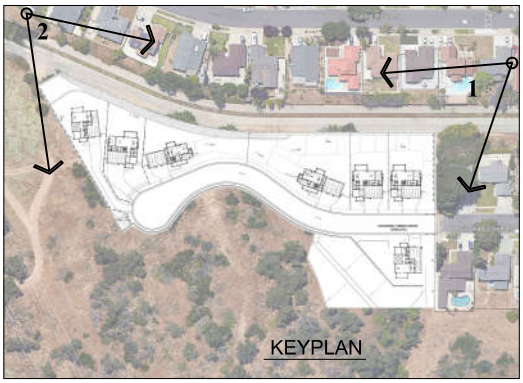
Appendix B
Visual Simulations

ESA

24 x 36



SITE OVERVIEW 1



ARCHITECT:

UCILLA ROUP RCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LAND VALUE ANALYSIS

19702 MacArthur Blvd., Suite 270, Irvine, Ca 92612
TEL 949.851.9080 www.jbcarchitecture.com

STAMP

ATTEST TO ARCHITECTURAL ONLY

Project :

DIAMOND BAR SFD
Crested Creek Drive,
Diamond Bar , CA 91765

OWNER

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

NO.	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
BD SUBM. DATE:
PLOT DATE:

Project Number :

BGA No. 20013

Sheet Title :

IMAGERY
SITE OVERVIEW 1

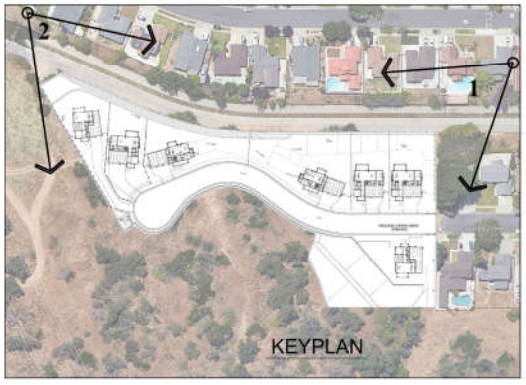
Sheet No. :

IMG-1

© 2021 BUCILLA GROUP ARCHITECTURE, INC.
DO NOT SCALE THE DRAWINGS

24 x 36





SITE OVERVIEW 2

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

STAMP

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 91776

NO.	DATE	DESCRIPTION

PERMIT NO.
DD SUBM. DATE:
BC SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

IMAGERY

SITE OVERVIEW 2

Sheet No. :

IMG-2

24 x 36



VIEW FROM FREEWAY 57

ARCHITECT:
BUCILLA GROUP ARCHITECTURE
Architecture Planning Interior Design
Historic Preservation Land Development
19782 Mac Arthur Blvd., Suite 210, Irvine, Ca 92612
TEL: 949.261.1599 www.bga-architecture.com

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of BUCILLA GROUP ARCHITECTURE, INC. and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCILLA GROUP ARCHITECTURE, INC. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions.

STAMP

LICENSED ARCHITECT
Gina E. Bucilla
C-26875
06-30-2021
RENEW
STATE OF CALIFORNIA

NOT VALID FOR CONSTRUCTION

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 91776

NO.	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
BC SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

IMAGERY

VIEW FROM FREEWAY 57

Sheet No. :

IMG-3

© 2021 BUCILLA GROUP ARCHITECTURE, INC. ALL RIGHTS RESERVED

24 x 36



VIEW FROM BREA CANYON RD.

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

STAMP

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 91776

NO.	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
BC SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

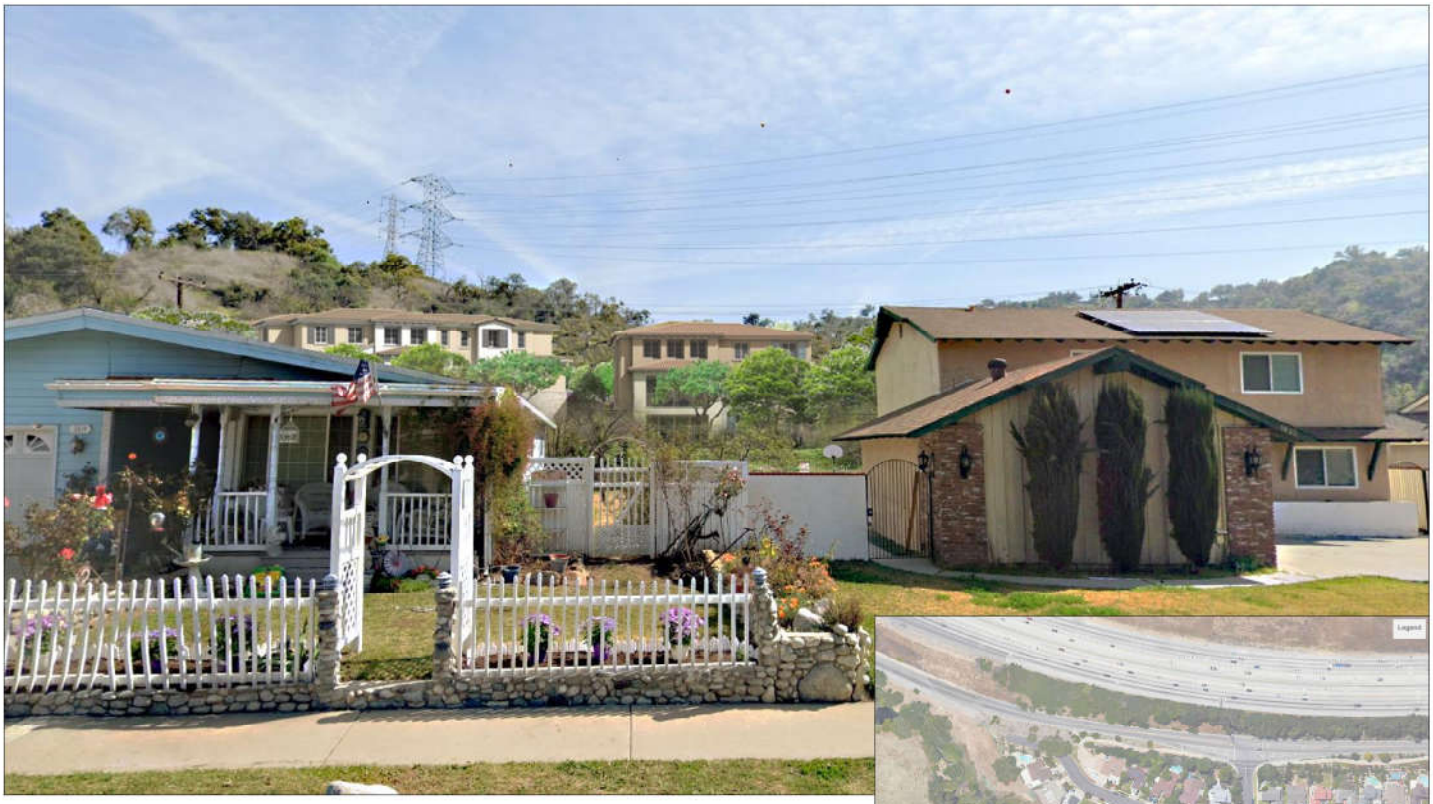
IMAGERY

VIEW FROM
BREA CANYON RD

Sheet No. :

IMG-4

24 x 36



VIEW FROM CASTLE ROCK RD.



ARCHITECT:

BUCILLA GROUP ARCHITECTURE

Architecture Planning Interior Design Historic Preservation Land Development

15782 Alton Parkway, Suite 270, Irvine, Ca 92618
TEL: 949.351.9080 www.bga-architecture.com

ALL ARCHITECTURAL WORKS AND ARCHITECTURAL WORKS, AS DEFINED BY SECTION 102 OF THE COPYRIGHT ACT, CREATED BY BUCILLA GROUP ARCHITECTURE, INC. ("BGA") INCLUDING BUT NOT LIMITED TO THESE PLANS, SPECIFICATIONS AND DESIGNS ARE AND SHALL REMAIN THE PROPERTY OF BGA REGARDLESS OF THE INTENDED USE OR ANY CLAIMS OF OWNERSHIP BY THE CLIENT FOR WHOM THEY WERE PREPARED. ANY USE, DISCLOSURE, REPRODUCTION, MODIFICATION, DISTRIBUTION OR PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DESIGNS WITHOUT THE EXPRESS WRITTEN CONSENT OF BGA IS PROHIBITED AND MAY VIOLATE COPYRIGHT LAWS. ALL RIGHTS ARE RESERVED. ANY UNAUTHORIZED USE OF THESE PLANS, SPECIFICATIONS AND DESIGNS SHALL BE AT THE SOLE RISK OF THE USER, AND WITHOUT LIABILITY TO BGA AND ITS CONSULTANTS. THE CLIENT AND ITS CONSULTANTS SHALL INDEMNIFY AND HOLD HARMLESS BGA AND ITS CONSULTANTS FROM ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM SUCH UNAUTHORIZED USE. ANY MODIFICATIONS MADE TO THESE PLANS, SPECIFICATIONS AND DESIGNS WITHOUT THE PRIOR WRITTEN CONSENT OF BGA ARE MADE AT THE SOLE RISK OF THE PERSON MAKING SUCH MODIFICATIONS, AND WITHOUT LIABILITY TO BGA AND ITS CONSULTANTS. THE PERSON MAKING SUCH MODIFICATIONS SHALL INDEMNIFY AND HOLD HARMLESS BGA AND ITS CONSULTANTS FROM ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM SUCH MODIFICATIONS.

STAMP

LICENSED ARCHITECT
Steve E. Bucilla
C-26876
06/30/2021
RENEWAL
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

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 91776

NO.	DATE	DESCRIPTION

PERMIT NO.:
DD SUBM. DATE:
SD SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

IMAGERY

VIEW FROM
CASTLE ROCK RD

Sheet No. :

IMG-5

© 2021 BUCILLA GROUP ARCHITECTURE, INC.
ALL RIGHTS RESERVED

24 x 36



PROJECT ENTRY



ARCHITECT:
BUCILLA GROUP ARCHITECTURE
Architecture Planning Interior Design
Historic Preservation Land Development
19782 Mac Arthur Blvd., Suite 210, Irvine, Ca 92612
TEL: 949.261.9080 www.bga-architecture.com

All of the design and architectural work, ideas, concepts, drawings, models and mediums presented herein are the exclusive property of Bucilla Group Architecture and shall not be used by or disclosed to any person, firm or corporation without the written permission of Bucilla Group Architecture. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

STAMP



NOT VALID FOR ARCHITECTURAL USE

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 91776

NO.	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
SD SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

IMAGERY
PROJECT ENTRY

Sheet No. :

IMG-6

© BUCILLA GROUP ARCHITECTURE INC

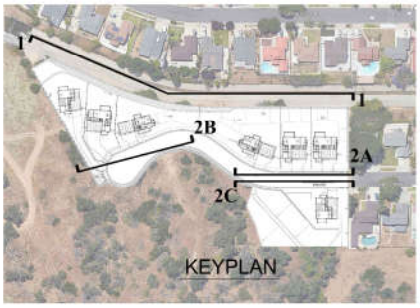
24 x 36



1 - ELEVATION FROM THE CHANNEL



2C - STREET ELEVATION 2C



ARCHITECT:
BUCILLA GROUP ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN
REVISE PRODUCTION LOS VALENCIA

STAMP

LICENSED ARCHITECT
C-26876
STATE OF CALIFORNIA

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 91776

NO	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
BD SUBM. DATE:
PLOT DATE:

Project Number
BGA No. 20013

Sheet Title
IMAGERY
1 - ELEVATION FROM THE CHANNEL
2C - STREET ELEV 2C

Sheet No. :
IMG - 7

© THE BUCILLA GROUP ARCHITECTURE INC

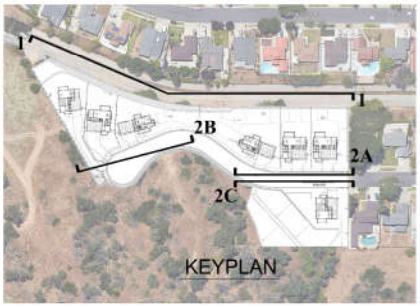
24 x 36



2A - STREET ELEVATION 2A



2B - STREET ELEVATION 2B



ARCHITECT:

BUCILLA GROUP ARCHITECTURE

STAMP

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 91776

NO	DATE	DESCRIPTION

PERMIT NO:
DD SUBM. DATE:
ID SUBM. DATE:
PLOT DATE:

Project Number

BGA No. 20013

Sheet Title

IMAGERY

2A -STREET ELEV 2A

2B -STREET ELEV 2B

Sheet No. :

IMG - 8