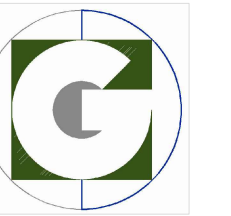
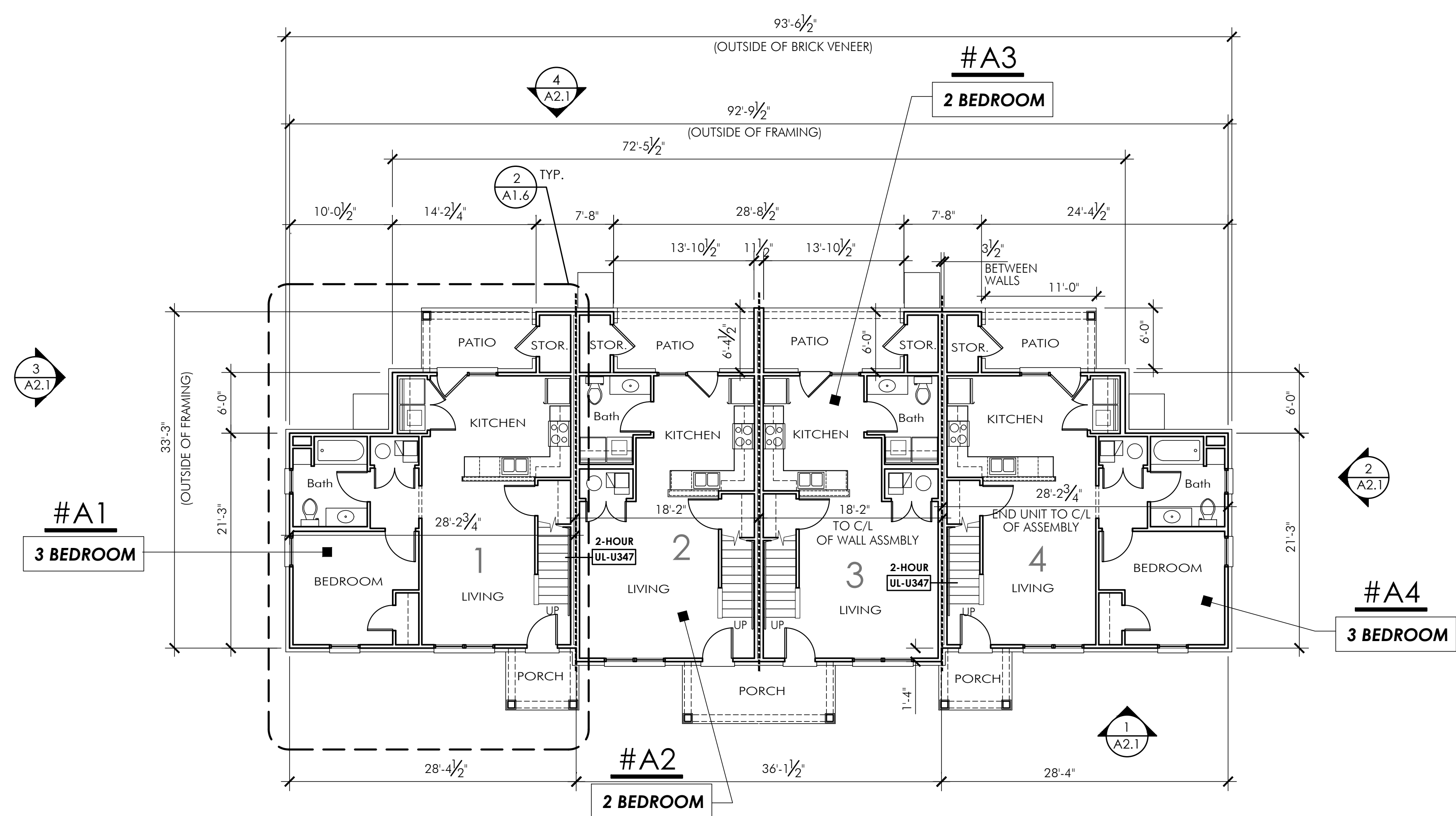


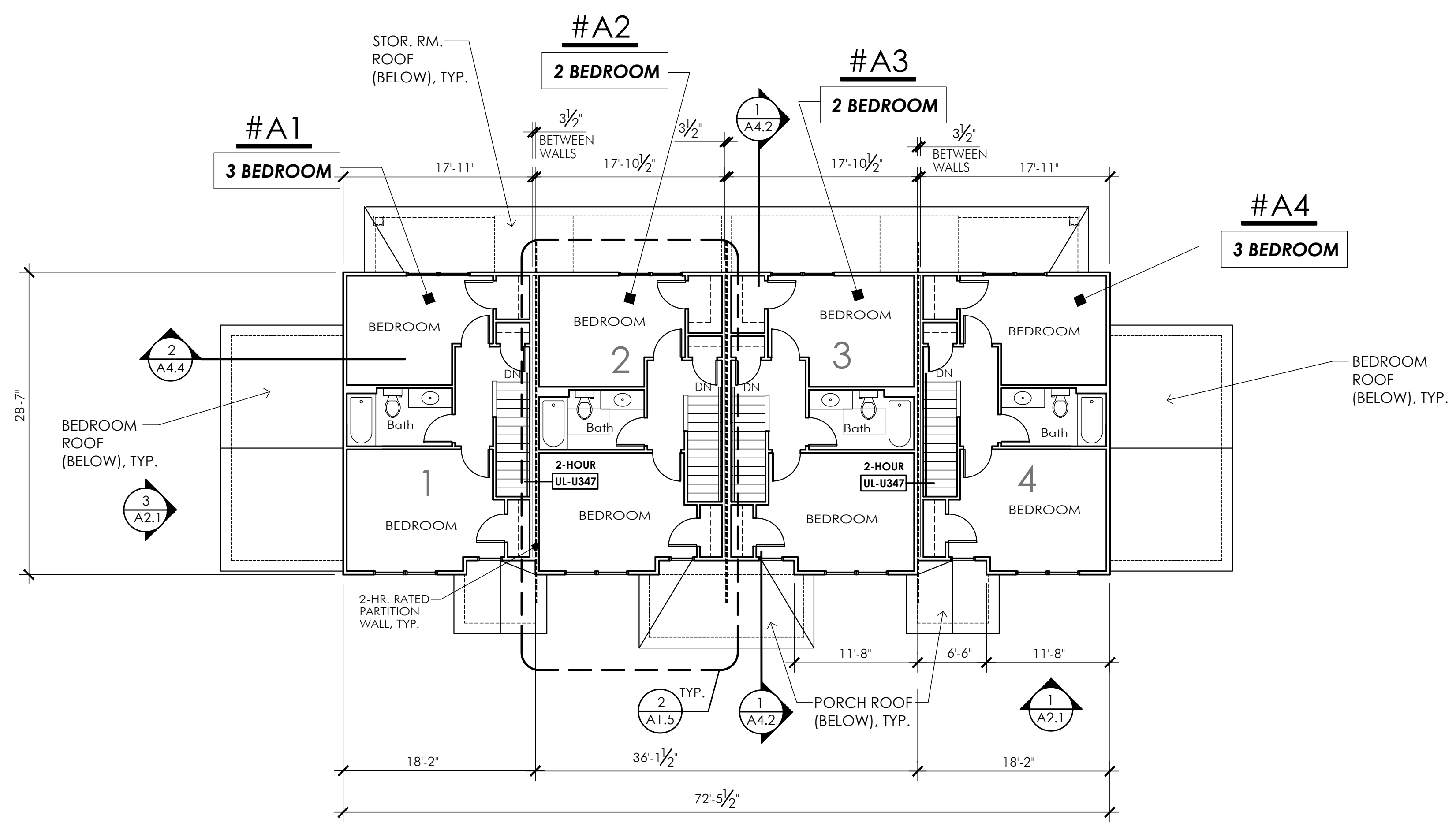
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Louisville, KY 40299  
Phone: 502.744.8716  
email: DGrimm@Grimm-Arch.com



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 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  
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 (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



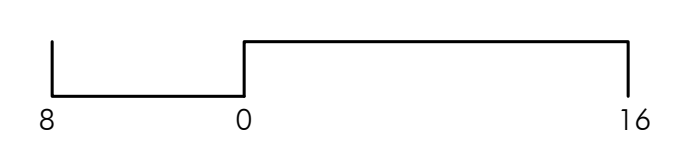
OWNER INFORMATION  
CONTACT: Tammie Stansbury  
COMPANY: The WODA Group Inc.  
ADDRESS: 189 Alpine Drive  
Shelbyville, KY 40065  
PHONE: 502.609.4633  
FAX: 614.396.3243  
EMAIL: TStansbury@wodagroup.com

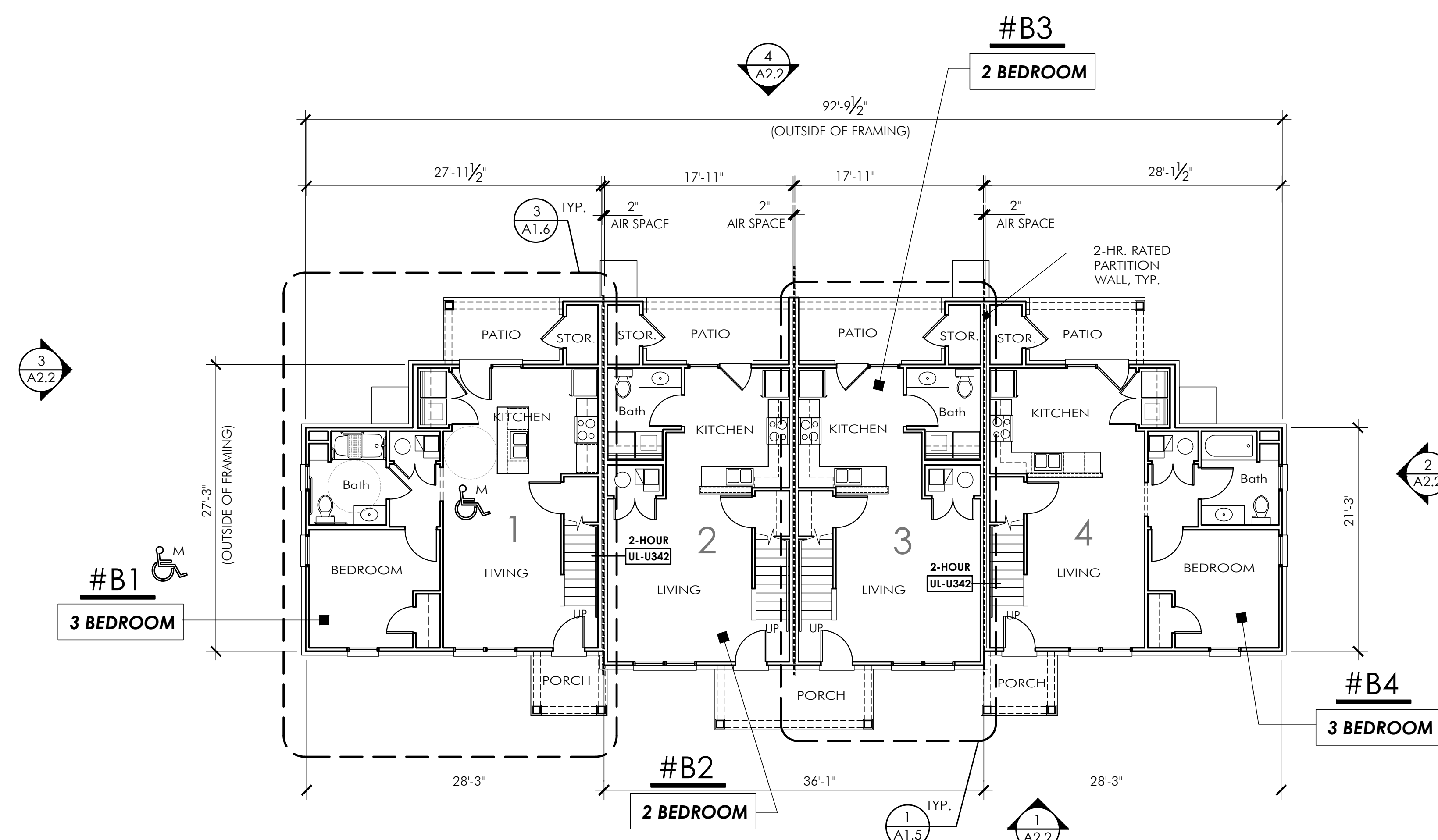
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ISSUE NO. SCHEMATIC  
SCALE 1/8" = 1'-0"  
DATE 4 NOV 2022

SHEET NUMBER

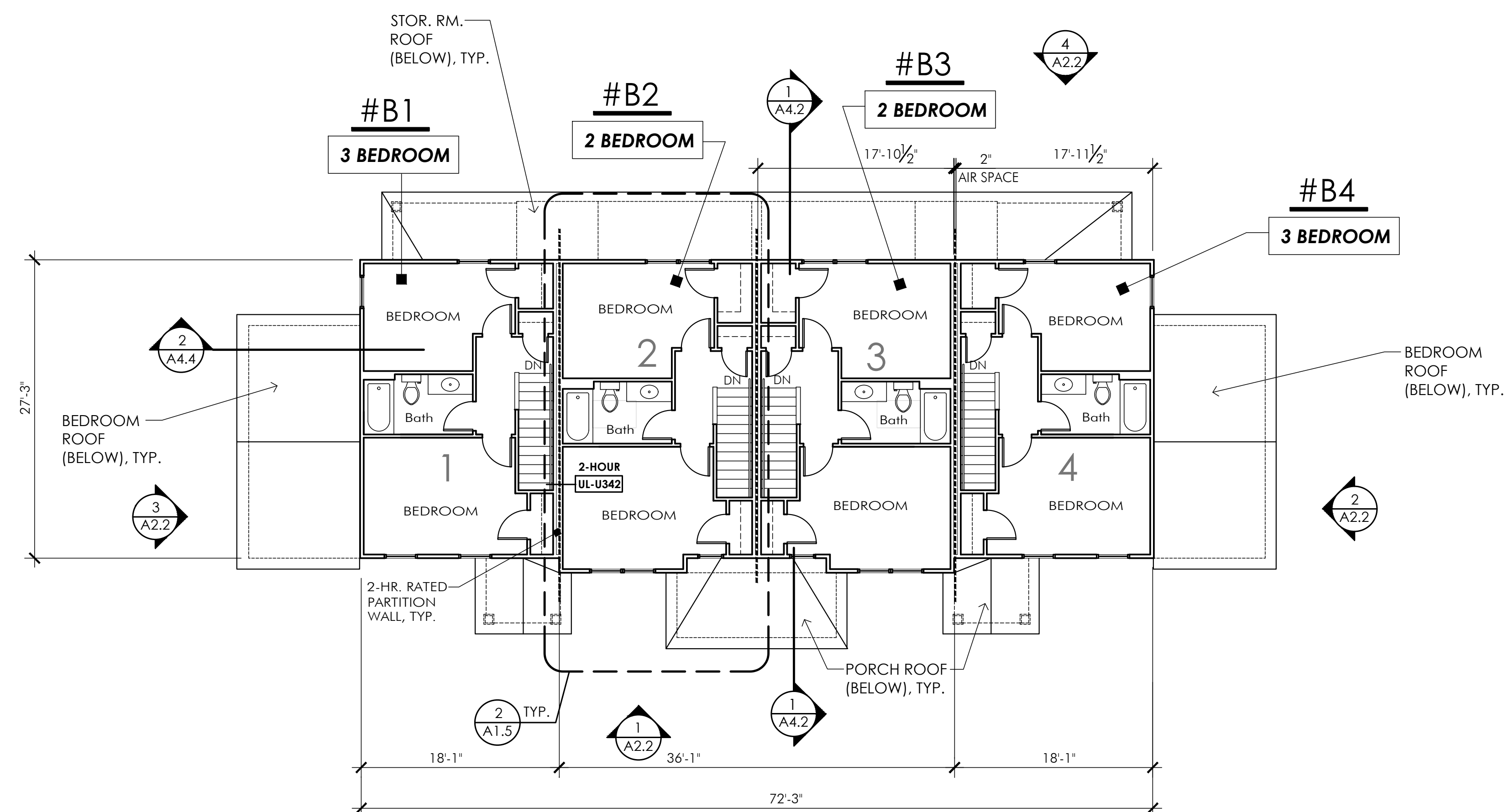
**A1.1**

BUILDING  
TYPE 'A'  
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  
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 2ND FLOOR AREA: 2,026 SQ. FT.  
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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)

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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

**STANLEY TERRACE**

Apartment/  
 Townhome  
 Development

Stanley Terrace Dr.  
 Plainfield, IN  
 46168  
 Hendricks County

**WODA COOPER COMPANIES**

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

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SCALE 1/8" = 1'-0"

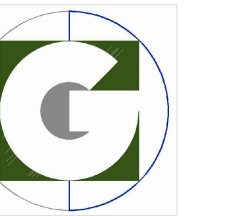
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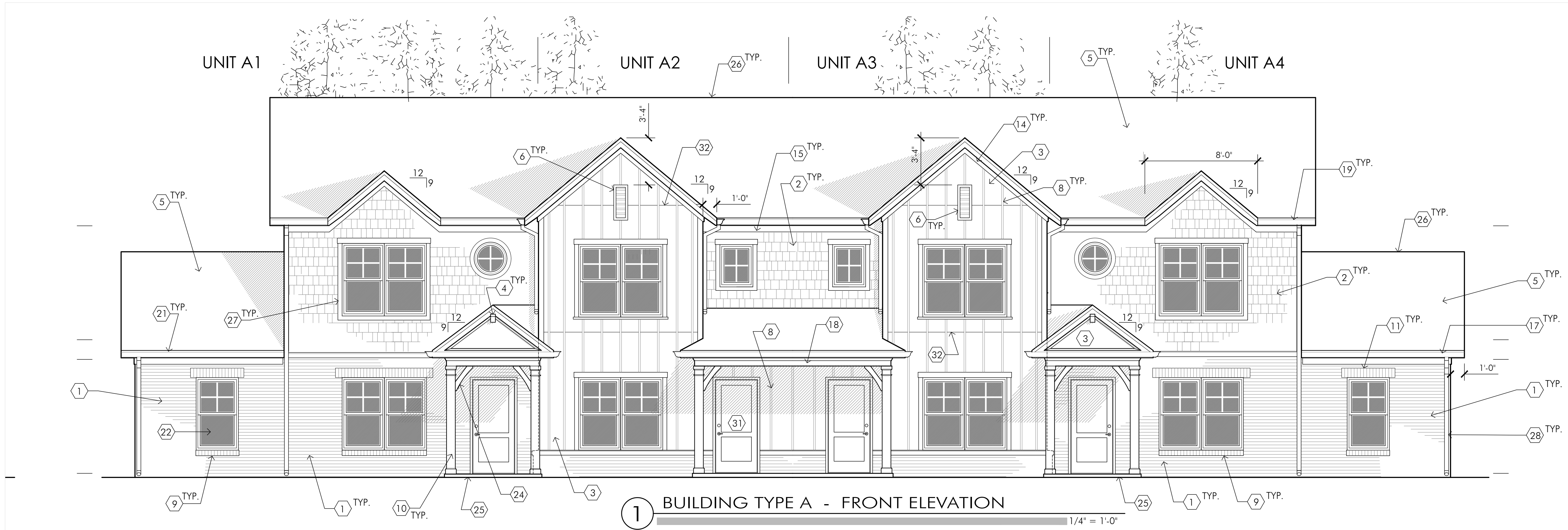
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BUILDING  
 TYPE 'B'  
 FLOOR PLANS

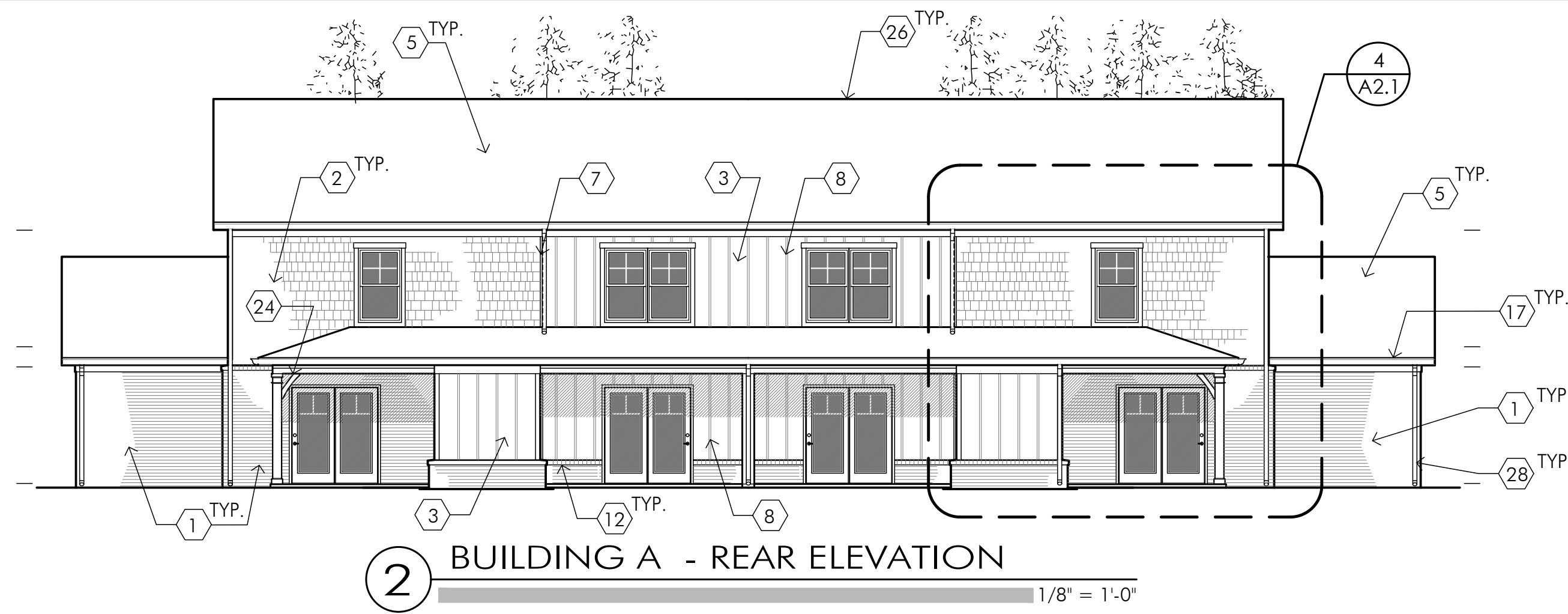




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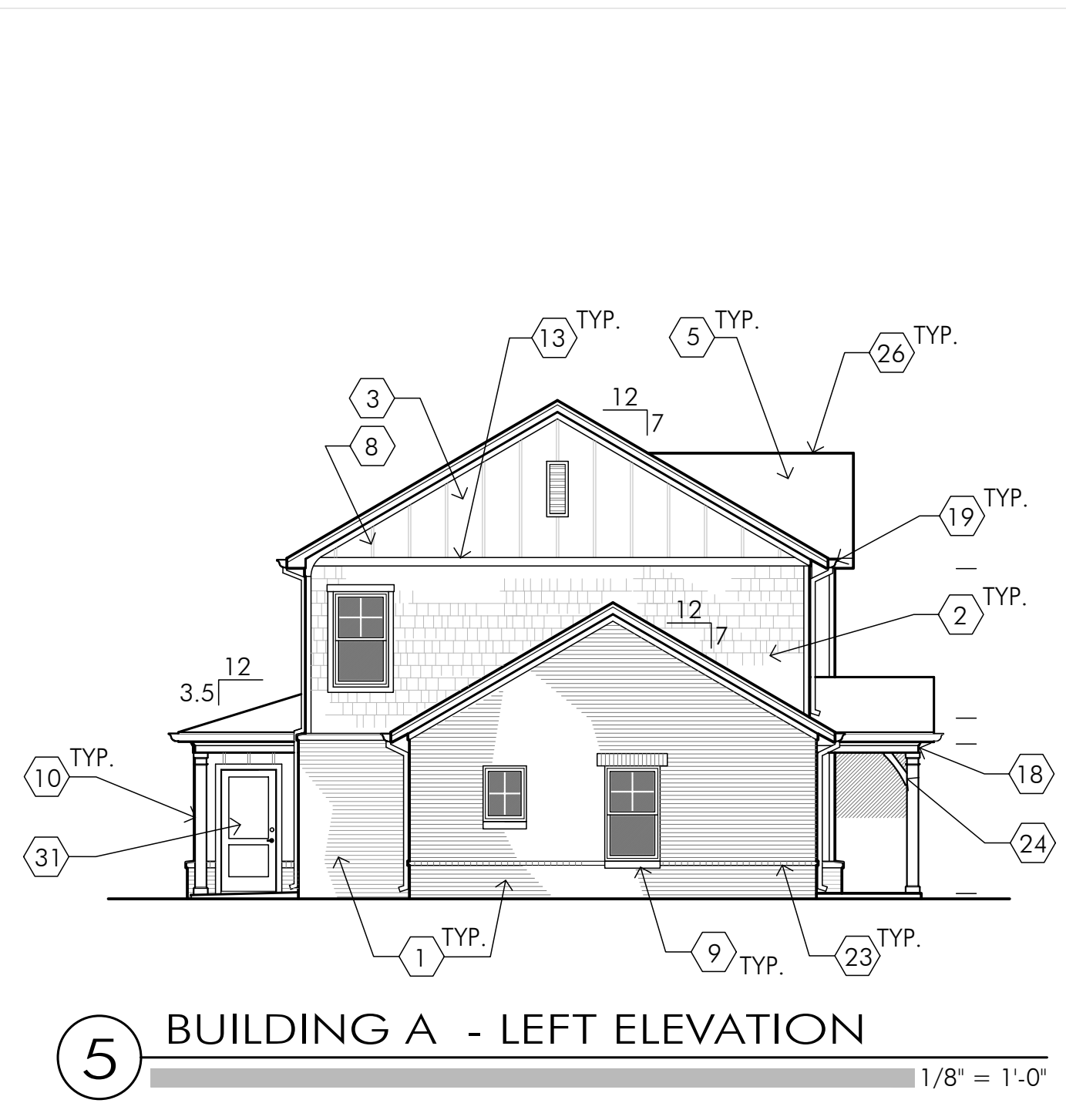
**1 BUILDING TYPE A - FRONT ELEVATION**  
 1/4" = 1'-0"



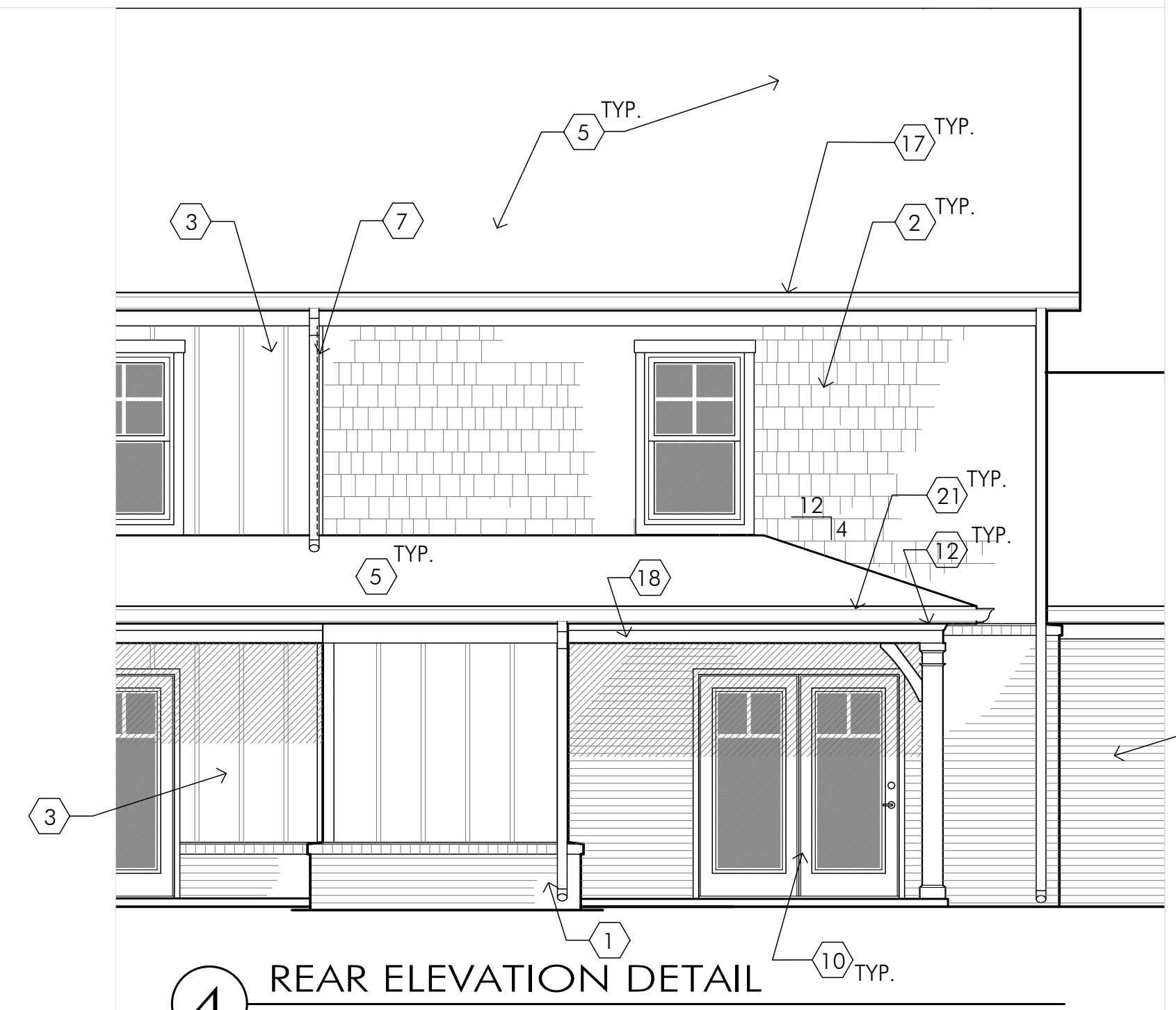
**2 BUILDING A - REAR ELEVATION**  
 1/8" = 1'-0"

**SHEET NOTES**

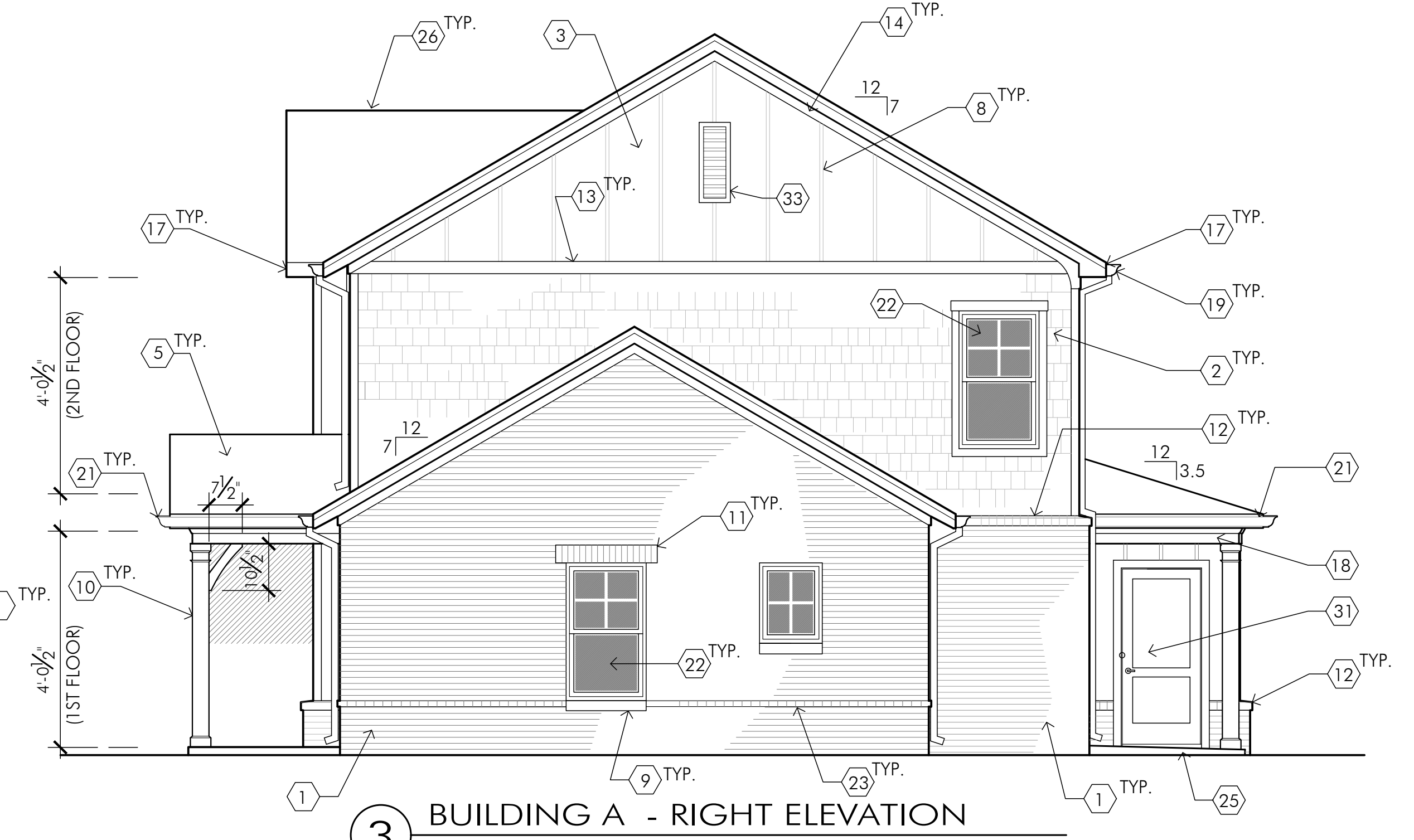
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|--|---|
| <ol style="list-style-type: none"> <li>1. BRICK VENEER (TO GRADE)</li> <li>2. FIBER-CEMENT SHAKES, PREFINISHED</li> <li>3. FIBER-CEMENT PANEL BOARD (SMOOTH), PREFINISHED</li> <li>4. 9"H x 6"W x 12" PROJ. MOULDED URETHANE CORBEL, PTD.</li> <li>5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES</li> <li>6. 12"W x 30"H MOULDED URETHANE ATTIC VENT, PTD.</li> <li>7. PREFIN. FIBER CEMENT 5/4 x 2 TRIM STRIP @ MATERIAL CHANGE</li> <li>8. FIBER-CEMENT 1 x 2 BATTEN STRIPS @ 1'-4" O.C.</li> <li>9. BRICK ROWLOCK WINDOW SILL</li> <li>10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM</li> <li>11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)</li> <li>12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.</li> <li>13. PREFINISHED FIBER-CEMENT 5/4 x 8 TRIM BD. W/ PREFIN. Z-FLASH, ABOVE.</li> <li>14. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)</li> <li>15. 5/4 x 6 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)</li> <li>16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM</li> <li>17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM</li> </ol> | <ol style="list-style-type: none"> <li>18. PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT 1 x TRIM BOARDS</li> <li>19. 6" TYPE K PREFIN. ALUMINUM GUTTER</li> <li>20. 3' x 4' PREFINISHED ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK, TYP.</li> <li>21. 5" TYPE K PREFIN. ALUMINUM GUTTER</li> <li>22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW</li> <li>23. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS</li> <li>24. FYPON PORCH BEAM BRACKET, PTD.</li> <li>25. CONCRETE PORCH/ PATIO SLAB- ON-GRADE; SLOPE AWAY FROM BLDG.</li> <li>26. ROOF RIDGE VENT (INTERRUPT @ TENANT WALL LINE)</li> <li>27. 5/4 x 4 FIBER-CEMENT WINDOW CASING, PTD.</li> <li>28. 2' x 3' PREFIN. ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK</li> <li>29. PREFINISHED ALUM. BATH / DRYER VENT LOUVER</li> <li>30. CELLULAR PVC SUB-SILL, PAINTED</li> <li>31. INSULATED FIBERGLASS ENTRY DOOR, PAINTED</li> <li>32. PREFIN. VINYL Z-FLASHING AT HORIZONTAL JOINTS BETWEEN PANELS (COLOR TO MATCH SIDING)</li> <li>33. 14"W x 36"H MOULDED URETHANE ATTIC VENT, PTD.</li> <li>34. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION</li> </ol> |
|--|---|



**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"

**STANLEY TERRACE**

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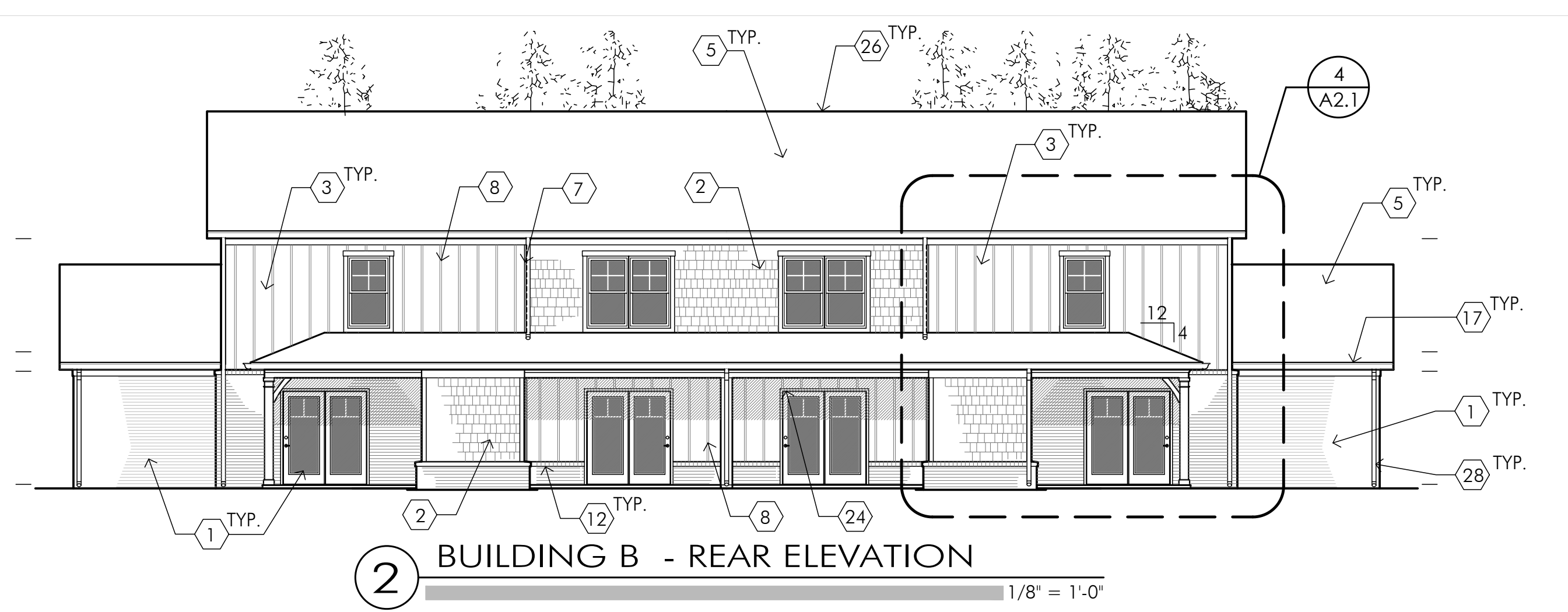
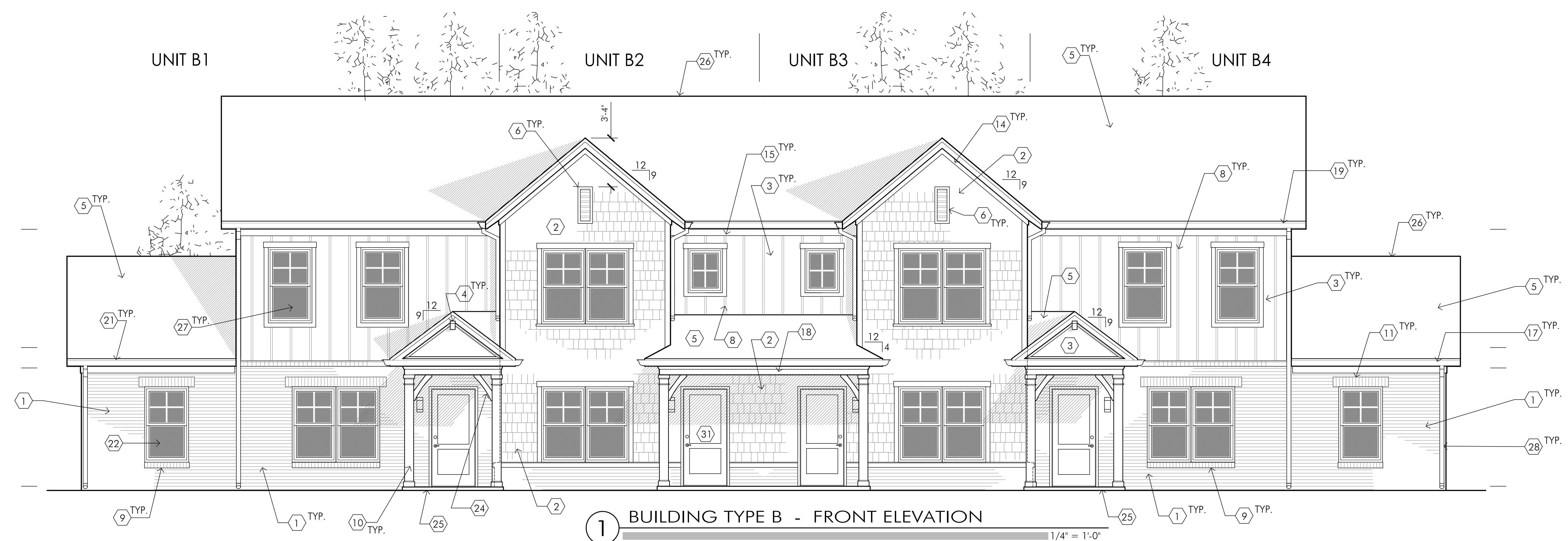
**WODA COOPER COMPANIES**  
 OWNER INFORMATION  
 CONTACT: Tammy Stansbury  
 COMPANY: The WODA Group Inc.  
 ADDRESS: 189 Alpine Drive  
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 PHONE: 502.609.4633  
 FAX: 614.396.3243  
 EMAIL: TStansbury@wodagroup.com

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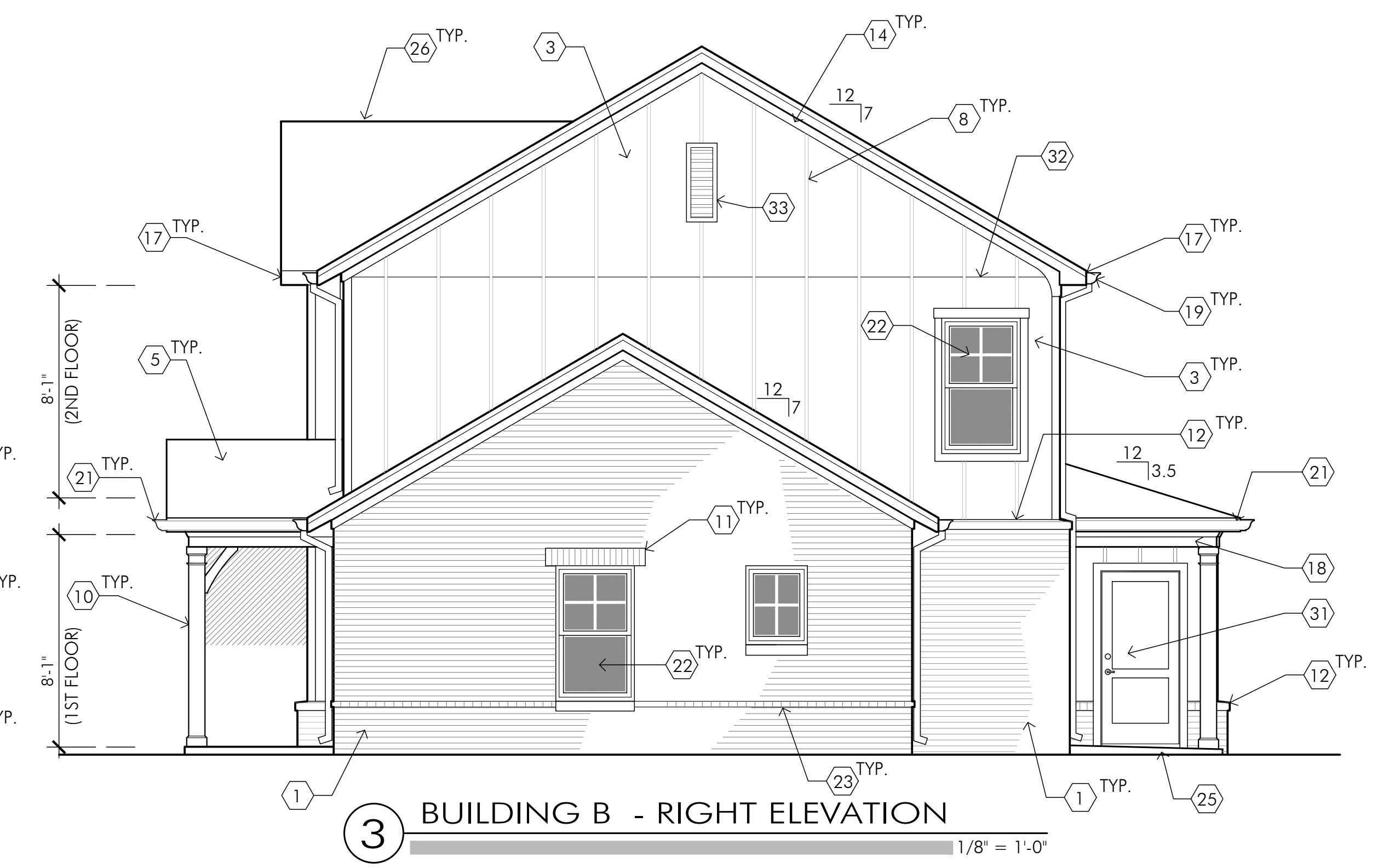
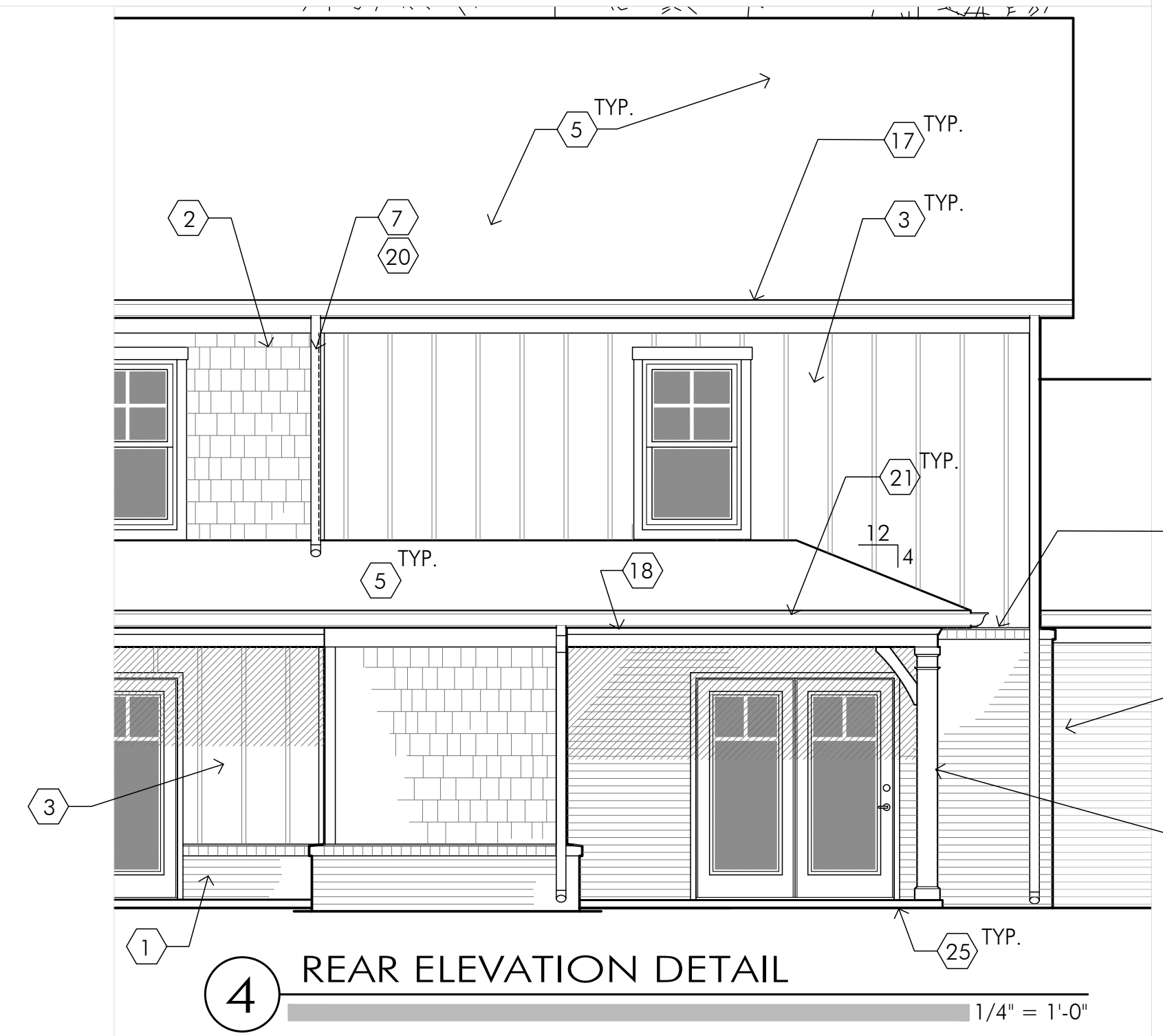
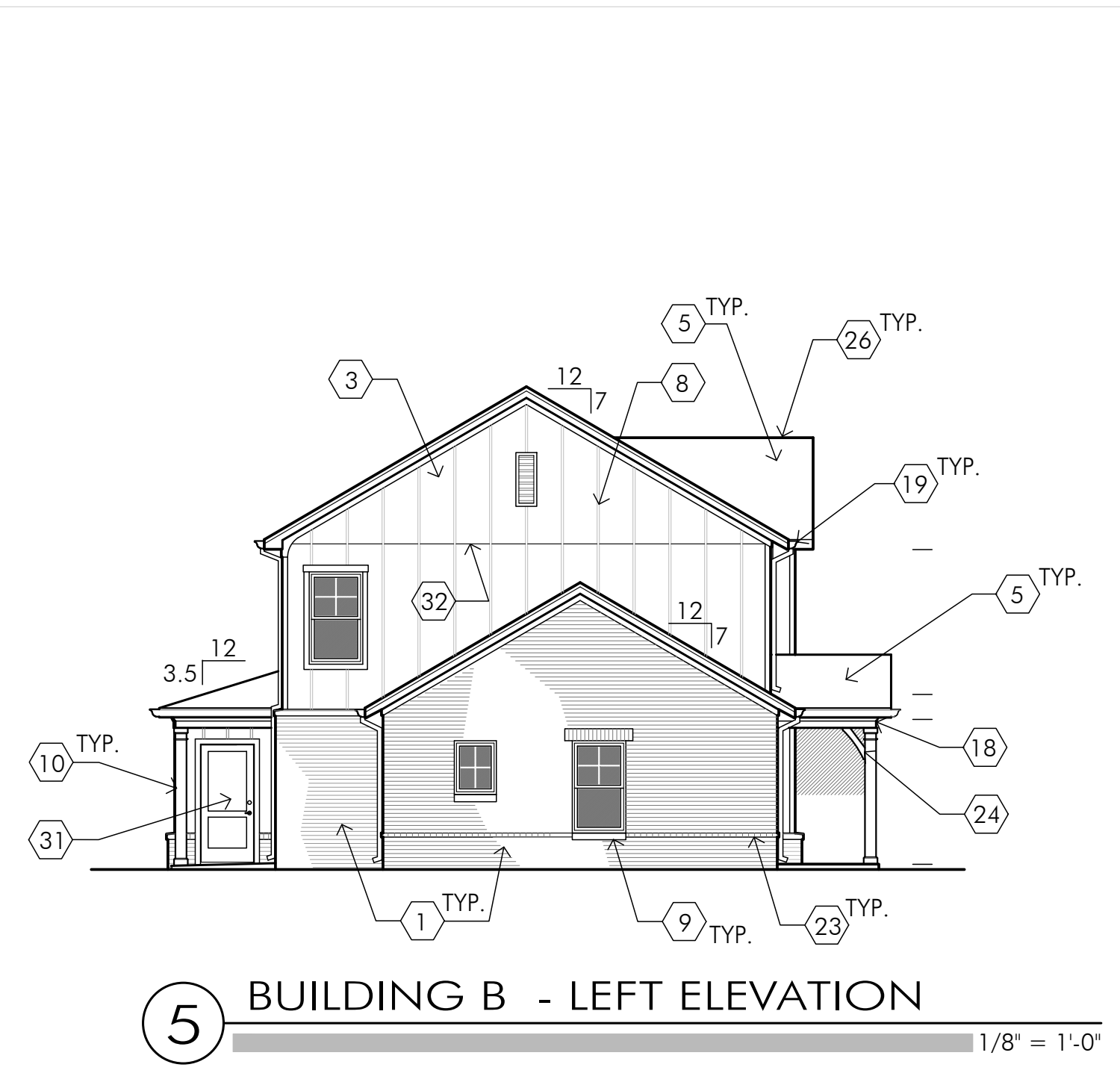
**A2.1**

BUILDING  
 TYPE 'A'  
 ELEVATIONS



**SHEET NOTES**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. BRICK VENEER (TO GRADE)</li> <li>2. FIBER-CEMENT SHAKES, PREFINISHED</li> <li>3. FIBER-CEMENT PANEL BOARD (SMOOTH), PREFINISHED</li> <li>4. 9"H x 6"W x 12" PROJ. MOULDED URETHANE CORBEL, PTD.</li> <li>5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES</li> <li>6. 12"W x 30"H MOULDED URETHANE ATTIC VENT, PTD.</li> <li>7. PREFIN. FIBER CEMENT 5/4 x 2 TRIM STRIP @ MATERIAL CHANGE</li> <li>8. FIBER-CEMENT 1 x 2 BATTEN STRIPS @ 1'-4" O.C.</li> <li>9. BRICK ROWLOCK WINDOW SILL</li> <li>10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM</li> <li>11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)</li> <li>12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.</li> <li>13. PREFINISHED FIBER-CEMENT 5/4 x 8 TRIM BD. W/ PREFIN. Z-FLASH, ABOVE.</li> <li>14. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)</li> <li>15. 5/4 x 6 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)</li> <li>16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM</li> <li>17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM</li> </ol> | <ol style="list-style-type: none"> <li>18. PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT 1 x TRIM BOARDS</li> <li>19. 6" TYPE K PREFIN. ALUMINUM GUTTER</li> <li>20. 3" x 4" PREFINISHED ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK, TYP.</li> <li>21. 5" TYPE K PREFIN. ALUMINUM GUTTER</li> <li>22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW</li> <li>23. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS</li> <li>24. FYPON PORCH BEAM BRACKET, PTD.</li> <li>25. CONCRETE PORCH/ PATIO SLAB- ON-GRADE; SLOPE AWAY FROM BLDG.</li> <li>26. ROOF RIDGE VENT (INTERRUPT @ TENANT WALL LINE)</li> <li>27. 5/4 x 4 FIBER-CEMENT WINDOW CASING, PTD.</li> <li>28. 2" x 3" PREFIN. ALUM. D.S. TO SPLASH TO PRECAST SPLASHBLOCK</li> <li>29. PREFINISHED ALUM. BATH / DRYER VENT LOUVER</li> <li>30. CELLULAR PVC SUB-SILL, PAINTED</li> <li>31. INSULATED FIBERGLASS ENTRY DOOR, PAINTED</li> <li>32. PREFIN. VINYL Z-FLASHING AT HORIZONTAL JOINTS BETWEEN PANELS (COLOR TO MATCH SIDING)</li> <li>33. 14"W x 36"H MOULDED URETHANE ATTIC VENT, PTD.</li> <li>34. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION</li> </ol> |
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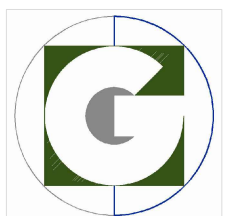
**STANLEY TERRACE**  
Apartment/  
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Hendricks County

**WODA COOPER COMPANIES**  
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EMAIL: TStansbury@wodagroup.com

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DESIGNED BY: DBG  
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**A2.2**  
BUILDING  
TYPE 'B'  
ELEVATIONS



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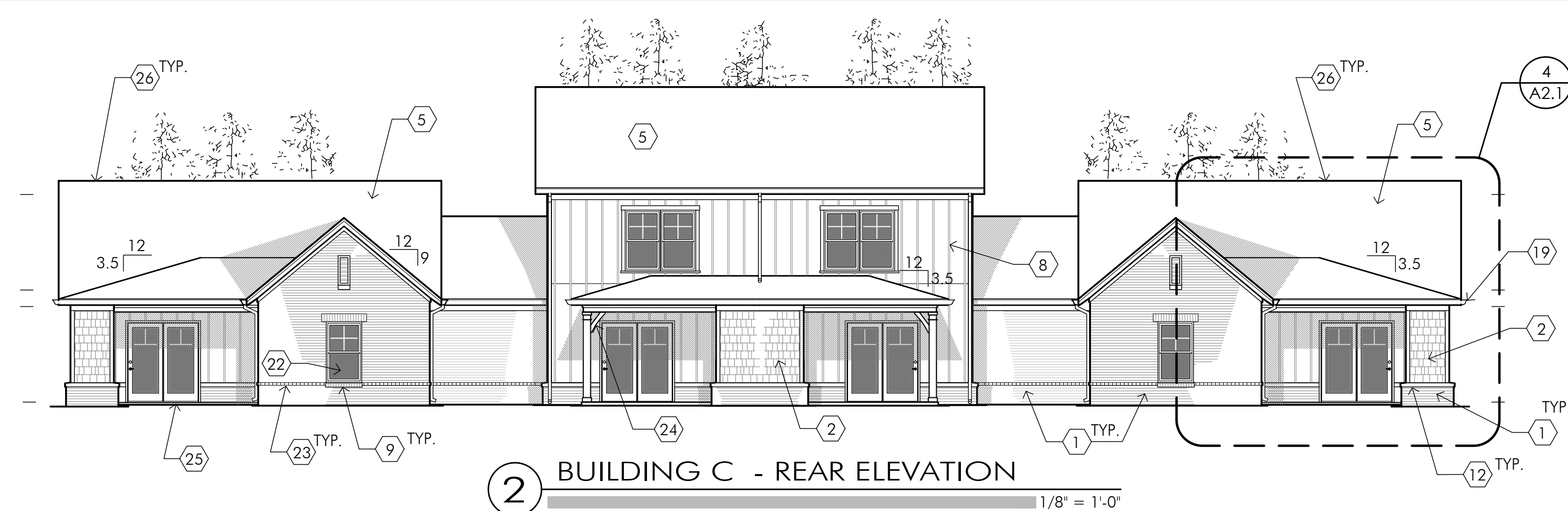
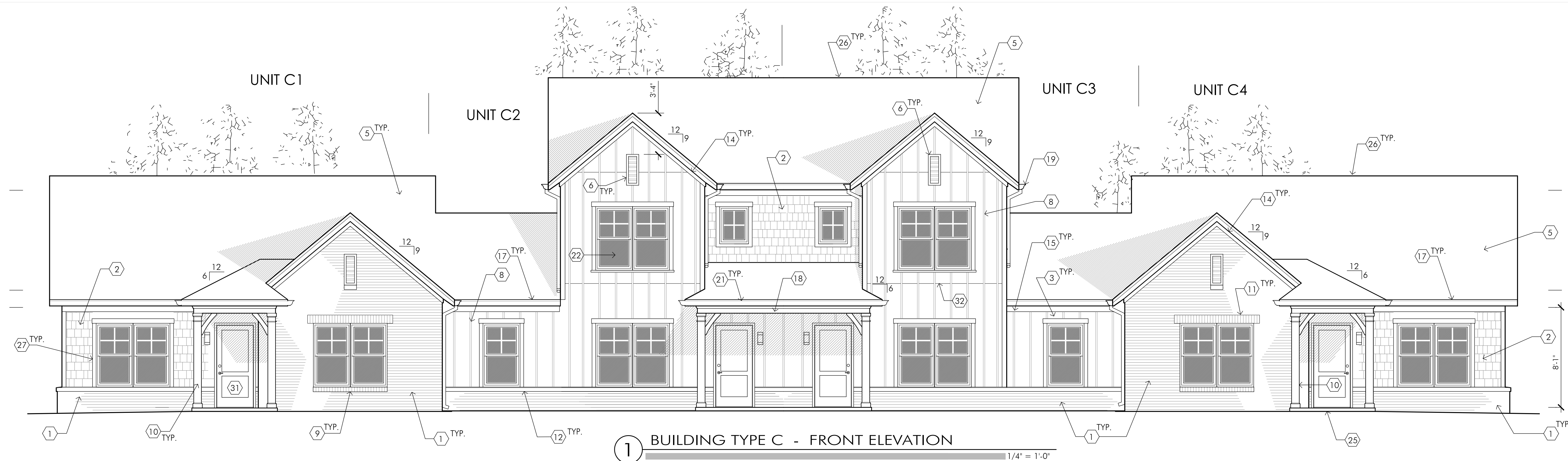
DATE 4 NOV 2022

SHEET NUMBER

## A2.3

BUILDING  
 TYPE 'C'  
 ELEVATIONS

PAGE OF



### 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 6 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 SUB-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

