



## PLANNING & DEVELOPMENT

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### III.A.4 PHOTO SIMULATION / PHOTO MONTAGE INSTRUCTIONS

(Updated October 14, 2004) *Effective November 15, 2004*

#### General Instructions:

*Any technology* for producing a photo montage or photo simulation is acceptable as long as:

- “Base” photographs must clearly depict the existing conditions;
- The simulation/montage provides a clear visualization capturing the proposed project’s relationship to adjacent and confronting properties;
- The simulation accurately depicts the project’s impact on neighboring properties’ views;
- The massing (size) of the proposed project is accurately and clearly reflected. It should clearly show the relationship in size to the adjacent and confronting properties. It may use architectural renderings or simple massing diagrams.
- The simulation illustrates how the project relates to the character of surrounding properties;
- A variety of angles are portrayed to capture the project from various perspectives (at least the north, south, east and west elevations); and
- Each photograph is labeled with a descriptive identification and the date.

#### For projects with a Public Hearing (Use Permit/Variance)

- If color photographs are submitted, it is highly encouraged that applicants submit 15 copies of the color graphics.
- All final photo simulations and final drawings must be submitted in digital format prior to a Public Hearing. The digital file must be compatible with MS PowerPoint and the basic MS Office 2000 operating system. Your project planner will coordinate obtaining this information for final photographs/drawings prior to your Public Hearing date. Electronic files should be submitted no later than 12:00 PM the day of the hearing.

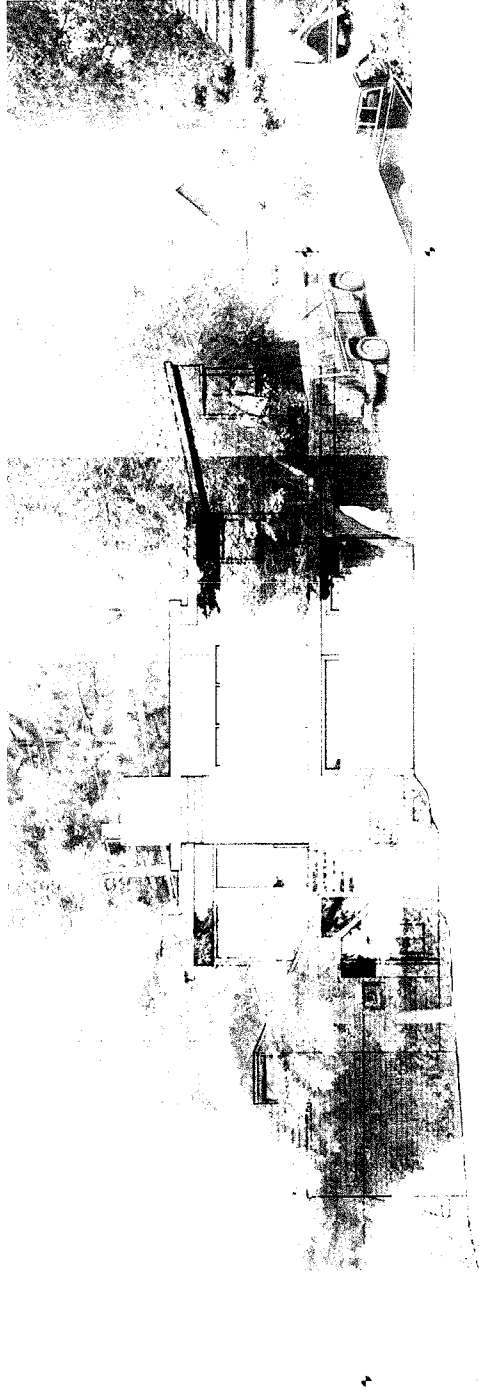


PHOTO-MONTAGE ELEVATION OF EXISTING HOUSE AND NEW ADDITIONS  
AS SEEN FROM BRET HARTE ROAD