

# **Lucas Valley Homeowners Association**

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## **Architectural Review Committee**

# **D E S I G N   G U I D E L I N E S**

November 5, 2002

The Lucas Valley Homeowners Association and the Architectural Review Committee express their appreciation to the following people for their valued support in making this document possible:

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# Lucas Valley Design Guidelines

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## **1 THE LUCAS VALLEY COMMUNITY**

### **1.1 History**

The vision for the Lucas Valley Housing Community began in 1961 as a continuation of developer Joseph Eichler's ideals for quality living in Northern California. It involved the County of Marin and a team of nationally recognized architects and planners known for their past collaborative efforts with Eichler Homes, Inc. and their groundbreaking work in the field of modern design. The community plan was approved under Marin County's Planning and Zoning ordinances. The unique approach to suburban planning included wide streets, generous setbacks, preservation of native trees, underground utilities and community TV hookup. The plan also included sites for recreation, school and public landscaping.

Eichler Homes, Inc., hired leading architects such as Jones & Emmons and Claude Oakland to design our Lucas Valley homes. Sasaki-Walker, Henry Cole and other famous landscape architects were also commissioned to help plan out the communities and the varying landscape elements throughout. Their combined efforts created homes specific to the immediate surroundings, climate, and "outdoor living" atmosphere of this unique region. The architects also gave the new owners their own set of guidelines – in a Declaration of Restrictions ("Covenants") attached to their deeds – which the homeowners have used ever since to preserve the original vision. Eichler homeowners and enthusiasts are known throughout the country for their dedication to preserving the original vision of Eichler Modernity.

### **1.2 Modern Eichler Homes**

Eichler homes were designed to a high level of architectural standards that reflected a unique brand of California modernism popular in the 1940s and 1950s. The architects chosen by Eichler held to this modernist design philosophy. The homes emphasized clean lines, simplicity in detail, and a connection to nature with lots of privacy. The style of the Lucas Valley homes is simple post-and-beam structure designed with varying degrees of roof profiles that place emphasis on the prevalent horizontal landscape of the valley nestled in between the hills. The street facades are unobtrusive, with few or no windows. Exterior paint colors were subdued and organic in tone complementing the natural surroundings. Extensive glazing around the sides, back and atrium of the homes provides a feeling of openness that brings the natural world into the living spaces. Careful land planning and the exclusion of multi-storied structures ensure a considerable degree of privacy for every resident.

In recent years, modernist architecture and design principles have gained in popularity. Examples of Modern residential architecture are increasingly in demand as the public recognizes that modern designs, such as Eichler communities and Frank Lloyd Wright's Usonian architecture, are truly

distinctive residential American structures of the Twentieth Century. The increasingly valuable architectural features of our homes are significant assets shared by the entire community and are the envy of many Americans around the country. The ARC believes that a homeowner of the Lucas Valley Community will benefit by understanding the philosophy of simple modern image respectful of the natural beauty surrounding our homes.

### **1.3 Contemporary American Housing Guild Homes**

In the early 1970s, Eichler Homes, Inc., ran into financial difficulties and sold off portions of land to American Housing Guild (AHG). The first AHG homes were built in one-and two-story models on Mount Tallac and Mount Wittenburg Courts and at the western end of Mount Muir Court. All of the AHG models are more Contractor Modern homes in style than the Eichler models. Although the American Guild homes were built in different styles, the same regional characteristics that brought Eichler to this valley also brought American Guild. As with the Eichler homes, the AHG homes were developed to maintain as much as possible the beautiful natural surroundings of the valley.

The property on Mount Palomar Court had originally been reserved for ecclesiastic functions. When it was apparent that no church was to be built on that property, it was sold to a developer who agreed to build models very similar in style to the AHG models and to preserve the privacy of nearby Eichler homeowners by building only one-story homes. A final development took place at the eastern end of Mount Muir Court, where the developer agreed to build AHG style model homes consistent with those built on the western end of Mount Muir Court. In total, Lucas Valley Homeowners Association is now comprised of 538 homes, including 450 Eichlers and 88 AHGs.

### **1.4 Bond Measure of 1972**

Part of Eichler's original intent was to develop the hills just north of the valley. At the time there was no countywide Master Plan in place to preclude what could have been an over development of the area. In order to maintain the Valley's beautiful scenic backdrop, homeowners agreed to purchase the hills in 1972 through a bond measure. The goal was to preserve as much as possible the natural beauty of Lucas Valley. An overwhelming 96% of the voters agreed to an \$18 per year fee to pay for the bond. The bond was finally retired in 1997. In all, 285 acres were purchased for \$300,000.

### **1.5 Architectural Review Committee**

The Lucas Valley Homeowners Association Board of Directors appoints the Architectural Review Committee (ARC) to provide guidelines and objectives for maintaining the various architectural characteristics of the neighborhoods. The ARC was established as part of our original Covenants and is charged by the board with the responsibility of upholding the original

Eichler and AHG visions. Since the early 1970s, the ARC has served without pause to maintain compliance with the original Covenants. The Marin County Planning Commission has recognized the architectural significance of our community with the Lucas Valley Special Zoning Ordinance No. 3278 (R1:B-LV) to further help compliance with our unique architectural elements.

### **1.6 Design and the Community Concept**

The Covenants and Special County zoning regulations ask for “substantial architectural similarity with other residential structures in the neighborhood in order to maintain the unique architectural features.” With sixteen Eichler home designs and twenty-five approvable colors, in thousands of possible combinations, individuality is easily attainable. The goal of the Covenants is to provide guidelines harmonious with the original intent of our Lucas Valley neighborhood. Its intent is to address elements that can be seen from the street or by adjacent neighbors. Homeowners should seek ARC approval for changes and modifications that affect neighborhood characteristics, such as exterior home colors, additions and remodels that affect windows, glazing and overall building massing.

The specific architectural elements of Eichler and AHG homes for which limits are set in these Guidelines include such issues as rooftop elements, fascia (roof edge) thickness or height, siding, doors, colors and color positioning, fences and setbacks or elements within setbacks (such as accessory structures) and major landscape and hardscape of areas visible from the street.

### **1.7 Goals for the Future**

The goal of these Guidelines is to assist compliance with Eichler design elements that have brought the Lucas Valley Eichler/LVHA vision to its present state. Through the efforts of the ARC and the standards included in these Guidelines, the architectural, visual and aesthetic characteristics of our community can be maintained and, where possible, enhanced.

## **2 DESIGN REVIEW, THE COMMUNITY AND YOU**

### **2.1 The Design Review Explained**

Design review provides homeowners with a starting point from which to address critical issues about the design of their homes that affect the entire community. It is an important step in maintaining the consistency and character of our neighborhood. By following the design review guidelines, homeowners are participating in a process that respects the architectural integrity of our community.

### **2.2 The Role of The Architectural Review Committee**

The Architectural Review Committee of the LVHA consists of property owners who are currently members of the Lucas Valley Homeowners Association. All projects and proposals that are visible from the streetscape must receive approval from the ARC. The ARC is responsible for processing, reviewing and voting on whether a project is in conformance with the CC&Rs and the Design Guidelines.

### **2.3 Design Review Process**

The ARC will review each project and consider its impact on adjacent neighbors and the Upper Lucas Valley community as a whole. The ARC will review proposals during regularly scheduled meetings. A copy of the application indicating any resolution or action to be taken will be sent to the Applicant as well as kept on file at the office of the LVHA. Meeting dates and the list of new applications will be made publicly available and posted on Channel 8 prior to the meeting.

It is recognized that the ARC's decisions to approve, disapprove or approve with conditions necessarily involve subjective and/or aesthetic judgment. The ARC will consider various factors of aesthetic and community concern in reviewing a project proposal and attempt to answer questions such as:

- How does the proposed building mass and bulk relate to the immediate surrounding structures and streetscape?
- How does the location of the proposed improvement affect adjacent neighbors?
- What is the quality of the design and finish materials?
- Is the proposal's external design in harmony with existing environment, with consideration given to structures located on the applicant's lot and on adjacent or nearby Upper Lucas Valley area lots?
- Does the improvement or modification interfere with the enjoyment by any other neighboring homeowner of his or her property?

- Is the proposed improvement consistent with the architectural and aesthetic standards and community character prevailing within Upper Lucas Valley and with the overall design intent of the Eichler Homes or the American Guild Homes?

### **2.3.1 Findings & Timeframes**

The Applicant's proposed project must conform to the CC&Rs and the Architectural Guidelines in effect at the time plans are submitted to the ARC.

The ARC may determine that a proposed improvement is unacceptable, even if previous applications with the same or similar improvement have been approved, if factors such as drainage, topography or visibility from public right-of-ways, common areas or other lots, or prior adverse experience with similar proposed improvements have proven incompatible with neighborhood standards.

Within 30 days after submission of drawings and specifications satisfying the requirements of the ARC, the Committee shall give written notice of approval or of disapproval. If the ARC recommends that the proposal be modified, the Applicant may respond within 30 days.

There is a one-year time limit for execution of an approved project. Extensions are available to any applicant if a project cannot be completed in the time allotted. Landscape proposals are subject to a six-month time limit for execution once approved.

### **2.3.2 Site Visits**

Where appropriate, site visits may be scheduled with the Applicant to help the ARC members understand the project. By submitting an application for design review to the ARC, an applicant grants permission to the LVHA Board, the ARC and their designees to visit the site of the proposed improvements to determine the appropriateness of the proposed request, and to monitor compliance with the conditions of approval until completion of the project. All site visits will be scheduled in advance with the Applicant.

### **2.3.3 Request for Full Scale Mock-up**

At times the ARC may require the applicant to erect a small section of the proposed project for review if the design intent cannot be made fully understandable through drawings or documentation. The ARC reserves the right to request a mock-up of any element of a project if the situation deems necessary.

### **2.3.4 County Planning and Building Department Submittals**

All proposed modifications shall be subject to governing laws and regulations as mandated by the Marin County Zoning ordinances and Building Department regulations. Applicants are responsible for contacting the County of Marin for further information pertaining to proposed remodels and additions.

Marin County requires that the ARC review and approve the scope and nature of all major projects before they are submitted to the County for a building permit. LVHA and the ARC work closely with the Marin County Community Development Agency's Planning and Building Divisions to ensure a timely turn around of all applications. Applicants should consult with the Marin County Community Development Agency about any project to determine if it requires planning approval.

### **2.3.5 Appeals**

Applicants may appeal to the LVHA Board of Directors any matters of dispute arising from the ARC's decision. Appeals to the Board of Directors are governed by the rules for appeals, which are established by the Board and as defined in the CC&Rs.

### 3 ADDITIONS, REMODELS & NEW HOMES

#### 3.1 Neighborhood Zones

The LVHA Design Review Guidelines take into consideration two distinct styles within the Lucas Valley Homeowners Association: the California Modern Eichler Homes, Inc., and the Contemporary American Guild Homes, Inc. Each has unique merits. Therefore the Architectural Review Committee has divided the neighborhood into three zones in order to address the unique characteristic of each area.

- **Zone A:** takes into consideration a majority of homes in the LVHA, all developed by Eichler Homes, Inc.
- **Zone B:** addresses homes by American Guild Homes, Inc. of either one or two stories in height.
- **Zone C:** includes Mt. Palomar Court and addresses the single story restriction of that street.

#### 3.2 Second Story Additions

**Zones A & C:** Second story additions are strictly prohibited.

**Zone B:** Second story additions will be subject to review and approval by the LVHA-ARC. Consideration shall be given to neighboring views, privacy and integral character with proximity to adjacent structures. All proposed second story additions will require permits and approvals from the Marin County Planning and Building Departments.

#### 3.3 Roofline

**Zones A, B & C:** Streetscape continuity of the rooflines is an important feature of the neighborhood and shall be carefully considered before any proposed alterations. All additions or alterations shall respect the character of the existing rooflines and shall be subject to review and approval by the ARC.

#### 3.4 Roof Fascia

**Zone A:** The original painted wood fascia and low profile galvanized drip edge flashing are distinct elements of this zone. The proportion and scale of the roof fascia and trim should be appropriate to the original intent. In instances where the fascia or other structural roof members must be replaced, the ARC will review the proposed revisions to the fascia. In any case, the original roofline profile intent should be kept in mind for all upgrades.

**Zones B & C:** The roof fascias in these zones vary and shall be subject to review by the ARC for approval.

### **3.5 Roof Surface**

**Zone A:** The ARC shall review all proposed material selection and color schemes.

Sloped Roof Construction - Sloped roofs of moderate to steeper pitch may employ asphalt, composition shingle or other roofing material consistent with the original house design. Roofing material and colors shall harmonize with the house color. Alternative roofing styles including clay tiles (curved or flat profiles), cement tiles, metal shingles or panels will not be considered due to the inconsistency with the Modern vernacular.

**Zones B & C:** All roofing material for pitched roofs shall be of County approved class 'A' fire resistant material. The ARC shall review all final color schemes and material selection.

### **3.6 Atrium Covers**

**Zone A:** The addition of atrium covers including clear, tinted or translucent glazing materials or sun-shading open-air treatment shall be considered an acceptable enhancement to atrium models. All atrium covers at sloped roof areas shall match the slope profile of the existing roof. Operable panels or fully retractable atrium roof covers may be considered on a case-by-case basis. Framing colors shall coordinate with paint colors of the house trim. Open-air sun-shading structures shall be permitted and shall be subject to review and approval by the ARC. All atrium covers shall be designed to minimize the visual impact when viewed from any streetscape vantage point.

### **3.7 Siding and Exterior Walls**

**Zone A:** Replacement of wood siding shall conform to one of the original vertical pattern wood paneling used throughout the area. Horizontal siding, shingle siding and other non-conforming materials will not be allowed.

**Zones B & C:** All replacement siding material shall be subject to review and approval by the ARC.

### **3.8 Windows and Window Glass**

**Zone A:** Glass on gable ends or tall wall is a common feature of Zone A homes. Glazing consists of large panes of glass without grids (mullions). The streetscape generally has little to no glass. Any alterations or additions shall take this into consideration and shall be subject to review and approval by the ARC.

**Zones B & C:** All glass and glazing modifications that are prominent features of the streetscape shall be subject to review and approval by the ARC.

### **3.9 Entry Doors**

**Zone A:** The original doors were simple slabs painted a distinctive color complementary to the main color scheme of the house. Other modernist door designs may be considered. Raised panel doors are not consistent with homes in this zone. All door designs shall be submitted for approval. Simple modern hardware inset from the door edge is encouraged. Brushed aluminum, brushed chrome or stainless steel hardware is appropriate.

**Zones B & C:** These zones have no special requirements for the entry doors other than that they conform to the style and character common to the home's original design.

### **3.10 Garage Doors**

**Zone A:** Garage door exterior siding must match that used on the main body of the house. Design of a replacement garage door shall be integral with the characteristic of the modern style.

**Zones B & C:** Garage doors of original design and characteristic shall be considered for review and approval by the ARC.

### **3.11 Rooftop Equipment**

**Zones A, B & C:** With the exception of solar panels and 18" satellite dishes, all equipment, such as heating or air-conditioning equipment and low profile ductwork or piping, shall be prohibited where placement of such equipment on the rooftop visually impacts the streetscape.

### **3.12 Solar Panels**

**Zones A, B & C:** Solar panel installation shall minimize visual impact on the streetscape and adjacent properties. Panels shall be installed flat to the roofline or installed to minimize visual impact from the streetscape.

On steeply pitched roofs, panels must be mounted flush to the pitched surface, not to exceed 9 inches above roof surface. Trim color should be either black or a color that matches the color of the roof so as to blend as completely as possible with the existing material.

Junction boxes, flex conduit and other associated electrical devices including structural supports shall be either black or a color that matches the color of the roof.

### **3.13 Satellite TV Dishes**

**Zones A, B & C:** 18" satellite dishes shall be placed to minimize their visual impact from the streetscape and from adjacent property. In no instance shall a satellite dish be placed at the topmost peak of any house.

### **3.14 Air Conditioning Equipment**

**Zones A, B & C:** Air conditioning compressors and other exterior equipment shall be located at ground level in a side yard or rear yard only. They shall

be screened or fenced to be invisible from the streetscape or public right-of-way and adjacent property and designed so that sound transmission to the neighboring property is minimized. Ducting shall not be visible from the streetscape or public right-of-way

### **3.15 Exterior Paint Colors and Samples**

All exterior paint colors must be submitted to the ARC for approval. Test samples of materials and paint colors are encouraged in order to understand how a particular material and color tie into the neighborhood and streetscape.

Test sampling of materials or paint colors on the exterior of the house is not acceptable if visible from the streetscape or adjacent properties. It is recommended that property owners use removable sample panels or plywood scrap for studying paint colors or materials and that such panels not remain in public view.

**Zone A:** LVHA has a list of approved exterior paint colors for all homes in the Upper Lucas Valley district. However, other colors may be suggested and submitted for review by the ARC.

Exterior paint colors should be muted earth tones that blend with the surrounding natural environment, such as browns, tans, rusts, greens and grays. Bright colors should be used sparingly, mostly as accents on key building features such as doors.

Body color, including siding, vertical and horizontal trim and molding, garage doors, window and door trim/frames, should all be the same color.

Trim, including horizontal fascias at roof overhangs, horizontal beams and columns, should be a lighter or darker color to complement the body color. Entry doors should be a solid color and may be a brighter accent color compatible with the exterior of the house and the surrounding hardscape and/or landscape.

Base (exposed foundation) should be a dark gray or other color indicated on the paint chart.

Beams were originally painted almost always exclusively classic white; some were deep brown or natural wood.

**Zones B&C:** Exterior finishes should be earth tone and consistent with the neighboring décor.

## **4 SITE WORK**

### **4.1 Landscaping - Trees, Hardscape & Retaining Walls**

The front yard and sidewalk strip is the direct physical connection between the home and the community. Front yards are part of the overall street picture, or streetscape, and have an impact on the overall look and feel of the neighborhood. All major landscaping plans, including tree removal that can be viewed from the streetscape must be submitted to the ARC for design review. The ARC encourages Applicant's to consider replacing trees that require removal with indigenous tree species.

The ARC asks that certain principles be considered when designing a landscape plan:

- Is the landscape design well integrated with architectural character of the home and surrounding elements?
- Does the landscape design relate well with adjacent properties?
- Does the landscape design harmonize with the natural surroundings?
- Are the plantings selected appropriate for the Lucas Valley micro-region?

### **4.2 Fences**

Rebuilding fences and constructing any additional fences require ARC approval.

Fences must conform to county standards. Marin County zoning restricts fence heights to 6'-0" above average grade as defined by the county zoning ordinance. All fences visible from the streetscape shall be of approved material and design. The ARC encourages the use of wood fencing with straight vertical clean lines without decorative adornment.

Front yard fences preferably should not project forward beyond the front of the house, as front yards are preferred to remain open and landscaped. When a side yard abuts a street, the side yard fence should be set back from the sidewalk to allow landscaping between the sidewalk and the fence.

In no instance shall a fence enclose public equipment such as cable TV boxes or fire hydrants. If a fence does so, that area must be left accessible for utility access.

### **4.3 Gazebos and Storage Structures**

Gazebos and storage structures built in the backyard or side yard shall be placed to prevent visibility from the public right of way and to minimize visibility from adjacent properties.

#### **4.4 Trellises, Canopies & Entry Porches**

**Zones A, B & C:** Trellises, canopies and entry porches shall be subject to review and approval by the ARC.

#### **4.5 Outdoor Play Structures**

Outdoor play structures in side or rear yards shall not be visible from the streetscape. Play structures located in front yards are not permitted.

#### **4.6 Driveways & On Site Vehicle Parking**

Zones A, B & C: Vehicle parking in all zones shall be limited to the original driveway and carport space. Any changes to the driveway or the amount of on-site parking are subject to review and approval. Marin County zoning and regulations specifically address the number of on-site parking spaces for vehicles. Homeowners who require modification of driveway and on-site parking should check with the county for permit and approval as well as with the ARC.

#### **4.7 Accessory Buildings**

Accessory buildings shall be placed to minimize visual impact from the streetscape and adjacent property.

#### **4.8 Site Lighting**

**Zone A:** Exterior lighting shall be architecturally integrated with the Eichler/modernist architectural style.

**All Zones:** Illumination levels should be low and compatible with residential uses and should be designed to control glare, to minimize light trespass onto adjacent properties, and to minimize direct upward light emission. Minimum intensity needed for the intended purpose should be used.

Fixture mounting height should be appropriate for the project and the setting. Use of low profile fixtures is encouraged as pedestrian area lighting.

Floodlights may be attached only to the rear elevation of the house and positioned so as not to cause glare to neighbors or vehicular traffic.

Seasonal lighting should be promptly removed after the associated holiday has passed.

#### **4.9 House Numbers**

House numbers shall respect the character of the architecture. House numbers should be simple without decorative features.

#### **4.10 Mail Boxes**

**Zone A:** Freestanding mailboxes are not permitted.

**Zones B & C:** Freestanding mailboxes shall be subject to review and approval by the ARC.

## **5 PROPERTY MAINTENANCE DURING CONSTRUCTION**

### **5.1 Storing Construction Materials and Equipment**

Construction materials shall be stored out of view from the public streetscape except in the course of ongoing construction where they are allowed to be neatly stored for a period of up to one month.

### **5.2 Public Safety During Construction**

Owner and contractor shall take reasonable steps to protect the public safety and welfare during the course of construction, including, but not limited to, the use of temporary fencing and/or barriers as necessary to mitigate safety hazards.

### **5.3 Parking Contractor Vehicles**

Parking of contractor vehicles shall be limited to overnight storage within the limits of the property. There shall be no overnight storage of vehicles within the public right of way.

### **5.4 Construction Debris, Waste & Site Clean-up**

Dumpsters shall be located within the limits of the property or, if located in the public right of way, they shall be located directly in front of the property in a manner that does not create a public hazard. Dumpsters shall have sufficient reflectors so as to be visible at night. Under no circumstances shall they block access to the public sidewalk.

Owner shall furnish trash containers and, at all times, shall keep the premises free from accumulation of waste materials or rubbish caused by his or his contractor's operations. All areas visible from the public right of way shall be kept neat, clean and free from trash, paper, debris, scrap materials and other unsightly substances.

Trash shall not be allowed outside of designated trash and scrap area and any that does intrude beyond shall be cleaned up daily.

At completion of the work, all remaining waste materials and rubbish shall be disposed of legally, and tools, construction equipment, machinery and surplus materials shall be removed from the job site. LVHA shall charge the owner for any clean up of construction debris left on public viewable areas after substantial completion of a building area.

The owner and contractor shall protect the existing building and neighboring buildings from damage due to construction.

### **5.5 Temporary Toilets**

Temporary toilets shall be placed out of the public right of way and, when practical, as close to the house as possible. Under no circumstance shall temporary toilets block access to the public sidewalk.

## 6 APPENDIX AND HELPFUL INFORMATION

### 6.1 Glossary of Terms

**Building mass:** The overall volumetric composition of a building. How much of a building is there.

**Building bulk:** The overall 3 dimensional composition of a building, what is the shape and proportion of the building

**Flashing:** Usually a piece of metal that laps over a piece of trim or slips under roofing to prevent water from penetrating into the wall or roof

**Glazing:** General description for glass

**Hardscape:** Man made designed elements of a garden such as stone pavers, garden walls, fencing, retaining walls, gravel, etc.

**Modernism/California modernism:** An architectural style that became very popular throughout America around the 1950's, and eventually around the world. The traits of modernist architecture are clean geometric lines, simple harmonic proportions, modern day conveniences and a respect for the natural setting of a building. Eichlers are known for their Modernist style

**Mullions:** The division of glass typically seen in traditional divided light windows

**Post-and-beam structure:** An age-old method for building where a horizontal beam spans between two vertical columns. Eichlers are almost all exclusively of post and beam construction, with glass or wood infill panels.

**Right-of-Way:** A public access way.

**Roofline:** The shape of a roof when a building is viewed head on.

**Roof fascia:** The piece of wood that trims the top portion of the house that defines the roofline.

**Sidewalk Strip:** The strip of planting in front of the house that separates the sidewalk from the street.

**Streetscape:** This is what one sees when walking down the street. The streetscape is made up of the houses, fences, gardens, sidewalks, and other objects.

## **6.2 Marin County Zoning Regulations Reference**

An Ordinance amending Title 22 of the Marin County Code has created a special zoning district (R-1:B-LV) in Upper Lucas Valley. A copy of this zoning ordinance may be obtained from the LVHA Community Center office. It is also attached to the CC&Rs.

The purpose of this Ordinance is to provide standards which shall preserve, to the maximum extent possible, the unique architectural characteristics of those residential structures of Eichler Design located in Upper Lucas Valley.