# 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$^{A/V}$ | - | 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) |
|---|---|---|---|

M: ACCESSIBLE TO THE MOBILITY-IMPAIRED
A/V: ACCESSIBLE TO THE AUDIO/VISUAL-IMPAIRED

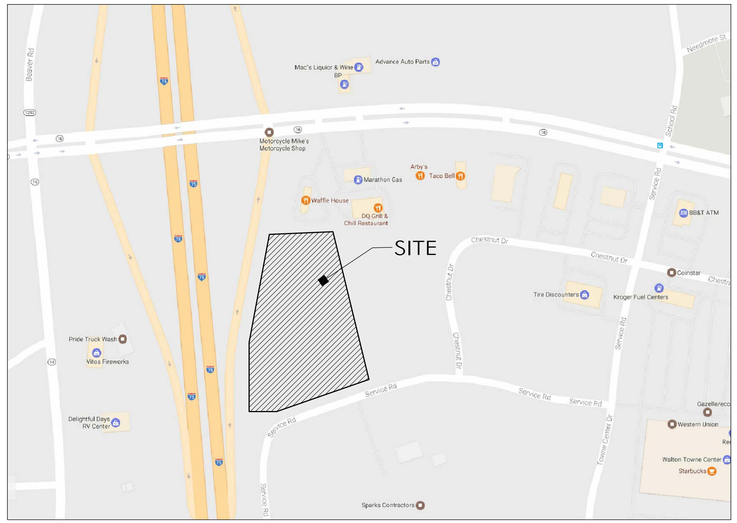
SITE : 4.3 +/- ACRES

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

N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**Towne Creek Crossing**

*44-Unit Townhome Development w/ Community Building*

City of Walton, Kentucky

OWNER INFORMATION

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COMPANY: The WODA Group Inc.
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PROJECT INFORMATION & AREA MAP

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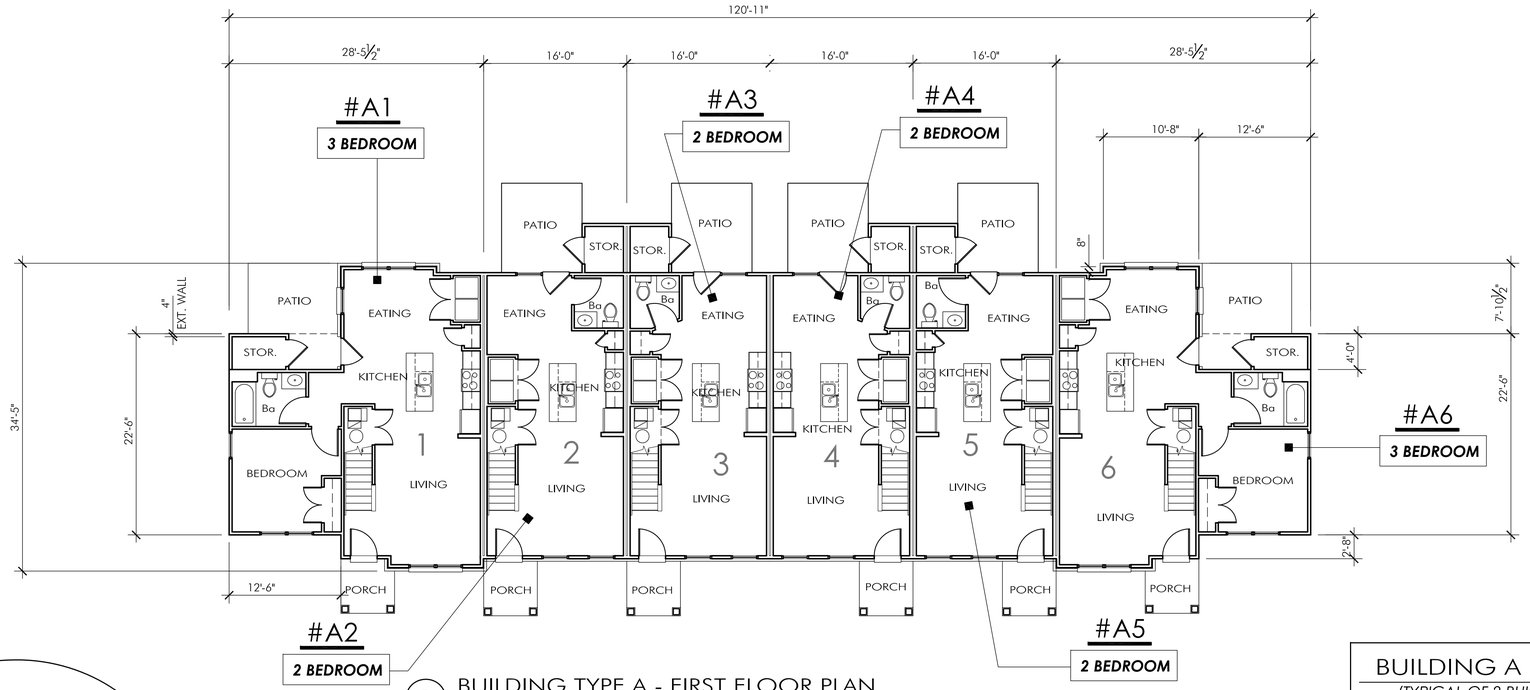



1 BUILDING TYPE A - FIRST FLOOR PLAN

BUILDINGS 1 & 2

## RATED WALL NOTES

**ONE-HOUR FIRE PARTITION AT ALL TENANT SEPARATION WALLS**

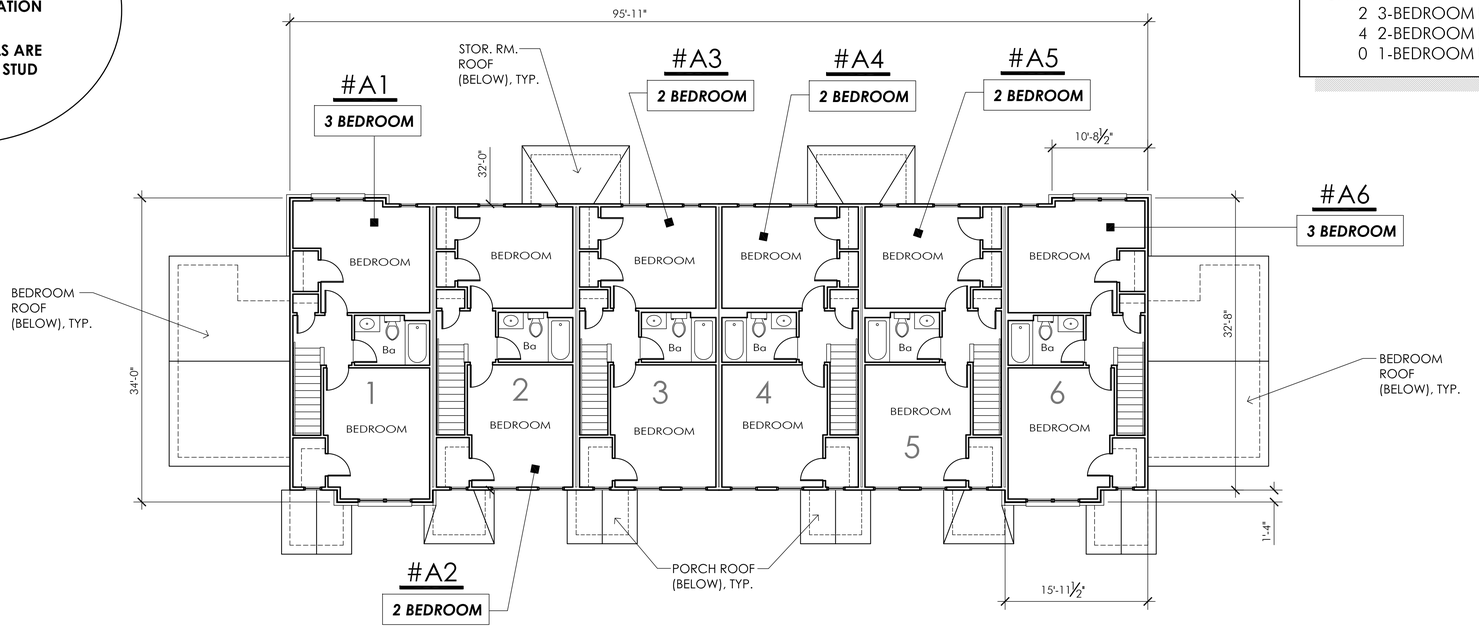
**ALL EXTERIOR WALLS ARE UNRATED, 2 x 4 SPF STUD WALLS @ 16" O.C..**

## 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




2 BUILDING TYPE A - SECOND FLOOR PLAN

BUILDINGS 1 & 2

8 0 16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BUILDING TYPE 'A' FLOOR PLANS
(BUILDINGS 1 & 2)

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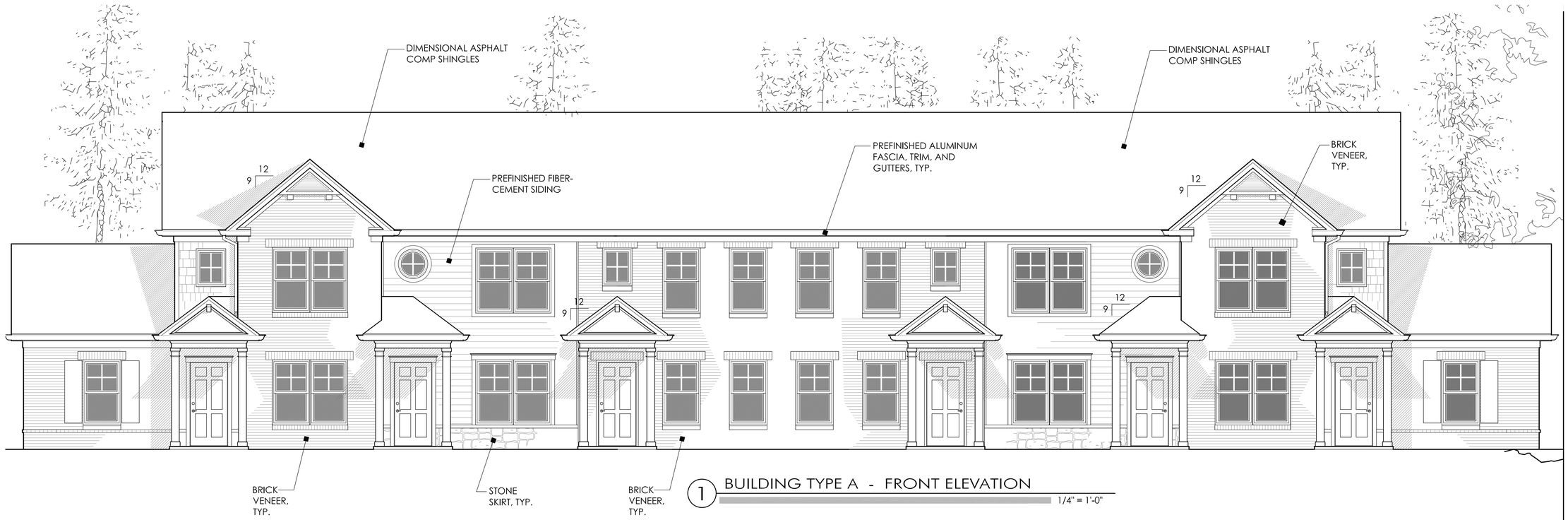
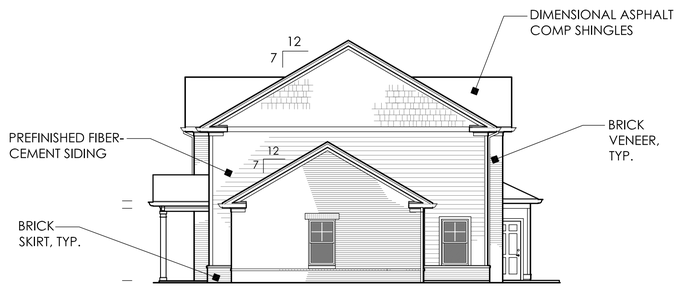
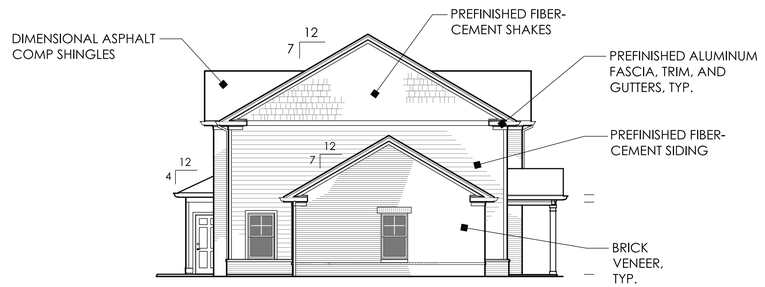


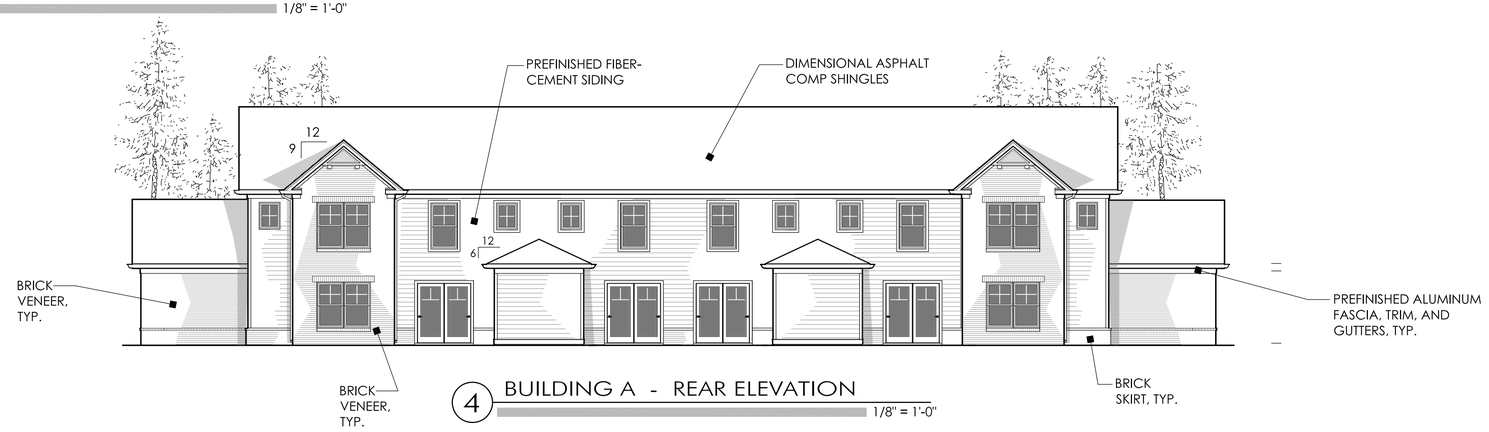

1 BUILDING TYPE A - FRONT ELEVATION
1/4" = 1'-0"




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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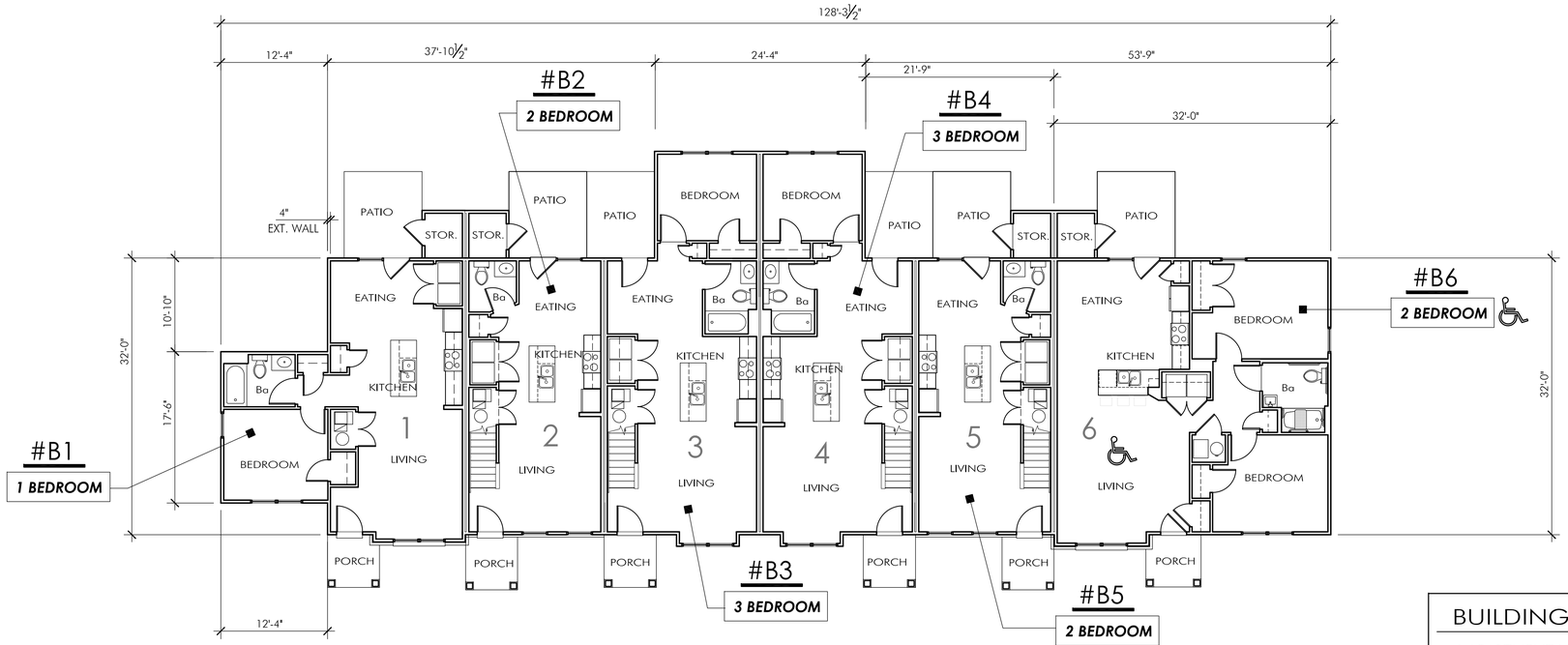


1 BUILDING TYPE B - FIRST FLOOR PLAN

BUILDINGS 3-6 ON SITE PLAN

## RATED WALL NOTES

**ONE-HOUR FIRE PARTITION AT ALL TENANT SEPARATION WALLS**

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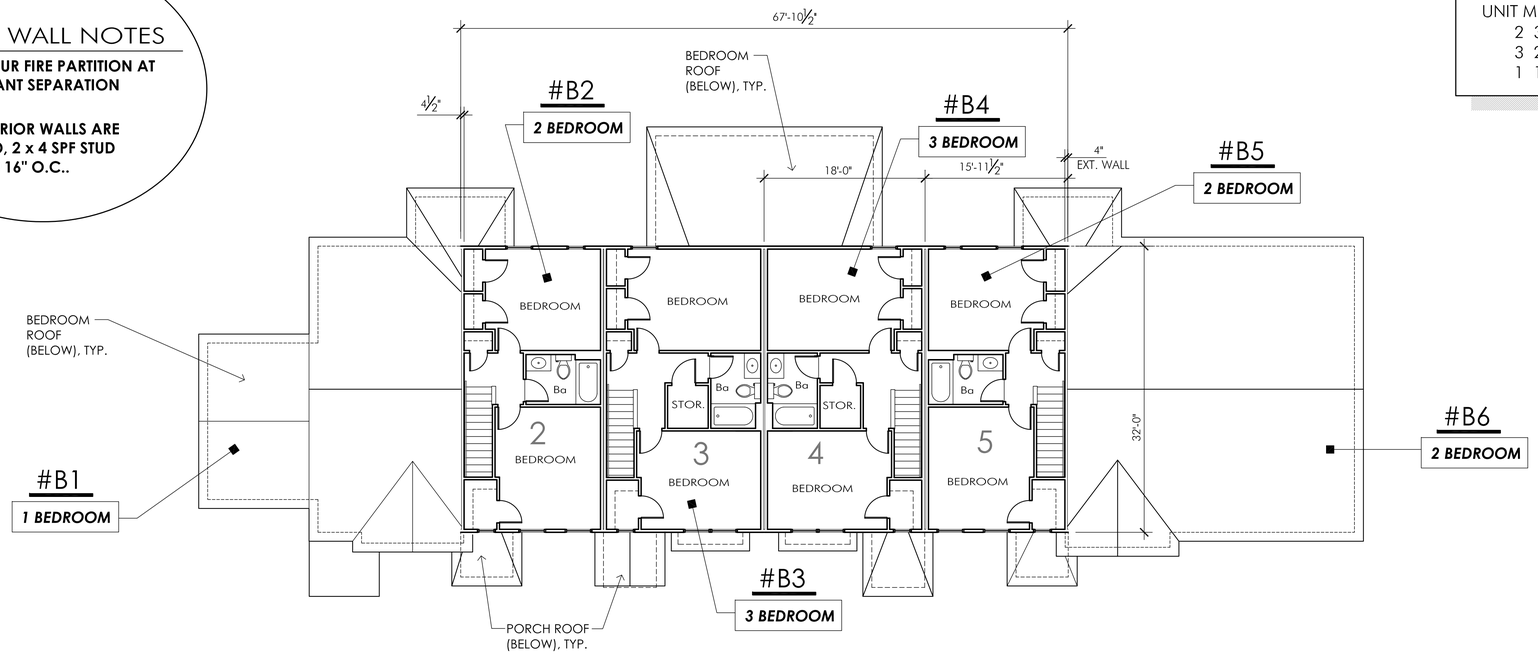


2 BUILDING TYPE B - SECOND FLOOR PLAN

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

8 0 16


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

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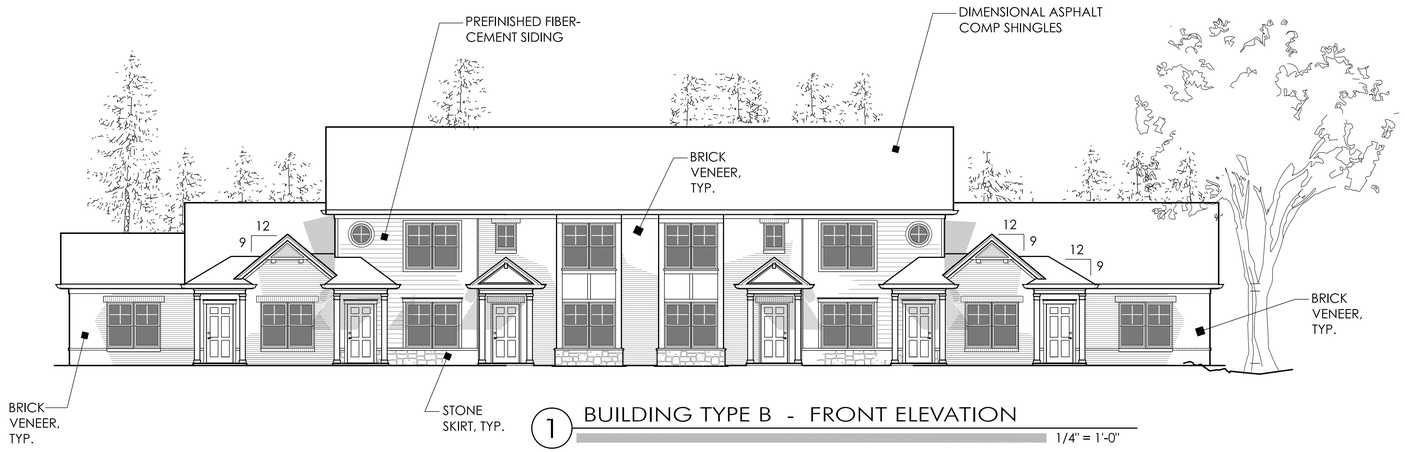
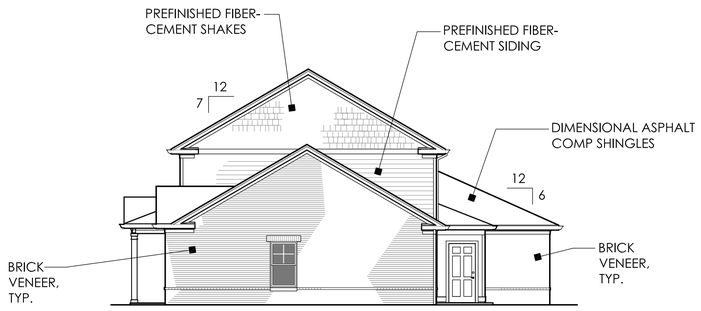


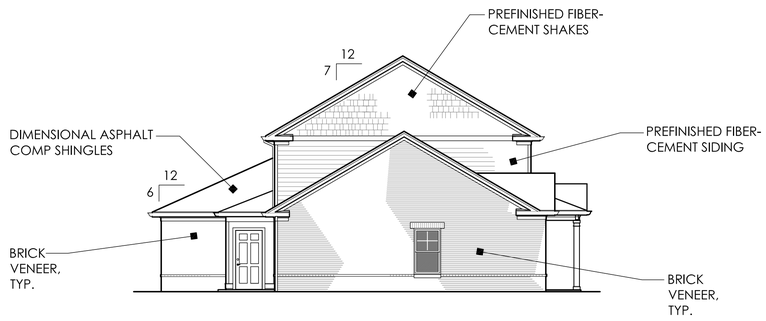

1 BUILDING TYPE B - FRONT ELEVATION

1/4" = 1'-0"



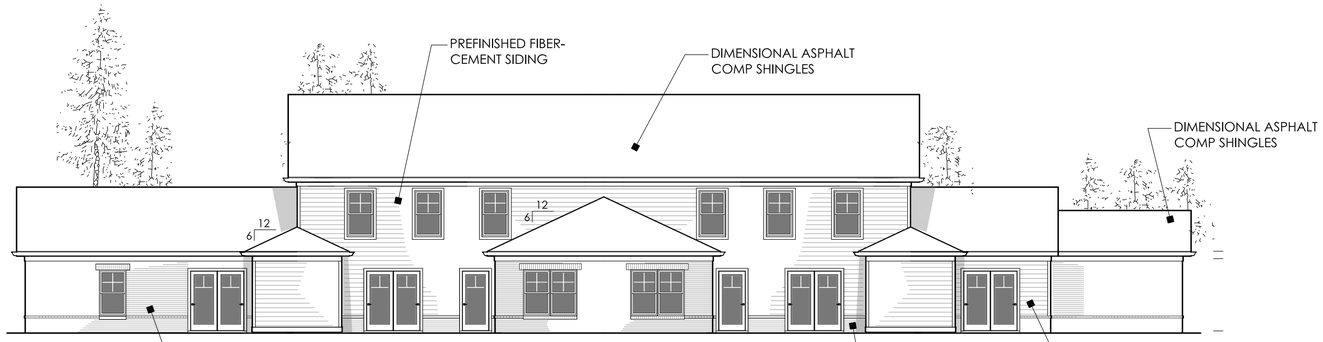

2 BUILDING B - RIGHT ELEVATION

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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BUILDING B EXTERIOR ELEVATIONS

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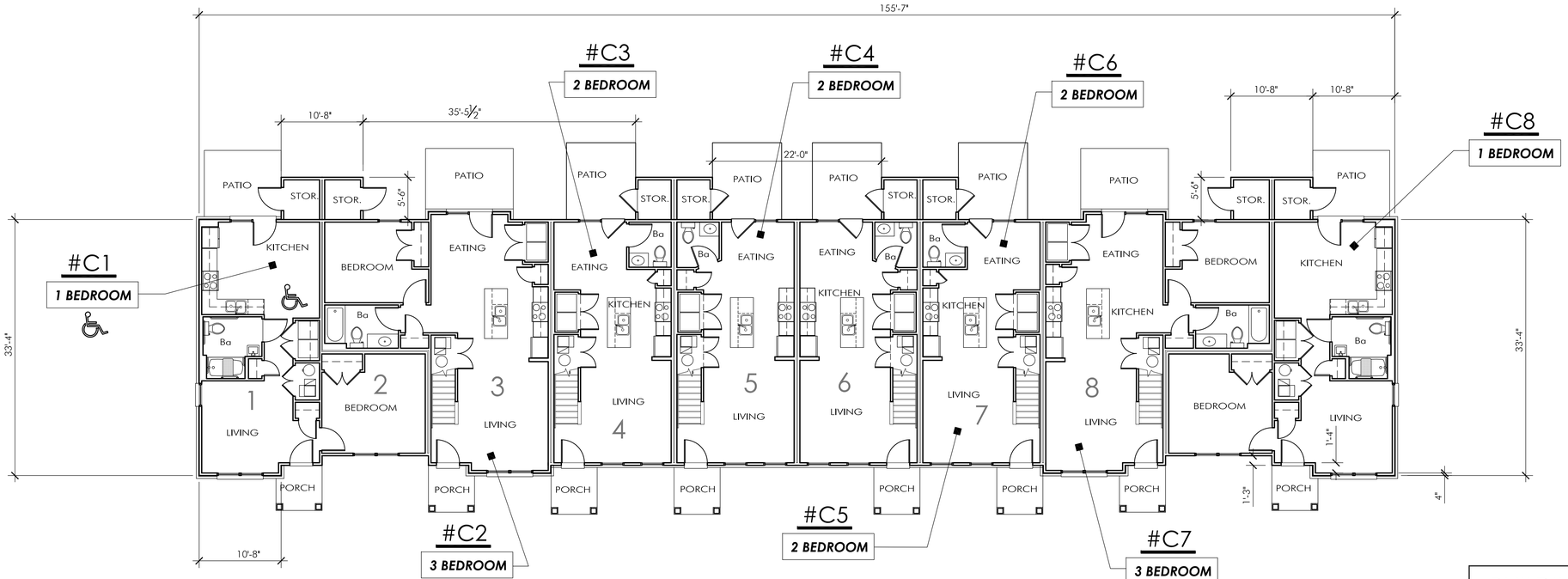
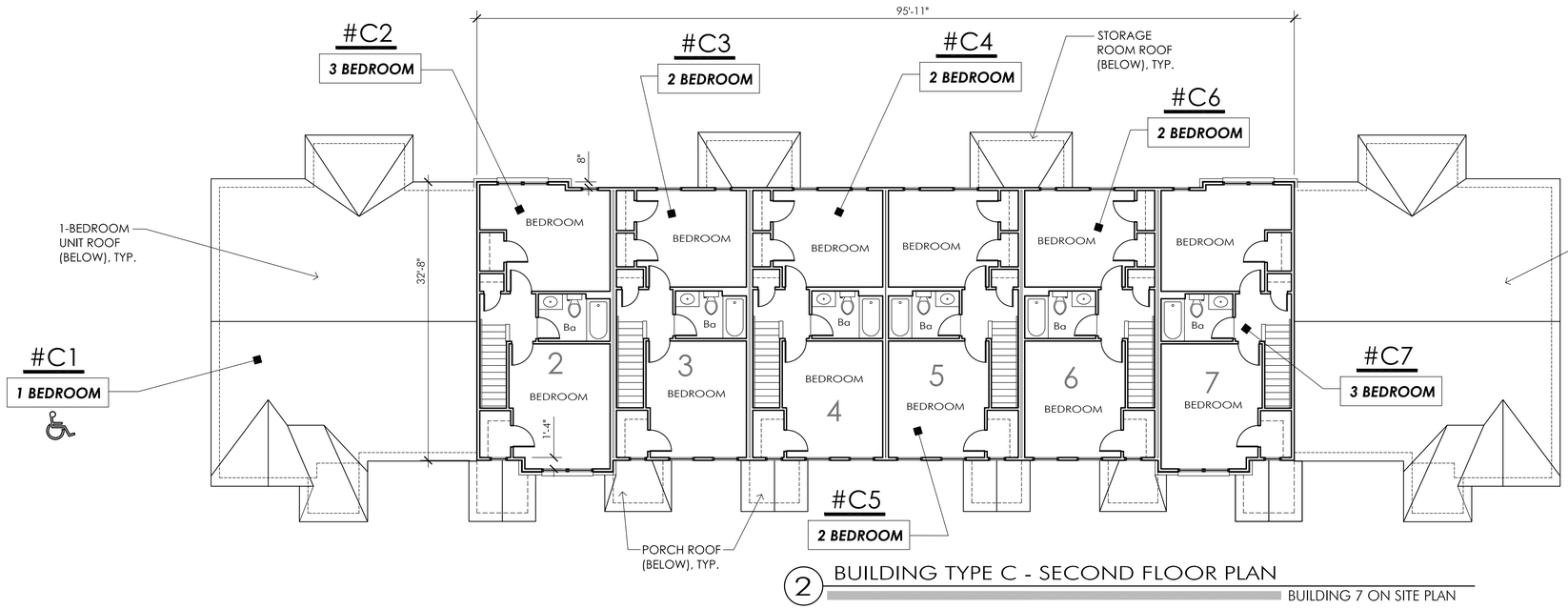



1 BUILDING TYPE C - FIRST FLOOR PLAN

BUILDING 7 ON SITE PLAN




2 BUILDING TYPE C - SECOND 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

## RATED WALL NOTES

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BUILDING TYPE 'C' FLOOR PLANS
(BUILDING 7)

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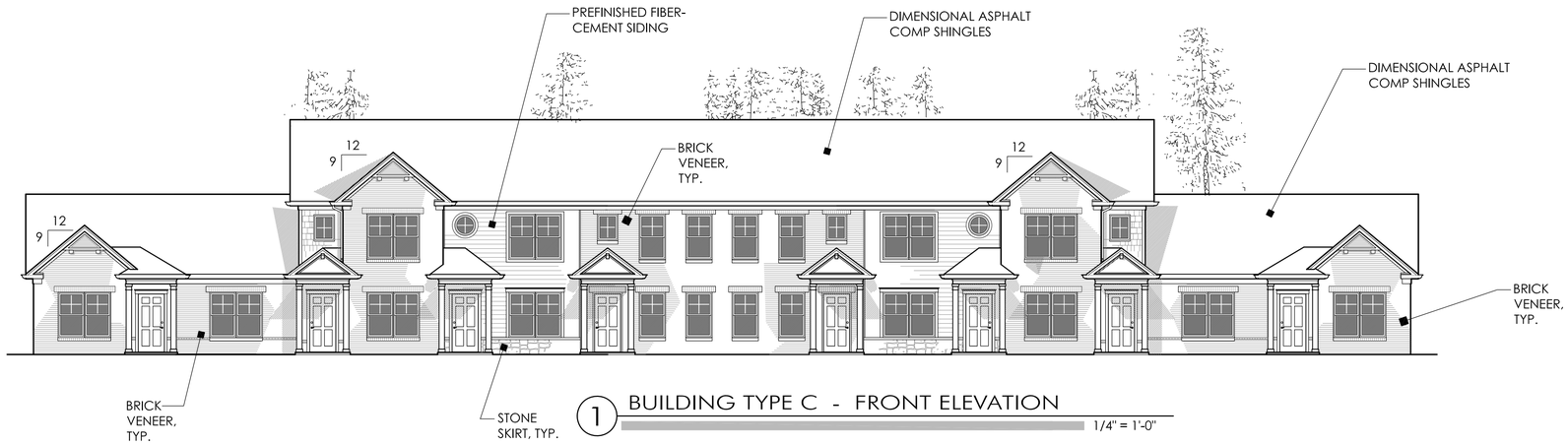
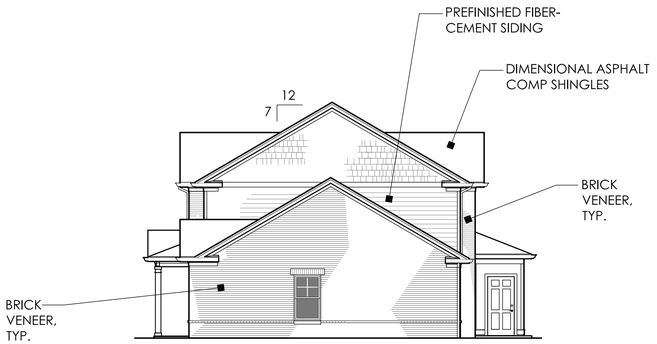


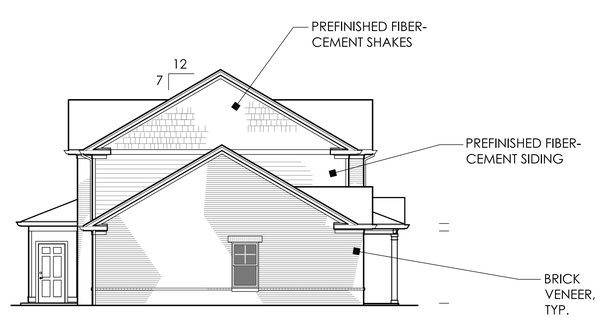

1 BUILDING TYPE C - FRONT ELEVATION

1/4" = 1'-0"



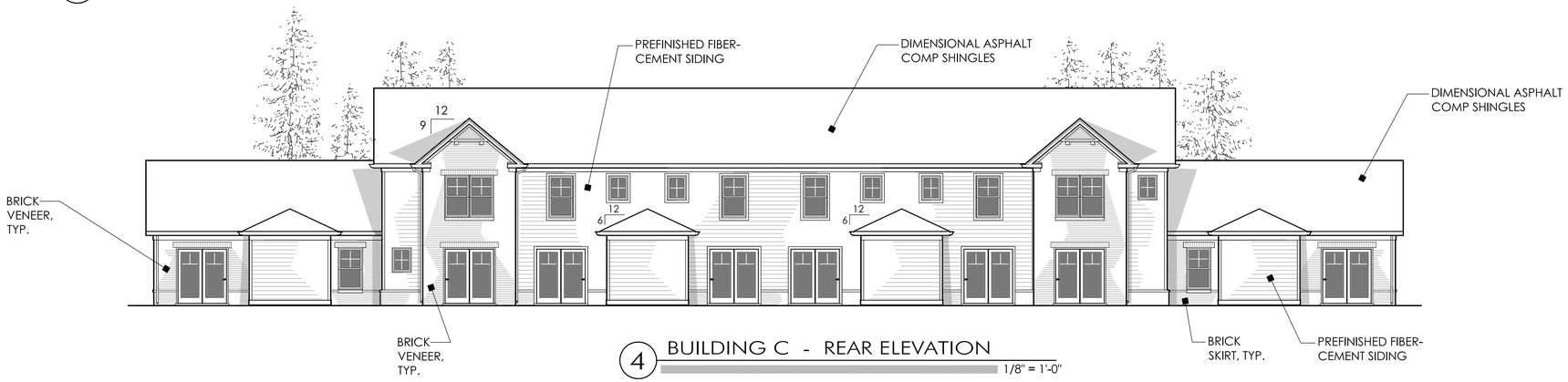

2 BUILDING C - RIGHT ELEVATION

1/8" = 1'-0"




3 BUILDING C - LEFT ELEVATION

1/8" = 1'-0"




4 BUILDING C - REAR ELEVATION

1/8" = 1'-0"

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BUILDING C EXTERIOR ELEVATIONS

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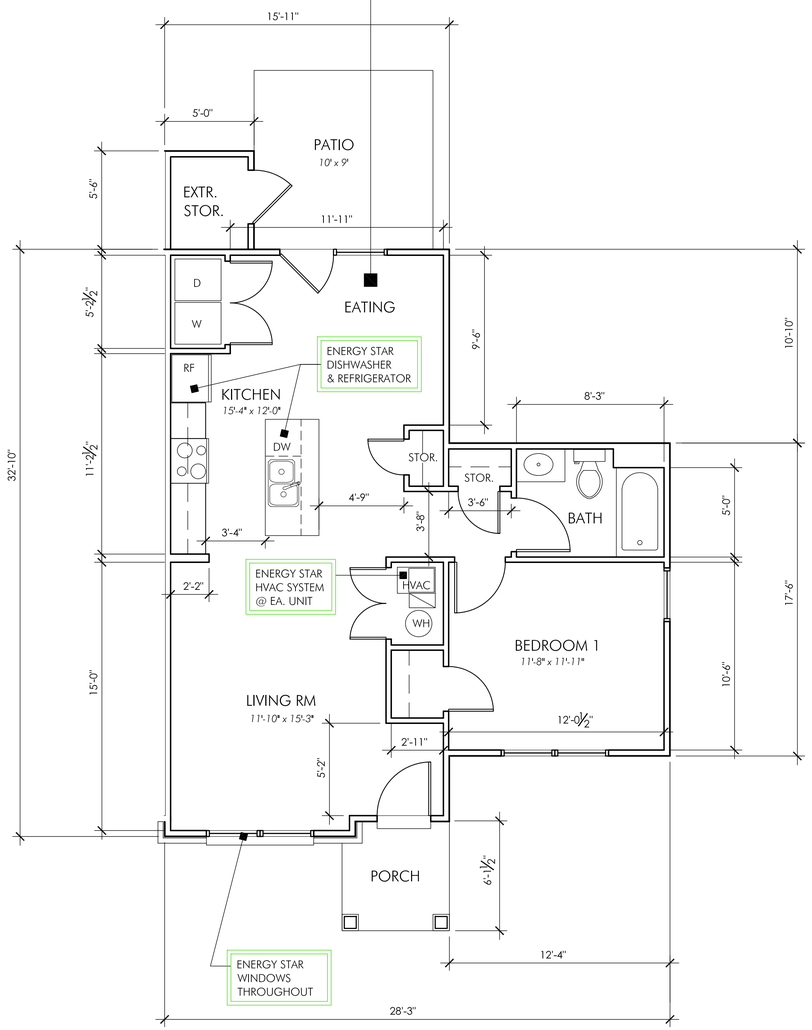
## 1-BEDROOM UNIT PLAN

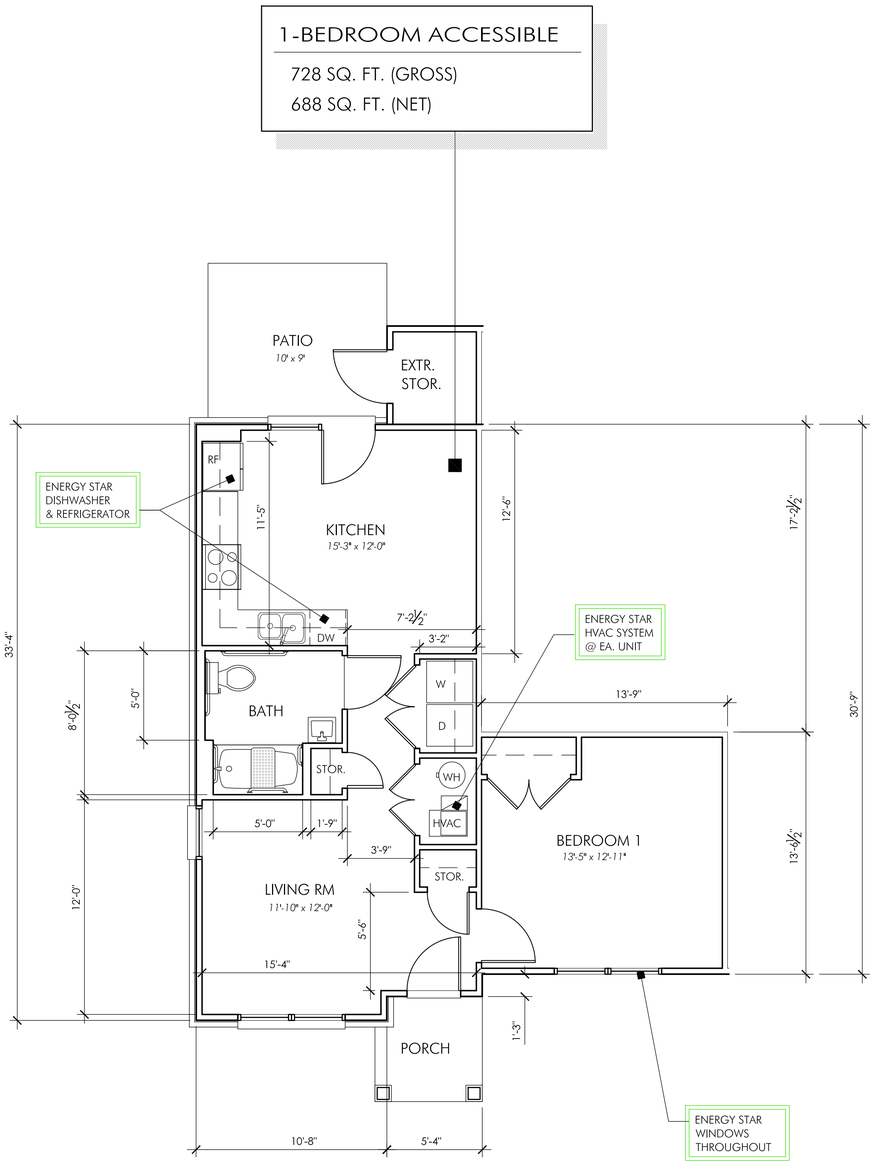
728 SQ. FT. (GROSS)
688 SQ. FT. (NET)




2 1-BEDROOM - TYPICAL UNIT PLAN

## 1-BEDROOM ACCESSIBLE

728 SQ. FT. (GROSS)
688 SQ. FT. (NET)




1 1-BEDROOM - ACCESSIBE UNIT

4 0 8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1-BEDROOM UNIT PLANS

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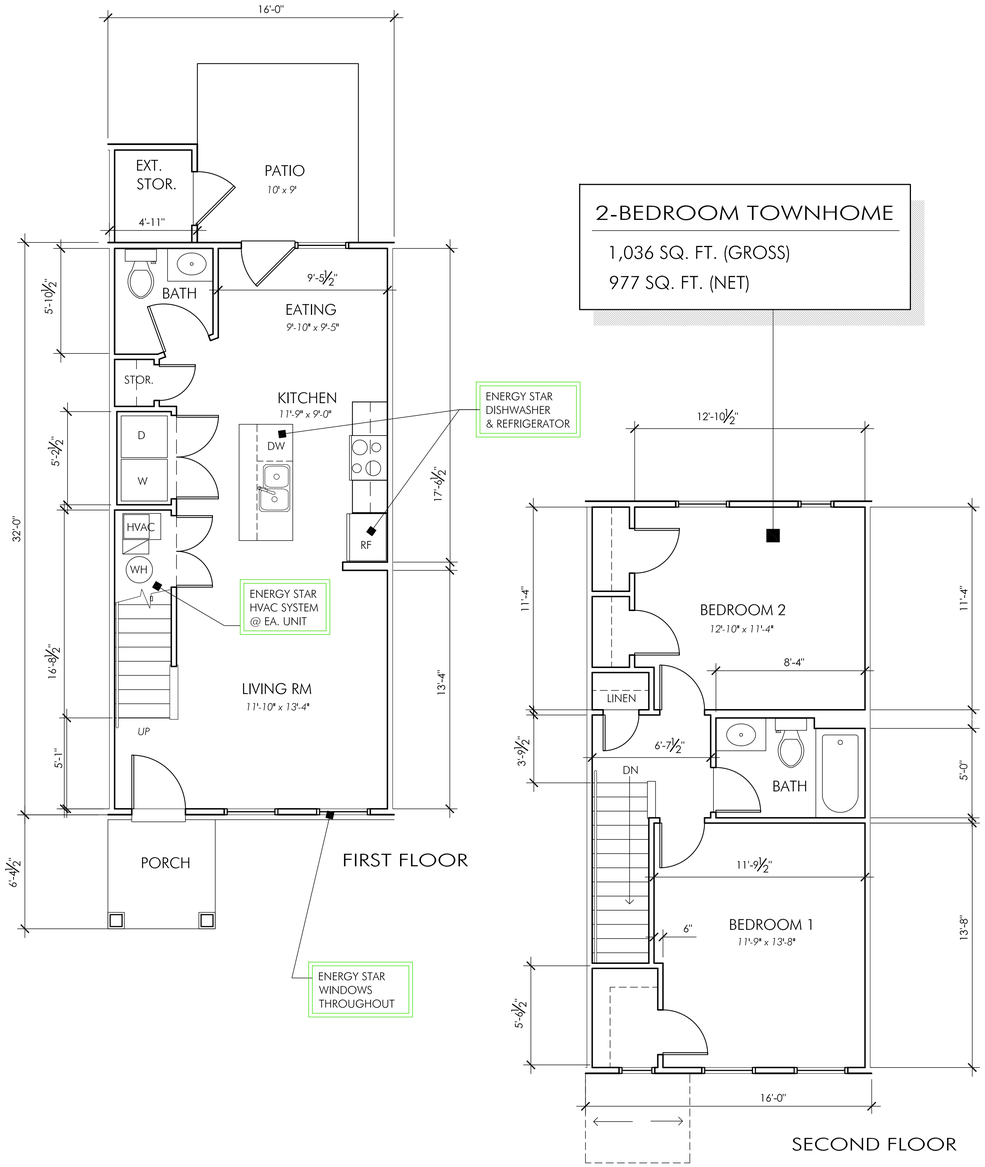
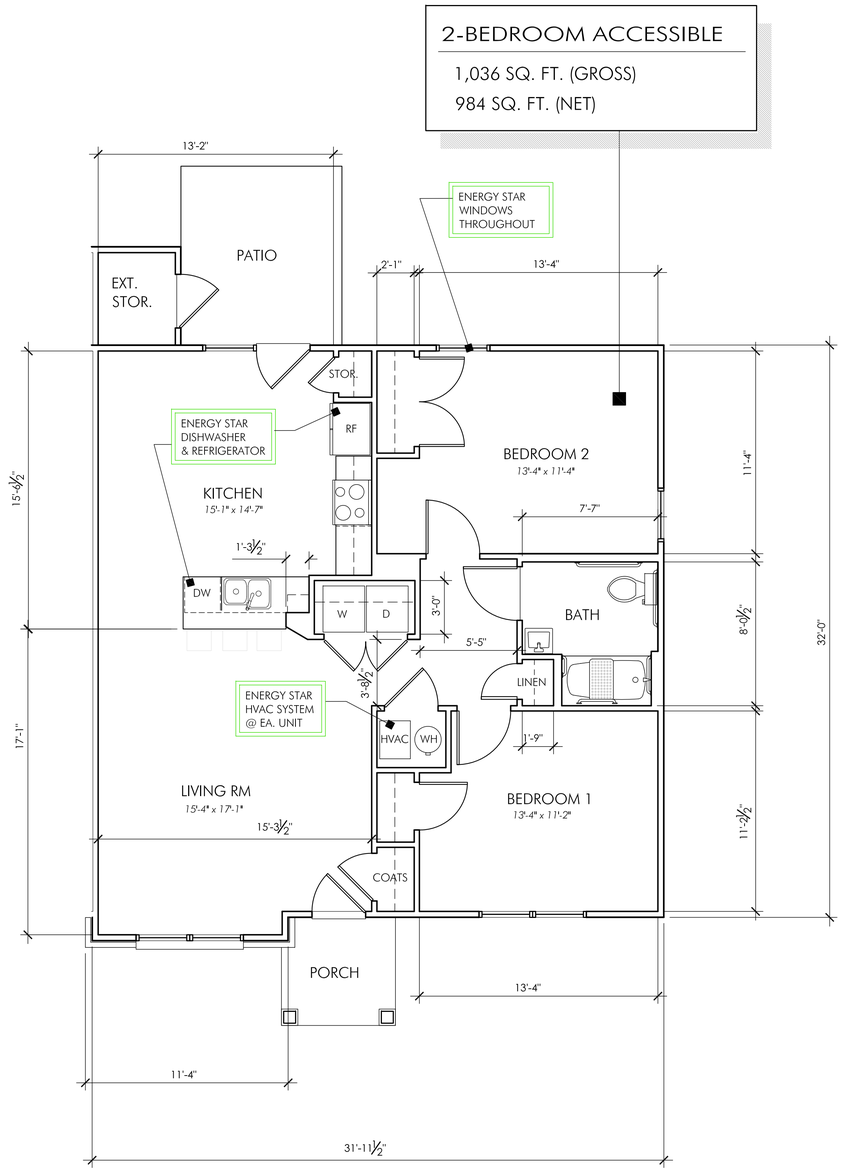



2 2-BEDROOM TOWNHOME - UNIT PLAN




1 2-BEDROOM - ACCESSIBE UNIT

4 0 8

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2-BEDROOM UNIT PLANS

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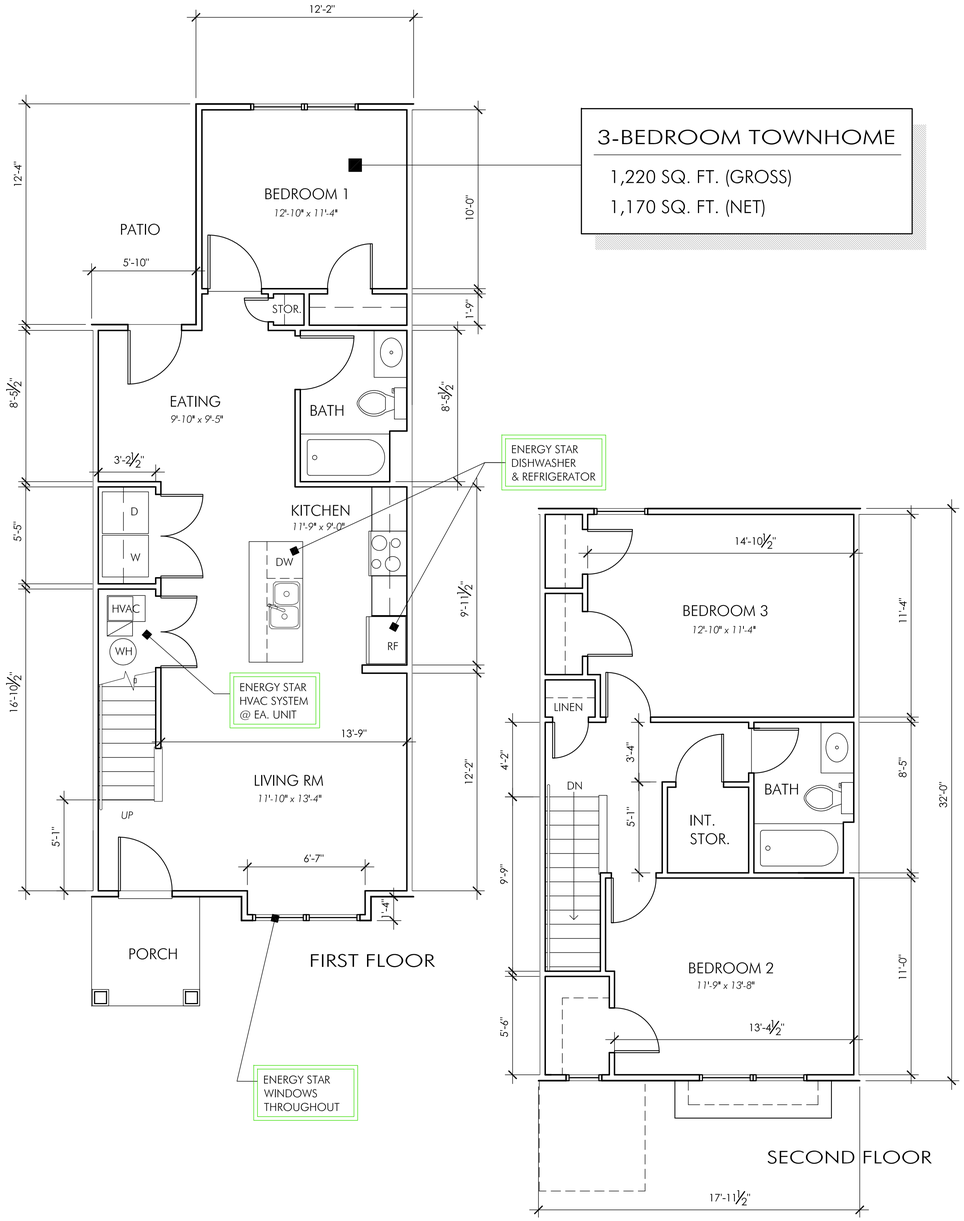
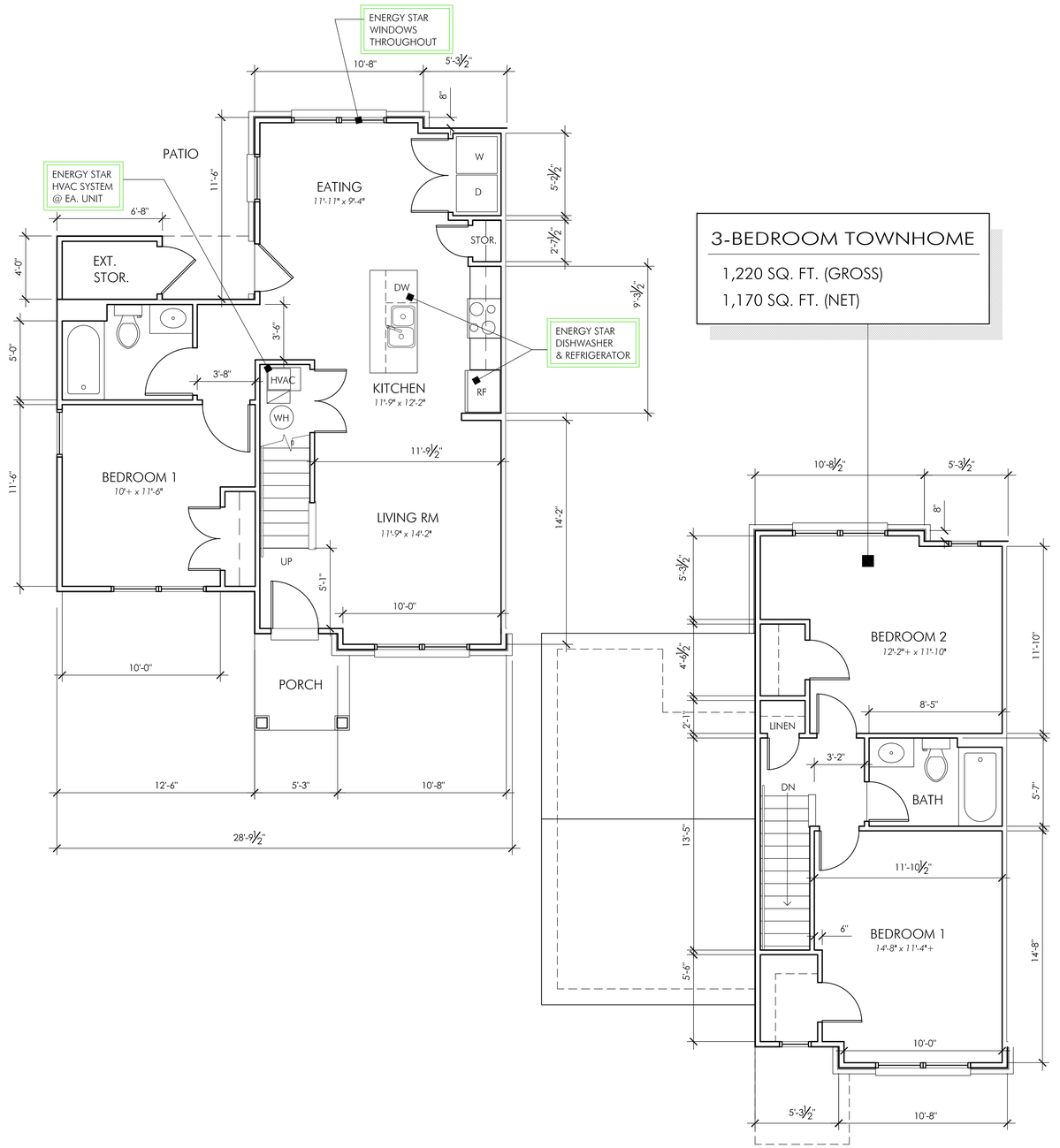



3-BEDROOM TOWNHOME

1,220 SQ. FT. (GROSS)

1,170 SQ. FT. (NET)

2 3-BEDROOM TOWNHOME - (MIDDLE) UNIT




3-BEDROOM TOWNHOME

1,220 SQ. FT. (GROSS)

1,170 SQ. FT. (NET)




1 3-BEDROOM TOWNHOME - (END) UNIT

4 0 8

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3-BEDROOM UNIT PLANS

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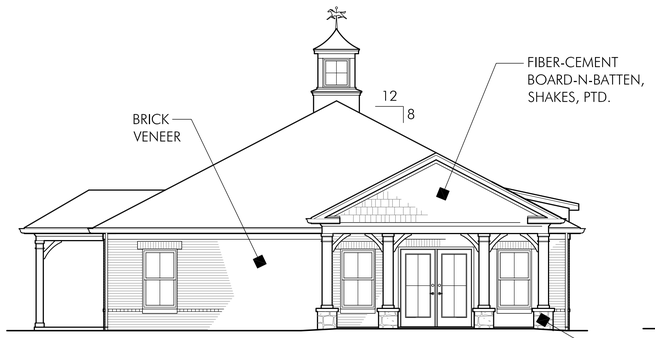
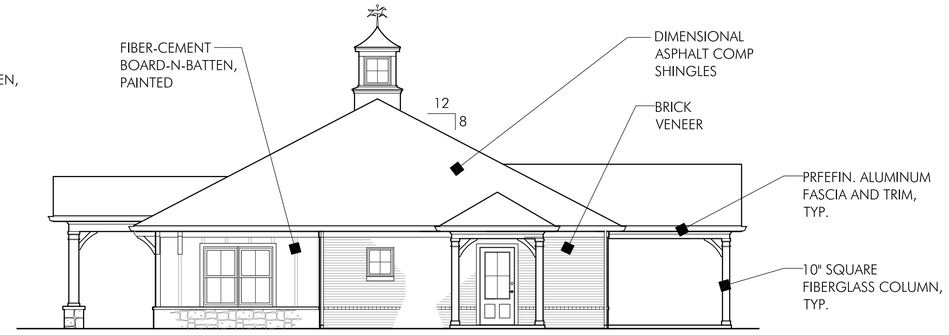
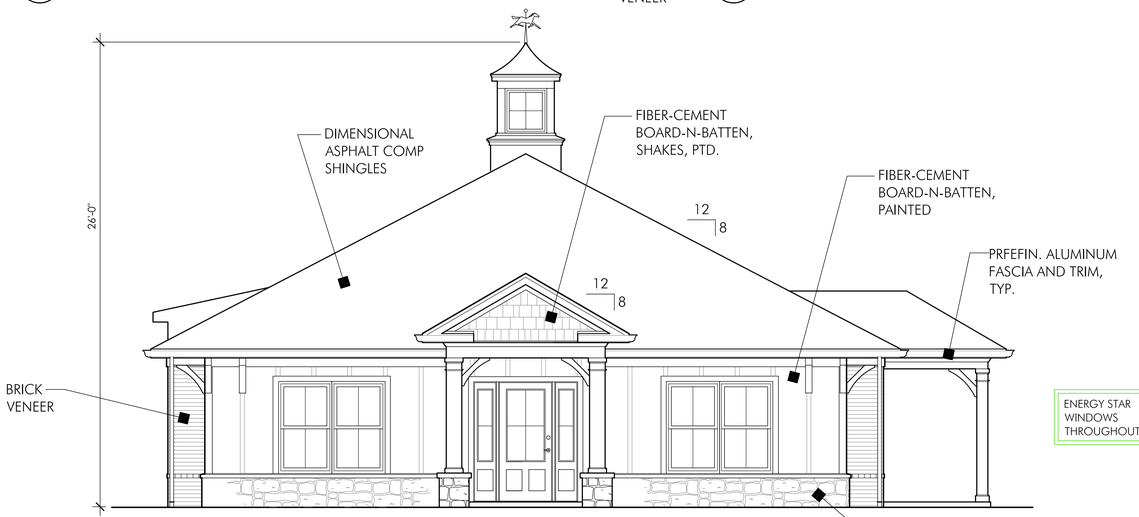


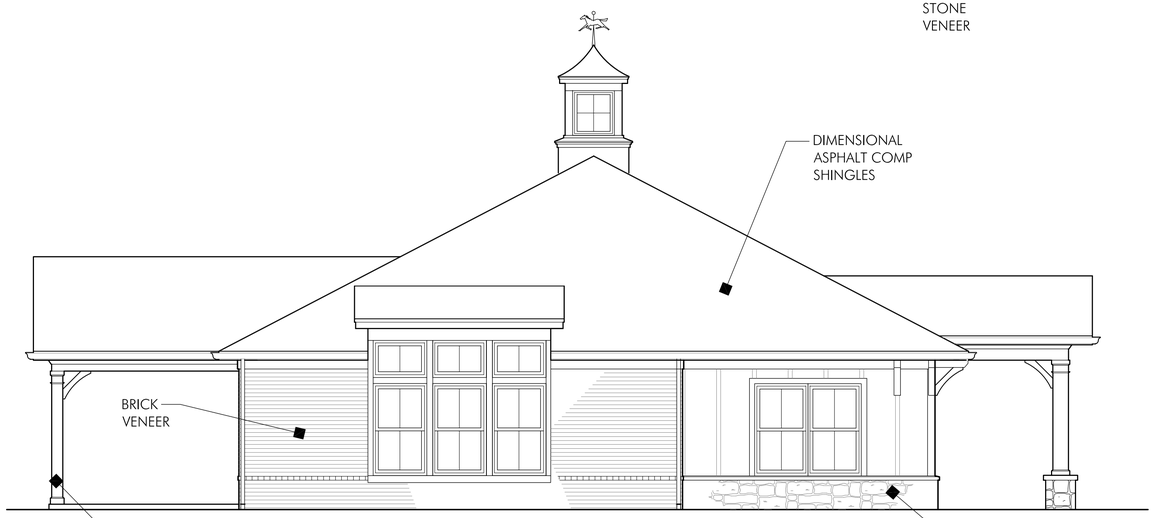

4 COMMUNITY BLDG - REAR ELEVATION N.T.S.




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




2 COMMUNITY BUILDING - FRONT ELEVATION

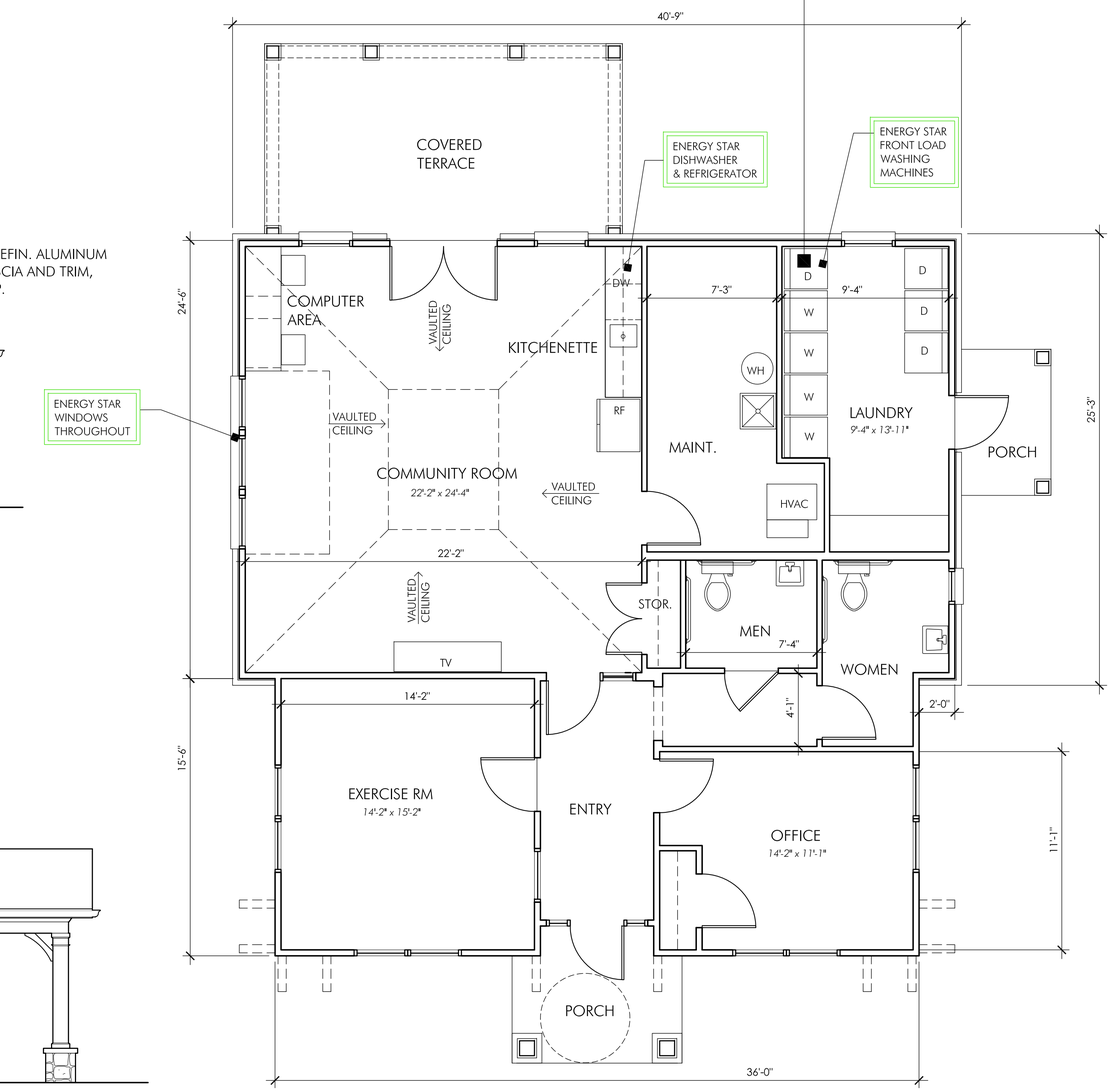



3 COMMUNITY BUILDING - LEFT ELEVATION

## COMMUNITY BUILDING

1,590 SQ. FT. (GROSS)

1,522 SQ. FT. (NET)




1 COMMUNITY BUILDING - FLOOR PLAN

GRIMM ARCHITECTURE & DESIGN PLLC
*ARCHITECTURE PLANNING*
8401 Shelbyville Rd
Suite 216
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
COMPANY: The WODA Group Inc.
ADDRESS: 189 Alpine Drive
Shelbyville, KY 40065
PHONE: 502.609.4633
FAX: 614.396.3243
EMAIL: TStansbury@wodagroup.com

DRAWN BY DBG

DESIGNED BY DBG

ISSUE NO. SCHEMATIC

SCALE 1/4" = 1'-0"

DATE REV. 1.9.2017

SHEET NUMBER

11

COMMUNITY BUILDING

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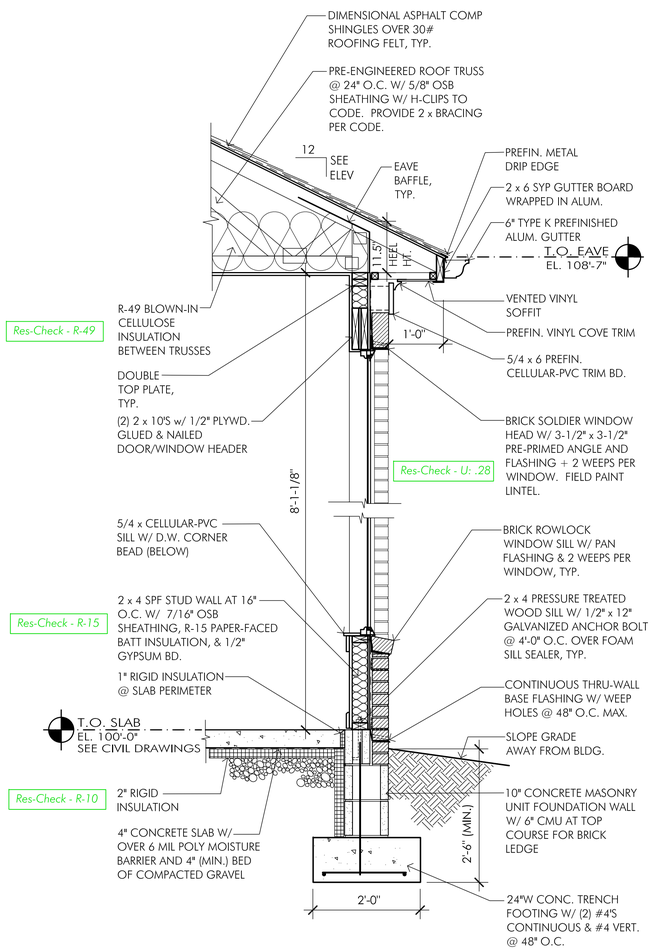
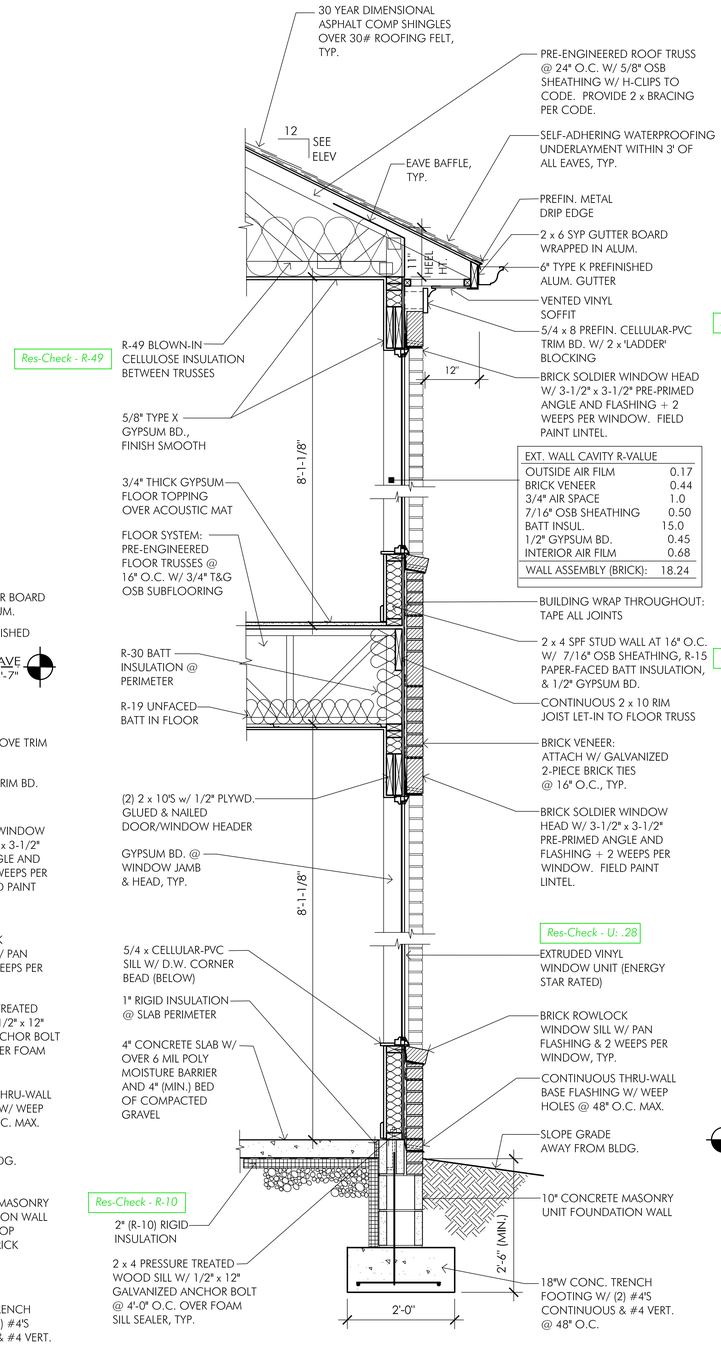
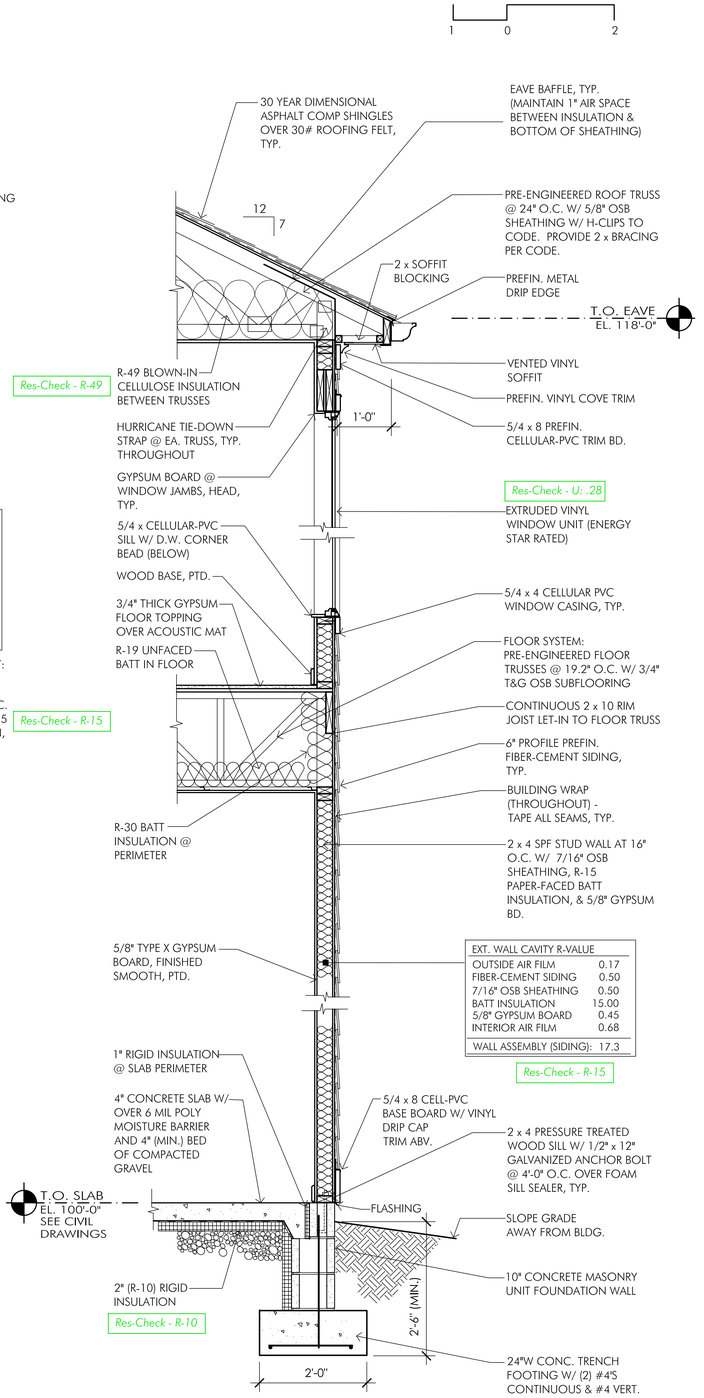



3 WALL SECTION @ ONE-STORY




2 WALL SECTION (BRICK VENEER)

| 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 |

Res-Check - R-15

1 WALL SECTION (SIDING)

GRIMM
ARCHITECTURE & DESIGN PLLC
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TYP. EXTERIOR WALL SECTIONS

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