

# **TIBURON GLEN DESIGN GUIDELINES**

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Amended by IPA, Inc. by 5/17/04 Letter  
Submitted 8/9/04**

## **GENERAL**

Tiburon Glen is a collection of 4 residential homes with a maximum floor area of 4,145 sq. ft. (Lot 3), 4,250 sq. ft. (Lot 1), 4,320 sq. ft. (Lot 2) and 4,500 sq. ft. (Lot 4). Very restrictive building envelopes have been developed in order to minimize the visual impact of the homes, and restrictive residential use areas have been developed to restrict the areas of outdoor grading and tree removal. A detailed design has been developed for each lot, which illustrates the massing, materials and colors that would be compatible with this oak woodland.

## **MASSING AND HEIGHT**

Lots 1 and 2 are accessed from the road in such a way that the building sites and building envelopes are level with the road. Those homes are anticipated to be two-story homes, with the main living areas on the lower floor and bedrooms on the second floor. The second floors shall be set back from the first floor and the downhill side, and both levels shall be articulated. Roofs shall be low pitched with generous overhangs. Maximum height from existing grade is 30' for Lot 1 and 25' from existing (not excavated) grade on Lot 2.

Lot 3 is a steep downslope, and the primary and secondary building envelopes are close to the road. This home will be two-story home, with the main level at street level and the bedrooms at the lower level. Because the site is relatively steep, it would be impractical to step the home downhill. Therefore, balconies and decks are encouraged to provide shadow and articulation. Low sloping roofs and generous overhangs are also encouraged. Maximum height from existing grade will be 30'.

Lot 4 is a moderately steep upslope. The relationship at the road to the side dictates that the building be two stories above the garage. In order to minimize visual impacts, the building envelope has been set back into the hillside. The main living areas will be located on the main level, with the second story smaller in area and set back from the first floor. The minimum setback for the second floor level for the house on Lot #4 is 3-4 feet. Roofs shall be low-pitched. The maximum height from existing grade shall be 20 feet.

Height Limit – building height limits specified in the Town's zoning ordinance shall govern the final building heights.

## **COLORS AND MATERIALS**

All homes are encouraged to use natural materials such as wood siding, shingle siding and stone accents such as chimneys, wainscots and the sides of garages that are buried into the hillside. Dark tones of stucco are also allowed. Wood accents such as trellises and exposed outriggers eaves are encouraged. All garage doors shall be naturally stained wood. Trim and window sash shall be earth tones or dark accent colors.

Downhill retaining walls visible from Paradise Drive shall be faced with natural or pre-cast stone. Wood siding will be stained with either a transparent or dark stain or will be painted in an earth tone of a darker hue. Shingling will be stained with a transparent or semi-transparent stain with a darker hue. No reflective glass is allowed on the windows.

## **LANDSCAPING**

No structures except for pools, decks, fences, low walls and built-in barbecues will be allowed in the residential use area. Outside of the residential use area, only deer fencing will be allowed. Landscaping should create a harmonious transition between the undisturbed oak woodlands and the area of outdoor residential activity. The use of native plants, drought-tolerant plants and stone site walls is encouraged. Walkways and patio surfaces shall be darker and non-reflective, such as flagstone.

## **RESIDENTIAL USE AREAS DEFINED (RUA)**

The RUA includes a proposed building envelope and areas outside of the envelope for uses accessory to the single family home. The LTD plans, see sheet 9, shows a clear distinction between the larger RUA and the building envelope inside the RUA. Not all of the potential uses are listed in the LTD plan. Accordingly, to clarify further, the building (house) would be placed inside the building envelope and the accessory uses would be placed outside of the building envelope. We do not have exact plans for the building footprints, although they are very closely defined, and it is possible that a residential building could take up less than the envelope described. If the building takes up less than the envelope then accessory uses might be placed in the building envelope area as well as outside the envelope area, within the RUA. The key point here is that the RUA is defined as the maximum extent of the area designated for residential use accessory to the single familydwelling located within the building envelope. No residential use would go beyond the RUA boundary as they are defined. Finally, to further clarify this, the following additional language has been added to the Design Guidelines:

**Residential Use Areas: this area is the maximum extent of the area designated for residential use on each of the 4 lots. It includes a defined building envelope and area outside of the envelope where the following structures and uses are permitted.**

1. Swimming pools, spas, fountains, water features, and
2. Gazebos, arbors, decks, play structures, retaining walls, built-in barbecues, and
3. Patio, parking, driveways, and
4. Landscaping and fences.

## **FENCES**

Property line fences on individual lots will not be permitted. Only deer fencing shows on the plans prepared by LTD Engineering plans. A proposed deer fence a minimum of 50 feet from up-slope edge of Paradise Drive ROW, and future deer fencing a maximum of 30 feet from the RUA boundary noted on each lot, will be permitted in the subdivision.