

OAKRIDGE ARCHITECTURAL RESTRICTIONS & REQUIREMENTS FOR NEW HOMES TO REPLACE THOSE DESTROYED IN THE SAYRE FIRE

June, 2009. (Please note that this document supersedes and replaces previous versions.)

1. **All homes must be new (2009 or later)** and be built to comply with all applicable codes and standards, including **State of California's Wildland-Urban Interface (WUI) Ignition-Resistant Construction Standards**. Any homes manufactured to earlier standards shall not be considered for park acceptance. Any **site-installed accessories** (awnings, sheds, garages, decks, etc.) shall also meet WUI standards.
2. A **plot plan** showing details of a proposed installation must be submitted to park management on 8-1/2" x 11" paper, accurately drawn to a scale of either 1" = 10' or 1/8" = 1'. The plot plan must accurately show all critical dimensions (front, side and rear setbacks, etc.), lot lines, location of the home, accessory structures (garages, sheds, awnings, etc.), site-built porches, steps, planters, patios/decks, concrete walkways, fences/walls. Prior to home installation or beginning of any other work on the lot, **the plot plan must be approved** by park management in writing. Management will approve or disapprove the plot plan in writing within 5 working days of submittal. A sample plot plan and other submittal guidelines will be available at the park office and at projectoakridge.com.
3. **Minimum house sizes**, exclusive of factory-built porches:
 - A. 24'x52' for carport-type homes to be installed lengthwise on the lot. Garage alongside is okay.
 - B. 24'x48' installed lengthwise, but only with a 20' x 20' minimum garage in front.
 - C. 27'x38' for garage-type homes to be installed across the lot. Requires a 20' x 20' min. garage in front.
4. **Minimum setbacks:** Front – 5' for homes and/or garages. 2' min. between masonry front porch and curb unless alternate approval is given. Rear – 4'. Sides – 5' to house and/or garage; 4' will be considered in certain cases.
5. Minimum **roof pitch** of homes and garages is 3:12; steeper is okay.
6. Minimum of 12" overhang at front and rear of all home sections, and 8" on sides. Minimum of 8" on garages. All **eaves or overhangs** shall be enclosed. All roof edges (house, awnings, garage, shed) shall have trim of 6" minimum width. All homes, garages, carports and patio roofs shall have full-length **rain gutters and downspouts**.
7. Only **earthtone roofing shingles** which meet the State's WUI Ignition-Resistant Standards may be used. Certain tile roofs can be approved if desired. All **roof vents and stacks** to be painted roof color.
8. **Garages** must be of wood or metal-frame construction and at least 15'x20' in size for those sited next to and integrated into full-width homes. For any **free-standing garage**, minimum garage size is 20'x20'. Roofing, fascia, siding and trim shall match the home in material and color. **Outside sidewall height** ("plate height") shall not exceed 8'. All garages shall have a window of at least 3'x3' in the sidewall, a man door to the side or rear yard, and an automatic door operator. Garage doors shall be of the sectional roll-up type. A sheet showing garage-construction guidelines will be available at the office.
9. A **cash deposit of \$1,000** must be made by the dealer to the park prior to beginning any lot prep, home installation or accessory construction. This is fully refundable upon satisfactory completion to park standards and State inspection, provided the site has been properly cleaned up and no damage has been done to park property as a result of such work.
10. Any **metal awnings** (flat-panel "Alumawood" preferred) shall have tops finished in a **non-reflective earthtone color** to complement the home roof. If wood-frame awnings are used, they shall be constructed with approved, non-combustible material. All awnings shall be supported by posts of at least 4"x 4" which, if of wood, shall meet the State's ignition-resistant standards, or sheathed in **non-combustible material**, such as Cemplank or equivalent. Posts may also be of Trex (or equivalent), Alumawood, or of approved decorative wrought iron, but not of the common aluminum carport-post material or design. All awnings shall be trimmed in non-combustible material to match or complement the home-roof trim.
11. Minimum sizes of **porches and awnings**:
 - A. All non-garage-type homes shall have an 11'x40' minimum-size carport awning, beginning no further back than 3' behind the home's front roof trim. Minimum size for main side-entry porches for any plot configuration is 4'x7' only when the home must be sited not further than 4' from the entry-side lot line. If the entry side of the home may be sited more than 4' from the side line, the porch minimum size shall increase accordingly to 5' or 6'x7' where space permits. Side-entry porch awnings shall cover at least the full size of the porch.
 - B. Many homes have the main entrance in the front, most of which have factory-built, covered porches incorporated into their design and construction as a standard feature. **Site-built porches and steps** leading up to the home shall be of a size and configuration appropriate for the home-siting and lot conditions. SUI steps shall be a minimum of 48" between handrails leading up to the factory-built porch. SUR steps shall be a minimum of 42" between handrails, leading up to a site-built landing of the same width and at least 60" across the front of the home.
12. **Porch posts and rails** shall be of fire-resistant material to complement the home.

13. Main-entry (front or side) **steps, porches and landings** built onsite shall be of masonry. Secondary home-entry platforms/steps, such as in a carport or behind a garage, may be of masonry or of ignition-resistant material such as Trex “fire defense” or equivalent.

14. Authentic **masonry skirting** is required as a minimum on the full width of the front wall, as well as 3’ around both front corners or, if a side-entry home, down the entry side to the porch. On corner or greenbelt lots, the entire side exposed to the street or greenbelt shall have masonry skirting, as well as 3’ around the back corner. On garage-type homes, the same basic requirements apply. Certain other lot/home combinations may require additional masonry skirting. Masonry units shall not exceed 4” in width or 16” in length and shall be of management-approved color.

15. Many homes are produced with vinyl **window frames and sash**, but any metal windows on homes or garages shall have baked-enamel white or browntone finish (or bronze anodized) frames and sash, as shall exterior door frames. All door and window openings shall be trimmed in compatible material to match the home (at least 1x4 in size).

16. Each home shall have at least 40 sq. ft. of **window area in the front wall** where practical. Certain exterior configurations, such as with garages, may be such as to merit other consideration on a case-by-case basis.

17. No outswing ingress/egress door on any home. **Storage sheds** shall match the home in material and color (including the roof) and shall be installed on concrete, not in direct contact with the earth.

18. All lots were originally designed to accommodate many different home/garage combinations and configurations. **Certain lots have special requirements**, such as no carports facing a greenbelt or the street side on a corner lot, or certain plotting and/or architectural requirements. Such special requirements will be available at the park office.

19. If a dealer sells a carport-type home, it is his responsibility to furnish a **concrete driveway slab** of 11’ minimum width and long enough to extend at least 40’ behind the front wall of the home. Specific location of such slab shall be determined by park management, but is commonly 3’ off of and parallel to the lot line.

20. All homes shall have a State-approved **foundation system** installed by a qualified contractor, licensed and experienced for such installation.

21. At this writing, it is unknown what **post-fire restrictions and/or requirements**, if any, may be imposed by City of Los Angeles or State of California relative to **landscape and irrigation**. Specific Oakridge landscape requirements, including any such governmental restrictions or requirements will be available at the Oakridge office in a separate document when any such restrictions or requirements become known.

22. Planting, irrigation and **maintenance of slopes** behind and between homes shall be the responsibility of the homeowner at the bottom of the slope, as the lot line is always at the top of the slope. Side slopes (down or up) on corner lots are also that homeowner’s responsibility, as is the final **lot grade and drainage**.

23. Any **retaining walls** needed to create walking space around a home will be built to park and State specifications by crews hired by the dealer selling the home for that space. If proposing a wall requiring a construction permit from the State, the dealer shall be responsible for obtaining the permit.

24. 100-amp **electrical service** is provided up to the meter for each space. It is the responsibility of the dealer’s setup crew to connect the home to the park’s electrical pedestal, which may involve trenching and placement of conduit, depending on the final post-fire pedestal and/or meter locations.

25. Gas-supply stubs are provided at either A) just behind the curb, B) a side lot line near the front of the home, or C) near the rear of the lot. It is the responsibility of the dealer’s setup crew to (if necessary) trench for and install **gas piping** up to the front, side or rear of the home (as dictated by existing conditions) and then connect to the home’s gas line.

26. Individual **water-pressure regulators** will be provided by Oakridge as part of each lot’s water-connection assembly at \$60.00 each, payable upon Oakridge’s approval of the home/lot plot drawing.

27. **Fencing** on individual lots is permissible on a case-by-case, written-approval basis. Fences and/or walls must be constructed of management-approved fire-resistant materials only, and must have prior written management approval for location, height and color.

Our intent is that the homes and accessory structures are designed and installed to a high architectural standard and in compliance with State of California’s WUI Ignition-Resistant Construction Standards. Park management reserves the right to interpret or alter these architectural requirements as it deems appropriate in order to accommodate certain situations where the letter of these requirements may not be met, but where the intent is.

I (we) agree to abide by the above-stated restrictions and requirements.

Space No. _____ Date _____

Homeowner