

TOWNE CREEK CROSSING

WALTON, KENTUCKY

SITE DEVELOPMENT DATA

1 BR UNIT: 728 SQ. FT.
 2 BR UNIT: 1,036 SQ. FT.
 3 BR UNIT: 1,220 SQ. FT.

BLDG. TYPE	NO.	1 BR	2 BR	3 BR	1 BR (HC)	2 BR (HC)	SQ. FT. (FINISHED SPACE)	TOTAL UNITS
A	2	-	4 (8)	2 (4)	-	-	6,584 (13,168)	12 (6 PER BLDG.)
B	4	1 (4)	2 (8)	2 (8)	-	1 (4) ^M	6,276 (25,104)	24 (6 PER BLDG.)
C	1	-	4 (4)	2 (2)	1 ^M +1 ^{AV}	-	8,040 (8,040)	8 (8 PER BLDG.)
SUBTOTALS	7	4	20	14	2	4	46,312 SQ. FT.	44 TOTAL UNITS

* - COMMUNITY BUILDING IS A SEPARATE, DETACHED STRUCTURE NOT PART OF THE BUILDING AREAS AS NOTED ABOVE
 ** - EACH UNIT HAS AN INTERIOR / EXTERIOR STORAGE CLOSET (26 SQ. FT.); (EXTERIOR CLOSET NOT PART OF S.F. NOTED ABOVE)

COMMUNITY BUILDING: 1,600 (FINISHED) 1
 MAINTENANCE SHED: 120 (UNFINISHED) 1

TOTAL	48,032 SQ. FT. (FINISHED)	9 TOTAL BUILDINGS	49,176 SQ. FT. (TOTAL BUILT SPACE) (INCLUDES PORCHES AND STORAGE UNITS)
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M: ACCESSIBLE TO THE MOBILITY-IMPAIRED
 A/V: ACCESSIBLE TO THE AUDIO/VISUAL-IMPAIRED

SITE : 4.3 +/- ACRES
 DENSITY: 10.23 UNITS PER ACRE
 PARKING: 92 TOTAL SPACES
 2 PARKING SPACES @ EACH UNIT (88 TOTAL)
 4 PARKING SPACES @ COMMUNITY CENTER

CONSTRUCTION: TYPE 5B CONSTRUCTION -- (LIGHT WOOD FRAME CONSTRUCTION SLAB-ON-GRADE WITH BRICK VENEER/ FIBER-CEMENT SIDING & SHINGLE ROOF)

OCCUPANCY: R-3 SINGLE-FAMILY (TOWNHOME) USE GROUP



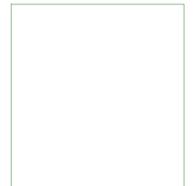
VICINITY MAP

NOT TO SCALE



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 Louisville, KY 40222
 Phone: 502.744.8716
 email: danielgrimm@bellsouth.net



Towne Creek Crossing

44-Unit
 Townhome
 Development
 w/ Community
 Building

City of Walton,
 Kentucky



OWNER INFORMATION

CONTACT: Tammy Stansbury
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ISSUE NO. SCHEMATIC

SCALE

DATE REV. 1.9.2017

SHEET NUMBER

1

PROJECT
 INFORMATION
 & AREA MAP



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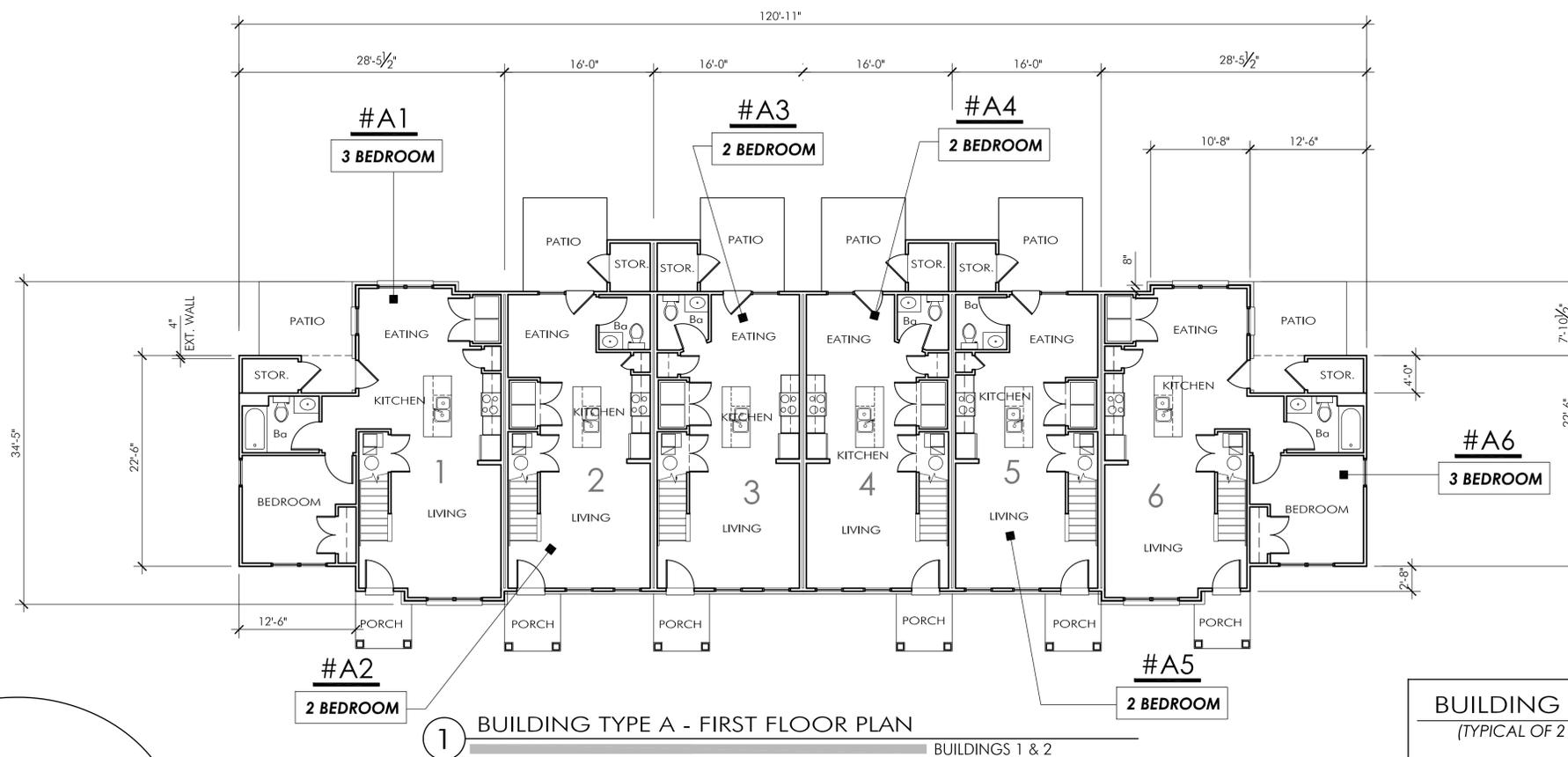
SCALE 1/8" = 1'-0"

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SHEET NUMBER

2
BUILDING
TYPE 'A'
FLOOR PLANS
(BUILDINGS 1 & 2)

PAGE OF



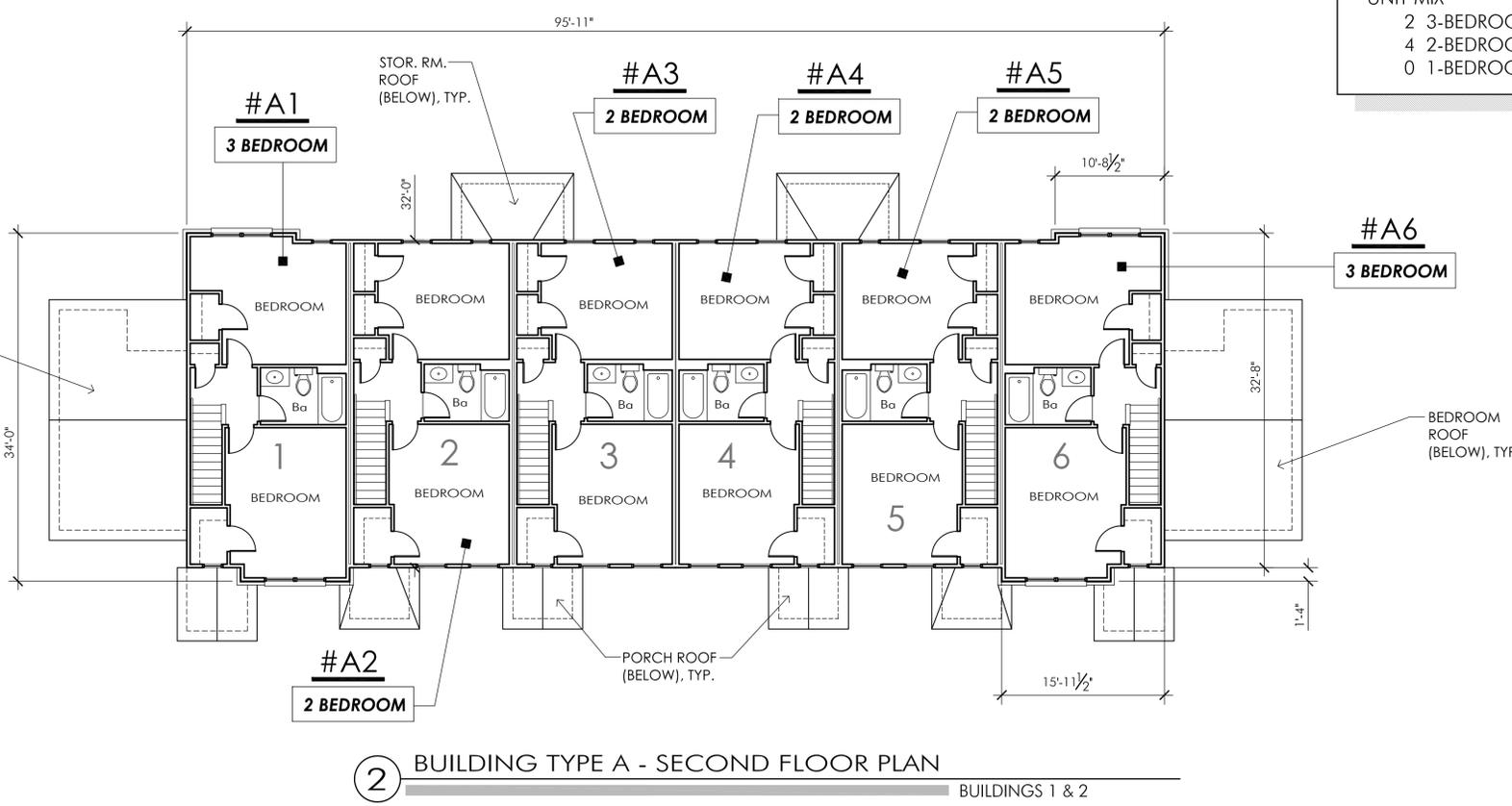
BUILDING A INFO.
(TYPICAL OF 2 BUILDINGS)

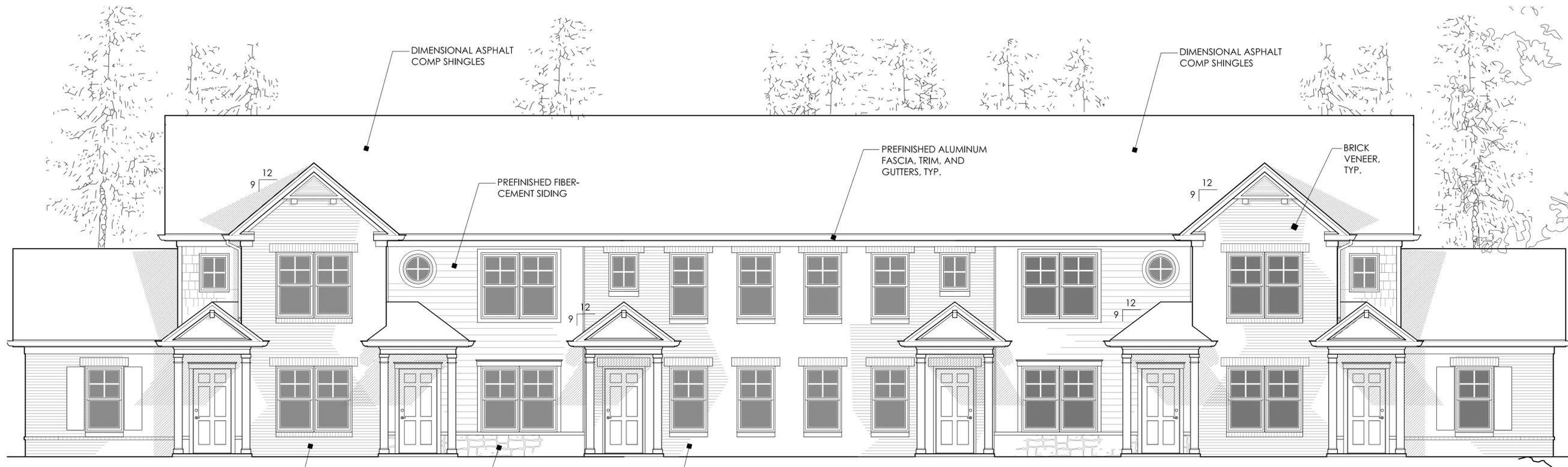
6 APARTMENT UNITS
6 TOWNHOME UNITS
UNIT MIX
2 3-BEDROOM UNITS
4 2-BEDROOM UNITS
0 1-BEDROOM UNITS

RATED WALL NOTES

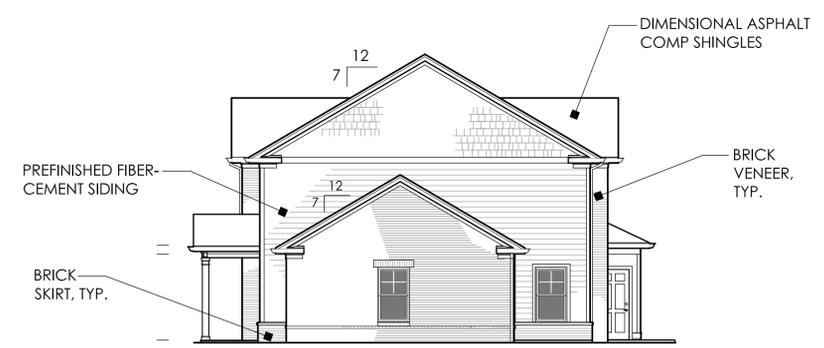
ONE-HOUR FIRE PARTITION AT ALL TENANT SEPARATION WALLS

ALL EXTERIOR WALLS ARE UNRATED, 2 x 4 SPF STUD WALLS @ 16" O.C..

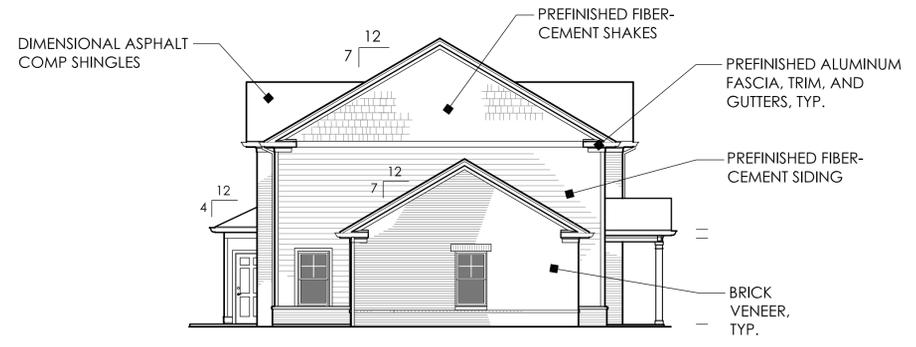




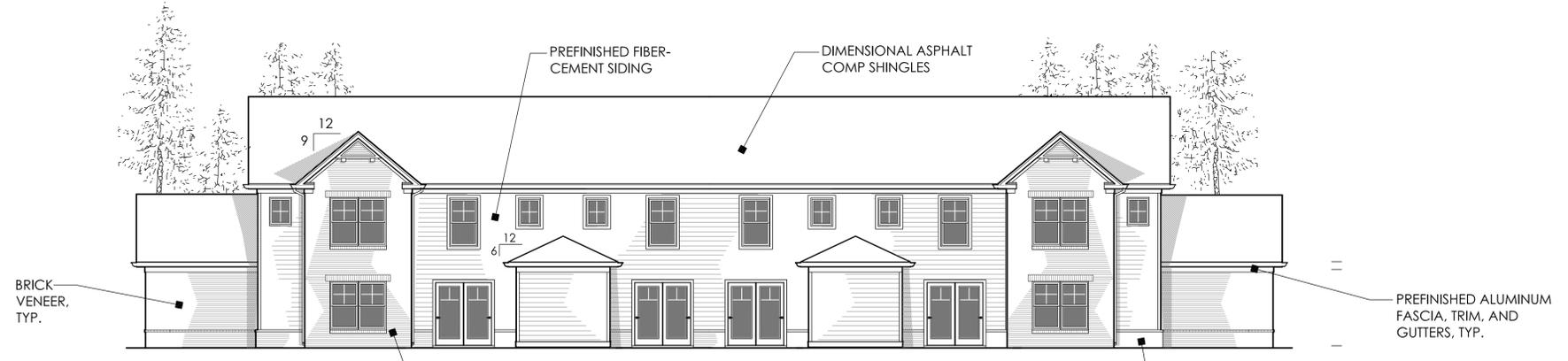
1 BUILDING TYPE A - FRONT ELEVATION
1/4" = 1'-0"



2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING A - REAR ELEVATION
1/8" = 1'-0"



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BUILDING A
EXTERIOR
ELEVATIONS



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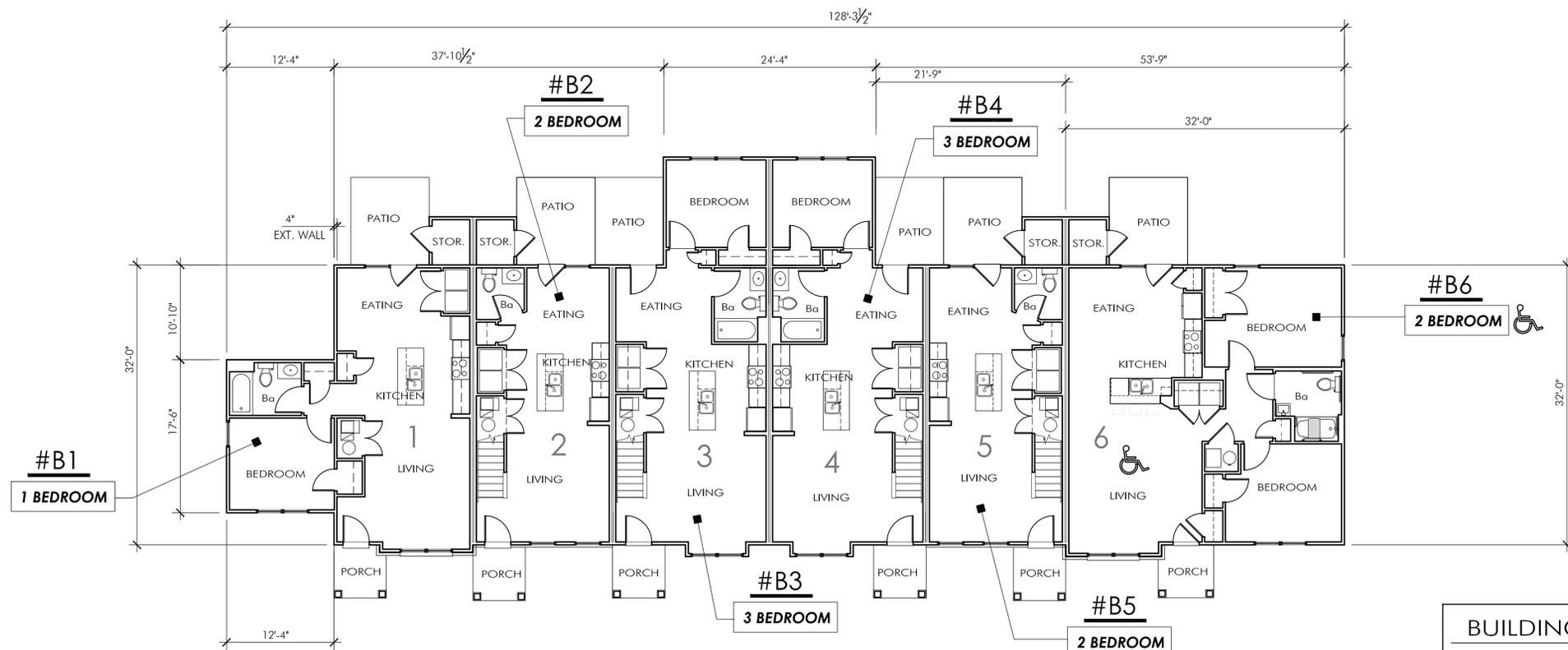
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4
BUILDING
TYPE 'B'
FLOOR PLANS
(BUILDINGS 3, 4, 5, & 6)

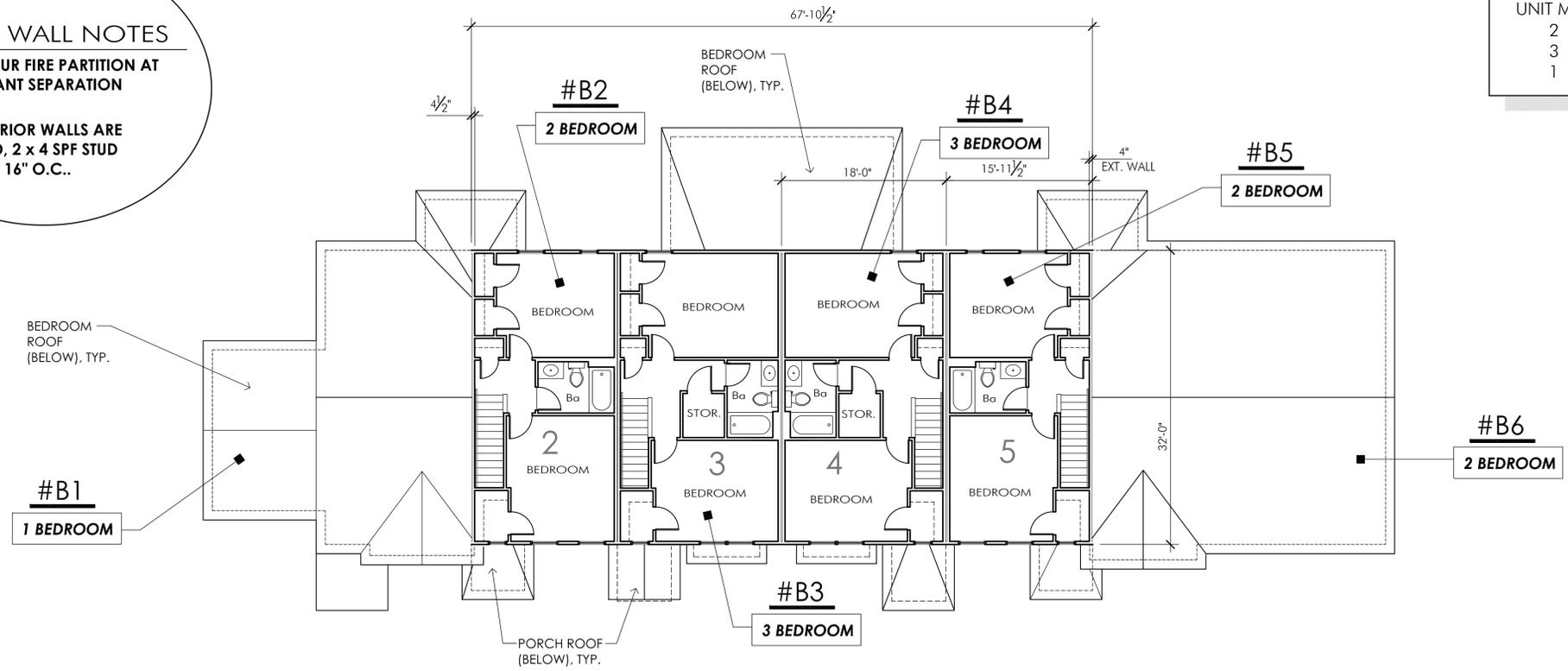
PAGE OF



1 BUILDING TYPE B - FIRST FLOOR PLAN
BUILDINGS 3-6 ON SITE PLAN

BUILDING B INFO.	
6 APARTMENT UNITS	
5 TOWNHOME UNITS	
1 ACCESSIBLE FLAT	
UNIT MIX	
2	3-BEDROOM UNIT
3	2-BEDROOM UNITS
1	1-BEDROOM UNIT

RATED WALL NOTES
ONE-HOUR FIRE PARTITION AT ALL TENANT SEPARATION WALLS
ALL EXTERIOR WALLS ARE UNRATED, 2 x 4 SPF STUD WALLS @ 16" O.C..



2 BUILDING TYPE B - SECOND FLOOR PLAN
BUILDINGS 3-6 ON SITE PLAN





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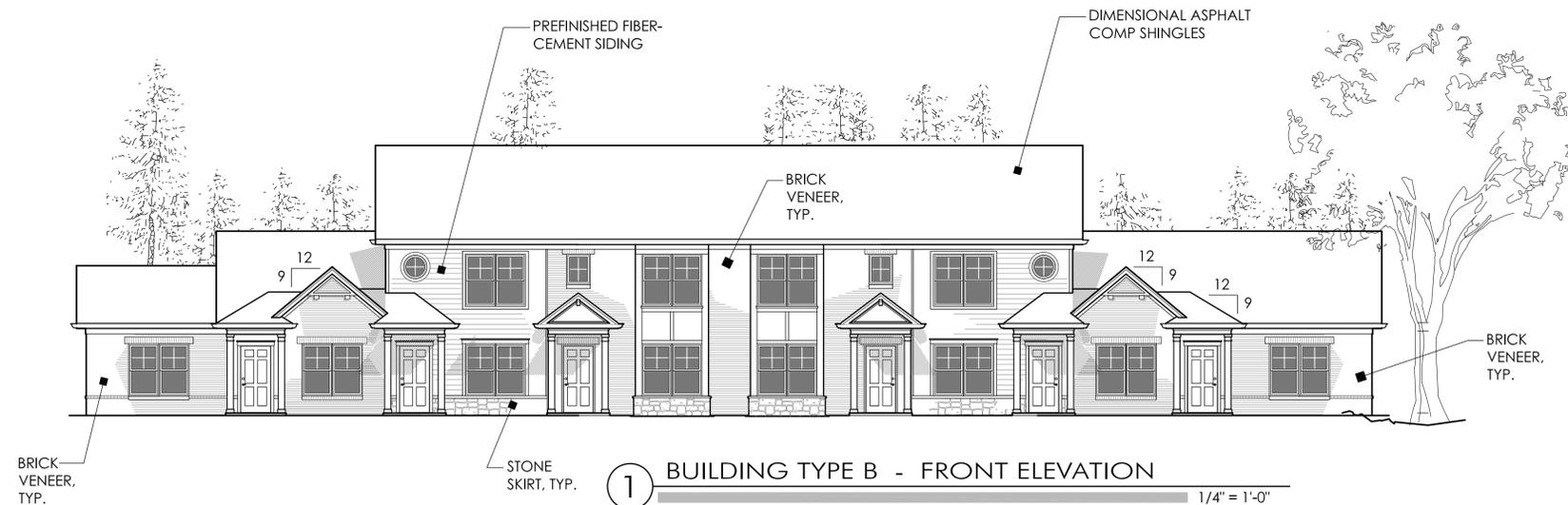
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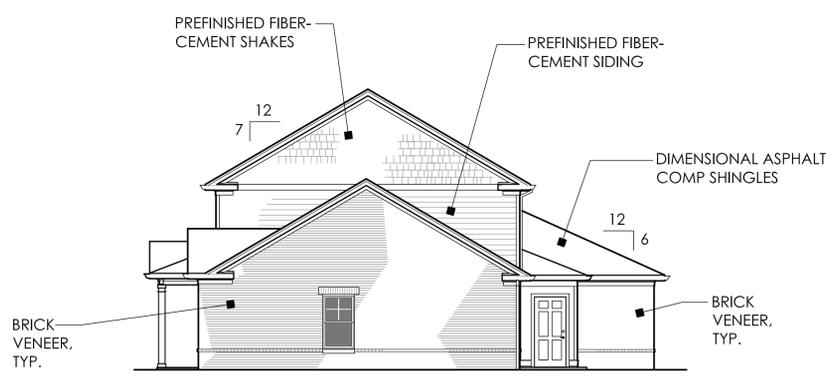
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BUILDING B
EXTERIOR
ELEVATIONS

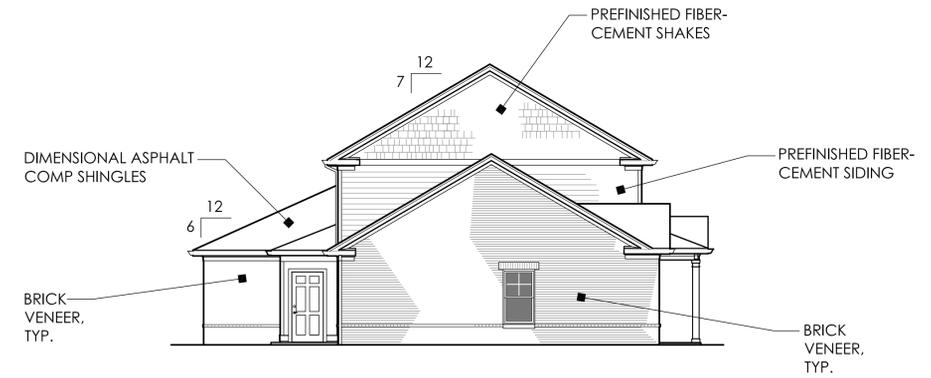
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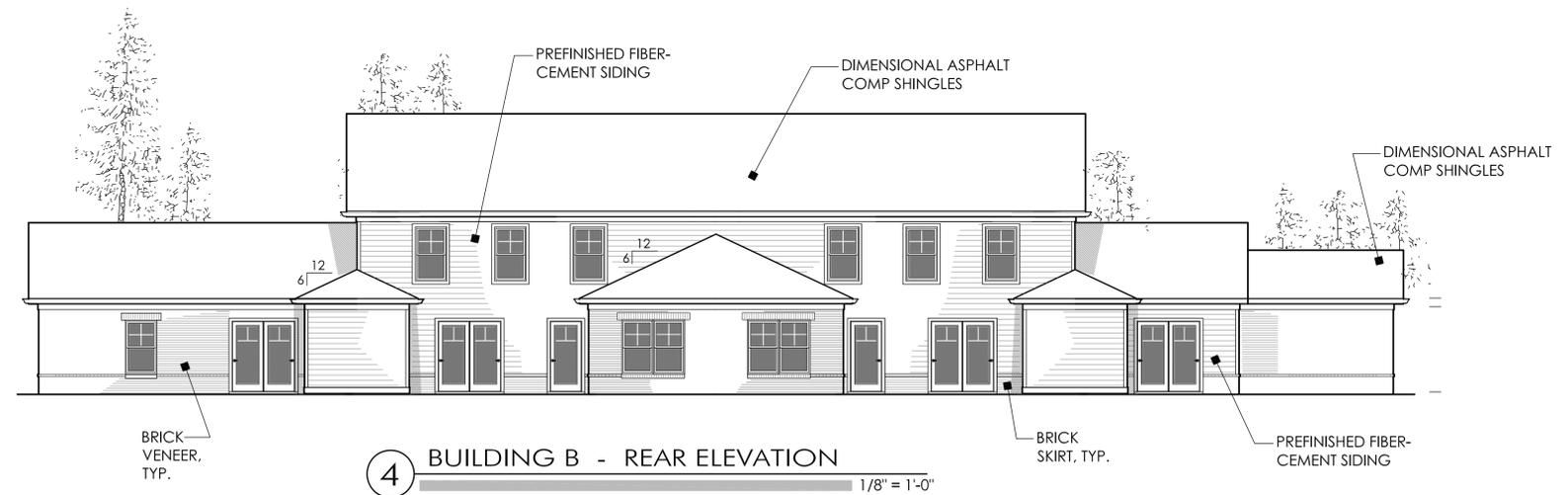
1 BUILDING TYPE B - FRONT ELEVATION
1/4" = 1'-0"



2 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING B - REAR ELEVATION
1/8" = 1'-0"



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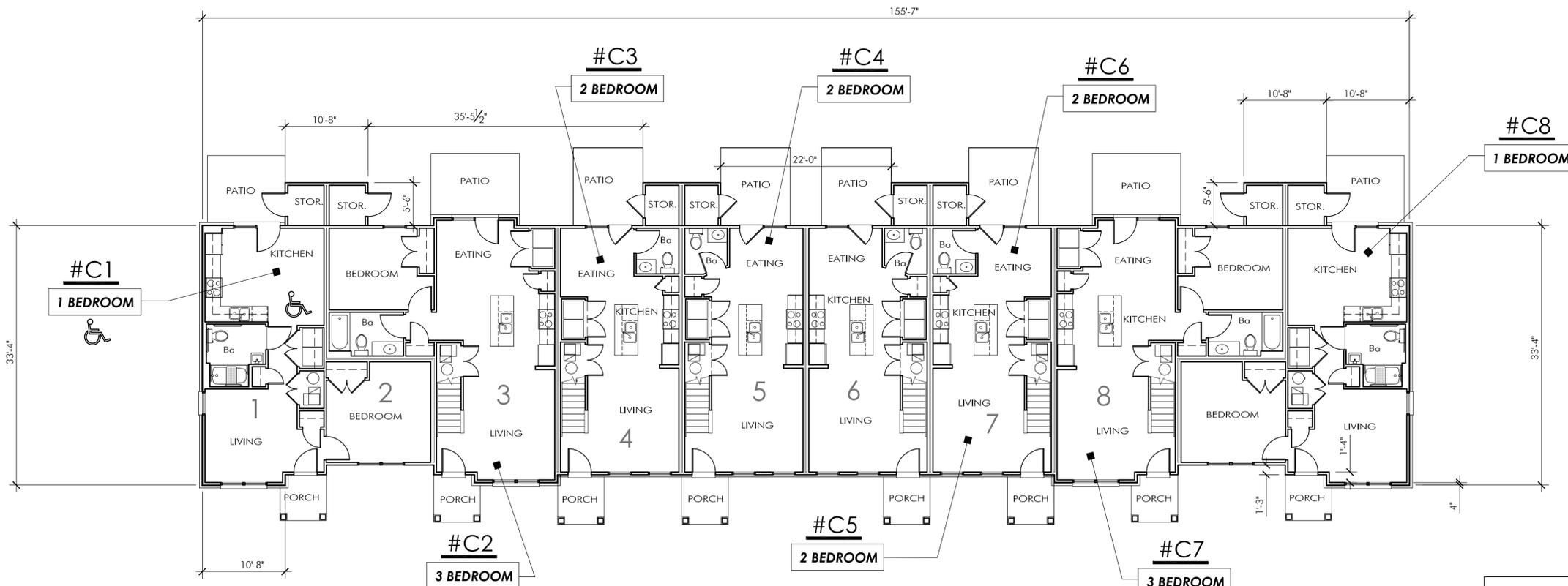
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6

BUILDING
TYPE 'C'
FLOOR PLANS
(BUILDING 7)

PAGE OF

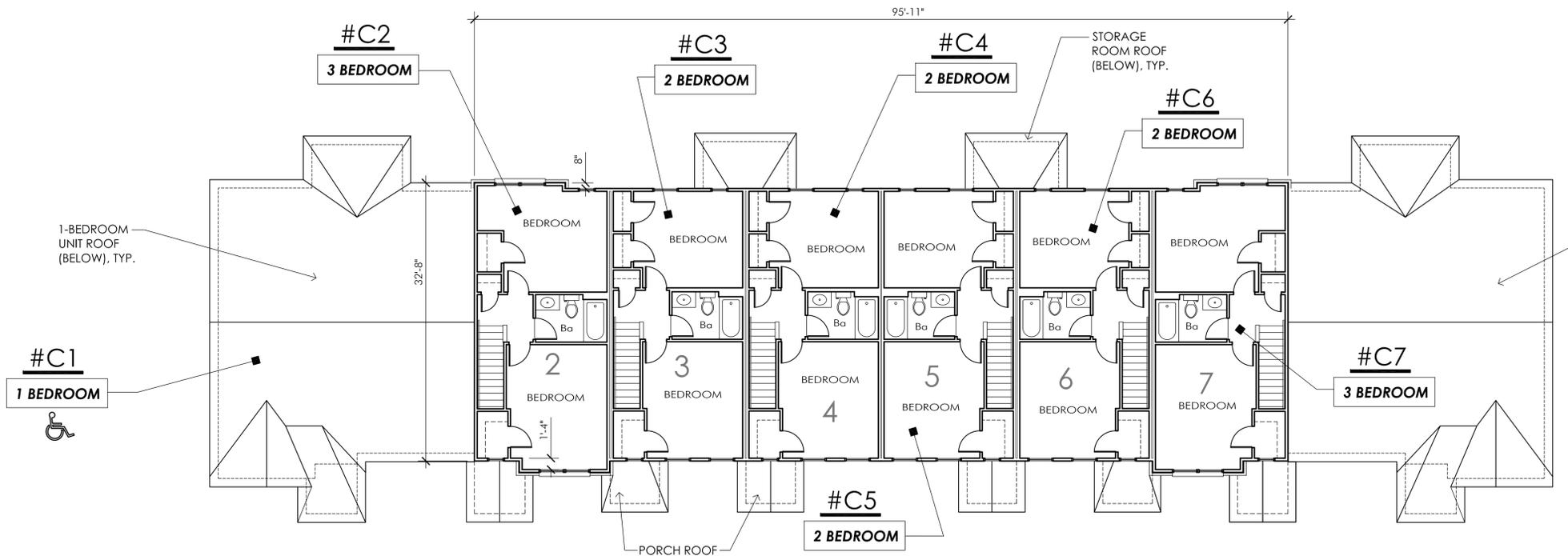


1 BUILDING TYPE C - FIRST FLOOR PLAN
BUILDING 7 ON SITE PLAN

BUILDING C INFO.

8 APARTMENT UNITS
7 TOWNHOME UNITS
1 ACCESSIBLE FLAT &

UNIT MIX
2 3-BEDROOM UNIT
4 2-BEDROOM UNITS
2 1-BEDROOM UNIT



2 BUILDING TYPE C - SECOND FLOOR PLAN
BUILDING 7 ON SITE PLAN

RATED WALL NOTES

ONE-HOUR FIRE PARTITION AT ALL TENANT SEPARATION WALLS

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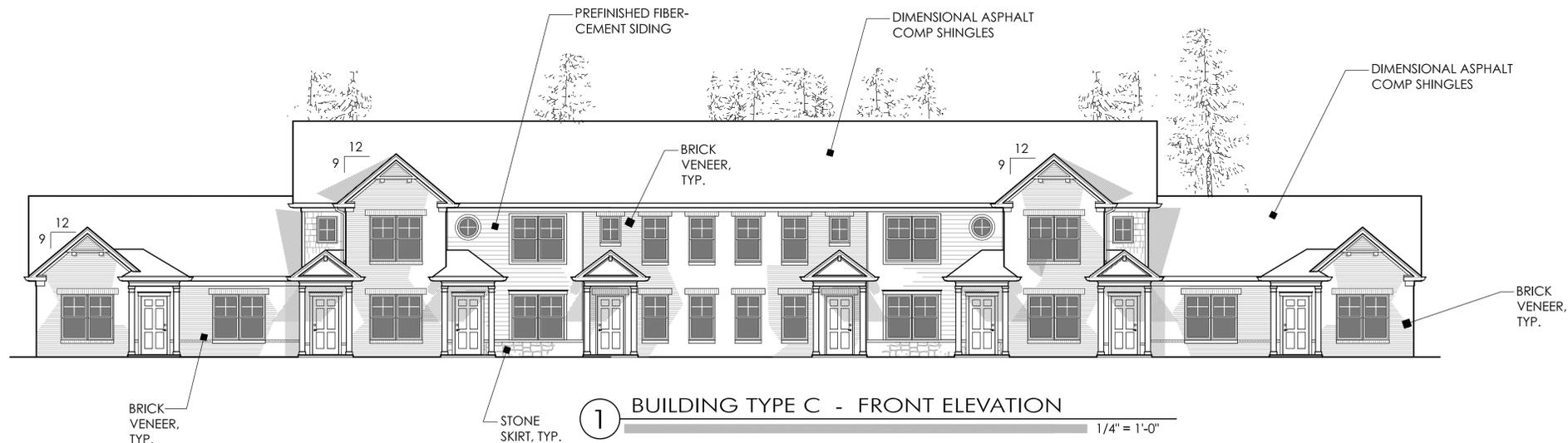
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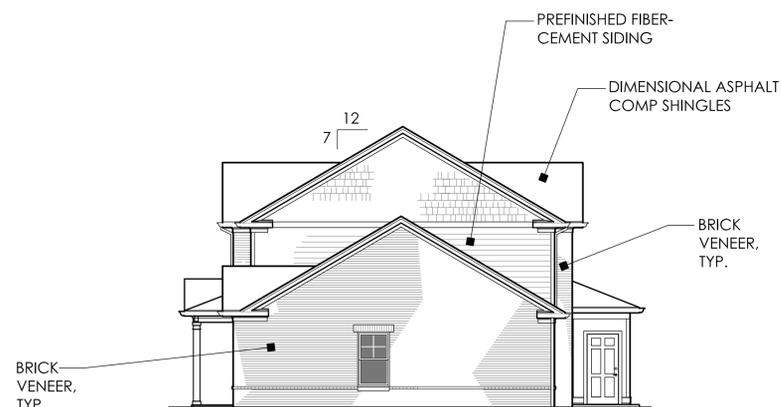
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BUILDING C
EXTERIOR
ELEVATIONS

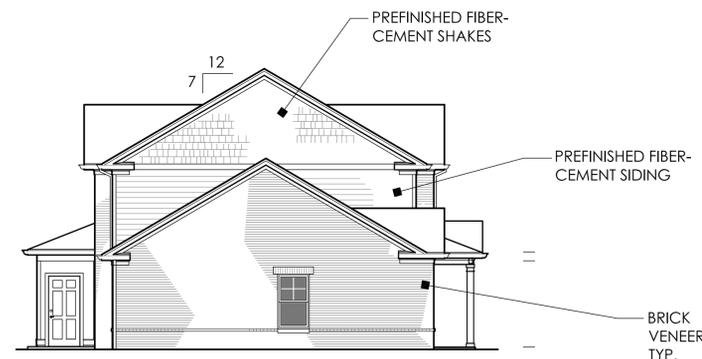
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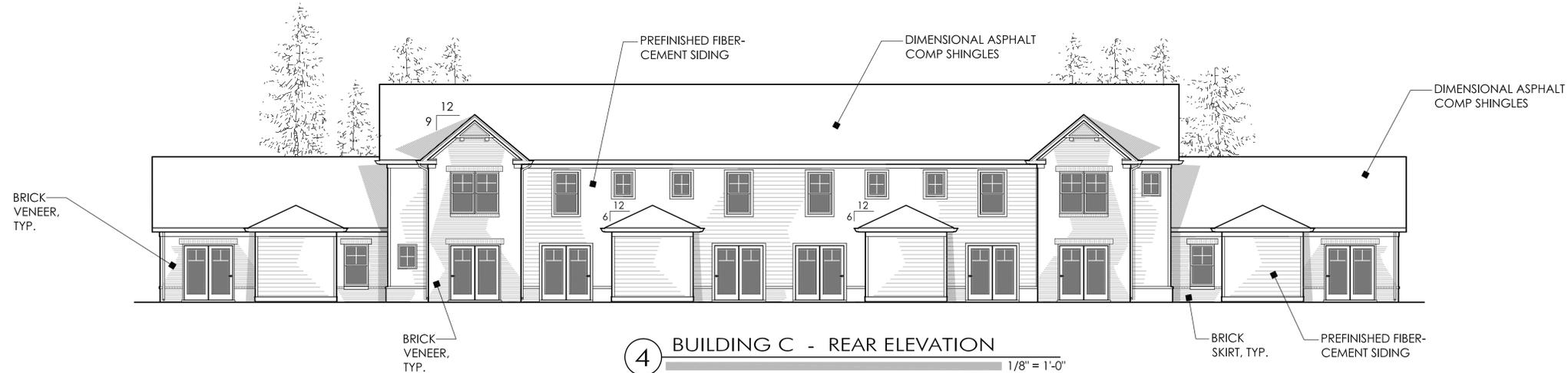
1 BUILDING TYPE C - FRONT ELEVATION



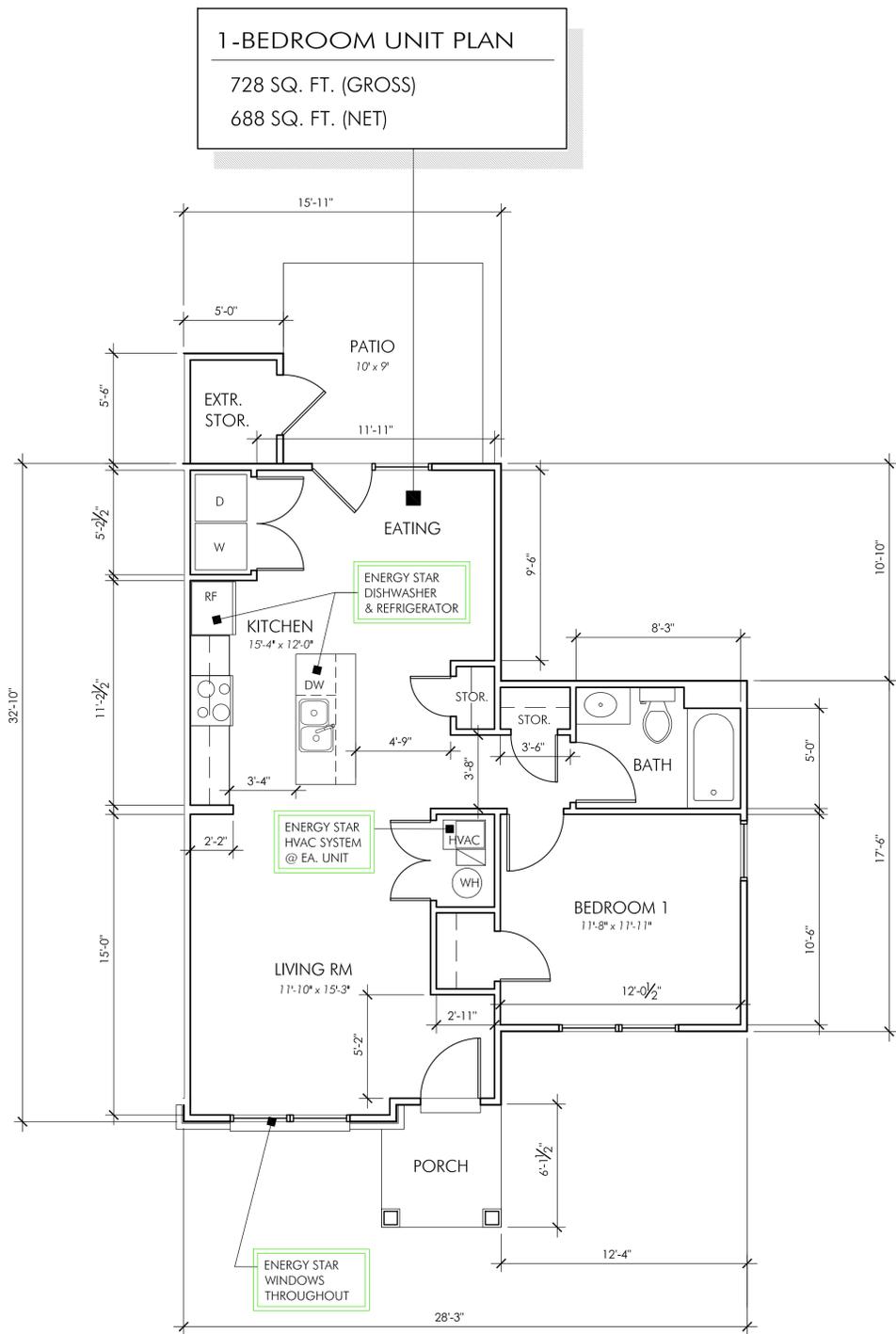
2 BUILDING C - RIGHT ELEVATION



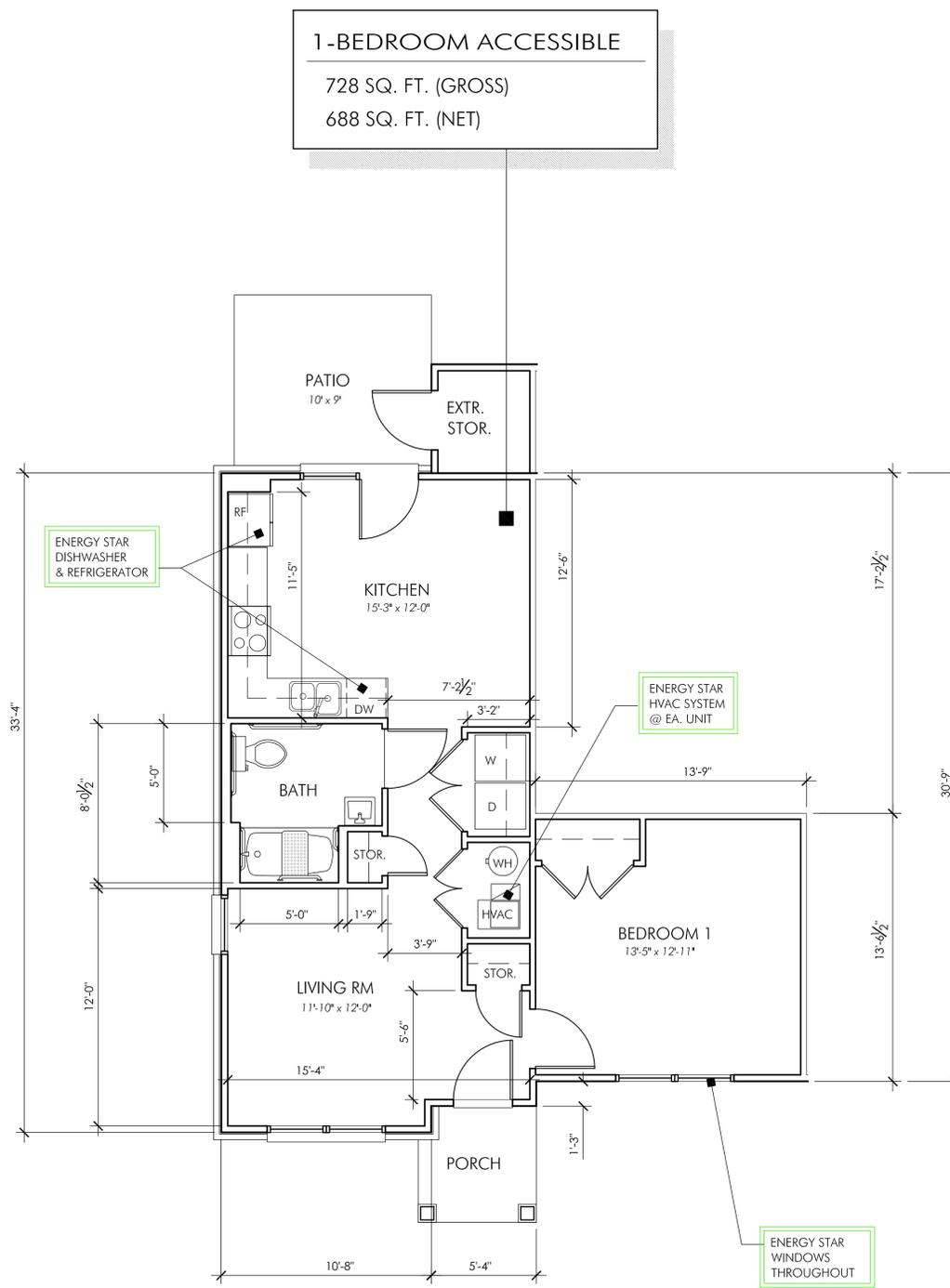
3 BUILDING C - LEFT ELEVATION



4 BUILDING C - REAR ELEVATION



2 1-BEDROOM - TYPICAL UNIT PLAN



1 1-BEDROOM - ACCESSIBLE UNIT



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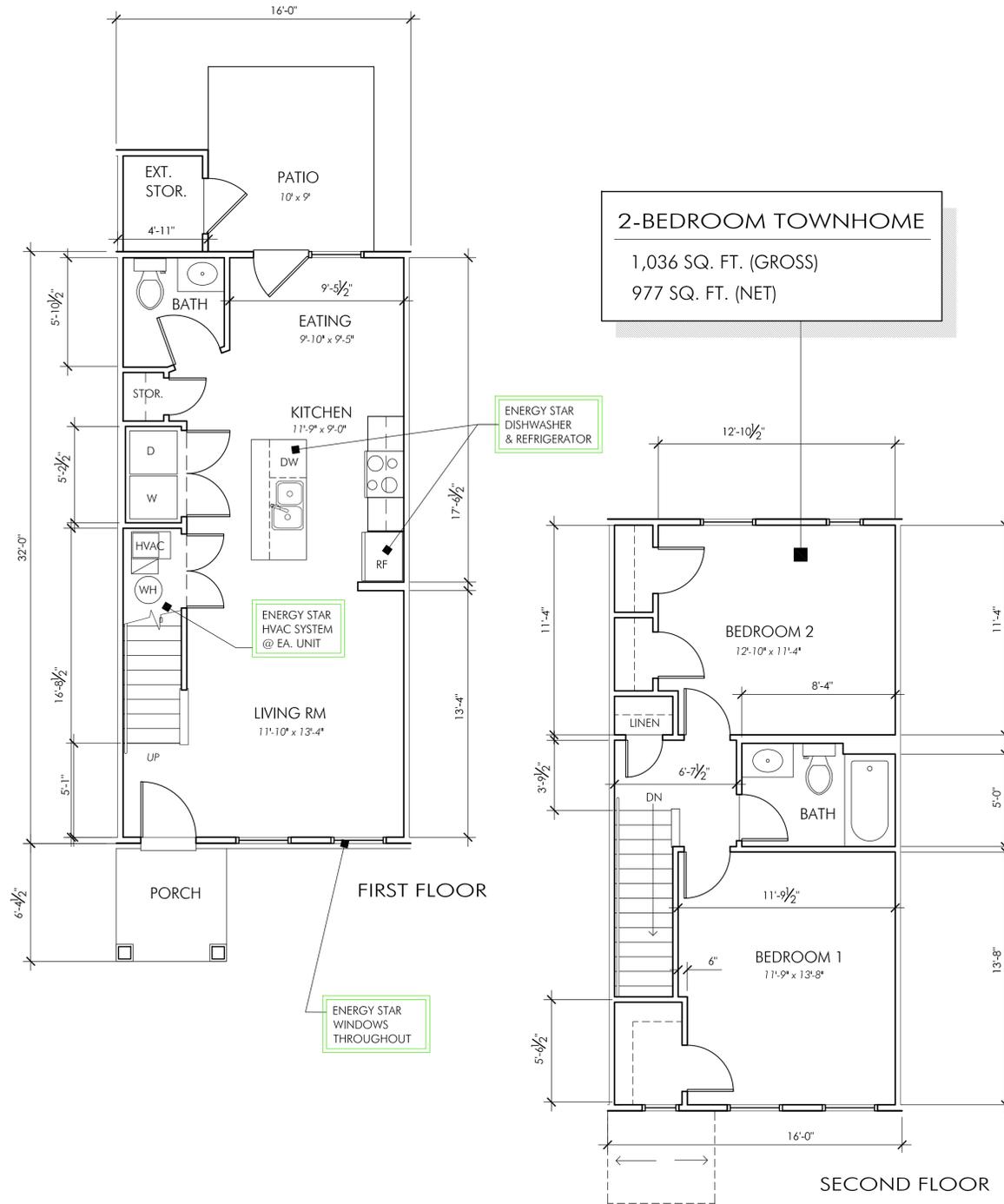
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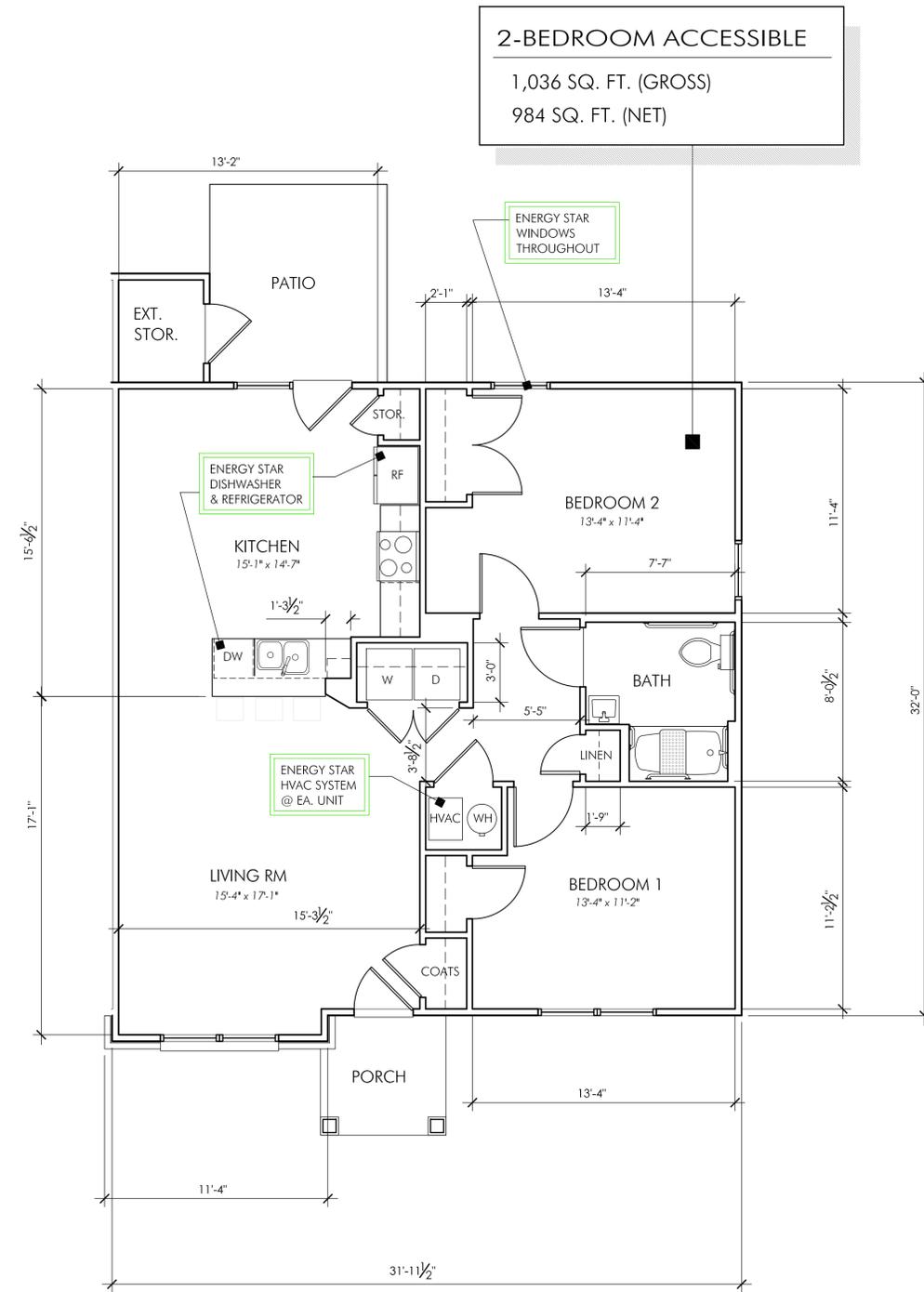
8

1-BEDROOM
UNIT PLANS

PAGE OF



2 2-BEDROOM TOWNHOME - UNIT PLAN



1 2-BEDROOM - ACCESSIBLE UNIT



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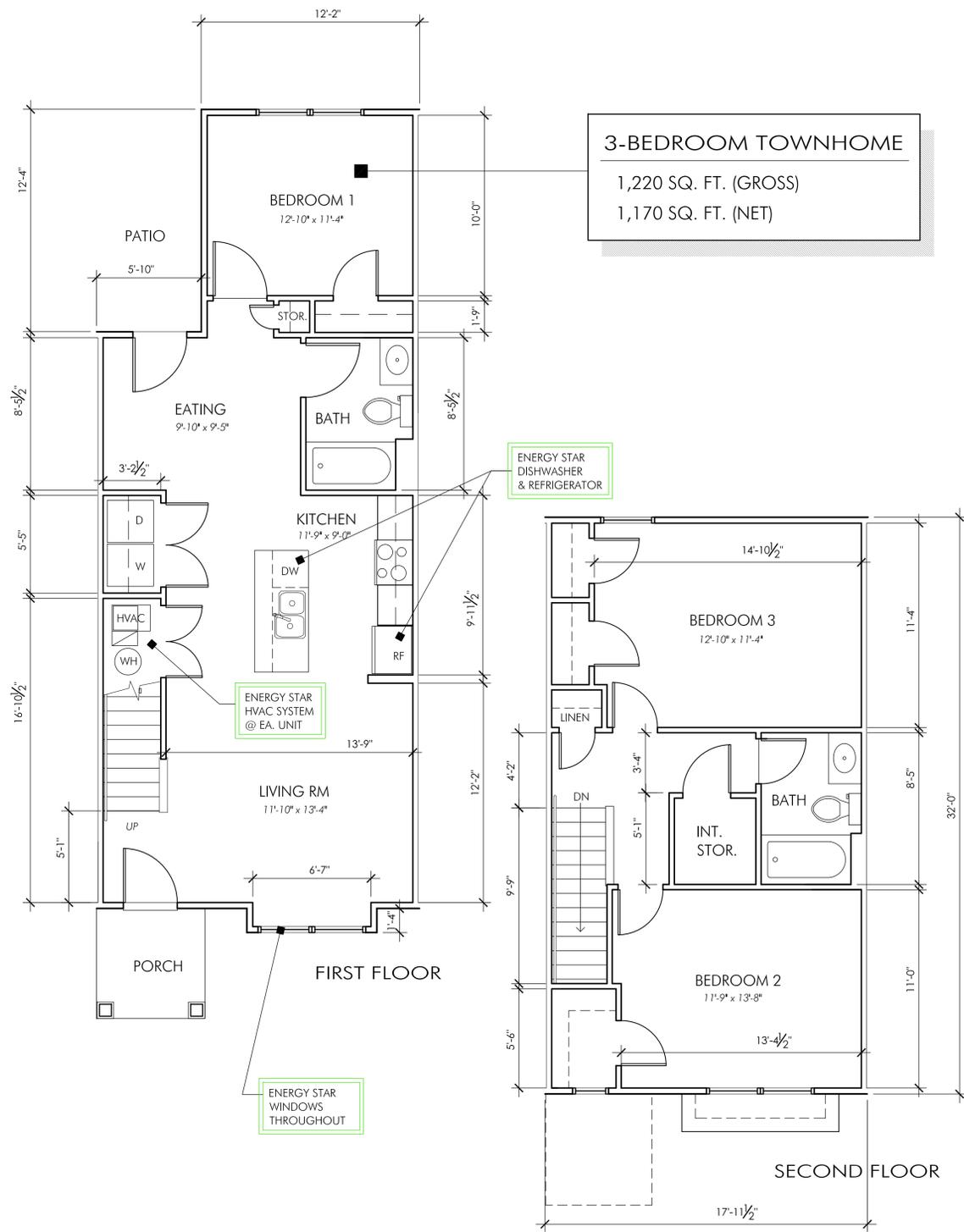
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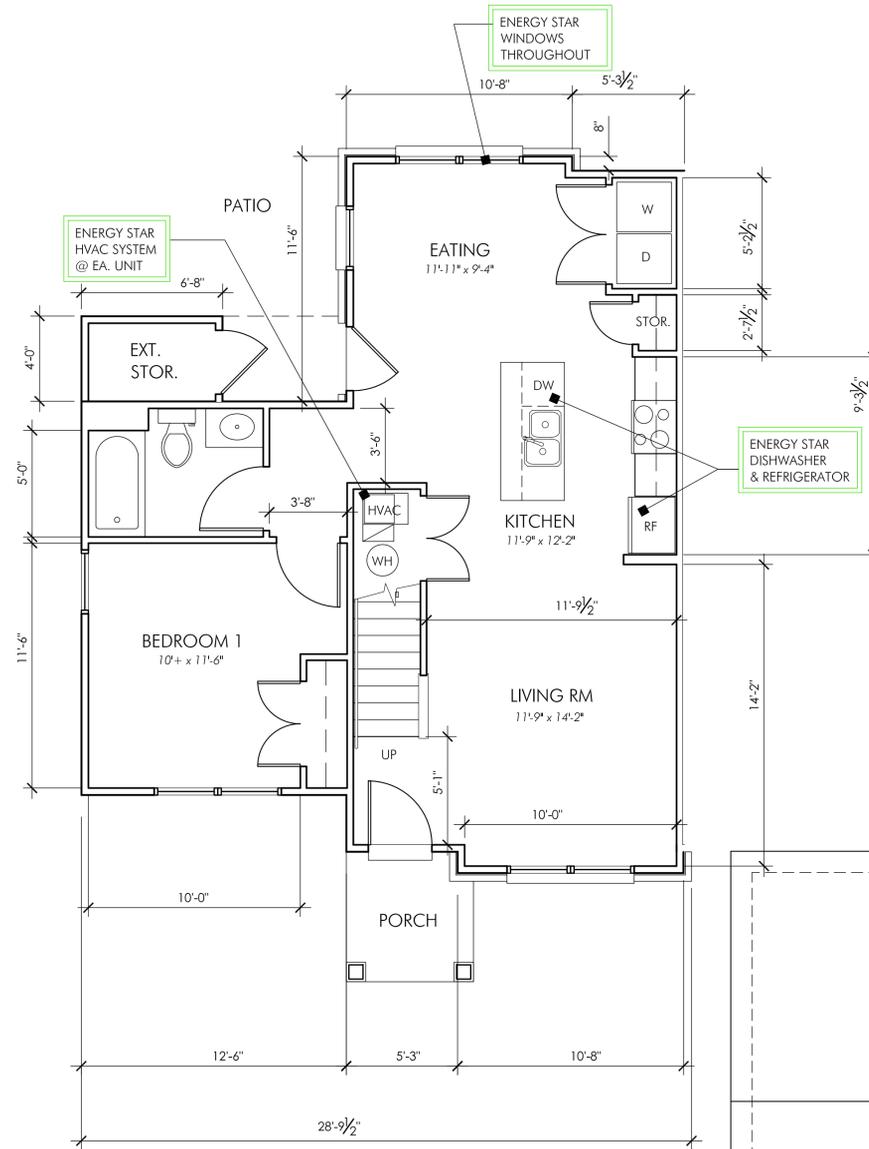
9

2-BEDROOM
UNIT PLANS

PAGE OF



2 3-BEDROOM TOWNHOME - (MIDDLE) UNIT



1 3-BEDROOM TOWNHOME - (END) UNIT



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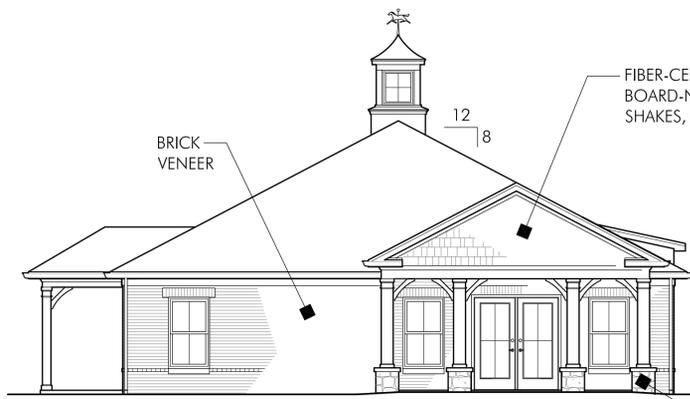
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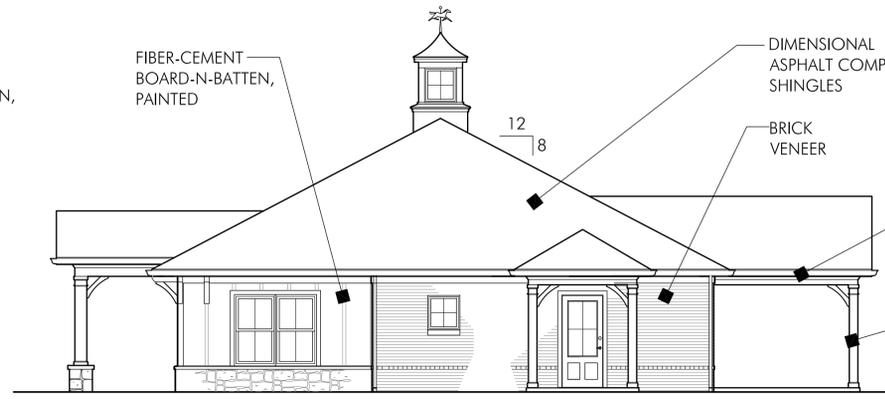
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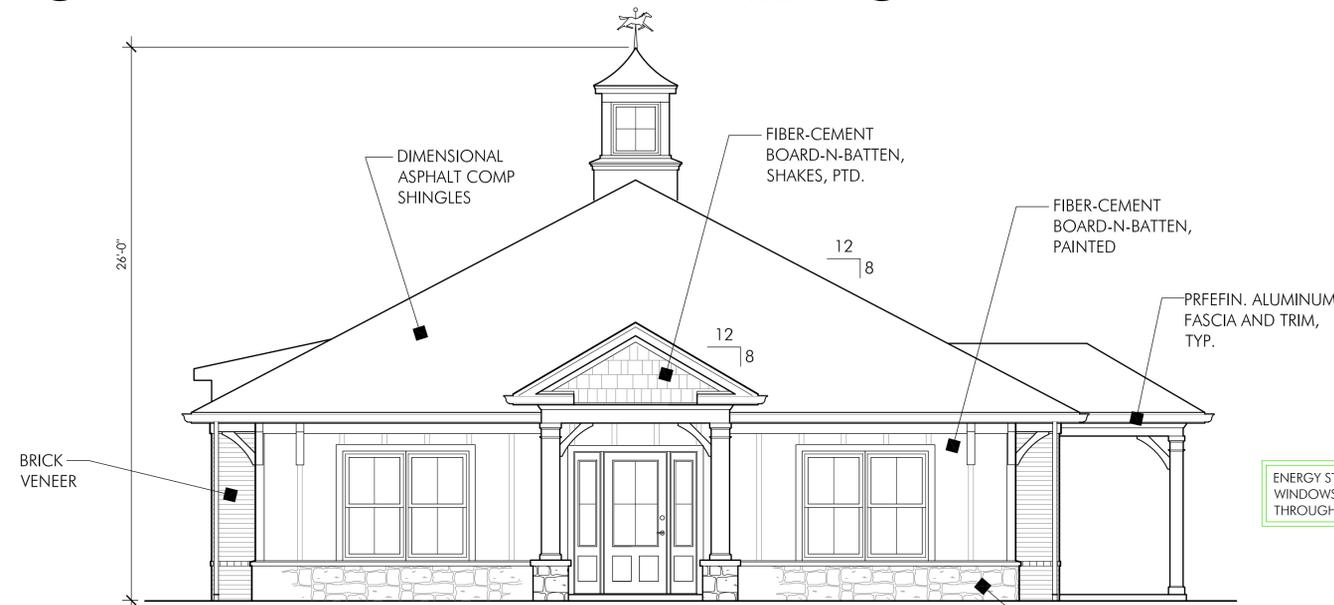
3-BEDROOM
UNIT PLANS



4 COMMUNITY BLDG - REAR ELEVATION
N.T.S.



5 COMMUNITY BLDG - RIGHT ELEVATION
N.T.S.

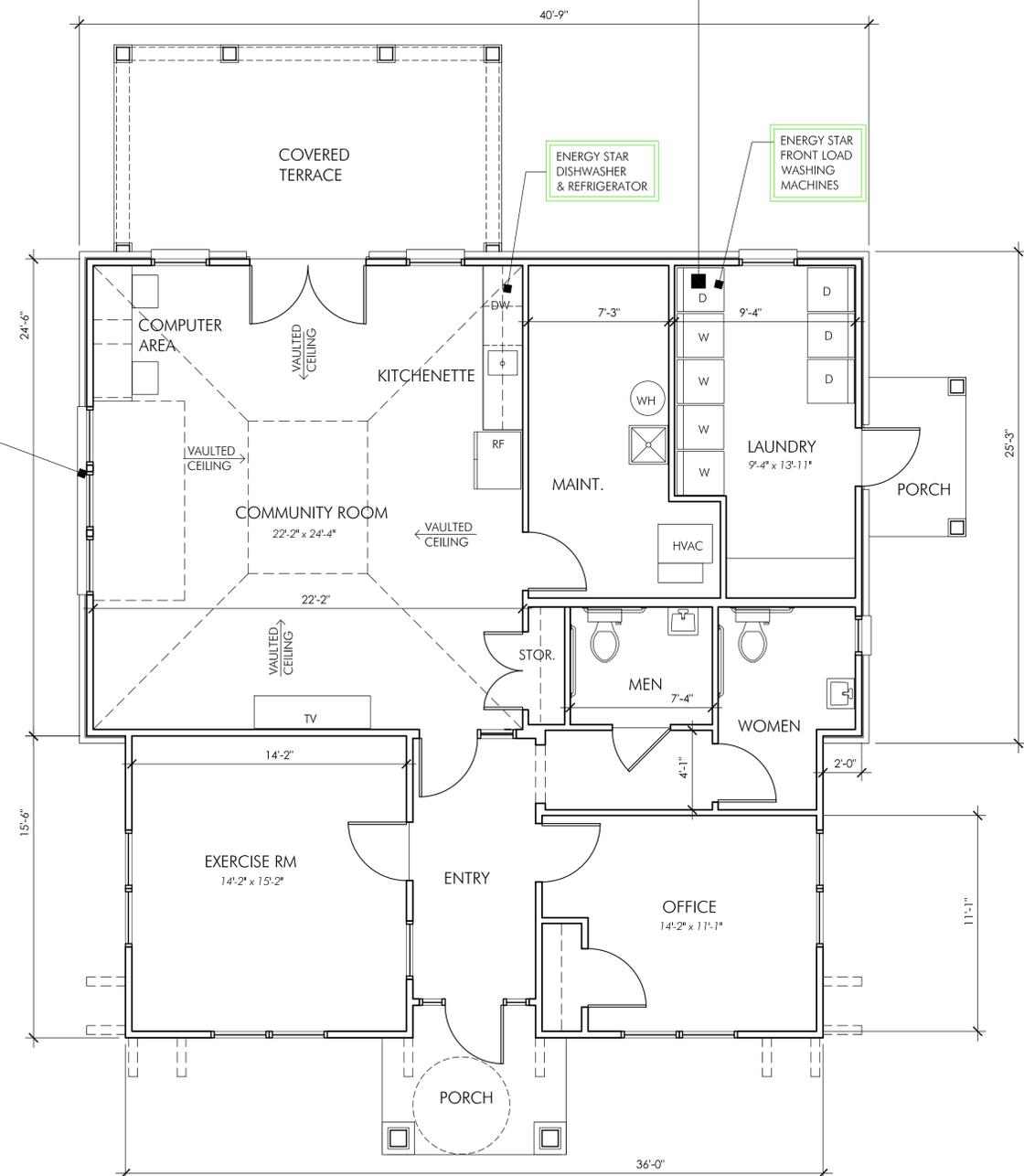


2 COMMUNITY BUILDING - FRONT ELEVATION
N.T.S.



3 COMMUNITY BUILDING - LEFT ELEVATION
N.T.S.

COMMUNITY BUILDING
1,590 SQ. FT. (GROSS)
1,522 SQ. FT. (NET)



1 COMMUNITY BUILDING - FLOOR PLAN



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COMMUNITY
BUILDING



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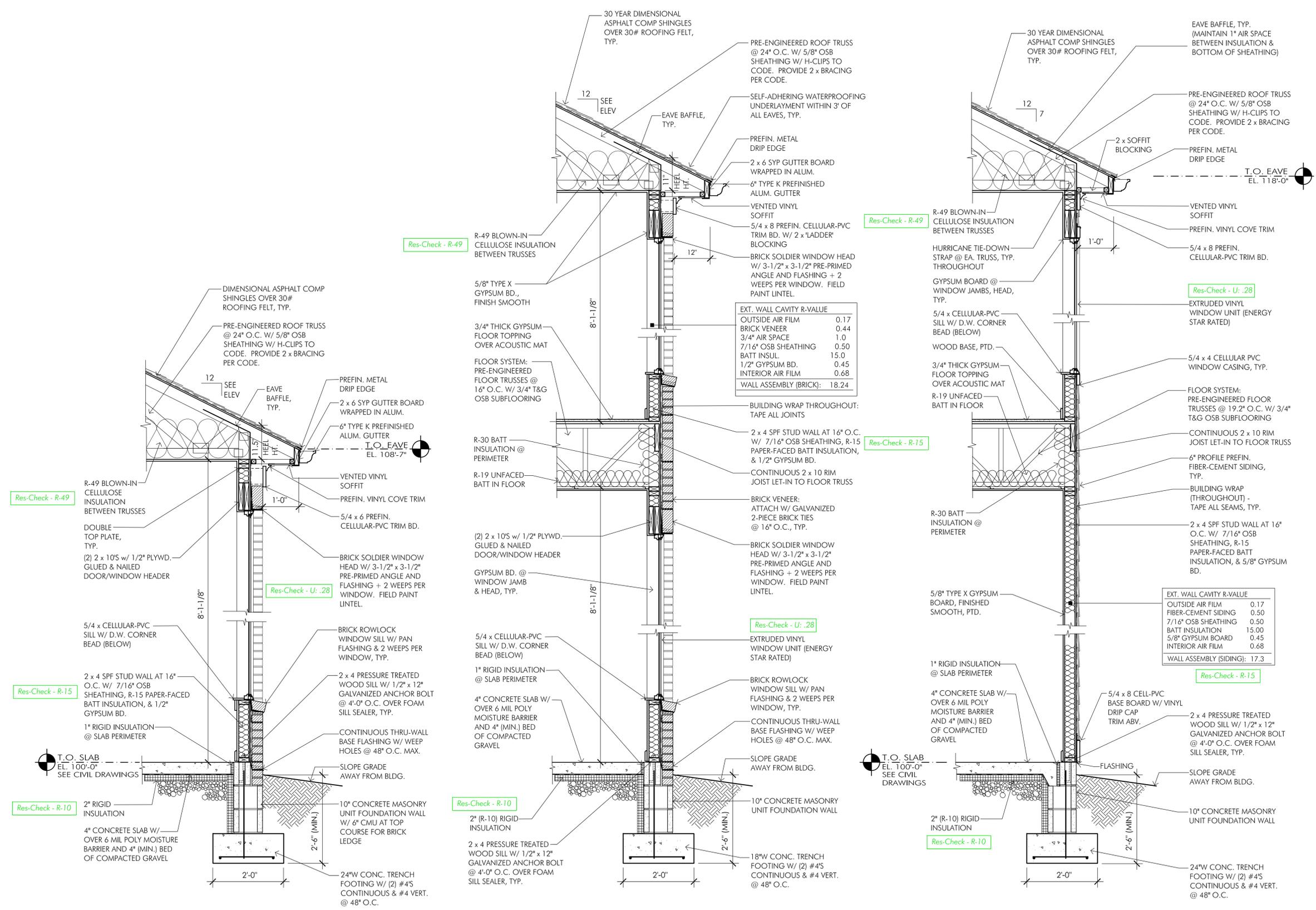
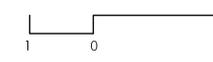
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12

TYP. EXTERIOR
WALL SECTIONS

PAGE OF



EXT. WALL CAVITY R-VALUE

OUTSIDE AIR FILM	0.17
BRICK VENEER	0.44
3/4" AIR SPACE	1.0
7/16" OSB SHEATHING	0.50
BATT INSUL.	15.0
1/2" GYPSUM BD.	0.45
INTERIOR AIR FILM	0.68
WALL ASSEMBLY (BRICK):	18.24

EXT. WALL CAVITY R-VALUE

OUTSIDE AIR FILM	0.17
FIBER-CEMENT SIDING	0.50
7/16" OSB SHEATHING	0.50
BATT INSULATION	15.00
5/8" GYPSUM BOARD	0.45
INTERIOR AIR FILM	0.68
WALL ASSEMBLY (SIDING):	17.3

3 WALL SECTION @ ONE-STORY

2 WALL SECTION (BRICK VENEER)

1 WALL SECTION (SIDING)