



HAWTHORNE
OAKS

ARCHITECTURAL GUIDELINES



HAWTHORNE
OAKS

Architectural Guidelines

Architectural Guidelines. The property shall be developed in conformance with the following architectural and site design guidelines:

a. **Minimum Dwelling Unit Size:**

- i. **Single Family Homes:** 1,200 sq. ft.
- ii. **Cottages:** 584 sq. ft.
- iii. **Caretaker Office:** 324 sq. ft.
- iv. **Condominiums:** 624 sq. ft.

b. **Minimum Setbacks**

Front Yard: 20 ft. to front line of the house,
If the dwelling fronts on 2 public streets, 20 ft. to front line of the house.

Side Yard: 5 ft., or 10 ft. between buildings

Rear Yard: 20 ft.

c. **Height.** Building height shall not exceed 28 feet, as measured to the midpoint of the roof peak, except walkout lots, where the walkout side of the house shall not exceed 38 feet, as measured to the midpoint of the roof peak.

d. **Exterior Materials.** The materials used on the exterior walls shall consist of any of the following materials:

- i. Cultured stone or brick wainscot to the bottom of 1st floor window frames on all front elevations. Said wainscot shall wrap side elevations at least two feet.
- ii. Vinyl siding, Certainteed Encore grade or better.
- iii. Aluminum gutters, downspouts, and flashing
- iv. Miratec composite wood trim for the fascias, rakes, corners, window and door trim and water table boards.
- v. All windows and doors on all sides will be trimmed with Miratec.
- vi. Siding treatment on the sides and rear of the homes will extend to the ground, including walkout or lookout conditions.

e. **Driveways and Sidewalk.** Driveways shall be constructed of concrete or brick pavers. Sidewalks shall be constructed of concrete and must be five (5) feet in width. Leadwalks must be at least three (3) feet in width.

f. **Exterior Colors.** Exterior colors shall be subject to approval by the Developer.



HAWTHORNE
OAKS

- g. **Fences.** Fences shall only be allowed in the rear yards and shall be the “cattle style” fence with wood or plastic frame around a wire mesh field.
- h. **Garages.** All garages shall be attached to the buildings. Garage doors shall be either panelized steel, panelized aluminum or wood. All garage doors shall include windows.
- i. **Roof Material and Pitch.** Roof material shall be at least 25-year architectural grade shingle or better. The roof pitch for all buildings shall be a minimum of 6/12 pitch.
- j. **Air Conditioners.** All exterior air conditioning equipment shall be located so as to minimize noise to adjacent homes. Air conditioning units shall be located in the rear or side of the home.
- k. **Porches.** All single family homes shall have covered front porches across the entire front face of the building except for the garage area. All cottage units shall have a covered front porch at least 8 feet wide. All condominium buildings shall have a covered front porch.



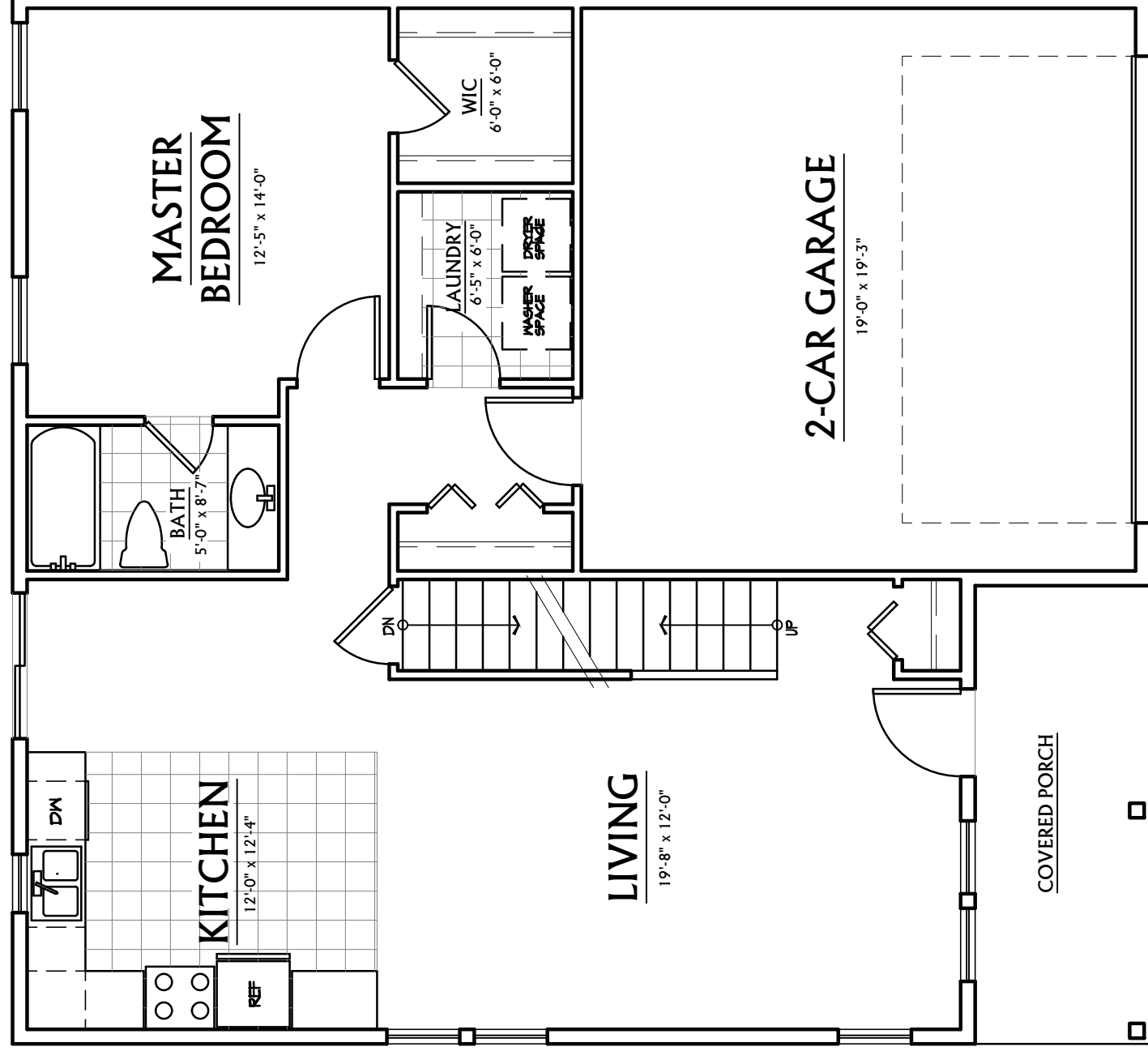
HAWTHORNE
OAKS

SINGLE FAMILY HOMES

GEARED TOWARD THE GENERAL PUBLIC

THE HIGGINS

3 BR/2 BA 1ST FLOOR MASTER



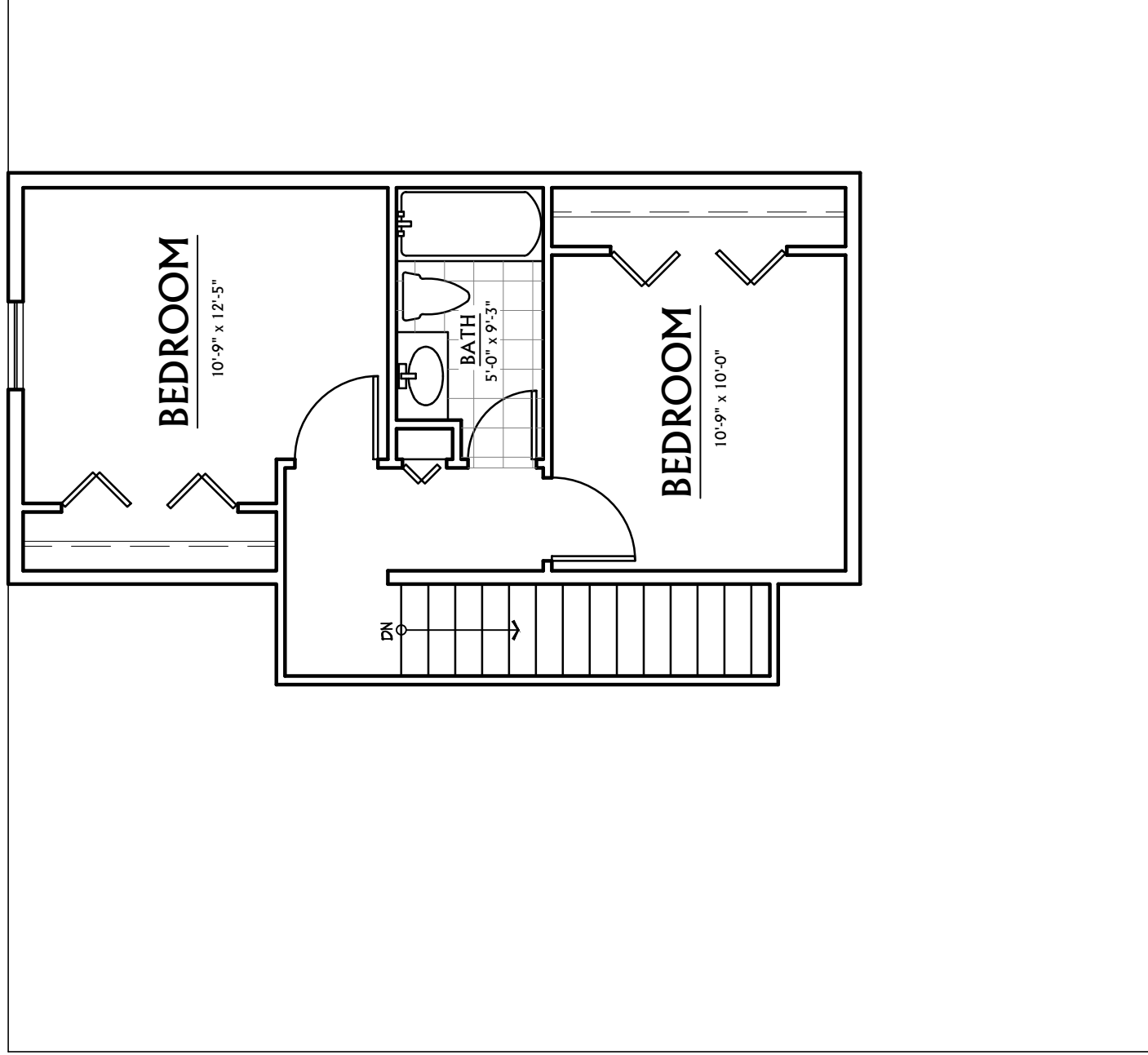
FIRST FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

921 SQ. FT. First Floor
1385 SQ. FT. TOTAL



THE HIGGINS
THREE OAKS COMMUNITIES



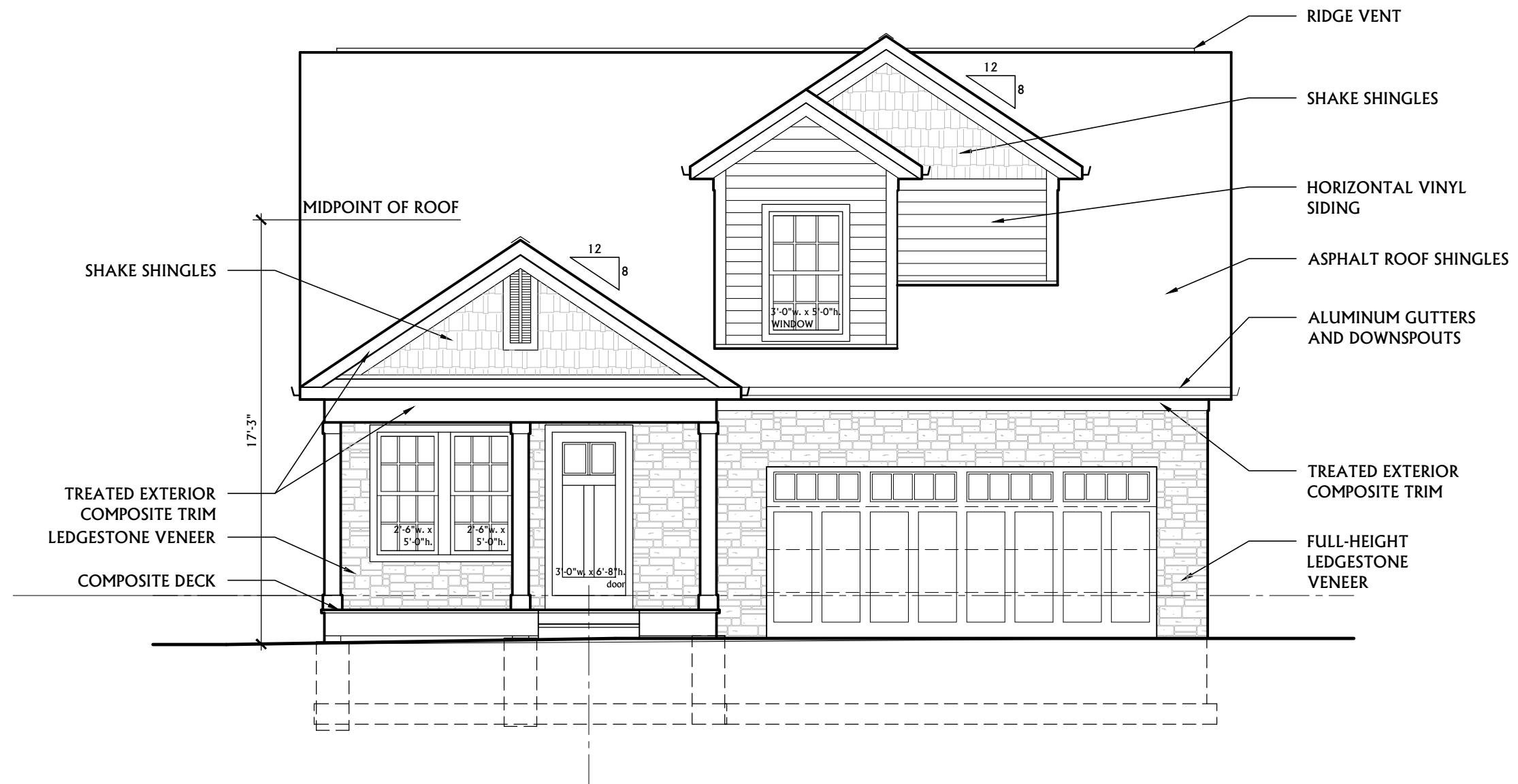
SECOND FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

464 SQ. FT.



THE HIGGINS
THREE OAKS COMMUNITIES



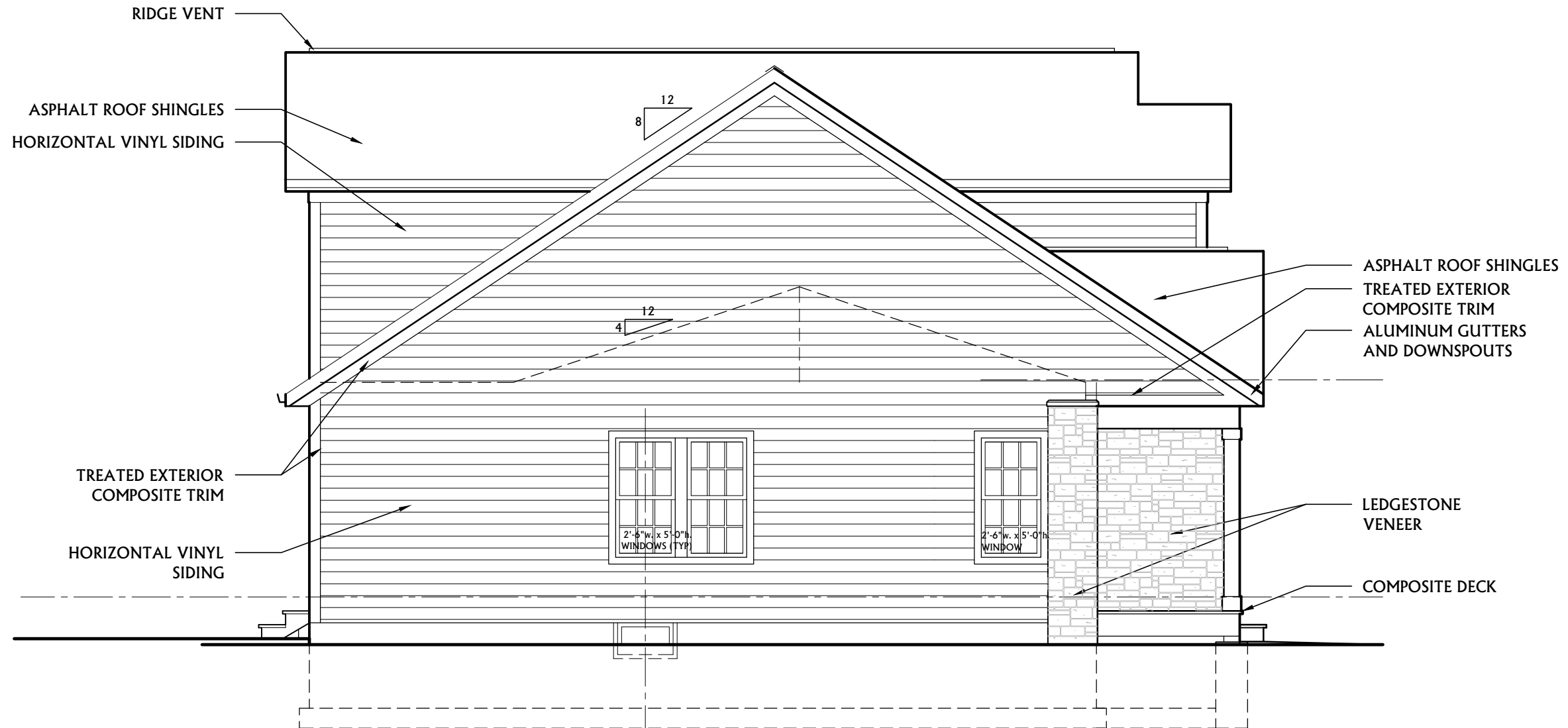
Front Elevation - Opt. A

Scale: 3/16" = 1'-0"



THE HIGGINS

THREE OAKS COMMUNITIES

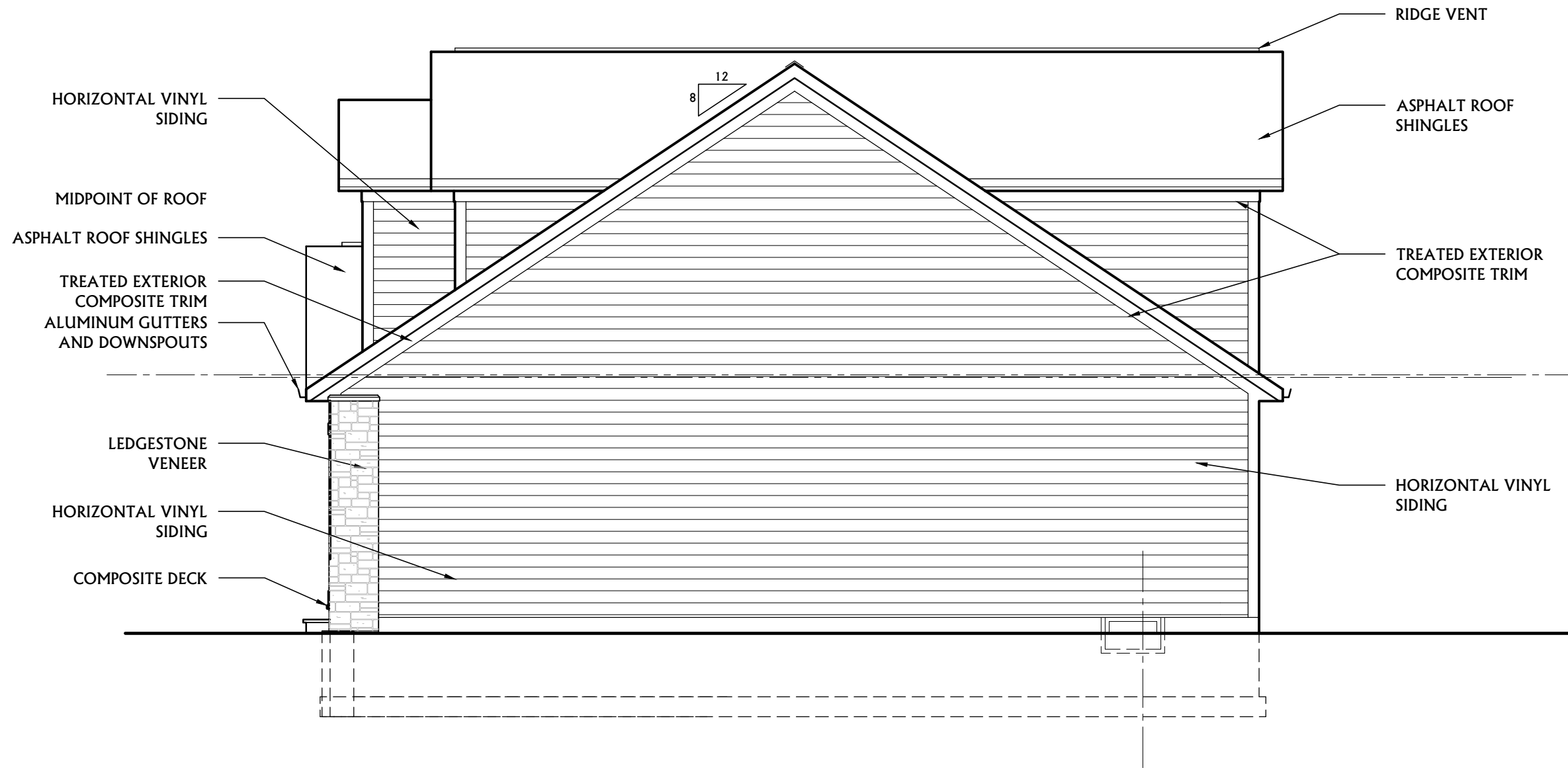


Side Elevation A

Scale: 3/16" = 1'-0"



**THE HIGGINS
THREE OAKS COMMUNITIES**



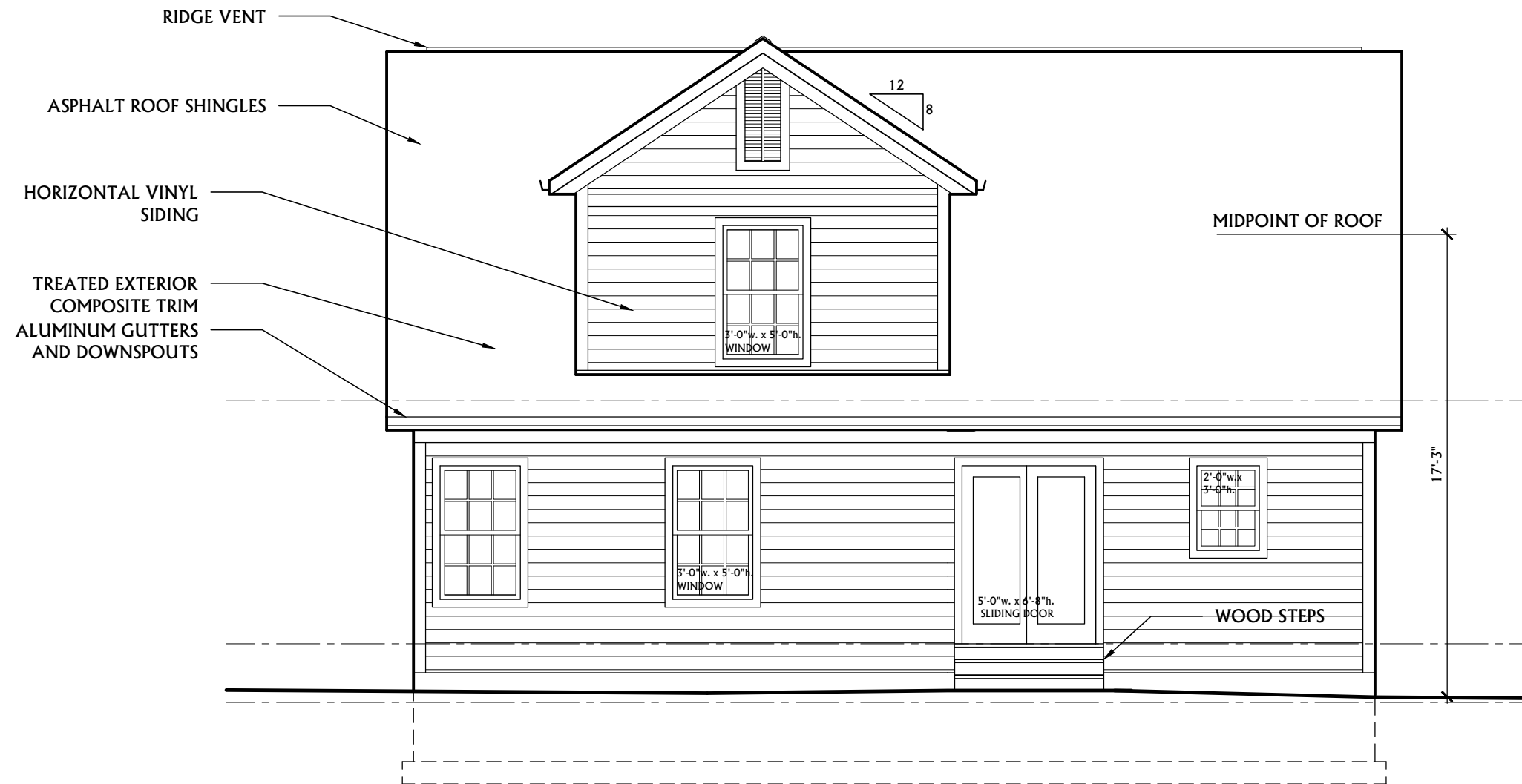
Side Elevation B

Scale: 3/16" = 1'-0"



THE HIGGINS

THREE OAKS COMMUNITIES



Rear Elevation

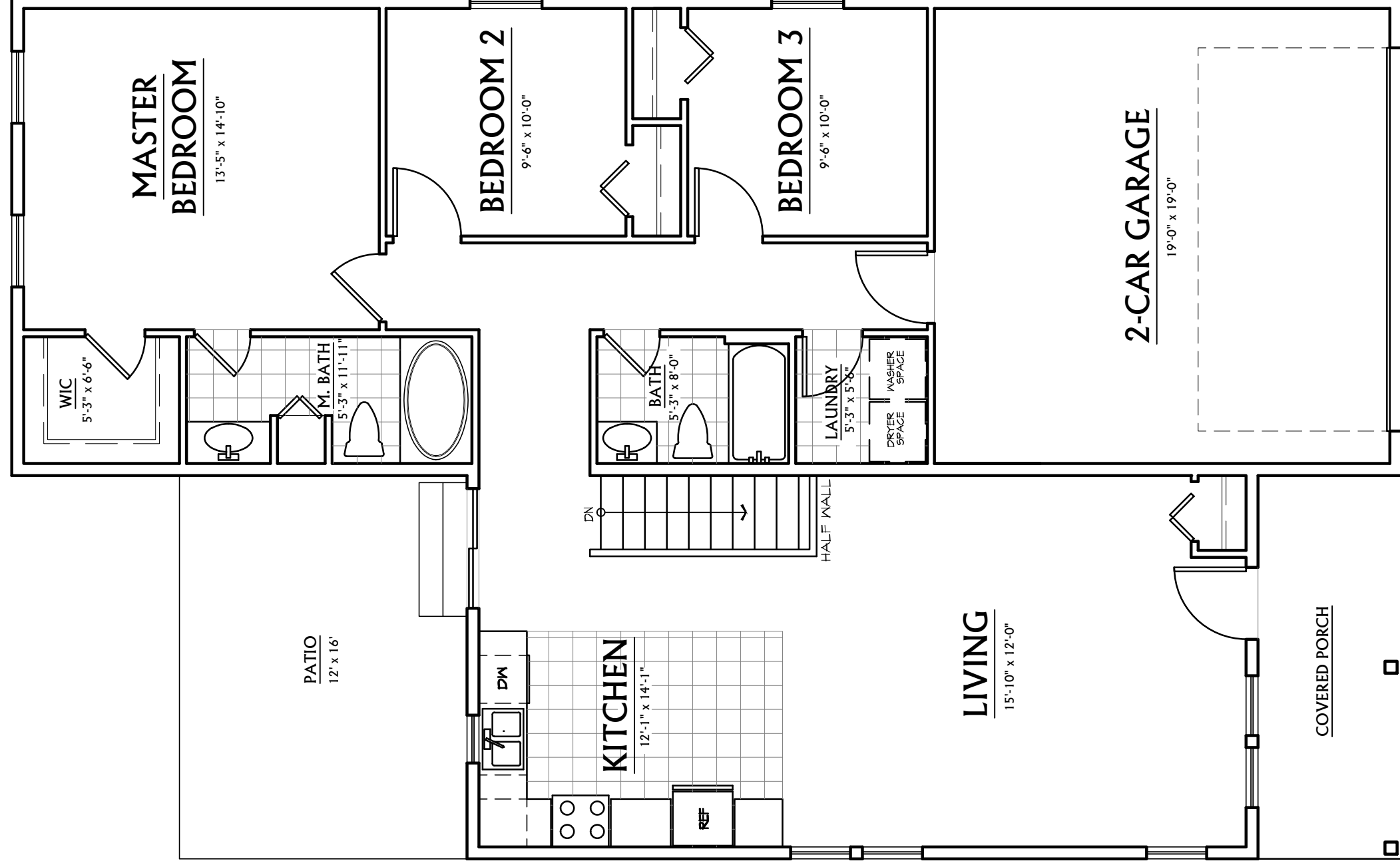
Scale: 3/16" = 1'-0"



THE HIGGINS

THREE OAKS COMMUNITIES

THE HOUGHTON
3 BR/2 BA RANCH



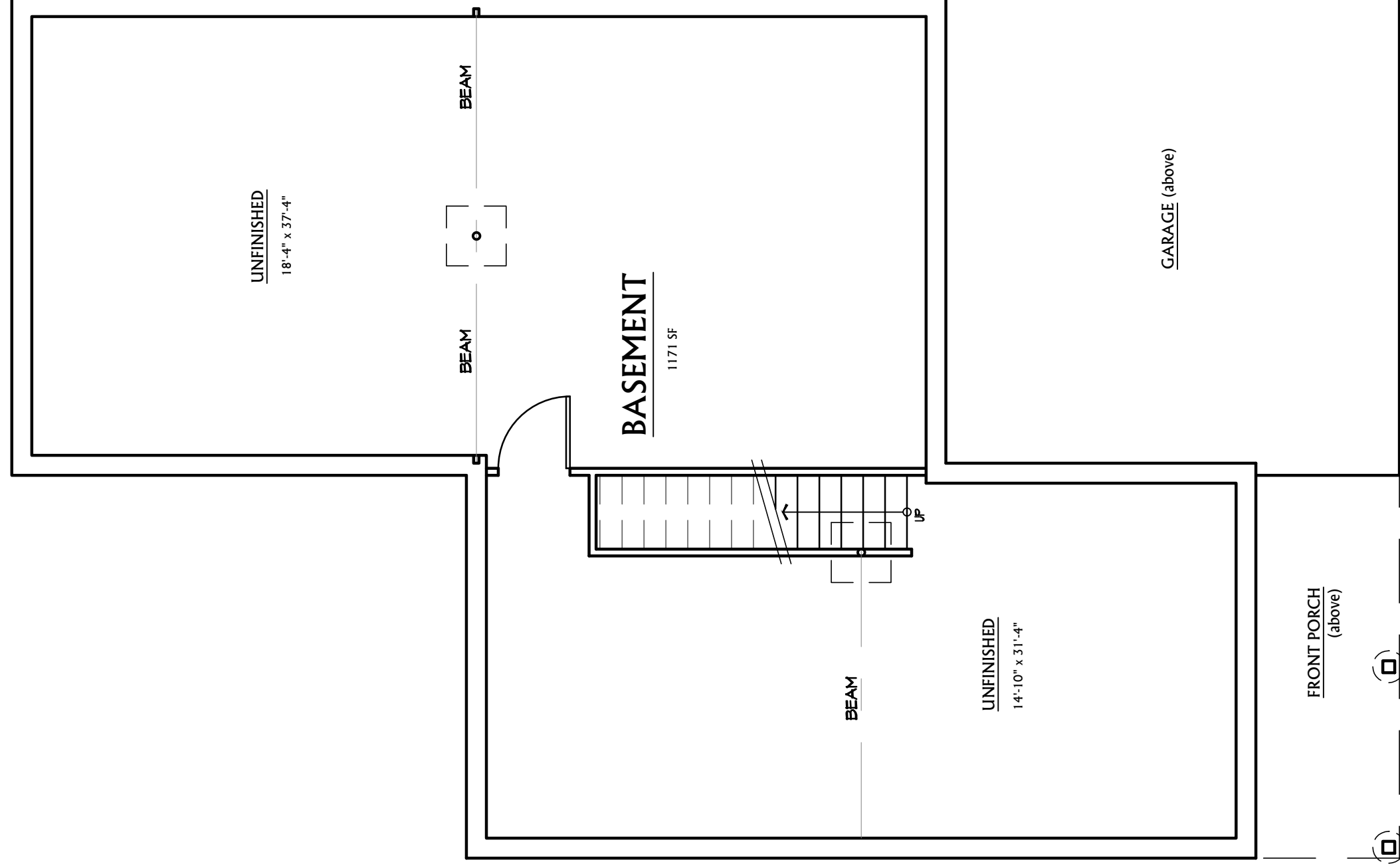
FIRST FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

1305 SQ. FT.



**THE HOUGHTON
THREE OAKS COMMUNITIES**

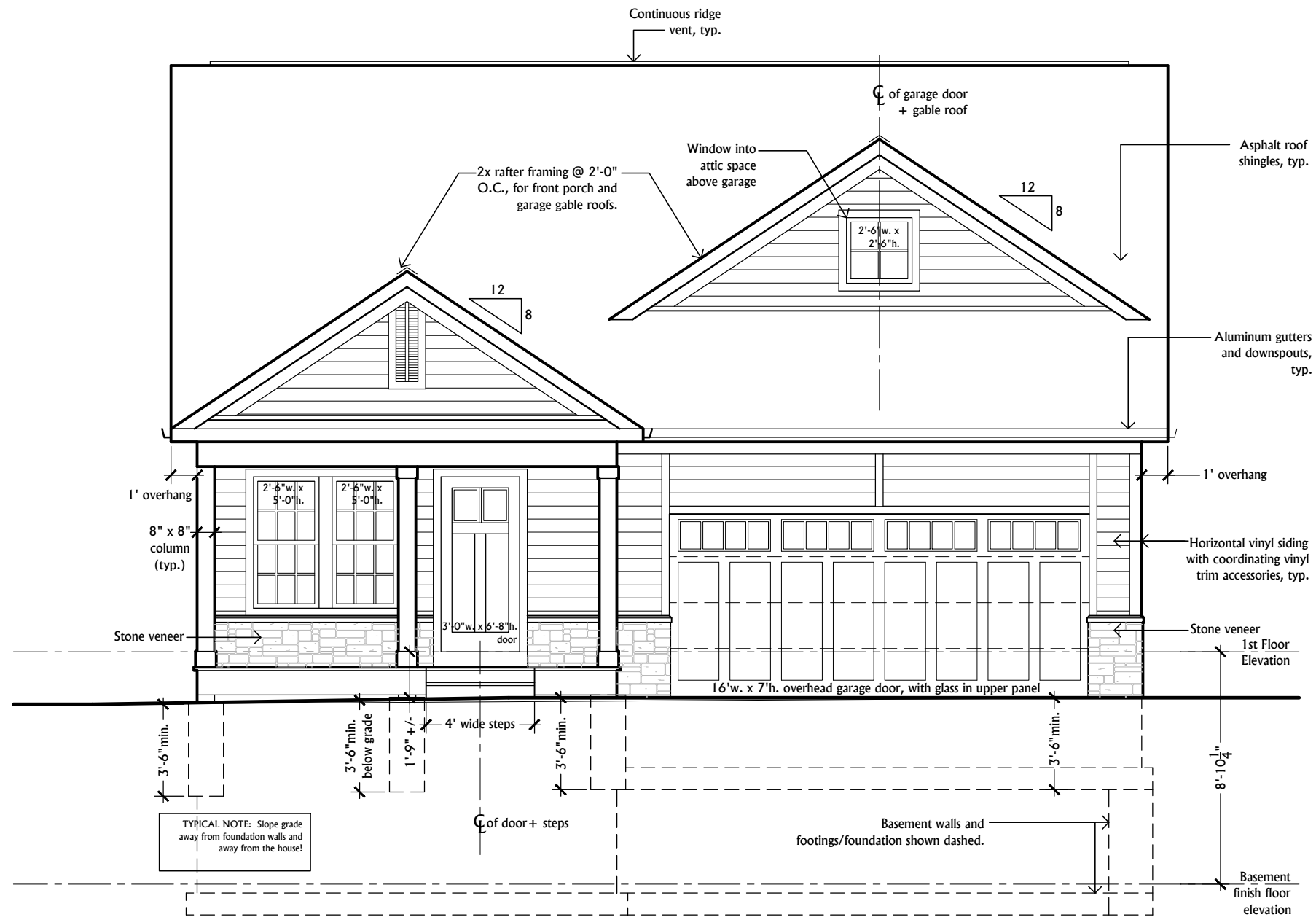


BASEMENT

SCALE: $\frac{3}{16}'' = 1'-0''$



**THE HOUGHTON
THREE OAKS COMMUNITIES**

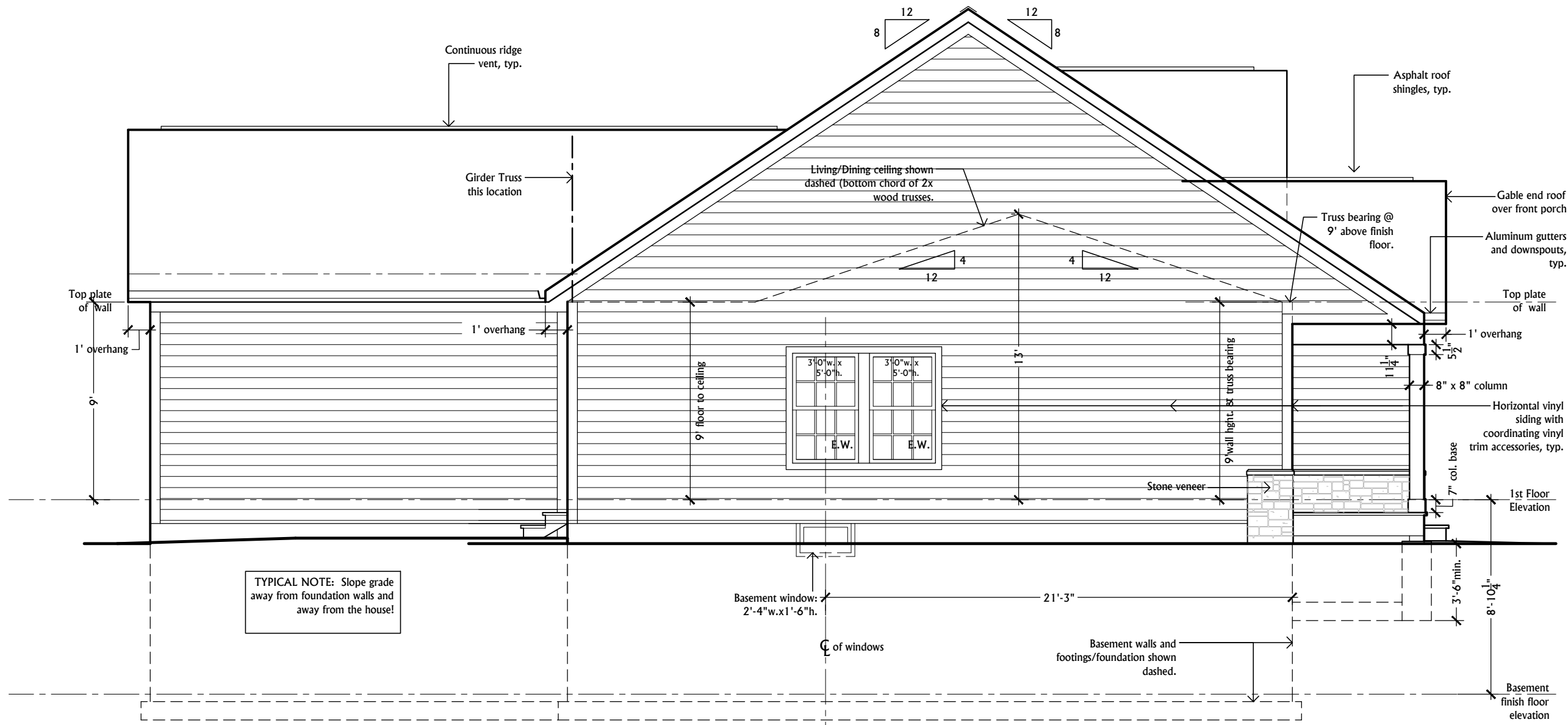


Front Elevation - Opt. B

Scale: 3/16" = 1'-0"



**THE HOUGHTON
THREE OAKS COMMUNITIES**

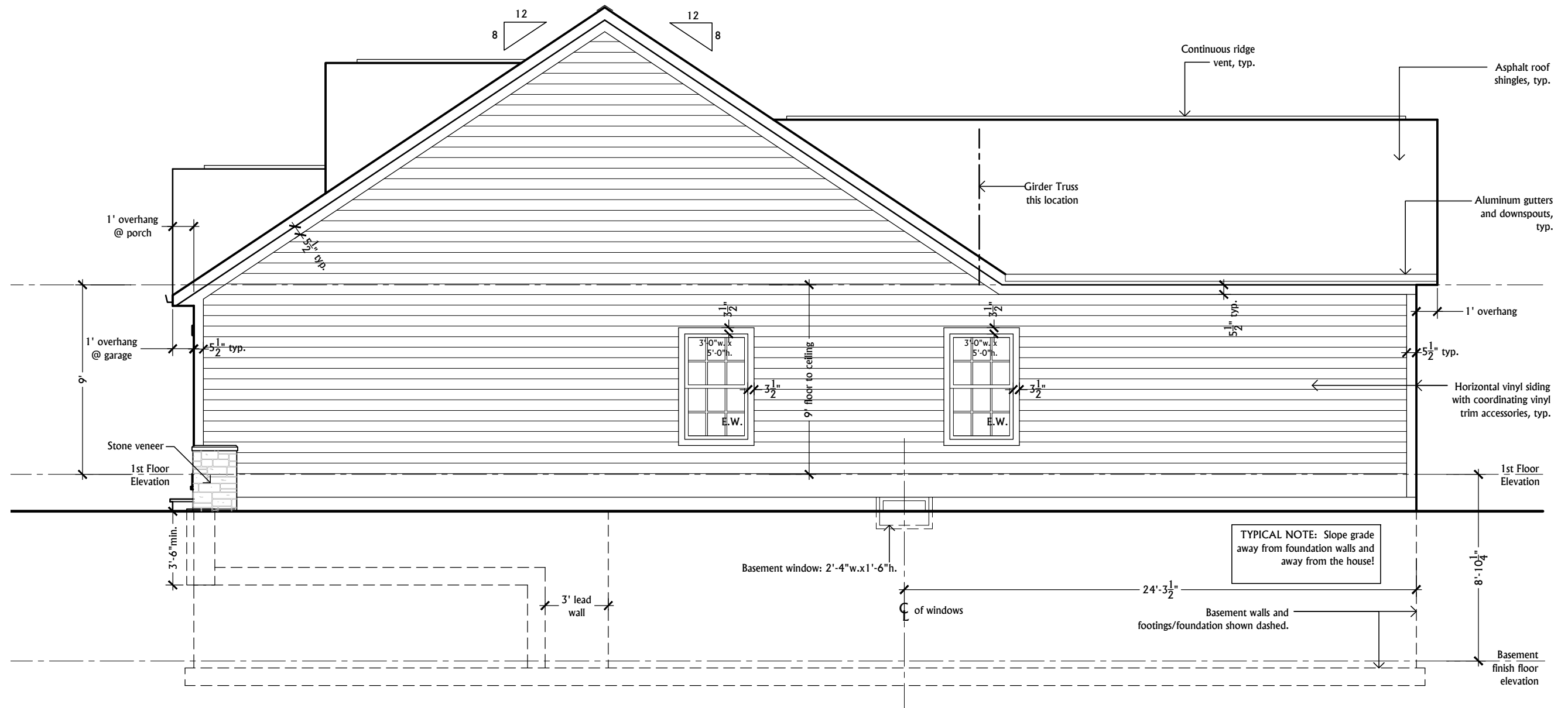


Side Elevation A

Scale: 3/16" = 1'-0"



**THE HOUGHTON
THREE OAKS COMMUNITIES**

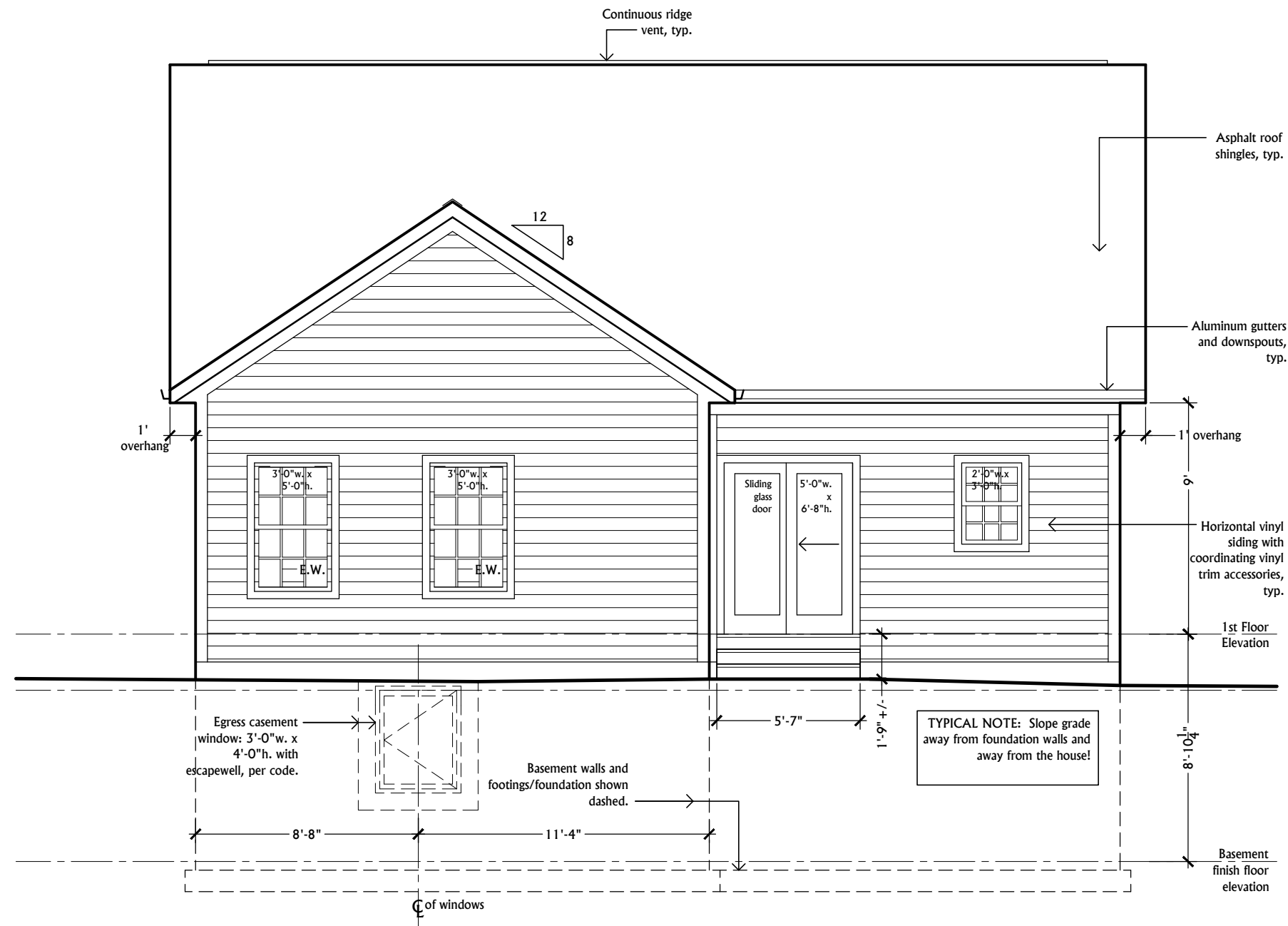


Side Elevation B

Scale: 3/16" = 1'-0"



**THE HOUGHTON
THREE OAKS COMMUNITIES**



Rear Elevation

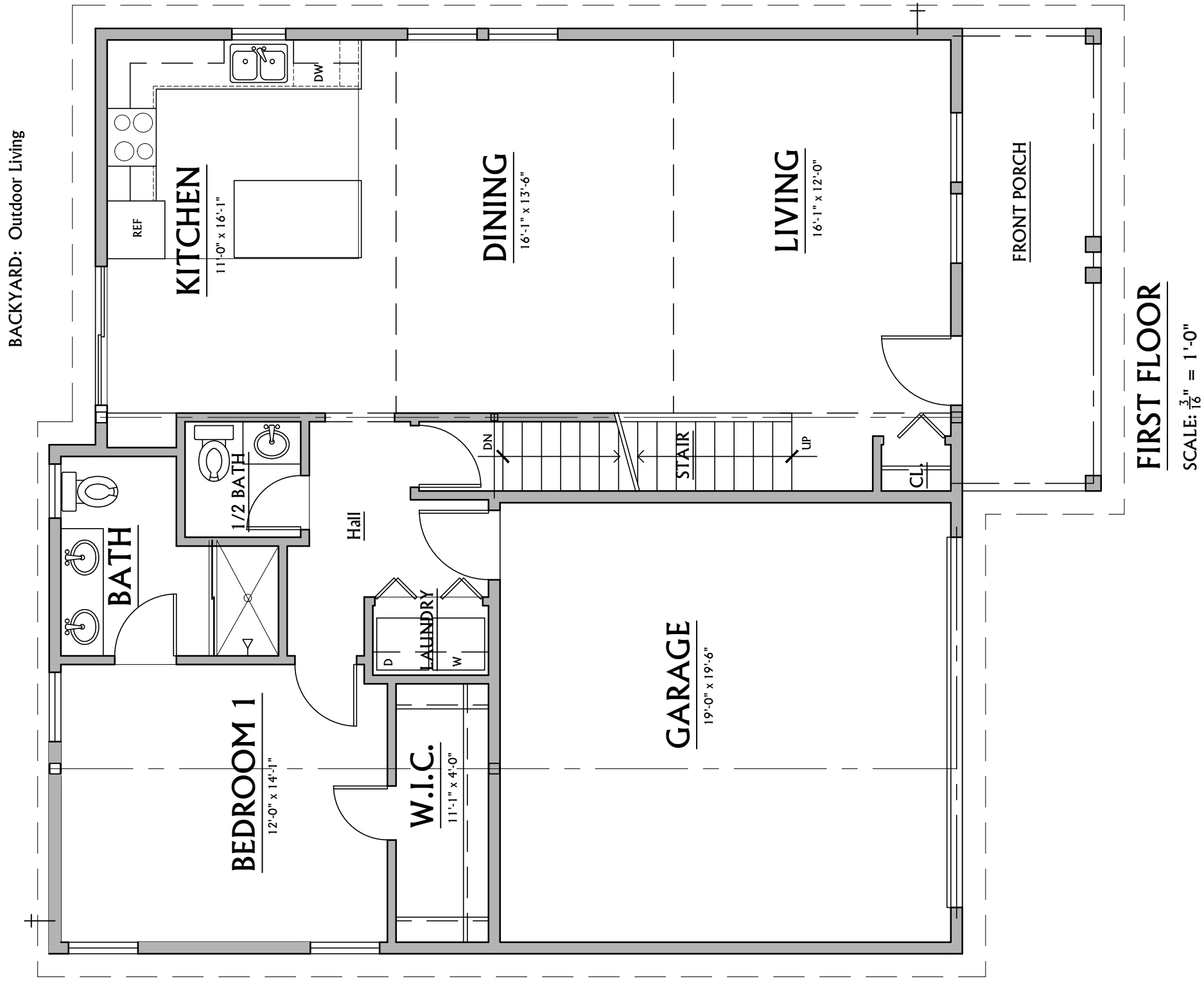
Scale: 3/16" = 1'-0"



THE HOUGHTON
THREE OAKS COMMUNITIES

THE ONTARIO

3 BR/2.5 BA 1ST FLOOR MASTER



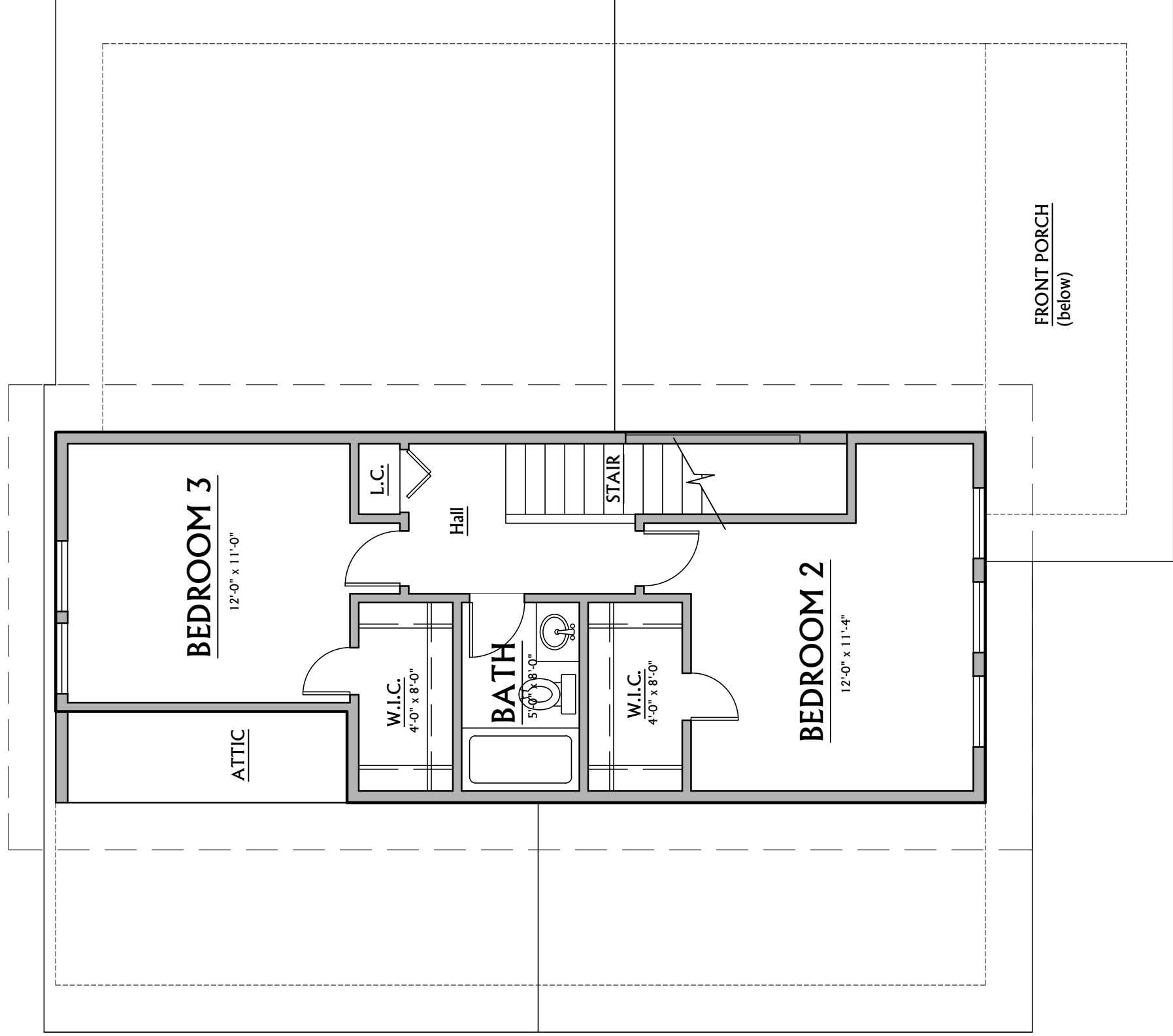
FIRST FLOOR

SCALE: $\frac{3}{16}$ " = 1'-0"

1154 FIRST FLOOR SF
1728 TOTAL SF



**THE ONTARIO
THREE OAKS COMMUNITIES**

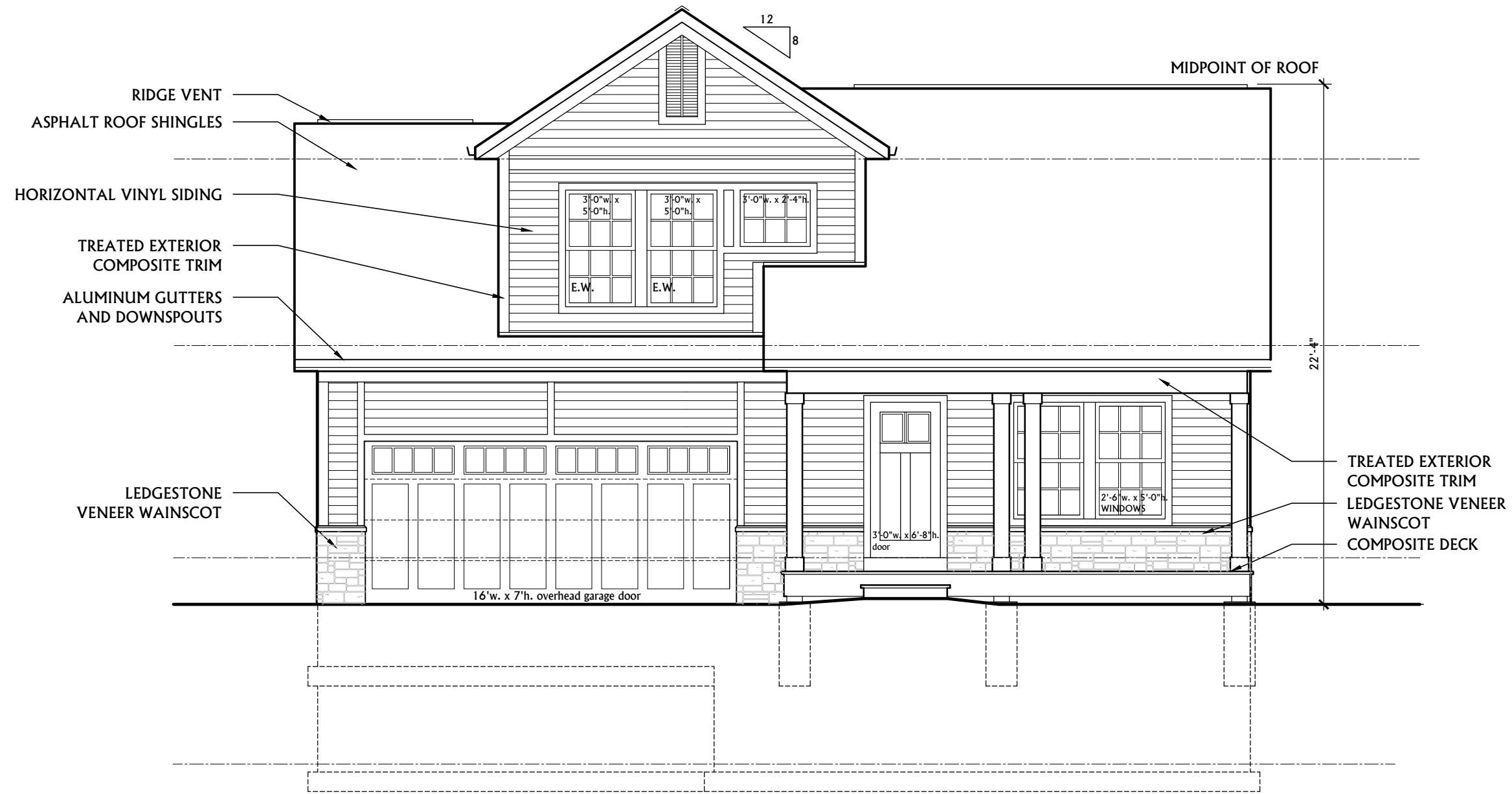


SECOND FLOOR

SCALE: $\frac{3}{16}" = 1'-0"$

574 SF





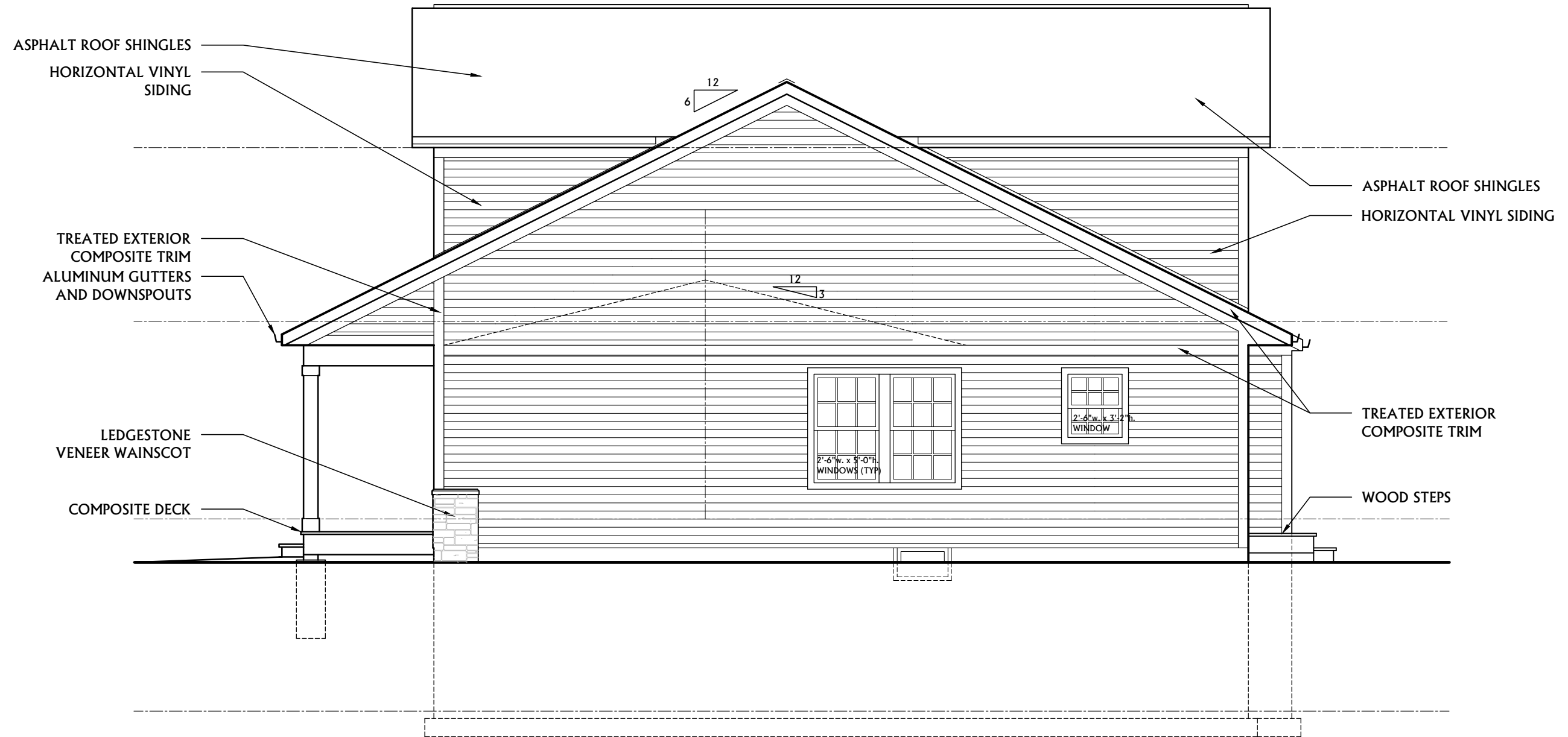
Front Elevation - Option B

Scale: 3/16" = 1'-0"



THE ONTARIO

THREE OAKS COMMUNITIES



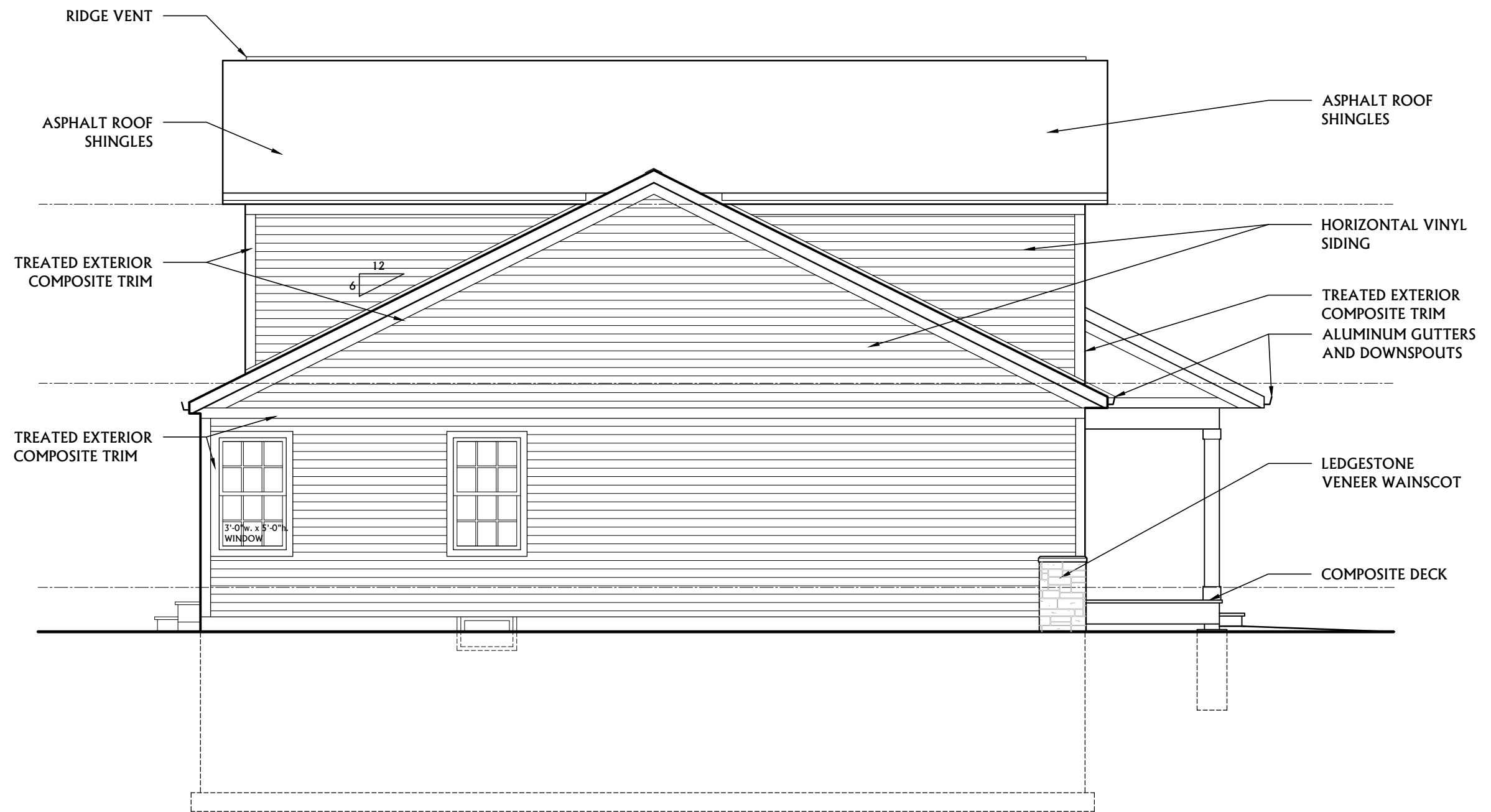
Side Elevation A

Scale: 3/16" = 1'-0"



THE ONTARIO

THREE OAKS COMMUNITIES



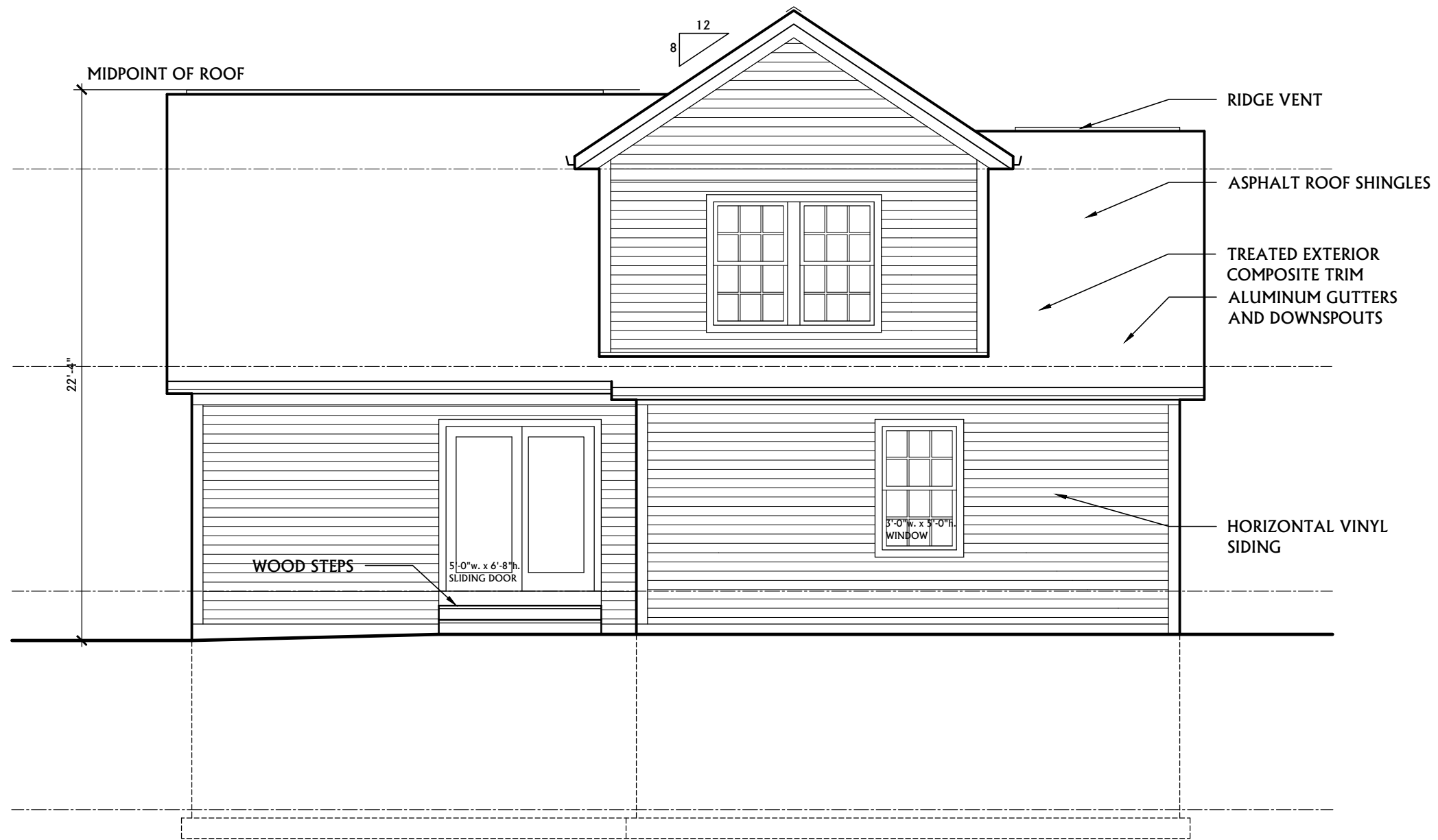
Side Elevation B

Scale: 3/16" = 1'-0"



THE ONTARIO

THREE OAKS COMMUNITIES



Rear Elevation

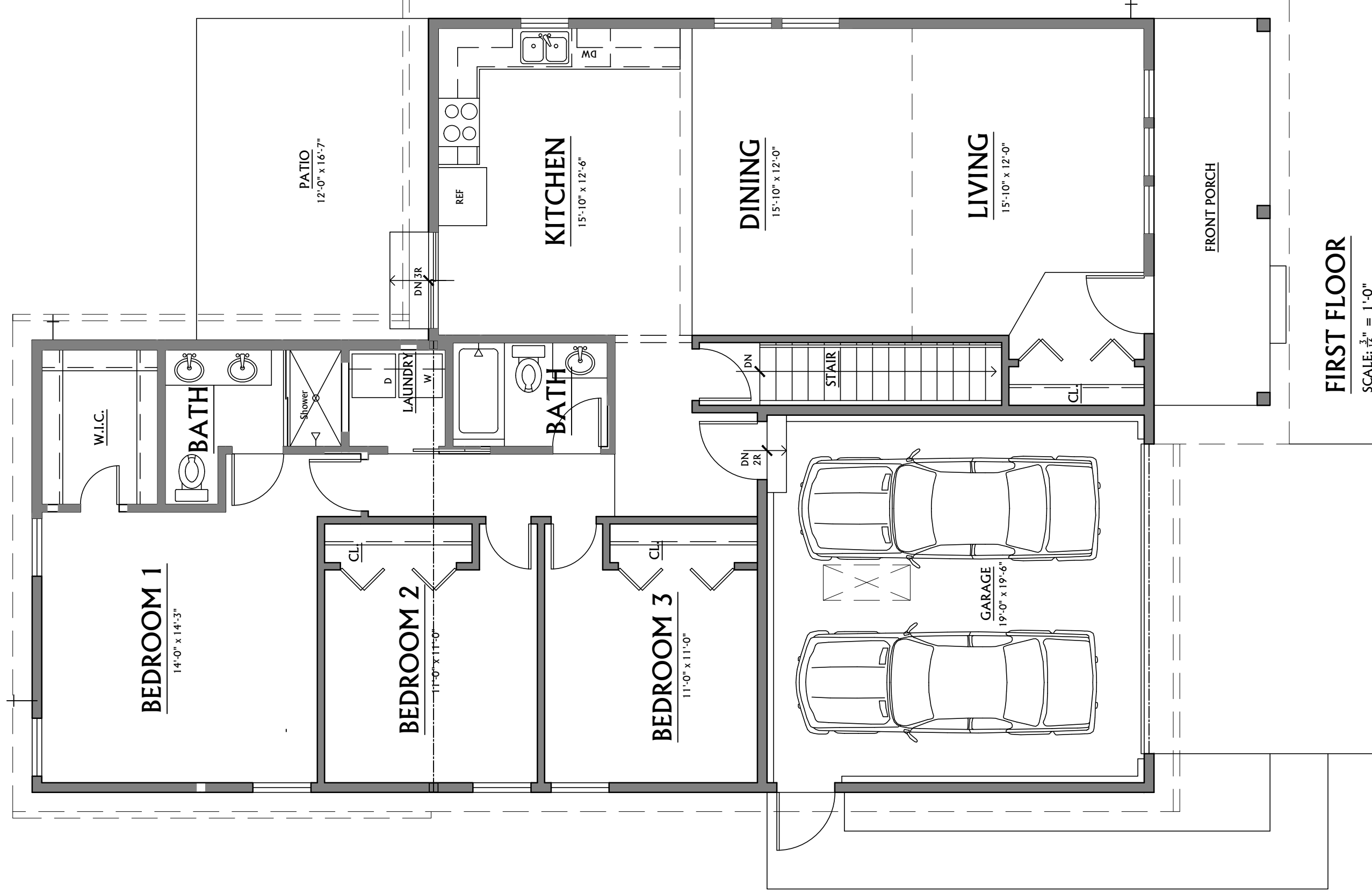
Scale: 3/16" = 1'-0"



THE ONTARIO

THREE OAKS COMMUNITIES

THE MICHIGAN
3 BR/2 BA RANCH



FIRST FLOOR

SCALE: $\frac{3}{16}$ " = 1'-0"

1589 SQ. FT.



**THE MICHIGAN
THREE OAKS COMMUNITIES**

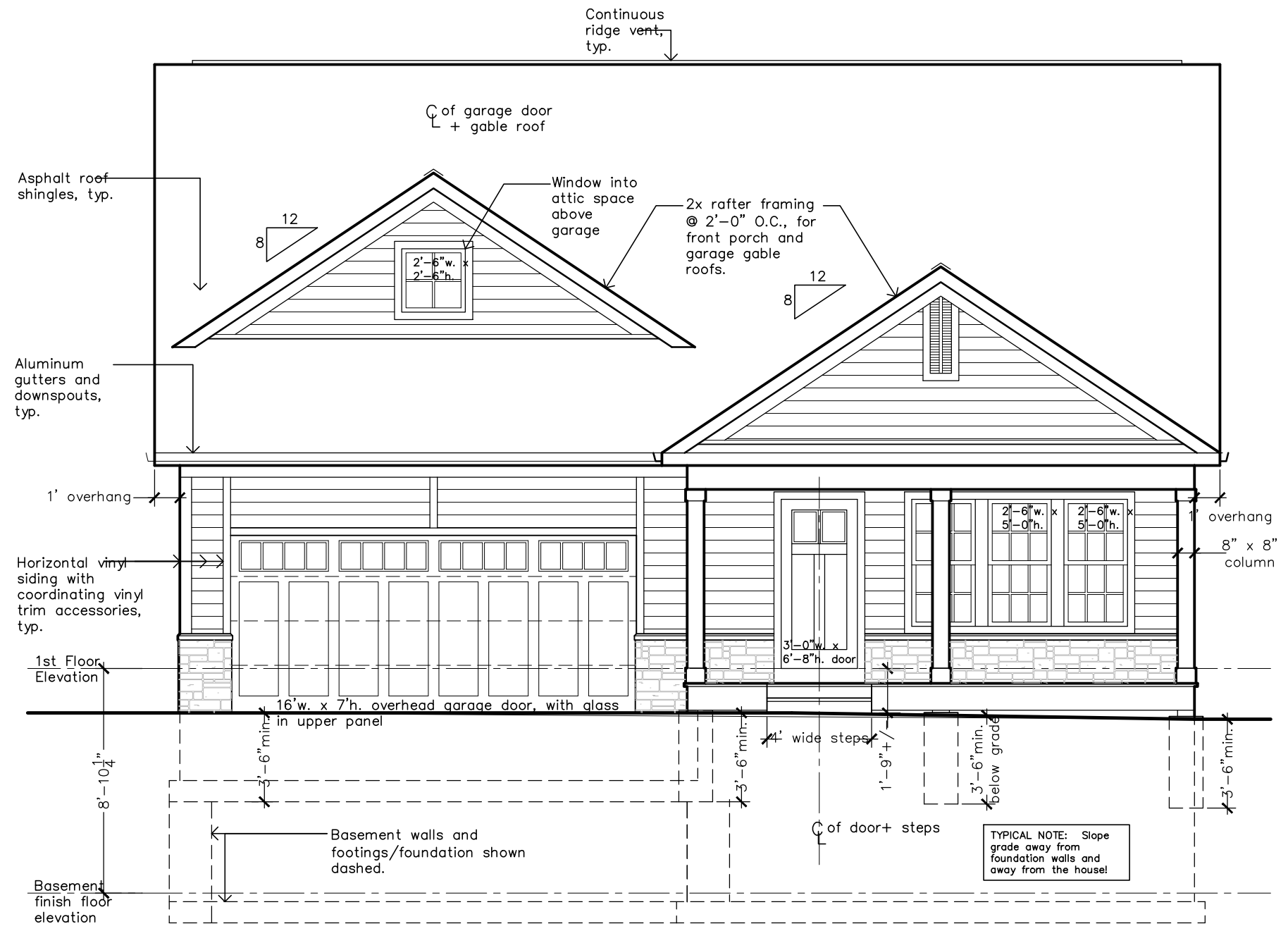


BASEMENT

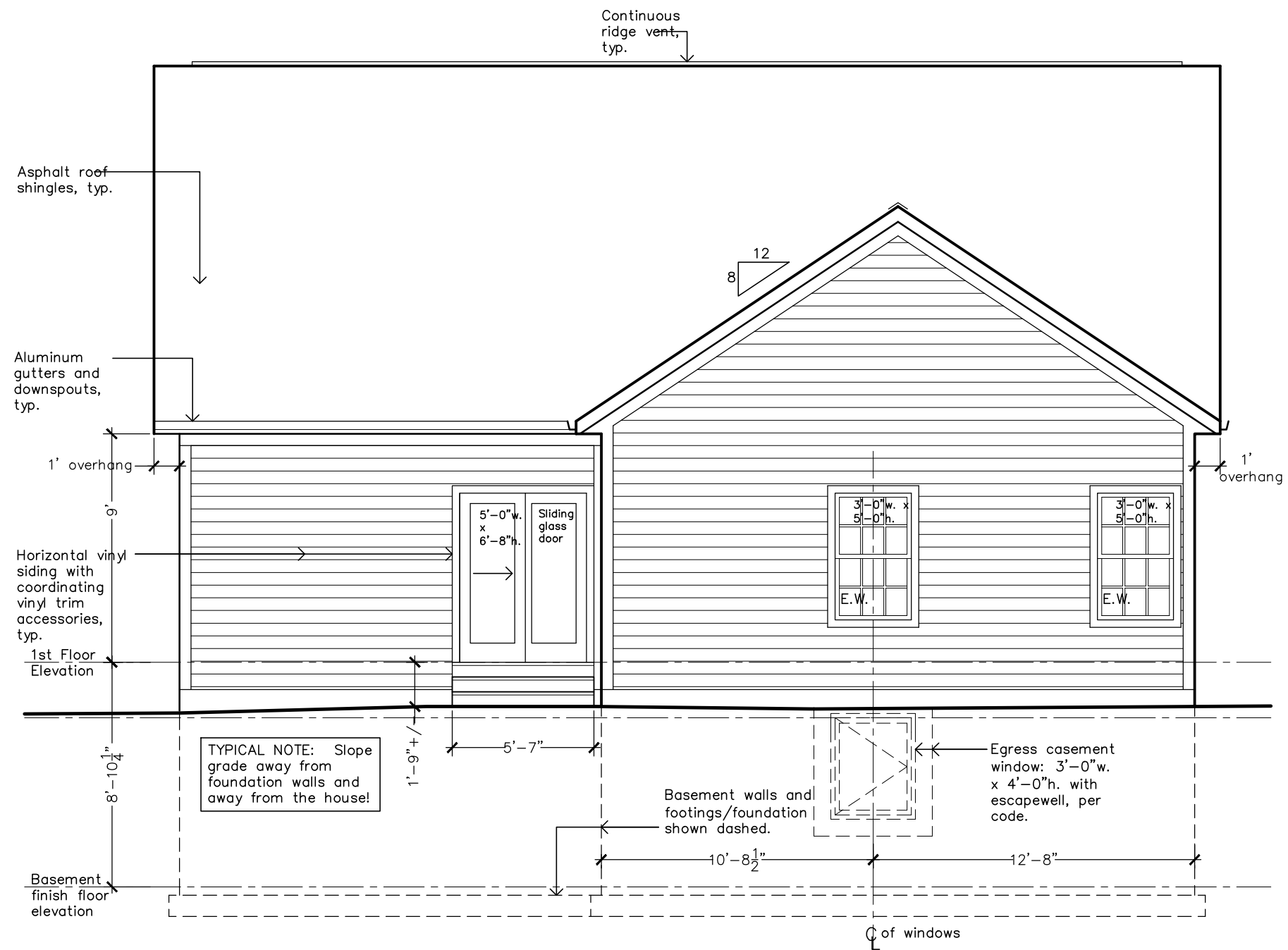
SCALE: $\frac{3}{16}'' = 1'-0''$



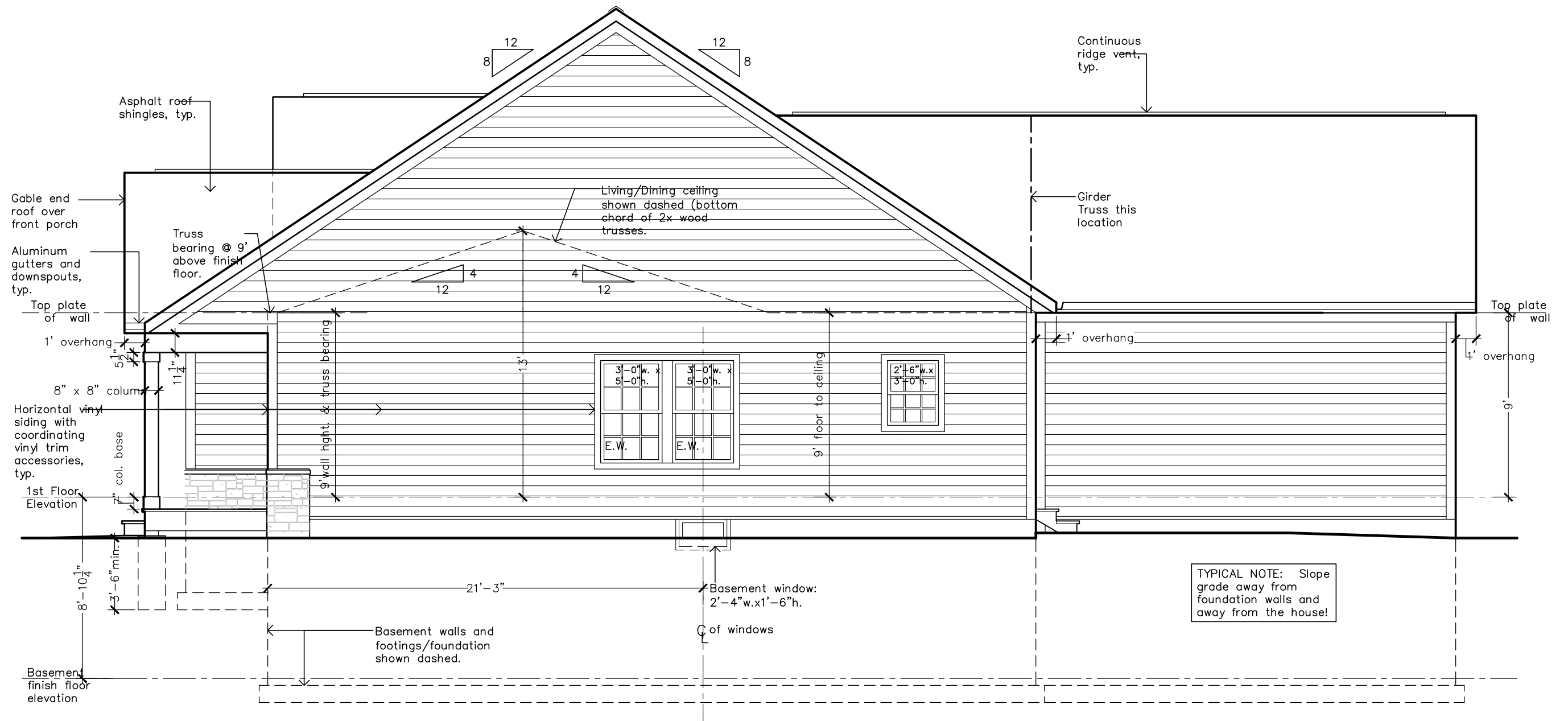
**THE MICHIGAN
THREE OAKS COMMUNITIES**



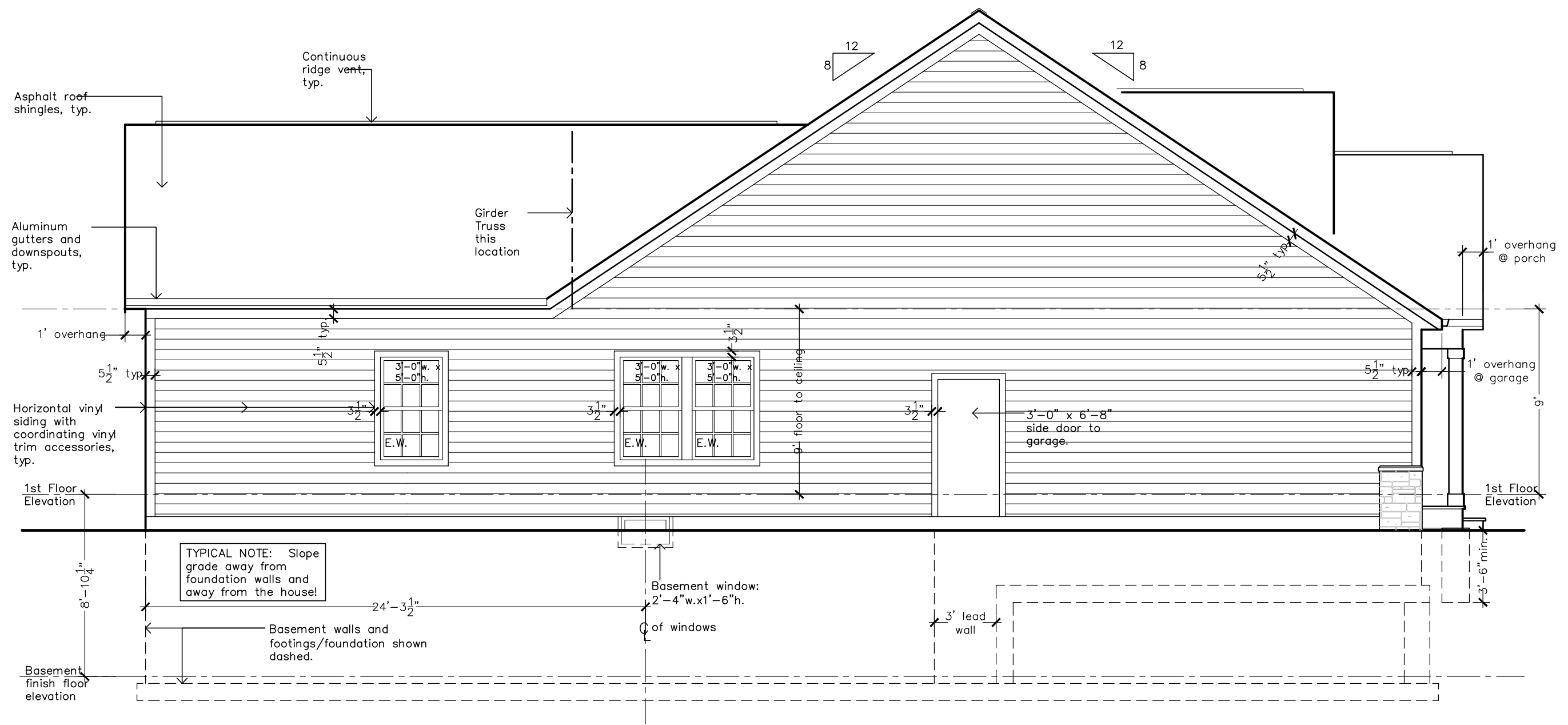
Front Elevation



Rear Elevation



Side Elevation A



Side Elevation B



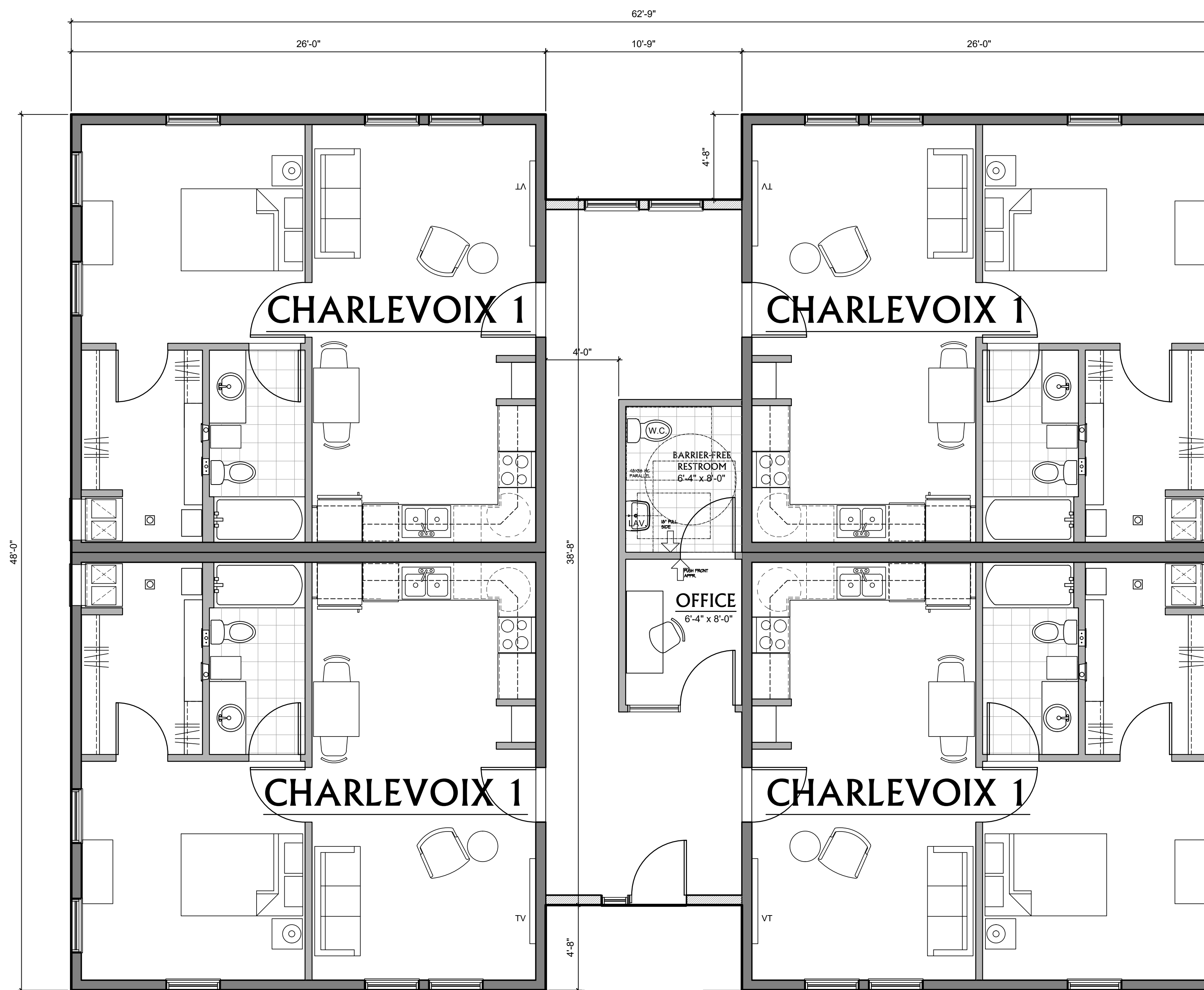
HAWTHORNE
OAKS

CONDOMINIUMS & COTTAGES

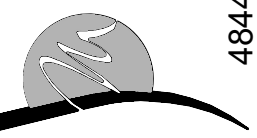
GEARED TOWARD THE DISABLED COMMUNITY

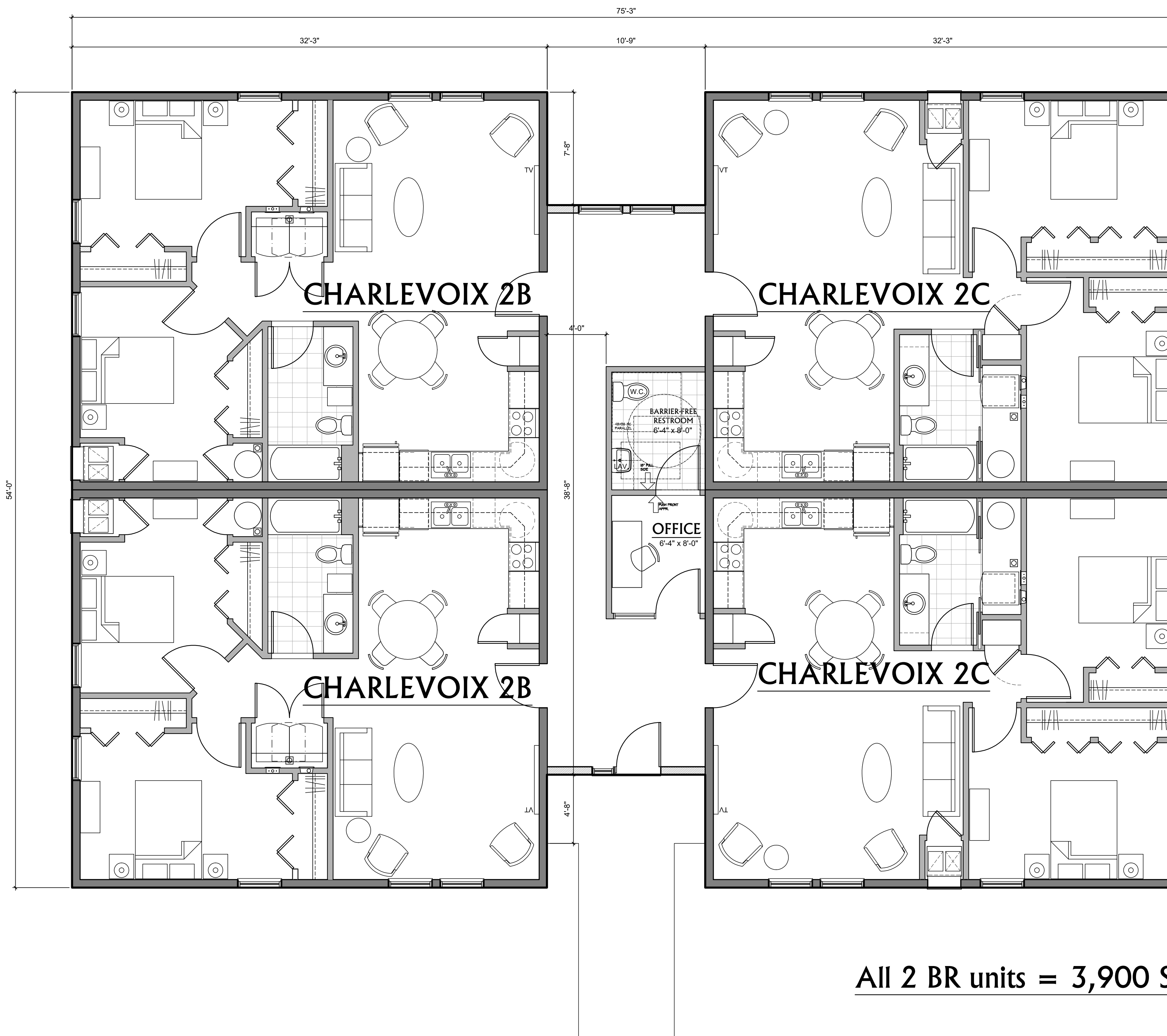
THE CHARLEVOIX

AFFORDABLE FOUR PLEX CONDO

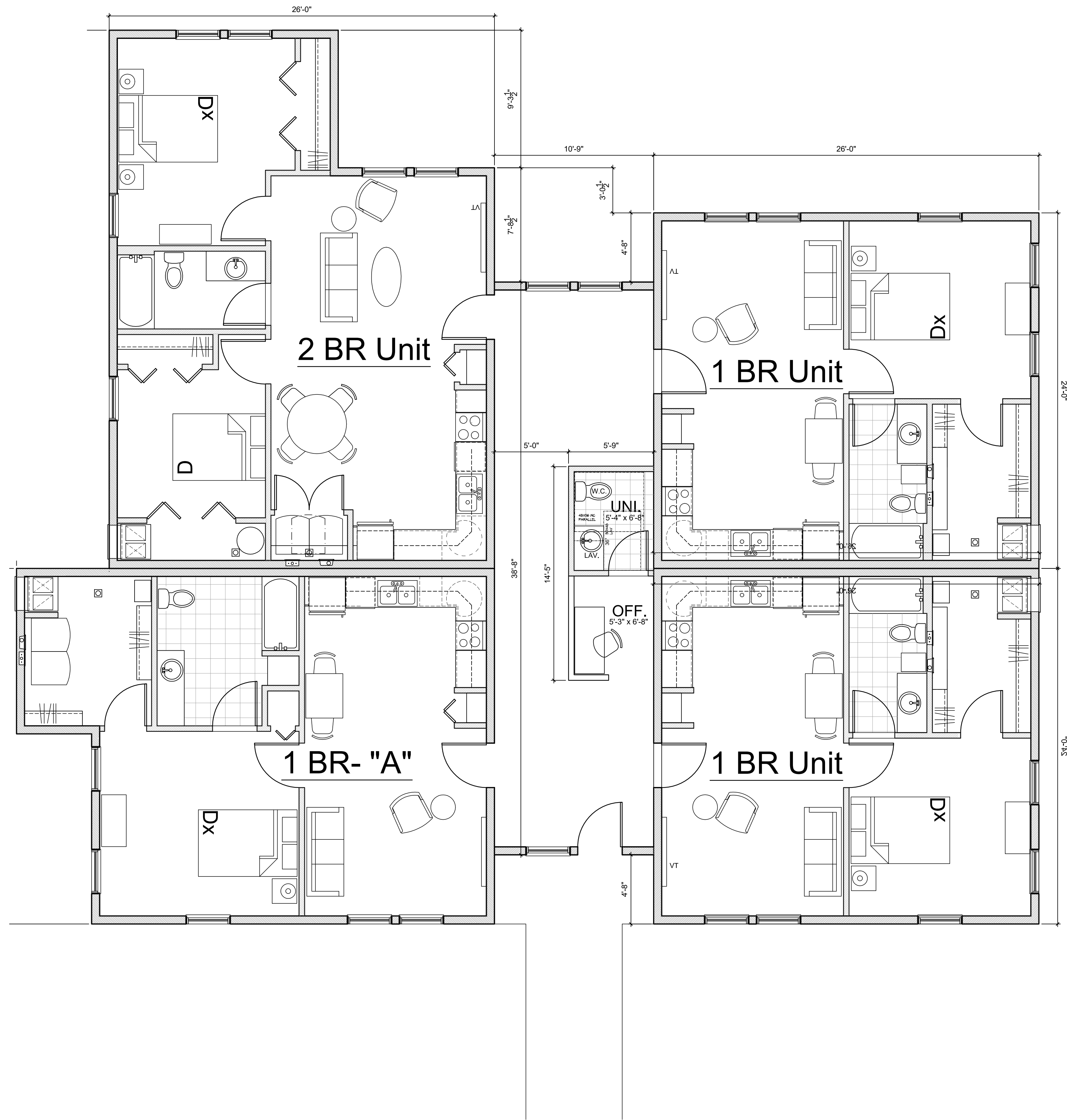


All 1 BR units = 2,912 SF



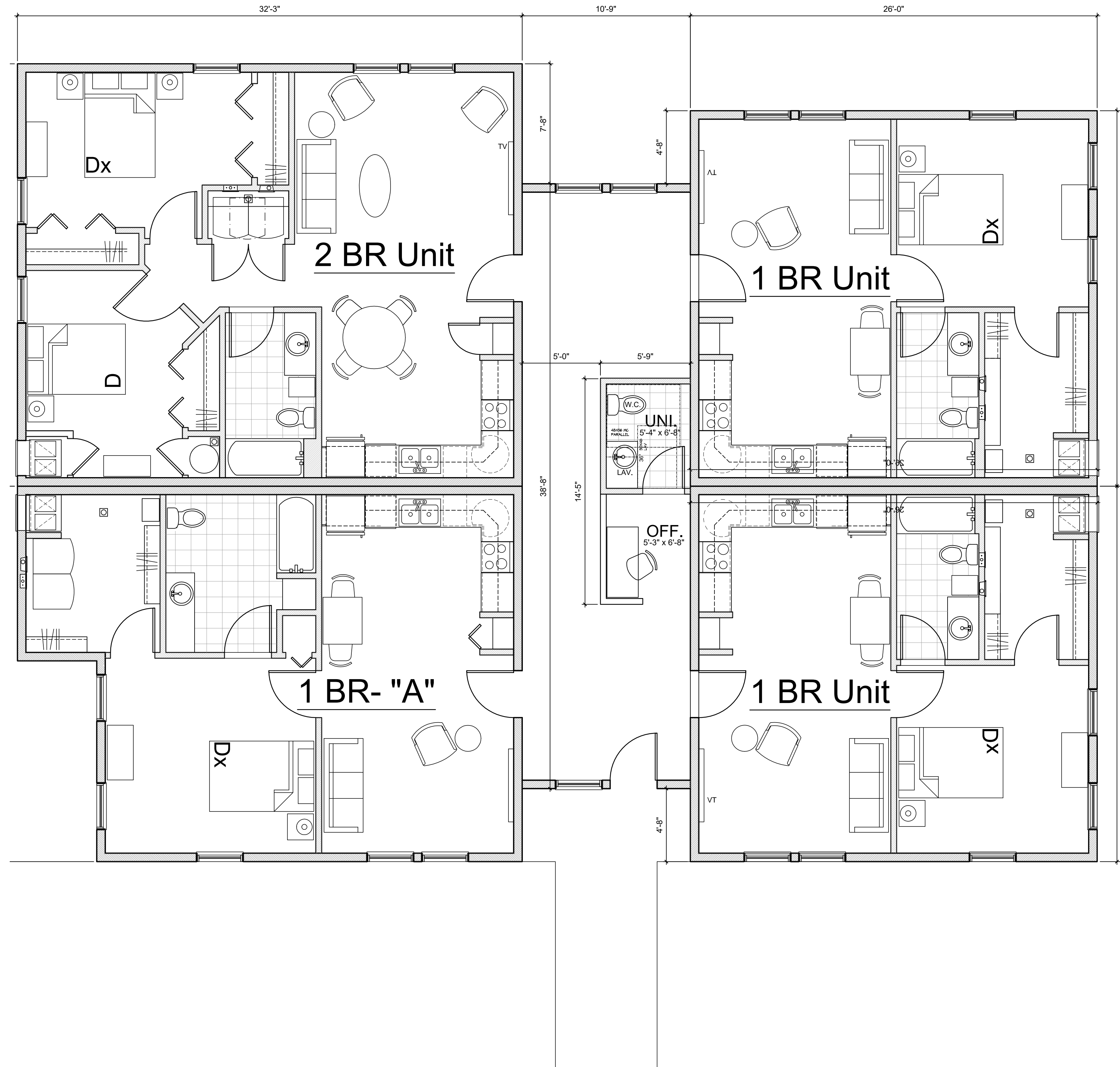


All 2 BR units = 3,900 SF



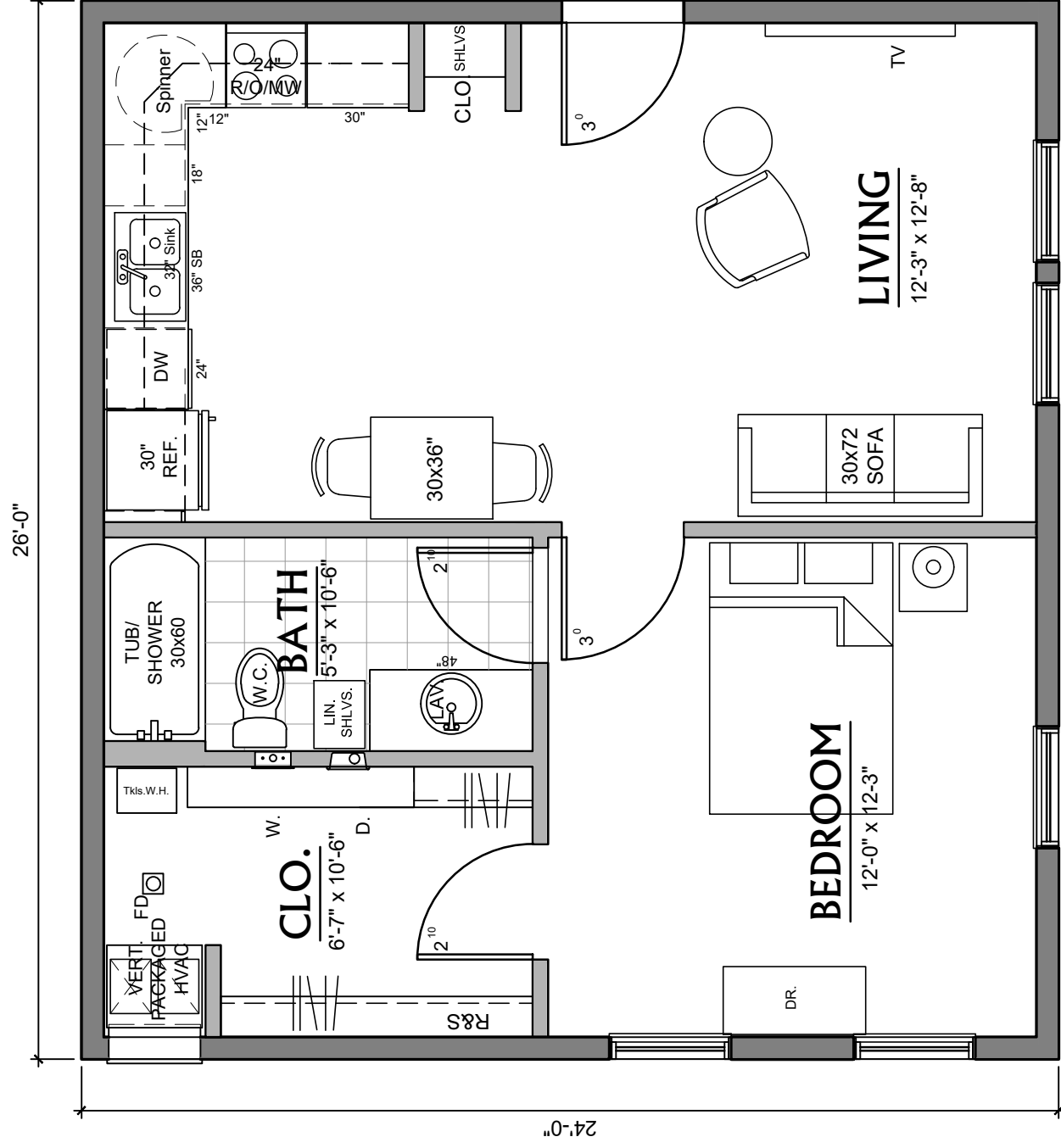
SUBMITTED FOR INFORMATIONAL PURPOSES ONLY

REVIEW	DATE
	7.27.18



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REVIEW	DATE
	7.27.18



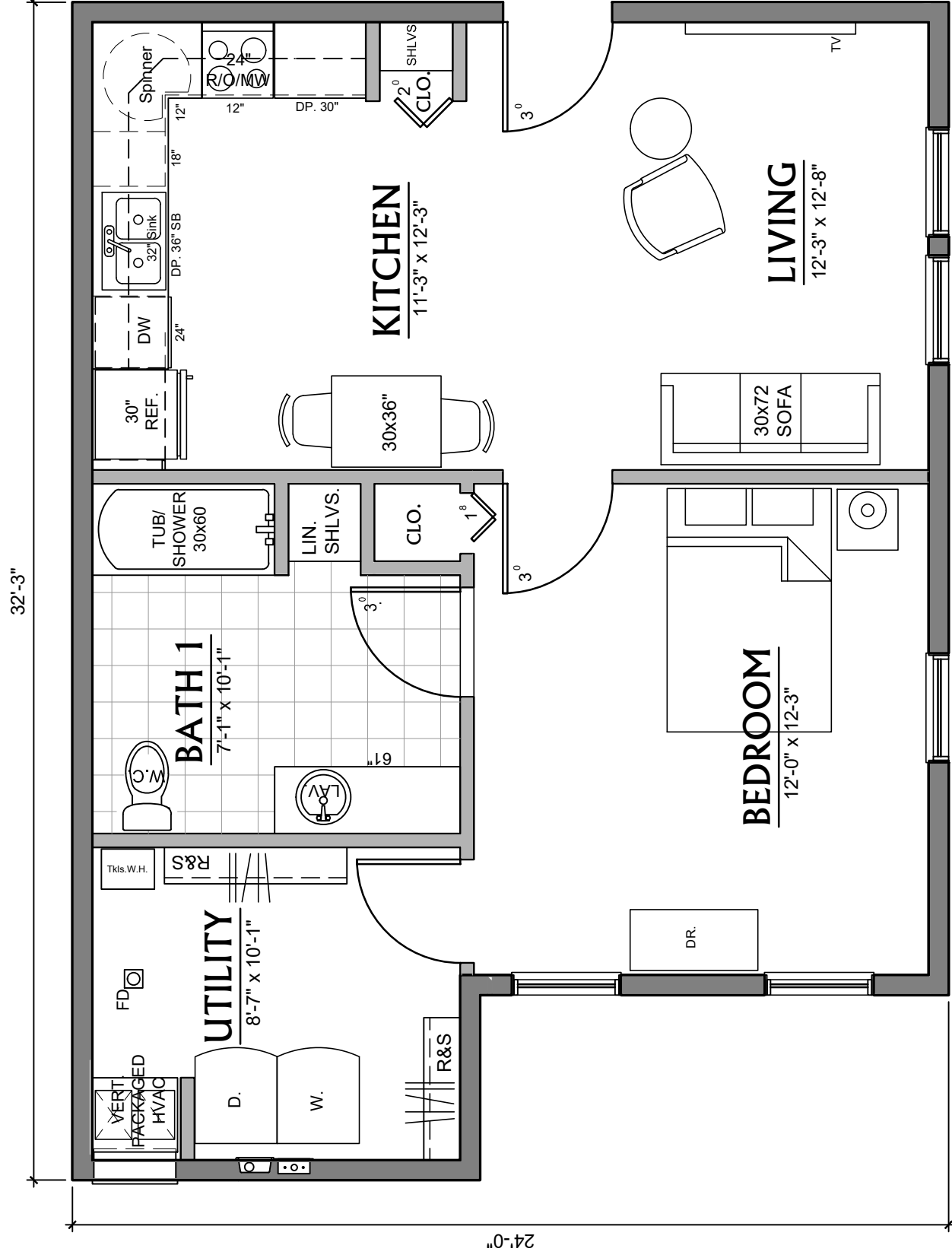
CHARLEVOIX 1

SCALE: 1/4" = 1'-0"

UNIT GROSS 624 sq. ft.



THE CHARLEVOIX
THREE OAKS COMMUNITIES



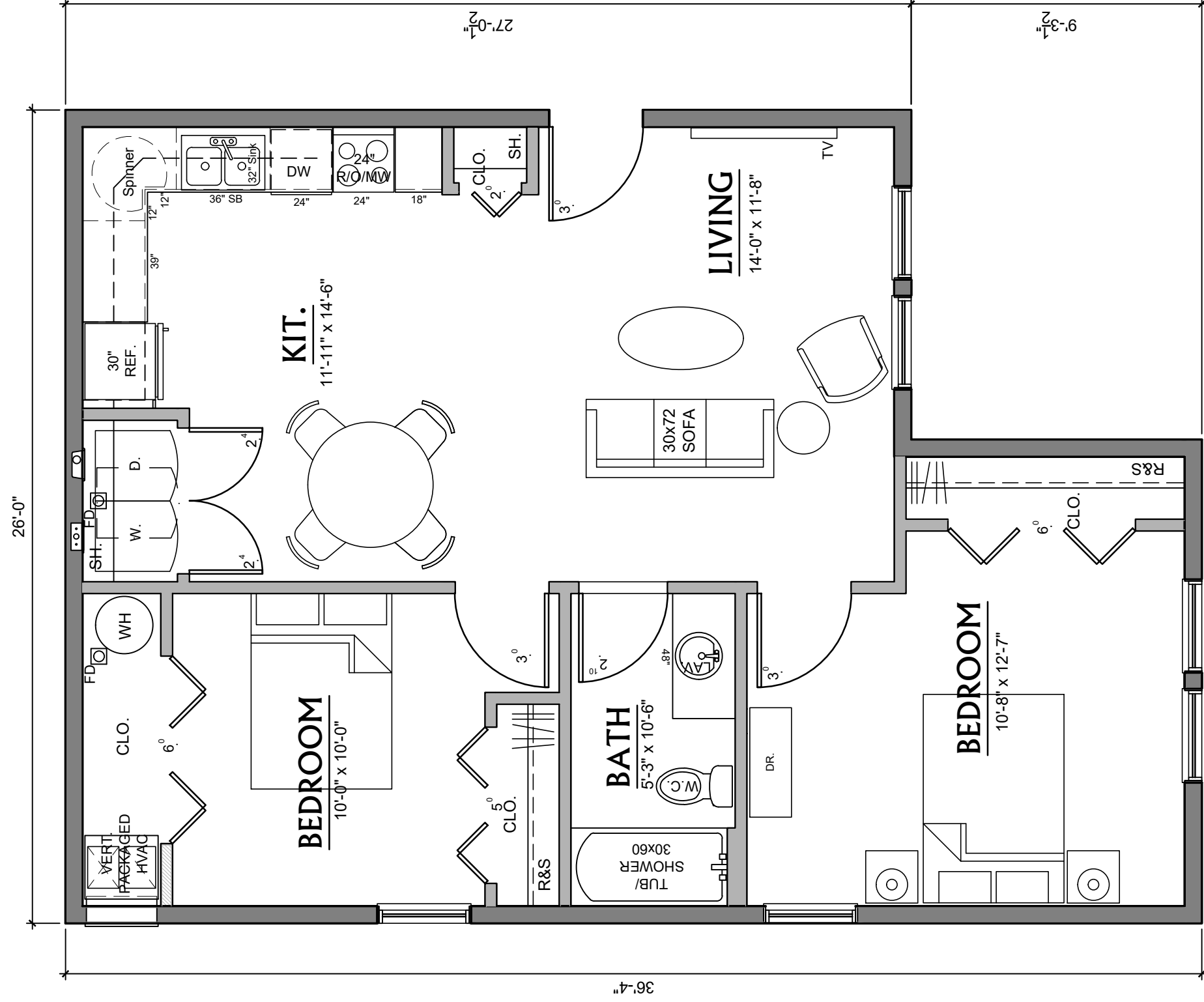
CHARLEVOIX - 1 Type A

SCALE: $\frac{1}{4}" = 1'-0"$

UNIT GROSS 709 sq. ft.



**THE CHARLEVOIX
THREE OAKS COMMUNITIES**



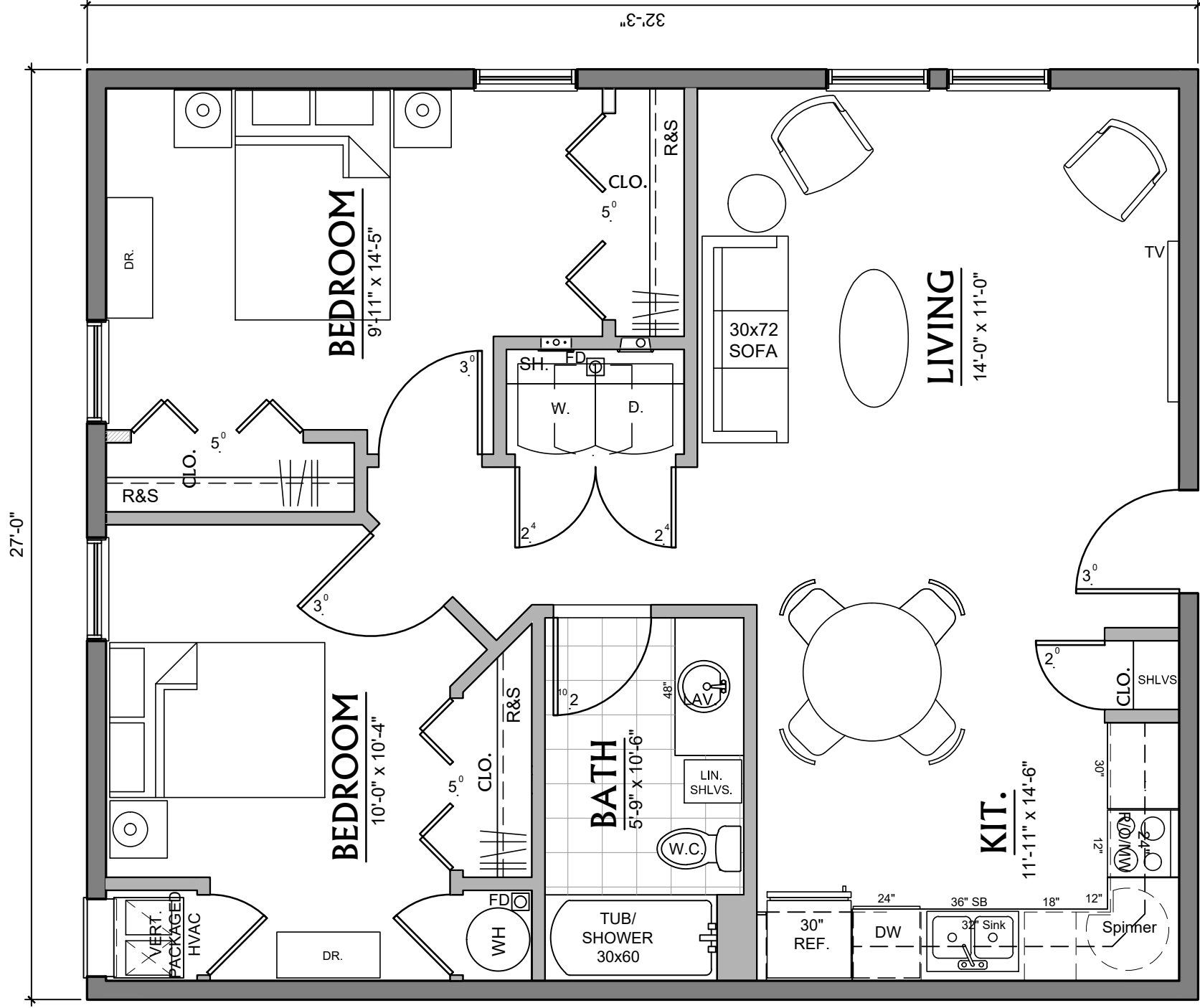
CHARLEVOIX 2A

SCALE: 1/4" = 1'-0"

UNIT GROSS 847 SQ. FT.



THE CHARLEVOIX
THREE OAKS COMMUNITIES



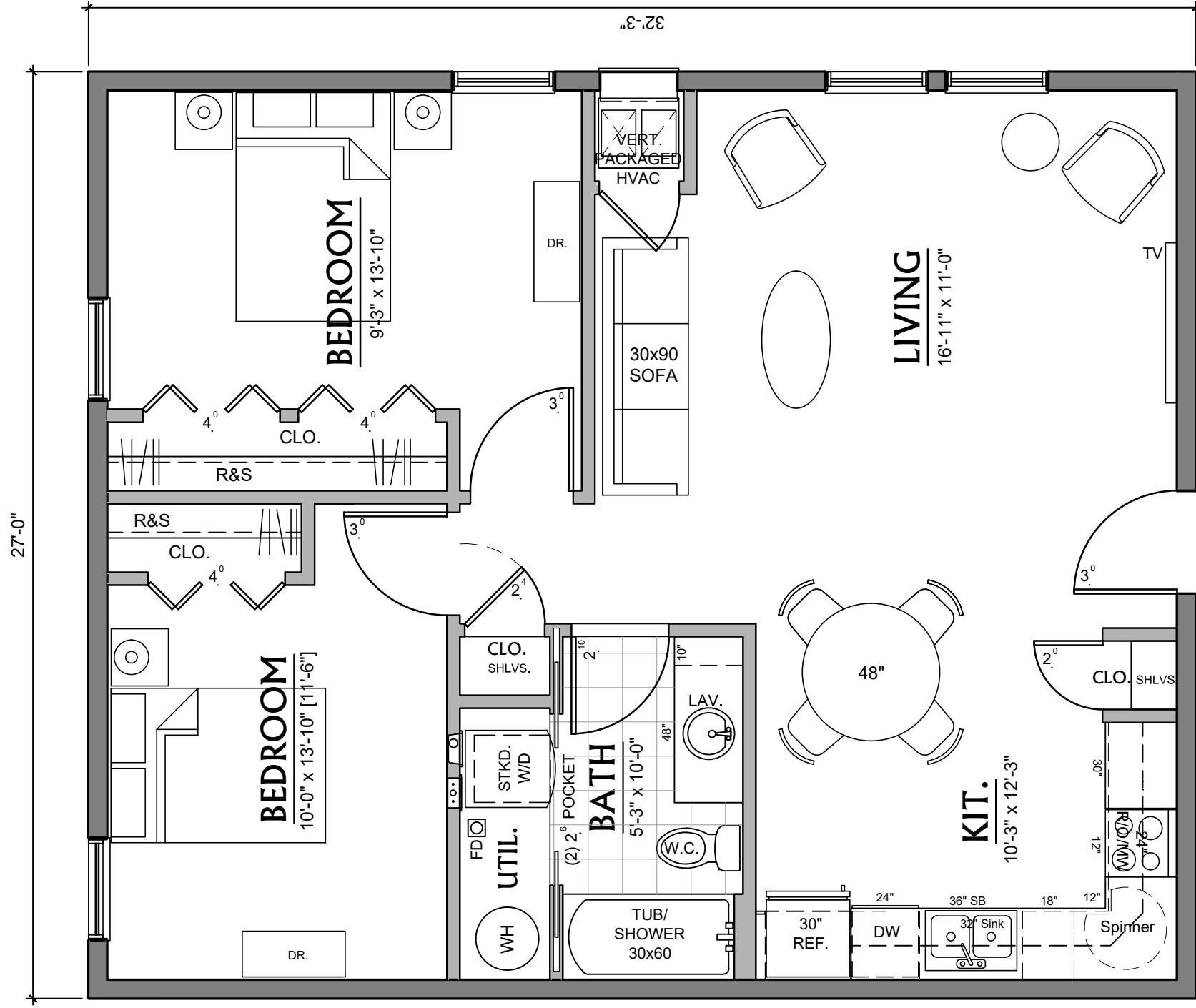
CHARLEVOIX 2B

SCALE: 1/4" = 1'-0"

UNIT GROSS 871 SQ. FT.



**THE CHARLEVOIX
THREE OAKS COMMUNITIES**



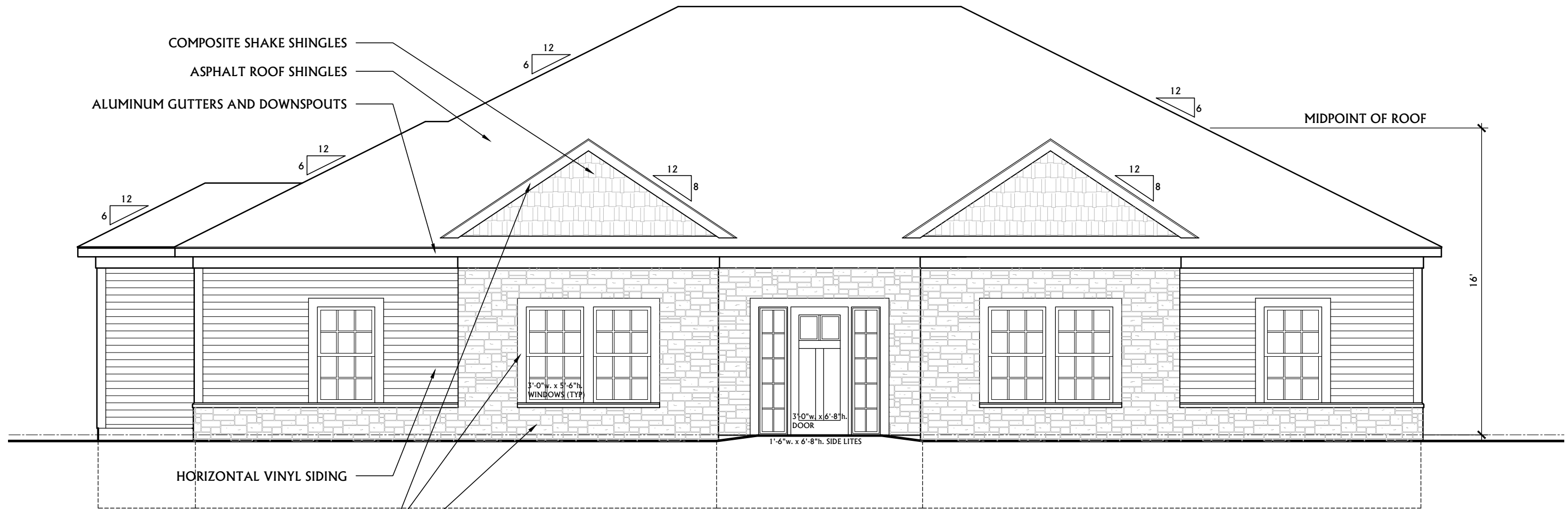
CHARLEVOIX 2C

SCALE: 1/4" = 1'-0"

UNIT GROSS 871 SQ. FT.



**THE CHARLEVOIX
THREE OAKS COMMUNITIES**

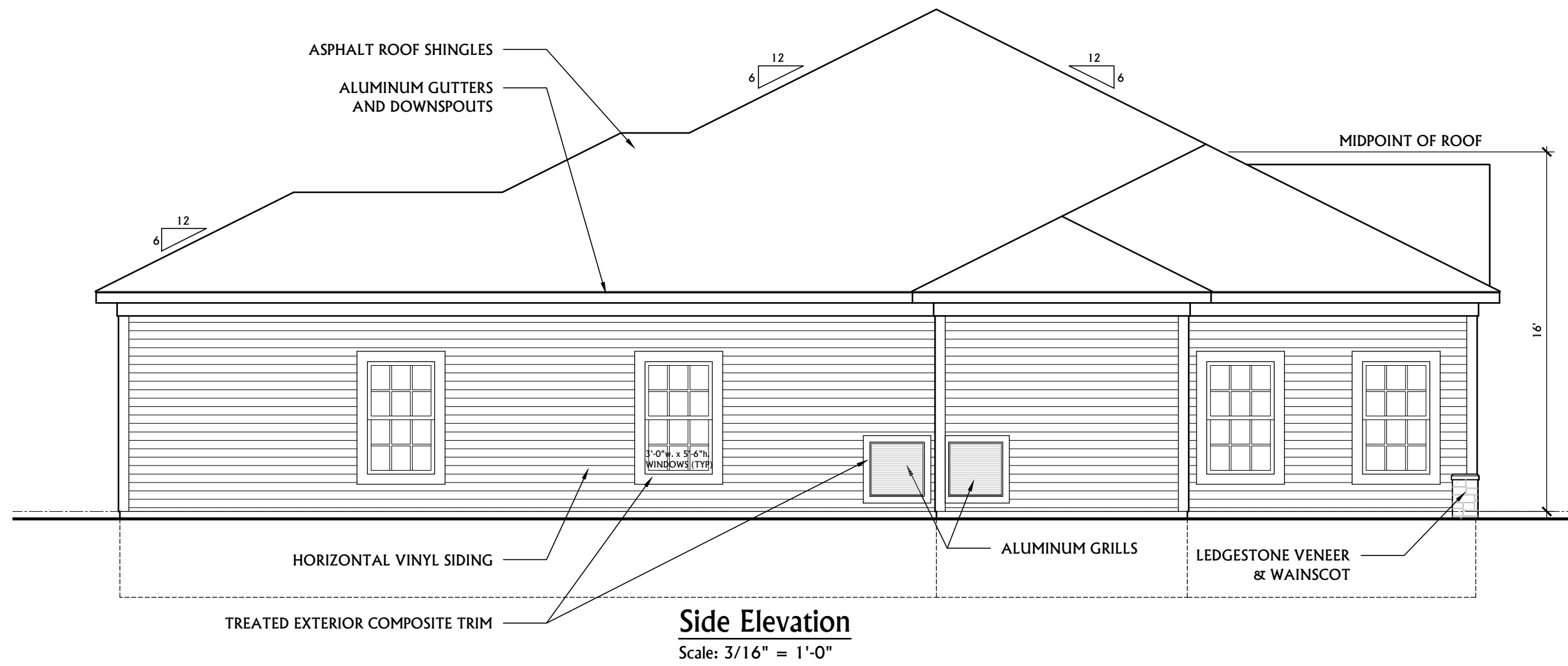


Front Elevation

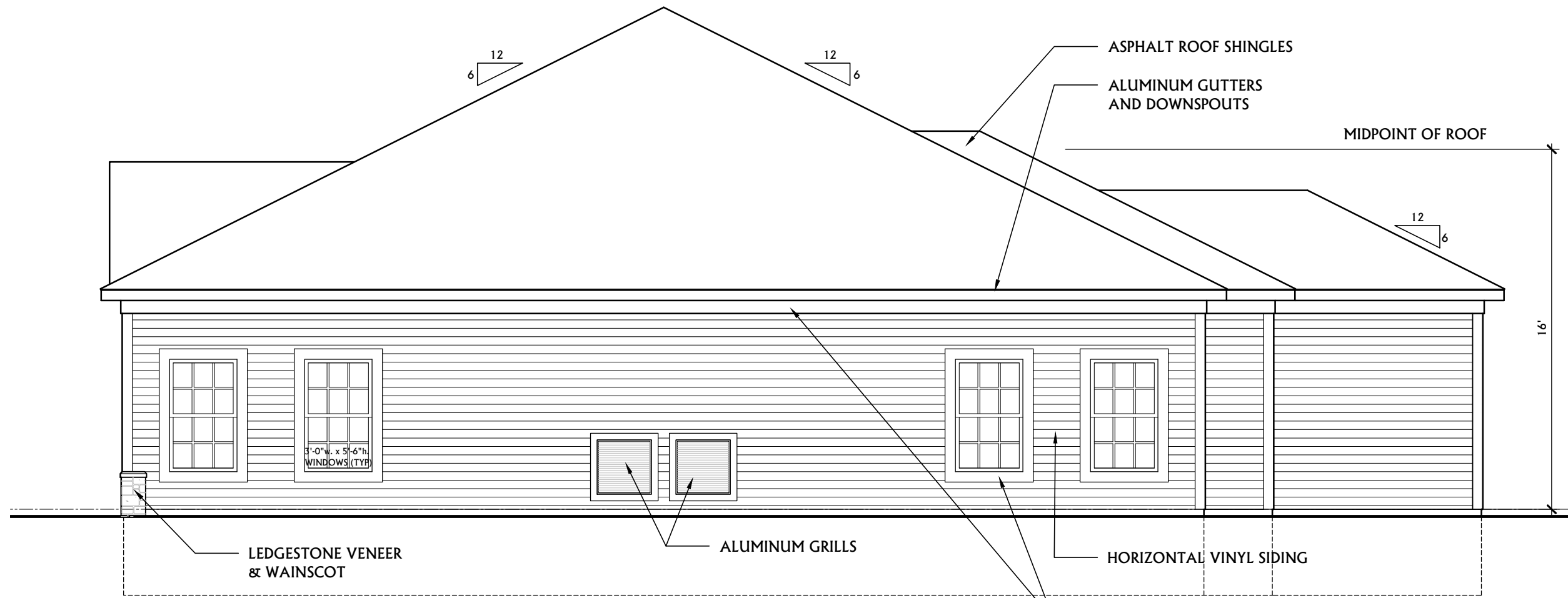
Scale: 3/16" = 1'-0"



**THE CHARLEVOIX
THREE OAKS COMMUNITIES**



THE CHARLEVOIX
THREE OAKS COMMUNITIES

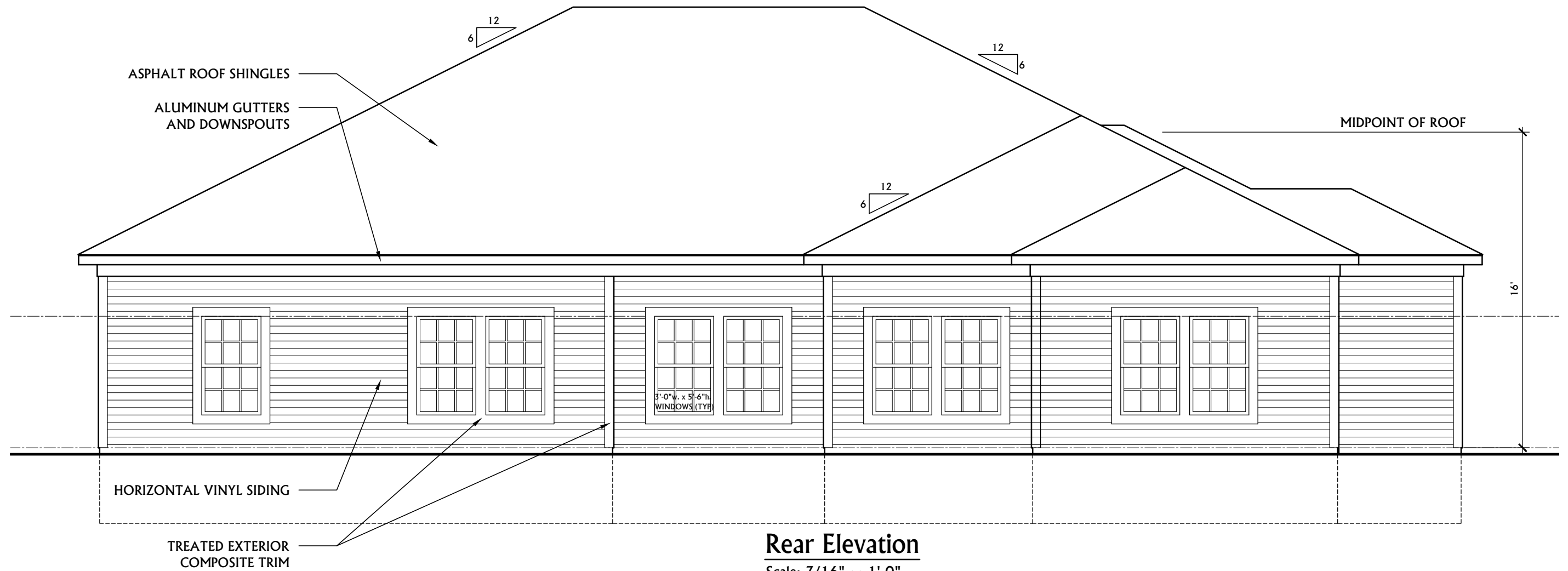


Side Elevation

Scale: 3/16" = 1'-0"

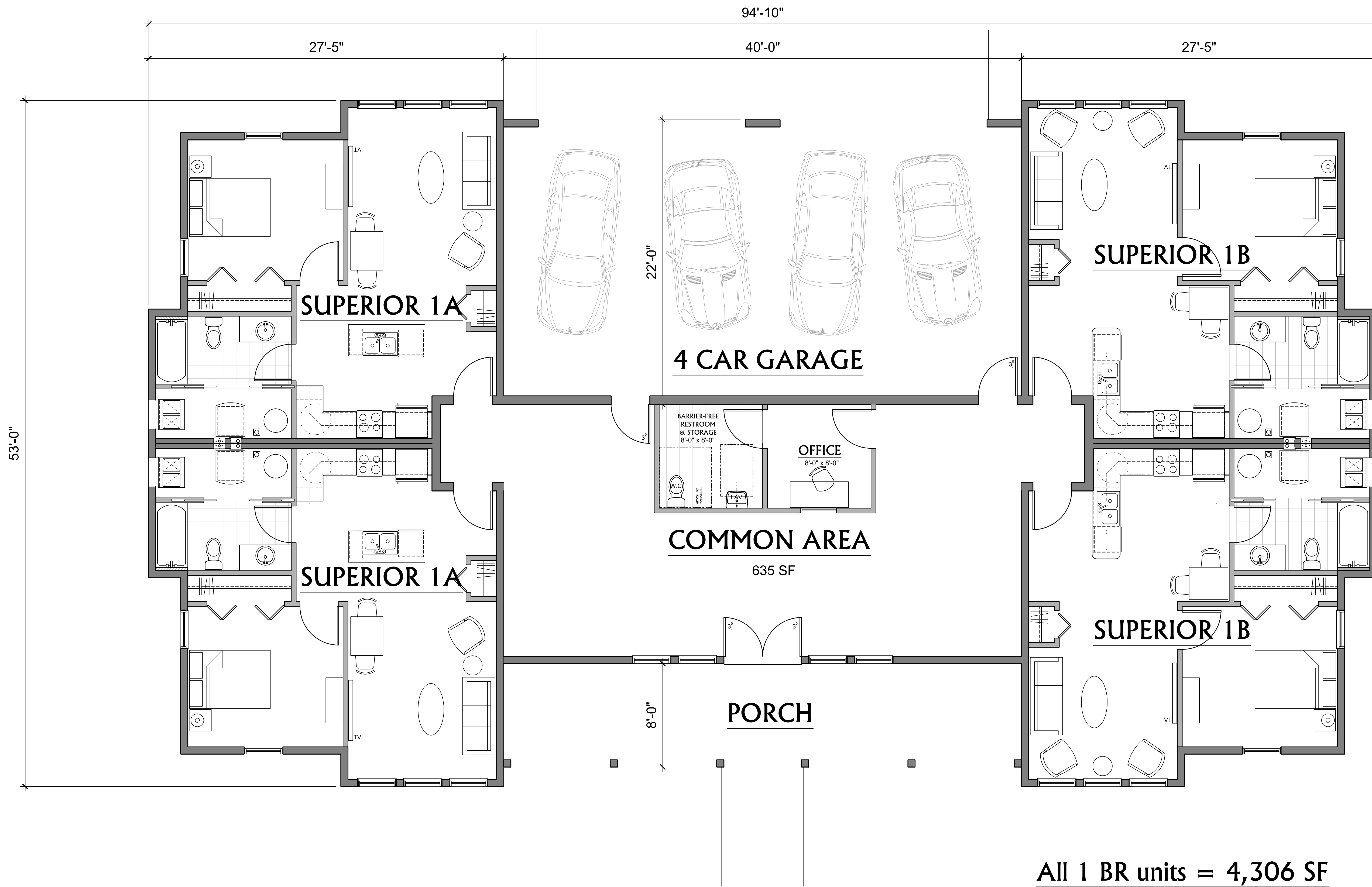


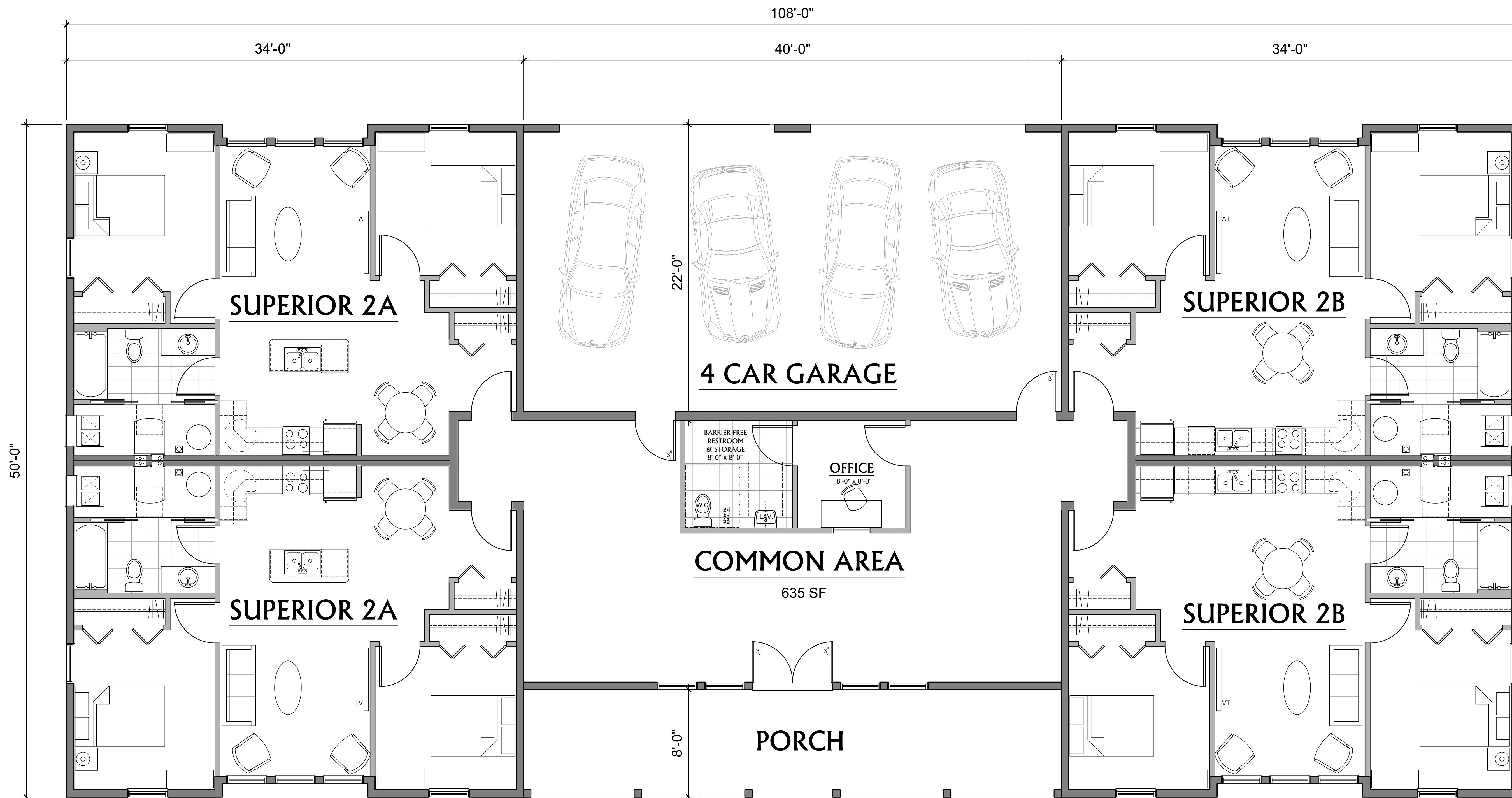
**THE CHARLEVOIX
THREE OAKS COMMUNITIES**



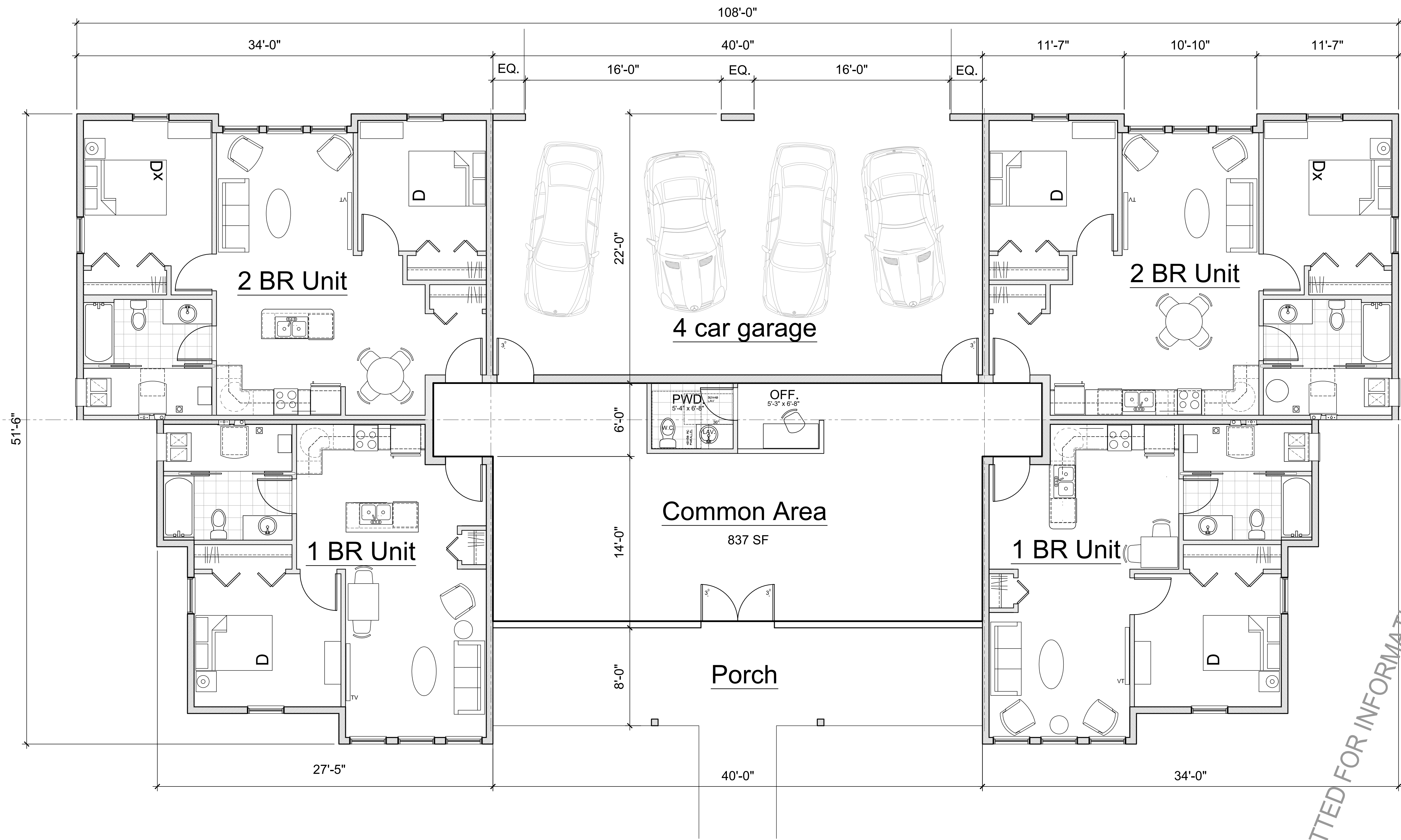
**THE CHARLEVOIX
THREE OAKS COMMUNITIES**

THE SUPERIOR
MID-MARKET FOURPLEX CONDO



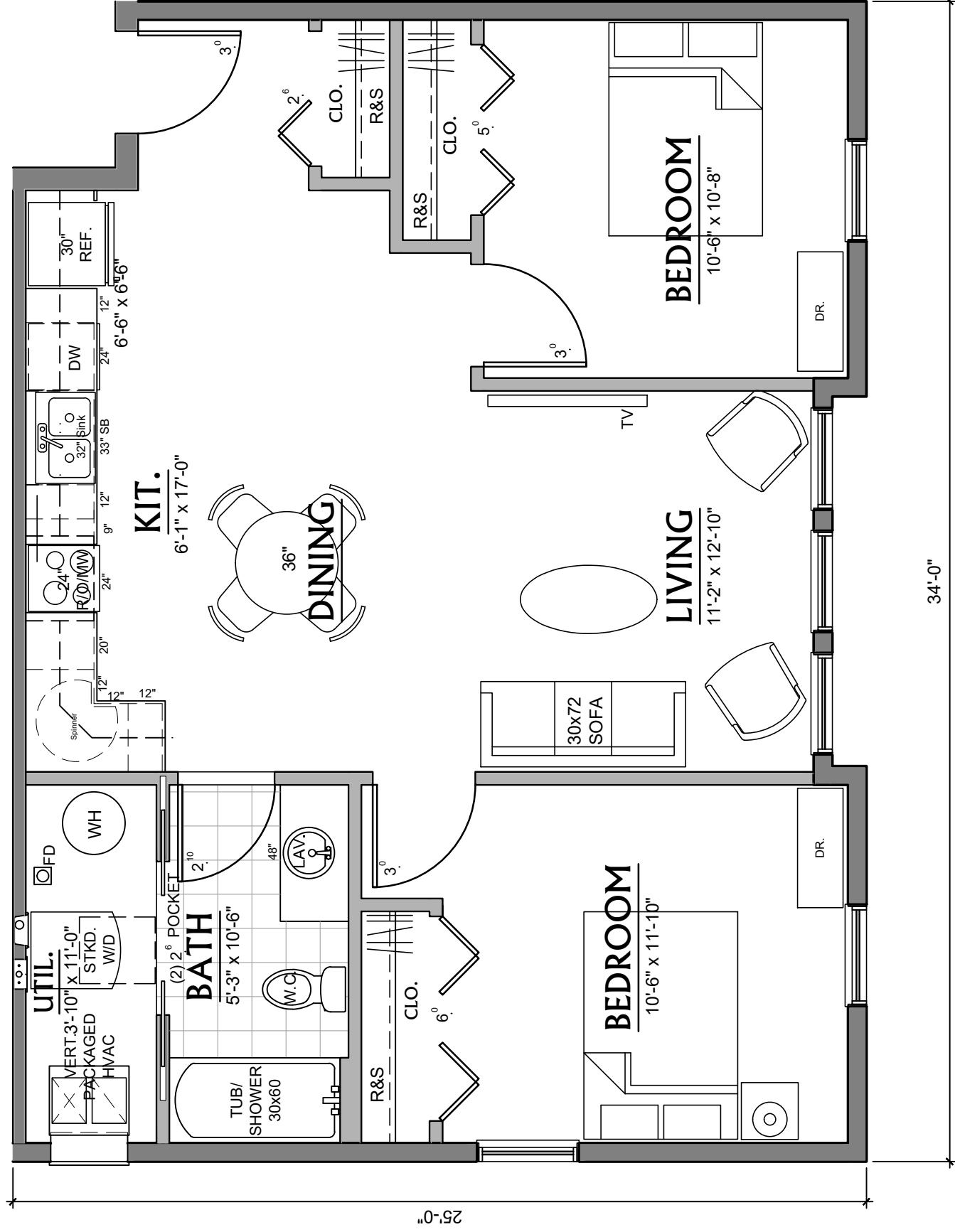


All 2 BR units = 5,037 SF



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REVIEW	DATE
	6.29.18



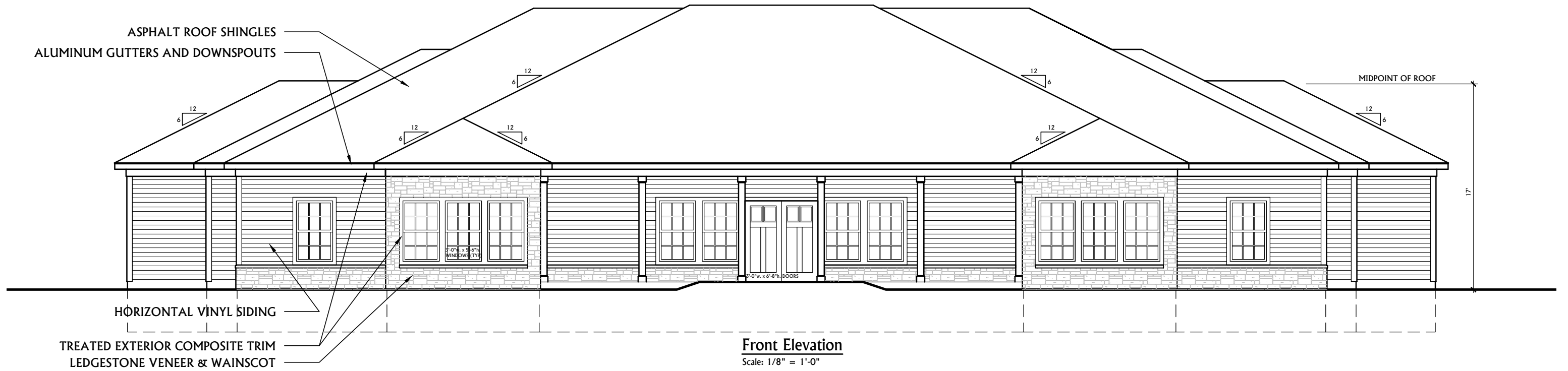
SUPERIOR 2B

SCALE: 1/4" = 1'-0"

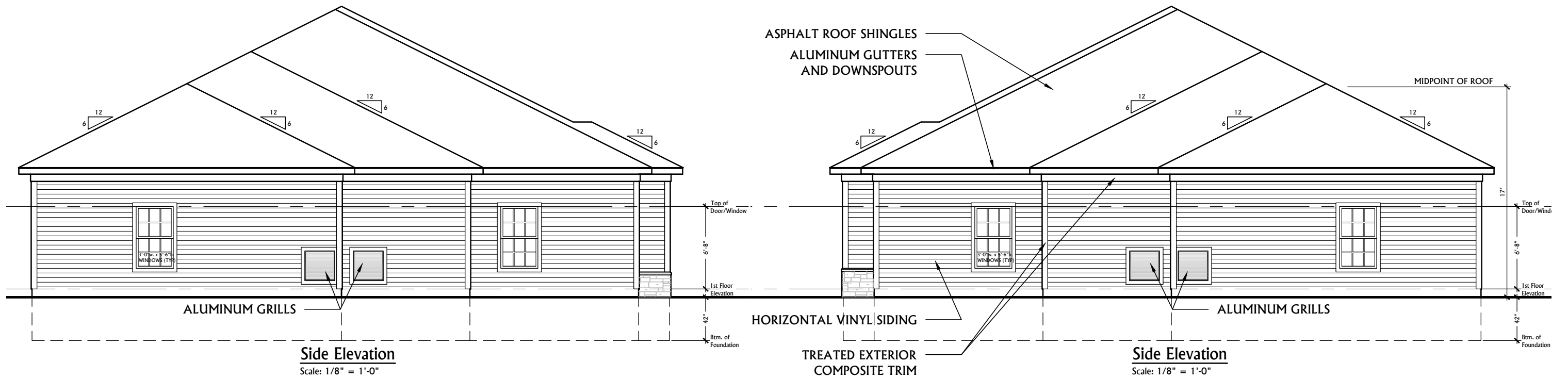
UNIT GROSS 825 SQ. FT.



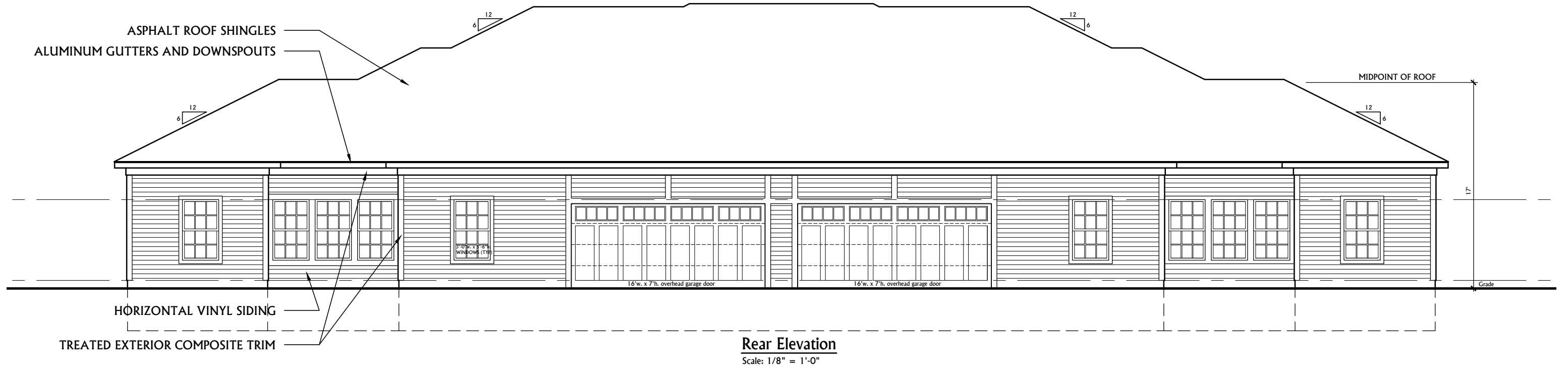
**THE SUPERIOR
THREE OAKS COMMUNITIES**



THE SUPERIOR
THREE OAKS COMMUNITIES



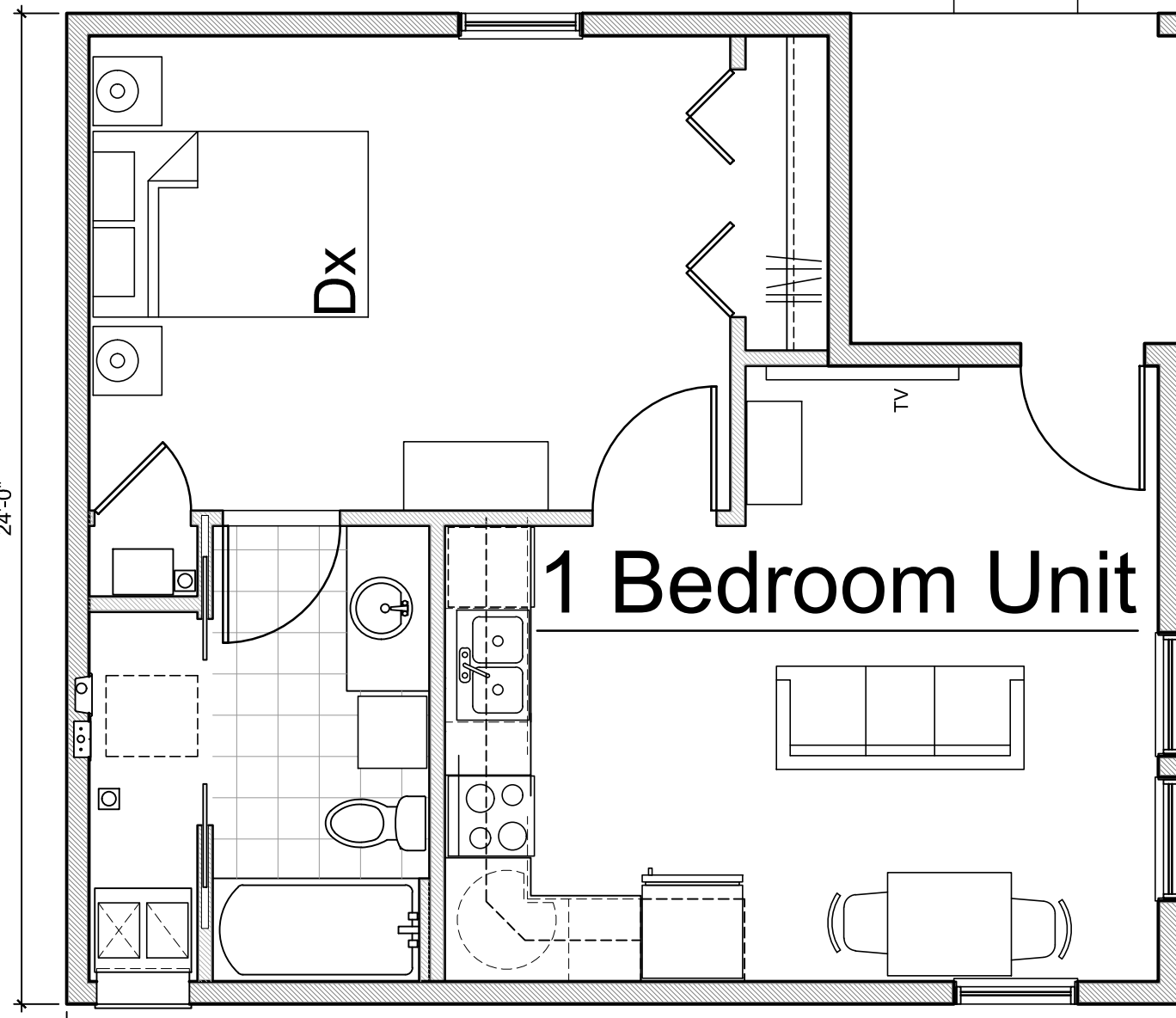
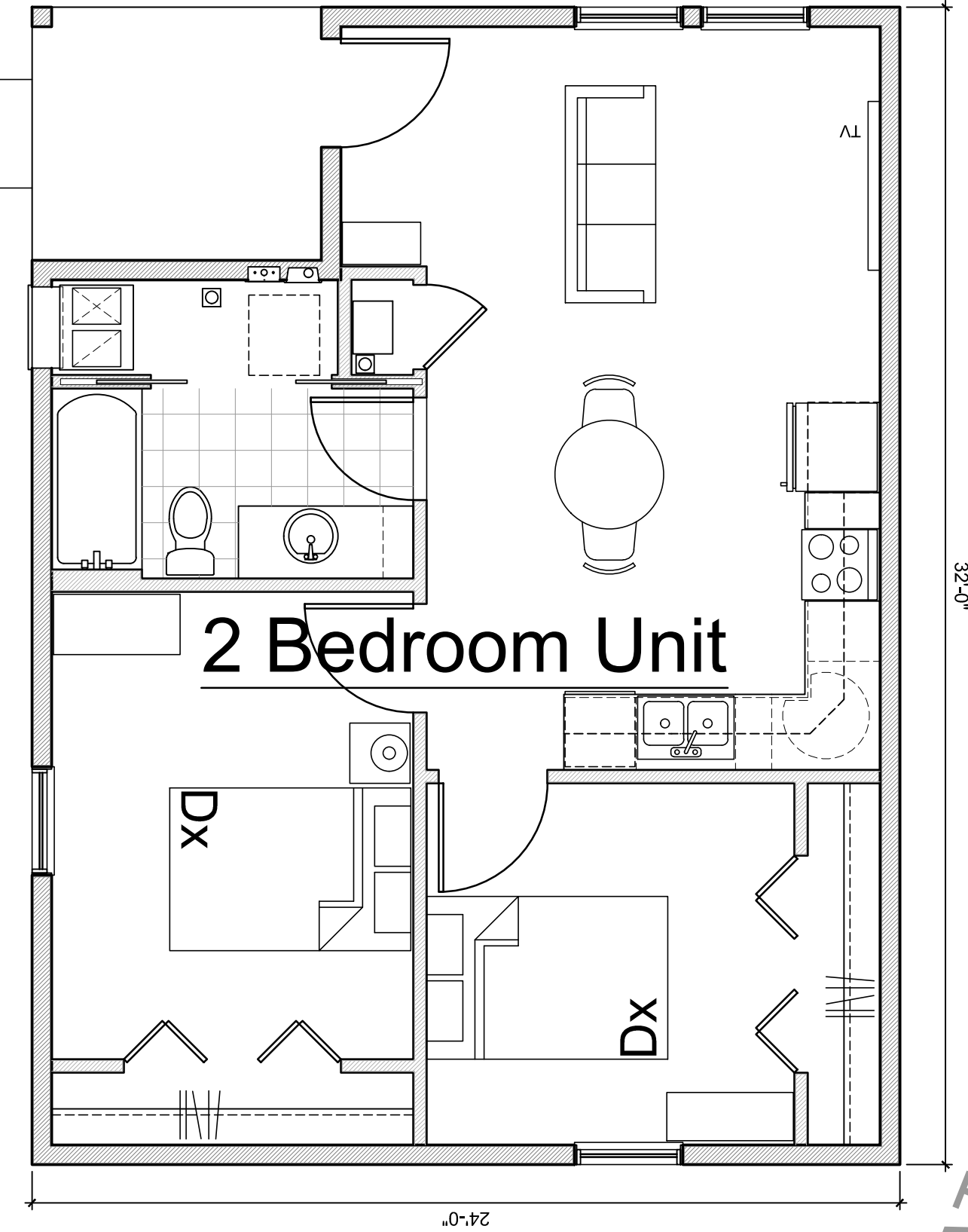
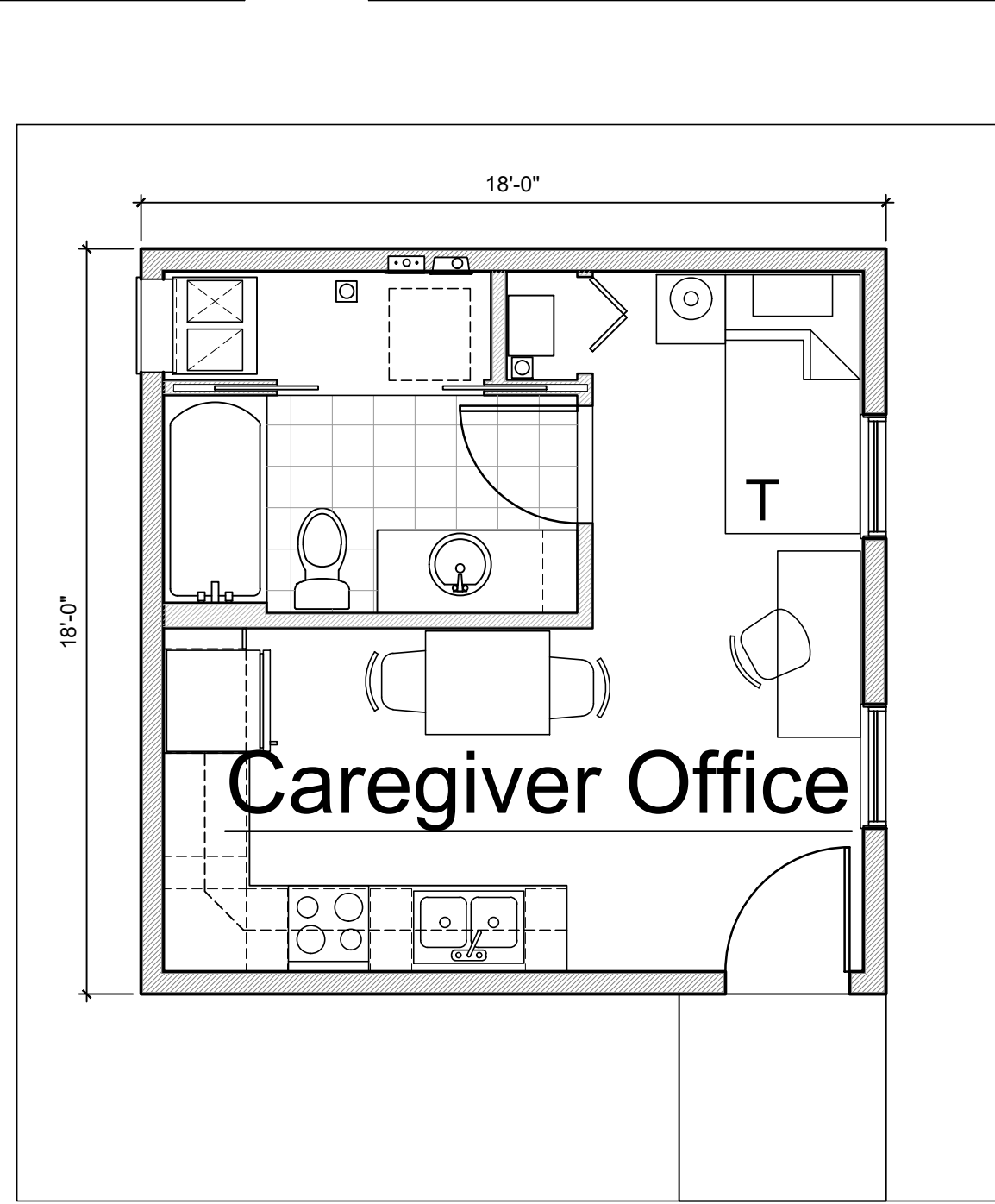
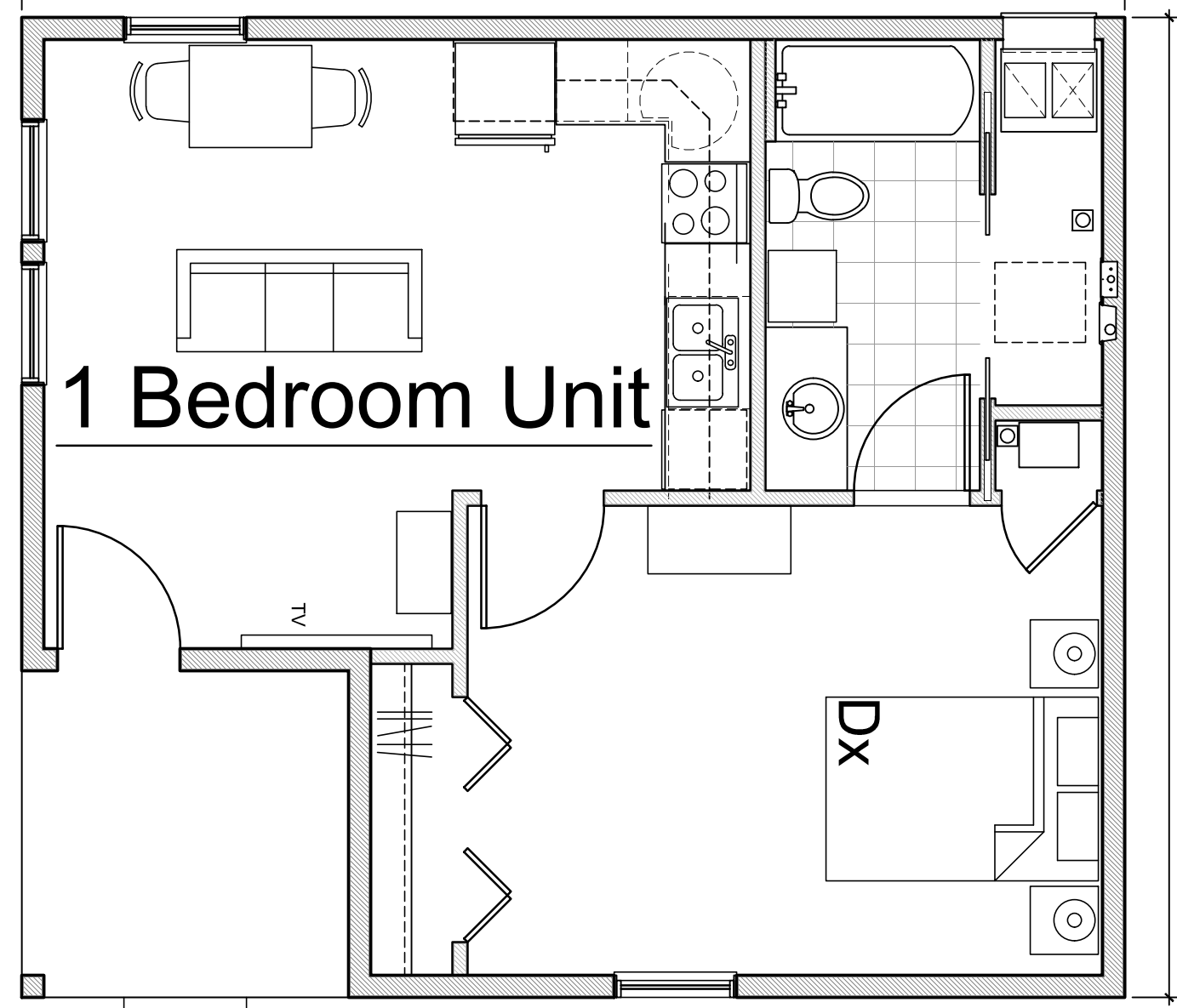
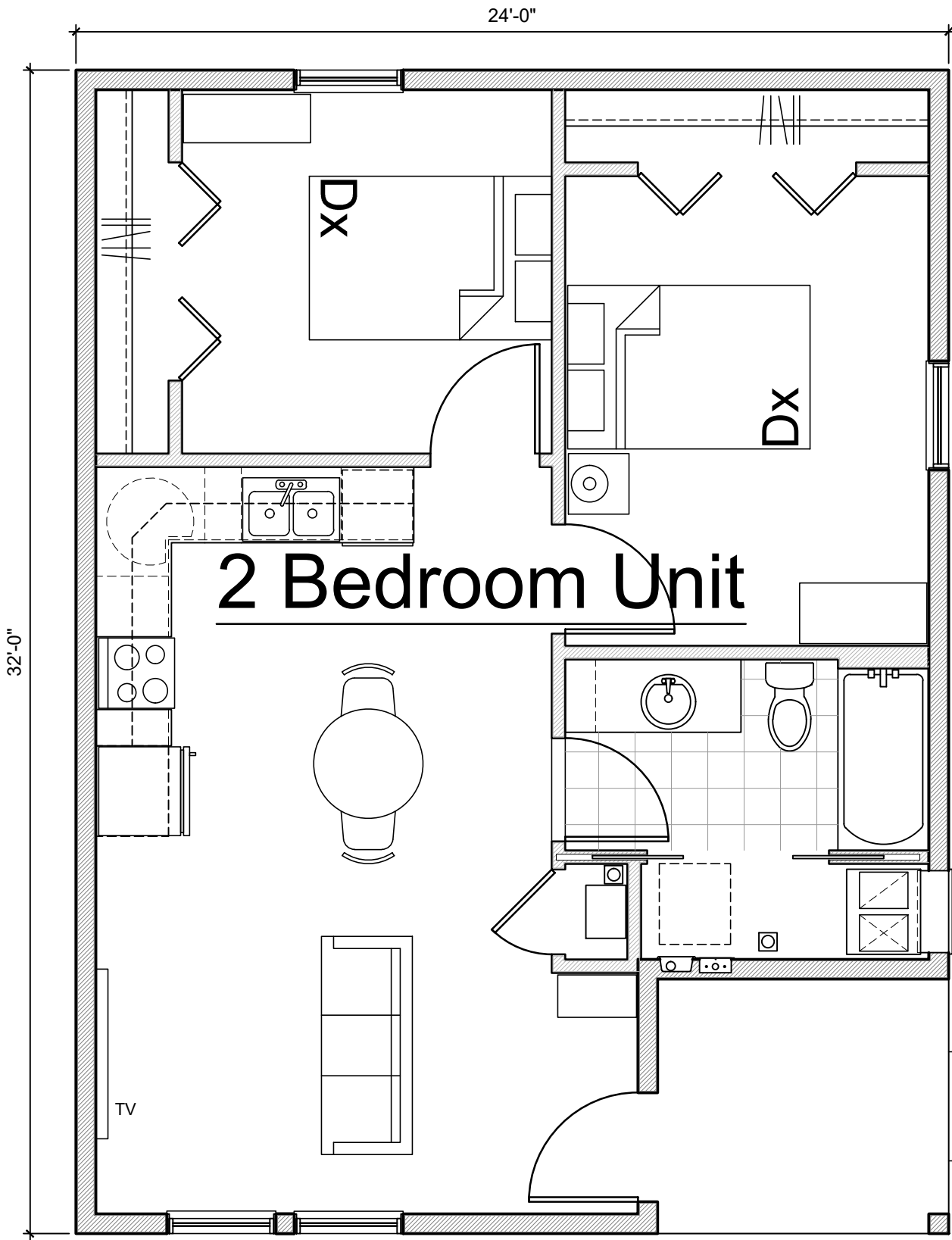
THE SUPERIOR
 THREE OAKS COMMUNITIES



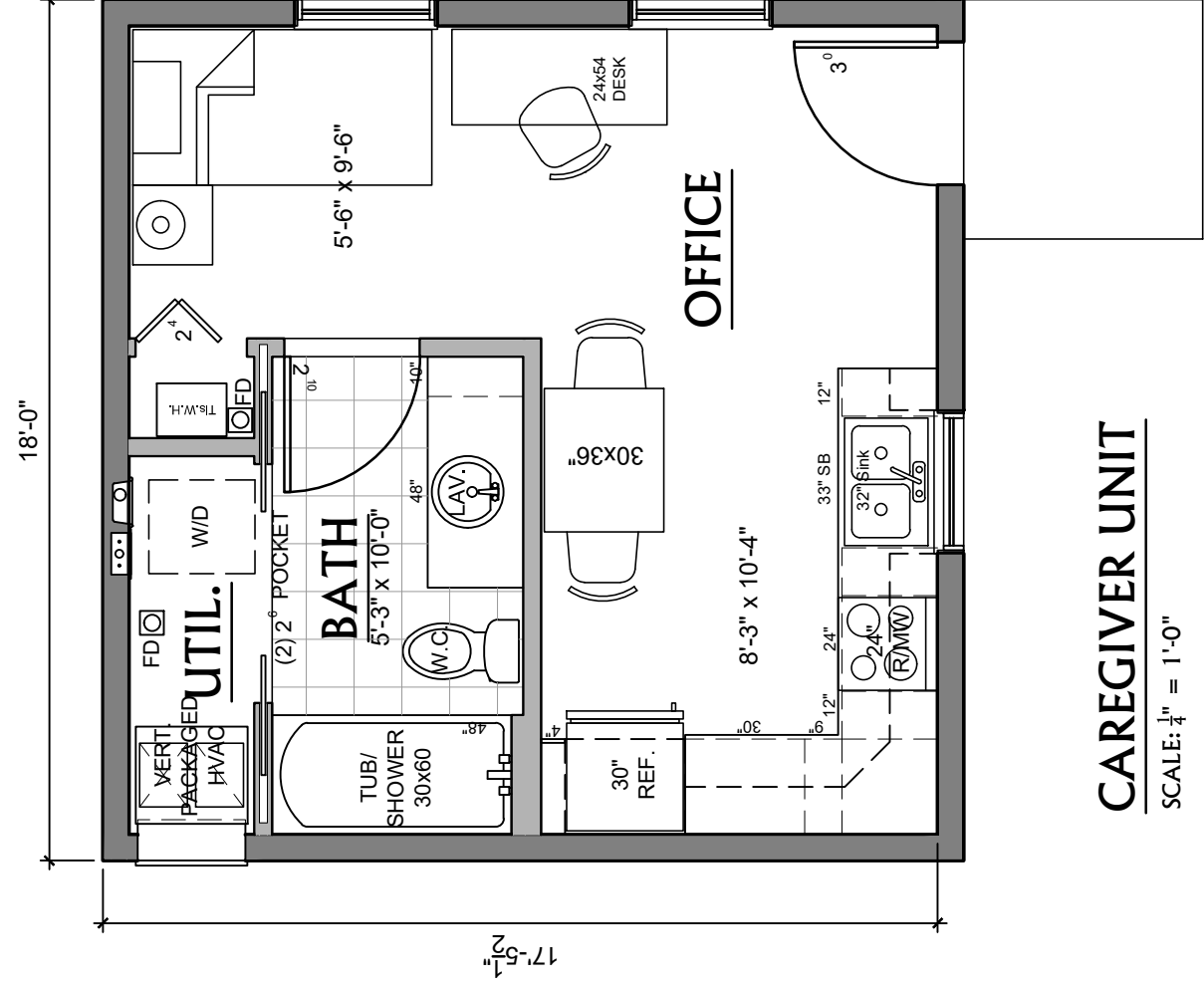
**THE SUPERIOR
THREE OAKS COMMUNITIES**

THE COTTAGES

SMALL DETACHED HOMES



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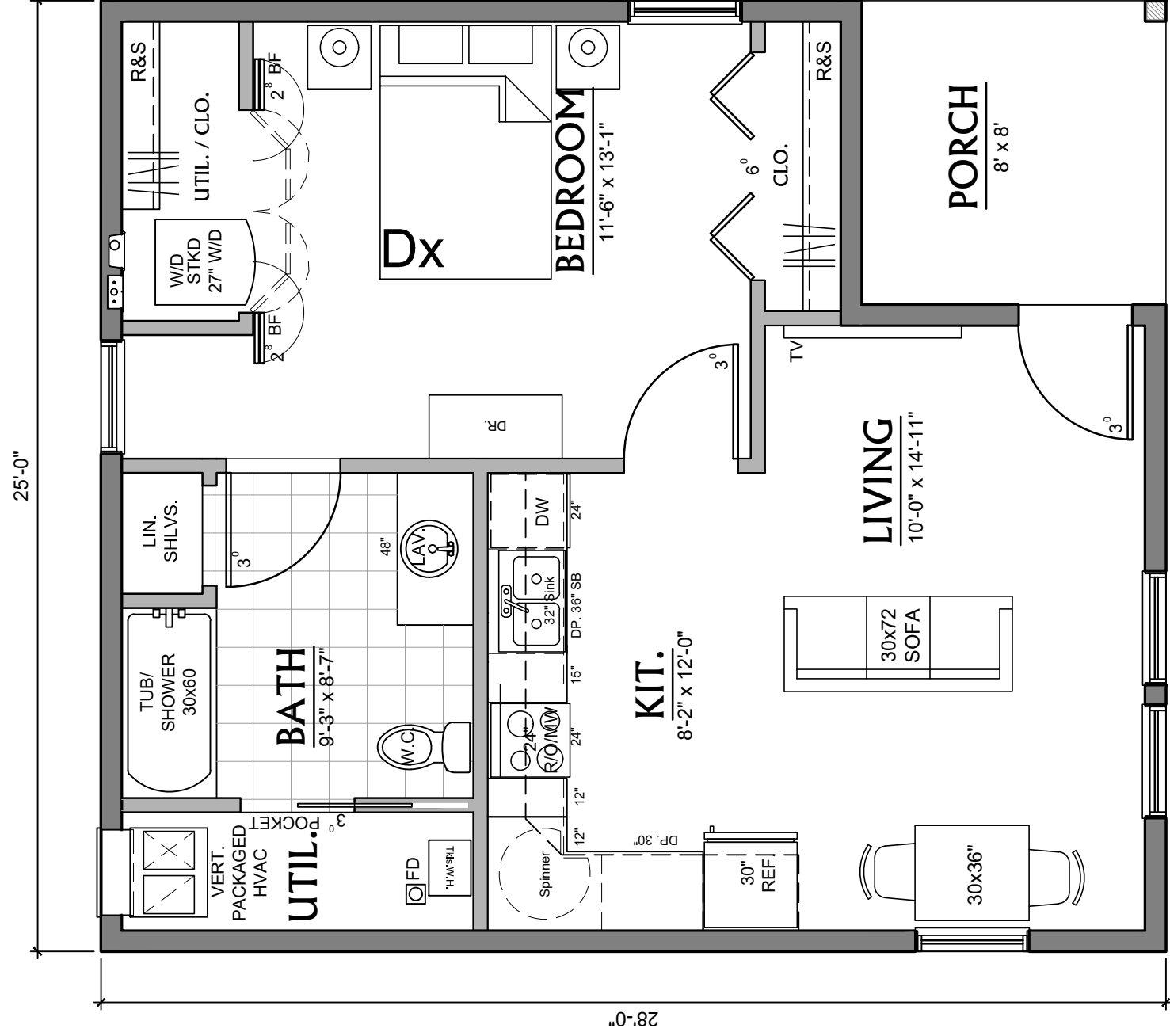
CAREGIVER UNIT

SCALE: 1/4" = 1'-0"

UNIT GROSS 324 sq. ft.



**THE COTTAGES
THREE OAKS COMMUNITIES**



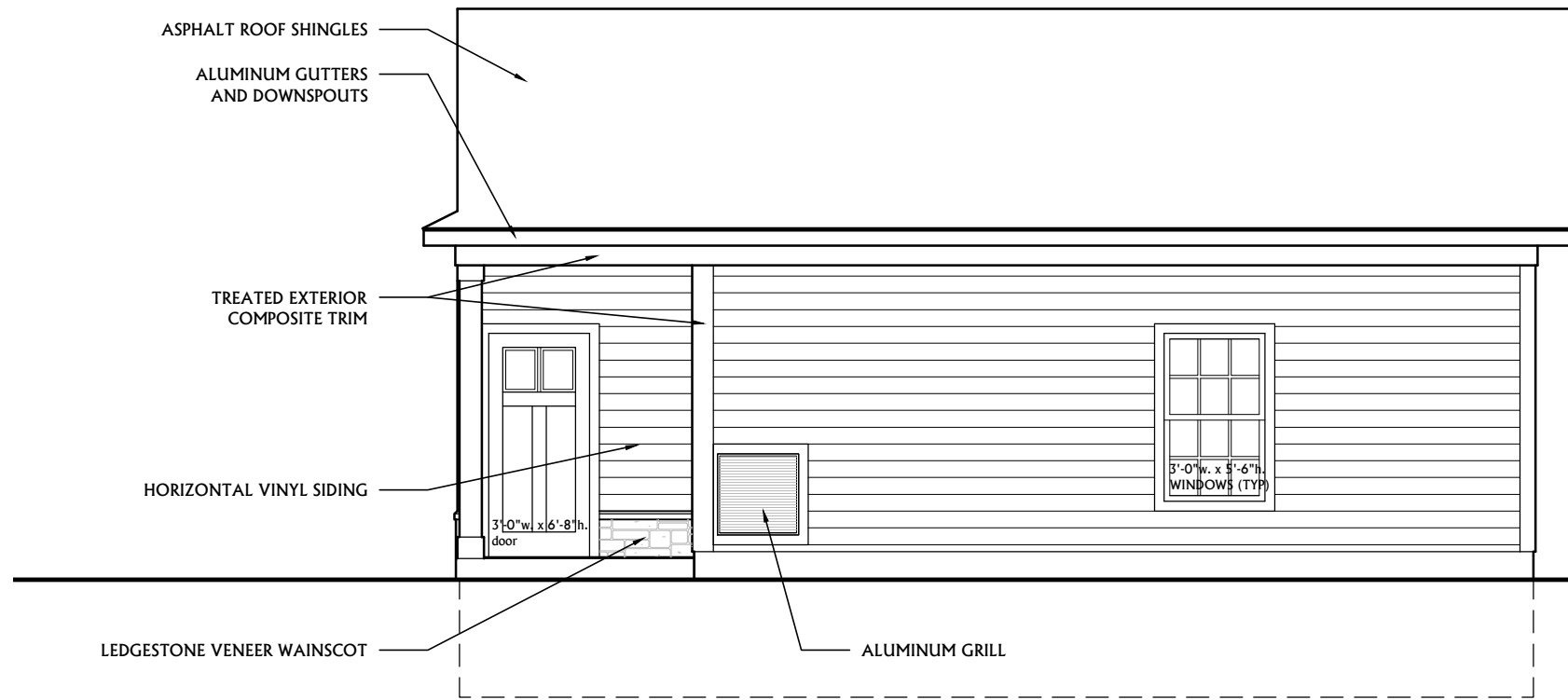
GLEN 1 - Type A

SCALE: 1/4" = 1'-0"

UNIT GROSS 636 SQ. FT.

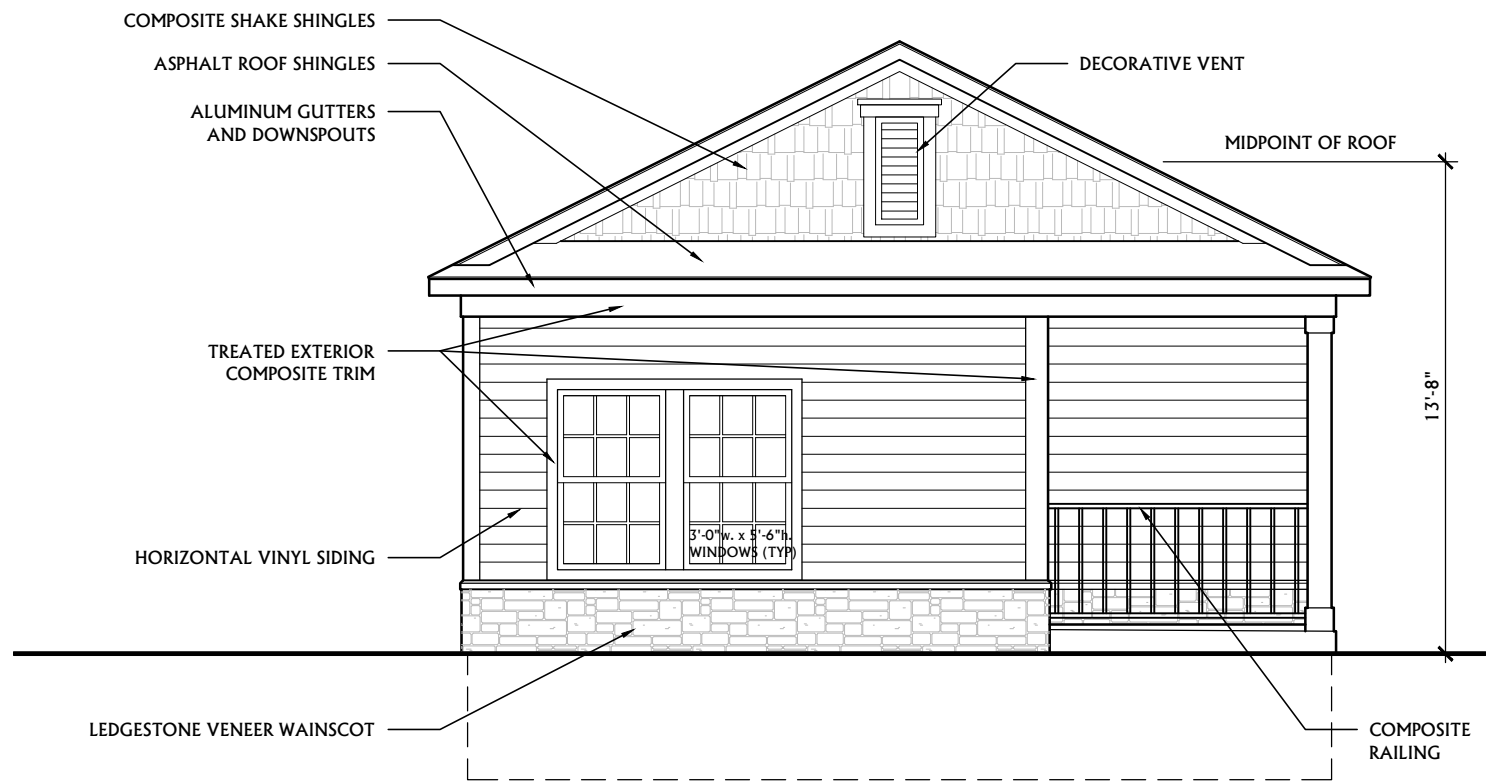


THE COTTAGES
THREE OAKS COMMUNITIES



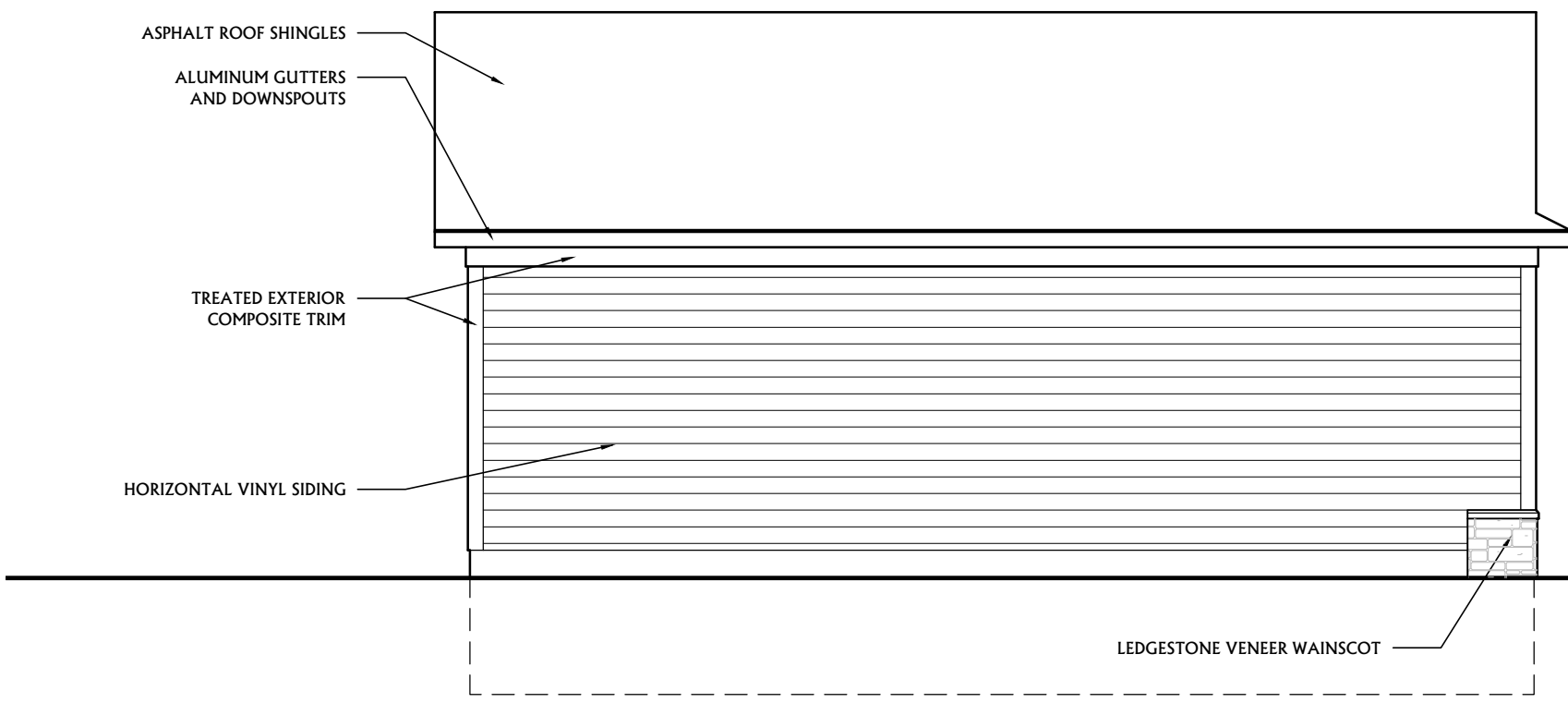
Side Elevation

Scale: $\frac{3}{16}'' = 1'-0''$



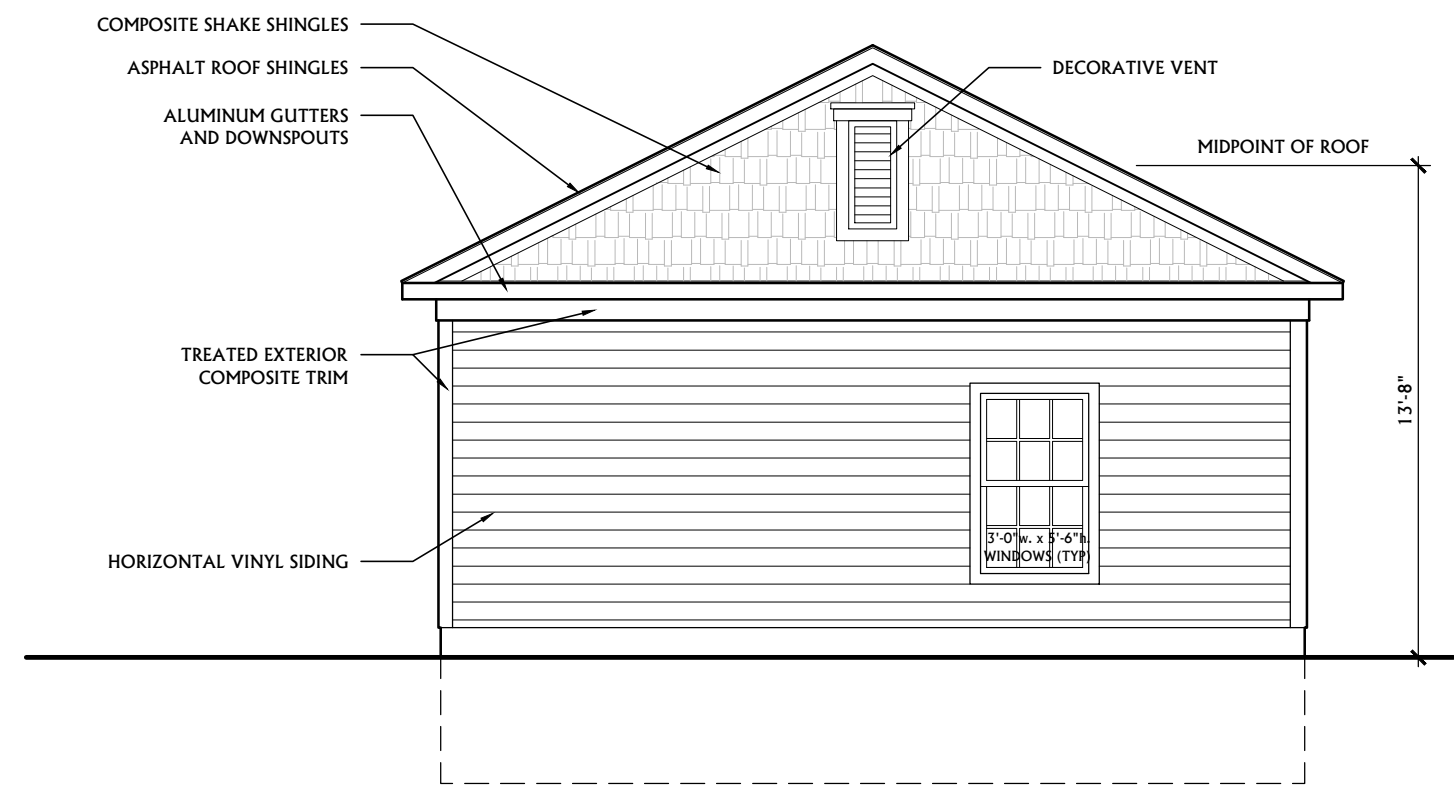
Front Elevation

Scale: $\frac{3}{16}'' = 1'-0''$



Side Elevation

Scale: $\frac{3}{16}'' = 1'-0''$

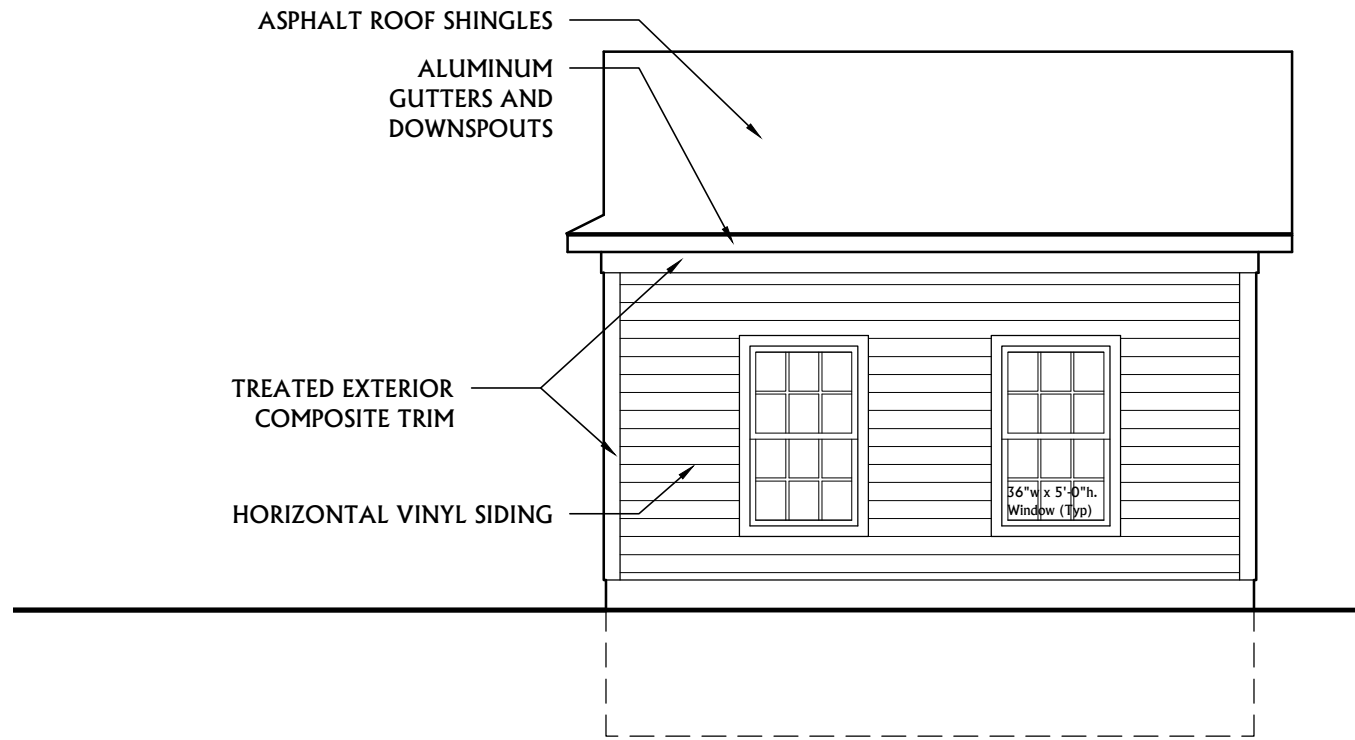


Rear Elevation

Scale: $\frac{3}{16}'' = 1'-0''$

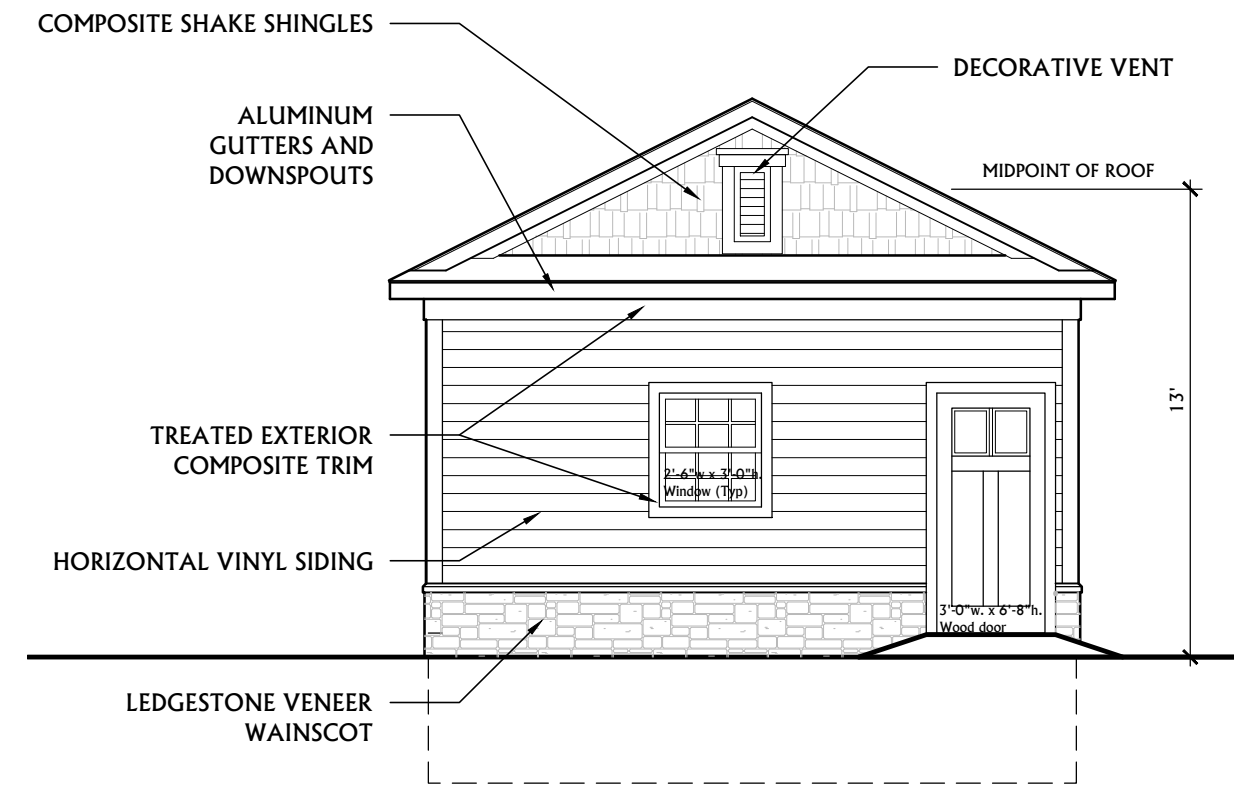


THE COTTAGES
THREE OAKS COMMUNITIES



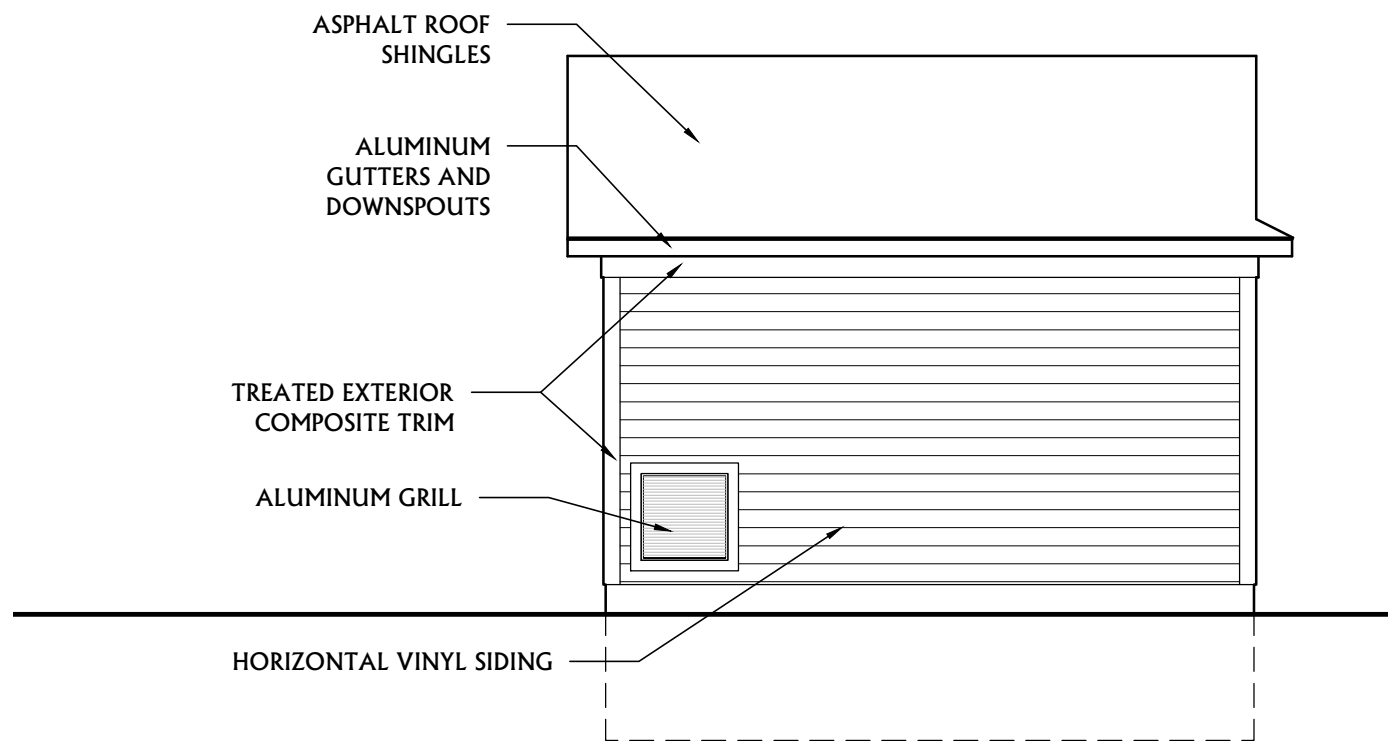
Side Elevation

Scale: $\frac{3}{16}$ " = 1'-0"



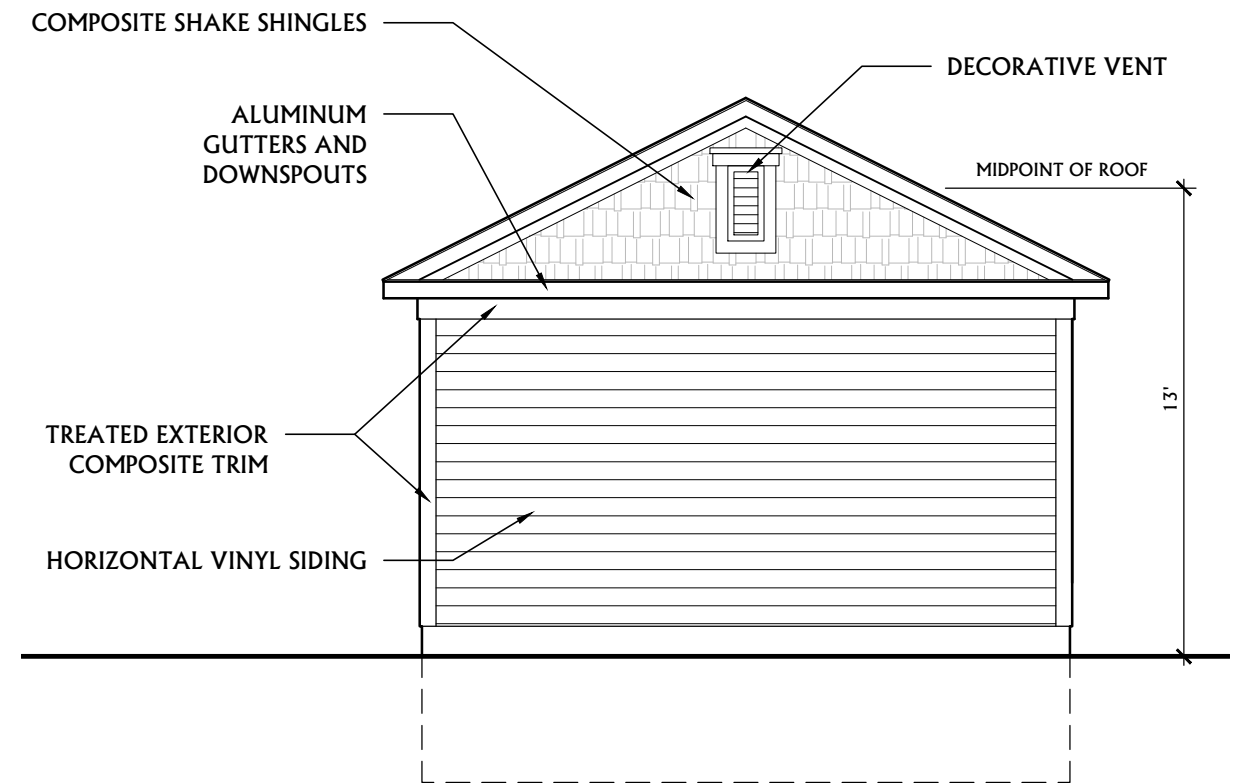
Front Elevation

Scale: $\frac{3}{16}$ " = 1'-0"



Side Elevation

Scale: $\frac{3}{16}$ " = 1'-0"



Rear Elevation

Scale: $\frac{3}{16}$ " = 1'-0"



**THE COTTAGES - CAREGIVER
THREE OAKS COMMUNITIES**