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**THE SEA RANCH DESIGN BROCHURE
& BUILDING GUIDE**

**THE SEA RANCH
SONOMA COUNTY
CALIFORNIA**

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& BUILDING GUIDE

THE SEA RANCH Association, Sea Ranch,
SONOMA COUNTY Calif.
CALIFORNIA

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THE SEA RANCH PHILOSOPHY

→ (The developers of The Sea Ranch, Oceanic Properties, Inc., respect the beauty and the serenity of this unique coastal ranch. They realize that it is their obligation to preserve the natural advantages of this unspoiled environment, and that by so doing, the enjoyment of The Sea Ranch may be shared by the owners and their visitors for years to come. Oceanic Properties and its consultants have designed and constructed buildings which are in harmony with, and an enhancement of Nature's work.) There is a strong desire to encourage freedom of individual expression in the development of the land and the buildings, limited only by those controls which seem to be mutually advantageous to all of those within The Sea Ranch boundaries . . . These controls might better be referred to as "protections.")

DESIGN REVIEW PROCEDURE

→ The Design Committee has been set up to provide guidance to the property owners on The Sea Ranch. Its purpose is to help the owner to discover the unique opportunities of his site and to provide him with the observations and experiences of the planners, landscape architects, architects, geologists, geographers, ecologists, foresters, and builders who have worked on the Ranch for the past several years. The Committee does not seek to restrict taste or individual preferences. Its minimum restrictions, mostly in the matter of color, aim to avoid harsh contrasts in the landscape, and to foster careful design in order to achieve a harmony between buildings and their sites and among buildings. Their chief purpose is to make owners and architects aware of the special opportunities and conditions that are offered by building on The Sea Ranch.)

Whenever an owner proposes to build on his lot, or to reconstruct, add onto or refinish the exterior of any improvement already constructed on his lot, he should follow the procedures as outlined in The Sea Ranch Restrictions or amendments thereto, at Article III, Section 3.03(c). For your convenience a letter of acknowledgement as required by the above procedures is enclosed at the rear of this booklet.

HEATING

A radiant heat system is recommended for all slab-on-grade construction. For other types of construction, a low-pressure, gas-fired, forced-air heat system is recommended. The outside design temperature for buildings at The Sea Ranch is 30° F.

CARPORTS

(Carports should be designed to offer maximum protection from the wind, particularly in the terrace area where there is salt in the air.) During their design, additional uses for the carport should be considered - sheltered work areas, children's sheltered play areas, storage, etc. ←

FENCING

(In general, fences with some openings (such as spaced boards, louvered or lattice fencing) are recommended since they offer greater protection from the wind than the more typical solid fencing.) Also recommended are fences with vertical boards of irregular lengths and fences which have a separate 45° deflector constructed above the top surface. ←

LANDSCAPING

It is recommended generally that the existing terrain be left undisturbed on the windward side of the house, and that the man-made improvements be confined to the more sheltered portions of the site. In all cases, the use of natural plant growth and informal site plans are encouraged. Particular care should be taken to preserve the natural ground cover so that the likelihood of soil erosion is minimized.]

★ Lists of indigenous species of ground covers, shrubs, and trees found in Exhibit C of The Sea Ranch Restrictions will be of help to the owners during the landscape design process. +

ADDITIONAL INFORMATION

Detailed research reports on The Sea Ranch ecology, site planning, and building design have been prepared by professional consultants. Copies of these reports are available for review at The Sea Ranch Sales Office.

LAND USE RESTRICTIONS

The Sea Ranch Restrictions, which were recorded on May 10, 1965 in Book 2127 of Official Records of Sonoma County at page 238, contain certain land use restrictions affecting each owner and how he may use and build upon his lot. For easy reference, some of these restrictions are set forth below in abbreviated form; owners are referred to the recorded document for the complete text.

Lots are divided into "private area" and "restricted private area." Restricted private area is the portion of each lot so designated on the subdivision map and private area is the remainder. Residential improvements may be constructed upon private areas, while as a general rule restricted private areas must remain visually indistinguishable from adjacent common areas.

PRIVATE AREA

APPROVAL

No improvement, excavation, or other work shall be done without first obtaining approval from the Design Committee.

RESIDENTIAL USE SINGLE FAMILY

The private area of each lot shall be used exclusively for residential purposes. Only one residence may be built on private areas, except that two residences may be constructed on a lot of 3 or more acres if the structures are designed as a single visual element and are not more than 250 feet apart.

MAINTENANCE

The private area and all improvements shall be maintained by the owner in good condition and repair.

PETS ANIMALS

Only a reasonable number of house or yard pets may be kept in a private area. See section 3.02 (f) of The Sea Ranch Restrictions for lot size requirements regarding other animals.

TREES

Only those trees and shrubs which are indigenous may exceed a height of 8 feet. For a complete listing of indigenous trees and shrubs see Exhibit C of The Sea Ranch Restrictions. Trees over 6" in diameter and 6' high cannot be removed without Design Committee approval.

SIGNS

No signs shall be permitted in private areas except residential identification signs up to 3 square feet in area and certain other temporary signs of limited size.

HOUSE TRAILERS

No house trailer, permanent tent, or similar facility shall be kept within a private area unless it is used only as a temporary construction shelter.

TRAILERS
BOATS

No trailer of any kind, truck camper, or boat shall be kept in a private area if it is visible from neighboring property. This rule does not apply to temporary construction shelters.

ACCESSORY
BUILDINGS

No accessory building shall be placed in a private area prior to the construction of the main residence unless such building is used only as a temporary construction shelter.

VEHICLE
REPAIR

No trailer, vehicle, or boat shall be constructed or repaired within a private area if such work is visible from neighboring property.

GARBAGE

All garbage and trash shall be kept in covered containers so located that they are not visible from neighboring property.

CLOTHES
DRYING

Outside clothes drying facilities shall be located only in fenced service yards so as not to be visible from neighboring property.

SERVICE YARD

Each residence shall contain a fenced service yard enclosing all above-ground garbage and trash containers, incinerators, clothes lines, and other outdoor maintenance and service facilities.

PLANT WASTE

The maintenance of waste plant materials is permitted only in established compost piles adequately screened from neighboring views.

FIRES

Exterior fires are permitted only in barbecue and incinerator receptacles.

TENNIS COURTS,
STABLES

No tennis court, horse corral, or stable shall be constructed on any lot containing less than 3 acres.

ANIMAL SHEDS

No structure to house sheep, goats, cattle or fowl shall be constructed on any lot containing less than 10 acres.

SUBDIVISION
MAP

All improvements shall comply with the setback and other requirements indicated on the subdivision map.

REFLECTIVE
FINISHES
PROHIBITED

No reflective finishes shall be used on exterior surfaces with the exception of hardware items.

EXTERIOR
COLORS

The colors of all exterior surfaces shall be shades of grey or brown of values between black and white or shades of grey-greens or brown-greens of values between black and medium.

TAR & GRAVEL
ROOFS
PROHIBITED

Tar and gravel shall not be used as a finished roofing material, except on flat-roofed carports as approved by the Design Committee.

FENCE
MATERIAL

(All fences, screens, and similar exterior structures shall be constructed solely of wood, except for nails, bolts, and other hardware. Retaining walls, animal enclosures, and tennis court fencing may be of other materials. ←

PARKING

At least two parking spaces for each residence shall be provided within the private area. Such parking shall be in an attached or detached garage, in a carport enclosed on at least two sides which is attached to the main structure or connected by a roof or major fence, in an exterior parking area enclosed on at least two sides by a five-foot fence or planted berm, or in an exterior parking lot not visible from neighboring property.

SEWAGE
DISPOSAL

A sewage disposal system, approved by the Design Committee and the public authority having jurisdiction, shall be provided for each residence.

TANKS

All fuel tanks, water tanks, or similar facilities shall be constructed as an integral part of the main residential building or shall be concealed below grade.

WELLS

No water well or other independent water system shall be constructed within a private area of less than one acre if there is another source of water available.

EXTERIOR
LIGHTING

The light source of any exterior lighting shall not be visible from neighboring property.

ANTENNAS

There shall be no antenna installed which is visible from neighboring property.

RESTRICTED PRIVATE
AREA

LIMITED USES

In order to preserve the restricted private area in its natural state, use is limited to recreational uses which do not injure the land or vegetation. With Design Committee approval, however, an owner may use the restricted private area of his lot for a subsurface sewage disposal system or other utility system and a driveway providing access from a road to his private area.

MAINTENANCE

Except for septic systems, utility systems and driveways constructed by owners, The Sea Ranch Association has the responsibility of maintaining restricted private areas.

DESIGN RECOMMENDATIONS

→ (In the interest of preserving the natural character of The Sea Ranch and in the interest of enhancing it by careful and sympathetic land planning and building designs, Oceanic Properties sought the best professional advice available. A professional group, composed of architects, landscape architects, geologists, engineers, and geographers made thorough studies and prepared comprehensive reports concerning The Sea Ranch property.) Based on their findings and recommendations, the following information is offered to The Sea Ranch property owners and their architects as a planning guide for their use during the building design process.

SUN

For sedentary activity such as sitting in your patio or strolling along a path, (shade is unnecessary on The Sea Ranch. Air temperatures vary little and are usually 65°F. With this temperature range, a person seated or walking in the sun out of the wind feels as though the temperature is between 70 and 75, or exactly at "room temperature." With this in mind, general building and patio orientation are best if they are due south.) ☆

WIND

(In the open grassland areas of The Sea Ranch, winds are most frequently (55% - 65% of the year) from the north and northwest in the summer, and less frequently (25% to 35% of the year) from the south and southwest in the winter. These are almost always cool winds, seldom cold and never hot or even warm. In the forested areas on the other hand, winds, although they may be blowing strongly above the tree tops, never reach velocities in excess of 4-8 miles per hour. (Because winds are most frequently from the north and northwest in the grasslands, wind protection should be given in this direction by locating outdoor use areas on the ~~south~~ side of buildings, fences or other wind breaks. In the woods, orientation for wind protection is generally unnecessary.) ☆

RAIN

Rain occurs on The Sea Ranch from approximately November through March with occasional showers during October and April. On an average year there are about 45 inches during this period, but in one year out of ten there may be as little as 20 inches. During any one rain storm as much as 2 - 3 inches may fall in an hour and as much as 7 - 15 inches for the entire storm period. The weather tends to clear rapidly after a storm and is balmy between storms compared to other areas, such as the San Francisco Bay Area and the Delta Region of the Sacramento - San Joaquin Valley.

FOG

Fog is present frequently along the entire northern California coast, but at The Sea Ranch it occurs far less frequently than north of Point Arena and south of Stewart's Point. When it does occur at The Sea Ranch, (the layer of fog is thin so that considerable heat from the sun penetrates to the ground.) Furthermore, when it does occur, it is usually present only during the morning hours and "burns away" during the afternoon. On the average, fog occurs only three to four days a month and is most frequent during the summer months. The late spring and early fall months are mostly fog-free. ←

NATURAL VEGETATION

The natural vegetation of The Sea Ranch consists of broad level to rolling areas covered with native bunch grasses, Iris, and other flowering herbs and steep hill topography covered by forests consisting of Redwood, Bishop Pine and Fir. In general, the forested areas have been, or are being thinned to a point where they closely resemble forest conditions when first visited by the Russians more than a hundred years ago. The grasslands are in process of being brought back to their original condition after having been plowed for truck and garden crops and grazed by sheep over the last 100 years. ★

SITING

In the terrace area, the placing of buildings in relation to the hedge rows is extremely important due to the patterning of the windflow. On the windward side of a hedgerow, there are eddying currents within a ground level distance of 2 to 5 times the height of the hedge row. On the lee side, the calm area extends out from the hedge row for a distance of 15 to 19 times the height of the hedge row. In the forest areas buildings should be placed clear of any heavy tree growth to avoid excessive dampness and shade. ★ ←

DRAINAGE

(Storm drainage from roofs and paving is generally best handled by sheet drainage) or providing leach lines or gravelled trenches capped with sod removed for installing the trench. Upon determination of the Design Committee, storm drainage may be removed by channelling it to access road ditches but this is not generally desirable, and should not be done except in extreme cases. ←

Sanitary sewage disposal will be by individual owner septic tanks and leaching fields. However, in special locations, the leach line system may be in common with a group of adjacent owners. The latter type of system may be maintained and

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managed by The Sea Ranch Association, which should be contacted regarding the prospect of incorporating your sanitary sewage line with the group system.

Private drainage systems from lots, house roofs, and driveways should follow the principle of (re-distributing the water evenly over the land, rather than concentrating it in any one place.)

FOUNDATIONS

In certain parts of the terrace area, it will be necessary to auger through the top soil layer of low load-bearing value to obtain adequate foundation bearing. Also, at such locations, (a good foundation drainage system must be designed since this top soil layer has a high water content during the winter months.)

EXTERIOR WALLS

(Redwood boards are recommended as an exterior finish. Redwood is available in the area, it offers minimum maintenance requirements and its natural appearance seems particularly suitable for this location.)

Other materials may be used if they do not have a reflective surface and if they satisfy the exterior color requirements.

ROOF FORMS

(Roof overhangs are not encouraged for two good reasons -- the presence of strong winds and the desirability of direct sunlight on the exterior walls.) Also, because of the winds, care must be taken in the locating and the orienting of any vents on the roof surfaces.

ROOFING MATERIALS

(Shingles or shakes of Redwood or Cedar seem to be the best roofing materials for The Sea Ranch.) Sod roofs are also recommended for houses in the terrace areas.

WINDOW FRAMES

(On the terrace lots, where salt is frequently in the air, frames of anodized aluminum are recommended, so designed that the exterior glass surfaces may be easily cleaned. Sliding windows should be used on the windward side and operable windows in general should be sufficiently rigid to withstand the effects of gusty winds.)

SKYLIGHTS

(The use of skylights is strongly recommended since they provide a protected source of both sun and natural light.)

INSULATION

The use of thermal insulation is recommended for wooden floors above crawl spaces, for all ceilings below attic areas and for all exterior walls.