

Stanley Terrace

**Planned Unit Development District
Amendment to Approved PUD #**

Ordinance

Plainfield, Indiana

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SCHEDULE OF
EXHIBITS

- Exhibit 1. Legal Descriptions and Exhibit
- Exhibit 2. Civil Site Plans
- Exhibit 3. Architectural Character Imagery
- Exhibit 4. Landscape Plan
- Exhibit 5. Photometric Plan and Lighting Cut Sheets
- Exhibit 6. Conceptual Permanent Signage
- Exhibit 7. Conceptual Temporary Construction Signage
- Exhibit 8. Conceptual Waste Refuse Enclosure
- Exhibit 9. Conceptual Floor and Unit Plans

Note: All of the above Exhibits (1-9) are attached to this Stanley Terrace Ordinance, are incorporated by reference into and hereby made a part of this Stanley Terrace Ordinance.

Section 1. Applicability of Ordinance.

Section 1.1 The *Zone Map* is hereby changed to designate the *Real Estate* as a Planned Unit Development (PUD) District to be known as Stanley Terrace District.

Section 1.2 Development in Stanley Terrace District shall be governed entirely by the provisions of this Stanley Terrace District Ordinance and its exhibits.

Section 2. Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to Stanley Terrace Ordinance:

- A. The singular number includes the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.
- C. The word “shall” indicate a mandatory requirement. The word “may” indicates a permissive requirement.

Section 3. Permitted Uses.

Section 3.1 Primary Uses.

- A. Multi-family Work-Force Housing Dwellings.

Section 3.2 Accessory Uses and Buildings.

- A. Playground, bike racks, fence, maintenance building and picnic areas are allowed.
- B. Additional Use Limitations are included under Section 11 of Stanley Terrace Ordinance.

Section 4. Development Standards. The intent of these standards is to enable the construction of a high-quality *Multi-family Dwelling* development.

Section 4.1 Development Standards and Bulk Requirements.

- A. Maximum number of dwelling units:
60. (Maximum of 12 three-bedroom units)
- B. Minimum Front *Building* Setback: 20 feet along N. Vine Street and 10 feet along Stanley Terrace Drive.

- C. Minimum Side *Building* Setback: 5 feet.
- D. Minimum Rear Yard Setback: 5 feet.
- D. Minimum Side Parking Setback: 5 feet.
- E. Maximum *Building* Height: 40 feet.
- F. Minimum Floor Area: 675 net square feet (1-bedroom units).
- G. Applicable landscaping requirements are contained in Section 5 of Stanley Terrace Ordinance.
- H. Applicable lighting requirements are contained in Section 6 of Stanley Terrace Ordinance.
- I. Applicable signage requirements are contained in Section 7 of Stanley Terrace Ordinance.
- J. Applicable site access and parking requirements are contained in Section 8 of Stanley Terrace Ordinance.
- K. Applicable pedestrian circulation requirements are contained in Section 9 of Stanley Terrace Ordinance.
- L. Applicable internal driveway standards are contained in Section 10 of Stanley Terrace Ordinance.
- M. Applicable additional requirements are contained in Section 11 of Stanley Terrace Ordinance.

Section 4.2 The character imagery of the *Building* is contained within Exhibit 3 (*Architectural Character Imagery*). *Exterior Siding Materials* shall consist of brick and/or fiber cement (Primary Siding Materials) and may include PVC Cornice and vinyl window elements (Secondary Siding Materials).

Section 5. Landscaping Requirements. The landscaping in Stanley Terrace District shall be a combination of native and ornamental plants combined in design to complement the architectural character of the Building. Landscape treatment for perimeter yards, road frontages, service areas, and parking areas shall be designed as an integral and coordinated part of the landscape plan for Stanley District. A landscape buffer may be provided in or near the easement areas if acceptable by the utility companies.

Section 5.1 General Landscaping Standards. Landscaping shall be integrated with, and complement other functional and ornamental site design elements, where appropriate such as hardscape materials, paths, sidewalks, fencing, or any water features with the landscaping plan depicted within Exhibit 4 (Landscape Plan). Landscape plants may be substituted for equivalent plant unit value with consent of the *Director*.

Section 6. Lighting Requirements.

Section 6.1 Site Lighting.

- A. All site lighting shall be coordinated throughout the *Real Estate* and be of uniform design and materials, in accordance with the Photometric Plan and Lighting Cut Sheets included in Exhibit 5.
- B. Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- C. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low-level fixtures.
- D. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.
- E. All buildings and pole mounted lighting fixtures shall have a 90-degree cut off and flat lenses.

Section 7. Signage Requirements. One entry sign shall be permissible along N. Vine Street and one entry sign shall be permissible along N. East Street.

Section 7.1 The entry signs shall be a monument sign not to exceed 6 feet in overall height from grade. The sign panel shall be a maximum of 30 square feet (which does not include structural elements or the mounting base). The entry sign shall be in accordance with the Signage Cut Sheet in Exhibit 6.

Section 7.2 Temporary signage shall be permitted during the construction phase of the development. The temporary sign panel shall be a maximum of 32 square feet (which does not include structural elements) and not exceed 6 feet in overall height. Up to two temporary signs shall be permitted during the construction phase. Within one (1) month of full final certificate of occupancy, the sign shall be removed. The temporary sign is generally depicted in Exhibit 7 (Conceptual Temporary Construction Signage).

Section 7.3 Upon full and final certificate of occupancy, temporary signs shall be permitted and conform to the sign code of the *Town*.

Section 8. Site Access and Parking Requirements.

Section 8.1 Motorized vehicle access shall be via N. Vine Street for the apartment building and access to the townhomes shall be via Stanley Terrace Drive.

Section 8.2 Parking spaces shall be provided at a minimum of one per unit.

Pedestrian Circulation.

Section 9.1 Sidewalks, paths or walkways shall be provided along the interior of the project, generally between the building(s) and the parking areas, and to provide pedestrian access to the dumpster area, community building, and to the playground. The existing bike/walking trail within the public right of way shall be maintained through the site development. The bike/walking trail shall be reconstructed as necessary to build the site improvements. The trail will be located within an easement dedicated to the Town and for public access across the trail.

Section 10. Streets and Streetscape.

Section 10.1 The internal driveway layout (including pavement widths and design) within the Stanley Terrace District shall be as indicated on the *Final Detail Plan*.

Section 10.2 Internal driveways from N. Vine and Stanley Terrace Drive to the parking areas will be private and shall be constructed to the standards of the Town of Plainfield, except that curbs may be omitted in order to provide for Low Impact Development (LID) techniques.

Section 10.3 Stanley Terrace Drive shall be constructed as part of the development and will be dedicated back to the Town upon completion of the project.

Section 11. Additional Requirements and Standards.

Section 11.1 Refuse Storage. Any Accessory Building or enclosure shall meet the following requirements:

- A. Waste refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.
- C. The enclosure shall be architecturally compatible with the principal Building and integrated into the overall site layout. The waste refuse enclosure is depicted in Exhibit 8 (Conceptual Waste Refuse Enclosure).

Section 11.2 Outdoor Storage. *Outdoor Storage* shall not be permitted on the *Real Estate* except for refuse storage and during construction of the project or as necessary during renovations as authorized by the *Controlling Developer*.

Section 11.3 Temporary Uses. *Temporary Uses*, including construction trailers and/or leasing structures, shall be permitted. Within one (1) month of full final certificate of occupancy, the construction trailers and/or leasing structures, shall be removed.

Section 11.4 HVAC Unit Screening. The roof mounted HVAC units shall be screened by a parapet wall. Ground mounted HVAC units shall have landscape screening.

Section 12. Definitions. The definitions (i) of the italicized terms set forth below in this Section 13, as they appear throughout the Stanley Terrace Ordinance, shall have the meanings set forth below in this Section 13 and (ii) of all other italicized terms included in the Stanley Terrace Ordinance and not defined below in this Section 13, shall be the same as set forth in the *Zoning Ordinance*.

Architectural Character Imagery: These photographs, elevations and renderings are intended to illustrate an application of the Development Requirements and elements of the anticipated character of the Stanley Terrace District. The *Architectural Character Imagery* establishes a benchmark for the architecture and design of the Building(s).

Controlling Developer: The *Controlling Developer* shall mean the entity so-named as the entity which takes ownership of the subject *Real Estate* prior to development of the Stanley Terrace District, until the earlier of (i) said ownership development entity no longer owns any portion of the *Real Estate*; or, (ii) said development entity transfers or assigns, in writing, its rights as *Controlling Developer*. Such rights may be transferred by the *Controlling Developer*, in its sole discretion, in whole or in part, but only by a written instrument, signed by the *Controlling Developer*.

Department: The *Town of Plainfield Department of Development Services*.

Design Review Committee: The *Plainfield Design Review Committee*.

Development Requirements: Written development standards and any written requirements specified in the Stanley Terrace Ordinance, including any subsequent commitments, which must be satisfied in connection with the approval of a building permit and Improvement Location Permit (ILP).

Director and/or Director, Plan: The *Director of Planning and Zoning* for the *Town of Plainfield*, and/or their assigns.

Net Square Feet: Total floor area to the face of interior walls.

Plan Commission: The *Plainfield Plan Commission*.

Real Estate: The *Real Estate* legally described in Exhibit 1 (Legal Description).

Town: The *Town of Plainfield, Indiana*.

Town Council: The *Plainfield Town Council*.

Zone Map: The *Town's* official *Zone Map* corresponding to the *Zoning Ordinance*.

Zoning Ordinance: The *Town of Plainfield Zoning Ordinance*, as amended.

Exhibit 1 – Legal Descriptions

Stanley Terrace
East Parcel
Section 27, Township 15 North, Range 1 East
City of Plainfield Hendricks County, Indiana
June 10, 2022

Part of Section 27, Township 15 North, Range 1 East, City of Plainfield Hendricks County, Indiana and being part of the property conveyed to Plainfield Community Development as recorded in Instrument No. 202101317 in the records of the Hendricks County Recorder's Office, Hendricks County Indiana and being more particularly described as follows;

Beginning at a point on the east right-of-way line of N. East Street, on the north line of a 27 foot roadway and being the southwest corner of Out Lot 1 in Edward C. Crawford Addition, recorded in Plat Book 3, Page 16, thence along said east right-of-way line North 05°38'17" West, 236.05 feet;
thence North 72°19'18" East, 237.88 feet;
thence South 05°38'13" East, 282.78 feet to the north line of a 27 foot roadway;
thence along said north line South 83°39'07" West, 232.66 feet to the Point of Beginning, containing 1.385 acres, more or less. Subject however to all covenants, conditions, restriction, and easements contained in any instrument of record pertaining to the above described tract of land.

Stanley Terrace
West Parcel
Section 27, Township 15 North, Range 1 East
City of Plainfield, Hendricks County, Indiana
June 10, 2022

Part of Section 27, Township 15 North, Range 1 East, City of Plainfield, Hendricks County, Indiana and being part of the property conveyed to Plainfield Community Development as recorded in Instrument No. 202101317 in the records of the Hendricks County Recorder's Office, Hendricks County Indiana and being more particularly described as follows;

Beginning at the southeast corner of Lot 2 in Edward C. Crawford Addition, recorded in Plat Book 3, Page 16, thence along the north line of a 15 foot alley South 83°39'09" West, 187.02 feet;

thence North 05°37'56" West, 54.00 feet;

thence South 83°39'07" West, 68.00 feet to the east right-of-way line of Vine Street;

thence along said east right-of-way line North 05°37'56" West, 172.76 feet;

thence North 72°20'04" East, 199.38 feet;

thence South 05°37'56" East, 128.89 feet;

thence North 83°39'24" East, 60.00 feet to the west right-of-way line of N. East Street;

thence along said west right-of-way line South 05°37'56" East, 137.00 feet to the Point of Beginning, containing 1.207 acres, more or less. Subject however to all covenants, conditions, restriction, and easements contained in any instrument of record pertaining to the above described tract of land.

Purchase from Plainfield Community Development – North Parcel 0.214 Acres
Section 27, Township 15 North, Range 1 East
City of Plainfield, Hendricks County, Indiana
November 1, 2022

Part of Section 27, Township 15 North, Range 1 East, City of Plainfield, Hendricks County, Indiana and being part of the property conveyed to Plainfield Community Development as recorded in Instrument No. 202101317 in the records of the Hendricks County Recorder's Office, Hendricks County Indiana and being more particularly described as follows;

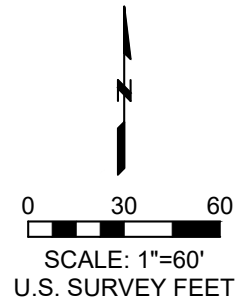
Beginning at the northwest corner of Out Lot 1 in Edward C. Crawford Addition, recorded in Plat Book 3, Page 16, thence North 05°37'56" West, 55.00 feet;
thence North 79°32'27" East, 233.47 feet;
thence South 05°37'56" East, 25.00 feet to the north line of said Edward C. Crawford Addition;
thence along said north line South 72°19'18" West, 237.88 feet to the point of beginning, containing 0.214 acres (9306 sq. ft), more or less.
Subject however to all covenants, conditions, restrictions, and easements contained in any instrument of record pertaining to the above described tract of land.

Parcel from East Street – 0.026 Acres
Section 27, Township 15 North, Range 1 East
City of Plainfield, Hendricks County, Indiana
November 1, 2022

Part of Section 27, Township 15 North, Range 1 East, City of Plainfield, Hendricks County, Indiana and being part of the 38 foot wide 58 foot wide street (North East Street) as shown on the Edward C. Crawford Addition, recorded in Plat Book 3, Page 16 in the records of the Hendricks County Recorder's Office, Hendricks County Indiana and being more particularly described as follows;

Commencing from the southwest corner of Out Lot 1 in Edward C. Crawford Addition, recorded in Plat Book 3, Page 16, thence along the west line of said Out Lot 2, also being the east right-of-way line of East Street North $05^{\circ}37'56''$ West, 19.44 feet to the Point of Beginning of the following described tract of land;
thence South $83^{\circ}56'48''$ West, 6.92 feet;
thence North $05^{\circ}39'42''$ West, 159.91 feet;
thence North $84^{\circ}15'18''$ East, 7.00 feet to the wet line of Out Lot 2, also being the east right-of-way line of East Street;
thence along said common line South $05^{\circ}37'56''$ East, 159.88 feet to the Point of Beginning, containing 0.026 acres (1113 sq. ft), more or less.
Subject however to all covenants, conditions, restrictions, and easements contained in any instrument of record pertaining to the above described tract of land.

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TOWN OF PLAINFIELD
D.B. 298, PG. 283

VINE STREET

EAST STREET

ELLIS STREET

PLAINFIELD COMMUNITY
DEVELOPMENT
I.N. 202101317

27 FOOT ROADWAY

RESIDENTIAL
LOTS (TYP)

LEGEND



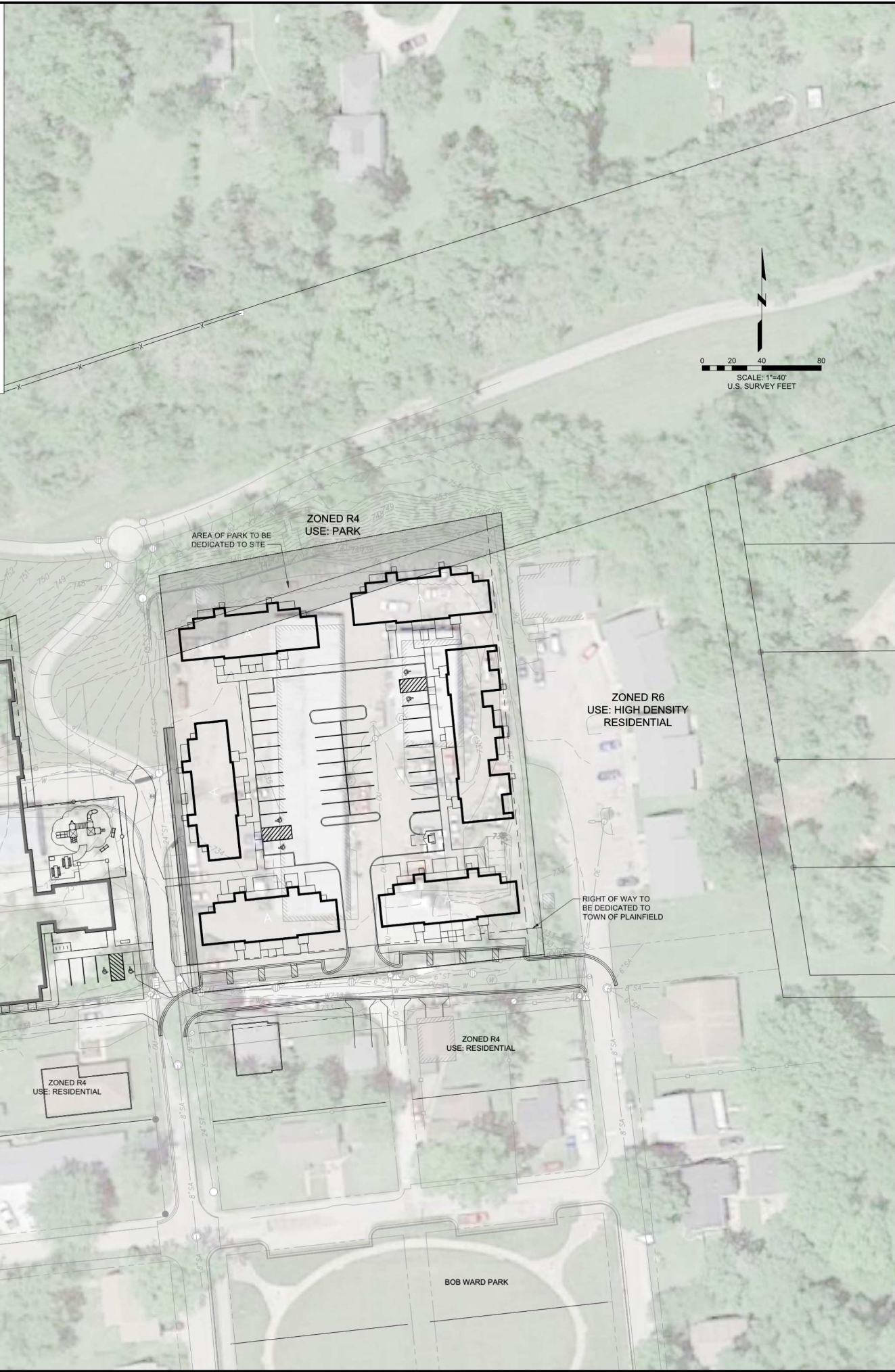
-  AREA PART OF ORIGINAL REZONING
-  REQUESTED REZONING FROM PARK TO PUD

Exhibit 2 – Civil Site Plans



LOCATION MAP
SCALE: 1" = 100'



Farnsworth
INC.

8910 PURDUE ROAD, SUITE 680
INDIANAPOLIS, INDIANA 46268
(317) 664-8100 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
STANLEY TERRACE LIMITED
PARTNERSHIP

PLAINFIELD, INDIANA
DATE: 11/04/2022
DESIGNED: PM
DRAWN: AD
REVIEWED: -
FIELD BOOK NO.: -

SHEET TITLE:
**OVERALL LAYOUT
PLAN**

SHEET NUMBER:
C1.1

PROJECT NO.: 0210910.00

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(317) 664-8100 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
STANLEY TERRACE LIMITED PARTNERSHIP

PLAINFIELD, INDIANA

DATE: 11/04/2022

DESIGNED: PM

DRAWN: AD

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

DETAILED SITE PLAN

SHEET NUMBER:

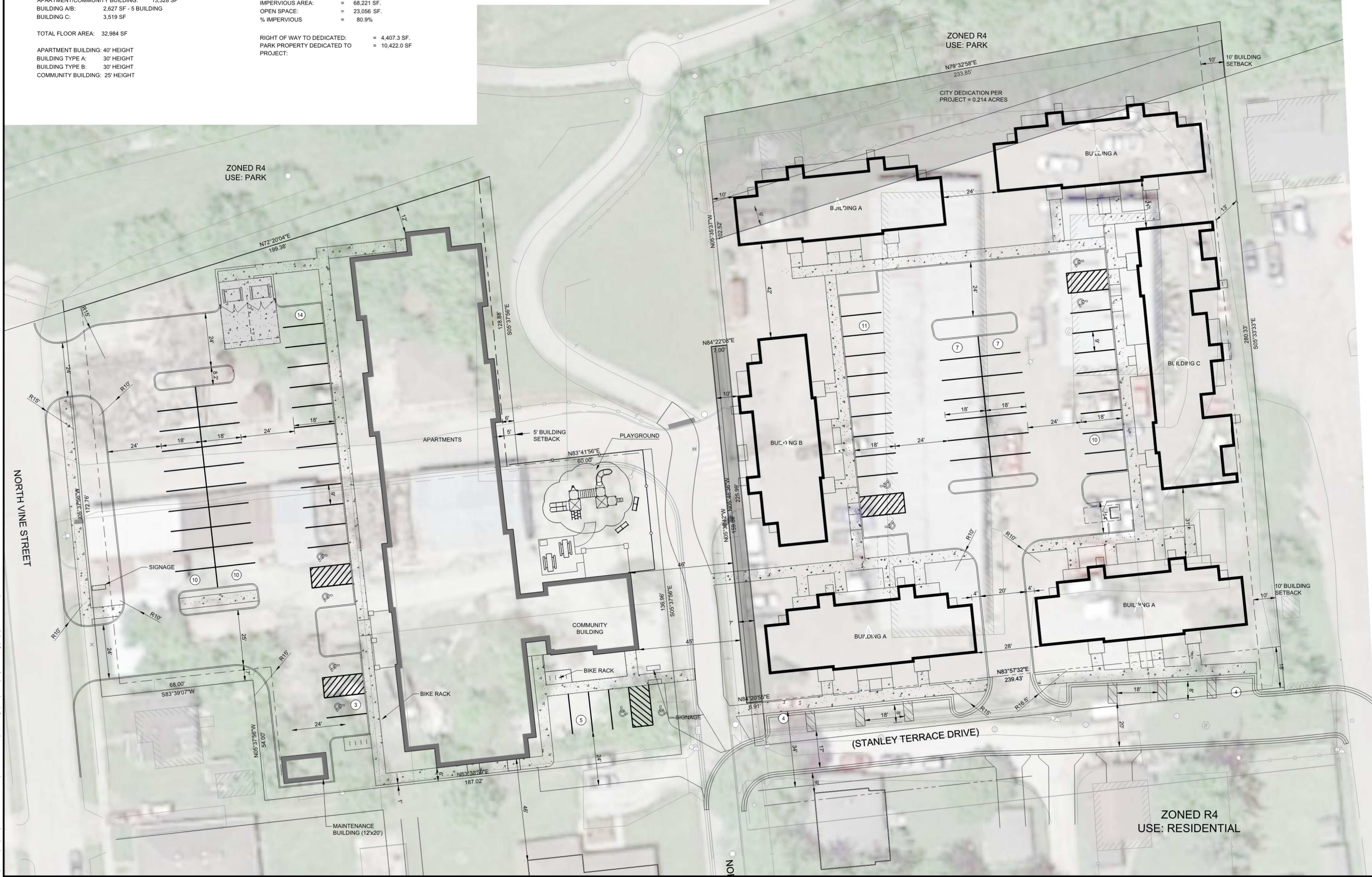
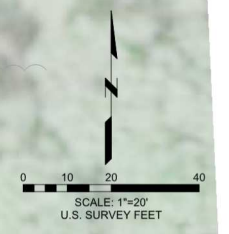
C1.2

PROJECT NO.: 0210910.00

SITE SUMMARY TABLE:	
EXISTING ZONE:	R4 MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONE:	PUD - MULTI FAMILY/ TOWN HOMES
TOTAL SITE AREA:	2.78 ACRES (INCLUDES THE VACATED PUBLIC RIGHT OF WAY)
PUBLIC ROAD RIGHT OF WAY TO BE VACATED:	0.157 AC
PUBLIC ROAD RIGHT OF WAY TO BE DEDICATED:	0.042 AC (STANLEY TERRACE DRIVE)
FLOOR AREA RATIO:	0.26%
OPEN SPACE RATIO:	19.0%
BUILDING SUMMARY:	
APARTMENT/COMMUNITY BUILDING:	13,328 SF
BUILDING A/B:	2,627 SF - 5 BUILDING
BUILDING C:	3,519 SF
TOTAL FLOOR AREA:	32,984 SF
APARTMENT BUILDING:	40' HEIGHT
BUILDING TYPE A:	30' HEIGHT
BUILDING TYPE B:	30' HEIGHT
COMMUNITY BUILDING:	25' HEIGHT

PARKING SUMMARY TABLE:	
APARTMENT BUILDING:	36 UNITS
TOWNHOMES:	24 UNITS
TOTAL:	60 UNITS
REQUIRED PARKING:	2.0 SPACES PER UNIT UP TO 50 1.75 SPACES PER UNIT 51+ =118 SPACES
PROVIDED SPACES:	= 75 STANDARD = 10 ADA SPACES = 85 SPACES
TOTAL:	
SITE DATA:	
TOTAL SITE AREA *:	= 121,259 SF.
BUILDING AREA:	= 29,982 SF.
IMPERVIOUS AREA:	= 68,221 SF.
OPEN SPACE:	= 23,056 SF.
% IMPERVIOUS:	= 80.9%
RIGHT OF WAY TO BE DEDICATED:	= 4,407.3 SF.
PARK PROPERTY DEDICATED TO PROJECT:	= 10,422.0 SF.

- NOTES:**
1. ALL BUILDINGS ON SITE SHALL BE CONNECTED TO THE TOWN OF PLAINFIELD PUBLIC SANITARY SEWER AND PUBLIC WATER SYSTEMS.
 2. STORM DRAINAGE ONSITE SHALL BE CONTROLLED VIA A PRIVATE STORM SYSTEM ONSITE. THE STORM SYSTEM SHALL CONNECT TO THE TOWN OF PLAINFIELD PUBLIC STORM SYSTEM LOCATED NEAR THE INTERSECTION OF STANLEY TERRACE DRIVE AND NORTH EAST STREET.3
 3. THE SITE SHALL BE SERVED BY PUBLIC ELECTRIC AND GAS.
 4. THE REROUTED PEDESTRIAN WALKING/BIKE TRAIL THROUGH THE DEVELOPMENT WILL BE LOCATED WITHIN A PUBLIC EASEMENT TO BE DEDICATED TO THE TOWN OF PLAINFIELD.
 5. STORMWATER DETENTION WILL BE PROVIDED PER THE STORMWATER CONTROL ORDINANCE.



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(317) 664-8100 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
STANLEY TERRACE LIMITED
PARTNERSHIP

PLAINFIELD, INDIANA
DATE: 11/04/2022
DESIGNED: PM
DRAWN: AD
REVIEWED: -
FIELD BOOK NO.: -

SHEET TITLE:
TRAFFIC PLAN

SHEET NUMBER:

C1.3

PROJECT NO.: 0210910.00



SCALE: 1"=50'
U.S. SURVEY FEET

PAVEMENT WIDTH DIMENSIONS
PROVIDED BY TOWN OF PLAINFIELD

PROPOSED TRAFFIC FLOW

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Exhibit 3 – Architectural Character Plans



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
500 SOUTH FRONT ST, SUITE 975
COLUMBUS, OH 43215

PROJECT TYPE:
**MULTI-FAMILY
HOUSING**

SHEET NAME:
RENDERING

DATE:
09-09-2021

PROJECT NAME:
STANLEY TERRACE
VINE AND EAST STREETS
PLAINFIELD, INDIANA

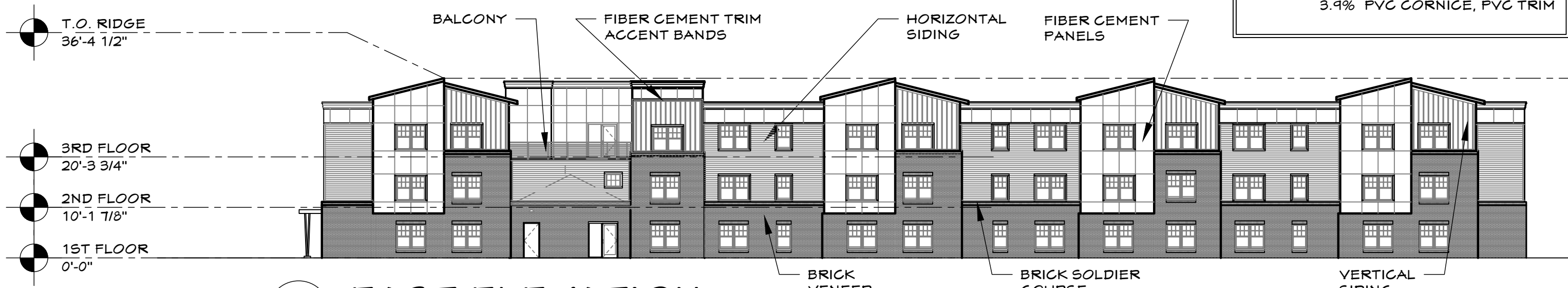
SUBMITTAL:
**PLANNING
COMMISSION
MEETING**

SHEET:
A5.0

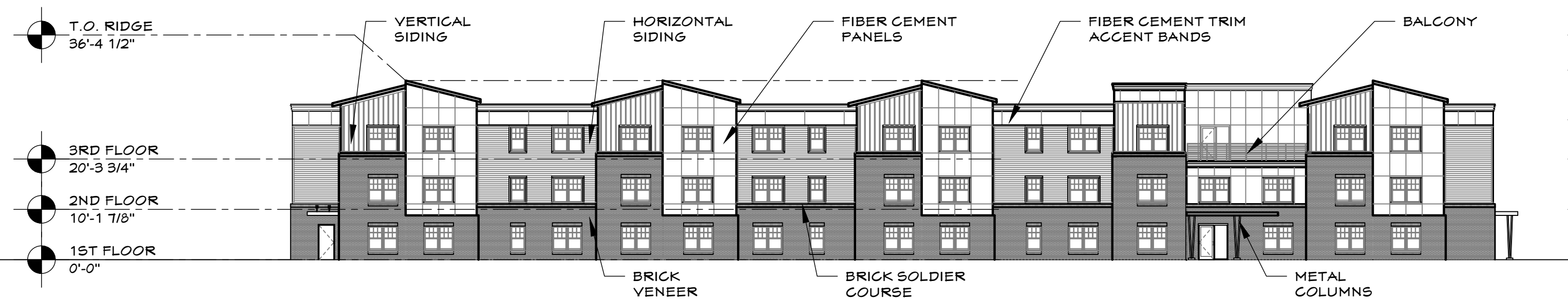
EXTERIOR BUILDING MATERIALS:

PRIMARY SIDING MATERIALS:
 QTY: +1-80% OF EXTERIOR FACADES
 MATLS: 37.2% MASONRY
 23.9% FIBER CEMENT PANEL
 20.8% FIBER CEMENT SIDING

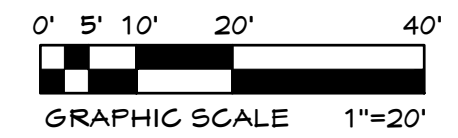
SECONDARY SIDING MATERIALS:
 QTY: +1-20% OF EXTERIOR FACADES
 MATLS: 14.1% VINYL WINDOWS,
 3.9% PVC CORNICE, PVC TRIM



B EAST ELEVATION



A WEST ELEVATION

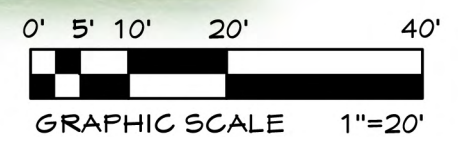




B EAST ELEVATION



A WEST ELEVATION



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
**MULTI-FAMILY
 HOUSING**

SHEET NAME:
**EXTERIOR ELEVATIONS
 - APARTMENT BUILDING
 - RENDERED**

DATE:
09-09-2021

PROJECT NAME:
STANLEY TERRACE
 VINE AND EAST STREETS
 PLAINFIELD, INDIANA

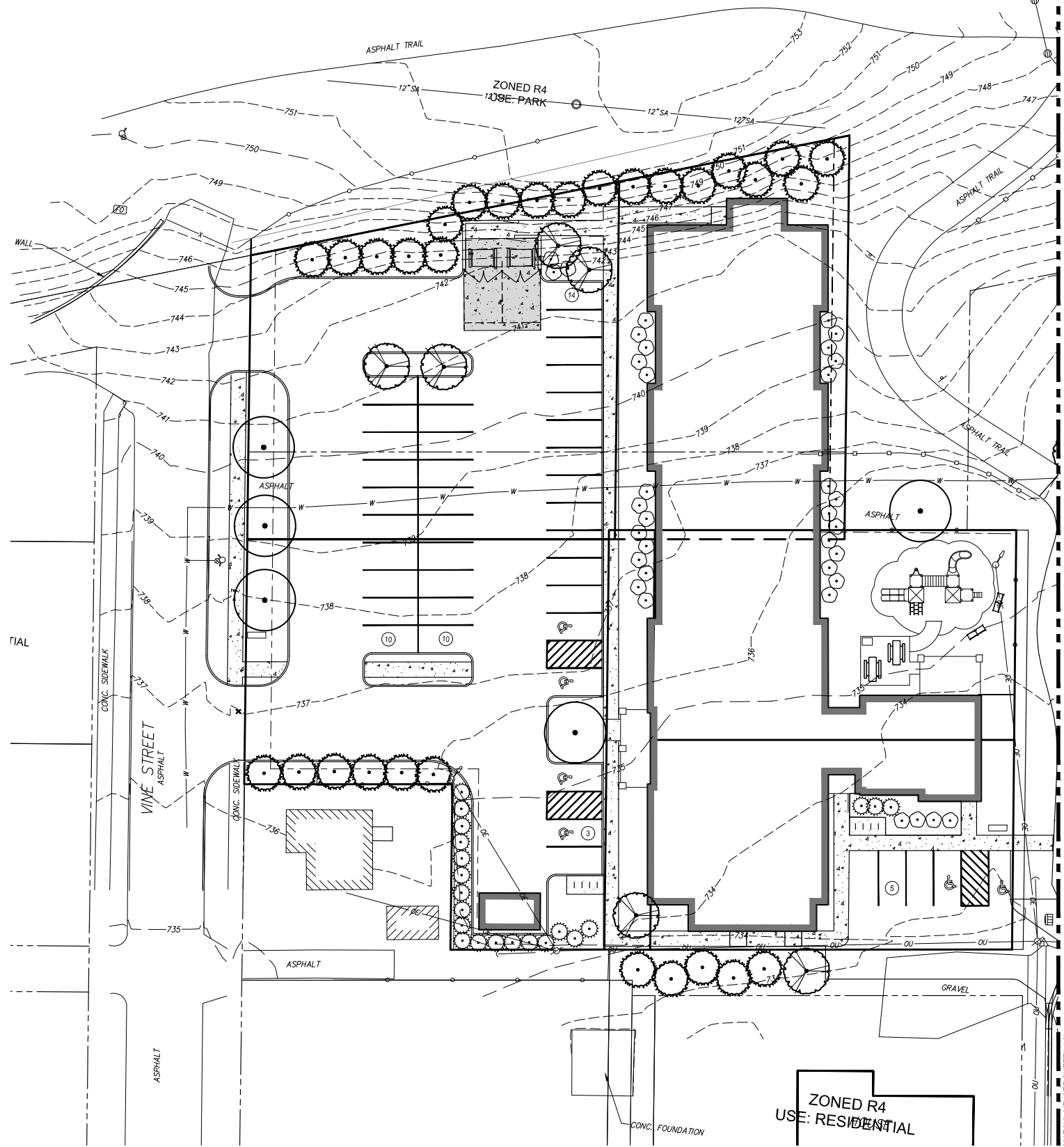
SUBMITTAL:
**PLANNING
 COMMISSION
 MEETING**

SHEET:
A5.12

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Exhibit 4 – Site Landscape Plan






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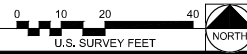
GENERAL LANDSCAPE NOTES

1. PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, SOIL, LOCATION OF UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
5. PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
6. PROVIDE PRE-EMERGENCE HERBICIDE AND CLEAN DOUBLE SHREDDED BARK MULCH, COLOR BLACK, TO A MINIMUM DEPTH OF THREE INCHES IN ALL PLANTING BEDS.
7. PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (pH OF 5.5 TO 7.0) AT A 4:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. FORM PLANTING MIX IN PLANTING BEDS BY SPREADING TOPSOIL TO A DEPTH OF 4", COMPOST TO A DEPTH OF 1", AND ROTOTILLING THOROUGHLY TO A DEPTH OF 8".
8. FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT, MULCH, AND LAWN INSTALLATION.
9. CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
10. PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS. WARRANTY INCLUDES REPLACING ONCE ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED DURING THE WARRANTY PERIOD.
11. REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
12. PROVIDE A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AROUND TREES NOT LOCATED IN PLANTING BEDS.
13. PROVIDE QUALITY, GENUS, SIZE, SPECIES, AND VARIETY OF PLANTS COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
14. MAINTAIN PLANTINGS AND BEDS BY SPRAYING, WATERING, WEEDING, RESTORING PLANT STAKES, AND GUY SUPPORTS AS REQUIRED TO ESTABLISH HEALTHY PLANTS FOR 60 DAYS FROM SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION IS ISSUED UPON COMPLETION OF THE PUNCH LIST AND MAINTENANCE PERIOD BEGINS WHEN LETTER OF SUBSTANTIAL COMPLETION IS ISSUED.
15. ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING.
16. IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN.
17. THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.
18. IN AREAS LABELED FOR SEEDED LAWN AND DAMAGED BY CONSTRUCTION: SPREAD TOPSOIL TO A DEPTH OF 4", FINE FINISH GRADE, FERTILIZE (10-10-10 AT 5 LBS/1,000 SF), AND SPREAD "TIF" SEED AND MULCH PER SECTION 621.05 OF THE I.N.D.O.T. 2022 STANDARD SPECIFICATIONS. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 4:1 WITH EROSION-CONTROL BLANKETS AND INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. IN LIEU OF STANDARD MULCH METHOD.
19. LAWN PLANTING TIMES: MARCH 15 TO JUNE 1 OR AUGUST 1 TO SEPTEMBER 15.
20. MAINTAIN LAWNS BY WEEDING, WATERING (SEE NOTE 21), REMULCHING, RESEEDING, AND ROLLING AS REQUIRED TO GROW A HEALTHY LAWN FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION. AT END OF MAINTENANCE PERIOD, LAWN WILL BE REVIEWED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS TO CORRECT LAWN TO SATISFACTION OF OWNER'S REPRESENTATIVE.
21. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS. SATURATE LAWNS WITH FINE WATER SPRAY WITHIN 4 HOURS OF PLANTING. WATER WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE SO TURF IS UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES. IF IRRIGATION SYSTEM IS FULLY OPERATIONAL AT TIME OF PLANTING, IRRIGATION SYSTEM MAY USED TO FULFILL MAINTENANCE WATERING REQUIREMENTS.
22. SATISFACTORY TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
23. ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS SHALL BE REPLACED PER THE CITY CODE.
24. ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY.
25. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF FIRE HYDRANTS.

CONCEPT PLANT SCHEDULE

	SHADE TREE	13
	EVERGREEN TREE	47
	ORNAMENTAL TREE	27
	DECIDUOUS SHRUB	107
	EVERGREEN SHRUB	33

1 PLANTING PLAN - WEST
SCALE: 1"=20'



Farnsworth
INC.

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(317) 664-8100 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
STANLEY TERRACE LIMITED
PARTNERSHIP

PLAINFIELD, INDIANA

DATE: 11/04/2022

DESIGNED: MBH

DRAWN: MBH

REVIEWED: JLH

FIELD BOOK NO.: —

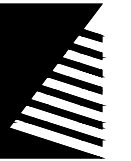
SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L1.1

PROJECT NO.: 0210910.00



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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
STANLEY TERRACE LIMITED PARTNERSHIP

PLAINFIELD, INDIANA

DATE: 11/04/2022

DESIGNED: MBH

DRAWN: MBH

REVIEWED: JLH

FIELD BOOK NO.: -

SHEET TITLE:

PLANTING PLAN

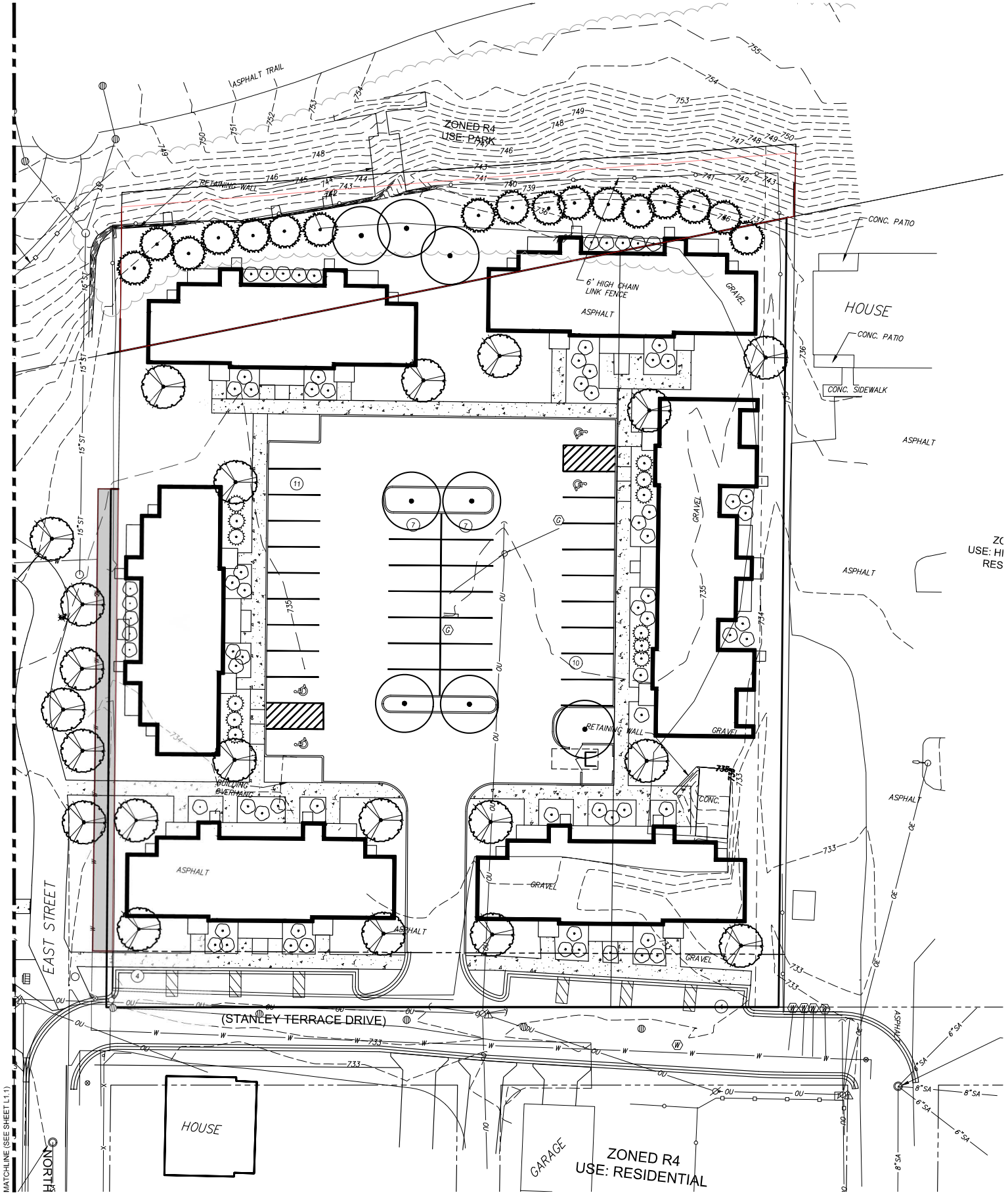
SHEET NUMBER:

L1.2

PROJECT NO.: 0210910.00

GENERAL NOTES

1. SEE SHEET L1.1 FOR PLANT SCHEDULE



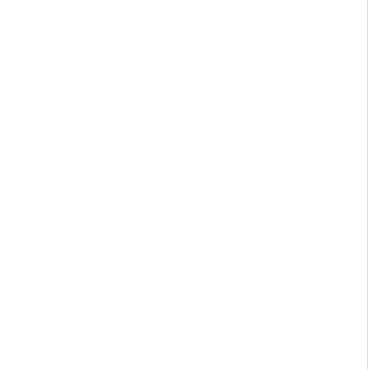
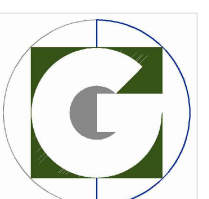
1 PLANTING PLAN - EAST

SCALE: 1"=20'



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Exhibit 5 – Photometric Plan and Lighting Cut Sheets



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	OL4	Single	PRV-C60-D-UNV-T4-BZ/20' POLE	0.950	19984	153	1071
	4	OL5	Single	PRV-C60-D-UNV-T5-BZ/20' POLE	0.950	21360	153	612
	11	WP	Single	AXCL12A	0.950	16823	123.4	1357.4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Left Lot _ Ground	Illuminance	Fc	1.79	20.7	0.0	N.A.	N.A.	
Left Lot PL _ Ground	Illuminance	Fc	0.93	13.4	0.0	N.A.	N.A.	
Right Lot _ Ground	Illuminance	Fc	2.39	26.7	0.0	N.A.	N.A.	
Right Lot PL _ Ground	Illuminance	Fc	1.38	25.4	0.0	N.A.	N.A.	



STANLEY TERRACE

Apartment/
Townhome
Development

Stanley Terrace Dr.
Plainfield, IN
46168
Hendricks County



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" = 20'-0"
DATE 4 NOV 2022

SHEET NUMBER

EO.1

SITE LIGHTING
PHOTOMETRIC
PLAN

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

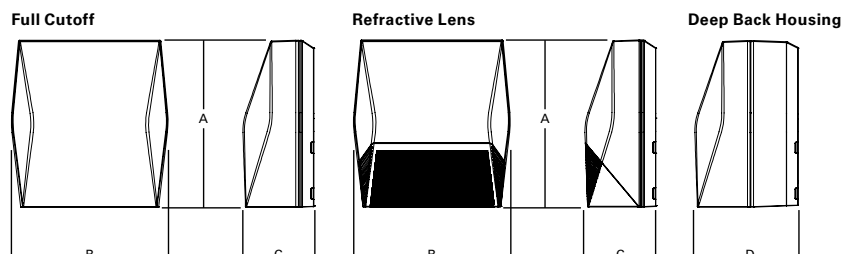
Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinX Lite
- Enlighted

Dimensional Details



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Domestic Preferences ²⁸	Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
<p>[Blank]=Standard BAA=Buy American Act TAA=Trade Agreements Act</p>	<p>Full Cutoff AXCS1A=14W AXCS2A=21W AXCS3A=27W AXCS4A=44W AXCS5A=52W AXCL6A=56W AXCL8A=72W AXCL10A=102W AXCL12A=123W</p> <p>Refractive Lens AXCS1ARL=14W AXCS2ARL=21W AXCS3ARL=27W AXCS4ARL=44W AXCS5ARL=52W AXCL6ARL=56W AXCL8ARL=72W AXCL10ARL=102W AXCL12ARL=123W</p>	<p>[Blank]=4000K, Neutral C=5000K, Cool W=3000K, Warm</p>	<p>[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black AP=Grey GM=Graphite Metallic DP=Dark Platinum</p>	<p>347V=347V² 480V=480V² PC1=Photocontrol 120V^{3,4,5} PC2=Photocontrol 208-277V, 347V, 480V^{4,5,6} PC=Photocontrol 120-277V, 347V, 480V^{4,7,8} KKIT=Knuckle Floodlight Mount⁷ TRNKIT=Trunnion Floodlight Mount SFKIT=Slipfitter Floodlight Mount PMAKIT=Pole Mount Arm ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle^{4,9} ZW-SWPD4XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height^{4,9,10,11} ZW-SWPD5XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height^{4,9,10,11} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height^{4,9,12} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height^{4,9,12} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height^{4,9,13} MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height^{4,9,13} MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height^{4,9,13} MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height^{4,9,13} CBP=Cold Weather Battery Pack^{3,14,15,16,17,18} CBP-CEC=Cold Weather Battery Pack, CEC compliant^{3,14,15,16,17,18} 10K=10kV/10kA Surge Protection HA=50°C High Ambient^{15,19} GRF=Glare Reducing Lens²⁰ AHD145=After Hours Dim, 5 Hours^{5,21} AHD245=After Hours Dim, 6 Hours^{5,21} AHD255=After Hours Dim, 7 Hours^{5,21} AHD355=After Hours Dim, 8 Hours^{5,21}</p>
Accessories (Order Separately) ^{22,29}				
<p>VS/AXCS-XX=Vandal Shield Axcent Small^{7,23} VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor)^{7,23} WG/AXCS=Wire Guard Axcent Small⁷ WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor)⁷ VS/AXCL-XX=Vandal Shield Axcent Large^{5,23} VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor)^{5,23} WG/AXCL=Wire Guard Axcent Large⁵ WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor)⁵ BB/AXC=Axcent Lumen Select Back Box, Carbon Bronze²⁴ BB/AXC-PC=Axcent Lumen Select Back Box with PC, Carbon Bronze^{24,25} BB/AXC-WT=Axcent Lumen Select Back Box, Summit White²⁴ BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, Summit White^{24,25}</p> <p>KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small)⁷ SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small)⁷ TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small)⁷ TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large)⁵ SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large)⁵ PMAKIT-XX=Pole Mount Kit ISHH-01=Integrated Sensor Programming Remote²⁶ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height^{10,11,27} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height^{10,11,27}</p>				
<p>NOTES:</p> <ol style="list-style-type: none"> DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. Not available in 347 or 480 VAC. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. Only available on AXCL6-AXCL12 models. Used with 277, 347, and 480 VAC options. Only available on AXCS1-AXCS5 models. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. Uses deep back housing. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. Replace XX with sensor color (WH, BZ, or BK). Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. The ISHH-01 accessory is required to adjust parameters. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. Not available with AXCS5 or AXCL12 models. Uses deep back housing for AXCS1, AXCL2, AXCS3, and AXCS4 models. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. CBP cannot be used with PC and motion sensor (MSP, ZW, or LWR). CBP can be used with PC or motion sensor (MSP, ZW, or LWR). Can not be ordered with CBP or PC options. Use dedicated IES files on product website for lumen values and distributions. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. Replace XX with color designation. For use with full cutoff lens configurations only. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. Requires 4-PIN twistlock receptacle (ZW) option. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 				

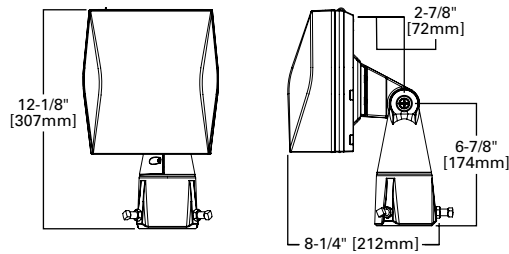
Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

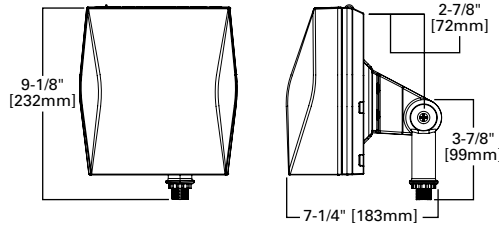
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

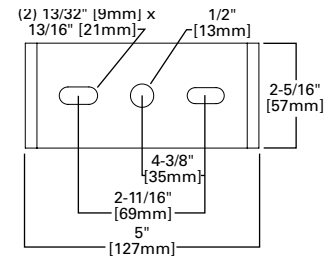
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



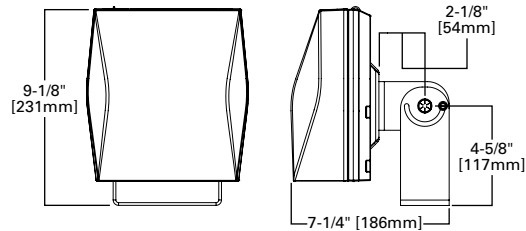
Knuckle Mount (Small)



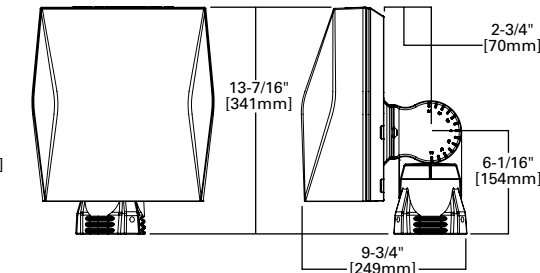
Trunnion Mount Detail



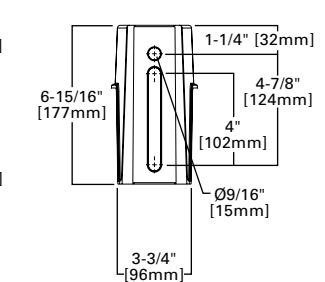
Trunnion Mount (Small)



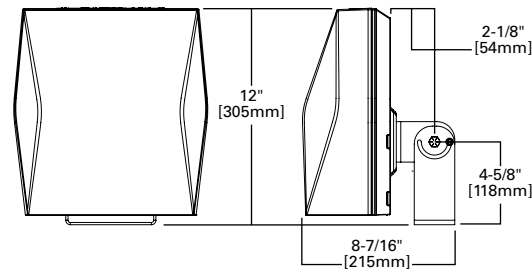
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



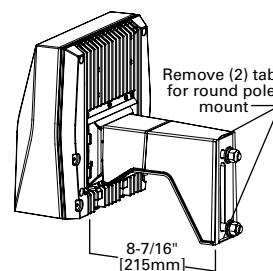
Pole Mount Arm Drill Pattern



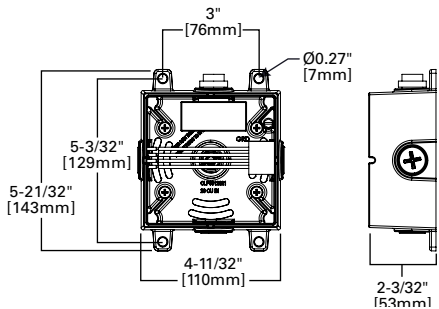
Trunnion Mount (Large)



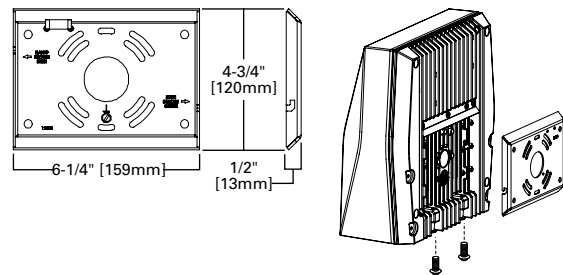
Pole Mount Arm (Large)
EPA: 1.10



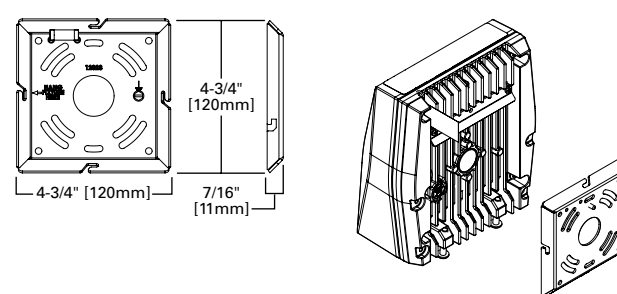
Lumen Select Back Box



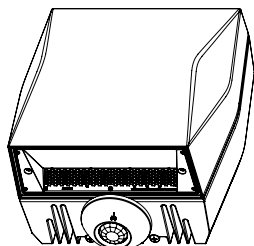
Wall Mount Plate Detail (Large)



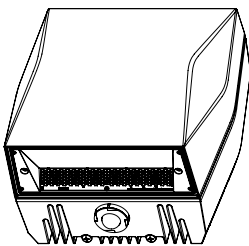
Wall Mount Plate Detail (Small)



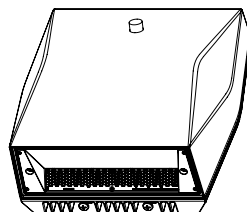
Enlighted Sensor



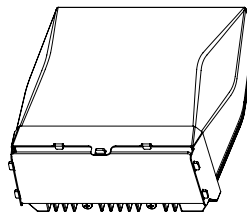
Occupancy Sensor



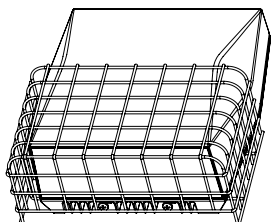
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical

- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion

- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack

- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

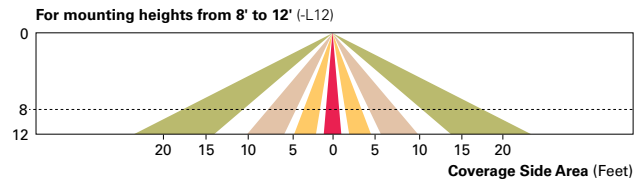
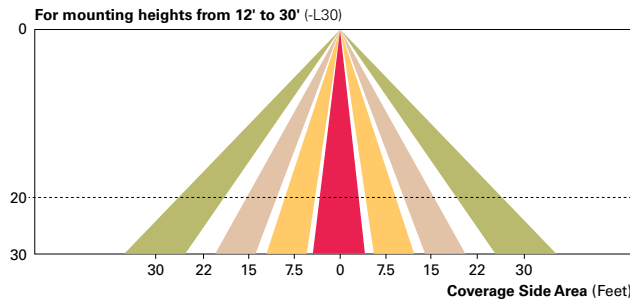
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

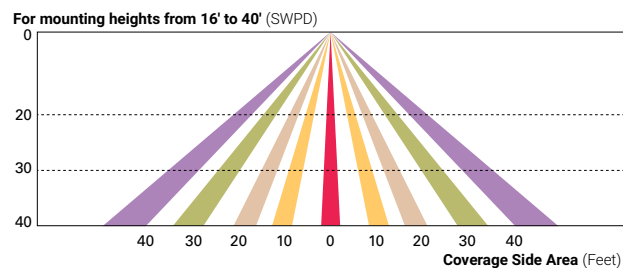
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

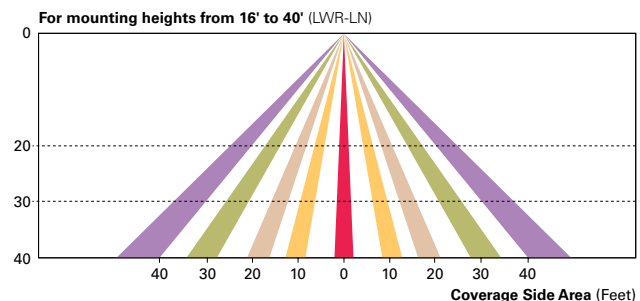
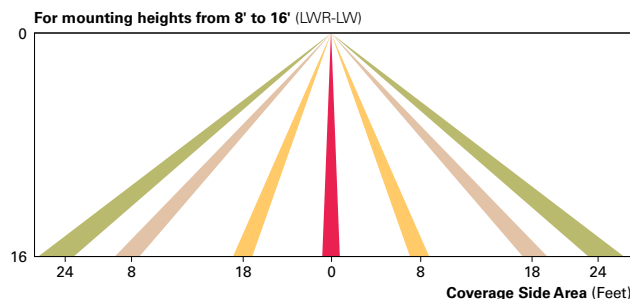


WaveLinX Wireless Control and Monitoring System The WaveLinX Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinX Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinX Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 5](#)
- Control Options [page 6](#)

Product Certifications



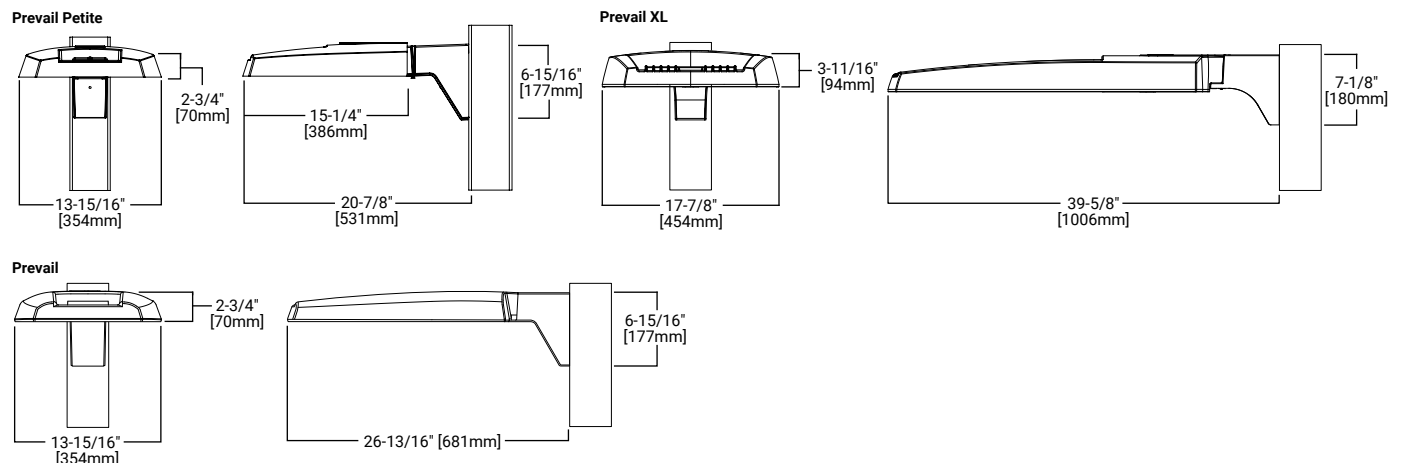
Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX

Dimensional Details




NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	D =Dimming (0-10V)	UNV =Universal (120-277V) 347 =347V 480 =480V ⁵ DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm ADJA =Adjustable Arm - Pole Mount ADJS =Adjustable Arm - Slipfitter, 3in vertical tenon ADJA-WM =Adjustable Arm - Wall Mount	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens					
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}			
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20kV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁹ CC =Coastal Construction ¹⁰ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{12,13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{12,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12,13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{12,14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{12,14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{12,14} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ¹² ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX =WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17} ZW-SWPD5XX =WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17} ZD-SWPD4XX =WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17} ZD-SWPD5XX =WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{16,19}			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ¹⁸ PRVXLMA-XX =Mast Arm Mounting Kit ¹⁸ PRVXLWM-XX =Wall Mount Kit ¹⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ¹⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ¹⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ¹⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 2-3/8" to 3" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield ^{8,24} VGS-F/B =Vertical Glare Shield, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ SWPD4-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,26} SWPD5-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26} WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁷			

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

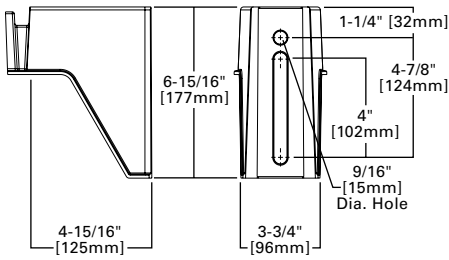
Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

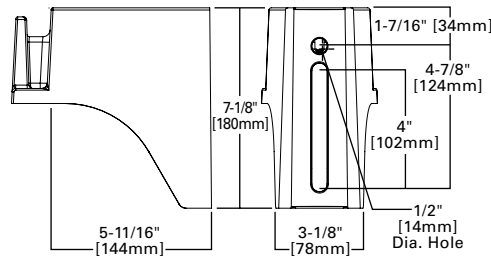
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

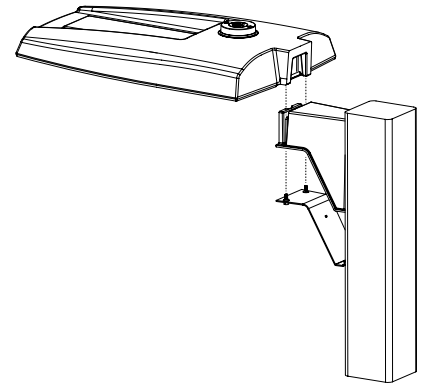
Pole Mount Arm (PRV & PRV-P)



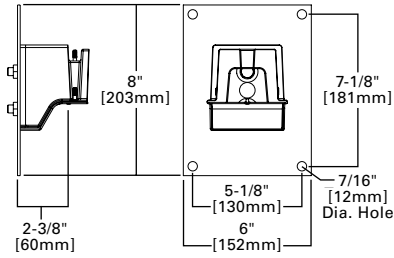
Pole Mount Arm (PRV-XL)



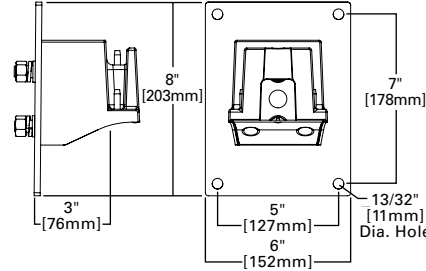
Versatile Mount System



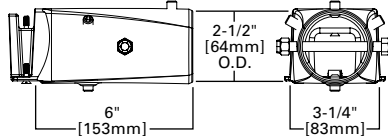
Wall Mount (PRV & PRV-P)



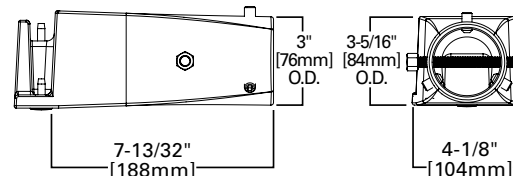
Wall Mount (PRV-XL)



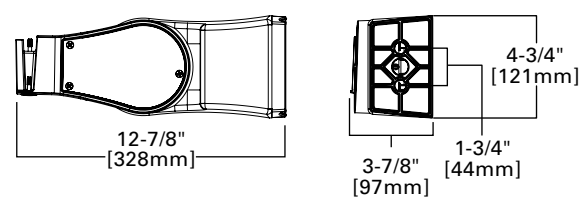
Mast Arm Mount (PRV & PRV-P)



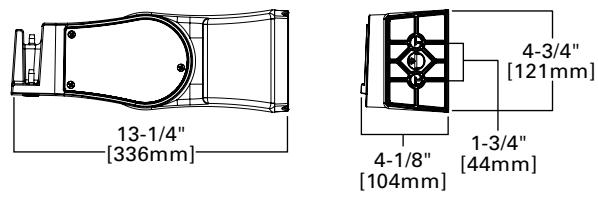
Mast Arm Mount (PRV-XL)



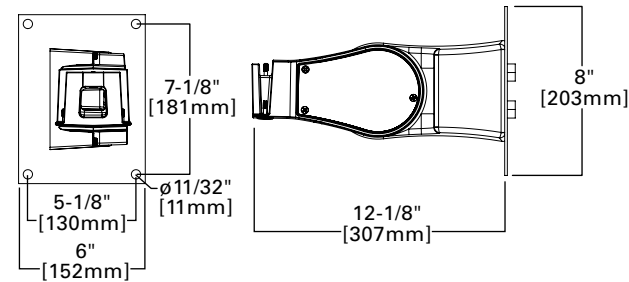
Adjustable Pole Mount Arm (PRV & PRV-P)



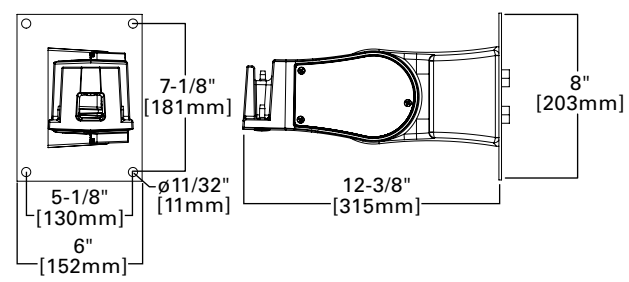
Adjustable Pole Mount Arm (PRV-XL)



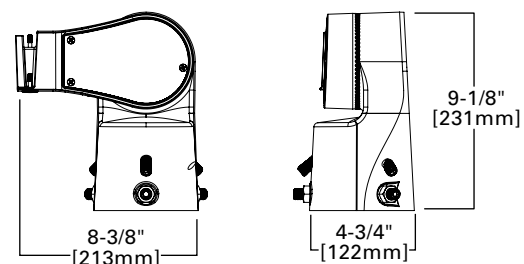
Adjustable Wall Mount (PRV & PRV-P)



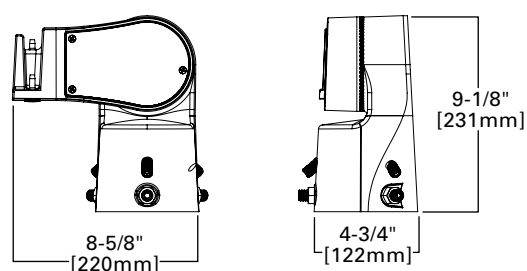
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations

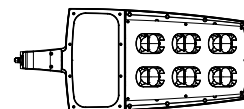
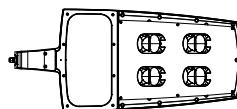
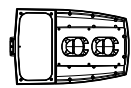
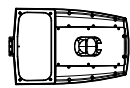
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800 Nominal Lumens)

PRV-C15
(7,100 Nominal Lumens)

PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)

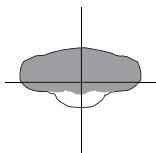
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)

PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)

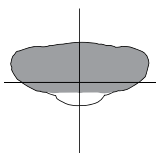


Optical Distributions

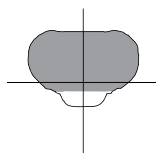
T2
(Type II)



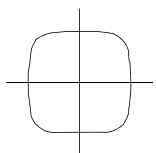
T3
(Type III)



T4
(Type IV)



T5
(Type V)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

[View PRV-P IES files](#)
[View PRV IES files](#)
[View PRV-XL IES files](#)

Power and Lumens

Product Family	Prevail Petite				Prevail				Prevail XL					
Light Engine	C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	
Power (Watts)	35	49	73	94	52	96	131	153	176	217	264	285	346	
Input Current @ 120V (A)	0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	
Input Current @ 277V (A)	0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	
Input Current @ 347V (A)	0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	
Input Current @ 480V (A)	0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	
Distribution ¹														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP =Grey	Grey
BZ =Bronze	Bronze
BK =Black	Black
DP =Dark Platinum	Grey
GM =Graphite Metallic	Black
WH =White	White

Lumen Multiplier

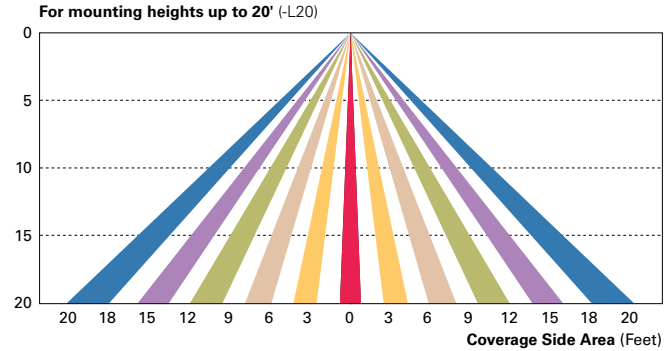
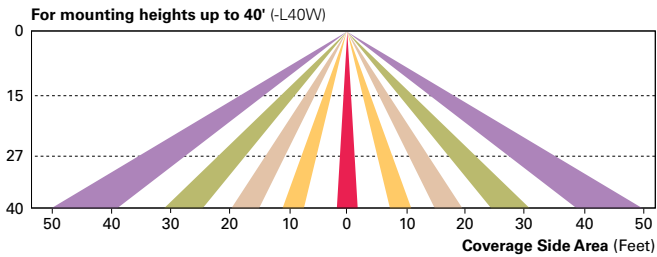
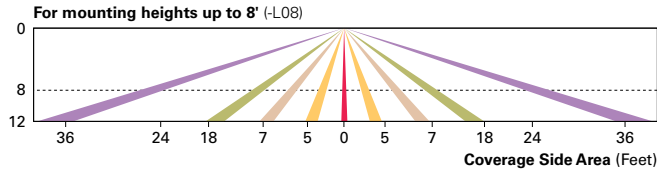
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

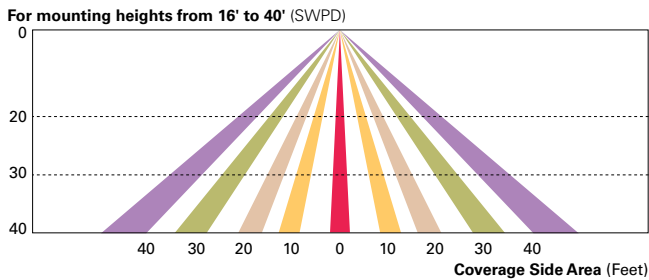
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

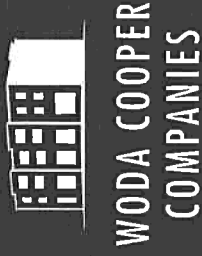


LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Exhibit 6 – Conceptual Permanent Signage

Exhibit 7 – Conceptual Temporary Signage

BLACKHAWK COMMONS



Owner:

Blackhawk Commons
Limited Partnership

Developers:

- The Woda Group, Inc.
- Housing Services Alliance, Inc.

Architect:

PCI Design Group, Inc.
BWI Contractors, LLC

Prime Subcontractor:

Woda Construction, Inc.

Investor:

Insite Capital

State Housing Agency:

Indiana Housing and Community Development Authority

Lenders:

- Chemical Bank
- Indiana Housing and Community Development Authority
- Hamilton County Area Neighborhood Development, Inc.



DESIGN
GROUP UP



THE LIVINGSTON



Owner:
1578 East Livingston Limited Partnership

Developer:
Woda Cooper Companies, Inc.

Co-Developers:
• Lifecare Alliance
• Gertrude Wood Community Foundation

Architect:
PCI Design Group, Inc.

General Contractor:
Woda Construction, Inc.

Investor:
Key Community Development Corporation

State Housing Agency:
Ohio Housing Finance Agency

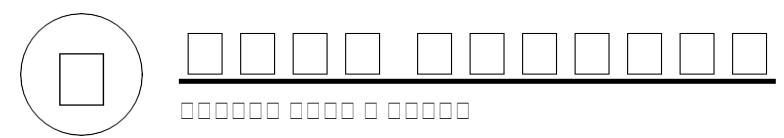
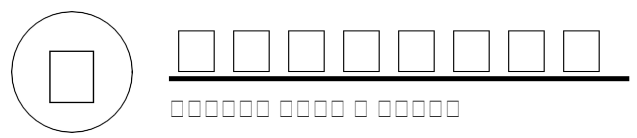
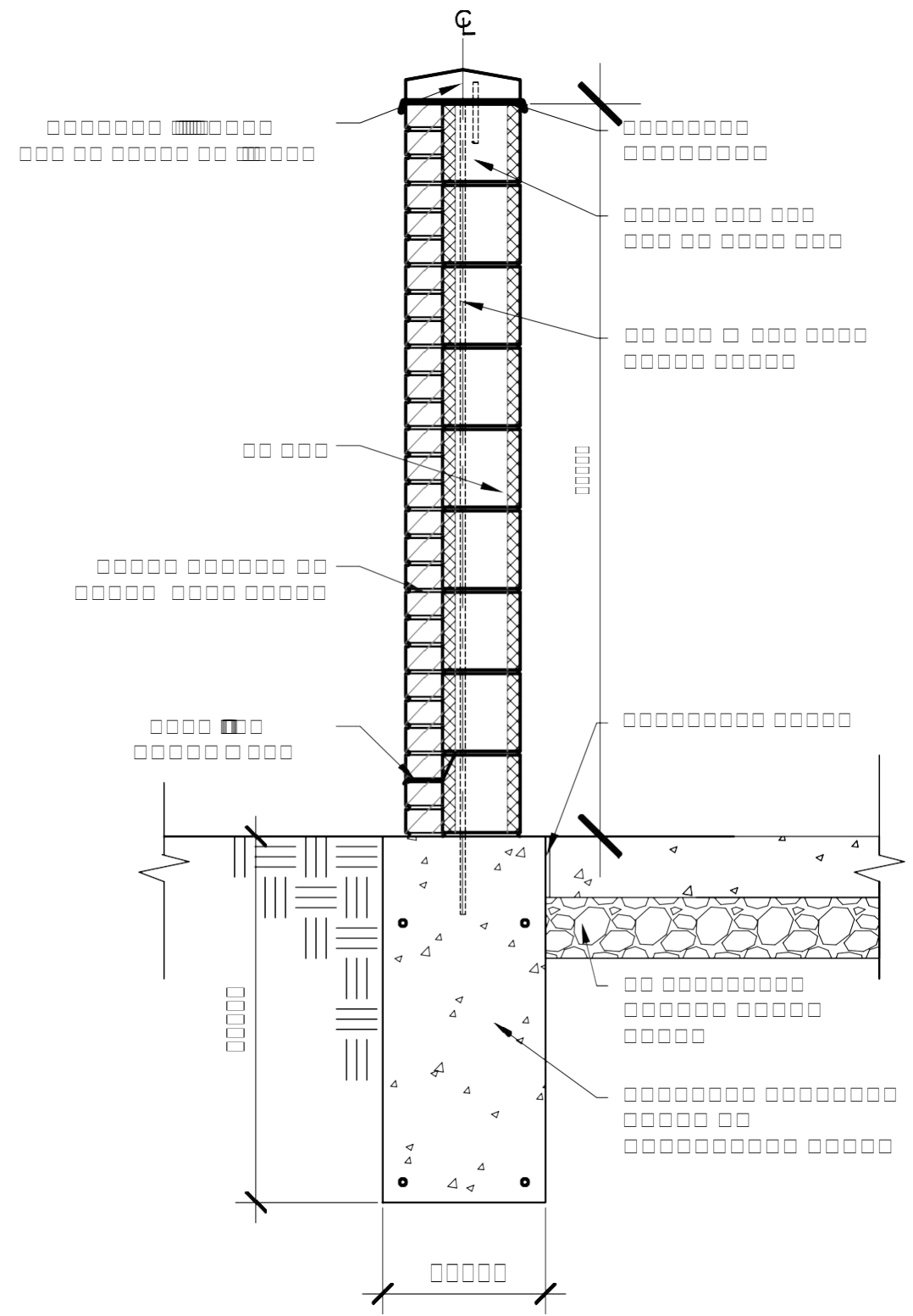
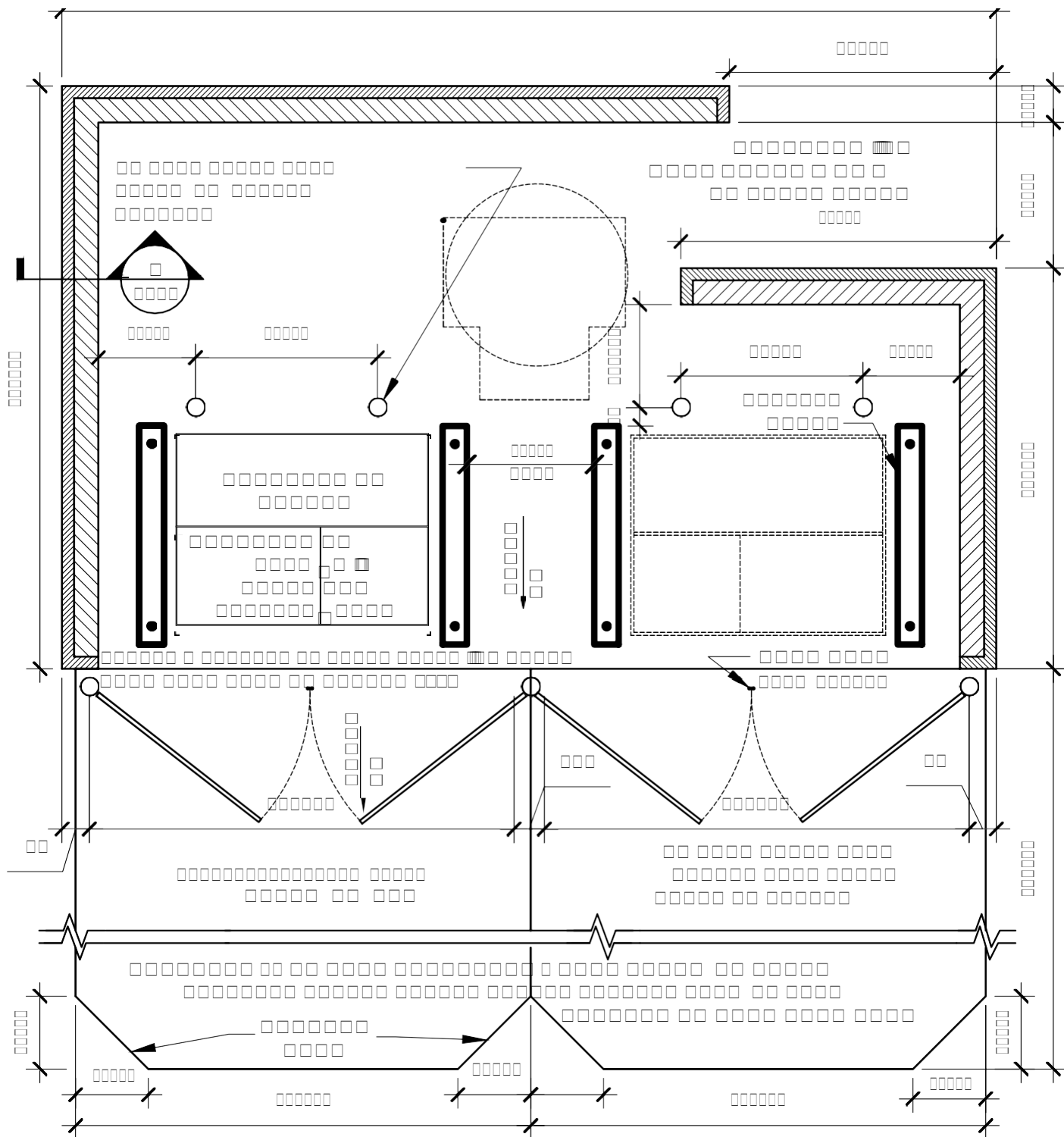
Lenders:
• Key Community Development Corporation
• Ohio Housing Finance Agency
• Affordable Housing Trust of Columbus and Franklin County
• City of Columbus



The solution has equal opportunity equity.

For Leasing Information, Call 614-400-9628

Exhibit 8 – Conceptual Waste Refuse Enclosure



PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
MULTI-FAMILY HOUSING

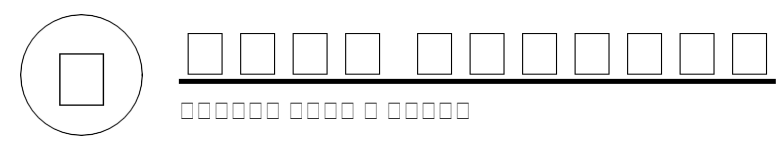
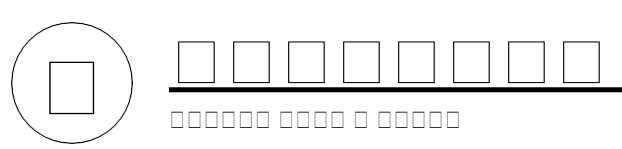
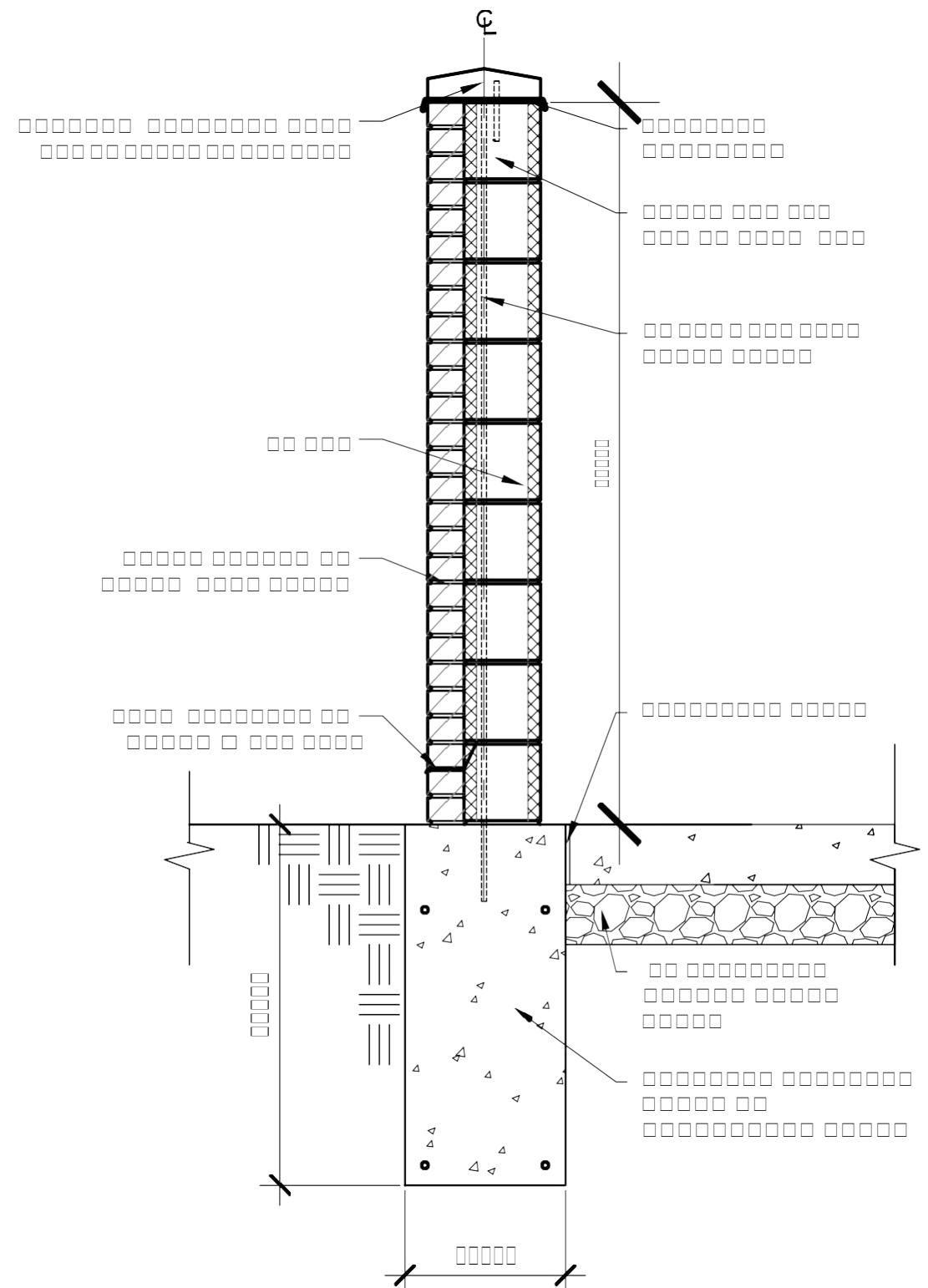
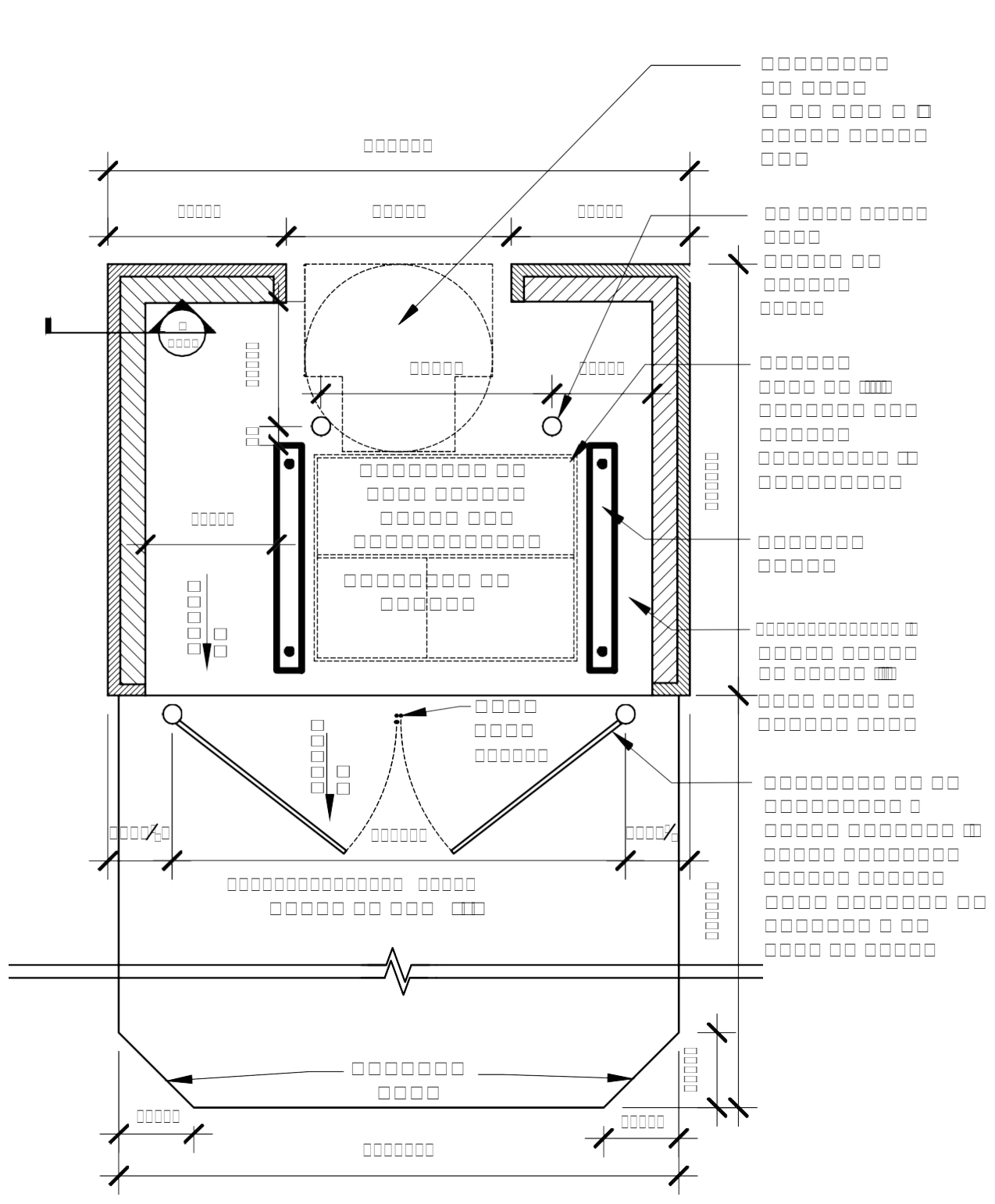
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TRASH ENCLOSURE DETAILS

DATE:
 09-09-2021

PROJECT NAME:
STANLEY TERRACE
 VINE AND EAST STREETS
 PLAINFIELD, INDIANA

SUBMITTAL:
PLANNING COMMISSION MEETING

SHEET:
A2.7



PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
MULTI-FAMILY HOUSING

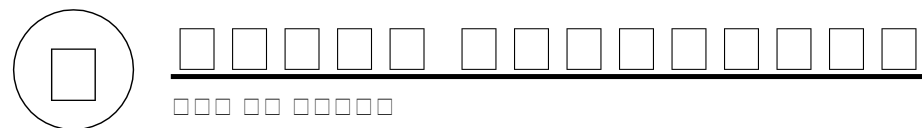
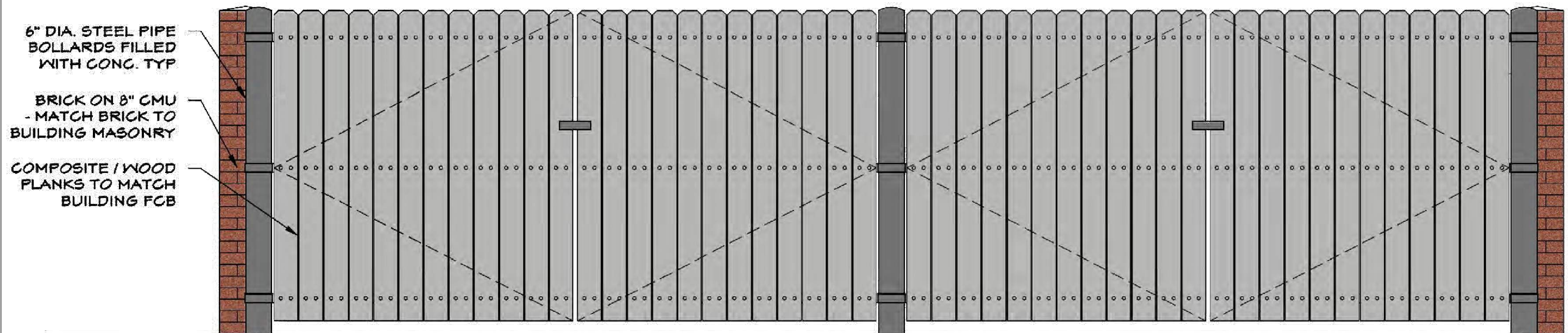
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TRASH ENCLOSURE DETAILS

DATE:
 09-09-2021

PROJECT NAME:
STANLEY TERRACE
 VINE AND EAST STREETS
 PLAINFIELD, INDIANA

SUBMITTAL:
PLANNING COMMISSION MEETING

SHEET:
A2.8



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
 MULTI-FAMILY
 HOUSING

SHEET NAME:
 TRASH ENCLOSURE
 ELEVATION - RENDERED

DATE:
 09-09-2021

PROJECT NAME:
STANLEY TERRACE
 VINE AND EAST STREETS
 PLAINFIELD, INDIANA

SUBMITTAL:
 PLANNING
 COMMISSION
 MEETING

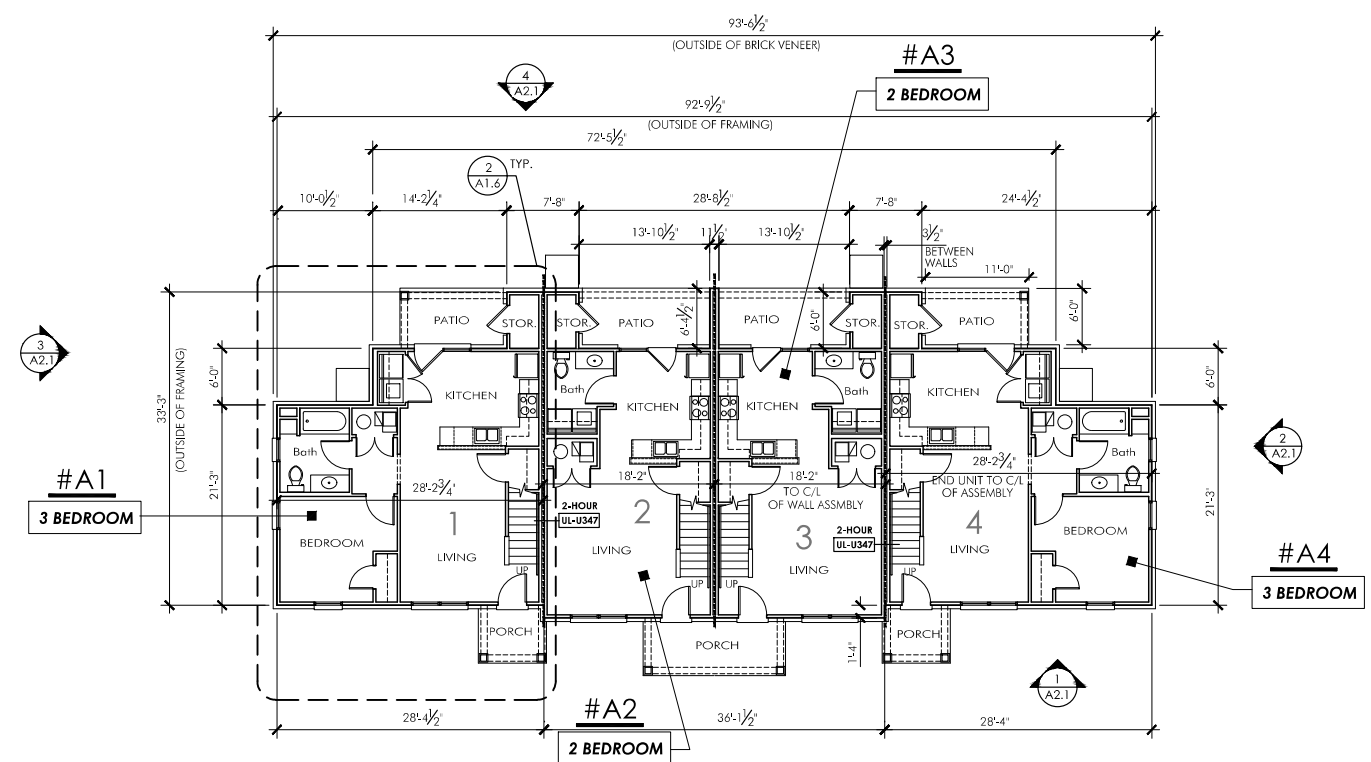
SHEET:
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Exhibit 9 – Conceptual Floor and Unit Plans

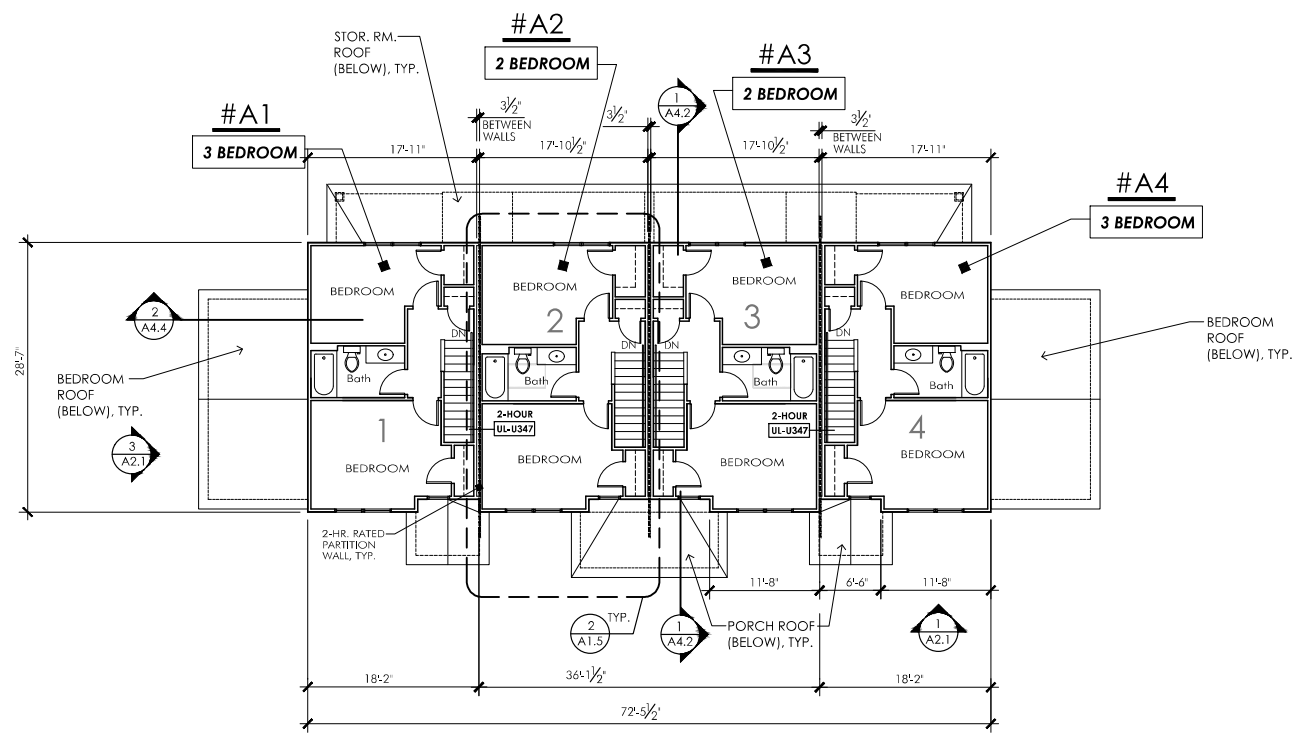
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GRIMM
ARCHITECTURE &
DESIGN PLLC
ARCHITECTURE PLANNING
www.Grimm-arch.com
1915 Production Drive
Louisville, KY 40299
Phone: 502.744.8716
email: D@Grimm@Grimm-Arch.com



1 BUILDING TYPE A - FIRST FLOOR PLAN
BUILDINGS 3, 5, 6, 7, 9, 11 & 12



2 BUILDING TYPE A - SECOND FLOOR PLAN
BUILDINGS 3, 5, 6, 7, 9, 11 & 12

BUILDING IDENTIFICATION BUILDING **A**

2-STORY BUILDING - (4) TOWNHOME APARTMENT UNITS -- BUILDINGS ON SITE
(2) 2-BEDROOM UNITS + (2) 3-BEDROOM UNITS
SLAB-ON-GRADE W/ LIGHT-FRAME CONSTRUCTION
CONSTRUCTION TYPE: (5B COMBUSTIBLE UNPROTECTED)
USE GROUP: R-3 TOWNHOME - REFER TO INDIANA BUILDING CODE SEC 310.5
(675 IAC 1-4) - TO BE REGULATED BY INDIANA RESIDENTIAL CODE

BUILDING IS NOT SPRINKLED PER IRC - TOWNHOME CLASSIFICATION
2-HOUR FIRE SEPARATION PARTITION BETWEEN UNITS
BUILDING AREA:

UNIT 1: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE	4,540 SQ. FT.
UNIT 2: 1,028 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE	2,602 SQ. FT.
UNIT 3: 1,028 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE	2,026 SQ. FT.
UNIT 4: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE	4,628 SQ. FT.

SUBTOTAL AREA (UNITS ONLY):

FIRST FLOOR AREA (W/ STOR. UNITS):	2,602 SQ. FT.
2ND FLOOR AREA:	2,026 SQ. FT.
TOTAL BUILDING AREA (W/ STORAGE UNITS):	4,628 SQ. FT.

APPLICABLE CODES AND STANDARDS:
INDIANA RESIDENTIAL CODE, 2020
INTERNATIONAL RESIDENTIAL CODE, 2018 (MODEL CODE)
ANSI A117.1 (2009) ACCESSIBILITY STANDARDS
INDIANA PLUMBING CODE (KPC), 2017
INTERNATIONAL MECHANICAL CODE (IMC), 2012
NATIONAL ELECTRICAL CODE (NEC), 2014
NATIONAL FIRE PROTECTION AGENCY (NFPA), 2004/2005 Ed.)
INTERNATIONAL ENERGY CODE (IECC), 2012 (ASHRAE Std. 90.1)
INDIANA HOUSING AGENCY - MINIMUM DESIGN STANDARDS - 2022 QAP

STRUCTURAL LOADS: (I.B.C. SECTION 1603)

FLOOR LOADS (SEC. 1607.1)	
RESIDENTIAL APARTMENT LIVE LOAD:	40 PSF
ROOF / SNOW LOADS (SEC. 1608)	
ROOF DEAD LOAD:	20 PSF
ROOF (GROUND) SNOW LOAD:	30 PSF
EXPOSURE (TERRAIN) CATEGORY:	B
FOUNDATION LOADS (SEC. 1603.1)	
SOIL BEARING CAPACITY (DESIGN BASIS):	2,000 PSF
(PER GEOTECHNICAL REPORT - REFER TO SPECIFICATIONS)	
WIND LOADS (SEC. 1609)	
WIND SPEED / 3 SEC WIND GUST (V3):	90 MPH
WIND EXPOSURE: B; IMPORTANCE FACTOR (Iw):	1.0
SEISMIC LOADS (SEC. 1615)	
SEISMIC DESIGN CATEGORY:	B
SOIL SITE CLASS (PER SOIL REPORT):	C

STANLEY TERRACE
Apartment/
Townhome
Development

Stanley Terrace Dr.
Plainfield, IN
46168
Hendricks County

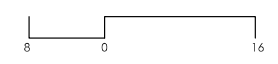


OWNER INFORMATION
CONTACT: Tommy Stansbury
COMPANY: The WODA Group Inc.
ADDRESS: 189 Albine Drive
Shelbyville, KY 40065
PHONE: 502.609.4633
FAX: 614.396.3243
EMAIL: TStansbury@wodagroup.com

DRAWN BY DBG
DESIGNED BY DBG
ISSUE NO. SCHEMATIC
SCALE 1/8" = 1'-0"
DATE 4 NOV 2022

SHEET NUMBER

A1.1
BUILDING
TYPE 'A'
FLOOR PLANS





GRIMM
**ARCHITECTURE &
 DESIGN PLLC**
 ARCHITECTURE PLANNING
 www.Grimm-arch.com
 1915 Production Drive
 Louisville, KY 40299
 Phone: 502.744.8716
 email: DGrimm@Grimm-Arch.com

**STANLEY
 TERRACE**

*Apartment/
 Townhome
 Development*

Stanley Terrace Dr.
 Plainfield, IN
 46168
 Hendricks County



OWNER INFORMATION
 CONTACT: Tommy Stensbury
 COMPANY: The WODIA Group Inc.
 ADDRESS: 189 Alpine Drive
 Shelbyville, KY 40065
 PHONE: 502.609.4633
 FAX: 614.396.3243
 EMAIL: TStensbury@wodogroup.com

DRAWN BY DBG

DESIGNED BY DBG

ISSUE NO. SCHEMATIC

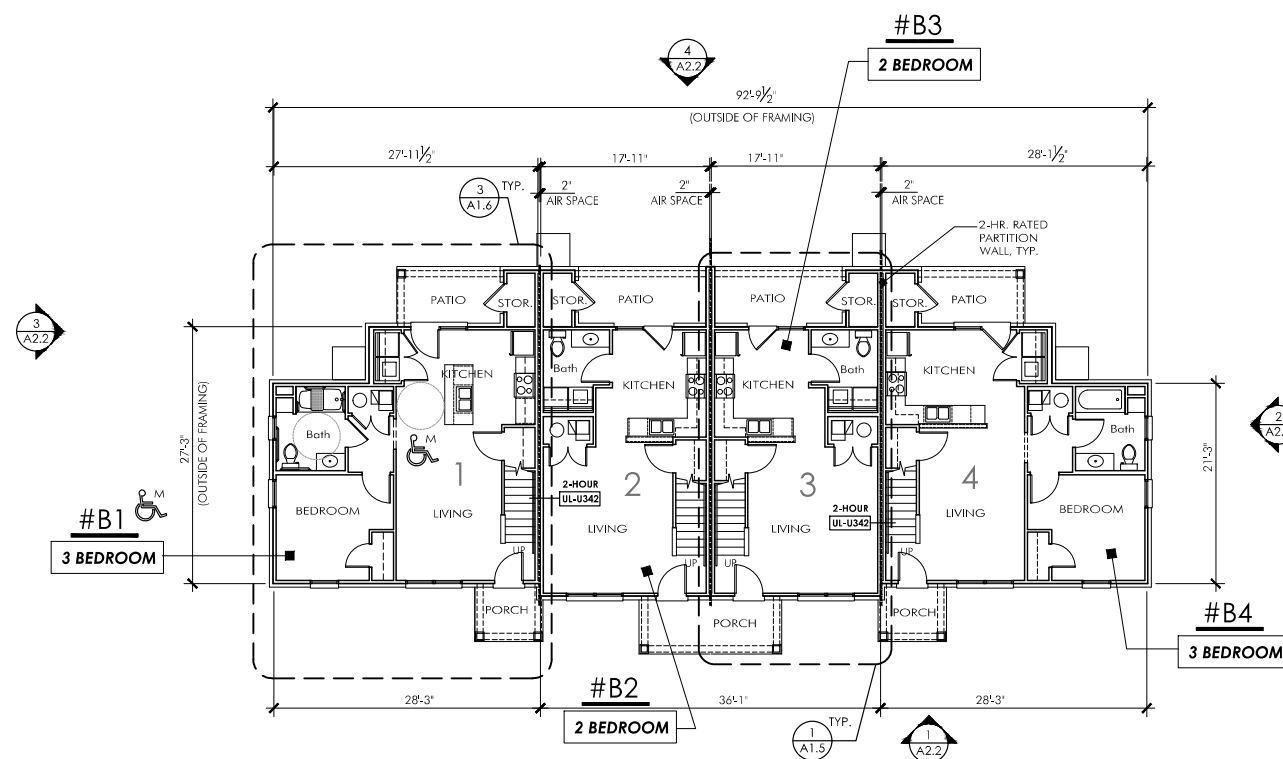
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DATE 4 NOV 2022

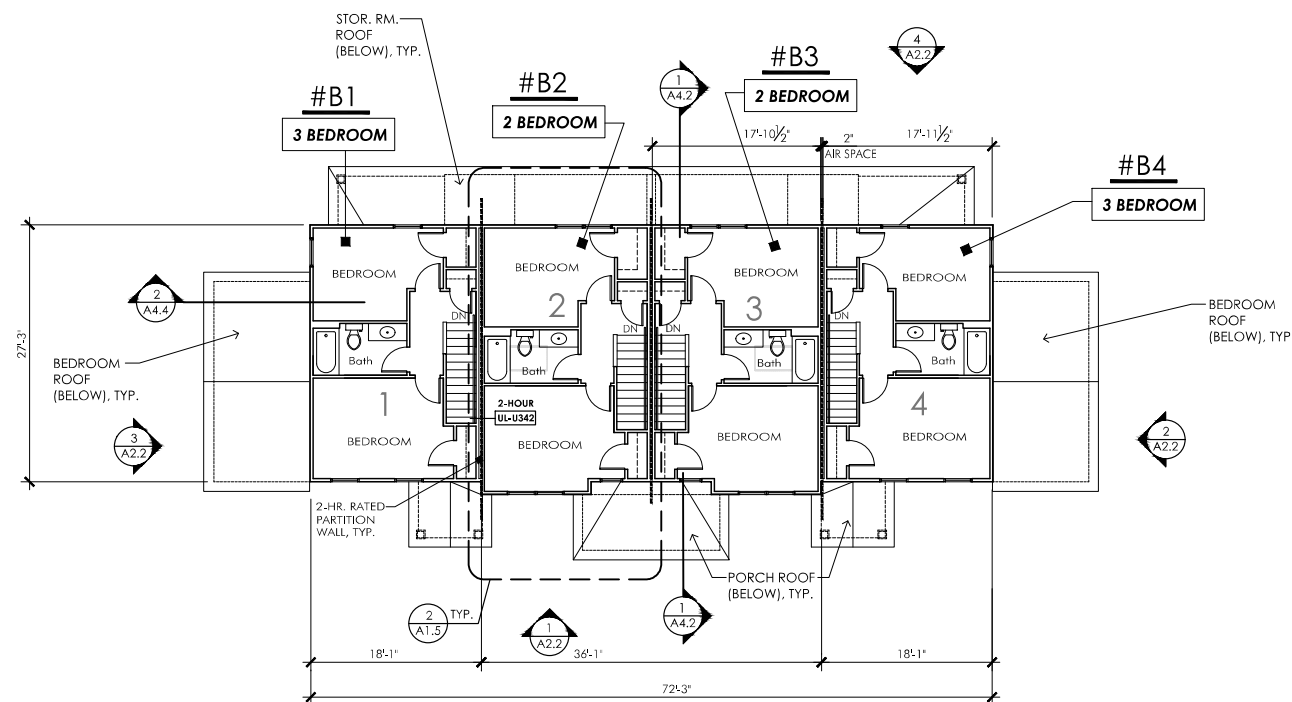
SHEET NUMBER

A1.2

**BUILDING
 TYPE 'B'
 FLOOR PLANS**



1 BUILDING TYPE B - FIRST FLOOR PLAN
 BUILDINGS 2, 4, & 10



2 BUILDING TYPE B - SECOND FLOOR PLAN
 BUILDINGS 2, 4, AND 10

BUILDING IDENTIFICATION BUILDING B

2-STORY BUILDING - (4) TOWNHOME APARTMENT UNITS -- 3 BUILDINGS ON SITE
 (2) 2-BEDROOM UNITS + (2) 3-BEDROOM UNITS
 SLAB-ON-GRADE W/ LIGHT-FRAME CONSTRUCTION
 CONSTRUCTION TYPE: (5B COMBUSTIBLE UNPROTECTED)
 USE GROUP: R-3 TOWNHOME - REFER TO INDIANA BUILDING CODE SEC 310.5
 (675 IAC 14) - TO BE REGULATED BY INDIANA RESIDENTIAL CODE

BUILDING IS NOT SPRINKLED PER IRC - TOWNHOME CLASSIFICATION
 2-HOUR FIRE SEPARATION PARTITION BETWEEN UNITS

BUILDING AREA:
 UNIT 1: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 2: 1,028 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 3: 1,028 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 4: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE

SUBTOTAL AREA (UNITS ONLY): 4,540 SQ. FT.
 FIRST FLOOR AREA (W/ STOR. UNITS): 2,602 SQ. FT.
 2ND FLOOR AREA: 2,026 SQ. FT.
 TOTAL BUILDING AREA (W/ STORAGE UNITS): 4,628 SQ. FT.

APPLICABLE CODES AND STANDARDS:
 INDIANA RESIDENTIAL CODE, 2020
 INTERNATIONAL RESIDENTIAL CODE, 2018 (MODEL CODE)
 ANSI A117.1 (2009) ACCESSIBILITY STANDARDS

INDIANA PLUMBING CODE (KPC), 2017
 INTERNATIONAL MECHANICAL CODE (IMC), 2012
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 NATIONAL FIRE PROTECTION AGENCY (NFPA), 2004/2005 Ed.)
 INTERNATIONAL ENERGY CODE (IECC), 2012 (ASHRAE Std. 90.1)
 INDIANA HOUSING AGENCY - MINIMUM DESIGN STANDARDS - 2022 QAP

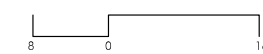
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 FLOOR LOADS (SEC. 1607.1)
 RESIDENTIAL APARTMENT LIVE LOAD: 40 PSF

ROOF / SNOW LOADS (SEC. 1608)
 ROOF DEAD LOAD: 20 PSF
 ROOF (GROUND) SNOW LOAD: 30 PSF
 EXPOSURE (TERRAIN) CATEGORY: B

FOUNDATION LOADS (SEC. 1603.1)
 SOIL BEARING CAPACITY (DESIGN BASIS): 2,000 PSF
 (PER GEOTECHNICAL REPORT - REFER TO SPECIFICATIONS)

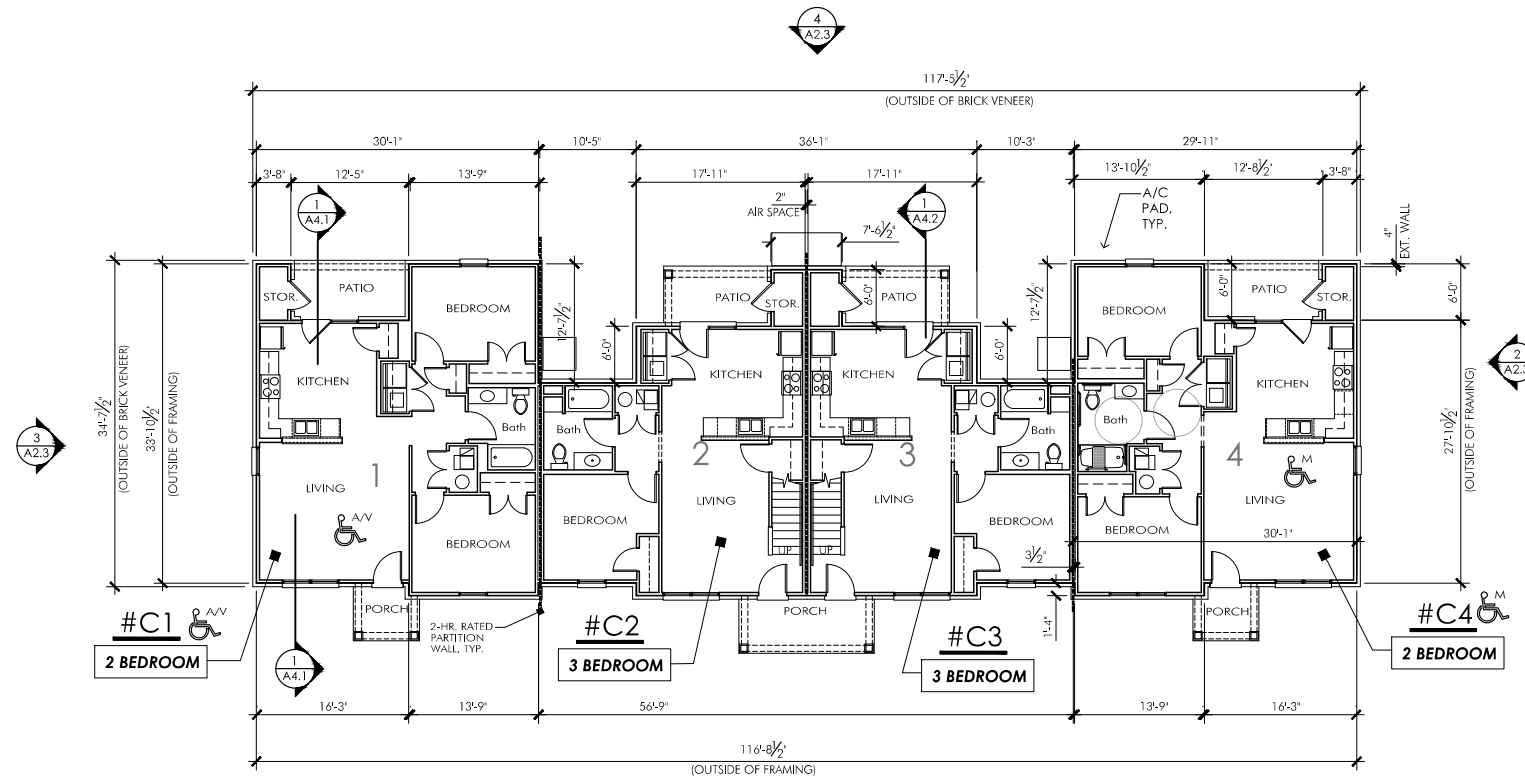
WIND LOADS (SEC. 1609)
 WIND SPEED / 3 SEC WIND GUST (V3s) 90 MPH
 WIND EXPOSURE: B; IMPORTANCE FACTOR (Iw): 1.0

SEISMIC LOADS (SEC. 1615)
 SEISMIC DESIGN CATEGORY B
 SOIL SITE CLASS (PER SOIL REPORT) C

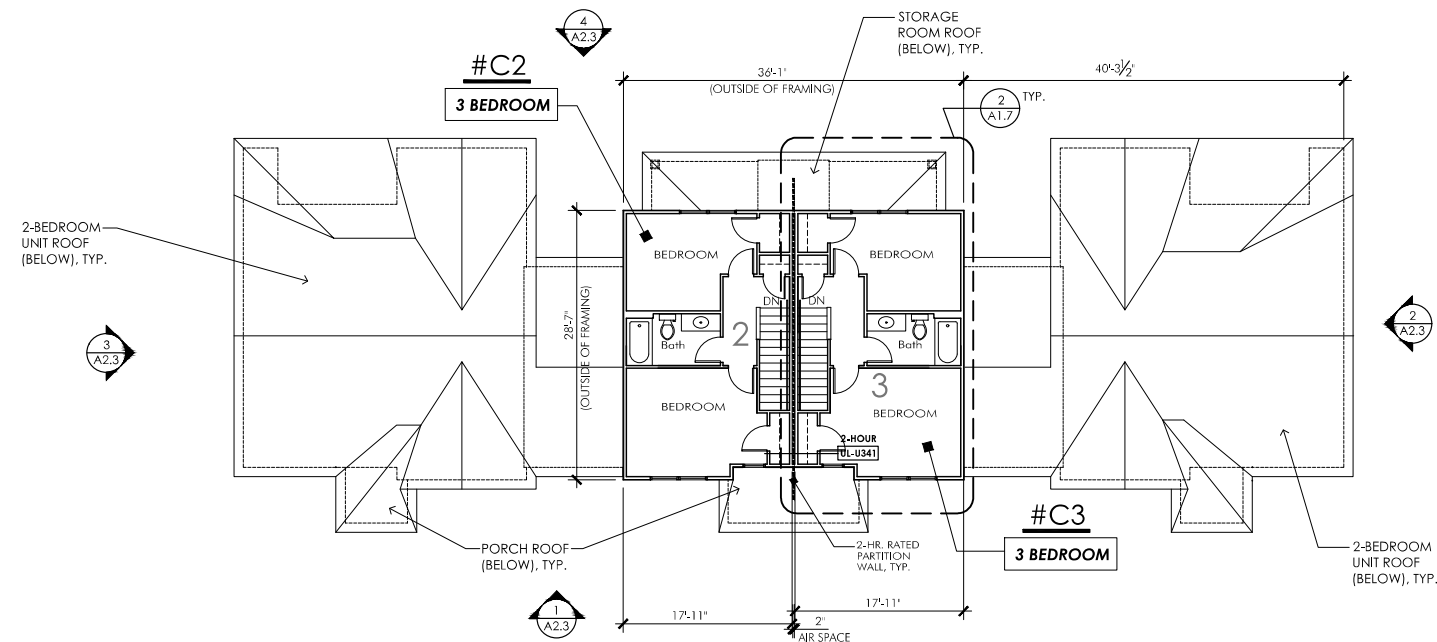




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 1915 Production Drive
 Louisville, KY 40299
 Phone: 502.744.8716
 email: DGrimm@Grimm-Arch.com



1 BUILDING TYPE C - FIRST FLOOR PLAN BUILDINGS 1 & 8 ON SITE PLAN



2 BUILDING TYPE C - SECOND FLOOR PLAN BUILDINGS 1 & 8 ON SITE PLAN

BUILDING IDENTIFICATION BUILDING C

2-STORY BUILDING - (4) TOWNHOME APARTMENT UNITS -- 1 BUILDING ON SITE
 (2) 2-BEDROOM UNITS + (2) 3-BEDROOM UNITS
 SLAB-ON-GRADE W/ LIGHT-FRAME CONSTRUCTION
 CONSTRUCTION TYPE: (5B COMBUSTIBLE UNPROTECTED)
 USE GROUP: R-3 TOWNHOME - REFER TO INDIANA BUILDING CODE SEC 310.5
 (675 IAC 14) - TO BE REGULATED BY INDIANA RESIDENTIAL CODE

BUILDING IS NOT SPRINKLED PER IRC - TOWNHOME CLASSIFICATION
 2-HOUR FIRE SEPARATION PARTITION BETWEEN UNITS

BUILDING AREA:

UNIT 1: 980 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 2: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 3: 1,242 SQ. FT. (3-BEDROOM UNIT) + 22 S.F. STORAGE
 UNIT 4: 980 SQ. FT. (2-BEDROOM UNIT) + 22 S.F. STORAGE

SUBTOTAL AREA (UNITS ONLY): 4,444 SQ. FT.
 FIRST FLOOR AREA (W/ STORAGE UNITS): 3,549 SQ. FT.
 2ND FLOOR AREA (W/ BRICK VENEER): 983 SQ. FT.
 TOTAL BUILDING AREA (W/ STORAGE UNITS): 4,532 SQ. FT.

APPLICABLE CODES AND STANDARDS:
 INDIANA RESIDENTIAL CODE, 2020
 INTERNATIONAL RESIDENTIAL CODE, 2018 (MODEL CODE)
 ANSI A117.1 (2009) ACCESSIBILITY STANDARDS
 INDIANA PLUMBING CODE (IPC), 2017
 INTERNATIONAL MECHANICAL CODE (IMC), 2012
 NATIONAL ELECTRICAL CODE (NEC), 2014
 NATIONAL FIRE PROTECTION AGENCY (NFPA), 2004/2005 Ed.)
 INTERNATIONAL ENERGY CODE (IECC), 2012 (ASHRAE Sd. 90.1)
 INDIANA HOUSING AGENCY - MINIMUM DESIGN STANDARDS - 2022 QAP

STRUCTURAL LOADS: (I.B.C. SECTION 1603)
 FLOOR LOADS (SEC. 1607.1)
 RESIDENTIAL APARTMENT LIVE LOAD: 40 PSF
 ROOF / SNOW LOADS (SEC. 1608)
 ROOF DEAD LOAD: 20 PSF
 ROOF (GROUND) SNOW LOAD: 30 PSF
 EXPOSURE (TERRAIN) CATEGORY: B
 FOUNDATION LOADS (SEC. 1603.1)
 SOIL BEARING CAPACITY (DESIGN BASIS): 2,000 PSF
 (PER GEOTECHNICAL REPORT - REFER TO SPECIFICATIONS)
 WIND LOADS (SEC. 1609)
 WIND SPEED / 3 SEC WIND GUST (V3s) 90 MPH
 WIND EXPOSURE: B; IMPORTANCE FACTOR (Iw): 1.0
 SEISMIC LOADS (SEC. 1615)
 SEISMIC DESIGN CATEGORY B
 SITE CLASS (PER SOIL REPORT) C

STANLEY TERRACE

Apartment/
 Townhome
 Development

Stanley Terrace Dr.
 Plainfield, IN
 46168
 Hendricks County

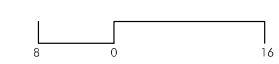


OWNER INFORMATION
 CONTACT: Tammy Stanbury
 COMPANY: The WODA Group Inc.
 ADDRESS: 189 Alpine Drive
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 PHONE: 502.609.4633
 FAX: 614.396.3243
 EMAIL: TStanbury@wodagroup.com

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 SCALE 1/8" = 1'-0"
 DATE 4 NOV 2022
 SHEET NUMBER

A1.3

BUILDING
 TYPE 'C'
 FLOOR PLANS





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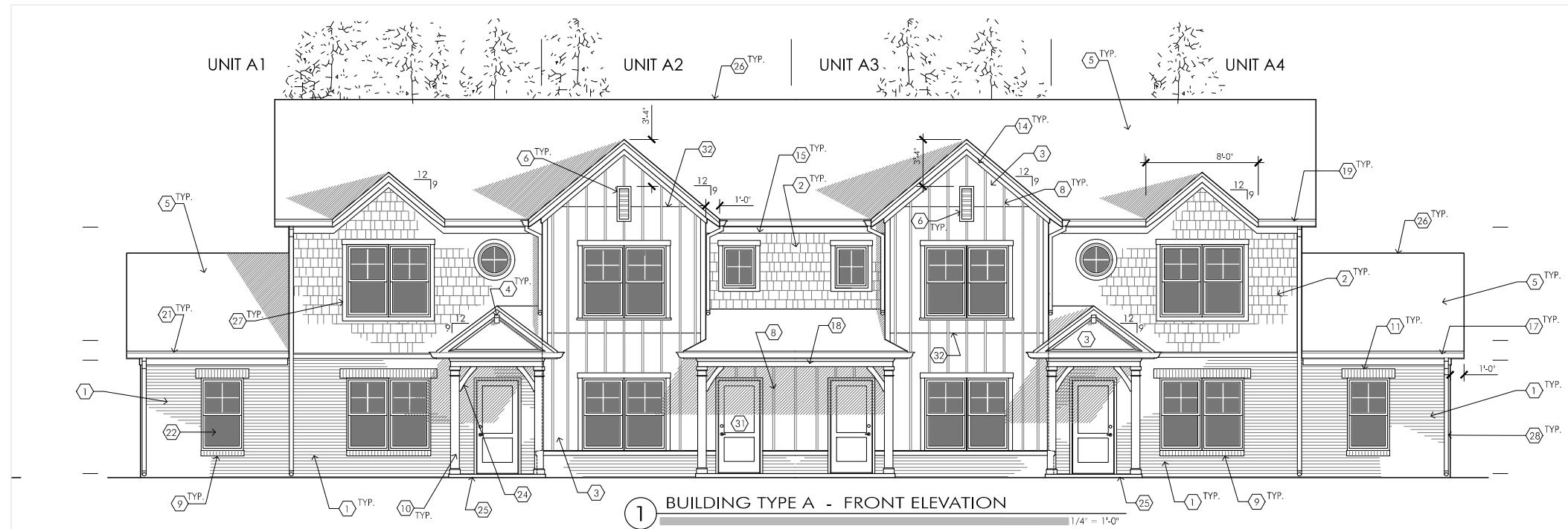
**STANLEY
 TERRACE**

Apartment/
 Townhome
 Development

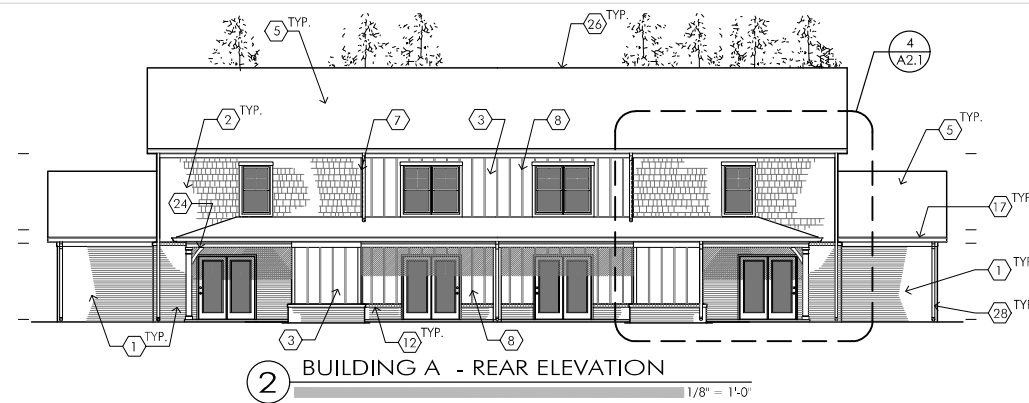
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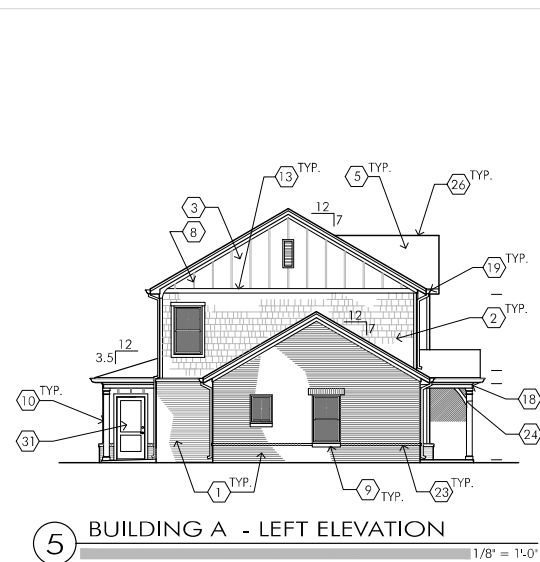
1 BUILDING TYPE A - FRONT ELEVATION
 1/4" = 1'-0"



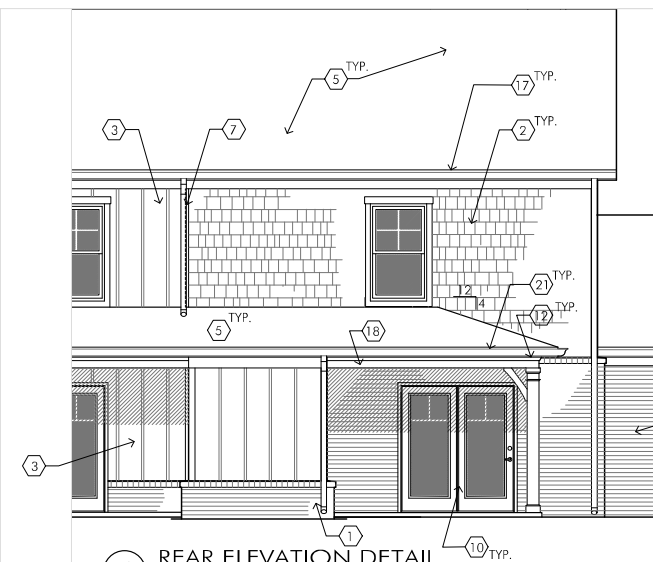
2 BUILDING A - REAR ELEVATION
 1/8" = 1'-0"

SHEET NOTES

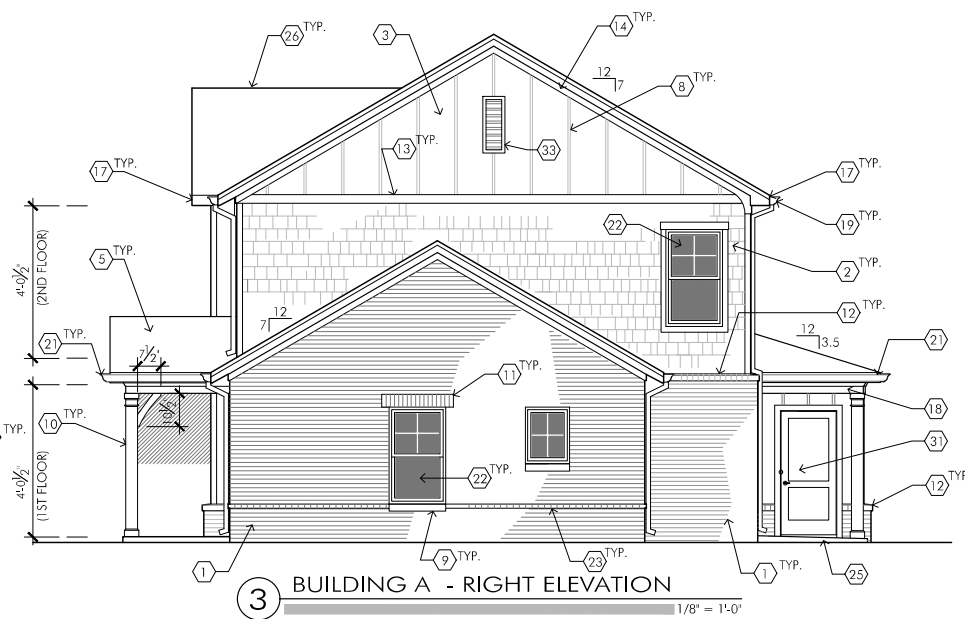
- BRICK VENEER (TO GRADE)
- FIBER-CEMENT SHAKES, PREFINISHED
- FIBER-CEMENT PANEL BOARD (SMOOTH), PREFINISHED
- 9'H x 6'W x 12' PROJ. MOULDED URETHANE CORBEL, PTD.
- 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES
- 12'W x 30'H MOULDED URETHANE ATTIC VENT, PTD.
- PREFIN. FIBER CEMENT 5/4 x 2 TRIM STRIP @ MATERIAL CHANGE
- FIBER-CEMENT 1 x 2 BATTEN STRIPS @ 1'-4" O.C.
- BRICK ROWLOCK WINDOW SILL
- TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM
- BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)
- BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
- PREFINISHED FIBER-CEMENT 5/4 x 8 TRIM BD. W/ PREFIN. Z-FLASH, ABOVE
- 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
- 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
- 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM
- 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM
- PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT 1 x TRIM BOARDS
- 6" TYPE K PREFIN. ALUMINUM GUTTER
- 3' x 4' PREFINISHED ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK, TYP.
- 5" TYPE K PREFIN. ALUMINUM GUTTER
- 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW
- BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS
- FYPON PORCH BEAM 'BRACKET', PTD.
- CONCRETE PORCH/ PATIO SLAB- ON-GRADE; SLOPE AWAY FROM BLDG.
- ROOF RIDGE VENT (INTERRUPT @ TENANT WALL LINE)
- 5/4 x 4 FIBER-CEMENT WINDOW CASING, PTD.
- 2' x 3' PREFIN. ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK
- PREFINISHED ALUM. BATH / DRYER VENT LOUVER
- CELLULAR PVC SLUB-SILL, PAINTED
- INSULATED FIBERGLASS ENTRY DOOR, PAINTED
- PREFIN. VINYL Z-FLASHING AT HORIZONTAL JOINTS BETWEEN PANELS (COLOR TO MATCH SIDING)
- 14'W x 36'H MOULDED URETHANE ATTIC VENT, PTD.
- PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION



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



4 REAR ELEVATION DETAIL
 1/4" = 1'-0"

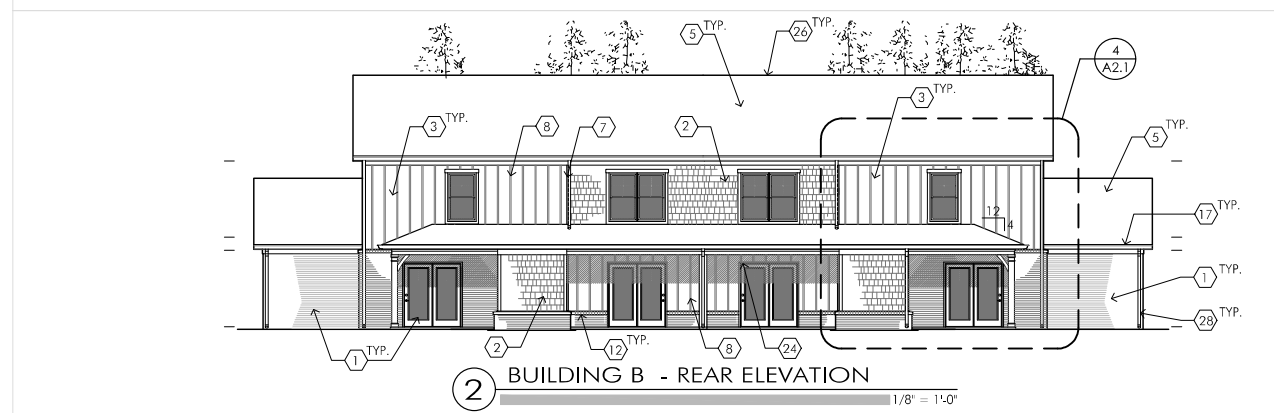
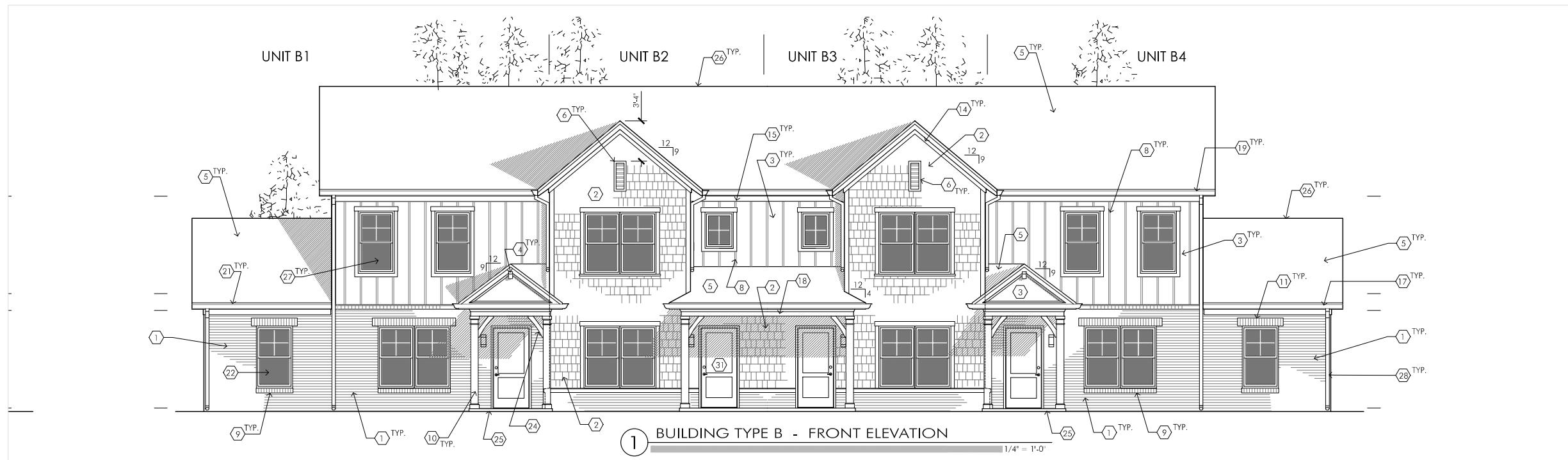


3 BUILDING A - RIGHT ELEVATION
 1/8" = 1'-0"

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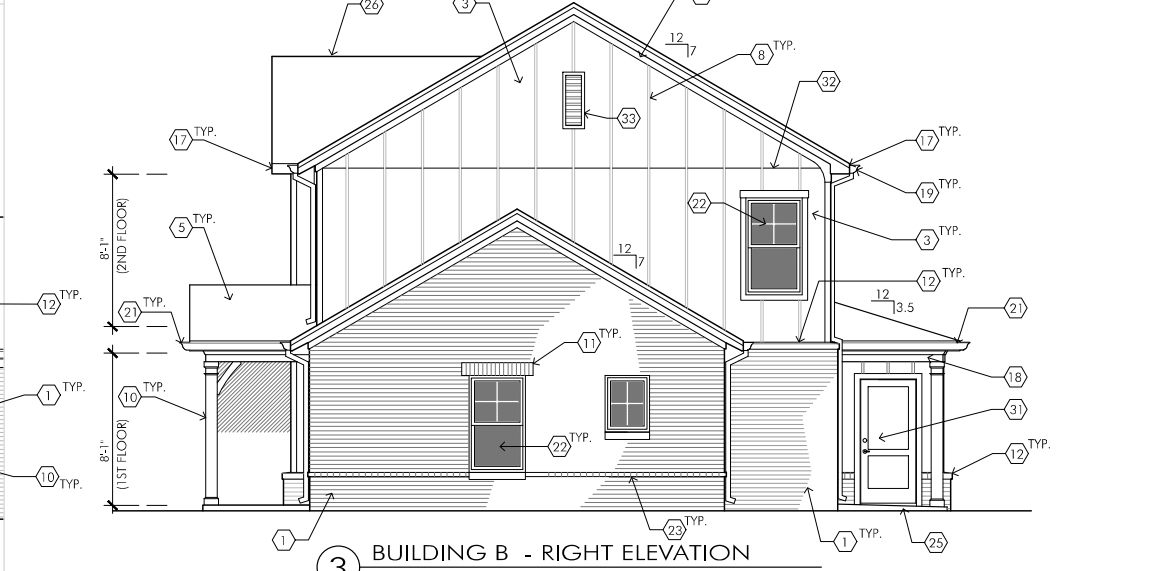
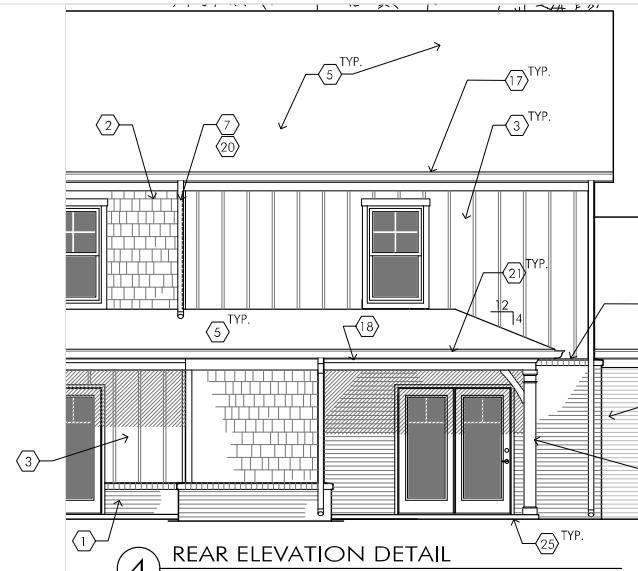
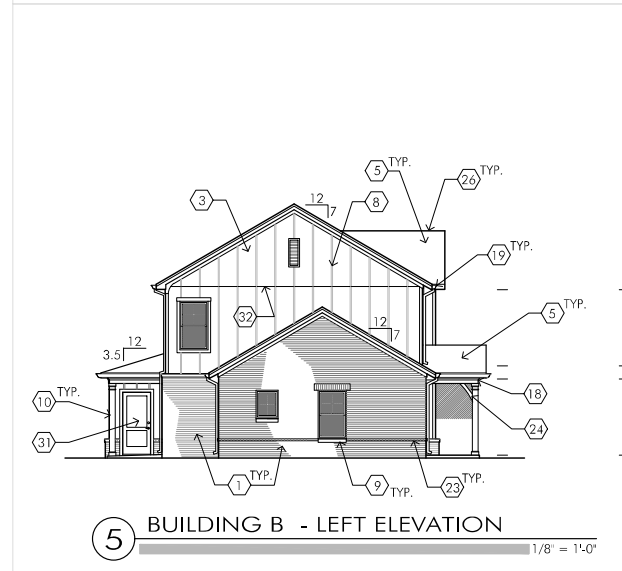
A2.1

BUILDING
 TYPE 'A'
 ELEVATIONS



SHEET NOTES

1. BRICK VENEER (TO GRADE)
2. FIBER-CEMENT SHAKES, PREFINISHED
3. FIBER-CEMENT PANEL BOARD (SMOOTH), PREFINISHED
4. 9'H x 6'W x 12' PROJ. MOULDED URETHANE CORBEL, PTD.
5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES
6. 12'W x 30'H MOULDED URETHANE ATTIC VENT, PTD.
7. PREFIN. FIBER CEMENT 5/4 x 2 TRIM STRIP @ MATERIAL CHANGE
8. FIBER-CEMENT 1 x 2 BATTEN STRIPS @ 1'-4" O.C.
9. BRICK ROWLOCK WINDOW SILL
10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM
11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)
12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
13. PREFINISHED FIBER-CEMENT 5/4 x 8 TRIM BD. W/ PREFIN. Z-FLASH, ABOVE.
14. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
15. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM
17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM
18. PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT 1 x TRIM BOARDS
19. 6" TYPE K PREFIN. ALUMINUM GUTTER
20. 3' x 4' PREFINISHED ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK, TYP.
21. 5" TYPE K PREFIN. ALUMINUM GUTTER
22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW
23. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS
24. FIPON PORCH BEAM 'BRACKET', PTD.
25. CONCRETE PORCH/ PATIO SLAB- ON-GRADE: SLOPE AWAY FROM BLDG.
26. ROOF RIDGE VENT (INTERRUPT @ TENANT WALL LINE)
27. 5/4 x 4 FIBER-CEMENT WINDOW CASING, PTD.
28. 2' x 3' PREFIN. ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK
29. PREFINISHED ALUM. BATH / DRYER VENT LOUVER
30. CELLULAR PVC SUB-SILL, PAINTED
31. INSULATED FIBERGLASS ENTRY DOOR, PAINTED
32. PREFIN. VINYL Z-FLASHING AT HORIZONTAL JOINTS BETWEEN PANELS (COLOR TO MATCH SIDING)
33. 14" W x 36" H MOULDED URETHANE ATTIC VENT, PTD.
34. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION



STANLEY TERRACE
Apartment/
Townhome
Development

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Plainfield, IN
46168
Hendricks County

WODA COOPER COMPANIES
OWNER INFORMATION
CONTACT: Tammy Stansbury
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A2.2
BUILDING
TYPE 'B'
ELEVATIONS



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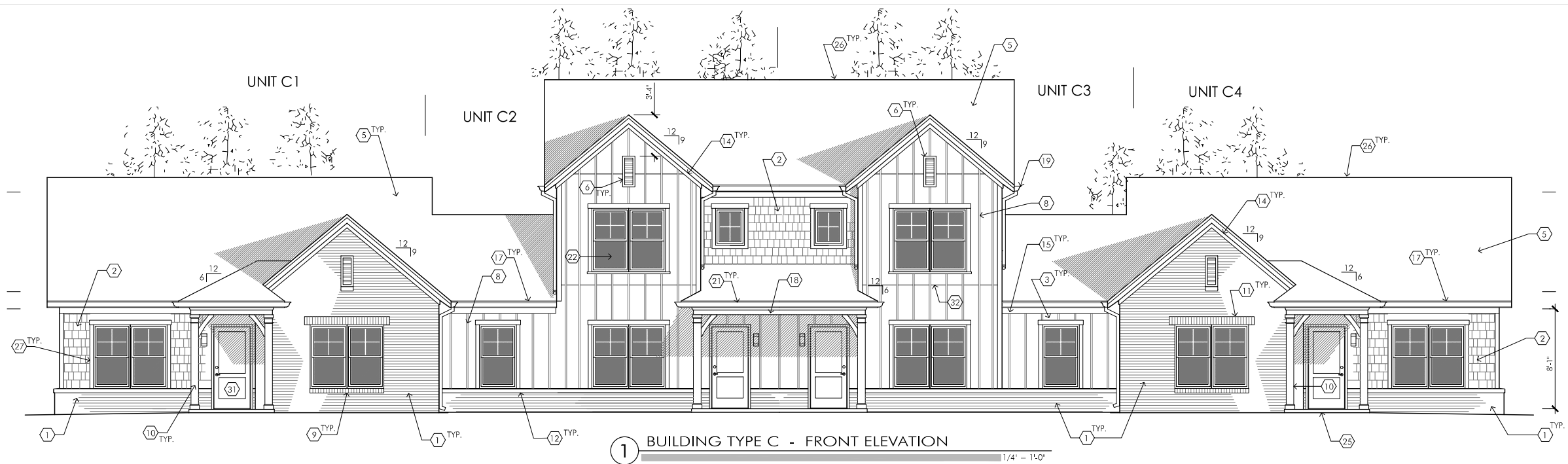
**STANLEY
 TERRACE**

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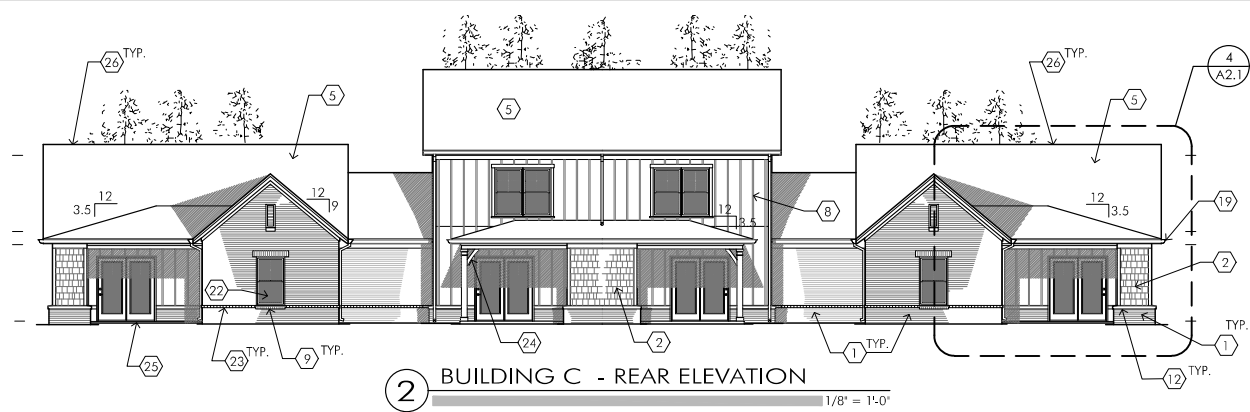
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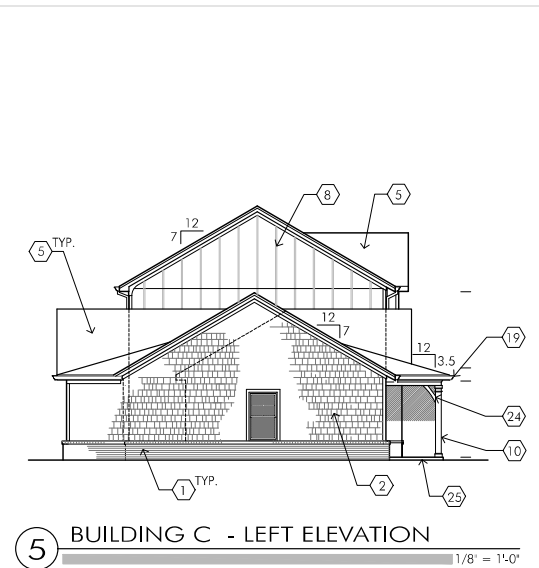
1 BUILDING TYPE C - FRONT ELEVATION
 1/4" = 1'-0"



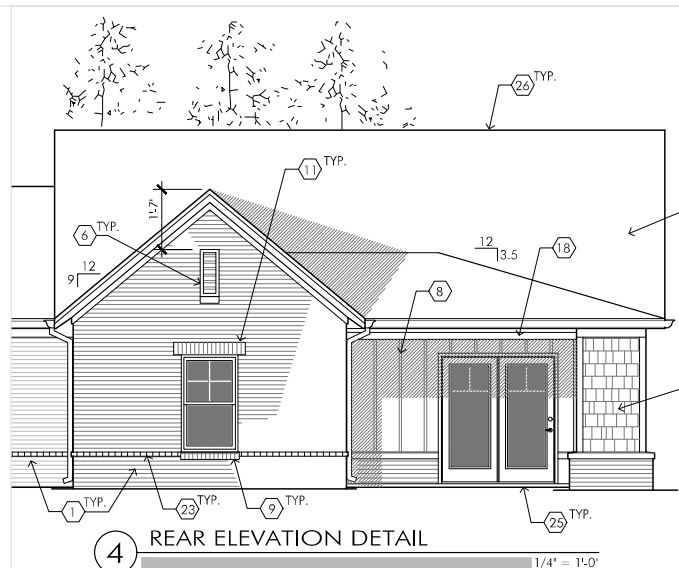
2 BUILDING C - REAR ELEVATION
 1/8" = 1'-0"

SHEET NOTES

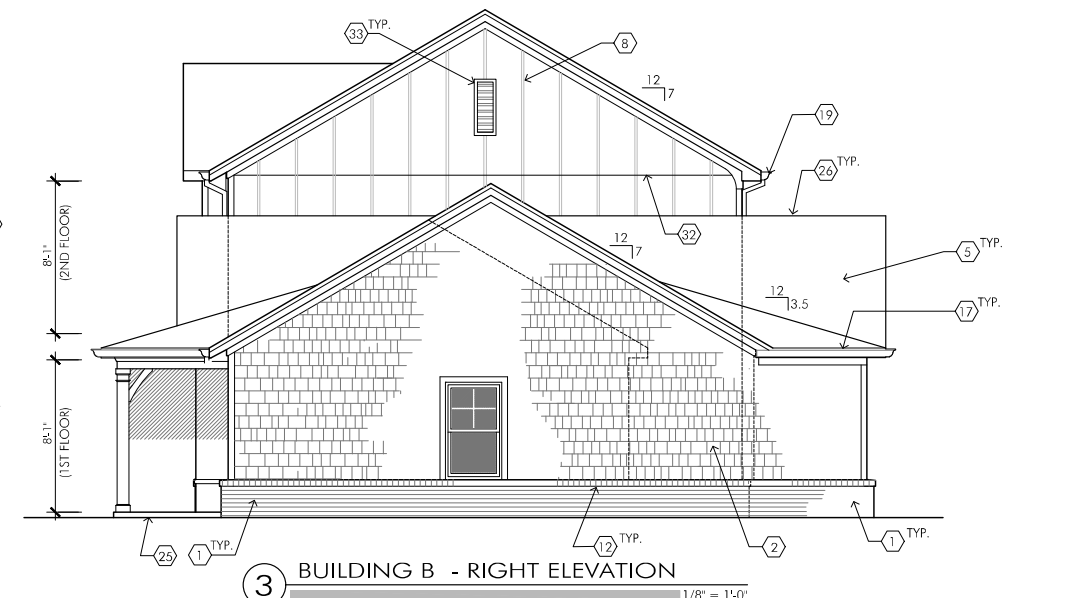
1. BRICK VENEER (TO GRADE)
2. FIBER-CEMENT SHAKES, PREFINISHED
3. FIBER-CEMENT PANEL BOARD (SMOOTH), PREFINISHED
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8. FIBER-CEMENT 1 x 2 BATTEN STRIPS @ 1'-4" O.C.
9. BRICK ROWLOCK WINDOW SILL
10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM
11. BRICK SOLDIER WINDOW HEAD W/ STEEL INTEL (W/ INTEL COVER)
12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
13. PREFINISHED FIBER-CEMENT 5/4 x 8 TRIM BD. W/ PREFIN. Z-FLASH, ABOVE.
14. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
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22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW
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25. CONCRETE PORCH/ PATIO SLAB- ON-GRADE; SLOPE AWAY FROM BLDG.
26. ROOF RIDGE VENT (INTERRUPT @ TENANT WALL LINE)
27. 5/4 x 4 FIBER-CEMENT WINDOW CASING, PTD.
28. 2" x 3" PREFIN. ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK
29. PREFINISHED ALUM. BATH / DRYER VENT LOUVER
30. CELLULAR PVC SUB-SILL, PAINTED
31. INSULATED FIBERGLASS ENTRY DOOR, PAINTED
32. PREFIN. VINYL Z-FLASHING AT HORIZONTAL JOINTS BETWEEN PANELS (COLOR TO MATCH SIDING)
33. 14"W x 36"H MOULDED URETHANE ATTIC VENT, PTD.
34. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION



5 BUILDING C - LEFT ELEVATION
 1/8" = 1'-0"



4 REAR ELEVATION DETAIL
 1/4" = 1'-0"



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

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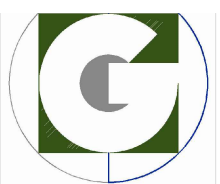
DATE 4 NOV 2022

SHEET NUMBER

A2.3

BUILDING
 TYPE 'C'
 ELEVATIONS

PAGE OF



STANLEY TERRACE

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EXTERIOR
ELEVATIONS

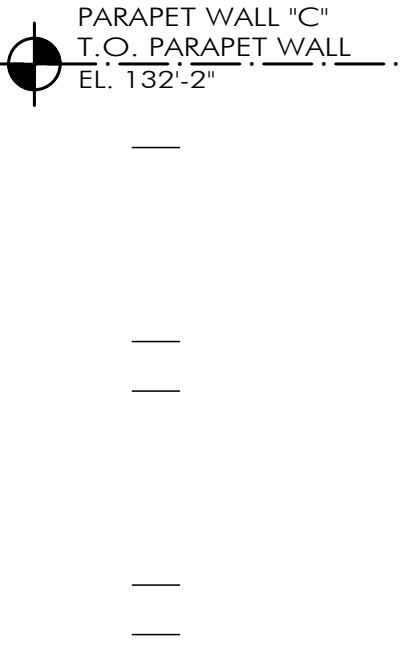
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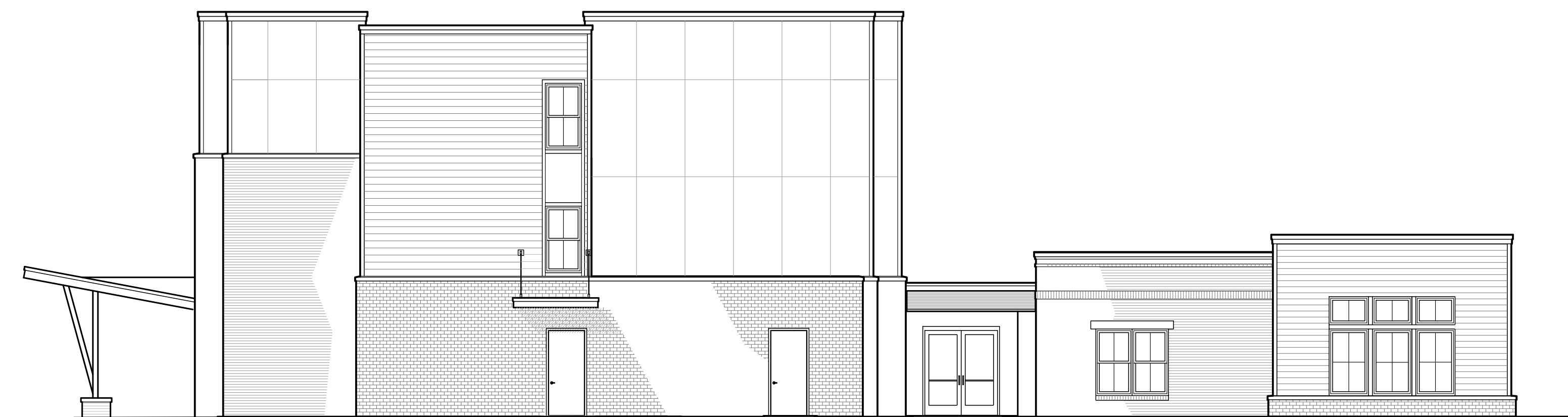


1 FRONT ELEVATION

PARAPET WALL 1" T.O. PARAPET WALL
EL. 132'-2"



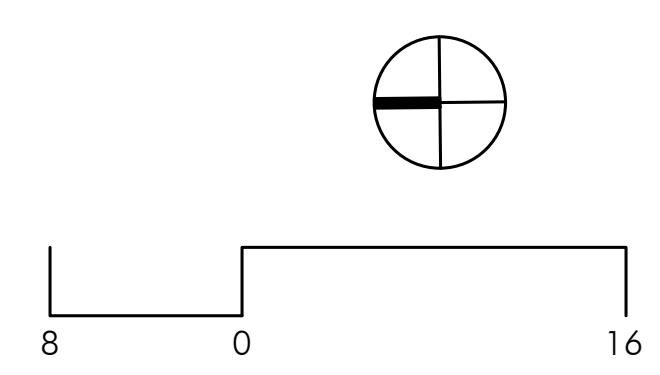
FIRST FLOOR I.O. SLAB
EL. 100'-0"

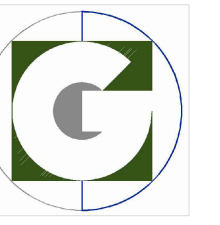


1 RIGHT ELEVATION

SHEET NOTES

1. BRICK VENEER (TO GRADE)
2. PREFINISHED FIBER-CEMENT LAP SIDING (7" PROFILE)
3. FIBER-CEMENT PANEL BOARD WITH STAINLESS STEEL FRY REGLET CHANNEL JOINTS
4. PREFINISHED METAL PARAPET WALL COPING
5. SINGLE-PLY FULLY ADHERED 75-MIL TPO ROOF MEMBRANE (LIGHT GRAY)
6. CONTIN. 'ACCENT' BRICK ROWLOCK COURSE / WALL CAP WITH FLASHING ABOVE
7. PREFINISHED FIBER-CEMENT PANEL BOARD, SMOOTH (SET BETWEEN 1 x TRIM BOARDS)
8. BRICK SOLDIER WINDOW HEAD W/ STEEL UNTEL (W/ VINYL UNTEL WRAP)
9. 'ACCENT' BRICK VENEER AS CONTRAST TO PRIMARY BRICK SELECTION
10. CONTINUOUS BRICK SOLDIER COURSE (CORBELLED OUT 5/8")
11. CONTINUOUS BRICK ROWLOCK COURSE / WALL CAP WITH FLASHING ABOVE
12. 2 x 10 GUTTER BOARD WRAPPED W/ PREFIN. ALUMINUM
13. BRICK ROWLOCK WINDOW SILL W/ FLASHING AND WEEP HOLES
14. 2 x 10 PARAPET FASCIA BOARD WRAPPED IN ALUMINUM
15. 7" SQUARE PREFIN. METAL GUTTER
16. 4" ROUND PREFIN. METAL DOWNSPOUT (TIE TO UNDERGROUND SYSTEM)
17. CONTINUOUS BRICK HEADER COURSE (CORBELLED OUT 5/8")
18. ELECTRICAL SERVICE PANEL - REFER TO ELECTRICAL SHEETS
19. 5/4 x 4 FIBER-CEMENT WINDOW/ DOOR CASING TRIM BOARD, PAINTED
20. EXTRUDED VINYL PICTURE WINDOW UNIT (SEE PLANS FOR SIZES)
21. SINGLE-HUNG EXTRUDED VINYL WINDOW (SEE PLANS FOR SIZES)
22. 8" SQUARE THROUGH-WALL SCUPPER WITH PREFIN. METAL COLLECTION BOX
23. PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM WITH 1" INSULATED GLASS
24. PREFINISHED ALUMINUM ROOF CANOPY SYSTEM (W PREFIN. CEILING) (26 GA. MIN.)
25. PREFIN. ALUM. 1" DOWEL SUPPORT RODS WITH WALL CONNECTION PLATE
26. 5/4 x 8 FIBER-CEMENT TRIM BOARD UNDER COPING CAP
27. PREFINISHED ALUM. BATH / DRYER VENT LOUVER (ALIGN ALL VENTS)
28. 5/4 x 6 FIBER-CEMENT CORNER TRIM BOARD, PTD.
29. 5" SQUARE PREFIN. TUBE STEEL REAR TERRACE POST W/ BRICK PEDESTAL
30. 4"H PRECAST PEDESTAL CAP W/ 1.5" O/H @ ALL SIDES
31. 5/4 x 12 FIBER-CEMENT TRIM BD. W/ 1 x 4 TRIM BOARD, PAINTED
32. PREFINISHED ORNAMENTAL IRON / IRON MESH RAILING SYSTEM
33. BRICK CONTROL JOINT W/ BACKERROD AND SEALANT (W/ SANDED FACE)
34. STAINLESS STEEL FRY REGLET BETWEEN FIBER-CEMENT PANELS, PREFIN. COLOR TO MATCH ADJACENT PANELS





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SHEET NOTES

- 20-MINUTE RATED DOORS AT APARTMENT UNIT(S), TYP. (5' LABEL)
- 45-MINUTE RATED DOORS AT EGRESS STAIRCASE(S)
- FULLY RECESSED WALL-MOUNTED UL-LISTED FIRE-RESISTANT FIRE EXTINGUISHER CABINET (FEC), PREFINISHED, 5 LB. EXTINGUISHER (INSTALLED NO MORE THAN 75 FEET APART) 44" A.F.F TO C/L
- 1-1/2" DIA. CONTINUOUS WALL-MOUNTED POPLAR HANDRAIL IN CORRIDOR, STAINED; PROVIDE 1/2" OSB BLOCKING (MTD. TO SURFACE OF STUD WALL)

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Stanley Terrace Dr.
Plainfield, IN
46168
Hendricks County



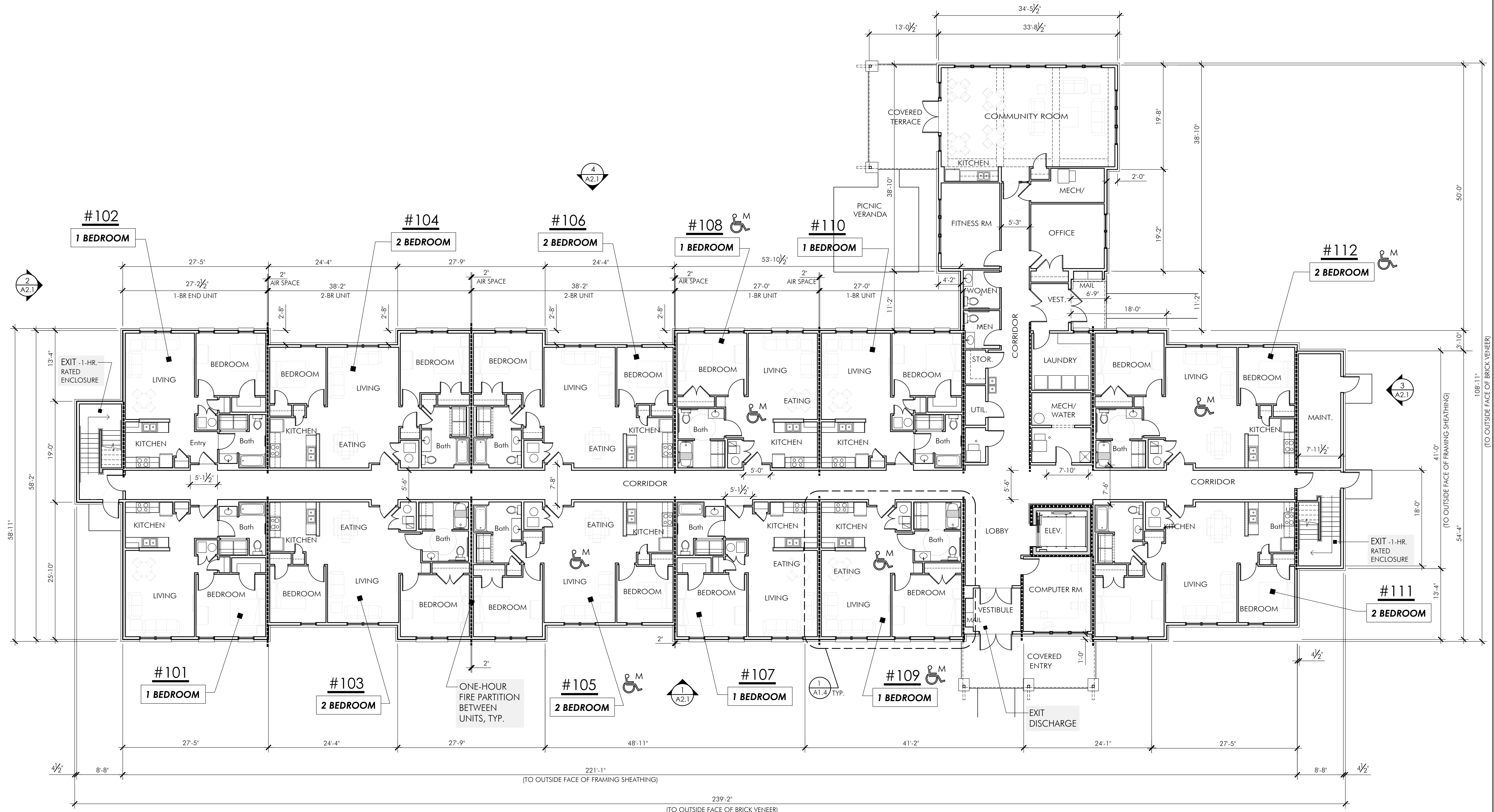
OWNER INFORMATION
CONTACT: Tammy Stansbury
COMPANY: The WODA Group Inc.
ADDRESS: 189 Alpine Drive
Shelbyville, KY 40065
PHONE: 502.609.4633
FAX: 614.396.3243
EMAIL: TStansbury@wodagroup.com

DRAWN BY DBG
DESIGNED BY DBG
ISSUE NO. SCHEMATIC
SCALE _____
DATE 4 NOV 2022

SHEET NUMBER
FIRST FLOOR LIFE SAFETY PLAN

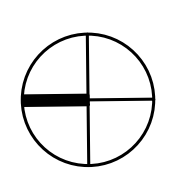
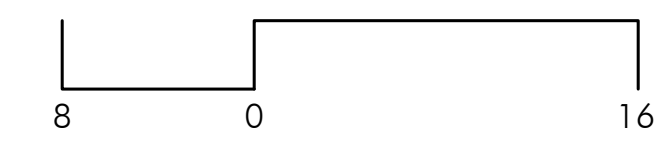
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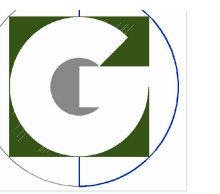
PAGE OF



1 FIRST FLOOR LIFE SAFETY PLAN

** REFER TO SHEET A1.8 FOR WALL TYPE DESIGNATIONS AND MORE DETAIL





STANLEY TERRACE

Apartment/
Townhome
Development

Stanley Terrace Dr.
Plainfield, IN
46168
Hendricks County

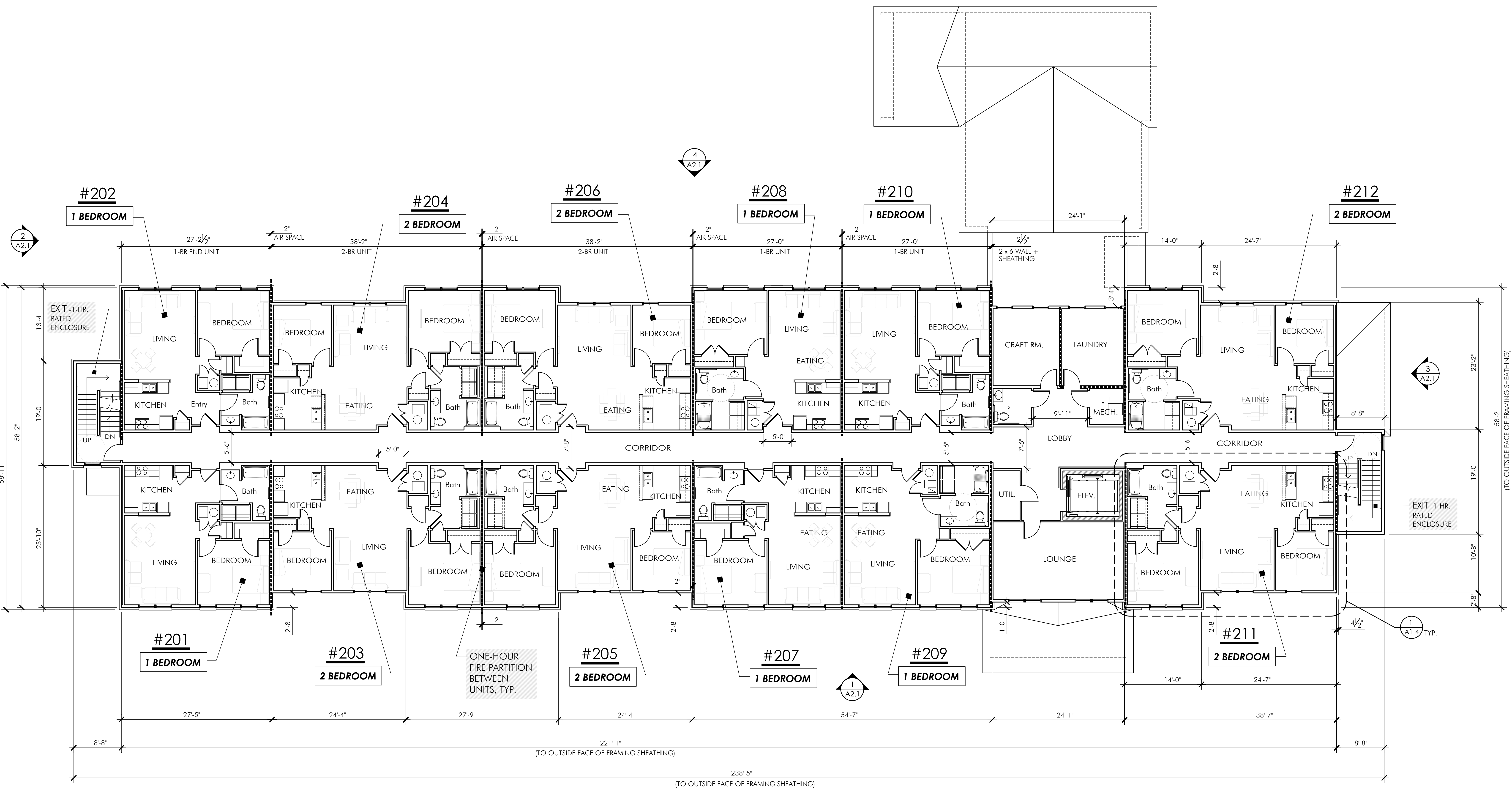


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SCALE _____
DATE 4 NOV 2022

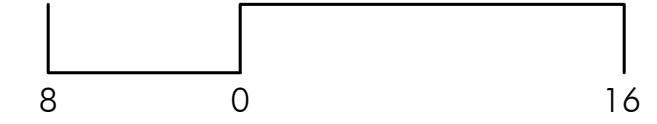
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SECOND FLOOR LIFE SAFETY PLAN

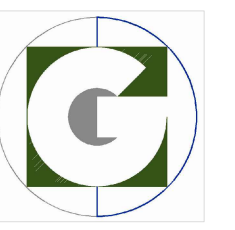
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1 SECOND FLOOR LIFE SAFETY PLAN

** REFER TO SHEET A1.8 FOR WALL TYPE DESIGNATIONS AND MORE DETAIL





STANLEY TERRACE

Apartment/
Townhome
Development

Stanley Terrace Dr.
Plainfield, IN
46168
Hendricks County



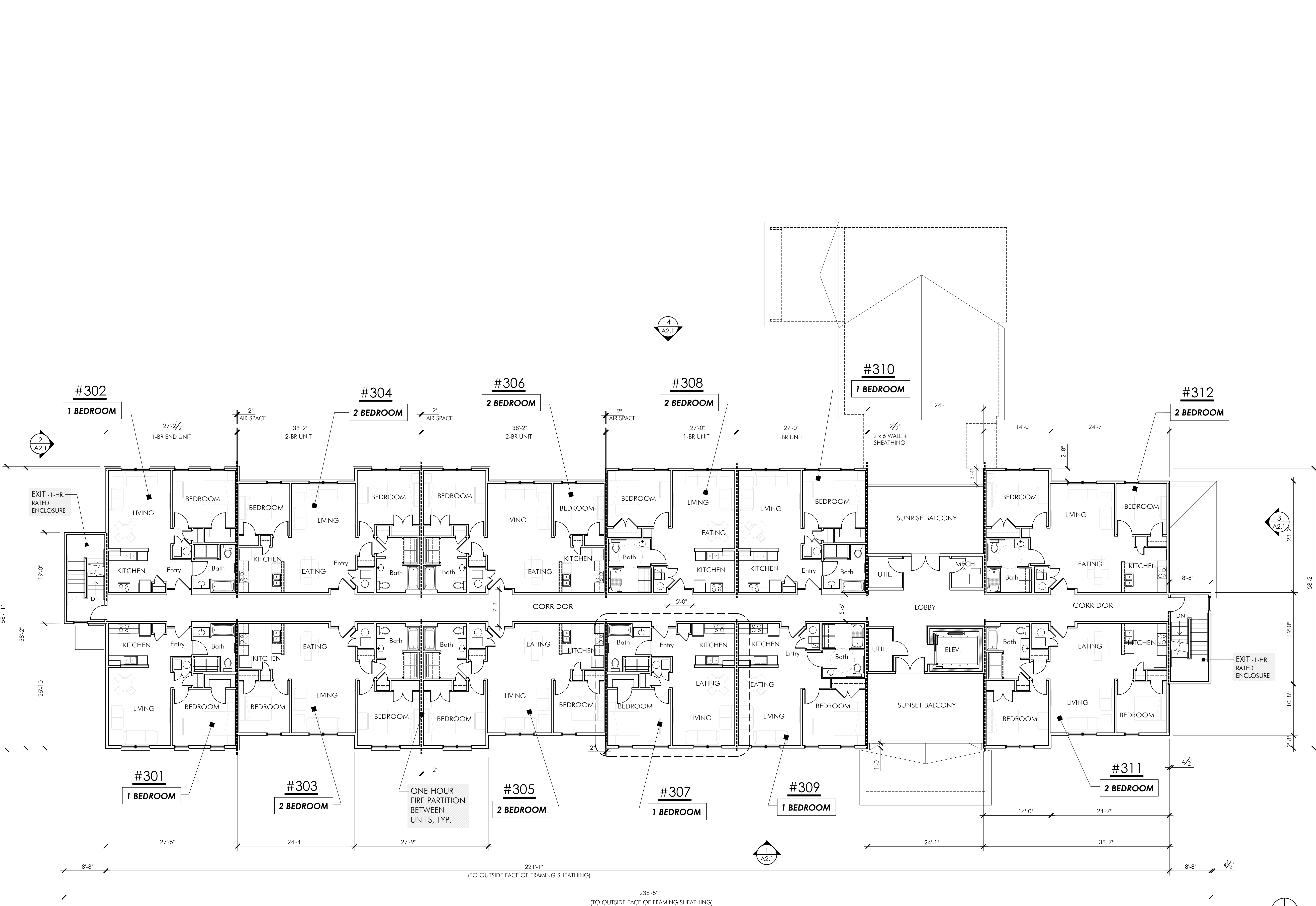
OWNER INFORMATION
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Shelbyville, KY 40065
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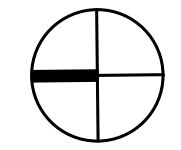
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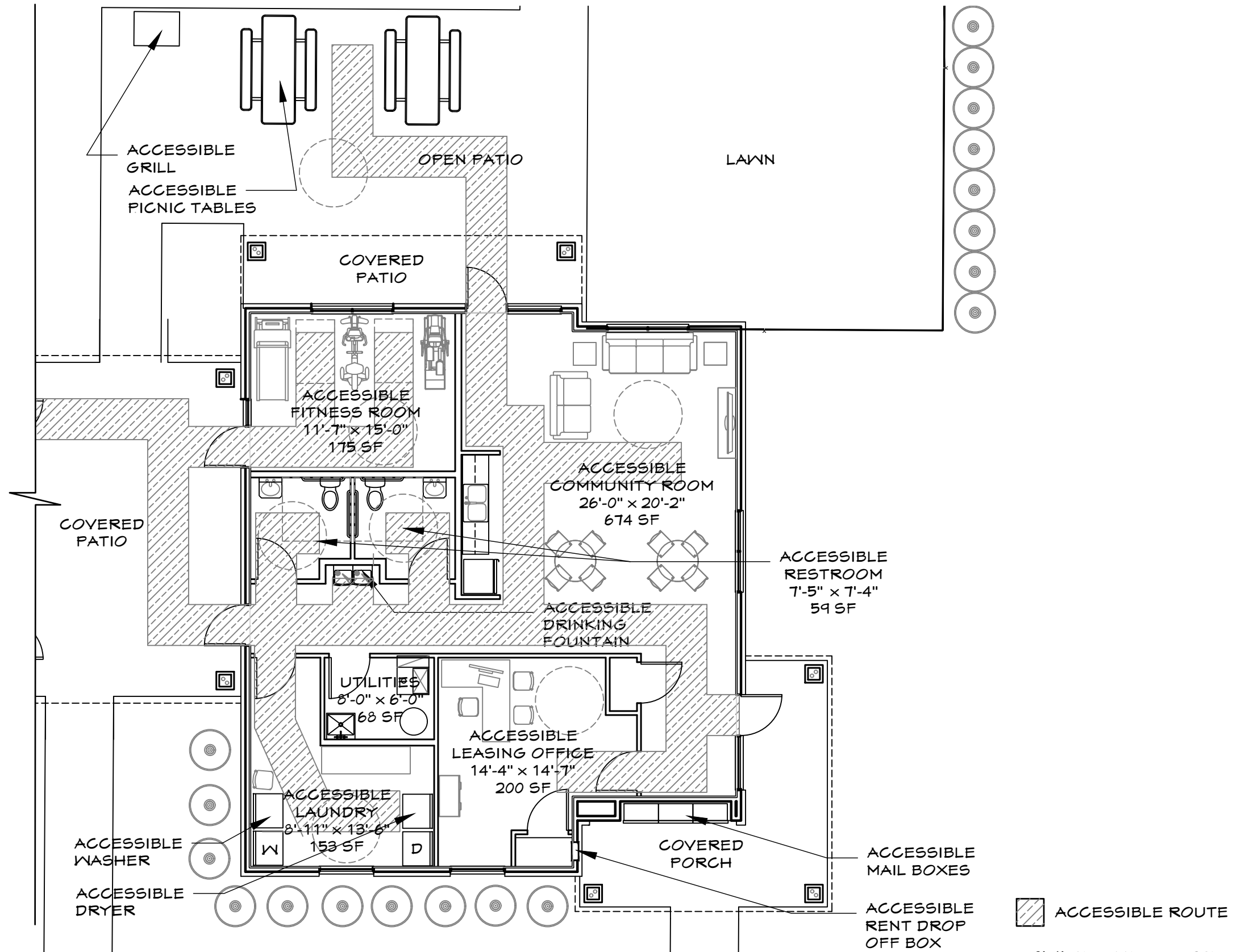
THIRD
FLOOR
LIFE SAFETY
PLAN

A1.3



1 THIRD FLOOR LIFE SAFETY PLAN
** REFER TO SHEET A1.8 FOR WALL TYPE DESIGNATIONS AND MORE DETAIL

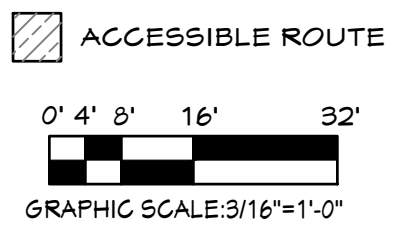




A

FLOOR PLAN

GROSS SQUARE FOOTAGE = 1,429 SF



PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
MULTI-FAMILY HOUSING

SHEET NAME:
ENLARGED COMMUNITY BUILDING PLAN

DATE:
 09-09-2021

PROJECT NAME:
STANLEY TERRACE
 VINE AND EAST STREETS
 PLAINFIELD, INDIANA

SUBMITTAL:
PLANNING COMMISSION MEETING

SHEET:
A3.8

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