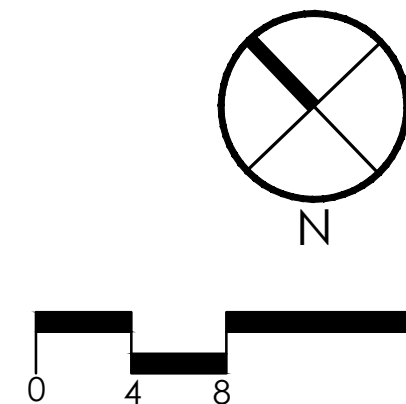
LIGHTING
PLAN

06/25/2025
DATE

SHEET NO.

L-2.3

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



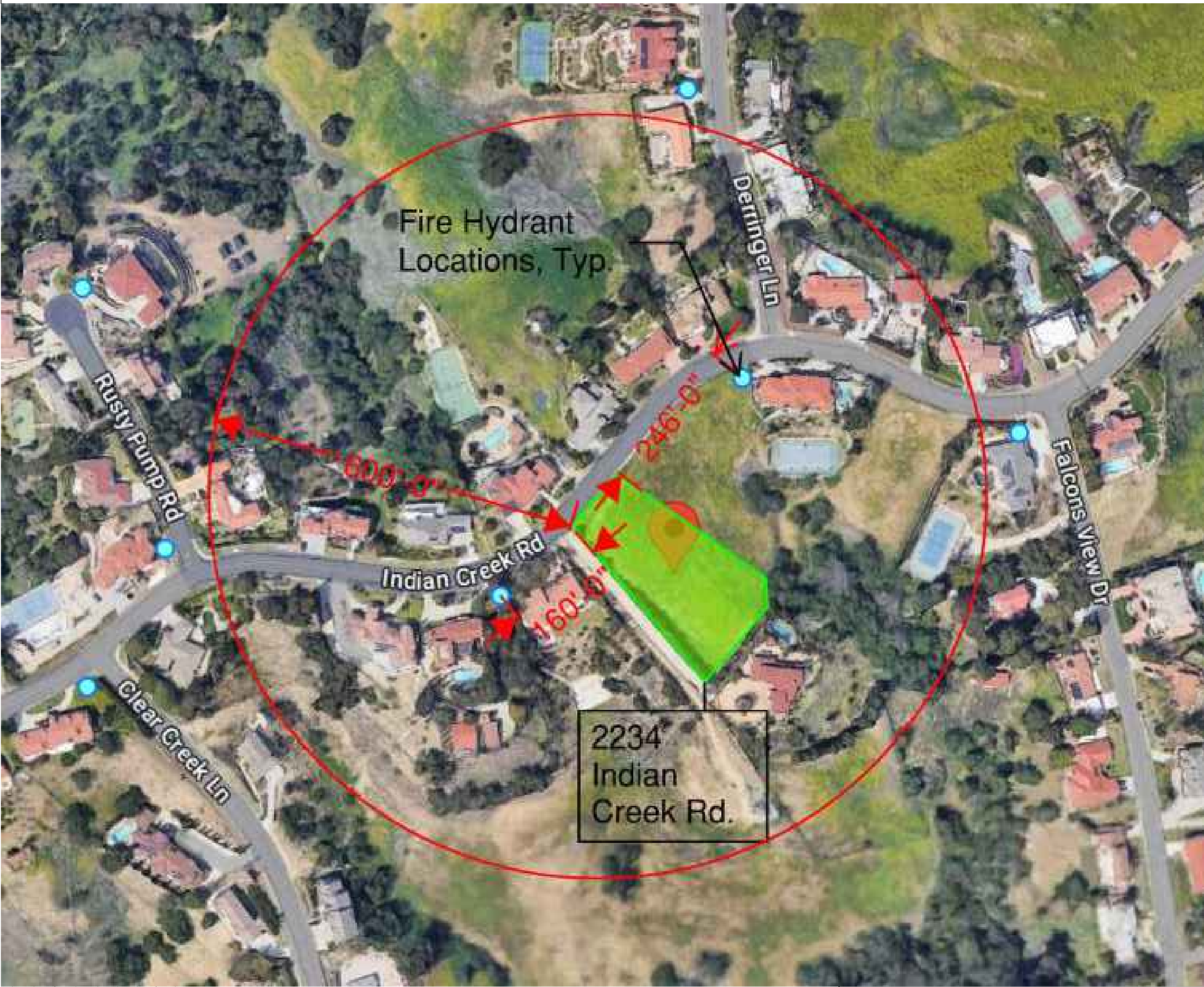
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OVERALL SITE PLAN

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

FIRE HYDRANT LOCATIONS

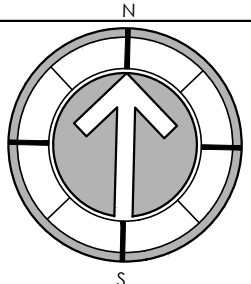


FIRE PREVENTION NOTES

1. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with minimum stroke width of 0.5 inch. Per Fire Code 505.1.
2. The required fire flow for fire hydrants at this location is 1375 gpm, at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand. Per Fire Code 507.3 and Appendix B 105.1 Appendix B.
3. All fire hydrants shall measure 6" x 4" x 2", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal.
4. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4.
5. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Per Residential Code R314.4.
6. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Residential Code R314.4.
7. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Residential Code R315.5.
8. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery.
9. All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R337.5 & R902).
10. Where valley flashing is installed, the flashing shall be not less than 0.019-in (0.48 mm) No.26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909, at least 36" wide (914 mm) running the full length of the valley. R337.5.3 Building Code 705A.3.
11. Roof Gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R337.5.4 and Building Code 705A.4)

FIRE ACCESS NOTES

- | | |
|---|---|
| A | Propose Paved Entry Courtyard for Vehicular Access |
| B | Unobstructed 15' width and unlimited Vertical Clearance Driveway for Fire Department Vehicle Access |
| C | Fire Department Access Path to all Exterior Walls at First Story |



Lu Residence
2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

#	Date:	Description:
1	2-11-2025	- Resubmittal 1st Letter
2	5-16-2025	- Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter

Sheet Title:
OVERALL SITE PLAN

Project No. 22304
Drawn by: -
Scale: 1/16" = 1'-0"
Date: June 09, 2025
Sheet No.:

A1.00

2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

Abbreviation	
AVG.	Average
BW	Bottom of Wall
FIN.	Finish
R.O.W.	R.O.W.
T.O.	Top of
TW	Top of Wall
[XXXX]	(Contour Elevation)

	Date:	Description:
	2-11-2025	Resubmittal 1st Letter
	5-16-2025	Resubmittal 2nd Letter
	06-09-2025	Resubmittal to Fire Department
	5-24-2025	Resubmittal 3rd Letter

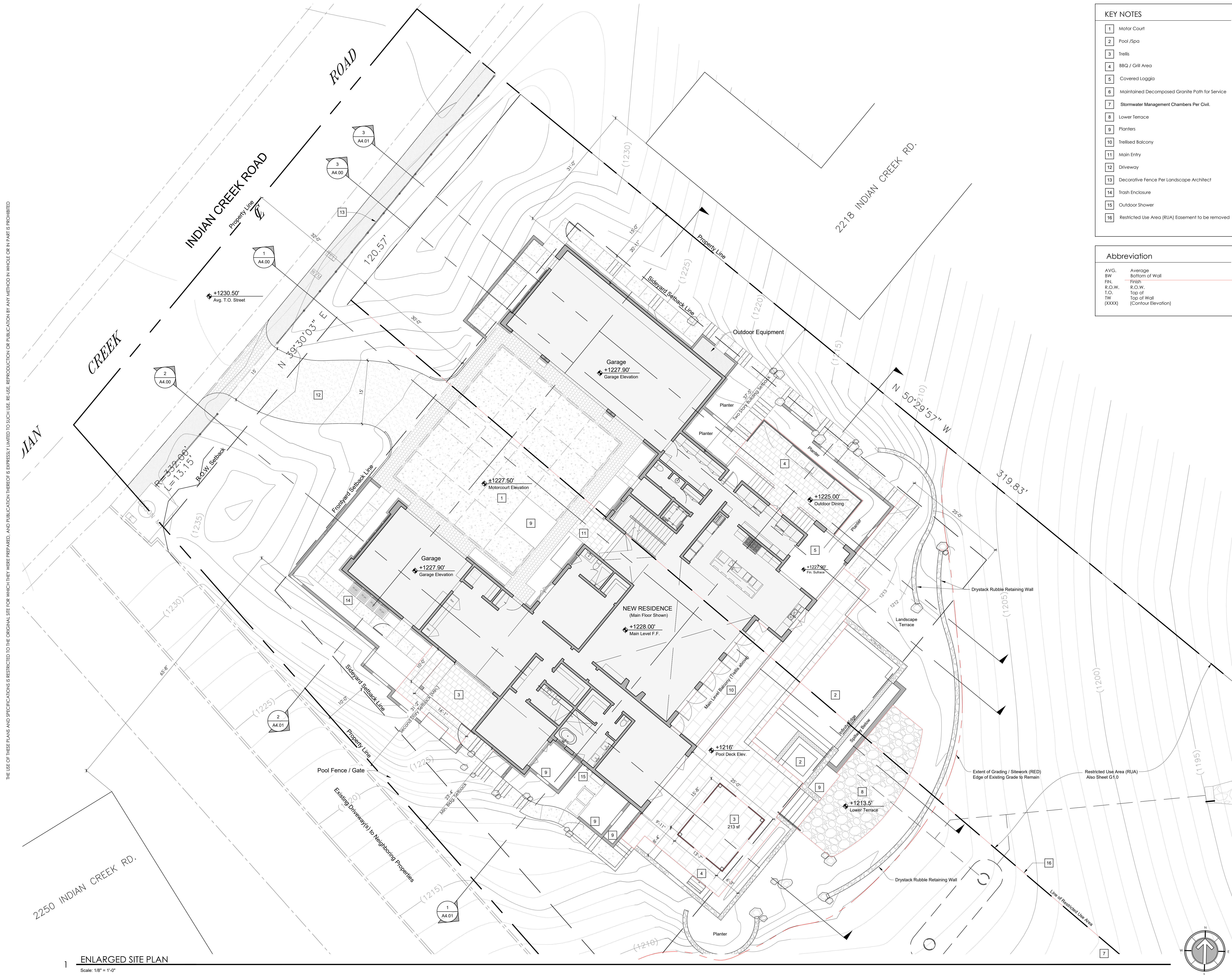
Sheet Title: **ENLARGED SITE PLAN**

Project No. _____ Drawn by _____
22304 -

Scale: _____ Date: _____
1/8"= 1'-0" June 09, 2025

Sheet No. _____

A1.10



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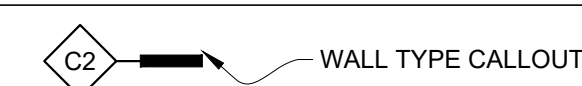
GENERAL PLAN NOTES AND LEGEND

- All dimensions to Face of Finish Except Exterior Walls are to Structure
- Provide a seamless transition from existing to new walls and finishes.
- Match all wall to floor and ceiling transitions to existing.
- Private garages and/or carports are to be separated from dwelling units and their attics by means of ½" Type X gypsum board or equivalent applied to the garage side. [CRC R302.6]
- Garages and/or carports beneath habitable rooms shall be separated from all habitable rooms above by a floor/ceiling assembly consisting of not less than 5/8" Type X gypsum board or equivalent on the ceiling. Walls supporting this assembly shall be sheathed with not less than ½" gypsum board. [CRC R302.6]
- Doors between dwellings and private garages are to be solid wood, solid or honeycomb core steel doors not less than 1 3/8" thick or 20-minute fire-rated. Doors shall be equipped with self-closing or automatic self-closing and self-latching device. [Exception: Doors need only to be self-closing and self-latching devices when both dwelling and garage have approved fire sprinklers] [CRC R302.5]
- Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305]
- Kitchens are to be provided with an exhaust fan with an exhaust rate of 100 cfm minimum for intermittent exhaust or 5 air changes per hour if continuous. Kitchen hood systems that vent air to the outside may be used for this purpose. [California Energy Code Section 150(a)]
- Indicate clothes dryer to be vented outside and equipped with a back draft damper. Vent is to have maximum vertical and horizontal lengths including (2) 90 degree elbows of 14 feet. A length of 2 feet shall be deducted for each elbow in excess of two. [CMC 504.4]
- Combustion air for dryer is to be provided per manufacturer's recommendations. Manufacturer's installation instructions are to be on site at time of inspection.

GENERAL PLUMBING NOTES

- Replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush; (2) any urinal manufactured to use more than one gallon of water per flush; (3) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; (4) any interior faucet that emits more than 2.2 gallons of water per minute. [CGESC 301; California Civil Code Section 1101.1]
- New water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush; (2) showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi; (3) lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGESC 4.303]
- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGESC 4.303]
- When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. [Note: A hand-held shower is to be considered a showerhead for purposes of this provision] [CGESC 4.303]
- Water heating systems using gas or propane water heaters to serve individual dwelling units shall have (1) a 120V electrical receptacle within 3 feet of water heater and accessible to the water heater with no obstructions, (2) a category III or IV vent or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, (3) a condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance, and (4) a gas supply line with a capacity of at least 200,000 Btu/hr

WALL TYPE DESCRIPTION



TYPE A WALLS:

2X4 WALL W/ STUDS @ 16" O.C.

- A1: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
A2: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
A3: 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD W/ ¾" TYPE 'X' GYP. BD. AND LVL. 5 FINISH AT INTERIOR SIDE.
A4: ¾" TYPE 'X' GYP. BD. BOTH SIDES. FLAT FRAME STUDS @ 12" O.C. (LVL. 5 FINISH)

TYPE B WALLS:

2X6 WALL W/ STUDS @ 16" O.C.

- B1: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
B2: ¾" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
B3: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
B4: 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD BOTH SIDES.
B5: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.
B6: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH). ¾" WOOD SIDING O/ ¾" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE C WALLS:

2X8 WALL W/ STUDS @ 16" O.C.

- C1: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
C2: ¾" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
C3: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH). INSTALL ACOUSTIC INSULATION B/T STUDS.
C4: ¾" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
C5: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE D WALLS:

2X10 WALL W/ STUDS @ 16" O.C. (V.I.F. [E] CONDITIONS)

- D1: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
D2: ¾" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
D3: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE E WALLS:

DBL. 2X CAVITY WALL. (VARIED THICKNESS)

- E1: ¾" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
E2: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.
E3: 3-COAT ¾" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD BOTH SIDES.

- E4: ¾" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH). ¾" WOOD SIDING O/ ¾" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE V WALLS:

- V1: ¾" TYPE 'X' GYP. BD. OVER 2X FLAT STUDS FURRED OVER STRUCTURAL CONC. WALL (LVL. 5 FINISH)
V2: ¾" BOARD-FORM CONCRETE PANELS THIN SET ONTO STRUCTURAL CONC. WALL PER MANUFACTURE RECOMMENDATION

TYPE IN WALLS:

DENOTES INSULATED WALL

- IN1: WALL TO RECEIVE ACOUSTIC INSULATION BETWEEN STUDS
IN2: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-19 TO BE PROVIDED PER MECH. PLANS
IN3: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-16 TO BE PROVIDED PER MECH. PLANS

TYPE SH WALLS:

DENOTES [N] & [E] SHEAR WALL PER STRUCT. DWGS

- SH1: ADJUST WALLS TO BE SHEAR WALLS PER STRUCT. DWGS
SH2: [E] SHEAR WALL TO BE PROTECTED DURING CONSTRUCTION. (SEE STRUCT. DWGS)

LOWER FLOOR PLAN

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

Key Notes

- 1 Solar Roofing
- 2 Painted Metal Gutter and Down Spout
- 3 Metal Rolling
- 4 Planter
- 5 Sliding Doors
- 10 Trellis

WGA
ARCHITECTURE | INTERIORS

1250 COAST VILLAGE RD., STE. 'J'
SANTA BARBARA, CA 93108
805.969.5074 | WWW.WGARCH.COM

Lu Residence

2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

#	Date:	Description:
	2-11-2025	- Resubmittal 1st Letter
	5-16-2025	- Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter
Sheet Title:		
LOWER FLOOR PLAN		
Project No. 22304		
Drawn by: ZL		
Scale: 1/4" = 1'-0"		
Date: June 09, 2025		
Sheet No.		

A2.00

#	Date:	Description:
	2-11-2025 -	Resubmittal 1st Letter
	5-16-2025 -	Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter

Sheet Title:

LOWER FLOOR
REFLECTED CEILING PLAN

Project No. _____ Draw _____

22304

Scale: _____

$\frac{1}{2}'' = 1'-0''$ June 09, 2025

Sheet No. _____

A2.02

Key Notes

- 1 Roof Hatch
- 2 Wood Tongue & Groove Slats
- 3 Wood Beam
- 4 Painted Gyp. Bd.
- 5 Drapery Pocket
- 6 Light Cove

LIGHTING LEGEND

-  LED, Custom Pendant / Chandelier / Surface Mounted Fixture
(To be selected and provided by Owner/Architect)
-  LED, Custom Wall Sconce
(To be selected and provided by Owner/Architect)
-  Adjustable LED Recessed Light by Aculux Precision Recessed Lighting
3" Aperture IC Rated, A3X3G; UL Rated for Wet Locations.
-  LED Recessed Light by Aculux Precision Recessed Lighting
3" Aperture IC Rated, A3X3G; UL Rated for Wet Locations.

LED under-cabinet light / LED cove light

 1 x 4 LED Utility light. Hanging or flush mount

-  Combination smoke detector and carbon monoxide sensor with battery backup
-  Vacancy Sensor
-  Ceiling Slope (Arrow Points in down direction)
-  Exhaust Air Fan / Range Hood
Min. 50 CFM at Bathrooms / Min. 100 CFM at Kitchen
-  Stacked Curtain and Recessed Top Track,
Curtains and Shears to be DPCI

DL-XX Decorative Light Fixture Tag / Finish Tag
(See Sheet A6.10 for Designer Schedule)

GENERAL NOTES

- A) All decorative lighting fixture to be designer provided, and contractor installed [DPCI]
2. All recessed directional lights and downlights to be IRC 3" P3LED fixtures. Install per manuf. specs. [CPCI]
3. California Certified to be on site at time of inspection of all L.E.D. and High Efficiency fixtures.
4. Smoke detectors are required to be installed in sleeping of sleeping rooms and areas providing access to sleeping areas in addition to those required for new construction [CRC R314.6]. These smoke detectors may be battery operated only. They are to be provided on the wall or ceiling centrally located in the area giving access to sleeping rooms and also in each sleeping room.
5. Carbon Monoxide Alarm (with battery backup) of all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units which have attached garages [CRC315.2.9]. Alarms are to be interconnected such that the sounding of one or more alarms will activate all of the alarms in that individual unit. They are to be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms.
6. See A4.01 Finish and Fixture Schedules for all referenced **(LTXx)** tags.
- A) Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product.
 - B) Or, shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing with the balance of the insulation being air-impermeable below it.
 - C) Or, Air-impermeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural sheathing for condensation control.

GENERAL LIGHTING NOTES

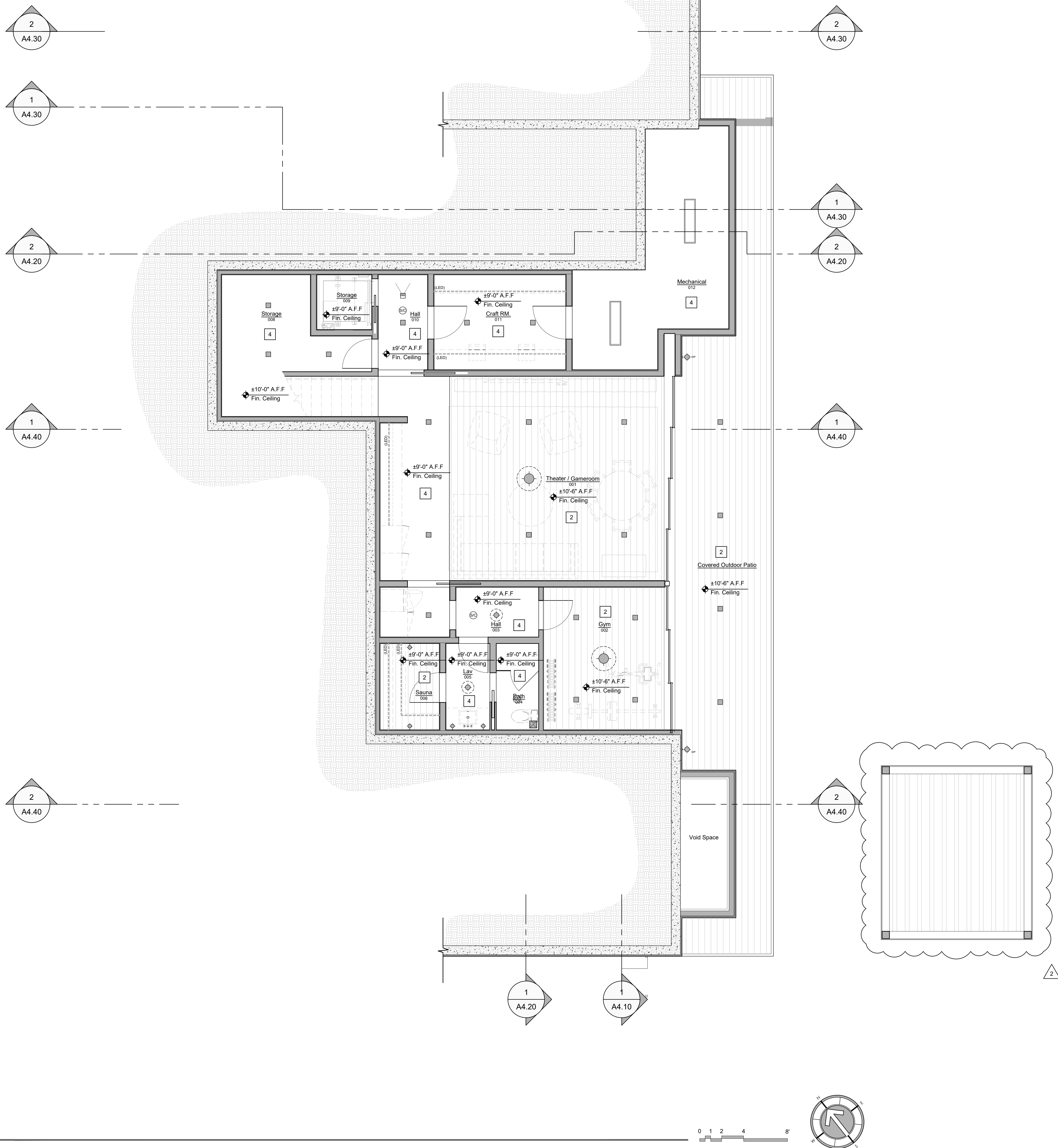
1. Additional requirements for any recessed downlights in ceilings are as follows: They shall not have screw based sockets, shall contain JA8-certified light sources, and shall meet performance requirements per CEC Section 150.0(K) C.
(Note: Listing of CA certified products is located on the California Energy Commission website at the following hyperlink:
<http://appliances.energy.ca.gov/advancedsearch.aspx>.)
2. Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficiency and must be controlled by an on/off switch that does to override to ON the items listed below. Also, the lighting must be by one of the following methods:
 - i) Controlled by photocontrol and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
 - ii) Controlled by any of the following:
 - i) Photocontrol and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or
 - ii) Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours, or the system is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
3. Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCs in Section 130.5 of the standards; does not have an override or bypass switch that allows the unit/mode to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
4. All Interior Lighting to be controlled by a Lutron Lighting System.
5. Artificial light shall be provided that adequate to provide an average illumination of 10 (IRC 4) foot-candles over the area of the room at a height of 30 inches above the floor level AND a whole house ventilation fan is provided.
6. All Exterior Scores are to be Designer Provided, Contractor installed (DPC) and can be found per the Designer's Appearance Fixture and Finish Schedules on Sheet A6.10, Reference Fixture List Fixture

GENERAL MECHANICAL NOTES

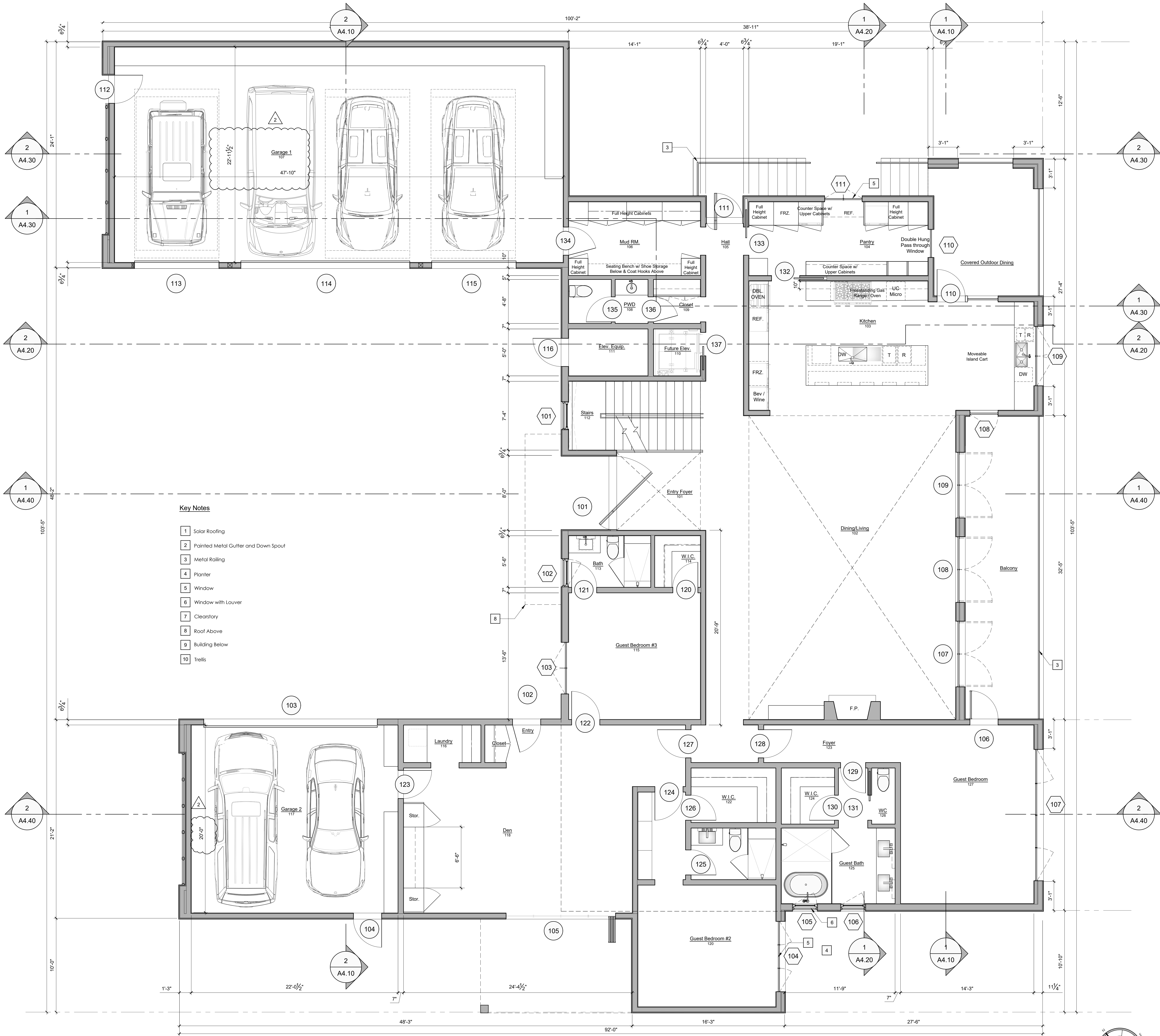
1. Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum intermittent or 20 cfm continuous, ducted to the exterior of the building. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. Please note this on the plans. [CGBSC 4.506; California Energy Code Section 150(o)]

ENERGY CONSERVATION NOTES

1. All interior residential lighting is to be high efficacy.
2. Replace all (E) Switches with a (N) Dimmer Switch
3. Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAB-certified light sources are required to be controlled by either a dimmer or vacancy sensor.
4. At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor



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FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL PLAN NOTES AND LEGEND

- All dimensions to Face of Finish Except Exterior Walls are to Structure
- Private garages and/or carports are to be separated from dwelling units and their attics by means of 1/2" gypsum board or equivalent applied to the garage side. [CRC R302.6]
- Garages and/or carports beneath habitable rooms shall be separated from all habitable rooms above by a floor/ceiling assembly consisting of not less than 5/8" Type X gypsum board or equivalent on the ceiling. Walls supporting this assembly shall be sheathed with not less than 1/2" gypsum board. [CRC R302.6]
- Doors between dwellings and private garages are to be solid wood, solid or honeycomb core steel doors not less than 1 3/8" thick or 20-minute fire-rated. Doors shall be equipped with self-closing or automatic self-closing and self-latching device. (Exception: Doors need only to be self-closing and self-latching devices when both dwelling and garage have approved fire sprinklers) [CRC R302.5]
- Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305]
- Kitchens are to be provided with an exhaust fan with an exhaust rate of 100 cfm minimum for intermittent exhaust or 5 or changes per hour if continuous. Kitchen hood systems that vent air to the outside may be used for this purpose. [California Energy Code Section 150(a)]
- Indicate clothes dryer to be vented outside and equipped with a back draft damper. Vent is to have maximum vertical and horizontal length including (2) 90 degree elbows of 14 feet. A length of 2 feet shall be deducted for each elbow in excess of two. [CMC 504.4]
- Combustion air for dryer is to be provided per manufacturer's recommendations. Manufacturer's installation instructions are to be on site at time of inspection.

GENERAL PLUMBING NOTES

- New water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi, (3) lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGBSC 4.303]
- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGBSC 4.303]
- When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGBSC 4.303]
- Water heating systems using gas or propane water heaters to serve individual dwelling units shall have (1) a 120V electrical receptacle within 3 feet of water heater and accessible to the water heater with no obstructions, (2) a category III or IV vent or a type B vent with straight pipe between the outside termination and the space where the water heater is installed, (3) a condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance, and (4) a gas supply line with a capacity of at least 200,000 Btu/hr

WALL TYPE DESCRIPTION

WALL TYPE CALLOUT

TYPE A WALLS:

2X4 WALL W/ STUDS @ 16" O.C.

A1: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
A2: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
A3: 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD W/ 1/2" TYPE 'X' GYP. BD. AND LVL. 5 FINISH AT INTERIOR SIDE.
A4: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. FLAT FRAME STUDS @ 12" O.C. (LVL. 5 FINISH)

TYPE B WALLS:

2X6 WALL W/ STUDS @ 16" O.C.

B1: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
B2: 1/2" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
B3: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
B4: 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD BOTH SIDES.
B5: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.

B6: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3/4" WOOD SIDING O/ 1/2" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE C WALLS:

2X6 WALL W/ STUDS @ 16" O.C.

C1: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
C2: 1/2" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
C3: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH) INSTALL ACOUSTIC INSULATION B/T STUDS.
C4: 1/2" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
C5: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE D WALLS:

2X10 WALL W/ STUDS @ 16" O.C. (V.I.F. (E) CONDITIONS)

D1: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
D2: 1/2" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
D3: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE E WALLS:

DBL. 2X CAVITY WALL. (VARIED THICKNESS)

E1: 1/2" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
E2: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.
E3: 3-COAT 1/2" CEMENT PLASTER W/ MTL. MESH BACKING O/ 1/2" EXT. GRADE PLYWOOD BOTH SIDES.

E4: 1/2" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3/4" WOOD SIDING O/ 1/2" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ 1/2" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE V WALLS:

V1: 1/2" TYPE 'X' GYP. BD. OVER 2X FLAT STUDS FURRED OVER STRUCTURAL CONC. WALL (LVL. 5 FINISH)

V2: 1/2" BOARD-FORM CONCRETE PANELS THIN SET ONTO STRUCTURAL CONC. WALL PER MANUFACTURE RECOMMENDATION

TYPE IN WALLS:

DENOTES INSULATED WALL

IN1: WALL TO RECEIVE ACOUSTIC INSULATION BETWEEN STUDS
IN2: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-19 TO BE PROVIDED PER MECH. PLANS
IN3: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-16 TO BE PROVIDED PER MECH. PLANS

TYPE SH WALLS:

DENOTES (N) & (E) SHEAR WALL PER STRUCT. DWGS

SH1: ADJUST WALLS TO BE SHEAR WALLS PER STRUCT. DWGS
SH2: (E) SHEAR WALL TO BE PROTECTED DURING CONSTRUCTION. (SEE STRUCT. DWGS)

Date: Description:

2-11-2025 - Resubmittal 1st Letter

5-16-2025 - Resubmittal 2nd Letter

06-09-2025

Resubmittal to Fire Department

5-24-2025

Resubmittal 3rd Letter

Sheet Title:

FIRST FLOOR PLAN

Project No. Drawn by:

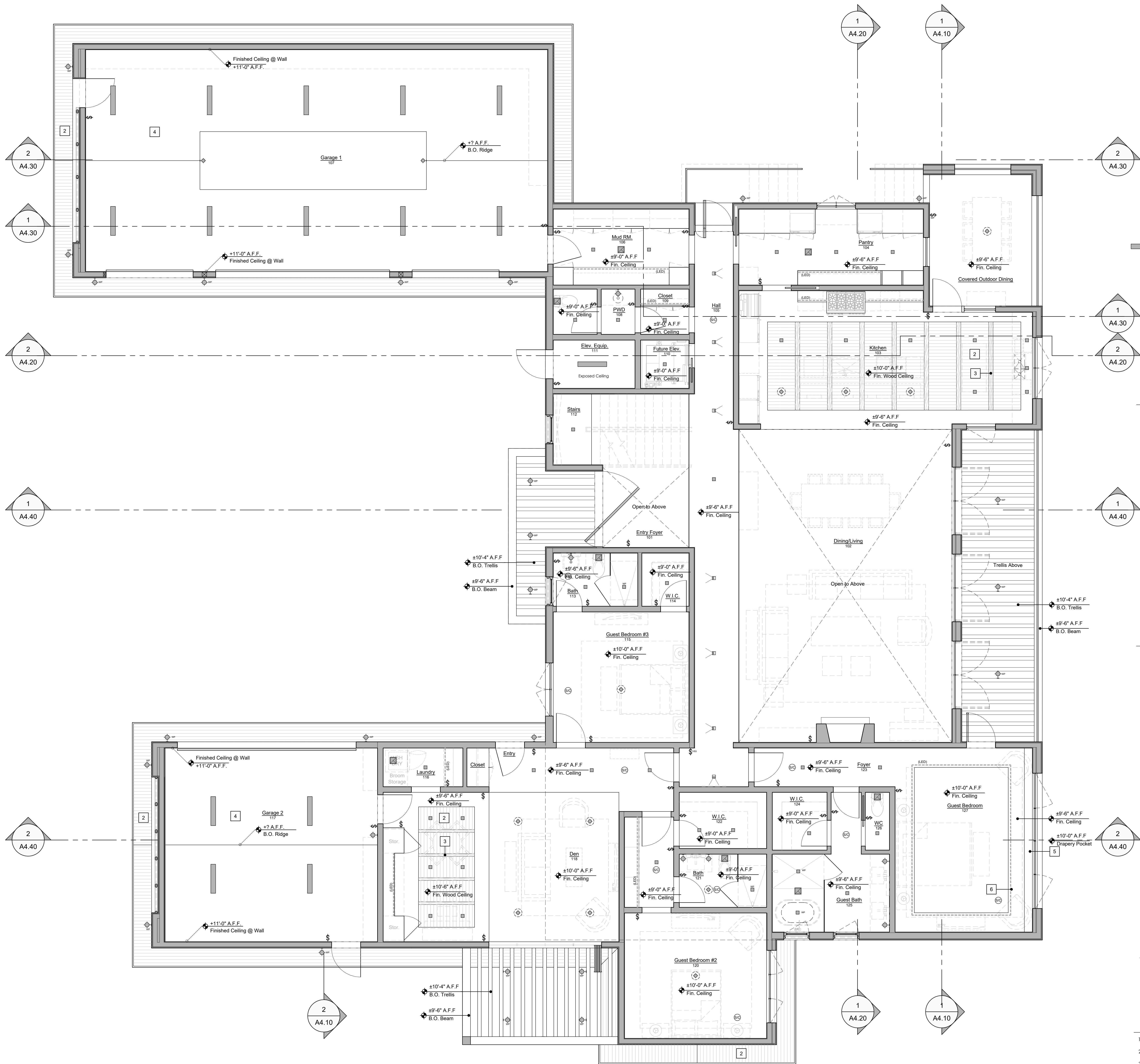
22304 ZL

Scale: Date:

1/4" = 1'-0" June 09, 2025

Sheet No.

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Key Notes

- 1 Roof Hatch
- 2 Wood Tongue & Groove Slats
- 3 Wood Beam
- 4 Painted Gyp. Bd.
- 5 Drapery Pocket
- 6 Light Cove

LIGHTING LEGEND

- LED, Custom Pendant / Chandelier / Surface Mounted Fixture
(To be selected and provided by Owner/Architect)
- LED, Custom Wall Sconce
(To be selected and provided by Owner/Architect)
- Adjustable LED Recessed Light by Aculux Precision Recessed Lighting
3" Aperture IC Rated, AX35Q, UL Rated for Wet Locations.
- LED Recessed Light by Aculux Precision Recessed Lighting
3" Aperture IC Rated, AX35Q, UL Rated for Wet Locations.
- LED under-cabinet light / LED cove light
- 1 x 4 LED Utility light, Hanging or flush mount
- Combination smoke detector and carbon monoxide sensor with battery backup
- Vacancy Sensor
- Ceiling Slope (Arrow Points in down direction)
- Exhaust Air Fan / Range Hood
Min. 50 CFM at Bathrooms / Min. 100 CFM at Kitchen
Curtains and Shears to be DPCI
- Stacked Curtain and Recessed Tap Track.
Curtains and Shears to be DPCI
- Decorative Light Fixture Tag / Finish Tag
(See Sheet A6.10 for Designer Schedules)

GENERAL NOTES

- All decorative lighting fixture to be designer provided, and contractor installed (DPCI).
- All recessed directional lights and downlights to be IRS 3" P3LED fixtures. Install per manuf. specs. (CPCI)
- California Certified to be on site at time of inspection of all L.E.D. and High Efficacy fixtures.
- Smoke detectors are required to be installed in existing sleeping rooms and areas providing access to sleeping areas in addition to those required for new construction (CRC R314.6). These smoke detectors may be battery operated only. They are to be provided on the wall or ceiling centrally located in the area giving access to sleeping rooms and also in each sleeping room.
- Carbon Monoxide Alarm (with battery backup) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC315.25). Alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms.
- See A6.10 Finish and Fixture Schedules for all referenced (LT-XX) tags.
- A) Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product.
B) Or, shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing with the balance of the insulation being air-impermeable below it.
C) Or, Air-impermeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control.

GENERAL LIGHTING NOTES

- Additional requirements for any recessed downlights in ceilings are as follows: They shall not have screw based sockets, shall contain JAB-certified light sources, and shall meet performance requirements of CCC Section 150.0(W)IC.
(Note: Listing of CA certified fixtures is located on the California Energy Commission website at the following hyperlink:
<http://appliances.energy.ca.gov/advancedsearch.aspx>.)
- Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does to override to ON the items listed below. Also, the lighting must by one of the following methods:
 - Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
 - Controlled by any of the following:
 - Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocell and automatic time switch control to its normal operation within 6 hours, or
 - Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
 - Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
- All interior Lighting to be controlled by a Lutron Lighting System.
- Artificial light shall be provided that adequate to provide an average illumination of 10 (CRC 6) foot-candles over the area of the room at a height of 30 inches above the floor level AND a whole house ventilation fan is provided
- All Exterior Sconces are to be Designer Provided, Contractor Installed (DPCI) and can be found per the Designer's Appliance Fixture and Finish Schedules on Sheet A6.10, Reference Light Fixture

GENERAL MECHANICAL NOTES

- Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum intermittent or 20 cfm continuous, ducted to the exterior of the building. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. Please note this on the plans. [CGBSC 4.506: California Energy Code Section 150.0(a)]

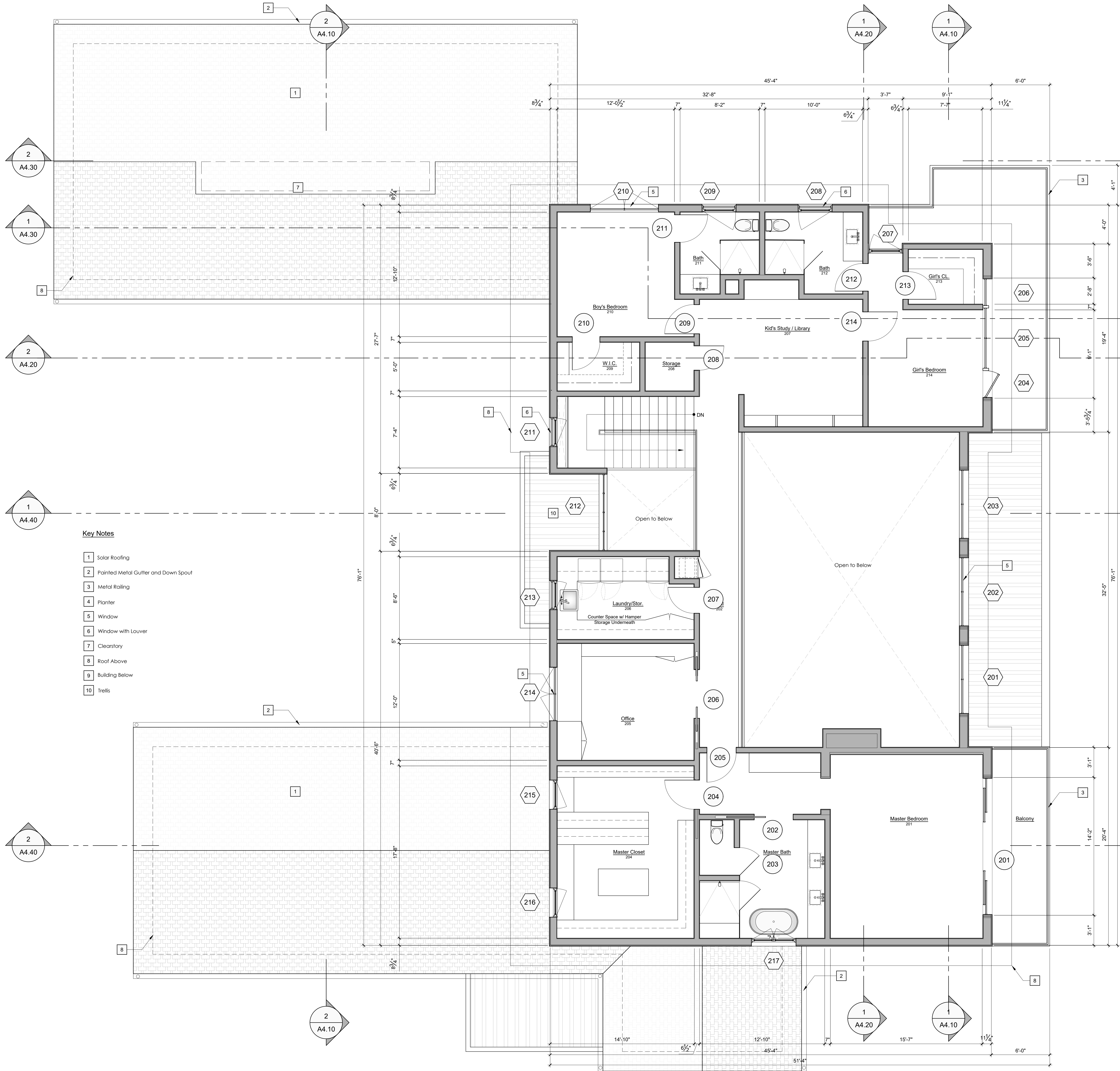
ENERGY CONSERVATION NOTES

- All interior residential lighting is to be high efficacy.
- Replace all (E) Switches with a (N) Dimmer Switch
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAB-certified light sources are required to be controlled by either a dimmer or vacancy sensor.
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual or automatic-off vacancy sensor

#	Date:	Description:
1	2-11-2025	Resubmittal 1st Letter
2	5-16-2025	Resubmittal 2nd Letter
3	06-09-2025	Resubmittal to Fire Department
4	5-24-2025	Resubmittal 3rd Letter

Sheet Title:	FIRST FLOOR REFLECTED CEILING PLAN
Project No.	22304
Drawn by:	-
Scale:	1" = 1'-0"
June 09, 2025	
Sheet No.	

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- Key Notes**
- 1 Solar Roofing
 - 2 Painted Metal Gutter and Down Spout
 - 3 Metal Railing
 - 4 Planter
 - 5 Window
 - 6 Window with Louver
 - 7 Clearestory
 - 8 Roof Above
 - 9 Building Below
 - 10 Trellis

GENERAL PLAN NOTES AND LEGEND

- All dimensions to Face of Finish Except Exterior Walls are to Structure
- Provide a seamless transition from existing to new walls and finishes.
- Match all wall to floor and ceiling transitions to existing.
- Private garages and/or carports are to be separated from dwelling units and their attics by means of ½" gypsum board or equivalent applied to the garage side. [CRC R302.4]
- Garages and/or carports beneath habitable rooms shall be separated from all habitable rooms above by a floor/ceiling assembly consisting of not less than 5/8" Type X gypsum board or equivalent on the ceiling. Walls supporting this assembly shall be sheathed with not less than ½" gypsum board. [CRC R302.4]
- Doors between dwellings and private garages are to be solid wood, solid or honeycomb core steel doors not less than 1 3/8" thick or 20-minute fire-rated. Doors shall be equipped with self-closing or automatic self-closing and self-latching device. (Exception: Doors need only to be self-closing and self-latching devices when both dwelling and garage have approved fire sprinklers) [CRC R302.5]
- Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305]
- Kitchens are to be provided with an exhaust fan with an exhaust rate of 100 cfm minimum for intermittent exhaust or 5 air changes per hour if continuous. Kitchen hood systems that vent air to the outside may be used for this purpose. [California Energy Code Section 150(a)]
- Indicate clothes dryer to be vented outside and equipped with a back draft damper. Vent is to have maximum vertical and horizontal length including [2] 90 degree elbows of 14 feet. A length of 2 feet shall be deducted for each elbow in excess of two. [CMC 504.4]
- Combustion air for dryer is to be provided per manufacturer's recommendations. Manufacturer's installation instructions are to be on site at time of inspection.

GENERAL PLUMBING NOTES

- Replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) any urinal manufactured to use more than one gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (4) any interior faucet that emits more than 2.2 gallons of water per minute. [CGESC 301; California Civil Code Section 1101.1]
- New water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi, (3) lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGESC 4.303]
- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGESC 4.303]
- When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGESC 4.303]
- Water heating systems using gas or propane water heaters to serve individual dwelling units shall have (1) a 120V electrical receptacle within 3 feet of water heater and accessible to the water heater with no obstructions, (2) a category III or IV vent or a type B vent with straight pipe between the outside termination and the space where the water heater is installed, (3) a condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance, and (4) a gas supply line with a capacity of at least 200,000 Btu/hr

WALL TYPE DESCRIPTION

WALL TYPE CALLOUT

TYPE A WALLS:
2X4 WALL W/ STUDS @ 16" O.C.

A1: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
A2: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
A3: 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD W/ ½" TYPE 'X' GYP. BD. AND LVL. 5 FINISH AT INTERIOR SIDE.
A4: ½" TYPE 'X' GYP. BD. BOTH SIDES. FLAT FRAME STUDS @ 12" O.C. (LVL. 5 FINISH)

TYPE B WALLS:
2X6 WALL W/ STUDS @ 16" O.C.

B1: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
B2: ½" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
B3: FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
B4: 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD BOTH SIDES.
B5: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

B6: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH), ¾" WOOD SIDING O/ ¾" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE C WALLS:
2X8 WALL W/ STUDS @ 16" O.C.

C1: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
C2: ½" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH)
C3: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH). INSTALL ACOUSTIC INSULATION B/T STUDS.
C4: ½" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
C5: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE D WALLS:
2X10 WALL W/ STUDS @ 16" O.C. (V.I.F., [E] CONDITIONS)

D1: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
D2: ½" TYPE 'X' GYP. BD. ONE SIDE PER PLAN. (LVL. 5 FINISH) FLOAT TILE OR STONE PER INT. ELEV. O/ BACKER BOARD ONE SIDE PER PLAN.
D3: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE E WALLS:
DBL. 6X CAVITY WALL. (VARIED THICKNESS)

E1: ½" TYPE 'X' GYP. BD. BOTH SIDES. (LVL. 5 FINISH)
E2: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH) 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.
E3: 3-COAT ½" CEMENT PLASTER W/ MTL. MESH BACKING O/ ½" EXT. GRADE PLYWOOD BOTH SIDES.

E4: ½" TYPE 'X' GYP. BD. INT. SIDE PER PLAN. (LVL. 5 FINISH), ¾" WOOD SIDING O/ ¾" FURRING STRIPS O/ 5/8" TYPE 'X' GYP. BD. O/ ½" EXT. GRADE PLYWOOD AT EXTERIOR.

TYPE V WALLS:
V1: ½" TYPE 'X' GYP. BD. OVER 2X FLAT STUDS FURRED OVER STRUCTURAL CONC. WALL (LVL. 5 FINISH)
V2: ¾" BOARD-FORM CONCRETE PANELS THIN SET ONTO STRUCTURAL CONC. WALL PER MANUFACTURE RECOMMATION

TYPE IN WALLS:
DENOTES INSULATED WALL

IN1: WALL TO RECEIVE ACOUSTIC INSULATION BETWEEN STUDS
IN2: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-19 TO BE PROVIDED PER MECH. PLANS
IN3: WALL TO RECEIVE THERMAL INSULATION BETWEEN STUDS. MIN R-16 TO BE PROVIDED PER MECH. PLANS

TYPE SH WALLS:
DENOTES (N) & (E) SHEAR WALL PER STRUCT. DWG'S

SH1: ADJUST WALLS TO BE SHEAR WALLS PER STRUCT. DWG'S
SH2: (D) SHEAR WALL TO BE PROTECTED DURING CONSTRUCTION. (SEE STRUCT. DWG'S)

UPPER FLOOR PLAN

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

WGA
ARCHITECTURE | INTERIORS

1250 COAST VILLAGE RD., STE. 'J'
SANTA BARBARA, CA 93108
805.969.5074 | WWW.WGARCH.COM

Lu Residence
2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

Date: Description:

2-11-2025 - Resubmittal 1st Letter

5-16-2025 - Resubmittal 2nd Letter

06-09-2025

Resubmittal to Fire Department

5-24-2025

Resubmittal 3rd Letter

Sheet Title:

UPPER FLOOR PLAN

Project No. Drawn by:

22304

Scale: Date:

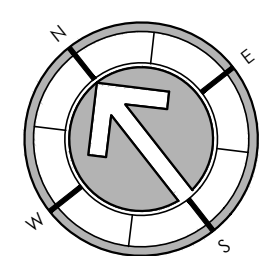
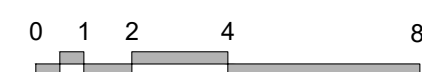
1/4" = 1'-0" June 09, 2025

Sheet No.

A2.20

Page 72 of 93

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



- 1 Attic Access
- 2 Wood Tongue & Groove Slat
- 3 Wood Beam
- 4 Painted Gyp. Bd.
- 5 Drapery Pocket
- 6 Light Cove

	LED, Custom Pendant / Chandelier / Surface Mounted Fixture (to be selected and provided by Owner/Architect)
	LED, Custom Wall Sconce (to be selected and provided by Owner/Architect)
	Adjustable LED Recessed Light by Aculux Precision Recessed Lighting 3" Aperture IC Rated, AXXSX, UL Rated for Wet Locations.
	Fixed LED Recessed Light by Aculux Precision Recessed Lighting 3" Aperture IC Rated, AXXSX, UL Rated for Wet Locations.
	LED under-cabinet light / LED cove light
	1 x 4 LED Utility light, Hanging or flush mount
	Combination smoke detector and carbon monoxide sensor with battery backup
	Vacancy Sensor
	Ceiling Slope (Arrow Points in down direction)
	Exhaust Air Fan / Range Hood Min. 50 CFM at Bathrooms / Min. 100 CFM at Kitchen
	Stacked Curtain and Recessed Top Track. Curtains and Shears to be DPCI
	Decorative Light Fixture Tag / Finish Tag (see Sheet AE.10 for Designer's Schedule)

1. All decorative lighting fixture to be designer provided, and contractor installed (DPCI)
2. All recessed directional lights and downlights to be IRS 3' F3LED fixtures. Install per manul specs. (CPCI)
3. California Certified to be on site at time of inspection of all L.E.D. and High Efficacy fixtures.
4. Smoke detectors are required to be installed in existing sleeping rooms and areas provided access to sleeping areas in addition to those required for new construction (CRC R314.6). These smoke detectors may be battery operated only. They are to be provided on the wall or ceiling centrally located in the area giving access to sleeping rooms and also in each sleeping room.
5. Carbon Monoxide (Alarm with battery backup) of all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC R315.28). Alarms are to be interconnected such that they will sound out or shut off any one of the alarms in that individual unit. They are to be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms.
6. See A4.10 Finish and Fixture Schedules for all referenced **UL-904** tags.
7. (A) Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product.
 - B) Or, shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing with the balance of the insulation being air-impermeable below it.
 - C) Or, Air-impermeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of 8.5 minimum is installed directly above the structural sheathing and sheathing for condensation control.

Additional requirements for any recessed downlights in ceilings are as follows: They shall not have screw based sockets, shall contain JAR-certified light sources, and shall meet performance requirements of CEC Section 130.0(k)(1).
(Note: Listings of CA certified recessed lighting are located on the California Energy Commission website at the following hyperlink:
<http://appliances.energy.ca.gov/advancedsearch.aspx>.)

2. Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficiency and must be controlled by an on/off switch that does to override to ON the items listed below. Also, the lighting must be operated by one of the following methods:

i) Controlled by photocontrol and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours or more.

ii) Controlled by any of the following:

i) Photocontrol and automatic time switch. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or;

ii) Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or;

iii) Energy management control system which meets all of the following requirements:

A. The system provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.0 of the standards; meets the requirements for an EMCS in Section 130.0 of the standards; does not have an override or bypass switch that allows the luminaires to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

4. All Interior Lighting to be controlled by a Lutron Lighting System.

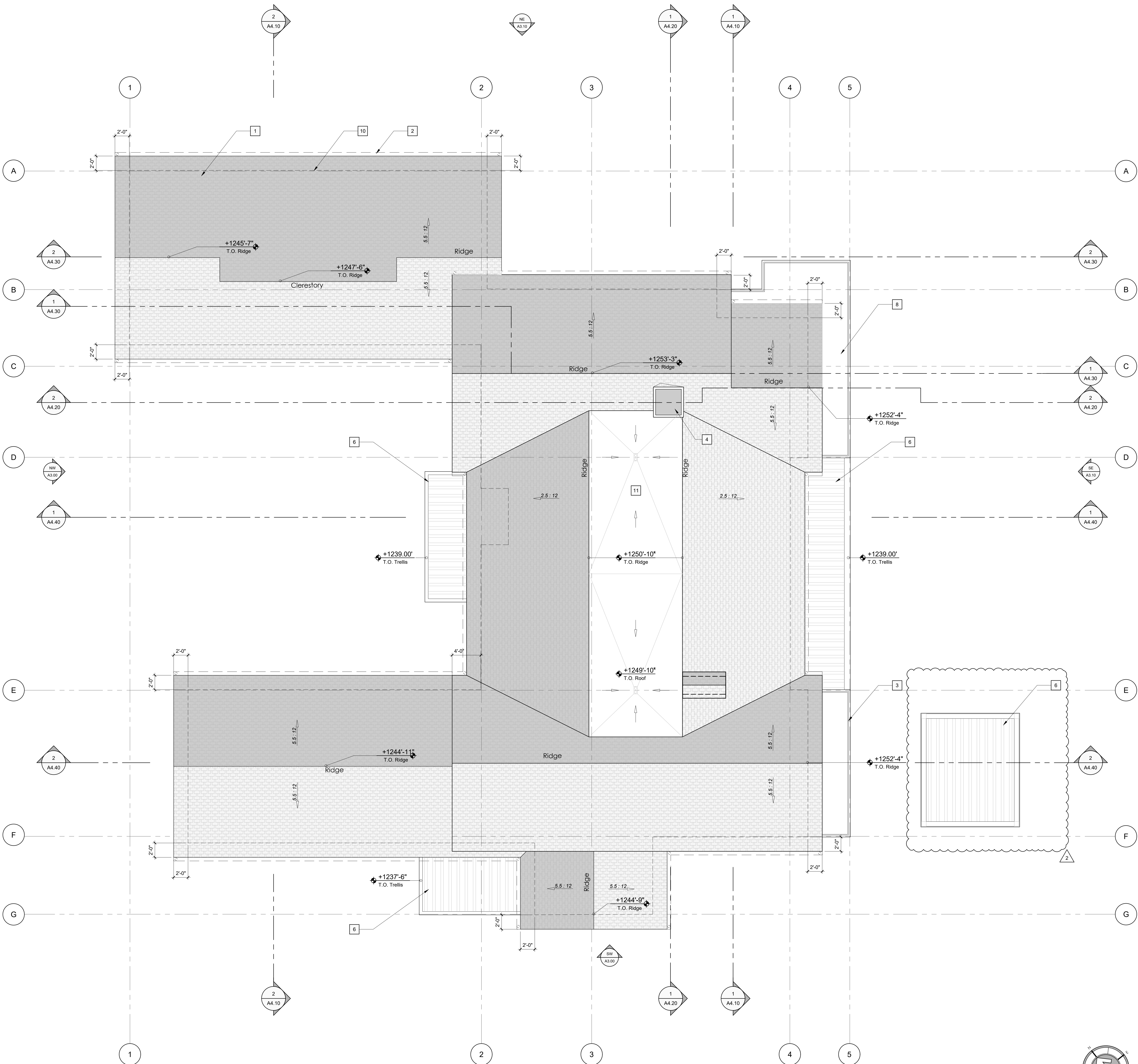
5. Artificial light shall be provided that adequate to provide an average illumination of 10 (IRC 6) foot-candles over the area of the room at a height of 30 inches above the floor level AND a whole house ventilation fan is provided

6. All Exterior Scenes are to be Designer Provided, Contractor Installed (DPCI) and can be found per the Designer's Appliance Fixture and Finish Schedules on Sheet A6.10, reference A6.10.

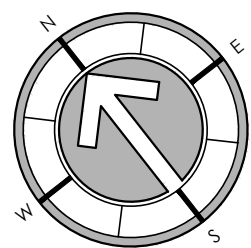
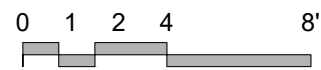
1. Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum intermittent or 20 cfm continuous, ducted to the exterior of the building. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. Please note this on the plans. [CGSBC 4.506; California Energy Code Section 150(o)]

1. All interior residential lighting is to be high efficacy.
2. Replace all (E) Switches with a (N) Dimmer Switch
3. Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAB-certified light sources are required to be controlled by either a dimmer or vacancy sensor.
4. At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor

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PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"



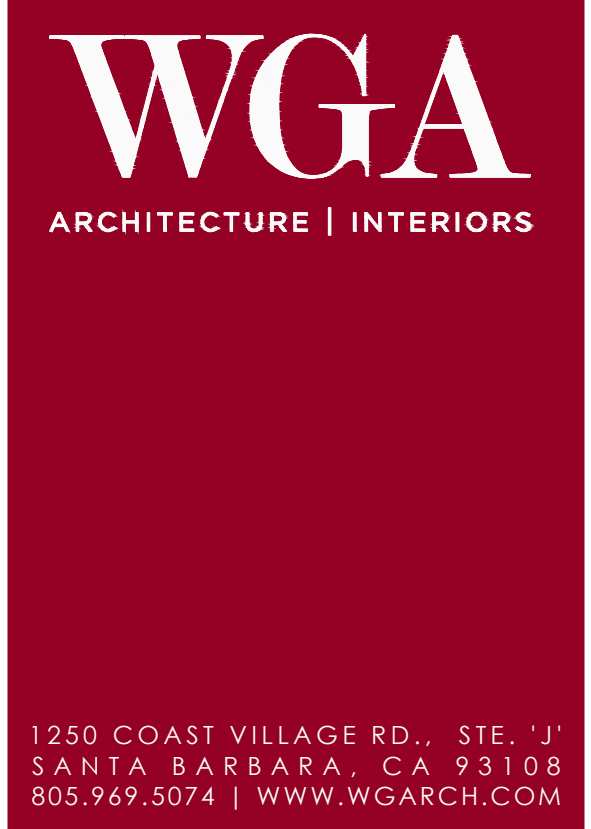
General Notes

- A. All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R337.5 & R902)
- B. Where valley flashing is installed, the flashing shall be not less than 0.0194 in (0.48 mm) No.26 gage galvanized steel corrosion-resistant metal installed over not less than one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909, at least 36" wide (914 mm) running the full length of the valley. R537.5.3 Building Code 705A.3.
- C. Roof Gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter (Residential Code R337.5.4 and Building Code 705A.4)
- D. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, under floor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical plane, shall be in accordance with Section 1202 of the California Building Code and Sections R337.6.1 through R337.6.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings. Ventilation openings shall be fully covered with Wildland Flame and Ember Resistant (WUR) vents approved and listed by California State Fire Marshall, or WUR vents listed to ASTM E2886, by complying with all of the following:
1. There shall be no flaming ignition of the cotton material during the Ember Intrusion test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
- Vents shall be covered with a mesh where the dimensions of the mesh therein shall comply with all the following:
1. Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/8 inch and shall not exceed 1/8 inch in diameter.
2. The mesh material shall be noncombustible.
3. The mesh material shall be corrosion resistant.
- Residential Code R337.6 and Building Code 706A.2.
- Note: There are no attic vents provided. All cavity are filled with closed cell spray foam insulation

E.

Key Notes

- 1 Solar Roofing
- 2 Painted Metal Gutter and Down Spout
- 3 Metal Railing
- 4 Sky Light
- 5 Planter
- 6 Louver
- 7 Clearstory
- 8 Roof
- 9 Roof Above
- 10 Building Below
- 11 Flat Roof, Slope to Drain



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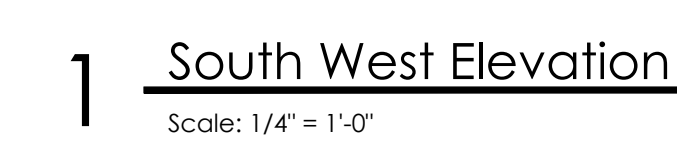
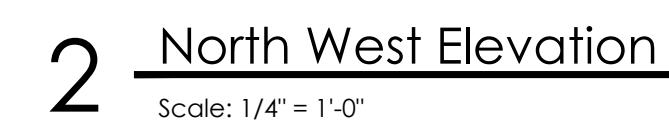
Roof Plan

Project No. 22304
Scale: 3/16" = 1'-0"
June 09, 2025
Sheet No.

A2.30

1. These Elevations are for Material Referenced Only.
2. For Color Samples and Finishes, Refer to Detail 1/ A3.40
3. For Building Heights Refer to Sheet A3.20 and A3.30

- ☐ A Tesla Solar Roofing
- ☐ B Harding Batten Board, Smooth Grain (Boothbay Blue)
- ☐ C Harding Batten Board, Smooth Grain (Arctic White)
- ☐ D Exterior Plaster (Off White)
- ☐ E Stainless Cable Railing
- ☐ F Wood Louver
- ☐ G Window/Door Mullion, BY Weather Shield
- ☐ H Precast Concrete Formed
- ☐ J Copper Gutter / Cap



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

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

- A** Tesla Solar Roofing
- B** Harding Batten Board, Smooth Grain (Boothbay Blue)
- C** Harding Batten Board, Smooth Grain (Arctic White)
- D** Exterior Plaster (Off White)
- E** Stainless Cable Railing
- F** Wood Louver
- G** Window/Door Mullion BY Weather Shield
- H** Precast Concrete Formed
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Scale: 1/4" = 1'-0"

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

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2 North West Elevation

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

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

General Notes

All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R337.5 & R902)

For colors and materials, please refer to photos on sheet A3.40.

For the elevation colors and materials, please refer to sheet A3.00 and A3.10

Key Notes

- 1 Solar Roofing
- 2 Louvered Door, see schedule
- 3 Metal Railing
- 4 Metal Trellis
- 5 Planter
- 6 Wood Louver
- 7 Clerestory
- 8
- 9 Exterior Plaster
- 10 Fiber Cement Siding
- 11 Formed Concrete
- 12 Wood Fence & Door
- 13 Alum. Window / Door
- 14 Copper Gutter / Cap
- 15 Alum. Panel Insert
- 16 Wood Fascia

Architectural elevation drawing of a building facade. The drawing includes various annotations and dimensions:

- Setback Line:** A red dashed line indicating a 25'-0" setback from the property line. A 45° angle is shown for the initial slope of the setback.
- Height Limits:** A cloud-shaped note specifies a "35' MAXIMUM HEIGHT LIMIT".
- Material Callouts:** Numbered boxes (1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16) point to different materials or finishes on the building.
- Vertical Dimensions:**
 - 6'-0" from T.O. Plate to Finish Floor.
 - 11'-0" from Finish Floor to another level.
 - 10'-0" from Finish Floor to the top of a wall section.
 - 3'-0" from Finish Floor to the top of another wall section.
 - 32'-7" overall height from the base to the top of the main structure.
- Horizontal Dimensions:**
 - 4'-0" for a specific wall section.
 - 12'-0" for a section containing a human figure for scale.
- Labels:**
 - "Top of Wall" labels for two different sections.
 - Elevation markers: +1247'-0" T.O. Plate, +1239'-0" Finish Floor, +1228'-0" Finish Floor.
- Other Features:** A human figure is shown for scale within a 12'-0" wide section. A red dashed line with a 45° slope is shown at the top left.

1 South West Elevation

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

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	2-11-2025	Resubmittal 1st Letter
	5-16-2025	Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter

Sheet Title:

Building Elevations Height Study

Project No. _____ Drawn by _____

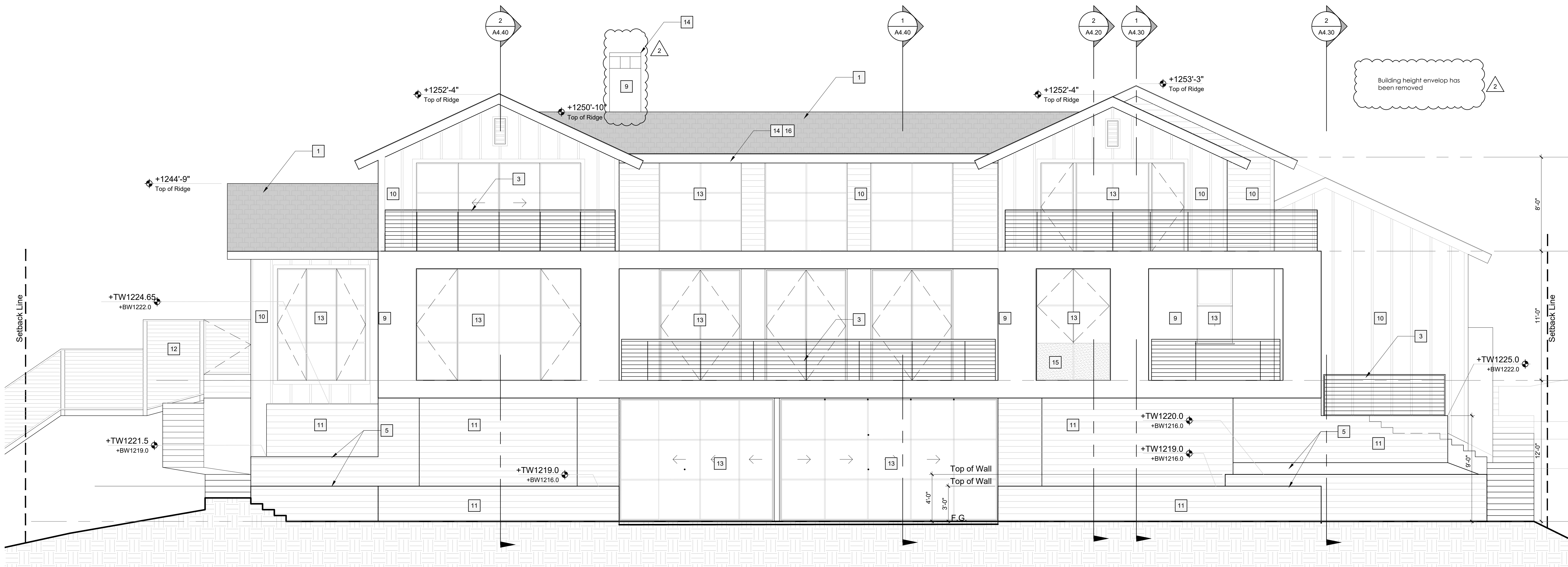
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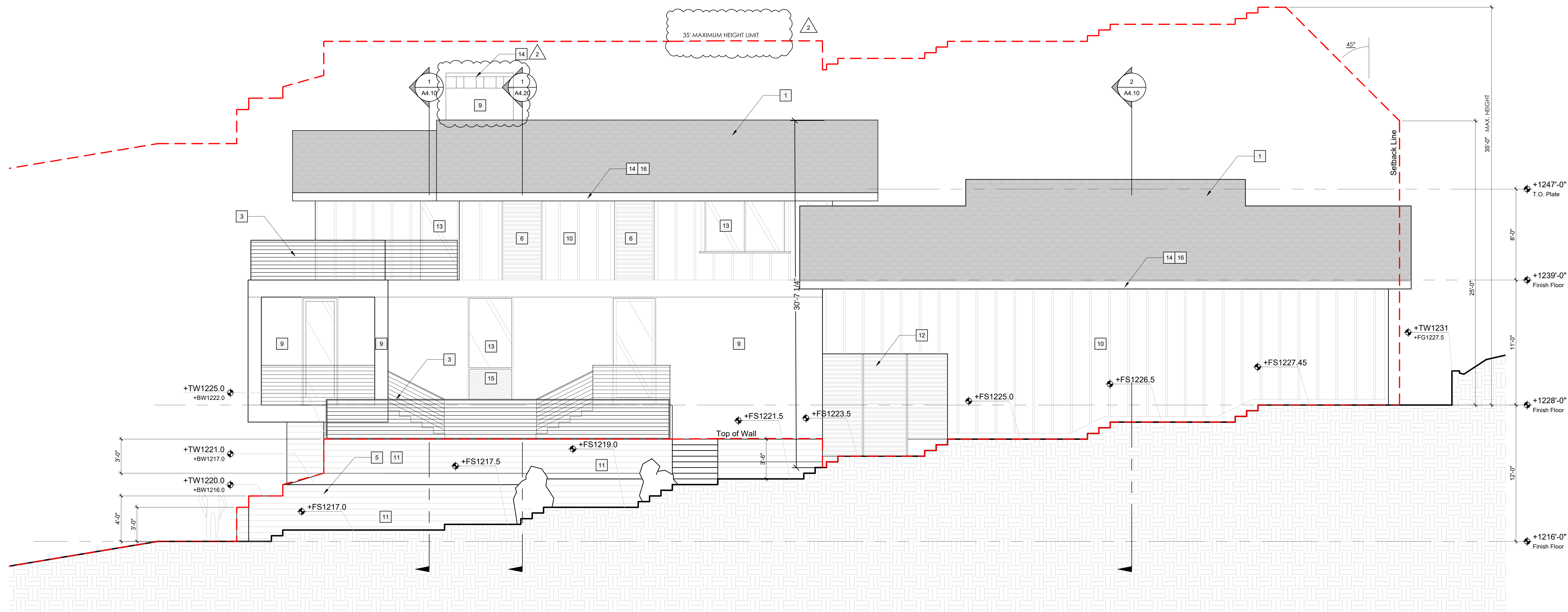
Sheet No. _____

June 09, 2025

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2 South East Elevation
Scale: 1/4" = 1'-0"



1 North East Elevation
Scale: 1/4" = 1'-0"

General Notes

- A. All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R337.5 & R902)
- B. For colors and materials, please refer to photos on sheet A3.40. For the elevation colors and materials, please refer to sheet A3.00 and A3.10

Key Notes

- 1 Solar Roofing
2 Louvered Door, see schedule
3 Metal Rolling
4 Metal Trellis
5 Planter
6 Wood Louver
7 Clerestory
8
9 Exterior Plaster
10 Fiber Cement Siding
11 Formed Concrete
12 Wood Fence & Door
13 Alum. Window
14 Copper Gutter / Cap
15 Alum. Panel Insert
16 Wood Fascia

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Sheet Title:		
Building Elevations Height Study		
Project No.		Drawn by:
22304		
Scale:		Date:
		June 09, 2025
Sheet No.		

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5 Approach



6 Motor Court



7 Outdoor living



2 Pool



3 South Elevation



4 Aerial

Contemporary Farmhouse Architectural Style [△]2



A Tesla Solar Roofing (Textured Glass over Charcoal Tone Backing)



B Harding Batten Board, Smooth Grain (Boothbay Blue)



C Harding Batten Board, Smooth Grain (Arctic White)



D Exterior Plaster (Smooth Finish)/Metal Clad Painted Trellis (Kynar Finish) (Color: Off White)



E Stainless Cable Railing (Silver Gray color, Matt Finish)



F Wood Louver / Soffit



G Eave Fascia Board / Mullions / Gutter (Chimney Cap/Fascia Board's Wood; Mullions / Gutter / Chimney Cap is Metal)



H Window/Door Mullion BY Weather Shield



I Precast Concrete Formed (Medium Gray Color, Board Formed Texture)

1 COLOR & FINISHES
NO SCALE

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2		

Sheet Title:
Exterior Perspectives

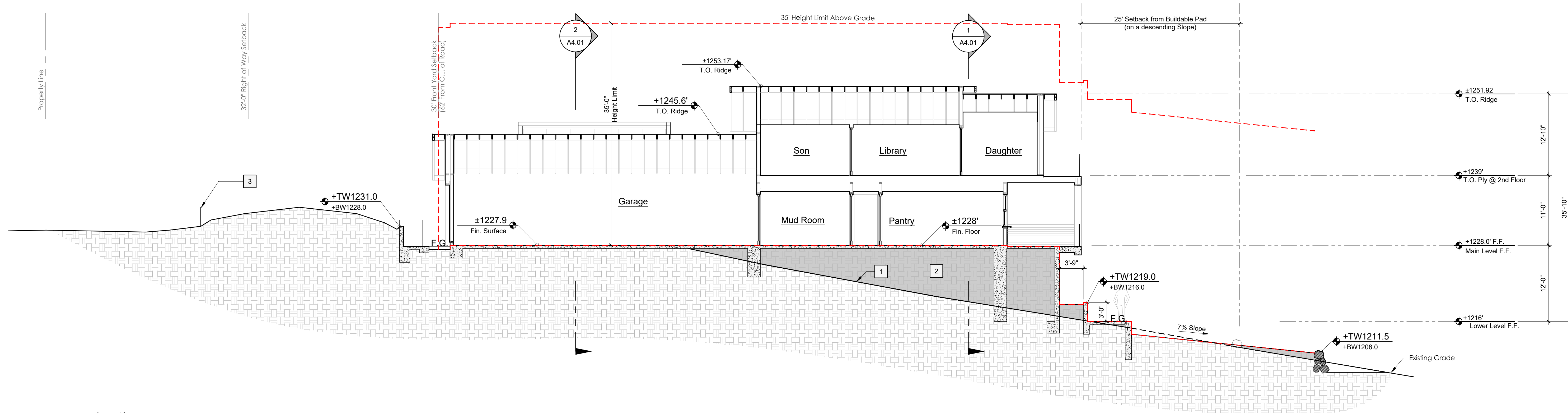
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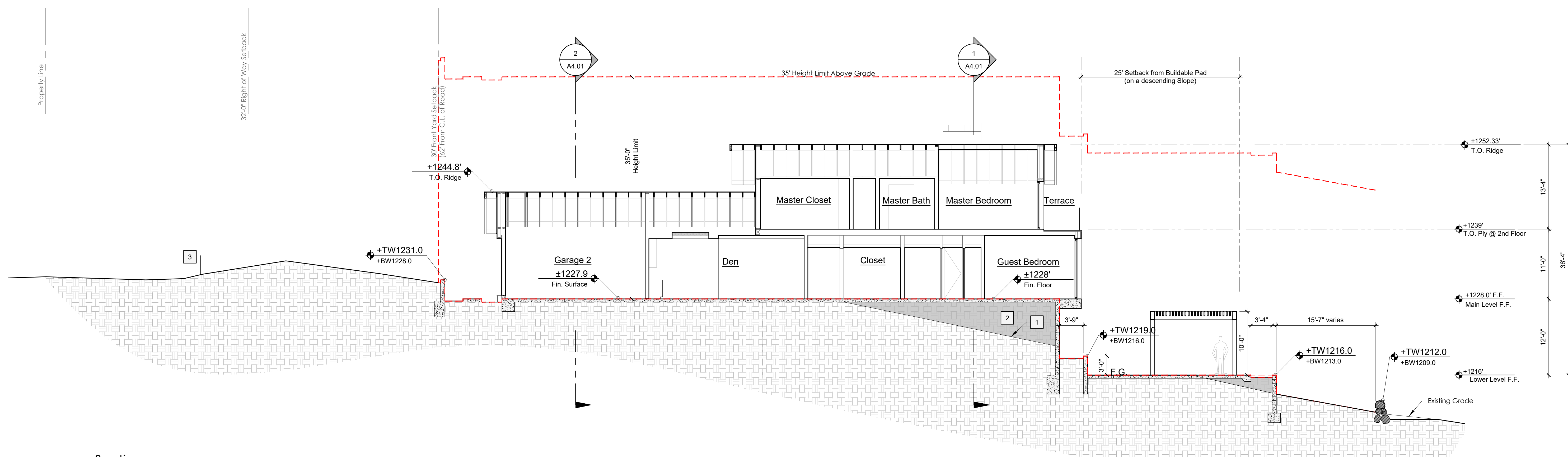
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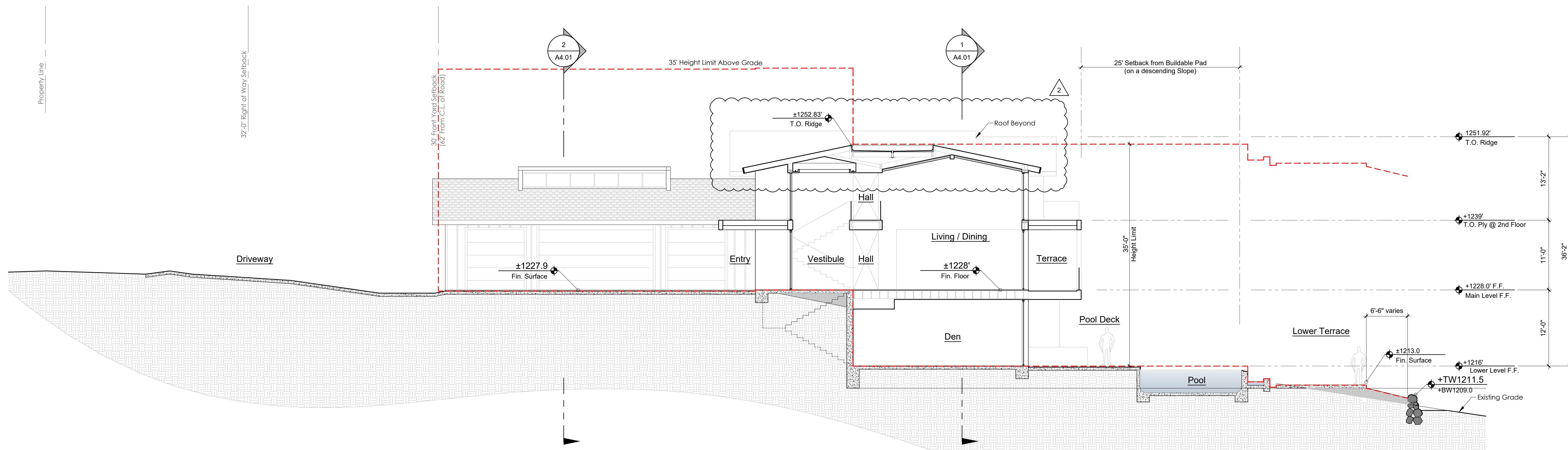
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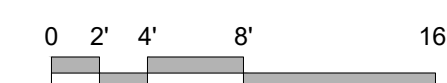
3 Section



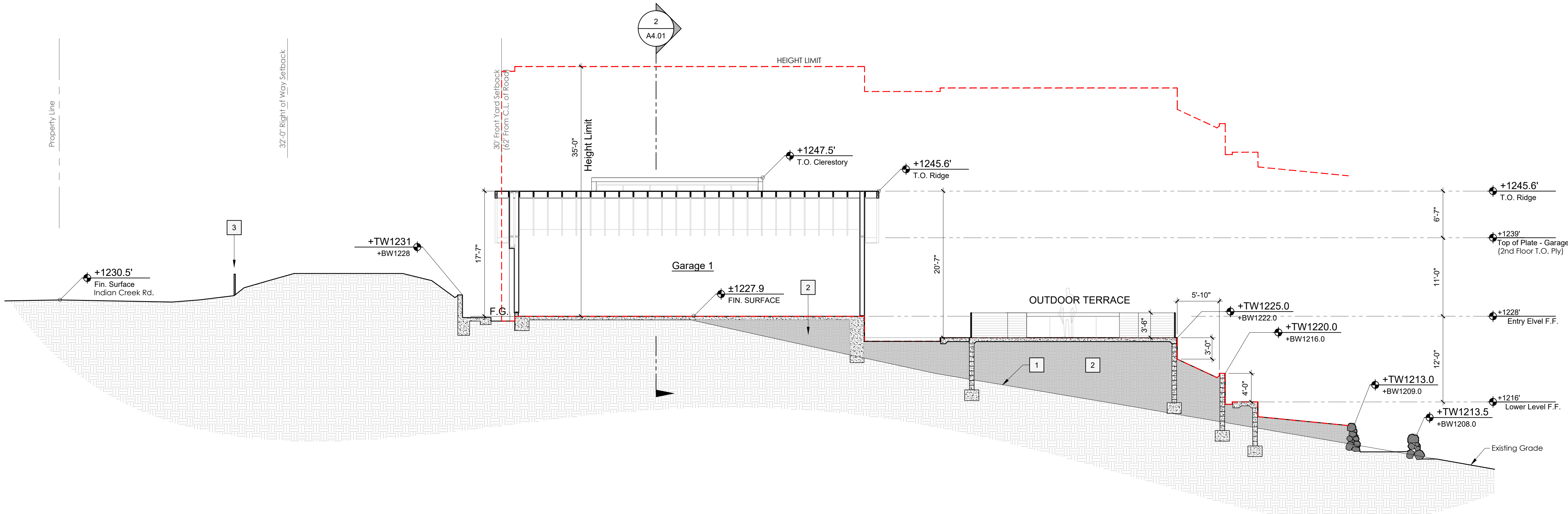
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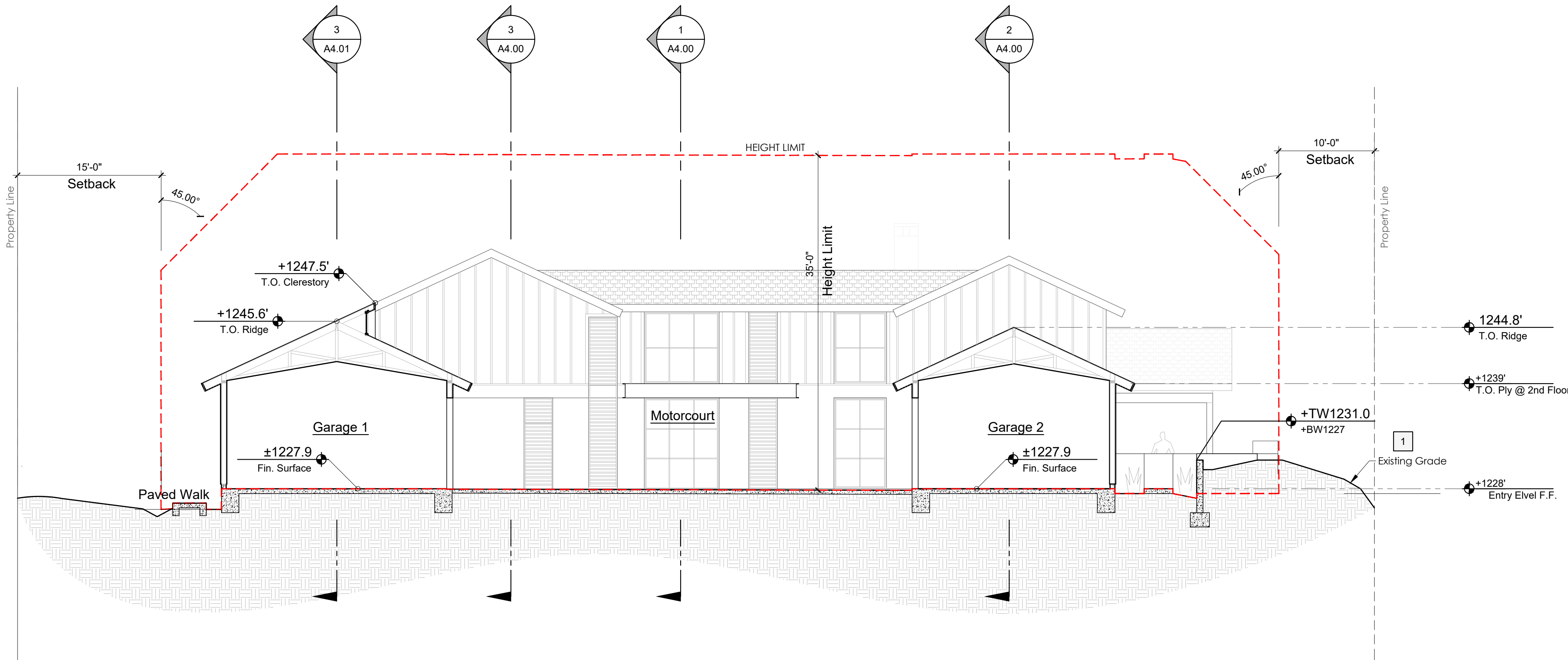
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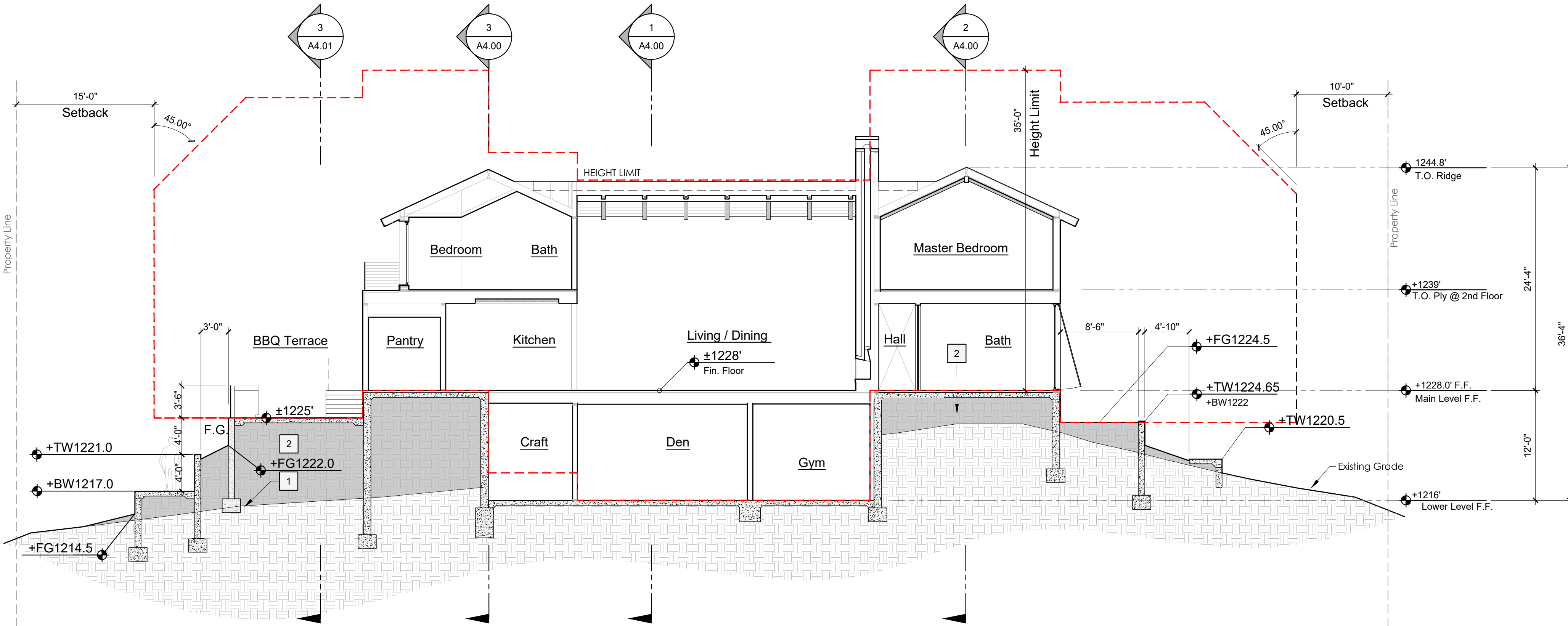
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3 Section
Scale: 1/8" = 1'-0"



2 Section
Scale: 1/8" = 1'-0"



1 Section
Scale: 1/8" = 1'-0"

Key Notes

- 1 Line of Existing Grade to be Excavated (Cut)
- 2 Compacted Fill Dirt (Grading)
- 3 Fence Line

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Sheet Title:

Building / Site Sections

Project No. _____ Drawn by:

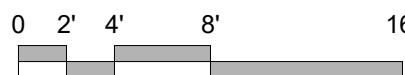
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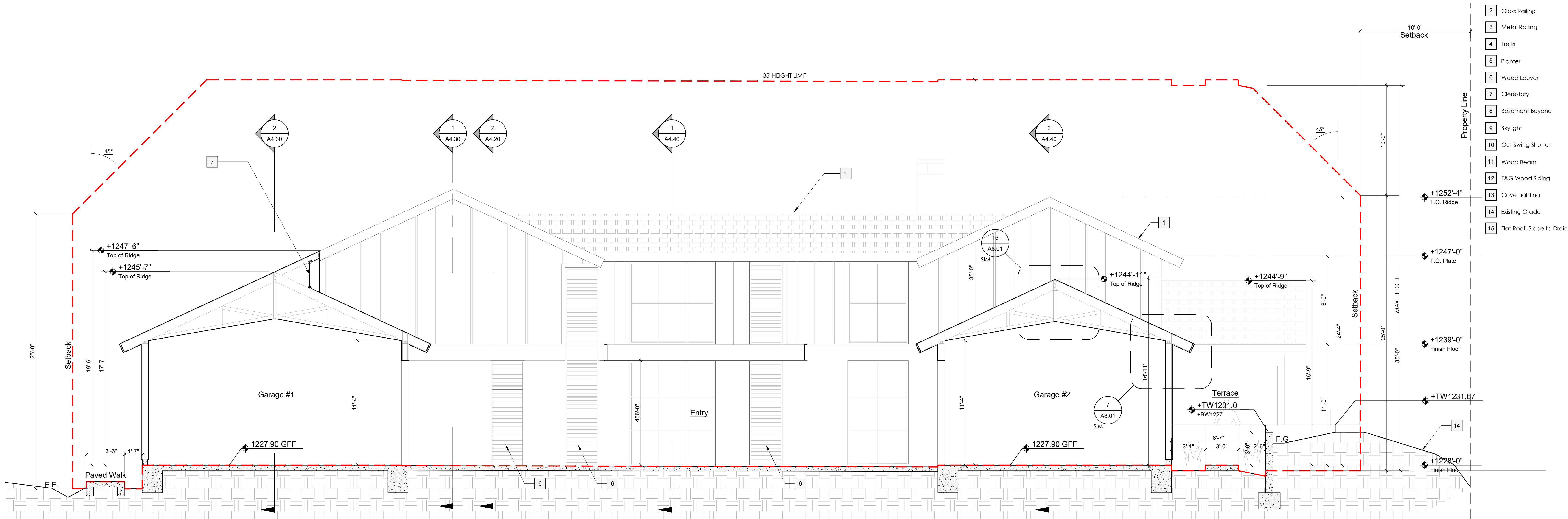
June 09, 2025

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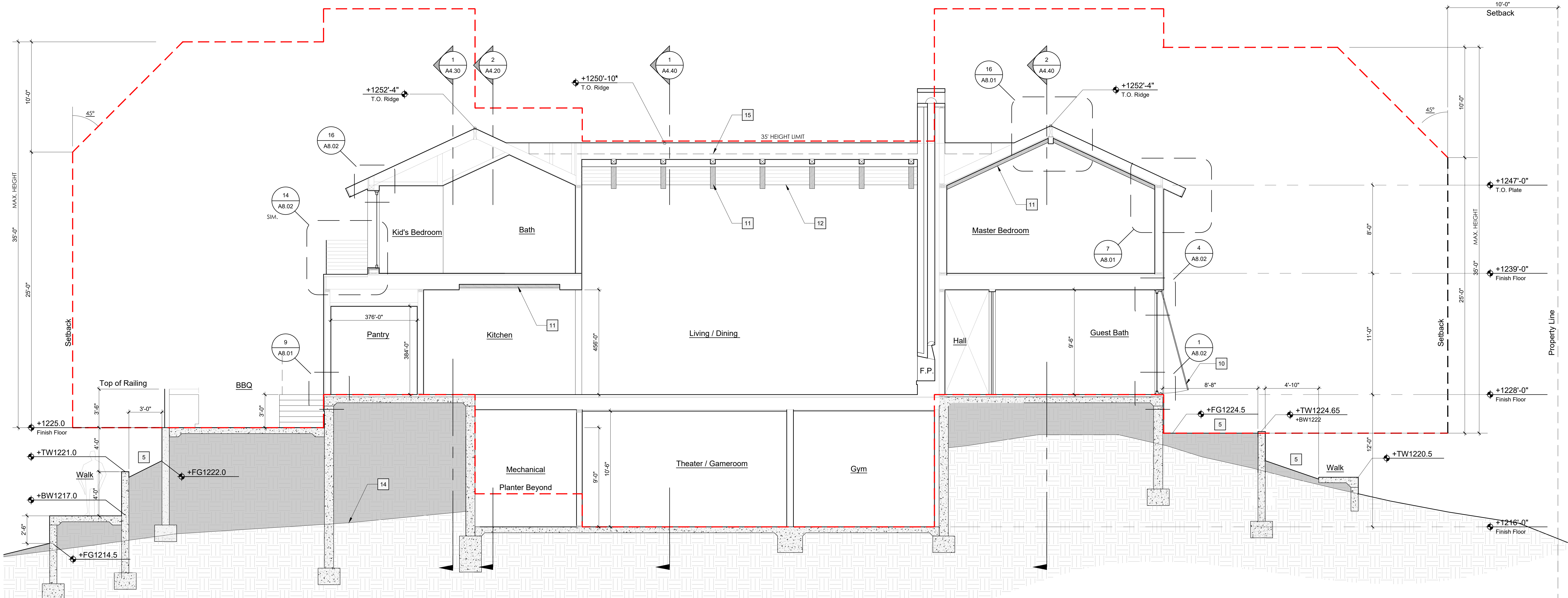
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2 Section
Scale: 1/4" = 1'-0"



1 Section
Scale: 1/4" = 1'-0"

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Sheet Title:

Building Sections

Project No. 22304

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

Date: June 09, 2025

Sheet No.

Lu Residence

Sheet Title: _____

Building Sections

Project No. _____ Drawn by _____

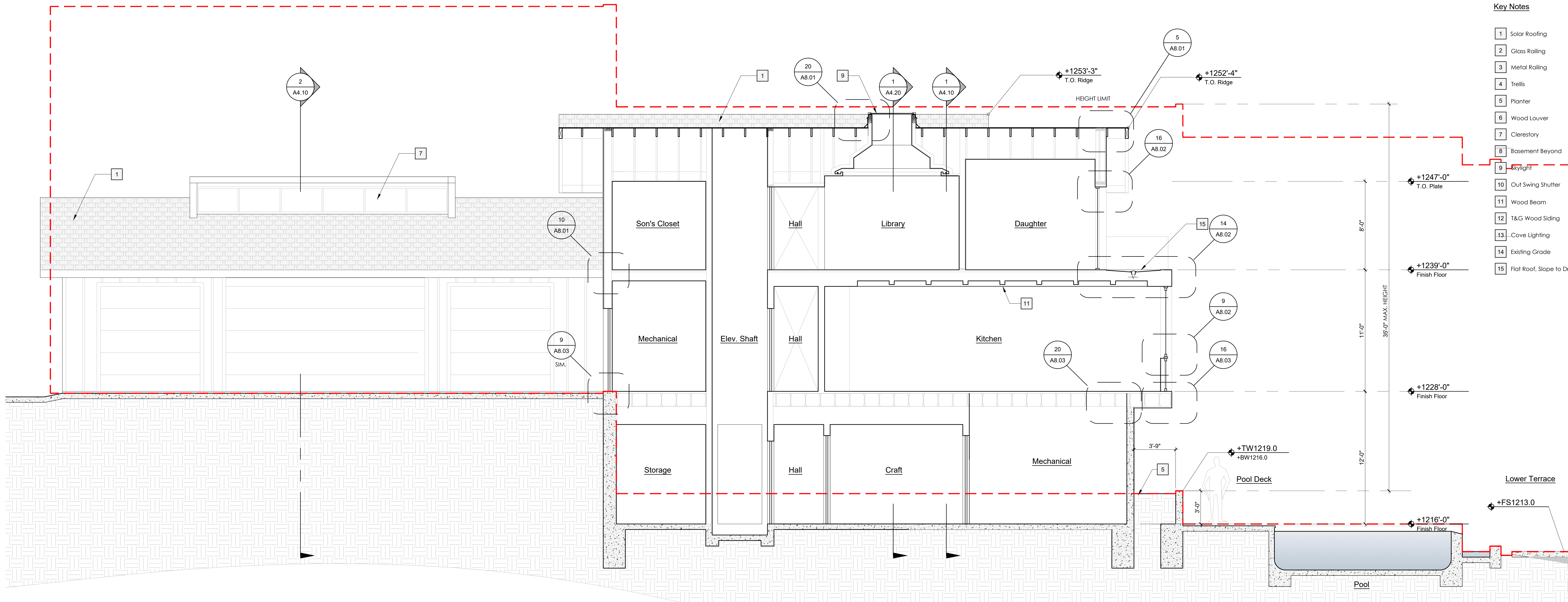
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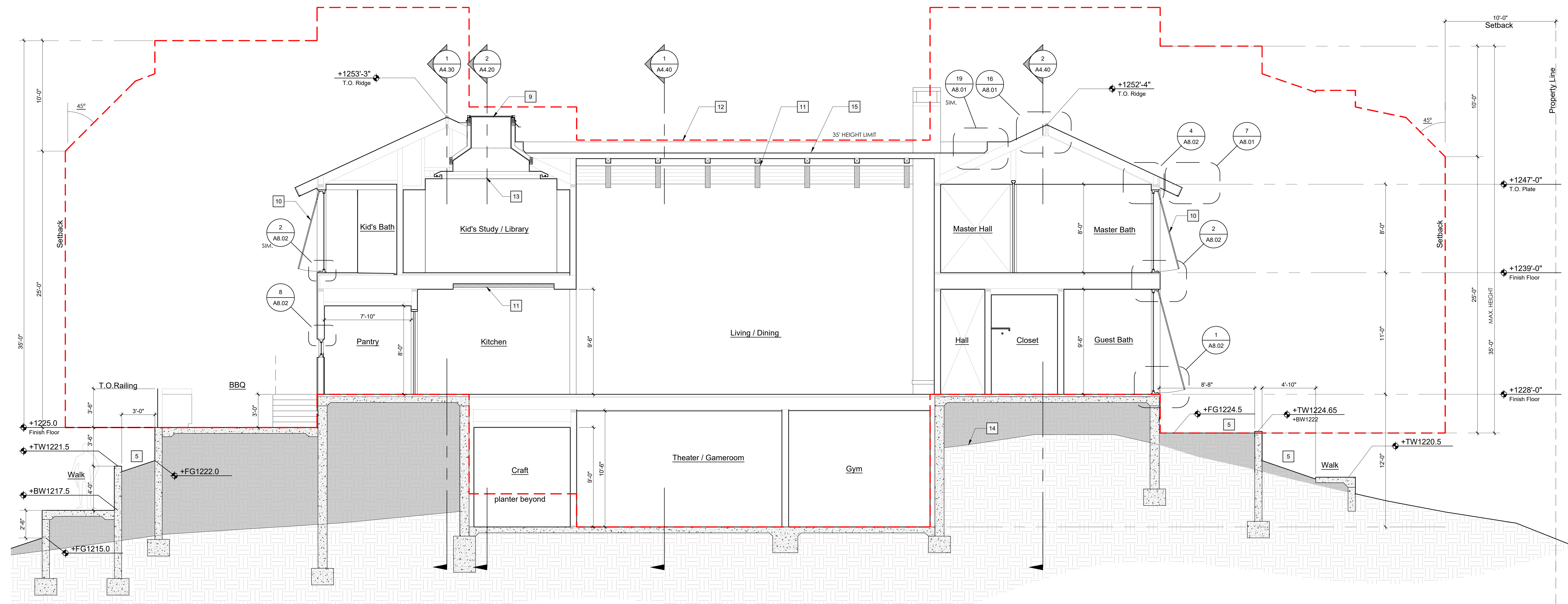
June 09, 2025

Sheet No. _____

A4.20



2 Section
Scale: 1/4" = 1'-0"



1 Section

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



Lu Residence

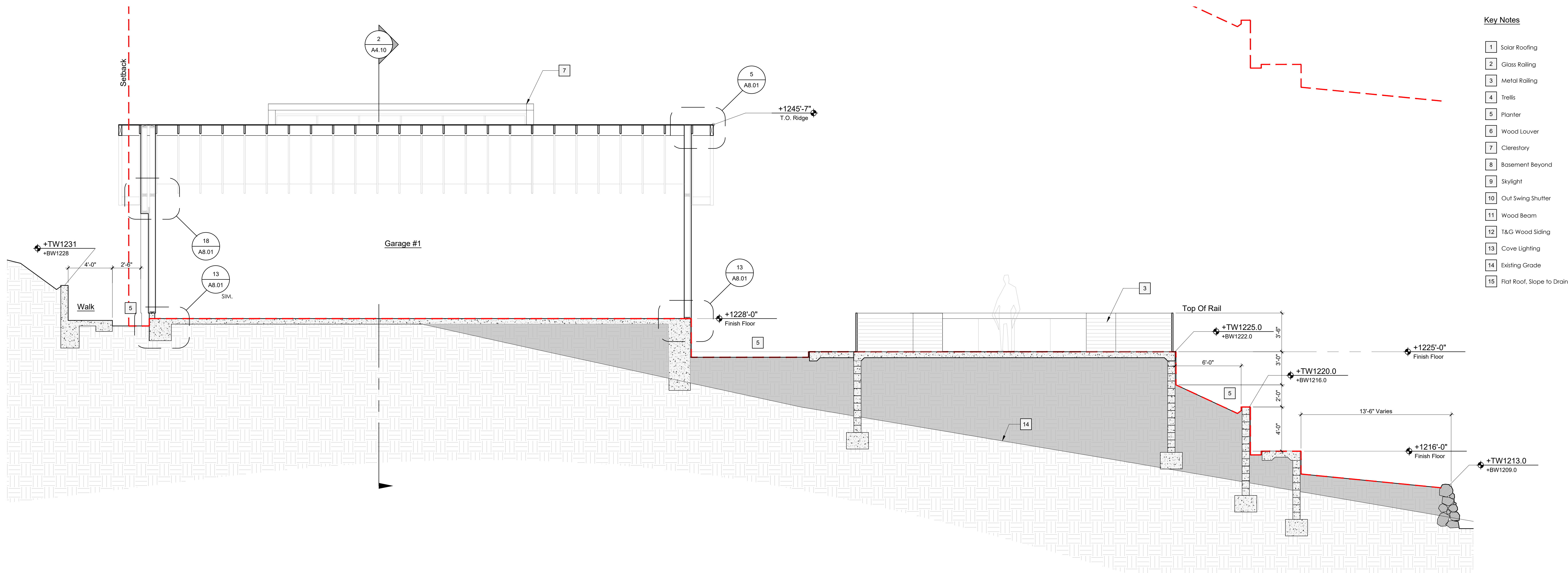
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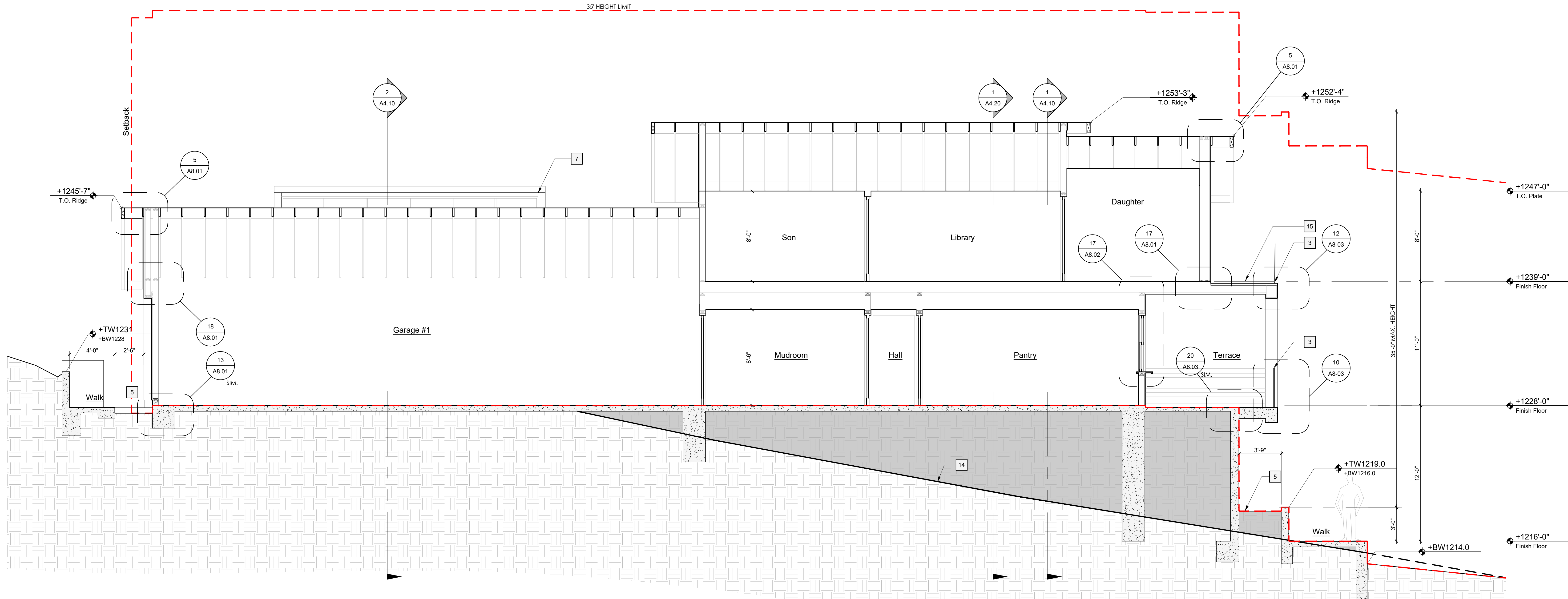
Sheet Title:

Project No. _____ Drawn by _____
22304
Scale: _____ Date _____
June 09, 2025
Sheet No. _____

A4.30



2 Section
Scale: 1/4" = 1'-0"



1 Section

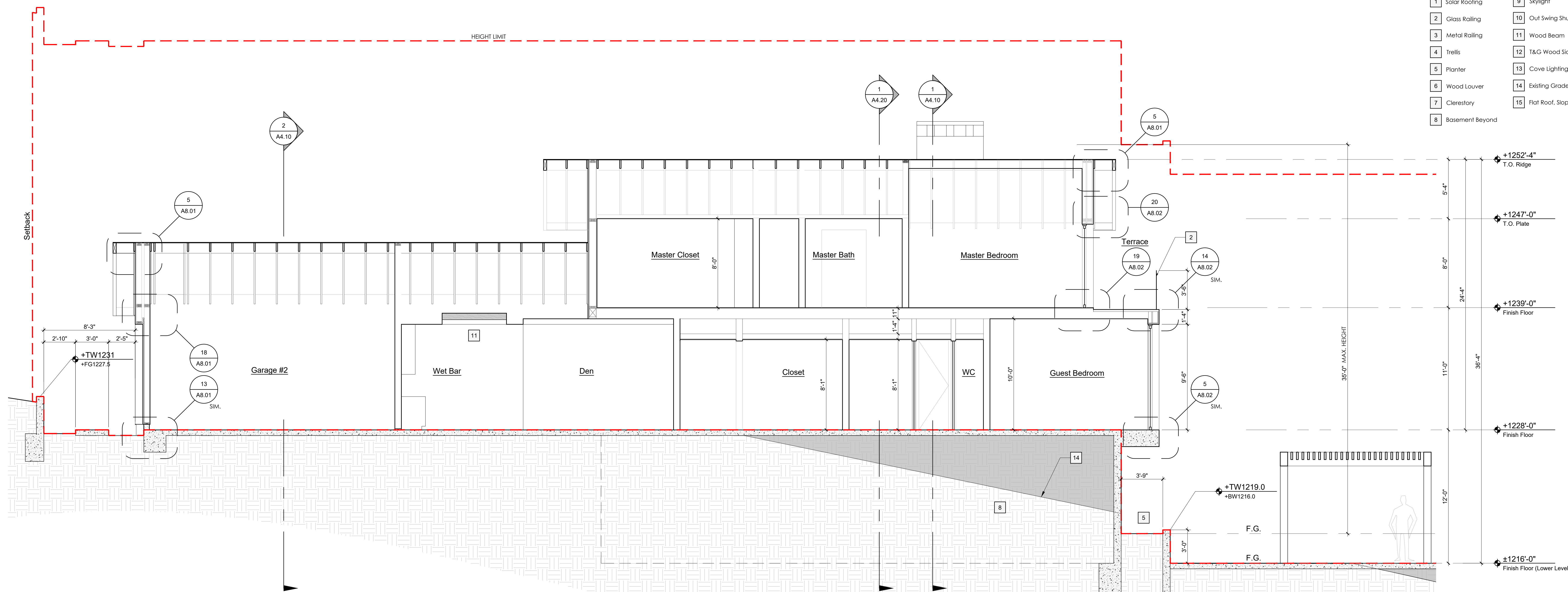
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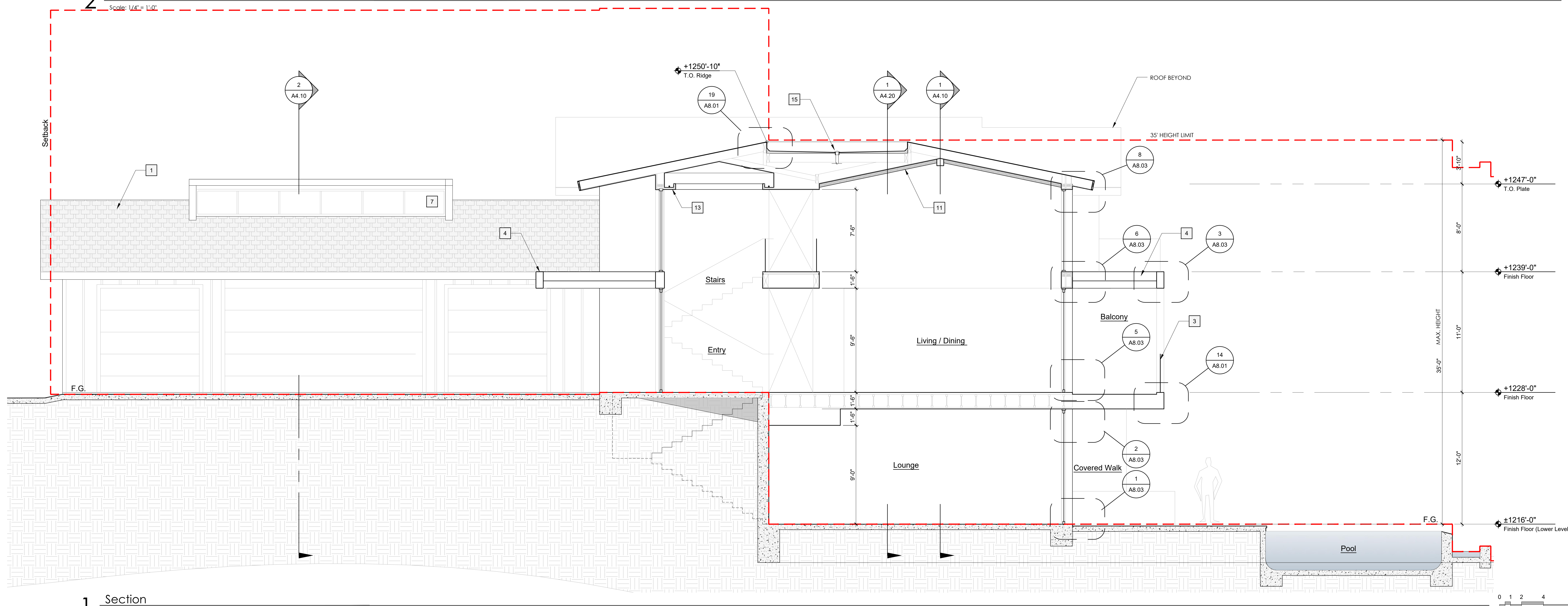
Lu Residence
22234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

Key Notes

1	Solar Roofing	9	Skylight
2	Glass Railing	10	Out Swing Shutter
3	Metal Railing	11	Wood Beam
4	Trellis	12	T&G Wood Siding
5	Planter	13	Cove Lighting
6	Wood Louver	14	Existing Grade
7	Clerestory	15	Flat Roof, Slope to Drain
8	Basement Beyond		



Section



1 Section

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2-11-2025 - Resubmittal 1st Let

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Sheet Title:

Project No. _____ Draw _____

22304

June 09, 2025

Sheet No. _____

A4.40

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DOOR SCHEDULE

DOOR SCHEDULE				U Value: SHGC: TBD (Typ. for all Glazing)				Sizes are dimensioned to door opening.					
NUMBER	TYPE	OPENING SIZE (WxH)	USE	Door Material	Door Finish	Jamb Material	Jamb Finish	DETAILS				REMARKS	
								Head	Jamb L	Jamb R	Threshold		
Exterior:													
001	A	18'-7" x 11'-0"	Exterior	Alum.	Annodized	Alum.	Annodized	2/A8.03	2/A8.03 (sim.)	2/A8.03 (sim.)	1/A8.03	Sliding Doors to Pocket	
002	B	13'-0" x 11'-0"	Exterior	Alum.	Annodized	Alum.	Annodized	2/A8.03	2/A8.03 (sim.)	2/A8.03 (sim.)	1/A8.03	Sliding Doors	
Interior:													
010	M	2'-8" x 8'-0"	Interior	Wood/Glass	Painted	Wood	Painted					-	
011	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
012	N	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
013	M	2'-8" x 8'-0"	Interior	Wood/Glass	Painted	Wood	Painted					-	
014	N	3'-10" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
015	N	4'-2" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
016	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
017	M	2'-8" x 8'-0"	Interior	Wood/Glass	Painted	Wood	Painted					-	
018	N	2'-6" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
019	L	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
Exterior:													
101	G	7'-8" x 9'-6"	Exterior	Wood/ Glass	Stained	Steel	Powder Coat					-	
102	F	3'-0" x 9'-6"	Exterior	Wood	Stained	Wood	Stained					-	
103	Y	18'-6" x 9'-6"	Exterior	Alum.	Annodized	Alum.	Annodized					-	
104	E	3'-0" x 7'-6" Door + 3'-0" x 2'-0" Matching Panel Above	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted					-	
105	C	11'-8" x 9'-6"	Exterior	Alum.	Annodized	Alum.	Annodized					-	
106	D	3'-0" x 9'-6"	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted					-	
107	DD	7'-0" x 9'-6"	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted	6/A8.03	6/A8.03 (sim.)	6/A8.03 (sim.)	5/A8.03	-	
108	DD	7'-0" x 9'-6"	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted	6/A8.03	6/A8.03 (sim.)	6/A8.03 (sim.)	5/A8.03	-	
109	DD	7'-0" x 9'-6"	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted	6/A8.03	6/A8.03 (sim.)	6/A8.03 (sim.)	5/A8.03	-	
110	D-W	3'-0" x 9'-6" Door + 3'-6" x 9'-6" Tempered Side light	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted					-	
111	G	3'-8" x 9'-6"	Exterior	Wood/ Glass	Stained	Steel	Powder Coat					-	
112	E-L	3'-0" x 7'-6" Louvered Door + 3'-0" x 2'-0" Matching Transom	Exterior	Wood	Stained	Wood	Stained					Louver Finish to match wood louvers	
113	X	9'-0" x 9'-6"	Exterior	Alum.	Annodized	Alum.	Annodized					-	
114	Z	18'-0" x 10'-6"	Exterior	Alum.	Annodized	Alum.	Annodized					-	
115	X	9'-0" x 9'-6"	Exterior	Alum.	Annodized	Alum.	Annodized					-	
116	E-L	3'-0" x 7'-6" Louvered Door + 3'-0" x 2'-0" Matching Transom	Exterior	Wood	Stained	Wood	Stained					Louver Finish to match wood louvers	
Interior:													
120	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	
121	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					-	

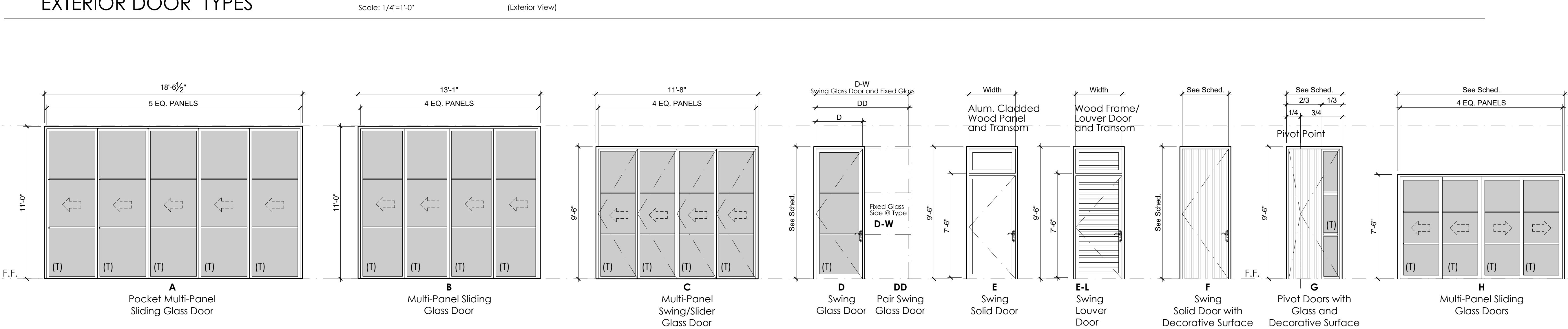
DOOR SCHEDULE

DOOR SCHEDULE				U Value: SHGC: TBD (Typ. for all Glazing)				Sizes are dimensioned to door opening.				
NUMBER	TYPE	OPENING SIZE (WxH)	USE	Door Material	Door Finish	Jamb Material	Jamb Finish	DETAILS				REMARKS
								Head	Jamb L	Jamb R	Threshold	
122	L	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
123	L	3'-0" x 8'-0"	Interior	Solid Wood	Painted	Wood	Painted					1 3/8" thick solid wood, 20 min rated, self-latching and equipped with a self-closing device per Reside
124	L	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
125	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
126	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
127	L	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
128	L	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
129	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
130	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
131	N	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
132	N	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
133	N	3'-0" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
134	L	3'-0" x 8'-0"	Interior	Solid Wood	Painted	Wood	Painted					1 3/8" thick solid wood, 20 min rated, self-latching and equipped with a self-closing device per Reside
135	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
136	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
137	L	2'-8" x 8'-0"	Interior	Wood	Painted	Wood	Painted					
Exterior:												
201	H	14'-0" x 7'-6"	Exterior	Alum Clad Wood	Painted	Alum Clad Wood	Painted					
Interior:												
202	N	4'-0" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
203	L	2'-10" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
204	L	3'-0" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
205	L	3'-0" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
206	PP	5'-0" x 7'-6"	Interior	Wood/Glass	Painted	Wood	Painted					
207	L	2'-8" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
208	L	2'-6" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
209	L	3'-0" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
210	L	2'-10" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
211	L	2'-10" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
212	L	2'-10" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
213	L	2'-10" x 7'-6"	Interior	Wood	Painted	Wood	Painted					
214	L	3'-0" x 7'-6"	Interior	Wood	Painted	Wood	Painted					

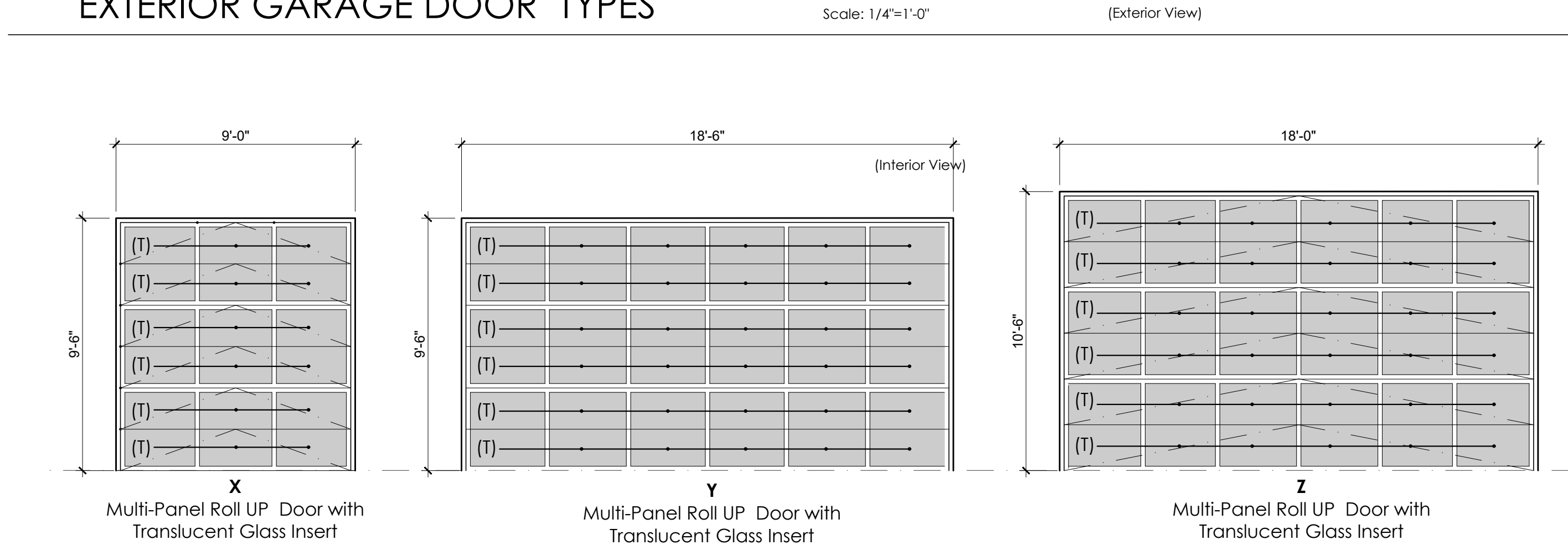
GENERAL DOOR NOTES

- GENERAL DOOR NOTE**
- PROVIDE BUG SCREENS BY MFR. AT ALL OPERABLE WINDOW LOCATIONS U.N.O.
 - CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS PRIOR TO WINDOW ORDER.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" AREA OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE RATED FOR IMPACT HAZARD.
 - EGRESS NOTE: EVERY SLEEPING ROOM SHOULD HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW APPROVED FOR EMERGENCY ESCAPE/ RESCUE, THE MIN. REQ. DIMENSIONS PER CBC 3104 ARE: MIN. NET CLEAR OPENING OF 5.7 SQFT; MIN. CLEAR OPENING OPENING HEIGHT OF 20"; MAX. FINISHED SILL HEIGHT OF 44".
 - ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZED OPENINGS WITH AN AREA OF AT LEAST 1/10 OF THE FLOOR AREA FOR LIGHT (10 SQFT MIN.) [CBC 1203.2]; OPERABLE EXTERIOR OPENINGS WITH AN AREA AT LEAST 1/20 OF THE FLOOR AREA FOR VENTILATION (5 SQFT MIN) [CBC 1203.3].
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- ADDITIONAL DOOR NOTES**
- REFER TO DRAWINGS FOR SWINGS OF DOORS.
 - ALL (N) DOORS SHALL BE SOLID CORE WOOD DOOR. - PAINT GRADE U.N.O.
 - ALL GLAZING IN DOORS TO BE TEMPERED.
 - FELD VERIFY ALL CONDITIONS FOR PLACEMENT, SIZE, DETAILS.
 - PER UBC 2007, SECTION 2406.3, ALL GLAZING IN STALLED IN HAZARDOUS LOCATIONS TO BE SAFETY GLASS
 - UNDERCUT DOOR FOR MINIMUM CLEARANCE ABOVE FLOOR FINISH.
 - PROVIDE DOOR SCHEDULE AND HARDWARE SPECIFICATIONS FOR ARCHITECTS APPROVAL.
 - CLEAN AND REPAIR EXISTING DOORS, FRAMES & HARDWARE TO APPEAR AS NEW
 - CONFIRM EXISTING HEIGHTS, TYP
 - A ONE HOUR OCCUPANCY SEPARATION BETWEEN THE HOUSE & GARAGE, ON THE GARAGE SIDE SHALL HAVE DOORS ALONG THE DESIGNATED SEPARATION LINE WITH SELF CLOSING, TIGHT FITTING, SOLID WOOD GLAS DOORS, 1 3/8" AS PER UBC SEC.406.1.4
 - COORDINATE KEYING OF EXISTING DOORS WITH NEW DOORS ALIKE. ALL ENTRANCE/EXITS TO BE KEYED ALIKE U.N.O. ALL PRIVATE ROOMS TO BE KEYED SEPARATELY U.N.O.
 - VERIFY ALL START/STOP LOCATIONS OF FINISHES W/ ARCHITECT.
 - PAINTED DOORS & FRAMES TO MATCH COLOR OF ADJACENT WALL U.N.O.
 - ALL DOORS AND FRAMES IN RATED WALLS TO HAVE AN APPROPRIATE FIRE (HOUR) RATING.
 - INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS U.N.O.
 - EXTERIOR DOORS TO BE CORE WOOD DOORS U.N.O.
 - ALL NEW FENESTRATION TO HAVE TEMPORARY AND PERMANENT LABELS.
- DOOR HARDWARE NOTES**
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED BUCK ASSEMBLIES AS SHOWN ON ARCHITECTS DRAWINGS, U.N.O.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON ARCHITECTURAL DRAWINGS, U.N.O.
 - ALL LOCKSETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO TENANT PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH BUILDING MANAGEMENT.
 - CONTRACTOR SHALL SUBMIT A DETAILED HARDWARE LIST WHICH INDICATES THE QUANTITIES, TYPES, MANUFACTURERS, CATALOG NUMBERS AND LOCATIONS OF THE VARIOUS ARTICLES OF HARDWARE REQUIRED. HARDWARE LIST SHALL BE SUBMITTED NO LATER THAN (30) DAYS BEFORE THE DATE THE SUPPLIER MUST PLACE THE ORDER WITH THE MANUFACTURERS IN ORDER TO MEET THE PROJECT SCHEDULE. REVIEW OF THE HARDWARE LIST BY ARCHITECT SHALL NOT BE CONSTRUED AS CERTIFYING THAT THE LIST IS COMPLETE AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
 - EACH ARTICLE OF HARDWARE SHALL BE INDIVIDUALLY PACKAGED IN ITS MANUFACTURERS CONTAINER, PROPERLY MARKED OR LABELED IN CONFORMITY WITH THE APPROVED HARDWARE LIST.
 - ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MADE TO TEMPLATE AND SHALL BE SECURED BY MACHINE SCREWS.
 - FURNISH TWO BUTT HINGES FOR DOORS UP TO 5 FT. HIGH AND ONE ADDITIONAL BUTT FOR EACH 2 1/2 FT.
 - CONTRACTOR SHALL FURNISH STANDARD STRIKE PLATES WITH EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARKED OR DAMAGED BY THE LATCH BOLT.
 - CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES.
 - HARDWARE SUPPLIER SHALL PROVIDE GRANDMASTER KEY MASTER KEY, KEY-ALIKE AND/OR KEY-DIFFERENT ALL LOCKS IN ACCORDANCE WITH KEYING SCHEDULE PROVIDED BY THE TENANT.
 - ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINISH.
 - THE HARDWARE GROUP IS INTENDED TO COVER ALL DOORS IN THE PROJECT AND ESTABLISH A TYPE AND STANDARD OF QUALITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH A COMPLETE AND OPERATIONAL SYSTEM OF DOOR FINISH HARDWARE ITEMS, ENCOMPASSING ALL OPENINGS WITHIN THE PROJECT AREA.
 - HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED NOT LESS THAN 30" NOR MORE THAN 44" HIGH
 - CLOSERS, WHERE REQUIRED, SHALL HAVE AN OPENING FORCE NOT EXCEEDING 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS WITH THE EXCEPTION OF FIRE-RATED DOORS WHICH MAY NOT EXCEED 15 LBS.
 - THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGES REVEALED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4".
 - ALL OPENINGS MARKED ARE SECURITY OPENINGS AND THE FOLLOWING SHALL APPLY: SWING DOORS
 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB, U.N.O.
 - ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
 - THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/4" IN LENGTH.
 - REFER TO PROJECT MANUAL AND RESPECTIVE DOOR SCHEDULE SHEETS FOR ADDITIONAL NOTES ON DOORS, FRAMES AND HARDWARE.
 - CONTRACTOR SHALL FURNISH ALL HARDWARE AS REQUIRED TO MEET CODE AND FUNCTIONAL INTENTIONS AND REQUIREMENTS. THE PROJECT MANUAL OUTLINE HARDWARE SPECIFICATION IS PROVIDED AS A BASIS FOR A COMPLETE SUB-CONTRACTOR SUBMITTAL. HARDWARE SUBMITTAL SHALL BE SUBJECT TO ARCHITECTS APPROVAL.
 - GLASS DESIGNATED WITH THE LETTER 'T' ON THESE PLANS SHALL BE TEMPERED SAFETY GLAZING
 - U-FACTOR AND SHGC SHALL NOT EXCEED VALUES INDICATED ON TITLE 24 CALCULATIONS

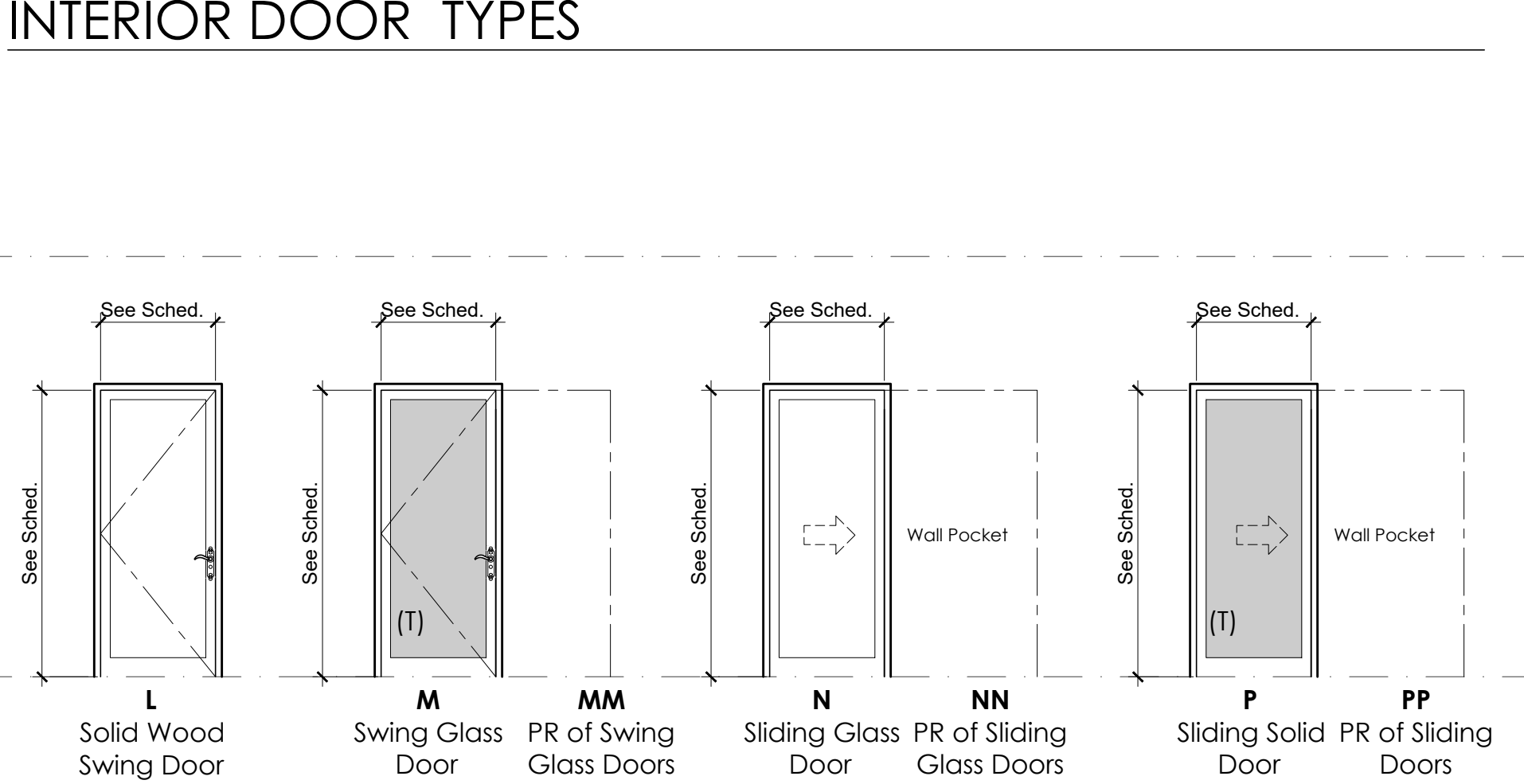
EXTERIOR DOOR TYPES



EXTERIOR GARAGE DOOR TYPES



INTERIOR DOOR TYPES



Lu Residence
2234 Indian Creek Rd, Diamond Bar, CA 91765
City Planning Submittal

#	Date:	Description:
	2-11-2025 -	Resubmittal 1st Letter
	5-16-2025 -	Resubmittal 2nd Letter
1	06-09-2025	Resubmittal to Fire Department
2	5-24-2025	Resubmittal 3rd Letter

Sheet Title:	Door Schedule
Project No:	22304
Drawn by:	-
Scale:	June 09, 2025
Sheet No.	

A5.00

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WINDOW SCHEDULE

U Value: TBD (Typ. for all Glazing)
SHGC: TBD (Typ. for all Glazing)
Sizes are dimensioned to door opening.

NUMBER	TYPE	OPENING SIZE Width x Height	Head Height (A.F.F.)	STYLE	Frame Material	Frame Finish	Glass Type	DETAILS			REMARKS	
								Head	Jamb L	Jamb R		Threshold
101	a	3'-0" x 9'-6"	9'-6"	Lites w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered	2/A8.02	4/A8.02 (sim.)	4/A8.02 (sim.)	1/A8.02	Removable Louver
102	b	3'-0" x 9'-6"	9'-6"	casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered	2/A8.02	4/A8.02 (sim.)	4/A8.02 (sim.)	1/A8.02	Removable Louver
103	k	PR 5'-6" x 6'-0"	9'-6"	Double casement	Alum Clad Wood	Painted	Insulated/ Tempered	6/A8.02	8/A8.02 (sim.)	8/A8.02 (sim.)	5/A8.02	
104	e	7'-6" x 9'-6"	9'-6"	case/fixed/case	Alum Clad Wood	Painted	Insulated/ Tempered	16/A8.02	16/A8.02 (sim.)	16/A8.02 (sim.)	-	
105	c	2'-8" x 9'-6"	9'-6"	casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered	2/A8.02	4/A8.02 (sim.)	4/A8.02 (sim.)	-	Removable Louver
106	c	2'-8" x 9'-6"	9'-6"	casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered	2/A8.02	4/A8.02 (sim.)	4/A8.02 (sim.)	-	Removable Louver
107	f	14'-0" x 9'-6"	9'-6"	Case/Fixed/Case	Alum Clad Wood	Painted	Insulated/ Tempered	8/A8.02	8/A8.02 (sim.)	8/A8.02 (sim.)	6/A8.02 (sim.)	
108	h	3'-0" x 9'-6"	9'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered	8/A8.02	8/A8.02 (sim.)	8/A8.02 (sim.)	5/A8.03	
109	g	PR 6'-6" x 6'-0"	9'-6"	Double casement	Alum Clad Wood	Painted	Insulated/ Tempered	14/A8.02 9/A8.02	8/A8.02 (sim.)	8/A8.02 (sim.)	16/A8.03	
110	j	3'-0" x 6'-0"	9'-6"	Double Hung	Alum Clad Wood	Painted	Insulated/ Tempered	17/A8.02	17/A8.02 (sim.)	17/A8.02 (sim.)	17/A8.02	
111	k	PR 4'-0" x 6'-0"	9'-6"	Double casement	Alum Clad Wood	Painted	Insulated/ Tempered	8/A8.02 9/A8.02	8/A8.02 (sim.)	8/A8.02 (sim.)	16/A8.03 (sim.)	
201	d	7'-0" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
202	d	7'-0" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
203	d	7'-0" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
204	h	2'-9" x 7'-6"	7'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered					
205	d	6'-8" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
206	h	2'-9" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
207	h	3'-5" x 7'-6"	7'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered					
208	c	4'-0" x 7'-6"	7'-6"	casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered					Removable Louver
209	c	4'-0" x 7'-6"	7'-6"	casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered					Removable Louver
210	k	PR 7'-0" x 5'-0"	7'-6"	Double casement	Alum Clad Wood	Painted	Insulated/ Tempered					
211	a	3'-0" x to Soffit	to Soffit	Lites w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered					Removable Louver
212	m	7'-8" x 7'-6"	7'-6"	Fixed	Alum Clad Wood	Painted	Insulated/ Tempered					
213	b	3'-0" x 4'-0"	7'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered					Removable Louver
214	k	PR 5'-6" x 5'-0"	7'-6"	Double casement	Alum Clad Wood	Painted	Insulated/ Tempered					
215	n	3'-0" x 2'-6"	7'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered					
216	n	3'-0" x 2'-6"	7'-6"	Casement	Alum Clad Wood	Painted	Insulated/ Tempered					
217	k	PR 4'-7" x 5'-0"	7'-6"	Double casement w/ Louver	Alum Clad Wood	Painted	Insulated/ Tempered					Removable Louver

GENERAL WINDOW NOTES

- GENERAL WINDOW NOTES**
- ALL DOORS WITH GLAZING TO BE APPROVED FOR HUMAN IMPACT HAZARD.
 - CONTRACTOR TO SAVE (B) DOORS FOR REFINISHING AS REQUIRED BY OWNER.
 - CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS.
 - EGRESS NOTE: EVERY SLEEPING ROOM SHOULD HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW APPROVED FOR EMERGENCY ESCAPE/ RESCUE. THE MIN. REQ. DIMENSIONS PER CBC 310.4 ARE: MIN. NET CLEAR OPENING OF 5.7 SQFT; CLEAR OPENING OPENING HEIGHT OF 20" MAX. FINISHED SILL HEIGHT OF 44".
 - ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZED OPENINGS WITH AN AREA OF AT LEAST 1/10 OF THE FLOOR AREA FOR LIGHT (10 SQFT MIN.) [CBC 1203.2]; OPERABLE EXTERIOR OPENINGS WITH AN AREA AT LEAST 1/20 OF THE FLOOR AREA FOR VENTILATION (5 SQFT MIN.) [CBC 1203.3].
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- ADDITIONAL WINDOW NOTES**
- REFER TO WINDOW TYPES FOR WINDOW DIMENSIONS.
 - PER UBC SECTION 2406, ALL GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 40" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED PER UBC SEC. 54. GLAZING IN FIXED PANELS OTHER THAN THOSE COVERED BY ITEM 6 WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING SHALL BE TEMPERED PER UBC SEC. 2406.
 - SEE DETAILS FOR INSTALLATION DETAILS.
 - CONTRACTOR TO VERIFY WALL THICKNESS & COORDINATE JAMB WIDTH ACCORDINGLY.
 - PER UBC CODES 2007, SECTION 2406, ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLASS. THE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING SHALL BE PER UBC 2007, 2406.3, 1-10.
 - FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB, SILL & DETAILS.
 - ALL GLAZING SHALL BE SPECIFIED TO MATCH REQUIREMENTS OF TITLE 24 CALCULATIONS
 - PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 sq. ft., MIN NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN NET WINDOW OPENING WIDTH, 20" CLEAR, FINISHED SILL HEIGHT MAX 44" ABOVE PER UBC 1026.
 - CLEAN AND REPAIR EXISTING DOORS, FRAMES & HARDWARE TO APPEAR AS NEW
 - VERIFY ALL START/STOP LOCATIONS OF FINISHES W/ ARCHITECT.
 - PAINTED WINDOWS & FRAMES TO MATCH COLOR OF ADJACENT WALL U.N.O.
 - ALL WINDOWS AND FRAMES IN RATED WALLS TO HAVE AN APPROPRIATE FIRE (HOUR) RATING.
 - GLASS DESIGNATED WITH THE LETTER "T" ON THESE PLANS SHALL BE TEMPERED SAFETY GLAZING
 - U-FACTOR AND SHGC SHALL NOT EXCEED VALUES INDICATED ON TITLE 24 CALCULATIONS

WGA

ARCHITECTURE | INTERIORS

1250 COAST VILLAGE RD., STE. 'J'
SANTA BARBARA, CA 93108
805.969.5074 | WWW.WGARCH.COM

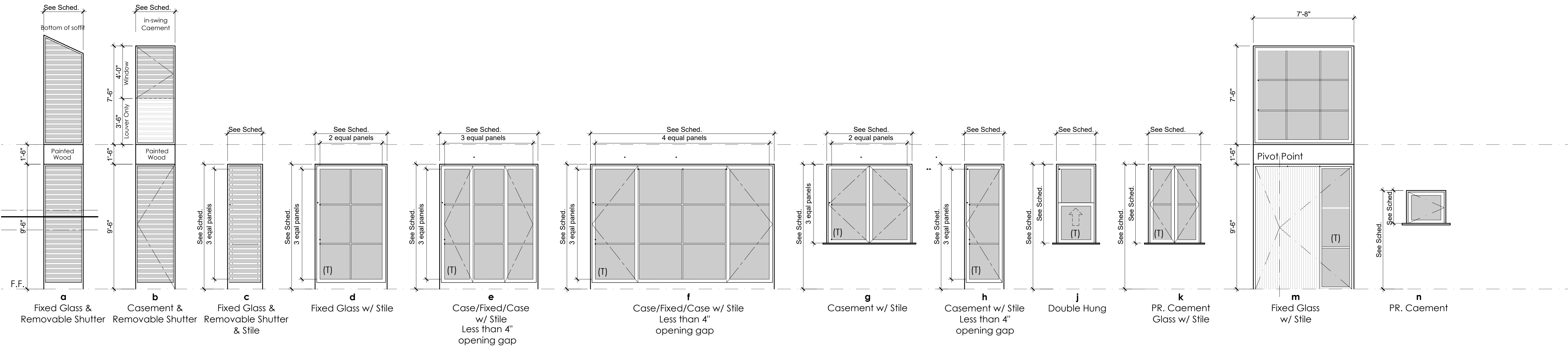
Lu Residence

2234 Indian Creek Rd, Diamond Bar, CA 91765

City Planning Submittal

WINDOW TYPES

Scale: 1/4"=1'-0" (Exterior View)



#

Date:

Description:

2-11-2025 - Resubmittal 1st Letter

5-16-2025 - Resubmittal 2nd Letter

06-09-2025
1 Resubmittal to Fire Department

5-24-2025
2 Resubmittal 3rd Letter

Sheet Title:

Window Schedule

Project No. 22304

Drawn by: -

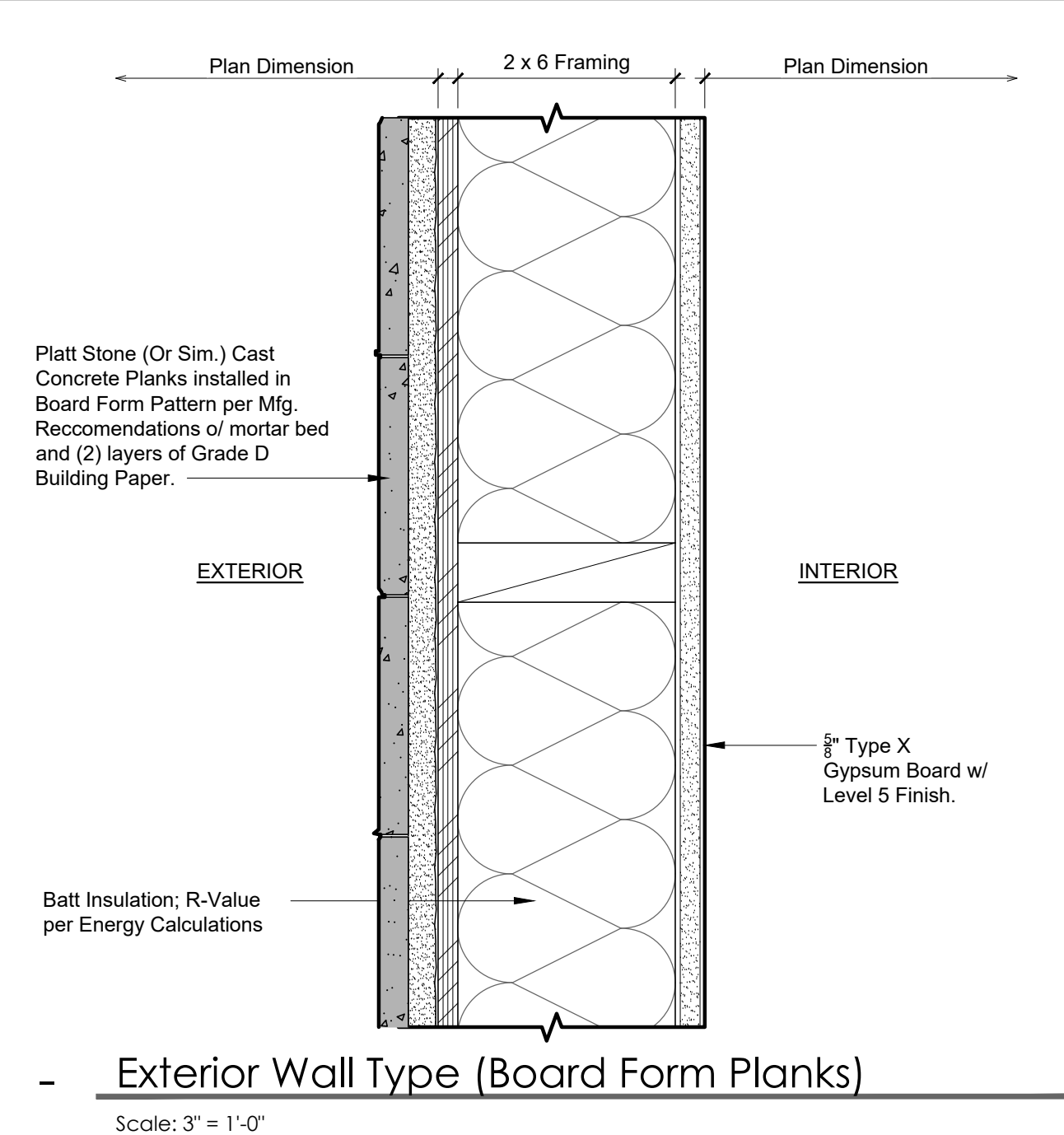
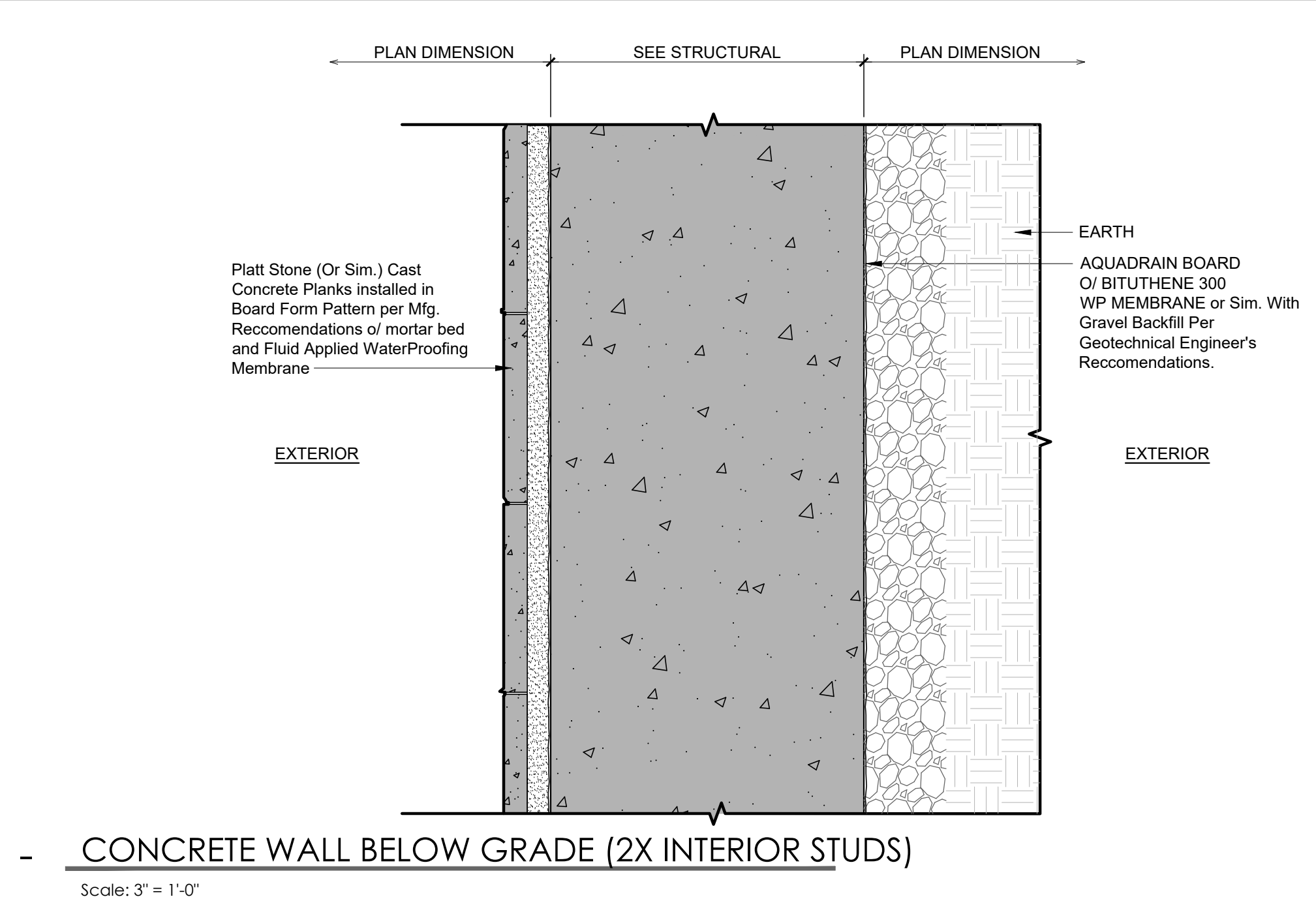
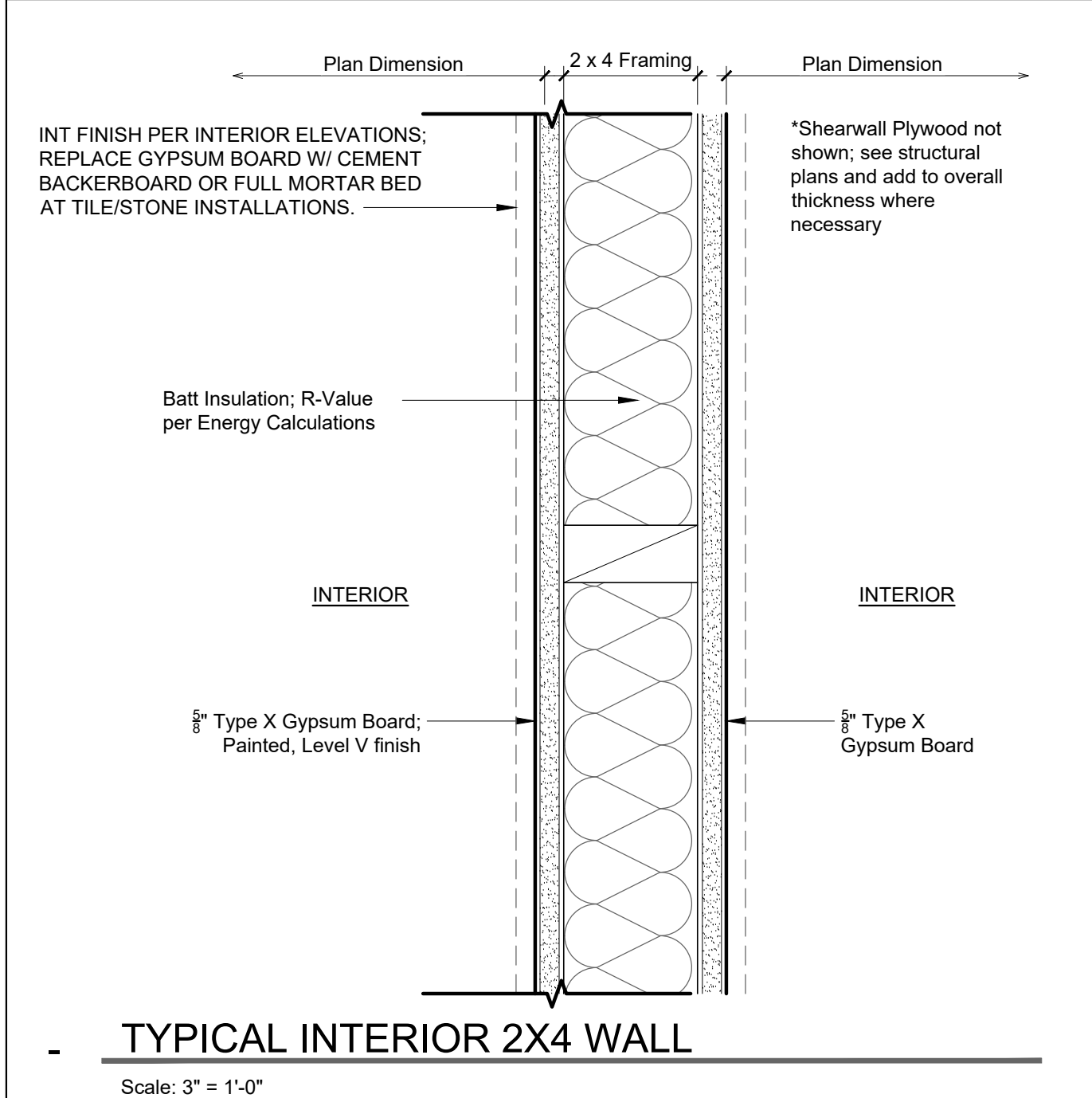
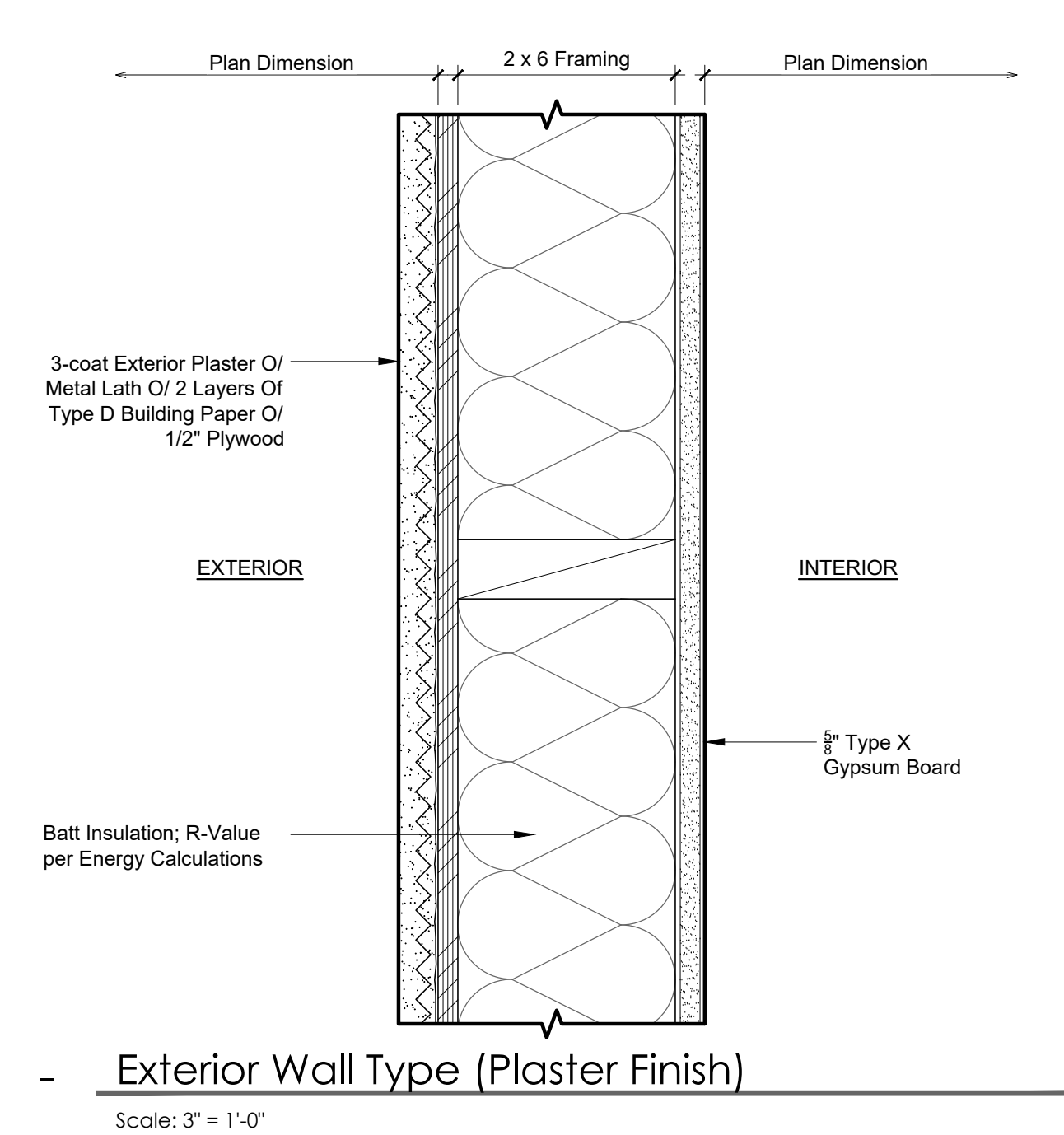
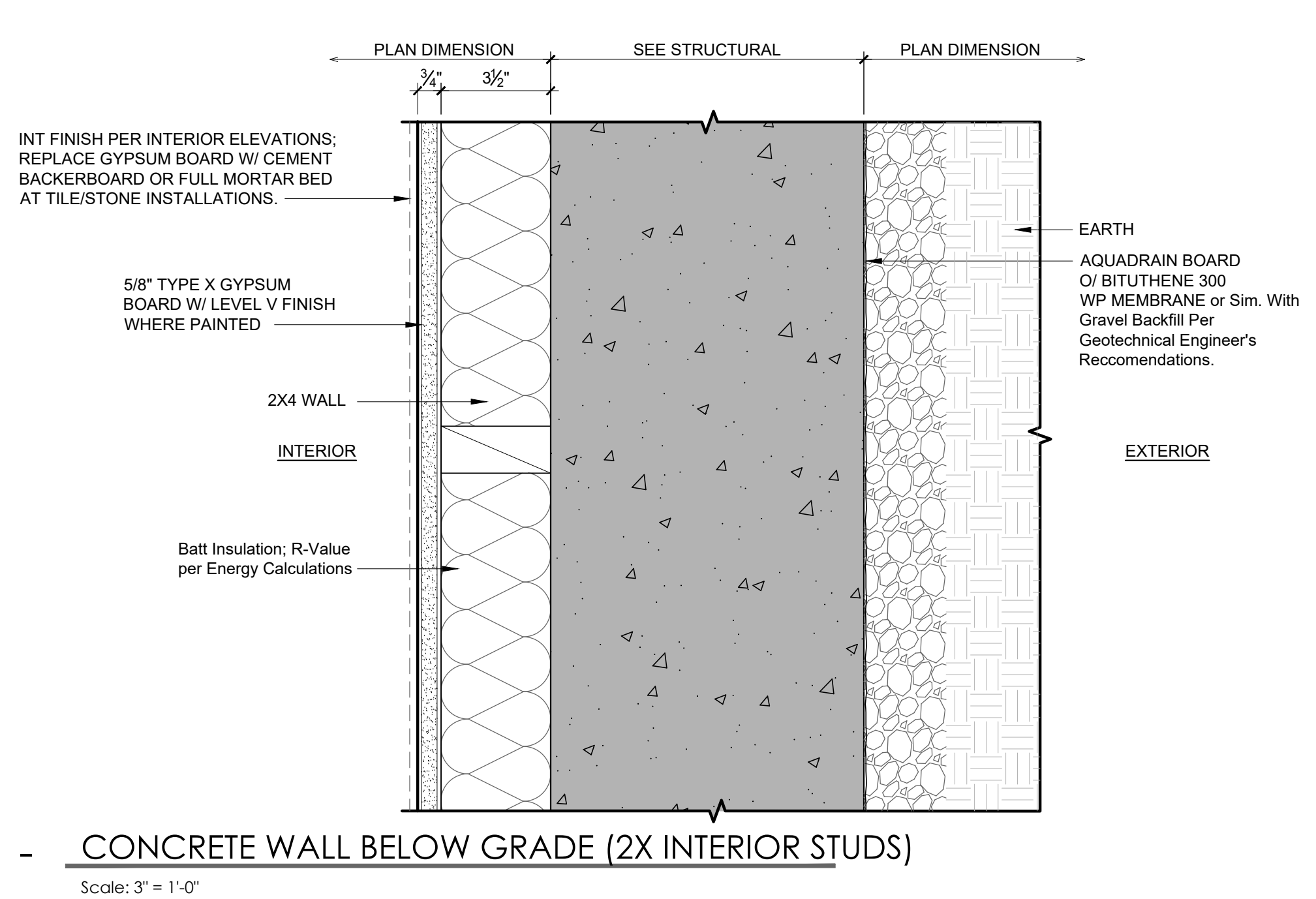
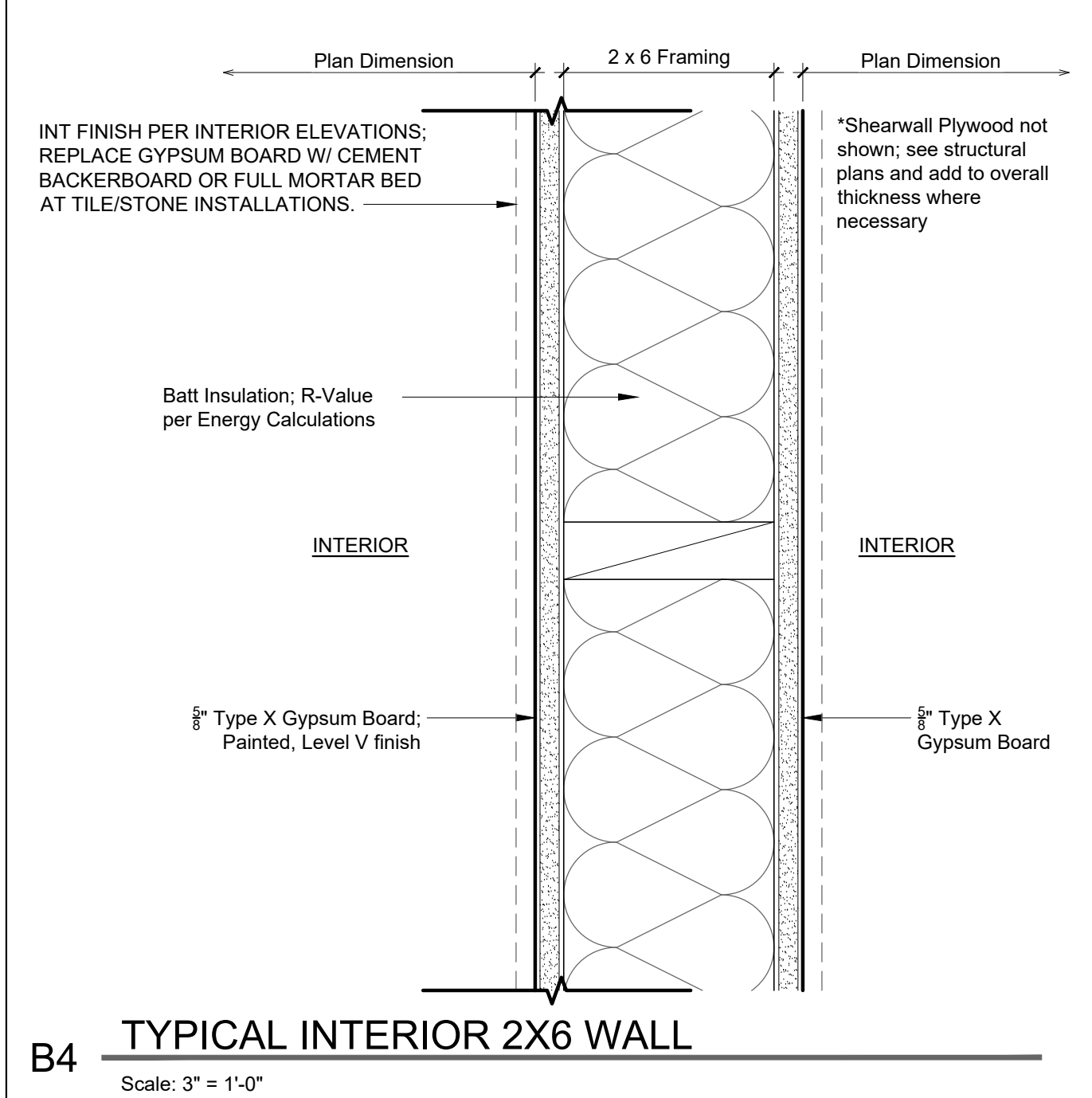
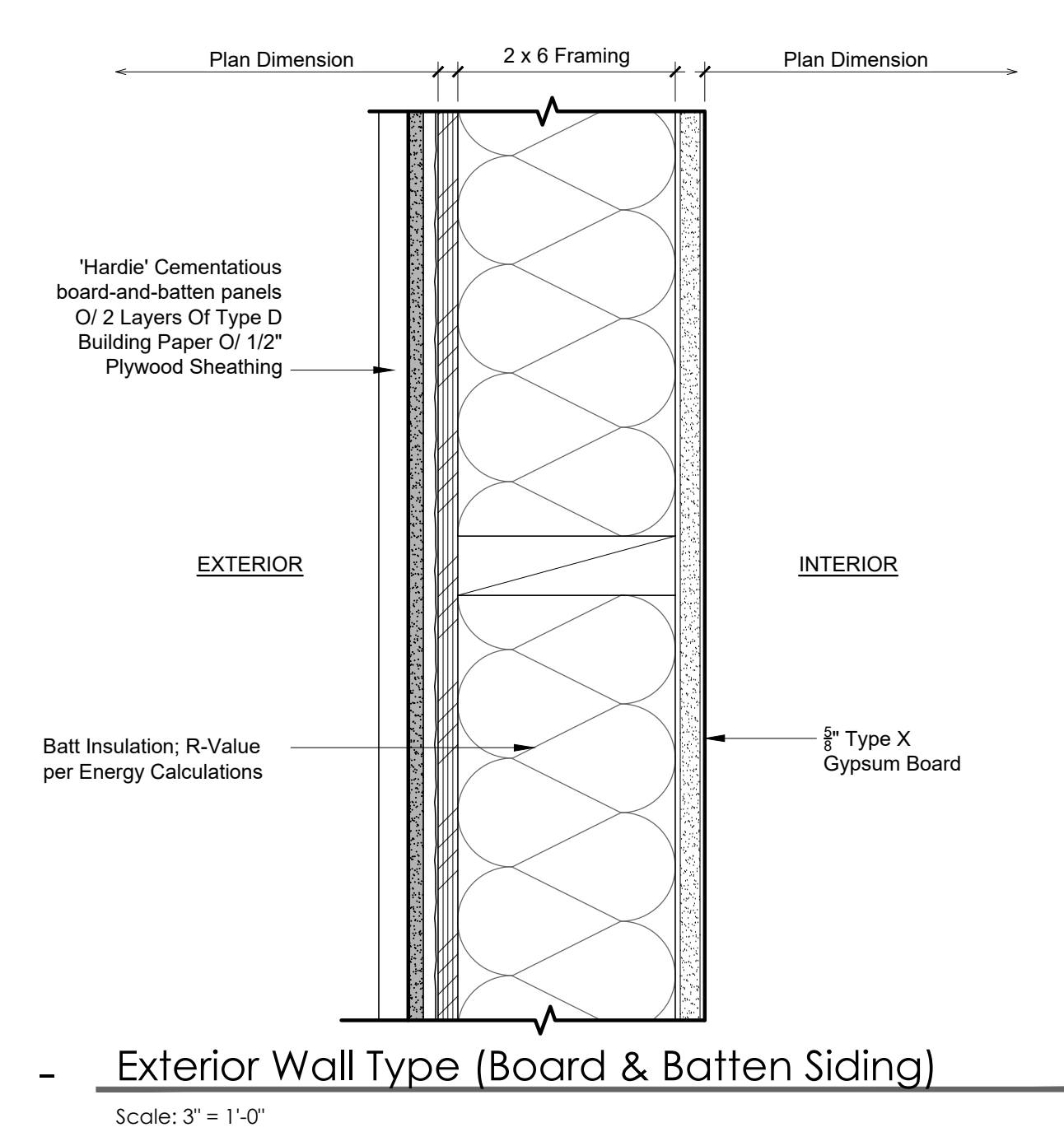
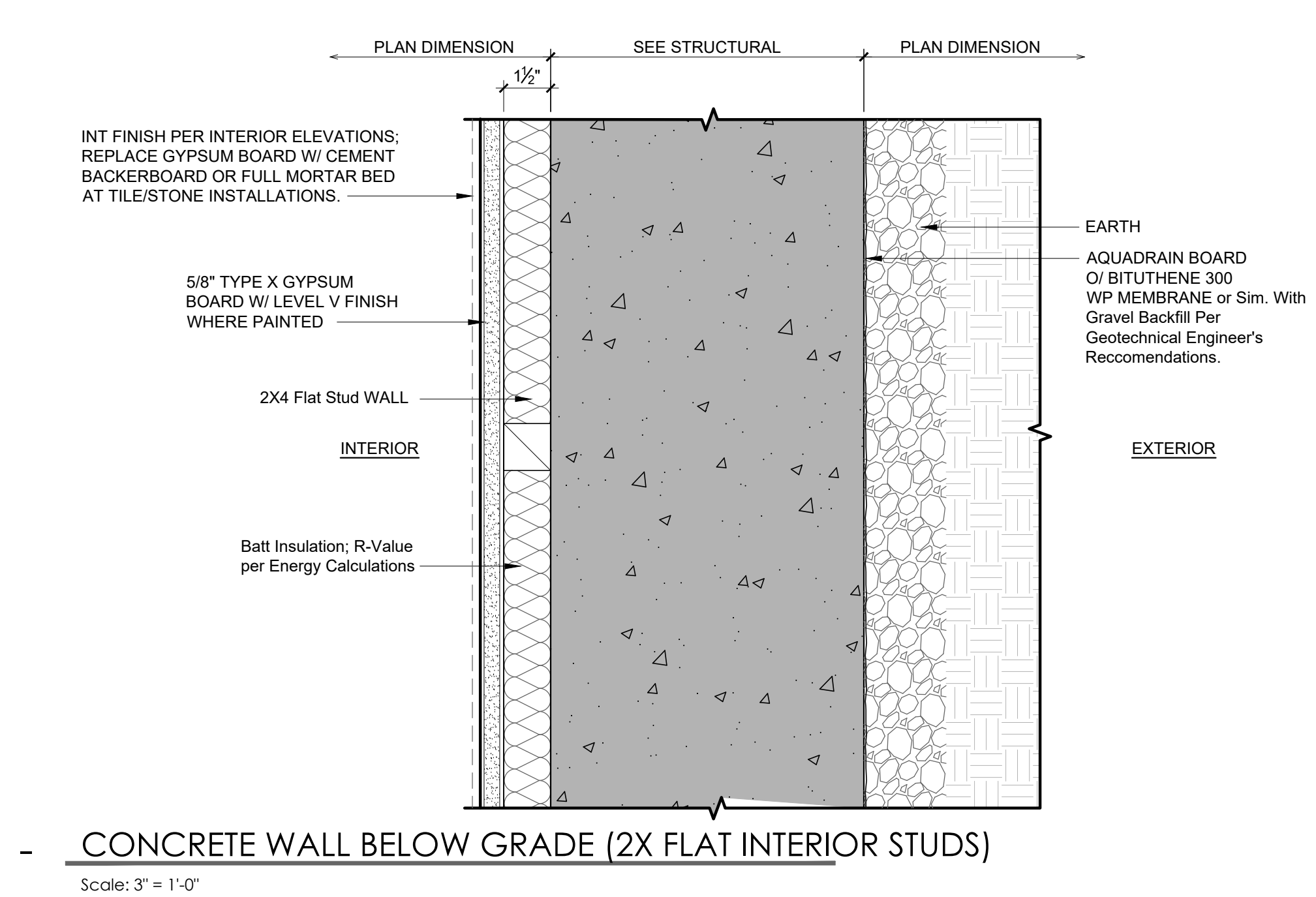
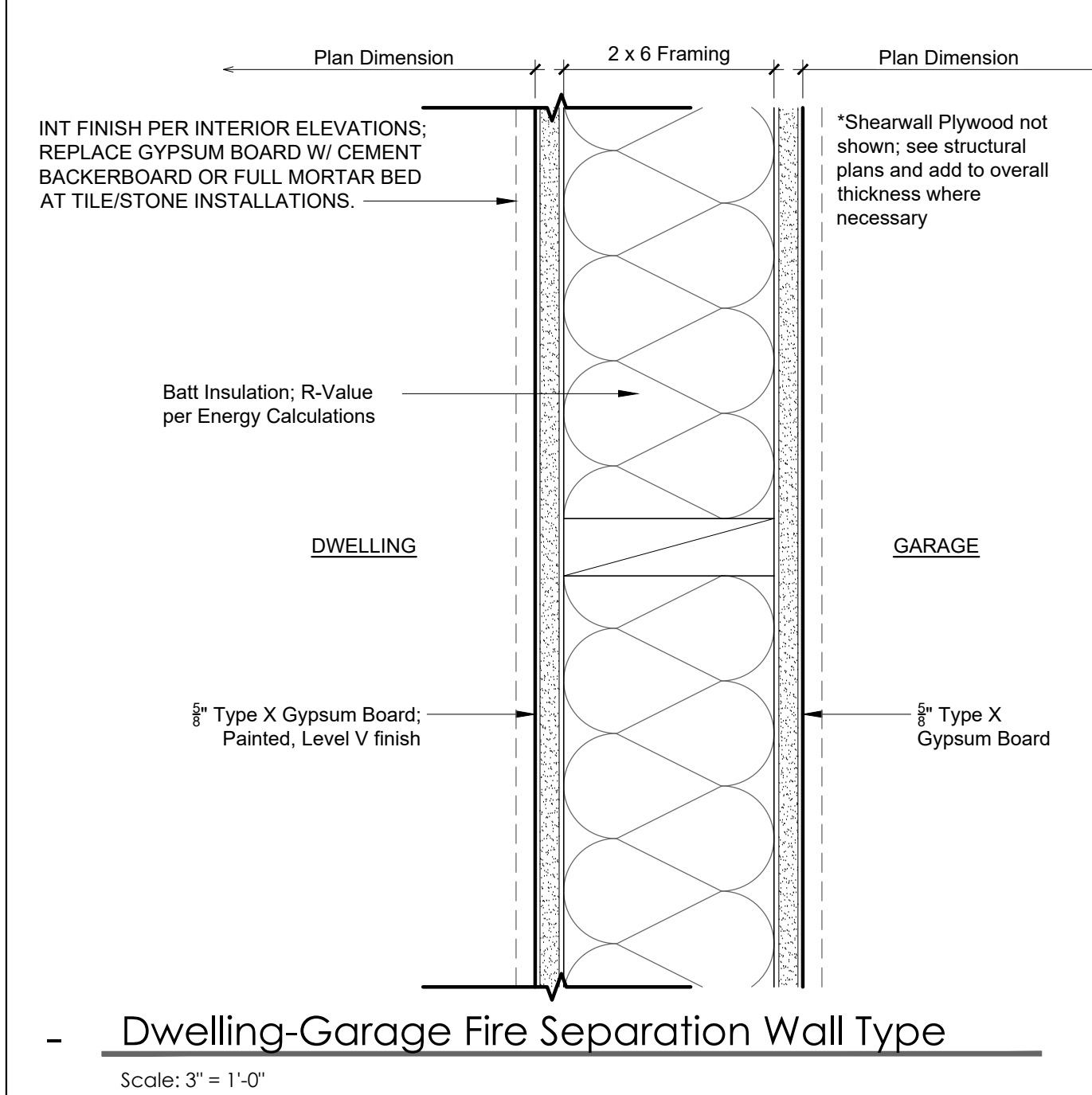
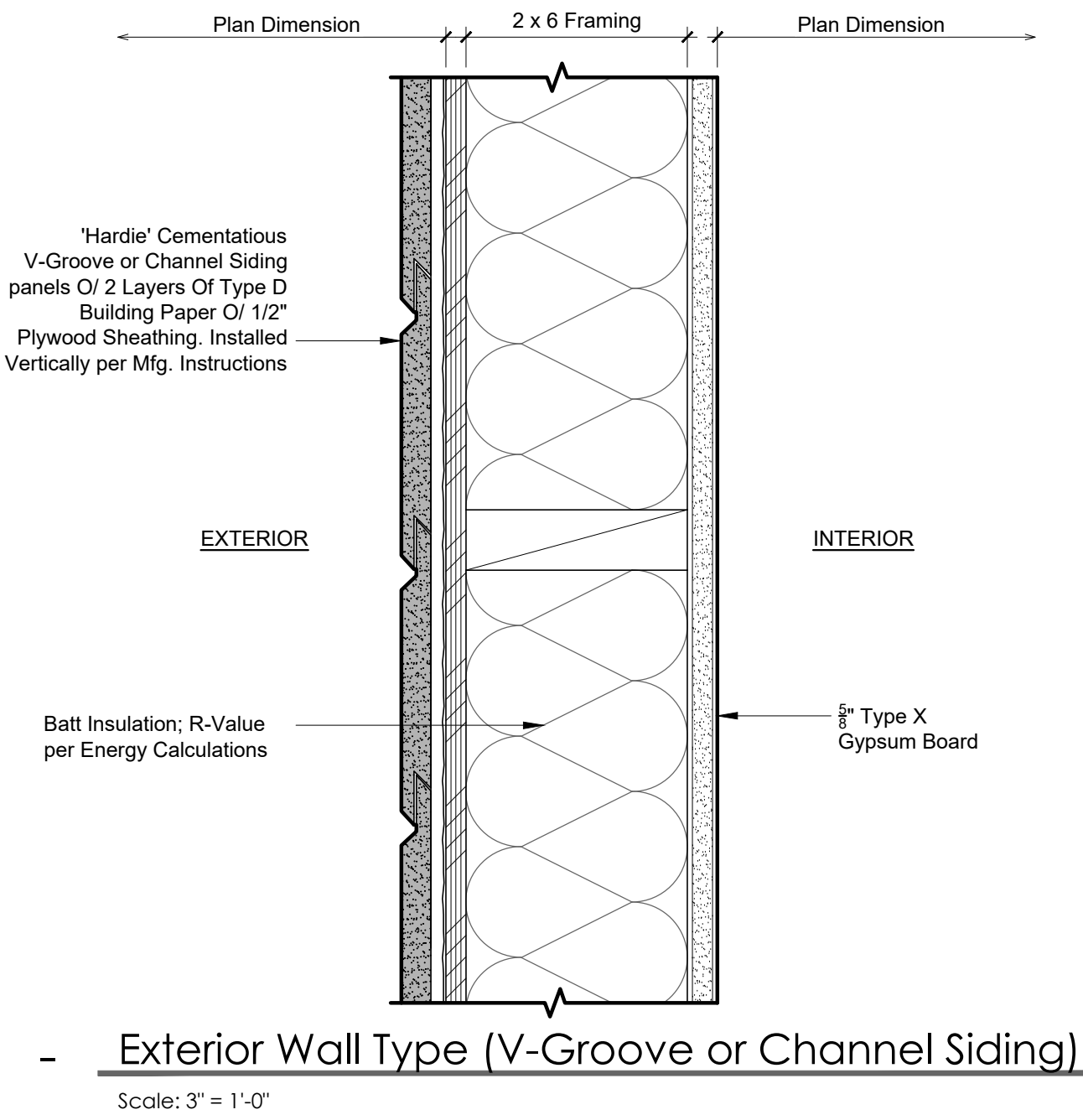
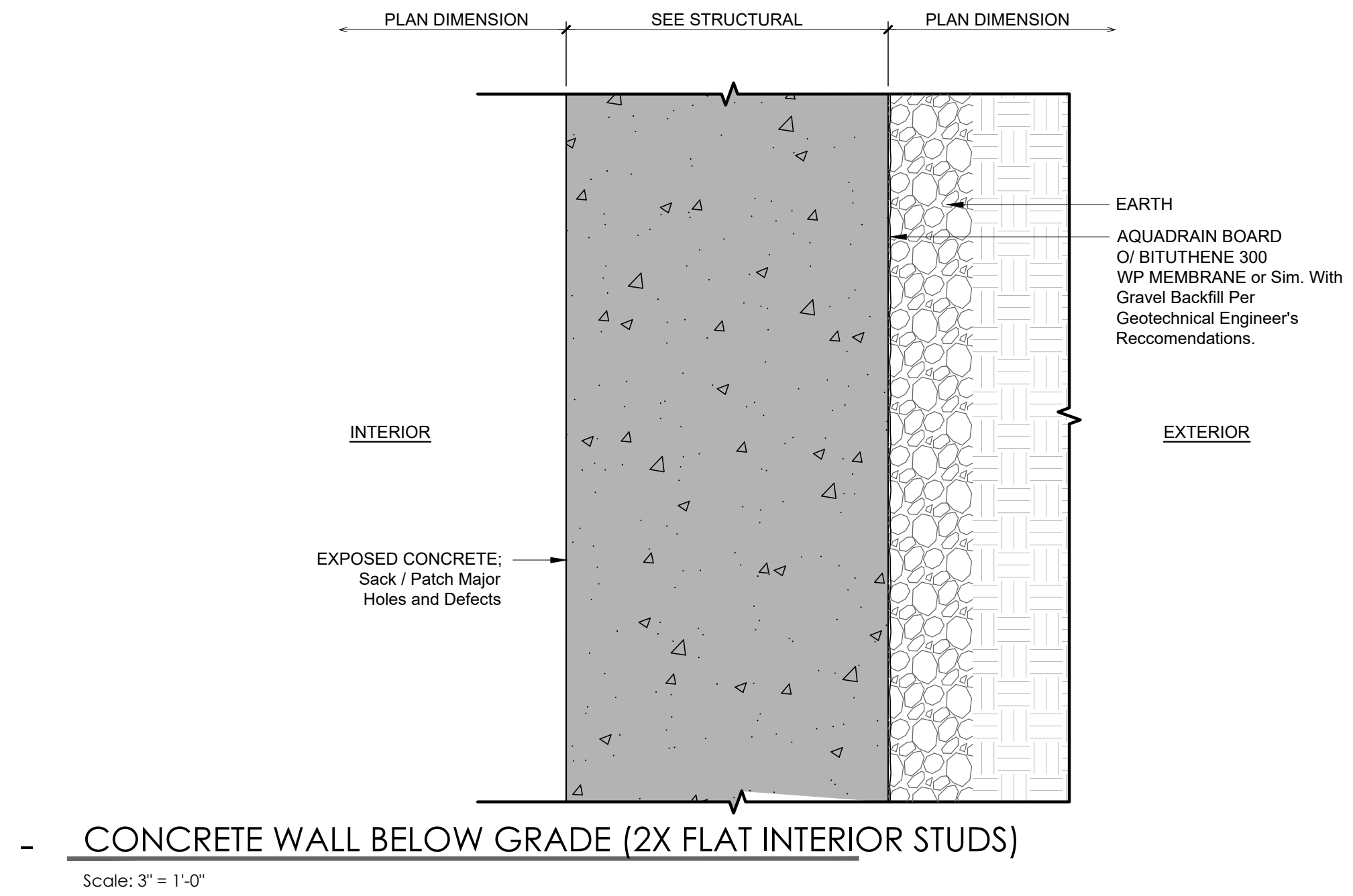
Scale:

Date: June 09, 2025

Sheet No.

A5.01

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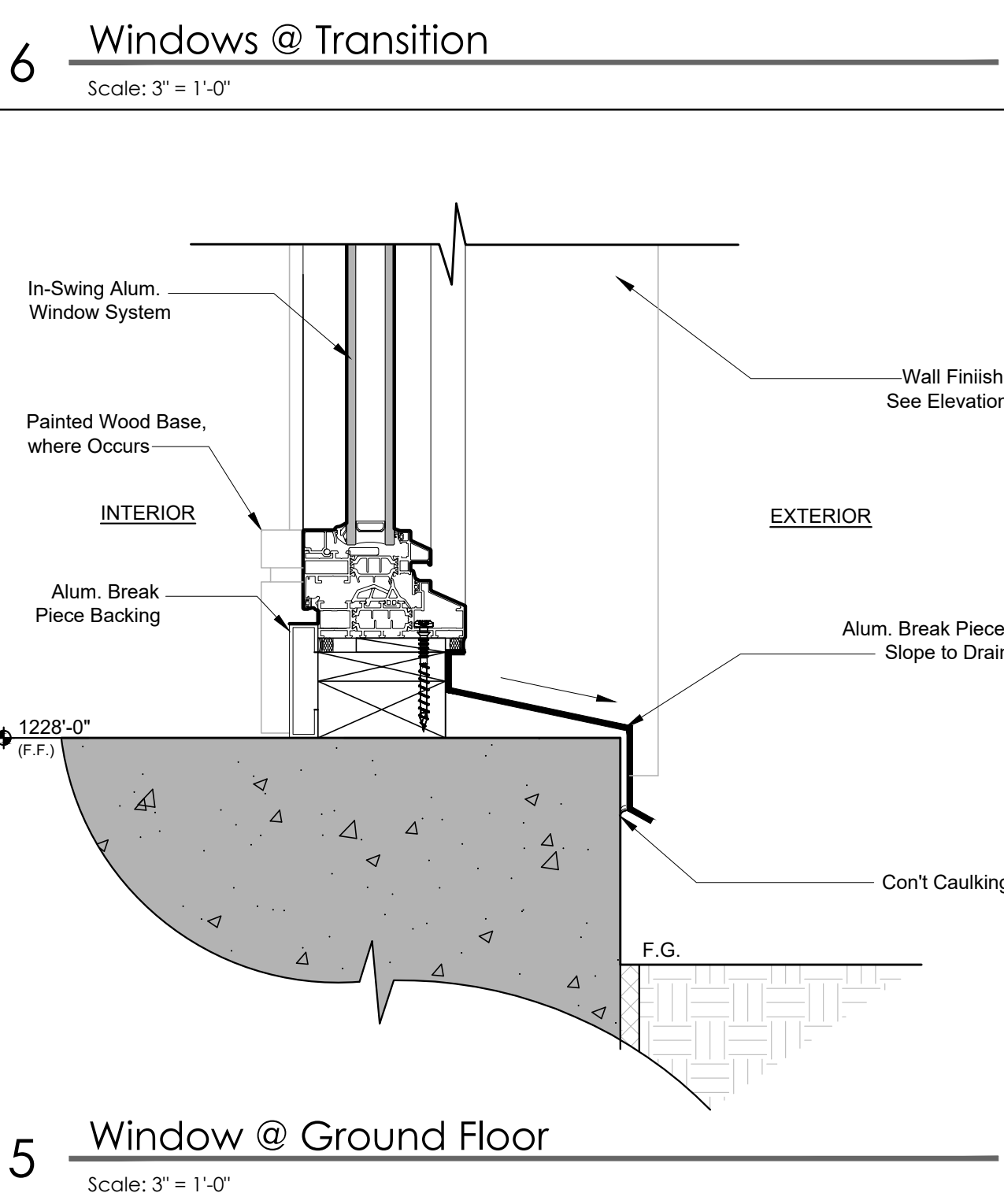
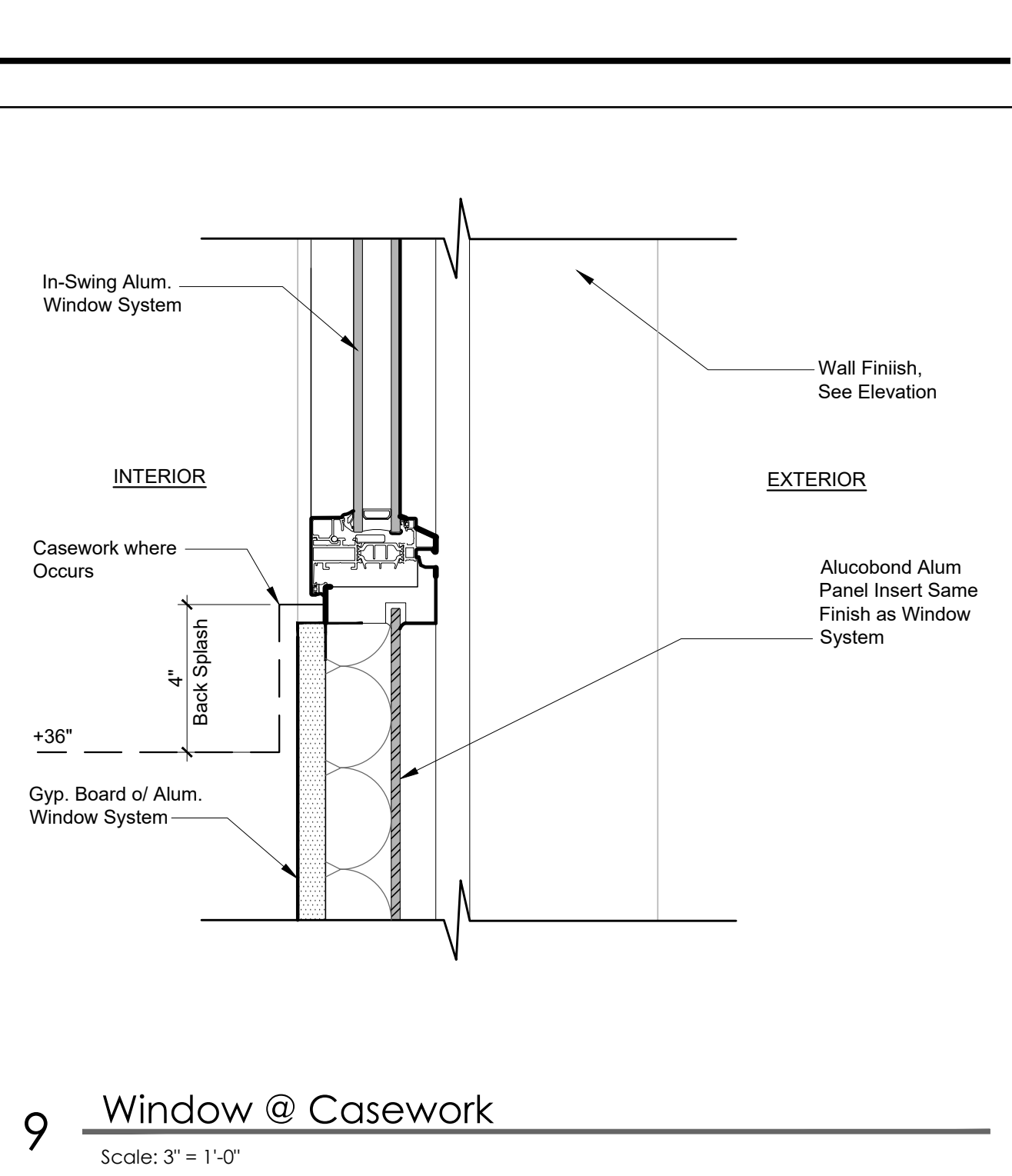
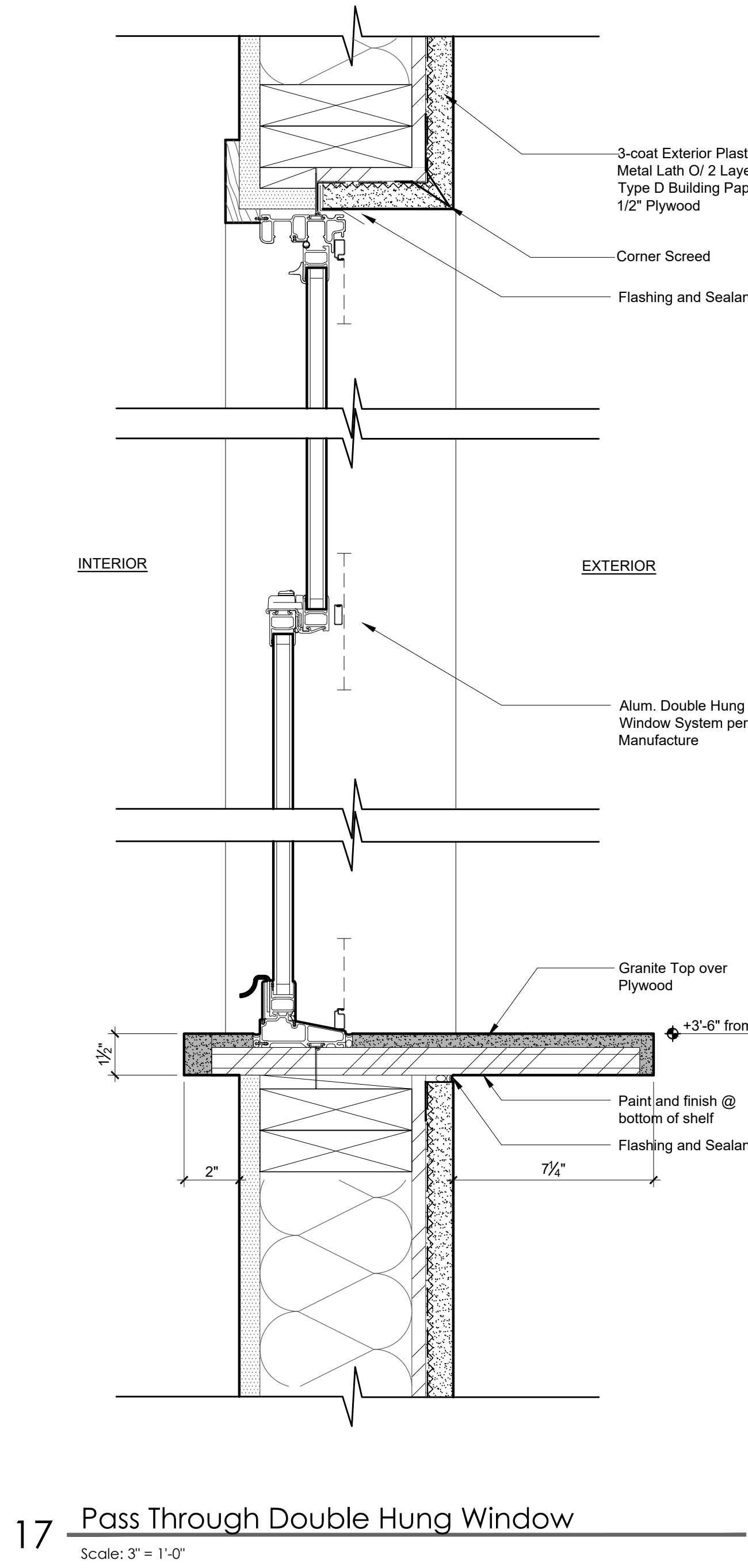
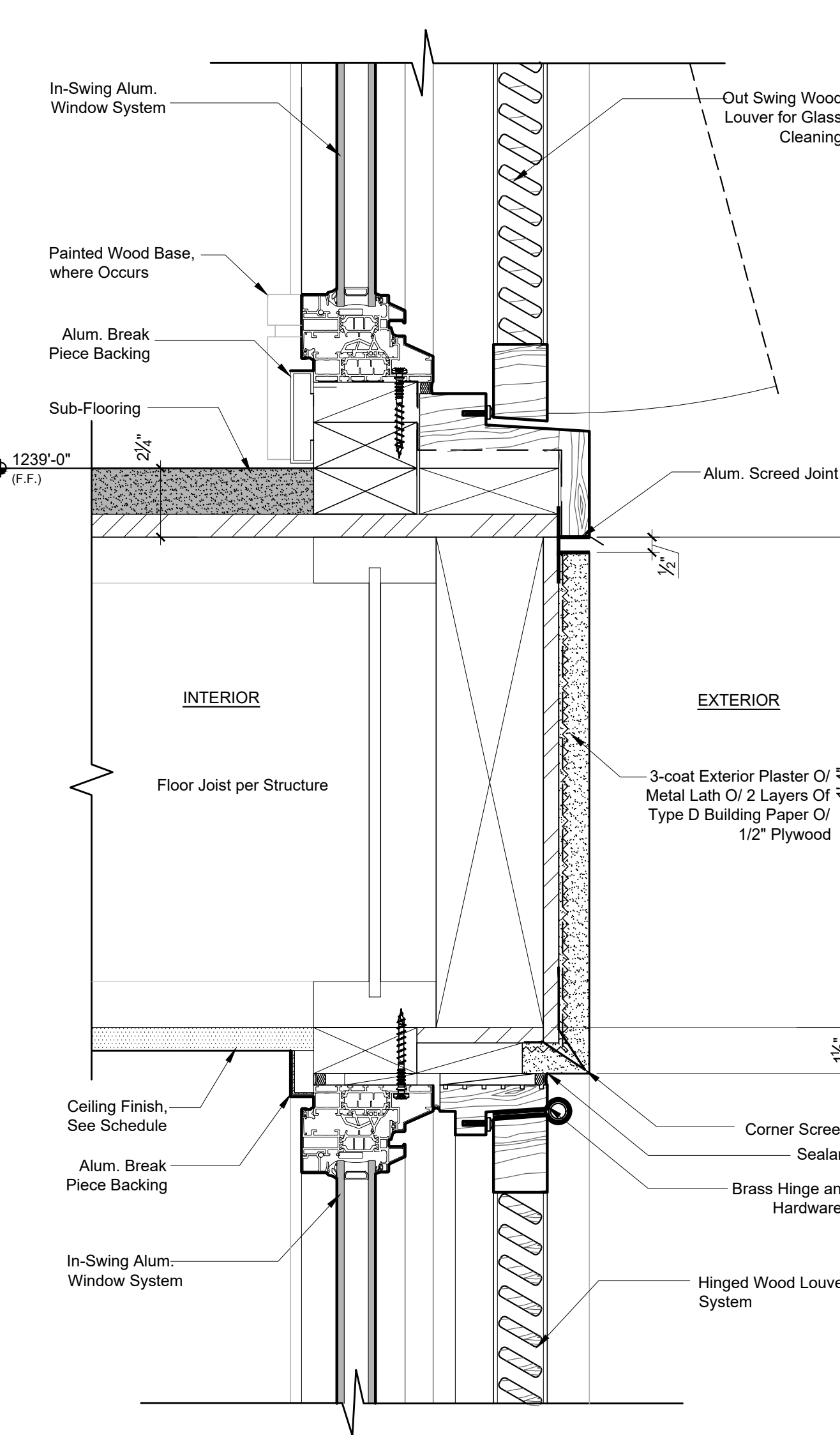
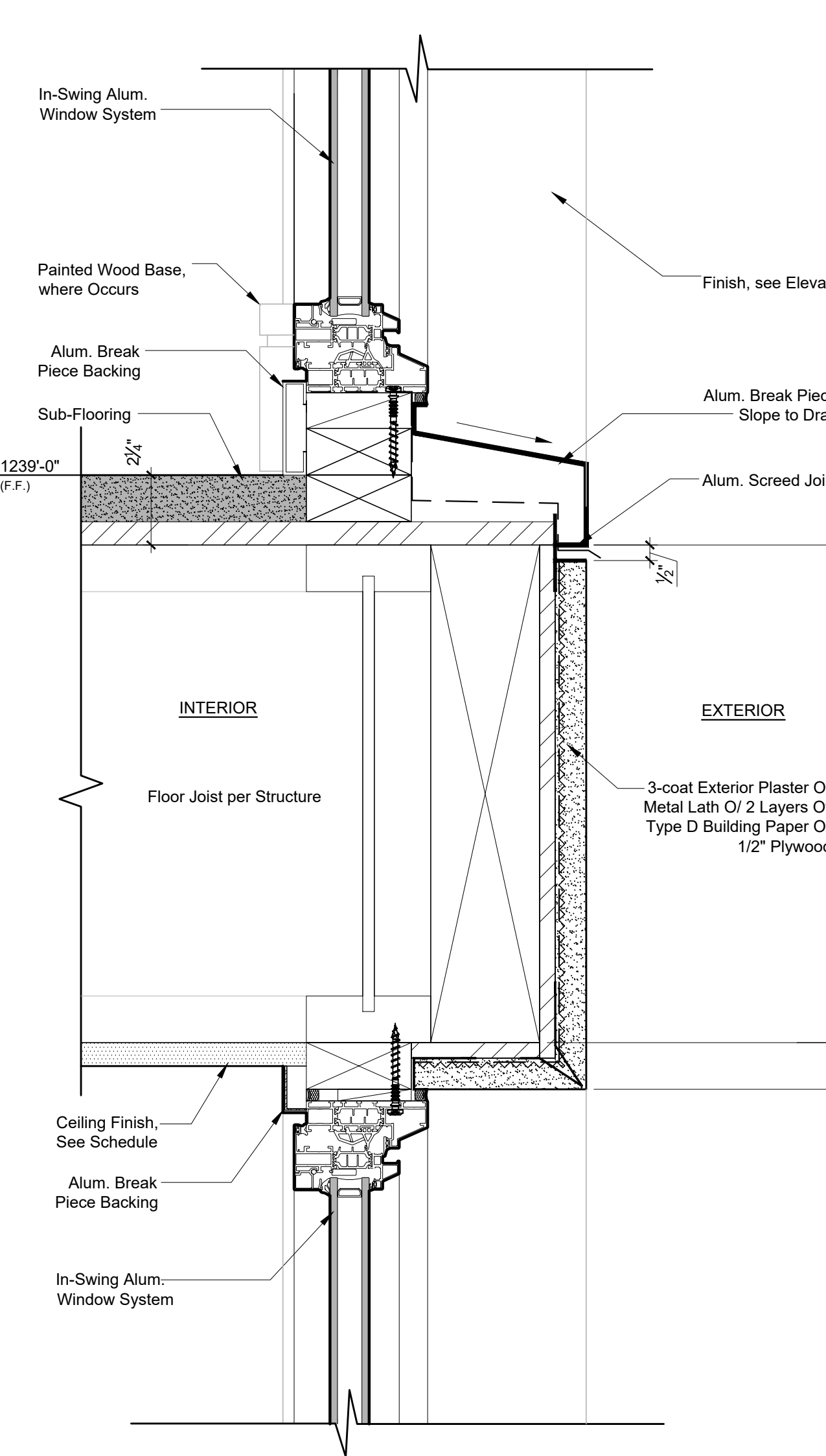
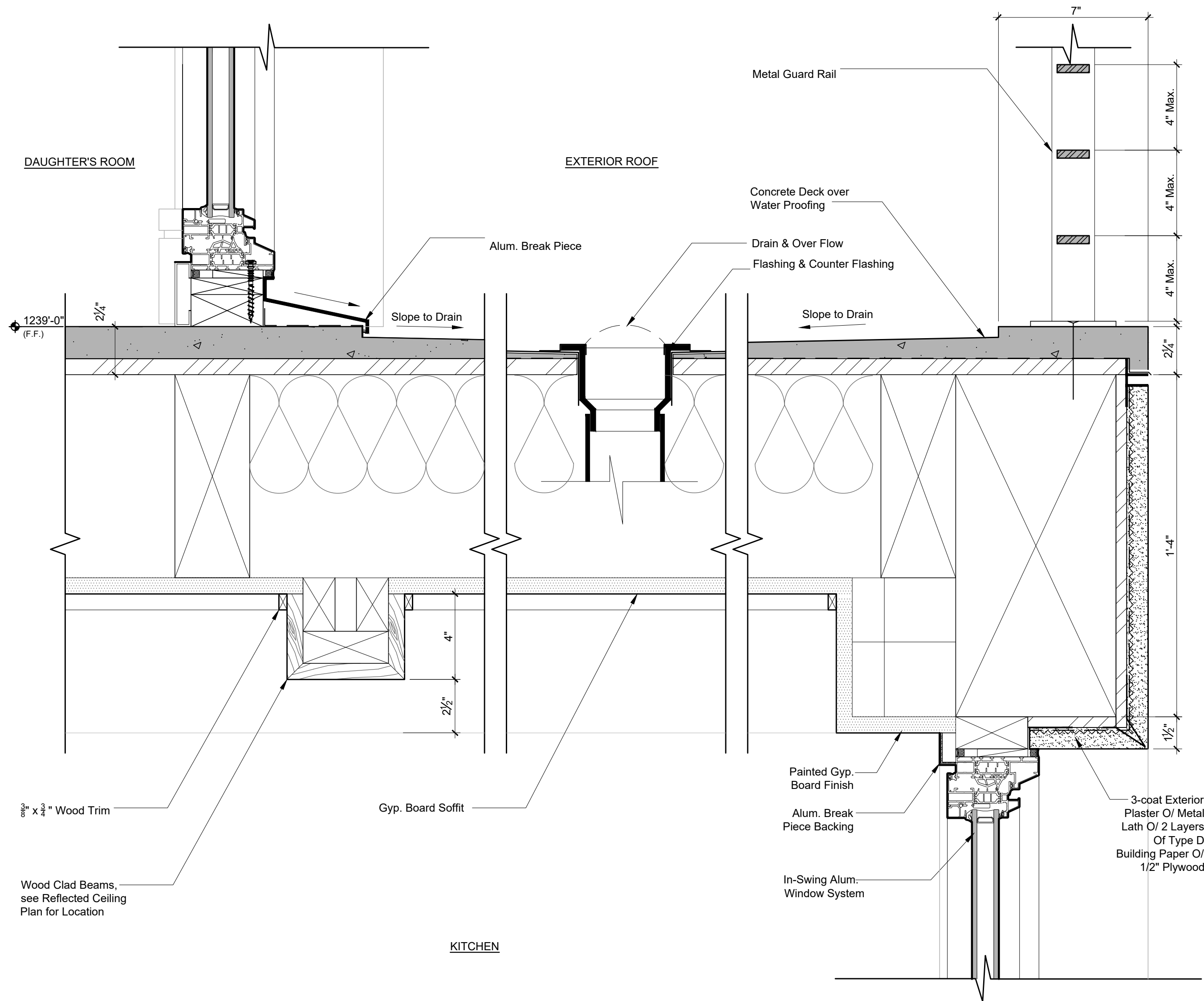
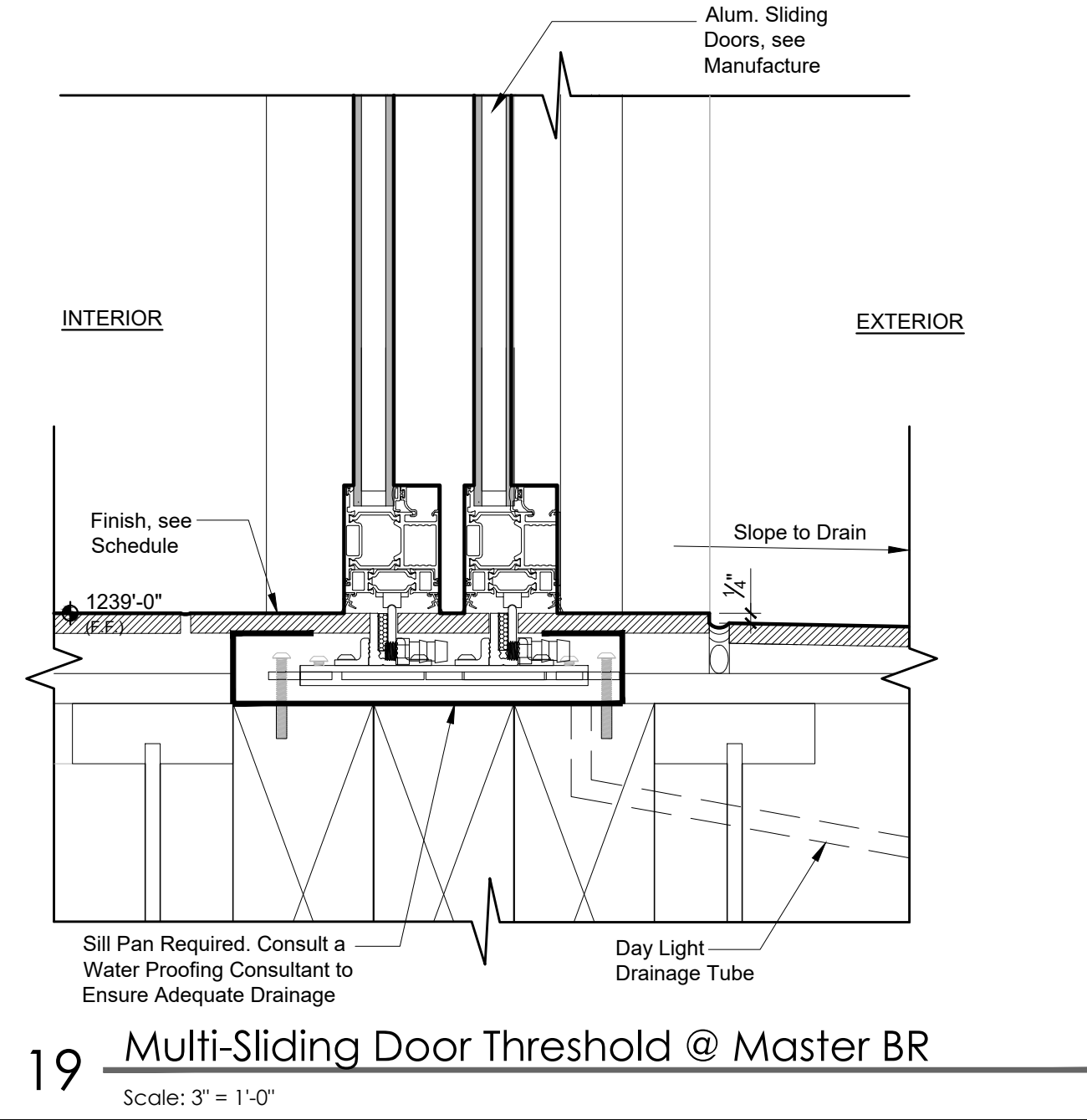
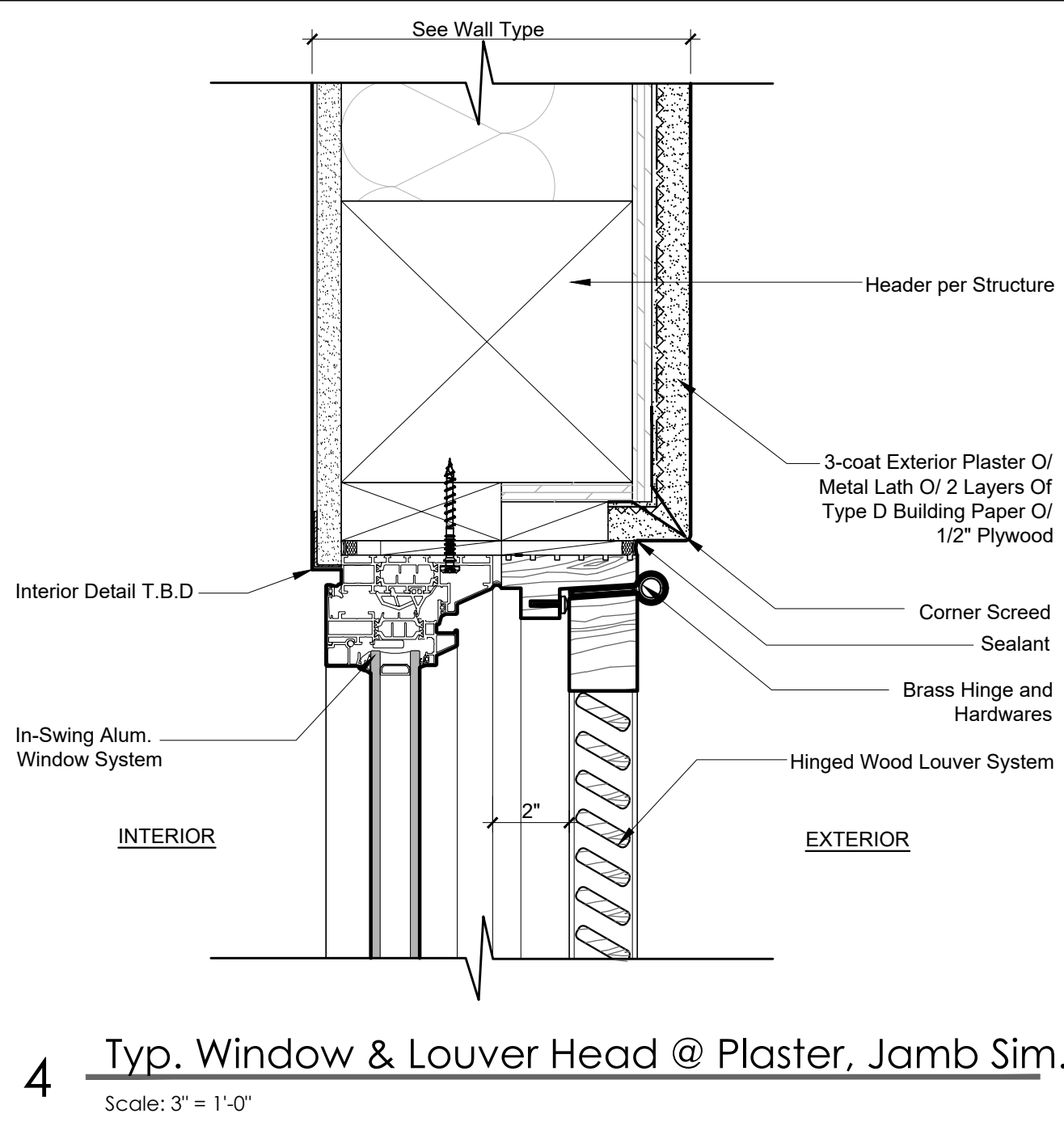
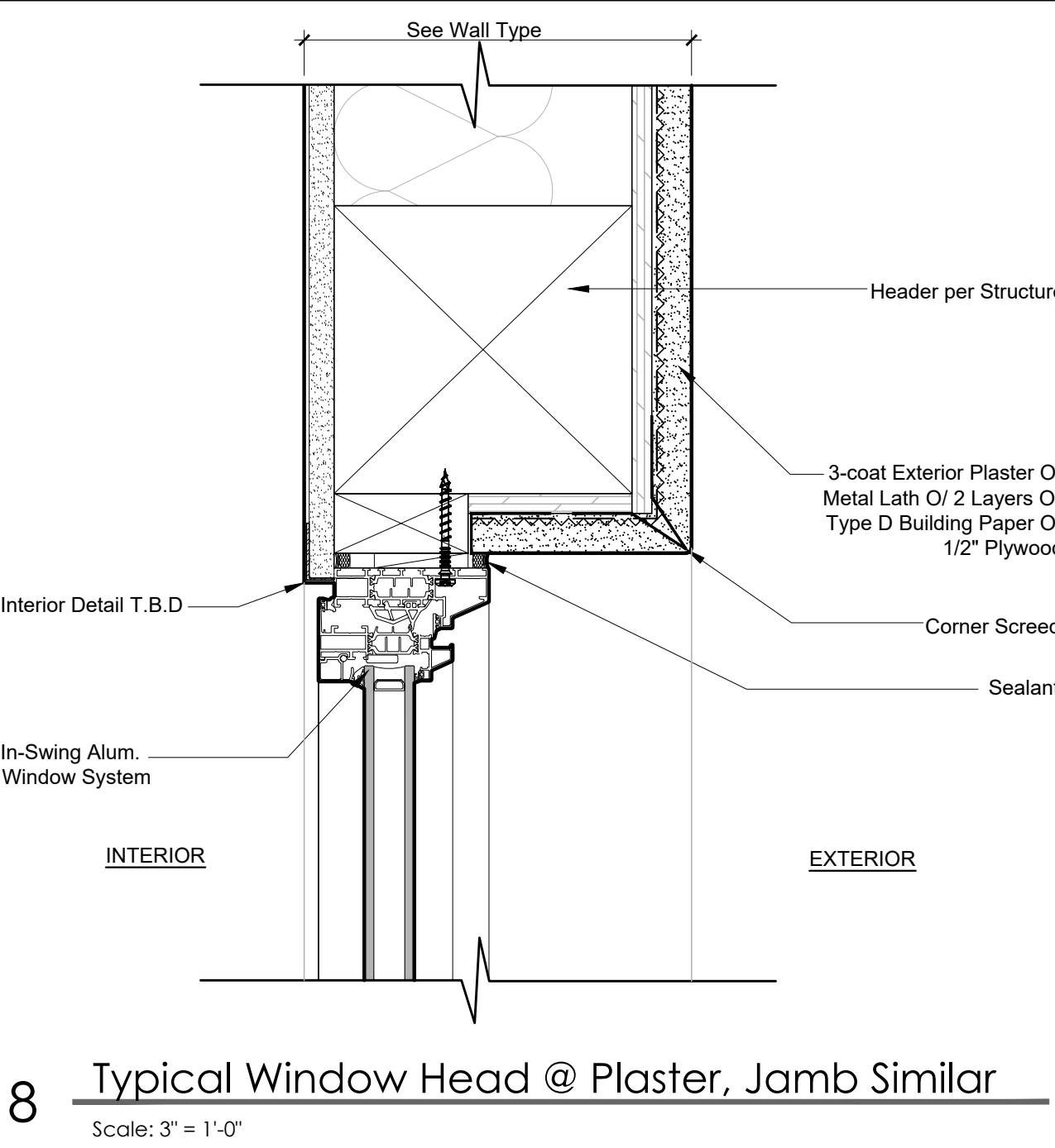
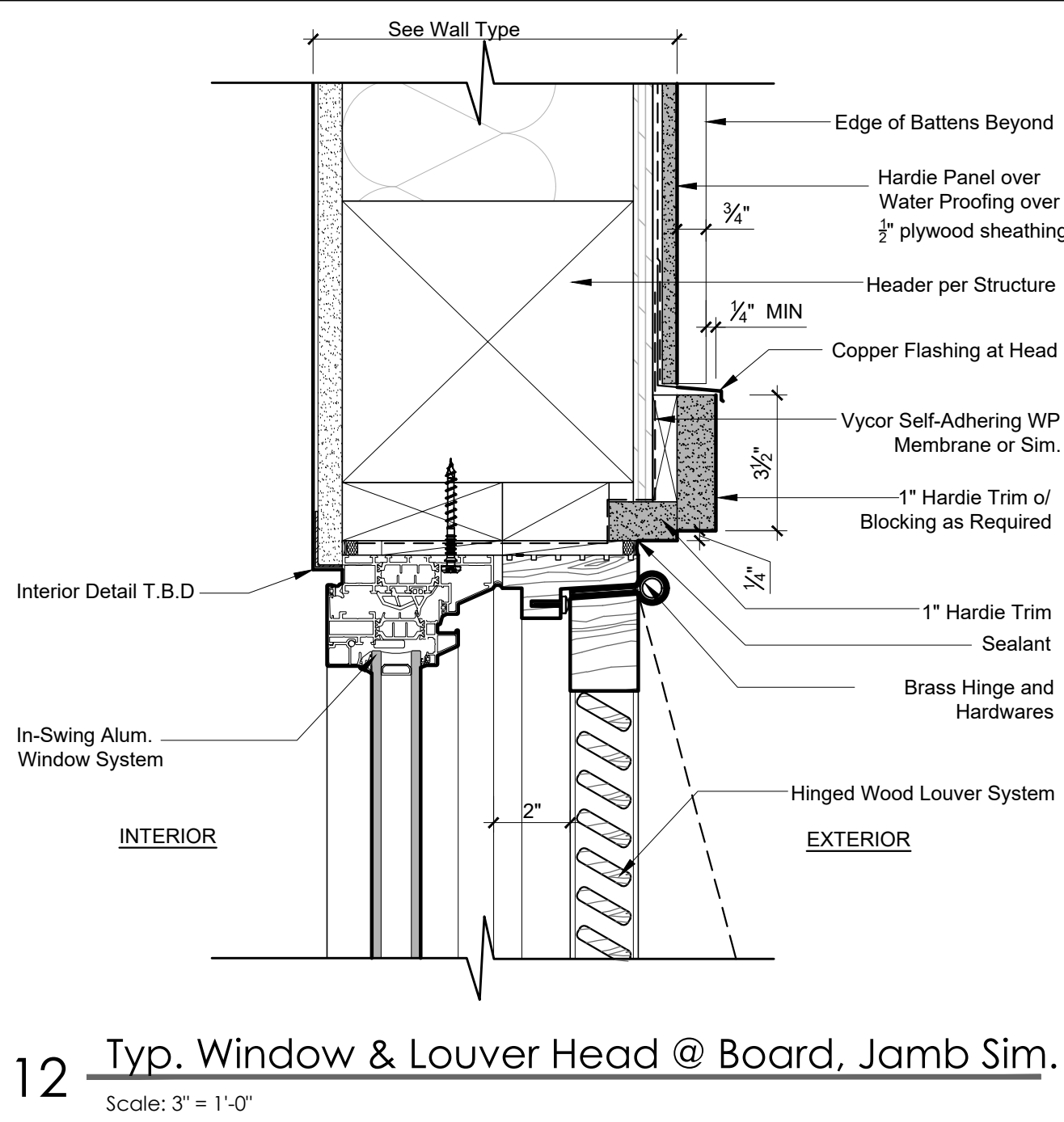
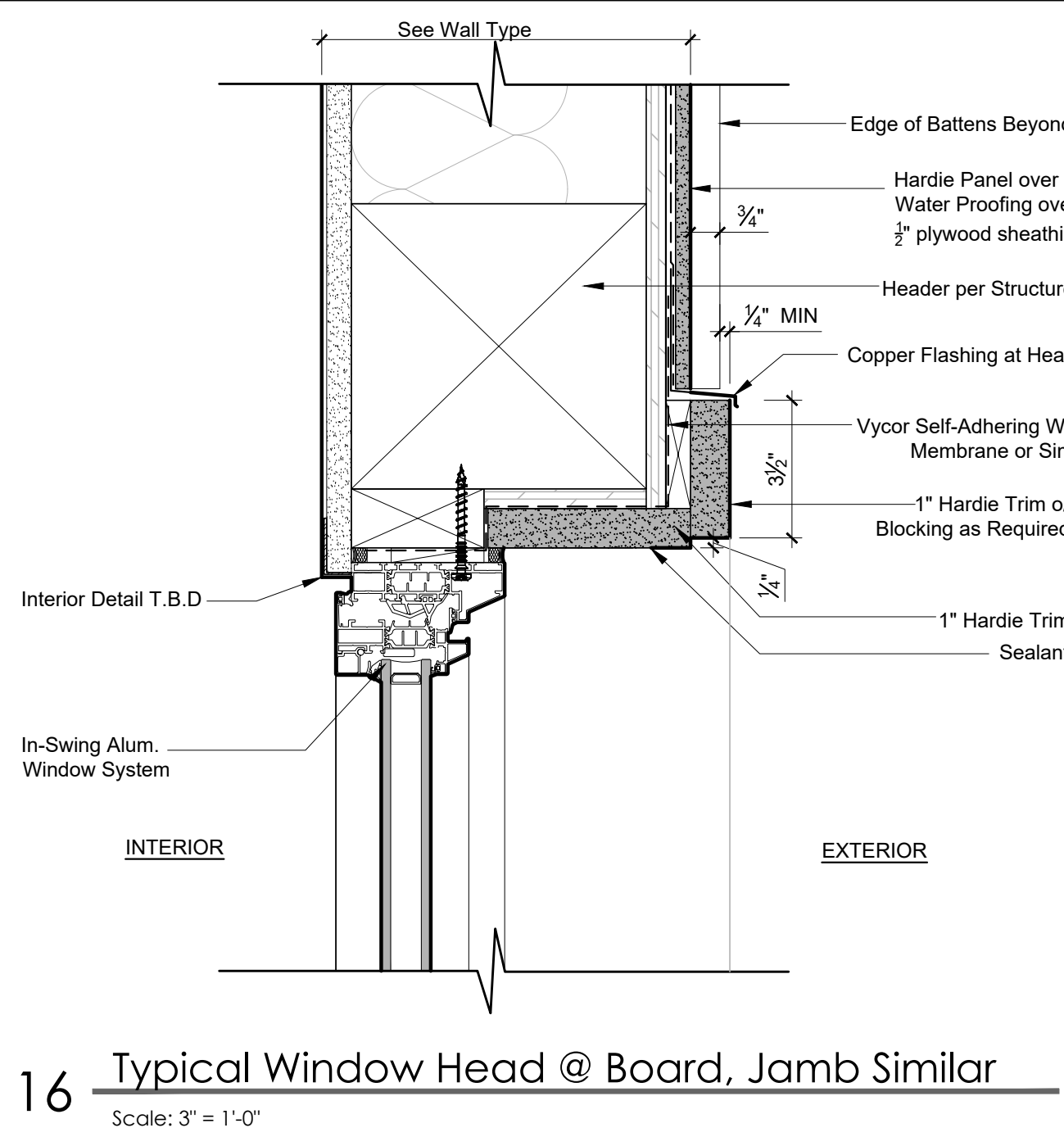
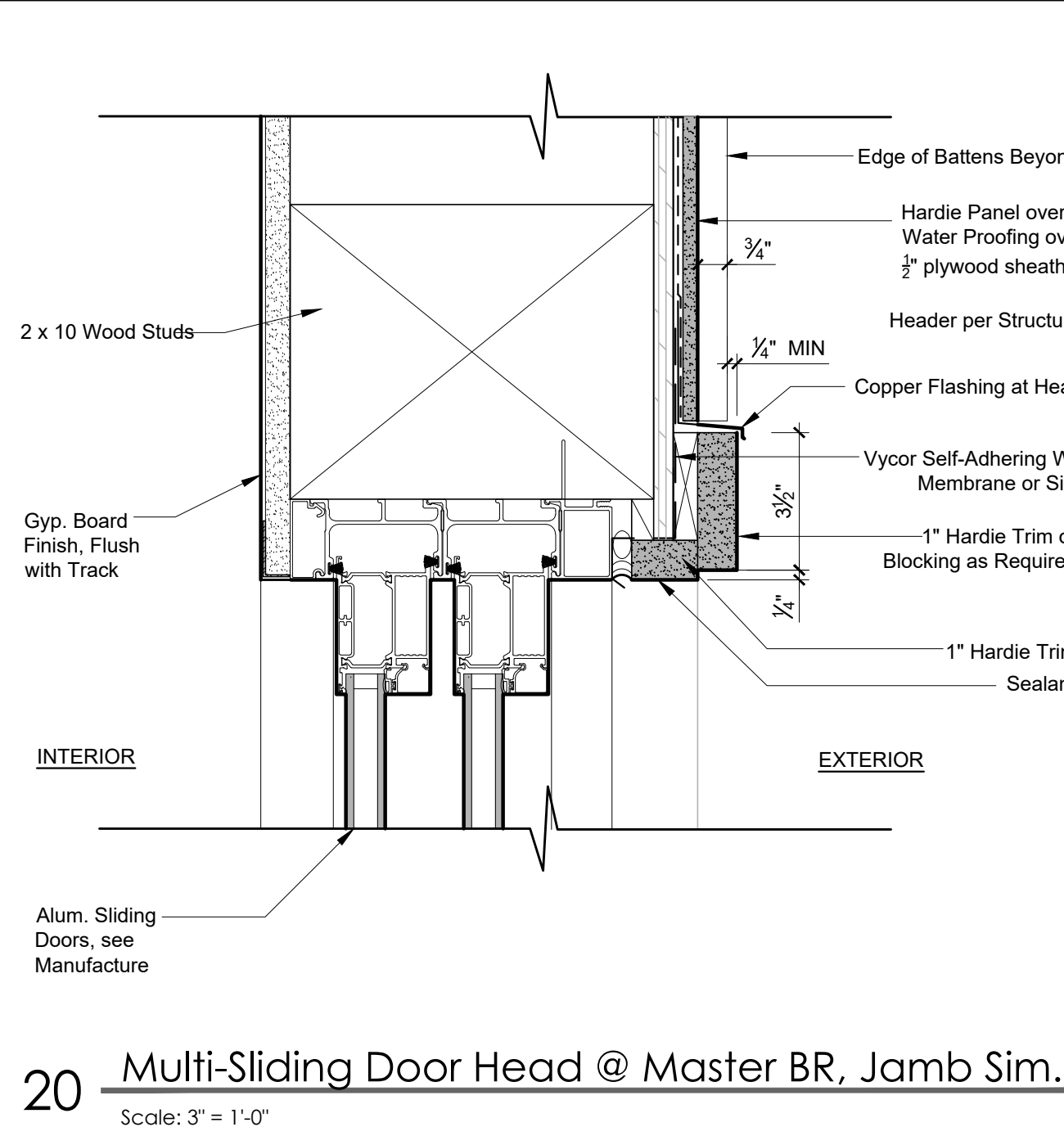
WALL TYPES

Project No. 22304 Drawn by: KDT

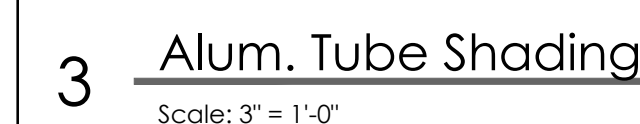
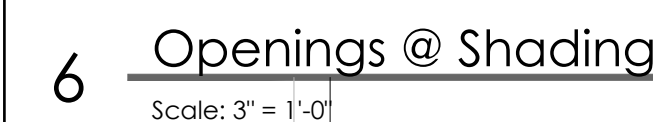
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Sheet Title:		
Exterior Details		
Project No. 22304		
Scale: June 09, 2025		
Sheet No.		





PLANNING COMMISSION AGENDA REPORT

TO: Members of the Planning Commission

SUBJECT: Project Status Report

RECOMMENDATION:

Staff recommends that the Planning Commission receive and file the Project Status Report dated August 12, 2025.

BACKGROUND/DISCUSSION:

Project Status Report has been prepared and is being presented for receipt and filing.

PREPARED BY:

Arlene Laviera, Administrative Coordinator

ATTACHMENTS:

1. August 2025 Project Status Report

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 08/12/25	CC 08/19/25	PC 08/26/25	CC 09/2/25	PC 09/9/25	CC 09/16/25
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT/RL	Matthew Ewing	PH					
ADMINISTRATIVE REVIEW									
Property Location	File #	AP	Applicant						
23923 Minnequa (Addition to Single-Family Residence)	MCUP PP PL2025-31	MN	Xiaolei Cao	First incomplete letter sent 6/2/25 – waiting for additional information					
2000 Chestnut Creek (New Single-Family Residence)	PP MCUP PL2024-7	DT/RL	Claire Lee	Administrative Hearing scheduled for 9/2/25					
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					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					
2151 Derringer Lane (Addition and remodel to single-family residence)	DR PL2025-17	RL	Pete Volbeda	Planning Commission Hearing scheduled for 9/9/25					
22104 Rim Fire Lane (New Single-Family Residence)	DR PL2025-55	RL	Pete Volbeda	Under Review					
2867 Shadow Canyon (Addition and remodel to single-family residence)	DR PL2025-47	RL	Alan Gao	First incomplete letter sent 7/3/25 – waiting for additional information					
Gentle Springs Ln. and S. Prospectors Rd. (36 Senior Condos with Affordable Units)	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	Under Review					
3354 Hawkwood (Addition to single-family residence)	DR PL2025-51	MN	Harry Kim	First incomplete letter sent 7/29/25 – waiting for additional information					
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TPM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	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
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	First incomplete letter sent 4/30/25 – waiting for additional information
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Under Review
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	First incomplete letter sent 3/6/25 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Ordinance and Proposed Billboard)	DCA PL2024-40	RL/GL	WVUSD	Under Review