

ARCHITECTURAL REGULATIONS SEABROOK LAND COMPANY

Grays Harbor County, WA

GENERAL

These regulations are strictly aesthetic in their intent. Any conflict between these regulations and locally applicable codes shall result in these regulations being overridden, with notification given to the *Design Review Board*.

This Code Book document exists to support a design review system. The following rules and regulations exist to define the architectural and construction quality for Seabrook. It is likely that not every Seabrook owner will agree with the subjective aspects of the design review process. This document is one created by evolution and may be amended by the Founder as necessary.

Please note, the existence of any as-built condition within Seabrook shall not serve as an immediate assurance that a similar design or construction technique will be in full compliance to the regulations as set forth in this and similar documents. When in doubt of these regulations, it is strongly recommended that one contact the *Design Review Board* for an accurate explanation of its contents.

Green Building materials and techniques are highly encouraged and in many cases required in Seabrook. Use of reclaimed or recycled wood materials, use of energy-efficient mechanical systems, use of non-toxic materials and coatings, and the use of various innovative green-planning concepts are encouraged whenever possible. All materials and techniques are subject to approval by the *Design Review Board*.

The **Seabrook Source Imagery Packet** has been assembled as a supportive document to these architectural regulations. The packet includes architectural imagery from various Pacific Northwest waterfront towns (i.e. Cannon Beach, Pt. Townsend, La Conner, Gearhart, Manzanita, Pacific Beach, Moclips, and Oysterville) as well as other U.S. coastal towns sharing a similar vernacular and response to harsh coastal climate conditions (Nantucket, Newport, Williamsburg, Martha's Vineyard, selected New England towns).

The *American Vignola* sourcebook shall be used a reference when classical detailing is desired.

The Transect Concept exists to communicate the town's variation in architectural style, materials and finishes used, as well as specific building techniques that correspond to a structure's placement within the town plan. The denser urban town core exists at the town's geographical center, while the more rural and rustic zones exist on the outer edges of the community.

The Frontage Line of a house is defined as the primary site specific setback line for which a house sits. Corner lots may have dual frontages. The primary frontage shall always face the largest and most significant roadway, esplanade, or promenade. Site specific setbacks will vary according to a structure's location in the Seabrook town plan.

WALLS

MATERIALS

Building Walls shall be finished in No. 1 clear cedar shingles, wood or smooth clapboard siding, rake shake shingles, board and batten, or Artisan Series Hardiplank clapboard. Smooth siding is preferred as a solid body stained or painted surface. Rough wood siding shall gray out naturally or exist as a semi-transparent stained surface. Rough or smooth siding shall exist in relation to *The Transect Concept*. **Cedar Shingles, Rake Shakes, Board & Batten, and Smooth or Rough Siding** are the preferred cladding materials. Strong encouragement is given to designs reflecting cedar shingles left to gray out naturally with trims that vary in historic, regionally inspired, and nature-inspired colorations, particularly along the oceanfront.

Trim shall be smooth wood or smooth Artisan Hardi-plank (or equivalent smooth faced material), painted or solid-body stained, and should occur around all windows, doors, and edges of building masses to unify house elevations with appropriate proportion and scale. Trim should not be less than 4.5" in width and shall not be installed over siding or shingles. Siding and shingles must terminate at the trim edge. Primary cornices

and detailing around windows and doors may be more complex in profile if accurately designed with traditional proportions. Refer to copy of the *American Vignola* and *Seabrook's Source Imagery Packet*. Simple and abstracted profiles are acceptable and encouraged.

Foundation Walls, Piers and Pilings shall be natural gray concrete, parge-coated concrete, smooth formed or board formed poured concrete, indigenous stone, or brick. Concrete exposed 12" from grade or greater may be left natural (if of good finish quality), otherwise it shall be parge-coated to fill voids or painted a dark neutral color to coordinate with house color scheme. A dark integral color admixture may be incorporated into the foundation.

Porch Undercrofts shall be skirted and framed using a site-built wooden lattice or wood boards placed horizontally or vertically. Spaces between members shall not be larger than 1.5" or smaller than 0.75" to enclose areas between piers and porch undercrofts. Strong encouragement is given to continuous face-applied horizontal wood boards that disguise the pressure treated posts behind them. Diagonal lattice must be wood with a minimum thickness of .75". A dato cut technique and assemblies are highly encouraged.

Retaining walls are preferred to exist as masonry or black basalt rockery walls. Indigenous stone or brick is preferred; however, wood retaining walls are also permitted. Cedar is the preferred wood material for walls provided a rain screen is installed on the inside of wall for proper air gaps, drainage, and increased longevity to the cedar wood wall system. Other wood retaining walls are subject to specific material review and overall design approval. Generally, any presentation grade, rot-resistant wood (green, not red coloration) is acceptable. Wood members shall be clad to disguise any rot-resistant impregnation markings as necessary. Poured concrete walls will be considered for approval with the appropriate amount of detailing and degree of innovation. Board formed concrete is highly preferred. Walls shall be detailed to accept a wall cap or have a shaped top to shed water. Segmented retaining walls are not permitted without DRB review and approval.

Walls and Fences, shall generally be constructed of the same material as the first floor of the primary building. Strong encouragement is given to wooden fencing instead of masonry walls. Masonry walls shall be made of brick, indigenous stone, smooth stucco, board-formed concrete or parge-coated concrete. Masonry piers with wood picket sections may replace solid masonry walls. Wall foundations shall be designed as eccentric footings as not to extend into neighboring properties. Fence materials other than wood shall be submitted for individual approval.

Fence Pickets, Pales, and Boards shall be made of smooth or rough hewn cedar or equivalent rot-resistant wood depending on *Transect & Frontage Plan* locations. Fencing in the outer Transect may be rough-hewn and shall not be painted. Fences located close to the central town core and in neighborhood centers as defined by the Transect and Frontage Types diagrams shall be smooth, painted white or left to gray out naturally. Other fence colors shall be subject to approval by the *Design Review Board*.

Pressure treated wood shall not exhibit mechanical treatment techniques for chemical injection. Pressure treated wood that is rated for ground contact is highly encouraged for structural longevity, however it shall be wrapped to disguise injection markings. Cedar fencing is the preferred material for its authenticity and regional appropriateness.

Arbor and Trellises shall also be made of smooth or rough-hewn wood or pressure treated wood that is wrapped in a rot resistant wood like cedar. Their finish appearance shall correspond to the property location in *The Transect*. Fiberglass arbors, trellises or similar garden features are generally not permitted or encouraged without specific Design Review Board approval. Approvals may be granted based upon aesthetic appeal, overall design quality, and commitment to historically appropriate detailing.

Gates shall be wood or metal (w/ special review)

Gate Hardware shall be of non-corrosive metal or a wood latch system, and must function properly.

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CONFIGURATIONS & TECHNIQUES

Building Walls may be built of no more than two materials and shall only change material along a horizontal line (i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally, (typically at a floor line). Walls of a shingle building must be built in a consistent configuration with great attention to scale and proportion. Wood clapboard and shingles shall be horizontal.

Strong encouragement is given to buildings displaying the single use of one cladding material.

Finished Floor Elevations for the primary building shall occur at a minimum of 18" and a general maximum of 36" above grade along *Frontage Line* of house. The house foundation and associated water tables shall step with the grade to minimize awkward heights of building appendages. Where topographical challenges exist, FFE's may be more than 36" above finished grade and will be evaluated on a lot by lot basis based on *The Transect*.

Grade Openings shall be appropriately scaled and sized (recommended size: 1' x 3'), shall occur in sufficient quantities, and shall respond to the natural grade of the lot to allow for ventilation. Hardware cloth or similar screening material shall be integral with undercroft vent design to keep out undesirable pests. Strong encouragement is given towards the creative concealment of dark plastic or similar store-bought grade vent inserts.

Garden-Courtyard Walls shall be minimum 8" thick and have a horizontal cap, rounded or beveled section. Wall sections and gate entrances shall follow natural grades and transition accordingly to meet height requirements along prescribed fence lines.

Fences on adjacent lots shall have different designs and are subject to approval by the *Design Review Board*. Where a wall or fence on one property meets a taller or shorter wall or fence on another property, it is the responsibility of the latter designer to design a transition to sensitively connect their wall or fence to the height of the former. Fences shall be built fully within property lines to assure ownership by one property owner and to avoid future conflicts relating to maintenance or replacement responsibilities. Depending on location in *The Transect*, a side property line fence may be replaced with a native plant hedge provided the hedge is maintained at a similar height to the fence it replaces. To ensure proper fence placement, a property survey is highly recommended to identify property corners and to clearly identify property lines. No fencing shall be constructed within utility easements.

A "*Good Neighbor Fence Policy*" of erecting the finished or best face towards your neighbor or pedestrian walk or frontage must be observed at all times. This policy also requires that the owner of the fence must maintain their fence in good working order and in a clean and tidy appearance.

Hedges and Fences installed for privacy will be reviewed on a case by case basis and be of substantial benefit to both neighbors. (i.e. screening a hot tub, outdoor shower, bedroom window, porch zone, etc.). A common sense "*Good Neighbor Policy*" shall also apply in these instances to provide community harmony and to avoid negatively impacting one neighbor's enjoyment of their property over another.

Siding shall be horizontal, maximum 8" to the weather.

Shingles shall be maximum 8" to the weather. Decorative shingle patterns may be permitted based upon architectural merit and craft. Shingles shall be machine cut with bottom edges aligned. Compressed row shingle cladding and flared shingle compositions are strongly encouraged. Shingles shall not be painted but may receive a semi-transparent stain or solid body stain (depending on stain manufacturer).

Trim shall be minimum grade 'B' trim lumber and shall not exceed 6" in width at corners and 6" in width around openings, except at the front door where it may be any size or configuration. Exceptions may be granted for shingle structures and for classical detailing. Smooth 'Artisan Series' Hardi plank materials may be used as a viable substitute for wood trim. Faux wood impressions are not permitted.

Corner Boards are encouraged and shall be mitered or properly applied to make a 90° sharp corner. Laced shingle corners are permitted.

Stucco or plaster coating may be applied to concrete block or poured concrete. Stucco over wood frame construction should be avoided. Stucco shall be applied by steel trowel. No sand finishes or **corner beads** (plastic or metal) will be permitted. Stucco or painted portions of walls shall extend below natural grade such that the uncoated surfaces are not visible upon wall completion.

Natural Grade shall not be significantly altered unless approved by *Design Review Board*. An impervious hardscape coverage and grading plan showing existing and proposed grade elevations of the property interior and surrounding property area(s) shall be submitted for review prior to any grade alteration.

Drainage for each lot must be managed on each lot accordingly and must tie into the neighborhood's greater storm water infrastructure network. It is the responsibility of each property's homebuilder or related landscape contractor to ensure all footing and roof drains properly tie into these storm water systems and that any excess runoff empty at approved water discharge area(s) as confirmed by neighborhood civil engineer or neighborhood infrastructure construction manager. These discharge points shall be marked with a green plastic-coated rod and shown to neighborhood infrastructure manager for easy identification. The *Design Review Board* is open to innovative storm water management techniques (i.e. native rain gardens) and the recycling of H2O whenever possible. Strong encouragement is given to those landscape designs that use permeable materials (i.e. compacted gravel, crushed oyster shell, wood mulch, etc.) Slope stability shall be the responsibility of the contractor performing work on the property.

Pools, fountains, and spas shall be included in all impervious calculations.

ELEMENTS

MATERIALS

Chimneys shall be finished with painted concrete, concrete pavers, smooth stucco, indigenous stone, or brick. Flues for pot belly stoves shall be unpainted metal and shall vent through the roof of the structure or be properly anchored to the face of the building. Strong encouragement is given to brick chimneys and or properly anchored exposed metal stove pipes. Chimneys shall be topped with spark arrestors made of fired clay, dark copper, or galvanized metal.

Porch Railings shall be made of smooth wood. Railings on oceanfront homes or those with view blockage considerations will be subject to review on a case by case basis. Porch railings and pickets, may be left natural to minimize maintenance. Alternative materials, profiles, and non-wood railing systems shall be subject to review by *Design Review Board*.

Porch Floors and Posts may be wood or masonry. Unfinished concrete or stamped concrete porch floors shall not be permitted. Natural wood porch flooring is preferred and highly encouraged for its authenticity and overall aesthetic. Due to the widely varying appearances and ranges of detailing options associated with non-wood porch decking materials or porch decking systems, all are subject to independent review by *Design Review Board*. If approved, materials will be required to be white or more preferably, a natural gray in coloration to appear like real weathered wood.

Porches may be enclosed with glass or screens and may occur along frontages. Glass-enclosed porches, if heated, shall appear as if they first existed as an open porch to the primary house body. Strong encouragement is given to glass enclosed porches with removable panels for summer weather. Porch zones, when glassed in, must have at least 75% transparency. Glass porch windows shall remain uncovered (i.e. minimal to no window coverings) to maintain the appearance of a porch and to ensure that potential views from neighboring properties are not negatively affected by the existence of full window coverings. Porch zones are intended to exist as semi-private spaces.

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Porch ceilings may be enclosed with painted wood; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick, stone, or concrete. If concrete, a stoop shall have cheek walls of the primary foundation material of the house. (Eg. brick, stone, or painted or stuccoed concrete)

Decks shall be made of wood and located in rear or side yards. Natural wood decking is preferred and highly encouraged for its authenticity and overall aesthetic. Due to the widely varying appearances and ranges of detailing options associated with non-wood porch decking materials or porch decking systems, all are subject to independent review by *Design Review Board*. If approved, materials will be required to be white or more preferably, a natural gray in coloration.

Decks shall not be elevated more than 18" above grade, and shall step with grade as it changes across the lot. Strong encouragement is given to decks left to gray out naturally. They may be stained, however the color and stain specification shall be submitted to the Design Review Board for approval prior to stain purchase. Lots with significant topographical change will be reviewed on a case by case basis as submitted with the architectural plans during the formal design review process.

Dooryard Decks along frontages shall be integral to the house design and properly scaled and proportioned.

Signs shall be made of rot-resistant wood and hand-painted when possible. Vinyl letters are permitted; however strong encouragement is given to signs of a hand-crafted variety. Sand-blasted wood signs are acceptable. Residential signage shall not exceed 24" x 14". Smaller signs are encouraged. The following sign shapes are permitted: round, square, rectilinear, circular, or oval. Signs must be securely attached and located below or near front door light fixture(s).

Signs differing from these specifications for material, size, and shape must be submitted to Seabrook for approval prior to purchase or sign construction.

At the Town Center, signs may be made of wood, cast aluminum, or thickly-enameled steel and shall be externally illuminated. Please see Town Center Signage regulations for more detailed commercial sign guidelines.

Awnings shall have a metal structure covered with canvas, synthetic canvas or metal and shall not be internally lit.

Metal Elements shall be natural-colored galvanized steel, anodized or ESP aluminum, or marine-grade aluminum. Roof colors are permitted on a case-by-case basis and shall be submitted for *Design Review Board* approval.

Ancillary Structures / Storage Sheds are subject to review based on the submission of a scaled drawing and detailed specifications prior to shed construction or purchase. Impervious coverage shall be included in the lot impervious coverage calculations. The structure shall match in material and aesthetic that relates to the primary house structure. Certain materials and most store-bought kit sheds are strictly prohibited (i.e. metal or fiberglass, Rubbermaid, vinyl, exposed pressure treated wood, T-111, Hardi-plank, etc.). Sheds less than 8' x 10' shall not require County building permit. Windows in sheds shall follow same regulations as Seabrook house window specifications. Hardware shall not be overly ornate and shall be stainless steel for longevity. Shed locations must be identified on a site or landscape plan of the lot. Strong encouragement is given to roofing that matches that of the primary house structure for continuity.

CONFIGURATIONS & TECHNIQUES

Chimneys shall be a min. 2:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by the Gray's Harbor County Building Code. Fireplace enclosures and chimneys shall extend to the ground as true masonry structures and shall taper and transition with correct vertical proportions and scale. No stucco over wood or wood-clad-boxed chimneys will be permitted. Metal wind catcher spark arrestor varieties are most highly recommended.

Piers shall be no less than 12" x 12".

Arcades and Breezeways shall have vertically proportioned openings.

Porches on the Oceanfront shall have lighting fixtures and bulb wattages between 25-40 watt max, with fixtures that shield light downwards. All exterior bulbs shall be incandescent, LED (warm light spectrum only) or of an equivalent spectrum. **Avoid "Daylight" cool tones.**

Screened Porches shall have screens framed in wood installed behind framed railings. Brass or bronze screens are highly encouraged.

Classical Columns and Arches are reserved for civic and commercial buildings, and the Founder Lots. The Orders shall be Tuscan or Doric with correct proportions and profiles according to *The American Vignola*. Arches shall be no less than 8" thick.

Posts shall be no less than 4" x 4". Wrapped posts are permitted. Solid wood posts are strongly encouraged. Wood to ground contact shall be carefully avoided to create longevity of building integrity.

Railings shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4". Face applied pickets shall not be permitted. Stainless steel cable rail and glass railing options may be permitted upon *Design Review Board* review and approval.

Balconies shall be structurally supported by brackets or tapered beams. Cantilevered balconies are generally discouraged to avoid water intrusion into wall connection points and to avoid the appearance of an unsupported span. All are subject to *Design Review Board* approval.

Signs attached to retail buildings shall be integral with the storefronts, no larger than 18" height and externally lit. See Town Center Signage Regulation for details.

Awnings shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit. Strong encouragement is given to well-detailed metal awnings.

Wood Elements must be painted or sealed with an opaque or semisolid stain, except walking surfaces or cedar shingles which may be left natural. Trim shall be left to gray naturally, painted or stained with a solid body stain.

ROOFS

MATERIALS

Roofs shall be clad in one of the following materials, in its natural color: green, red, grey, or black asphalt tab shingles, No. 1 clear cedar wood shingles, galvanized steel (*corrugated preferred, 5V crimp or standing seam are also permitted*), or copper. Slate is a permitted material but shall be subject to individual review by the *Design Review Board*. Dimensional or panelized shingles are not permitted. Diamond tab shingles are highly encouraged.

Gutters and Downspouts shall be made of galvanized steel, copper, anodized or ESP aluminum. Metal chains may be used in lieu of downspouts. Gutters shall be square or half-round.

Downspouts shall be round and placed at the corner of the building least visible from nearby streets. Splash blocks must be made of concrete, brick or gravel and shall not empty contents onto neighboring property.

Flashing shall be copper, lead or anodized aluminum.

Copper Roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).

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CONFIGURATIONS & TECHNIQUES

Principal Roofs on all freestanding buildings shall be a symmetrical gable with a slope of 6:12 to 10:12 or the preferred slope of 9:12. Also allowed are gambrel, gabled hips, hipped gables. Where carriage houses meet in a party wall condition, gabled ends are allowed. Roof forms should reflect the simple character of those seen in the *Seabrook Regulating Plan* and *The Source Imagery Packet*.

Roof Compositions shall not be overly complex and shall not be designed with multiple complex volumes, cuts, notches, or as multiple stacked elevations. False roofs or roof ends as applied or implied roof forms shall not be permitted.

Ancillary Roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.

Flat Roofs may be permitted but only when occupiable and accessible from an interior room no less than 100 s.f. in size, however, due to climate, flat roofs are discouraged unless properly waterproofed and detailed with extreme care.

Parapets are encouraged for 0 lot-line conditions, townhouses, and civic and downtown structures.

Porch roofs shall be of a lesser slope than the primary roof. Along gabled primary masses, shed or mono-pitched roofs are encouraged. Generally, porch roof materials shall match roof material of the structure they emerge from for design simplicity.

Porch beams shall align w/ the outer faces of all porch posts. Decks shall not cantilever out past beam faces to gain extra deck space.

Height of the roof ridge shall not exceed 35'-0" above natural grade of the lot as measured from the house frontage. No portion of a widow's walk or light monitor shall exceed 42'-0".

Towers may not exceed 225 s.f. floor plate area or 50'-0" in height as measured from primary house frontage, and shall be located on center axis as the primary vista termination point to a street, path, and open space. They may be enclosed, partially-enclosed, or open-air. They shall emerge from the primary building structure and must be enclosed at the ground surface level. Free-standing towers will be considered upon architectural merit. They may encroach into the front setback.

Light monitors, Clearstory Windows, and Dormers shall be used to capture natural light. Only if the previous light capturing devices are not possible shall flat or bubbled skylights be permitted with proper DRB approval.

Solar panels are subject to review of location, quantity, and manufacturer specification submittal. The house designer shall specify on plans size and location of such structures.

Cupolas and Weathervanes are encouraged. They must be constructed of wood or metal and be securely fashioned to withstand the extreme wind gusts and sustained winds of the WA Coast.

Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the main building shall have an overhang that is shallow (10"-16"), deep (32"-40"), or tight to reflect a coastal architectural precedent as shown in the *Source Imagery Packet*. Eaves on outbuildings shall match the eaves of the main buildings if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep.

All **Roof and On-site drainage** must be managed accordingly on each lot. Gutters and drainpipes must empty onto the property for which the structure sits. All footing and roof drains shall properly tie into the neighborhood storm water systems or into approved discharge area(s) as confirmed by neighborhood civil engineer or neighborhood infrastructure manager. These discharge points shall be marked with a green plastic-coated rod and shown to neighborhood infrastructure manager for easy identification.

Dormers shall not emerge from the ridge cap and shall not consume more than 75% of the roof structure for which they emerge. They

generally shall light habitable spaces. Those with shed roofs shall be a minimum slope of 3:12 or with a slope to match the principle structure. Shed dormers, gabled dormers, and eyebrow dormers are encouraged.

Roof Penetrations, except chimneys, shall be placed to minimize visibility from primary streets or paths. These penetrations should match or be painted the same color of the roof. Metal penetrations may be left natural provided they will withstand a harsh marine environment. (eg. vent stacks)

OPENINGS

MATERIALS

Windows shall be made of wood (painted or stained) and shall be glazed with clear glass as true or simulated divided lights with vertical proportions. Simulated divided light with fixed divisions and historic muntin profiles are permitted, however they must employ a shadow bar to appear as if divisions are solid. Strong encouragement is given to use of high quality all wood windows. Windows shall match equivalent quality and style of Seabrook Cottage homes or better which are at minimum an Anderson 200 Series window. Casement windows shall be carefully considered where significant winds may catch and damage them.

Fiberglass, vinyl and aluminum windows will be reviewed on a case by case basis and shall be judged on traditional wood window detailing patterns and divisions.

Glass Panes shall occur as vertical rectangular divisions of: 1-over-1, 2-over-1, 4-over-1, 2-over-2, 4-over-4, and 6-over-6. Other divisions will be considered based on historic precedent and appropriateness. Strong encouragement is given to use of double hung windows.

Flat, snap-in, or non-fixed face applied muntins are not permitted.

Stained glass is not encouraged, but if used, shall not be constructed of false methods or as printed appliqué products. All stained glass designs and patterns shall be subject to review by the *Design Review Board* prior to glass purchase.

Bathroom or other similar high-privacy windows may be constructed of a sand-blasted or obscured glass window. Glass blocks are not permitted.

Shaped Windows such as circular and elliptical are encouraged and permitted as accents if correctly proportioned and scaled to the structure. Diamond-shaped, octagonal, half-circle, and round-top windows will be subject to special review.

Bay Windows shall be orthogonal, rounded, or squared in plan. They should be ample and must be appropriately scaled to the structure and architectural style of the structure employing their usage.

Doors (including garage doors) shall generally be constructed of a high quality wood and shall be painted or stained, including portions of doors not seen to avoid moisture wicking. Other certain door manufacturers are permitted: (i.e. smooth fiberglass_Codel brand and smooth vinyl_Anderson brand). Manufacturer warranties shall be reviewed if these doors are painted. All exterior doors are subject to review by the *Design Review Board (DRB)*. Sliding glass doors shall not be permitted without specific *DRB* approval

Garbage enclosures shall house at least one, ideally two cans (one for common refuse / one for recycling). Size should be approximately 4' deep by 6' wide. The ideal location should be located at the property rear or adjacent to servicing lane with doors being easily accessible by sanitation engineer and to avoid potential conflict with pets. Enclosures shall not be constructed within utility easements.

Carriage Houses shall generally have at least one window per wall elevation where visible from a public walkway or path.

Storefronts shall be made of wood, smooth Artisan Hardi plank, brick, stone, smooth-troweled concrete and painted a dark gloss color. Rustic or simulated stone shall not be permitted. Cut or cast stone is permitted.

Date: May 29, 2020

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Shutters shall be made of wood, be fully operable, and be sized to match the openings for which they are hung. Plank shutters are encouraged. Shutterdogs, cane-bolts, and “come-along” hardware is also highly encouraged. Fixed ornamental shutters are not permitted. Heavy duty fiberglass shutters (Dynamic Shutters brand) may be permitted but are subject to *Design Review Board* approval prior to purchase.

Storm Windows and Screens shall be integral with the window. Screen frames shall not contrast greatly with surrounding window frame. Screens shall be made of brass, bronze, or black vinyl.

Front Doors shall be located on the frontage line. Principle entries for houses on corners shall be located on the side of the house facing the larger street. Etched glass, leaded glass, or stained glass doors shall not be permitted.

Garage Doors shall be a minimum of 9' in width, paneled, and shall generally incorporate glazing to add natural light into the garage. Doors facing an alley shall have a canitilevered, down-shielded light fixture centered above the door or adjacent to the door with an incandescent or warm spectrum LED bulb (45 watts). This fixture shall be activated by a photocell with no override switch to illuminate the lane. Wood garage doors should be painted or stained. Others with factory finishes should follow manufacturer instructions on warranty disclosures.

Driveway Gates shall be primarily in-swinging, depending on location, and have a maximum opening width of 12'.

Grade Vents shall have openings with vertical metal or wood bars. Wire mesh behind the bars is required. For buildings with a masonry ground floor, undercroft openings for ventilation shall be a maximum of 1' tall and 3' wide and occur according to natural grade changes.

Stucco Trim articulations shall be subject to approval by the *Design Review Board*.

LIGHTING

MATERIALS

Exterior lighting fixtures shall be made of a copper, galvanized metal, pewter, brass, or other non-corrosive metal materials.

Fixtures shall be permitted to take on a natural patina. Factory applied patinas are generally discouraged. Fixtures shall be shielded downward or be flush-mounted. Proper bulb wattage and warm toned bulbs are essential.

Non-approved fixtures include: Plastic, vinyl, beveled glass, fiberglass, or overly ornate fixtures shall not be permitted.

Specification. sheets for all proposed lighting shall be submitted with final construction documents or for review by the *Design Review Board*.

Light Bulb selection shall be of an incandescent variety with no cool tones, daylight tones, or blue-fluorescent versions permitted. Warm toned compact LED bulbs or Edison style bulbs are most highly recommended, especially those that in warm tone varieties with exposed filaments.

CONFIGURATIONS & TECHNIQUES

Exterior Lighting shall include the following, activated by photovoltaic cells:

- (1) 25-40 watt incandescent or warm-toned LED light at each primary ground floor doorway entrance (*Main House, Garage, or Carriage House*). Avoid “Daylight” cool tones.
- (1) 40 watt max. incandescent or warm LED light above / near each garage door. Avoid “Daylight” cool tones.
- (2) 40 watt max. incandescent or warm-toned LED light above / near parking arbors. Avoid “Daylight” cool tones.

Override Switches will not be permitted for lights illuminating carriage house garage door or parking arbors. Post lamps are not encouraged and require a variance for approval.

Path Lights are highly recommended adjacent to pedestrian gate(s), along internal pathway systems, and at all steps/grade changes. Solar lights are encouraged. All private residential path lighting shall be of shielded down light variety.

All Lighting Fixtures, Wattage, and Locations of lighting are subject to review by Seabrook Design Review Board. Generally, a 25 watt bulb is the suggested lighting wattage for most exterior lighting. Light fixtures shall not be placed above or near unsightly utility service boxes in order to avoid illuminating these often unsightly service fixtures.

Up-lighting, accent lighting, colored lighting, and flood lights are not permitted. Up lighting is reserved for civic and public buildings.

Holiday & Colored Lighting shall be removed in a timely manner (approximately 1 month or less) following the holiday in which they were installed.

Party Lighting (i.e. on porches and rear & side yards) intended to be semi-permanent, shall be of the warm white light spectrum (no cool tones), must be low wattage type systems, must be kept in good working order, and should be properly secured for our heavy winds (taught cables recommended). Lighting systems should not create ambient light that may be deemed offensive by neighboring owners and guests or be mistaken for seasonal holiday lighting. If in doubt, stick with warm-toned white lights only.

SURFACE / GROUND / WALKS

MATERIALS

Pervious Ground Surfaces & Walkways, shall include wooden deck boards, crushed oyster shell, recycled wood mulch, compacted pea gravel, loosely set flagstone, or recycled duff. Pervious surfaces are highly encouraged.

Non-Pervious Ground Surfaces & Walkways shall include impervious materials such as crushed granite screenings, crush-or-run, Belgian block, granite cobble, & concrete pavers. The following structures are considered non-pervious: pools/pool decks, spas, fountains, ancillary structures, and terraces. Note: Impervious surfaces shall be calculated in the total lot coverage of the lot. Where exceeding 75% allowable lot coverage, an engineered drainage plan shall be supplied by a state certified Washington civil engineer or landscape architect. The drainage plan is subject to approval by the *Design Review Board*. All paved surfaces (pervious & non-pervious) shall be indicated on the site plan. All drawings must be scaled, labeled, and dimensioned accordingly as prepared by a Pre-Approved designer(s).

Garage aprons may be constructed of square or rectangular pervious concrete pavers, tar and chip, compacted pea-gravel, crushed gravel, crushed oyster shells. Other pervious materials will be considered. Material coloration must significantly contrast to adjacent street material.

Raised Planters shall be constructed of brick, stone, or concrete masonry w/ a stucco coating. Unfinished poured concrete may be considered upon architectural merit and detailing. Wood planters will be subject to individual review.

CONFIGURATIONS & TECHNIQUES

Garage Aprons must extend perpendicularly to the street with no flares. In most instances, parallel parking in front of a garage doors shall not be permitted since this impedes emergency vehicle access or impedes adjacent neighbors' ability to access their own allocated off-street parking spaces.

Raised Planters shall be integral with the building wall or garden wall and must drain properly. Final soil grade of the interior of the planter

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shall be 2" max below lip of planter cap or from top surface of horizontal top of wall surface.

Concrete Hidden Curbs are highly encouraged for support of brick paved surfaces. No above ground concrete curbs are permitted as landscape edging.

PVC Sleeving (2 PVC pipes) shall be installed beneath all hardscape areas to provide lines for irrigation and lighting installations.

Natural Grade shall be preserved adjacent to and along all publically accessible pathways, boardwalks, or sidewalks. **Pathways** along boardwalks shall respond to natural grade changes. Boardwalks or other pervious pathways surfaces are encouraged. Our moist climate, wood boardwalks may necessitate non-skid asphalt roofing strips or equivalent material to minimize slippery surfaces in wetter times.

Department of Ecology Shoreline Zone vegetation and grades shall remain unaltered.

Mulch Material shall include duff, recycled chipped mulch. Decorative rock shall not be permitted unless reviewed by the *Design Review Board* for architectural merit.

The following shall not be permitted: grass lawns or strips, AstroTurf, artificial grass on private lots, formed concrete curbing, concrete patios, stamped concrete, segmental retaining wall systems, railroad tie retaining walls, plastic / vinyl edging and/or fencing, residential chain link fencing, recycled plastic decking, most composite decking, lava rock, plastic trellises, impervious pavers (where exceeding coverage limit), nautical rope, plastic / fiberglass / vinyl planters, artificial plant material, colored lights, yard sculpture (unless given permission by architectural merit), private in-ground flagpoles and signs.

MISCELLANEOUS

MATERIALS / CONFIGURATION & TECHNIQUES

Propane Gas Tanks, Meters located in lanes or adjacent to parking require (2) 48" ht. wooden bollards set in concrete to protect them. The bollards must be painted or stained a light color for maximum visibility. Utility company may override wood posts in lieu of painted metal ones. Cedar wood sleeves with reflectors to fit over metal bollards will be permitted.

Utility Boxes and Meter Boxes shall not be obstructed by landscaping or hardscaped areas that interfere with maintenance personnel's ability to access and service utilities. They should be located on the most inconspicuous face of any structure visible from public view.

Hose Bibs are strongly encouraged on the lane elevation of the garage or carriage house, adjacent to all porches / balconies, paved garden terraces, near fountain reservoirs, or trash enclosure areas.

Variations to The Architectural Regulations may be granted on the basis of architectural merit.

Nails and Screws, if exposed to the elements, shall be stainless steel 316 fasteners.

The following shall be permitted only in rear or side yards and where not easily visible from streets or paths: HVAC equipment ("silent" models preferred), utility meters, satellite, dishes, permanent grills, permanent play equipment and hot tubs (unless no other alternative location is possible).

In-Ground Swimming Pools and Spas must be designed by and all coverage calculations produced by the house designer or qualified pool designer as approved by the Seabrook Design Review Committee. Pool, spa, and decking surfaces shall count towards the overall lot square footage coverage and the design must take into account the need to manage all runoff water on the property. Review of the location of all pump and storage equipment and of all materials by the Seabrook Design Review Board shall include but not be limited to: pool decking material, skim tile. Fencing of the property as prescribed by local

county and state codes shall be followed and shall override the Seabrook fencing height regulations. These structures must generally be located within the rear of property.

Above Ground Spas shall be placed at no more than 3' above natural grade and shall not be located directly adjacent to proposed or existing rear decks or patios of adjacent properties. Spas must be properly screened from public view or from adjacent neighboring properties to the maximum extent possible in order to minimize noise and screen views of the structure. Exposed pipes shall generally not be visible or shall be screened. The spa structure must fully be enclosed and covered when not in use.

Skylights must be of a flat or flush mounted version when covering large areas.

Solar Panels are subject to approval for location, quantity, and style.

Cisterns may be permitted for rainwater collection. All applicable codes must be researched and all said containers must meet state and local specifications if so required. Proper maintenance regimens and screening proposals shall be submitted for consideration by indicating location of structure on a scaled site plan. Reviews shall be held on a case by case basis by the Architectural Review Board.

STORMWATER MANAGEMENT

Stormwater Management is the responsibility of each property owner. Runoff water on each lot must be maintained entirely on the lot including roof runoff water. **Prescribed Drainage Measures:** Main buildings shall be elevated using masonry pier foundations, or masonry stem walls, and spread footers. The lowest portion of the building shall be a minimum of .5" inches above existing grade, or the first floor elevation shown on the architecture or civil engineering plans, whichever is greater. Outbuildings shall be constructed with a finished floor elevation a minimum of six inches above existing grade of adjacent roadway. Where slope varies greatly along the garage door / entrance façade an average slope shall be determined to minimize slope entrances into each garage door entrance. A gravel surface beneath the main house footprint is recommended to allow for easy access for maintenance purposes. **Gutters** shall be used on all buildings and downspouts routed to proper storm drain connections on the property. All native vegetation damaged or removed through grading or building the drainage system shall be repaired or replaced with like species from the Seabrook *Native Plant List*

COLORATIONS

All **Colorations** must be approved by the Design Review Board prior to contractor commencement and prior to the purchase of paints or stains. Pre-Approved color listings are available through the Design Review Board Office. If desiring a change to an existing home color scheme, the companion review paperwork requires (2) alternative exterior color schemes to be submitted for DRB review. Color schemes shall vary significantly from any neighboring structures that are within visual proximity of the home seeking a color scheme change. If choosing colors other than the "Pre-Approved" colors, sample boards or color chips from the paint manufacturer should accompany review paperwork for a speedy Design Review Board review.

Building Wall Coloration shall be of one color per material used with the darker color existing at the base and lighter at the second and upper floors. Tonal gradations of the same color are encouraged over the use of two dramatically contrasting colors.

Stucco Coloration shall be of dark earthy tones. Paint for masonry applications shall have a flat finish (*except on town center buildings where glossy paint surfaces are preferred.*)

Stone Materials and mortar colors are subject to review. Rounded river stone, flat stone or stacked stone walls may require a sample wall section to be constructed by the mason for review prior to commencing construction.

Exterior Wood Siding- (Rough) shall be left to gray naturally or stained, preferably on both sides with a transparent, semi-transparent,

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or solid body stain (*depending on manufacturer*). Generally, solid body stains shall not be used on rough siding.

Exterior Wood Siding- (Smooth) shall be painted with a flat, satin, or semi-gloss exterior paint or stained with a solid-body stain. Mildew inhibitors are recommended admixtures for paints.

Wood Shingles are encouraged to age naturally or to be stained with semi-transparent stain. Generally, solid body stain should not be used on shingles to avoid creating a false or plastic appearance.

Trim (*balcony and porch posts, rails, window trim, rafter tails, etc.*) shall contrast or match the value of the darkest material found on the upper floors. An Accent Color, for items such as the front door, porch balcony, trim, brackets, and shutters, may be used. Walls and Fences shall be in the range of colors approved for their respective materials. Due to heavy maintenance requirements for pickets and railings, it is acceptable to allow those wood sections to gray out naturally.

All Exterior color schemes (if not chosen from Pre-Approved Seabrook Colors) must be submitted with swatches, color chips, or samples for review and approval prior to any color application.

The following shall NOT BE PERMITTED: *panelized wall materials, leaded glass doors, glass block, keystones, quoins, stucco-covered foam moldings, hollow preformed caps, faux stained glass, odd-shaped windows, window air-conditioning units, exterior florescent lights, exterior flood lights, landscape up-lighting, permanent colored party lights, plastic fencing, vinyl fencing, aluminum fencing, most composite decking materials (see DRB for allowable systems), faux wood impressions, non-clad pressure-treated wood with visible dashed injection points, stamped concrete, above-ground pools (except of the temporary inflatable variety), plastic or vinyl pool tiles, "Cool Deck" pool surfaces, antennas, poured concrete or asphalt parking pads, private flagpoles, commercial signage (on private property), plastic or vinyl signage, external alarm systems, stucco over wood, exterior speakers (unless by DRB approval), store bought sheds (i.e. metal, Rubbermaid, vinyl, exposed pressure treated wood, T-111, Hardiplank), third floor carriage house bathrooms, electronic bug-deterrent systems, inflatable holiday decorations.*

Specific items subject to review and approval by the Design Review Board: *Address numbers, brick and mortar colors, gutters, window boxes, planters, architectural ornamentations, awning colors and patterns, fence designs, pool and spa designs, patio / hardscape designs, fountains, sculpture, arbors, trellises, exterior site furniture, exterior light fixtures.*