



Nestled beneath the majestic Patriarch Live Oaks of Old St. Augustine Road, Mariana Oaks began with a clear vision of the pleasures this preserved natural hammock would afford its residents.

And while this vision provides direction, it is the partnering of architectural ingenuity, experienced craftsmanship, and skilled site design from which lifestyles will be created from this preserve.

Mariana Oaks is now emerging exactly as envisioned: a prestigious community that protects and preserves the beauty of Old Florida while regarding its residents with the convenience of in-town living.

Upon this landscape, Mariana Oaks home site owners will add the completing touches of the community with traditionally elegant custom residences. It is our hope that you will be one of them.



The Rivers Team | 850-297-2255
Keller Williams Town & Country Realty
1520 Killlearn Center Blvd.
Tallahassee, FL 32309
Email MoreInfo@RingTheRivers.com

<http://marianaoaks.com/>
<http://www.facebook.com/marianaokstallahassee>
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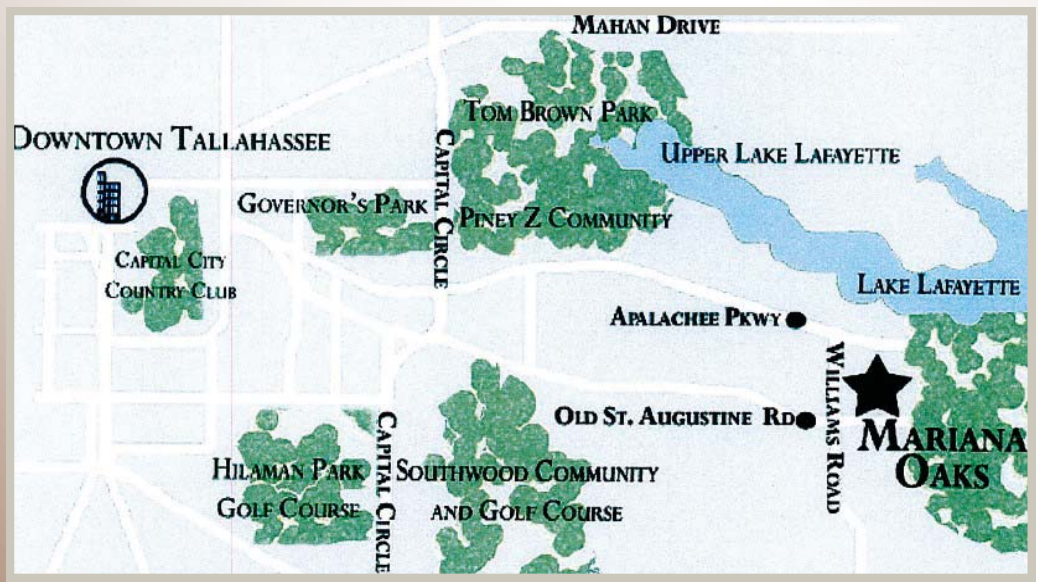


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(850) 297-CALL



MARIANA OAKS

A Place To Call Home



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Summary of Specifications

- Minimum Square Footage:
2000 sq ft
- 2 -4 Car Garage, Side entry or Courtyard entry only, No Carports
- Fence Maximum: 6 Feet
- Roof Pitch 6/12 minimum
- Exterior foundation: Stucco or Brick
- Side of Dwelling: Stucco, Brick, Stone, Hardie Board, Cedar Shake or Wood Lap Siding (three sides unless rear is visible from the street)
- Standard Chalet Mailboxes
- Property Set Back Requirements (subject to variance):
- 35 Feet from the front, 50 Feet from the back, 7.5 Feet on interior sides and 35 Feet on corner lot
- Mariana Oaks Homeowner's Association ~ \$550 Annually
- Entryway Assessment ~ \$2000 which may be paid at closing or over 10 years at \$200 per year



Please refer to current Architectural Guidelines for full specifications





Builders Submittal Package Summary

Building Plans to include:

Three complete sets of plans and one 8"x11" to include:

All elevations, accurate finish grade lines shown against house, all materials and finishes along with color and texture, roof pitch, window and door configuration (any trim if applicable), location of exterior shutters, window boxes, special decorative features, gutters where applicable

Site Plan to include:

Lot lines, setback lines, location of street,

House lines and dimensions to all property lines at closest point.

Elevation bench mark and finish floor elevations,

Proposed wall with height compared with benchmarks.

Proposed fences, pools, outbuildings, if any.

Driveway, culverts, sidewalks and parking pads, patio, decks.

Contour lines (2 foot) should be included to reflect existing elevation contours.

Tree protection areas. Identify trees (6") or larger to be removed.

Location of sediment control features, natural area to be left, areas to be grassed and type of sod, foundation plantings,

Location of proposed drain field, location of drainage out lets, north arrow indicator

Material Sample Submittal:

Siding material sample

Brick and mortar sample

Stone or stucco, sample

Roofing material

Landscape Plans to include:

Survey with grading, drainage, landscape design, irrigation (if applicable) and lighting plans

Exterior Finish Schedule:

Paint colors for siding, trim, accent area, shutter, garage doors, concrete if applicable

Window and exterior door paint colors

Front door finish and color

Please see Mariana Oaks Architectural Design Guidelines for Additional Details.

\$150 Design Review Fee - Contact: Kayla McKee - 850-878-3134 Ext 306

Email: kayla@mycamfirm.com

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