

A. PROJECT DESCRIPTION AND STATEMENT OF INTENT

The purpose of this amendment is to approve the site layout, building design, and construction details of the 20 single-family homes located within the boundaries of the Parklawn Housing Development.

The Parklawn Housing Development was built as a superblock in 1936 for family housing in apartment and rowhouse units. Parklawn's existing superblock design isolates the development from its surroundings, makes access within the site difficult, and contributes to residents' concerns about personal safety. Residential buildings consist of 8 two-story apartment buildings with 112 one-bedroom units and 54 rowhouse buildings with 406 one-, two-, and three-bedroom units. Parking for the residential units is concentrated near the center of the site on two 76-space lots and on very small lots within 6 of the 9 Blocks.

Non-residential buildings that exist within the residential area include the service building, which housed the original heating boilers, and 2 garage buildings, which had been converted to satellite heating boiler buildings.

Other non-residential buildings in this development are located within the area bounded by North 44th Street, North 46th Street, West Marion Street, and West Congress Street. This area contains the YMCA, Community Building, and the Management Office/Day Care Center.

The goals of the new work are:

- to reduce the density of the family portion of the development
- to break up the superblock with new city streets that tie the development into the surrounding neighborhood
- to provide single-family homes within the site to increase housing diversity
- to provide handicapped accessible housing
- to provide off-street parking closer to living units

In the proposed work, demolition of the 8 one-bedroom apartment buildings and 4 of the rowhouse buildings will permit the development of interior connection streets, dividing the site into roughly equal-sized quadrants. The new streets will integrate well with the surrounding street grid. All streets will be public and have curbs, sidewalks, streetlights, and tree borders. New water mains and sanitary and storm sewers will be installed as required to serve the development.

The division of the original superblock by the introduction of new streets will create 6 new Blocks for this development. The new Blocks are identified by letter to distinguish them from the original Block numeric designation when the site was first developed. Blocks A, B, D, and E will define the existing row house development. Block C will define the new single-family development. Block F will define the non-residential area of this development.

Within the residential Blocks, there will be 4 non-residential buildings: the 2 satellite boiler garages (which will be converted to maintenance buildings after the boilers are dismantled), and 2 new maintenance garages in Block B. Within Block F, a new Central City Cyberschool will be erected, occupying the area east of the existing YMCA.

The residential density of the development will be reduced from 518 units to 380 rowhouse units and 20 single-family homes, a significant enhancement to the development and surround neighborhood

EXHIBIT A
File No. 021634
AND/CC

Parklawn Housing Development

Statistics

Items	Existing		Proposed	
1. Gross Land Area				
Non-residential	7.29	Acres	7.29	Acres
Multi-family	28.64	Acres	24.44	Acres
Single Family	0.00	Acres	4.20	Acres
Total	35.93	Acres	35.93	Acres
2. Building Coverage				
Non-residential	1.45	Acres	1.81	Acres
Multi-family	5.15	Acres	4.14	Acres
Single Family	0.00	Acres	0.61	Acres
Total	6.61	Acres	6.56	Acres
3. Parking and Drives				
Non-residential	1.63	Acres	1.66	Acres
Multi-family	3.05	Acres	4.38	Acres
Single Family	0.00	Acres	1.00	Acres
Total	4.68	Acres	7.04	Acres
4. Open Space				
Non-residential	4.21	Acres	3.82	Acres
Multi-family	20.43	Acres	15.92	Acres
Single Family	0.00	Acres	2.59	Acres
Total	24.64	Acres	22.33	Acres
5.a Residential buildings - density				
Multi-family	18.09	Units/Acres	15.55	Units/Acres
Single Family	0.00	Units/Acres	4.76	Units/Acres
Total	18.09	Units/Acres	13.97	Units/Acres
5.b Non-residential buildings - density				
Non-residential	49,950	Sq. Ft.	135,090	Sq. Ft.
Multi-family	13,400	Sq. Ft.	3,560	Sq. Ft.
Single Family	0	Sq. Ft.	0	Sq. Ft.
Total	63,350	Sq. Ft.	138,650	Sq. Ft.
6.a Number of residential buildings				
Multi-family Apartments	8		0	
Multi-family Townhouses	54		50	
Single Family Homes	0		20	
Total	62		70	

Parklawn Housing Development

Statistics

Items	Existing	Proposed
6.b Number of non-residential buildings		
Non-residential	3	4
Multi-family	4	3
Single Family	0	0
Total	7	7

7. Dwelling units per building

Multi-family Apartments				
8-Units	2	Buildings	0	Buildings
12-Units	2	Buildings	0	Buildings
16-Units	2	Buildings	0	Buildings
20-Units	2	Buildings	0	Buildings
Multi-family Townhouses				
5-Units	4	Buildings	4	Buildings
6-Units	8	Buildings	6	Buildings
7-Units	18	Buildings	16	Buildings
8-Units	10	Buildings	10	Buildings
9-Units	8	Buildings	8	Buildings
10-Units	6	Buildings	6	Buildings
Single Family Homes	0	Buildings	20	Buildings
Total	518	Units	400	Units

8. Bedrooms per unit

Multi-family Apartments				
1 Bedroom	112	Units	0	Units
Multi-family Townhouses				
1 Bedroom	24	Units	24	Units
2 Bedrooms	300	Units	276	Units
3 Bedrooms	82	Units	80	Units
Single Family Homes (3 BR)	0	Units	20	Units
Total	982	Bedrooms	876	Bedrooms

9. Off-street parking spaces

Non-residential	13	Spaces	5	Spaces
Multi-family	243	Spaces	222	Spaces
	0.469	Sp/Unit	0.584	Sp/Unit
Single Family	0	Spaces	20	Spaces
			1.000	Sp/Unit
Total	256	Spaces	248	Spaces

DEED RESTRICTIONS FOR PARKLAWN SINGLE-FAMILY HOMES

1. FENCES AND GATES

Fences and gates must be constructed of painted or stained high quality wood or premium quality vinyl, painted wrought iron, or painted aluminum. Structural framing and/or unfinished sides of fences and walls may not be exposed to any street or neighboring lot. Front yard fences are not permitted. Chain link, split rail, or bamboo fences and gates are not permitted except upon the formal approval of the Housing Authority.

2. BOAT, TRAILER, AND AUTOMOBILE PARKING AND STORAGE

No boat, trailer, trailer house, recreational vehicle, camper, truck camper, or mobile home may be habitually parked in view, on, or adjacent to a lot. Parking on lawns, open spaces, or other dirt, gravel, or grassy areas is not allowed. Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable may not be stored in view on any lot.

3. SWIMMING POOLS AND SPAS

All pool plans are to be in accordance with City ordinances. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Above-ground pools, other than the inflatable type, are not permitted.

Above ground enclosures or structures that create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth. A spa may be installed above ground if it is located in the rear yard, a minimum of ten (10) feet from a property line, and completely screened from a neighbor's view by a fence six (6) feet in height and other appropriate landscaping.

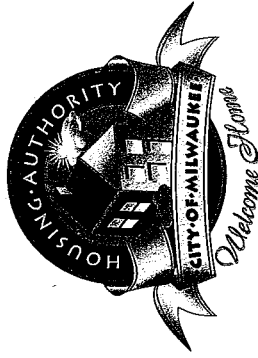
4. GARDEN SHEDS AND ACCESSORY BUILDINGS

Garden sheds are permitted, but should be located in close proximity to the main structure and not against a side yard property fence or wall. The shed must be screened from the view of adjacent lots and the street. Metal garden sheds are not permitted. Accessory buildings, such as carports or large storage sheds, are not permitted.

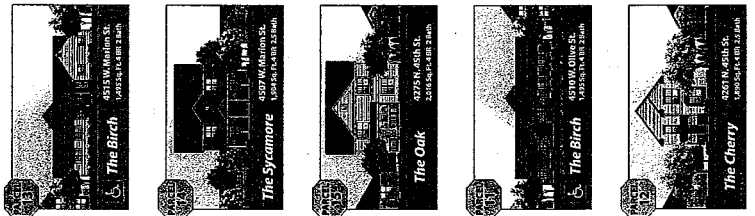
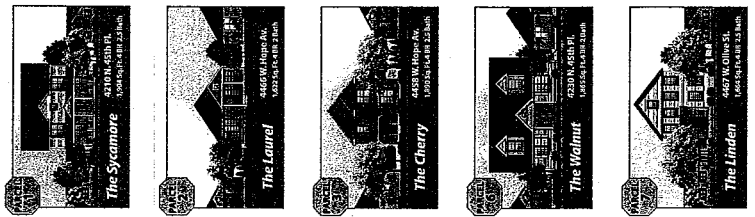
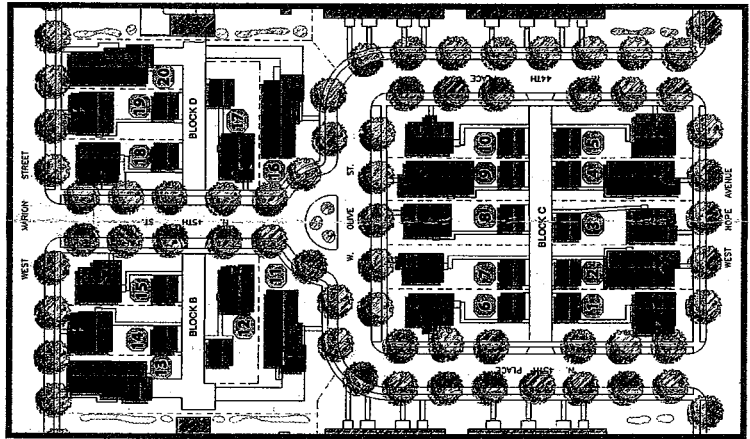
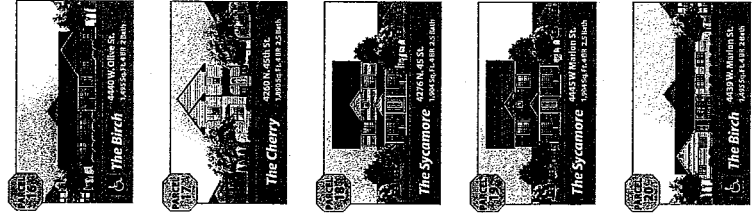
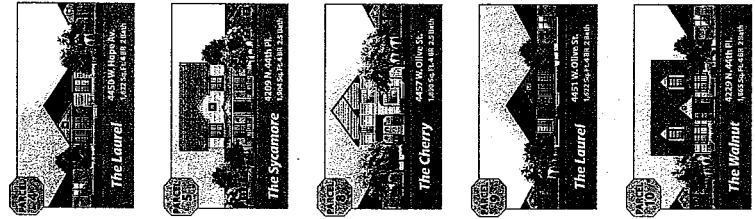
A HOPE VI COMMUNITY

PARKLAWN HOMES

- 20 NEW SINGLE FAMILY HOMES ● 7 DIFFERENT MODELS
- 4 FULLY ACCESSIBLE HOMES WITH ATTACHED GARAGES
- 16 VISITABLE HOMES WITH DETACHED GARAGES
- ALL UNITS ARE ADAPTABLE



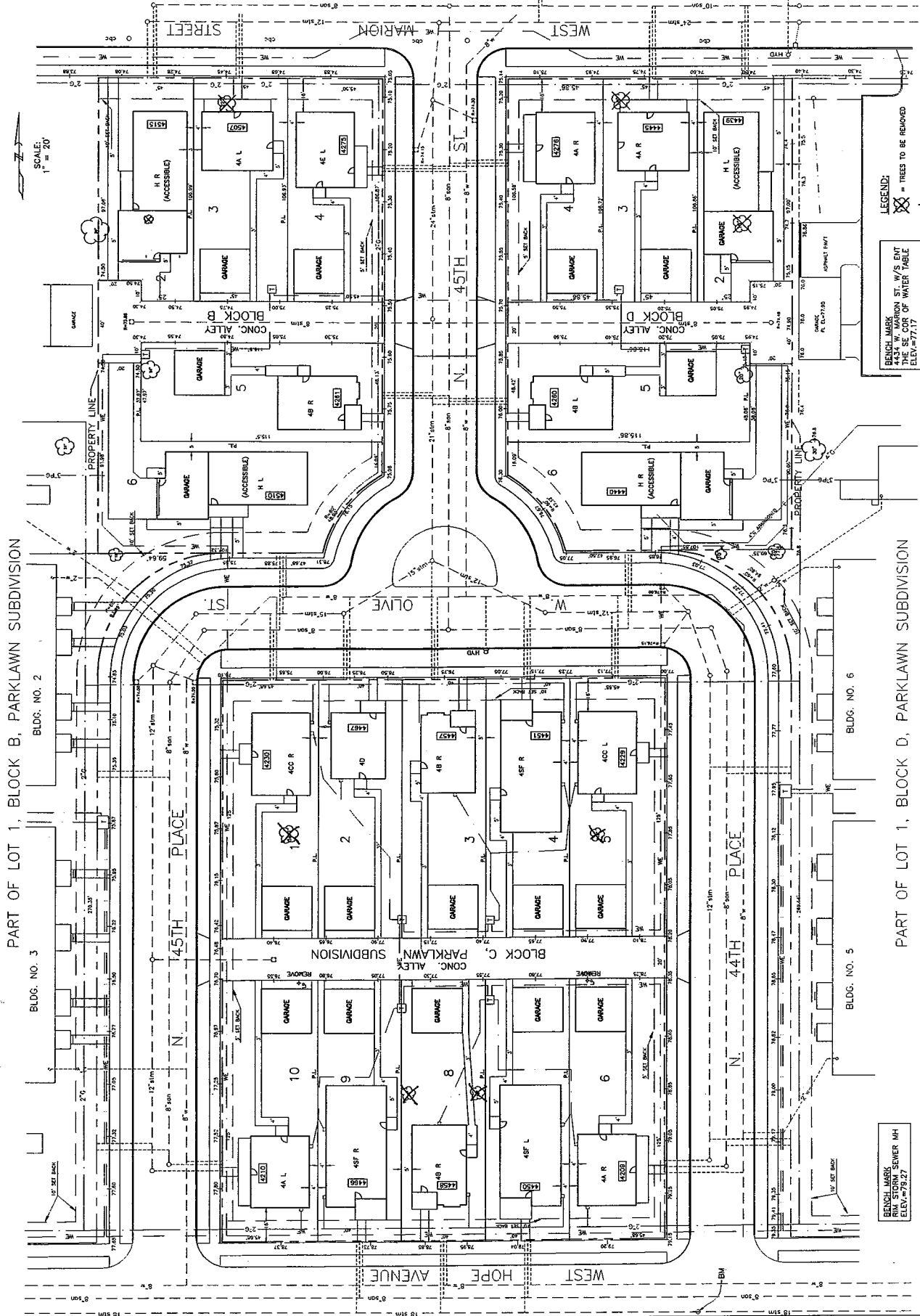
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SCALE:
 1" = 20'

LEGEND:
 ○ = LIGHT POLE TO BE REMOVED
 ⊗ = TREES TO BE REMOVED
 ⊕ = REMOVE

BENCH MARK
 MON ST. W/S EXT
 TO THE SE CORN OF WATER TOWER
 ELEV=77.17

BENCH MARK
 6" M STORM SEWER MH
 ELEV=78.27

PART OF LOT 1, BLOCK B, PARKLAWN SUBDIVISION
 BLDG. NO. 2

PART OF LOT 1, BLOCK D, PARKLAWN SUBDIVISION
 BLDG. NO. 6

BLDG. NO. 3

BLDG. NO. 5

SINGLE FAMILY HOMES
 PARKLAWN HOUSING DEVELOPMENT
 CITY OF MILWAUKEE HOUSING AUTHORITY

LARSEN
 ENGINEERS, S.C.
 633 W. WISCONSIN AVENUE
 MILWAUKEE, WISCONSIN 53203
 (414)271-0771
 (414)271-8312 FAX

REVISIONS
 DATE: 10-23-2002
 DATE: 02-11-2003

REVISION TITLE

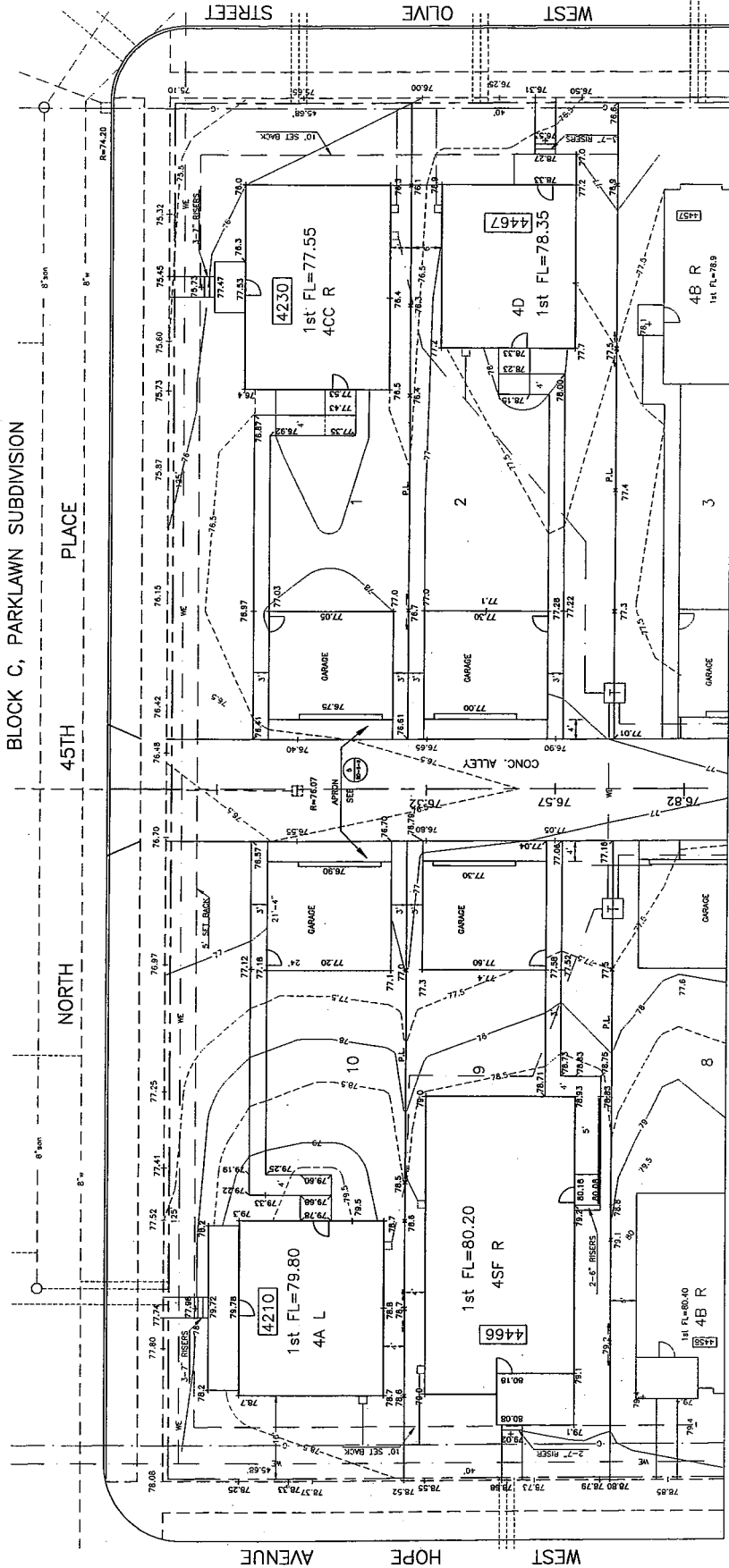
SITE PLAN, BLOCK C,
 LOTS 1,2,9,10

DESIGNED BY: CAG/088
 DRAWN BY: RBT
 CHECKED BY: CAG
 DATE: 09-19-2002
 PROJECT: 98-487
 SHEET NO. SD-5-4

SCALE:
 1"=10'

BUILDING FOOTPRINT NOTE:
 BUILDING TO BE LOCATED AT LOT
 CORNERS. LOCATE BUILDING WITH
 SIDE PARALLEL TO SIDE LOT LINE.

BLOCK C, PARKLAWN SUBDIVISION
 NORTH PLACE
 45TH PLACE
 WEST OLIVE STREET



SEE SHEET SD-5-5

SINGLE FAMILY HOMES
PARKLAWN HOUSING DEVELOPMENT
CITY OF MILWAUKEE HOUSING AUTHORITY

LARSEN ENGINEERS, S.C.
633 W. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53233
(414) 271-7771
(414) 271-8312 FAX
REVISIONS
DATE: 02-11-2003

WORKING TITLE
SITE PLAN, BLOCK C
LOTS 3, 4, 5, 6, 7, 8

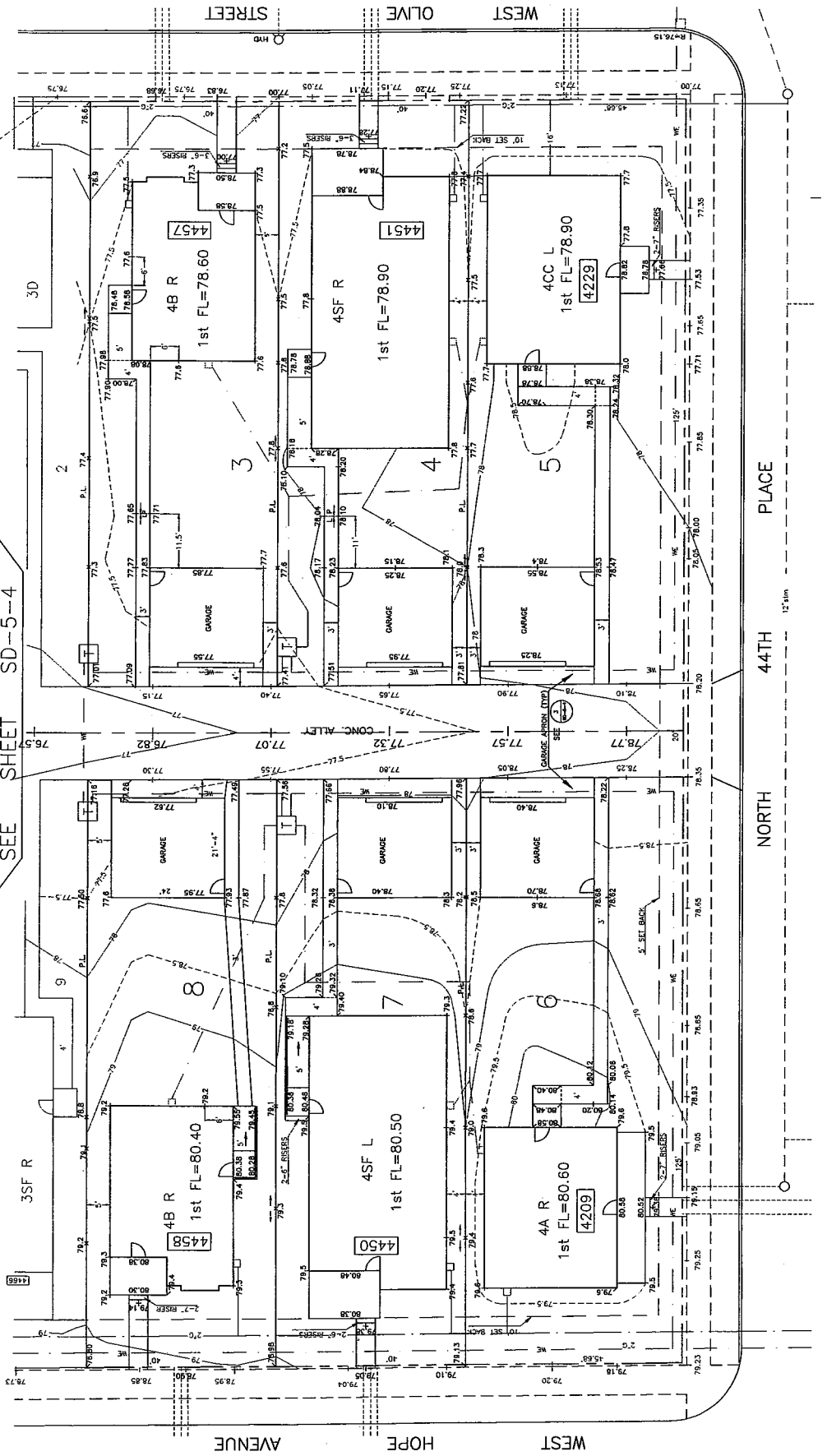
DESIGNED BY: CUD
DRAWN BY: HDT
CHECKED BY: CUD
DATE: 02-11-2003
PROJECT: 02-001
SHEET NO.: SD-5-5

BUILDING PLACEMENT NOTE
BECAUSE OF SKEW ANGLE AT LOT
CORNER, SETBACKS TO SIDE OF LOT
SIDE PARALLEL TO SIDE OF LOT.

SCALE:
1" = 10'

BLOCK C, PARKLAWN SUBDIVISION

SEE SHEET SD-5-4



BUILDING FOOTPRINTS AND
 CONCRETE DRIVEWAYS AND
 CONCRETE SIDEWALKS TO BE
 CONSTRUCTED TO BE PARALLEL TO
 SIDE LOT LINE.

SCALE:
 1" = 10'

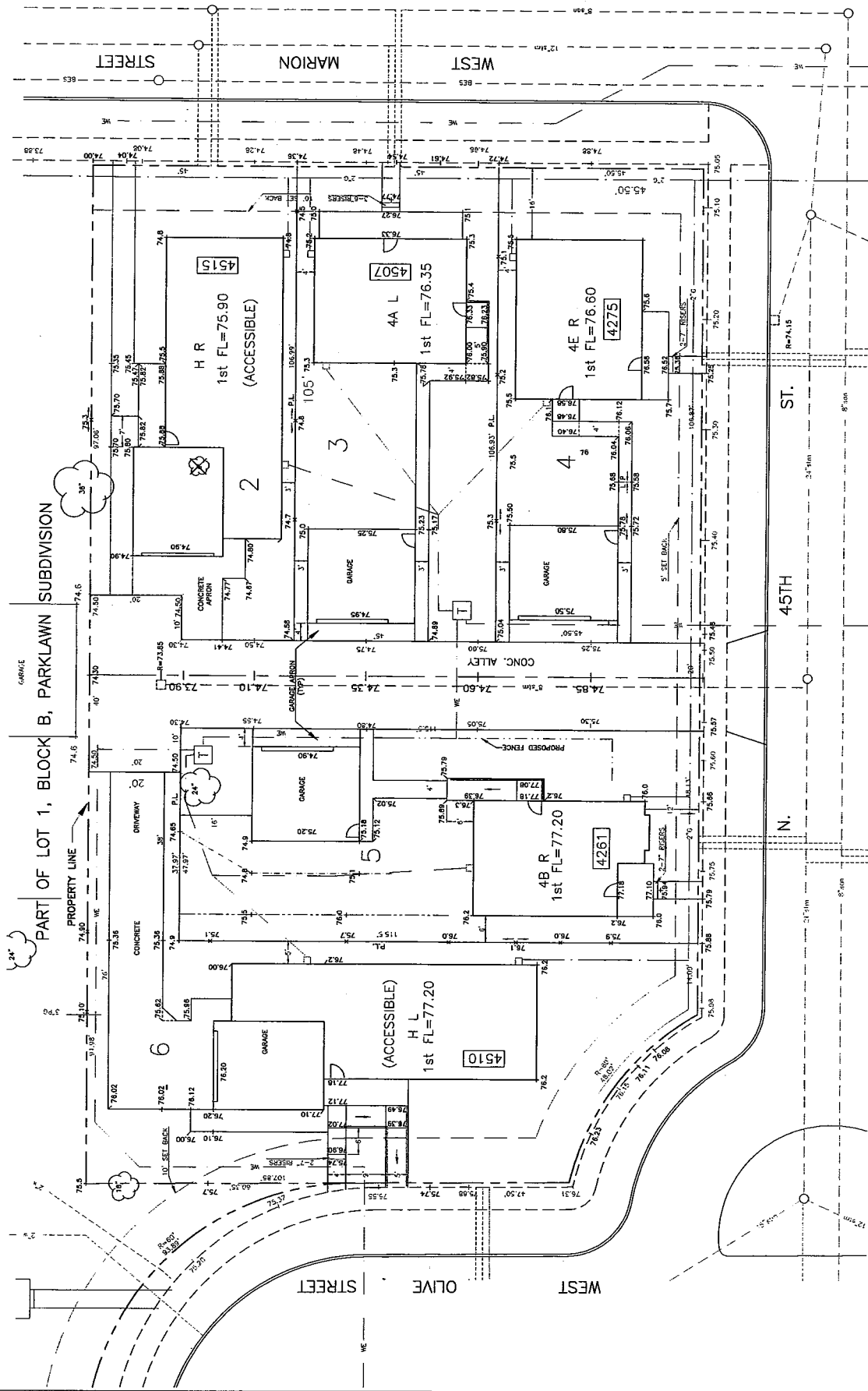
SINGLE FAMILY HOMES
 PARKLAWN HOUSING DEVELOPMENT
 CITY OF MILWAUKEE HOUSING AUTHORITY

LARSEN ENGINEERS, S.C.
 833 W. WISCONSIN AVENUE
 MILWAUKEE, WISCONSIN 53203
 (414)271-0771
 (414)271-8312 FAX

REVISIONS
 04-24-2008 GAS MAIN
 10-22-2008 H. BUDOS
 10-24-2008 H. BUDOS

ISSUED BY: CAD
 DRAWN BY: RUT
 CHECKED BY: CAD
 DATED: 09-10-2002
 PROJECT: 94-497
 SHEET NO. SD-5-6

DATE: 09-10-2002
 PROJECT: 94-497
 SHEET NO. SD-5-6



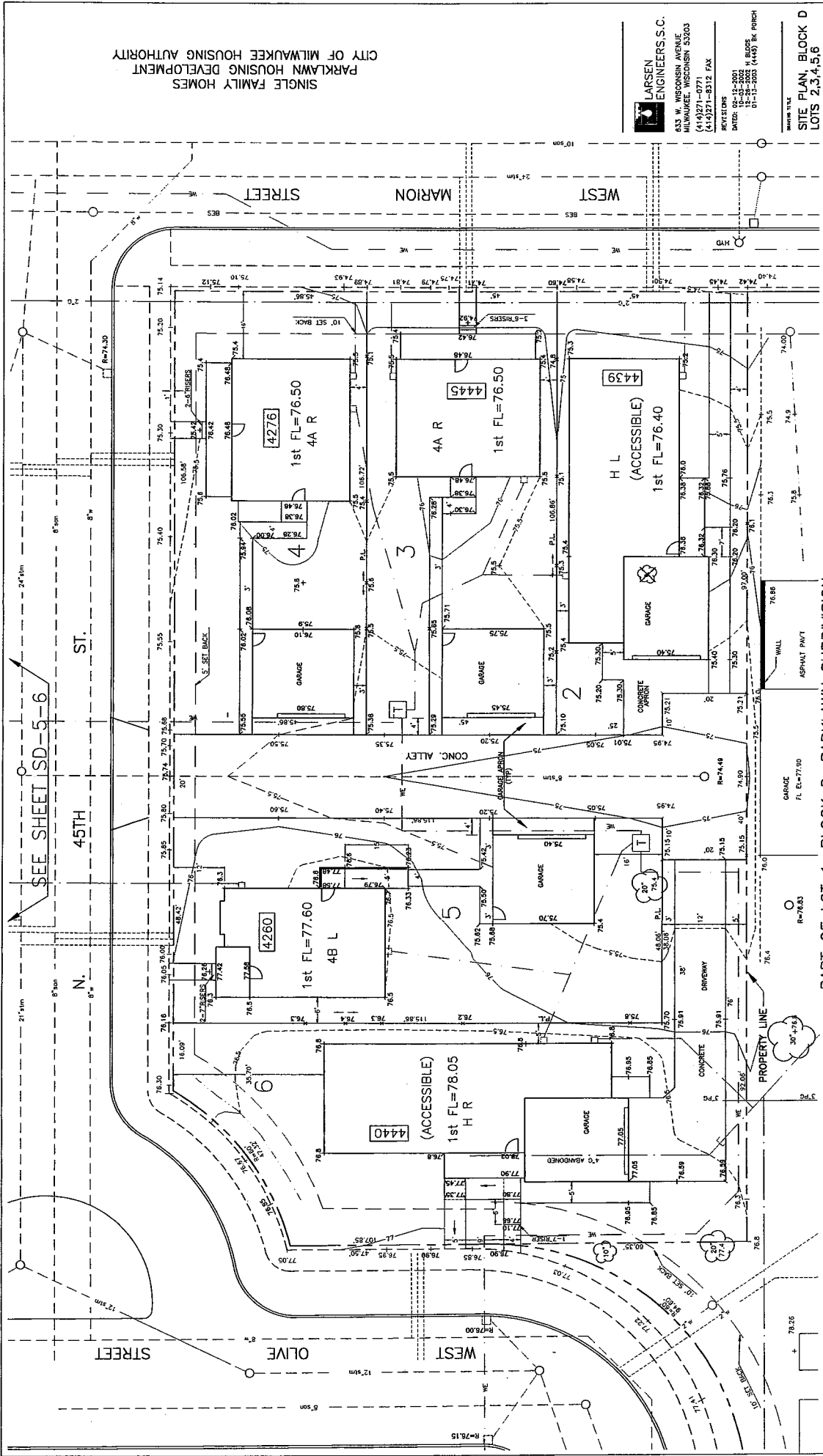
SINGLE FAMILY HOMES
 PARKLAWN HOUSING DEVELOPMENT
 CITY OF MILWAUKEE HOUSING AUTHORITY



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 433 W. WISCONSIN AVENUE
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 (414)271-0771
 (414)271-8312 FAX
 REVISIONS
 DATE: 02-12-2001
 12-22-2002 H. BLOES
 01-12-2003 (4145) BK. POIRCH

SHEET TITLE
 SITE PLAN, BLOCK D
 LOTS 2,3,4,5,6

CHECKED BY: JAO
 DRAWN BY: JAO
 DATE: 09-10-2003
 PROJECT: 08-007
 SHEET NO. SD-5-7

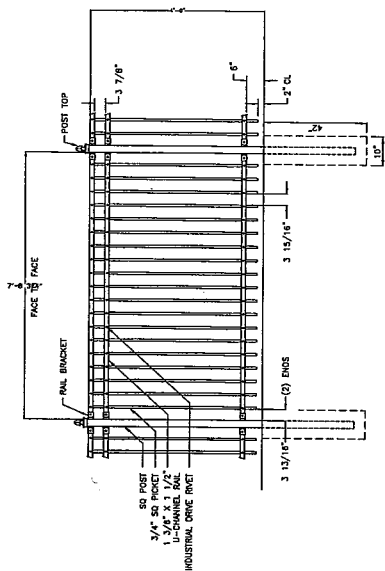


SEE SHEET SD-5-6

PART OF LOT 1, BLOCK D, PARKLAWN SUBDIVISION

SCALE:
 1" = 10'

BUILDING PLACEMENT NOTE
 BECAUSE OF SKEW ANGLE AT LOT
 CORNER, BUILDING SIDE WALLS
 SIDE PARALLEL TO SIDE LOT LINE.



NOTE A
 AT TREE LOCATIONS, CENTER PANELS ON CL. OF TREE, ADJUST ADJACENT PANELS

WEST STREET

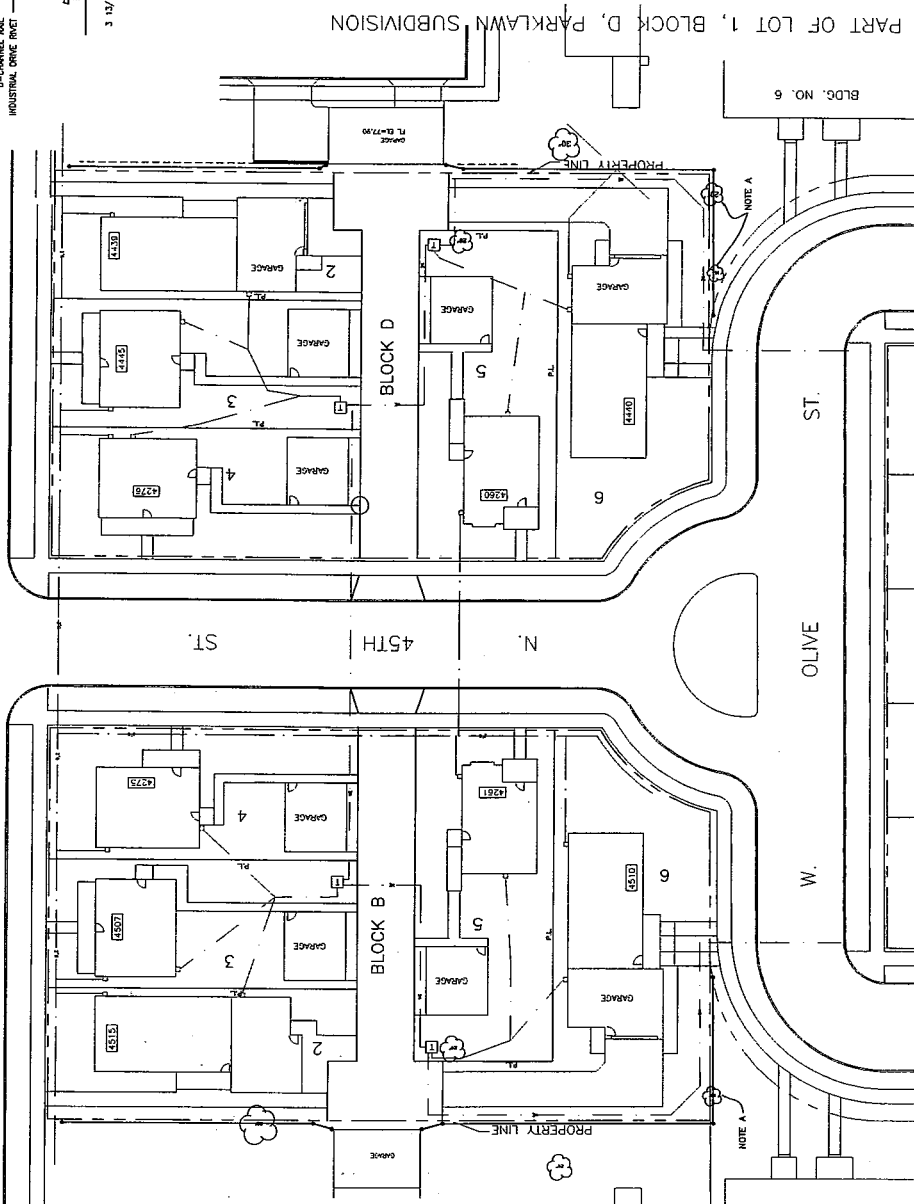
MARION ST.

45TH ST.

N. 45TH ST.

OLIVE ST.

BLDG. NO. 6



PART OF LOT 1, BLOCK B, PARKLAWN SUBDIVISION

PART OF LOT 1, BLOCK D, PARKLAWN SUBDIVISION



CALL DIGGERS HOTLINE

1-800-368-5811

TOLL FREE

FAX A LOCATE 1-800-338-3860
 TDD (COMMUNICATING) 1-800-338-3860
 WIS. STATUTE 182.072 (1974)
 REQUIRES 90 DAYS WORK DAYS
 NOTICE BEFORE YOU DIG.

LEGEND
 — ORNAMENTAL METAL FENCE

SCALE: 1" = 20'

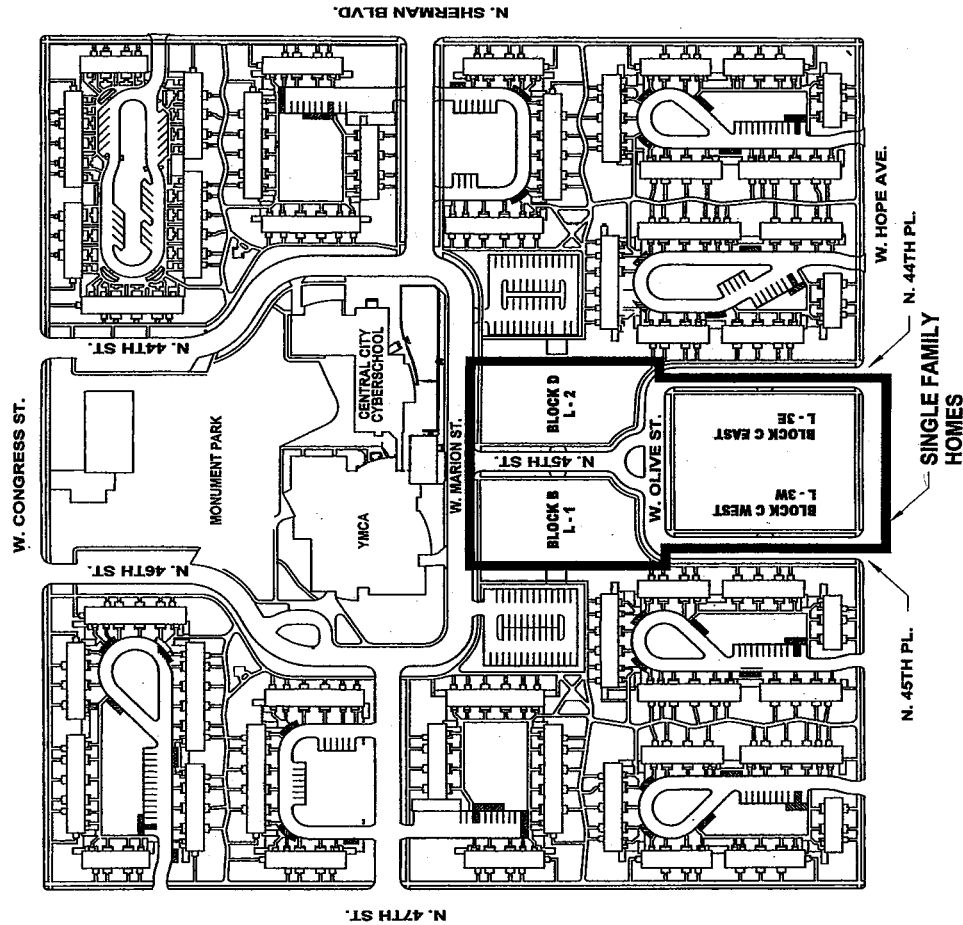
PART OF LOT 1, BLOCK B, PARKLAWN SUBDIVISION

PARKLAWN HOUSING DEVELOPMENT

SINGLE FAMILY HOMES

LANDSCAPE DEVELOPMENT PLANS

SITE PLAN & SHEET LAYOUT



SHEET INDEX

- L-0 COVER SHEET
- L-1 BLOCK B LANDSCAPE PLAN
- L-2 BLOCK D & ISLAND LANDSCAPE PLAN
- L-3W BLOCK C WEST LANDSCAPE PLAN
- L-3E BLOCK C EAST LANDSCAPE PLAN
- L-4 NOTES AND PLANT LIST



ASSOCIATES INC. LANDSCAPE ARCHITECTURE

5161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 5315-7901
 262-678-1881 FAX 262-678-1350



NORTH
 NOT TO SCALE

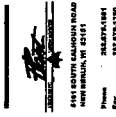
COVER SHEET

L-0

SINGLE FAMILY HOMES
 PARKLAWN HOUSING DEVELOPMENT
 CITY OF MILWAUKEE HOUSING AUTHORITY

722
 LARSEN
 ENGINEERS S.C.
 272
 WISCONSIN
 5315-7901
 262-678-1881
 262-678-1350

722
 ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 5161 SOUTH CALHOUN ROAD
 NEW BERLIN, WISCONSIN 5315-7901
 262-678-1881
 262-678-1350



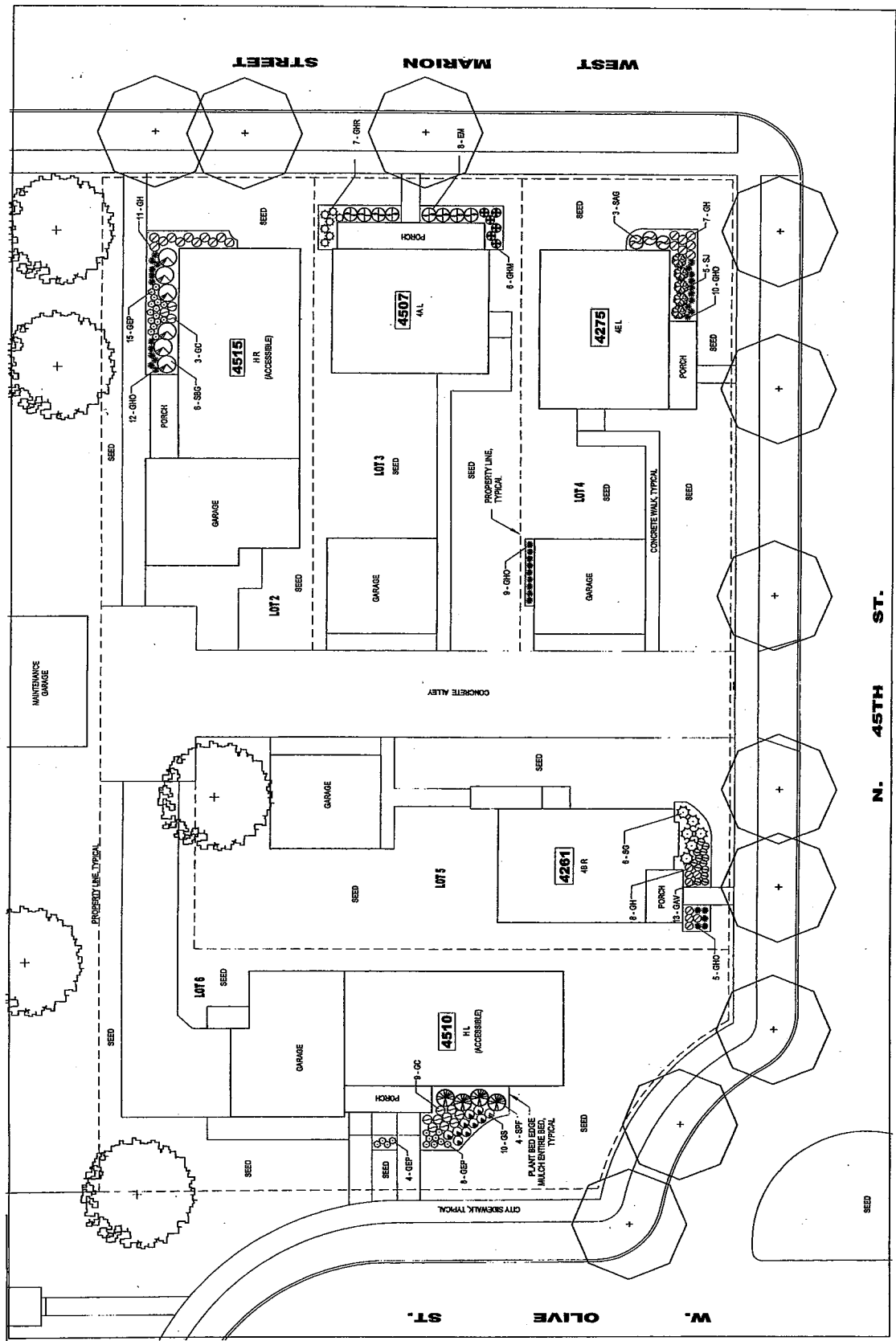
640 SOUTH MILWAUKEE ROAD
MILWAUKEE, WI 53211
Phone: 414.224.1581
Fax: 414.224.1580

J. LARSEN
ENGINEERS S.C.
730 N. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53233
(414) 271-4312 FAX



SCALE
1" = 10' - 0"
DRAWN BY
MARCUS N. MILAS, A.S.A.
DATE
04-25-2003 PM © 2003
PROFESSIONAL

PROJ. NO.
PARKLAWN SINGLE FAMILY HOMES
SHEET NO. 100



5/12/03

N. 45TH ST.

KEY
EXISTING STREET TREE
LOCATION IS APPROXIMATE
EXISTING TREE



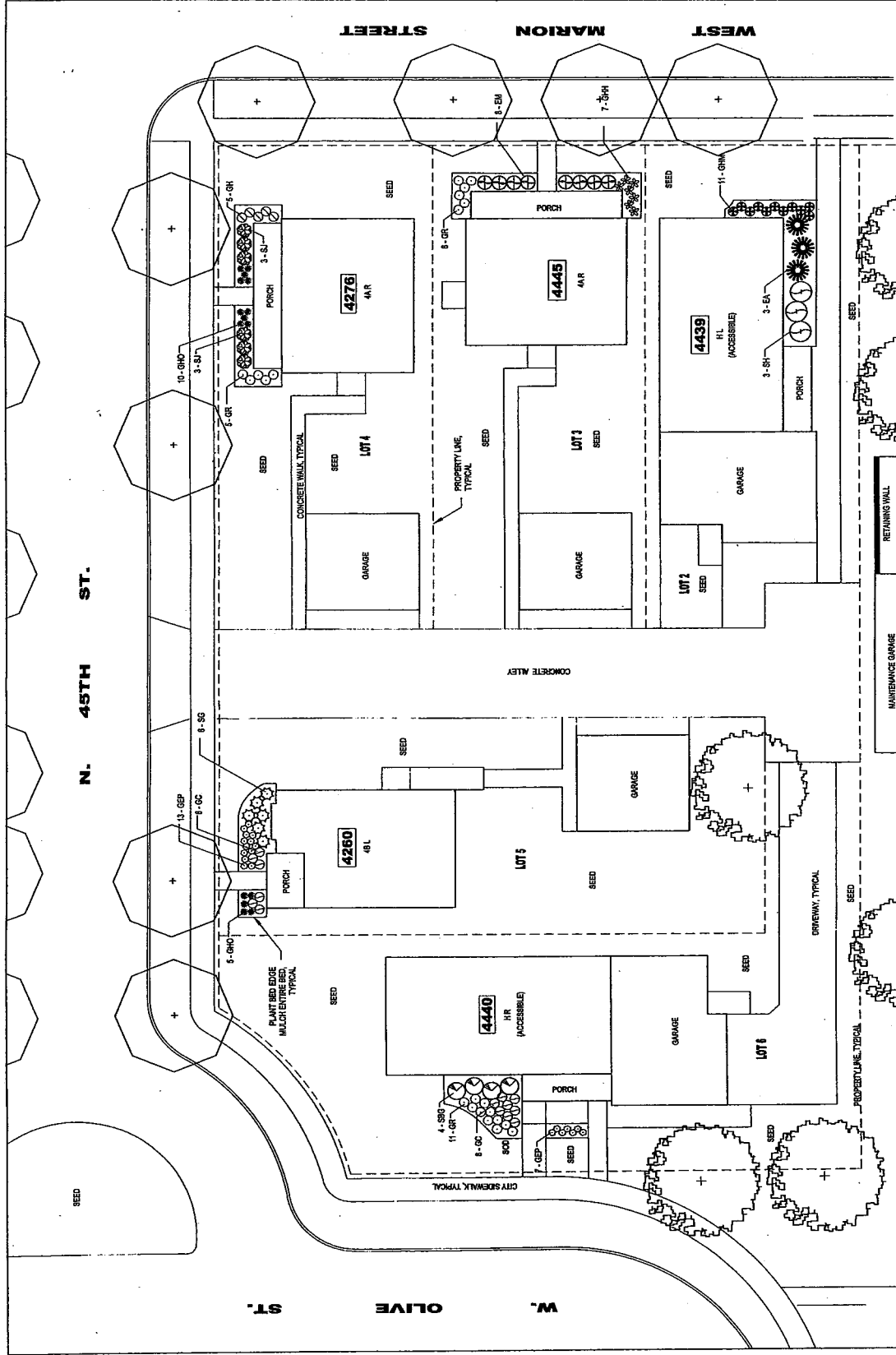
1815 S 427TH CALVERT ROAD
 WEST MILWAUKEE, WI 53227
 PHONE: 414-271-8777
 FAX: 414-271-4371

LARSEN ENGINEERS S.C.
 1000 N. MILWAUKEE AVENUE, SUITE 300
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414-271-8777
 FAX: 414-271-4371



SCALE: 1" = 10' - 0"
 DRAWN BY: JACOB L. DEAR, L.A.
 DATE: 04/13/2003
 PROJECT: PARKLAWN HOUSING DEVELOPMENT

PROJECT: PARKLAWN HOUSING DEVELOPMENT
 SHEET NUMBER: L-2



KEY
 ○ EXISTING STREET TREE
 ○ EXISTING TREE
 ○ LOCATION IS APPROXIMATE

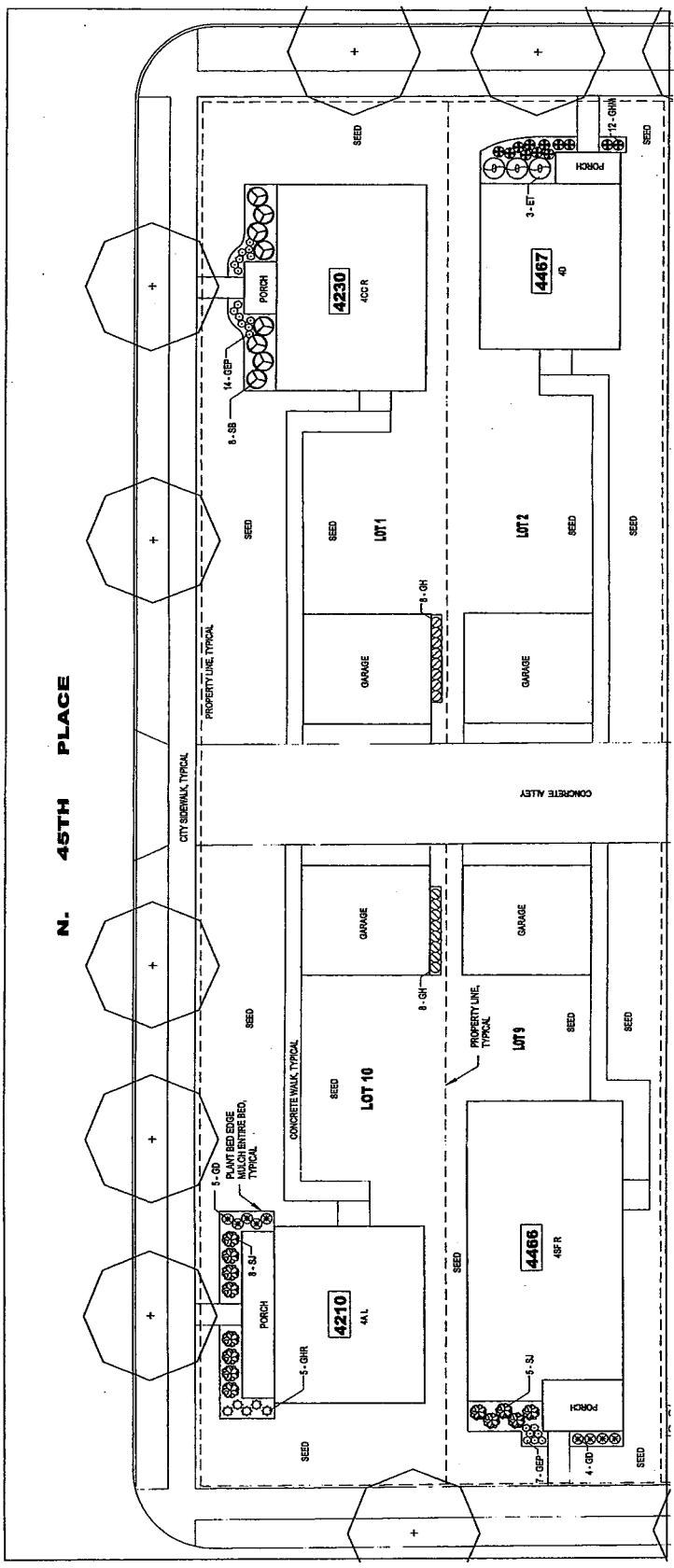


ARSSEN ENGINEERS S.C.
 735 N. WISCONSIN AVENUE
 MILWAUKEE, WI 53212
 (414) 271-0771 FAX
 (414) 271-8312 FAX



SCALE
 1" = 10' - 0"
 DRAWN BY
 MOON L. BULLOCK
 DATE
 04/23/03 PM 2:00
 REVISIONS

PROJECT
 PARKLAWN HOUSING DEVELOPMENT
 SHEET NUMBER



KEY
 ○ EXISTING STREET TREE
 ○ LOCATION IS APPROXIMATE
 ● EXISTING TREE

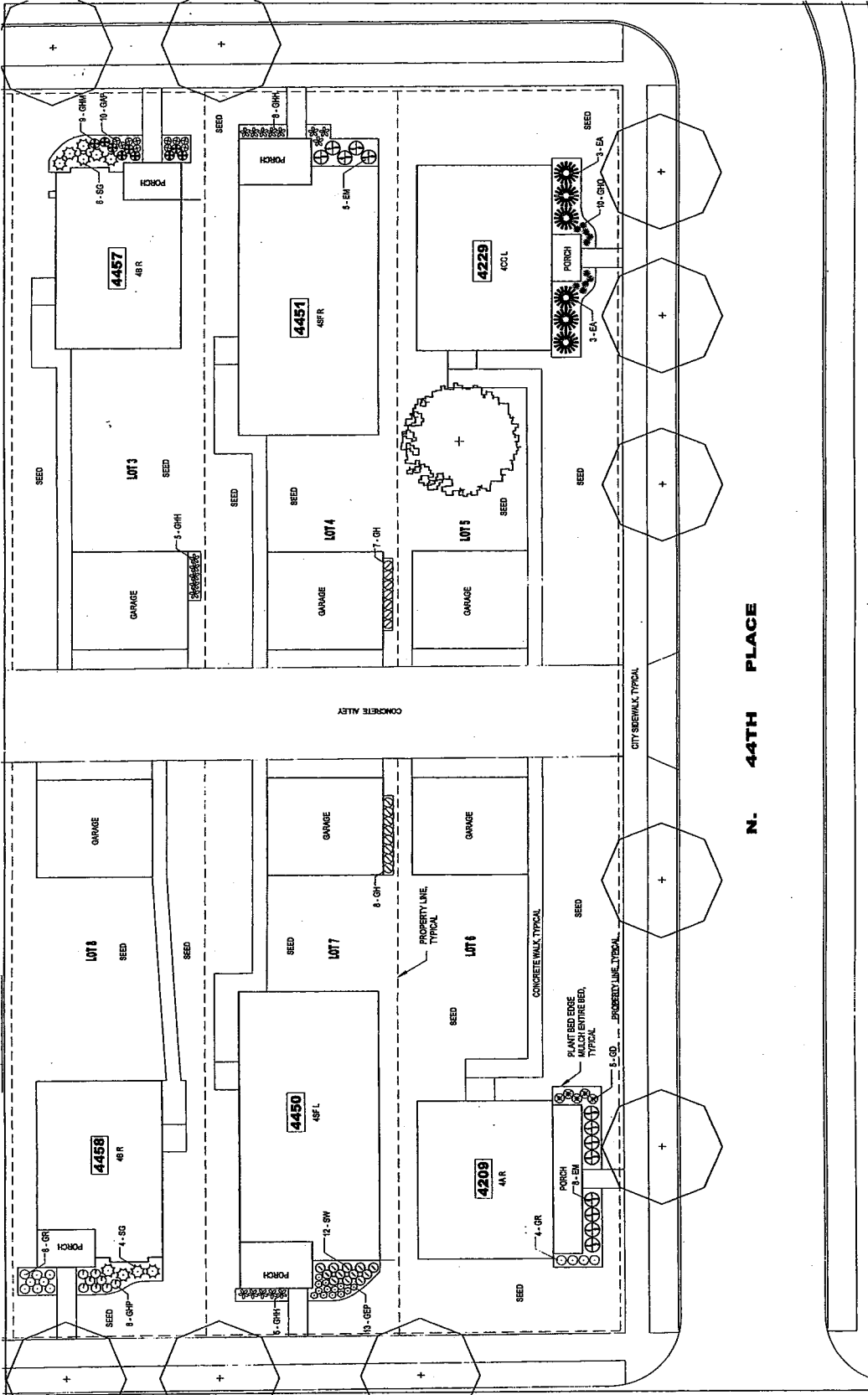




LARSEN
 ENGINEERS, S.C.
 703 N. WISCONSIN AVENUE
 MILWAUKEE, WISCONSIN 53213
 (414) 271-4377 FAX
 (414) 271-4377 FAX

SCALE
 1" = 10'-0"
 DRAWN BY
 MARGARET KOSAK, AIA
 DATE
 01/22/2008
 REVISIONS

PROJECT
 PARKLAWN SINGLE FAMILY HOMES
 SHEET NUMBER



N. 44TH PLACE



KEY
 ○ EXISTING STREET TREE
 ○ LOCATION IS APPROXIMATE
 ○ EXISTING TREE

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS				
SH	3	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18" CONT
SW	12	PHILADELPHUS X 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCKORANGE	2-3" CONT
SFF	4	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	18-24" CONT
SG	22	RHUS AROMATICA 'GRO-LOW'	GRO-LO SUMAC	18" CONT
SAG	3	RHUS ALPINUM 'GREENROUND'	GREENROUND ALPINE CURRANT	18-18" CONT
SL	24	SPIREA 'AFONICA LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18-24" CONT
SB	8	SPIREA X 'BUMBALDA 'PROBELEII''	PROBELE SPIREA	24-30" CONT
SBG	10	SPIREA X 'BUMBALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24-30" CONT
EVERGREENS				
EA	8	TAXUS X MEDIA 'TALANTONII'	TALANTON SPREADING YEW	18-24" CONT
EM	28	THUJA OCCIDENTALIS 'HEITZ MIDGET'	HEITZ MIDGET ARBORVITAE	12-14" CONT
ET	3	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24-30" BB
PERENNIALS				
GAP	10	ASTILBE CHINENSIS 'PURPURKERZE'	PURPURKERZE ASTILBE	4-5" POT
GAN	15	ASTILBE CHINENSIS 'VISIONS'	VISIONS FALSE SPIREA	4-5" POT
GC	28	CALAMAGOSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	GALL
GD	14	DESCHAMPSIA CESPITOSA 'SCHOTTLAND'	SCHOTTLAND TUFTED HAIR GRASS	GALL
GEP	81	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4-5" POT
GHH	25	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	4-5" POT
GHP	8	HEMEROCALLIS 'PINK DAMASK'	PINK DAMASK DAYLILY	4-5" POT
GHR	12	HEMEROCALLIS 'RED MAGIC'	RED MAGIC DAYLILY	4-5" POT
GHS	81	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	4-5" POT
GH	82	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD FUNGIA	4-5" POT
GHI	38	HOSTA 'FORTUNE'	AUREA-MARGINATA FUNGIA	4-5" POT
GR	34	RUDBECKIA FULGIDA 'GOLDSTRIIP'	GOLDSTRIIP BLACK EYED SUSAN	4-5" POT
GS	10	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	4-5" POT

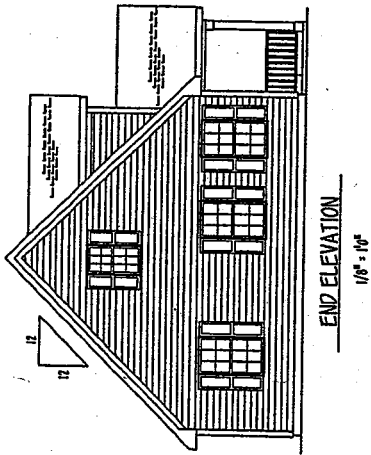
NOTES

- CONTACT DIGGER'S HOTLINE TO LOCATE EXISTING UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION. IN THE MILWAUKEE AREA CALL (414) 269-1181.
- LANDSCAPE CONTRACTOR SHALL SUPPLY ALL MATERIALS FOR THE COMPLETION OF ALL LANDSCAPE WORK ITEMS ASSOCIATED WITH THIS INSTALLATION PER LANDSCAPE PLANS.
- PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH A FIELD CHECK AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT THE FIELD ADJUSTMENTS OF PLANT LOCATIONS THAT ARE IN CONFLICT WITH UNDERGROUND OBSTRUCTIONS OR UTILITIES.
- PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
- PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF PLANTS INDICATED ON DRAWINGS, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, LATEST EDITION.
- COMPLETELY REMOVE ALL GRASS, WEEDS AND VEGETATION FROM PROPOSED LAWN AND PLANT BED AREAS BEFORE COMMENCING SEEDING AND PLANTING OPERATIONS. PROPERLY DISPOSE OF GRASS, WEEDS, VEGETATION OR OTHER DEBRIS OFF SITE.
- REMOVE ALL ROCKS AND DEBRIS THAT ARE NOT CONDUCTIVE TO PLANT GROWTH BEFORE BACKFILLING PLANTING HOLE. AMEND BACKFILL SOIL AS NECESSARY.
- SUPPLY AND APPLY FERTILIZER TABLETS (AGRIFORM 20-10-5 OR EQUIVALENT) TO ALL SHRUBS PER MANUFACTURER'S SPECIFICATIONS.
- SUPPLY AND APPLY SLOW-RELEASE FERTILIZER (OSMOCOTE 14-14-14 OR EQUIVALENT) TO ALL PERENNIALS PER MANUFACTURER'S SPECIFICATIONS.
- ALL PERENNIALS PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT BEDS SHALL RECEIVE A SPADE CUT PLANT BED EDGE, AS SHOWN ON THE LANDSCAPE PLAN.
- SUPPLY AND INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS. THE DEPTH OF MULCH SHALL BE 2 INCHES UNDER PERENNIALS AND 3 INCHES IN ALL OTHER PLANT BED AREAS. DO NOT ALLOW MULCH TO CONTACT STEMS OF PLANTS, SHRUBS OR TREES.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANTING FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETED INSTALLATION. LANDSCAPE CONTRACTOR SHALL INSPECT SITE AT THE END OF WARRANTY PERIOD AND MAKE ANY NECESSARY PLANT REPLACEMENTS, ADJUST PLANTS THAT ARE NOT STRAIGHT, ETC.
- LANDSCAPE CONTRACTOR SHALL REPAIR ANY AREAS WITHIN OR OUTSIDE OF THE PROPERTY LINES THAT ARE DAMAGED BY LANDSCAPE CONSTRUCTION ACTIVITIES.
- PLANS ARE NOT INTENDED TO BE A SUBSTITUTE FOR INDUSTRY-ACCEPTED INSTALLATION PRACTICES OF THE LANDSCAPE CONTRACTOR, NOR RELIEVE LANDSCAPE CONTRACTOR FROM PRACTICING INDUSTRY-ACCEPTED STANDARDS.
- A SURVEY SHOWING EXACT LOCATIONS OF EXISTING STREET TREES WAS NOT AVAILABLE WHEN THE LANDSCAPE PLANS WERE DEVELOPED. APPROXIMATE LOCATIONS OF EXISTING STREET TREES ARE SHOWN FOR REFERENCE ONLY.

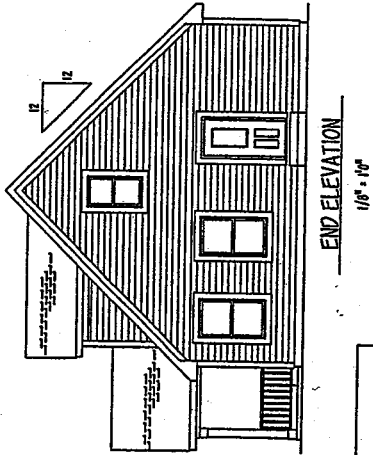
BASE PLAN DATA

- BASE PLAN DATA AND UTILITY INFORMATION WERE OBTAINED FROM THE FOLLOWING ELECTRONIC FILES:
 - SD-5-3-A.DWG (878 KB) RECEIVED FROM LARSEN ENGINEERS, S.C. ON 11/13/02
 - SD-5-6A.DWG (567 KB) RECEIVED FROM LARSEN ENGINEERS, S.C. ON 2/12/03
 - SD-5-8A.DWG (560 KB) RECEIVED FROM LARSEN ENGINEERS, S.C. ON 2/21/03

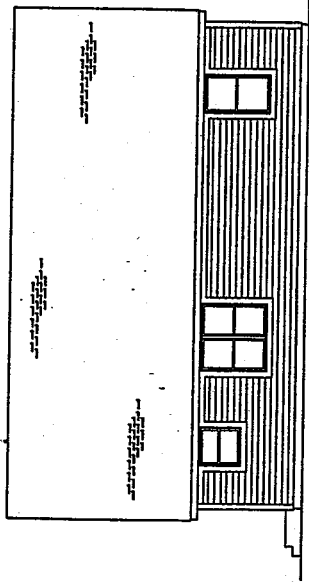




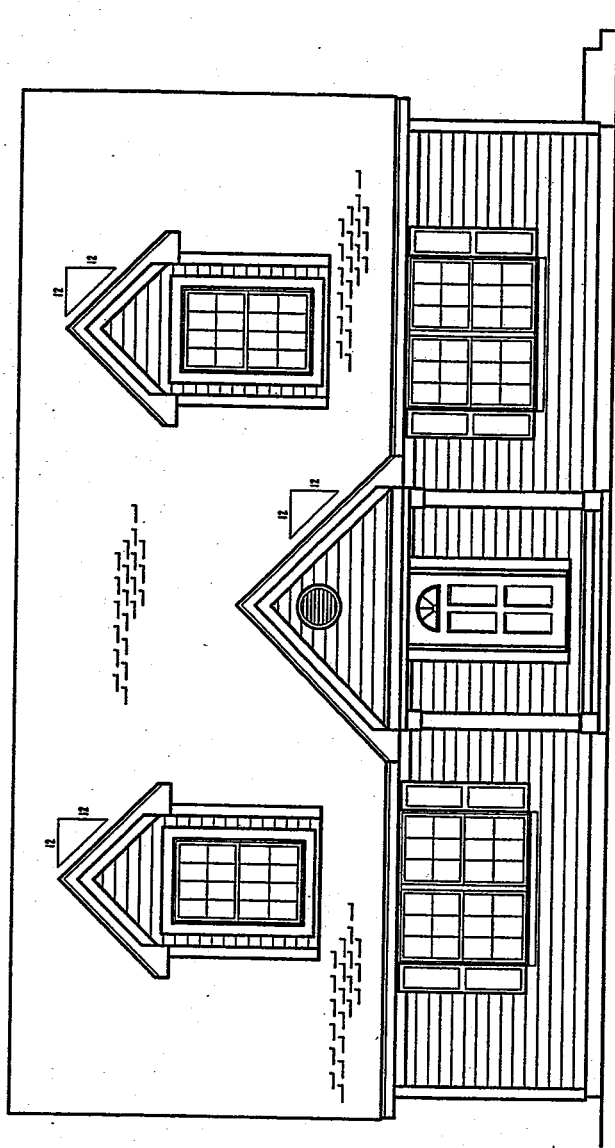
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"



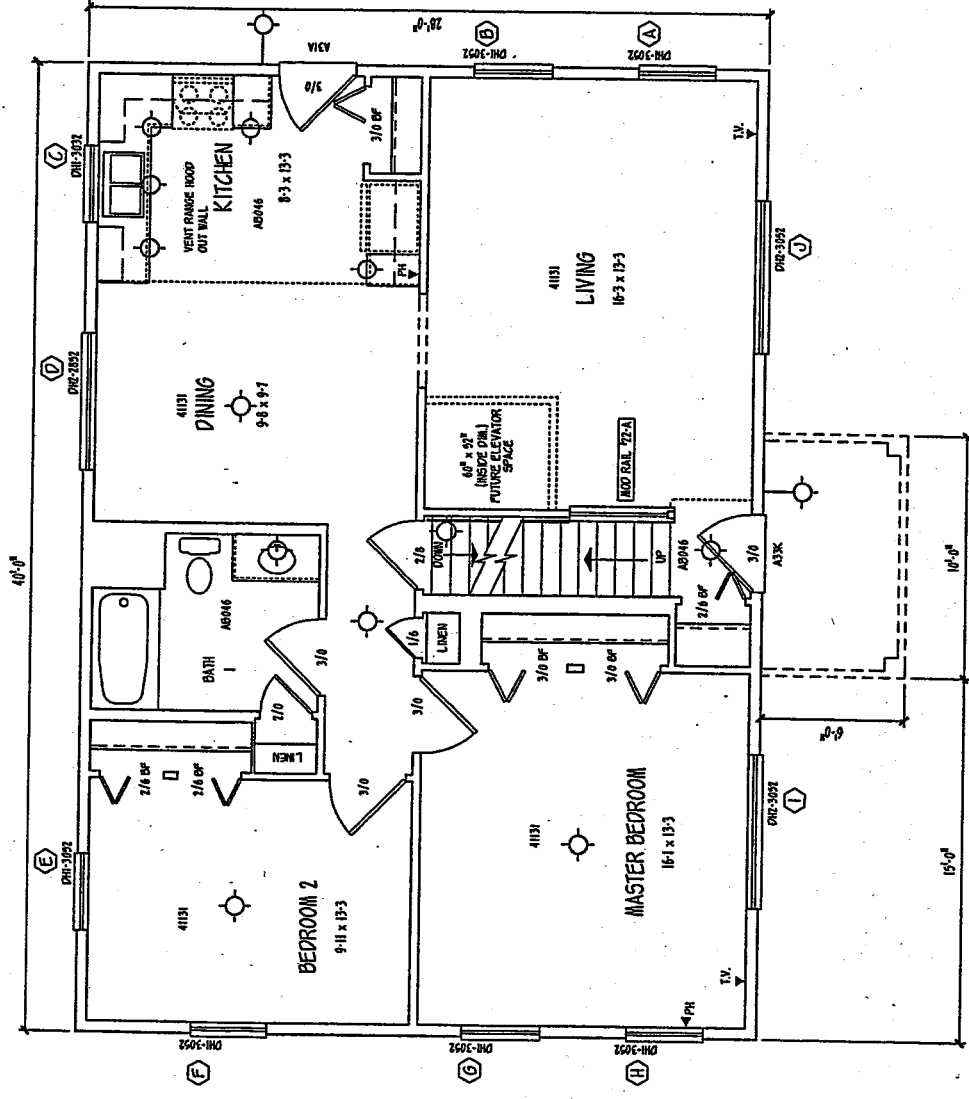
REAR ELEVATION
1/8" = 1'-0"



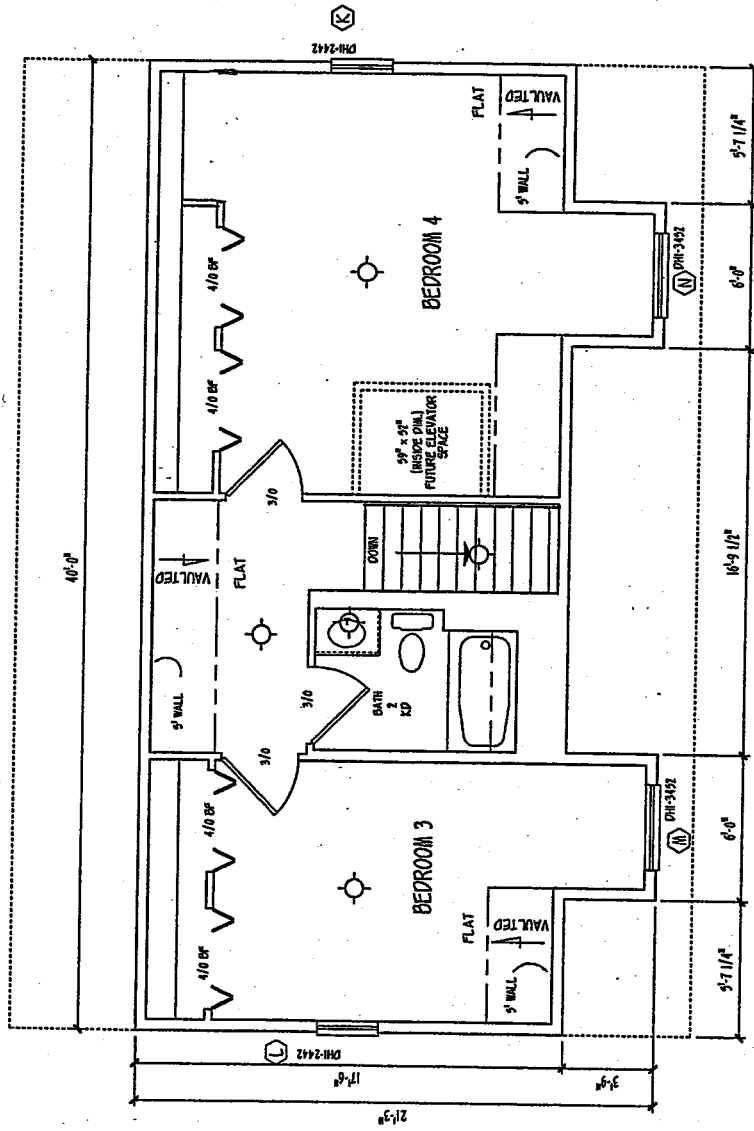
FRONT ELEVATION
1/4" = 1'-0"

PARKLAWN HOMES SUBDIVISION
ADDRESS 4230 N. 45th Pl.
BLOCK/LOT # C/1

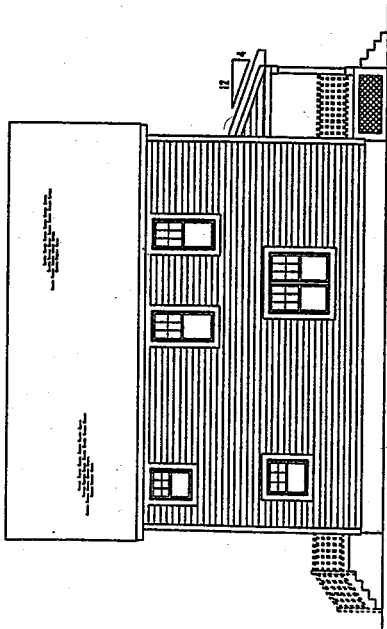
MODEL
4CC.R



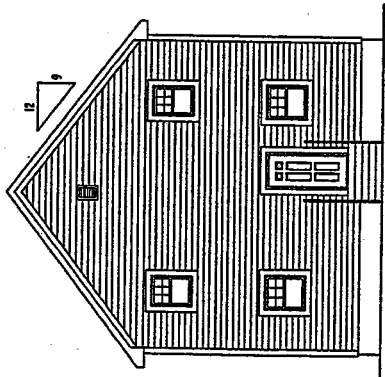
PARKLAWN HOMES SUBDIVISION
ADDRESS 4230 N. 45th Pl.
BLOCK/LOT # C/1
MODEL 4CC R



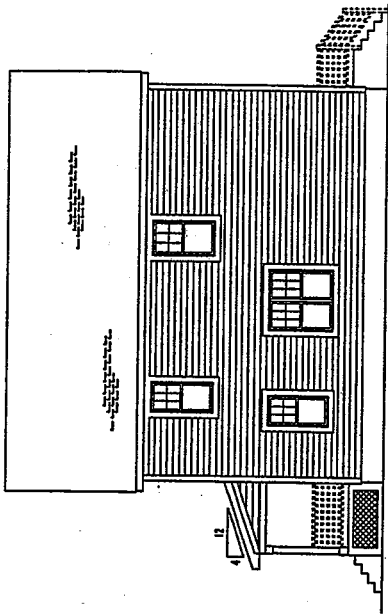
PARKLAWN HOMES SUBDIVISION
ADDRESS 4230 N. 45th Pl.
BLOCK/LOT # C/1
MODEL 4CC R



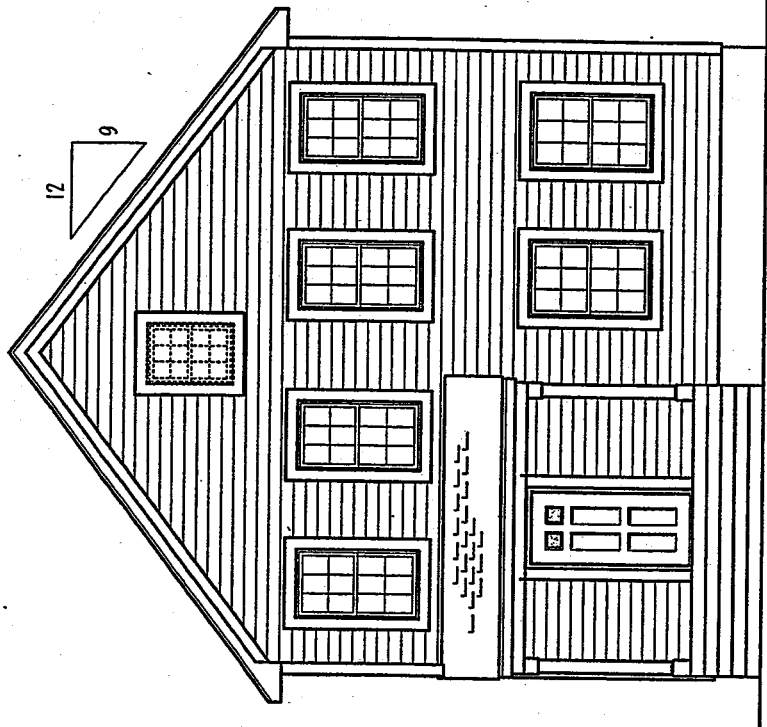
END ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

PARKLAWN HOMES SUBDIVISION

ADDRESS

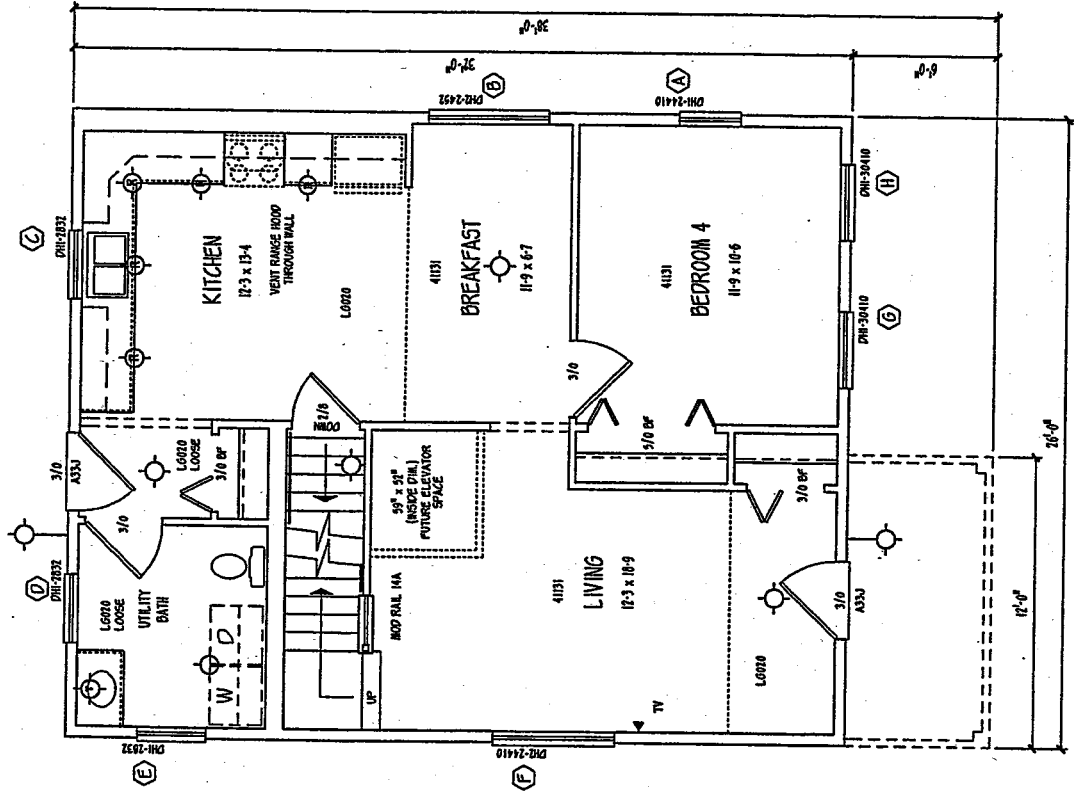
4467 W. Olive St.

BLOCK/LOT #

C/2

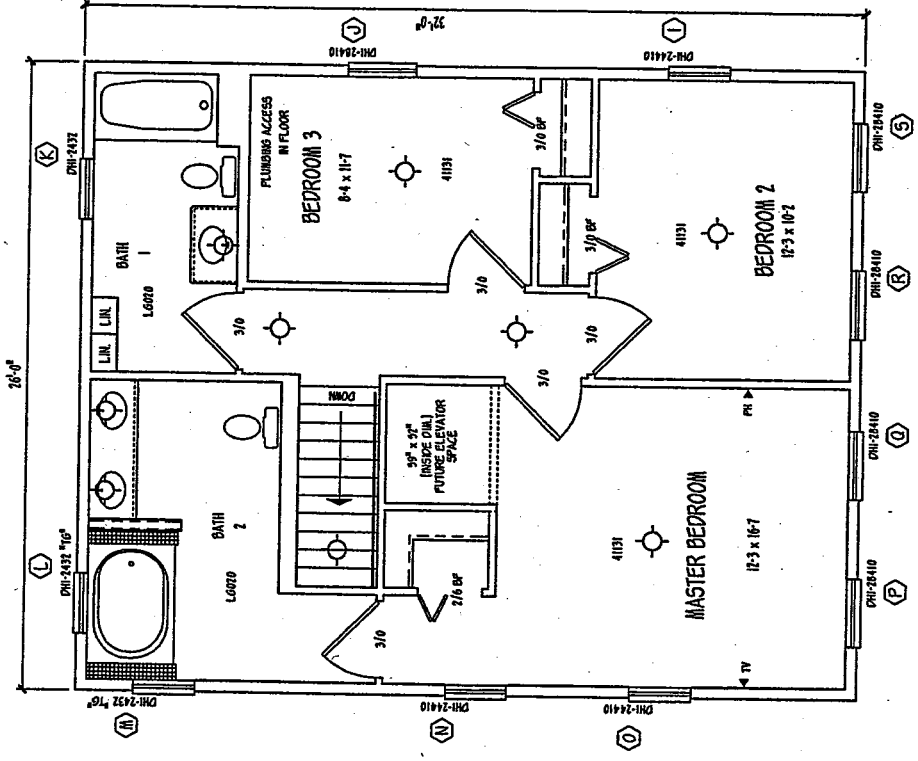
MODEL

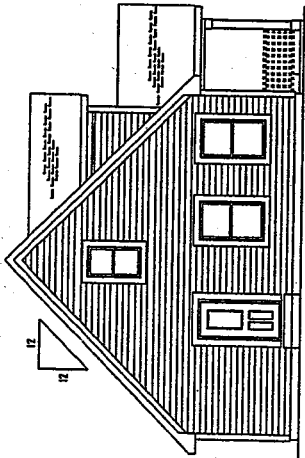
4D



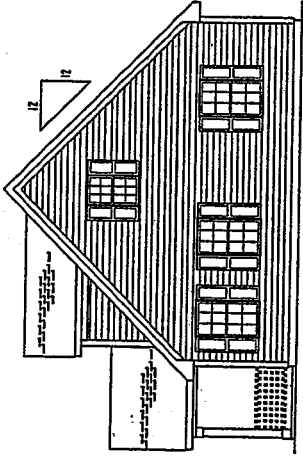
PARKLAWN HOMES SUBDIVISION
ADDRESS 4467 W. Olive St.
BLOCK/LOT # C/2
MODEL 4D

PARKLAWN HOMES SUBDIVISION
ADDRESS 4467 W. Olive St. BLOCK/LOT # C/2 MODEL 4D

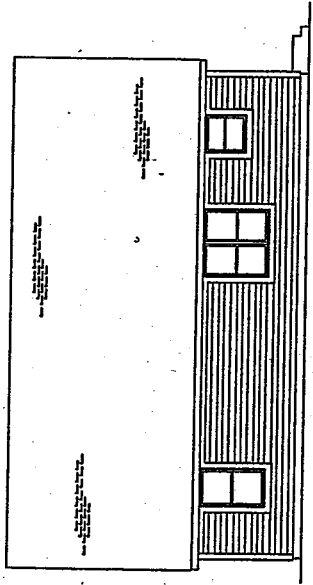




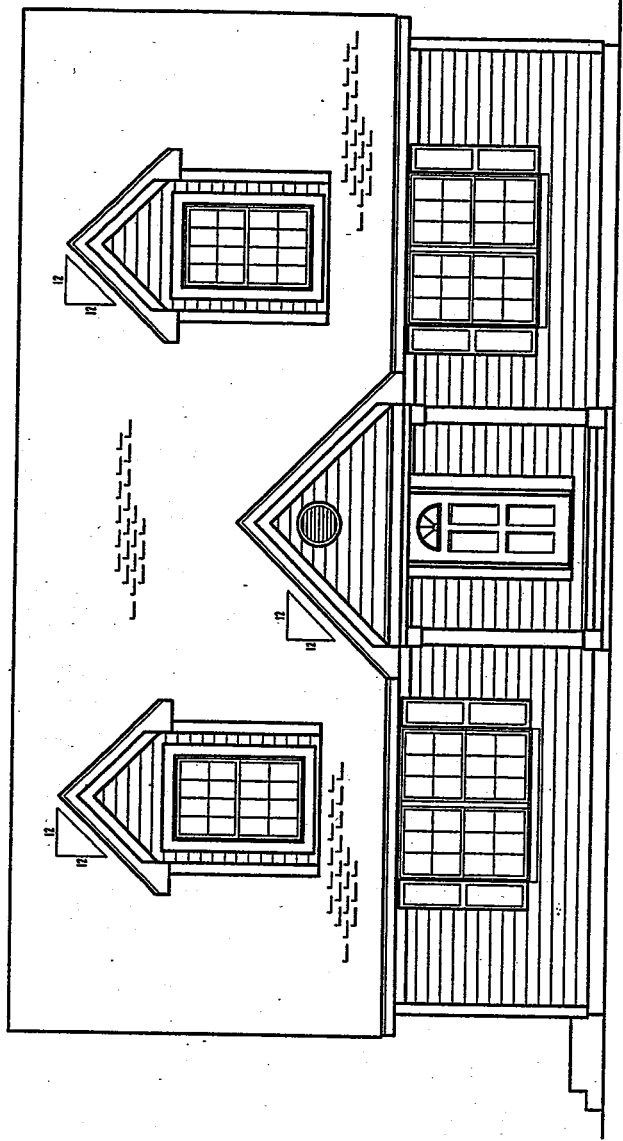
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"



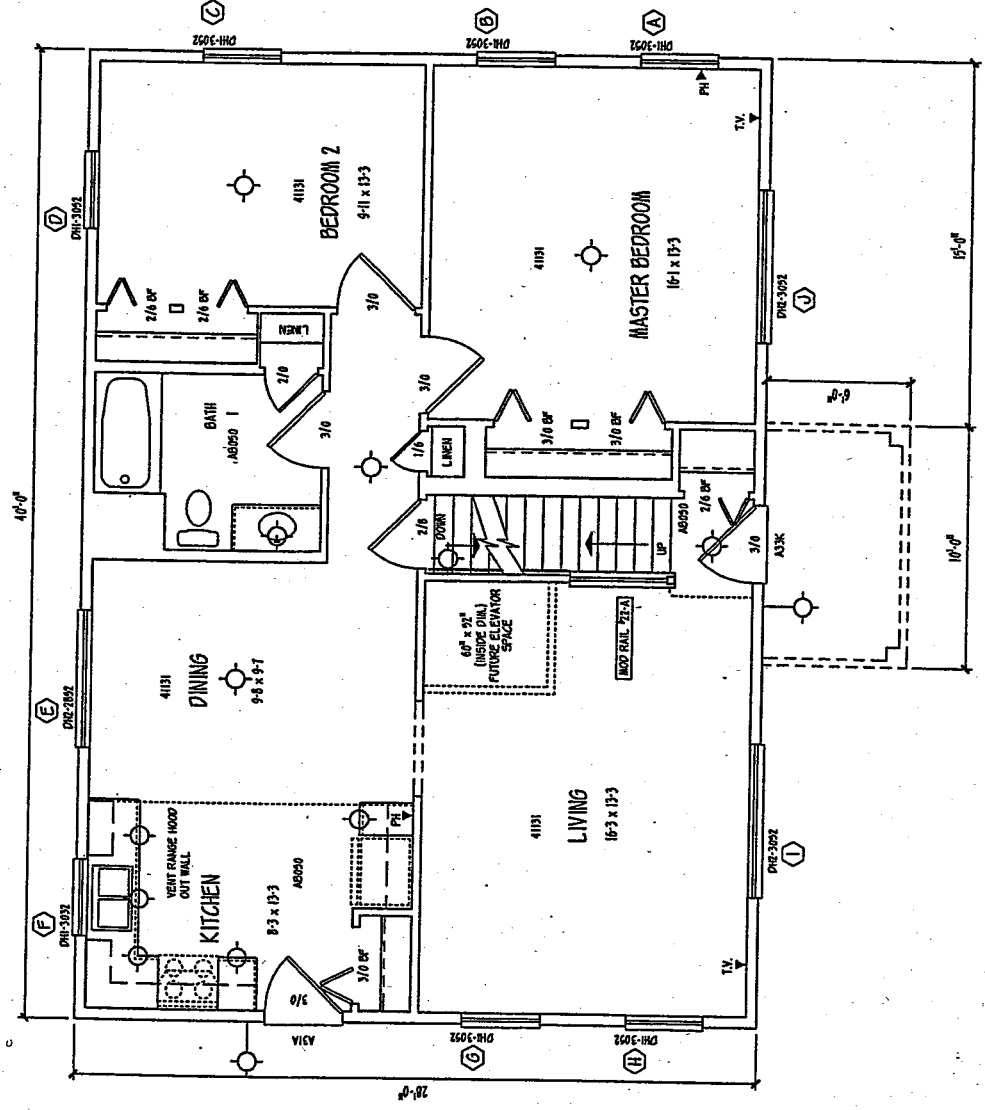
REAR ELEVATION
1/8" = 1'-0"

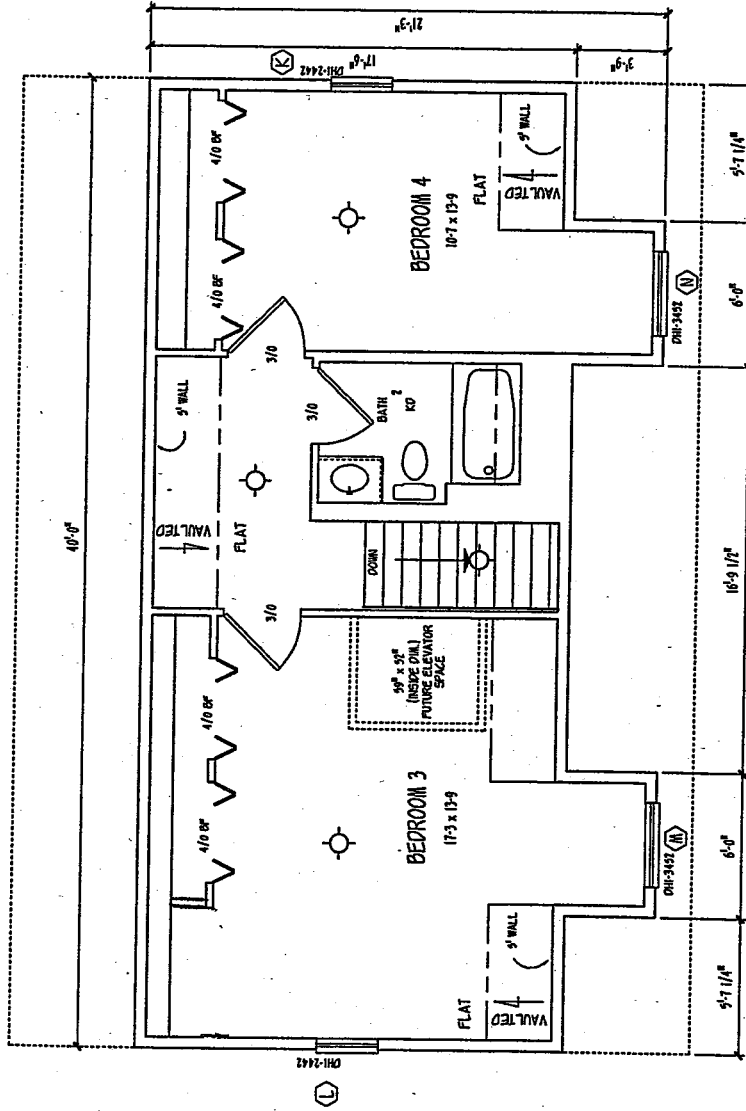


FRONT ELEVATION
1/4" = 1'-0"

PARKLAWN HOMES SUBDIVISION
ADDRESS 4229 N. 44th Pl.
BLOCK/LOT # C/5
MODEL 4CC L

PARKLAWN HOMES SUBDIVISION
ADDRESS 4229 N. 44th Pl.
BLOCK/LOT # C/5
MODEL 4CC L



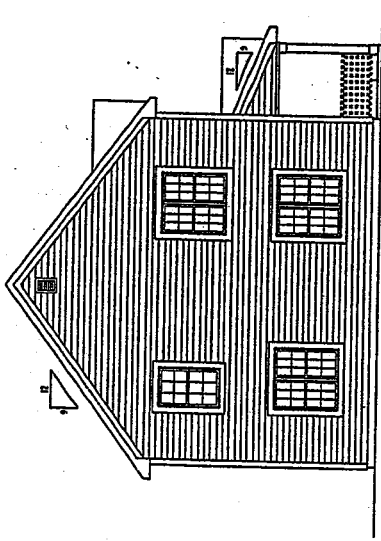


PARKLAWN HOMES SUBDIVISION

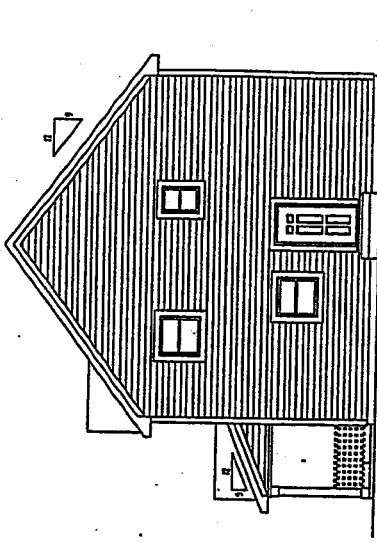
ADDRESS 4229 N. 44th Pl.

BLOCK/LOT # C/5

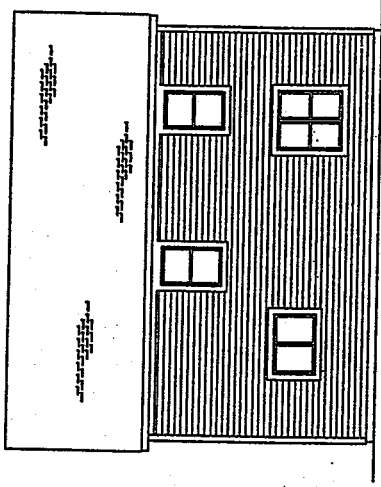
MODEL 4CC L



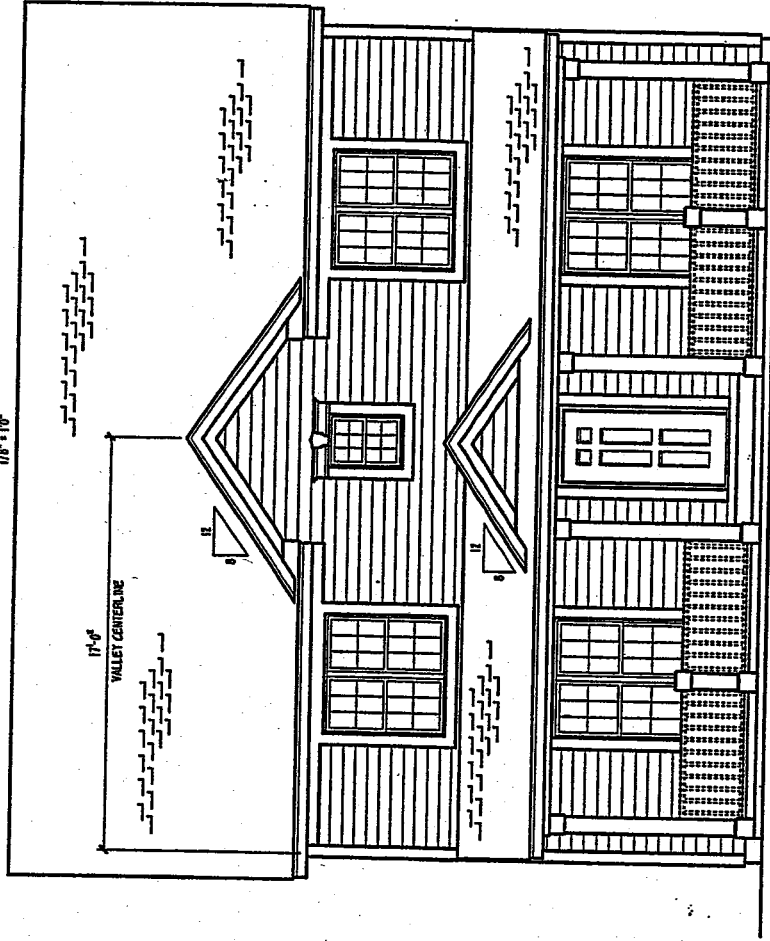
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"

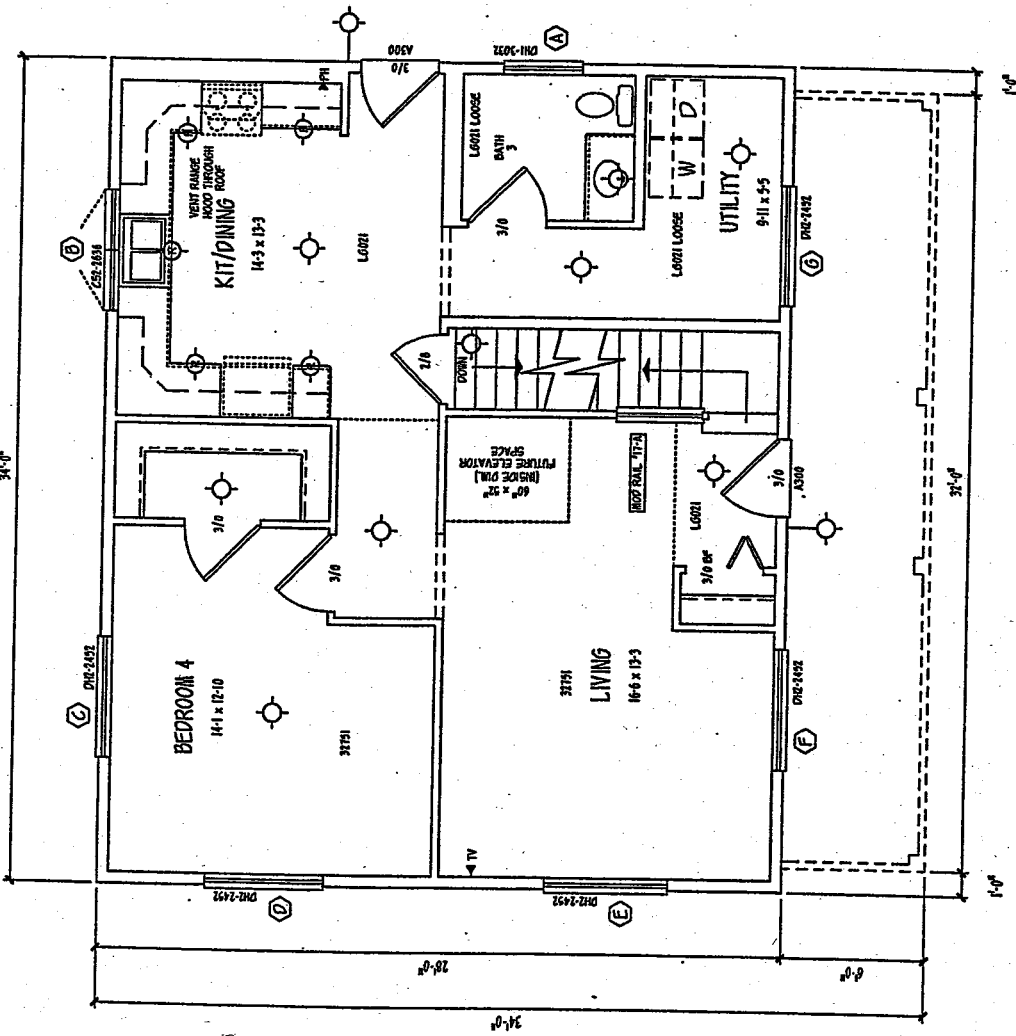


REAR ELEVATION
1/8" = 1'-0"

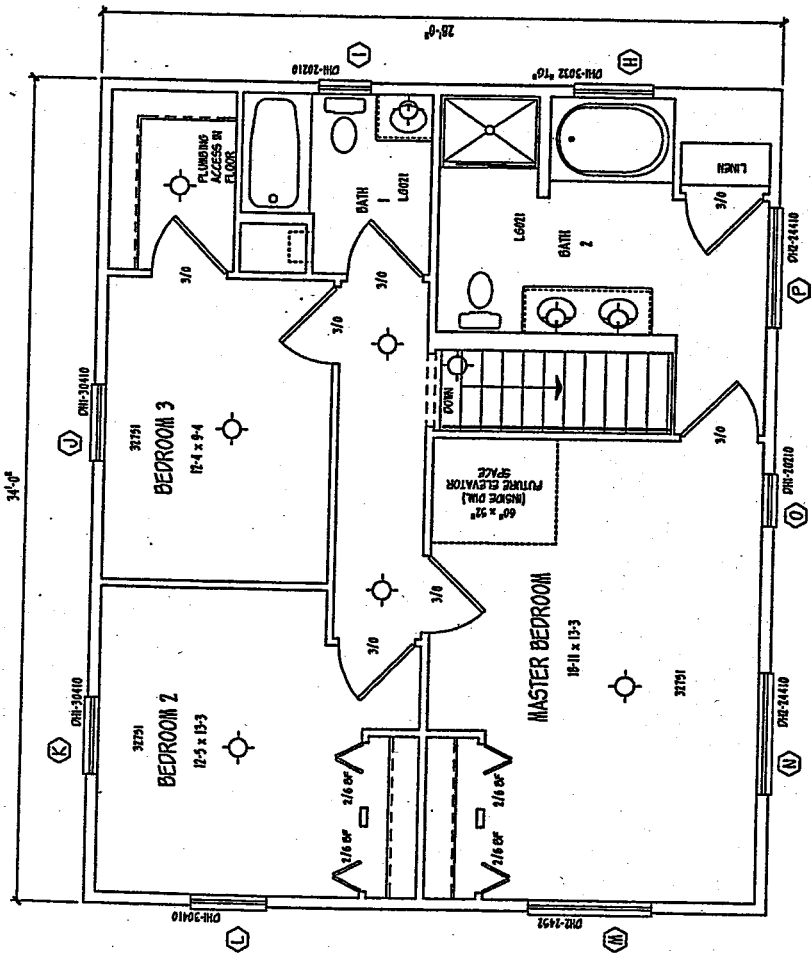


FRONT ELEVATION
1/4" = 1'-0"

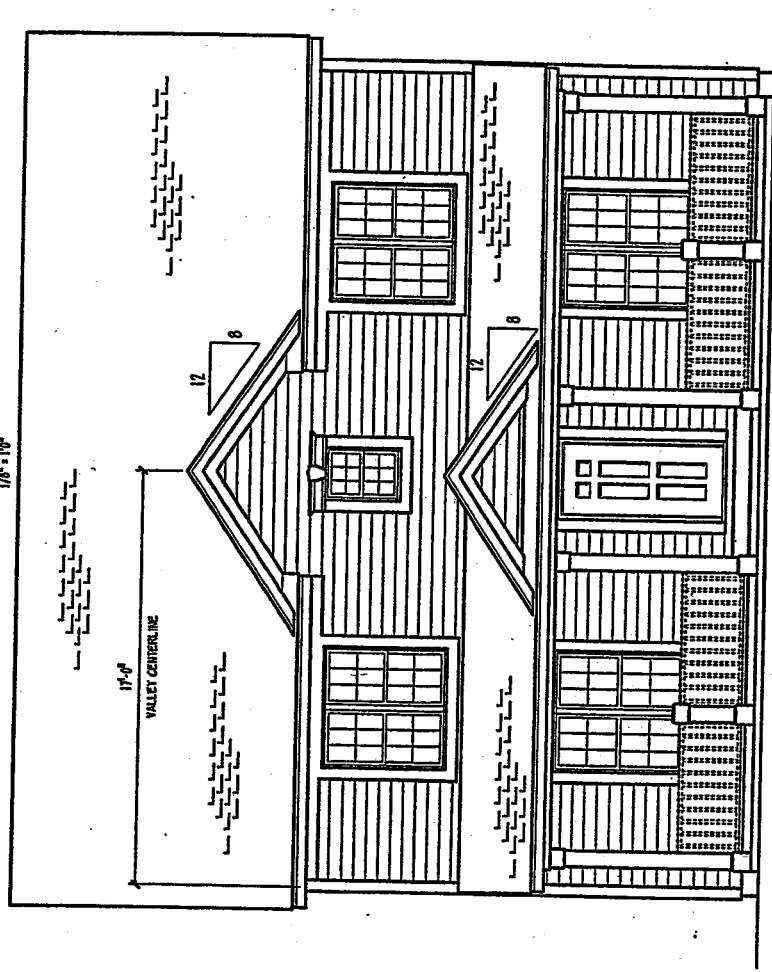
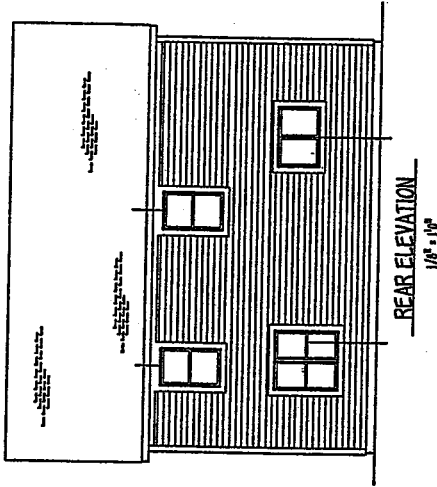
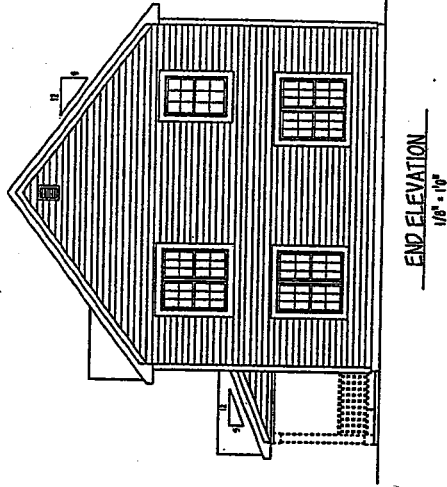
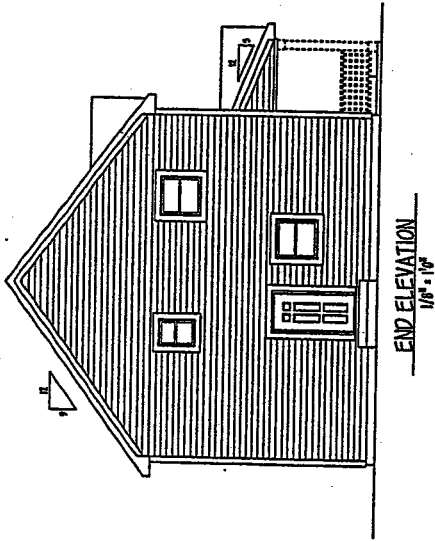
PARKLAWN HOMES SUBDIVISION
ADDRESS
4209 N. 44th Pl. C/6
BLOCK/LOT #
MODEL
4A R



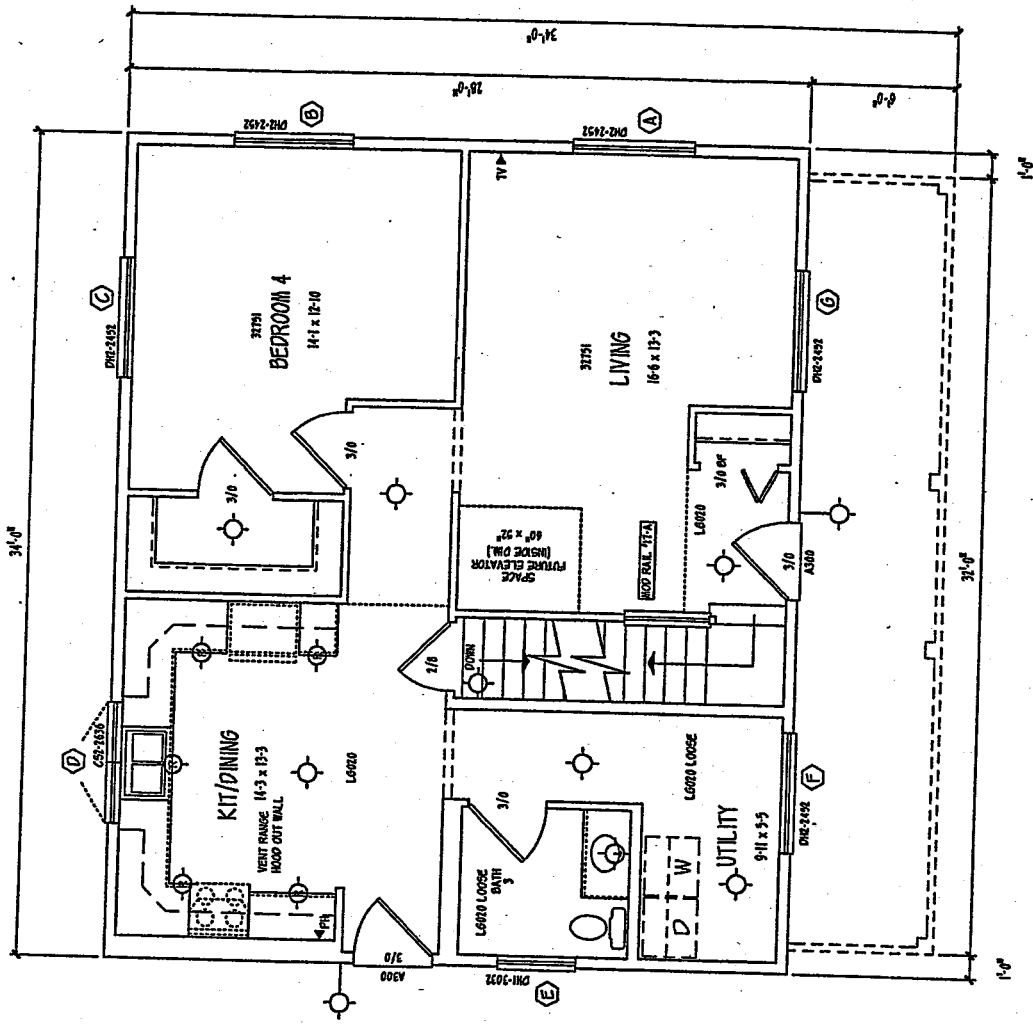
PARKLAWN HOMES SUBDIVISION
ADDRESS 4209 N. 44th Pl.
BLOCK/LOT # C/6
MODEL 4A R



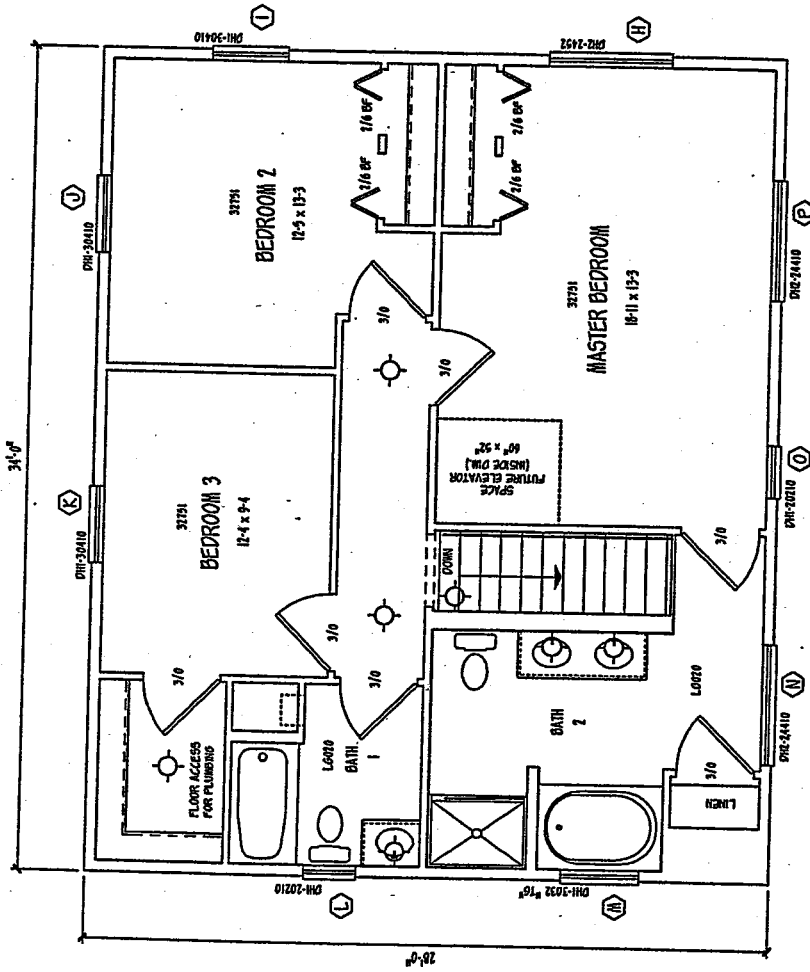
PARKLAWN HOMES SUBDIVISION
ADDRESS 4209 N. 44th Pl.
BLOCK/LOT # C/6
MODEL 4A R



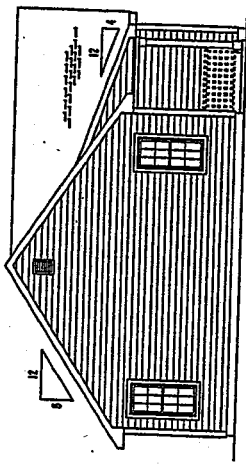
PARKLAWN HOMES SUBDIVISION
ADDRESS 4210 N. 45th Pl.
BLOCK/LOT # C/10
MODEL 4A L



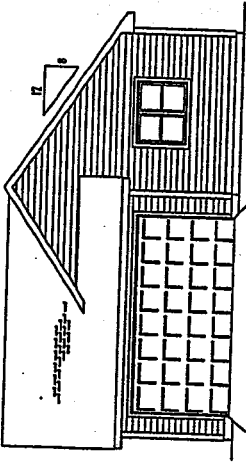
PARKLAWN HOMES SUBDIVISION
ADDRESS 4210 N. 45th Pl.
BLOCK/LOT # C/10
MODEL 4A L



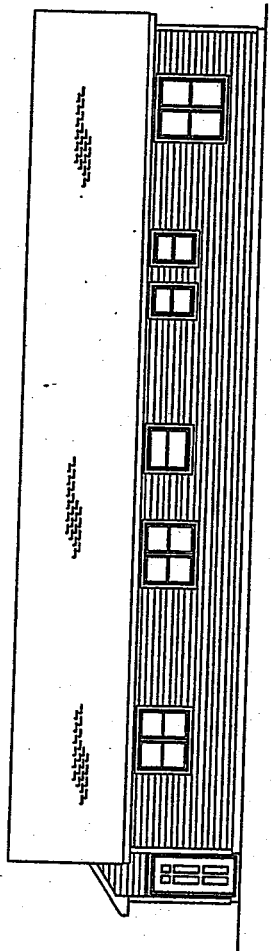
PARKLAWN HOMES SUBDIVISION
ADDRESS 4210 N. 45th Pl.
BLOCK/LOT # C/10
MODEL 4A L



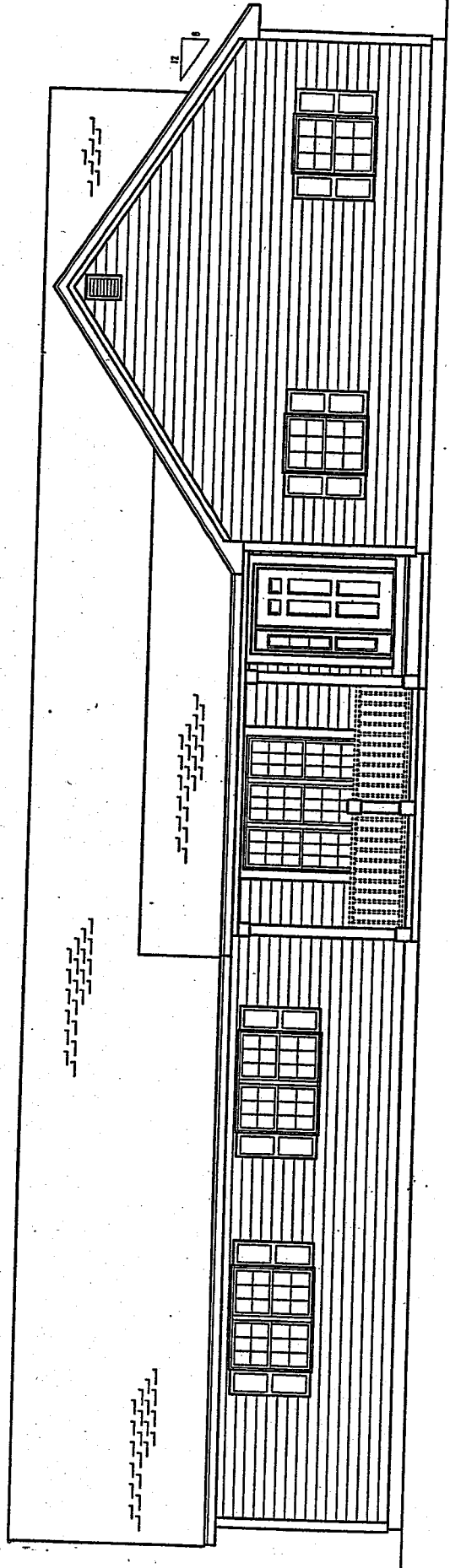
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"



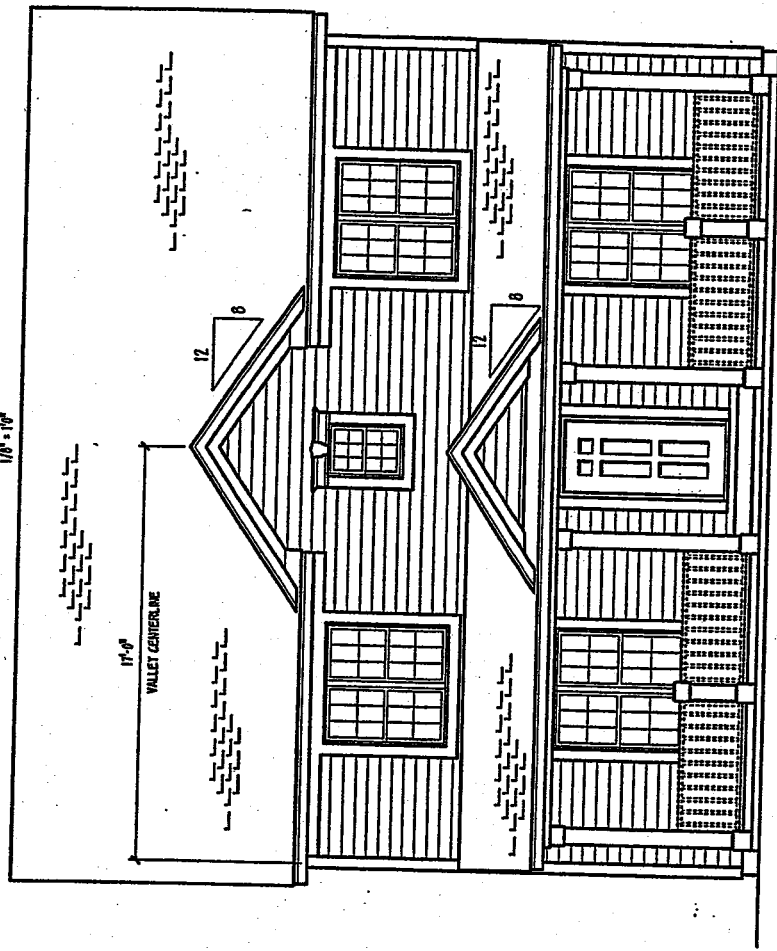
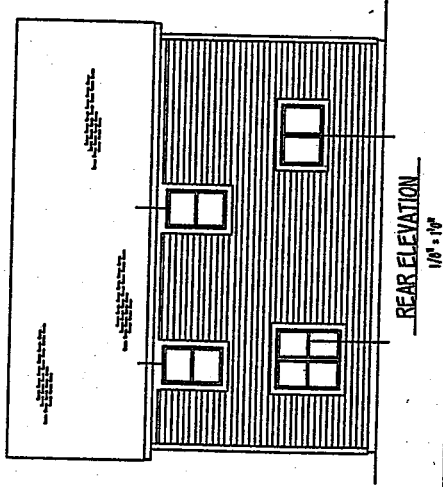
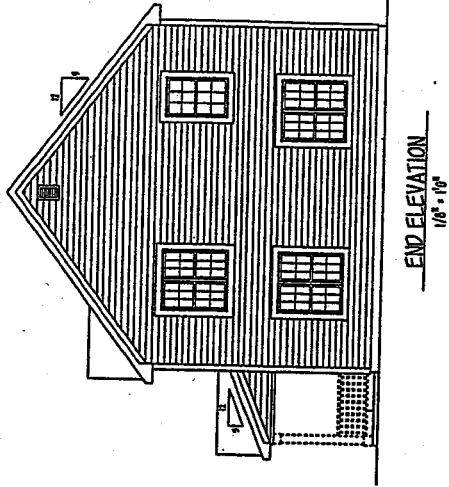
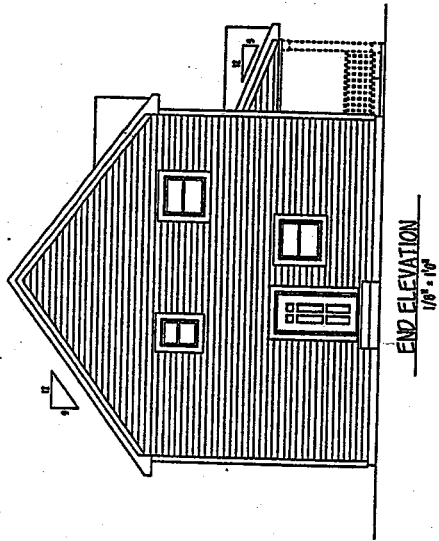
REAR ELEVATION
1/8" = 1'-0"



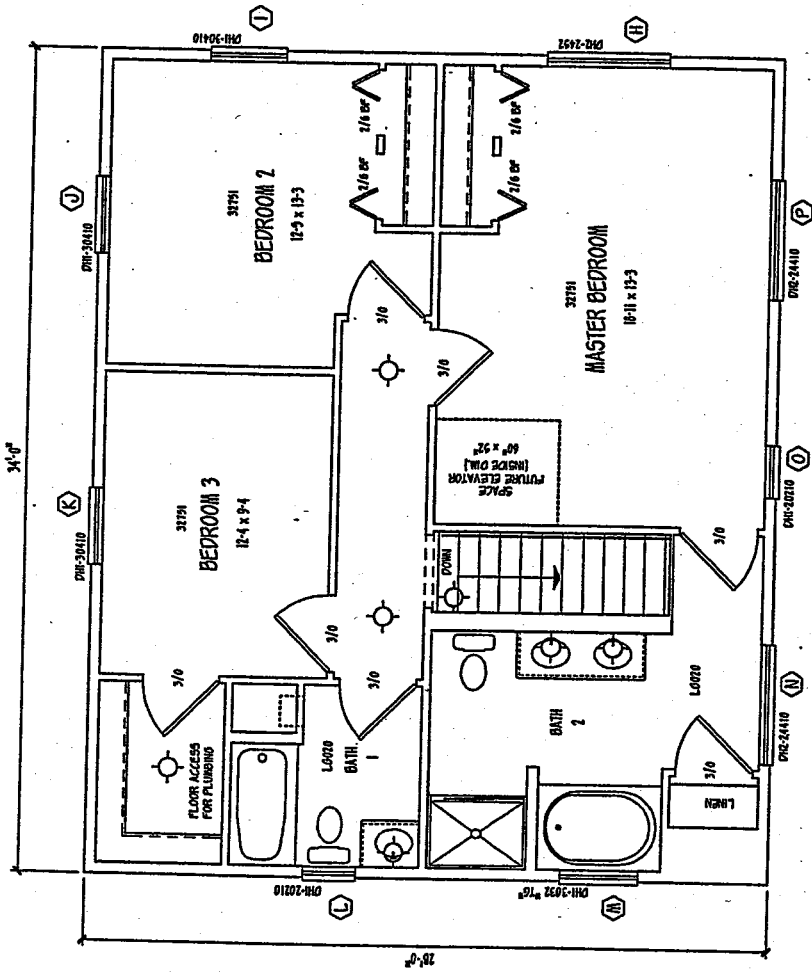
FRONT ELEVATION
1/4" = 1'-0"

PARKLAWN HOMES SUBDIVISION
ADDRESS 4515 W. Marion St.
BLOCK/LOT # B/2
MODEL H/R

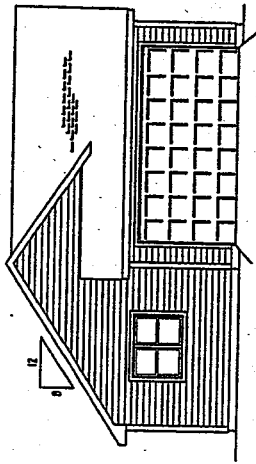
PARKLAWN HOMES SUBDIVISION
ADDRESS 4507 W. Marion St.
BLOCK/LOT # B/3
MODEL 4A L



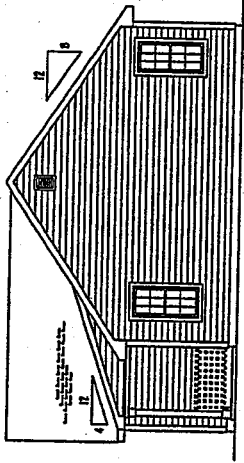
FRONT ELEVATION
1/4" = 1'-0"



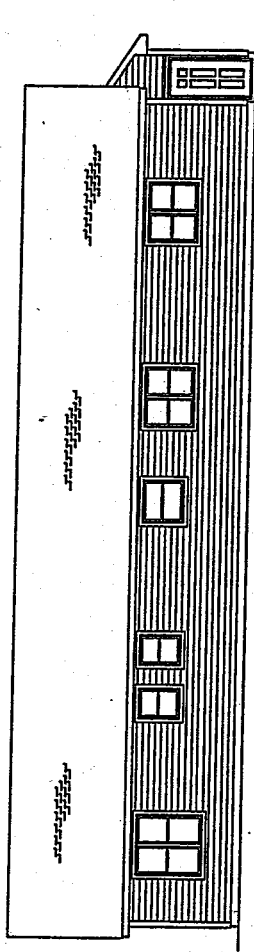
PARKLAWN HOMES SUBDIVISION
ADDRESS 4507 W. Marion St.
BLOCK/LOT # B/3
MODEL 4A L



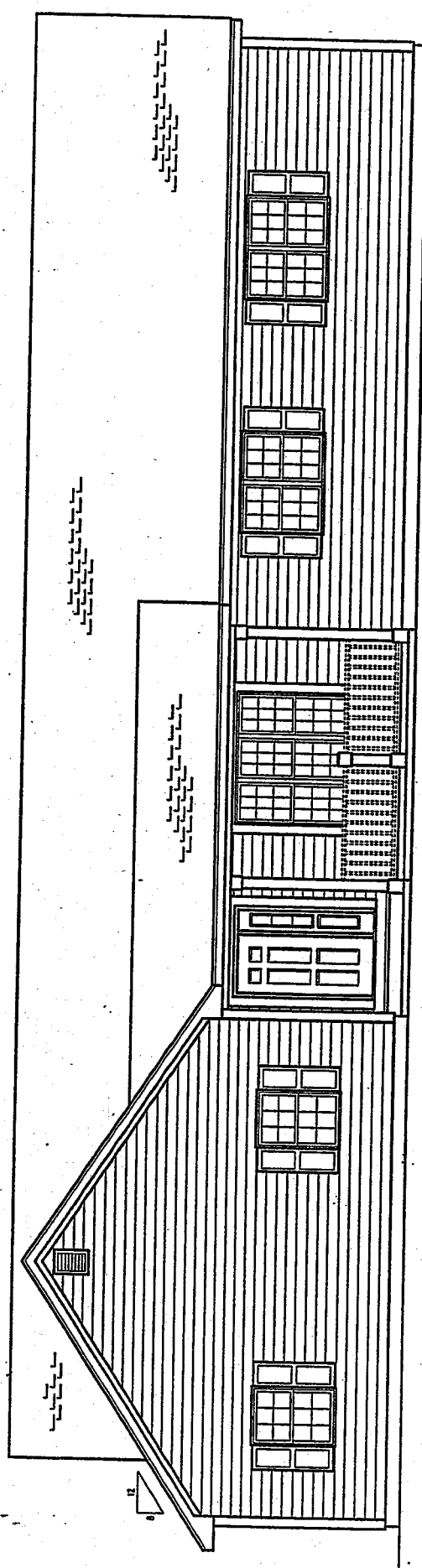
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"

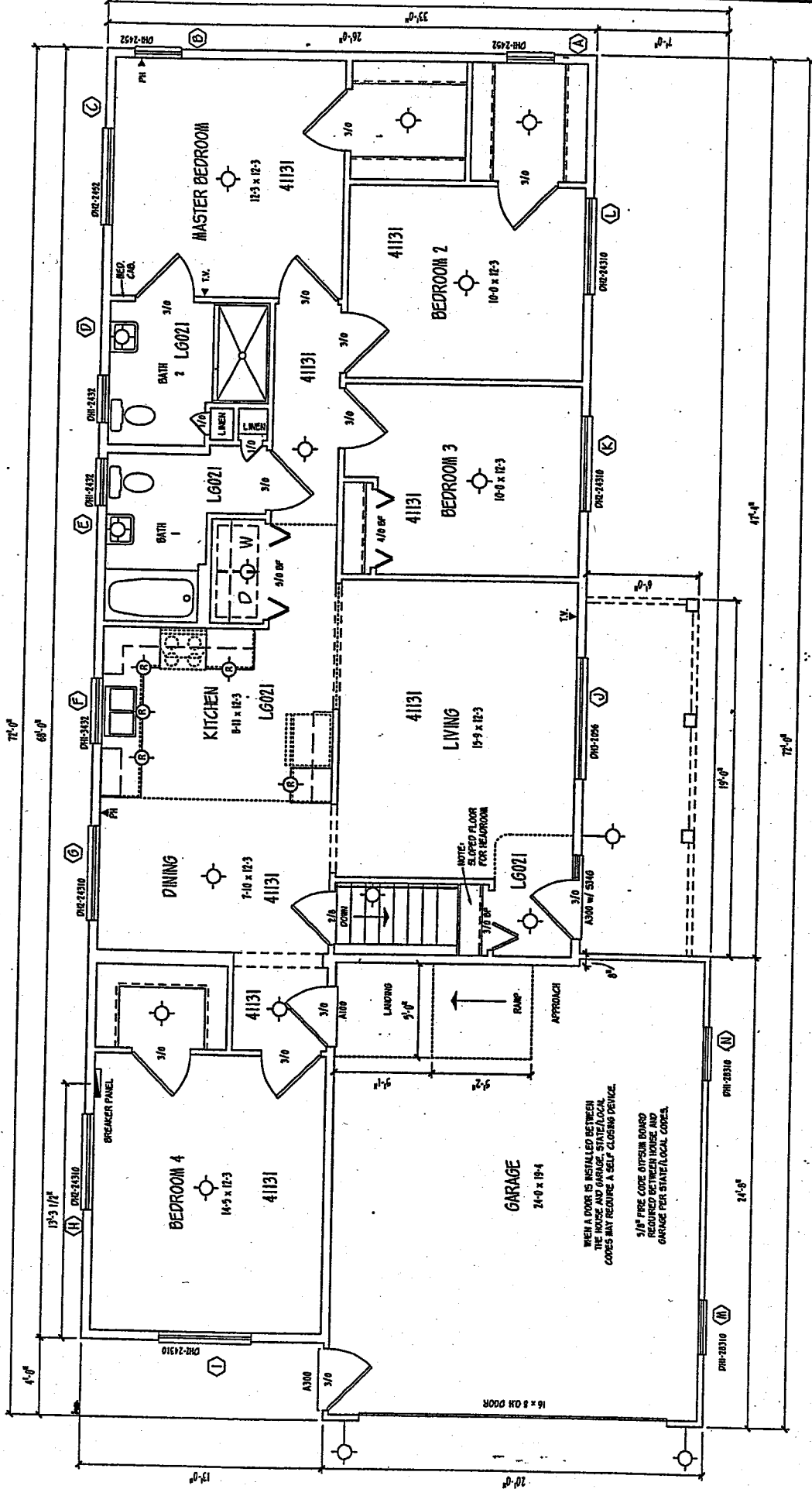


REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

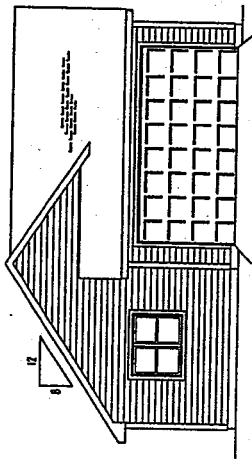
PARKLAWN HOMES SUBDIVISION
ADDRESS 4510 W. Olive St. BLOCK/LOT # B/6 MODEL H/L



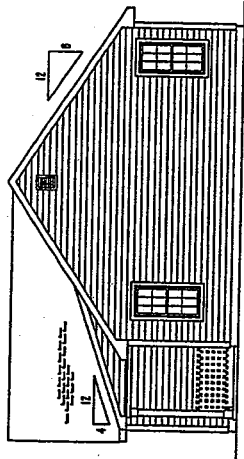
WHEN A DOOR IS INSTALLED BETWEEN THE HOUSE AND GARAGE, STATE/LOCAL CODES MAY REQUIRE A SELF-CLOSING DEVICE.

3/4" FIRE CODE OUTRIG RIBBONS REQUIRED BETWEEN HOUSE AND GARAGE PER STATE/LOCAL CODES.

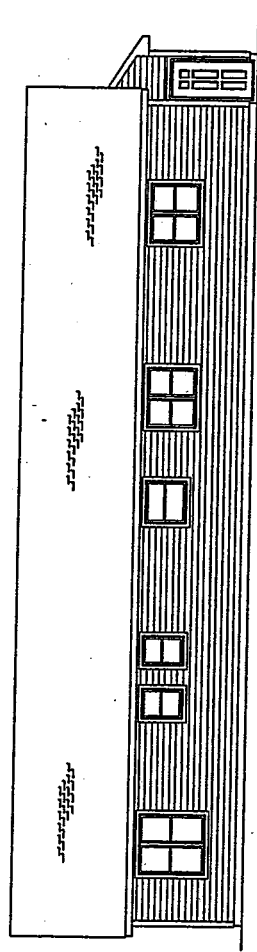
PARKLAWN HOMES SUBDIVISION
 ADDRESS 4510 W. Olive St.
 BLOCK/LOT # B/6
 MODEL H/L



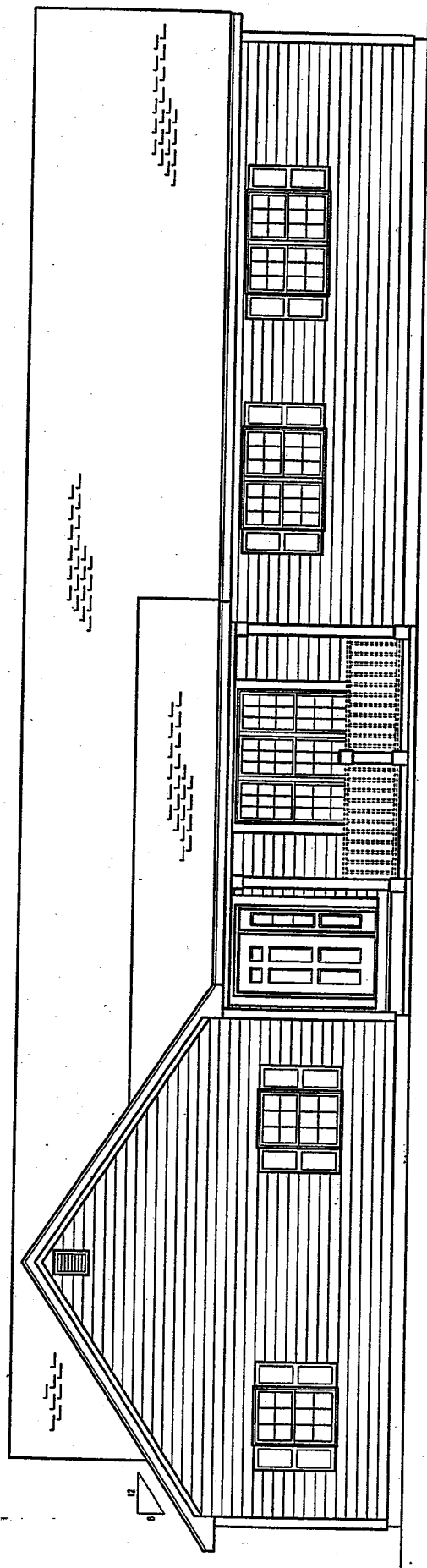
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"

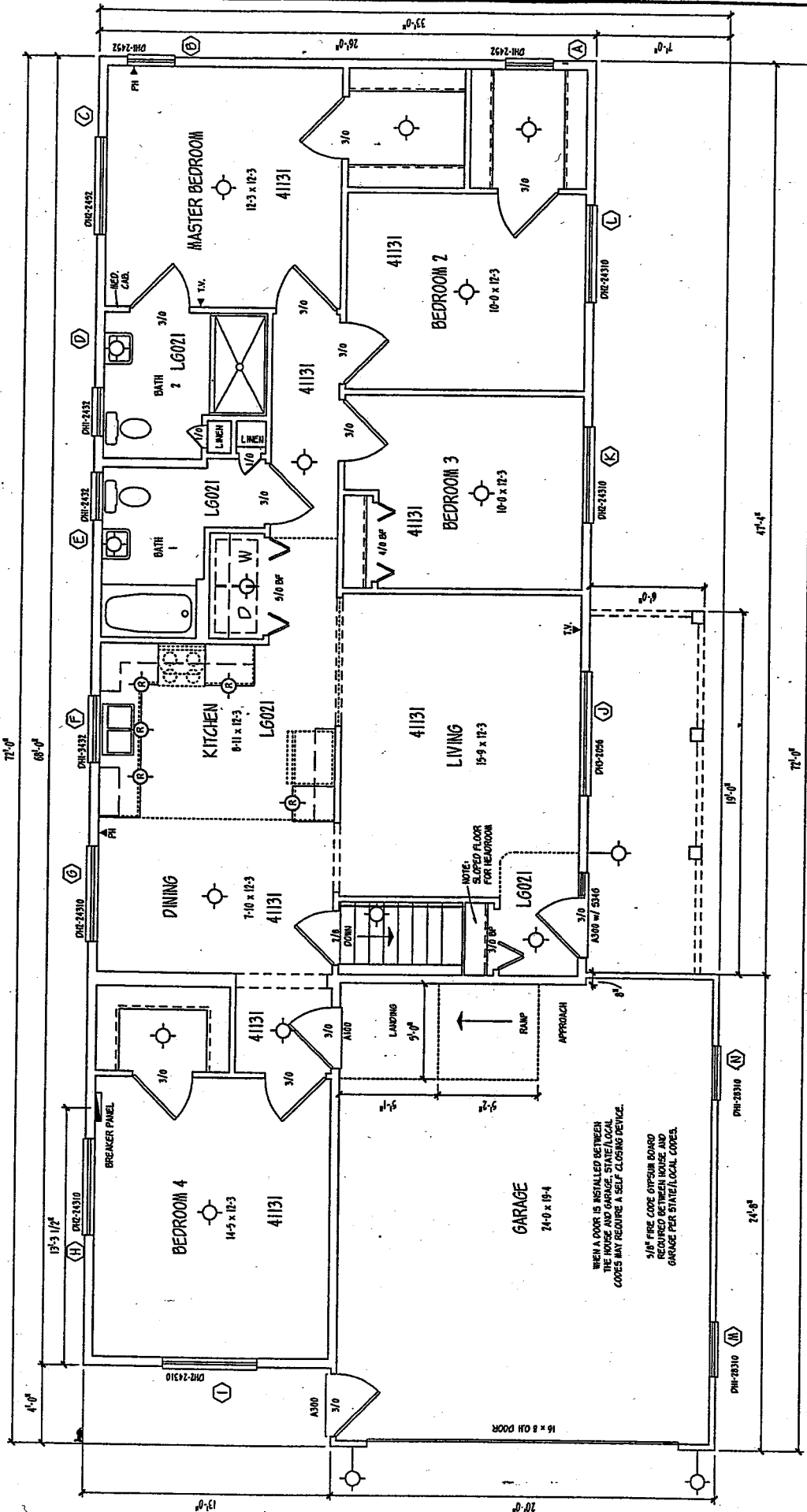


REAR ELEVATION
1/8" = 1'-0"



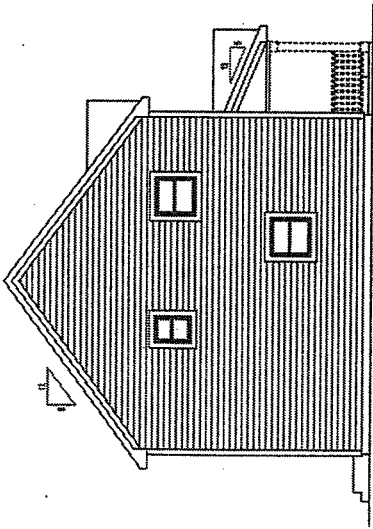
FRONT ELEVATION
1/4" = 1'-0"

PARKLAWN HOMES SUBDIVISION
ADDRESS 4439 W. Marion St.
BLOCK/LOT # D/2
MODEL H L

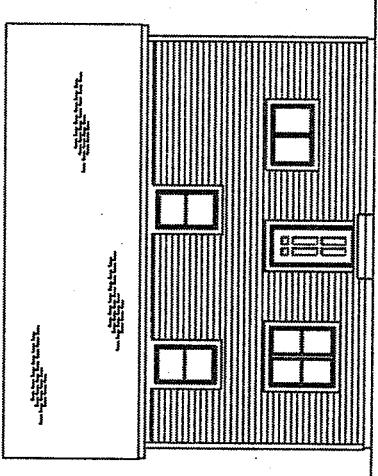


WHEN A DOOR IS INSTALLED BETWEEN THE HOUSE AND GARAGE, STATE/LOCAL CODES MAY REQUIRE A SELF-CLOSING DEVICE.
 1/2" FIRE CODE GYPSUM BOARD SHALL BE USED FOR THE WALLS AND GARAGE PER STATE/LOCAL CODES.

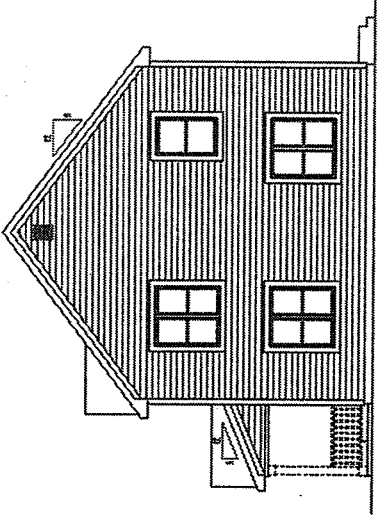
PARKLAWN HOMES SUBDIVISION
ADDRESS 4439 W. Marion St.
BLOCK/LOT # D/2
MODEL H/L



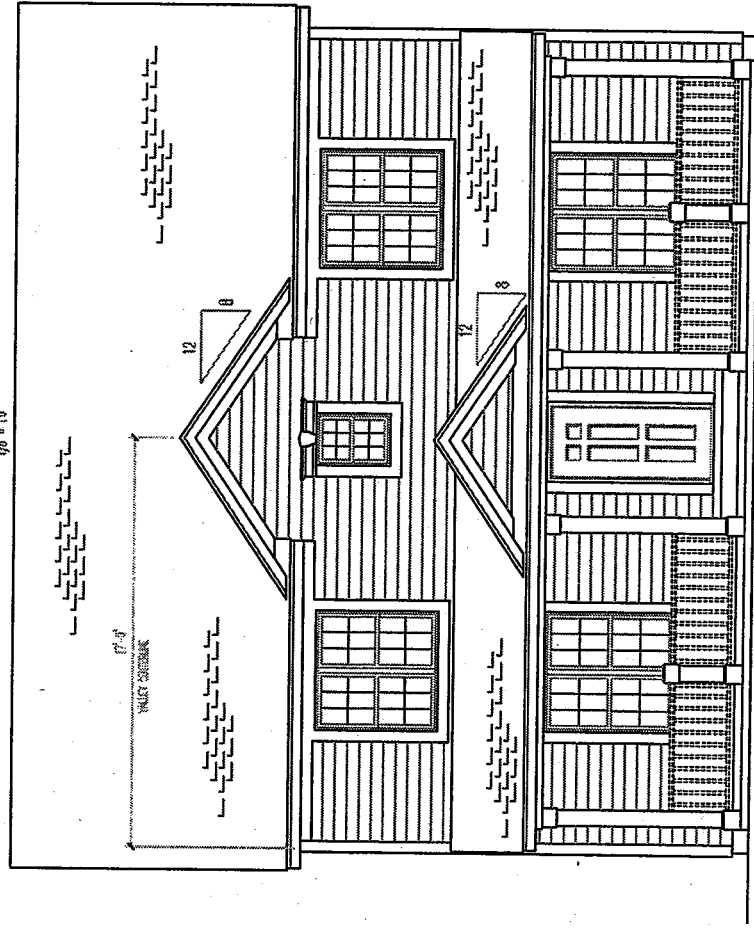
END ELEVATION
1/8" = 1'-0"



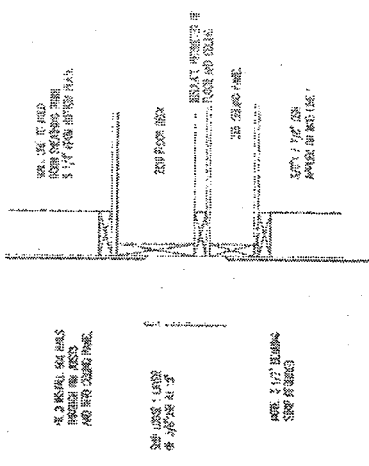
REAR ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"



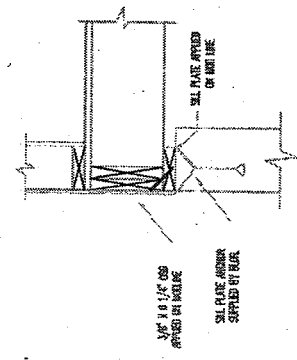
FRONT ELEVATION
1/8" = 1'-0"



ALL 2" MINIMUM FOR FINISH
FRONTIER AND JOIST
AND PER CONSTRUCTION.

2ND FLOOR JOIST
SPACING 16" O.C.

2ND FLOOR BEAM
SPACING 16" O.C.



3/4" x 1 1/2" x 8' 0" SILL PLATE

SILL PLATE ANCHOR SUPPLIED BY FLOOR

SILL PLATE APPLIED ON INSIDE OF WALL

SILL PLATE BY WHI

First Value

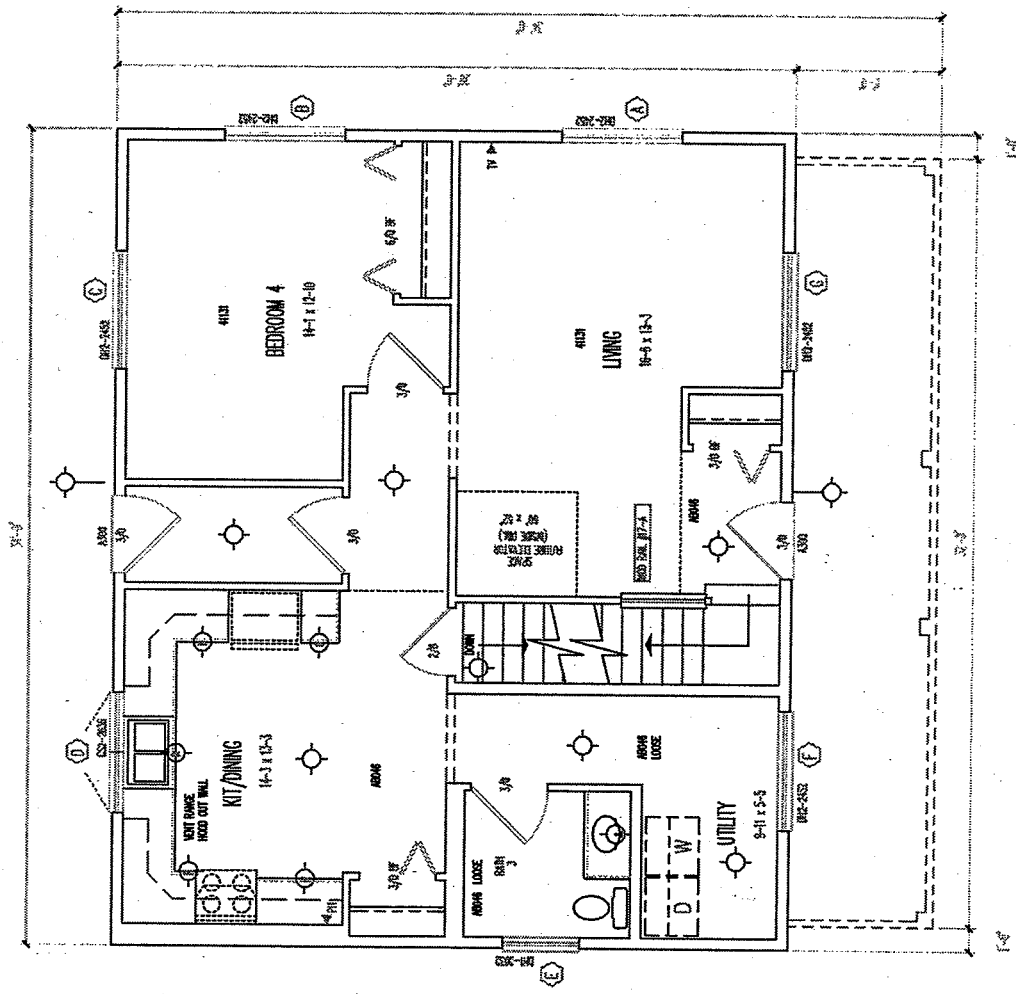
ELEVATIONS
THE STANMORE - D/3

11-14-2022 1/8" = 1'-0"

SCALE

A1

07277

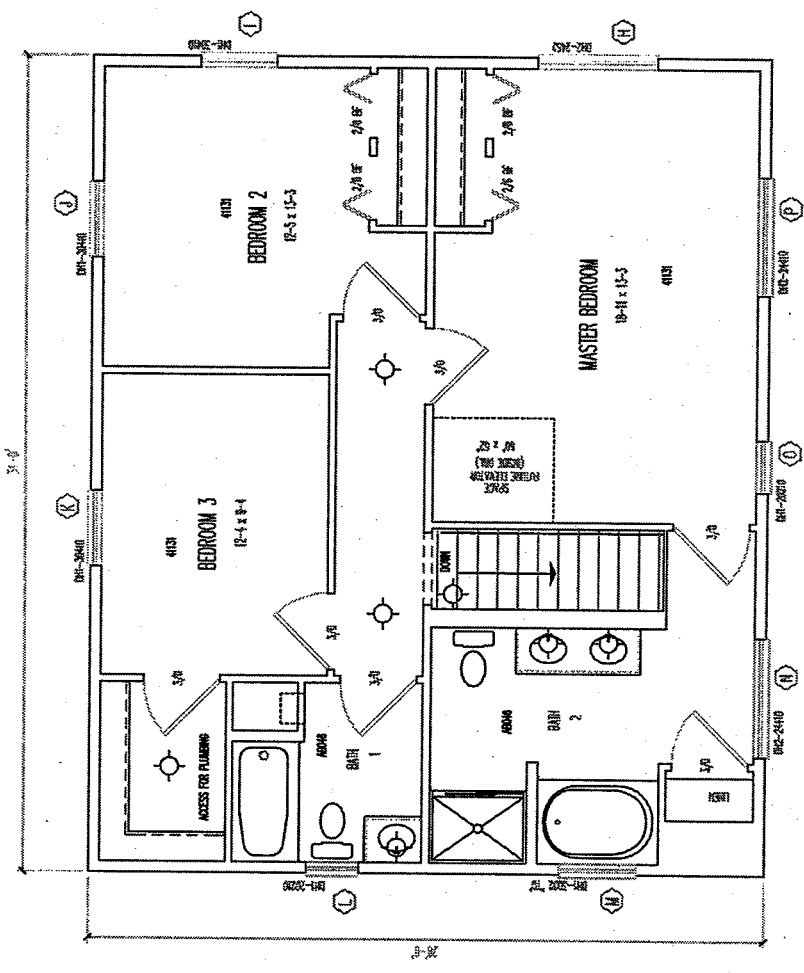


952 SQ. FT.
FLOOR PLAN
 THE SYCAMORE - D/3
 11-10-202 1/2" = 1'-0"
 J-H-2003 WOODSON 07277

First Value

AL 50

A3



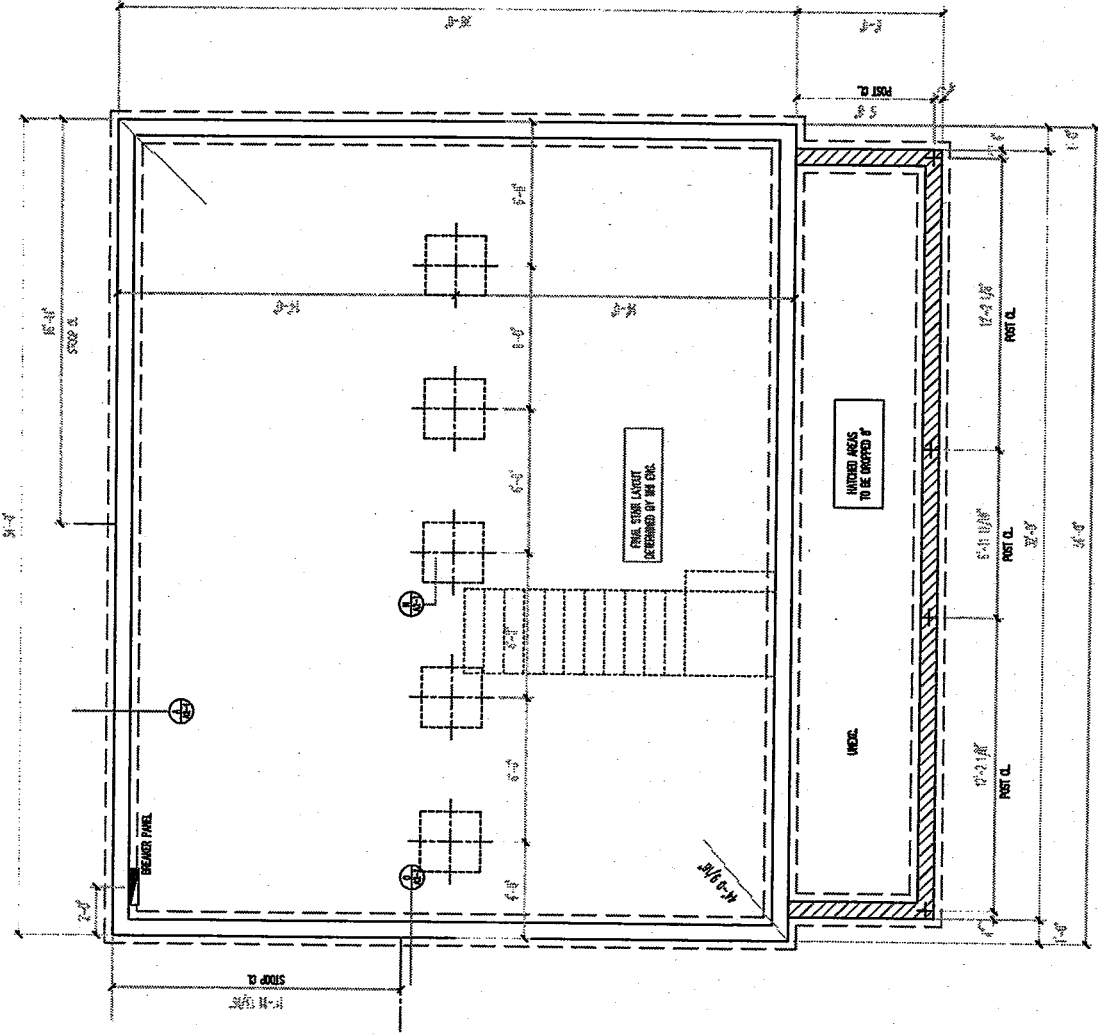
982 SQ. FT.

FLOOR PLAN
THE SYCAMORE -- D/3

11-14-2002 14' - 1/8"
11-14-2002 11:00AM

07277 A3,

First Value



First Value

FOUNDATION PLAN
THE SYCAMORE - D/3

DATE 11-14-2022 1/4" = 1'-0" SECTION 07277 A2

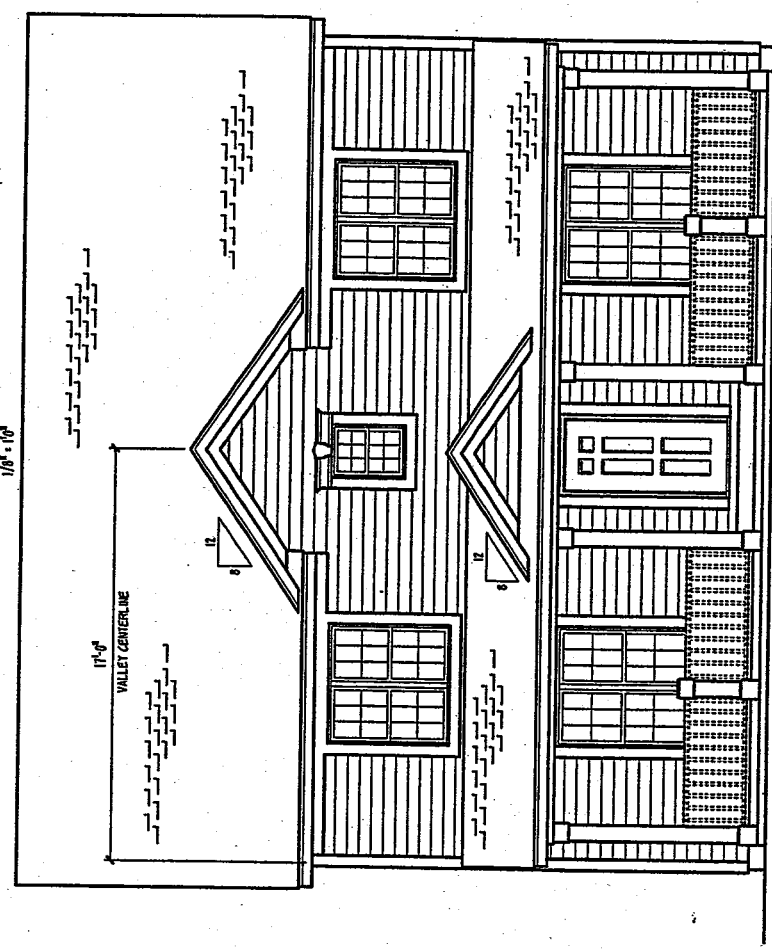
MODEL
4A R

BLOCK/LOT #
D/4

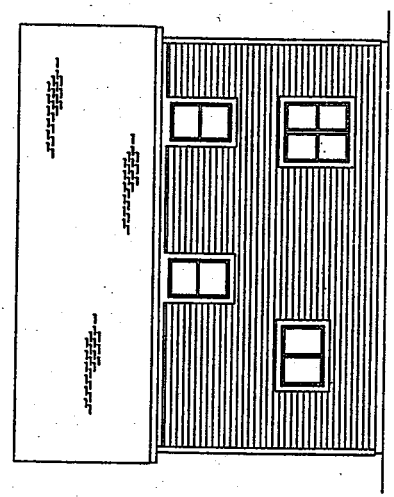
PARKLAWN HOMES SUBDIVISION

ADDRESS
4276 N. 45th St.

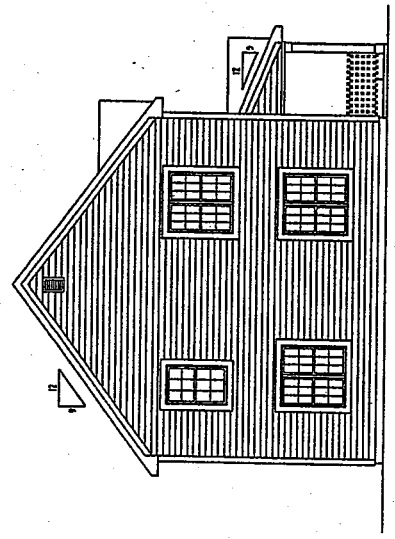
FRONT ELEVATION
1/8" = 10'



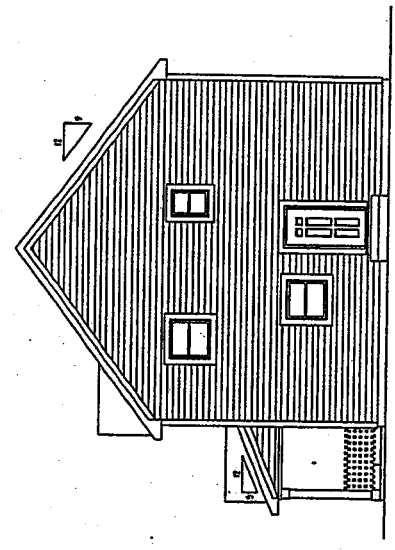
REAR ELEVATION
1/8" = 10'

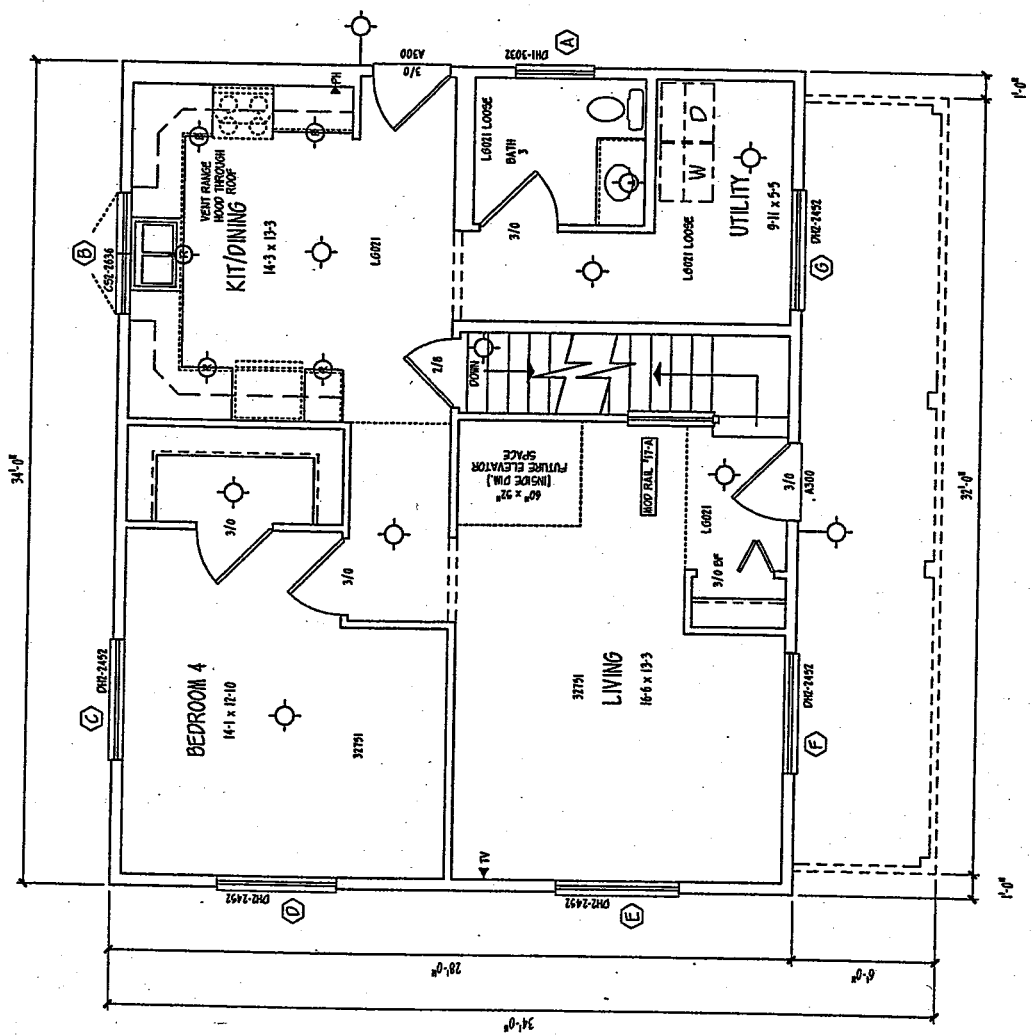


END ELEVATION
1/8" = 10'

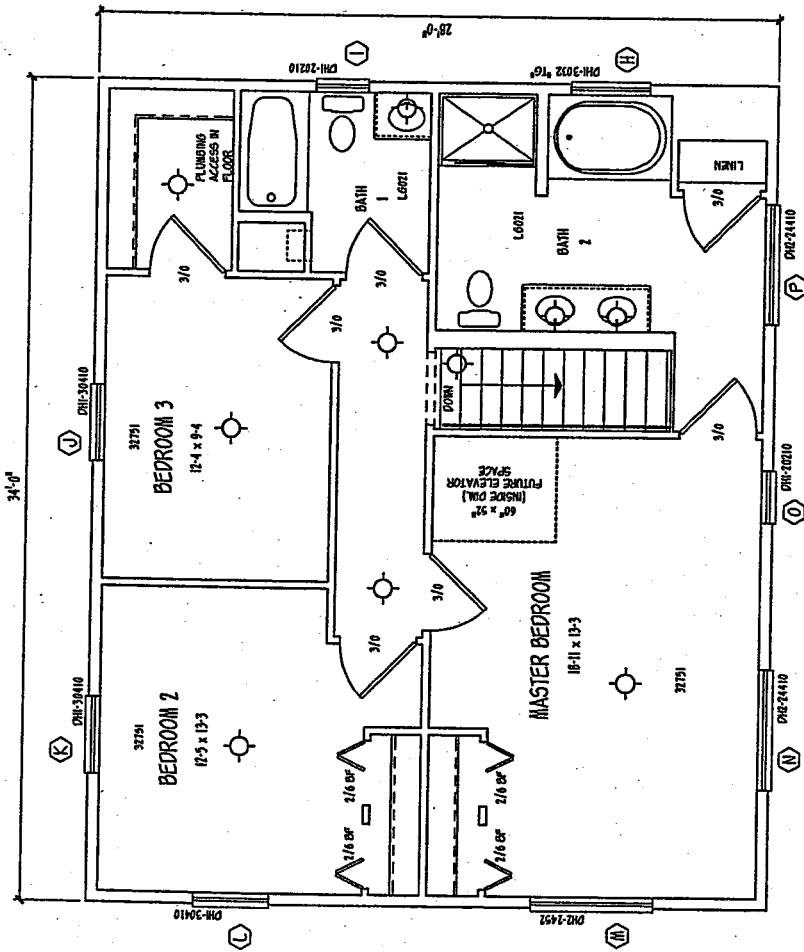


END ELEVATION
1/8" = 10'

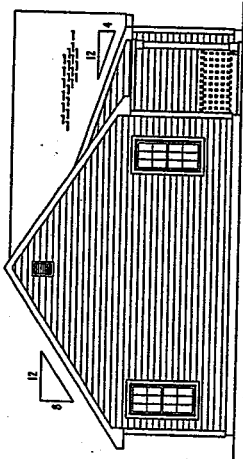




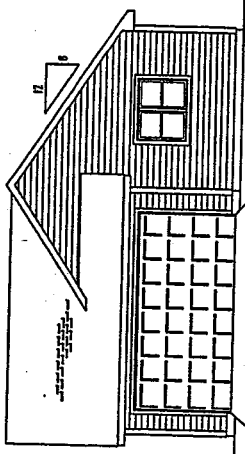
PARKLAWN HOMES SUBDIVISION
ADDRESS 4276 N. 45th St.
BLOCK/LOT # D/4
MODEL 4A R



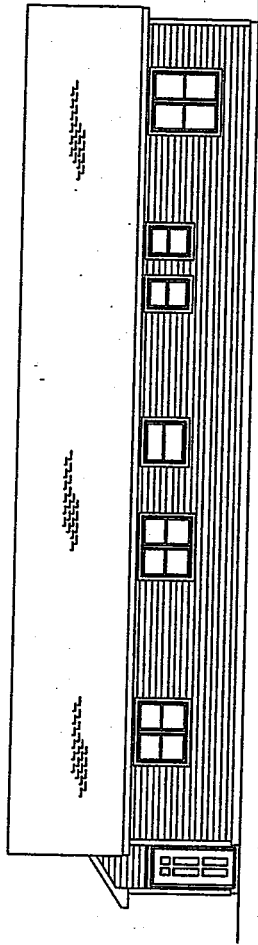
PARKLAWN HOMES SUBDIVISION
ADDRESS 4276 N. 45th St.
BLOCK/LOT # D/4
MODEL 4A R



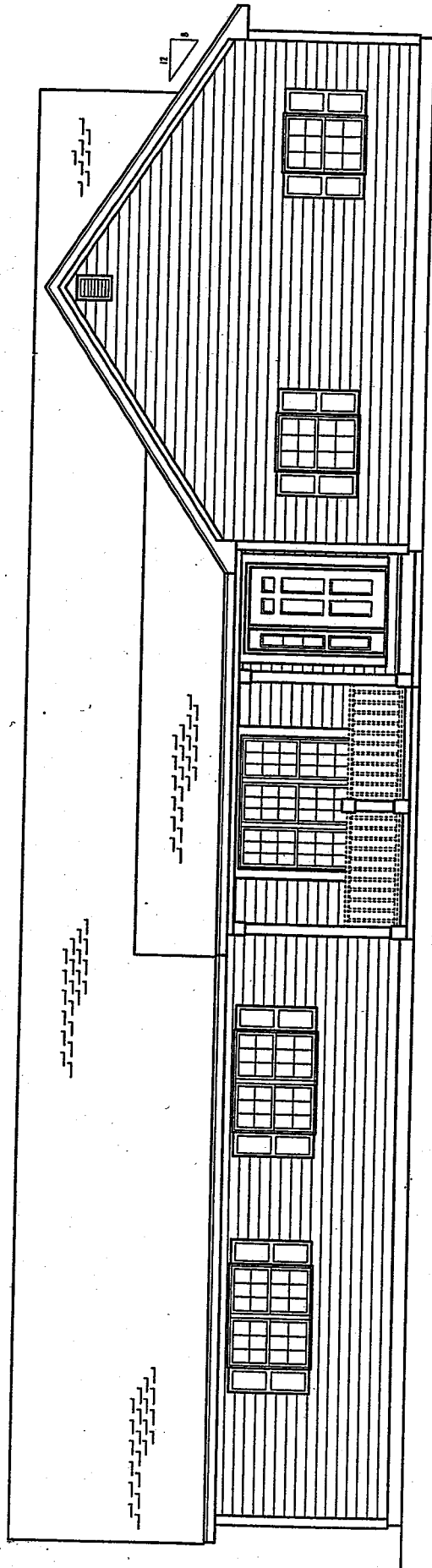
END ELEVATION
1/8" = 1'-0"



END ELEVATION
1/8" = 1'-0"

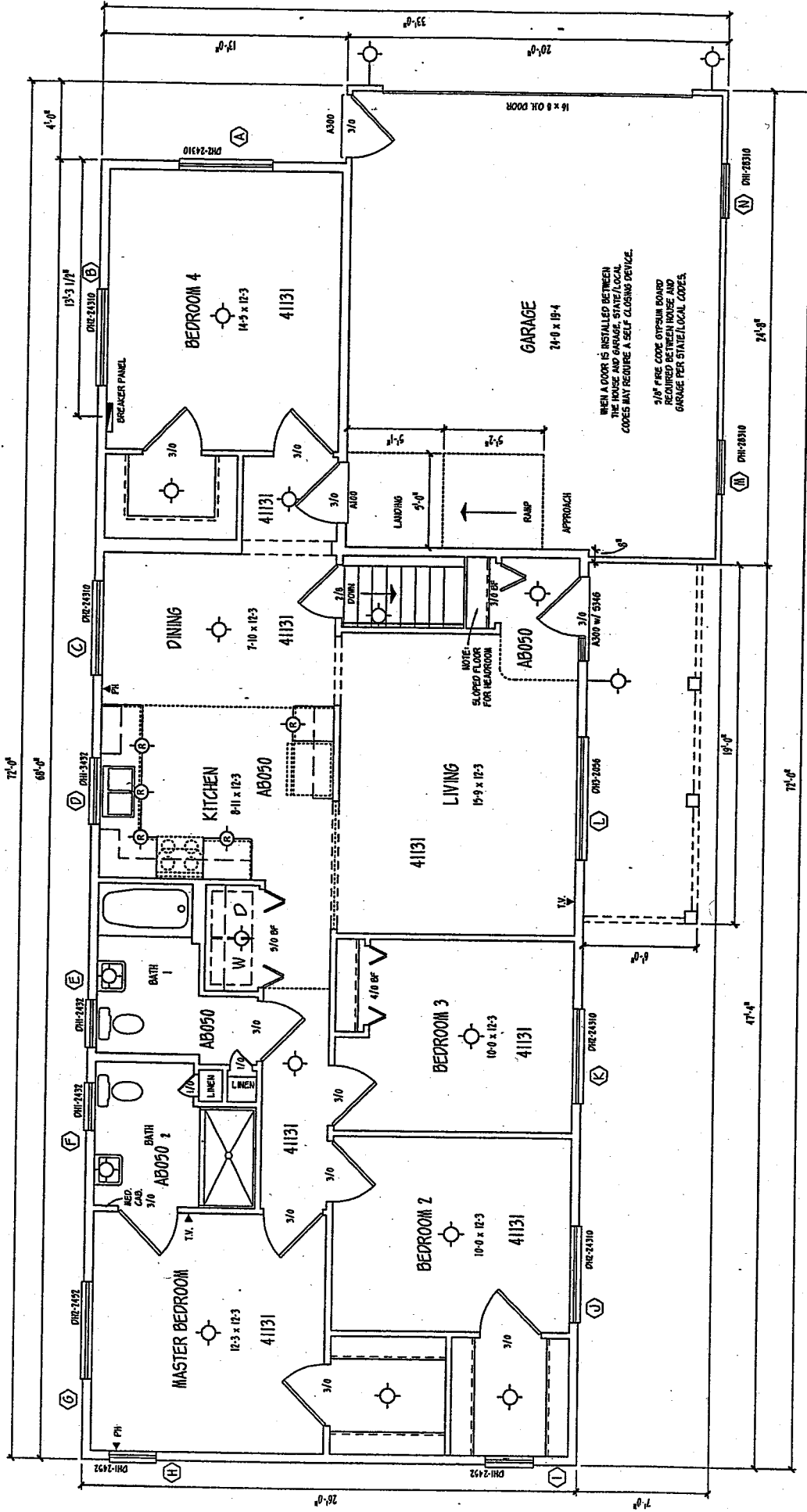


REAR ELEVATION
1/8" = 1'-0"



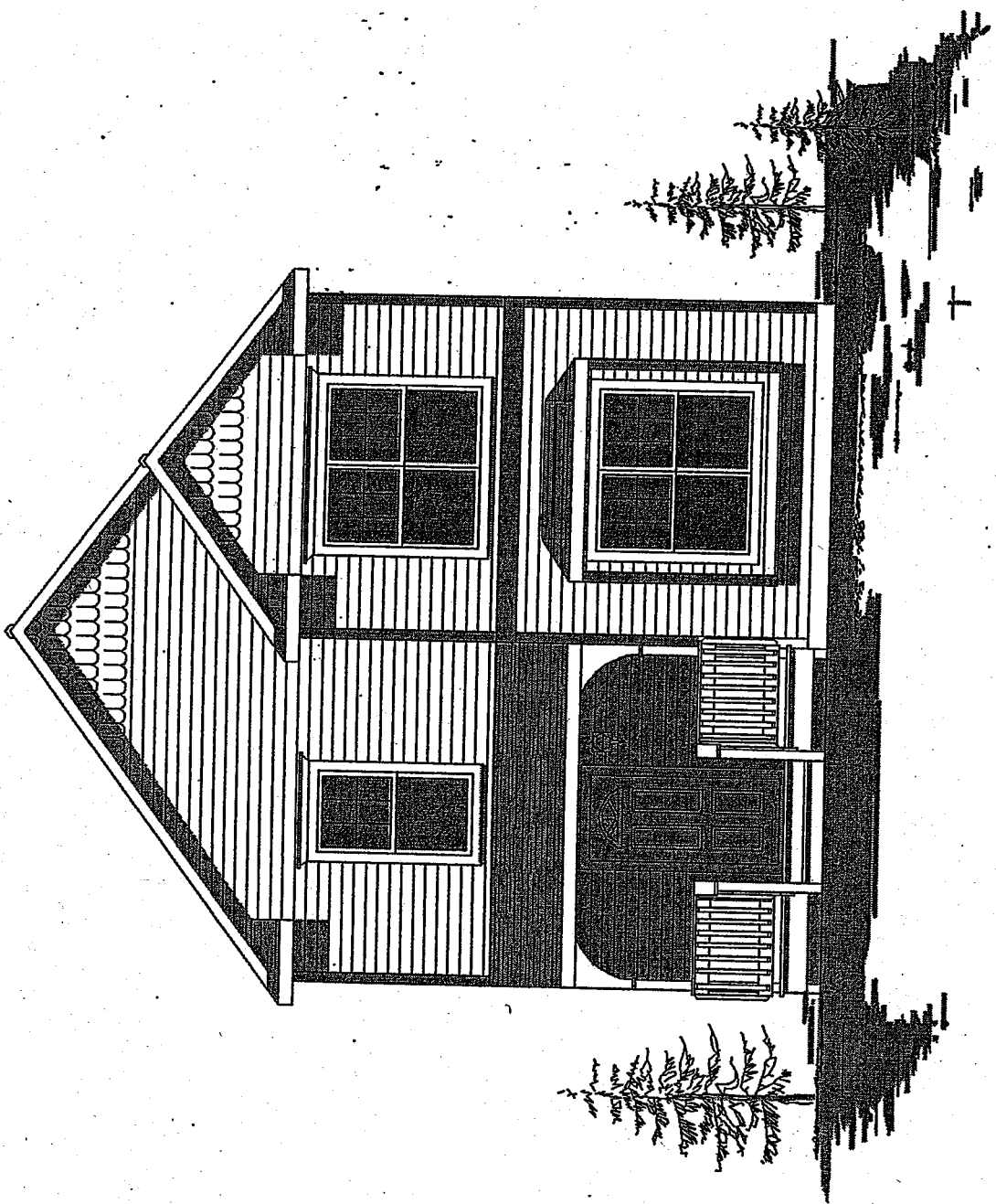
FRONT ELEVATION
1/8" = 1'-0"

PARKLAWN HOMES SUBDIVISION
ADDRESS 4440 W. Olive St.
BLOCK/LOT # D/6
MODEL H R

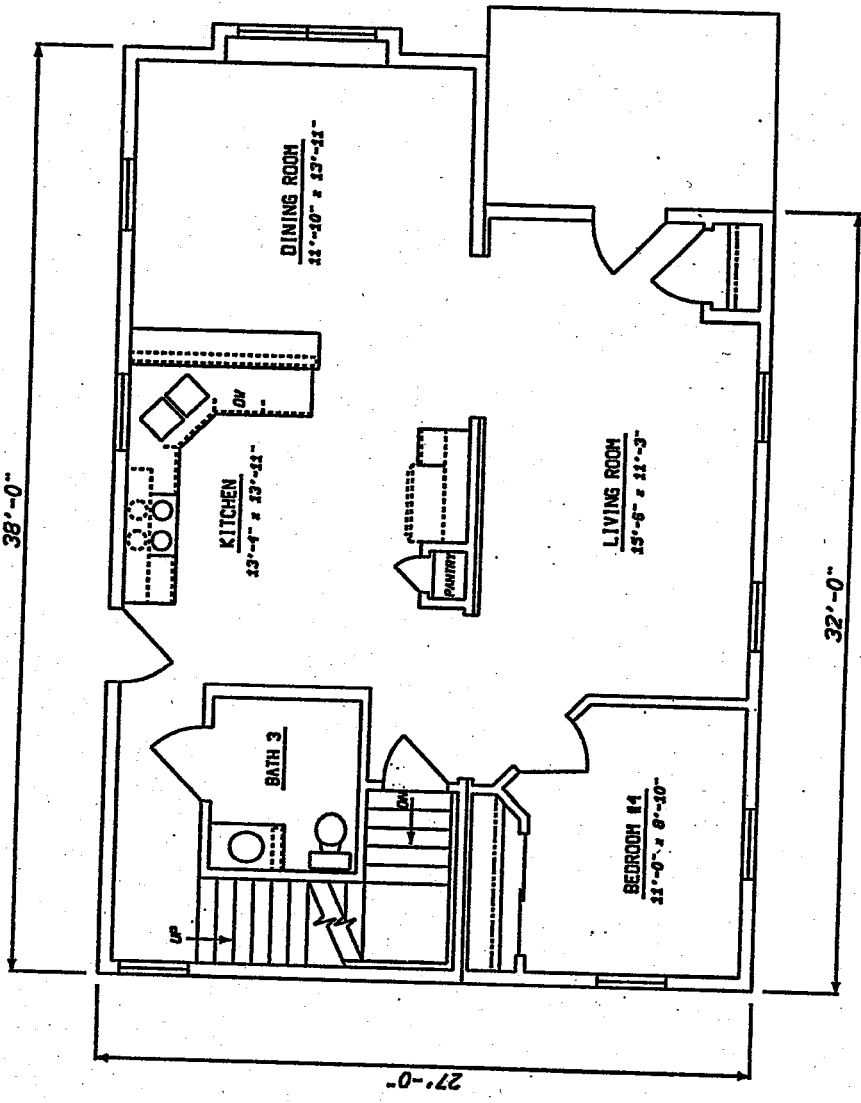


WHEN A DOOR IS INSTALLED BETWEEN THE HOUSE AND GARAGE, STATE LOCAL CODES MAY REQUIRE A SELF-CLOSING DEVICE.
 3/4" FIRE CODE OPTIMUM BOARD PARTITION BETWEEN HOUSE AND GARAGE PER STATE/LOCAL CODES.

PARKLAWN HOMES SUBDIVISION
ADDRESS 4440 W. Olive St.
BLOCK/LOT # D/6
MODEL H R

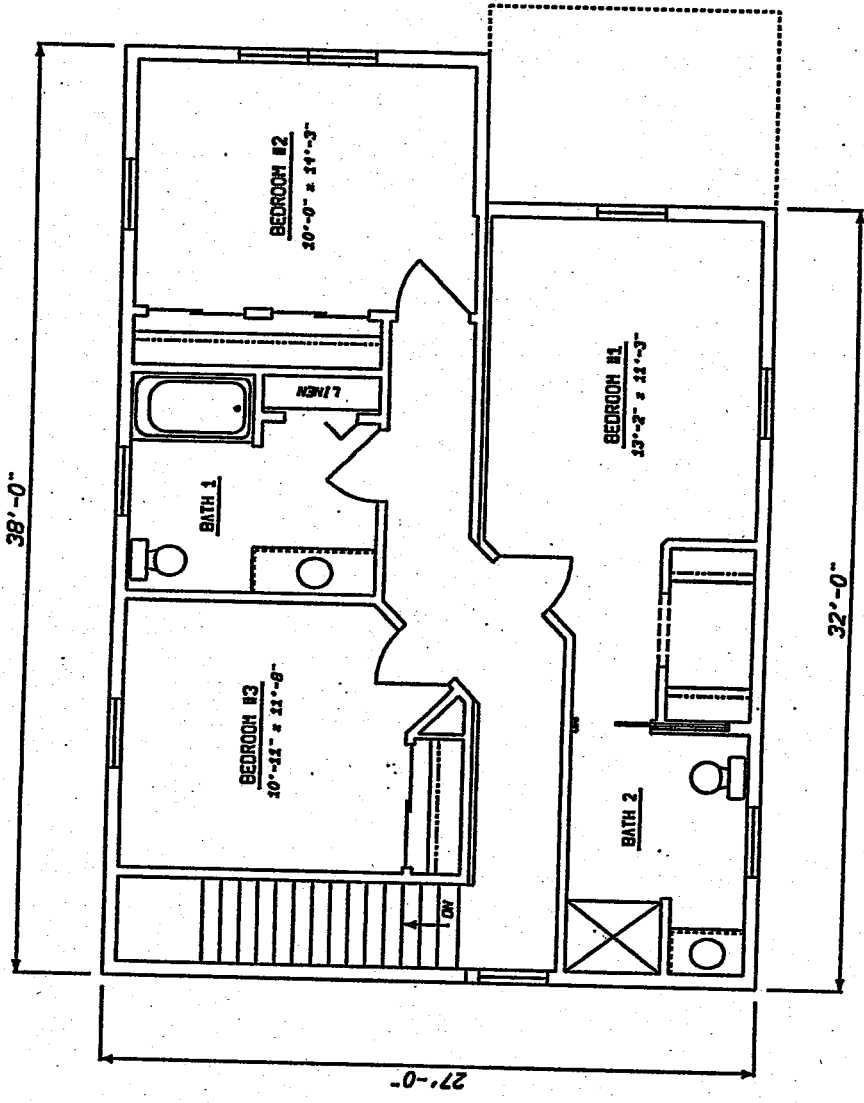


PARKLAWN HOMES SUBDIVISION
ADDRESS 4457 W. Olive St.
BLOCK/LOT # C/3
MODEL 4B R



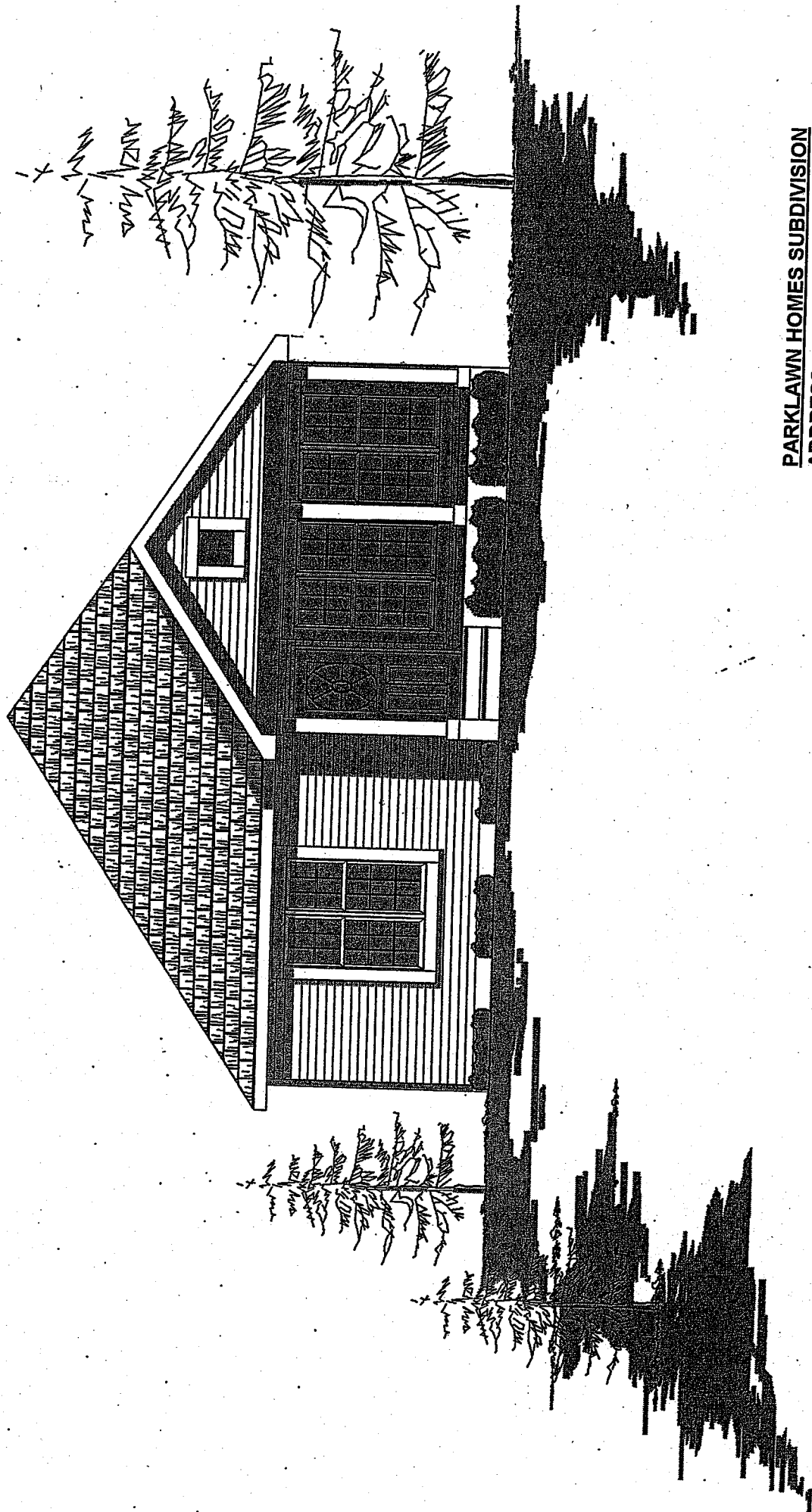
LOWER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4457 W. Olive St.
BLOCK/LOT # C/3
MODEL 4B R

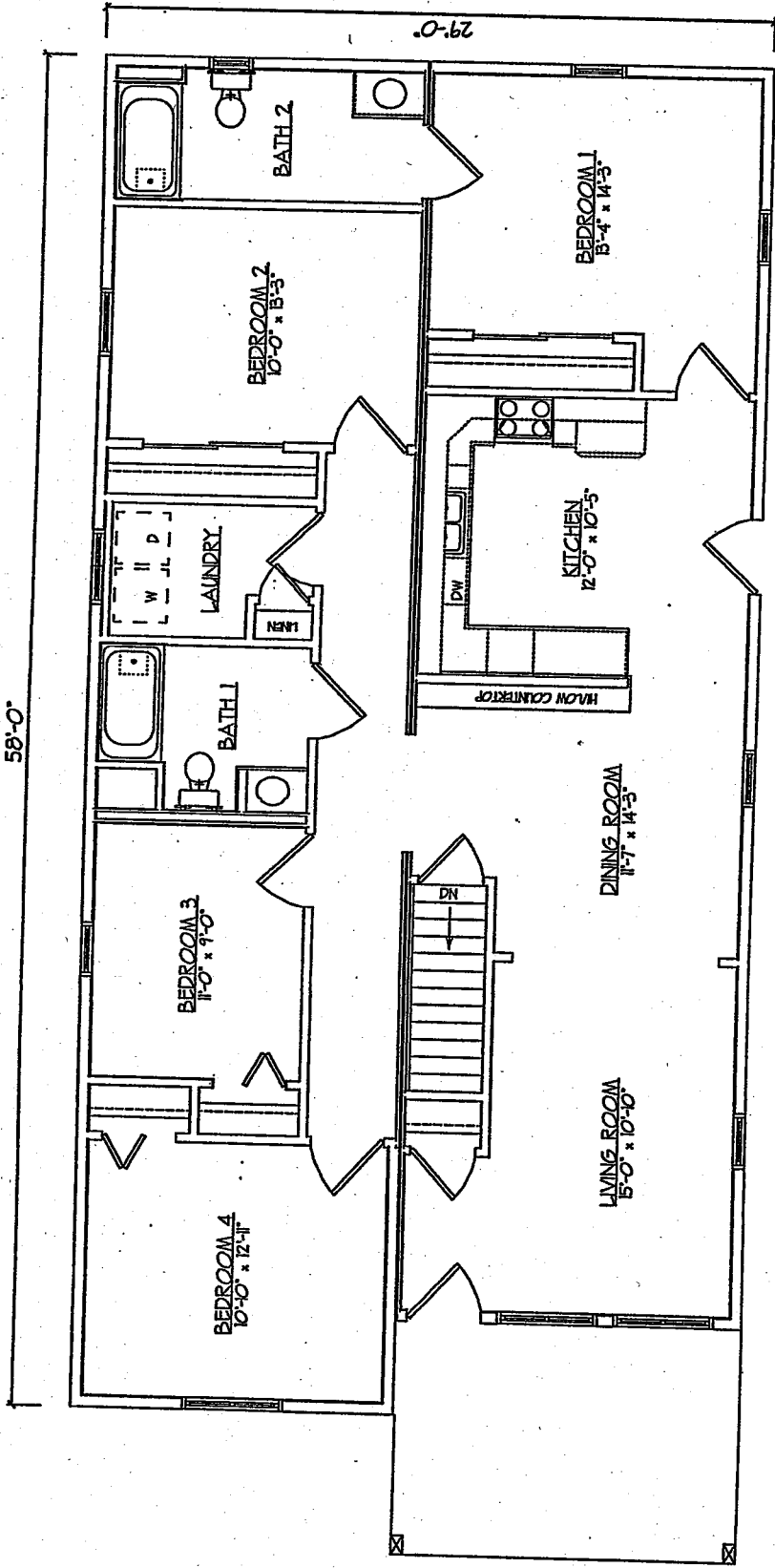


UPPER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4457 W. Olive St.
 BLOCK/LOT # C/3
 MODEL 4B R

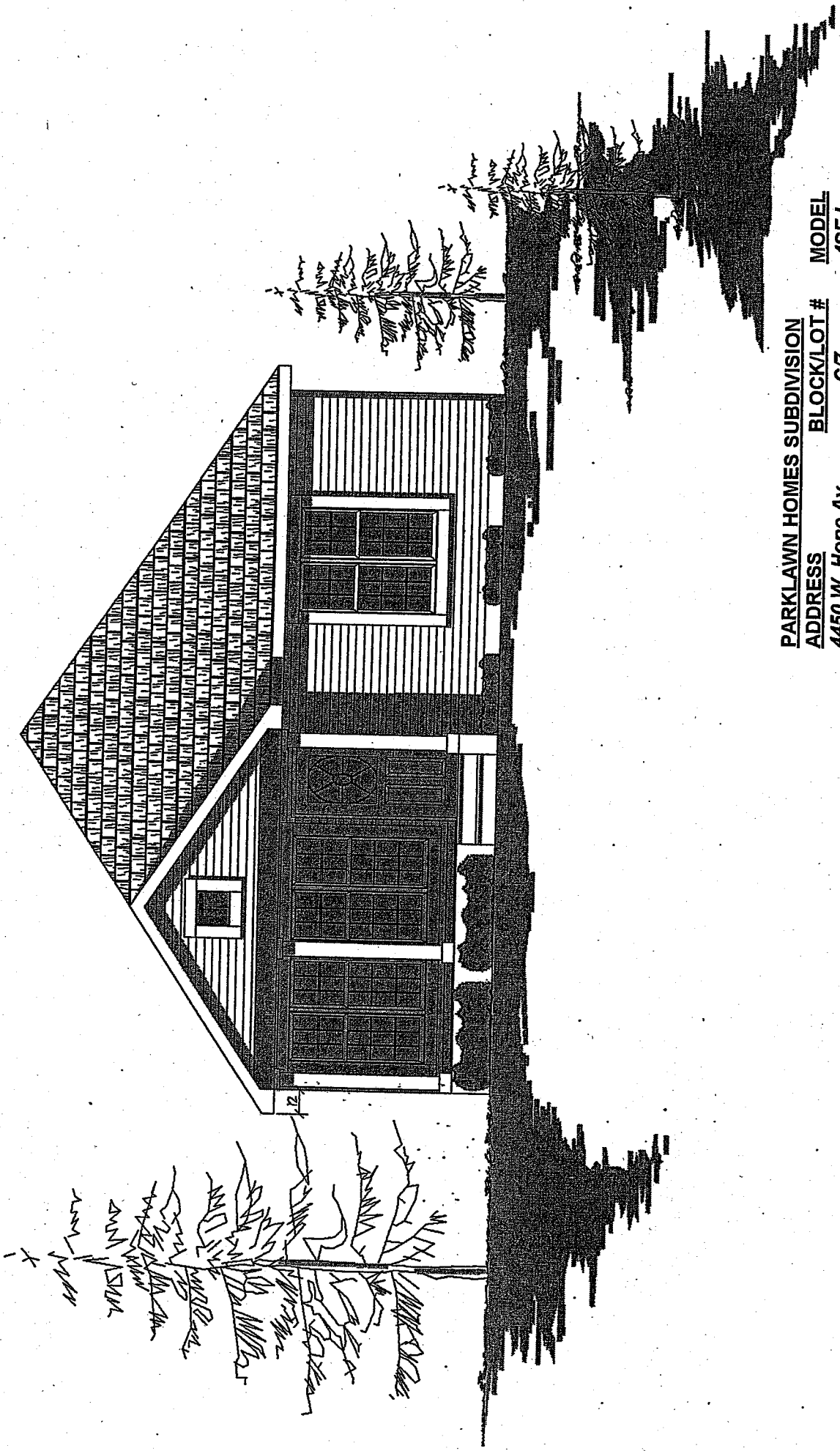


PARKLAWN HOMES SUBDIVISION
ADDRESS 4451 W. Olive St.
BLOCK/LOT # C/4
MODEL 4SFR

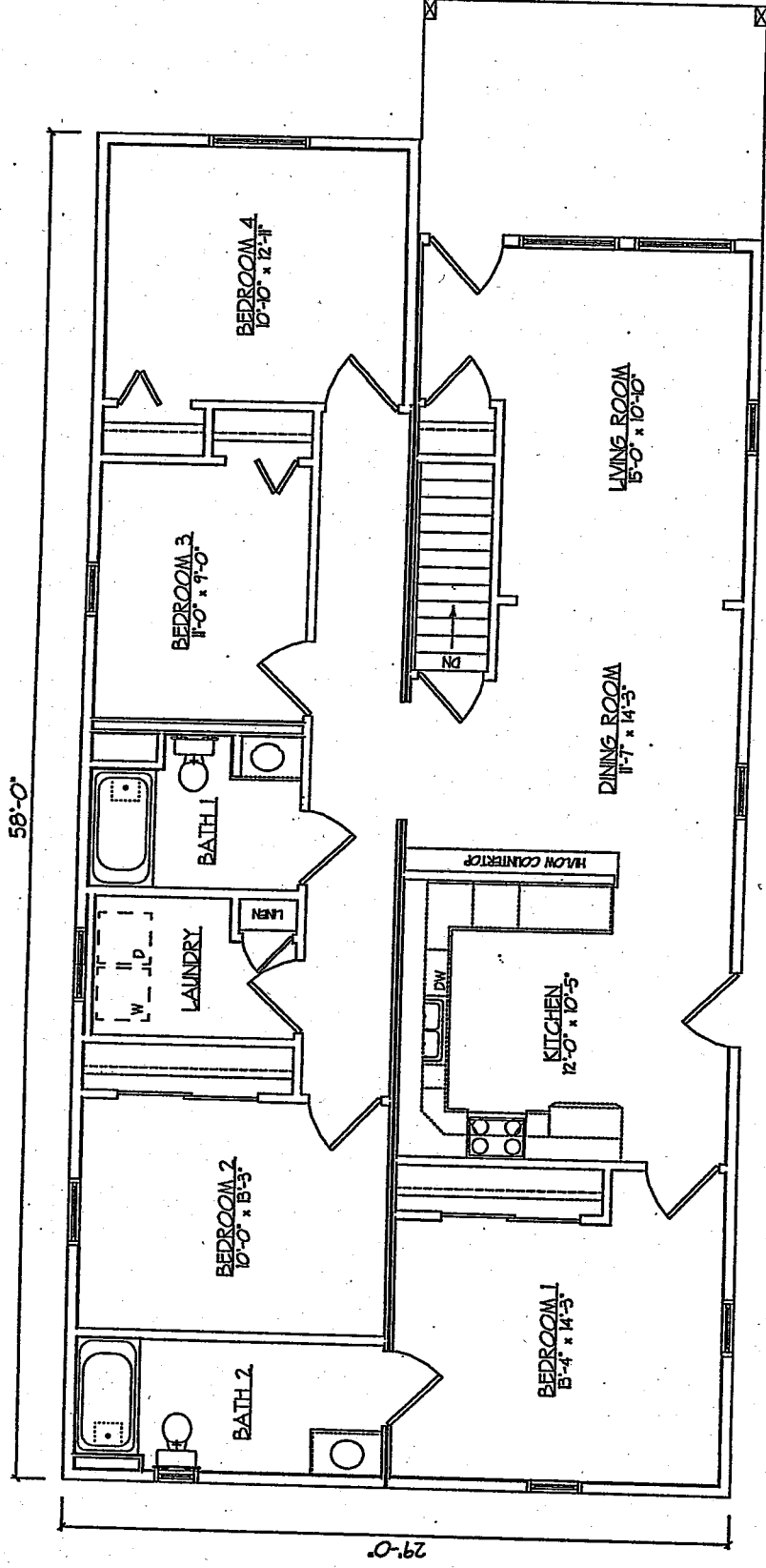


FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4451 W. Olive St.
BLOCK/LOT # C/4
MODEL 4SF R

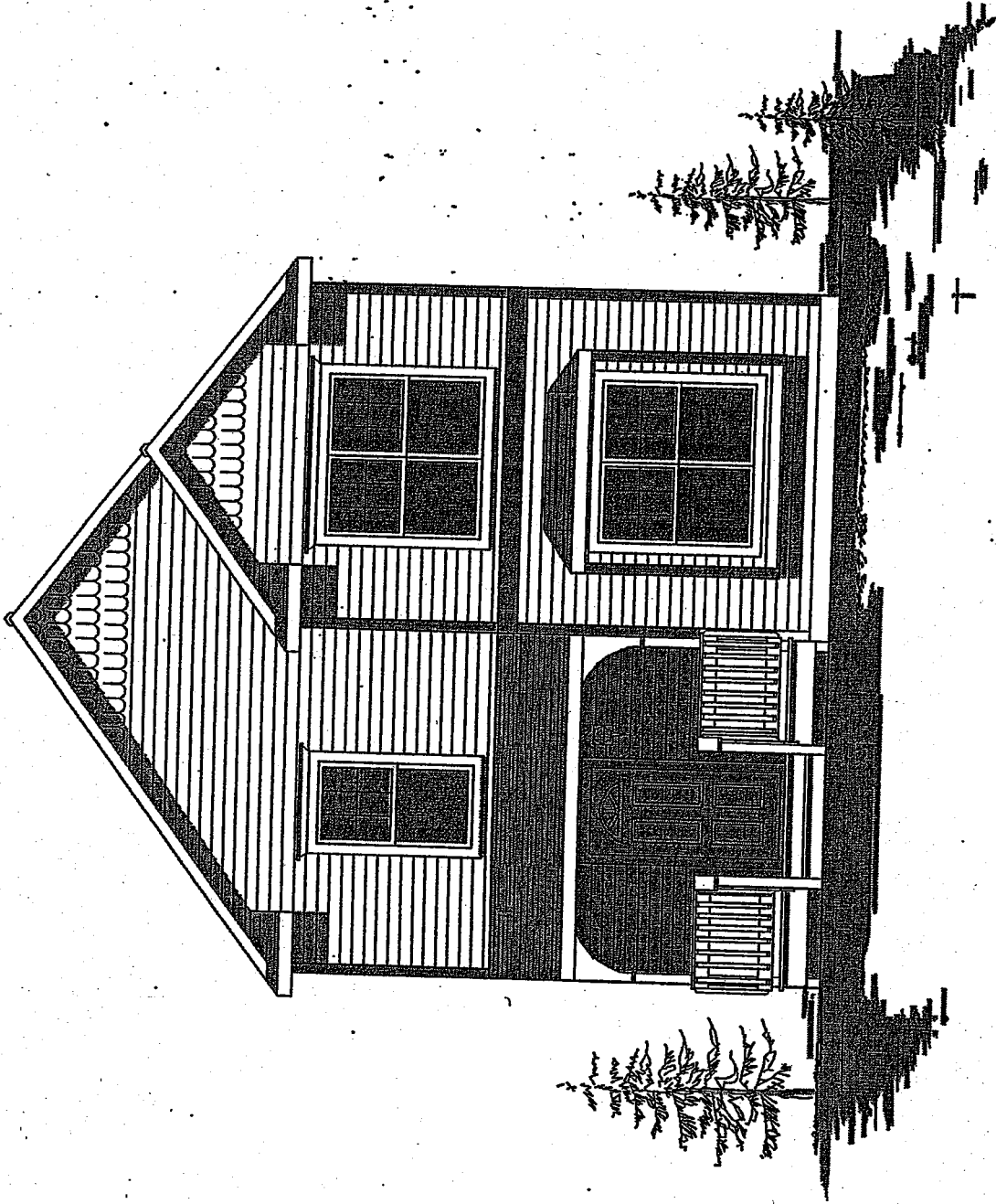


PARKLAWN HOMES SUBDIVISION
ADDRESS 4450 W. Hope Av.
BLOCK/LOT # C/7
MODEL 4SF L

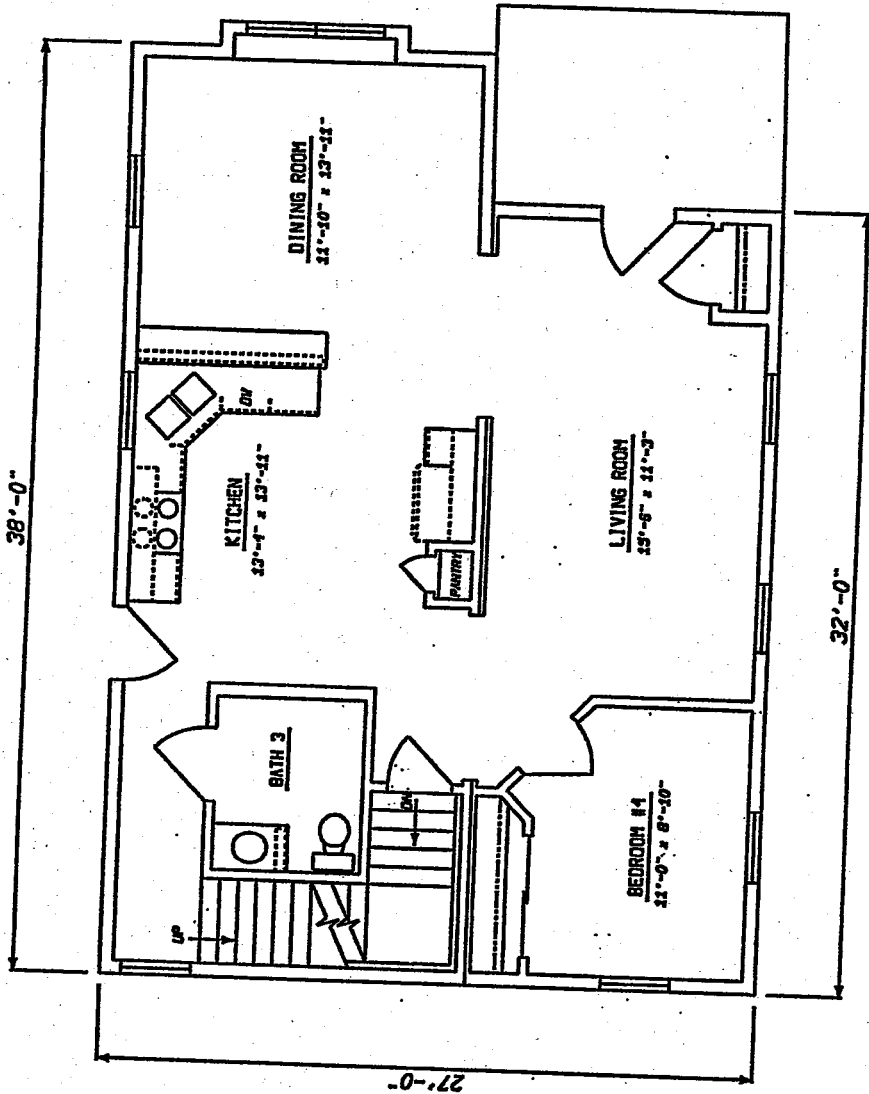


FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4450 W. Hope Av.
 BLOCK/LOT # C/7
 MODEL 4SFL

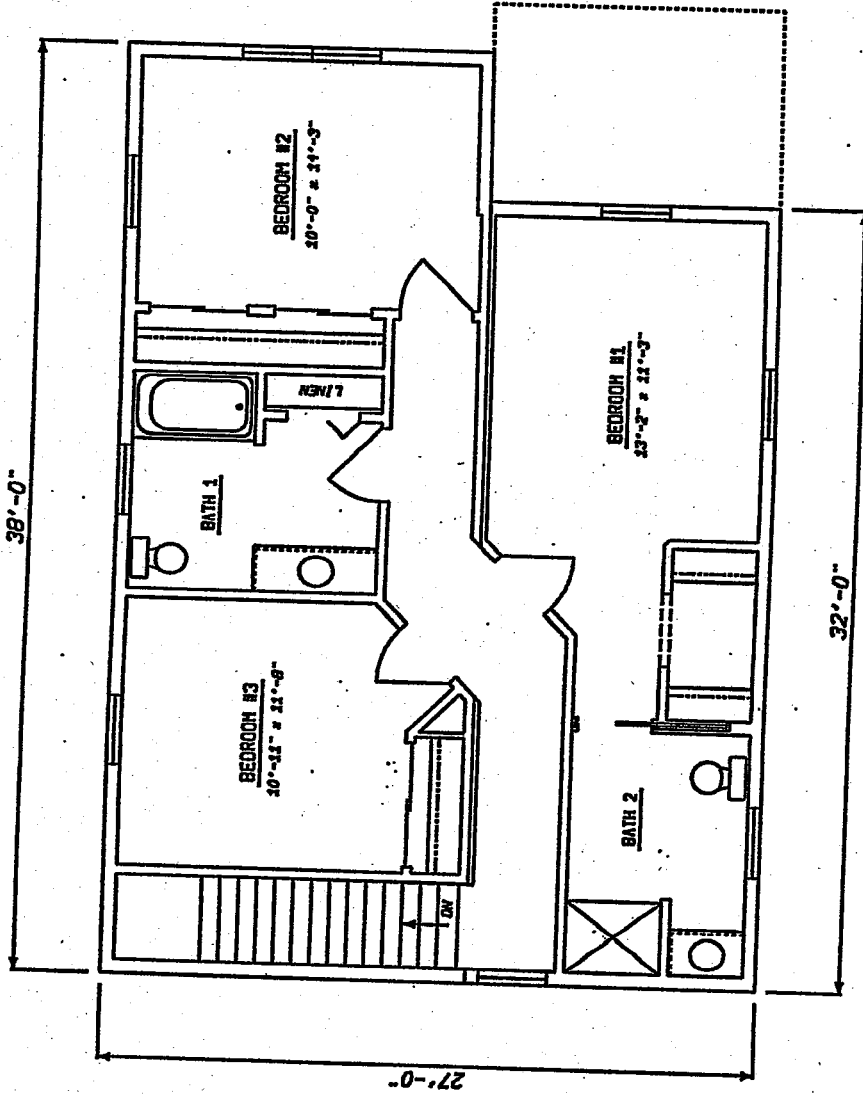


PARKLAWN HOMES SUBDIVISION
ADDRESS 4458 W. Hope Av.
BLOCK/LOT # C/8
MODEL 4B R



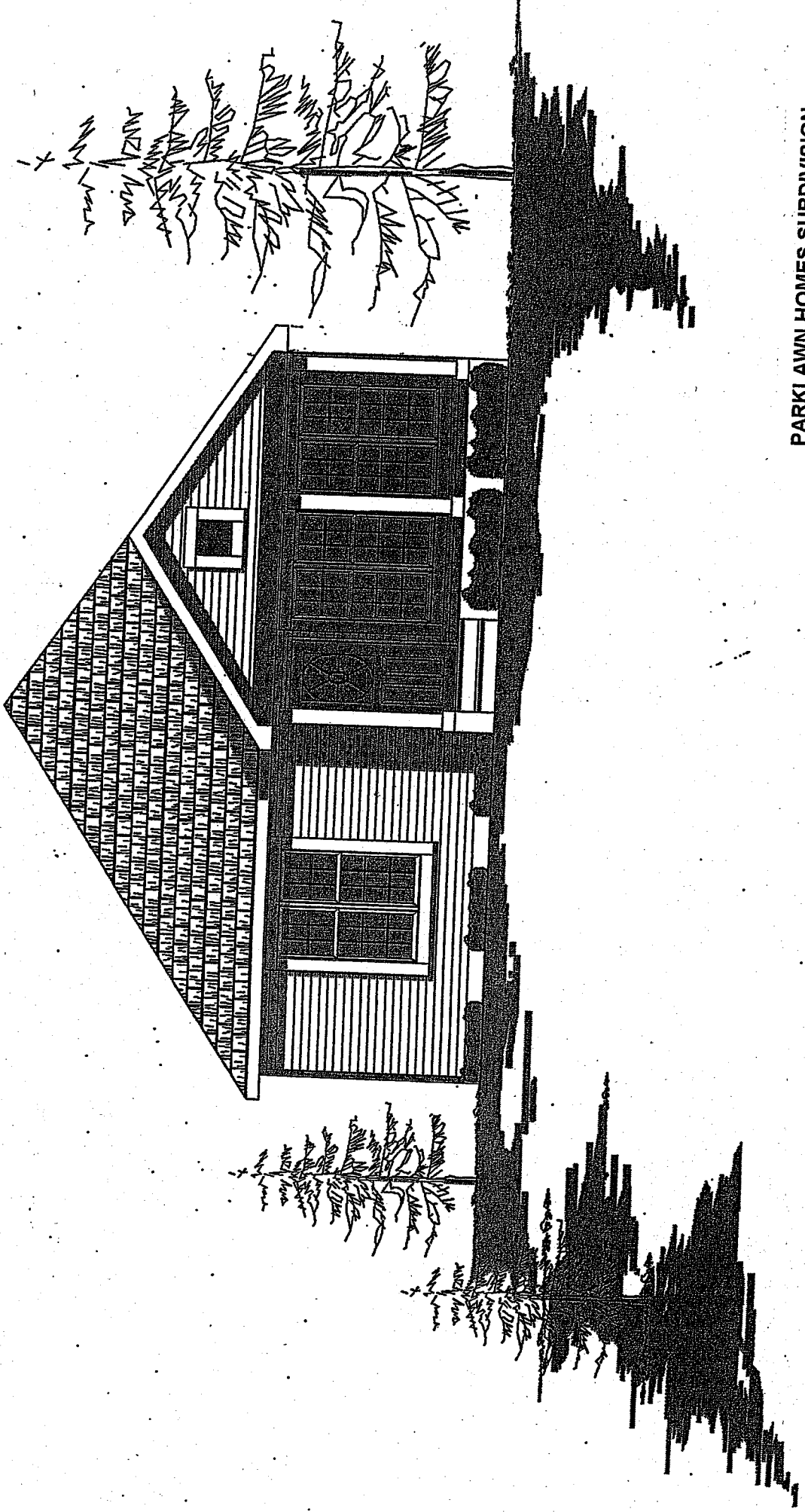
LOWER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4458 W. Hope Av.
BLOCK/LOT # C/8
MODEL 4B R

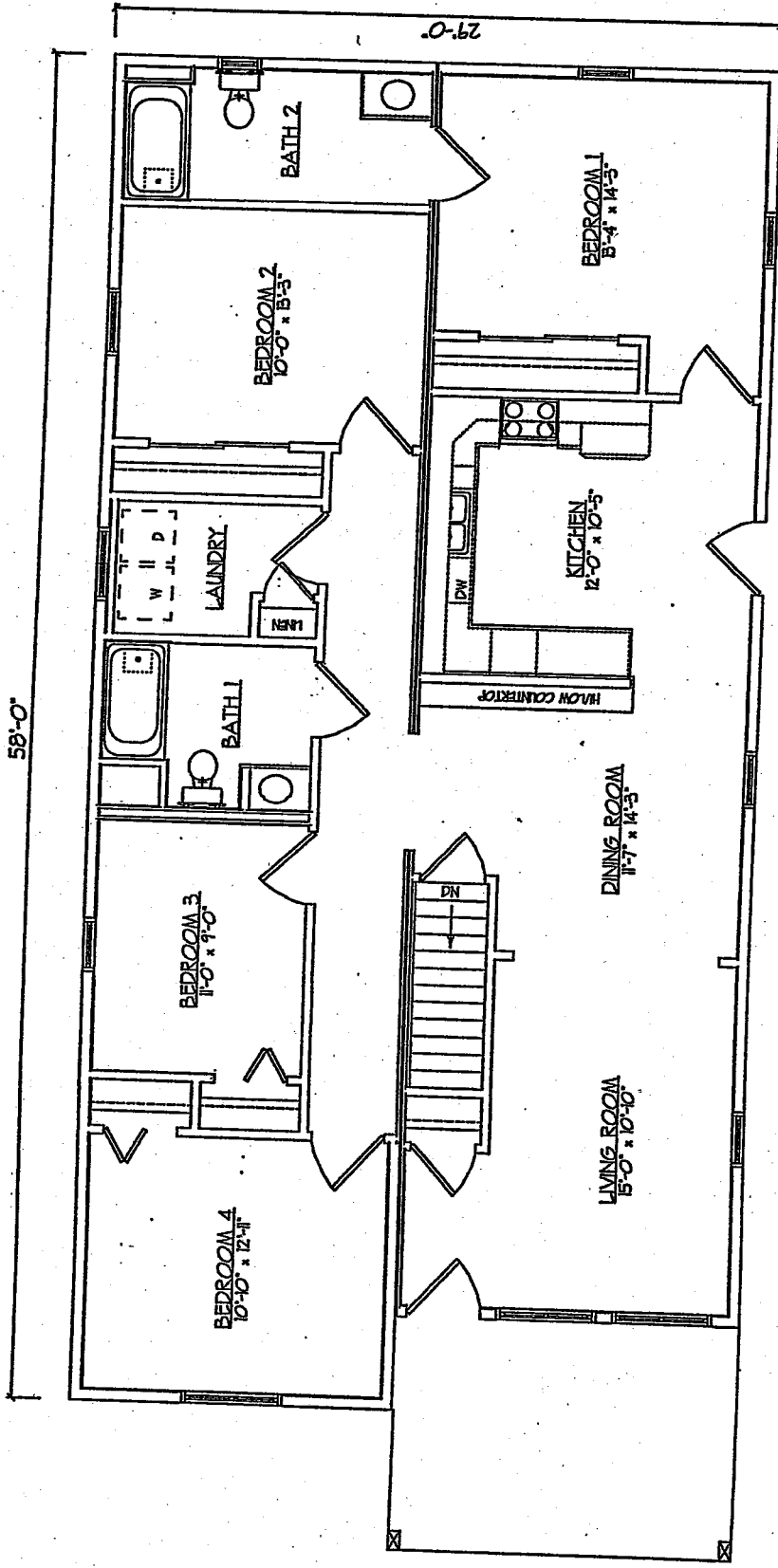


UPPER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4458 W. Hope Av.
 BLOCK/LOT # C/8
 MODEL 4B R

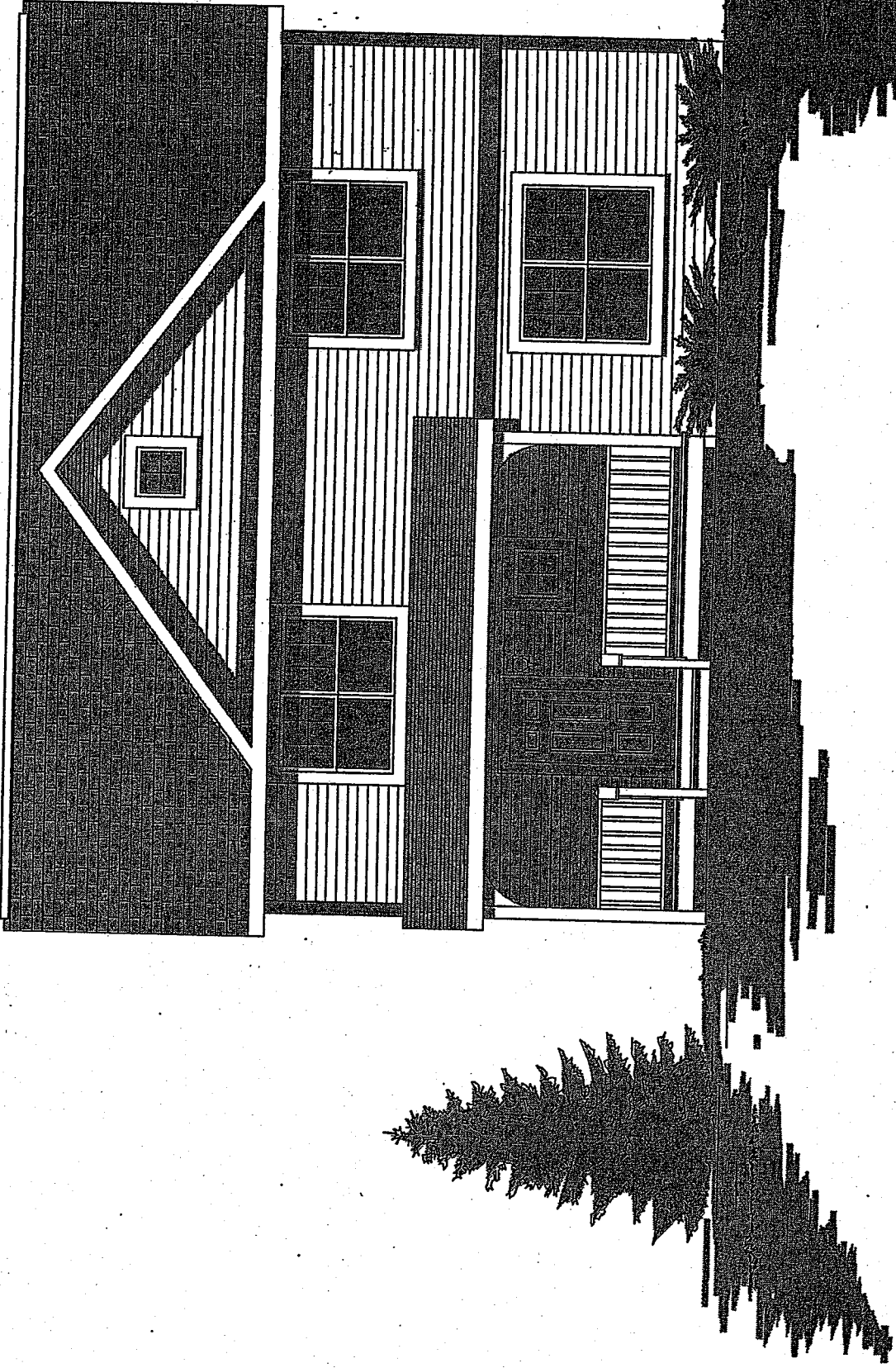


PARKLAWN HOMES SUBDIVISION
ADDRESS 4466 W. Hope Av.
BLOCK/LOT # C/9
MODEL 45F R

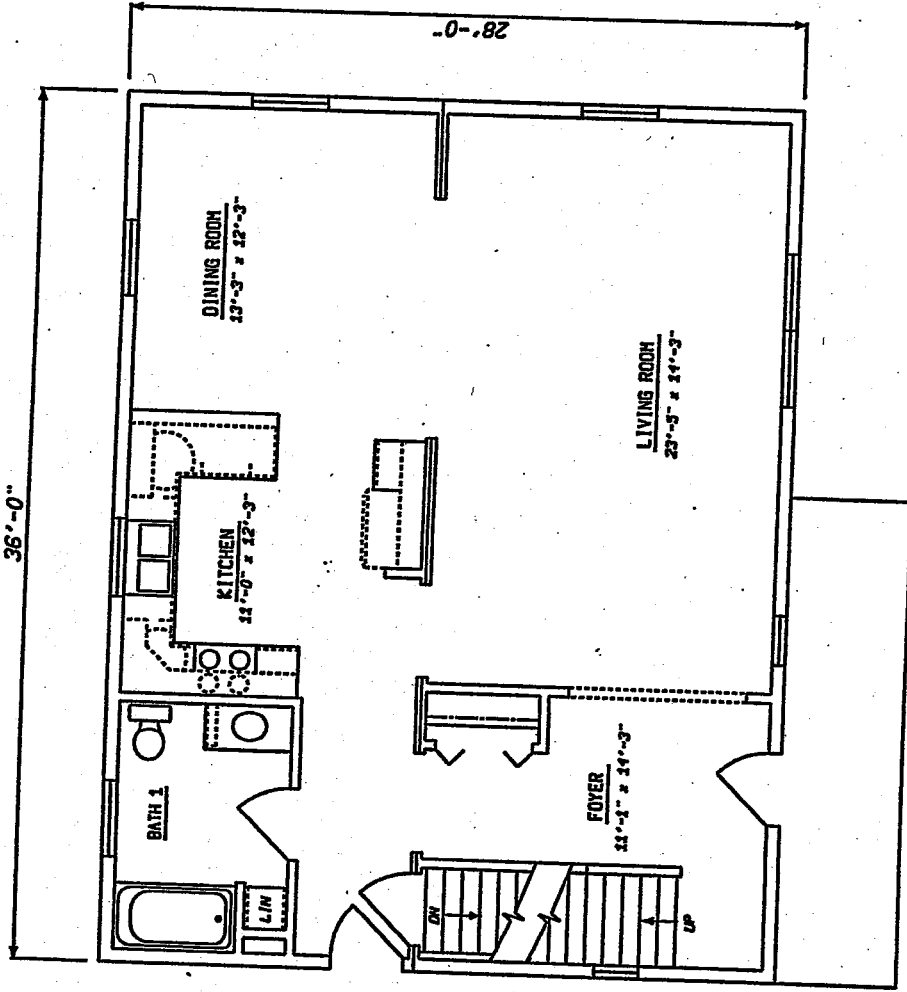


FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4466 W. Hope Av.
 BLOCK/LOT # C/9
 MODEL 4SF R

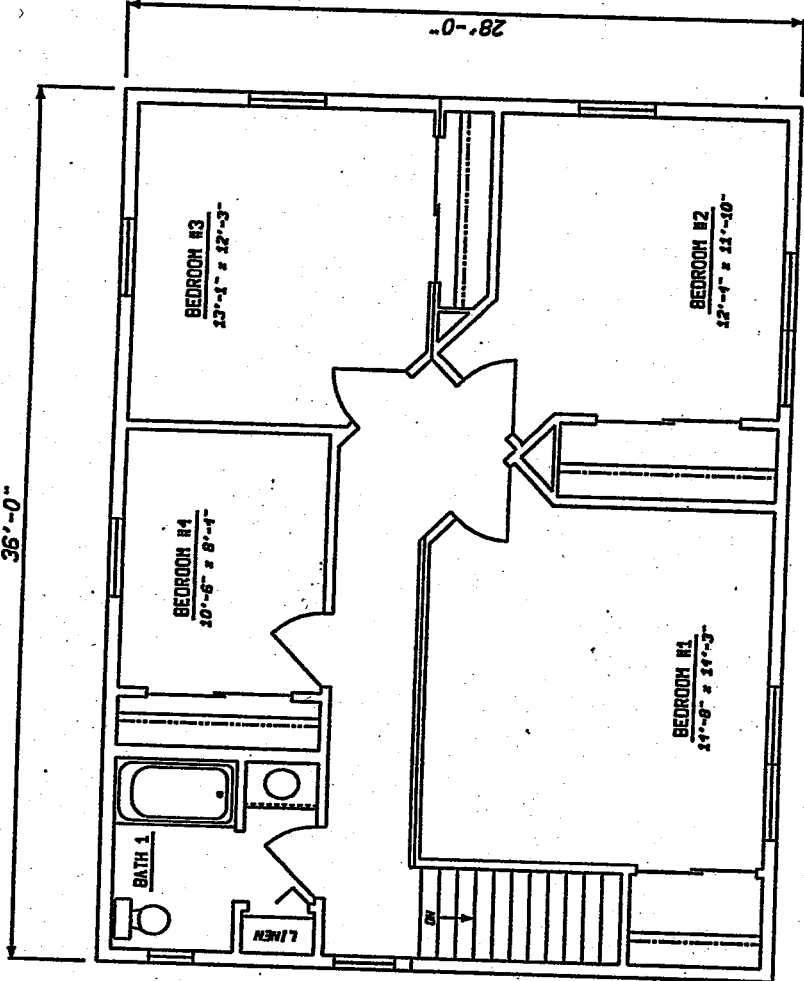


PARKLAWN HOMES SUBDIVISION
ADDRESS 4275 N. 45th St.
BLOCK/LOT # B/4
MODEL 4E L



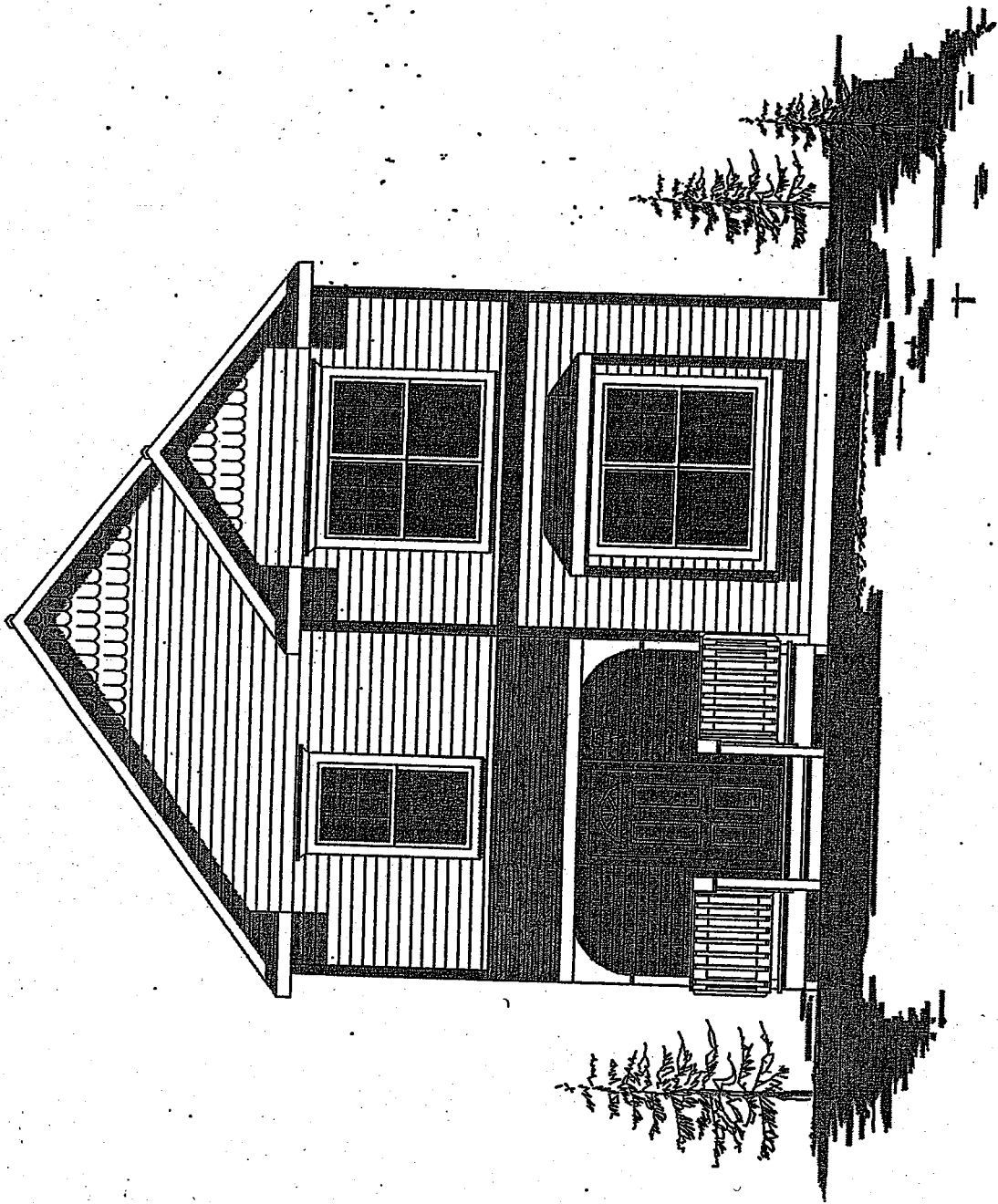
LOWER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4275 N. 45th St.
BLOCK/LOT # B/4
MODEL 4E L



UPPER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4275 N. 45th St.
 BLOCK/LOT # B/4
 MODEL 4E L



PARKLAWN HOMES SUBDIVISION

ADDRESS

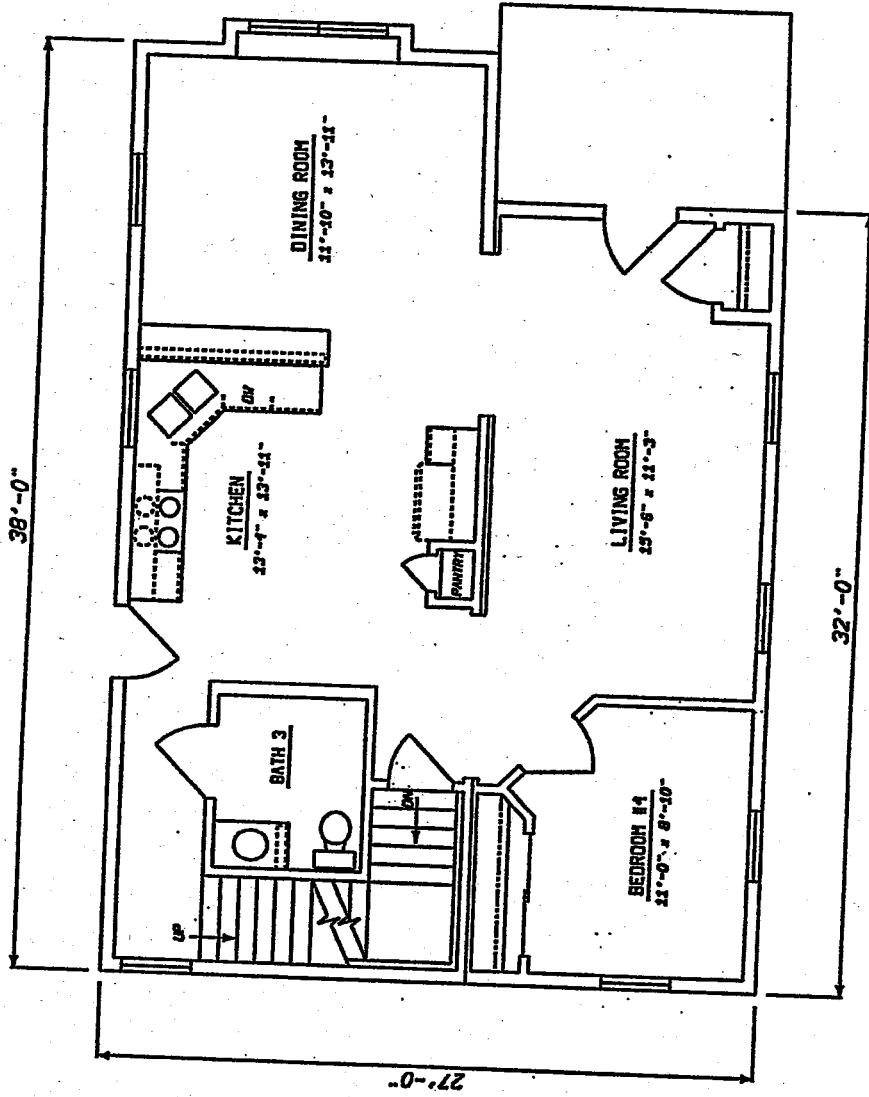
4201 N. 45th St.

BLOCK/LOT #

B/5

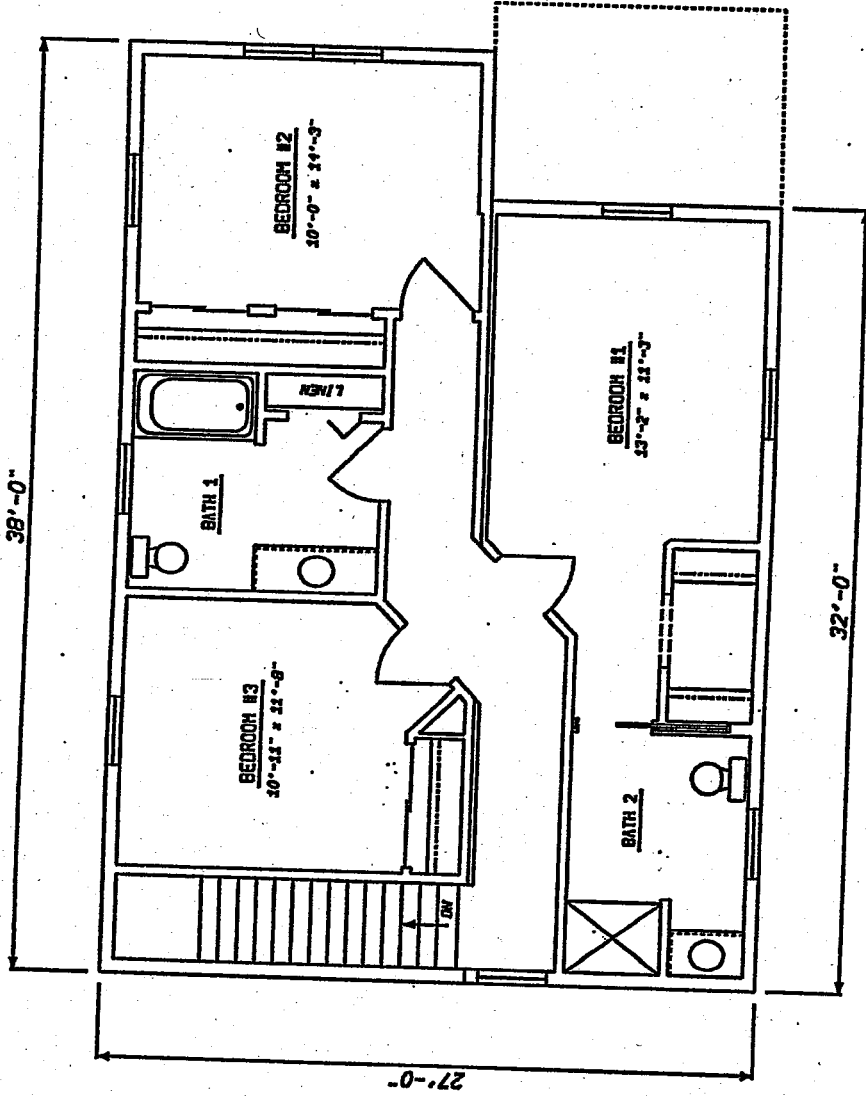
MODEL

4B R



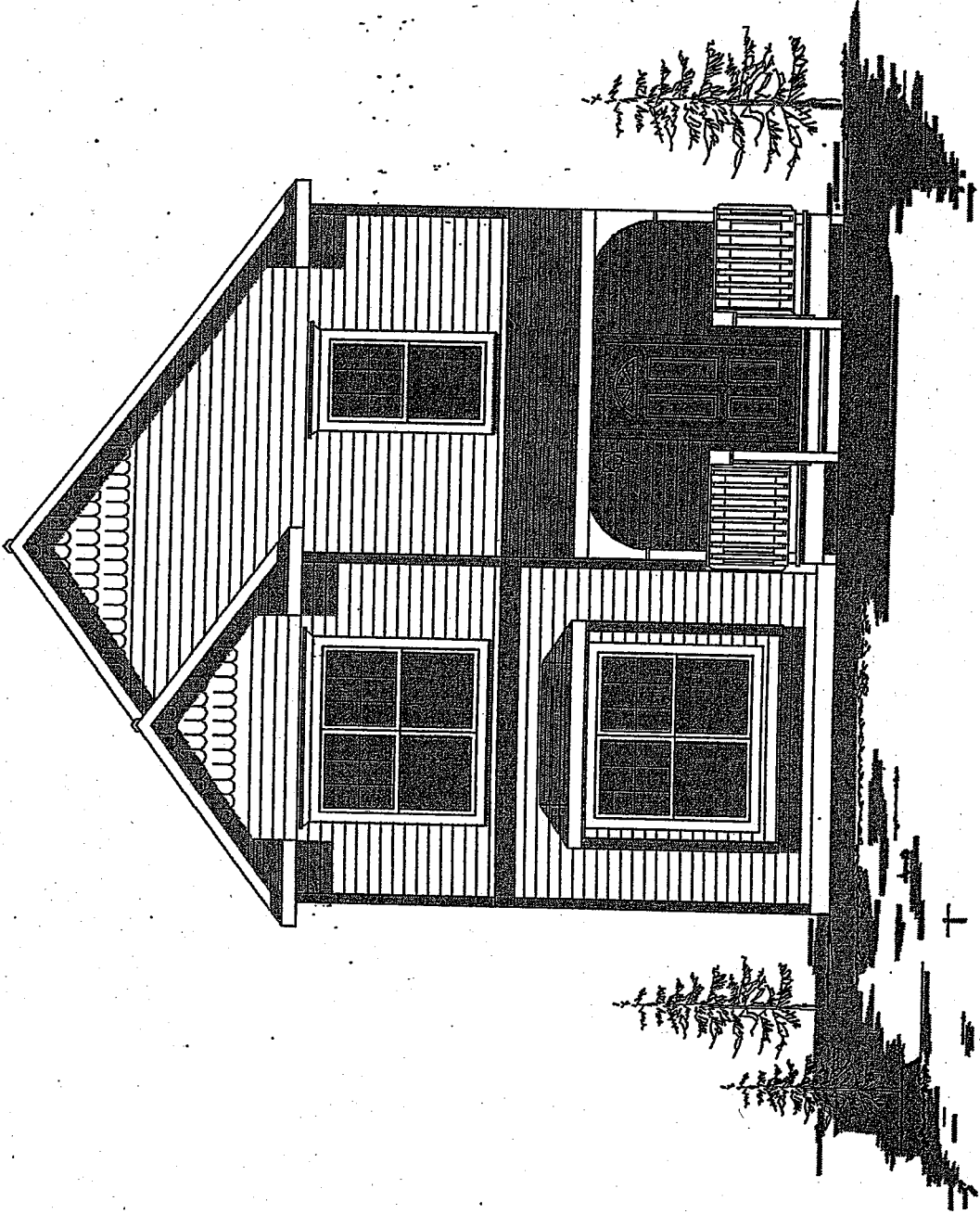
LOWER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4261 N. 45th St.
BLOCK/LOT # B/5
MODEL 4B R

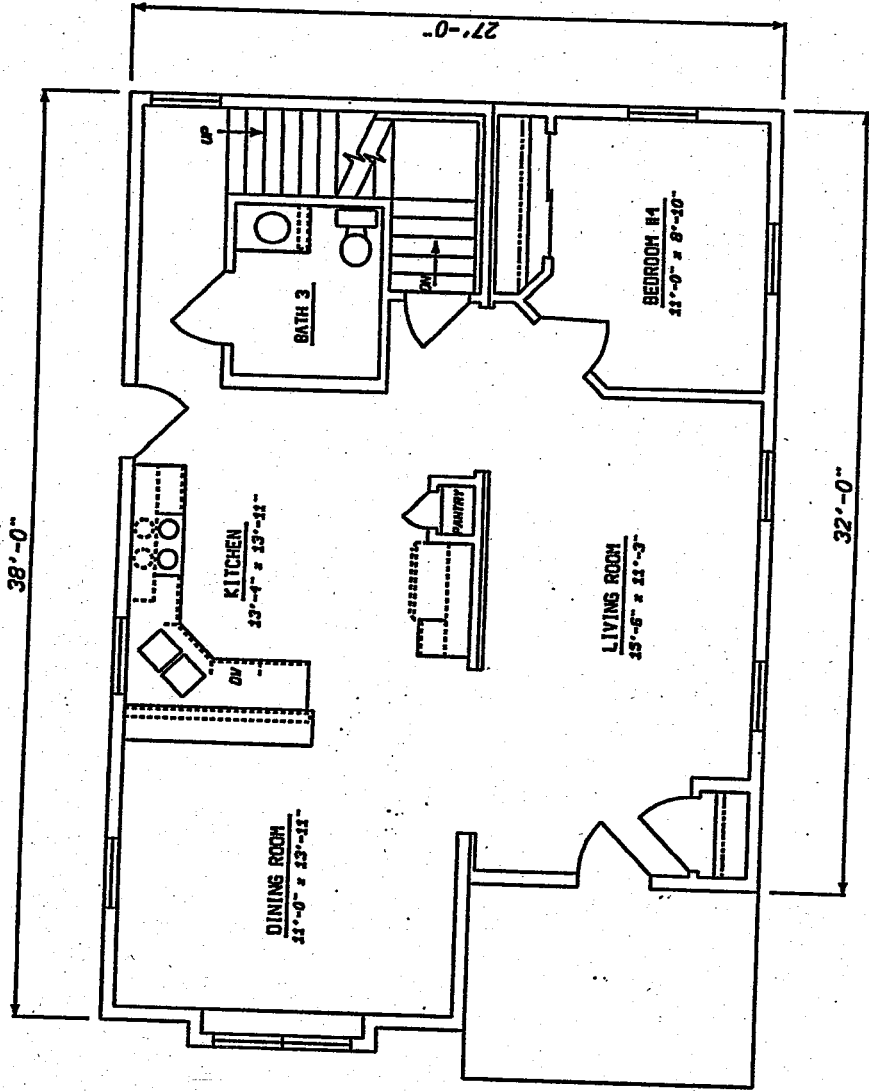


UPPER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
 ADDRESS 4261 N. 45th St.
 BLOCK/LOT # B/5
 MODEL 4B R

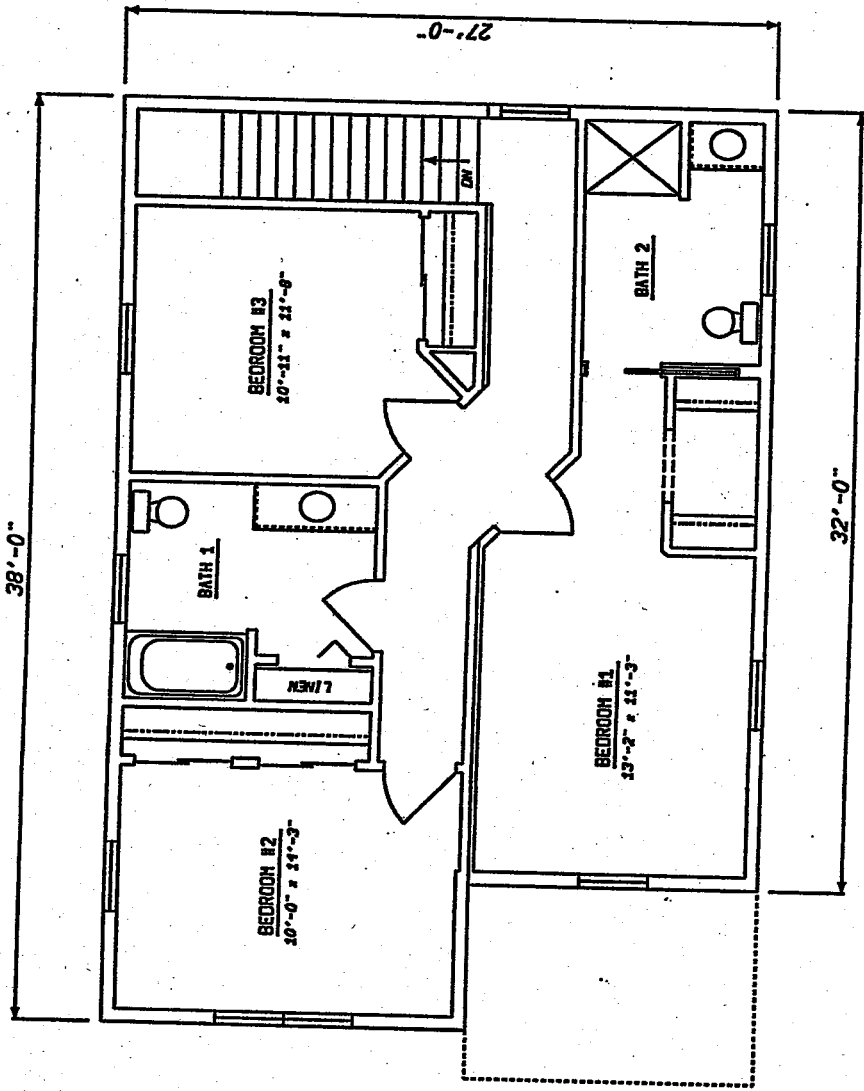


PARKLAWN HOMES SUBDIVISION
ADDRESS 4260 N. 45th St.
BLOCK/LOT # D/5
MODEL 4B L



LOWER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4260 N. 45th St.
BLOCK/LOT # D/5
MODEL 4B L



UPPER FLOOR PLAN

PARKLAWN HOMES SUBDIVISION
ADDRESS 4260 N. 45th St.
BLOCK/LOT # D/5
MODEL 4B L