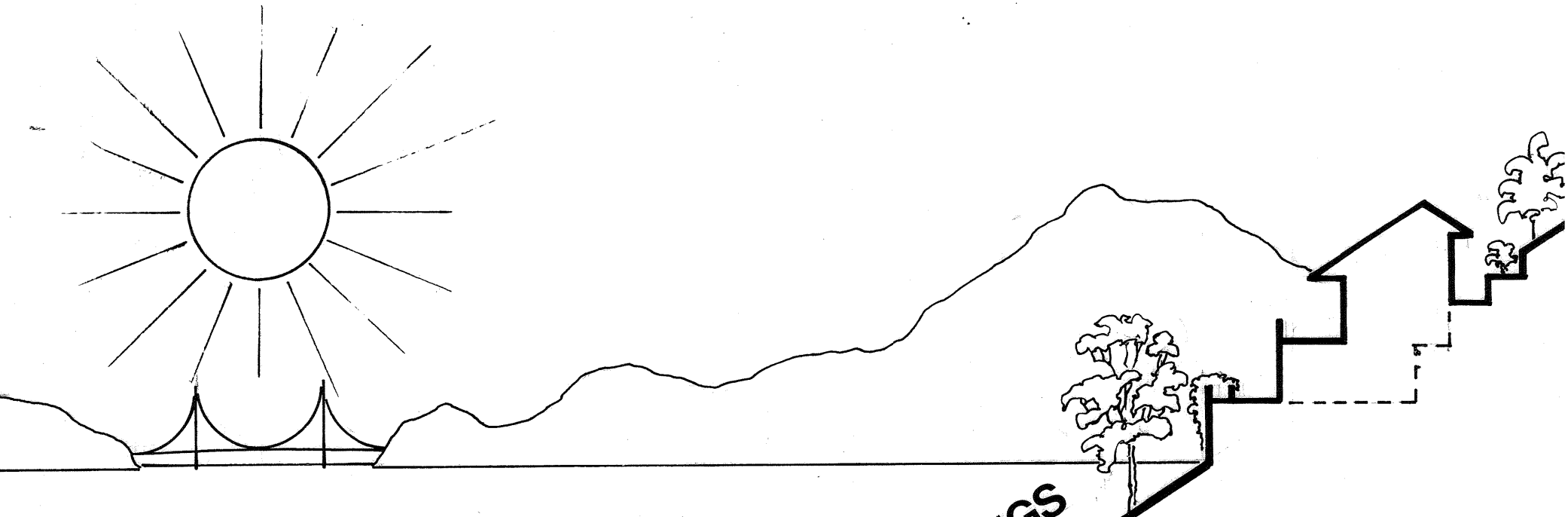

TOWN OF TIBURON

DESIGN GUIDELINES FOR HILLSIDE DWELLINGS

AND GENERAL DESIGN GUIDELINES FOR NEW CONSTRUCTION AND REMODELING

PREPARED FOR: (415) 435-0956
TIBURON PLANNING DEPARTMENT
1155 TIBURON BOULEVARD, TIBURON, CALIFORNIA, 94920
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THESE GUIDELINES HAVE BEEN DEVELOPED FROM INFORMATION AND DECISIONS MADE AT NUMEROUS HEARINGS OF THE TIBURON BOARD OF ADJUSTMENTS AND REVIEW (THE DESIGN REVIEW BOARD) , PLANNING COMMISSION AND OTHER DISCUSSIONS. THEY THEREFORE REPRESENT A CONSENSUS OF OPINION IN EFFECT AT THE TIME THEY WERE DEVELOPED. THE TIBURON DESIGN GUIDELINES ARE INTENDED TO HELP THE ARCHITECT, DEVELOPER HOMEOWNER OR BUILDER CREATE NEW DWELLINGS, OR REMODEL EXISTING ONES, IN A WAY WHICH WILL BE HARMONIOUS WITH THE EXISTING FABRIC OF THE TOWN OF TIBURON.

THE GUIDELINES ARE NOT MEANT TO DISCOURAGE UNIQUE AND INVENTIVE DESIGN SOLUTIONS, NOR ARE THEY IRON-CLAD RULES. IF A DESIGNER WISHES TO DISREGARD THEM ENTIRELY, HOWEVER, IT SHOULD BE FOR GOOD REASON AND THE RESULT SHOULD BE ONE THAT WILL ENRICH THE VARIOUS PATTERNS OF TIBURON. THE MOST IMPORTANT POINT TO REMEMBER, AND THE REASON THESE GUIDELINES WERE CREATED, IS THAT THE RESIDENTS OF TIBURON LIVE WITH THE FINAL CONSTRUCTED PRODUCTS WE CREATE TODAY FOR GENERATIONS TO COME. THE GUIDELINES ARE USED AS THE BASIS UPON WHICH THE BOARDMEMBERS MAKE THEIR DESIGN-RELATED DECISIONS TO HELP THOSE CONSTRUCTIONS BECOME A CREDIT TO TIBURON.

THESE GUIDELINES HAVE BEEN REVIEWED AND ACCEPTED BY THE TIBURON BOARD OF ADJUSTMENTS AND REVIEW, PLANNING COMMISSION AND TOWN COUNCIL.

THE GUIDELINE DIAGRAMS AND COMMENTS WERE PREPARED BY JAMES S. MALOTT, ARCHITECT,

THE TOWN OF TIBURON APPRECIATES THE WORK AND THOUGHTFUL COMMENTS OF ALL OF ITS CITIZENS WHOSE INSIGHT HELPED MAKE THESE GUIDELINES POSSIBLE, AND IN PARTICULAR TO MR MALOTT WHOSE SYNTHESIS OF COMMENTS AND DECISIONS OF OTHERS GAVE THE FORM TO THESE GUIDELINES

TIBURON OCTOBER 1981

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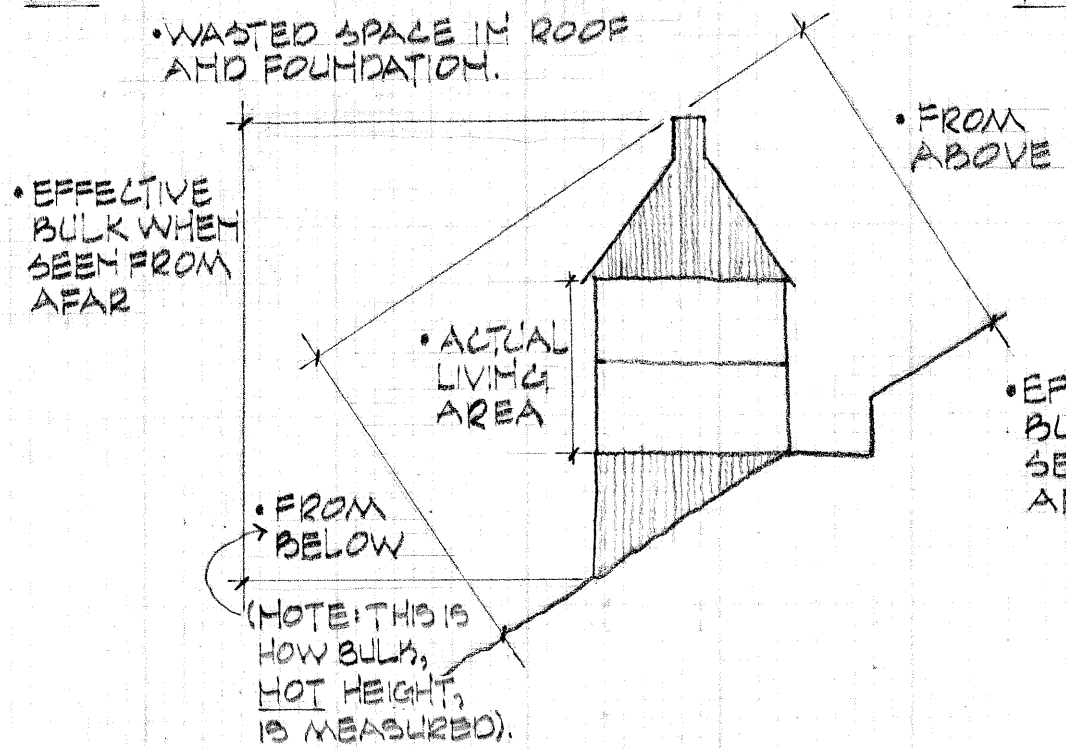
GOAL 1: TO REDUCE EFFECTIVE VISUAL BULK OF A STRUCTURE AND TO AVOID MONUMENTAL AND EXCESSIVELY LARGE DWELLINGS.

STRUCTURES STAND OUT PROMINENTLY ON HILLS WHEN SEEN FROM A DISTANCE OR FROM BELOW. MOST HILLSIDE STRUCTURES CANNOT BE SCREENED EFFECTIVELY UNTIL TREES GROW TO MATURITY - A PROCESS THAT TAKES MANY YEARS.

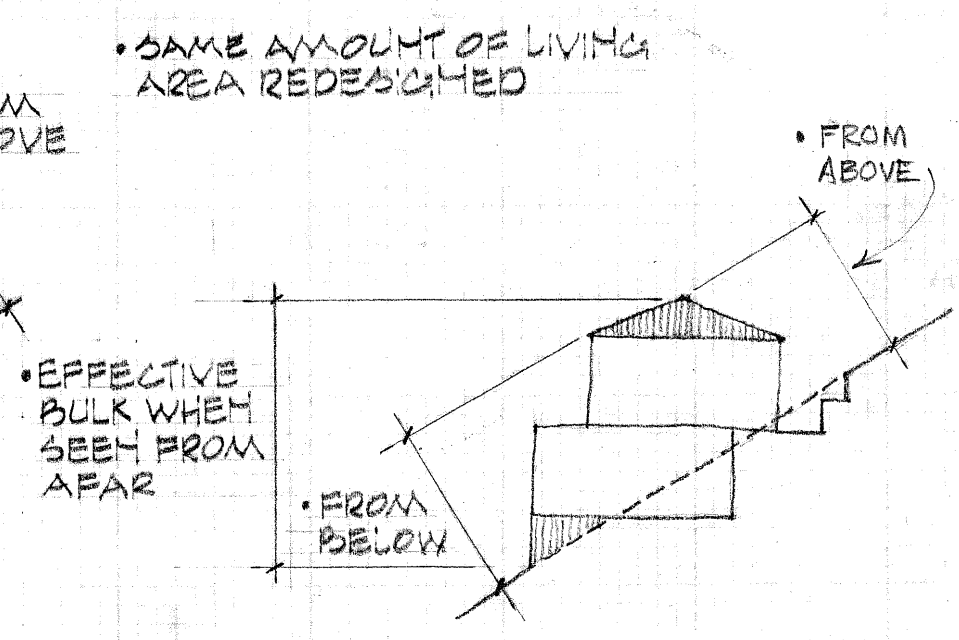
PRINCIPLE 1: CUT BULDING INTO HILLSIDE TO REDUCE EFFECTIVE VISUAL BULK.

NO



• TOO LARGE FOUNDATION BULK IS UNUSED, UNNECESSARY, UNSIGHTLY AND EXPENSIVE.

YES



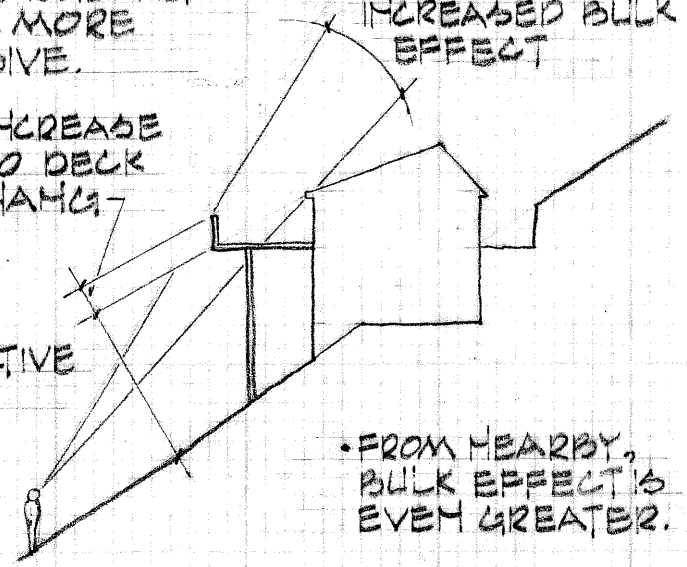
TIBURON DESIGN GUIDELINES

- EXPOSE MAXIMUM OF 1/2 STOREY (ABOUT 5 FEET) OF FOUNDATION TO VIEW IN ELEVATION BELOW BOTTOM HABITABLE LEVEL OF HOUSE
- EXPOSE MAXIMUM OF 1/2 STOREY OF ROOF TO ELEVATION

PRINCIPLE 2: TERRACE BUILDING USING THE SLOPE. USE ROOFS OF LOWER LEVELS FOR THE DECK OPEN SPACES OF UPPER LEVELS.

NO

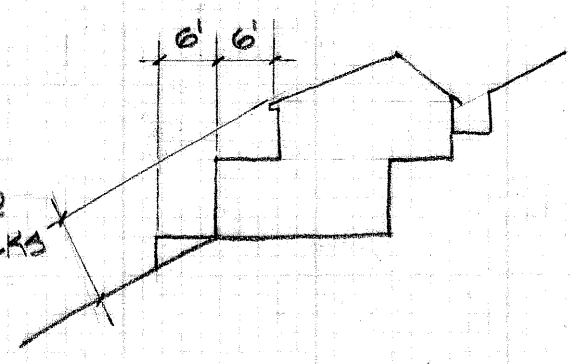
- OVERHANGING DECKS MAKE BUILDING SEEM MORE MASSIVE.
- BULK INCREASE DUE TO DECK OVERHANG
- EFFECTIVE BULK



- FROM NEARBY, BULK EFFECT IS EVEN GREATER.

YES

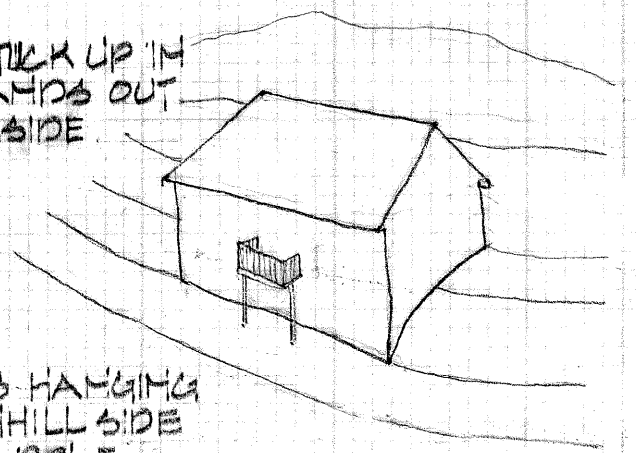
- TERRACED DECKS DO NOT INCREASE BUILDING BULK WHEN SEEN FROM NEARBY.



- EFFECTIVE BULK WITH OR WITHOUT DECKS

NO

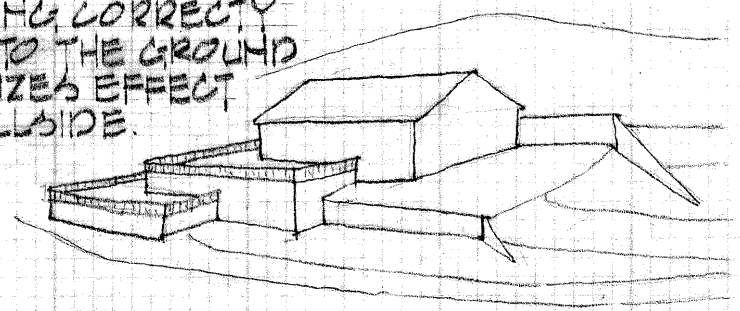
- BUILDING STICK UP IN THE AIR STANDS OUT ON THE HILLSIDE



- AVOID DECKS HANGING FROM DOWNHILL SIDE WITH LONG POLE SUPPORTS.

YES

- BUILDING CORRECTY FITS INTO THE GROUND MINIMIZES EFFECT ON HILLSIDE.

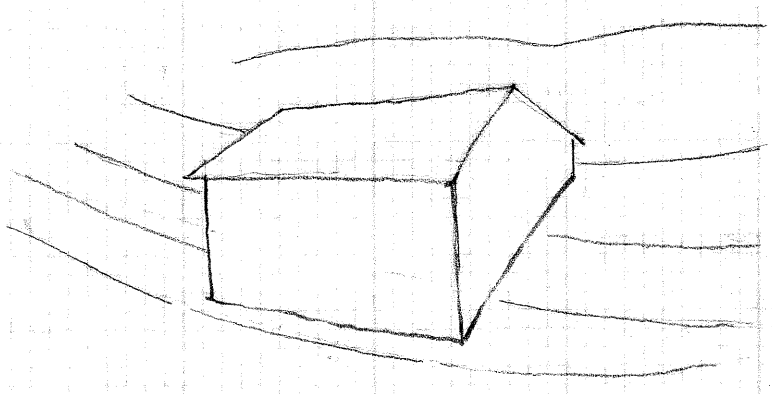


- USE ROOF DECKS, LOW LEVEL DECKS, SIDE OF BUILDING DECKS.

PRINCIPLE 3: AVOID LARGE EXPANSES OF ANY MATERIAL IN A SINGLE PLANE. ON DOWNHILL ELEVATIONS, BREAK UP MASSES OF BUILDING WITH HORIZONTAL AND VERTICAL ELEMENTS.

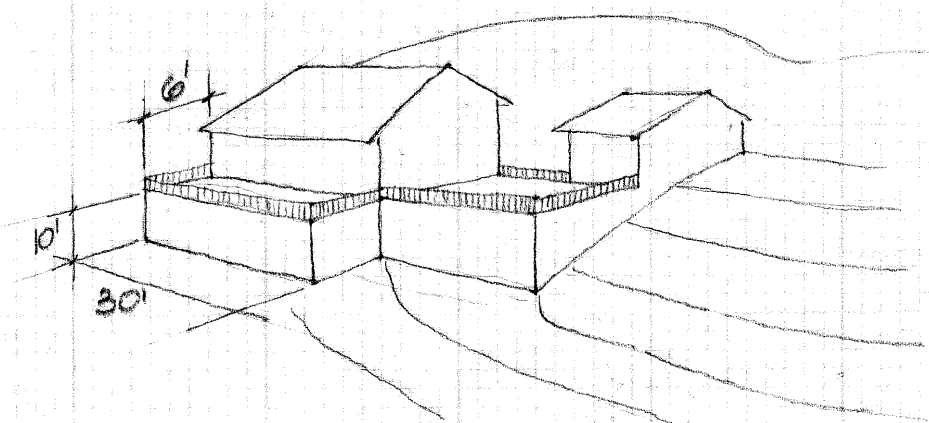
NO

- LARGE SINGLE PLANE DOWNHILL INCREASES VISUAL BULK.



YES

- BREAKING MASS REDUCES VISUAL BULK. DECK ELEMENTS MUST BE LARGE ENOUGH TO BE EFFECTIVE.



- MIN. SETBACK: 6'
  MAX. VERTICAL: 10'
  MAX. HORIZONTAL: 30'

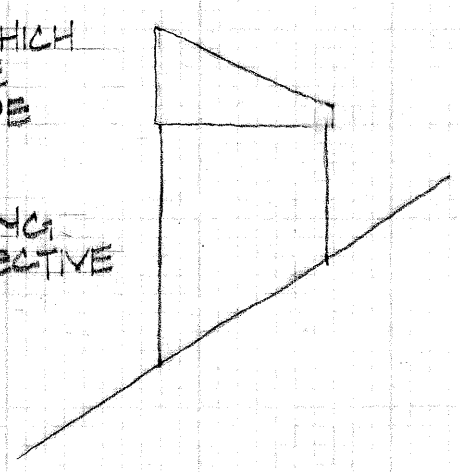
TIBURON DESIGN GUIDELINES

- MAXIMUM SINGLE PLANE OF BUILDING EXPOSED TO VIEW APPROXIMATELY 10 FEET VERTICALLY , 30 FEET HORIZONTALLY. MINIMUM DISTANCE BETWEEN CHANGES OF PLANE FOR ARTICULATION 6 FEET HORIZONTALLY

PRINCIPLE 4: FOLLOW HILLSIDE CONTOURS AND SLOPE WITH BUILDING FORMS, PARTICULARLY ROOF FORMS, TO INCREASE THE INTEGRATION OF DWELLING AND SITE.

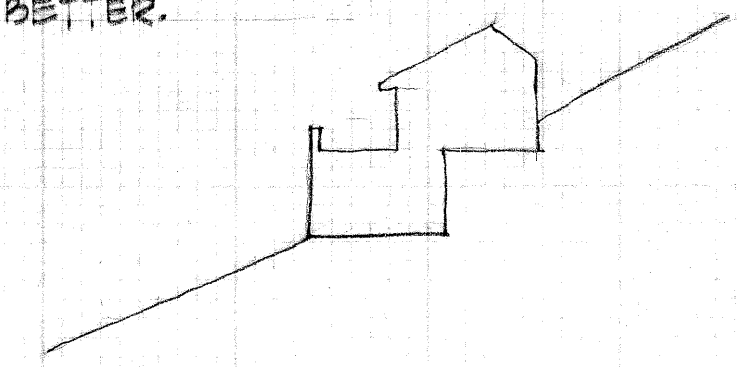
NO

- ANGULAR FORMS WHICH SLOPE IN OPPOSITE DIRECTION TO SLOPE OF HILL DESTROY RELATIONSHIP OF HILLSIDE AND BUILDING AND INCREASE EFFECTIVE BULK.

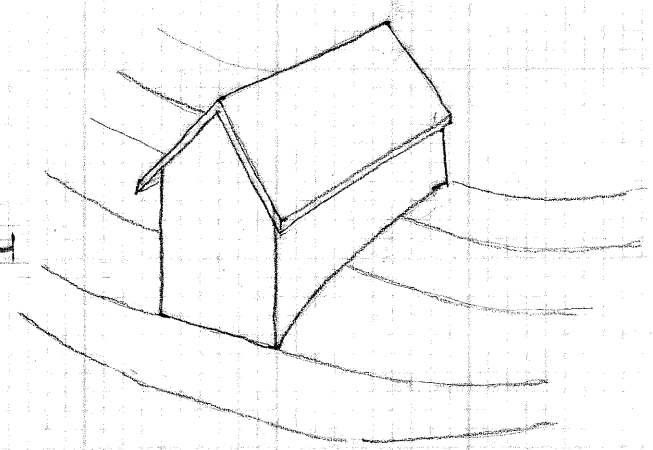


YES

- ROOF SLOPE APPROXIMATES THAT OF HILLSIDE AND FOLLOWS ITS DIRECTION. BUILDING HUGS GROUND FORM BETTER.

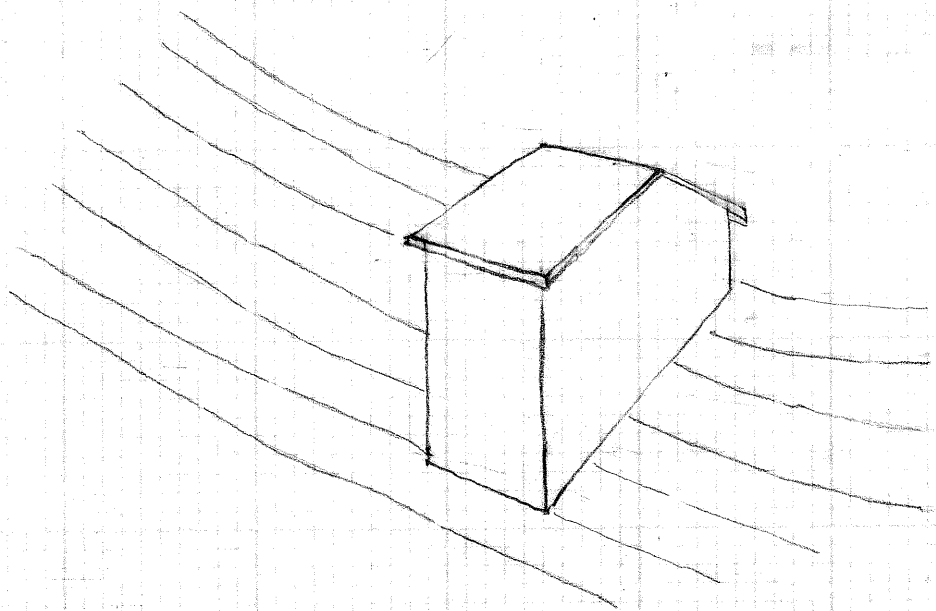


- AVOID LARGE GABLE ENDS ON DOWNHILL ELEVATIONS



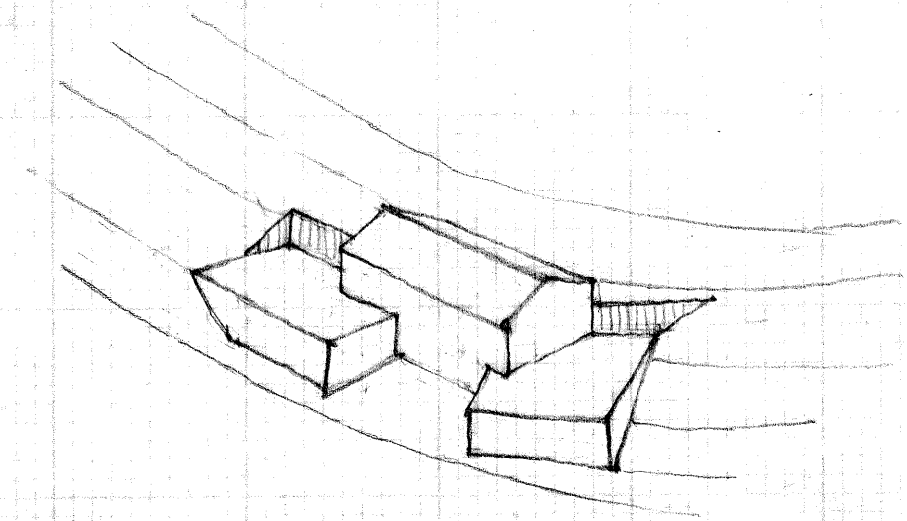
PRINCIPLE 5: FOLLOW HILLSIDE CONTOURS WITH HORIZONTAL BUILDING ELEMENTS TO INCREASE INTEGRATION OF DWELLING UNIT AND SITE.

NO



• BUILDING STANDS OUT AS MAJOR OBJECT

YES

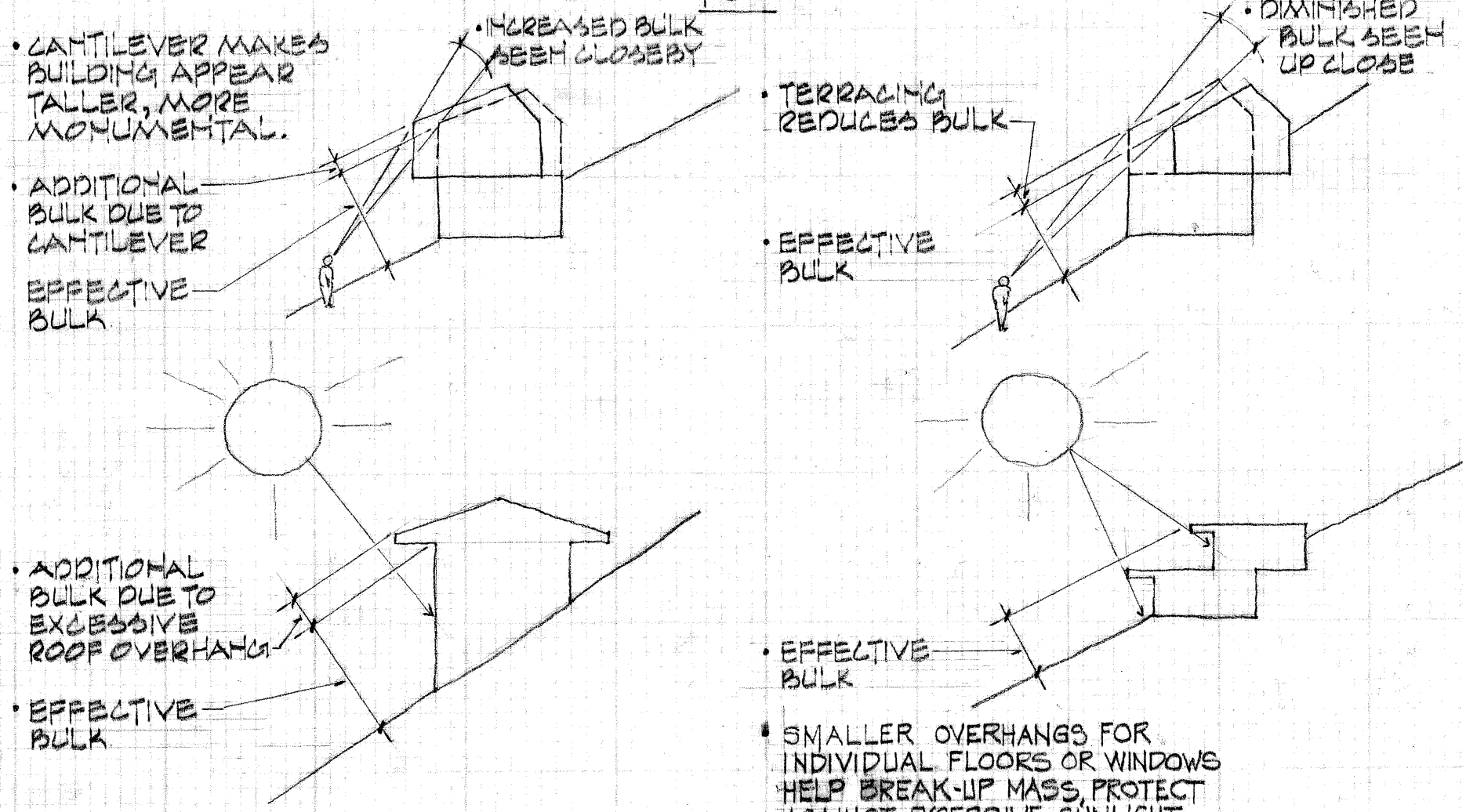


• BUILDING FOLLOWS CONTOURS, FLOWS WITH THE SITE

PRINCIPLE 6: AVOID MASSIVE ROOF OVERHANGS AND CANTILEVERS ON DOWNHILL FACES OF BUILDINGS

NO

YES

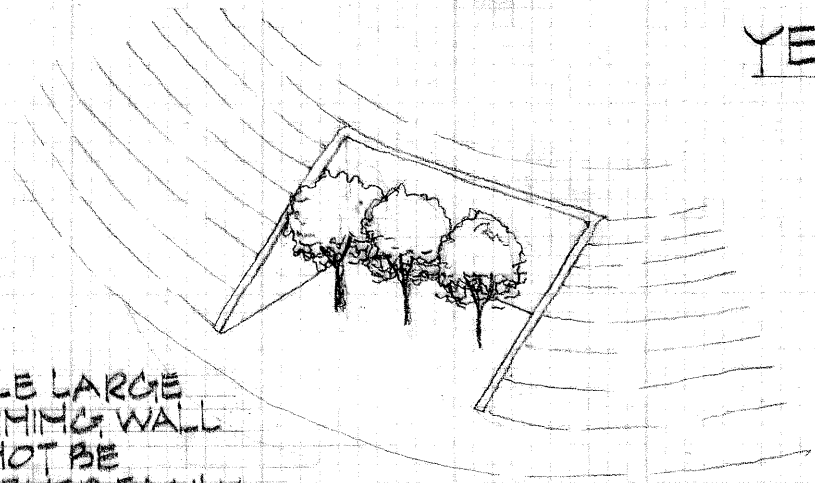


TIBURON DESIGN GUIDELINES

- LIMIT DOWNSLOPE CANTILEVERS AND ROOF OVERHANGS TO THE DIMENSIONS NECESSARY TO PROVIDE PROPER SUN SCREENING OVER WINDOWS AND WALLS

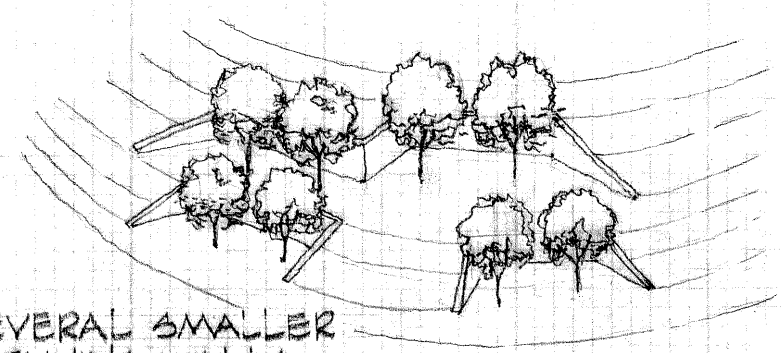
PRINCIPLE 7: AVOID LARGE RETAINING WALLS IN A UNIFORM PLANE. BREAK RETAINING WALLS INTO ELEMENTS, TERRACES.

NO



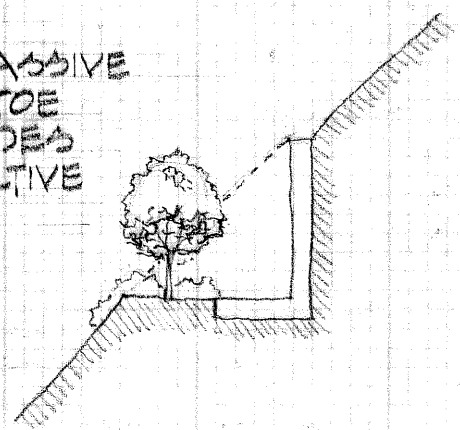
- SINGLE LARGE RETAINING WALL CANNOT BE SCREENED EASILY.

YES

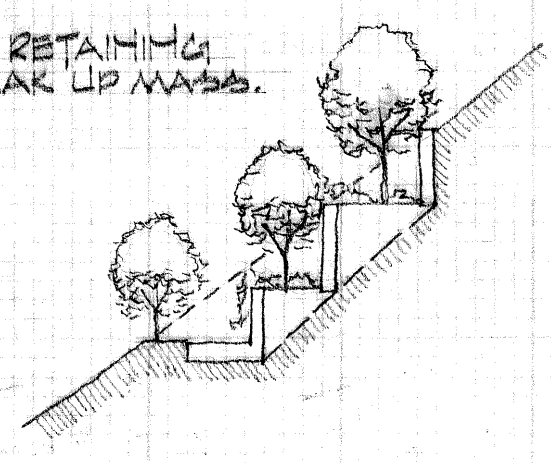


- SEVERAL SMALLER RETAINING WALLS CAN BE SCREENED.

- SINGLE RETAINING WALL MAKES A MASSIVE SCAR ON HILLSIDE, TOE OF WALL PRECLUDES PLANTING OF EFFECTIVE SCREEN.

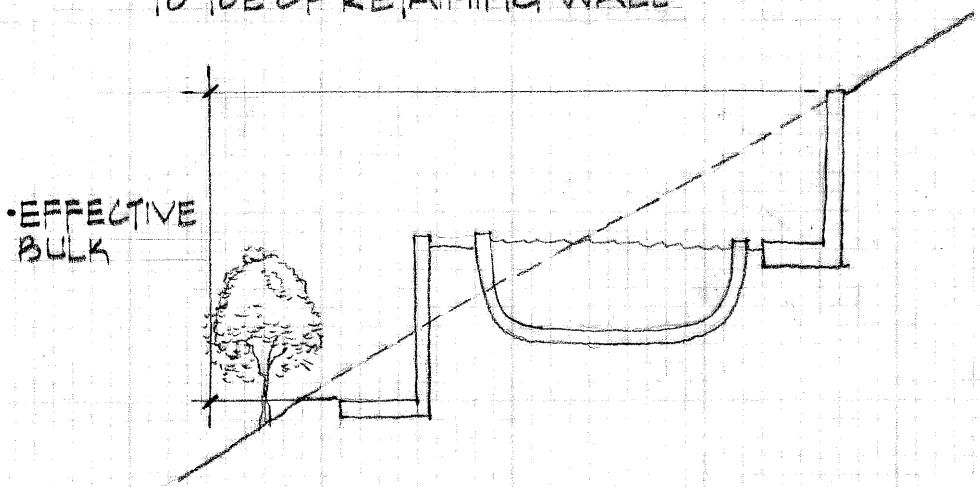


- TERRACED RETAINING WALLS BREAK UP MASS.



NO

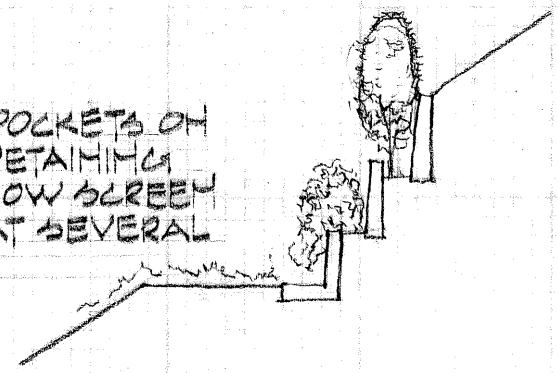
- NO PLANTING POSSIBLE DUE TO TOE OF RETAINING WALL



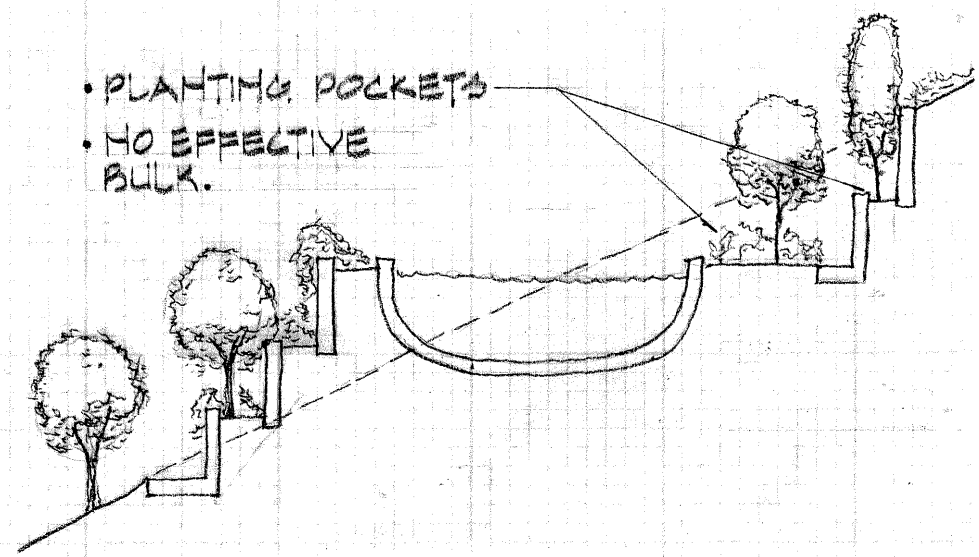
- LARGE CONCRETE RETAINING WALL SURFACES CAN BE SEEN FOR MILES AND TAKE YEARS TO CONCEAL WITH PLANTING AND TREES.

YES

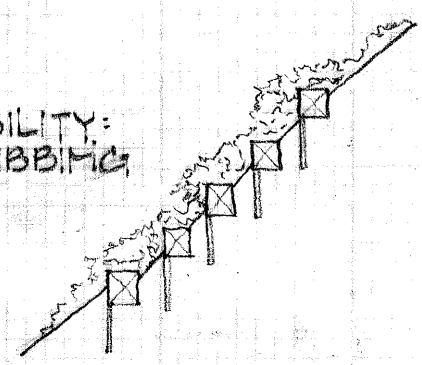
- PLANTING POCKETS ON STEPPED RETAINING WALL ALLOW SCREEN PLANTING AT SEVERAL LEVELS.



- PLANTING POCKETS
- NO EFFECTIVE BULK.



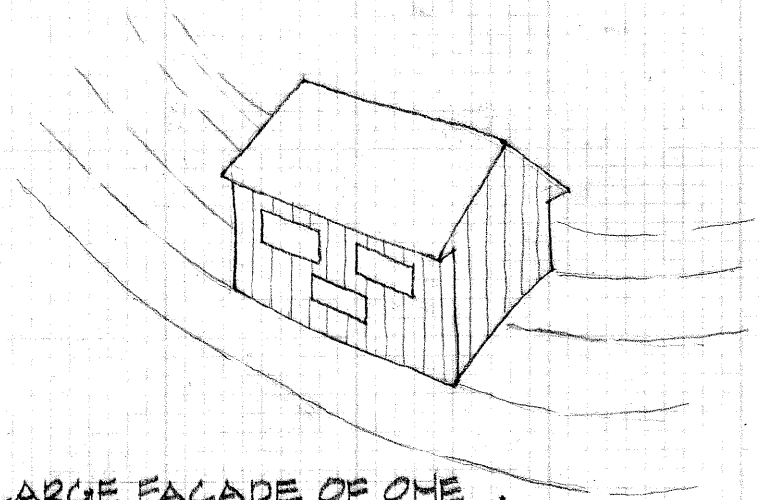
- ALTERNATE POSSIBILITY: RR TIES USED AS CRIBBING AND PLANTING.



PRINCIPLE 8: USE CHANGES OF MATERIAL TO "SOFTEN" LARGE ELEVATIONS OF BUILDING AND BLEND INTO HILLSIDE

NO

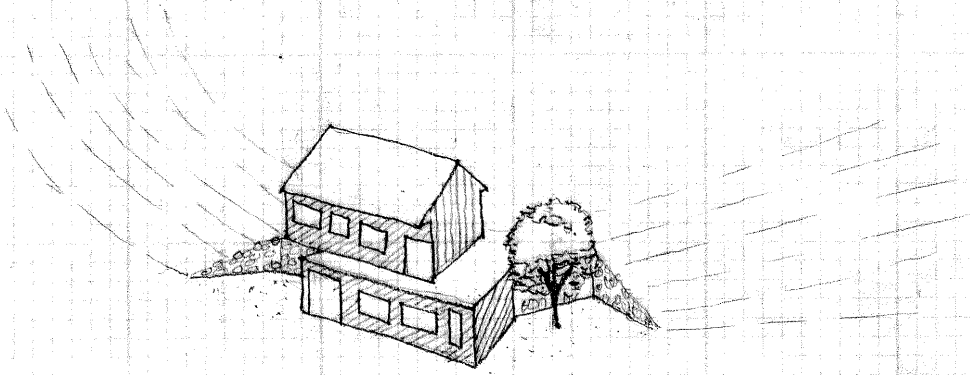
- LARGE FACADE OF UNIFORM MATERIAL IS LIFELESS



- LARGE FACADE OF ONE MATERIAL, EVEN IF MODULATED BY WINDOWS, SEEMS PLAIN.

YES

- NATURAL MATERIALS, WOOD AND WINDOWS IN SMALL INCREMENTS, INTERESTING SMALL SCALE PATTERNS ADD A SENSE OF SCALE

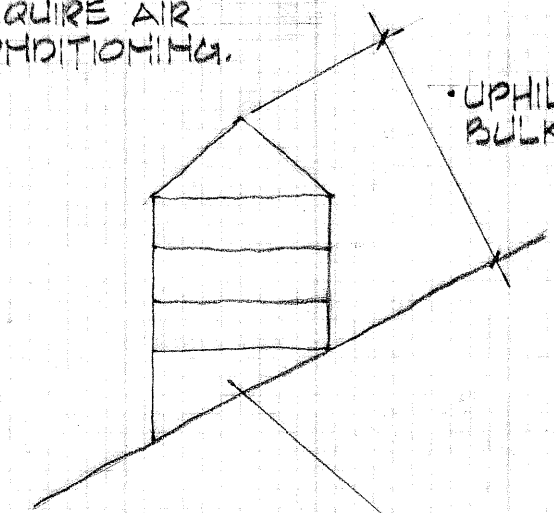


- STONE FOUNDATIONS AND RETAINING WALLS RELATE WELL TO GROUND

PRINCIPLE 9: EXCAVATE UNDERGROUND OR BELOW GRADE ROOMS TO DRAMATICALLY REDUCE EFFECTIVE BULK, PROVIDE ENERGY EFFICIENT AND ENVIRONMENTALLY DESIRABLE SPACES.

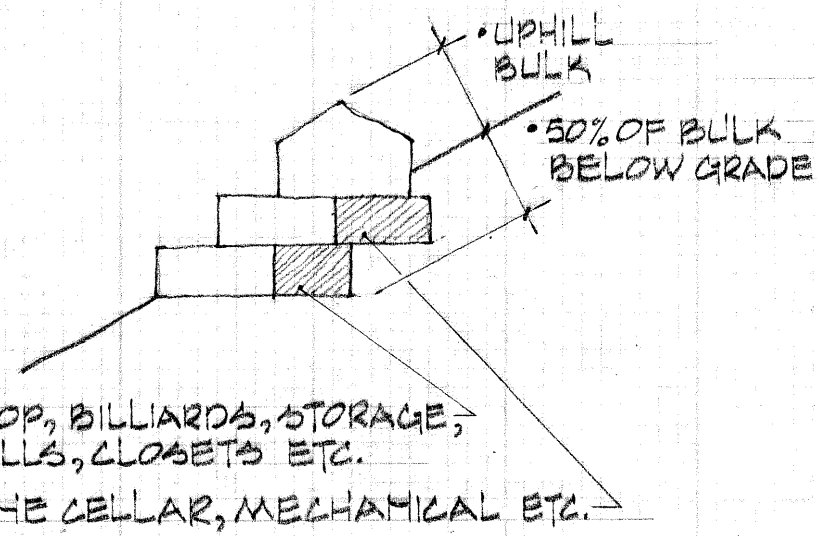
NO

- SAUNA, MECHANICAL SPACE, BILLIARDS ROOM, WINE CELLAR, SHOP, REQUIRE AIR CONDITIONING.



YES

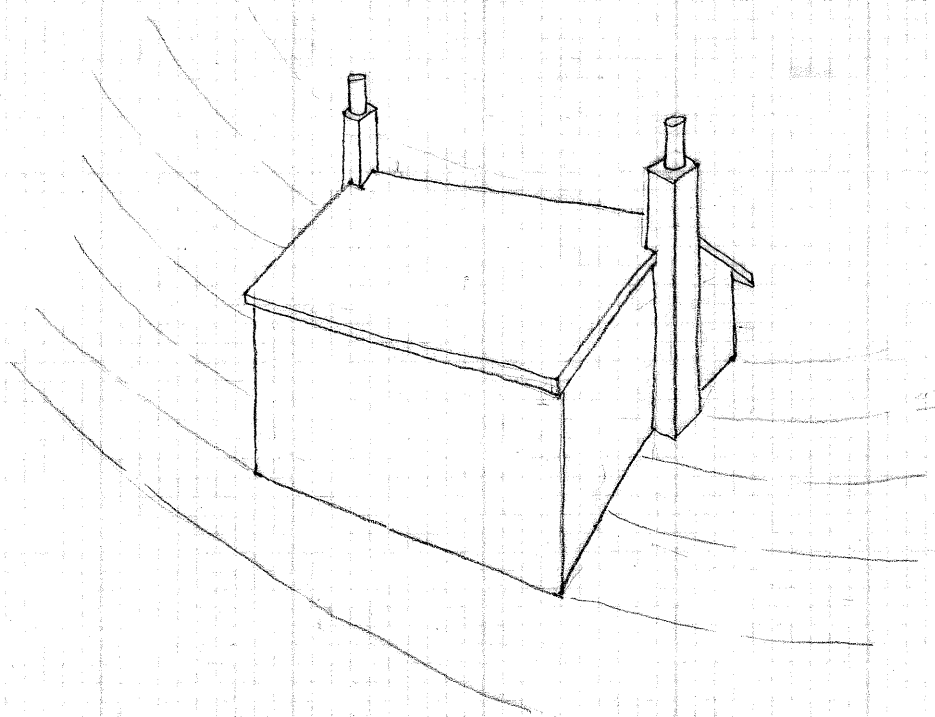
- COOL, QUIET SPACES UNDER GROUND



- NOTE: BELOW-GRADE ROOMS MAY BE ALLOWED LESS-STRINGENT ZONING REQUIREMENTS - SEE ZONING CODE

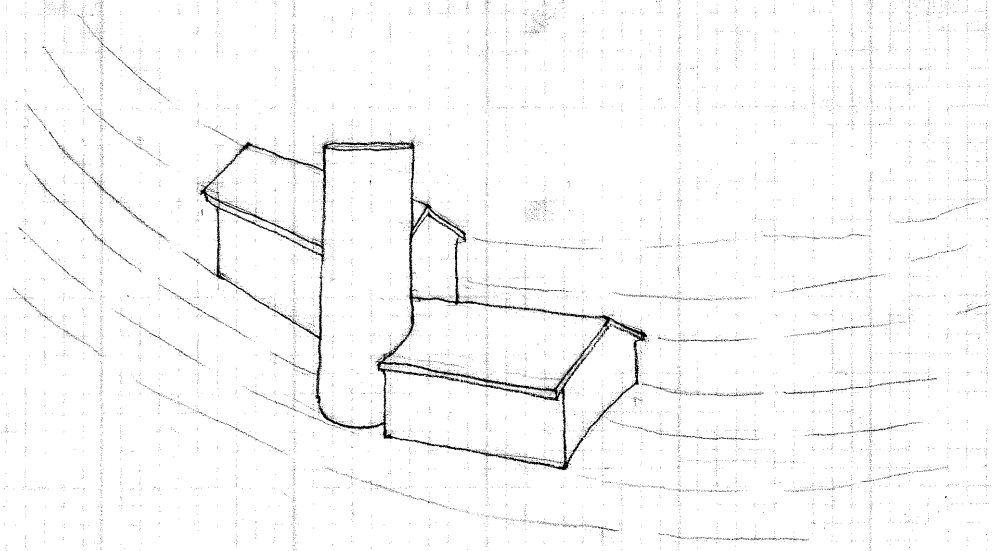
PRINCIPLE 10: BALANCE HORIZONTAL ELEMENTS OF THE STRUCTURE WITH VERTICAL ACCENT ELEMENTS (STAIRS, CHIMNEYS ETC.). AVOID SINGLE FORM SOLUTIONS TO BUILDING ENVELOPE.

NO



- LARGE "COLONIAL" ON A STEEP HILL IS INAPPROPRIATE TO SITE

YES



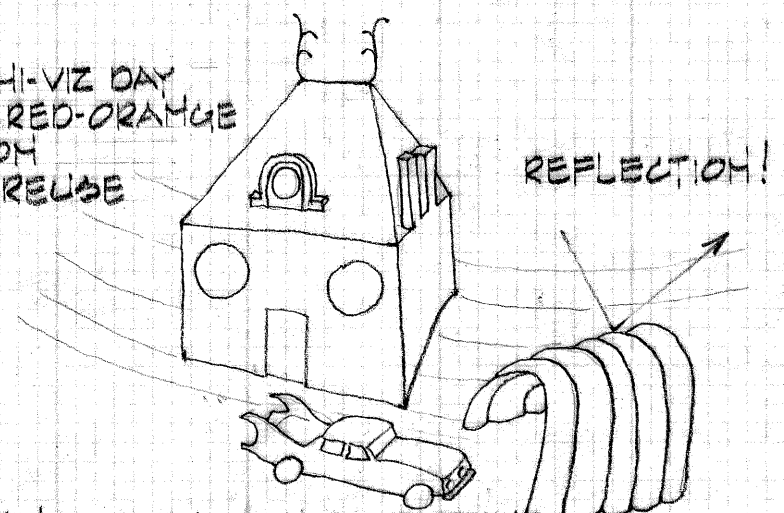
- BROKEN-UP MASSING AND CASUAL FLOW WORKS WITH THE SITE
- SEE H.H. RICHARDSON, FRANK LLOYD WRIGHT, GREEN & GREEN ETC.

GOAL 2: TO REDUCE THE GENERAL ENVIRONMENTAL IMPACT OF NEW DWELLINGS IN THE NEIGHBORHOODS. BE A CONSIDERATE NEIGHBOR.

AS MORE DWELLINGS ARE BUILT ON THE HILLSIDE AT CLOSER AND CLOSER INTERVALS, THE EFFECT OF THE DWELLINGS ON EACHOTHER BECOMES CRITICAL, VIEW CORRIDORS, VISUAL "POLLUTION", NOISE POLLUTION, SAFETY, CONJESTION, REFLECTIONS, ENERGY USAGE, PRIVACY, PROPERTY VALUES, DRAINAGE AND MANY OTHER CONSIDERATIONS MUST BE EXPLORED BY THE DESIGNER OF THE NEWEST HOUSE ON THE BLOCK TO AVOID CONFLICTS WITH NEIGHBORS.

PRINCIPLE 1: DO NOT USE COLORS, TEXTURES, MATERIALS AND FORMS WHICH WILL ATTRACT ATTENTION BY NOT RELATING TO OTHER ELEMENTS IN THE NEIGHBORHOOD. REMEMBER, THE HILLSIDE, SEEN AS A WHOLE, IS A TEXTURE MADE UP OF DWELLINGS, TREES AND OPEN SPACES. NO ONE DWELLING SHOULD STAND OUT.

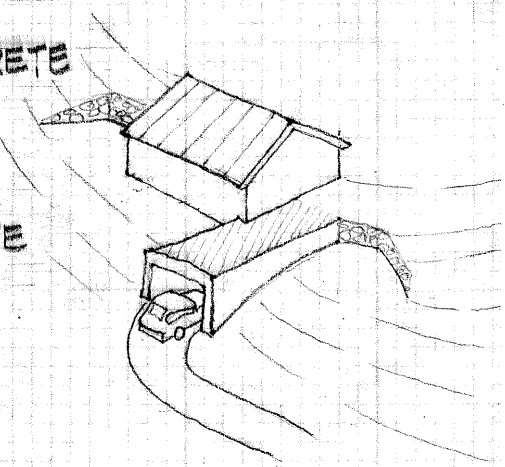
NO



- PAINT HI-VIZ DAY GLOW RED-ORANGE TRIM ON CHARTREUSE
- DO NOT USE FORMS, COLORS, PATTERNS WHICH DO NOT BLEND WELL WITH ESTABLISHED NEIGHBORHOOD CHARACTER.

YES

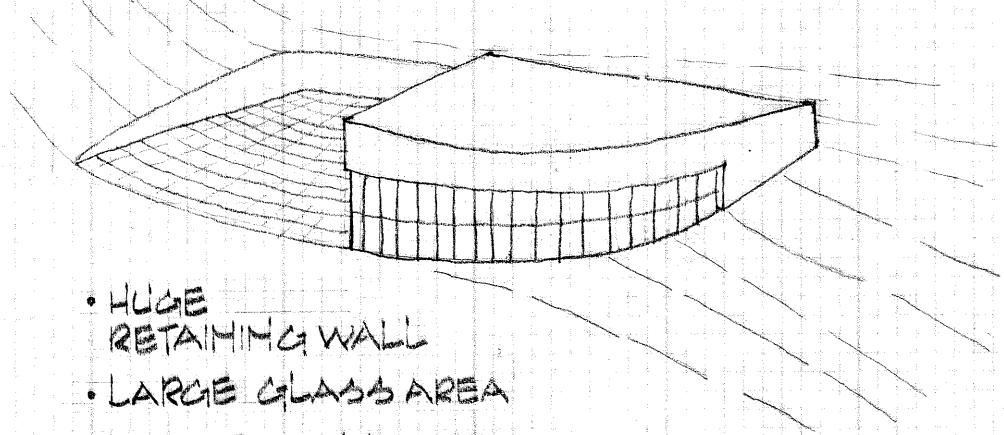
- NATIVE STONE OR EARTH-TONE BRICK OR TEXTURED CONCRETE RETAINING WALLS.
- NATURAL, EARTH-TONE SHINGLES WITH NON-REFLECTIVE SOLAR PANELS.
- WOOD STAINED MEDIUM VALUE EARTH-TONES
- NON-REFLECTIVE DECK SURFACE.



PRINCIPLE 2: DO NOT USE LARGE EXPANSES OF A SINGLE MATERIAL ON WALLS, ROOFS OR PAVING AREAS. REMEMBER, MOST DWELLINGS MUST BE SEEN FROM BELOW AND ABOVE BY OTHERS HIGHER ON THE HILLSIDE.

NO

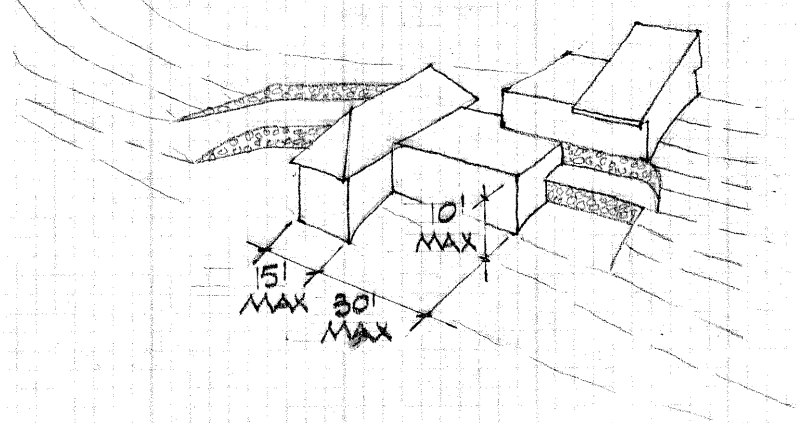
- LARGE ROOF AREA
- PATIO AREA TOO LARGE



- HUGE RETAINING WALL
- LARGE GLASS AREA
- LARGE WALL AREA

YES

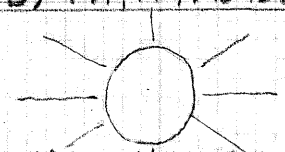
- LARGE ROOF AREAS BROKEN UP
- RETAINING WALLS BROKEN UP



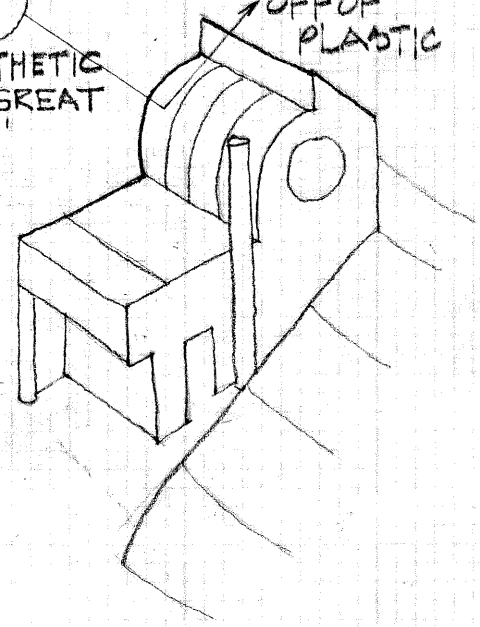
- TERRACED PATIOS/DECKS
- WALL AREA BROKEN UP.

PRINCIPLE 3: USE NATIVE AND NATURAL MATERIALS WHICH BLEND WITH THE HILLSIDE WHERE POSSIBLE. USE SYNTHETIC OR COMPOUND MATERIALS (CONCRETE, STUCCO, METAL, PLASTICS, GLASS) WITH MODERATION AND CARE.

NO

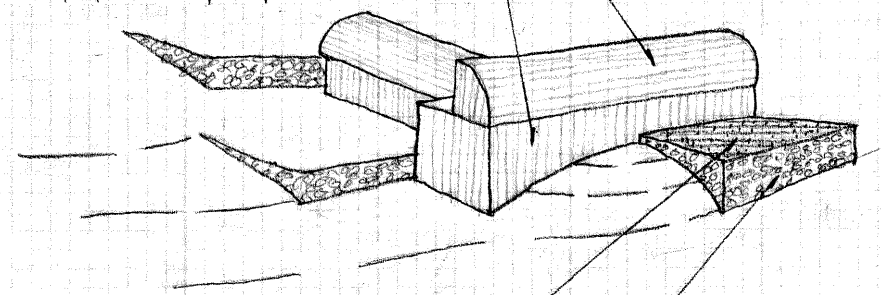


- EXTREME FORMS, SYNTHETIC MATERIALS MAY LOOK GREAT IN ARCHITECTURAL PUBLICATIONS, BUT IT IS DIFFICULT TO TO LIVE WITH IN A NEIGHBORHOOD UNLESS THERE ARE MANY SUCH BUILDINGS.

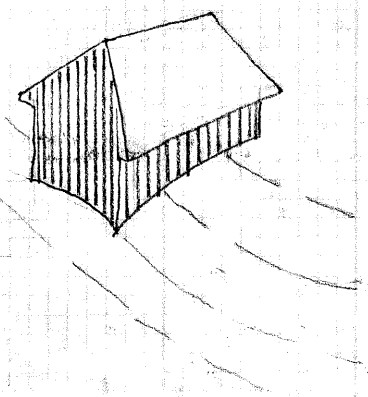


YES

- WOOD OR NATURAL TONE COMPOSITION SHINGLES
- NATURAL WOOD STAINED LIGHT EARTH TONES



- NATURAL OR WARM TONE ROOFING GRAVEL
- STONE, BRICK OR TEXTURED AND TINTED TONES.

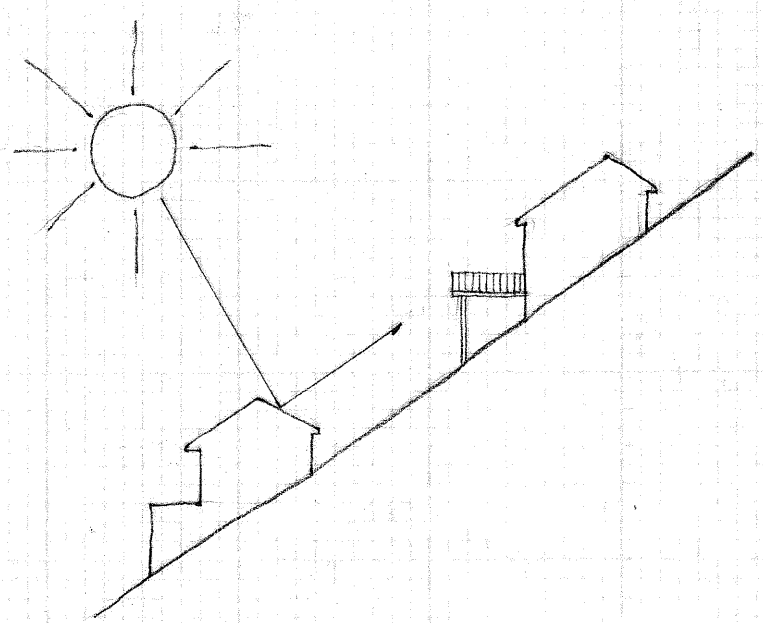


- VERY DARK OR VERY LIGHT PAINTED STRUCTURES STAND OUT ON HILLS WHICH ARE USUALLY DRIED NATIVE GRASSES AND BRUSH (LIGHT TO MEDIUM VALUES).

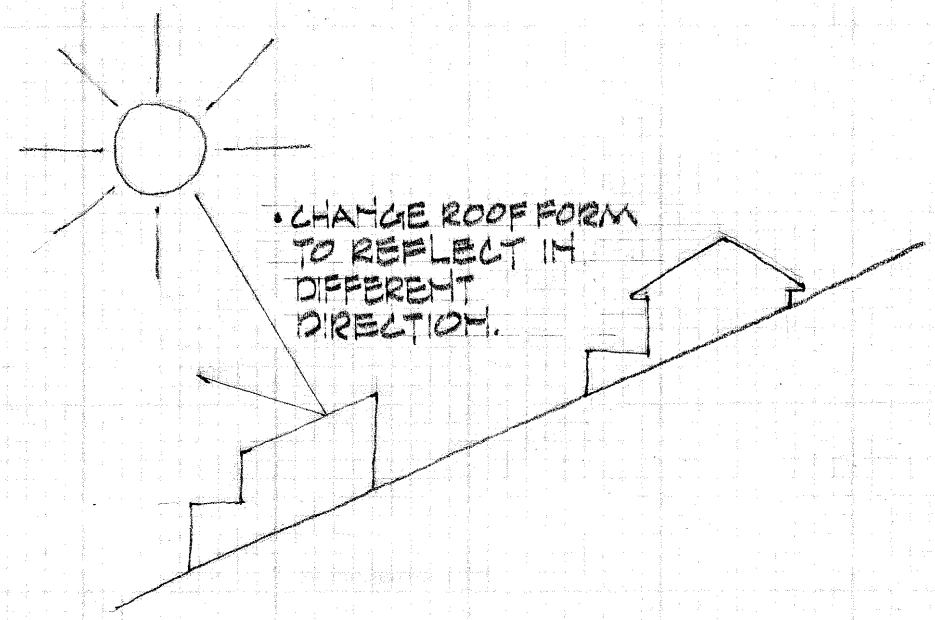
NOTE: IN AN OAK FORESTED GLEN A DARK PAINT JOB MIGHT BE VERY APPROPRIATE

PRINCIPLE 4: USE GREAT CARE WITH REFLECTIVE MATERIALS AND EXPOSED UNDERSIDES OF STRUCTURES. GLASS, ALUMINUM AND PLASTICS ALL REFLECT LIGHT AND CAN CAUSE GREAT ANNOYANCE FOR NEIGHBORS. DARK ANODIZED ALUMINUM IS BEST WHERE POSSIBLE. USE NON-REFLECTIVE GLASS OR PLASTIC FOR SKYLIGHTS. CONTROL FORMS SO REFLECTIONS DO NOT STRIKE OTHER DWELLING UNITS.

NO



YES



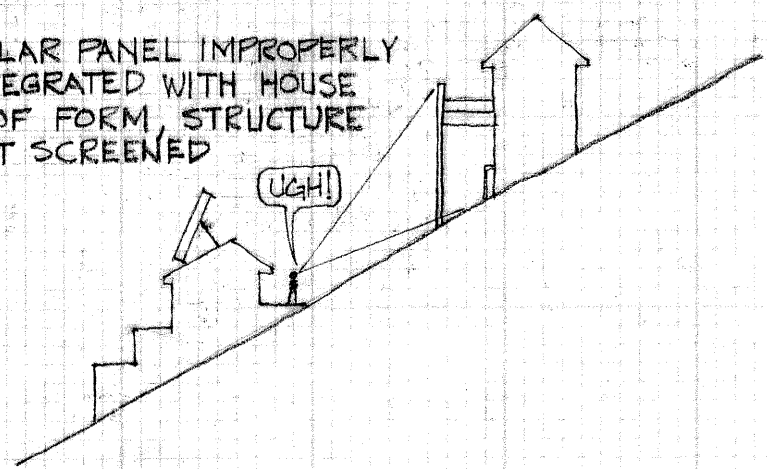
PRINCIPLE 5: AVOID UNSIGHTLY EXPOSED STRUCTURAL AND MECHANICAL ELEMENTS UNLESS WELL INTEGRATED INTO DESIGN CONCEPT; EXPOSED STRUCTURES ARE USUALLY EYESORES FOR PEOPLE LOWER DOWNHILL. SCREEN SOLAR PANEL SUPPORTS AND INTEGRATE PANELS WITH BUILDING FORMS.

NO

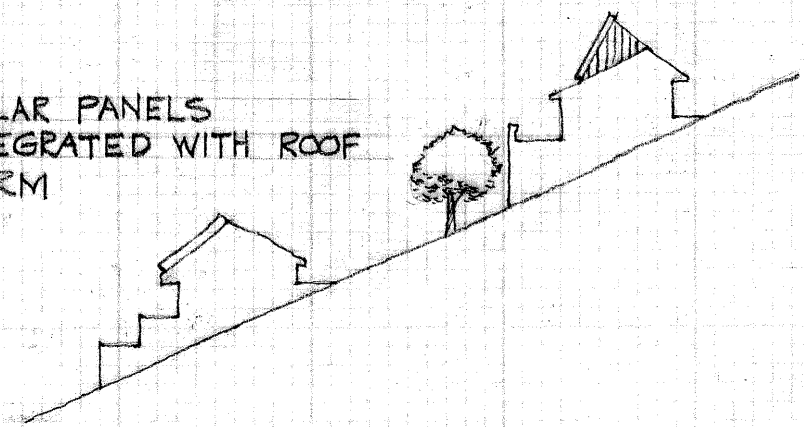
YES

- SOLAR PANEL MOUNTED, RELATED TO ROOF FORM WITH STRUCTURAL SUPPORTS & PLUMBING PROPERLY SCREENED

- SOLAR PANEL IMPROPERLY INTEGRATED WITH HOUSE ROOF FORM, STRUCTURE NOT SCREENED



- SOLAR PANELS INTEGRATED WITH ROOF FORM



- POORLY CONCIEVED LATERAL BRACING, DECK JOISTS, PLUMBING DRAINS ETC. CAN BE UNSIGHTLY.

- USE FOUNDATION SCREENING AND CLOSURE OF EXPOSED STRUCTURE OR MECHANICAL WORK UNLESS WELL INTEGRATED WITH DESIGN.

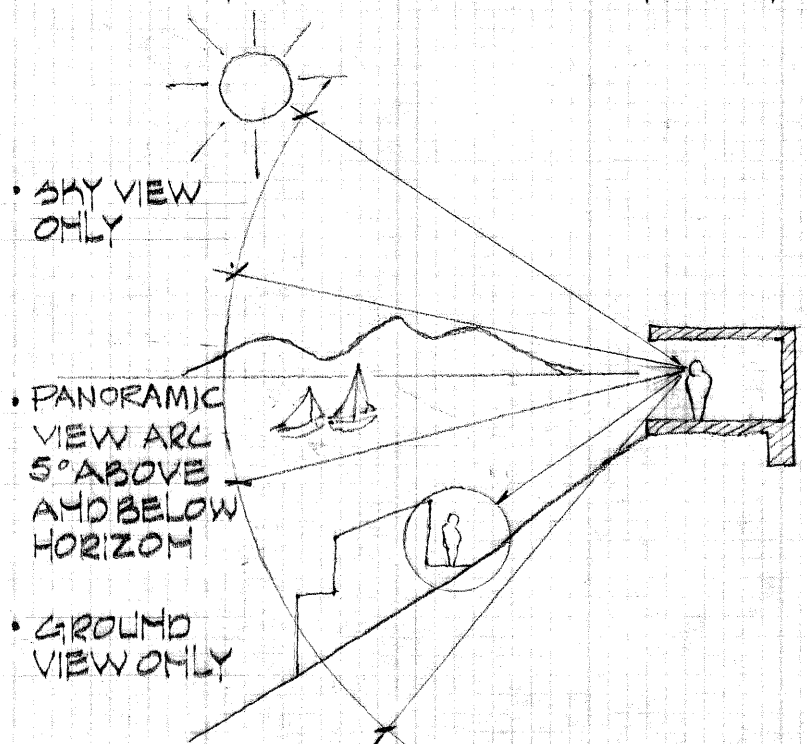
PRINCIPLE 6: CONTROL WINDOW PLACEMENT FOR SUN, PRIVACY AND VIEW.

A. AVOID LARGE EXPANSES OF FLOOR TO CEILING GLASS AND "PICTURE WINDOWS". THESE ARE WASTEFUL OF ENERGY, ADMIT TOO MUCH SUN, HEAT AND GLARE, DO NOT FRAME VIEWS WELL, OFTEN CAUSE PRIVACY PROBLEMS FOR BOTH NEW BUILDING AND ADJACENT RESIDENCES; THEY MUST ALMOST ALWAYS BE CURTAINED, THEREFORE THE VERY VIEW THEY ARE MEANT TO REVEAL IS CUT OFF!

B. "FRAME" VIEWS WITH CAREFULLY THOUGHT OUT WINDOWS.

C. AVOID PLACING WINDOWS WHERE THEY WILL "LOOK RIGHT INTO" SOMEONE ELSE'S HOME. INSTEAD, USE SKYLIGHTS OR SMALLER, WELL PLACED WINDOWS FOR SPECIFIC VIEWS AND LIGHT.

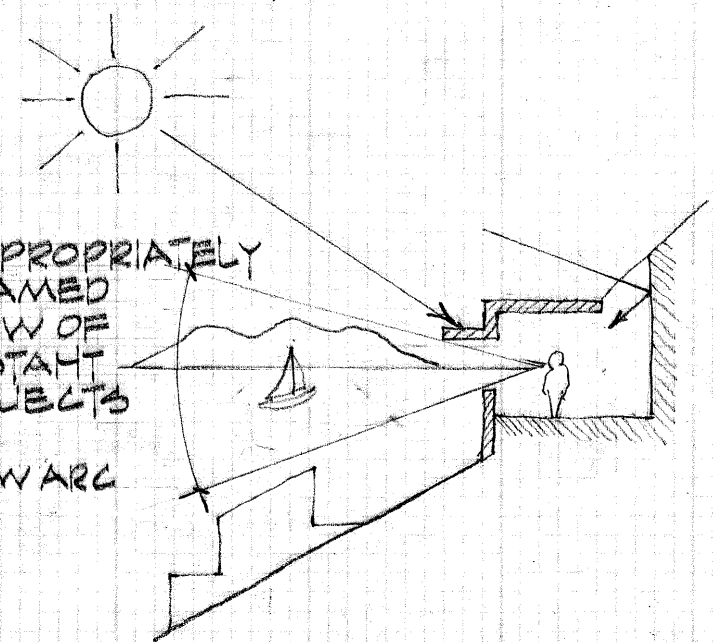
NO



• TOO MUCH SUN, HEAT AND GLARE FADES INTERIOR, KILLS PLANTS, REFLECTS ON BUILDING BELOW, ETC.

• PRIVACY PROBLEM FOR HOME DOWN HILL.

YES



• LET MORE LIGHT INTO ROOM WITH WELL CONCEIVED SKYLIGHTS.

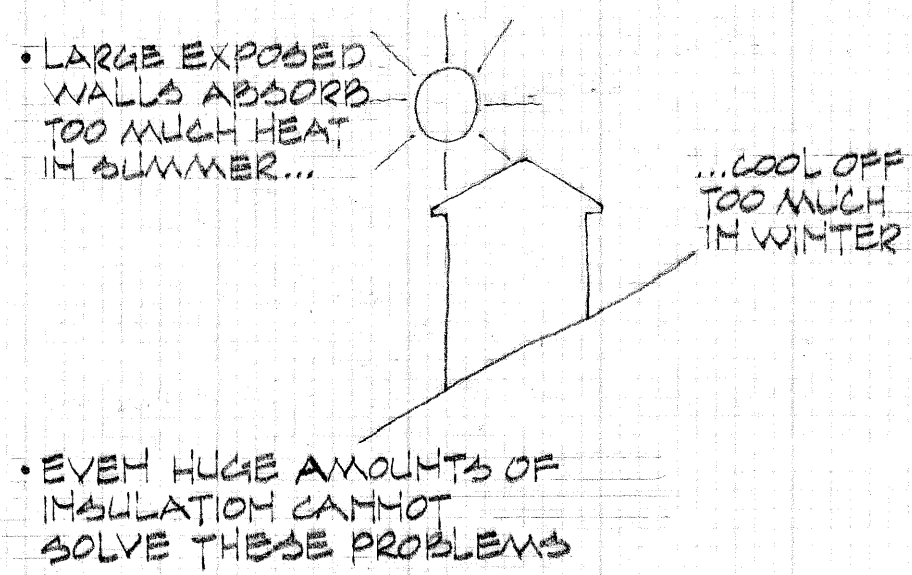
• CONTROL OF SUN WITH PROPER OVERHANG ABOVE WINDOW.

• "FEEL" OF PRIVACY FOR THOSE BELOW.

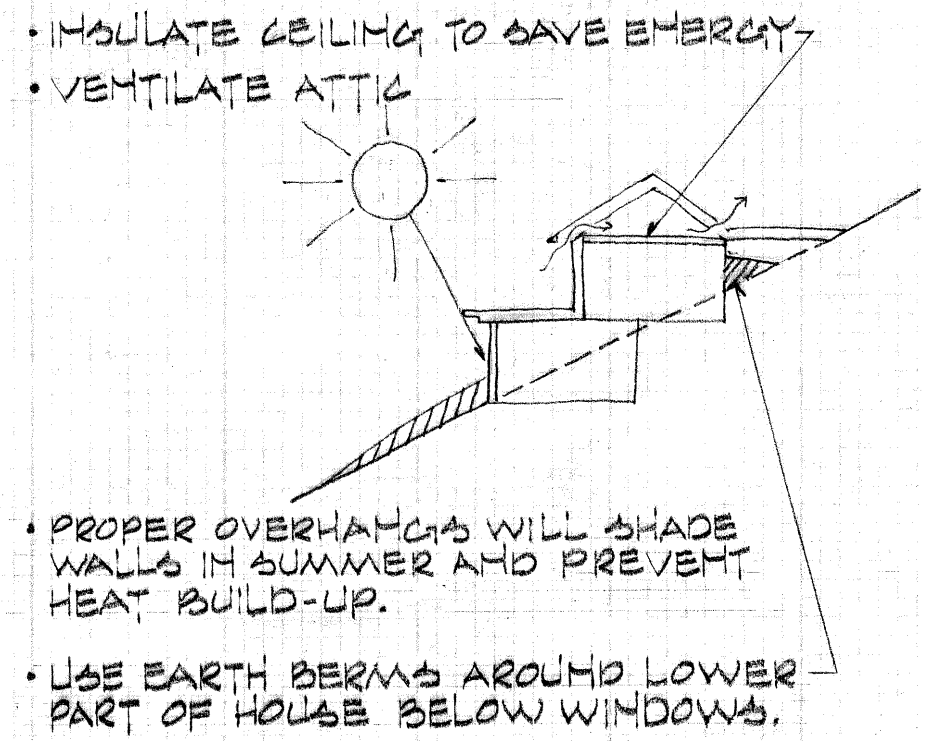
PRINCIPLE 7: PLAN DWELLING TO TAKE ADVANTAGE OF ALL POSSIBLE ENERGY-SAVING DEVICES INCLUDING SOLAR HEATING, CONTROL OF SOLAR OVERHEATING, COOLING BREEZES, EARTH MASS WARMING AND COOLING. TIBURON IS BLESSED WITH ONE OF THE MOST BENIGN CLIMATES IN THE WORLD. SELDOM TOO COLD IN WINTER OR TOO HOT IN SUMMER, OCEAN WATER TO TEMPER HEAT AND COLD ON ALL SIDES, BREEZES IN SUMMER, WARM SUN IN WINTER. IDEALLY, A WELL PLANNED HOUSE IN TIBURON MAY NEED ALMOST NO ENERGY FOR HEATING OR COOLING YEAR ROUND.

A. USE EARTH BERMS OR DIG INTO HILLSIDE TO CREATE COOL IN SUMMER, WARM IN WINTER SPACES.

NO



YES



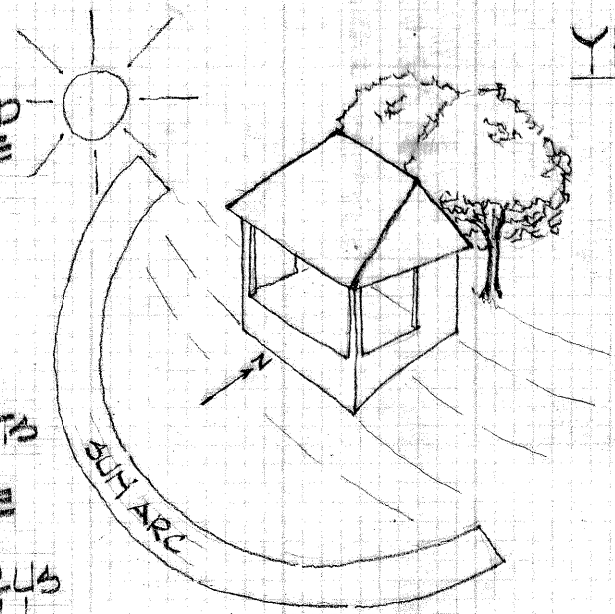
TIBURON DESIGN GUIDELINES

- THE EARTH IS A FAIRLY CONSTANT 55° F--COOL IN SUMMER, WARM IN WINTER. USE IT!
- BY DIGGING 50% OF SURFACE AREA OF DWELLING INTO EARTH YOU WILL LOWER YOUR FUEL BILL BY ABOUT 75%

B. PLACE WINDOWS SO THEY CAN PICK UP MORNING SUN TO WARM UP THE HOUSE EARLY BUT IN SUCH A WAY THAT SUNLIGHT IS EXCLUDED BY NOON TO AVOID EXCESSIVE HEAT BUILD-UP.

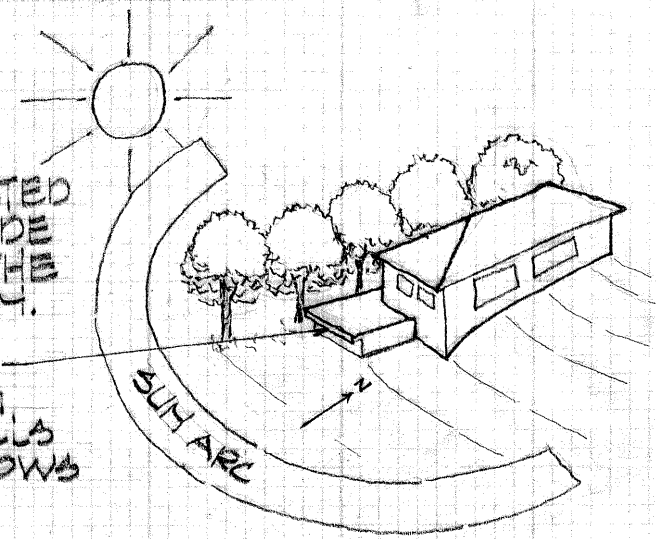
NO

- TREES PLANTED AT NORTH SIDE OF HOUSE DO NOT SHADE SUN AT ALL.
- PANORAMIC VIEW IS NICE, BUT WHAT IF THE SUN BEATS IN ALL DAY? YOU WILL HAVE A HOT HOUSE AND YOUR FICUS BENJAMINA WILL DIE.



YES

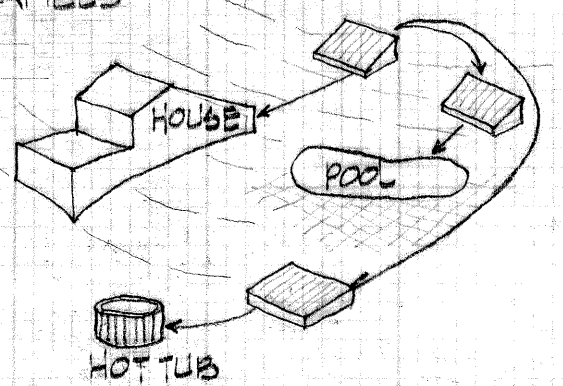
- WELL LOCATED TREES SHADE HOUSE IN THE AFTERNOON.
- TRELLIS OR OVERHANG SHADE WALLS AND WINDOWS



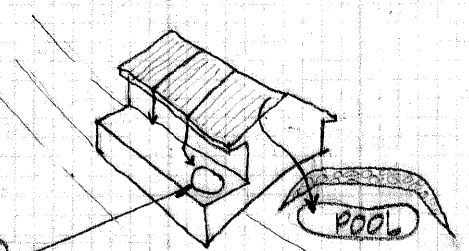
- SMALLER VIEW FRAMING WINDOWS ON SOUTH AND WEST SIDES, CONTROLS SUN DURING HOT TIME OF DAY.

C. ACTIVE SOLAR HEATING IS GREAT, BUT SOLAR PANELS LOCATED AWAY FROM THE HOUSE CAN BE AN EYESORE - INTEGRATE WITH HOUSE WHENEVER POSSIBLE.

- REMOTE SOLAR PANELS ARE UNATTRACTIVE AND THEY COVER THE LANDSCAPE.



- INTEGRATE SOLAR PANELS.
- HOT TUB INTEGRATED WITH HOUSE IF POSSIBLE

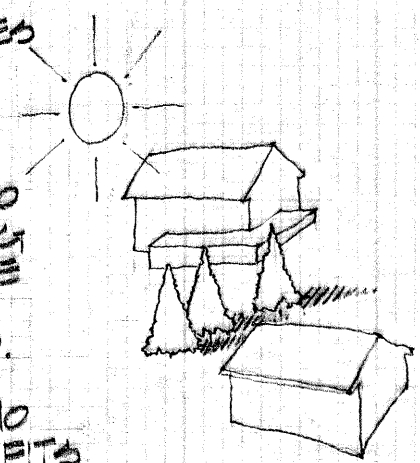


PRINCIPLE 8: LANDSCAPING IS, AFTER THE FORM OF THE DWELLING, THE MOST VISIBLE, THEREFORE IMPORTANT, PART OF THE DWELLING UNIT PROJECT. GOOD, VIABLE LANDSCAPING ENHANCES THE DWELLING, SOFTENS THE EFFECT OF IT UPON THE NEIGHBORHOOD, SCREENS IT FROM VIEW, SCREENS OTHER HOMES FROM VIEW BY THE OCCUPANTS, PROTECTS IT FROM HOT SUN, WIND AND EVEN FIRE.

A: INSTALL LANDSCAPING WITH FORESIGHT.

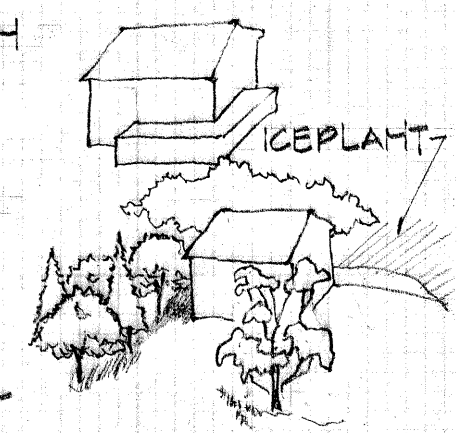
NO

- FAST GROWING TREES PLANTED AS PRIVACY "SCREEN" GROW INTO A VIEW BLOCK FOR NEIGHBORS.
- FAST GROWING TREES DIE WITHIN A SHORT TIME PERIOD.
- TREES PLANTED TOO CLOSE TO DWELLING BECOME POSSIBLE ROOT EXPANSION AND FIRE HAZARD.
- HOUSE RECEIVES NO SUN SHADE BENEFITS FROM TREE.



YES

- FAST GROWING, LOW HEIGHT TREES PROVIDE PRIVACY BUT DON'T BLOCK VIEWS.
- MIX FAST GROWING AND SLOW GROWING TREES TO SCREEN HOUSE FROM HOT SUN.
- AUTOMATIC IRRIGATION SYSTEMS ARE ESSENTIAL FOR GOOD MAINTENANCE OF LANDSCAPING AND EVEN FIRE PROTECTION.*
- PROPERLY PRUNED SPECIMEN TREE PROVIDES BEAUTIFUL OBJECT TO LOOK AT, BECOMES PART OF THE VIEW, NOT A BLOCK TO THE VIEW.
- WELL CONCEIVED PLANTING AND PATIOS HELP CONTROL FIRE HAZARD.

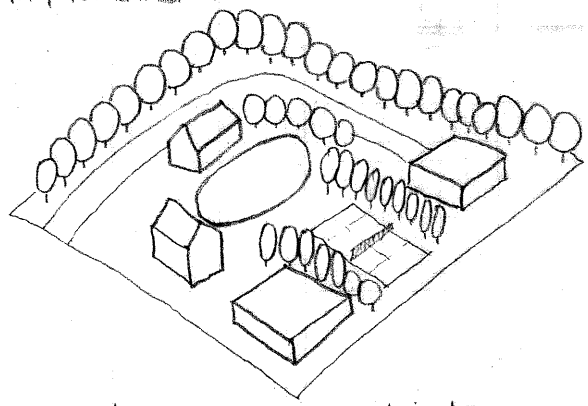


NOTE: SEE U.C. AGRICULTURAL EXT. SEC. "LANDSCAPING FOR FIRE PROTECTION"

B: AVOID LANDSCAPING ENTIRE LARGE PARCELS OF LAND. INSTEAD, PLAN SMALL COURTS AND PATIOS OF WELL LANDSCAPED AREAS, LEAVING LARGE AREAS NATIVE AND NATURAL.

NO

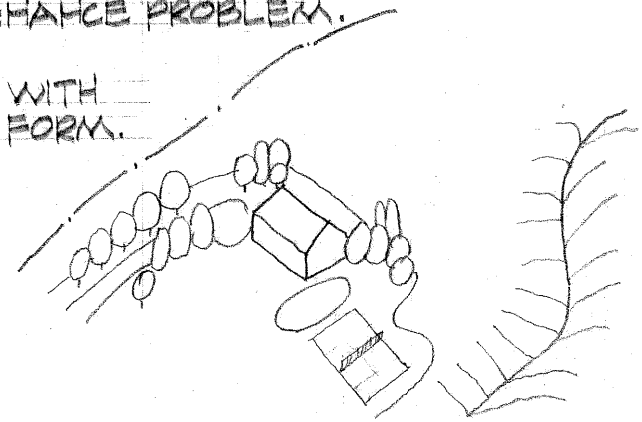
- HUGE MAINTENANCE AND IRRIGATION PROBLEM.



- LARGE PARCEL LANDSCAPED WITH OUT-BUILDINGS, POOL, TENNIS COURT, ETC. STANDS OUT ON HILLSIDE.

YES

- SMALL IRRIGATION AND MAINTENANCE PROBLEM.
- BLENDS WITH HILLSIDE FORM.

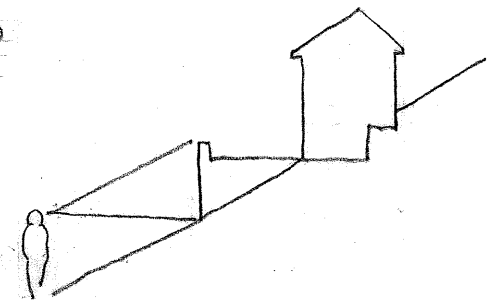


- LARGE PARCEL LANDSCAPED WITH MAJOR ELEMENTS CLUSTERED, LEAVES NATURAL FEATURES AS PART OF OPEN SPACE. DOES NOT ATTRACT UNDUE ATTENTION.

C: USE EARTH BERMS AND LAND FORMS TO ENHANCE DWELLING, MINIMIZE IMPACT, CONCEAL UNSIGHTLY ELEMENTS AND PARKING LOTS.

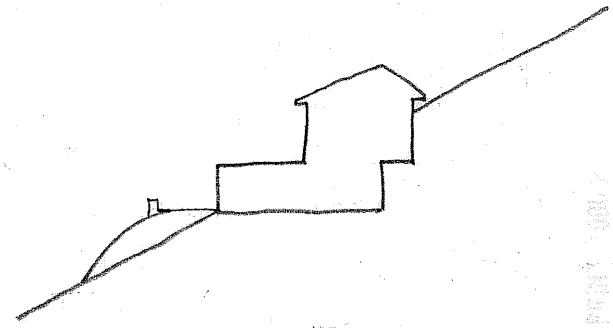
NO

- RETAINING WALL IS LARGE, UNSIGHTLY.



- VISUAL SCREEN, YES, BUT UNSIGHTLY ITSELF.

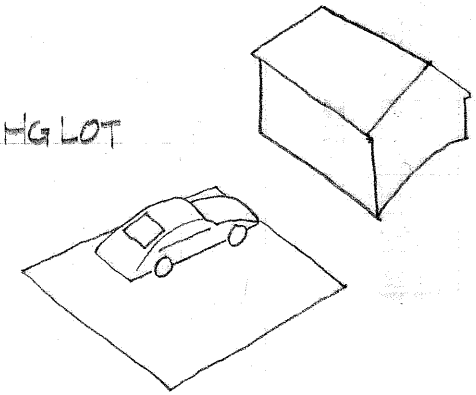
YES



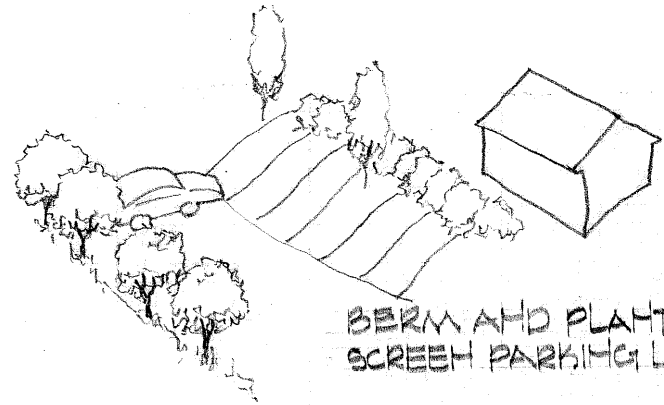
- EARTH BERM SCREENS VIEW, CREATES NATURAL, EASILY LANDSCAPED FORM.

NO

• UNSIGHTLY PARKING LOT



YES



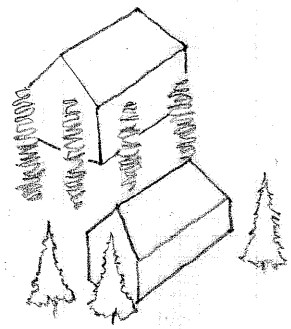
BERM AND PLANTING SCREEN PARKING LOT.

• PLANTING USED TO CREATE SHADE IN PARKING LOT - CUTS DOWN HEAT BUILD-UP AND GLARE FROM CARS.

D: DROUGHT-RESISTANT TREES AND BUSHES PLUS NATURAL VEGETATION SHOULD BE USED WHEREVER POSSIBLE*. CERTAIN FAST-GROWING TREES (MONTEREY PINE, BLUE GUM EUCALYPTUS) ARE DISCOURAGED UNLESS THEY ARE PLANTED WITH THE CONCEPT OF FAST GROWTH - LATER REMOVAL BY THE OWNER IN CONJUNCTION WITH SLOWER GROWING VARIETIES. SOME TREES ARE PARTICULARLY FIRE-SUSCEPTIBLE (PINES, EUCALYPTUS) AND SHOULD NEVER BE PLANTED NEAR DWELLINGS WHILE SOME VEGETATION IS EXTREMELY FIRE-RESISTANT (ICE-PLANT). SOME TREES ARE DESIRABLE, ALBEIT SLOW-GROWING (CALIFORNIA LIVE OAK). THESE SHOULD BE MIXED WITH OTHER PLANTINGS SINCE THEY PROVIDE BEAUTIFUL, DROUGHT-RESISTANT, LOW MAINTENANCE SHADE WHEN MATURE.

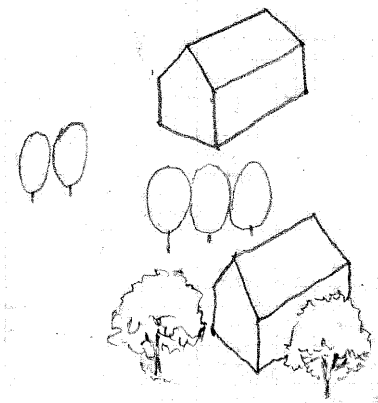
NO

• POORLY PLANNED LANDSCAPING OF FAST GROWING PINES AND EUCALYPTUS CREATES A VIEW BLOCK FOR DISTANT DWELLINGS, NEXT DOOR, EVEN ONE'S OWN HOME.



YES

• WELL SITED OAKS, WHEN MATURE, PROVIDE BEAUTY, SHADE, DROUGHT-RESISTANCE, LOW MAINTENANCE.

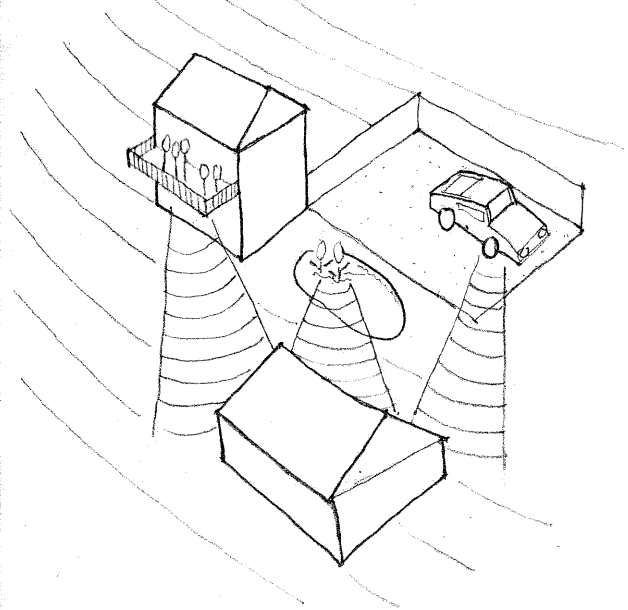


* NOTE: MARIN MUNICIPAL WATER DISTRICT HAS A BOOKLET ON PLANTS WHICH ARE DROUGHT RESISTANT AND THRIVE IN THIS AREA

PRINCIPLE 9: ACOUSTIC PRIVACY IS IMPORTANT TO ALL RESIDENTS. ANY DWELLING SHOULD BE PLANNED WITH ACTIVE SPACES AND POSSIBLE NOISE POLLUTION SOURCES SCREENED OR CONTROLLED TO PREVENT A NUISANCE TO NEIGBORS.

NO

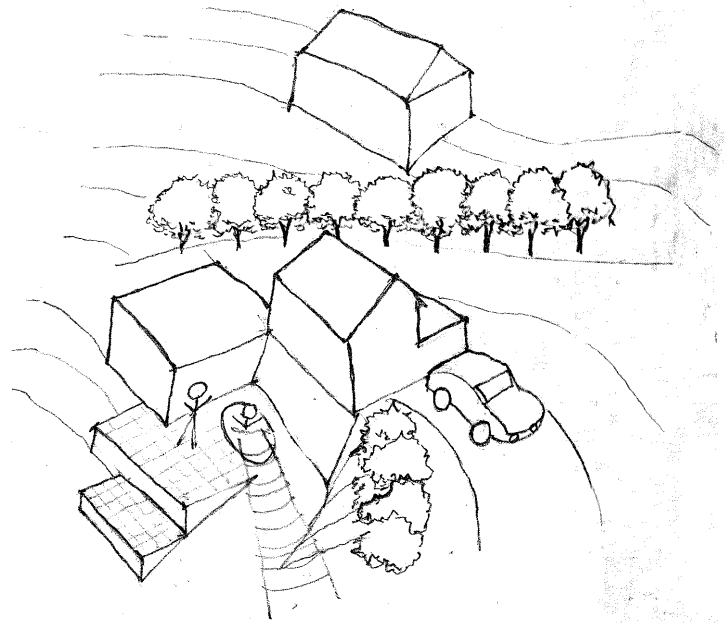
- RETAINING WALL ACCENTUATES NOISE BY "BOUNCING" SOUND.
- ACTIVE AREAS WHERE PEOPLE CONGREGATE CAUSE OBJECTIONABLE NOISE LEVELS



- WOOD DECKS REVERBERATE TO DWELLINGS BELOW
- AUTOMOBILE PARKING AREAS GENERATE NOISE

YES

- NEW DWELLING SCREENS ACTIVE AREAS FROM EXISTING DWELLING WITH HOUSE ITSELF



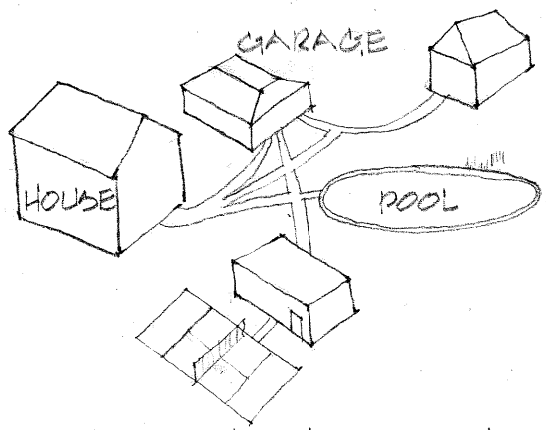
- BUILDING SHIELDS NOISY AREAS FROM NEIGHBORING HOME.
- CONCRETE ON GRADE DECKS ARE QUIET

NOTE: TREES AND VEGETATION DO NOT REDUCE SOUND LEVELS APPRECIABLY. TREE SCREENING IS NOT GENERALLY ACCEPTABLE FOR ACOUSTIC PURPOSES

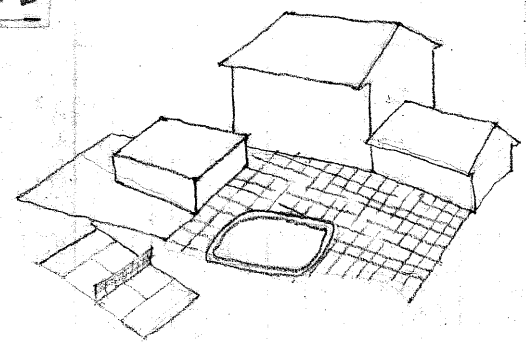
PRINCIPLE 10: REMOTELY LOCATED OUTBUILDINGS ARE DISCOURAGED.

SWIMMING POOL HOUSES, PUMP HOUSES, TOOL SHEDS, GARAGES AND OTHER STRUCTURES REMOTE FROM THE PRINCIPAL DWELLING MAKE THE EFFECTIVE BULK AND GENERAL AMOUNT OF BUILDING ON A SITE SEEM LARGER. IF POSSIBLE, THESE FACILITIES SHOULD BE IN THE MAIN DWELLING, OR, IF REMOTE, THEY SHOULD BE DUG INTO THE HILLSIDES OR SUBSTANTIALLY SCREENED WITH BERMS, PLANTING, FENCES, ETC. NOTE: THIS IS NOT MEANT TO DISCOURAGE "CLUSTER" PLANS WITH COURTYARDS BETWEEN GARAGE AND DWELLINGS ETC.

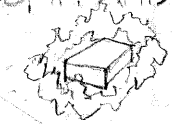
NO



YES



• REMOTE PUMP HOUSE DUG IN AND SCREENED

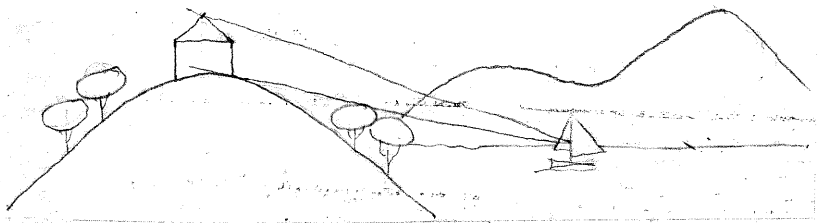


PRINCIPLE 11: SITE BUILDINGS SO THEY DON'T "STAND OUT" BECAUSE OF LOCATION ON PROPERTY.

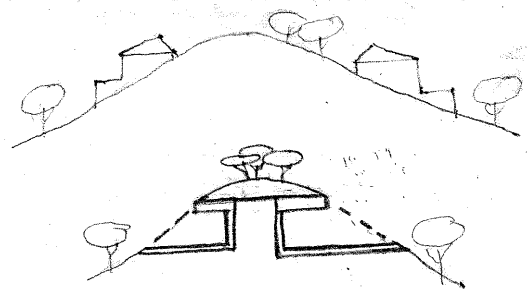
DO NOT BUILD ON CREST OF KNOLLS, RIDGELINES, PROMINENT LOCATIONS. REMEMBER, ALL DWELLINGS ON THE HILL ARE PART OF A RICH TEXTURE BUILDINGS, LANDSCAPING AND OPEN SPACE. NO ONE DWELLING SHOULD BE EXCEPTIONALLY PROMINENT

NO

• THE EGO TRIP. BUILDINGS IN PROMINENT LOCATIONS CAN BE SEEN, DETRIMENTALLY, FROM EVERYWHERE.



YES



DWELLING SITED JUST BELOW CREST DOES NOT INTERFERE WITH NATURAL RIDGELINE.

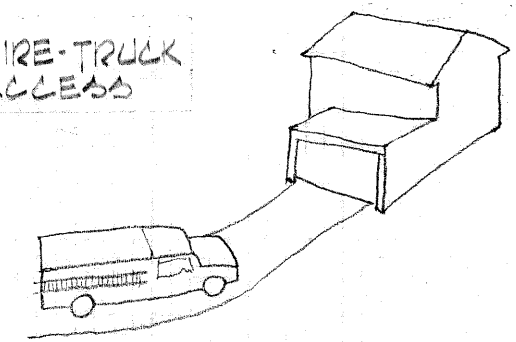
NOTE: IF YOU MUST BUILD ON CREST OR RIDGELINE, CONSIDER BERMING, CUTTING INTO THE HILLSIDE OR EVEN UNDER GROUNDING WITH SOD ROOFS ETC.

PRINCIPLE 12: PARKING, VEHICULAR ACCESS AND FIRE TRUCK ACCESS AND TURNAROUNDS MUST BE HANDLED SO AS TO MINIMIZE THE IMPACT ON THE NEIGHBORHOOD YET SERVE THEIR NECESSARY PURPOSES.

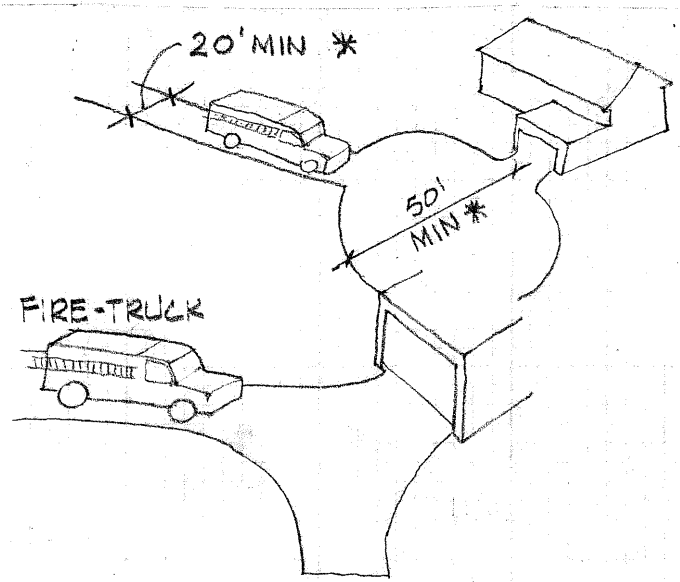
OVERFLOW PARKING FOR GUESTS, CONCEALMENT OR SCREENING OF PARKED VEHICLES, CONTROL OF BRIGHT REFLECTIONS AND SHADING OF PARKED CARS FROM HOT SUN MUST BE CONSIDERED.

NO

• FIRE-TRUCK ACCESS

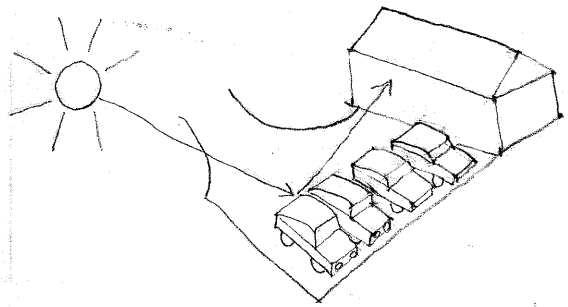


YES



NO

• LARGE "PARKING LOT" OF MANY CARS TOGETHER.

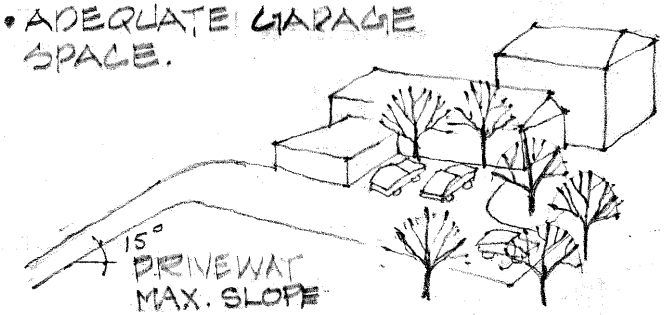


• REFLECTION OF BRIGHT CHROME, SHINY VEHICLES.

YES

• BROKEN UP PARKING AREAS 2 OR 3 CARS TOGETHER.

• ADEQUATE GARAGE SPACE.

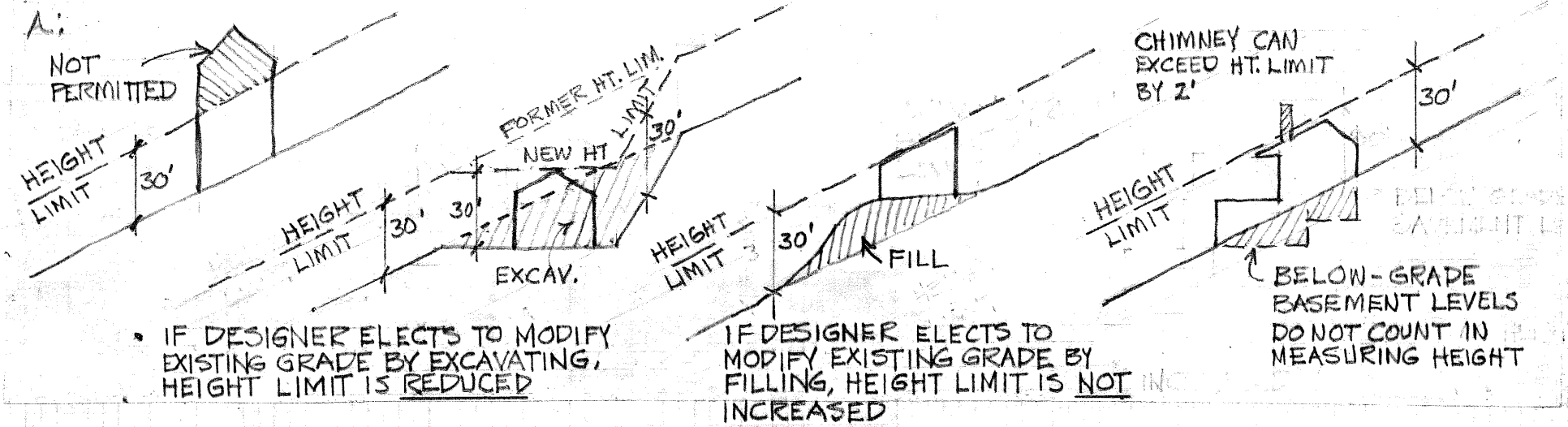


• TREES SCREEN CARS FROM VIEW AND PROVIDE SHADE AND MINIMIZE REFLECTION

* NOTE: HAMMERHEAD TURNAROUND O.K. IN CERTAIN CASES. CHECK PLANNING AND BUILDING CODE FOR DETAILS

PRINCIPLE 13: LIMITS FOR HEIGHTS OF DWELLINGS ABOVE GRADE ARE STRICTLY ADHERED TO. SO ARE SETBACKS, LOT COVERAGE, ETC. THE PLANNING CODE FOR THESE AND OTHER RESTRICTIONS IS CAREFULLY OBSERVED, HOWEVER, VARIANCES* FOR CERTAIN CASES ARE GRANTED (SEE PLANNING CODE**), SOME ELEMENTS EXCEEDING HEIGHT LIMITS MAY BE GRANTED BECAUSE THEY PROVIDE VISUAL DELIGHT-TURRETS, "WIDOW'S WALKS", FLAGPOLES, ETC. IF NO OTHER PROBLEMS (VIEW BLOCKS, ETC.) OCCUR.

A.



- IF DESIGNER ELECTS TO MODIFY EXISTING GRADE BY EXCAVATING, HEIGHT LIMIT IS REDUCED

IF DESIGNER ELECTS TO MODIFY EXISTING GRADE BY FILLING, HEIGHT LIMIT IS NOT INCREASED

B.

*VARIANCES ARE EXCEPTIONS TO THE LAW AND ARE DIFFICULT TO JUSTIFY. NEIGHBORHOODS OFTEN OBJECT TO VARIANCES, BUT THERE ARE CASES WHERE THE CODE DOES NOT WORK AND A VARIANCE IS REASONABLE FOR THE SITUATION.

**THE PLANNING CODE ESTABLISHES BASIC RULES FOR BUILDING, DENSITY, LOT SIZE AND NUMEROUS OTHER CRITERIA. OTHER LAWS GIVE OWNERS THE RIGHT TO BUILD ON THEIR PROPERTIES WITHIN TOWN-ESTABLISHED GUIDELINES. RESIDENTS IN NEIGHBORHOODS MUST NOT FORGET THAT EVERY PROPERTY OWNER DOES HAVE THE RIGHT TO BUILD ON HIS PROPERTY WITHIN THESE GUIDELINES. SIMILARLY, DEVELOPERS OR PROPERTY OWNERS MUST REMEMBER THAT THEIR PROPOSED DWELLING WILL HAVE A SUBSTANTIAL IMPACT ON NEIBORING PROPERTIES; THIS IMPACT MUST BE MINIMIZED IN EVERY WAY REASONABLY POSSIBLE.

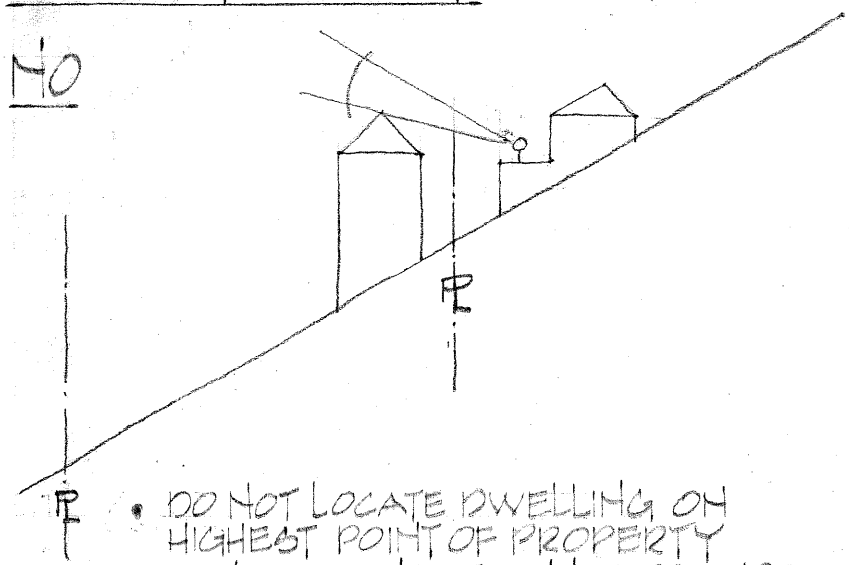
***BOARD CAN APPROVE AN ADDITIONAL 6' OF HEIGHT IF THEY FEEL IT IS APPROPRIATE GIVEN THE PARTICULAR LOT AND SITE PLAN.

GOAL III: TO PRESERVE EXISTING VIEWS AS MUCH AS POSSIBLE AND ALLOW NEW DWELLINGS ACCESS TO VIEWS SIMILAR TO THOSE ENJOYED FROM EXISTING DWELLINGS.

NO SINGLE ITEM, WITH REGARD TO HIS DWELLING, IS MORE PRECIOUS TO THE RESIDENT OF TIBURON THAN HIS VIEW. THE VIEW MAY BE PANORAMIC OR A SLOT BETWEEN TWO OTHER DWELLINGS. IT MAY LOOK AT THE SAN FRANCISCO BAY OR MOUNT TAMALPAIS, AT A FOREST GLEN OR ACROSS A MEADOW TO A NEARBY ATTRACTIVE NEIGHBORHOOD. THE NATURE OF THE VIEW AND THE PRESERVATION OF IT MAKE UP ABOUT A THIRD OF THE DISCUSSIONS BEFORE THE BOARD OF ADJUSTMENTS AND REVIEW. APPLICANTS FOR BUILDING PERMITS & NEIGHBORHOOD RESIDENTS MUST OFTEN COMPROMISE TO OBTAIN SATISFACTORY SOLUTIONS TO VIEW BLOCKAGE PROBLEMS. STOREY POLES, ERECTED AT THE CORRECT HEIGHT AND STAFF-DETERMINED LOCATIONS CAN SHOW HOW MUCH VIEW IS BLOCKED VERY ACCURATELY AND ARE USUALLY REQUIRED WHERE VIEW BLOCKAGE IS A POTENTIAL PROBLEM

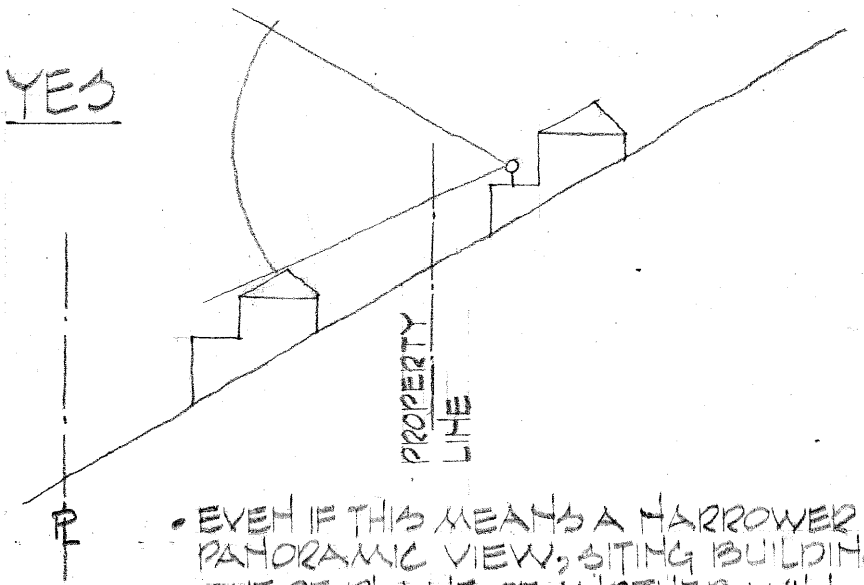
PRINCIPLE 1: LOCATE ALL NEW DWELLINGS SO THEY INTERFERE MINIMALLY WITH VIEWS OF ADJACENT DWELLINGS.

NO



- DO NOT LOCATE DWELLING ON HIGHEST POINT OF PROPERTY IF IN SO DOING IT WILL OBSCURE VIEW OF ANOTHER DWELLING.

YES



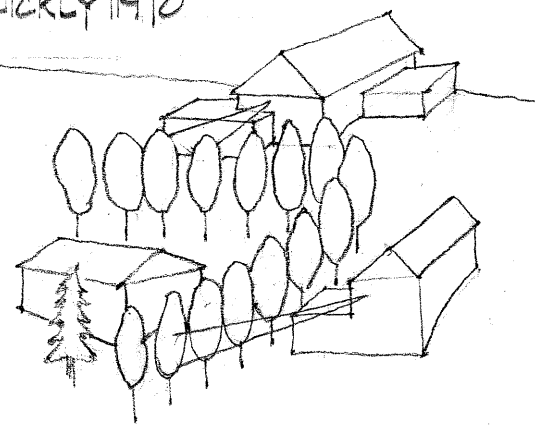
- EVEN IF THIS MEANS A NARROWER PANORAMIC VIEW, SITING BUILDING OUT OF PLANE OF ANOTHER WILL HELP AVOID A NEIGHBORHOOD BATTLE WITH RESULTING DELAYS.
- ROOF LINES & WALL LINES SHOULD BE CONSIDERED CAREFULLY TO AVOID VIEW PROBLEMS.

PRINCIPLE 2: PLAN LANDSCAPING SO IT DOES NOT GROW INTO VIEW BLOCKS FOR NEIGHBORING DWELLINGS.

A.

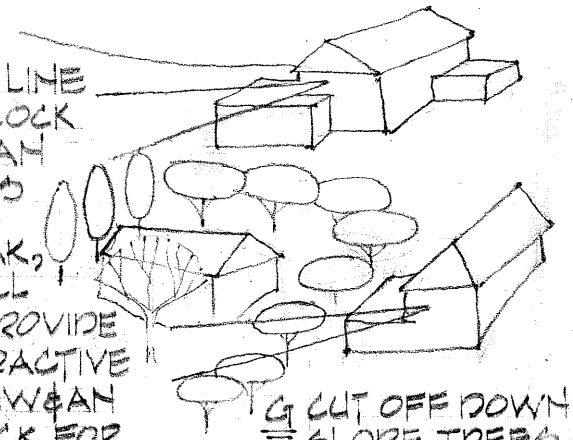
NO

- COLUMNAR TREES ACROSS VIEW GROW QUICKLY INTO PROBLEMS
- TOO DENSE TREE BLOCKS OWN VIEW
- DOWN SLOPE TREES GROW INTO VIEW BLOCKS



YES

- LOW TREES SCREEN PRIVACY.
- HIGH TREES IN LINE DOWN HILL BLOCK LESS VIEW THAN THOSE ACROSS HILL
- OPEN TREES (OAK, MADRONE), WELL PRUNED, CAN PROVIDE DRAMATIC, ATTRACTIVE FRAME FOR VIEW & AN IDEAL SUN BLOCK FOR WEST-FACING DWELLINGS

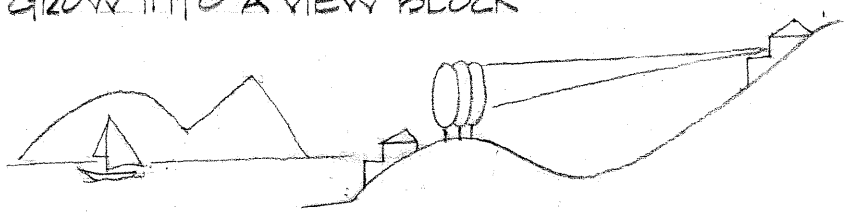


G CUT OFF DOWN SLOPE TREES

B.

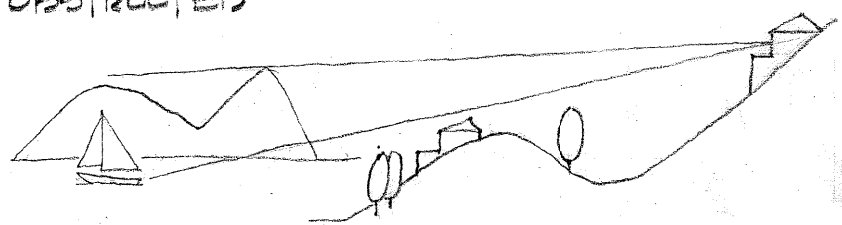
NO

TREES PLANTED WHERE THEY GROW INTO A VIEW BLOCK



YES

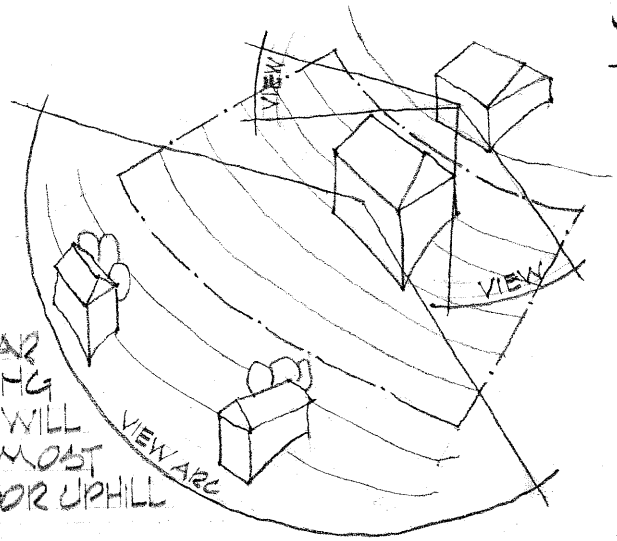
PLANTING SO VIEWS NOT OBSTRUCTED



PRINCIPLE 3: VIEWS SHOULD BE PRESERVED AS MUCH AS POSSIBLE WITHIN REASON

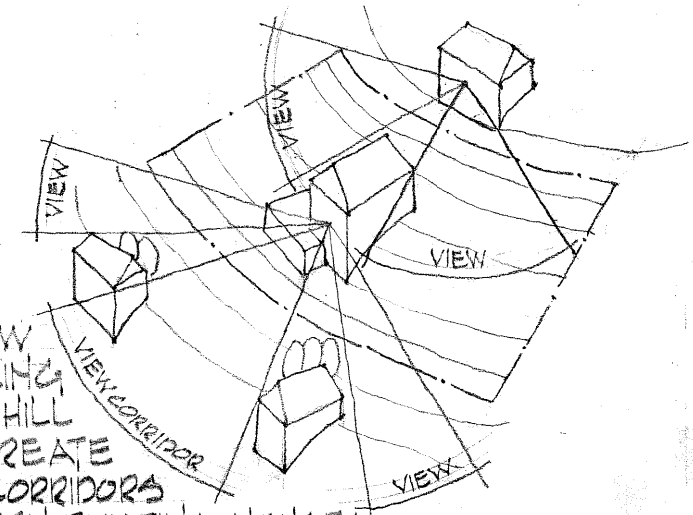
HOWEVER, NOT EVERYONE CAN HAVE A PANORAMIC VIEW. THE NEIGHBORHOOD AND THE DEVELOPER AND ARCHITECT OF A NEW DWELLING MUST WORK TOGETHER TO OBTAIN THE BEST SOLUTION BETWEEN SLOT VIEWS, VIEW CORRIDORS AND PANORAMIC VIEWS. REMEMBER, THE SLOT VIEW IS JUST AS IMPORTANT TO THE PERSON WHO OWNS IT AS THE 360° PANORAMIC VIEW IS TO ITS OWNER. BUT THE SLOT VIEW CAN BE OBSCURED BY JUST ONE TREE OR POORLY SITED DWELLING.

A. NO



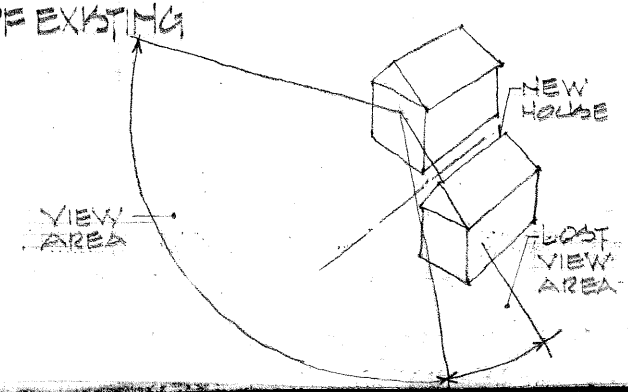
- SITING THE BUILDING UPHILL NEAR THE EXISTING DWELLING WILL OBSTRUCT MOST OF VIEW FOR UPHILL HOUSE.

YES

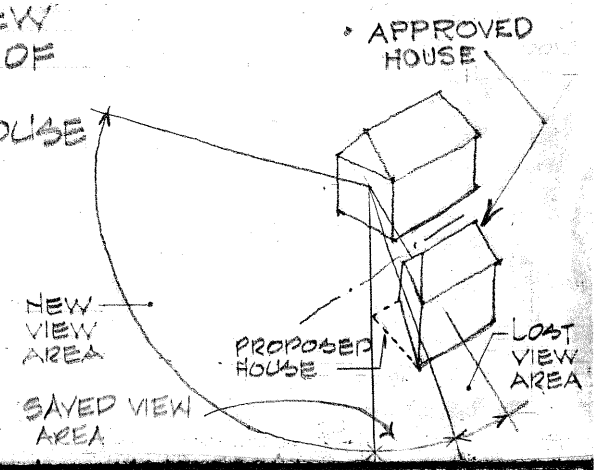


- SITING THE NEW DWELLING DOWN HILL WILL CREATE VIEW CORRIDORS BETWEEN EXISTING HOUSES. UPHILL HOUSE RETAINS SIMILAR VIEWS.

- A PORTION OF VIEW IS LOST WHEN NEW DWELLING IS SITED IN FRONT OF EXISTING HOUSE.



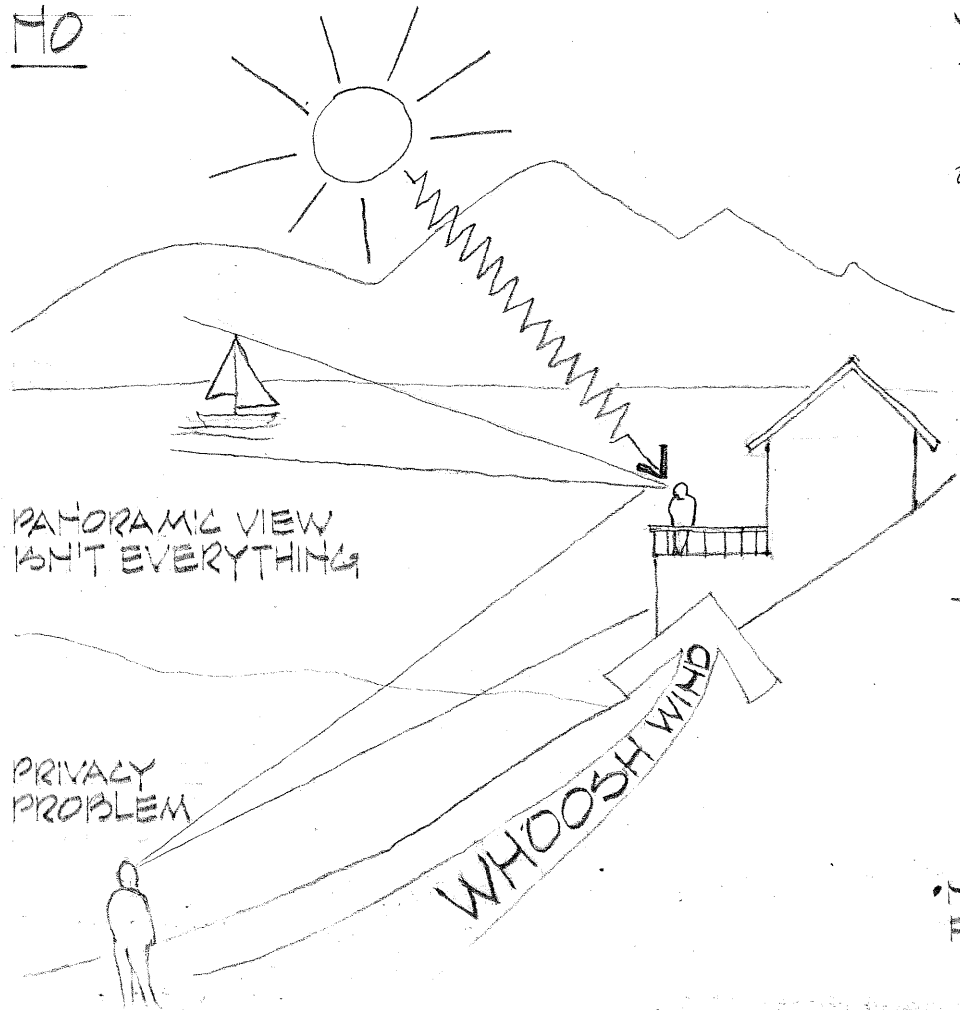
- BY "SLICING OFF" A CORNER OF NEW HOUSE, MOST OF VIEW FROM ADJACENT HOUSE IS RETAINED.



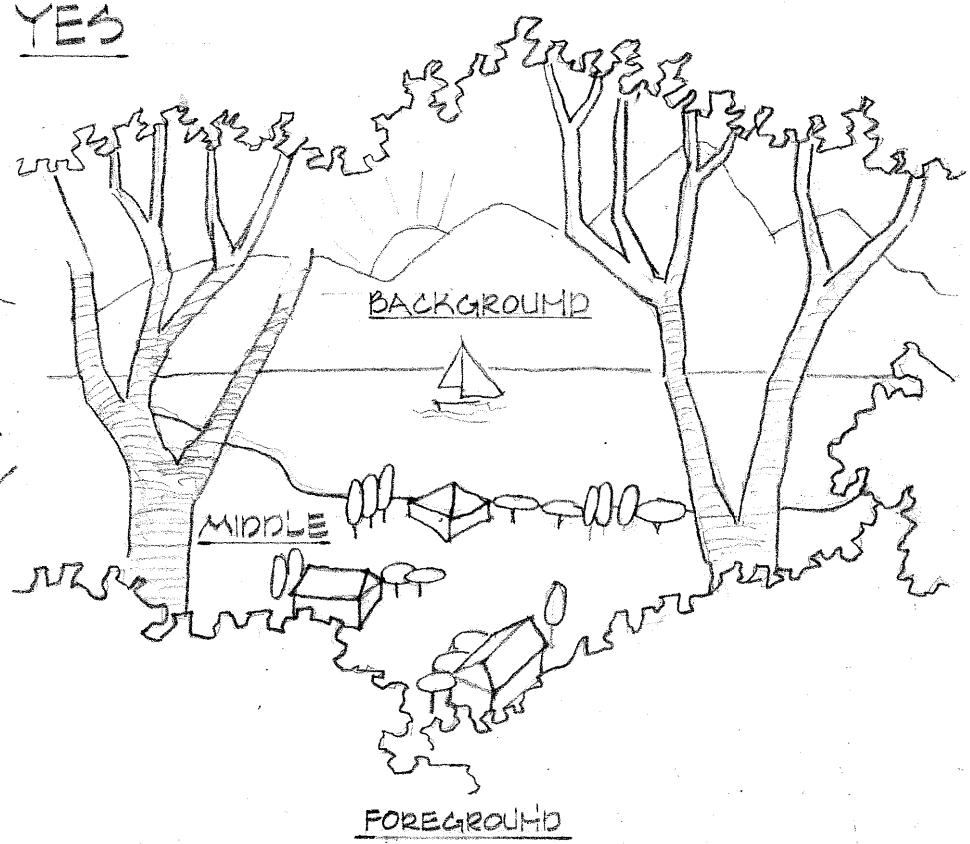
PRINCIPLE 4: VIEW QUALITY IS USUALLY MORE IMPORTANT THAN VIEW QUANTITY

THE VIEW CONSISTS OF FOREGROUND, MIDDLE DISTANCE AND BACKGROUND OR DISTANT ELEMENTS. TREES WHICH "BLOCK" VIEWS ARE OFTEN ATTRACTIVE FOREGROUND ELEMENTS WHICH CAN BE PRUNED INTO BEAUTIFUL OPEN SCREENS THROUGH WHICH TO SEE THE VIEW.* ATTRACTIVE LANDSCAPING AND BUILDINGS IN THE FOREGROUND OFTEN "FRAME" THE VIEWS OF DISTANT OBJECTS. NEARBY ELEMENTS ARE PART OF THE VIEW AND SHOULD BE CONSIDERED BY BOTH BUILDERS AND NEIGHBORS IN MAKING THEIR COMMENTS AND DECISIONS.

NO



YES



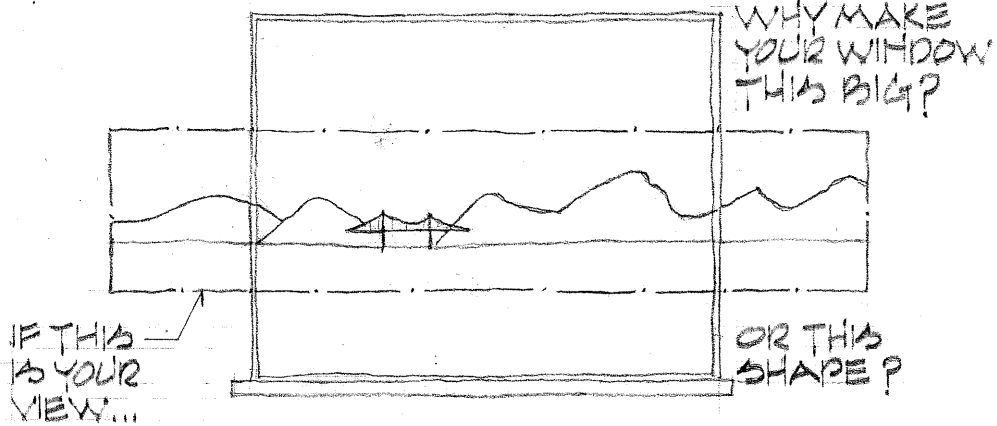
*NOW THIS IS A VIEW: WELL FRAMED, PROTECTED FROM SUN AND WIND, SCREENED FOR PRIVACY

* NOTE: WITH REGARD TO TREE PLANTING, PRUNING AND REMOVAL, SEE ORDINANCE FOR SPECIFIC CODE INFORMATION

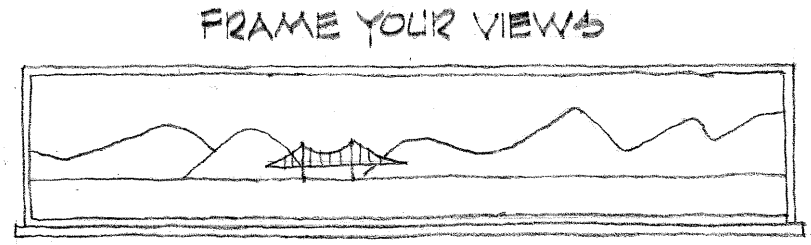
PRINCIPLE 5: HORIZONTAL VIEW ARC - VIEW FRAMING

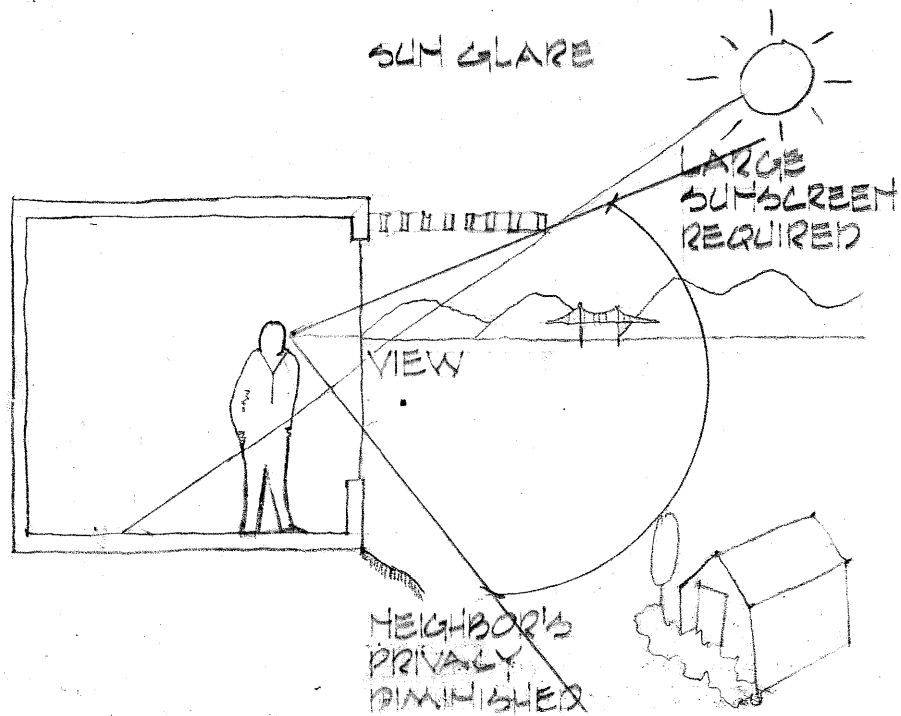
MOST DISTANT VIEWS IN TIBURON ARE HORIZONTAL VIEWS.

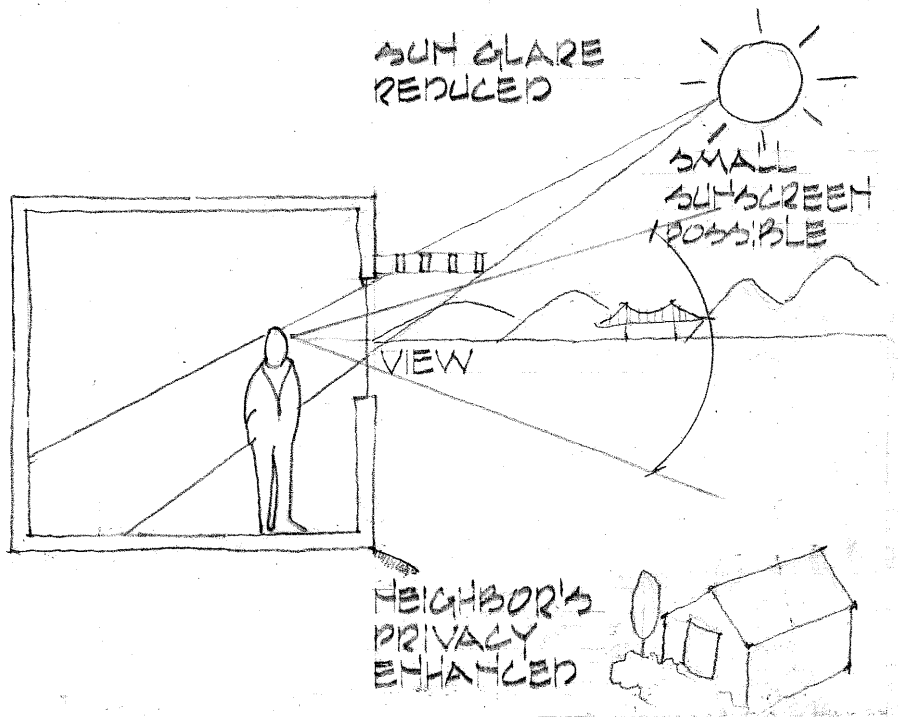
NO



YES







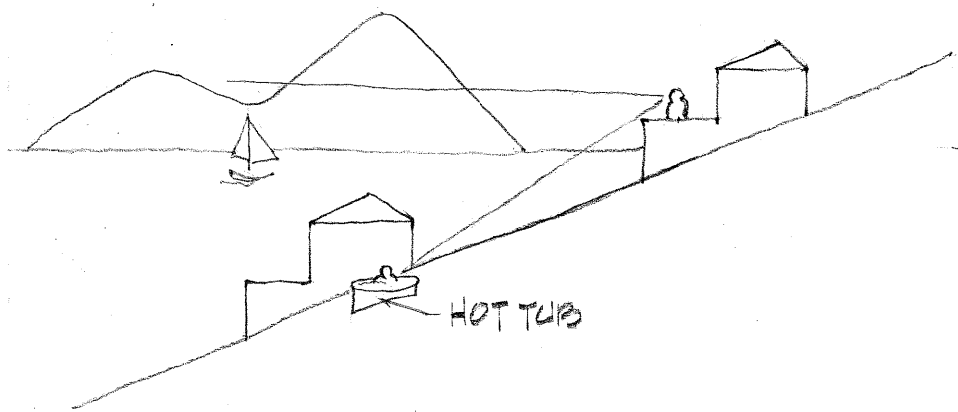
TIBURON DESIGN GUIDELINES

- USE WINDOWS PROPERLY TO FRAME VIEWS WHILE AVOIDING EXCESSIVE SUN GLARE OR PRIVACY PROBLEMS

PRINCIPLE 6: PRIVACY AND VIEWS ARE SOMETIMES IN DIRECT CONFLICT

THERE MUST BE COMPROMISE BETWEEN CONFLICTING OBJECTIVES OF EXISTING DWELLINGS AND NEW ONES. VIEWS ARE VERY IMPORTANT BUT SO IS PRIVACY. RETHINKING SOLUTIONS TO THIS PROBLEM IS IMPORTANT.

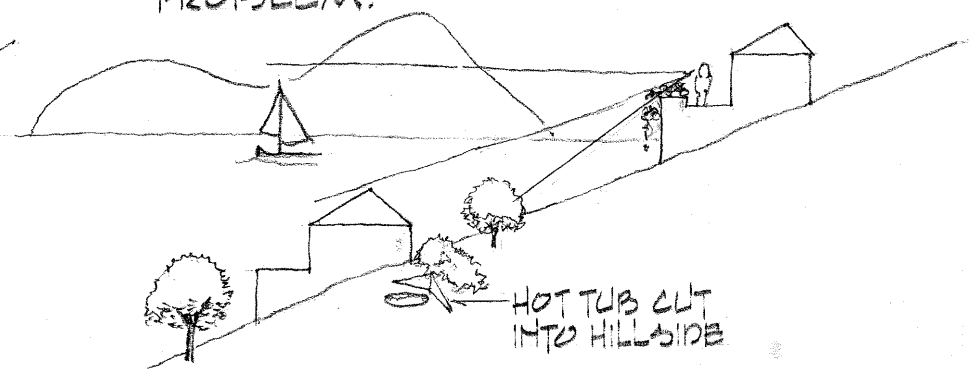
NO



PRIVACY PROBLEM FOR BOTH DWELLINGS.

YES

- WIDE PLANTER KEEPS PEOPLE FROM DECK EDGE, RESOLVES PRIVACY PROBLEM.



- SCREEN PLANTING PROTECTS LOWER NEIGHBOR FROM FEELING "OVERBEARING" WEIGHT OF HOUSE ABOVE.
- LOW TREE SCREEN DOESN'T BLOCK VIEW.

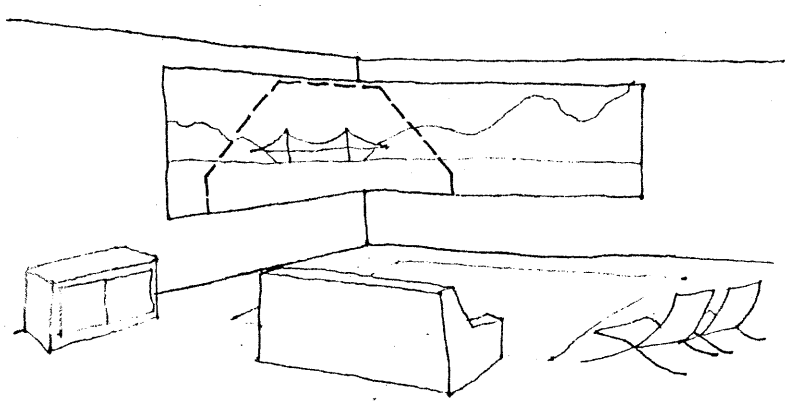
PRINCIPLE 7: PARTIAL VIEW BLOCKAGE SHOULD BE AVOIDED WHENEVER POSSIBLE.

HOWEVER, AS MUCH AS WE DISLIKE IT, VIEWS FROM EXISTING DWELLINGS MUST OFTEN BE COMPROMISED BY NEW DWELLINGS OR ADDITIONS IN FRONT OF THE EXISTING STRUCTURE. REMEMBER TOO THAT, ONCE BUILT, THE NEW STRUCTURE BECOMES PART OF THE VIEW NOT A BLOCK TO THE VIEW. IT IS THE CHANGE IN THE VIEW THAT IS SO DIFFICULT TO ACCEPT. SINCE VIEW BLOCKAGE IS SO SUBJECTIVE, IT IS OFTEN NECESSARY TO ACCURATELY PHOTOGRAPH THE ENTIRE VIEW, FROM SIDE TO SIDE, AND DRAW IN THE PROPOSED BLOCKING ELEMENT IN ORDER GAUGE THE MAGNITUDE AND IMPACT OF THE VIEW BLOCKAGE. THE FOLLOWING ARE SOME IMPORTANT CONCEPTS WITH REGARD TO VIEW BLOCKAGE:

* A. VIEW PROTECTION IS MORE IMPORTANT FOR THE PRIMARY LIVING AREAS OF A DWELLING (E.G. LIVING ROOM, DINING ROOM, FAMILY ROOM, GREAT ROOM, KITCHEN, AND DECKS ASSOCIATED WITH THESE ROOMS) THAN FOR LESS ACTIVELY USED AREAS OF A DWELLING (E.G. BEDROOM, BATHROOM, STUDY, OFFICE, DEN).

NO

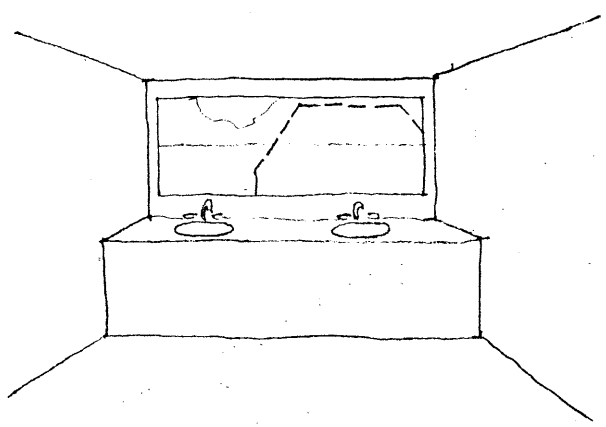
• PROPOSED STRUCTURE BLOCKS LIVING ROOM VIEW



• GREAT IMPACT ON LIVABILITY

YES

• PROPOSED STRUCTURE BLOCKS BATHROOM VIEW



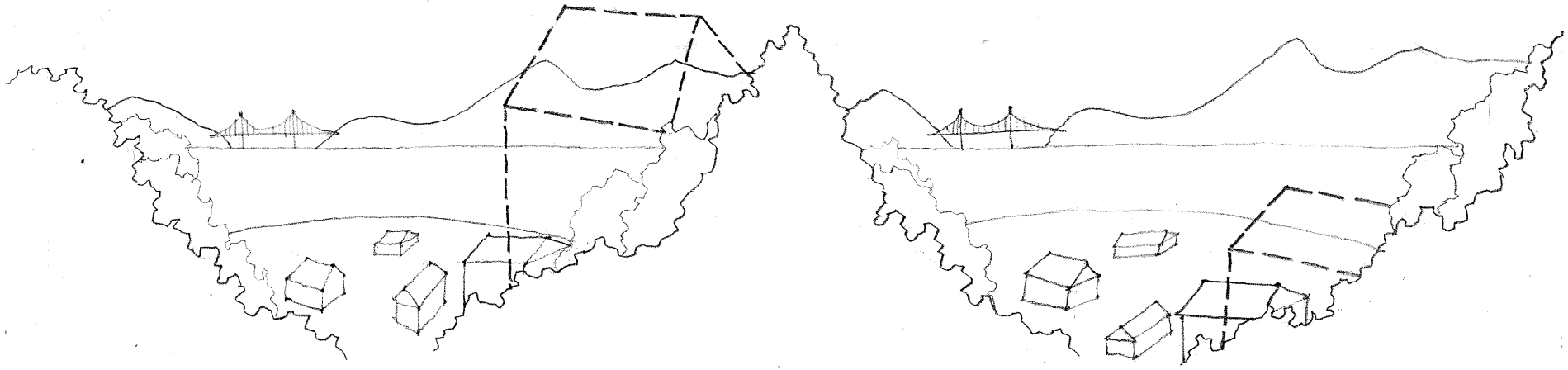
• LITTLE IMPACT ON LIVABILITY

* AMENDED AUGUST 6, 2003

B. HORIZON LINE IS MOST SENSITIVE PART OF VIEW, THEN FOREGROUND THEN MIDDLEGROUND. IF POSSIBLE, AVOID CUTTING HORIZON LINE OF A NEIGHBOR'S VIEW.

NO

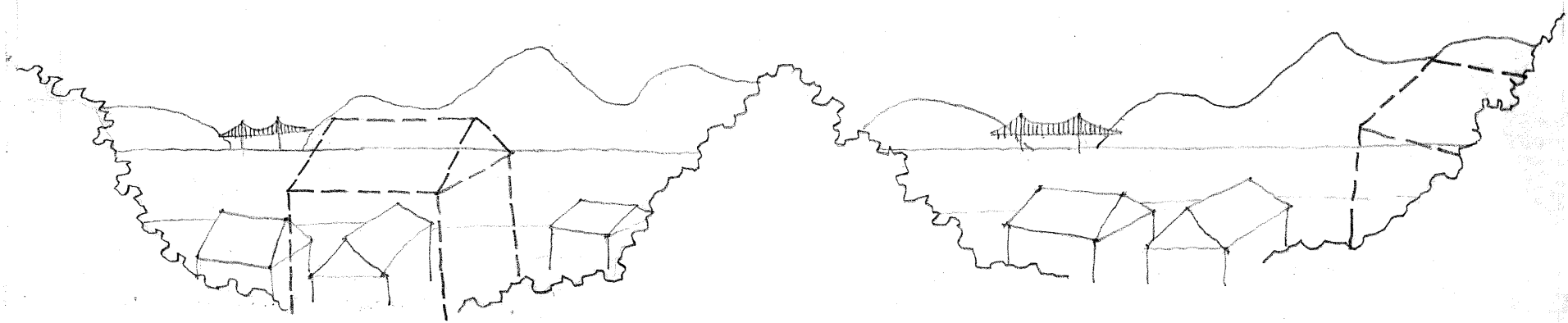
YES



C. BLOCKAGE OF CENTER OF VIEW MORE DAMAGING THAN BLOCKAGE OF SIDE OF VIEW.

NO

YES



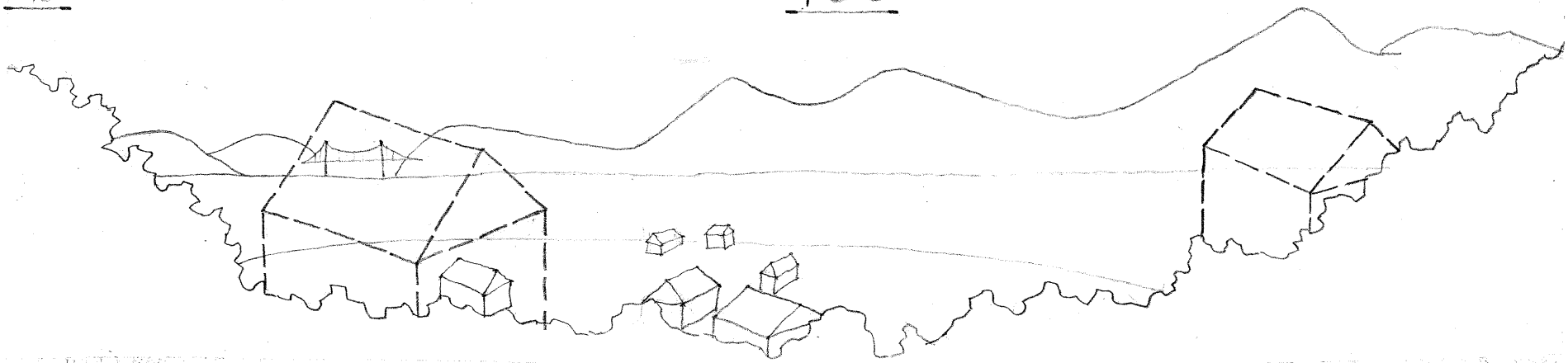
• PROPOSED STRUCTURE BLOCKS CENTER OF VIEW

• PROPOSED STRUCTURE BLOCKS SIDE OF VIEW

D. BLOCKAGE OF IMPORTANT OBJECTS IN THE VIEW (GOLDEN GATE BRIDGE, BELVEDERE LAGOON, SAUSALITO, ANGEL ISLAND) IS MORE DIFFICULT TO ACCEPT THAN BLOCKAGE OF OTHER, LESS WELL-KNOWN LANDMARKS.

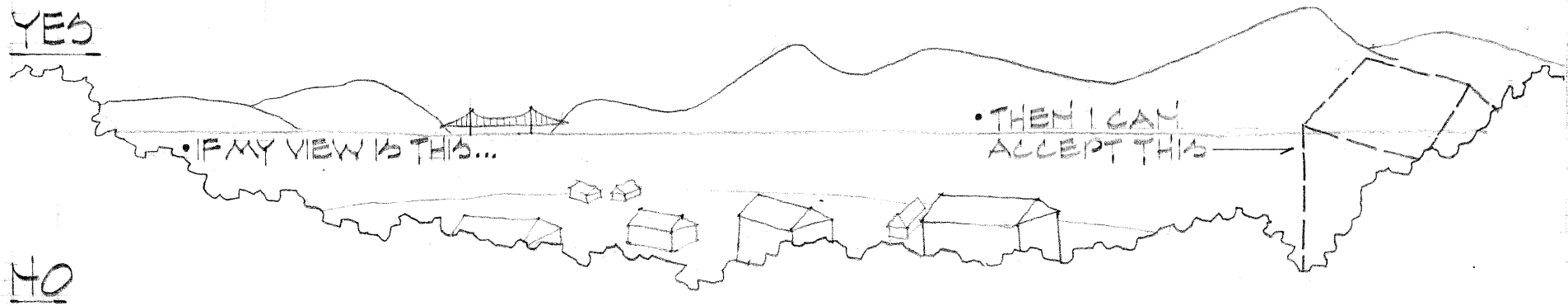
NO

YES

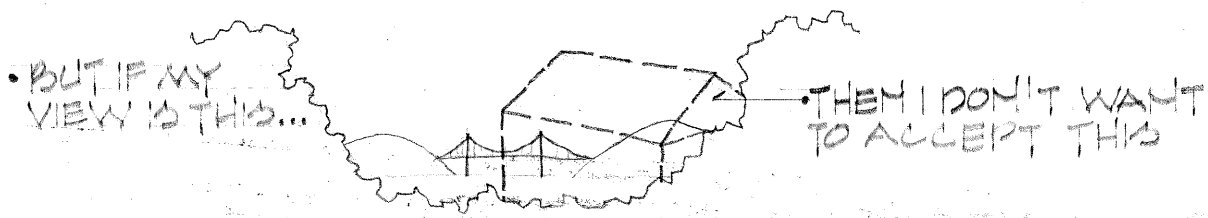


E. A WIDE PANORAMIC VIEW CAN ACCEPT MORE VIEW BLOCKAGE THAN THE SMALLER SLOT VIEW.

YES

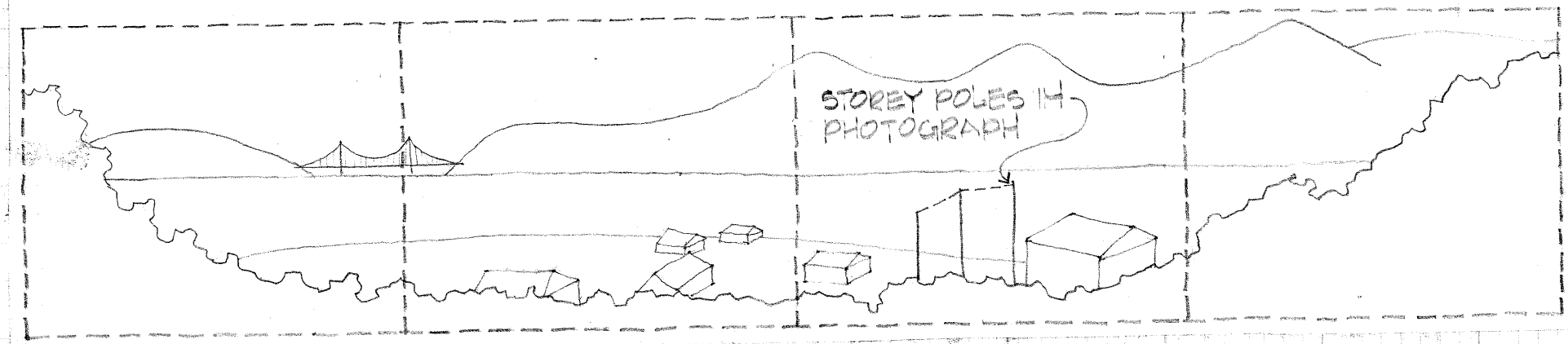


NO



F. IN MEASURING A VIEW FOR BLOCKAGE PURPOSES, THE ENTIRE PANORAMA SHOULD BE CONSIDERED. TO PRESENT THE PROBLEM EFFECTIVELY, THE VIEW SHOULD BE PHOTOGRAPHED COMPLETELY FROM VIEW STOP ON RIGHT TO VIEW STOP ON LEFT

- TAKE OVERLAPPING PHOTOGRAPHS FROM SAME VIEW SPOT, TAPE TOGETHER FOR PROPER PRESENTATION.

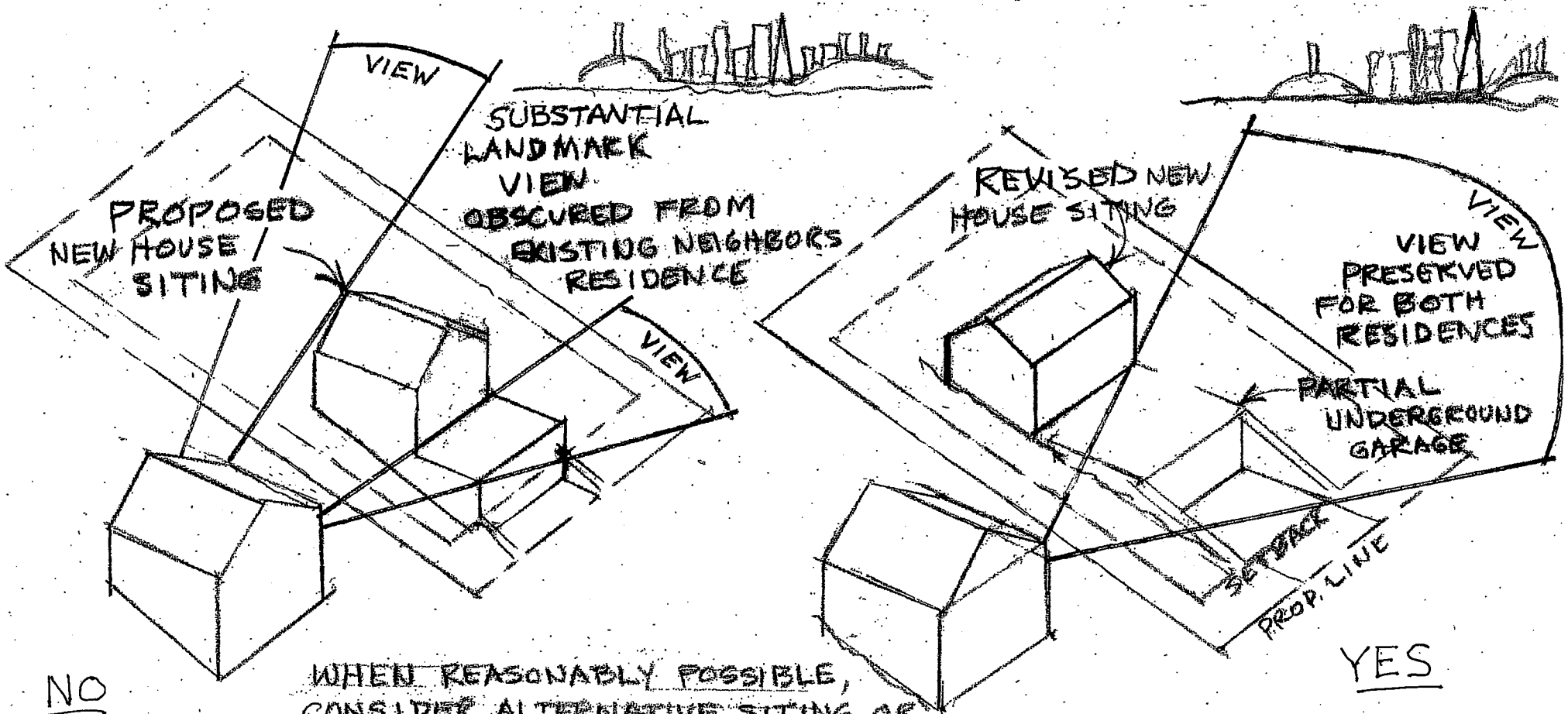


- USING THIS TECHNIQUE, PHOTOGRAPHS OF STOREY POLES CAN BE USED TO CREATE AN ACCURATE REPRESENTATION OF THE PROPOSED PROJECT.

NOTE: THE MORE ACCURATE AND COMPLETE THE PRESENTATION, THE BETTER BOARD MEMBERS NEIGHBORS, AND OTHERS CONCERNED ARE ABLE TO JUDGE IT. MANY OR ALL OF THE FOLLOWING ITEMS MAY BE REQUIRED, AND SHOULD BE USED BY THE DESIGNER TO JUDGE AND, IF NECESSARY, MODIFY HIS PROJECT BEFORE BRINGING IT TO A PUBLIC HEARING TO RATIONALIZE AN ALREADY-COMPLETED DESIGN.

- PLANS, ELEVATIONS, SECTIONS
- STORY POLES & RIDGE STRINGS
- PHOTOGRAPHS SHOWING STORY POLES (OVERLAY OR MONTAGE OF PROJECT)
- PHOTOGRAPHS FROM NEIGHBORING VANTAGE POINTS
- PERSPECTIVES
- MODELS
- SURVEYS
- LANDSCAPING PLANS

PRINCIPLE 8: A VIEW ACROSS A VACANT LOT IS OFTEN CONSIDERED TO BE A "BORROWED" VIEW, WHICH IS LIKELY TO BE COMPROMISED BY THE EVENTUAL DEVELOPMENT OF THE VACANT LOT. A BORROWED VIEW IS ONE WHICH IS TEMPORARY IN NATURE AND WHICH MAY REASONABLY BE EXPECTED TO CHANGE UPON DEVELOPMENT OF THE LOT. CONSIDERATION MAY BE GIVEN TO PRESERVING PORTIONS OF A BORROWED VIEW IF THIS IS THE ONLY SUBSTANTIAL VIEW FOR A NEIGHBORING HOME.



WHEN REASONABLY POSSIBLE, CONSIDER ALTERNATIVE SITING OR BUILDING MASSING TO PRESERVE NEIGHBORS' VIEWS.

TIBURON DESIGN GUIDELINES

"BORROWED" VIEWS OVER ADJACENT OR NEARBY PROPERTIES ARE LIKELY TO BE AFFECTED BY NEW DEVELOPMENT