



City of Miramar
Community Development Department
2200 Civic Center Place
Miramar, Florida 33025
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GRAPHIC REQUIREMENTS FOR CITY COMMISSION PRESENTATIONS

ALL ARTWORK SUBMITTED MUST MEET ALL THE REQUIREMENTS AND MUST BE SUBMITTED BY THE ESTABLISHED DEADLINE OR THE PROJECT WILL BE PULLED FROM THE SCHEDULED AGENDA. THE CITY RESERVES THE RIGHT TO REJECT GRAPHICS THAT DO NOT MEET THE QUALITY STANDARDS DEFINED HERE. IT IS THE APPLICANT'S RESPONSIBILITY TO BE FAMILIAR WITH AND ABIDE BY THESE REQUIREMENTS.

A. Types of Graphics & Information Required for a Site Plan Proposal

Required graphics include:

- ✓ A professionally-rendered colored site plan including all landscaping;
- ✓ At least three (3) or four (4) color rendered elevations (*front, rear, and side*), as approved by the CAB; and
- ✓ A rendered (*3-dimensional*) perspective, pre-approved by the CAB in draft form. *Note: The CAB may require additional images.*

1. The rendered site plan graphic must comply with the following requirements:

- ✚ **SITE LAYOUT** must depict the proposed site layout, with building footprints, structures (*i.e. fences, walls, dumpster/compactor enclosures, monument signs, etc.*), and drive aisles, parking areas/lots, landscaping, tot lots and open spaces, and so forth, consistent with the plans signed off by the DRC.
- ✚ **BUILDING FOOTPRINTS** should be drawn accurately and should reflect the actual rooftop condition, as approved by the CAB, (*i.e. barrel tile roof, flat roof with raised parapet, etc.*)
- ✚ **LANDSCAPING** should be depicted where trees, hedges, and shrubs are drawn **accurately** in the exact locations, species, and drawn as per form (*i.e. palm tree, shade tree, etc.*)
 - **Please note: The City will NOT ACCEPT a colored version of the approved landscape plan sheet which includes the tags, leaders, arrows, and text on the drawing. Berms, where applicable, must also be shown, especially if it is the Miramar Parkway Scenic Corridor. Grassed or sodded areas should be depicted as such with perhaps a lighter color of green.**
- ✚ **SINGLE-FAMILY SUBDIVISIONS** landscape plans must depict all common area (recreational areas, entranceways, and tot lots), mitigation plantings, and perimeter buffer plantings, as well as grassed or sodded areas.

Note: precise landscaping will not be required to be shown on each and every residential lot.

2. The rendered architectural graphics must comply with the following requirements:

FACADES (2-dimensional)

The 2-dimensional CAB-approved facades will be submitted in two (2) formats:

- ✓ The front, side(s) and rear facades of each building (*only one side if they happen to be identical*) shall be mounted on 24"x36" boards and will be retained by the City. In the case of a multi-family residential project, only the front, side(s), and rear of one typical façade is necessary, using the one with the most units (e.g. a six-unit townhouse project). In the case of a non-residential project that has several buildings on the site, each building's elevations are required, unless some of them are identical.
- ✓ Prior to submittal, the boards must be *professionally* scanned, so that jpeg images can be provided to the City with the other graphics.
- ✓ Facades shall be labeled **north, south, east, and west**, rather than *front, side, and rear* – *except for projects with multiple buildings with various building orientations* - so that they can be easily identified.

Note: Applicants for approval of single-family subdivisions shall also include rendered facades for at least 3 different architectural house models.

PERSPECTIVE (3-dimensional)

- ✓ At least one three-dimensional perspective view of the CAB-approved architectural design is required as well. **We strongly recommend that a professional renderer be hired for this.** Those renderings that are deemed to be of "less than professional quality" will **NOT** be accepted, including graphics that are "cartoonish" or "computer-generated" or "axonometric" or "photorealistic".
- ✓ The purpose of this graphic is to illustrate the architectural character and the pedestrian-oriented nature of the project. Emphasis will be devoted to the building design, especially the most noteworthy architectural elements; however, the drawing should also include landscaping (*depicted at the time of planting, not twenty years from now*), as well as people (*of diverse sizes, genders, and origins*), cars, buses, benches, light poles, monument signs, fountains, and bicycles.
- ✓ Incorporate shade/shadowing techniques into the renderings.

B. Format of Graphics

- ✓ Only **digital** images in **JPEG, TIFF, PDF, EPS** formats will be accepted; files less than 300 dpi will **NOT** be accepted. Compressed or Zip files are acceptable.
- ✓ All non-digital drawings / boards must be professionally scanned, **NOT** photographed. *Lighting affects the quality of the image when digital photography is used.*
- ✓ Images may be burned onto a Compact Disk (CD), or e-mailed directly to the staff project manager.
- ✓ Naming of these files should be in the following format: ***nameofproject_view.jpg*** (e.g. *bankofamerica_siteplan.jpg, bankofamerica_eastelev.jpg*)

Examples of acceptable renderings are available from our office or on the City's website under:

Community Development > Planning & Zoning > Community Appearance Board
at <http://www.commdev.miramar-fl.gov/planning/cab.html>

If you have any questions, please contact the office.