



ELEVATIONS

Elevations submitted to Los Angeles City Planning shall be prepared in accordance with the following specifications. Additional materials or information may be required according to each type of application. If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different landscaping requirements. An Assignment List can be found on the City Planning website at <http://planning.lacity.org> under the “About” tab.

Elevations shall be of sufficient clarity to indicate the nature and extent of the proposed work and to demonstrate conformance with the provisions of all applicable regulations. Applications filed with Elevations that do not substantially conform with these instructions, or are unclear or illegible, will result in delays in application processing.

General

Exterior elevations are required for most Department applications to illustrate and communicate the details of a proposed project. Elevations must accompany the following applications:

- New construction projects, including additions.
- Over-in-height fences. Show all dimensions including lighting fixtures, pillars, and gates. Indicate materials used.
- Commercial Corner and Mini-Shopping Centers. Show doors, windows, façade mounted signs and building height, walls, fences, and pole signs. Demonstrate how the project will meet the transparent window requirement of Los Angeles Municipal Code (LAMC) Section 12.22 A.23(a)(8).
- Projects which require review for the following Overlays: Specific Plans, Design Review Boards, Community Design Overlay Zones, Pedestrian Oriented Districts, Historic Preservation Overlay Districts and Sign Districts.
- Billboards, roof/off-site/pole signs. Include sign area, height, dimensions, materials, colors, lighting plan, and both sides of two-sided signs.
- Transitional height cases where the distance from certain residential zones determines the LAMC permitted height.

Technical Requirements

Applicants may request a Preliminary Plan Check by contacting the Case Management Unit of the Los Angeles Department of Building and Safety at (213) 482-6874 or DevelopmentServices.CM@lacity.org to determine if the dimensions on the Elevations will meet City standards for measurement. The additional following requirements also apply:

Internal Consistency of Submittals

- All plan submittals, including civil, architectural and landscape plans, where applicable, shall be coordinated with each other and shall be consistent with all other documents submitted as part of the entitlement application. Note that submittals that are internally inconsistent may be deemed incomplete.

Scale

All plans shall be drawn to scale, with the scale indicated and graphically displayed.

- The scale shall be no less than 1/8" = 1' or a scale that produces a readable illustration.
- Elevations shall be consistent with the accompanying Plot Plan and Photo Simulations.

Location

- Include site address(es), legal description(s) including Arb number(s), and names of abutting streets and public rights-of-way.

Labeling

- Elevations for all sides of the buildings must be provided and all views and major features must be labeled, including which side of the project is being illustrated (North, South, West and/or East elevations).

Dimensions

- Elevations shall be dimensioned so that all relevant measurements can be read. Accessory structures shall have the same dimension requirements as the main structure. Include number of stories and dimensions for all heights. Required dimensions must include the height and width of the following items:
 - The lowest elevation within 5 feet of the perimeter of the building
 - The highest elevation for purposes of determining maximum building height as measured per LADBS requirements and as defined by LAMC Section 12.03
 - Height to the highest point of the roof, including the parapet, and all roof structures
 - Typical floor-to-ceiling height and at ground floor
 - Wireless facilities at ground or roof levels, transformers, and overhead utility lines
 - Additions proposed to be attached to a building facade
 - Each floor or mezzanine level
 - Poles or signs including those attached to the facade or roof (roof signs, pole signs and billboards must show both sides)
 - All exterior finish materials, textures, patterns, and colors, , to determine compliance with building articulation and design standards
 - Fences, walls, beams, barriers, including lighting fixtures, pillars, and gates on all sides

- Height, width, and depth of porches, decks or other additions attached to or projecting from a structure

Building Materials

- Elevations shall indicate all building material types, finish and colors, including any sustainable features of the project. Elevations shall specify the approximate albedo or percentage of sunlight reflected by the specific building materials and colors selected.

Neighborhood Context and Landscaping

- Indicate the approximate location and height of structures, trees, and existing topography on all adjacent properties.