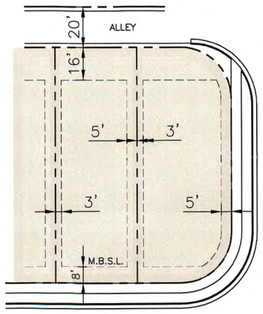
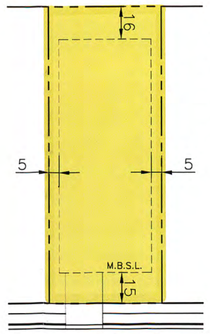


COTTAGE LOTS



CARRIAGE LOTS

NOTE:
SIDEYARD SETBACKS VARY, SEE PLAN. BUILDING EAVES (ROOF OVERHANGS), H.V.A.C. UNITS AND FIRE BOXES WILL FALL OUTSIDE OF THE MINIMUM BUILDING SETBACK LINES/ ENVELOPE.

TYPICAL LOT DETAILS AND SETBACKS

1. PURPSE NOTE:
The applicant is requesting a change from the current zoning of AR2A to SP. This request is necessary for the implementation of a predominantly alley loaded subdivision. The 77 homes to be placed on the site will emphasize traditional "front porch" architecture with sidewalks and passive parks. The SP zoning is requested in order to satisfy both the City and neighborhood as to the quality of both the architecture and building materials used at Cambridge Park.

DEVELOPMENT SUMMARY

1. DAVIDSON COUNTY COUNCIL DISTRICT 31 DISTRICT COUNCILMEMBER:	PARKER TOLER
2. OWNER OF RECORD:	JAMES McCULLOCH HICKORY HOLDINGS, LLC 4395 HICKORY RIDGE ROAD LEBANON, TN 37087
3. SP NAME:	CAMBRIDGE PARK AT BARNES ROAD
4. SP NUMBER:	
5. PLAN PREPARATION DATE:	NOVEMBER 30, 2006
6. DESIGN PROFESSIONAL:	ALAN THOMPSON,RLA RAGAN-SMITH & ASSOCIATES, INC 315 WOODLAND ST. NASHVILLE, TN 37206 PHONE: 244-8591 FAX: 244-6739
7. US FEMA FIRM NUMBER:	PANEL 362 MAP NO. 47037C0362F AND PANEL 364 MAP NO. 47037C0364F
8. PHASING SCHEDULE: PHASE 1: PHASE 2:	 BEGIN CONSTRUCTION JUNE 1, 2007 END CONSTRUCTION NOVEMBER 1, 2008

SITE DATA

1. ACREAGE:	19.33 ACRES
2. ROW DEDICATION:	0.15 ACRES
3. DENSITY:	4.0 DU/ACRE
4. DWELLING UNITS:	77 DWELLING UNITS
5. FLOOR AREA RATIO:	0.35
6. LOTS:	77
7. IMPERVIOUS SURFACE RATIO:	0.18 (NOT INCLUDING ROOFTOPS)
8. USE:	SINGLE FAMILY HOMES
9. NUMBER OF STORIES:	1-2
10. OPEN SPACE:	6.74 ACRES (35.14%)

11. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY BY REED CONSTRUCTION AND METRO GIS.

12. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY BY RAGAN-SMITH & ASSOCIATES, INC.

X
SP X
See minutes 1/25/07
KW 1/29/07

RAGAN·SMITH
LAND PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
RAGAN-SMITH·ASSOCIATES, INC.
315 WOODLAND STREET · NASHVILLE, TN 37206
(615) 244-8591 FAX (615)244-6739 WWW.RAGANSMITH.COM

CAMBRIDGE PARK AT BARNES ROAD

31st COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

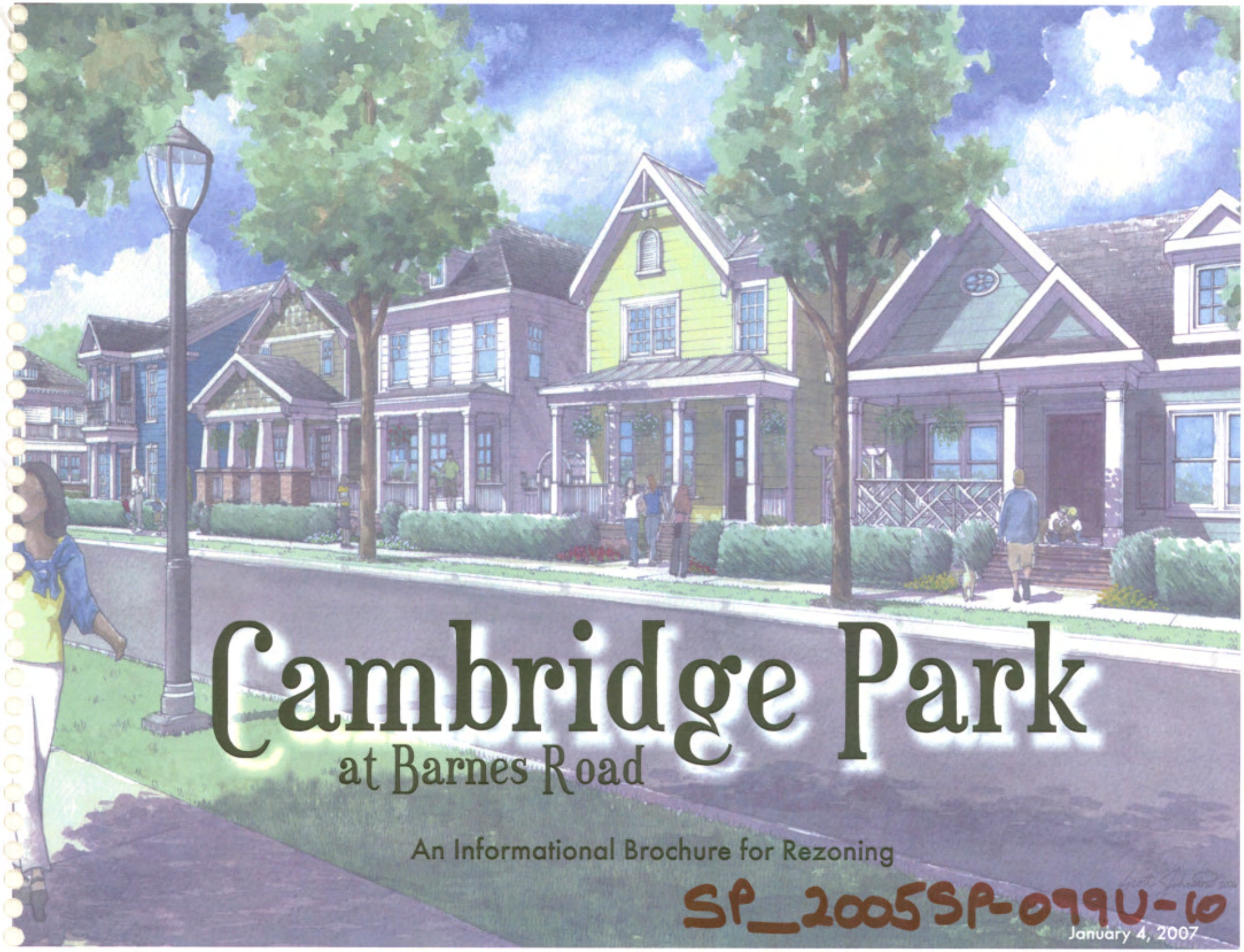
SITE LANDSCAPE PLAN

2 01/23/07-(RCS) PER CITY COMMENTS
1 01/04/07-(JAG) PER CLIENT COMMENTS
REVISIONS

DESIGNED BY·	C. Stewart
DRAWN BY·	C. Stewart
APPROVED BY·	A. Thompson
SCALE·	1"=50'
DATE·	November 30, 2006
JOB NO. 05-063	WK. ORDER 7907

SHEET NO.
01 OF 06

SP_2005SP-099U-10



Cambridge Park

at Barnes Road

An Informational Brochure for Rezoning

SP_2005SP-099U-10

January 4, 2007

Cambridge Park
at Barnes Road

An Informational Brochure for Rezoning

Hickory Holdings LLC, (owner)
4395 Hickory Ridge Rd.
Lebanon, TN. 37087
773-3165
Optionee: Parkside Homes
321 Bilingsly Court
Franklin, TN. 37067
771-0925

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-8591 WWW.RAGANSMITH.COM

Issue Date: January 4, 2007

X PRELIMINARY FINAL, as AMENDED, in
X CONDITIONAL compliance with the
Zoning Ordinance.
See minutes 1/25/07
By KW 1/29/07
Metropolitan Planning Commission

Table of Contents

Introduction	1
Site Location Map	2
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Cottage Homes	24
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Introduction

On behalf of Parkside Homes and the site owners (Hickory Holdings, LLC), Ragan Smith and Associates is requesting the re-zoning of the property shown as Parcel #5 on Davidson County Tax Map #173.

The request is in support of the proposed residential development entitled "Cambridge Park".

The Cambridge Park development includes 19.33 acres. This property is east of Nolensville Road approximately 0.8 miles south of Old Hickory Blvd. and approximately 4.2 miles east of I-65. The current Davidson County zoning designation for this property is AR-2A. We would like to have the property re-zoned to a Specific Plan Zone.

This request is necessary for the implementation of a predominantly alley loaded subdivision. The 77 homes to be placed on the site will emphasize traditional "front porch" architecture with sidewalks and passive parks. The SP zoning is requested in order to satisfy both the City and neighborhood as to the quality of both the architecture and building materials being used at Cambridge Park.

We feel that the "SP" classification/zoning designation provides both the flexibility and control necessary to make this a successful residential development and a true attribute to its surroundings and community. Control of the development would be accomplished with restrictive covenants enforced and governed by a Home Owners Association.

Site Location

Existing Conditions

Cambridge Park is conveniently located in southeastern Davidson County, just a short drive to the Brentwood and Franklin commercial areas. This development is predominantly designed for the working adult and allows for an easy commute to nearby job centers, such as Maryland Farms in Brentwood.

Existing Conditions

SITE AREA: 19.33 acres

VEGETATION: The site has vegetation around most of the border and little vegetation on the interior of the site.

FLOOD PLAIN: None of the site falls within the 500 year floodplain as per FIRM maps numbered 47037C0362F and 47037C0364F, dated November 21, 2002.

ACCESS: The site has approximately 1,318 linear feet of frontage on Barnes Road.

SLOPES: This site was previously bulk graded and filled with a structural fill by the current owners. (See permit # 2005-098 Issued June 21, 2005.

EXISTING USES: This is currently vacant and site is bounded on all sides by single-family residential.

SCHOOLS: Existing Davidson County public schools are located approximately 2.1 miles from Cambridge Park. Elementary school students from Madison Park will be zoned to Shayne Elementary, middle school students to Oliver Middle School and high school students to Overton High School.

Existing Conditions

NOTES:
THIS SITE HAS BEEN PREVIOUSLY BULK GRADED PER PERMIT # SW-2005-098 ISSUED JUNE 2, 2006.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY REED CONSTRUCTION AND FROM METROPOLITAN NASHVILLE AND DAVIDSON COUNTY G.I.S. MAPPING.

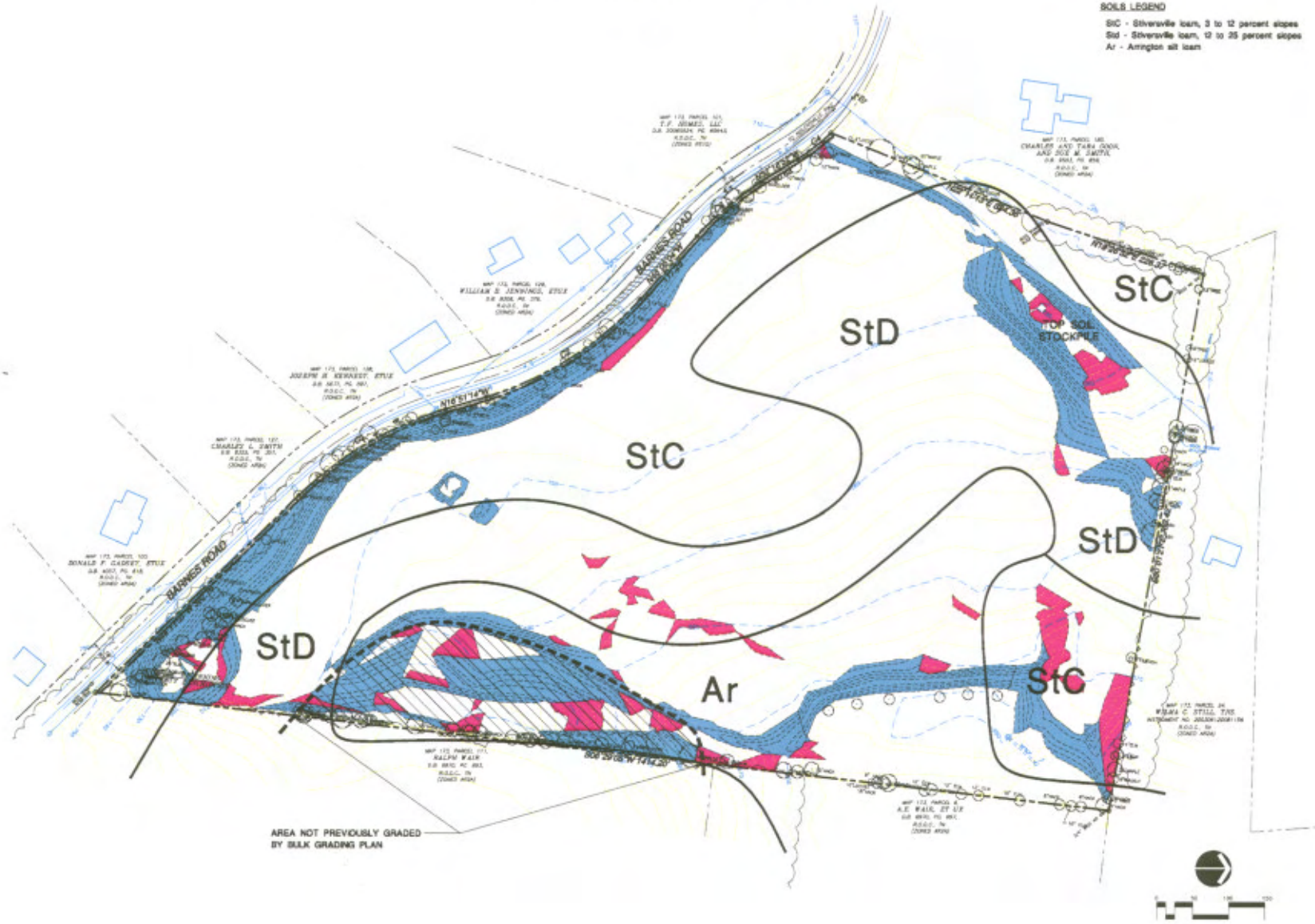
SLOPES LEGEND

15-20 %

25 % PLUS

SOILS LEGEND

StC - Stiversville loam, 3 to 12 percent slopes
StD - Stiversville loam, 12 to 25 percent slopes
Ar - Arrington silt loam



Proposed Plan

Proposed Site Plan

Description of Site Plan :

Cambridge Park is designed to invoke a quaint village image with traditional front porch design. Consisting of only 77 distinctive homes nestled in a gentle "glen" surrounded by mature vegetation, Cambridge Park orients all of the homes surrounding its' entrance to display the traditional architecture. With all but five (5) of the seventy-seven (77) homes possessing a rear alley for garage access, the richly landscaped fronts of the homes are allowed to accent the inviting front porches, tree lined streets and sidewalks.

Many recent developments have attempted to bring moderately priced single family detached TND style communities to the market but failed. The cost of alley loaded infrastructure, walkable pocket parks, topographic resolution, and rising land costs have forced developer/builders to either fill their communities with an over abundance of attached product or increased the size of the homes to get a more market tested relationship of developed lot costs to sales price. This latter adjustment has made homes larger than many need and the price unreachable for many.

Cambridge Park attempts to solve this problem by making the land plan as efficient as possible. Efficiency is achieved by making each lot width the minimum necessary to support a specific floor plan. This eliminates the "waste" generated with a one lot fits all approach to the land plan. With the alley loaded homes designed to accomodate front setbacks of 8' combined with 8' building separation, the necessary density of 4.0 units per acre creates an acceptable land basis to mathematically deliver moderately priced homes. The lot depths of 115 feet also allow for the necessary compression; while c the same time, grant to each home owner a private "outdoor" recreational space between the rear of the home and the garag

The emphasis on efficiency does not minimize the commitment to aesthetics and livability. Two pocket parks are located within the community, with a sidewalk system on both sides of the street. Each park will be designed to create a sense of place and to allow neighbors to meet and relax. The pedestrian trip to these parks is accented by the street trees planted on each lot line and the hedge rows planted along the inside of the sidewalks.

Proposed Site Plan

Proposed Site Data

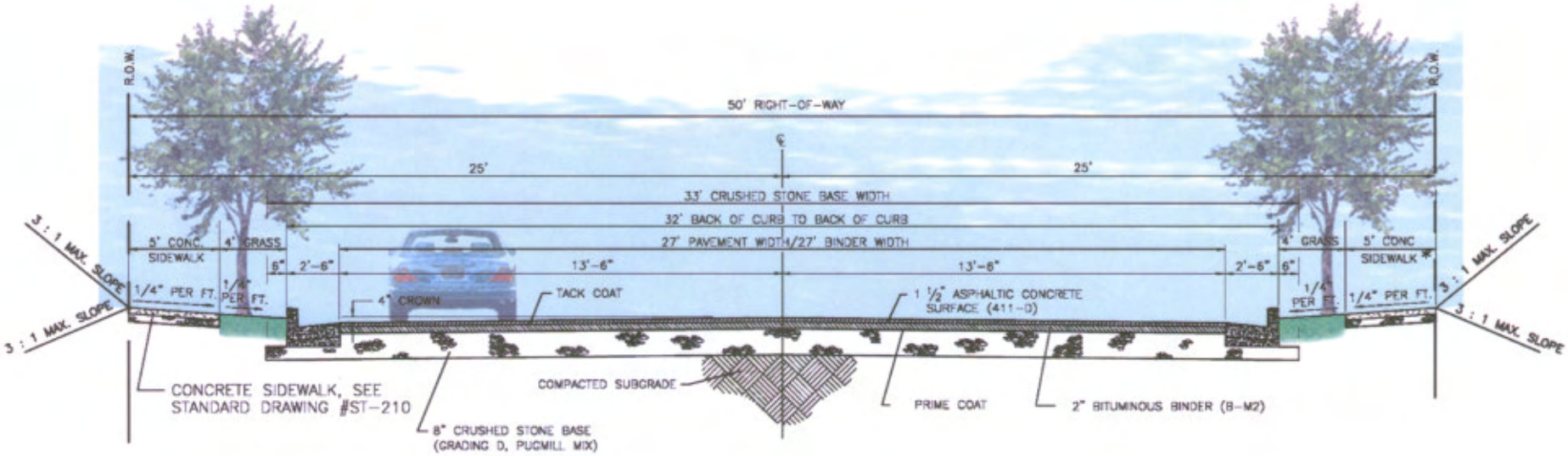
1. Site Acreage:	19.33 acres
2. R.O.W. Dedication	0.15 acres
3. Density:	4.0 du./ac.
4. Dwelling Units:	77
5. Floor Area Ratio:	0.35
6. Lots:	77
7. Impervious Surface Ratio:	0.18 (not including rooftops)
8. Use:	Single family homes
9. Number of Stories:	1-2
10. Open Space:	6.74 acres (35.14%)

11. Topographic information taken from a field run survey by Reed Construction and Metro GIS.

12. Boundary information taken from a field run survey by Ragan-Smith & Associates, Inc.

Proposed Site Plan

Typical Roadway Section

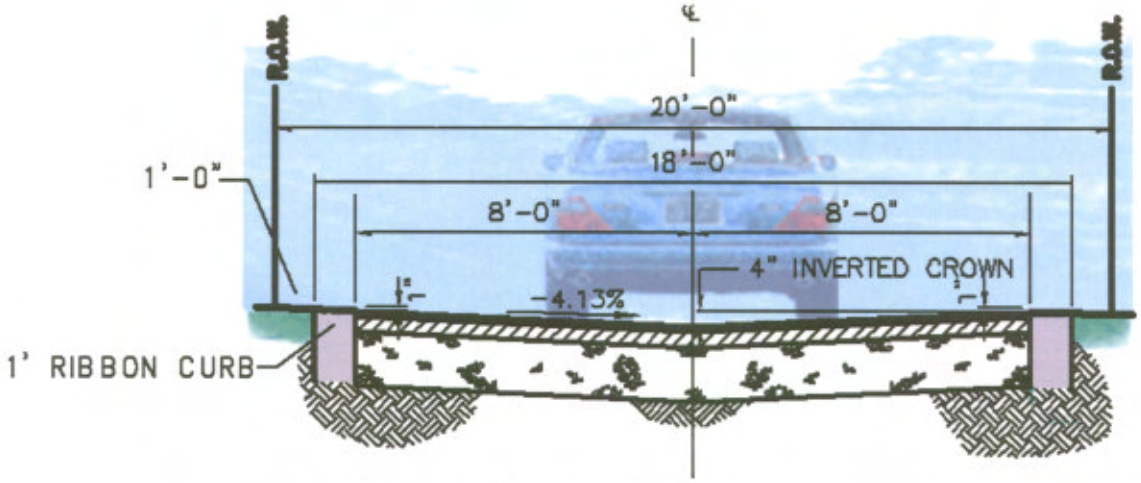


50' R.O.W. TYPICAL ROADWAY SECTION

NOT TO SCALE

METROPOLITAN NASHVILLE
DEPARTMENT OF PUBLIC WORKS
STANDARD DRAWING # ST-252

Typical Alley Section



NOTE: ALL ALLIES WILL BE WITHIN PRIVATE R.O.W./ACCESS EASMENT.

20' R.O.W. PUBLIC ALLEY TYPICAL SECTION

NOT TO SCALE

Site Amenities

Site Amenities

Proposed Cambridge Park Site Amenities will include:

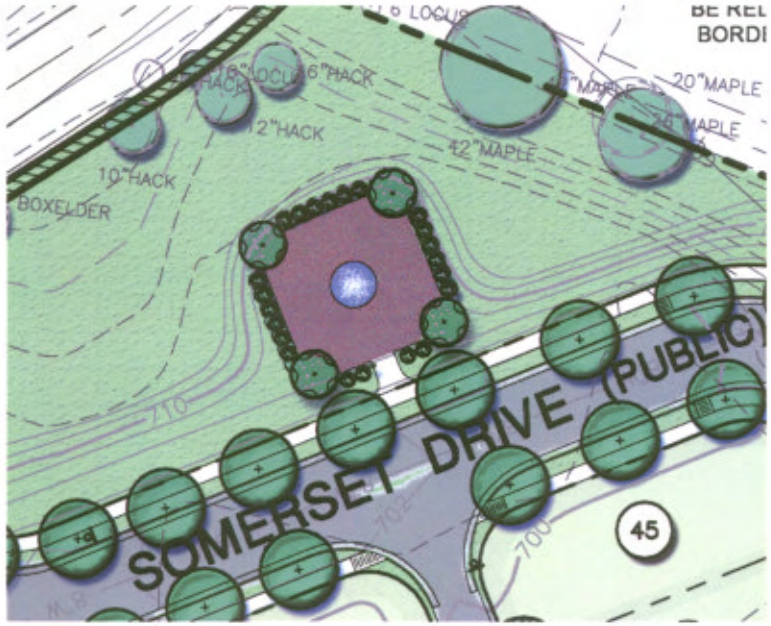
R.O.W. AMENITIES: All public roadways within Cambridge Park will be asphalt paved with concrete curb and gutter. There will be 5' concrete sidewalks on both sides of the road. Other R.O.W. improvements will include street trees and uniform, ornamental street lamps, and street signage.

UTILITIES: All utilities, including cables, wires, pipes and conduits, as required, shall be underground.

SIGNAGE: Cambridge Park will have an entry sign at its proposed access point on Barnes Road. This sign will be predominantly of masonry construction (stone, brick, etc.) with ornamental planting.

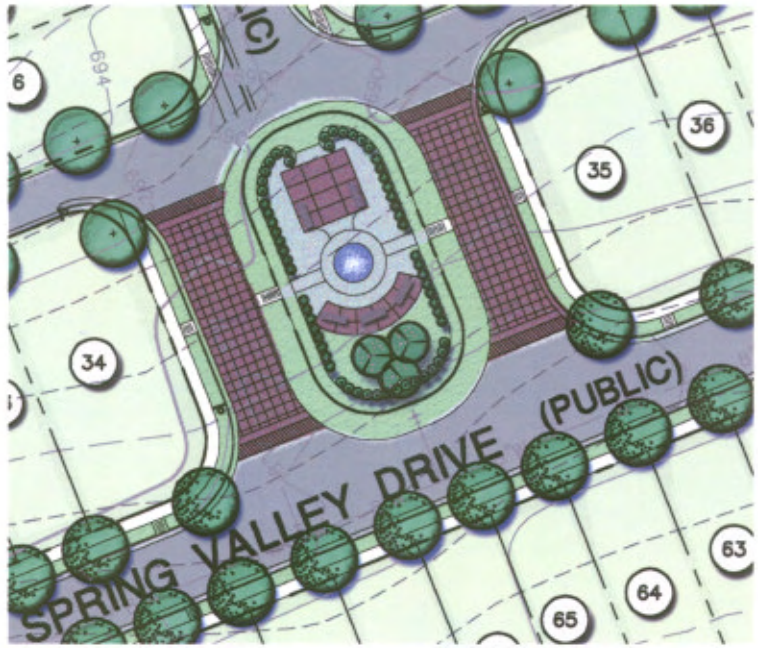
OPEN SPACE: The open space will include two parks for Cambridge Park residents to enjoy.

LANDSCAPE/BUFFER: Cambridge Park will incorporate a 15' or 20' landscape/buffer easement along the rear or sides of lots adjacent to neighboring lower density residential development. This landscape/buffer easement will be a supplement to the existing treelines which will remain. This buffer will include a mixture of evergreens, understory trees and shrubs. The make-up of the plantings will depend on the density of the existing treelines and will be coordinated with Metro Planning.



Formal Park

Formal Park



Architecture

Proposed Product

Since Cambridge Park will be constructed by a single builder (Parkside Homes, LLC), enforcement of design requirements is assured. Specific construction specifications are as follows:

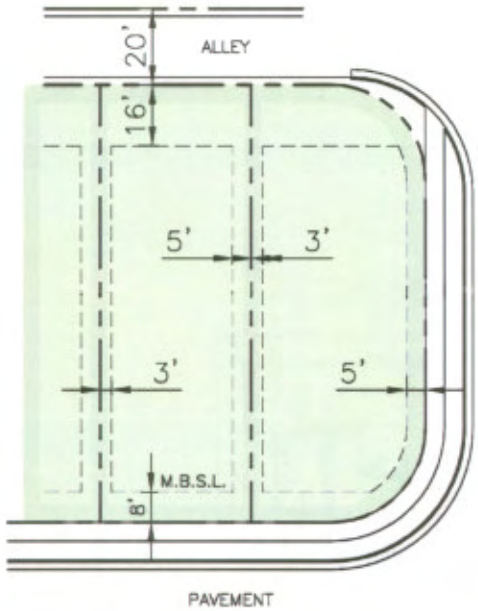
1. Exterior Siding: all homes will be constructed of a cementous product. Specifically, brick, faux stone, and cementous siding will be used as acceptable building products. NO vinyl siding will be used in Cambridge Park.

2. Roofing material: all homes will use "architectural" grade dimensioned shingles (25 year minimum warranty.

3. Plate Height: all ground floor plate heights shall consist of a minimum nine (9) feet.

4. Landscaping and irrigation: each home shall possess an electronically controlled irrigation system and evergreen hedge rows planted along the front property line in addition to the base plantings in the front of each home. Also, in addition to the front street trees planted in line with each side lot line, a street tree will also be planted in the rear yard along the side of the alley.

5. Special Note: Proposed building eaves, HVAC units and fire boxes will be extend into the Minimum Building Setbacks.

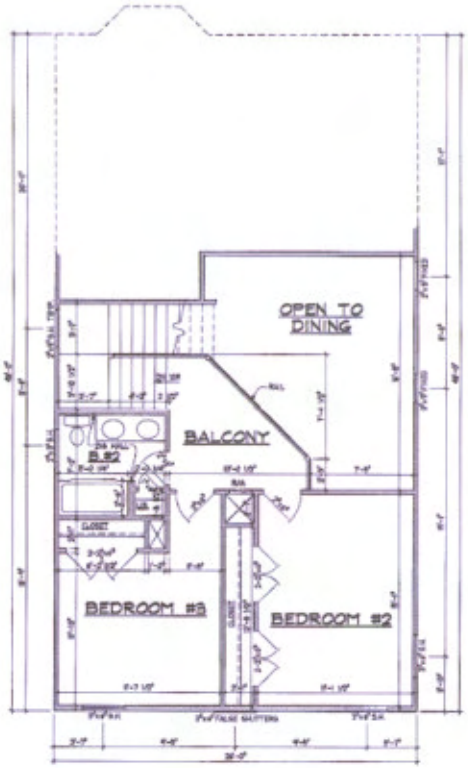


COTTAGE LOTS

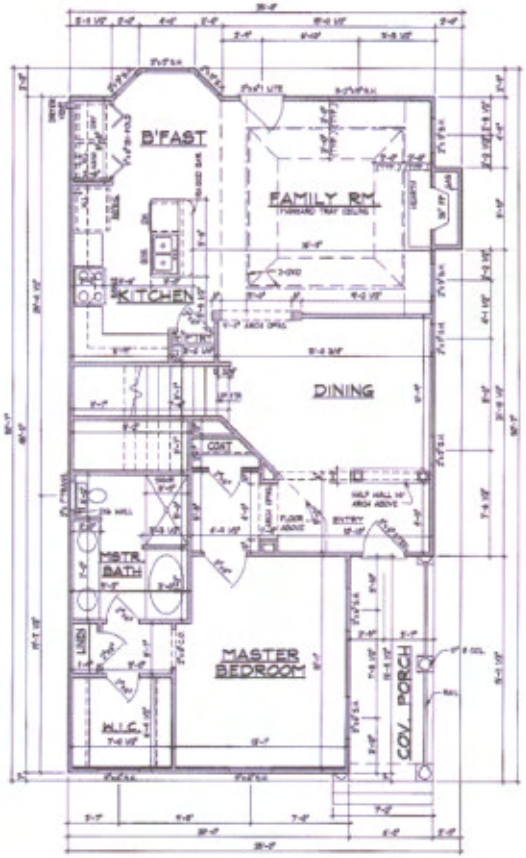
Limit single floor homes
to 30% max.

Cottage Homes

(Alley Accessed Product)



SECOND FLOOR PLAN



FIRST FLOOR PLAN

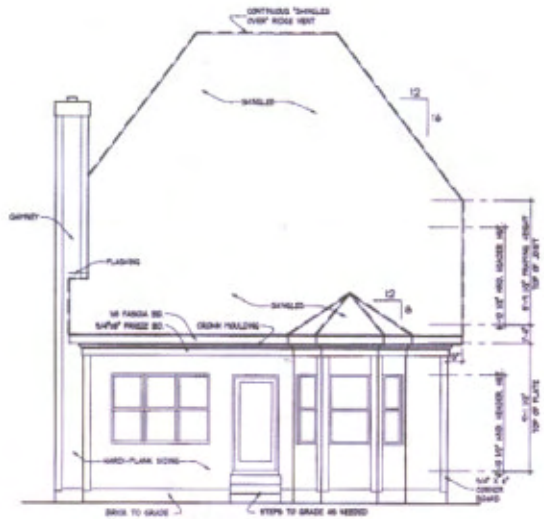
REVISIONS

Parkside HOMES

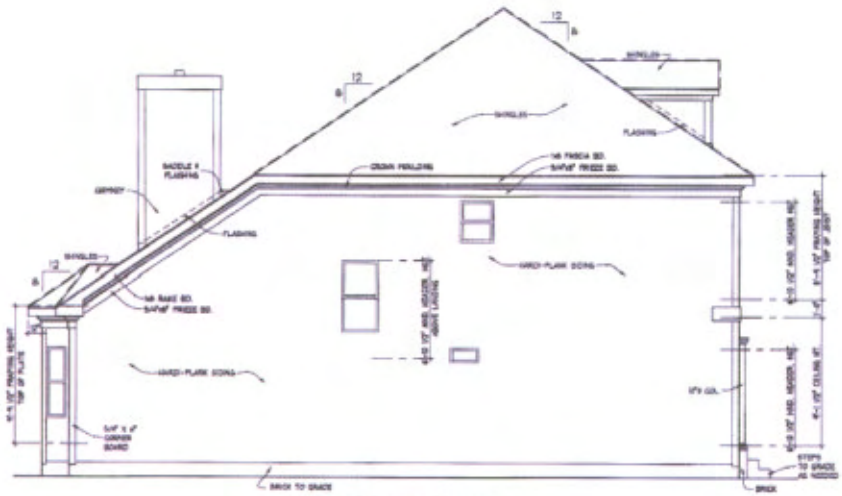
CLASSIC

2

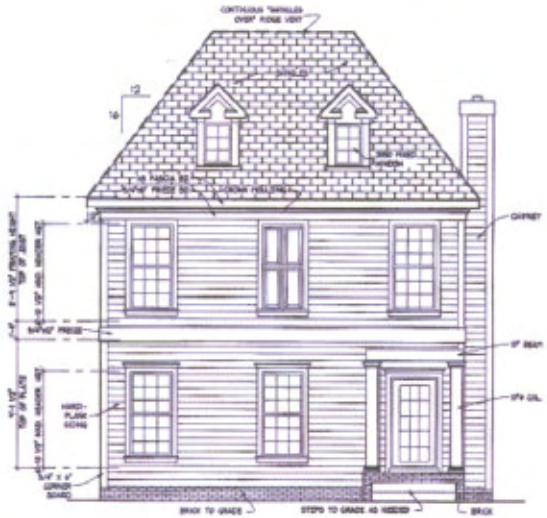
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



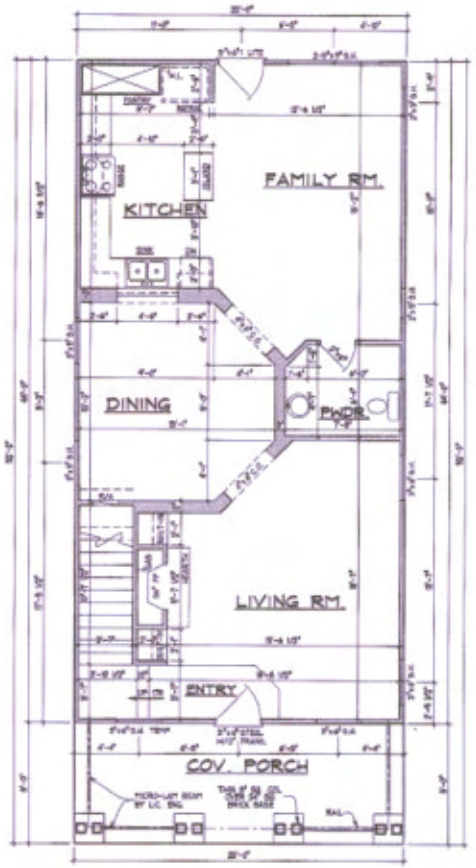
FRONT ELEVATION–CLASSIC

REVISIONS

Parkside HOMES

CLASSIC

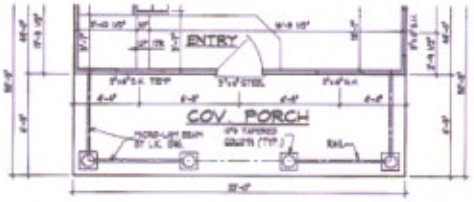
3



APPROX. AREA

LIVING AREA DN	480
LIVING AREA UP	407
TOTAL LIVING	887
PORCHES	174
TOTAL COVERED	2093

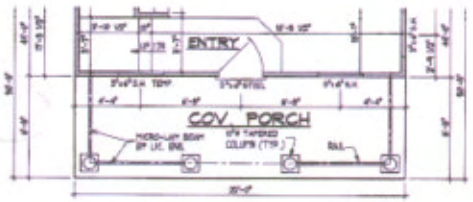
TRADITIONAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

LIVING AREA DN	480
LIVING AREA UP	407
TOTAL LIVING	887
PORCHES	147
TOTAL COVERED	2004
BALCONY	140
TOTAL AREA	2144

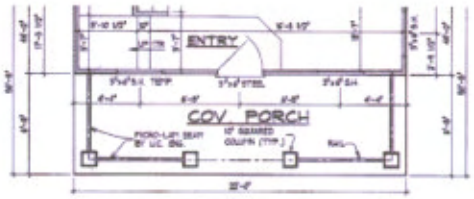
COLONIAL REVIVAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

LIVING AREA DN	480
LIVING AREA UP	407
TOTAL LIVING	887
PORCHES	147
TOTAL COVERED	2004

FEDERAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

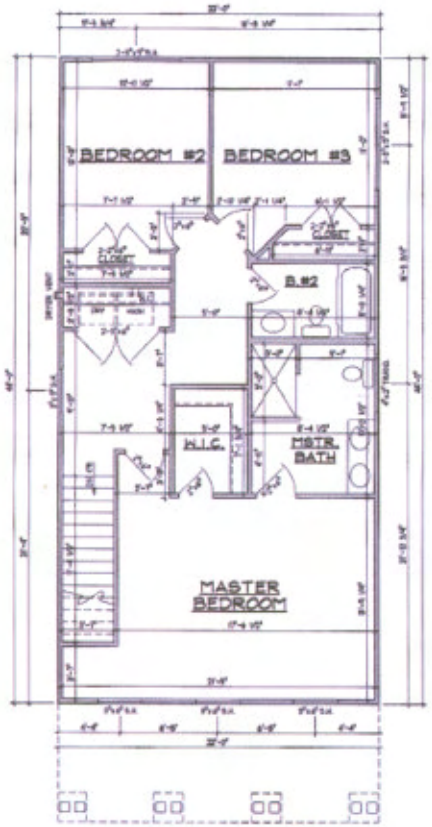
LIVING AREA DN	480
LIVING AREA UP	407
TOTAL LIVING	887
PORCHES	147
TOTAL COVERED	2004

QUEEN ANNE
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

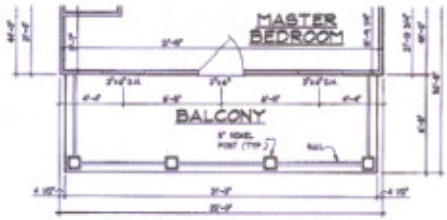
REVISIONS

Parkside HOMES

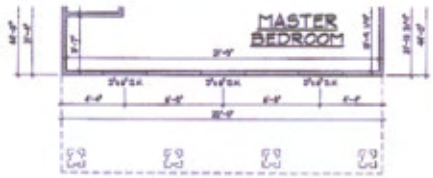
DATE 12.29.86
DRAWN P.M.J.
JOB NO. B
SHEET 2.1



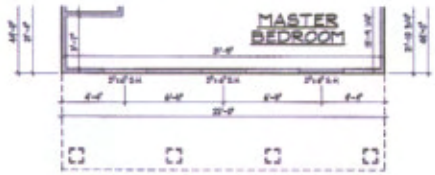
TRADITIONAL
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



COLONIAL REVIVAL
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FEDERAL
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

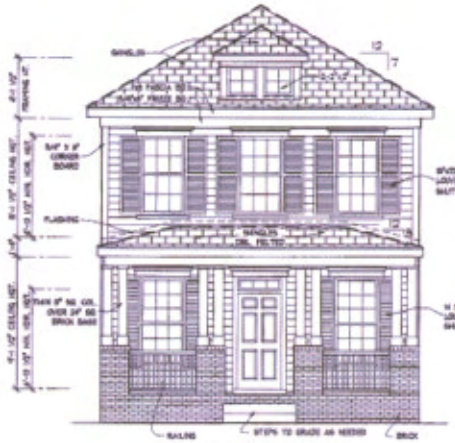


QUEEN ANNE
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

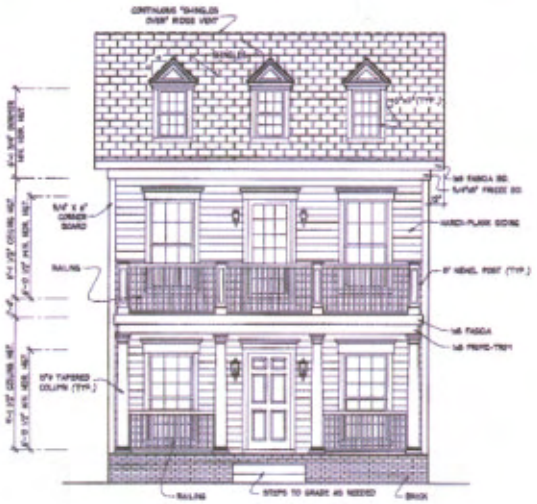
REVISIONS

Parkside HOMES

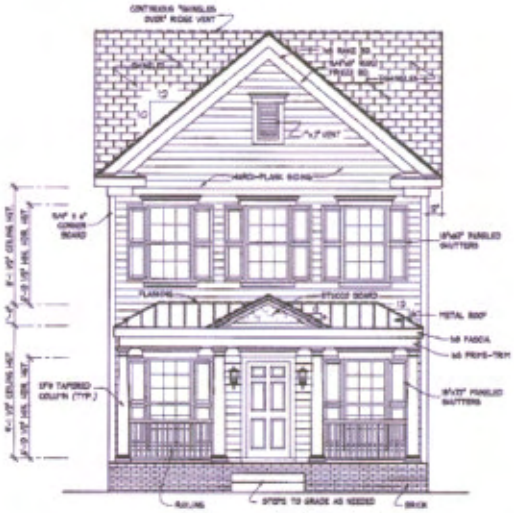
DATE 12.29.06
DRAWN P.M.J.
JOB NO. B
SHEET 2.2



TRADITIONAL
FRONT ELEVATION



COLONIAL REVIVAL
FRONT ELEVATION



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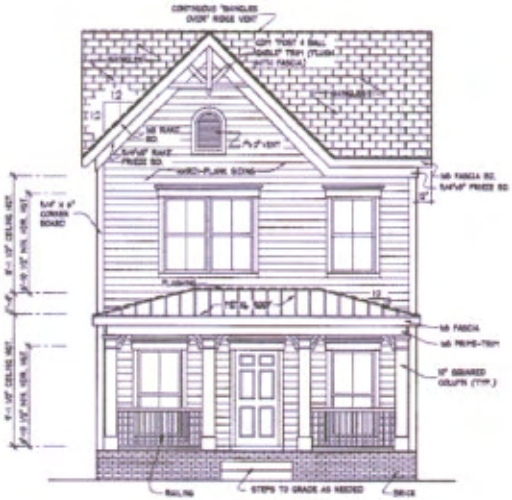
FRONT ELEVATION

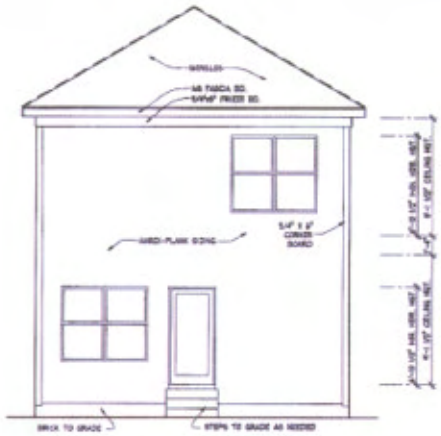


QUEEN ANNE
FRONT ELEVATION

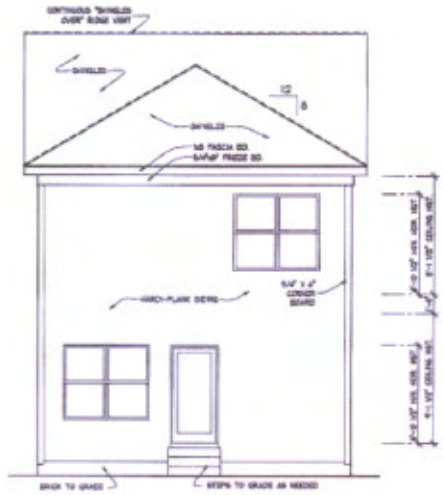
REVISIONS

Parkside HOMES

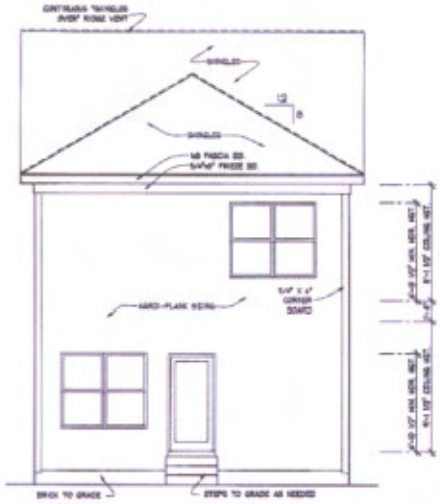
DATE 12.28.06
DRAWN P.M.J.
JOB NO. B
SHEET 3.1



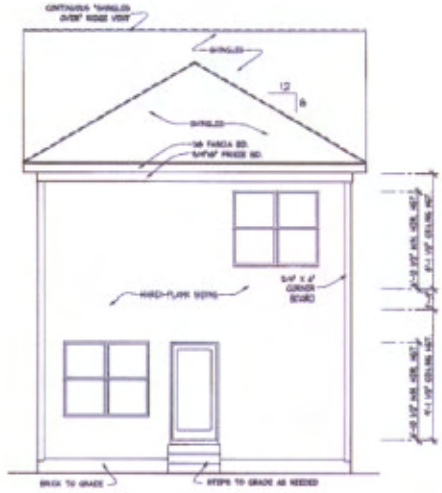
TRADITIONAL
REAR ELEVATION
SCALE: 1/8"=1'-0"



COLONIAL REVIVAL
REAR ELEVATION
SCALE: 1/8"=1'-0"



FEDERAL
REAR ELEVATION
SCALE: 1/8"=1'-0"



QUEEN ANNE
REAR ELEVATION
SCALE: 1/8"=1'-0"

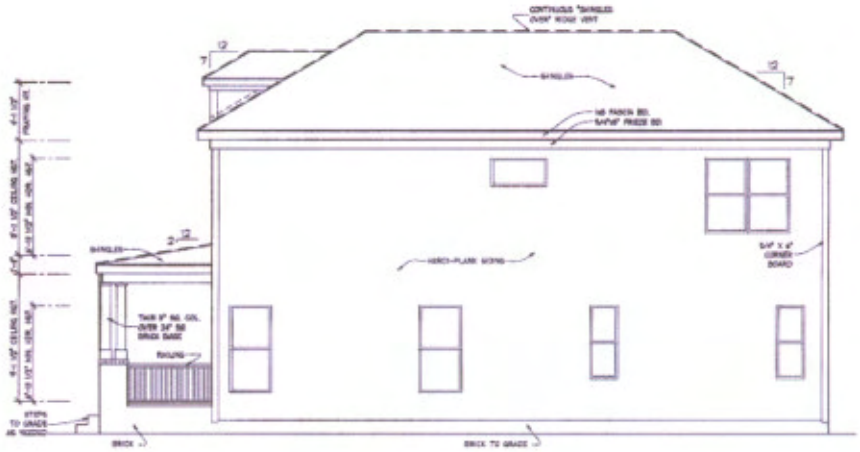
REVISIONS

Every attempt has been made to be responsible of the accuracy of the information shown on these Parkside Homes Plans, however, we are not liable for errors, contractor or client draft, verify all conditions, dimensions, details and specifications. The designer will not be liable for losses caused by other construction flaws.

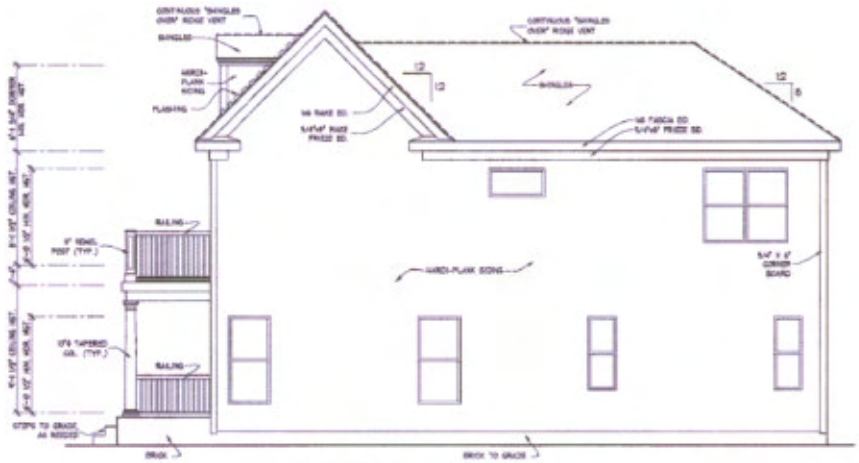
Parkside HOMES

It is the responsibility of the contractor to verify accuracy and compliance with all code requirements. Contractor is responsible for verifying all site conditions and take precautions over Parkside Homes Plans or other architect or engineers.

DATE 12-29-06
DRAWN P.M.J.
REV. NO. B
SHEET 3.2



TRADITIONAL
RIGHT SIDE ELEVATION

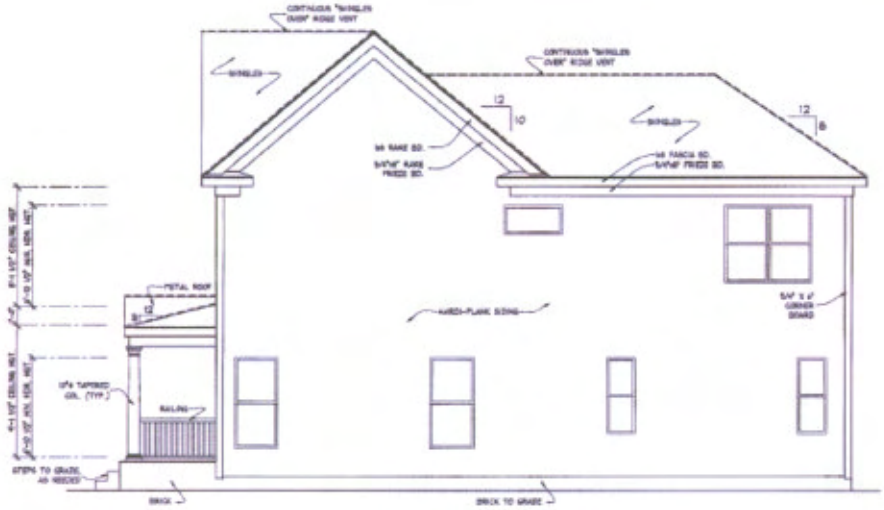


COLONIAL REVIVAL
RIGHT SIDE ELEVATION

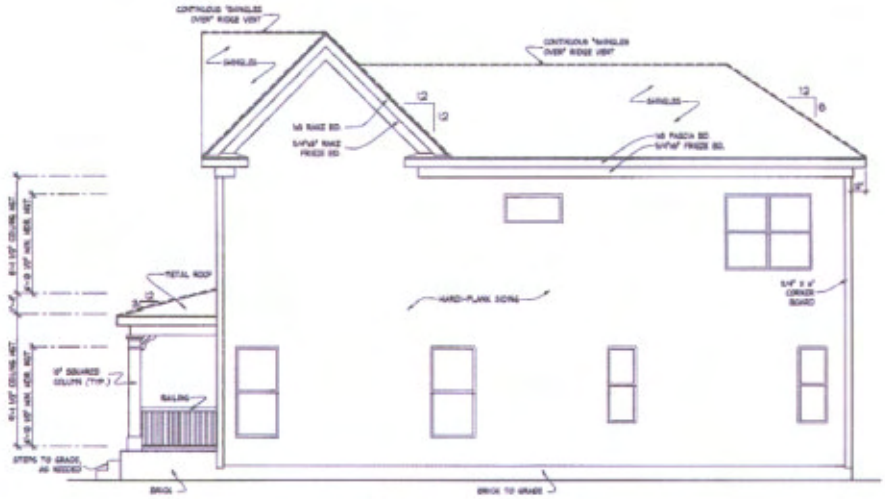
REVISIONS

Parkside HOMES

DATE 12.20.06
DRAWN P.M.J.
JOB NO. B
SHEET 4.1A



FEDERAL
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

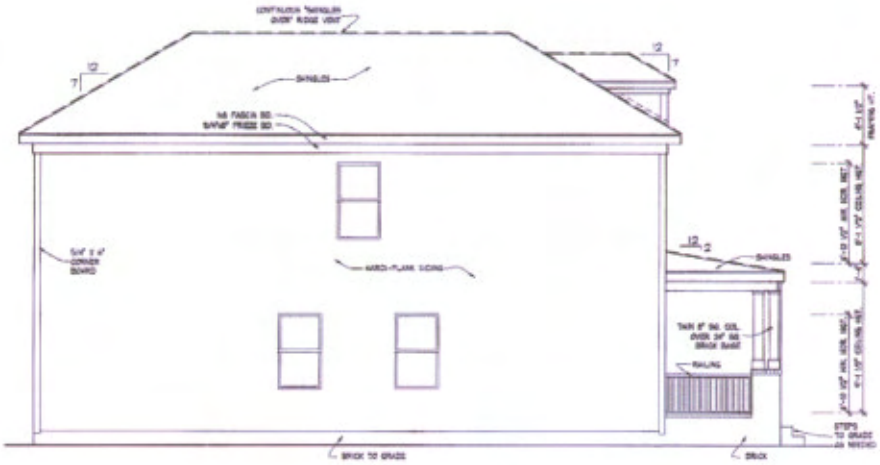


QUEEN ANNE
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

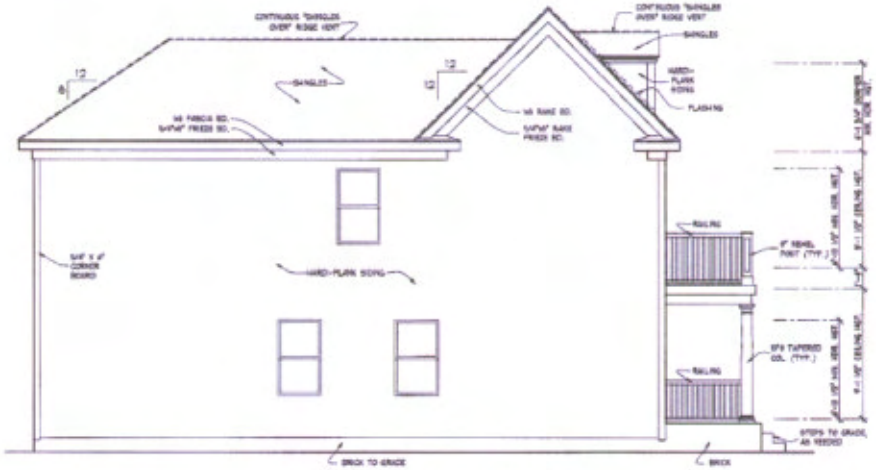
REVISIONS

Parkside HOMES

DATE 12.28.06
DRAWN P.M.J.
B
4.1B



TRADITIONAL
LEFT SIDE ELEVATION



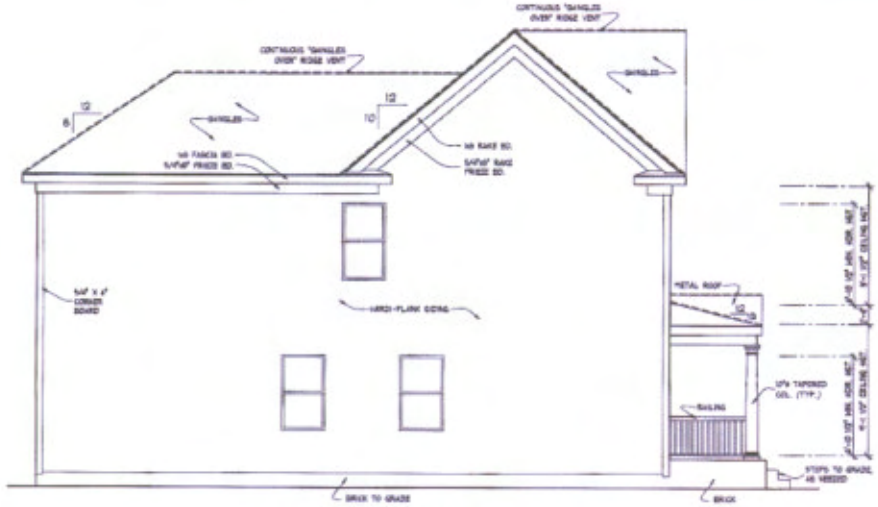
COLONIAL REVIVAL
LEFT SIDE ELEVATION

REVISIONS

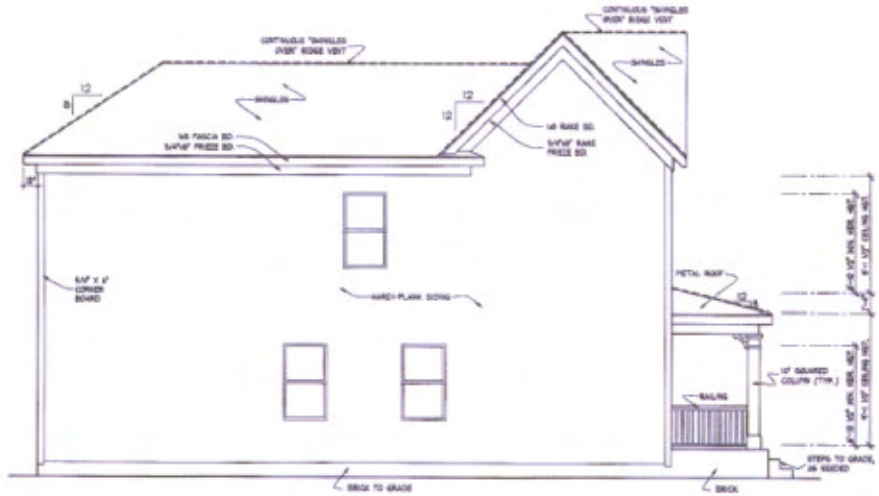
Parkside HOMES

B

4.2A



FEDERAL
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



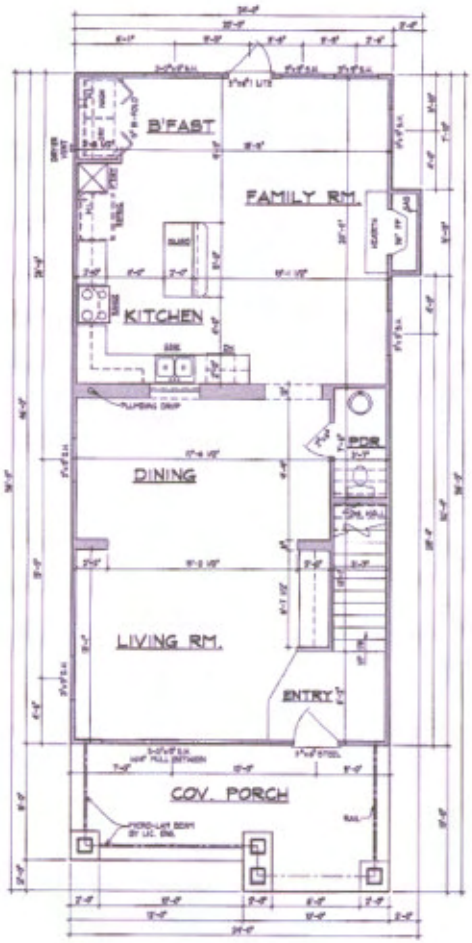
QUEEN ANNE
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

Parkside HOMES

B

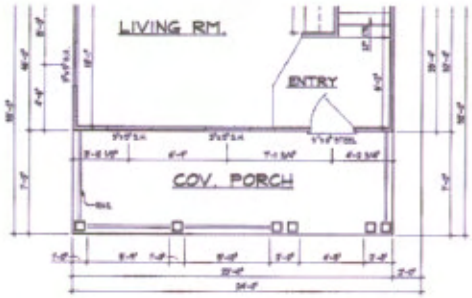
4.2B



APPROX. AREA

LIVING AREA DN	1885
LIVING AREA UP	1955
TOTAL LIVING	3840
PORCHES	194
TOTAL COVERED	3984

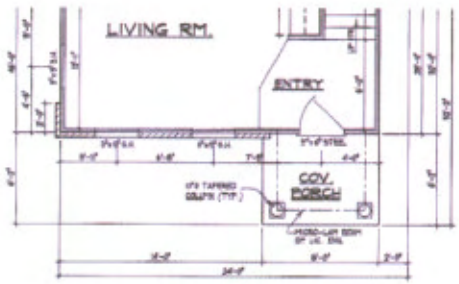
CRAFTSMAN
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

LIVING AREA DN	1885
LIVING AREA UP	1955
TOTAL LIVING	3840
PORCHES	194
TOTAL COVERED	3944

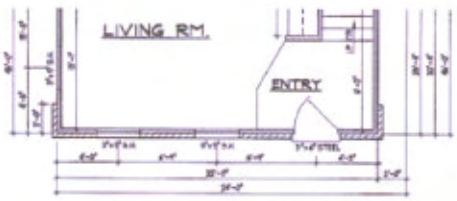
ARTS & CRAFTS
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

LIVING AREA DN	1885
LIVING AREA UP	1955
TOTAL LIVING	3840
PORCHES	194
TOTAL COVERED	3984

FEDERAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROX. AREA

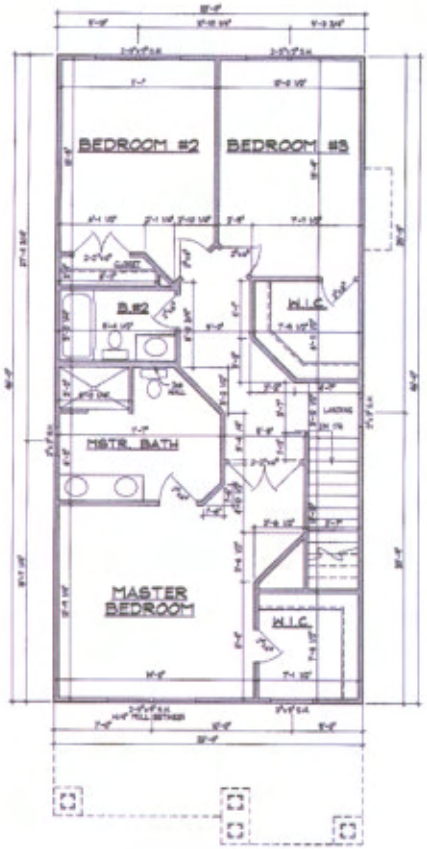
LIVING AREA DN	1885
LIVING AREA UP	1955
TOTAL LIVING	3840
PORCHES	-
TOTAL COVERED	3840

TUSCAN
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

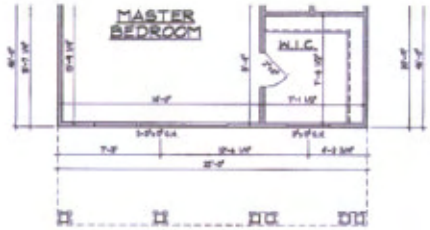
REVISIONS

Parkside HOMES

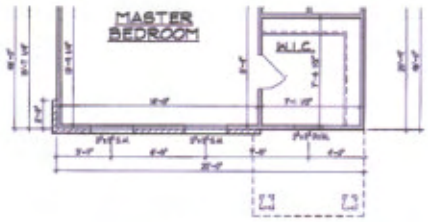
DATE 12.29.04
DRAWN F.M.J.
JOB NO. A
SHEET 2.1



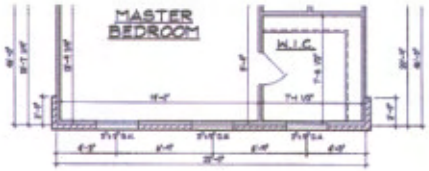
CRAFTSMAN
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



ARTS & CRAFTS
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FEDERAL
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

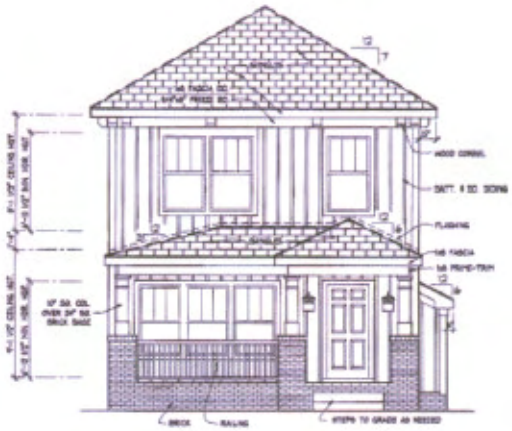


TUSCAN
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

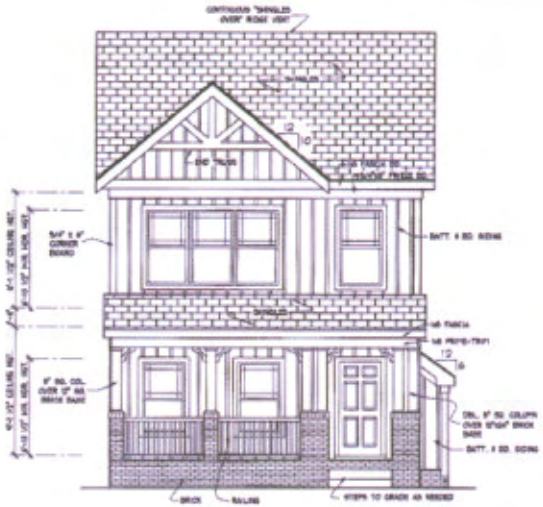
REVISIONS

Parkside HOMES

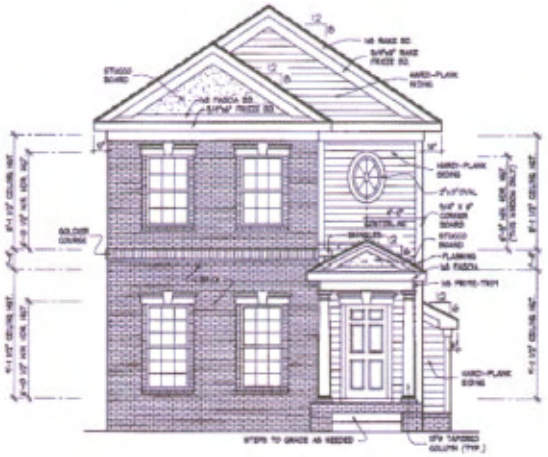
DATE 12.29.06
DRAWN P.M.L.
JOB NO. A
SHEET 2.2



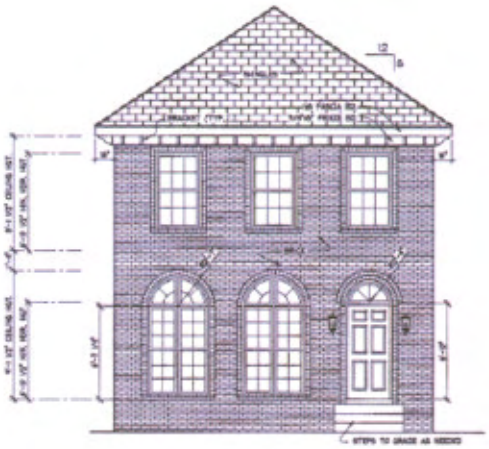
CRAFTSMAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"



ARTS & CRAFTS
FRONT ELEVATION
SCALE: 1/8"=1'-0"



FEDERAL
FRONT ELEVATION
SCALE: 1/8"=1'-0"

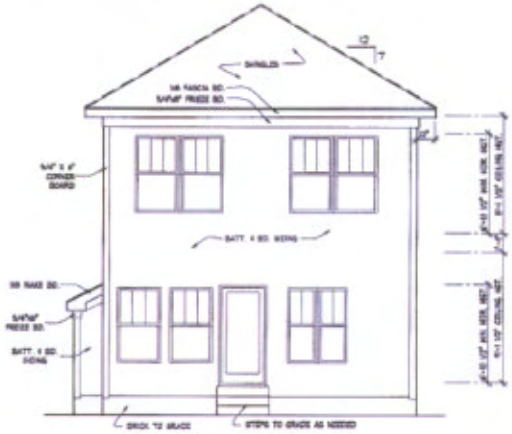


TUSCAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

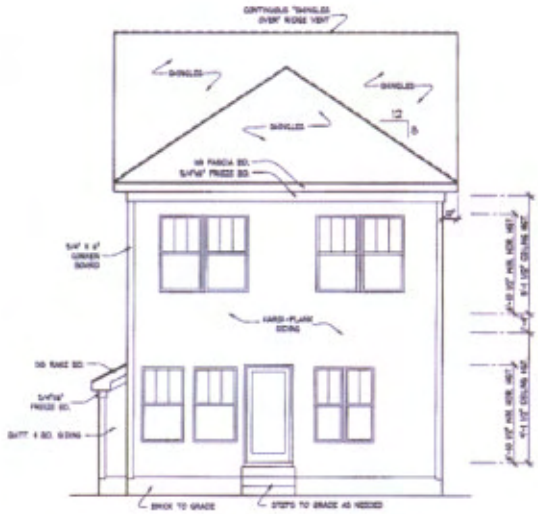
REVISIONS

Parkside HOMES

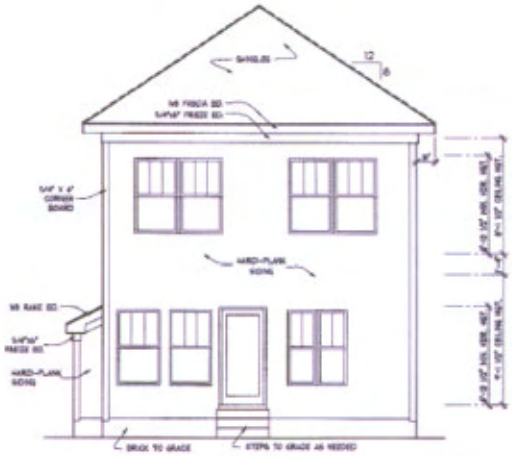
DATE 12.29.06
DRAWN P.M.J.
JOB NO. A
SHEET 3.1



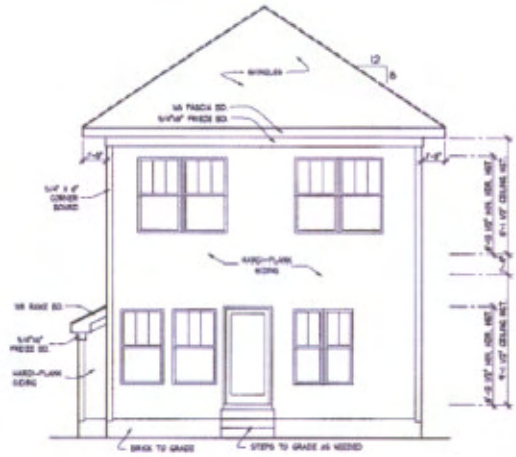
CRAFTSMAN
REAR ELEVATION



ARTS & CRAFTS
REAR ELEVATION



FEDERAL
REAR ELEVATION
SCALE: 1/8"=1'-0"



TUSCAN
REAR ELEVATION
SCALE: 1/8"=1'-0"

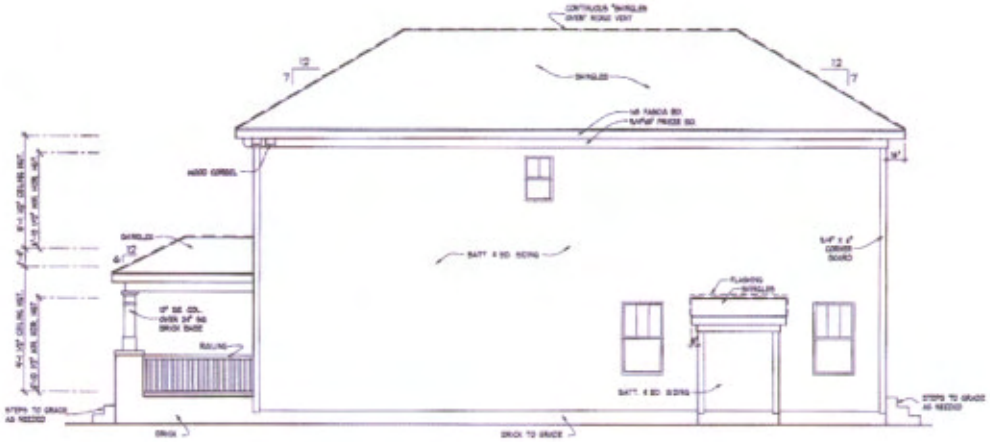
REVISIONS

Every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes. Allstar Custom Homes assumes no responsibility for any errors, omissions or mistakes found in the plan or detail prepared by other professionals. Please check details and specifications. The designer will not be liable for human error after contractor begins.

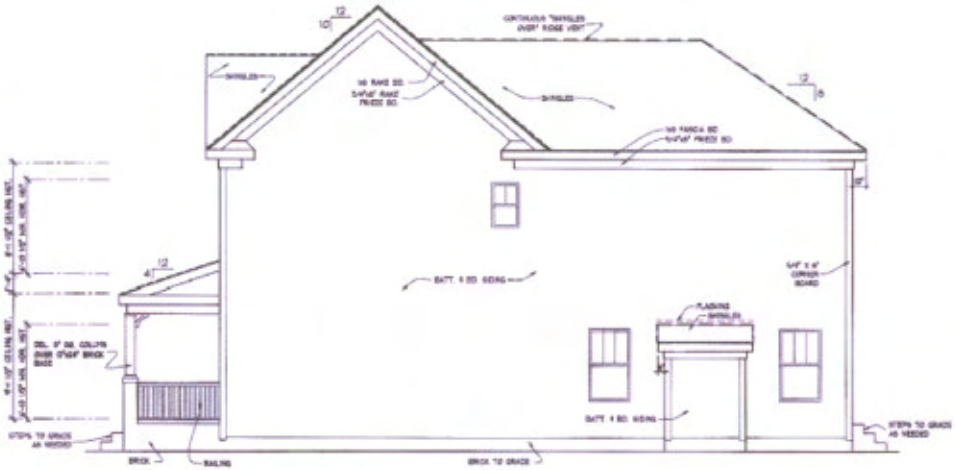
Parkside HOMES

It is the responsibility of the contractor to verify existing and compliance with all code agencies prior to construction, and this responsibility does not extend to the designer. Any questions should be referred to Allstar Custom Home Planner or other assigned or engineer.

DATE 12.20.06
DRAWN P.M.L.
SCALE A
SHEET 3.2



CRAFTSMAN
RIGHT SIDE ELEVATION

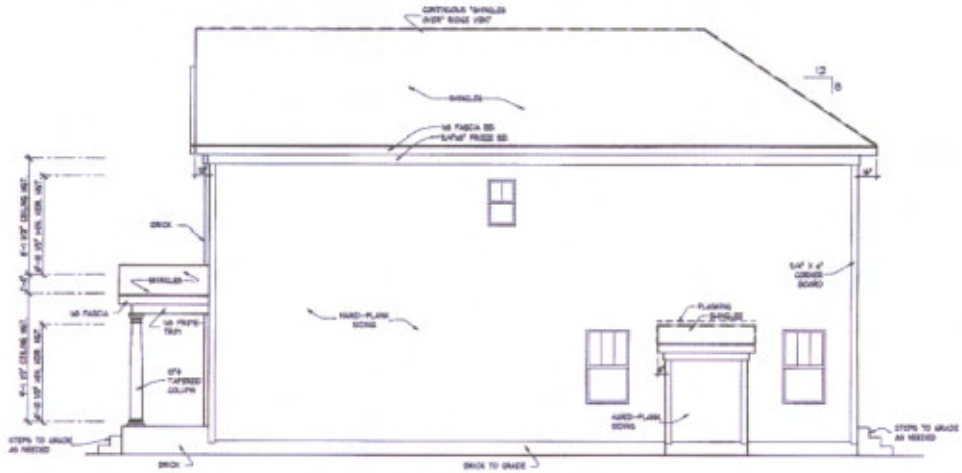


ARTS & CRAFTS
RIGHT SIDE ELEVATION

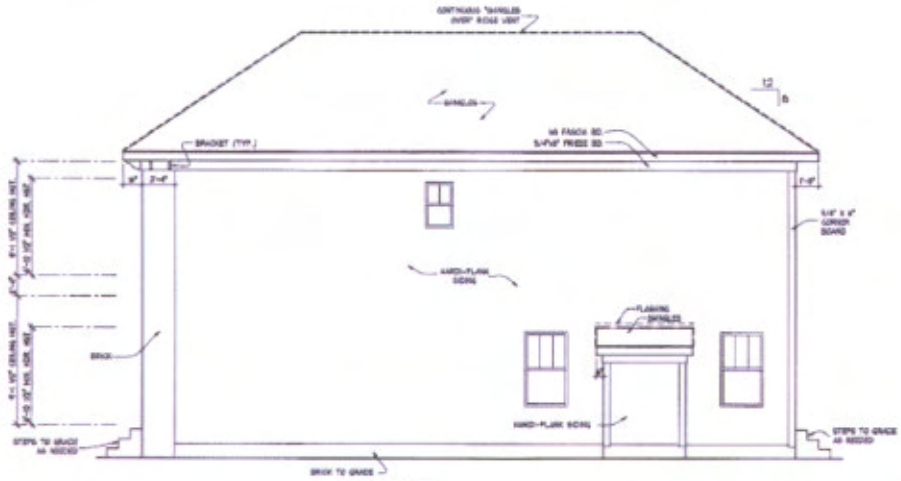
REVISIONS

Parkside HOMES

4.1A



FEDERAL
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

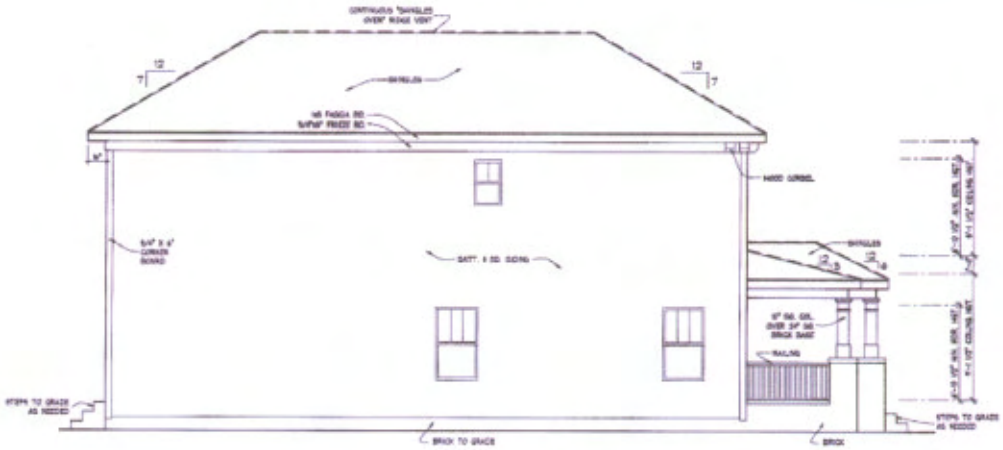


TUSCAN
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

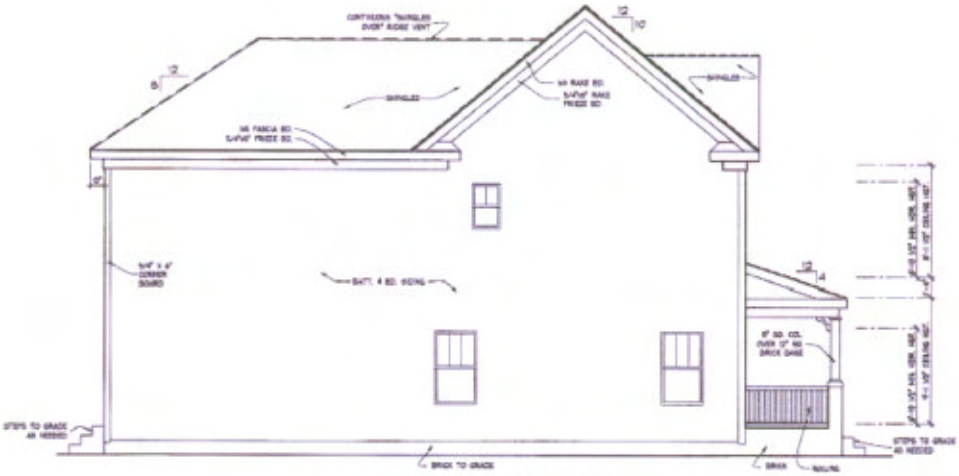
REVISIONS

Parkside HOMES

DATE 12.29.06
DRAWN P.M.J.
JOB NO. A
SHEET 4.1B



CRAFTSMAN
LEFT SIDE ELEVATION



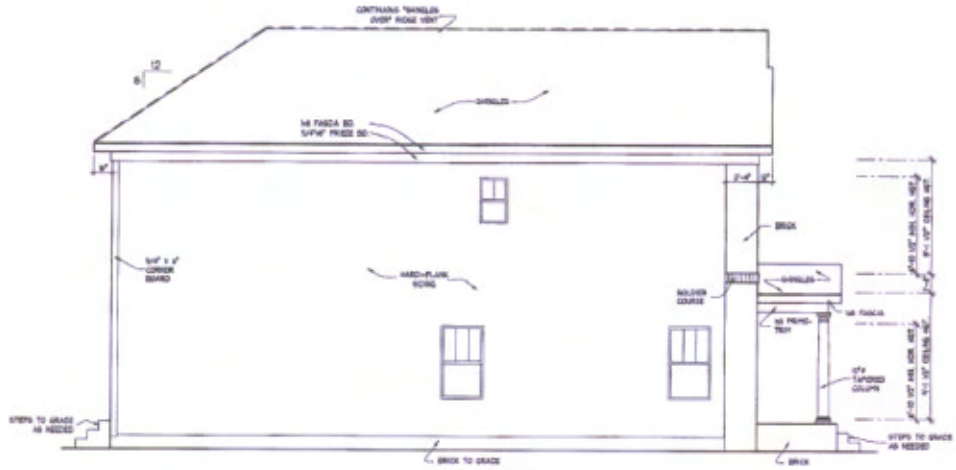
ARTS & CRAFTS
LEFT SIDE ELEVATION

REVISIONS

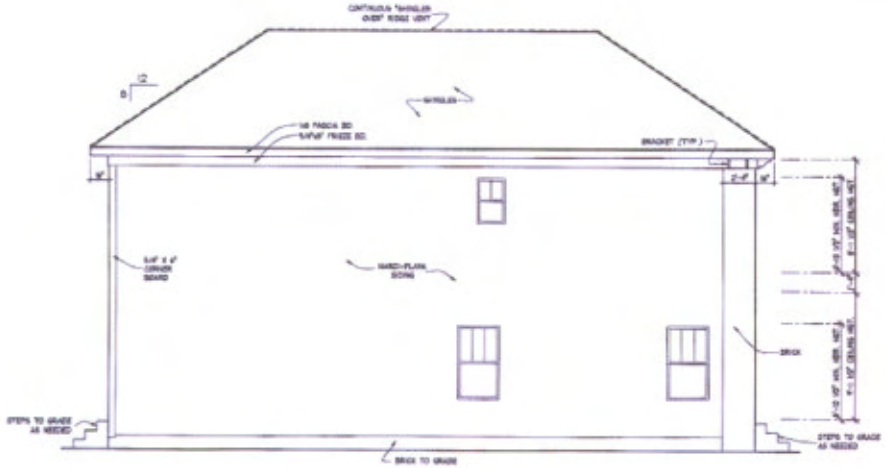
Parkside HOMES

A

4.2A



FEDERAL
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

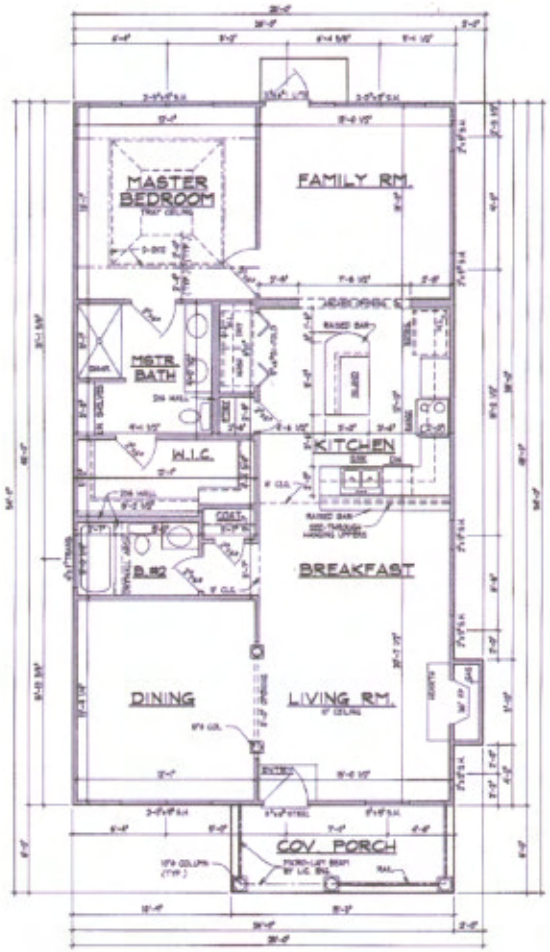


TUSCAN
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

Parkside HOMES

DATE 12.29.06
DRAWN P.M.J.
JOB NO. A
SHEET 4.2B



FIRST FLOOR PLAN

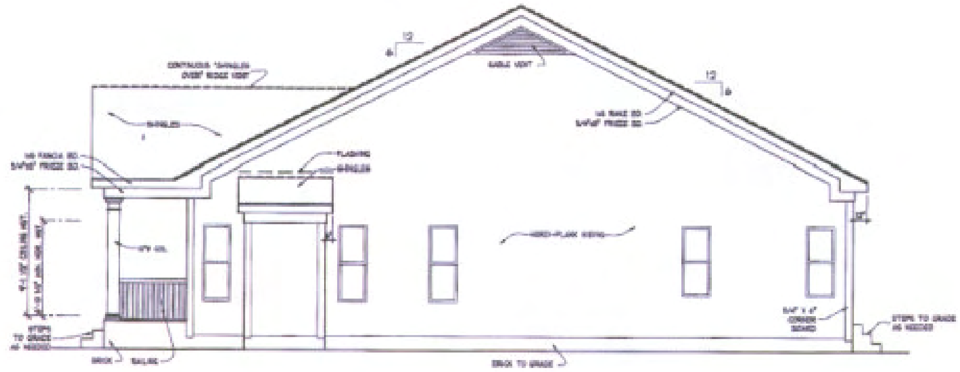
APPROX. AREA

LIVING AREA DN	1260
LIVING AREA UP	-
TOTAL LIVING	1260
PORCHES	92
TOTAL COVERED	1352

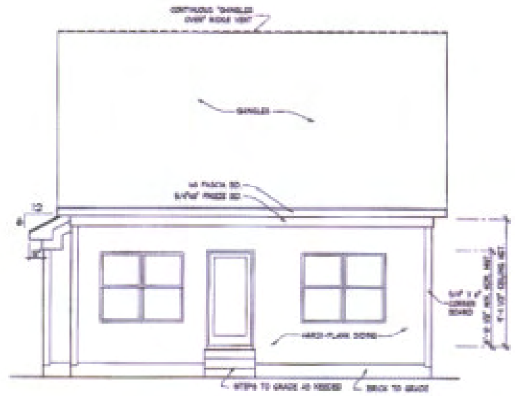
REVISIONS

ALL-STAR CUSTOM HOME PLANS INC.

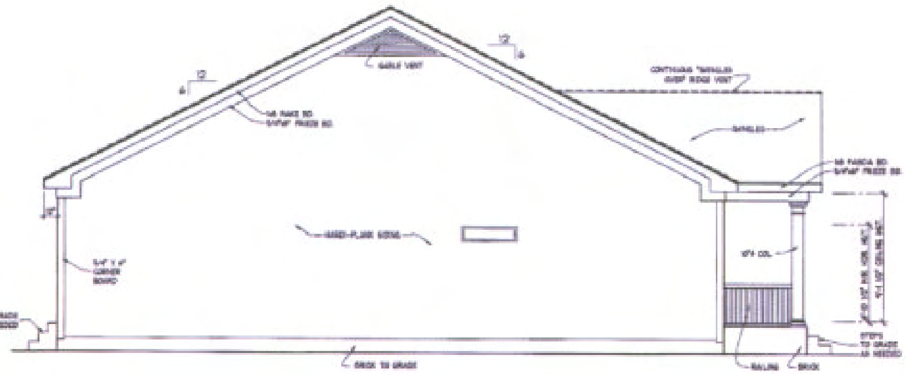
DATE 12-20-99
DRAWN J.B.
JOB NO. C
FEDERAL
SHEET 2



RIGHT SIDE ELEVATION
1/8"=1'-0"



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



LEFT SIDE ELEVATION
1/8"=1'-0"

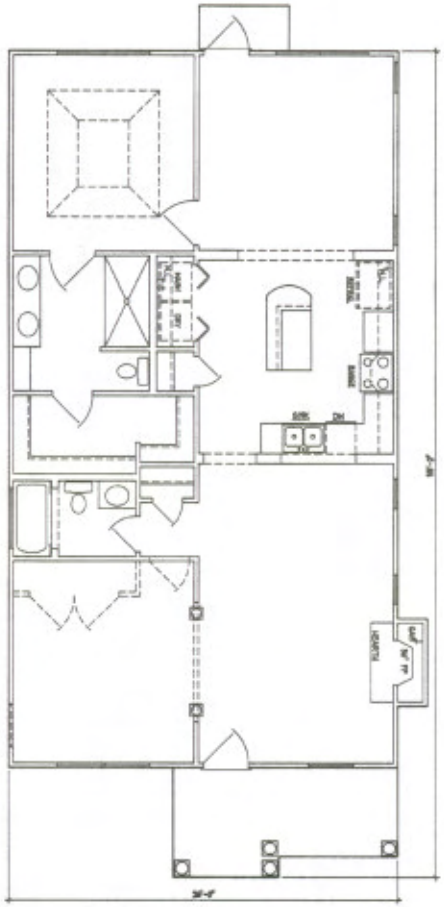
FRONT ELEVATION—FEDERAL
1/8"=1'-0"

REVISIONS

ALL STAR CUSTOM HOME PLANS LLC

FEDERAL

3



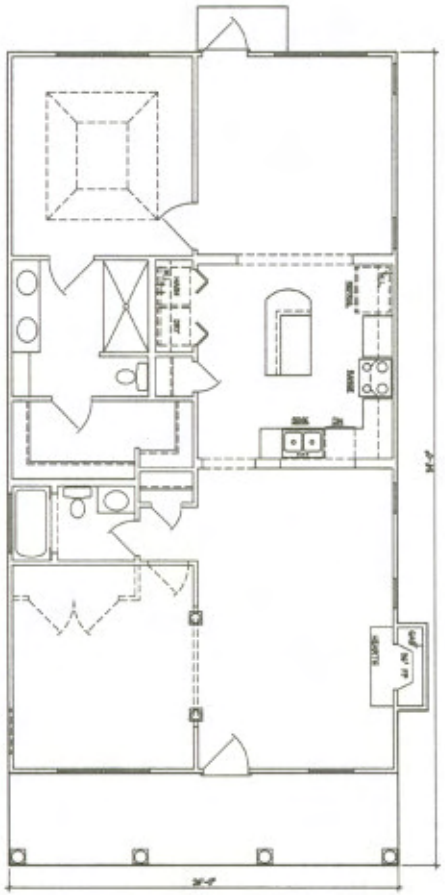
FLOOR PLAN "C" – CLASSIC
1/8"=1'-0"

FRONT ELEVATION "C" – CLASSIC
1/4"=1'-0"

REVISIONS

Parkside HOMES

DATE 12/8/05
DRAWN P.R.P.
JOB NO.
SHEET



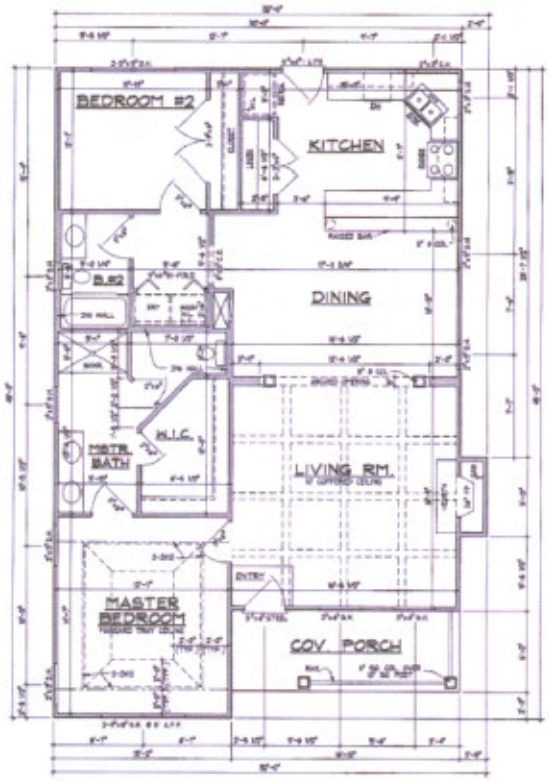
FLOOR PLANS "C" – COLONIAL REVIVAL
1/8"=1'-0"

FRONT ELEVATION "C" – COLONIAL REVIVAL
1/4"=1'-0"

REVISIONS

Parkside HOMES

DATE 11/8/05
DRAWN P.R.F.
JOB NO.
SHEET



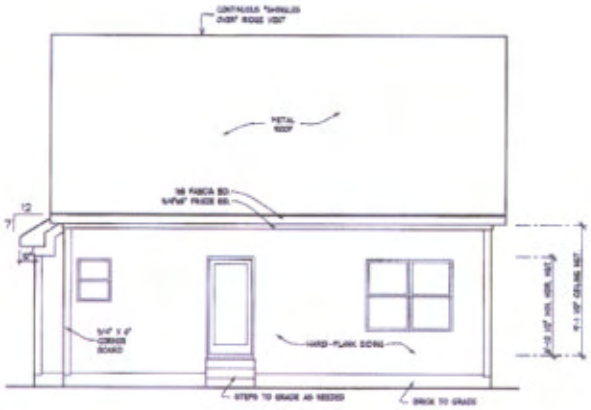
FIRST FLOOR PLAN

REVISIONS

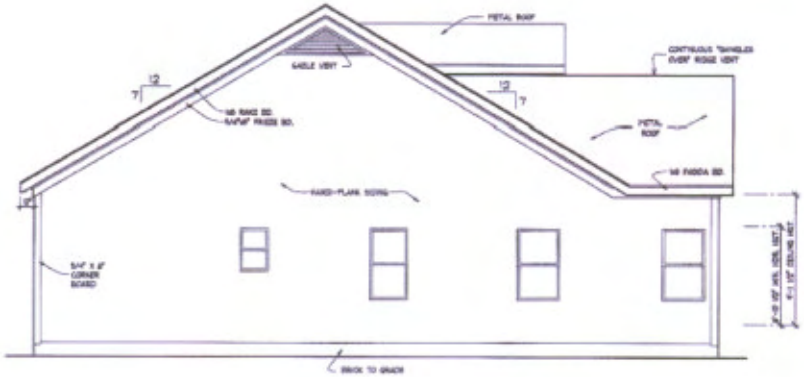
Parkside HOMES

TRADITIONAL

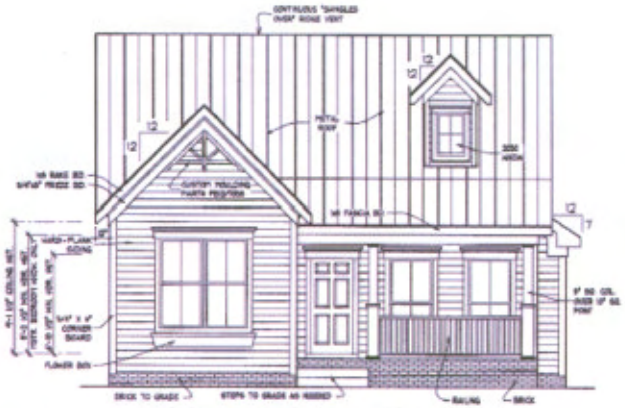
2



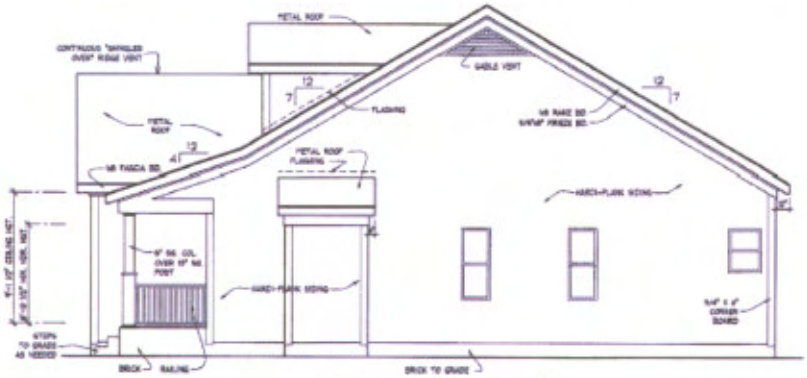
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION – TRADITIONAL

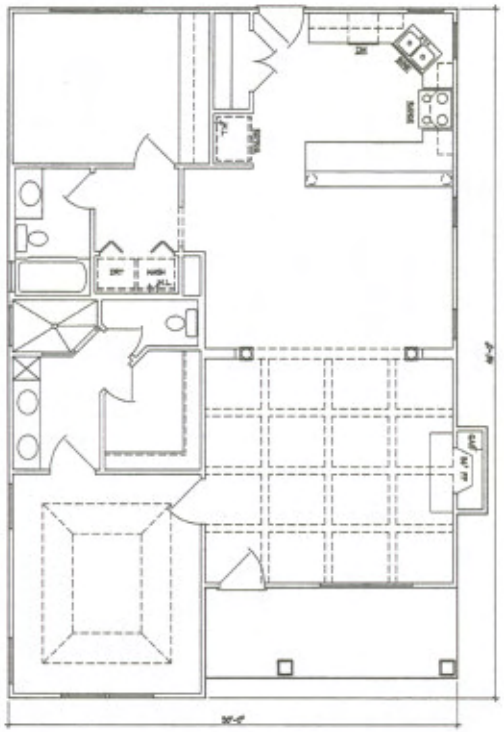


RIGHT SIDE ELEVATION

REVISIONS

Parkside HOMES

DATE 12-28-06
DRAWN J.B.
FORM NO. D
TRADITIONAL
SHEET 3



FLOOR PLAN "D" – CLASSIC
1/8"=1'-0"

FRONT ELEVATION "D" – CLASSIC
1/4"=1'-0"

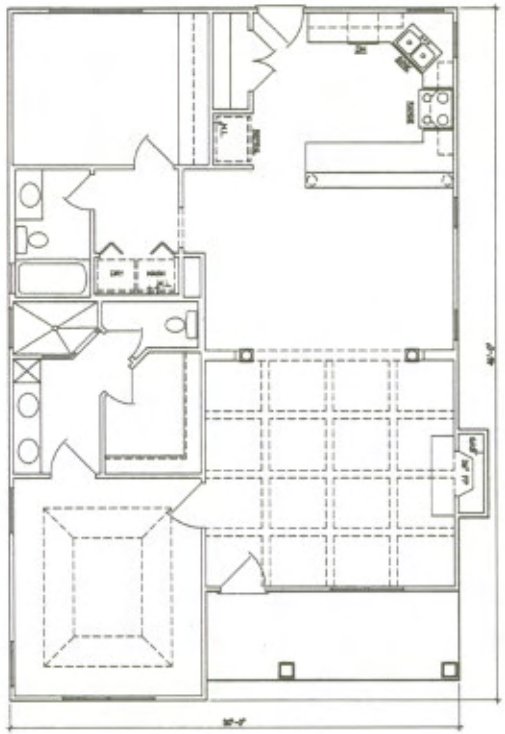
REVISIONS

Every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes. Albine Custom Home Plans can not guarantee against human error. The contractor or client shall verify all conditions, dimensions, details and specifications. The designer will not be liable for human error after construction begins.

Parkside HOMES

It is the responsibility of the contractor to verify accuracy and compliance with all code agencies prior to construction, and finish requirements must take precedence over those shown. If any omissions please contact Albine Custom Home Plans or other architect or engineer.

DATE 12/8/98
DRAWN P.R.P.
JOB NO.
SHEET



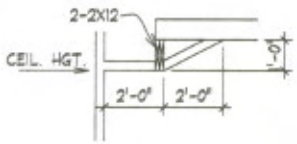
FLOOR PLAN "D" – FEDERAL
1/8"=1'-0"

FRONT ELEVATION "D" – FEDERAL
1/4"=1'-0"

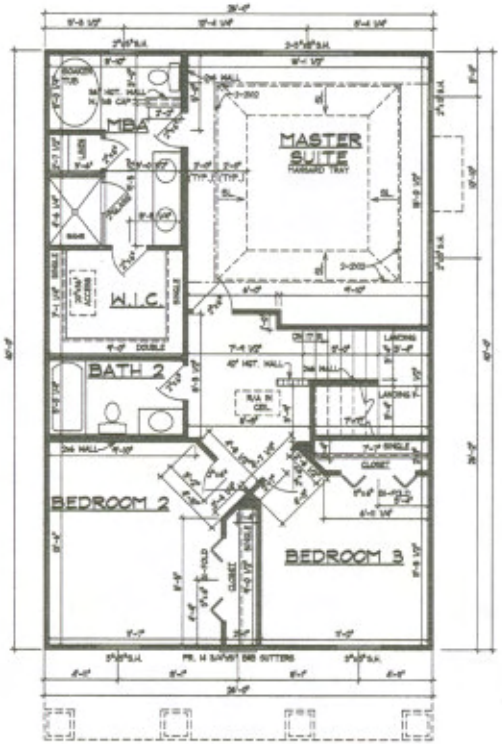
REVISIONS

Parkside HOMES

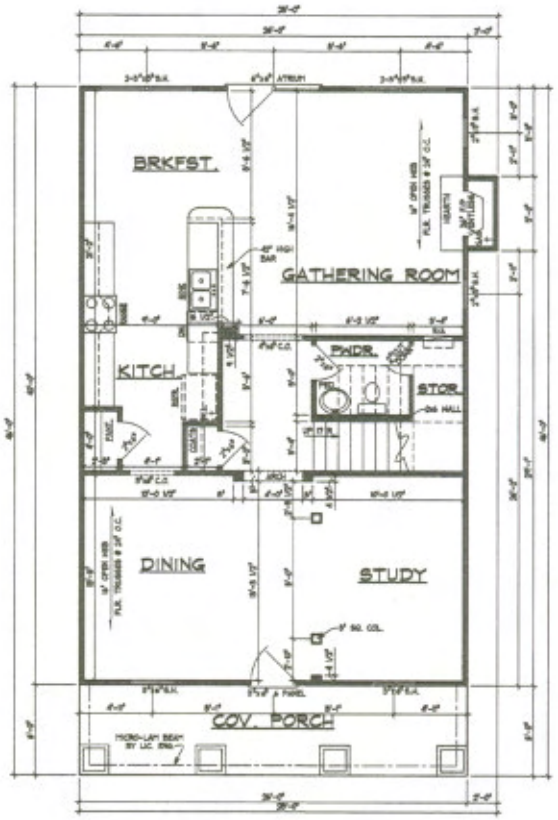
DATE
DRAWN
P.S.P.
JOB NO.
SHEET



TRAY CEILING DETAIL
1/4"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"



GENERAL NOTES:
1. ALL WALLS 5/8" INTERIOR, 5/8" EXTERIOR UNLESS OTHERWISE NOTED.
2. ALLOW 4" BRICK VENEER.
3. 9'-0" CEILINGS
4. ADD HANDRAIL TO INTERIOR STEPS OF 2 OR MORE RISERS AS PER CODE
5. FRAMING DIMENSION ARE FROM STUD TO STUD AND DO NOT INCLUDE DRYWALL OR TRIM UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE 6 PANEL SMOOTH MASONITE U.O.N.

APPROX. AREA

LIVING AREA DN	1040
LIVING AREA UP	982
TOTAL LIVING	2022
PORCHES	175
TOTAL COVERED	2197

CRAFTSMAN

FIRST FLOOR PLAN
1/8"=1'-0"

REVISIONS

Parkside HOMES

DATE
DRAWN P.J.L.P.
JOB NO.
SHEET 2

FRONT ELEVATION – CRAFTSMAN

1/4"=1'-0"

REVISIONS

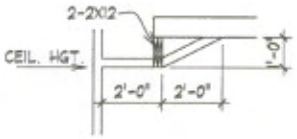
Parkside HOMES

DATE

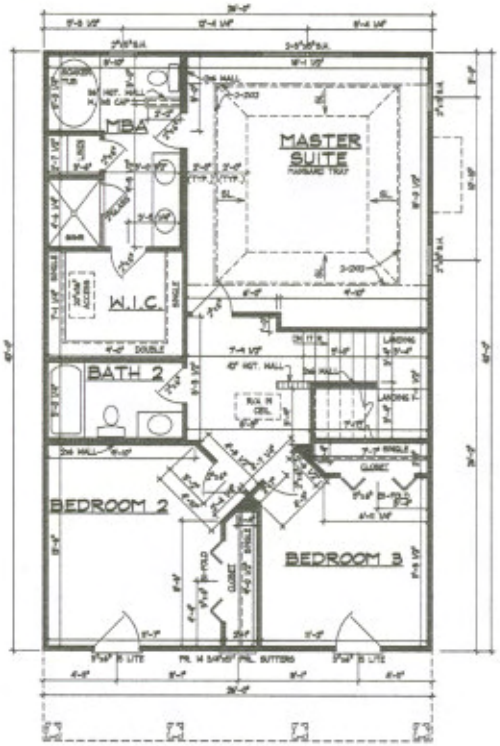
DRAWN P.R.P.

JOB NO.

SHEET 2

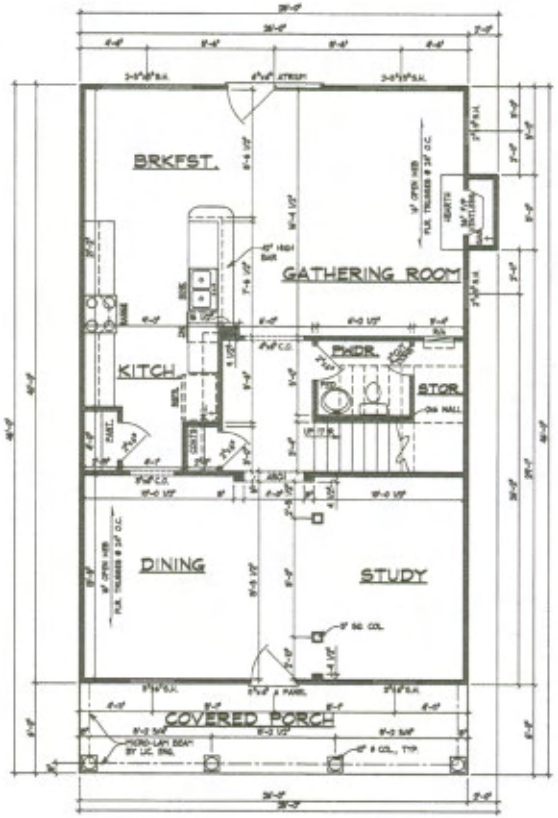


TRAY CEILING DETAIL
1/4"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"

FEDERAL



GENERAL NOTES:
1. ALL WALLS 5½" INTERIOR, 5½" EXTERIOR UNLESS OTHERWISE NOTED.
2. ALLOW 4" BRICK VENEER.
3. 9'-0" CEILINGS.
4. ADD MINERAL TO EXTERIOR STEPS OF 2 OR MORE RISERS AS PER CODE.
5. FRAMING DIMENSION ARE FROM STUD TO STUD AND DO NOT INCLUDE DRYWALL OR TRIM UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE 6 PANEL SMOOTH MASONITE U.O.N.

APPROX. AREA

LIVING AREA DN	1040
LIVING AREA UP	982
TOTAL LIVING	2022
PORCHES	175
TOTAL COVERED	2197

SECOND FLOOR PLAN
1/8"=1'-0"

FIRST FLOOR PLAN
1/8"=1'-0"

REVISIONS

Every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes. Allen Custom Home Plans can not guarantee against human error. The client and/or contractor is responsible for checking details and specifications. The designer will not be liable for losses incur after construction begins.

Parkside HOMES

It is the responsibility of the contractor to verify accuracy and compliance with all code agencies prior to construction, and that construction meets plan provisions. Allen Custom Home Plans is not responsible for any deviations from the plans or other unlisted or implied.

DATE
DRAWN P.J.P.
JOB NO.
SHEET 2

FRONT ELEVATION – FEDERAL
1/4"=1'-0"

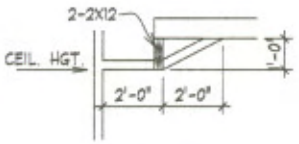
REVISIONS

Every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes. Allstar Custom Home Plans can not guarantee against human error. The contractor or client shall verify all conditions, dimensions, details and specifications. The designer will not be liable for human error after construction begins.

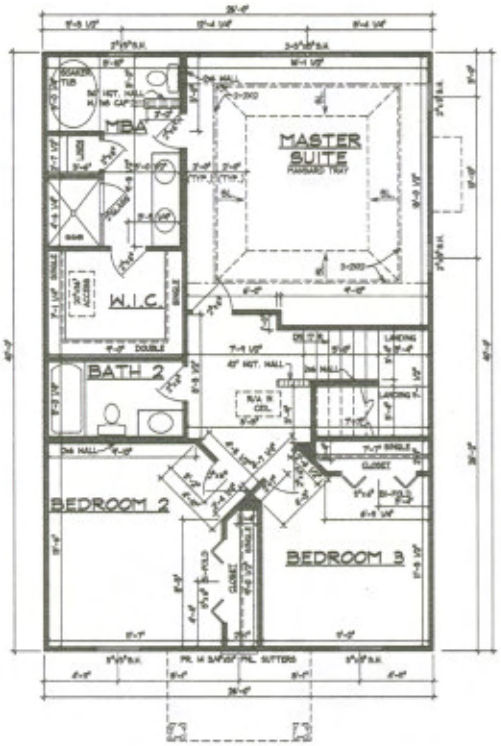
Parkside HOMES

It is the responsibility of the contractor to verify accuracy and compliance with all code agencies prior to construction, and their requirements must take precedence over these shows. If any concerns please contact Allstar Custom Home Plans or other architect or engineer.

DATE
DRAWN P.R.P.
JOB NO.
SHEET 2

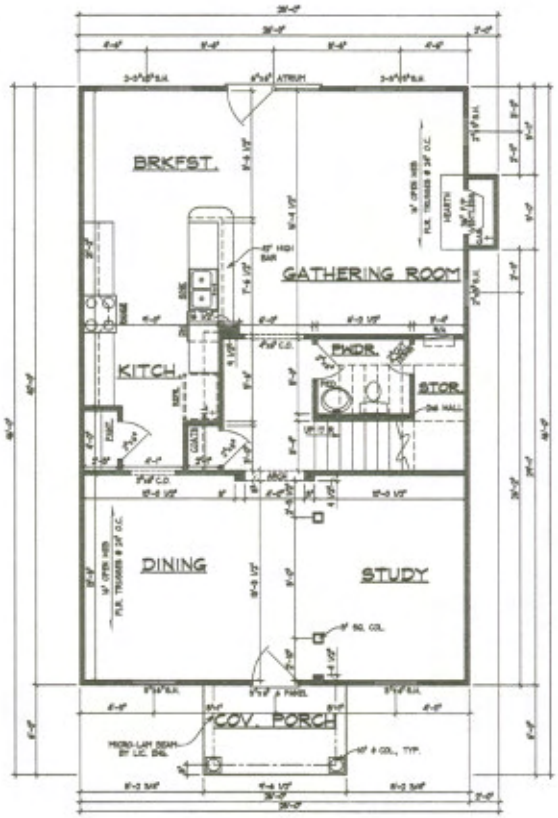


TRAY CEILING DETAIL
1/4"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"

CLASSIC



GENERAL NOTES:
1. ALL WALLS 5½" INTERIOR, 6½" EXTERIOR UNLESS OTHERWISE NOTED.
2. ALLOW 4" BRICK VENEER.
3. 4"x4" CELUNA
4. ADD HANDRAIL TO EXTERIOR STEPS OF 3 OR MORE RISERS AS PER CODE
5. FRAMING DIMENSION ARE FROM STUD TO STUD AND DO NOT INCLUDE DRYWALL OR TRIM UNLESS OTHERWISE NOTED
6. ALL INTERIOR DOORS TO BE 6 PANEL SMOOTH FIBERONITE U.O.N.

APPROX. AREA

LIVING AREA DN	1042
LIVING AREA UP	980
TOTAL LIVING	2022
PORCHES	175
TOTAL COVERED	2197

FIRST FLOOR PLAN
1/8"=1'-0"

REVISIONS

Parkside HOMES

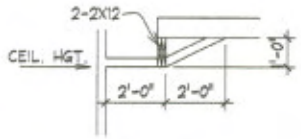
DATE
DRAWN P.R.P.
JOB NO.
SHEET 2

FRONT ELEVATION – CLASSIC
1/4"=1'-0"

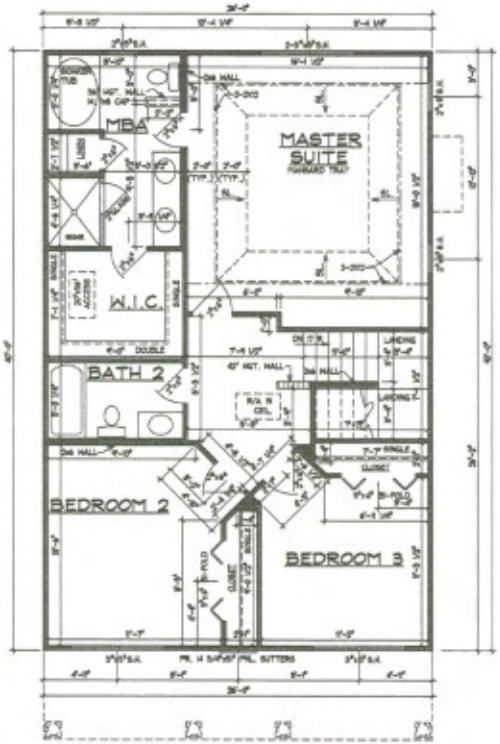
REVISIONS

Parkside HOMES

DATE
DRAWN F.B.P.
JOB NO.
SHEET 2

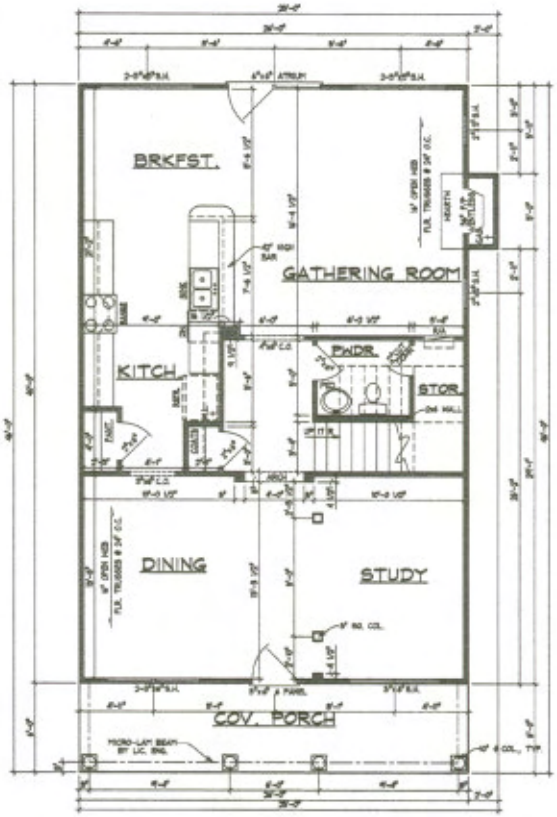


TRAY CEILING DETAIL
1/4"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"

COASTAL



FIRST FLOOR PLAN
1/8"=1'-0"

GENERAL NOTES:
1. ALL WALLS 5/8" INTERIOR, 5/8" EXTERIOR UNLESS OTHERWISE NOTED.
2. ALLOW 4" BRICK VENEER.
3. 9'-0" CEILINGS
4. ADD WINDERALL TO EXTERIOR STEPS OF 3 OR MORE RISERS AS PER CODE
5. FRAMING DIMENSION ARE FROM STUD TO STUD AND DO NOT INCLUDE DRYWALL OR TRIM UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS TO BE 6 PANEL SMOOTH MASONITE U.O.N.

APPROX. AREA

LIVING AREA DN	1580
LIVING AREA UP	462
TOTAL LIVING	2042
PORCHES	178
TOTAL COVERED	2147

REVISIONS

Parkside HOMES

DATE
DRAWN P.R.P.
JOB NO.
SHEET 2

FRONT ELEVATION – COASTAL
1/4"=1'-0"

REVISIONS

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Parkside HOMES

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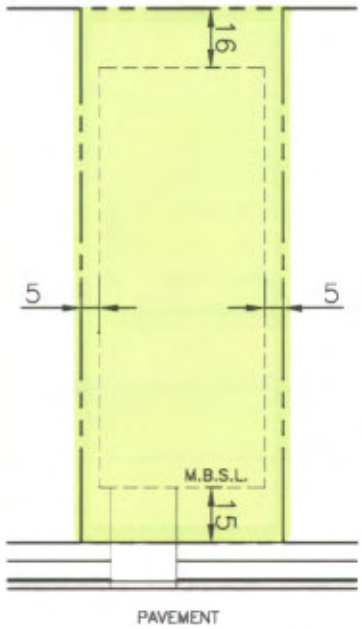
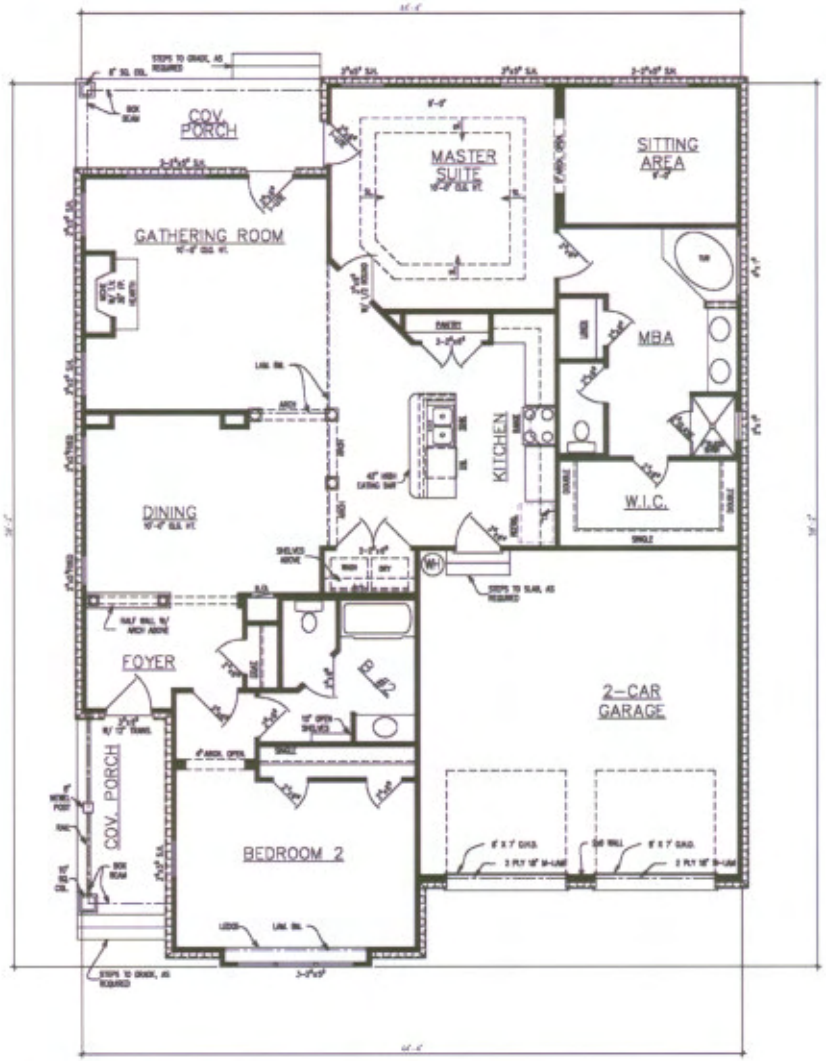
DATE
DRAWN P.R.P.
JOB NO.
SHEET 2



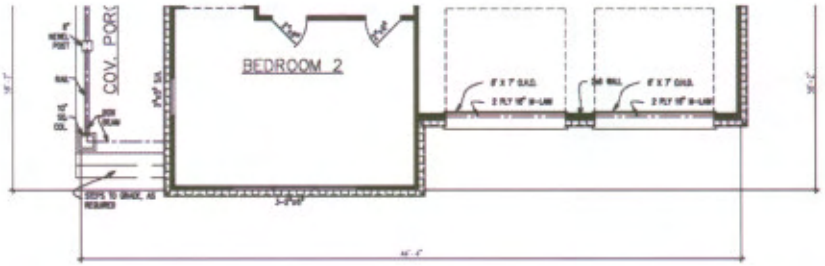
CARRIAGE LOTS

Carriage Homes

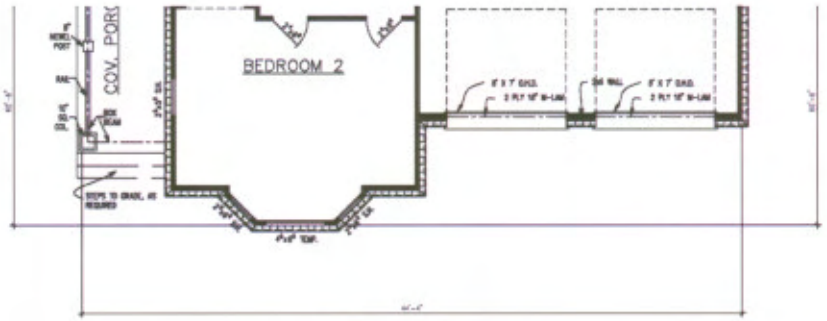
(Front Accessed with Recessed Garage Product)



COLONIAL REVIVAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FRENCH COUNTRY
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

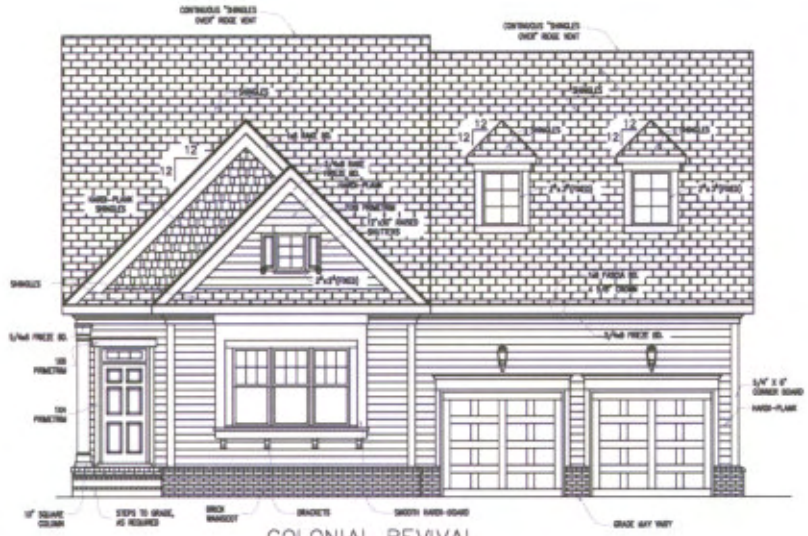


QUEEN ANNE
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

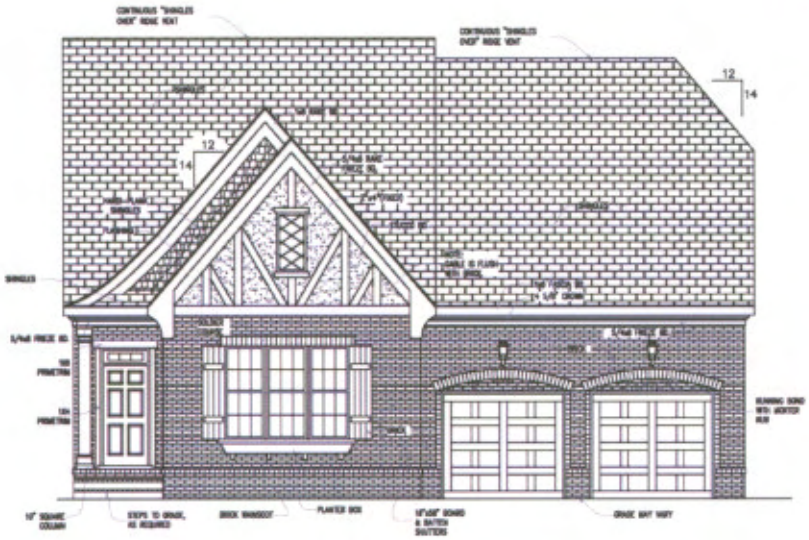
REVISIONS
11.10.06 PMJ

Parkside HOMES

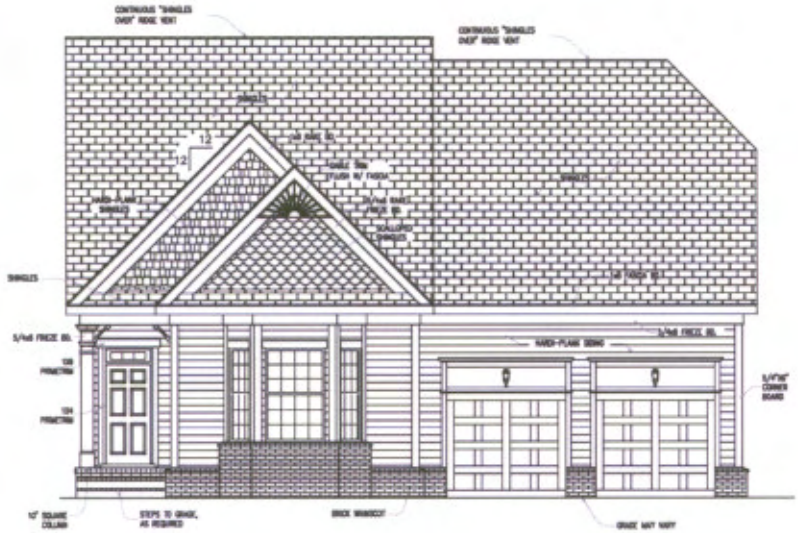
DATE 10.12.06
DRAWN P.M.J.
CAMBRIDGE
SHEET 2.1



COLONIAL REVIVAL
FRONT ELEVATION
SCALE: 1/8"=1'-0"



FRENCH COUNTRY
FRONT ELEVATION
SCALE: 1/8"=1'-0"



QUEEN ANNE
FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
11.10.06 PMJ

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Parkside HOMES

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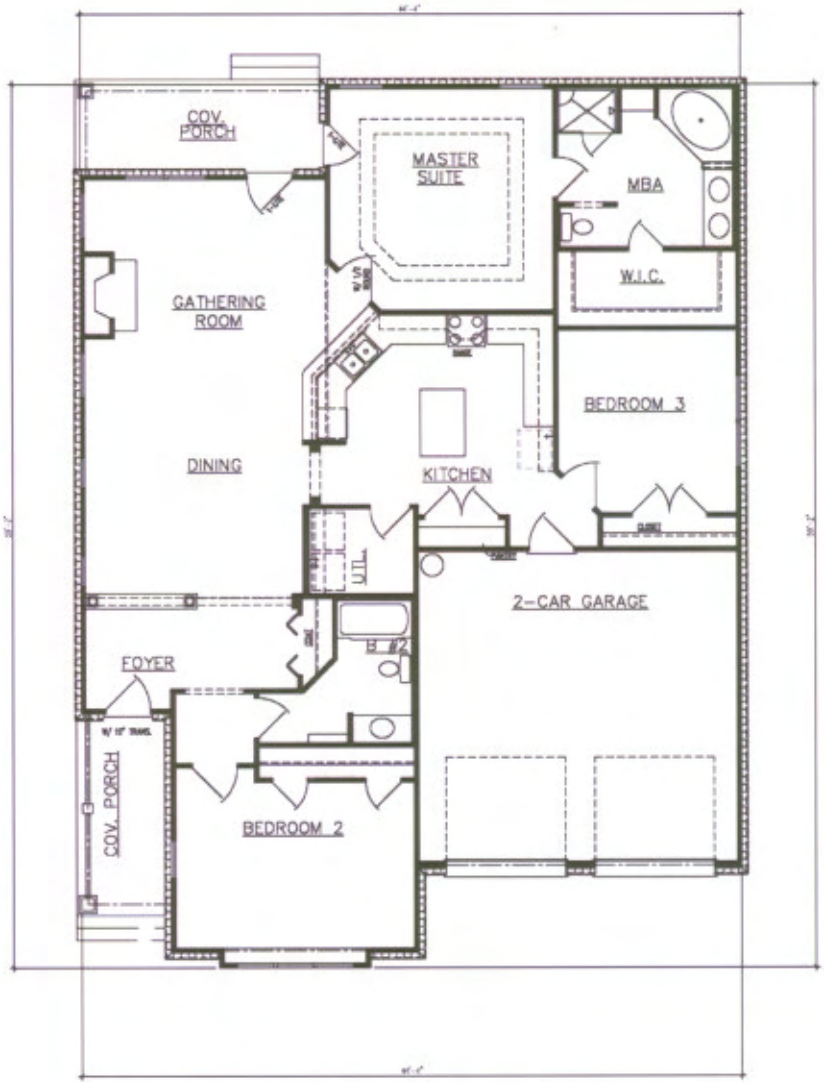
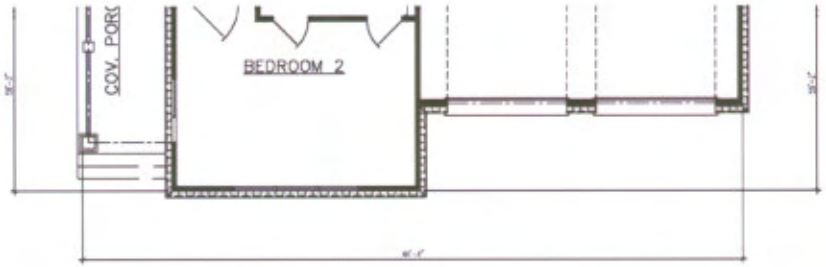
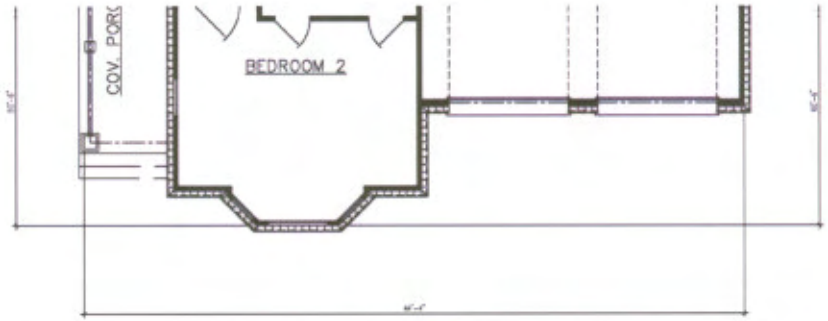
DATE 10.12.06
DRAWN P.M.J.
JOB NO.
CAMBRIDGE
SHEET 3



COLONIAL REVIVAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FRENCH COUNTRY
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

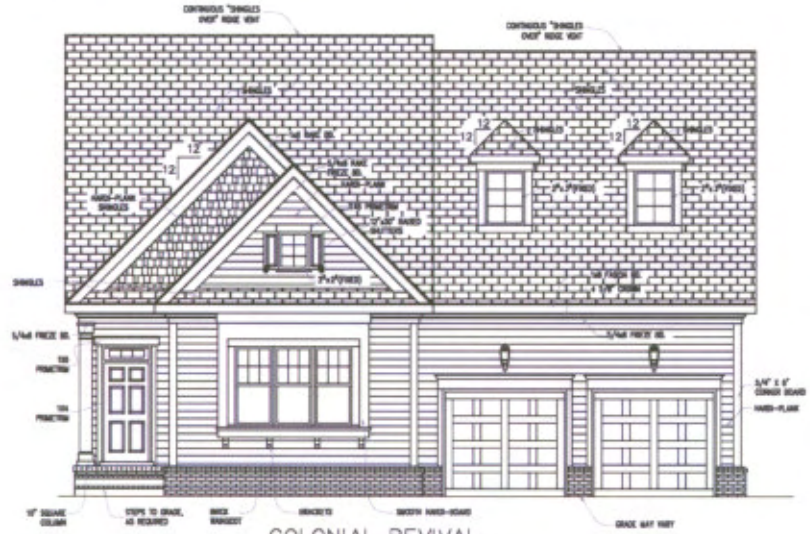


QUEEN ANNE
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

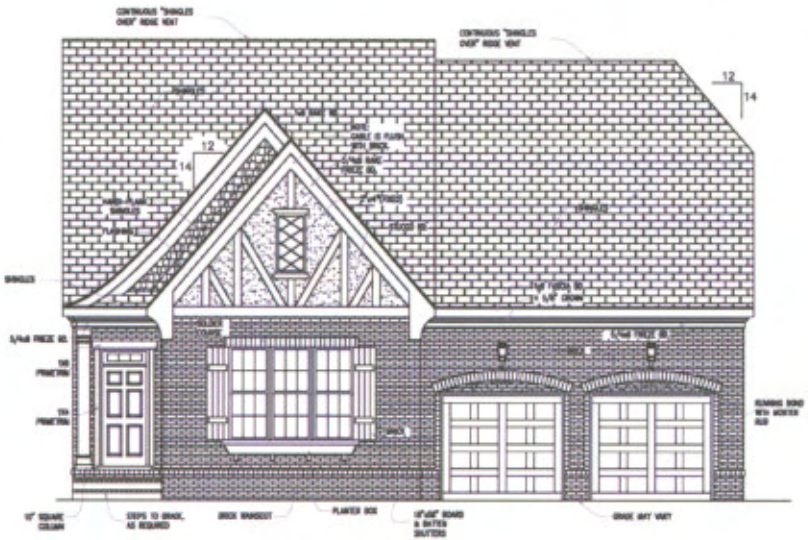
REVISIONS
11.10.06 PMJ

Parkside HOMES

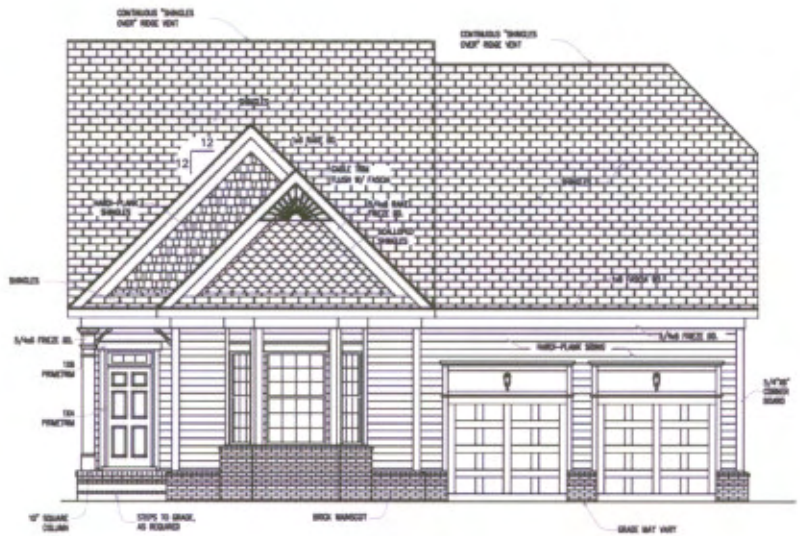
CARRINGTON
2.1



COLONIAL REVIVAL
FRONT ELEVATION
SCALE: 1/8"=1'-0"



FRENCH COUNTRY
FRONT ELEVATION
SCALE: 1/8"=1'-0"



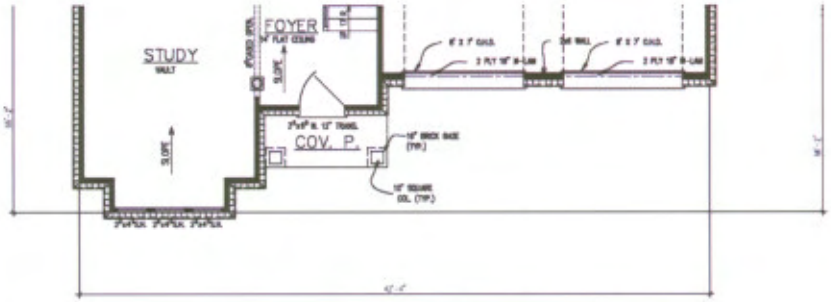
QUEEN ANNE
FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
11.10.06 PMJ

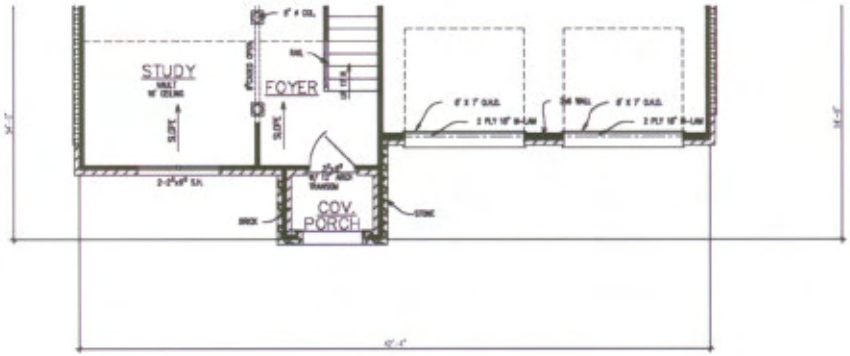
Parkside HOMES

DATE 10.13.06
DRAWN P.M.J.
JOB NO.
CARRINGTON
SHEET 3

CRAFTSMAN
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



ARTS & CRAFTS
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

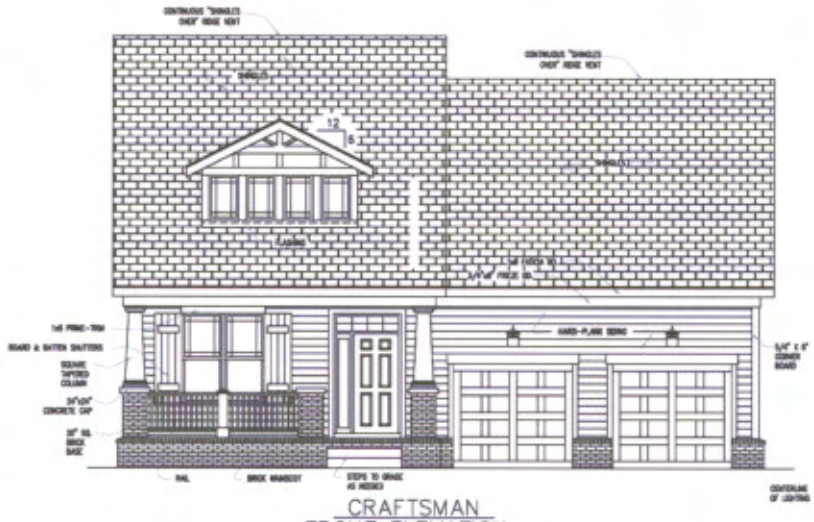


FRENCH COUNTRY
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

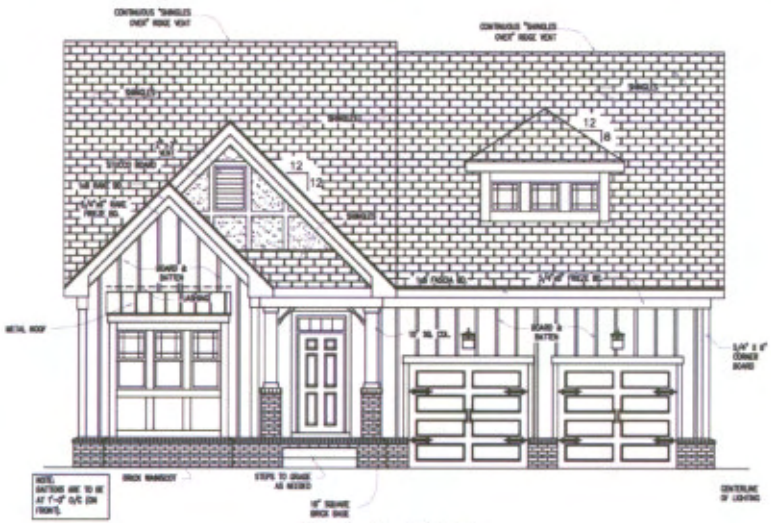
REVISIONS
11.02.06 PMJ

Parkside HOMES

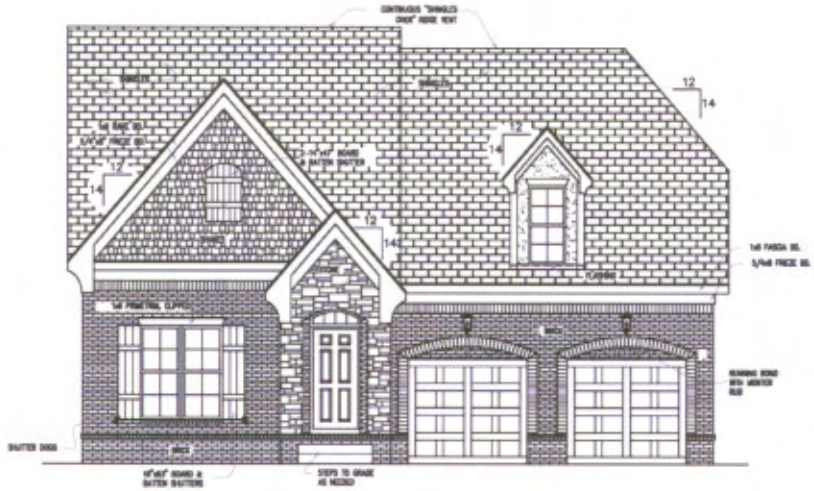
DATE 5-24-06
DRAWN P.M.J.
JOB NO.
DANBURY
SHEET 2.1



CRAFTSMAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"



ARTS & CRAFTS
FRONT ELEVATION
SCALE: 1/8"=1'-0"

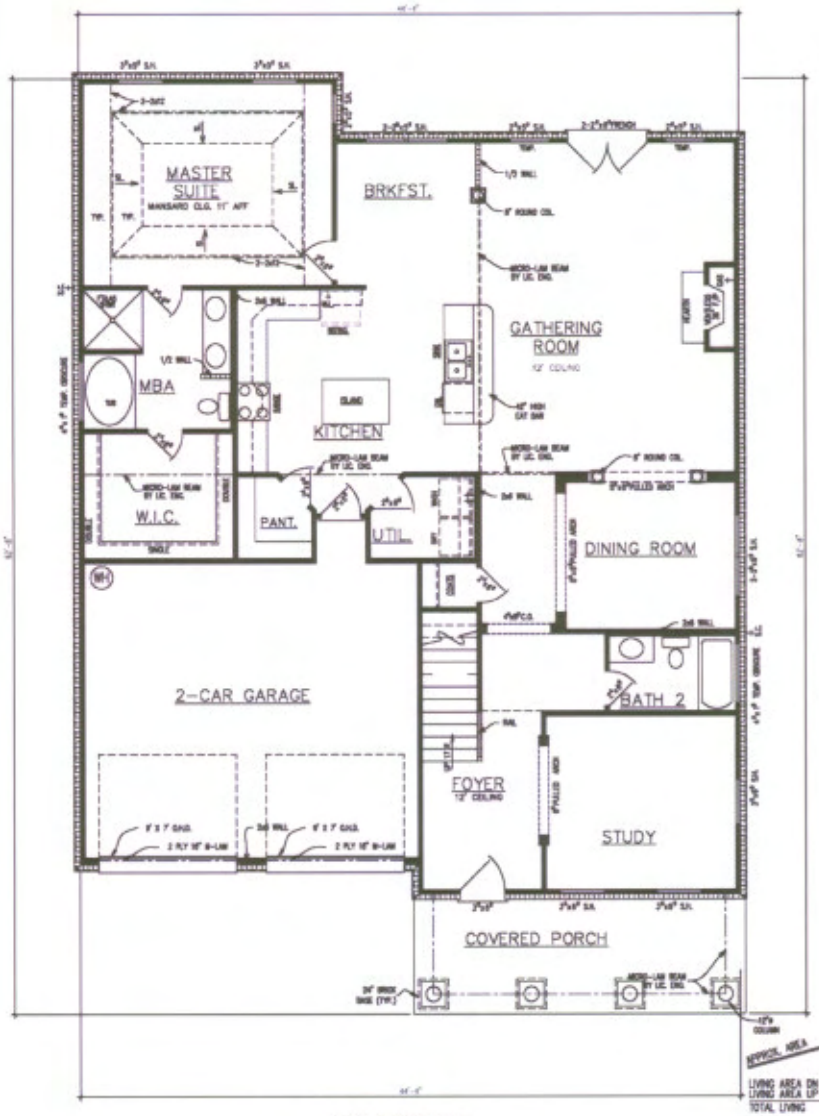


FRENCH COUNTRY
FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

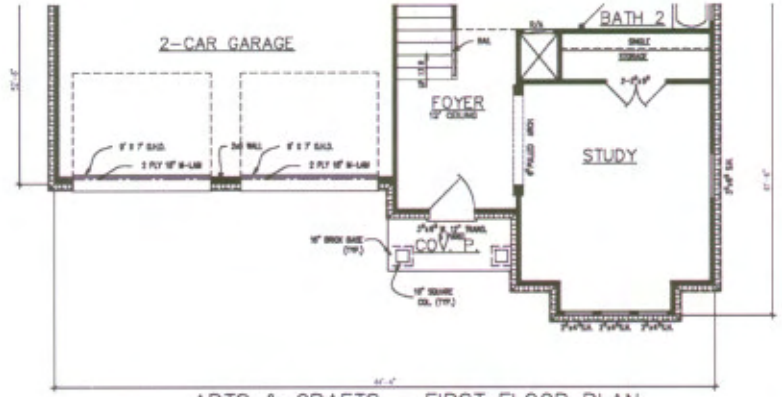
Parkside HOMES

DATE 5-24-06
DRAWN P.M.J.
JOB NO.
DUNBURY
SHEET 3

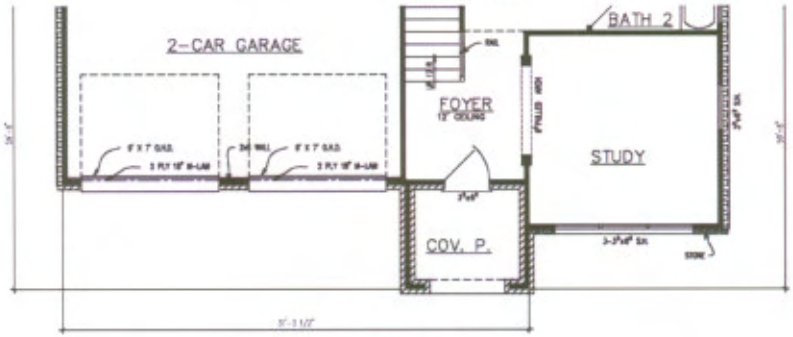


LIVING AREA DN	1796
LIVING AREA UP	603
TOTAL LIVING	2399
GARAGE	474
PORCHES	178
TOTAL COVERED	3051

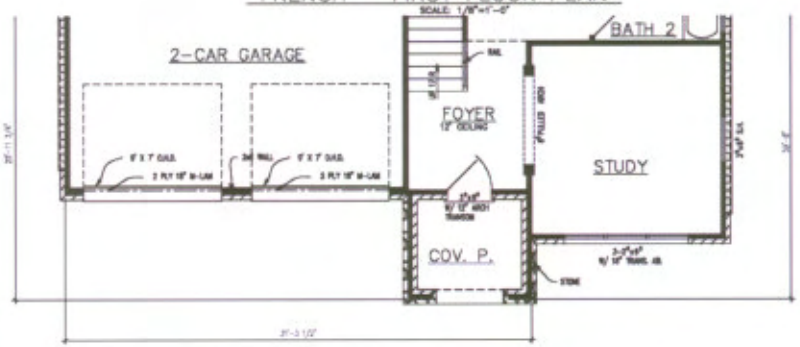
CRAFTSMAN
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



ARTS & CRAFTS – FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FRENCH – FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FRENCH COUNTRY – FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS

Every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes. Abbey Custom Home Plans can not guarantee against human error. The contractor or client shall verify all conditions, dimensions, and specifications prior to beginning construction and be liable for human error after construction begins.

Parkside HOMES

It is the responsibility of the purchaser to verify zoning, setbacks, and other requirements and to place any restrictions and their respective agents shall take precedence over these plans. If any concerns please contact Abbey Custom Home Plans or your architect or engineer.

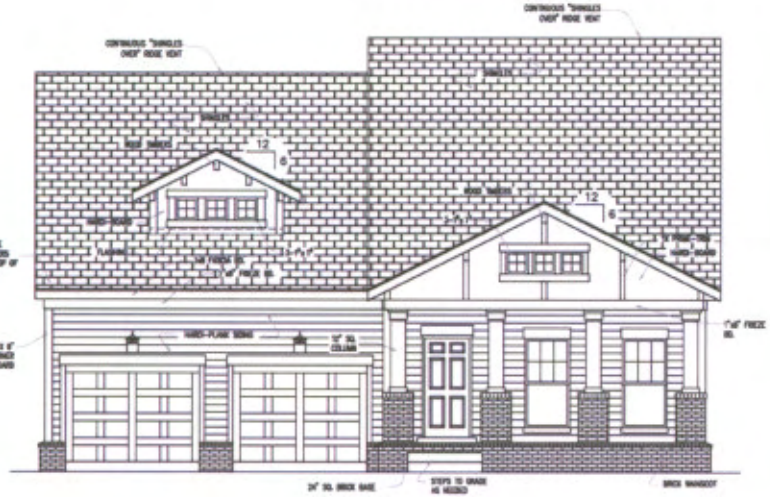
DATE

DRAWN P.M.J.

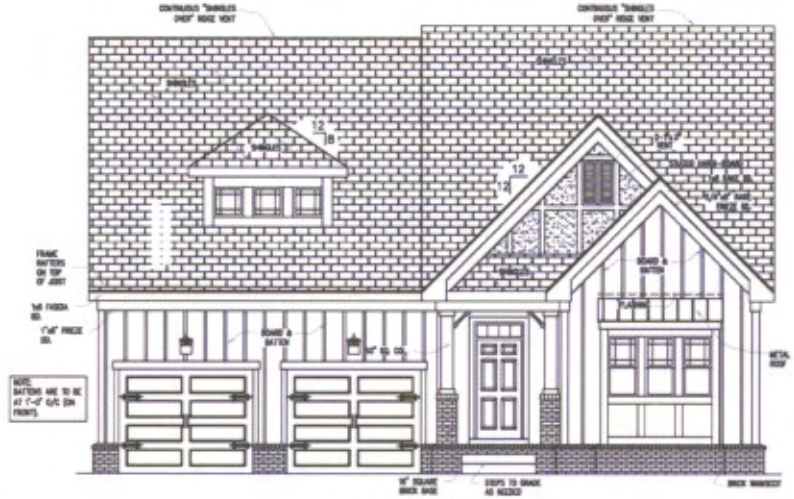
JOB NO.

GEORGETOWN

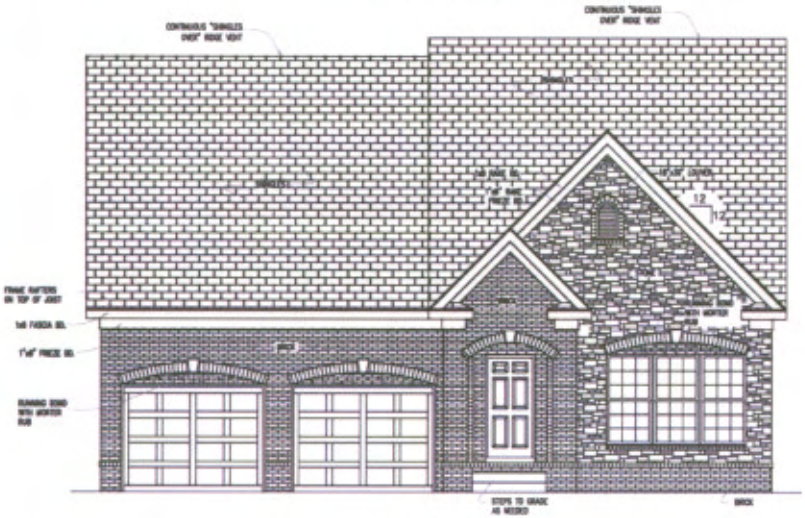
SHEET 2.1



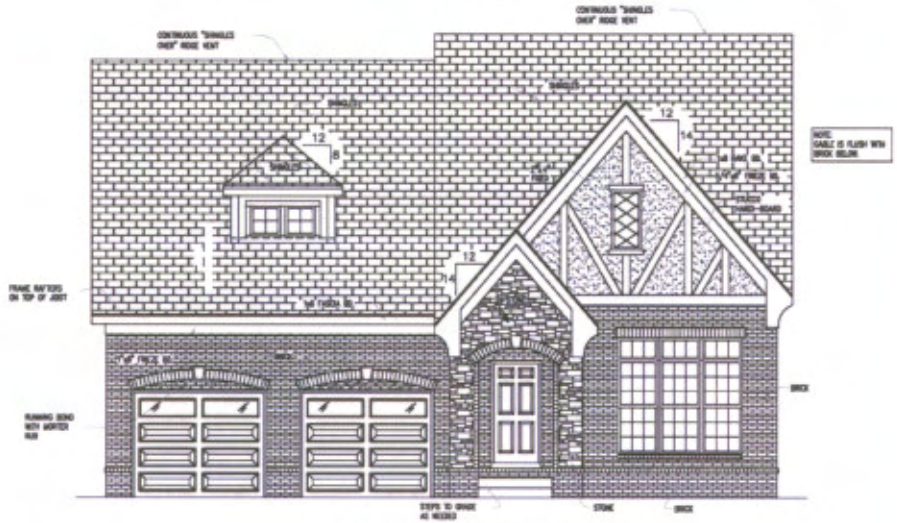
CRAFTSMAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"



ARTS & CRAFTS
FRONT ELEVATION
SCALE: 1/8"=1'-0"



FRENCH
FRONT ELEVATION
SCALE: 1/8"=1'-0"

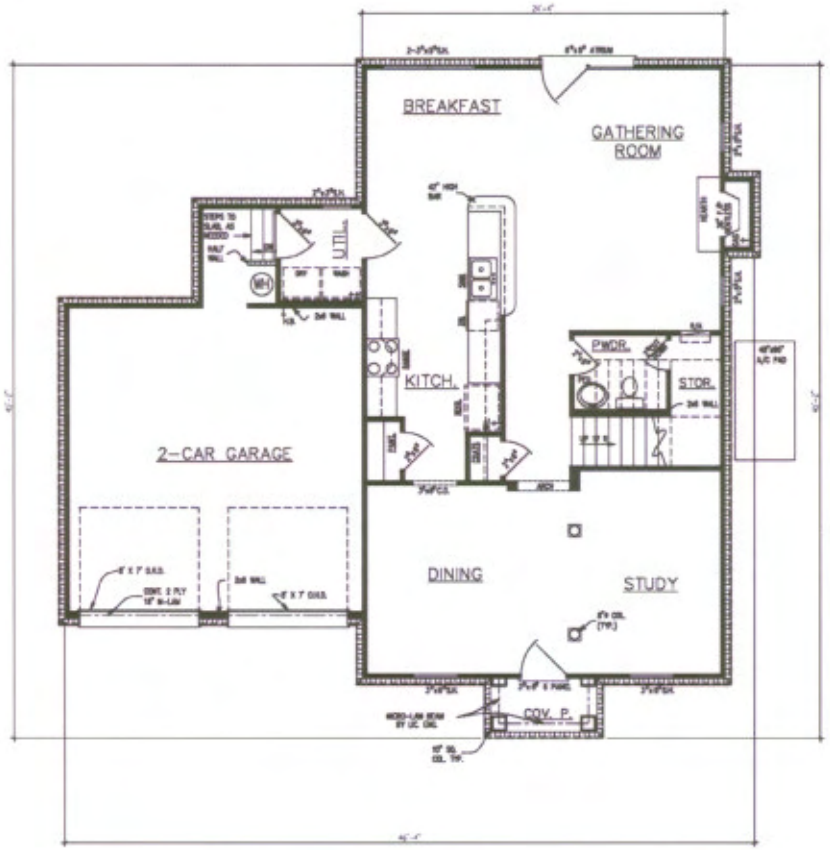


FRENCH COUNTRY
FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
10.16.06 PMJ

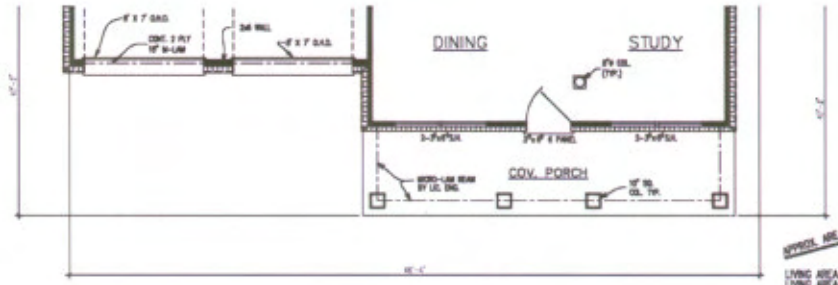
Parkside HOMES

DATE 9-28-06
DRAWN P.M.J.
JOB NO.
GEORGETOWN
SHEET 3



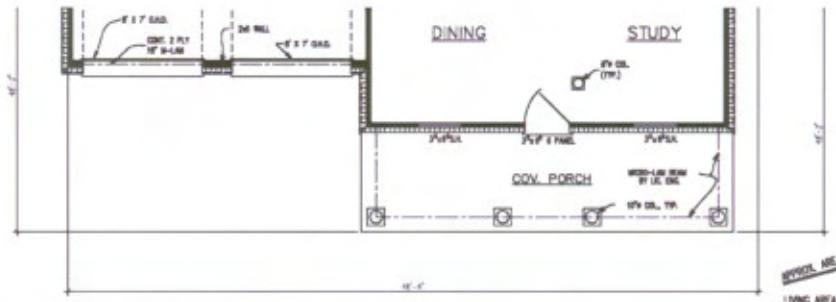
CLASSIC
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

SQUARE AREA	
LIVING AREA DN	1010
LIVING AREA UP	964
TOTAL LIVING	1974
UNFIN. BONUS ROOM	307
GARAGE	420
PORCHES	49
TOTAL COVERED	2765



COASTAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

SQUARE AREA	
LIVING AREA DN	1010
LIVING AREA UP	964
TOTAL LIVING	1974
UNFIN. BONUS ROOM	307
GARAGE	420
PORCHES	150
TOTAL COVERED	2866



FEDERAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

SQUARE AREA	
LIVING AREA DN	1010
LIVING AREA UP	964
TOTAL LIVING	1974
UNFIN. BONUS ROOM	307
GARAGE	420
PORCHES	292
TOTAL COVERED	3008

REVISIONS
10-2-06 PMJ
11.02.06 PMJ

Parkside HOMES

DATE 9-12-06
DRAWN P.M.J.
JAMESTOWN
2.1

CLASSIC
FRONT ELEVATION
SCALE: 1/8"=1'-0"

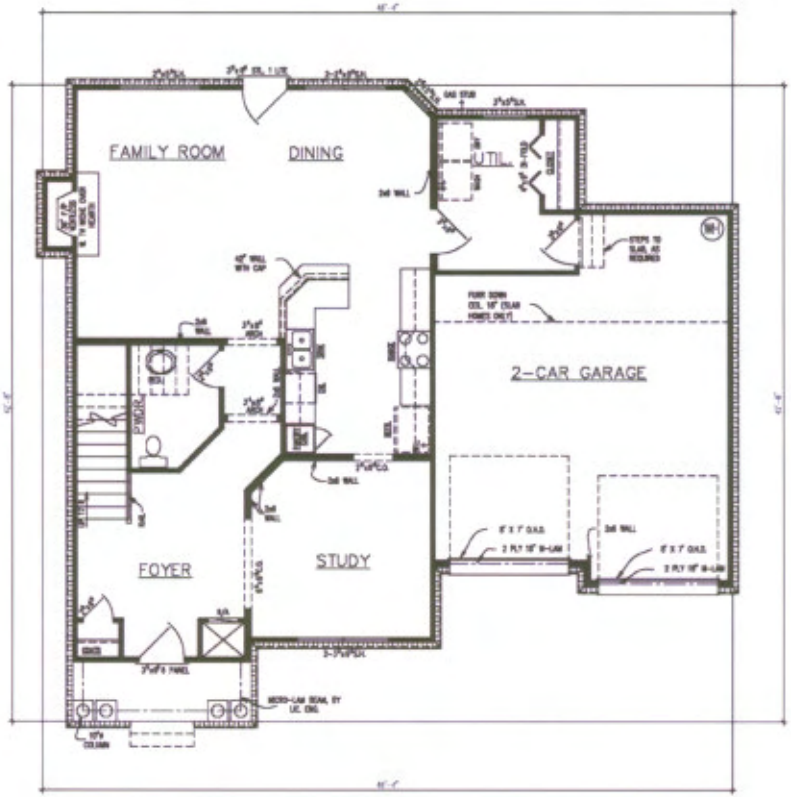
COASTAL
FRONT ELEVATION
SCALE: 1/8"=1'-0"

FEDERAL
FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
10-2-06 PMJ
11.02.06 PMJ

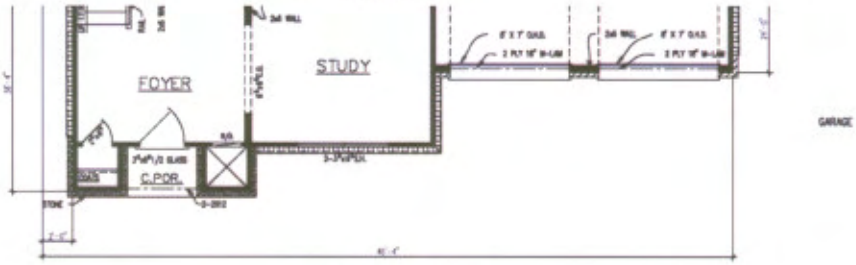
Parkside HOMES

DATE
9-13-06
DRAWN
P.M.J.
JOB NO.
JAMESTOWN
SHEET
3

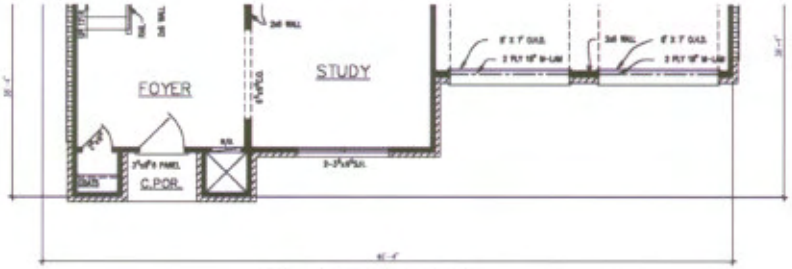


COLONIAL REVIVAL
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

ARTS & CRAFTS
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



ENGLISH TUDOR
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

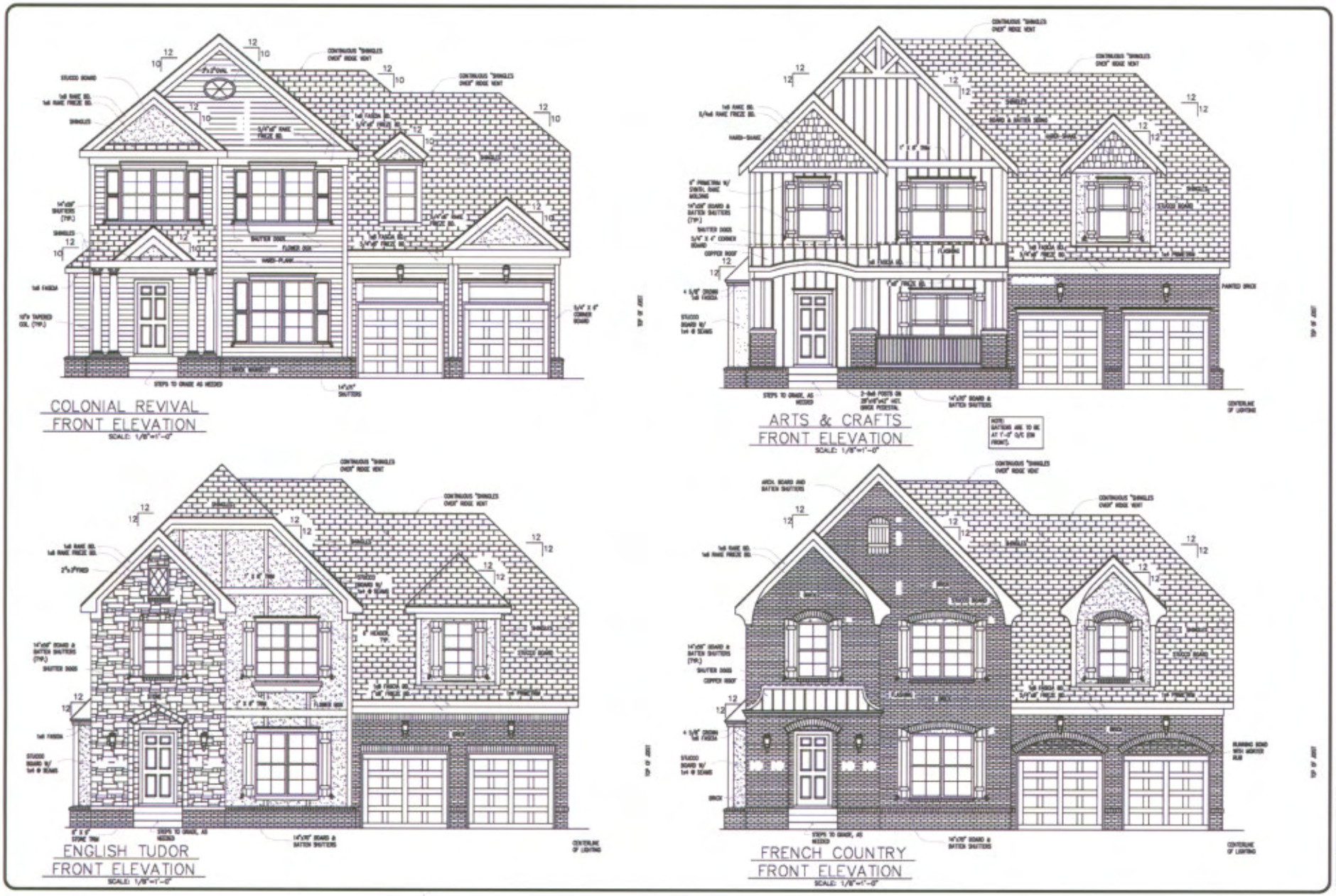


FRENCH COUNTRY
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS
8-16-06 PMJ
10.17.06 PMJ
11.03.06 PMJ

Parkside HOMES

DATE 7-31-06
DRAWN P.M.J.
COLONIAL REVIVAL SAVANNAH
2.1



REVISIONS
8-16-06 PMJ
10.17.06 PMJ
11.03.06 PMJ

Parkside HOMES

DATE 7-31-06
DRAWN P.M.J.
JOB NO.
SAVANNAH
SHEET 3