

Appendix A

Project Design Information



OWNER
CATHAY VIEW DEV. INC
701 s. San Gabriel STE D
San Gabriel, CA 91726

[illegible]

Project Number :
BGA No. 20013

Sheet Title :
SITE PLAN

Sheet No. :
SP-1.0



Site summary				Project Summary								Planning Criteria				Site Information	
Lot No.	Lot Area	Blgd Footprint	Lot Coverage	Plan No.	Plan SF	Porch SF	Veranda SF	Garage Location	ADU SF	Elev. Dsh	Color Scheme	Program	Setbacks Front	Min Req 20'-0"	Proposed 20'-0"	Project	Crooked Creek Drive Diamond Bar, CA 91769
1	7,646	1,835	23%	2R	3978	04	320	Left	N/A	A	1	5br / 5ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus & Library	Side	5' & 31'	5' & 28'	APN	8714-028-063
2	10,419	2,230	21%	3	4814	92	506	Right	600	B	2	4br / 4ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus & Library & Loft	Rear	20'-0"	20'-0"	Zoning	R-Low Density Residential
3	8,482	2,230	26%	4	4814	92	506	Right	600	A	3	4br / 4ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus & Library & Loft	Blgd Inpt	Max Allow 35'-0"	Proposed 34'-0"	Site	12.88 AC
4	16,806	1,851	11%	1R	3893	159	304	Left	499	B	1	5br / 5ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus Room	Plan 1	35'-0"	34'-0"		
5	13,114	1,851	14%	1	3893	159	304	Left	499	A	3	5br / 5ba + Guest br/bd / Ba5 + 2 Pdr rms plus Bonus Room	Plan 3	35'-0"	34'-0"		
6	10,203	2,230	22%	3R	4814	92	506	Left	600	B	1	4br / 4ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus & Library & Loft					
7	15,118	1,835	12%	2R	3978	04	320	Right	N/A	B	2	5br / 5ba + Guest br/bd / Ba5 / 2 Pdr rms plus Bonus & Library					

WINDOW / DOOR SCHEDULE

Plan 1											
Type	Quantity	Size	Width	Depth	Total SF	Operation	Frame	Color	Glazing	Tempered	Screen
Window	2	2'-0"	4'-0"	16	32	Sl	Vinyl	off white	low-e	at baths	yes
Window	7	2'-0"	5'-0"	70	35	Sl	Vinyl	off white	low-e		yes
Window	7	4'-0"	5'-0"	140	70	Sl	Vinyl	off white	low-e		yes
Window	3	2'-0"	6'-0"	36	18	Sl	Vinyl	off white	low-e		yes
Window	8	4'-0"	6'-0"	192	96	Sl	Vinyl	off white	low-e		yes
Door	2	3'-0"	8'-0"	0	Entry Dr	Wd	Brown	na			no
Door	2	1'-0"	7'-0"	14	Side Lites	Wd	Brown	low-e			no
Door	1	3'-0"	7'-0"	21	French Dr	Wd	off white	low-e			no
Door	4	6'-0"	8'-0"	192	Sliding Dr	Vinyl	off white	low-e			no
Door	3	6'-0"	8'-0"	192	Sliding Dr	Vinyl	off white	low-e			no
Door	3	6'-0"	8'-0"	0	Gar Dr	Metal	Brown	na			no
Door	2	2'-4"	8'-0"	0	Storage Dr	Wd	off white	na			no
Plan SF	3893				873						
Glazing SF	873										
%	0.22										

Plan 2											
Type	Quantity	Size	Width	Depth	Total SF	Operation	Frame	Color	Glazing	Tempered	Screen
Window	1	2'-0"	3'-0"	5	3	Sl	Vinyl	off white	low-e		yes
Window	1	4'-0"	3'-0"	12	6	Sl	Vinyl	off white	low-e		yes
Window	9	2'-0"	4'-0"	54	27	Sl	Vinyl	off white	low-e	at baths	yes
Window	8	2'-0"	5'-0"	56	28	Sl	Vinyl	off white	low-e		yes
Window	3	4'-0"	5'-0"	60	30	Sl	Vinyl	off white	low-e		yes
Window	2	2'-0"	6'-0"	24	12	Sl	Vinyl	off white	low-e		yes
Window	4	4'-0"	6'-0"	96	48	Sl	Vinyl	off white	low-e		yes
Door	1	3'-0"	8'-0"	0	Entry Dr	Wd	Brown	na			no
Door	2	1'-0"	7'-0"	14	Side Lites	Wd	Brown	low-e			no
Door	4	3'-0"	7'-0"	84	French Dr	Wd	off white	low-e			no
Door	2	6'-0"	8'-0"	96	Sliding Dr	Vinyl	off white	low-e			no
Door	4	6'-0"	8'-0"	256	Sliding Dr	Vinyl	off white	low-e			no
Door	2	6'-0"	8'-0"	0	Gar Dr	Metal	Brown	na			no
Plan SF	3978				757						
Glazing SF	757										
%	0.19										

Plan 3											
Type	Quantity	Size	Width	Depth	Total SF	Operation	Frame	Color	Glazing	Tempered	Screen
Window	5	2'-0"	4'-0"	40	20	Sl	Vinyl	off white	low-e	at baths	yes
Window	10	2'-0"	5'-0"	100	50	Sl	Vinyl	off white	low-e		yes
Window	5	2'-0"	6'-0"	60	30	Sl	Vinyl	off white	low-e		yes
Window	7	4'-0"	5'-0"	140	70	Sl	Vinyl	off white	low-e		yes
Window	6	4'-0"	6'-0"	144	72	Sl	Vinyl	off white	low-e		yes
Door	1	3'-0"	8'-0"	0	Entry Dr	Wd	Brown	na			no
Door	2	1'-0"	7'-0"	14	Side Lites	Wd	Brown	low-e			no
Door	1	3'-0"	7'-0"	21	French Dr	Wd	off white	low-e			no
Door	4	6'-0"	8'-0"	256	Sliding Dr	Vinyl	off white	low-e			no
Door	3	6'-0"	8'-0"	0	Gar Dr	Metal	Brown	na			no
Plan SF	4810				775						
Glazing SF	775										
%	0.16										

COLOR & MATERIAL SUMMARY

STUCCO	Match Paint color	RAILING	Painted
PAINT	Sherwin Williams	SHUTTERS	Painted
ROOF	Eagle	GUTTER & DS	Painted
STONE	Eldorado Stone	GAR-FRT DR	Painted
Italian Tuscan Style			
SCHEME	1	2	3
Main Body Stucco	SW 6143 Basket Beige	SW 6119 Antique White	SW 7566 Westhighland White
Accent Stucco	SW 6155 Rice Grain	SW 7566 Westhighland White	SW 7543 Avenue Tan
Trim	SW 6143 Basket Beige	SW 6119 Antique White	SW 6120 Believable Bluff
Garage Door / Gate	SW 7039 Virtual Taupe	SW 6089 Grounded	SW 6097 Sturdy Brown
Fascia / Rafter Tails	SW 7039 Virtual Taupe	SW 7013 Ivory Lace	SW 7566 Westhighland White
Shutters / Front Door	SW 7617 Mediterranean	SW 7586 Sierra Redwood	SW 7020 Black Fox
Stone Veneer	Molano Hillstone	Lucera Hillstone	Verona Hillstone
Roof	Capistrano 3520 Weathered Terracotta Flashed	Capistrano 3522 Terra Cotta Flashed	Capistrano 3530 Weathered Adobe
Precast Trim	Dark Grey	Light Grey	Light Beige
Wrought Iron railing / lighting	Dark Bronze	Dark Bronze	Dark Bronze

Colors / Materials are recommendations based upon aesthetic values

LIGHT FIXTURES



Traditional Municipal - Street Light Package			
Brand	Venia Products	Lamp Dim	22"x22"x39"
Pole size	12 ft tapered	Lamp IP	IP64
Lamp Base	E26 Med Base	Lens	PMMA
Color	Black	Lumens	1620-7290
Light	LED	SKU#	4002-Package



Traditional Residential - House Light Fixture	
Brand	Casa Sorrento - John Timberland
Fixture Size	10"x14.5"x7.5"
Color	Dark Bronze
Lens	Marble White Glass
Light	Fluorescent
SKU#	FL010-20-V

ARCHITECT
UCILLA GROUP ARCHITECTURE
Architectural Planning, Interior Design
30000 Redwood Ave, Suite 200, San Gabriel, CA 91776
Tel: 951.881.8888 Fax: 951.881.8889 info@ucillagroup.com
A professional seal is required for all projects. See www.usgbc.org for more information.
Professional Seal: UCILLA GROUP ARCHITECTURE, C-00079, 06/01/2019, 06/01/2024
STAMP

PROJECT
DIAMOND BAR SFD
Cooked Oak Drive,
Diamond Bar, CA 91776

OWNER
CATHAY VIEW DEV. INC.
701 S San Gabriel STE D
San Gabriel, CA 91776

NO. DATE DESCRIPTION
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THE WICKLE GROUP ARCHITECTURE INC.
30 WEST 30th STREET, 10th FLOOR



[illegible]

[illegible]

[illegible]



PROJECT ENTRY



ARCHITECT

UCILLA
GROUP
ARCHITECTURE

ARCHITECTURAL PLANNING • EXTERIOR DESIGN
INTERIOR DESIGN • LANDSCAPE ARCHITECTURE
10500 MacArthur Blvd., Suite 210, Irvine, CA 92618
TEL: 949.441.8890 WWW.UCILLAGROUP.COM

STAMP

UCILLA GROUP ARCHITECTURE
C-00679
REGISTERED ARCHITECT
STATE OF CALIFORNIA

OFFICE: 10500 MACARTHUR BLVD., SUITE 210, IRVINE, CA 92618
PROJECT: 10500 MACARTHUR BLVD., SUITE 210, IRVINE, CA 92618

OWNER

CATHAY VIEW DEV. INC.
705 S. San Gabriel STE. D
San Gabriel, CA 91789

PROJECT NUMBER

BGA No. 20013

SHEET TITLE

IMAGERY
PROJECT ENTRY

SHEET NO.

IMG-6

[illegible]

2B - STREET ELEVATION 2B

KEYPLAN

[illegible]

PLAN 1 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Design Elements	
Italian Tuscan Style	
1. Roof	Low Profile "S" Tile
2. Stucco	16/20 Sand Finish
3A. Eave Accent	3x6 Corbels with Painted Wood / Painted
3B. Eave Accent	10" deep foam profile
4. Fascia	2x6
5. Front Door	Rustic Pattern
6. Garage Door	Rustic Pattern with glazing
7. Window	Vinyl with deco mullions
8. Window Trim	Top and bottom at recessed window edge
9. Exterior Door	1 1/2" square each side
10A. Stone Accent	Hillstone - no grout
10B. Stone Trim	Precast stone trim
11A. Wall Accent	Stucco recess
11B. Wall accent	Stucco profile wall
12A. Shutter Accent	Traditional Pattern - Brackets
12B. Shutter Accent	Awning Pattern
13. Railing	W - traditional Pattern
14. Gate Accent	Rustic Pattern - match garage door
15. Exterior Light	Traditional Profile - Brackets
16. Color Accent	Light to Medium earth tones

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTS PLANNING INTERIORS
10000 WILSON BOULEVARD, SUITE 200, IRVING, TEXAS 76039
TEL: 972-441-8800 FAX: 972-441-8801 WWW.BUCILLAGROUP.COM

DESIGN: A CURATORIAL APPROACH TO THE HISTORY, MEMORY, AND IDENTITY OF THE BUILDING. THE ARCHITECTS RECONSTRUCTED THE BUILDING'S HISTORICAL CHARACTER AND INTEGRATED IT WITH THE BUILDING'S MODERN FUNCTION. THE BUILDING WAS REDESIGNED TO BE A PLACE WHERE THE PAST AND THE PRESENT COULD MEET.

STAMP

REGISTERED ARCHITECT
No. 006679
STATE OF CALIFORNIA

ENTERED TO ARCHITECTURAL ONLY

DIAMOND BAR SFD
Crooked Creek Drive,
Diamond Bar, CA 91789

OWNER
CATHAY VIEW DEV. INC
701 s. San Gabriel STE D
San Gabriel, CA 91776

[illegible]

Project Number
BCA No. 20013

PLAN 1

FRONT ELEV (A)
FRONT ELEV (B)

Sheet No. **DD-1.3**

PLAN 1 - LEFT SIDE ELEVATION (A)
SCALE: 1/4" = 1'-0"

- | Design Elements | |
|----------------------|---|
| Italian Tuscan Style | |
| 1. Roof | Low Profile "T" Tile |
| 2. Stucco | 16/20 sand finish |
| 3. Eave Accent | 3x6 Corbel with 2x8 behind - Wood / Painted |
| 4. Eave Accent | 10" deep foam profile |
| 4. Frieze | 2x8 |
| 5. Front Door | Recess Pattern |
| 6. Garage Door | Recess Pattern with glazing |
| 7. Window | Vinyl with deco mullions |
| 8. Window Trim | top and bottom at recessed window edge |
| 9. Entry Door Accent | 12" decorative side sill |
| 10. Stone Accent | Hillstone - no grout |
| 10. Stone Trim | Precast stone trim |
| 11. Wall accent | Stucco recess |
| 12. Wall accent | Stucco profile wall |
| 13. Shutter Accent | Traditional Pattern with latches |
| 13. Shutter Accent | Awning Pattern |
| 13. Railing | W - traditional pattern |
| 14. Gate Accent | Recess Pattern - match garage door |
| 15. Exterior Light | Traditional Profile - bronze |
| 16. Color Accent | Light to Medium earth tones |

[illegible]

DIAMOND BAR SFD
Crooked Creek Drive,
Diamond Bar, CA 91789

OWNER
CATHAY VIEW DEV. INC.
701 S. San Gabriel STE. D

[illegible]

BCA No. 20013

Street Title

PLAN 1

RIGHT SIDE ELEV.
LEFT SIDE ELEV.

Street No. _____

DD-1.4

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- | Design Elements | |
|----------------------|--|
| Italian Tuscan Style | |
| 1. Roof | Low Profile "S" tile |
| 2. Stucco | 16/20 sand finish |
| 3. Eave Accent | 36" Corbels with 2nd behind - Wood / Painted |
| 8A. Eave Accent | 10" Deep fascia profile |
| 4. Fascia | 2nd |
| 5. Front Door | Rustic Pattern |
| 6. Garage Door | Rustic Pattern with glazing |
| 7. Window | Vinyl with deep mullions |
| 8. Window Trim | top and bottom at recessed window edge |
| 9. Entry Door Accent | 12" defines each side |
| 10. Stone Accent | Hibiscus on the ground |
| 10A. Stone Trim | Pre-stress stone |
| 11A. Wall accent | Stucco recess |
| 11B. Wall accent | Stucco profile wall |
| 12A. Shutter Accent | Traditional Pattern with latches |
| 12B. Shutter Accent | Awning Pattern |
| 13. Railing | W/ - traditional pattern |
| 14. Gate Accent | Rustic Pattern - match eave door |
| 15. Exterior Light | Traditional Profile - Bronze |
| 16. Color Accent | Light to Medium earth tones |

ARCHITECT

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OWNER
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701 s. San Gabriel STE D
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[illegible]Project Number:
BGA No. 20013

PLAN 1
REAR VIEW

Sheet No. 1

DD-1.5

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COLOR SCHEME 3

- | Design Elements | |
|----------------------|--|
| Italian Tuscan Style | |
| 1. Roof | Low Profile "T" Tile |
| 2. Siding | 1x4 no band |
| 3. Eave Accent | 3x6 Corbels with 2x8 behind - Wood / Painted |
| 4. Eave Accent | 10" deep foam profile |
| 5. Fascia | 2x8 |
| 6. Front Door | Rustic Pattern |
| 7. Garage Door | Rustic Pattern with glazing |
| 7. Window | Vinyl with deco mullions |
| 8. Window Trim | top and bottom at recessed window edge |
| 9. Entry Door Accent | 1" x 12" adobe like side |
| 10. Stone Accent | Hillside or great |
| 11. Stone Trim | Precast stone trim |
| 14. Wall accent | Stucco recess |
| 15. Wall accent | Stucco profile wall |
| 16. Shutter Accent | Traditional Pattern with latches |
| 20. Shutter Accent | Awning Pattern |
| 23. Railing | W/ - traditional pattern |
| 24. Gate Accent | Rustic Pattern - match garage door |
| 25. Exterior light | Traditional Profile - Bronze |
| 26. Color Accent | Light to Medium earth tones |

[illegible]

ESTIMATES TO ARCHITECTS ONLY

Project :

DIAMOND BAR SFD

Cooked Creek Drive,
Diamond Bar, CA 91789

OWNER
CATHAY VIEW DEV. INC.

[illegible]

Project Number
BCA No. 20013

PLAN 1
COLOR SCHEME
REAR ELEV

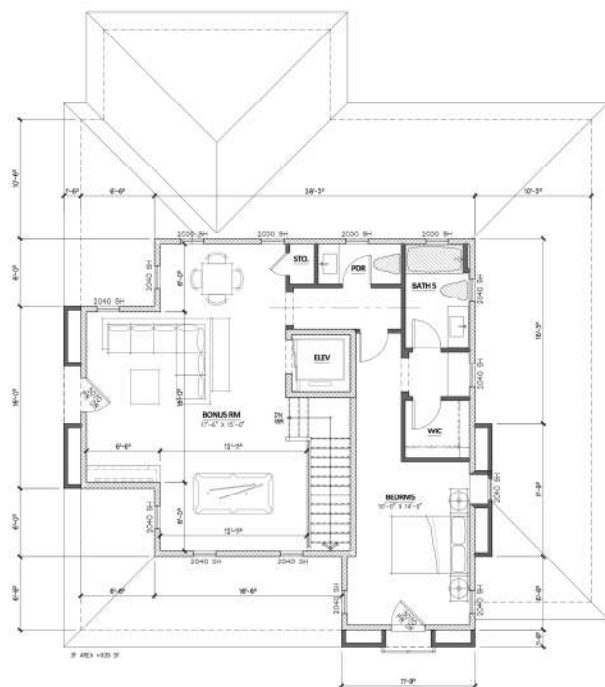
Sheet No. **DD-1.5A**

PLAN 2 - GROUND FLOOR PLAN

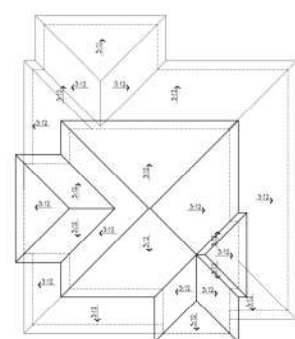
SCALE: 1/4" = 1'-0"

1F	1108
2F	1931
3F	939
TOTAL	3978 SF

[illegible]



PLAN 2 - THIRD FLOOR PLAN



PLAN 2 - ROOF PLAN (A & B)
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1

- | Design Elements | |
|----------------------|--|
| Italian Tuscan Style | |
| 1. Roof | Low Profile 5' tile |
| 2. Stucco | 16/20" smooth finish |
| 3. Eave Accent | 36" Corbels with 2nd behind - Wood / Painted |
| 3B. Eave Accent | 10" deep foam profile |
| 4. Fascia | Rustic |
| 5. Front Door | Rustic Pattern |
| 6. Garage Door | Rustic Pattern with glazing |
| 7. Window | Vinyl with decorative mullions |
| 8. Window Treat | Top and bottom at recessed window edge - 12" |
| 9. Entry Door | 12" wide stone side |
| 10A. Stone Accent | Hillstone - no grout |
| 10B. Stone Trim | Precast stone wall |
| 11A. Wall accent | Stucco recess |
| 11B. Wall accent | Stucco profile wall |
| 12A. Shutter Accent | Traditional Pattern with latches |
| 12B. Shutter Accent | Awning Pattern |
| 13. Railing | W/ traditional pattern |
| 14. Gate Accent | Rustic Pattern - match garage door |
| 15. Exterior Light | Traditional Profile - Bronze |
| 16. Color Accent | Light to Medium earth tones |

ARCHITECT

BIG GROUP ARCHITECTURE

ARCHITECTS OF PLACING THINGS IN THE
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ATTEND TO ARCHITECTURAL ONLY

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Crooked Creek Drive,
Diamond Bar, CA 91789

OWNER
CATHAY VIEW DEV. INC.

[illegible]

FORMET NO:	
CO SUBM DATE:	
NO SUBM DATE:	
PL SUBM DATE:	

Project Number:
BCA No. 20013

Sheet Title:

PLAN 2

COLOR SCHEME

REAR ELEV

Sheet No. **DD-2.5A**

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PLAN 3 - BASEMENT PLAN
SCALE: 1/4" = 1'-0"

PLAN 3 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

[illegible]



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

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

- | Design Elements | |
|----------------------|--|
| Italian Tuscan Style | |
| 1. Roof | Low Profile "T" Tile |
| 2. Stucco | 16/20 Sand finish |
| 3. Eave Accent | 3x6 Corbels with 2x8 behind - Wood / Painted |
| 4. Eave Accent | 10" deep foam profile |
| 4. Fescos | 2x8 |
| 5. Front Door | Rustic Pattern |
| 6. Garage Door | Rustic Pattern with glazing |
| 7. Window | Vinyl with deco mullions |
| 8. Window Trim | top and bottom at recessed window edges |
| 9. Entry Door Accent | 12" wide x 48" high |
| 10. Stone Accent | Hillstone - no grout |
| 11. Mower Trim | Precast stone trim |
| 11. Wall accent | Stucco recess |
| 11. Wall accent | Stucco profile wall |
| 12. Shutter Accent | Traditional Pattern with latches |
| 13. Shutter Accent | Awning Pattern |
| 13. Railing | W - traditional pattern |
| 14. Gate Accent | Rustic Pattern - match garage door |
| 15. Exterior Light | Traditional Profile - Bronze |
| 16. Color Accent | Light to Medium earth tones |

[illegible]

Project :
DIAMOND BAR SFD
Crooked Creek Drive,
Diamond Bar, CA 91789

OWNER
CATHAY VIEW DEV. INC.
701 s. San Gabriel STE D
San Gabriel, CA 91176

[illegible]

Project Number:
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PLAN 3:
COLOR SCHEME
REAR ELEV.

Sheet No. **DD-3.5A**

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