

3.0 GUIDELINES FOR PROPERTY IMPROVEMENTS

The exterior modifications covered in this list are not intended to be all encompassing. If your project does not fall into any of these categories, you must submit an ACA for your project and it will be reviewed by the ACC at their next scheduled meeting.

To simplify owner use of these Guidelines, we frequently use the words “shall” and “must” below in describing what is expected from an owner applying for ACC approval. To be clear, though, the ACC retains that authority conferred upon it by the CC&Rs. Exercising that authority in reviewing a specific application, the ACC may further the purposes that a restriction in the Covenants is intended to serve, by approving a proposed action, that use of the word “shall” or “must” in a guideline below appear to prohibit. The spirit of this is to allow the ACC to review and make decisions outside the specific scope of this document.

Please note that there is an overall height restriction of eighteen (18) feet and minimum five (5) feet setback from common property lines on all added structures, including but not limited to sheds, playhouses, patio coverings, and air conditioning units.

3.1. Attic Ventilators OR any other Roof Penetration (Application not required)

Installation of attic ventilators with roof penetrations do not require the submission of an ACA. Such roof penetrations shall be as small as functionally possible, shall be located on the rear of the house whenever practical, and shall not extend above the top of the roof line whenever practical. Additional roof penetrations, such as, but not limited to, skylights, solar tubes, solar fans, new furnace vents, new hot water tank vents, chimneys and metal flues do not require the submission of an ACA but shall not extend above the top of the roof line whenever practical.

3.2. Central Air Conditioning and Inverter Heat Pump Units *See also* Sec. 3.37. “Window Mounted Air Conditioning Units”

The central air conditioning or heat pump units shall be located only in the rear or side yards, and shall not be visible from the street. In addition, central air conditioning units should be located to minimize the visual and noise effect (maximum 55 dB's daytime/45 dB's nighttime) on adjacent properties when measured from the middle of unit to the property line. Cooling units with sound power levels that exceed 55 decibels are permitted by following the sound charts provided in additional section. Mitigation measures are permitted to lower decibel levels. Please *see* Sec. Appendix C “[Air Conditioning Additional Information](#)” for more information regarding acceptable sound levels and options to reduce noise.

When visible from the street, the unit must be screened with the following; permanent landscaping with plants, or; screening with an approved fence design (*see* Sec. 3.10. “[Fences and Gates](#)”); or a permanent structural screen matching the house siding.

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A site plan showing location, dimensions, setbacks, and the relationship to adjacent houses, and a product specifications or product data sheet showing the decibel level rating for the proposed unit and screening design, must accompany the application. A product brochure will only often mention the lowest noise level of the line with term “as low as.” Generally, air conditioners and heat pumps will publish a product data sheet, or have a product line with multiple sizes or options, with differing sound level ratings for each model. Please *see* Sec. Appendix C “[Air Conditioning Additional Information](#)” for references to acceptable product data sheets.

A permit from the City of Sammamish may also be required to install central air-conditioning units. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.3. Clotheslines

Clotheslines must be fold-up or retractable styles, not visible from the street, and must be completely out of sight when not in use. Permanent structures are not permitted. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.4. Decks

All new or modified decks require submittal of an ACA and prior approval by the ACC. Note that regulations for the City of Sammamish can apply to these projects.

The deck should be located primarily in the rear yard. Other locations will be considered due to homeowner’s lot considerations, but prior approval must be granted by the ACC. Any deck that measures 30” above grade may require a building permit pre-approval from the City of Sammamish.

3.5. Driveways *See also* Sec. 3.36. “Walkways and Pathways.”

An ACA is required for all driveway projects; including repairing, installation, replacement, or refinishing. Driveways can only be extended toward garage side yards. No driveway shall be installed along the front property line nor in the backyard. Driveways are not to be installed for the parking of any vehicles or recreational items that are prohibited elsewhere in the governing documents.

Only hard, stabilized gray surfaces will be considered including the following:

- Exposed Aggregate

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Appendix C Air Conditioning Additional Information

Example of Product Data Sheet for Bryant 113A Legacy Line 13 SEER:

A-WEIGHTED SOUND POWER LEVEL								
UNIT SIZE - SERIES (VOLTAGE)	STANDARD RATING dBA	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-G (N)	71	64.0	62.0	63.0	68.0	64.0	62.0	57.0
24-H (N)	74	59.9	60.6	66.4	71.0	65.5	61.1	59.2
30-G (N)	72	54.8	59.3	65.1	68.2	66.4	61.6	57.3
30-E (P)	74	55.0	63.5	68.5	68.5	65.5	61.0	54.0
36-I (N)	75	50.5	61.0	64.5	67.0	62.5	60.0	52.5
36-E (PE)	75	59.5	63.0	68.5	70.0	65.5	61.5	53.5
42-C (N,PE)	78	57.5	65.0	71.0	73.0	70.5	67.5	62.5
48-J (N)	76	55.5	62.9	69.6	71.2	69.5	66.3	59.1
48-E (PE)	80	58.5	67.5	73.5	75.0	70.5	67.5	64.5
60-H (N)	79	57.5	67.0	72.0	75.0	72.5	68.0	61.0
60-G (PE)	79	59.5	69.5	72.5	73.5	71.0	68.0	63.5

NOTE: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).

A-WEIGHTED SOUND POWER LEVEL WITH SOUND SHIELD								
UNIT SIZE - SERIES (VOLTAGE)	STANDARD RATING dBA	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-G (N)	70	66.0	64.0	64.0	67.0	63.0	60.0	54.0
24-H (N)	74	51.1	61.3	66.6	71.2	65.0	60.0	55.6
30-G (N)	72	51.9	59.3	64.8	67.3	65.2	61.1	54.8
30-E (P)	73	55.5	64.0	68.0	67.0	64.0	60.0	52.5
36-I (N)	75	51.0	62.0	64.5	65.5	62.0	59.5	51.5
36-E (PE)	74	59.5	63.0	68.0	69.5	65.0	60.5	50.5
42-C (N,PE)	77	57.5	65.0	70.5	72.0	70.0	67.0	62.0
48-J (N)	75	55.8	62.6	69.7	70.6	68.7	65.4	58.6
48-E (PE)	79	60.5	67.5	73.5	74.5	71.0	68.0	63.5
60-H (N)	79	57.5	68.0	72.5	74.5	72.5	68.0	60.5
60-G (PE)	78	60.5	69.5	72.5	73.0	71.0	67.5	61.5

NOTE: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).

Example of Product Data Sheet for Bosch Heat Pump Inverter 18 SEER:

Model	Sound Power Level [dB(A)]	Full Octave Linear Sound Power Level dB -Center Frequency -Hz								Sound Power Level [dB(A)] with Sound Blanket
		100	125	250	500	1000	2000	4000	8000	
3 Ton	56 (Low)	26.1	28.9	37.5	44.4	48.1	42.5	47.1	40.7	Sound Blanket - Standard
	77 (High)	48.4	54.3	60.5	66.2	68.7	63.6	62.3	53.7	
5 Ton	60 (Low)	30.5	36.0	47.6	50.1	48.5	50.1	50.5	41.3	
	79 (High)	51.6	47.6	62.3	67.0	68.6	64.2	64.6	56.5	

Example of Product Data Sheet for Trane XR16 Side Discharge 16 SEER:

MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power (dB)							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TWL6018A1	69	72	70	72	66	65	59	52	44
4TWL6024A1	69	72	72	71	66	65	59	53	43
4TWL6030A1	70	72	76	72	68	65	60	52	44
4TWL6036A1	71	72	77	74	68	65	59	53	46
4TWL6042A1	71	75	75	73	68	66	60	53	46
4TWL6048A1	74	75	80	77	70	68	62	54	48

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Sound Power Level Charts

Acceptable sound power level in decibels for proposed units when measured from middle of unit to property line during Daytime:

Sound Power Level	Minimum Distance to Meet the 55 dBA Limit without Mitigation	Minimum Distance to meet the 55 dBA Limit with Mitigation
Less than or equal to 70	5 feet	n/a
71-75	10 feet	5 feet
76-79	15 feet	10 feet
80-81	20 feet	15 feet
82-83	25 feet	15 feet
84-85	30 feet	20 feet
86	35 feet	20 feet

Acceptable sound power level in decibels for proposed units when measured from middle of unit to property line during Nighttime:

Sound Power Level	Minimum Distance to Meet the 45 dBA Limit without Mitigation	Minimum Distance to meet the 45 dBA Limit with Mitigation
Less than or equal to 60	5 feet	n/a
61-65	10 feet	5 feet
66-69	15 feet	10 feet
70-71	20 feet	15 feet
72-73	25 feet	15 feet
74-75	30 feet	20 feet
76	35 feet	20 feet

The purpose of this section is to maintain an acceptable level of noise from mechanical units. The intent is to align with Washington Administrative Code 173-60 Maximum Environmental Noise Levels. WAC Code 173-60 applies to residential properties adjacent to residential properties in which mechanical units are planned to be installed and must follow the below noise limit times:

- *Between the hours of 7:00 AM to 10:00 PM, noise at the adjacent residential property from the mechanical unit must not exceed 55 dBA*
- *Between the hours of 10:00 PM to 7:00 AM, noise at the adjacent residential property from the mechanical unit must not exceed 45 dBA*



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The following sound level charts are based on sound pressure levels compared to sound power level, which is a less common sound level rating for outdoor air conditioning units and heat pumps. Typically, the manufacturers who publish these sound ratings are international, such as Mitsubishi.

Acceptable sound pressure level in decibels for proposed units when measured from middle of unit to property line during Daytime:

Sound Pressure Level dBA at 5 ft	Minimum Distance to Meet the 55 dBA Limit without Mitigation	Minimum Distance to meet the 55 dBA Limit with Mitigation
Less than or equal to 55	5 feet	n/a
56-60	10 feet	5 feet
61-64	15 feet	10 feet
65-67	20 feet	15 feet
68-69	25 feet	15 feet
70	30 feet	20 feet
71	35 feet	20 feet

Acceptable sound pressure level in decibels for proposed units when measured from middle of unit to property line during Night time:

Sound Power Level dBA at 5 ft	Minimum Distance to Meet the 45 dBA Limit without Mitigation	Minimum Distance to meet the 45 dBA Limit with Mitigation
Less than or equal to 45	5 feet	n/a
46-50	10 feet	5 feet
51-54	15 feet	10 feet
55-57	20 feet	15 feet
58-59	25 feet	15 feet
60	30 feet	20 feet
61	35 feet	20 feet

Noise Mitigation

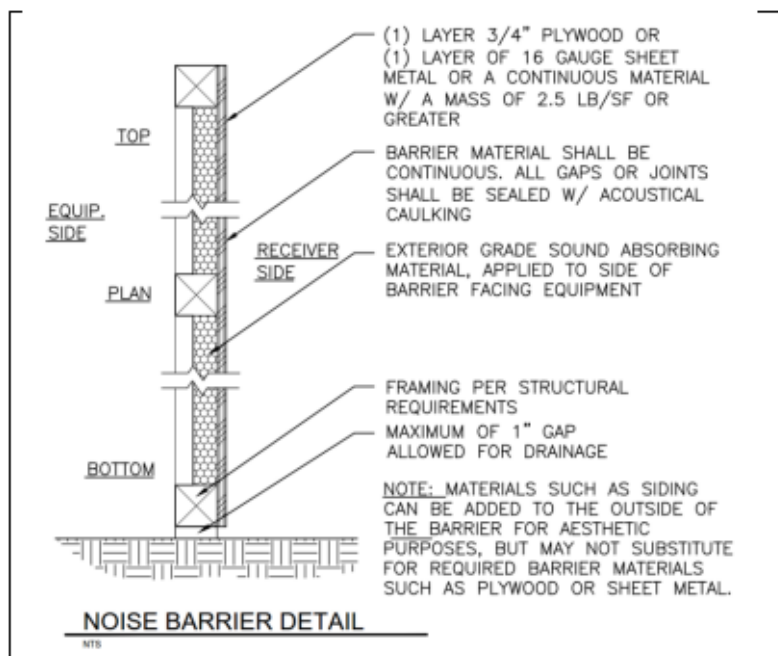
If the mechanical units are placed in the distance between the two columns of the applicable minimum distance tables above, they will need to have five (5) dBA of mitigation to meet the limit. To provide the necessary noise reduction, a noise barrier will need to be constructed as follows:

- Install a noise barrier between the mechanical unit and the nearest property line.
 - The noise barrier should be as close to the unit(s) while maintaining proper clearances outlined by the manufacturer for access and airflow.

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- The noise barrier should be constructed in a “U” shaped with the short sides extending from the main portion of the barrier to in line with the property line side of the mechanical unit. The house itself can be part of the noise barrier.
- The top of the noise barrier shall be six (6) feet above grade.
- Construct the noise barrier with a continuous solid material that has a surface area of at least two (2) lbs/sq ft. The following are common barrier materials that meet this requirement:
 - 3/4-inch exterior grade plywood
 - 16-gauge sheet metal
 - HardiPanel Vertical Siding or HardiBacker 1/2-inch
- Additional siding can be installed for aesthetic purposes but should not replace the required mass layer of the barrier material.
- Line the barrier around the equipment with sound absorbing material that has a minimum Noise Reduction Coefficient (NRC) of 0.70.
 - The extents of the barrier shall be fully lined on the equipment side.
 - Recommended products for this application include minimum 1” thick polyester absorption panels
 - F-Sorb polyester acoustical panels
 - PolySorb polyester acoustical panels
 - Pyrotek Sorberpoly 2D polyester acoustical panels

Noise Barrier Detail:



Example Site Plan to Noise Barrier:

