

CITY OF EL MONTE

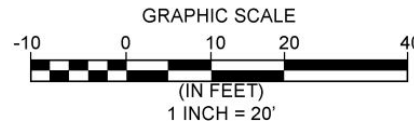
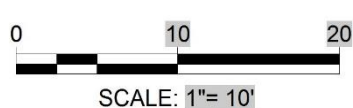
Community & Economic Development Department

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



4. Include the address of the subject property on each sheet.

PART II. CONCEPTUAL LANDSCAPE DRAWINGS:

Landscaping is defined as any combination of trees, ground cover, shrubs, vines, flowers or lawns. Landscaping may also include rock, stone, structural or decorative features such as fountains, reflecting pools, artwork, benches, pedestrian walkways, bicycle parking, recreation facilities and outdoor eating areas.

1. Conceptual vs. Final Landscaping and Irrigation: For Initial Plan Review (IPR) and entitlement submittals, only conceptual landscaping drawings are required. These should clearly show landscape areas, the location, size and species of trees and the location and species of shrubs and ground cover. They should also identify any other important landscape features (e.g. location of fountains, benches, canopies, etc.)

The conceptual plans do not need to include planting instruction, irrigation information or demonstrate compliance with the State's Model Water Efficiency Landscape Ordinance (MWELo). Such detailed information will be required as part of the construction plans. If the landscape area is 2,500 square feet or greater, the construction plans will also need to be prepared by a certified professional.

2. Landscape Designer: Landscape drawings shall include information on person and company who prepared the plans.
3. Property Information:
 - a. Property lines and dimensions.
 - b. Outline of any structures that will be part of the proposed project.
 - c. Location and dimensions of any paved areas including driveways, parking areas, walkways and courtyards.
 - d. Pedestrian access routes and all points of ingress and egress.
 - e. Location of any proposed landscaping. Also include information on the type of space (e.g. residential common open space areas, commercial courtyard, parking lot area landscaping, etc.).
 - f. Provide a table calculating the minimum landscaping square footages and how the project will comply with the Zoning Code.
4. Planting Materials:
 - a. A plant material inventory with a legend shall be included on all pages displaying the planting plan. The inventory shall include the symbol, name (botanical and common), quantity, size and water use classification of landscape species. The legend should also include photographs of the selected plants (which may be printed from a website).
 - b. Plants selected should be appropriate for Climate Zone 20 as identified in the most current publishing date of the *Sunset Western Garden Book*.
 - c. Plants with similar water needs should be grouped in the same area (“hydrozone”). Areas with a mix of plants with different water needs may be allowed in certain circumstances.
 - d. Provide a table calculating the minimum tree planting requirements and how the project will comply with the Zoning Code.
5. Water Efficient Landscaping and Irrigation:
 - a. Pursuant to State Law, the City adopted water efficient landscaping and irrigation regulations. These regulations are anticipated to stretch our limited water supplies, reduce water waste in irrigation and increase drought resistance.
 - b. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. Plants shall be selected and appropriately based upon their adaptability to the climate, geologic and topographical conditions of the project site. Methods to achieve water efficiency shall include one (1) or more of the following:
 - Use the sunset western climate zone system which takes into account temperature, humidity, elevation, terrain, latitude and varying degrees of continental and marine influence on local climate;
 - Recognize the horticultural attributes of plants i.e. mature plant size, invasive surface roots to minimize damage to property or infrastructure (e.g. buildings, sidewalks, power lines);
 - Allow for adequate soil volume for healthy root growth; and
 - Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.