

CITY OF EL MONTE

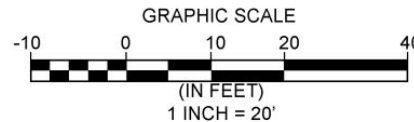
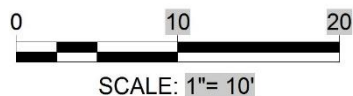
Community & Economic Development Department

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ELEVATION PLANS

PART I. DRAFTING INSTRUCTIONS:

1. Scale all plans.
2. Provide a bar scale for all drawing to preserve a scale on any reduced versions of the plans (see examples).



3. Label each elevation by both site orientation (front, rear, left side and right side) and direction (North, South, East and West). Since El Monte has many streets that are partly diagonal, label the elevation in the general direction of the street.
4. Include the address of the subject property on each sheet.

PART II. ELEVATIONS:

1. Building Elevation Drawings:
 - a. Show all existing exterior building elevations, including all windows, doors and roof pitches (even if structures are proposed for demolition). Photographs may be submitted in lieu of elevation drawings, provided they accurately represent the existing conditions. Photographs must be placed and labeled on a sheet in the plan set and must reproduce clearly.
 - b. Show all proposed exterior building elevations, including all windows, doors and roof pitches.
 - c. Show the existing and finished grade on all elevations of structures.
 - d. Show any heights above average natural grade for all floors, eaves and ridges.
 - e. Provide detailed notations for all materials doors, windows, siding, etc., listing their type, color and other attributes. In particular, for multi-pane windows, specify the precise type of divided light (true divided light, simulated divided light, snap-in grids, between-the-glass grilles, etc.).
 - f. Identify areas on elevations reserved for future signage.

2. Other Plans and Drawings:

- a. Design Review or Minor Design Review **not required** – Exterior improvements are proposed, but are under the thresholds outlined in Chapter 17.122 of the El Monte Municipal Code (EMMC):
- Submit colored elevations with a legend and key showing all colors and materials for each elevation.
 - Submit a “Colors and Materials Board:”
 - The board shall not be smaller than 11 inches by 17 inches and not larger than 24 inches by 36 inches.
 - Mount samples of all exterior materials and colors on the Board. Indicate the supplier and color reference name and number and key all materials and colors to elevation drawings. Images from a manufacture’s brochure are usually suitable for demonstrating materials such as metal.
- b. Design Review or Minor Design Review **required** – New construction and/or exterior improvements are proposed, and exceed the thresholds outlined in Chapter 17.122 of the EMMC:
- Refer to the entitlement checklist for additional submittal requirements for drawings. This may include streetscapes, cross sections, perspective renderings and photo simulations.
 - Submit colored elevations as outlined above and on the entitlement checklist.
 - Submit a “Colors and Materials Board” as outlined above and on the entitlement checklist.