



3 | Colors, Materials, & Massing

TABLE OF CONTENTS

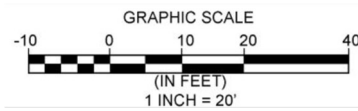
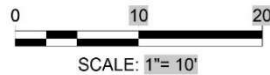
- PART I. DRAFTING INSTRUCTIONS
- PART II. MATERIAL BOARD APPLICABILITY
- PART III. DETAILS

INSTRUCTIONS & REQUIREMENTS

PART I. DRAFTING INSTRUCTIONS:

ALL PLANS

- a) Include a vicinity map of the project location.
- b) Scale all plans, preferred scale for plans are as follows:
 - a. Elevations/ Renderings – 1/4" = 1 ft.
- c) All fonts must be a minimum of 11 point.
- d) Provide a bar scale for all drawings to scale any reduced versions of the plans (see examples).



- e) Include a north arrow for site orientation for all plan drawings (see examples).



- f) Ensure the area plan and site plan are oriented in the same direction.
- g) Include the address of the subject property on each sheet.

PART II. MATERIAL BOARD APPLICABILITY :

A. Entitlement **not required** – Exterior improvements are proposed:

- Submit color 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. Entitlement **required** – New construction and/or exterior improvements are proposed:

- Refer to the entitlement checklist for additional submittal requirements for drawings. This may include streetscapes, cross sections, perspective renderings and photo simulations.
- Submit color elevations as outlined above and on the entitlement checklist.
- Submit a “Colors and Materials Board” as outlined above and on the entitlement checklist.

C. Digital Material Board - Alternative to physical board requirement:

- The Planning Manager may waive the physical material board for a digital sample sheet.



3 | Colors, Materials, & Massing

PART III. DETAILS:

A. Building Renderings:

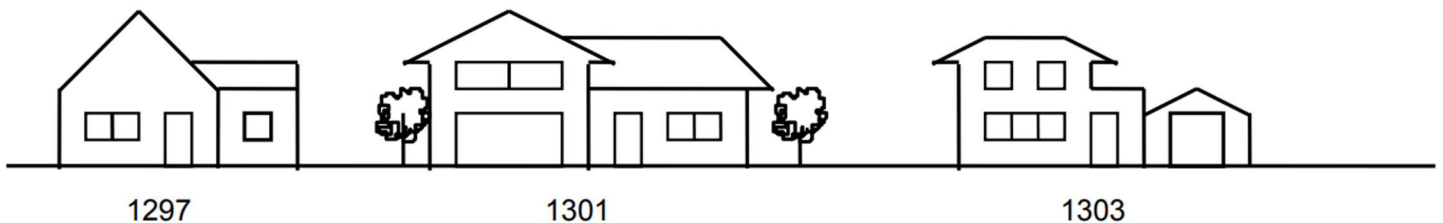
1. Show all existing exterior building elevations, including all windows, doors and roof pitches (even if structures are proposed for demolition). Photographs may be submitted in lieu of elevation drawings, provided they accurately represent the existing conditions. Photographs must be placed and labeled on a sheet in the plan set and must reproduce clearly.
2. Show all proposed exterior building elevations, including all windows, doors and roof pitches.
3. Show the existing and finished grade on all elevations of structures.
4. Show any heights above average natural grade for all floors, eaves and ridges.
5. 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.).

B. Perspective Renderings: Optional for any project and may be requested for larger or more complex projects. If perspective renderings are submitted, the primary rendering should be as viewed from a public right-of-way at standing eye level, (see Handout No. 3).

C. Photo Simulations: Optional for any project and may be requested for larger or more complex projects. May be requested for architectural control requests and can be helpful for other types of applications. If perspective renderings are submitted, the primary rendering should be as viewed from a public right-of-way at standing eye level, (see Handout No. 3).

D. Streetscape: Provide a simple silhouette drawing showing a front view of the proposed building and the existing buildings on each side. If the property is on a corner, views from both streets should be submitted.

EXAMPLE OF A STREETSCAPE



E. Cross Sections of Building: At least one cross-section of the building should be included. The drawings should show ceiling heights of each floor (including basements and attics), first story finished floor elevation, base floor elevation (if applicable), and the existing and proposed grade on the property.

F. Color Elevations: Submit color elevations with a legend and key showing all colors and materials for each elevation, (see Handout No. 2).



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

3 | Colors, Materials, & Massing

G. Colors and Materials Board:

1. The "Colors and Materials Board" shall not be smaller than 11-inches by 17-inches, and not larger than 24-inches by 36-inches.
2. 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. This shall include but not be limited to the building, walls/fences, windows, wood trim and fascia boards. In addition, it shall include metal elements such as railings and fences, gates and doors. Images from a manufacture's brochure are usually suitable for demonstrating materials such as metal.