



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee

DATE: 8/28/2024 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center, Nickel Plate Conference Room, 3rd floor,
1 Municipal Drive, Fishers, IN 46038**

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. Call to Order & Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 1-11-24 and 5-22-24

4. New Business

a. **CityView**

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, & 15-14-01-02-01-020.000

Address: 8801 E 116th Street

Case: NPR-24-2

Request: To approve site design and architecture for a 55+ residential apartment community, with 189 units, 19,620 SF of retail, and two restaurants, 8,870 SF and

4,100 SF.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

b. **Nickel Row Townhomes**

Parcels: 15-14-01-00-00-006.101

Address: 11445 Fishers Point Blvd.

Case: NPR-24-3

Request: To approve site design and architecture for the construction of 35 townhomes.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martin (martinke@fishers.in.us)

5. **Old Business**

6. **Staff Communication**

7. **Adjournment**

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
January 11, 2024

The Nickel Plate Review Committee was convened by Jamie Nieves at 4:00 p.m. The meeting was held in the Pavilion Conference Room.

A roll call was taken and those members present were: Rich Block via Teams, Jamie Nieves, Selina Stoller, Emily Bowman.

Others in attendance: Ross Hilleary, Kay Prange, Tracy Gaynor, Shelby Bowen, Chris Hagen, Bill Butz, Karmen Deaton, Alyssa Prazeau.

Minutes from the 12-20-23 meeting were approved, 4-0.

a. District South

Parcel: 15-14-01-02-12-001.000, 15-14-01-02-02-005.000, 15-14-01-02-02-006.000, 15-14-01-02-02-007.000, 15-14-01-02-02-008.000, 15-14-01-02-02-009.000, 15-14-01-02-02-010.000, & 15-14-01-02-02-011.000

Address: 8705 South Street

Case: NPRC-23-6

Request: To approve the site plan and architecture for three multi-family buildings and two mixed use buildings south of south street on 3.36 acres known as District South.

Petitioner: Karmen Deaton (karmen.deaton@kimley-horn.com) on behalf of Rebar Development

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

This item was continued at the December 2023 meeting in order to review more illustrative elevations. Ross Hilleary reviewed the presentation from December. Most elevations remain unchanged. New visuals showed the Plaza area being an activated space where residents and retail can interact. Mr. Hilleary suggested working with staff to activate the space between the parking garage and South Street. Staff recommends approval with these conditions: 1) to continue to work with staff on ways to activate/provide access from South Street; 2) All TAC Comments have been addressed; and 3) supportive of the 4 waivers outlined in the report.

The Committee discussed public art on the buildings, wayfinding signage along the trail to direct pedestrians to retail/restaurants and trail transitions. Ms. Stoller made a motion to approve NPRC-23-6. Ms. Bowman seconded the motion. Motion passed 4-0.

The meeting was adjourned at 4:20 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
May 22, 2024**

The Nickel Plate Review Committee was convened by Jamie Nieves at 5:00 p.m. The meeting was held at Launch Fishers Theater.

Mandy Leverenz signed the Oath of Office.

A roll call was taken and those members present were: Jamie Nieves, Selina Stoller, Mandy Leverenz. Rich Block was not present. Emily Bowman resigned from the NPRC on 5/22/24.

Others in attendance: Ross Hilleary, Kay Prange, Rob McMurray, Andrew Wojcik, Sue and Jack Follmar.

Approval of the Minutes from the 1-11-24 meeting will be rolled over to the June meeting, if held, since only 2 members at today's meeting were present in January.

Ms. Nieves opened the meeting to Elections. She asked for a nomination for President. Selina Stoller nominated Jamie Nieves as President, seconded by Mandy Leverenz. Jamie Nieves nominated Selina Stoller as Vice-President, seconded by Mandy Leverenz. Both nominations were approved, 3-0.

a. 11466 Lantern Road

Parcel: 15-15-06-01-01-027.000

Address: 11466 Lantern Road

Case: NPR-24-1

Request: To approve site design and architecture for the 2,100 sqft infill mixed use development including a boutique restaurant.

Petitioner: Darren Peterson (dpeterson@petersonarchitecture.com) on behalf of Andrew Wojcik

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

Ross Hilleary presented the site design and architecture for the property. The previous house was demo'd. A new house will be built, all new construction, which will be mixed use and a restaurant/bakery. Staff recommends approval with 3 waivers:

- Side setback of 28 ft.
- Façade will not be masonry
- Surface parking in Village Center.

Andrew Wojcik is the owner. He presented his concept which is a Wholesale bakery and deli which will serve customers from the front and side door. He will live upstairs.

Selina Stoller discussed her thoughts on the project with Mr. Wojcik. She is comfortable with the use and it was confirmed that the business and the home cannot be sold separately. She asked that Andrew work with Staff on elevations, thinking of railings, awnings, adding dimension.

Selina Stoller asked if P & Z is comfortable with moving forward: Ross Hilleary confirmed that we can move forward. Staff supports outdoor dining on the front porch only.

Ms. Stoller made a Motion to approve NPR-24-1, with the following conditions:

Continue to work with staff on elevations.

Outdoor seating

TAC comments addressed.

The 3 waivers for setback, façade, and parking.

The Motion was seconded by Ms. Nieves. The Motion was approved, 3-0.

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



South East View
from E 116th Street & Lantern Road



North West View
from E 116th Street & Moore St



South East View
from South St & Lantern Road



South West View
from South St & Moore St



South East View
from E 116th Street & Lantern Road



North Elevation



South Elevation



East Elevation



West Elevation

Case Number: NPR-24-2

ZONING HISTORY:

This property was rezoned to DC - Downtown Core in February 2014 with Ord. No. 111813A, the original Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

North: DC - Downtown Core (Retail)

East: DC - Downtown Core / VC - Village Center (Fuel Station, Residential Conversion)

South: VC - Village Center (Mixed Use, Office)

West: DC - Downtown Core (Mixed Use, Office, Parking Garage)



Zoning Map

PETITION OVERVIEW:

The proposed project entails construction of a mixed-use development designed for a 55+ residential apartment community with 189 units. Approximately 19,620 SF retail space will be located on the first floor along 116th Street.

Two separate restaurants are anticipated to bookend the retail. A high-end restaurant space (8,870 SF) with outdoor seating on the east end of the building will be located close to Lantern Road. A more casual restaurant (4,100 SF) with outdoor patio seating on Moore Street is anticipated on the west end of the retail.

Behind the retail use will be a parking garage on floors one and two. The garage will include approximately 310 parking stalls. Four (4) floors of stick construction will be installed above two (2) floors of podium.

The building footprint is 89,206 SF. The total building area is 408, 197 SF.

The Improvement Location Permit (ILP) has gone through TAC in December 2023. Staff is continuing to work with the petitioner to complete all site improvement review.

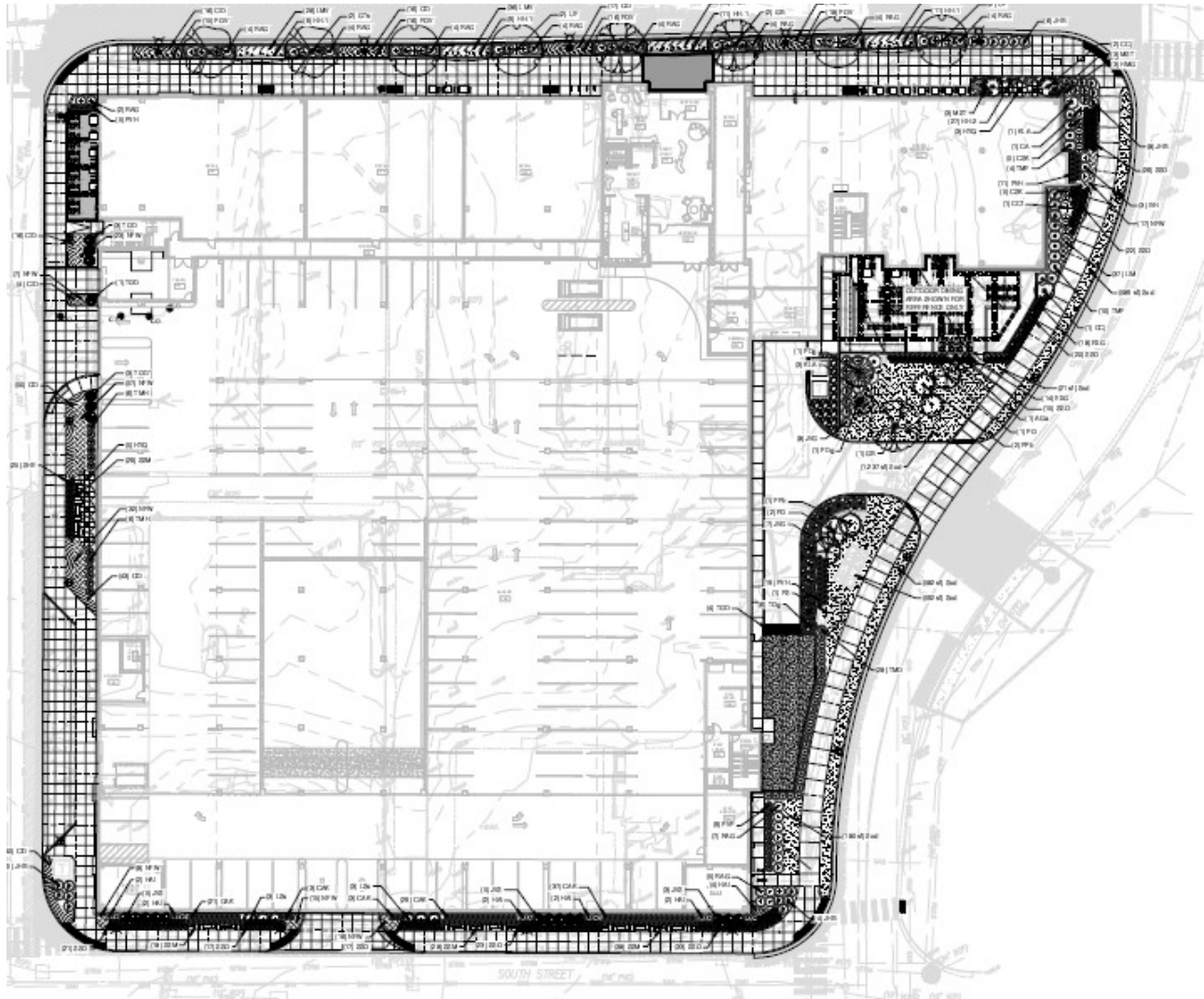
The existing Kimberlains subdivision has gone through the vacation process in June 2024 and will be vacated once the new plat is recorded.

All right-of-way has gone through the vacation process in July 2024 and will be recorded and vacated once the property owner has closed on all parcels.

The property is annexed within the City of Fishers.

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Proposed Site Plan

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Northeast view along E 116th Street at Lantern Road



Northwest view along E 116th Street at Moore Street

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Southeast view along Lantern Road at South Street



Southwest view along at Moore Street and South Street

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North elevation along E 116th Street



East elevation along Lantern Road



South elevation along South Street



West elevation along Moore Street

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code;

✓ Conforms to the Downtown 2030 Master Plan.

Logic of design;

✓ Site access: Site access will be provided along South Street and Moore Street via a parking garage.

Exterior space utilization;

✓ Parking and vehicle circulation: Parking will be located within the parking structure.

✓ Landscape: Landscaping will be reviewed through the TAC process but will be similar in nature and will continue the landscaping of First Internet Bank.

Architectural Character;

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north and east of the buildings, including metal and masonry.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, metal, and glass.

✓ Mechanical & Utility Equipment Screening: HVAC will be located behind a roof parapet walls. Staff will review during the TAC process if parapet wall needs to be extended.

✓ Defined Entrance: Development has defined entrance points for pedestrians along E 116th Street, and vehicular entrances along South Street and Moore Street. There is a clear

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pedestrian path from the public sidewalk to the main entrance via pedestrian crosswalks.

✓ Roof: Flat Roofs

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry canopy and windows. The material change provides a defined top and entrance.

✓ Wall Planes: Structure does not project into sidewalk/public right-of-way

Material and color selection;

✓ Exterior Materials:

- Brick veneers are proposed across the site
- Metal paneling
- Black Doors, Black Windows and glass round out the remaining materials

✓ Color: red, light grey, dark grey, tan

✓ Exterior building materials must be high quality.

North Façade

Brick	9,625 sf	33%
Limestone	543 sf	2%
EIFS	1,888 sf	7%
Windows	9,917 sf	34%
Metal Panel	6,523 sf	23%
Fiber Cement	370 sf	1%

West Façade

Brick	7,332 sf	34%
Windows	4,017 sf	18%
Metal Panel	889 sf	4%
Fiber Cement	8,590 sf	40%
Stained Concrete	867 sf	4%

South Façade

Brick	7,562 sf	29%
Windows	5,653 sf	22%
Metal Panel	1,865 sf	7%
Fiber Cement	10,067 sf	38%
Stained Concrete	964 sf	4%

East Façade

Brick	7,875 sf	35%
Limestone	103 sf	< 1%
EIFS	227 sf	1%
Windows	4,855 sf	21%
Metal Panel	1,283 sf	6%
Fiber Cement	7,034 sf	31%
Stained Concrete	1,321 sf	6%

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Harmony and compatibility with surrounding development;

- ✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process.
- ✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are in keeping with the Master Plan.

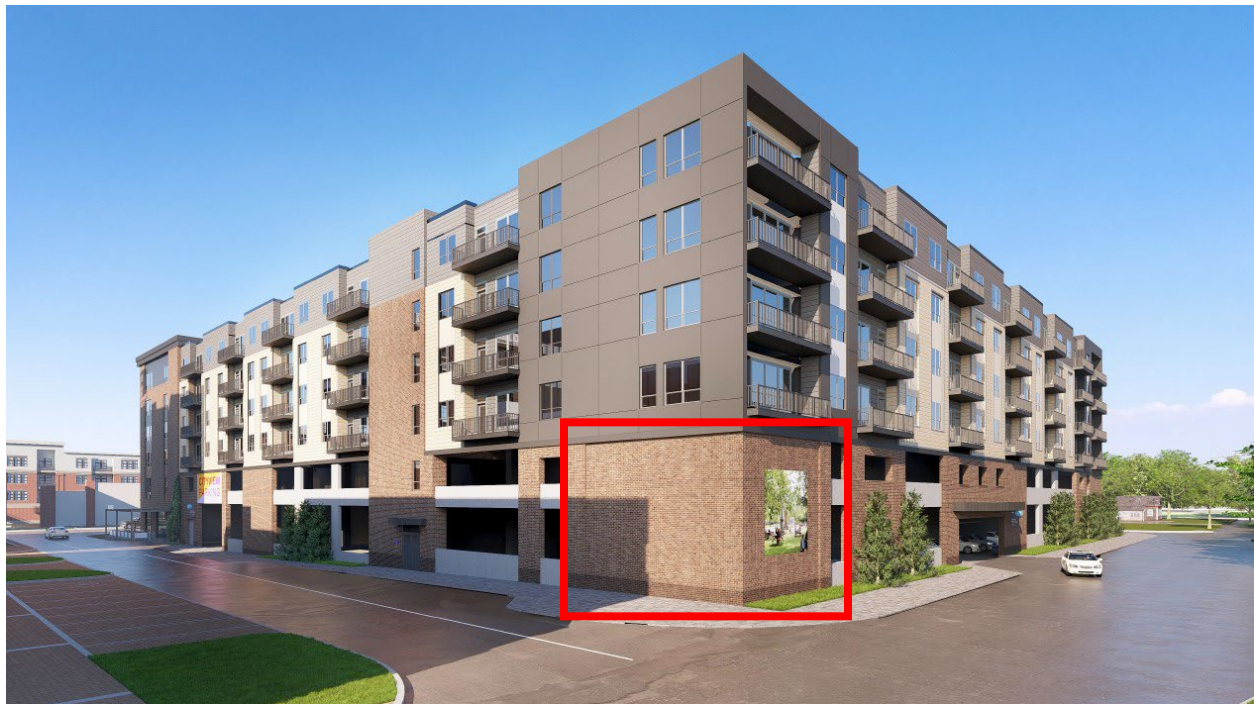
Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

- ✓ Pedestrian circulation will be improved.
- ✓ Vehicular circulation: Reviewed through TAC Process.
- ✓ Bike parking: Reviewed through TAC Process.
- ✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Nickel Plate Review Committee approval is needed to approve the use and location of the art. The following location shall be reviewed and approved by the NPRC:

1. Developer will work with Arts Commission for a mural to be installed at the southwest corner at the intersection of South Street and Moore, depicted below with the opportunity wrap the corner. Square footage is not determined at this time.



WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

- **1.3. DC - Downtown Core. Primary Height Maximum. 4 Stories / 60 feet.** Petitioner is requesting an additional two stories, and a max height of 72' 4" to the parapet wall. Architectural blade feature and stair access is 80' 10".
- **2.4. Façade. All structures are to be 75% masonry on frontages that facing public ROW, and at least 50% on all other sides.** Petitioner is requesting the following:
 - North Façade (E 116th Street) 35% masonry, 34% glass, 23% metal panel, 7% EIFS
 - West Façade (Lantern Road) 40% fiber cement, 34% masonry, 18% glass, 4% metal panels 4% concrete
 - South Façade (South Street) 38% fiber cement, 29% masonry, 22% glass, 7% metal panel, 4% concrete
 - East Façade (Moore Street) 36% masonry, 31% fiber cement, 21% glass, 6% concrete, 1% EIFS

The following **Minor Waivers** are requested: N/A

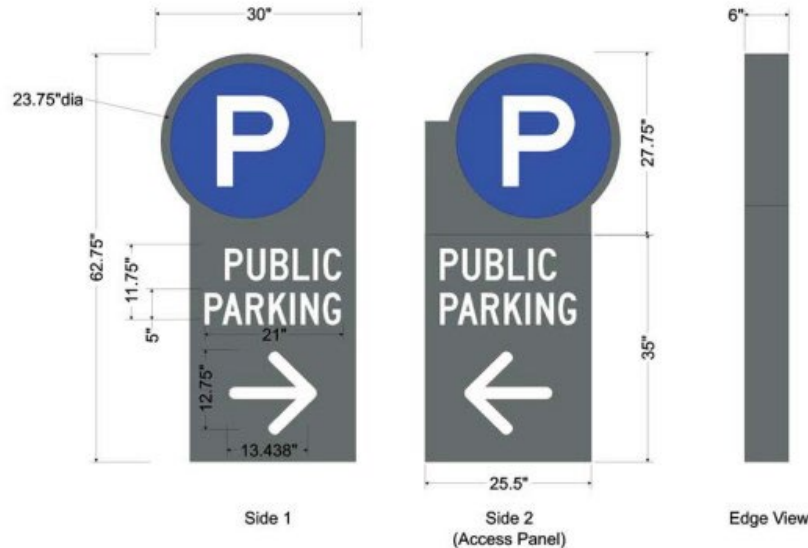
STAFF RECOMMENDATION:

Staff is supportive of the proposed project and waivers as presented as they have worked with staff on architecture through modulation and limited material changes, defining the E 116th Street façade into three distinct areas. First Internet Bank is 91 feet to the top floor, with a mechanical penthouse at 103 feet. This gives the look and feel of the large square building a softer edge. Balconies provide substantial additional modulation and human scale. The street edge is improved along E 116th Street and continues the scale of recent redevelopment including First Internet Bank, Hotel Nickel Plate, and Nickel Plate Station. The parking garage elevation has been improved with a combination of exposed concrete and masonry material.

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All signage is shown for scale and is not approved as part of this committee approval process, including signage depicted along all facades and the parking garage. All signage will be reviewed through the existing sign review process. The parking garage entrances will have the Nickel Plate District parking garage blade sign shown below.



Staff recommends approval as presented with the condition to continue to work staff. This recommendation is subject to the following condition:

1. All TAC Comments (PP, SP, and ILP) have been addressed.

STAFF RECOMMENDATION

☒ Approve, with Condition ☐ Continue ☐ Deny ☐ No Recommendation



Nickel Plate Review Committee Staff Report

Meeting Date: August 28, 2024

DEPARTMENT CONTACT:

Kevin Martin (martinke@fishers.in.us)

CASE NUMBER:

NPR-24-3

PETITIONER:

Brandon Knox (brandon.knox@onyxandeast.com)
on behalf of Onyx + East

PROPERTY ADDRESS/LOCATION:

15-14-01-00-00-006.101

REQUEST: Request approval of a site plan and architecture for 35 townhomes on 3.1 acres known as Nickel Row Townhomes.

APPLICABLE REGULATIONS:

[Nickel Plate District Code](#)

EXISTING ZONING:

VC – Village Center

FISHERS 2040:

Regional Mixed Use

LOT SIZE: 3.1 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve, with Condition

☐ Continue

☐ Deny

☐ No Recommendation

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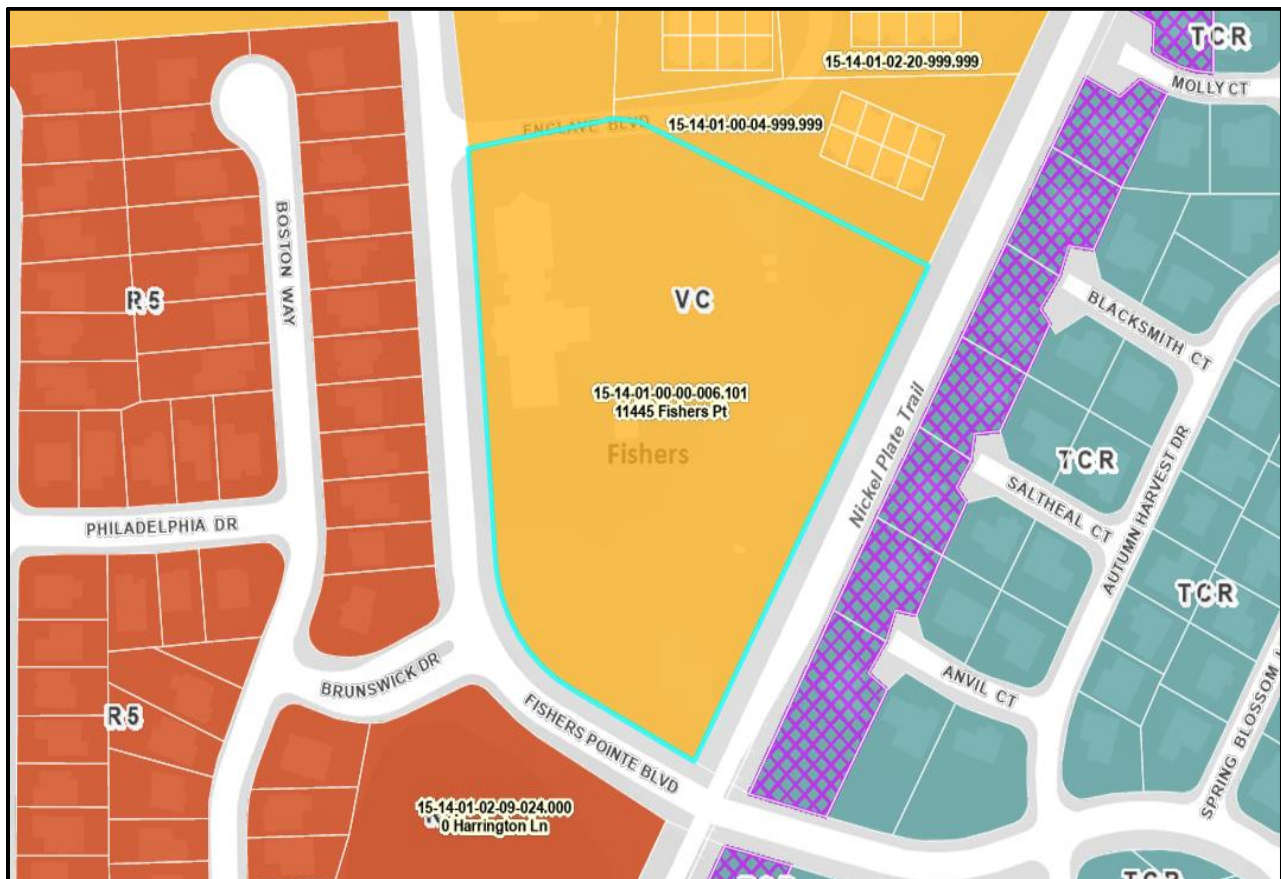
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ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

North: VC - Village Center (residential townhomes)
East: TCR - Town Center Residential (single-family homes)
South: R5 - Residential District (single-family homes)
West: R5 - Residential District (single-family homes)



Village Center, Zoning Map

PETITION OVERVIEW:

Nickel Row Townhomes is a residential infill-development that includes 35 townhomes. The proposed design is incorporated into the existing *Holy Family Episcopal Church* property, along the Nickel Plate Trail and Fishers Point Boulevard.

The development is composed of ten three-story buildings with varied number of units within, including: one two-unit structure, four three-unit structures, four four-unit structures, and one five-unit structure.

The Primary Plat and Subdivision Improvement Permit will be reviewed by the Technical Review Committee (TAC) on August 29, 2024. Right-of-Way and Streetscape requirements will be reviewed through the TAC Process.



Proposed Site Plan



Front Perspective of the Two-Unit Structure (Building 10)



Rear Perspective of the Two-Unit Structure (Building 10)

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Front Perspective A of the Three-Unit Structures (Building 4)



Front Perspective B of the Three-Unit Structures (Buildings 5, 8, and 9)

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Rear Perspective A of the Three-Unit Structures (Building 9)



Rear Perspective B of the Three-Unit Structures (Building 4, 5, and 8)

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Front Perspective A of the Five-Unit Structures (Buildings 2 and 3)



Front Perspective B of the Five-Unit Structures (Buildings 6 and 7)

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Rear Perspective A of the Five-Unit Structures (Buildings 2 and 3)



Rear Perspective B of the Five-Unit Structures (Buildings 6 and 7)

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Front Perspective C of the Five-Unit Structures (Building 1)



Rear Perspective C of the Five-Unit Structures (Building 1)

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FIBER CEMENT - LAP SIDING
COLOR: TBD



METAL BALCONY RAILINGS
COLOR: BLACK



CONCRETE



FIBER CEMENT - VERTICAL PANEL
COLOR: TBD



ENTRY CANOPY
COLOR: BLACK



FACE BRICK 1
COLOR: TBD



FIBER CEMENT - BOARD AND
BATTEN
COLOR: TBD



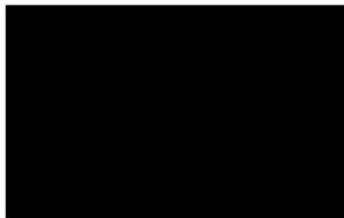
WINDOWS/DOORS
COLOR: BLACK



FACE BRICK 2
COLOR: TBD



FIBER CEMENT - TRIM
COLOR: TBD



GUTTERS AND DOWNSPOUTS
COLOR: BLACK



FACE BRICK 3
COLOR: TBD

Material Board

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NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code

✓ Conforms to the Downtown 2030 Master Plan.

Logic of Design

✓ Site access: The proposed vehicular access will be provided off Fishers Point Boulevard with a two-way entrance drive serving as the main access. A secondary controlled access is provided on the northwest, connecting to the existing surface parking lot.

Pedestrian access is provided along the Nickel Plate Trail, with two trail connections, and along Fishers Point Boulevard.

Exterior Space Utilization

✓ Parking and vehicle circulation: No new public right-of-way is being proposed. Each individual unit includes a two-car garage and an additional two-car driveway. Additional guest parking is provided on-street, internally within the development.

✓ Landscape: Landscaping will be reviewed through the TAC process.

Architectural Character

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the

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south, east, north, and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, and glass, and siding, and masonry.

✓ Mechanical & Utility Equipment Screening: All mechanical and utility equipment will be located internally within the development. Staff will review screening during the TAC process.

✓ Defined Entrance: Development has defined entrance points for pedestrian along the Nickel Plate Trail for both the public and residents, and vehicular entrances along Fishers Point Boulevard.

✓ Roof: The proposed design incorporates multiple roof planes and articulation. The roof style is consistent with the characteristic of the surrounding area.

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entries. The varied roof planes provide a defined top.

✓ Wall Planes: Structure does not project into sidewalk or other public right-of-way.

Material and Color Selection

✓ Exterior Materials:

- Fiber Cement (Board & Batten, Trim, and Vertical Panel)
- Brick
- Metal (canopies, balconies, downspouts, windows, and doors)

✓ Exterior building materials must be high quality.

Harmony and Compatibility with Surrounding Development

✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process, provided along the trail.

✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are consistent with the Master Plan goals and objectives.

Circulation: Pedestrian and Vehicular

✓ Pedestrian circulation will be improved with direct access to the Nickel Plate Trail.

✓ Vehicular circulation: Reviewed through TAC Process.

✓ Bike parking: Reviewed through TAC Process.

✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Public Art within the Nickel Plate District requires the approval of the Nickel Plate Review Committee.

No public art is proposed within this location or as part of this project.

WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Section 2.4 Façade: All structures shall be at 75% masonry on frontages facing public rights-of-ways and 50% on all other sides. Buildings are a mixture of masonry and cement board / Hardie plank siding, with over 50% masonry on all frontages facing a public right-of-way.
2. Section 2.4 Façade: Windows shall have decorative headers of stone or other masonry.
3. Section 2.4 Façade: Structures shall articulate horizontally and vertically a minimum of two feet for every 50 feet of width.
4. Section 2.10 Anti-Monotony: All structures should use differing roof designs, differing roof heights, and should be oriented to create push/pull in the street scape (buildings set to slightly different front yard setbacks).
5. Figure 1.3: Development Standards: Two (2) foot minimum front yard setback. Setbacks as presented.

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The following **Minor Waivers** are requested:

None

STAFF RECOMMENDATION:

Staff is supportive of the requested waivers. The architecture proposed is considerably aligned with the Nickel Plate District Code - Architectural Regulations and with the Master Plan goals and objectives for this area.

Staff recommends approval as presented with the following conditions:

- All TAC Comments (SP and ILP) have been addressed

STAFF RECOMMENDATION

☒ Approve, with Condition

☐ Continue

☒ Deny

☐ No Recommendation



VIEW LOOKING AT THE FRONT OF STREET FRONTING TOWNHOMES (2 UNITS)

BUILDING 10



VIEW LOOKING AT THE BACK OF STREET FRONTING TOWNHOMES (2 UNITS)

BUILDING 10



VIEW LOOKING AT THE FRONT OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDINGS 4

A1.2a



VIEW LOOKING AT THE BACK OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDINGS 4



VIEW LOOKING AT THE FRONT OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDING 9



VIEW LOOKING AT THE BACK OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDING 9



VIEW LOOKING AT THE FRONT OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDINGS 5 & 8



VIEW LOOKING AT THE BACK OF TRAIL FRONTING TOWNHOMES (3 UNITS)

BUILDINGS 5 & 8



VIEW LOOKING AT THE FRONT OF LAWN SPACE FRONTING TOWNHOMES (4 UNITS)

BUILDINGS 2 AND 3



VIEW LOOKING AT THE BACK OF LAWN SPACE FRONTING TOWNHOMES (4 UNITS)

BUILDINGS 2 AND 3



VIEW LOOKING AT THE FRONT OF TRAIL FACING TOWNHOMES (4 UNITS)

BUILDINGS 6 AND 7



VIEW LOOKING AT THE BACK OF LAWN FACING TOWNHOMES (4 UNITS)

BUILDINGS 6 AND 7



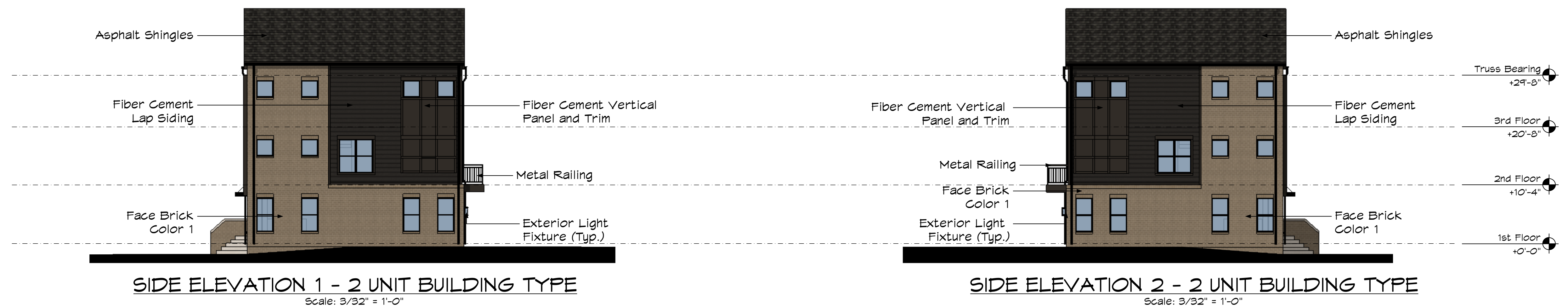
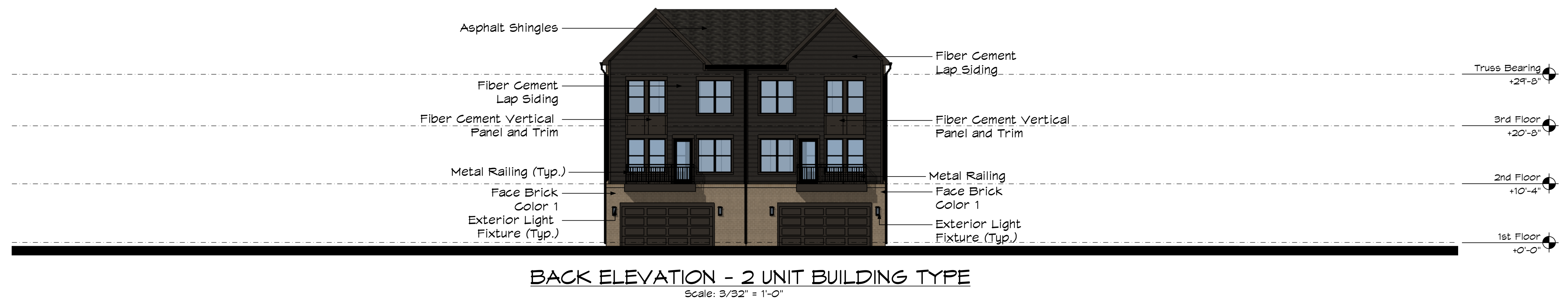
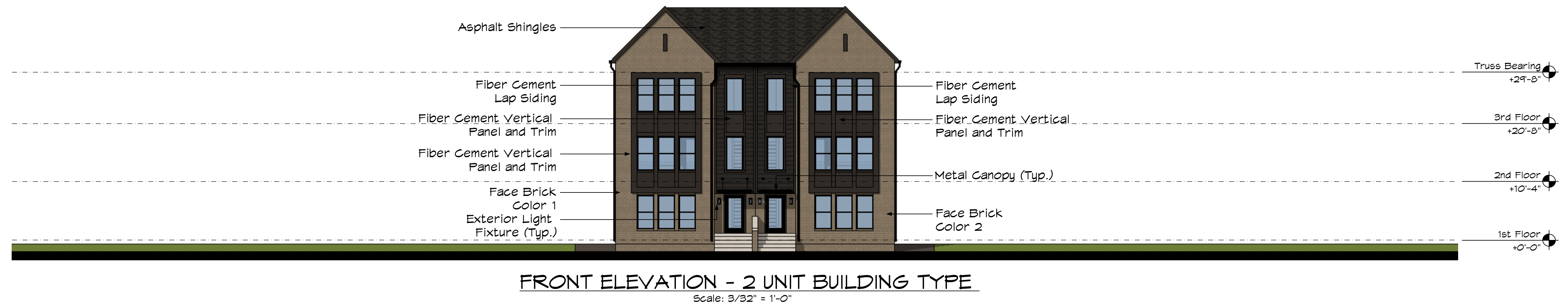
VIEW LOOKING AT THE FRONT OF STREET FRONTING TOWNHOMES (5 UNITS)

BUILDING 1



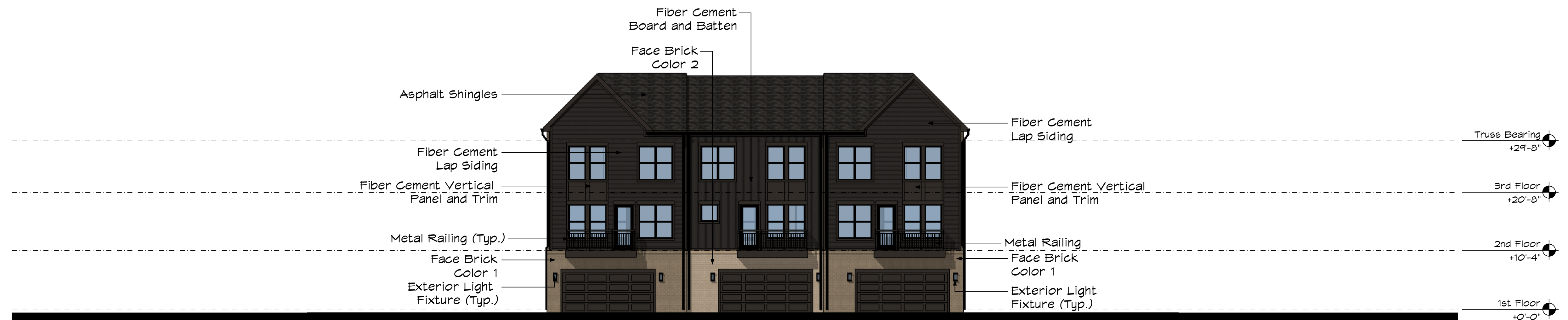
VIEW LOOKING AT THE FRONT OF STREET FRONTING TOWNHOMES (5 UNITS)

BUILDING 1





FRONT ELEVATION - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



BACK ELEVATION - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



SIDE ELEVATION 1 - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

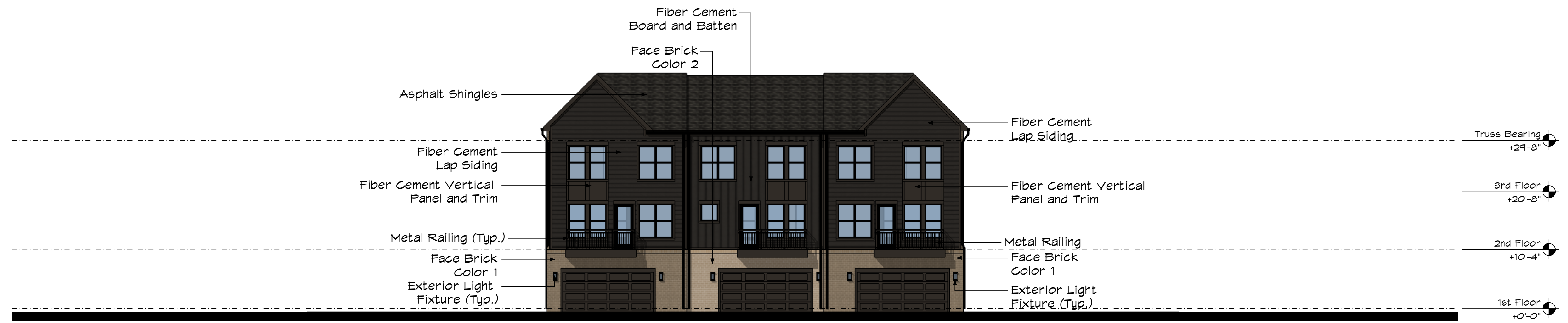


SIDE ELEVATION 2 - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

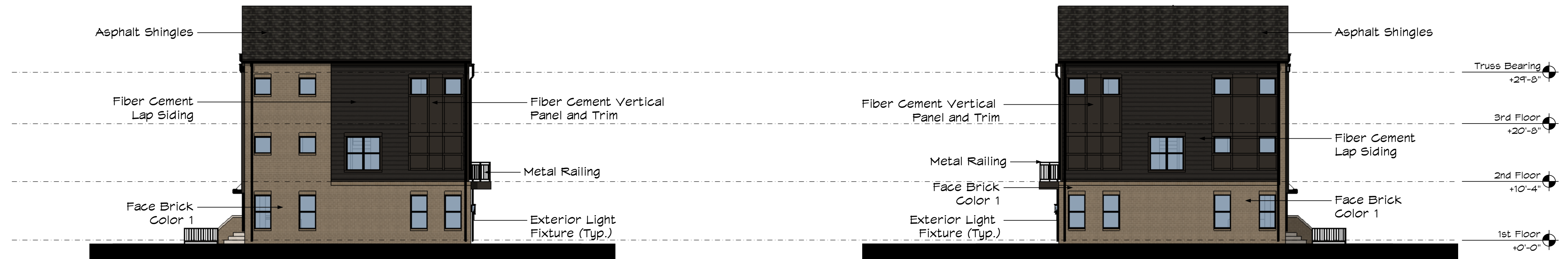
BUILDING 4



FRONT ELEVATION - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



BACK ELEVATION - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



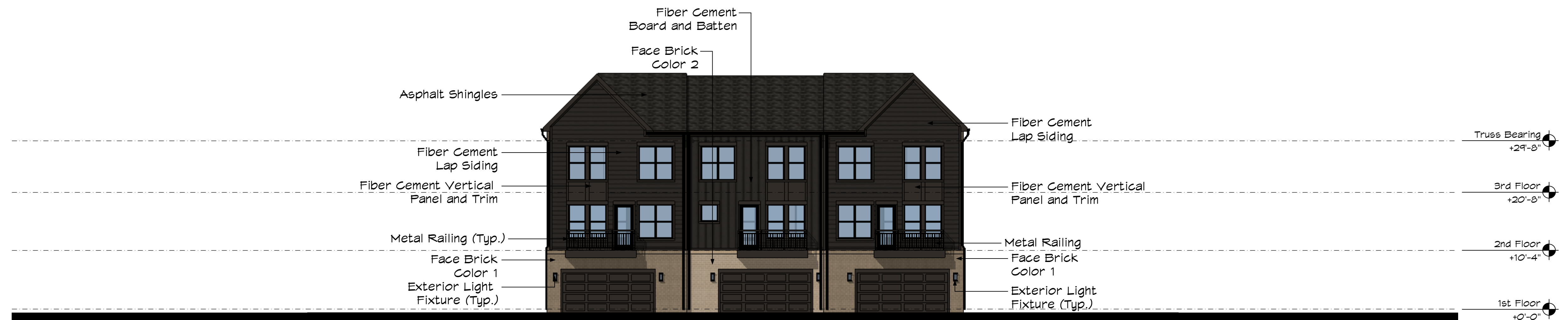
SIDE ELEVATION 1 - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

SIDE ELEVATION 2 - 3 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

BUILDING 9



FRONT ELEVATION - 3 UNIT BUILDING TYPE
 Scale: 3/32" = 1'-0"



BACK ELEVATION - 3 UNIT BUILDING TYPE
 Scale: 3/32" = 1'-0"



SIDE ELEVATION 1 - 3 UNIT BUILDING TYPE
 Scale: 3/32" = 1'-0"

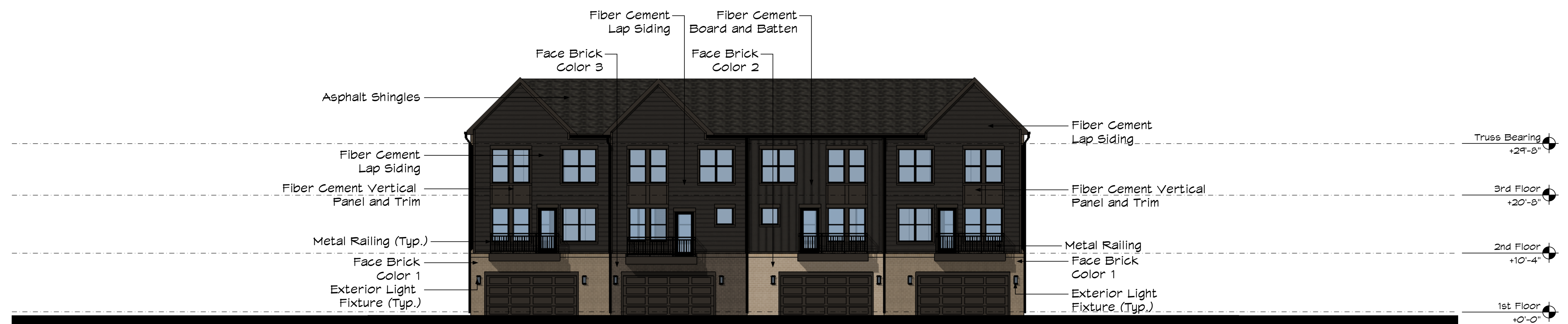


SIDE ELEVATION 2 - 3 UNIT BUILDING TYPE
 Scale: 3/32" = 1'-0"

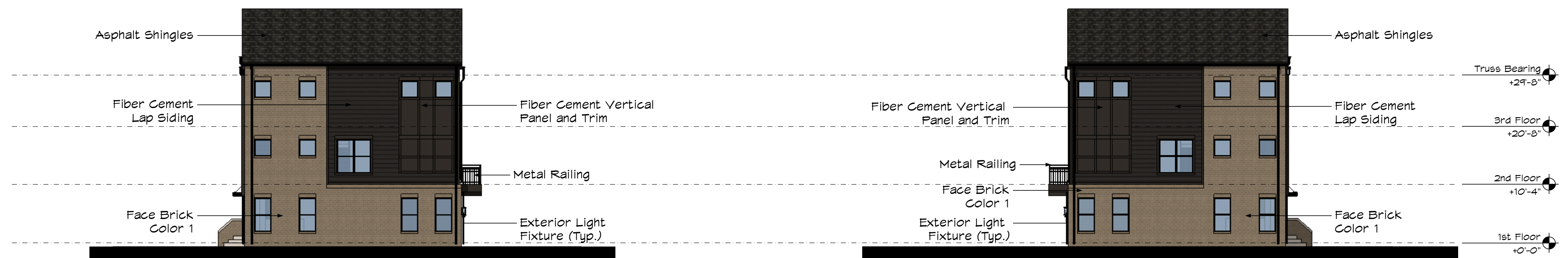
BUILDING 9



FRONT ELEVATION - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



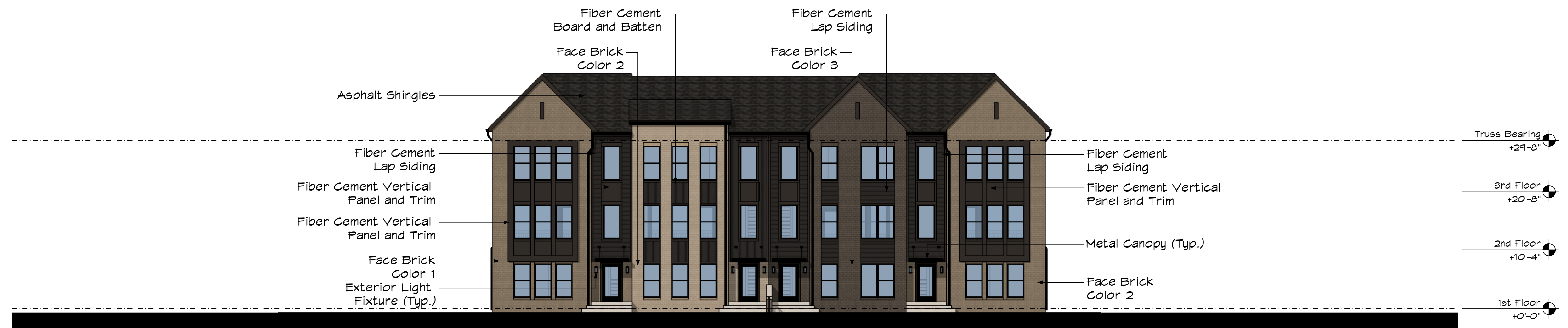
BACK ELEVATION - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



SIDE ELEVATION 1 - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

SIDE ELEVATION 2 - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

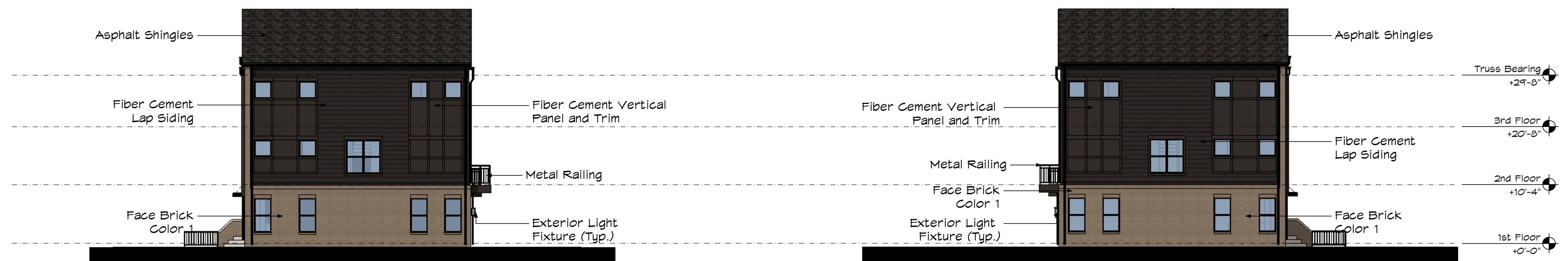
BUILDINGS 2 AND 3



FRONT ELEVATION - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



BACK ELEVATION - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



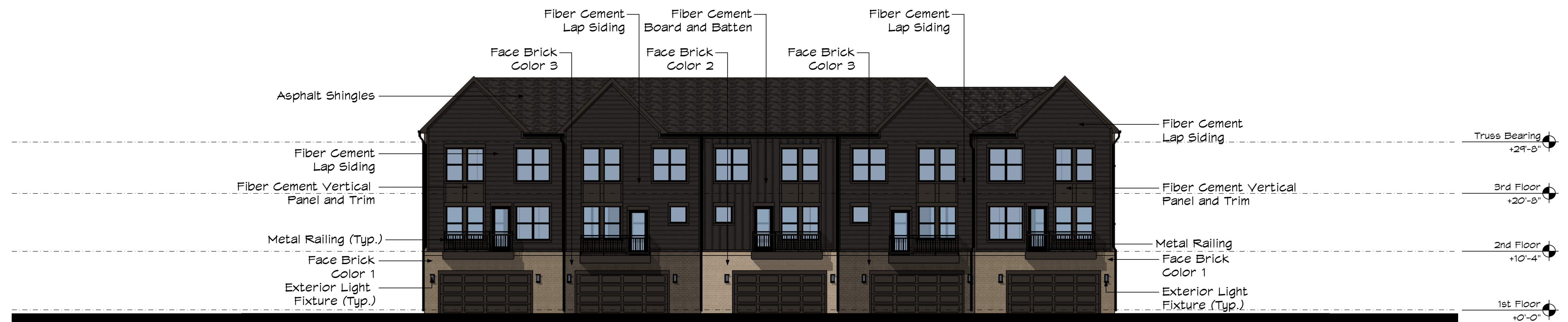
SIDE ELEVATION 1 - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

SIDE ELEVATION 2 - 4 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

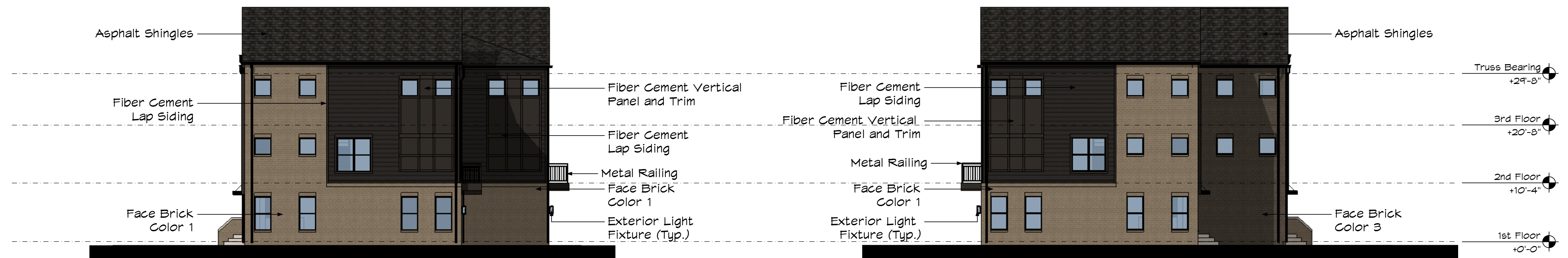
BUILDINGS 6 AND 7



FRONT ELEVATION - 5 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



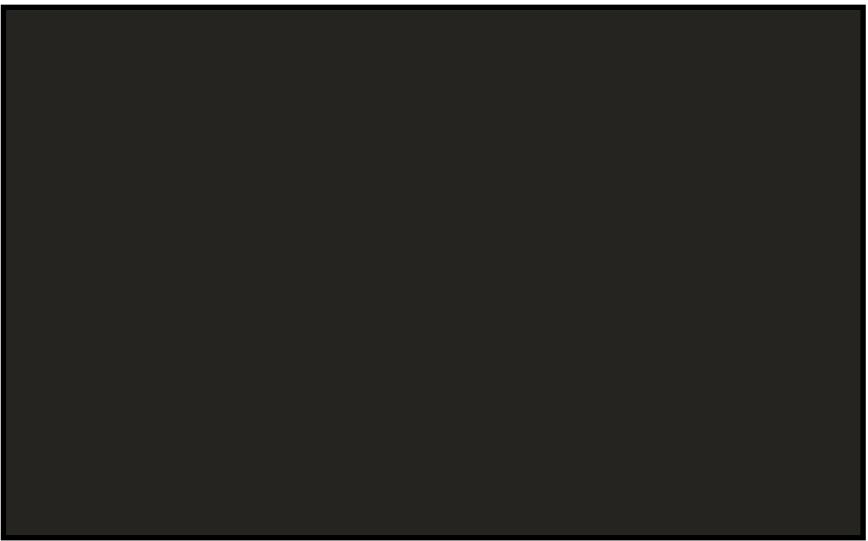
BACK ELEVATION - 5 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"



SIDE ELEVATION 1 - 5 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

SIDE ELEVATION 2 - 5 UNIT BUILDING TYPE
Scale: 3/32" = 1'-0"

BUILDING 1



FIBER CEMENT - LAP SIDING
COLOR: TBD



METAL BALCONY RAILINGS
COLOR: BLACK



CONCRETE



FIBER CEMENT - VERTICAL PANEL
COLOR: TBD



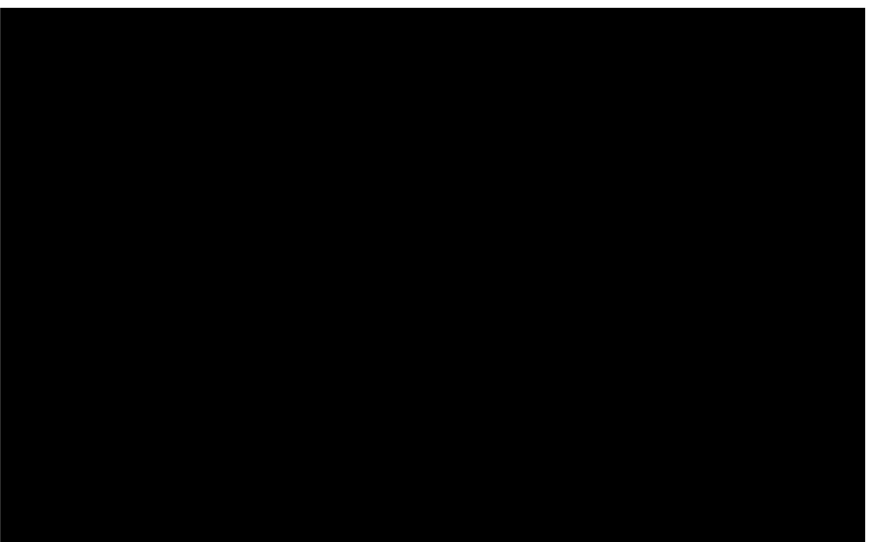
ENTRY CANOPY
COLOR: BLACK



FACE BRICK 1
COLOR: TBD



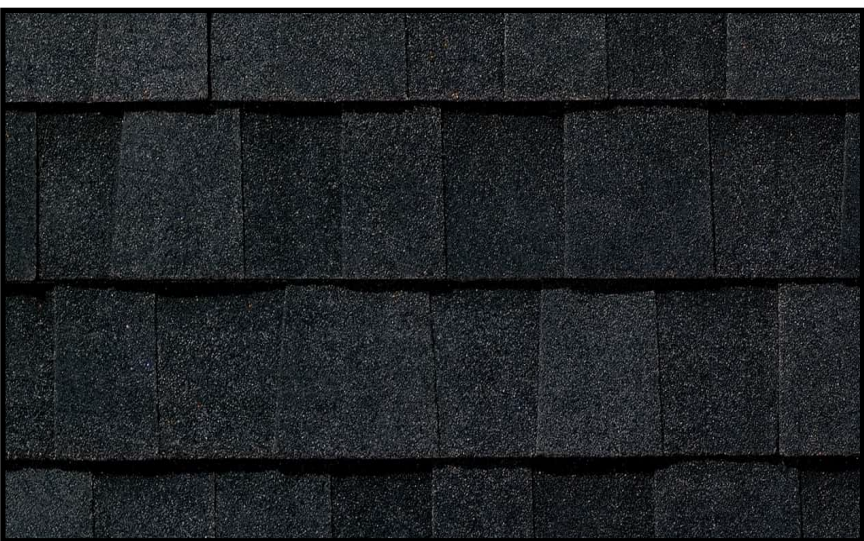
FIBER CEMENT - BOARD AND
BATTEN
COLOR: TBD



WINDOWS/DOORS
COLOR: BLACK



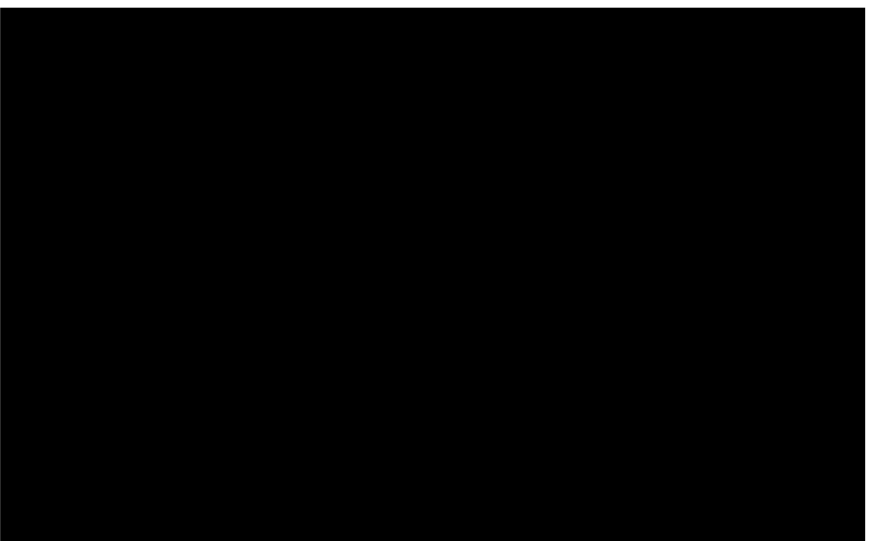
FACE BRICK 2
COLOR: TBD



ASPHALT SHINGLES
COLOR: TBD



FIBER CEMENT - TRIM
COLOR: TBD



GUTTERS AND DOWNSPOUTS
COLOR: BLACK



FACE BRICK 3
COLOR: TBD



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
- COORDINATE ALL WORK WITH SPECIFICATIONS.
- PRESERVE AND PROTECT ALL EXISTING SITE IMPROVEMENTS INDICATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT
DECIDUOUS TREES						
BP	5	BETULA PAPYRIFERA	PAPER BIRCH	B & B	2" CAL	10'-12' HT
GTs	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	THORNLESS HONEYLOCUST	B & B	3.5" CAL	12'-14' HT
NS	3	NYSSA SYLVATICA	BLACK GUM	B & B	2" CAL	
UF	6	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	3.5" CAL	12'-14' HT

ORNAMENTAL TREES						
Ala	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY MULTI-TRUNK	B & B	MULTI-STEM	8'-10' HT
CCf	9	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	B & B	2" CAL	6'-8' HT
CF	2	CORNUS FLORIDA	EASTERN DOGWOOD	B & B	MULTI-STEM	6'-8' HT

EVERGREEN TREES						
MG	1	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	B & B		12' HT
PDg	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	--	8'-10' HT
PO	6	PICEA OMORIKA	SERBIAN SPRUCE	B & B	--	8'-10' HT
PS	4	PINUS STROBUS	WHITE PINE	B & B	--	8'-10' HT
TD	3	TAXODIUM DISTICHUM	BALD CYPRESS	B & B		12' HT
Tog	8	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	--	6'-8' HT

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
CAH	24	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	3 GAL	AS SHOWN	18"-24"
CSK	105	CORNUS SERICEA 'KELSEY'	RED OSIER DOGWOOD	3 GAL	AS SHOWN	18"-24"
FGA	30	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF WITCHALDER	3 GAL	AS SHOWN	18"-24"
HAI	40	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL WHITE HYDRANGEA	3 GAL	AS SHOWN	18" MIN.
HQU	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL	AS SHOWN	18" MIN.
POM	17	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	DIABOLO PURPLE NINEBARK	5 GAL	AS SHOWN	24"-36"
RKD	27	ROSA X 'KNOCKOUT DOUBLE RED'	DOUBLE RED KNOCKOUT ROSE	3 GAL	AS SHOWN	24" MIN.
SMP	42	SYRINGA MEYERI 'PALIBIN'	KOREAN LILAC	3 GAL	AS SHOWN	24" MIN.

EVERGREEN SHRUBS						
BGG	84	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL		
CPG	37	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	7 GAL	AS SHOWN	18" MIN.
JSB	121	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL	AS SHOWN	--
TMD	155	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL	AS SHOWN	18"-24"
TME	113	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	3 GAL		
TMF	24	TAXUS X MEDIA 'FASTIGIATA'	UPRIGHT INTERMEDIATE YEW	3 GAL		

ORNAMENTAL GRASSES						
CAK	67	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	AS SHOWN	12" MIN.

GROUND COVER GRASSES/SEDGES						
CID	161	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	18" O.C.	--
LIM	160	LIRIOPE MUSCARI	LILYTURF	1 GAL	16" O.C.	--
LMV	18	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	16" O.C.	--

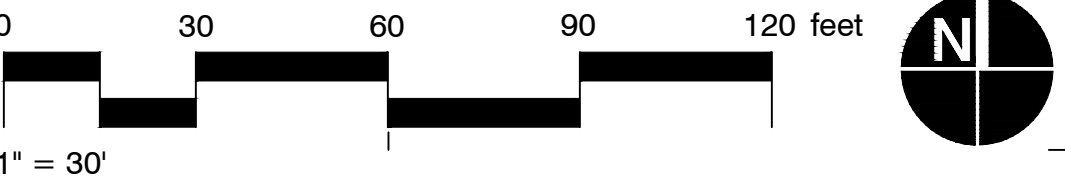
PERENNIAL MIXES						
Ca-m	341	CAREX/ALLIUM MIX CAREX 'ICE DANCE' 50%, ALLIUM SENESCENS 50%	CAREX/ALLIUM MIX	6" POT		

SOD/SEED						
SOD	46,947 SF	SOD SOD, TURF GRASS	RTF SOD	SOD	--	--

LANDSCAPE CODE REQUIREMENTS
Nickel Plate District Code

Section 3 - Landscape Regulations

- Street Trees:**
- Required 40' on center.
 - 5 trees provided
- Site Landscaping:**
- Lots over 45,000 square feet shall be required to plant three (3) trees plus one (1) more per every 15,000 square feet over 45,000 square feet. At least one-third (1/3) of all trees planted shall be canopy trees.
 - 10 Trees required (Total Site = +/-159,064 sf) : 46 Trees Provided
- Foundation Planting:**
- For every twenty (20) feet of building frontage, fifteen (15) one-gallon shrubs shall be provided.
 - Total building frontage = 168 LF = 121 shrubs required
 - Total building frontage shrubs provided = 121
 - At least two (2) shrubs or one (1) ornamental tree shall be planted for every twelve (12) lineal feet of building circumference exclusive of building street frontage, doors and loading dock openings.
 - Remaining building perimeter - 1,725 LF = 144 trees or 288 shrubs required
 - Total remaining foundation shrubs provided = 8 trees and 560 shrubs provided (60% evergreen)



REVISIONS

PREPARED FOR:
ONYX + EAST
460 VIRGINIA AVE
INDIANAPOLIS, IN 46203
317-559-0169

PROJECT TITLE:
ONYX + EAST
NICKEL ROW
TOWN HOMES
FISHERS, IN

PERMIT SET
.....
NOT TO BE USED FOR
CONSTRUCTION

SEAL | DATE

D browning day

Issue Date
08/01/2024

Drawn By
CR, AS

Checked By
BS

Project No:
23053.1

Sheet Title:

LANDSCAPE PLAN

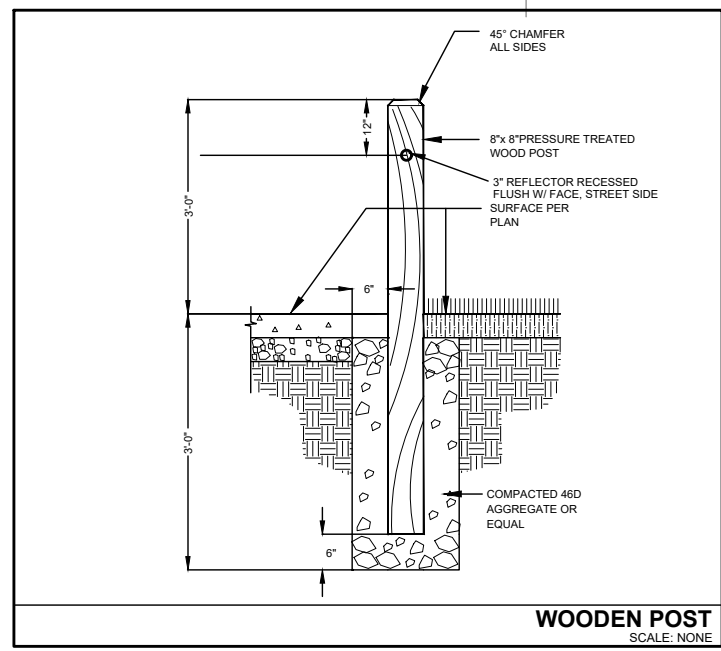
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L141

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Xrefs: 23107L_BASE TOPODWG & 23107L_BASE SITE.DWG & 23107L_TILE BLOCK.DWG

FISHERS POINTE BLVD.

BRUNSWICK DR.



GENERAL SITE NOTES

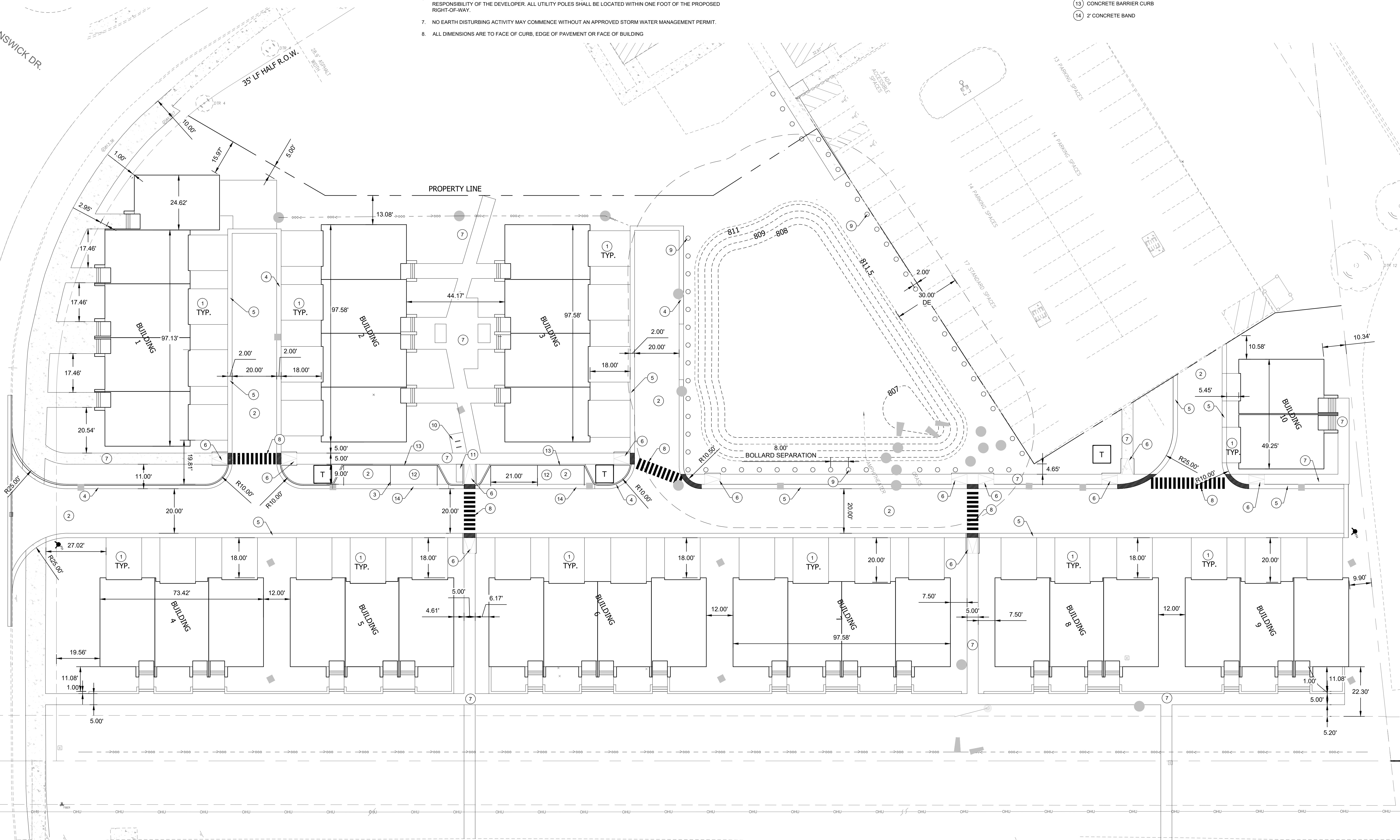
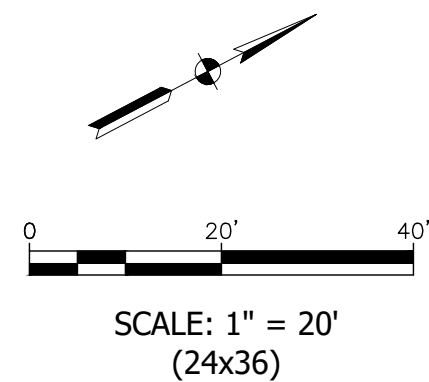
1. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM AGENCIES HAVING JURISDICTION OVER THE WORK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN AND PAY THE COST OF ALL PERMITS THAT HAVE NOT BEEN SECURED BY THE OWNER.
2. THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION SAFETY STANDARDS AS ISSUED BY THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION AS SET FORTH IN FINAL RULE 29, PART 1926, WHERE SUCH REGULATIONS APPLY TO THE WORK.
3. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
5. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
6. IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE FOOT OF THE PROPOSED RIGHT-OF-WAY.
7. NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
8. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR FACE OF BUILDING

SITE DEVELOPMENT PLAN NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB, EDGE OF PAVEMENT OR THE FACE OF BUILDING UNLESS OTHERWISE SHOWN.
2. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
4. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 x THE WIDTH OF THE WALK.
5. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
6. CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS IN CONCRETE WALKS. INSTALL CONTRACTION JOINTS AS SHOWN BUT IN NO CASE AT INTERVALS GREATER THAN 1.5 x THE WIDTH OF THE WALK.

SITE PLAN KEY NOTE LEGEND

- 1 PCPP RESIDENTIAL DRIVEWAY
- 2 LOCAL STREET (HMA PAVEMENT PER CITY OF FISHERS DETAILS)
- 3 PARKING STRIPE, 4" WHITE PAINT STRIPE (SEE DETAIL SHEETS)
- 4 CONCRETE ROLL CURB (CITY OF FISHERS SHEETS)
- 5 CONCRETE ROLL CURB REVERSE SLOPE (CITY OF FISHERS SHEETS)
- 6 CONCRETE RAMP WITH ADA DETECTABLE WARNING (SEE DETAIL SHEETS)
- 7 4" THICK PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEETS)
- 8 EPOXY PAINT CROSSWALK, (SEE DETAIL SHEETS)
- 9 8" X 8" PRESSURE TREATED WOOD POST
- 10 BIKE RACK
- 11 10' W x 18"D MAILBOX ENCLOSURE
- 12 21' x 9' PARALLEL PARKING
- 13 CONCRETE BARRIER CURB
- 14 2' CONCRETE BAND



REVISIONS



PREPARED FOR:
ONYX + EAST
460 VIRGINIA AVE
INDIANAPOLIS, IN 46203

PROJECT TITLE:
ONYX + EAST
NICKEL ROW
TOWN HOMES
FISHERS, IN

SEAL | DATE

A&F ENGINEERING
Transportation & Site Engineering
Creating Order from Chaos
8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240 (317) 202-0864

Drawn By: SO
Issue Date: 08/01/2024
Checked By: KC

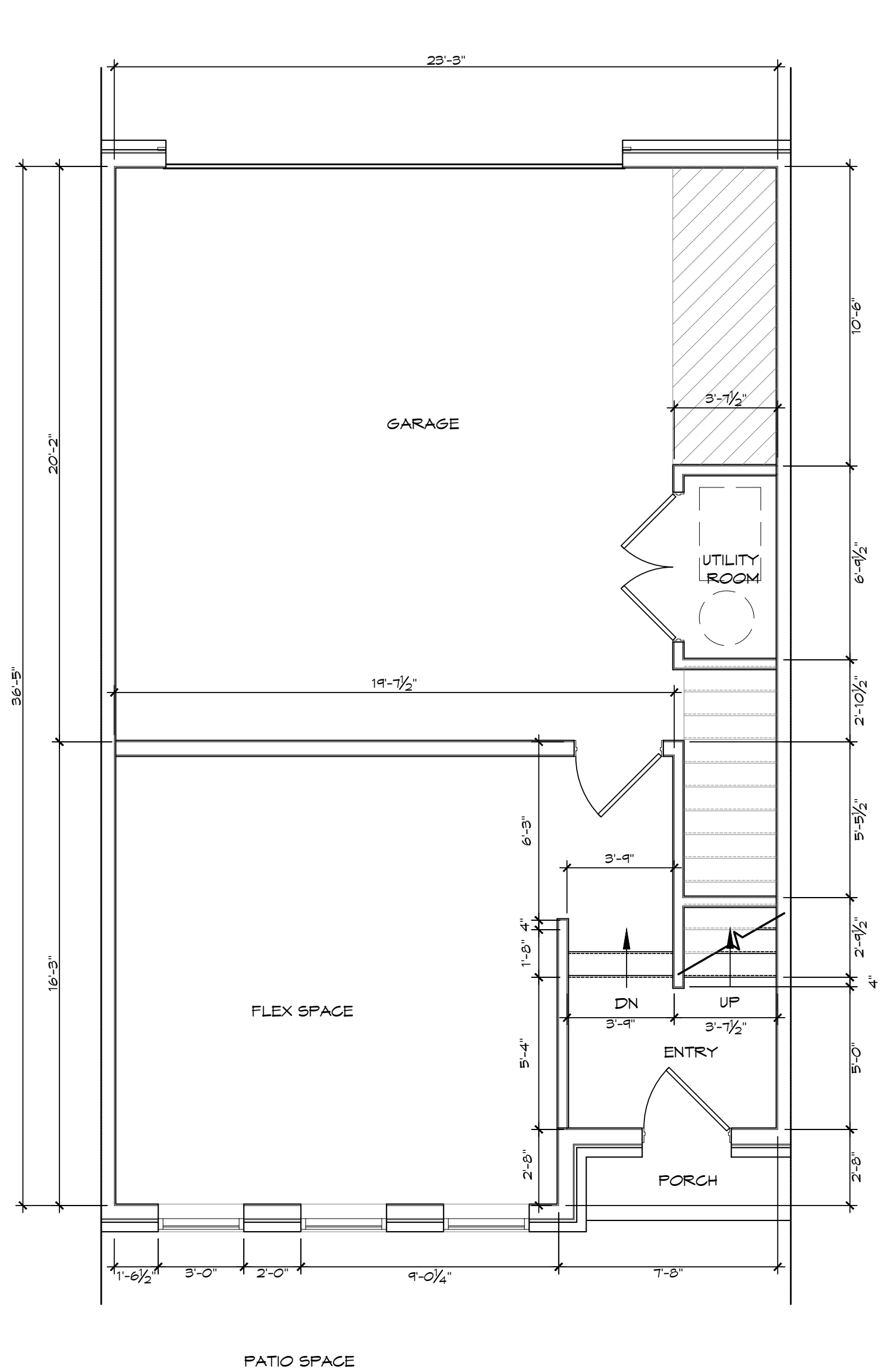
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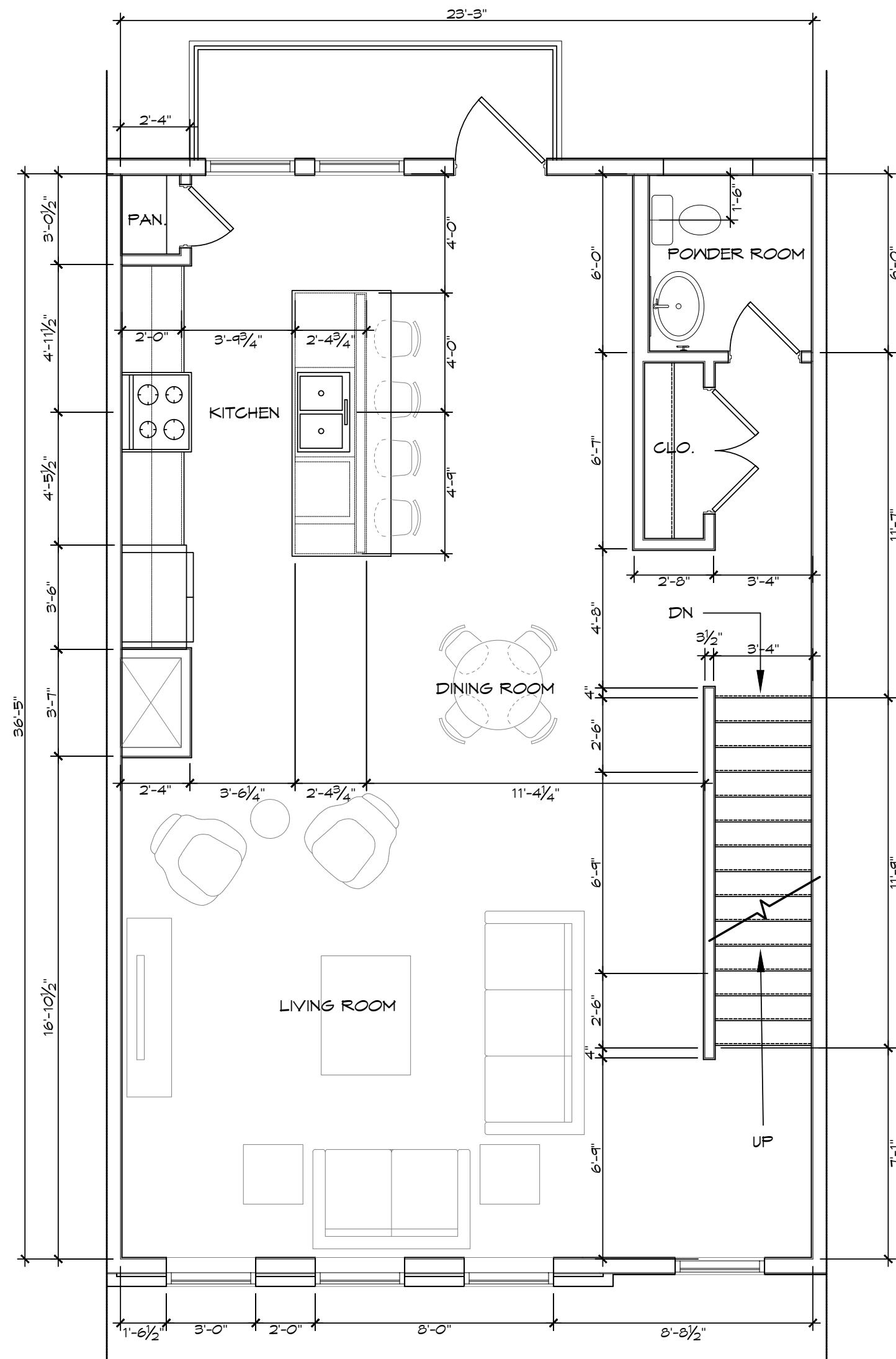
SITE PLAN

SHEET NUMBER:
C201

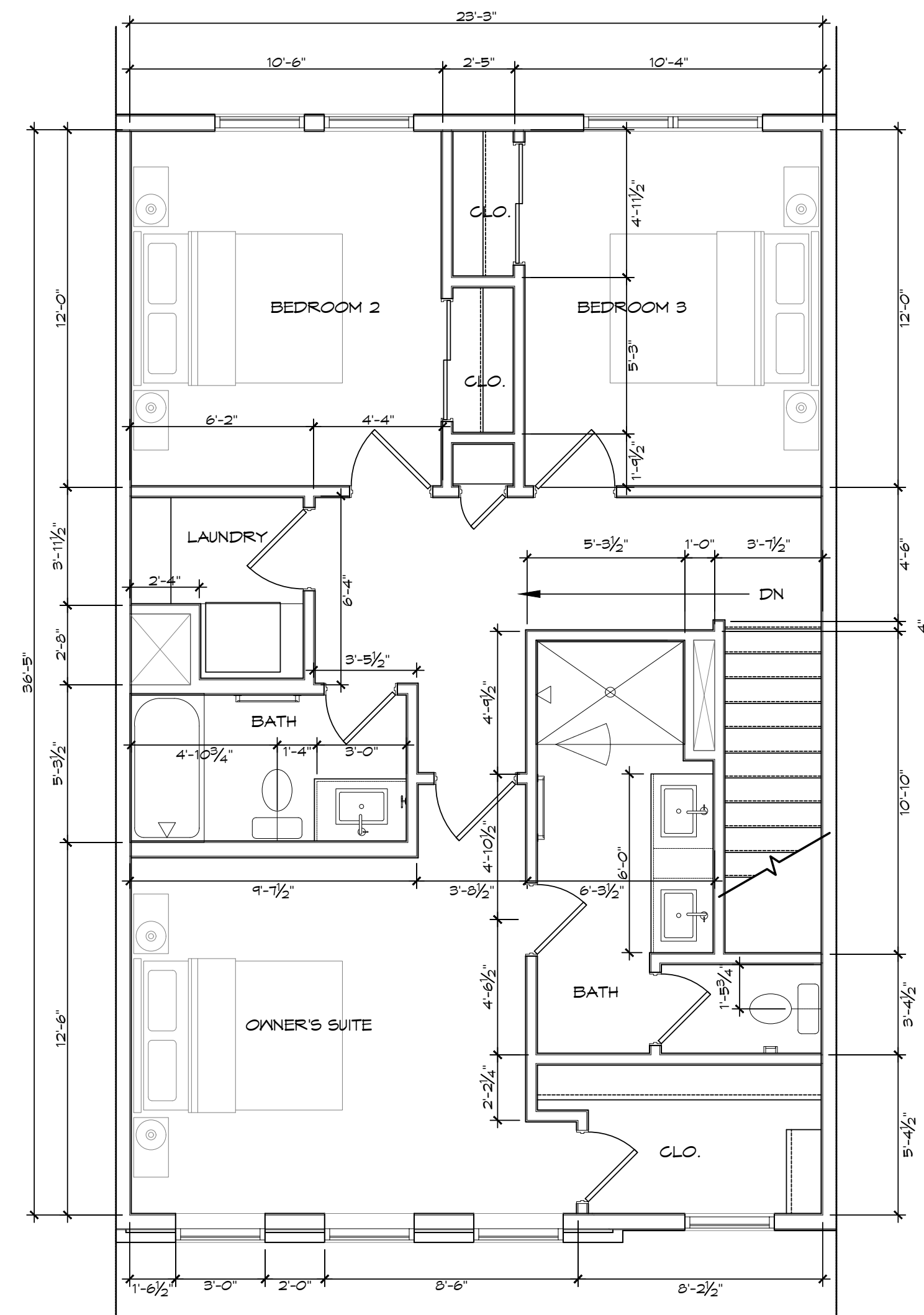
NICKEL PLATE TRAIL



01 | RITTENHOUSE PLAN EXTERIOR TYPE B
FIRST FLOOR PLAN (384 SF)
SCALE: 1/4" = 1'-0"



02 | RITTENHOUSE PLAN EXTERIOR TYPE B
SECOND FLOOR PLAN (903 SF) + 50 SF BALCONY
SCALE: 1/4" = 1'-0"



03 | RITTENHOUSE PLAN EXTERIOR TYPE B
THIRD FLOOR PLAN (903 SF)
SCALE: 1/4" = 1'-0"

RITTENHOUSE PLAN TOTAL
SQUARE FOOTAGE - 2,190 SF

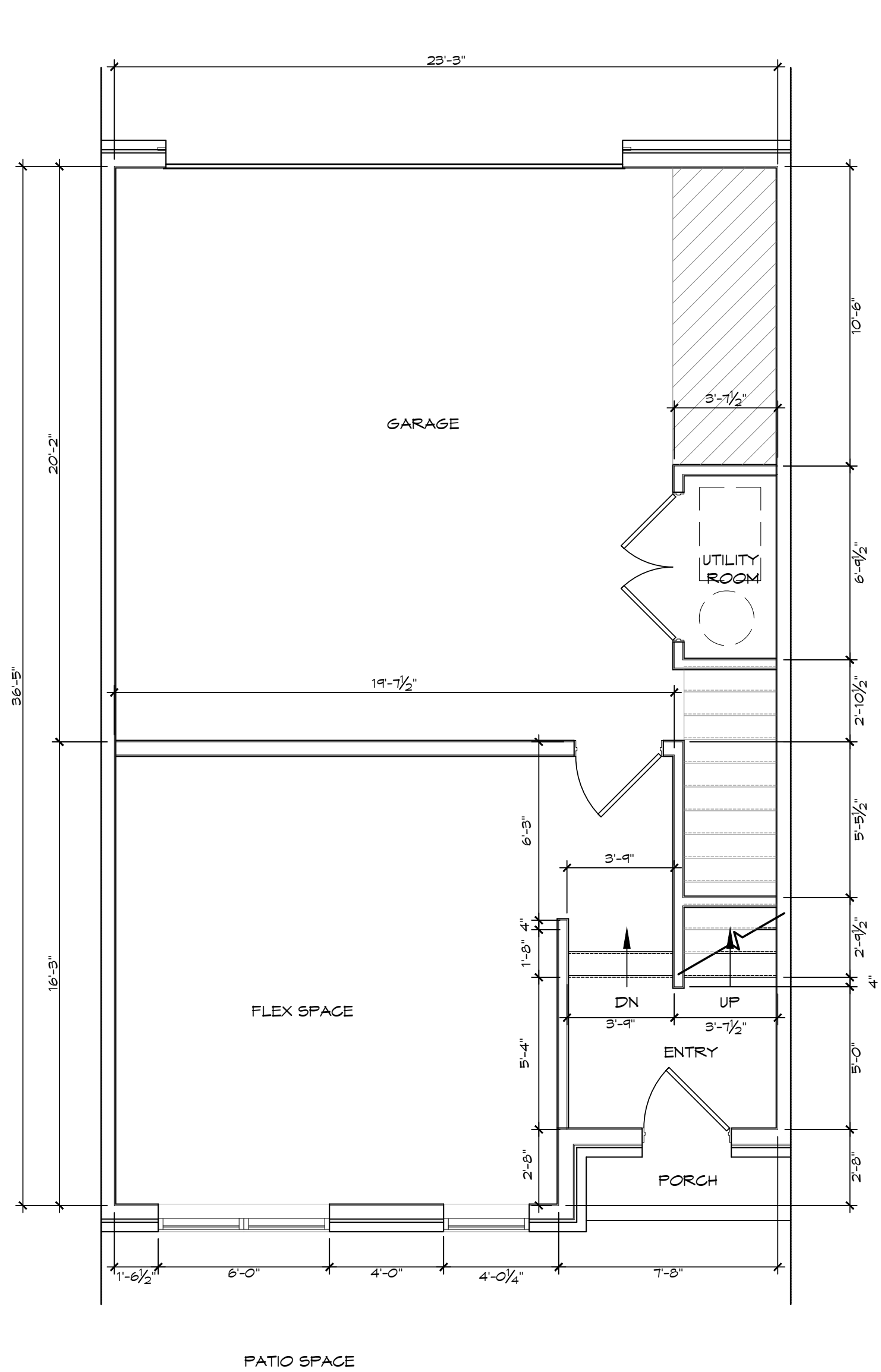
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SCHEMATIC
DESIGN
07.31.2024

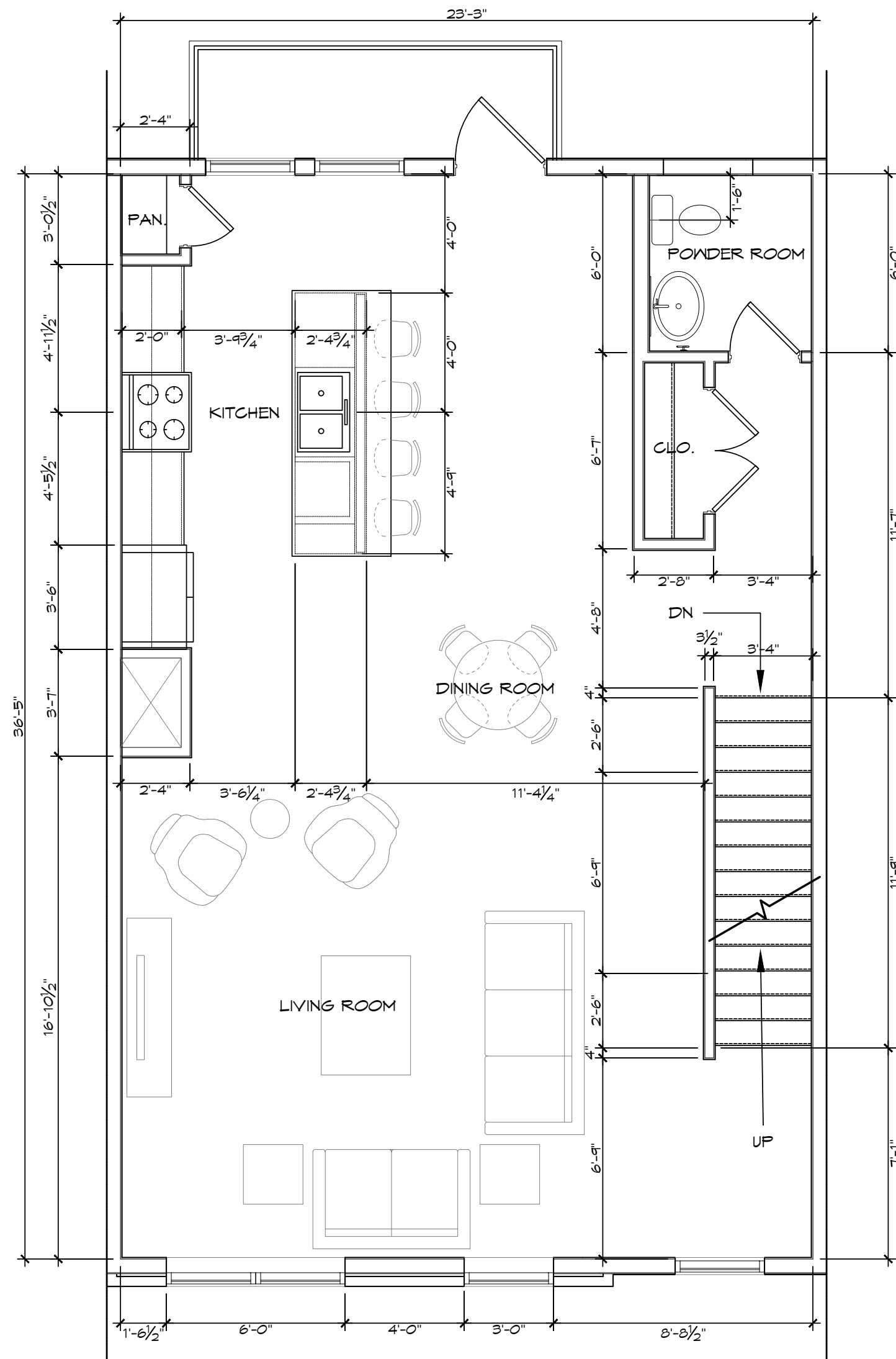
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

ONYX+EAST.

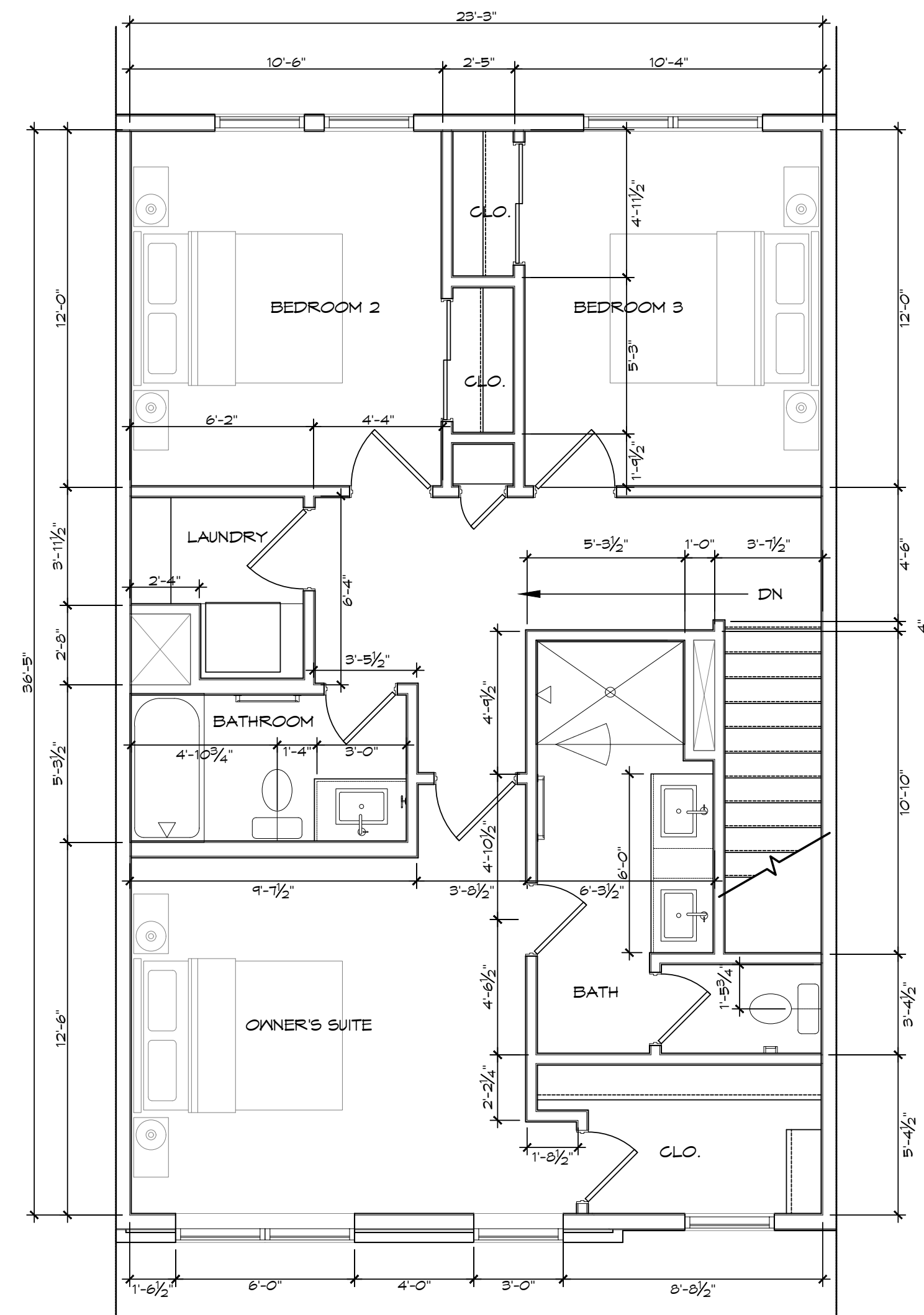
STUDIO M
ARCHITECTURE & PLANNING



01 | RITTENHOUSE PLAN EXTERIOR TYPE C
FIRST FLOOR PLAN (384 SF)
SCALE: 1/4" = 1'-0"



02 | RITTENHOUSE PLAN EXTERIOR TYPE C
SECOND FLOOR PLAN (903 SF) + 50 SF BALCONY
SCALE: 1/4" = 1'-0"



03 | RITTENHOUSE PLAN EXTERIOR TYPE C
THIRD FLOOR PLAN (903 SF)
SCALE: 1/4" = 1'-0"

RITTENHOUSE PLAN TOTAL
SQUARE FOOTAGE - 2,190 SF

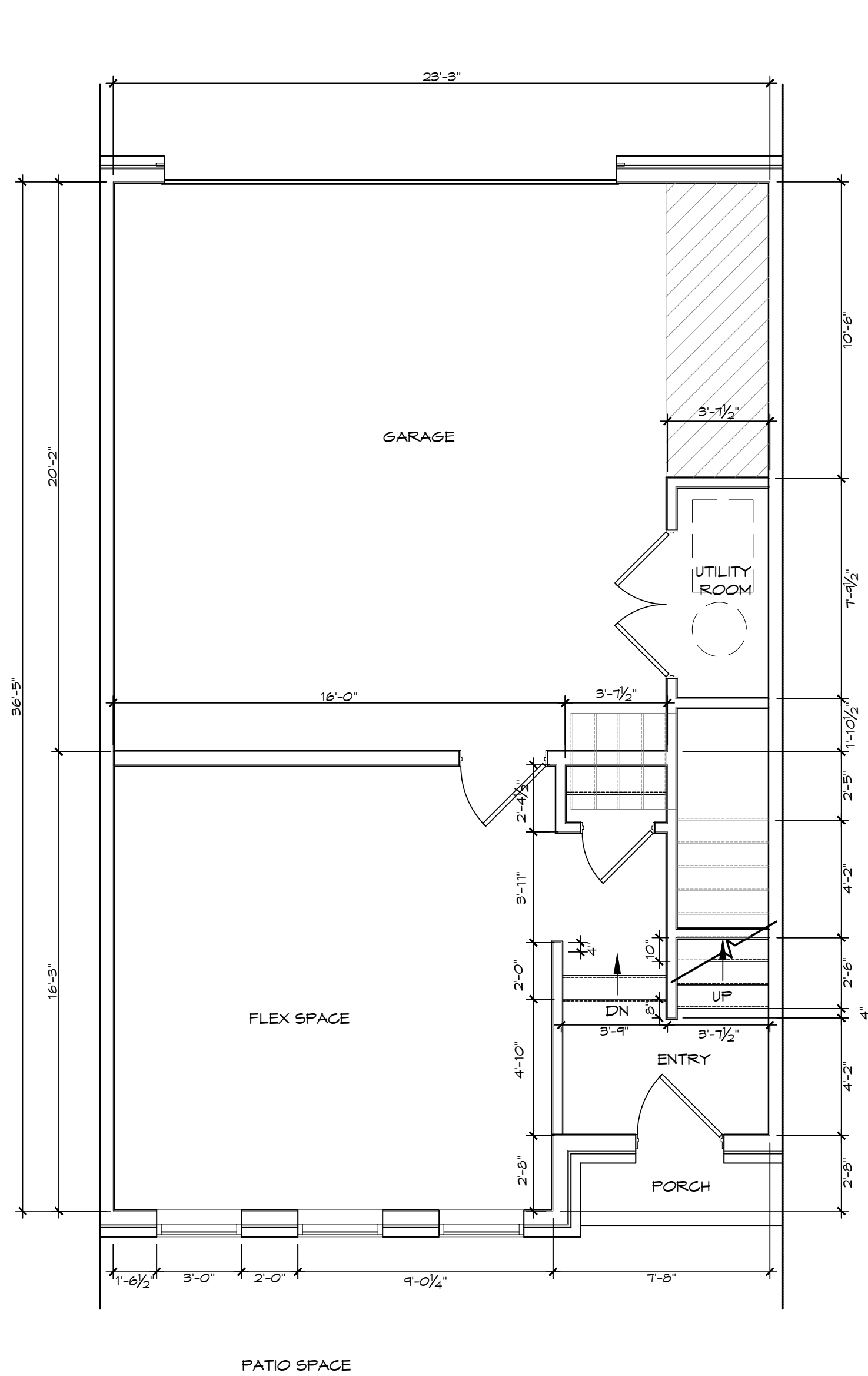
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DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

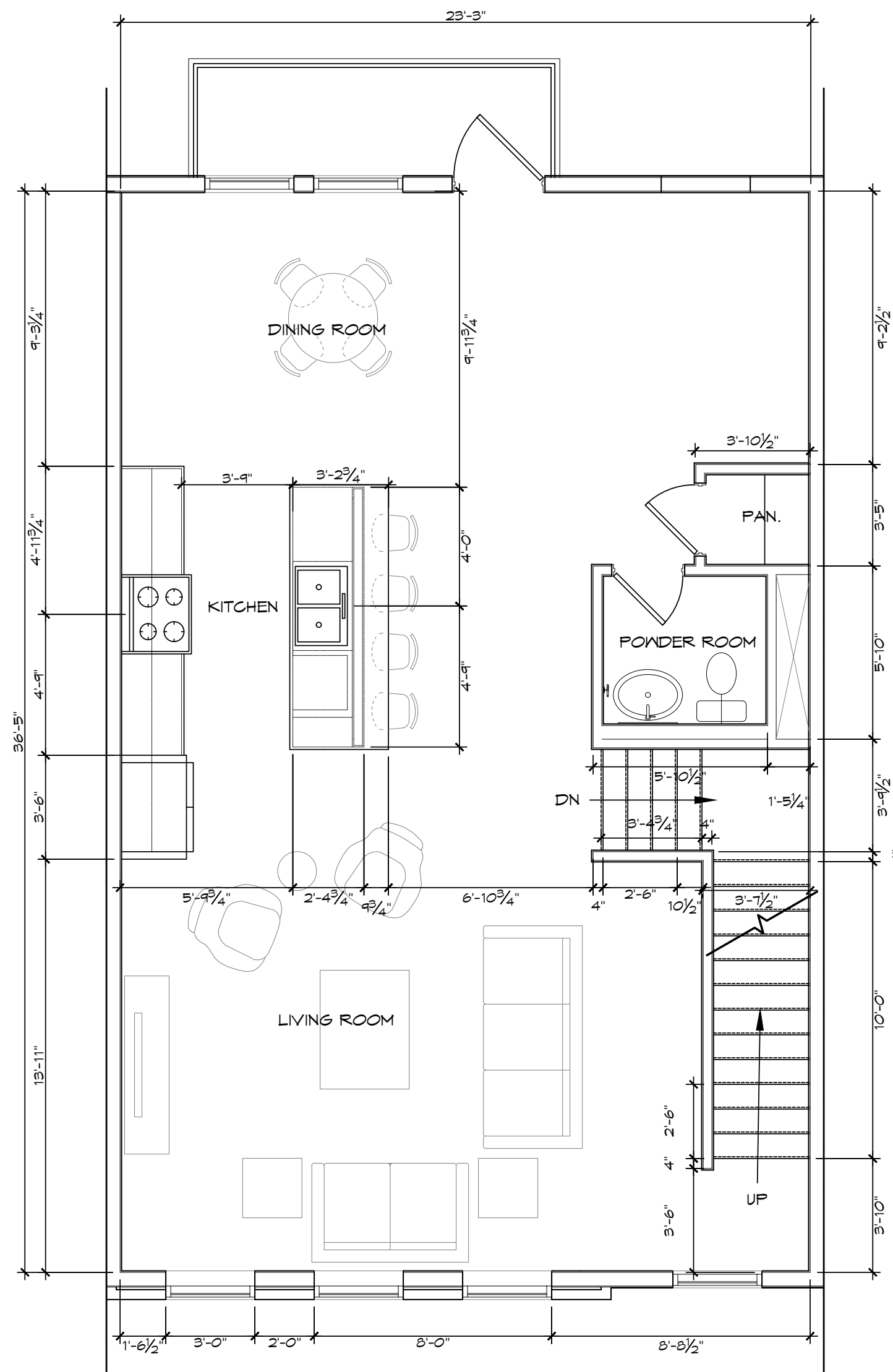
ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

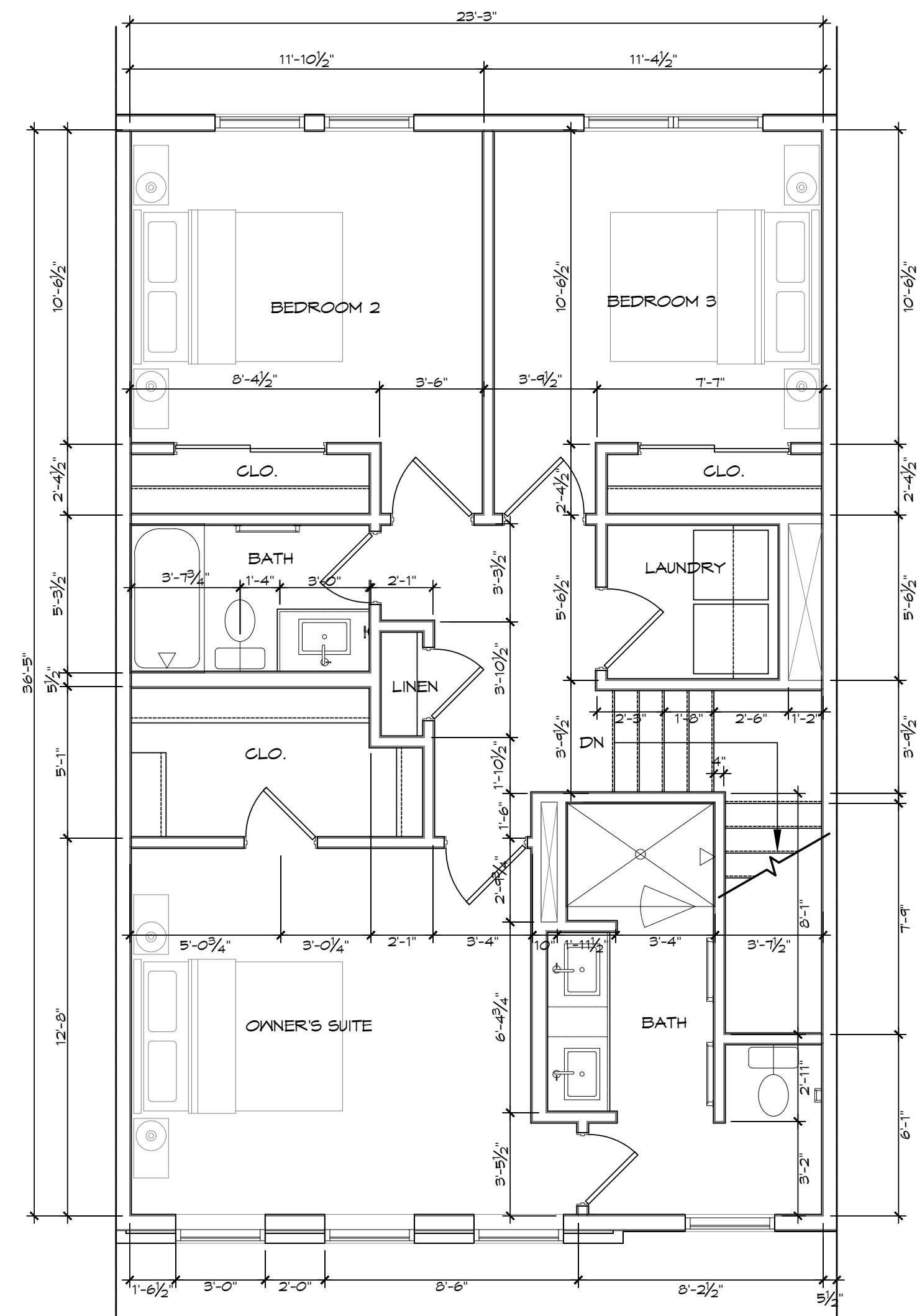
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01 | CHATHAM PLAN EXTERIOR TYPE B
FIRST FLOOR PLAN (384 SF)
SCALE: 1/4" = 1'-0"

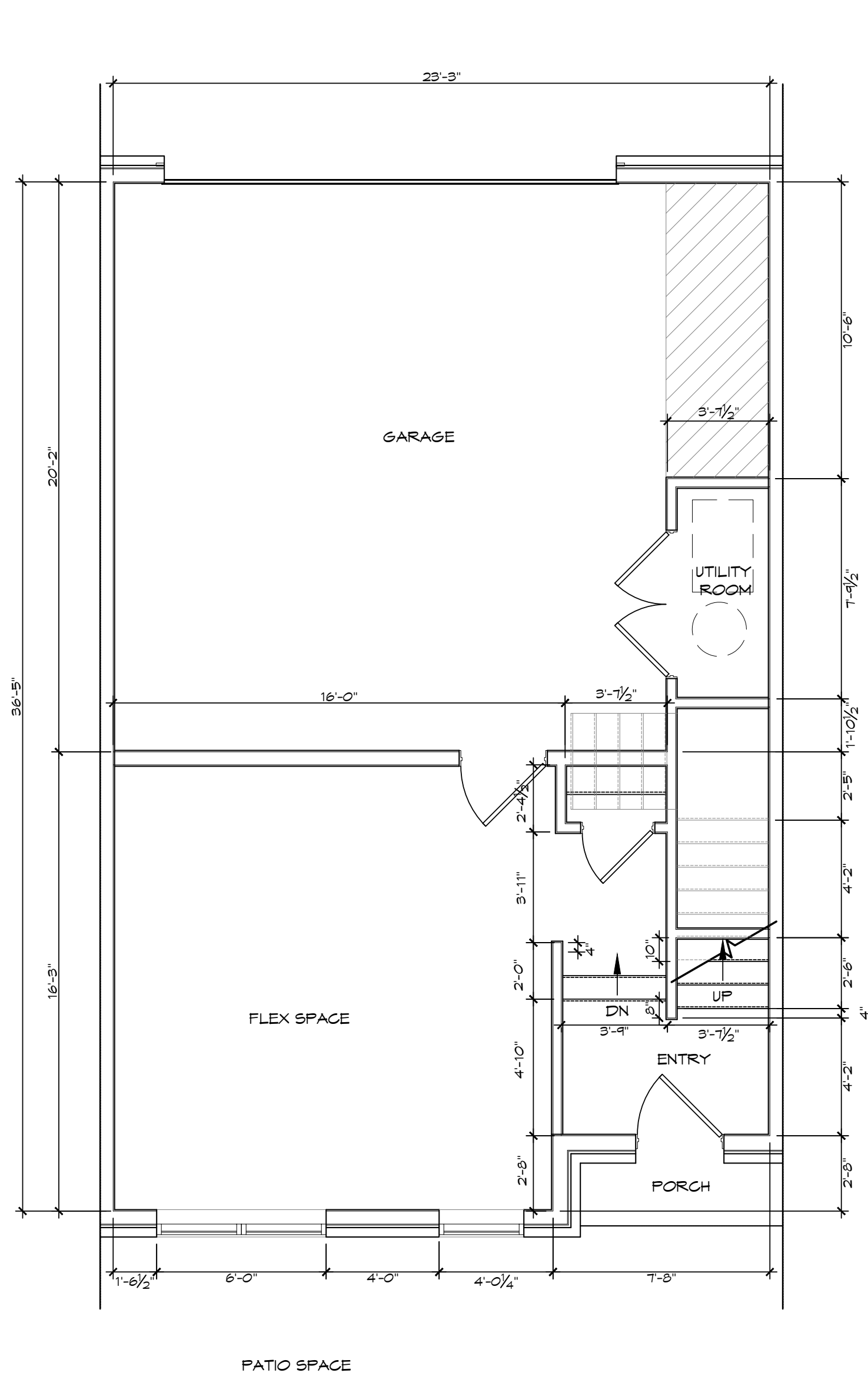


02 | CHATHAM PLAN EXTERIOR TYPE B
SECOND FLOOR PLAN (903 SF) + 50 SF BALCONY
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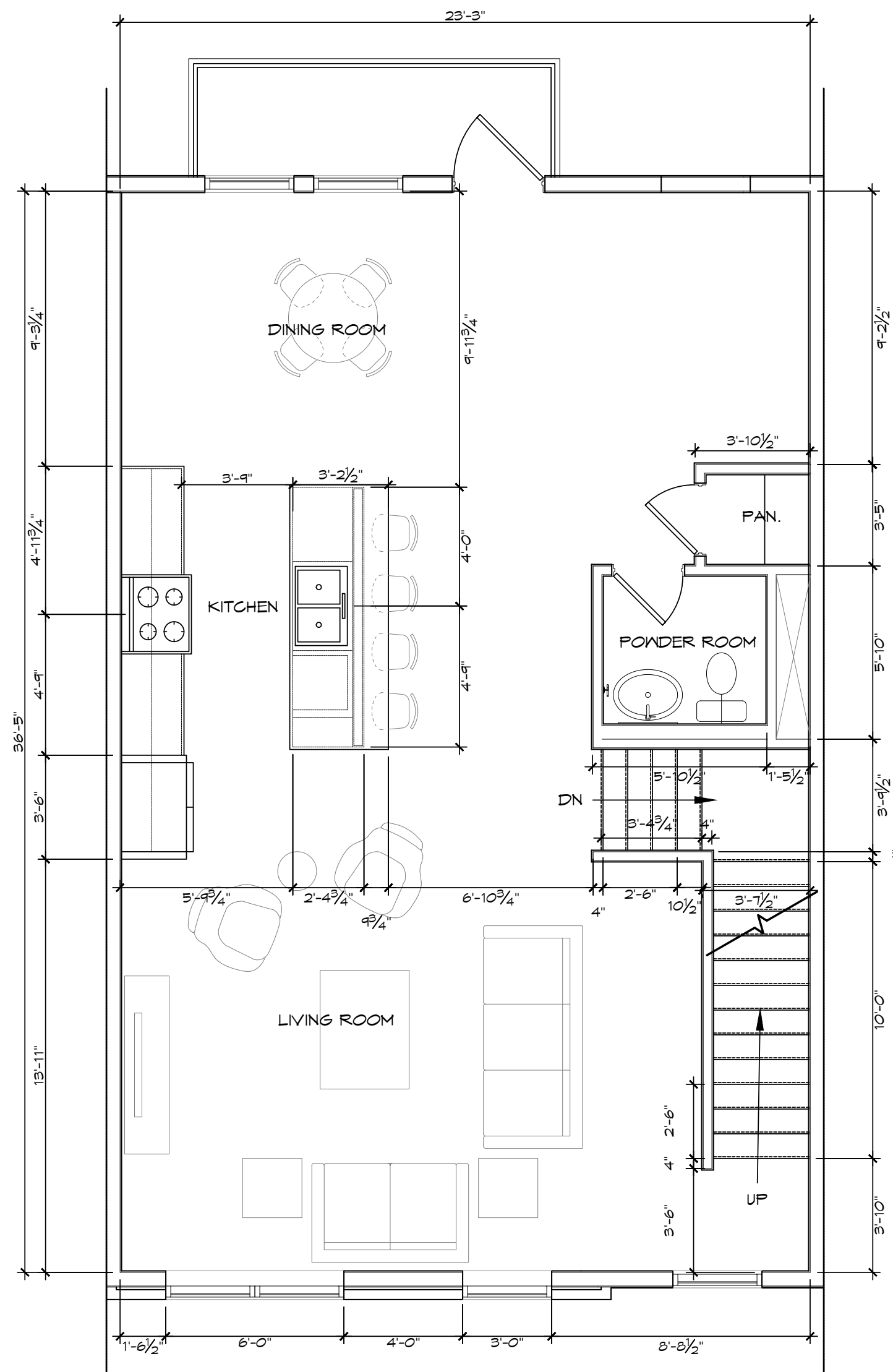


03 | CHATHAM PLAN EXTERIOR TYPE B
THIRD FLOOR PLAN (903 SF)
SCALE: 1/4" = 1'-0"

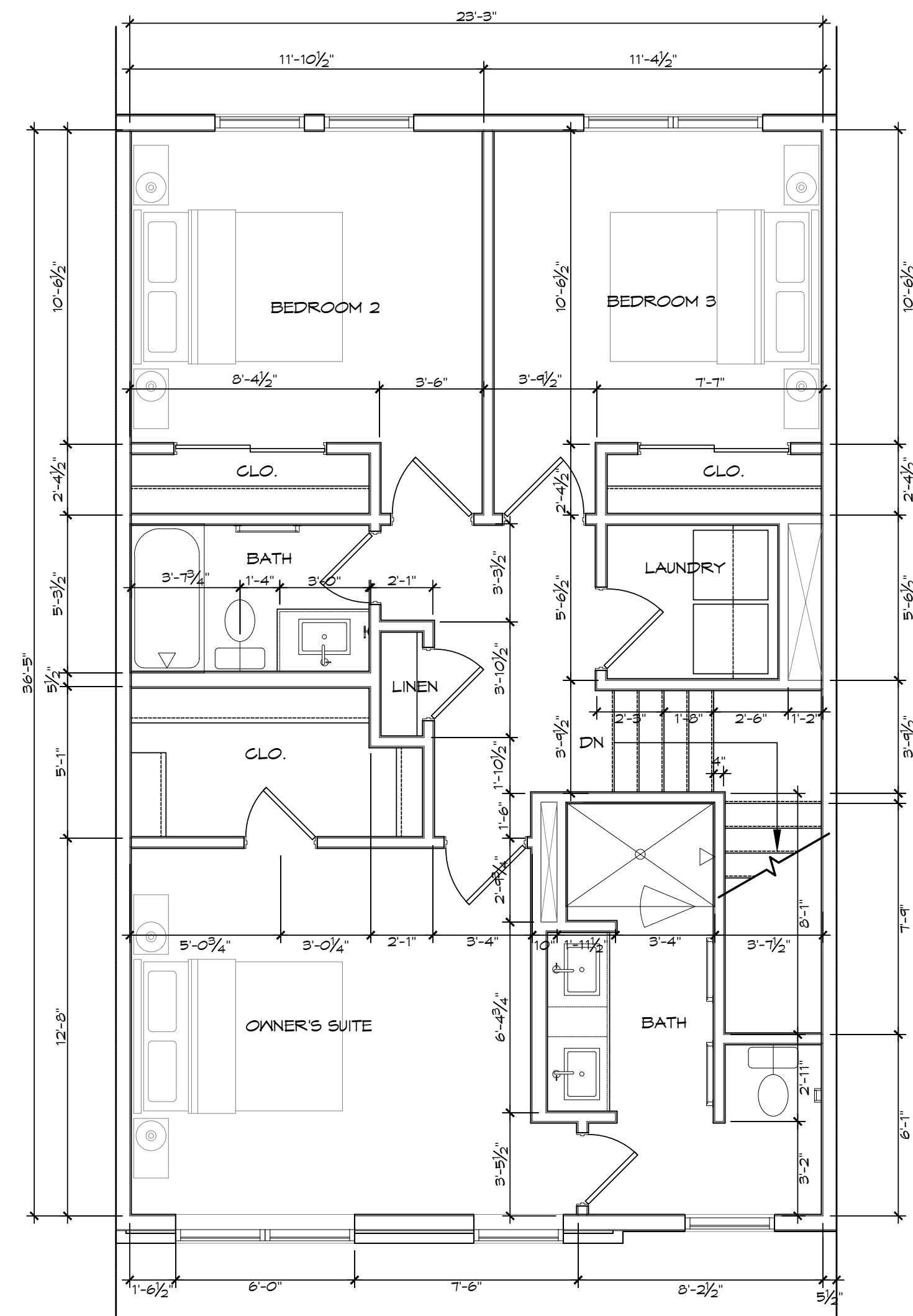
CHATHAM PLAN TOTAL
SQUARE FOOTAGE - 2,190 SF



01 | CHATHAM PLAN EXTERIOR TYPE C
FIRST FLOOR PLAN (384 SF)
SCALE: 1/4" = 1'-0"



02 | CHATHAM PLAN EXTERIOR TYPE C
SECOND FLOOR PLAN (903 SF) + 50 SF BALCONY
SCALE: 1/4" = 1'-0"



03 | CHATHAM PLAN EXTERIOR TYPE C
THIRD FLOOR PLAN (903 SF)
SCALE: 1/4" = 1'-0"

CHATHAM PLAN TOTAL
SQUARE FOOTAGE - 2,190 SF

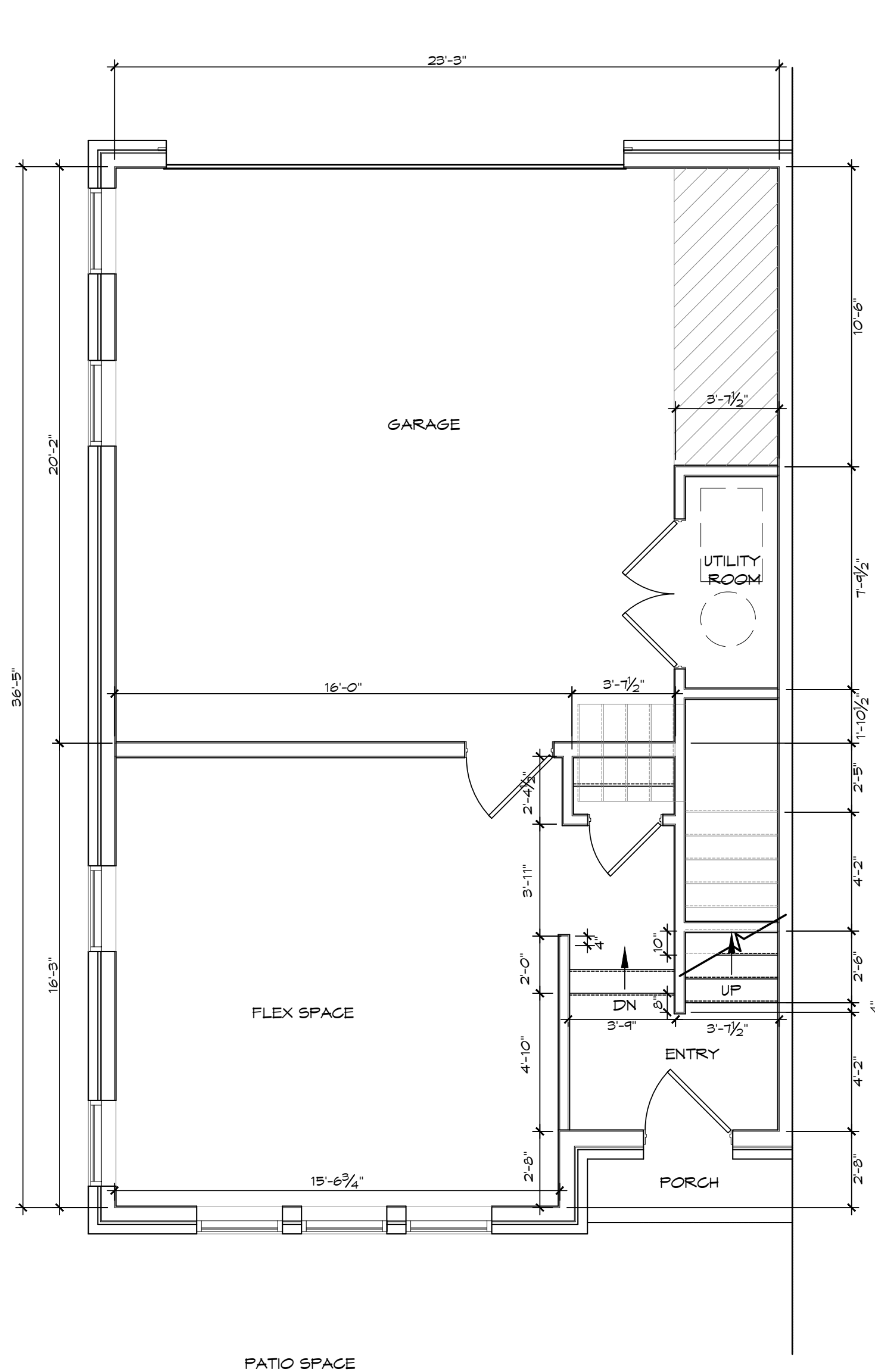
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SCHEMATIC
DESIGN
07.31.2024

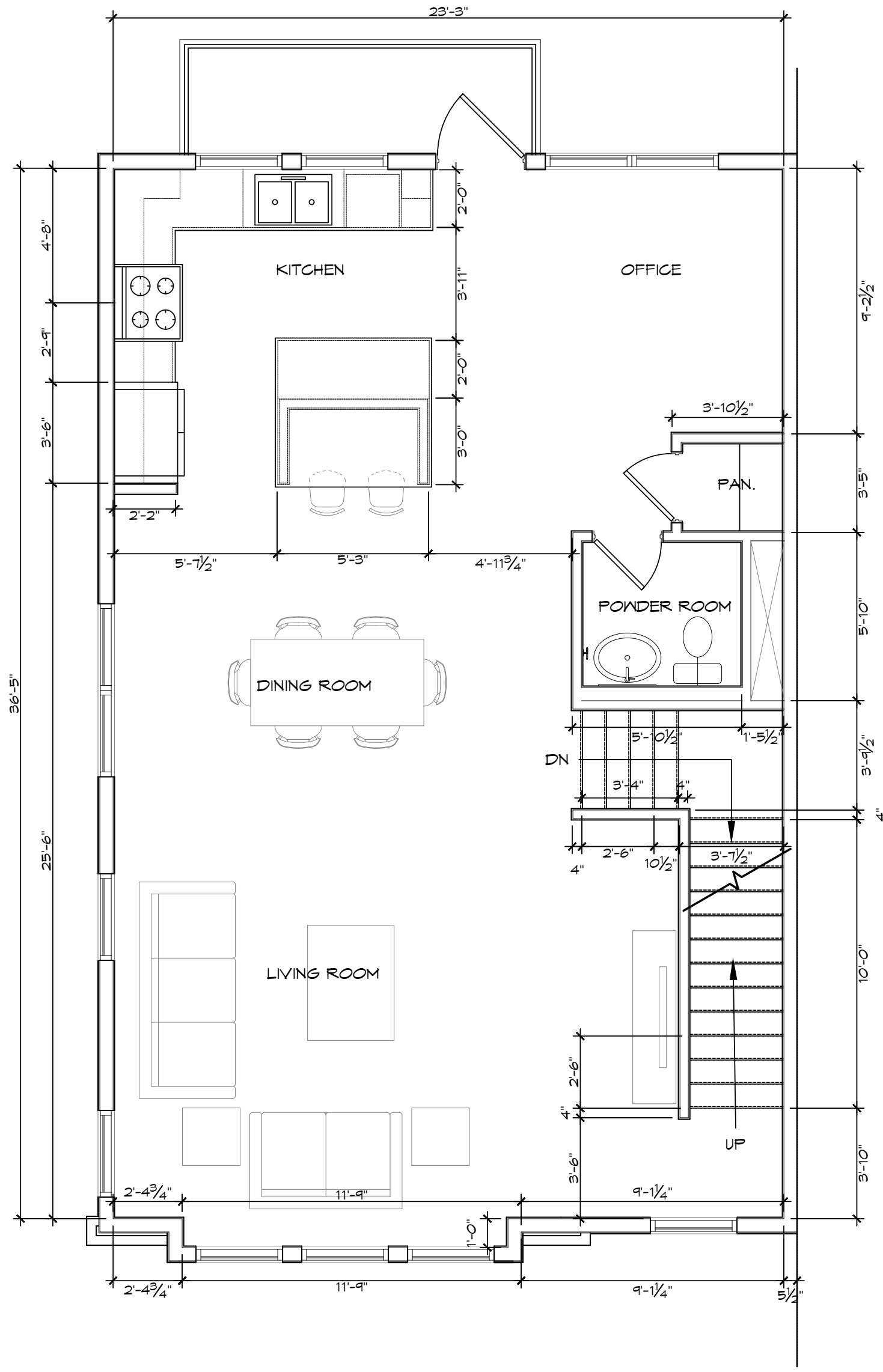
ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

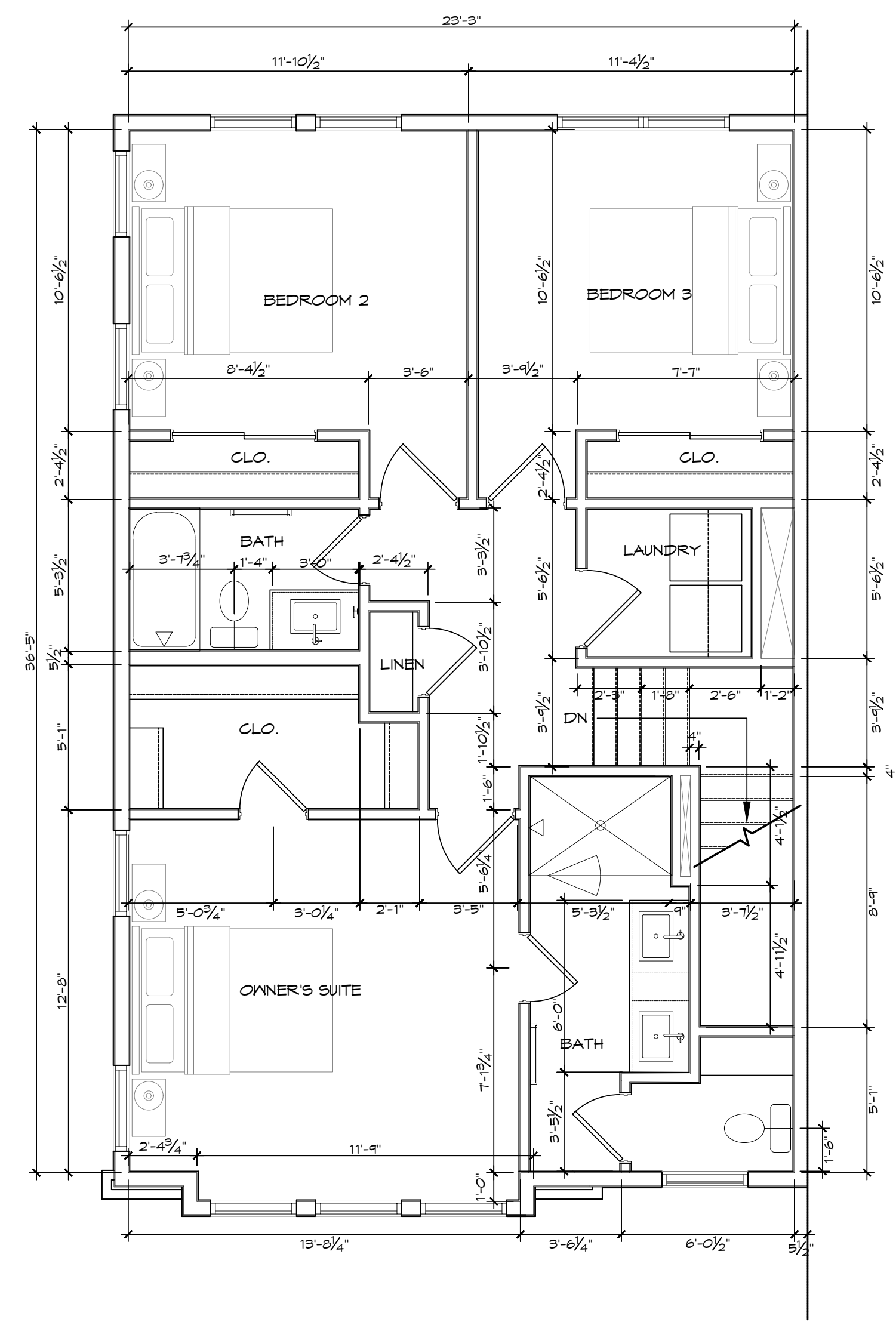
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA



01 | CAPSTONE PLAN
FIRST FLOOR PLAN (391 SF)
SCALE: 1/4" = 1'-0"

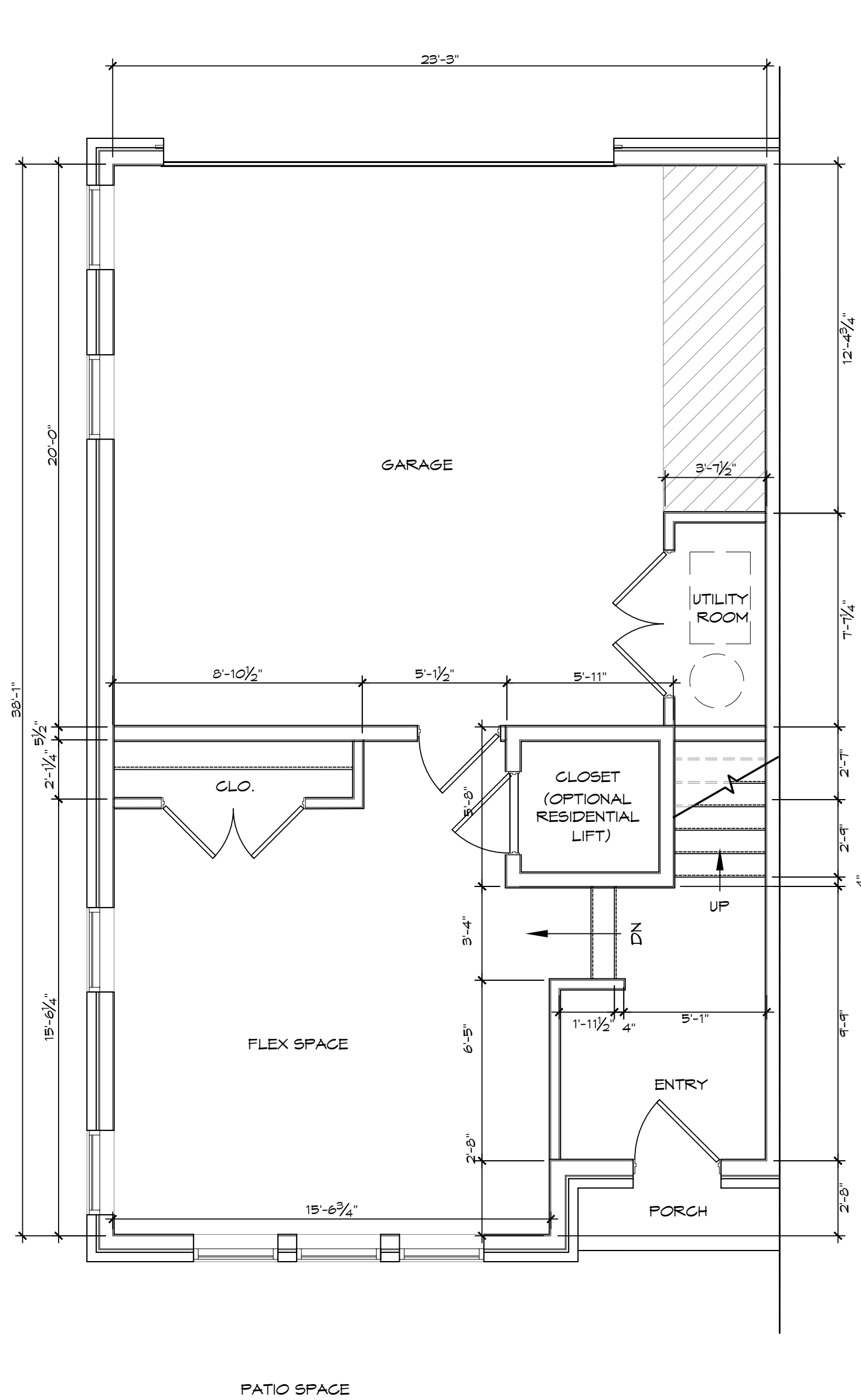


02 | CAPSTONE PLAN
SECOND FLOOR PLAN (917 SF) + 50 SF BALCONY
SCALE: 1/4" = 1'-0"

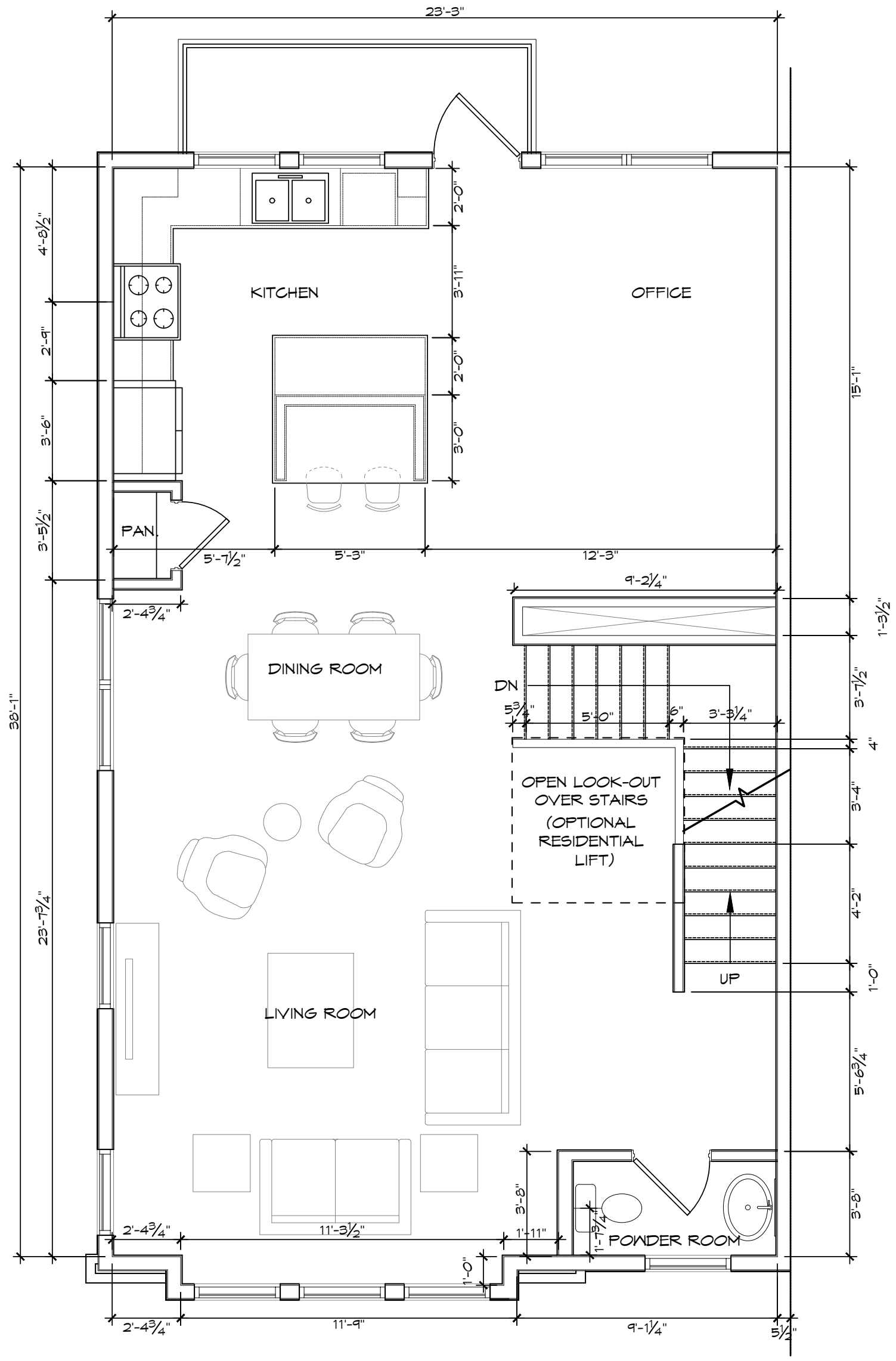


03 | CAPSTONE PLAN
THIRD FLOOR PLAN (917 SF)
SCALE: 1/4" = 1'-0"

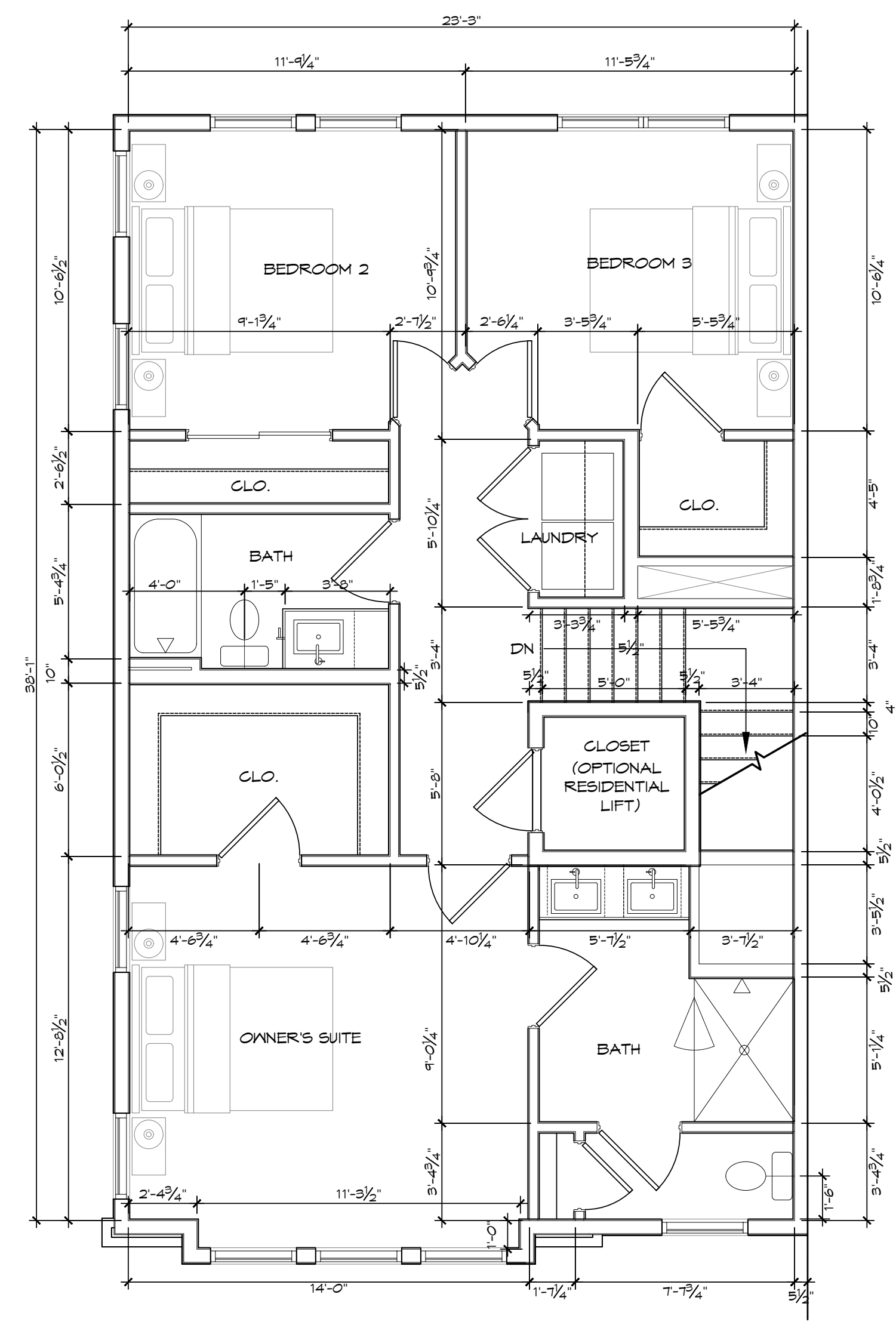
CAPSTONE PLAN TOTAL
SQUARE FOOTAGE - 2,225 SF



01 | NICKEL PLAN
FIRST FLOOR PLAN (429 SF)
SCALE: 1/4" = 1'-0"

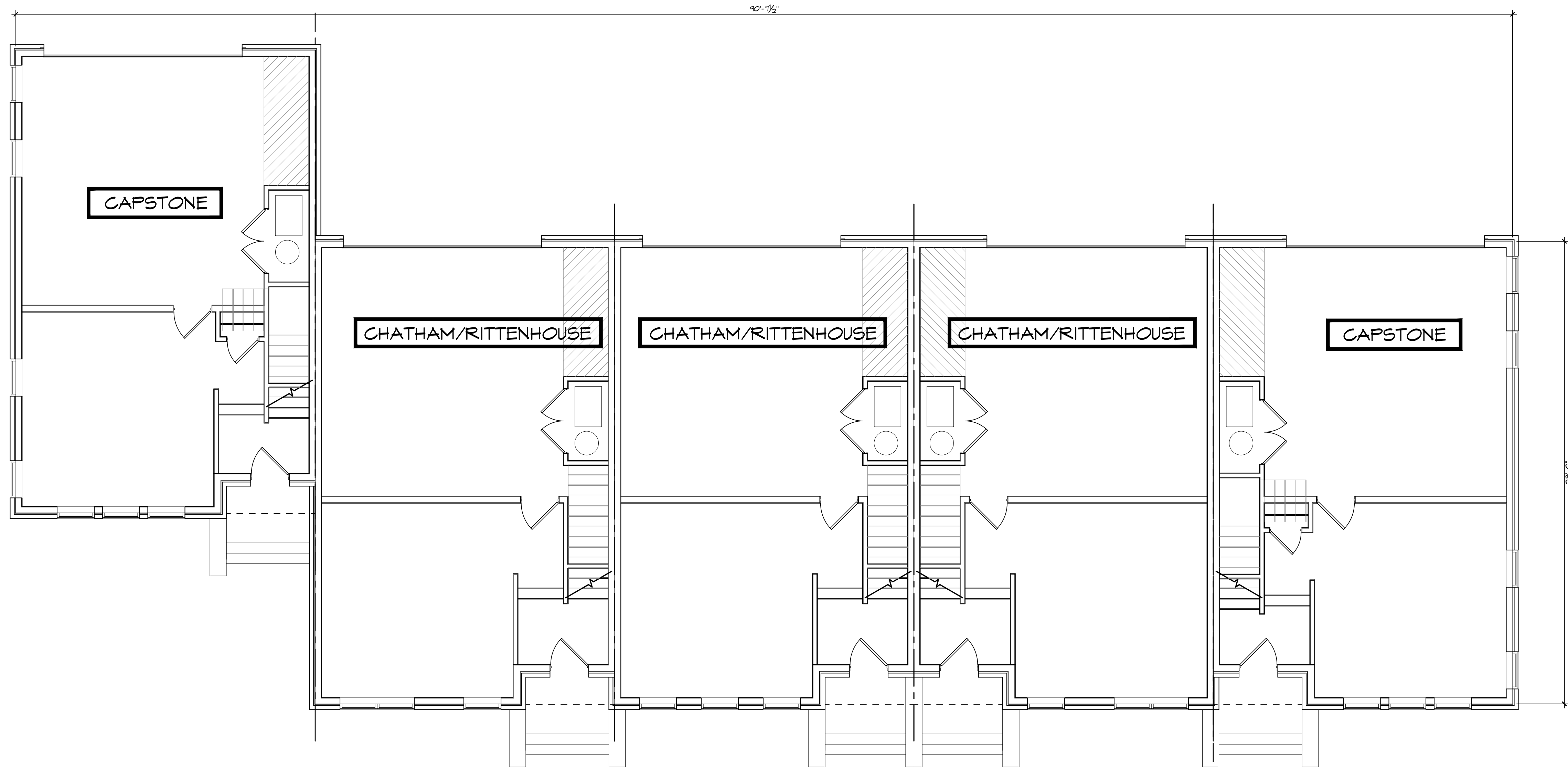


02 | NICKEL PLAN
SECOND FLOOR PLAN (957 SF) + 50 SF BALCONY
SCALE: 1/4" = 1'-0"



03 | NICKEL PLAN
THIRD FLOOR PLAN (957 SF)
SCALE: 1/4" = 1'-0"

NICKEL PLAN TOTAL
SQUARE FOOTAGE - 2,343 SF



01 | BUILDING 1
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 1 PLAN TOTAL
SQUARE FOOTAGE - 11,020 SF

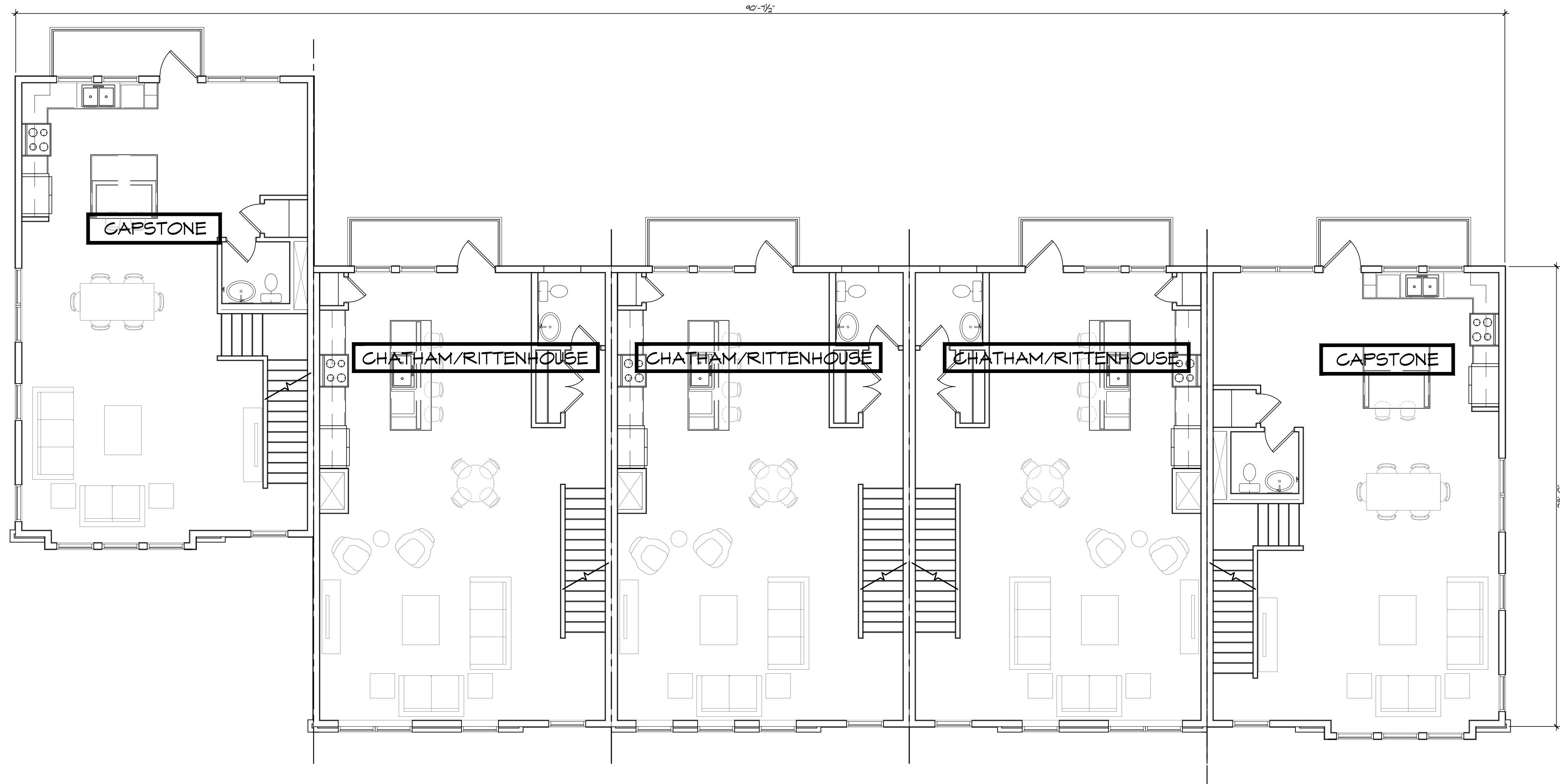
A5.1a

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

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01 | BUILDING 1
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 1 PLAN TOTAL
SQUARE FOOTAGE - 11,020 SF

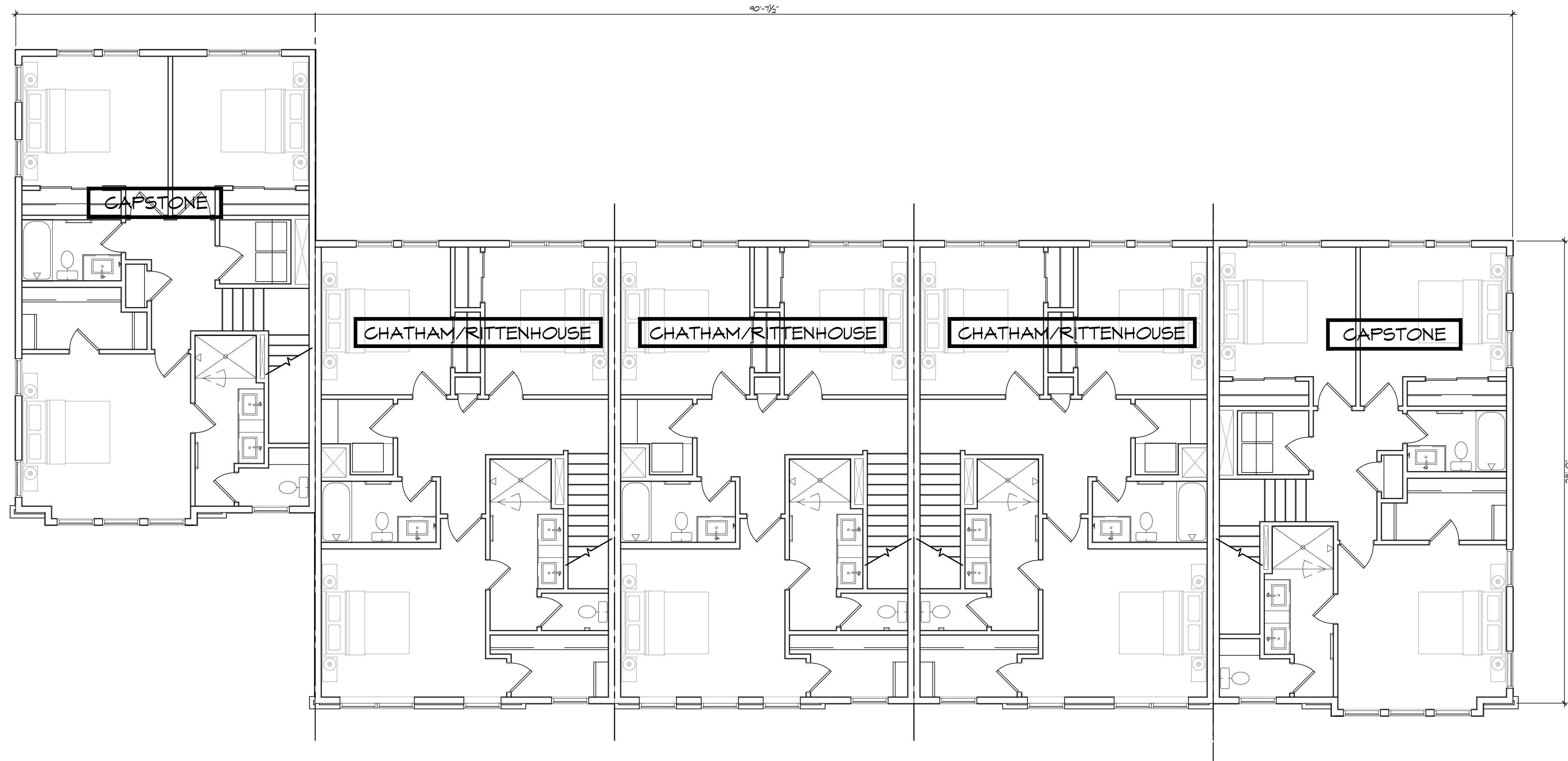
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST.**

STUDIO **M**
ARCHITECTURE & PLANNING

A5.1b



01 | BUILDING 1
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 1 PLAN TOTAL
SQUARE FOOTAGE - 11,020 SF

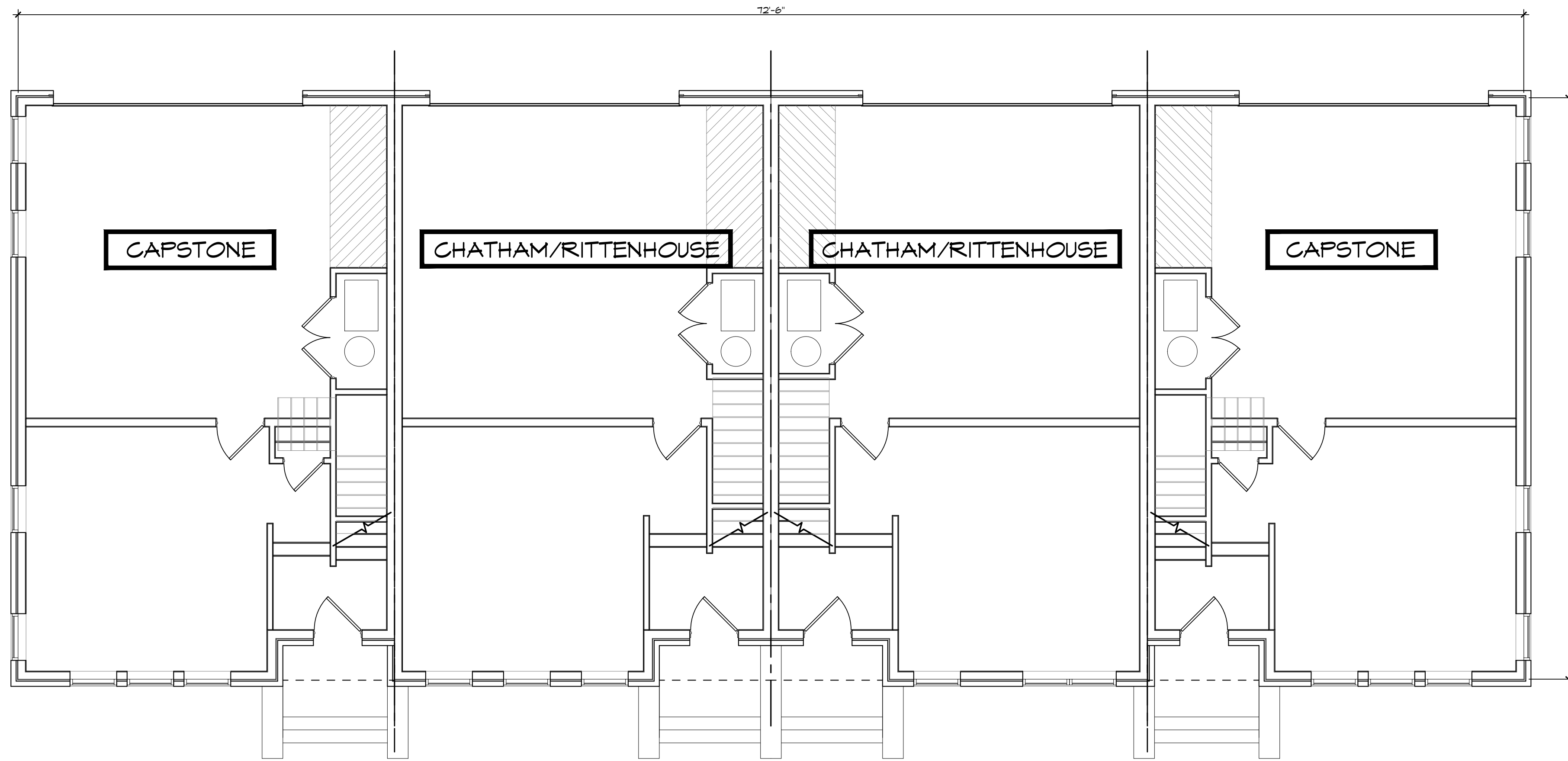
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST.**

STUDIO **M**
ARCHITECTURE & PLANNING

A5.1c



01 | BUILDING 2
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 2 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF

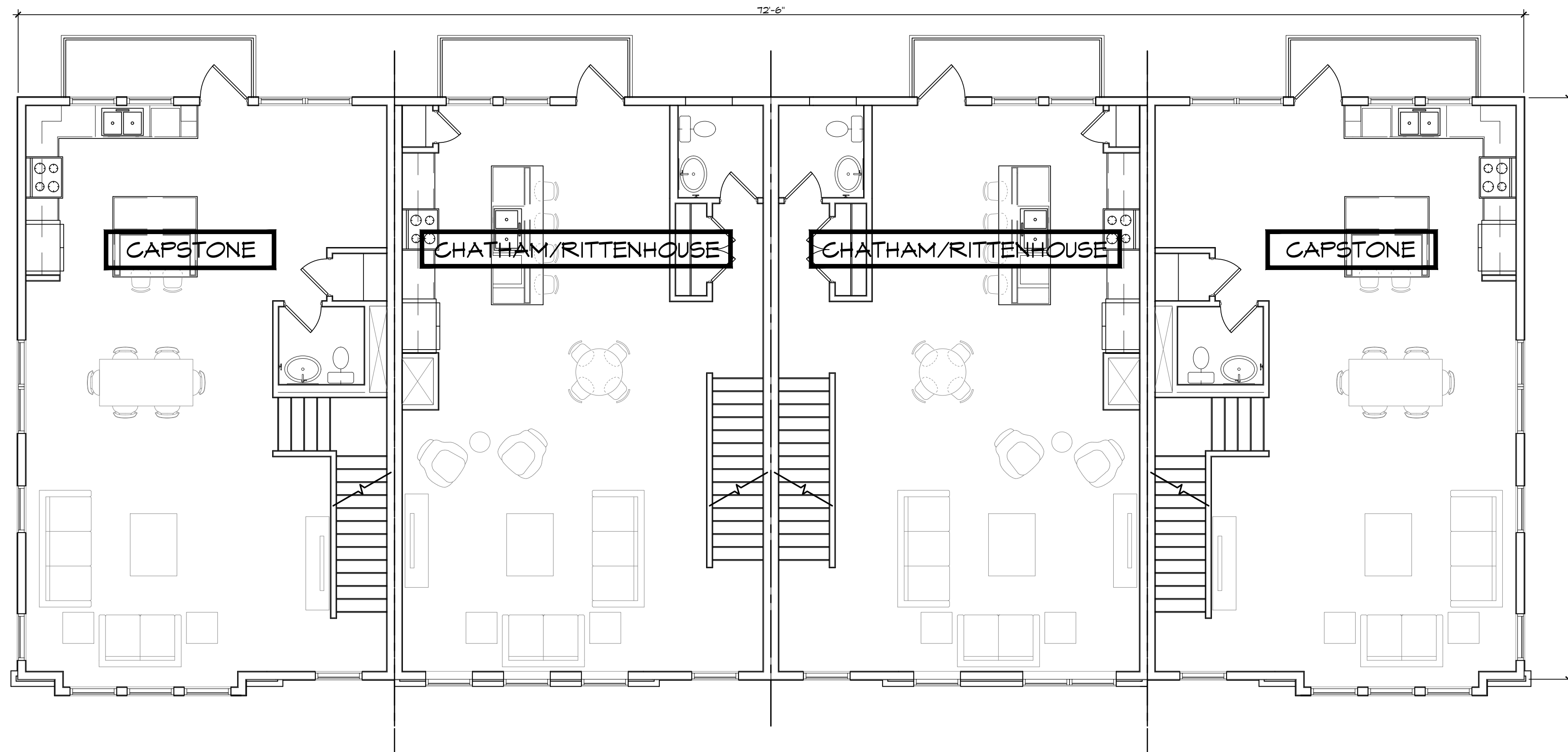
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

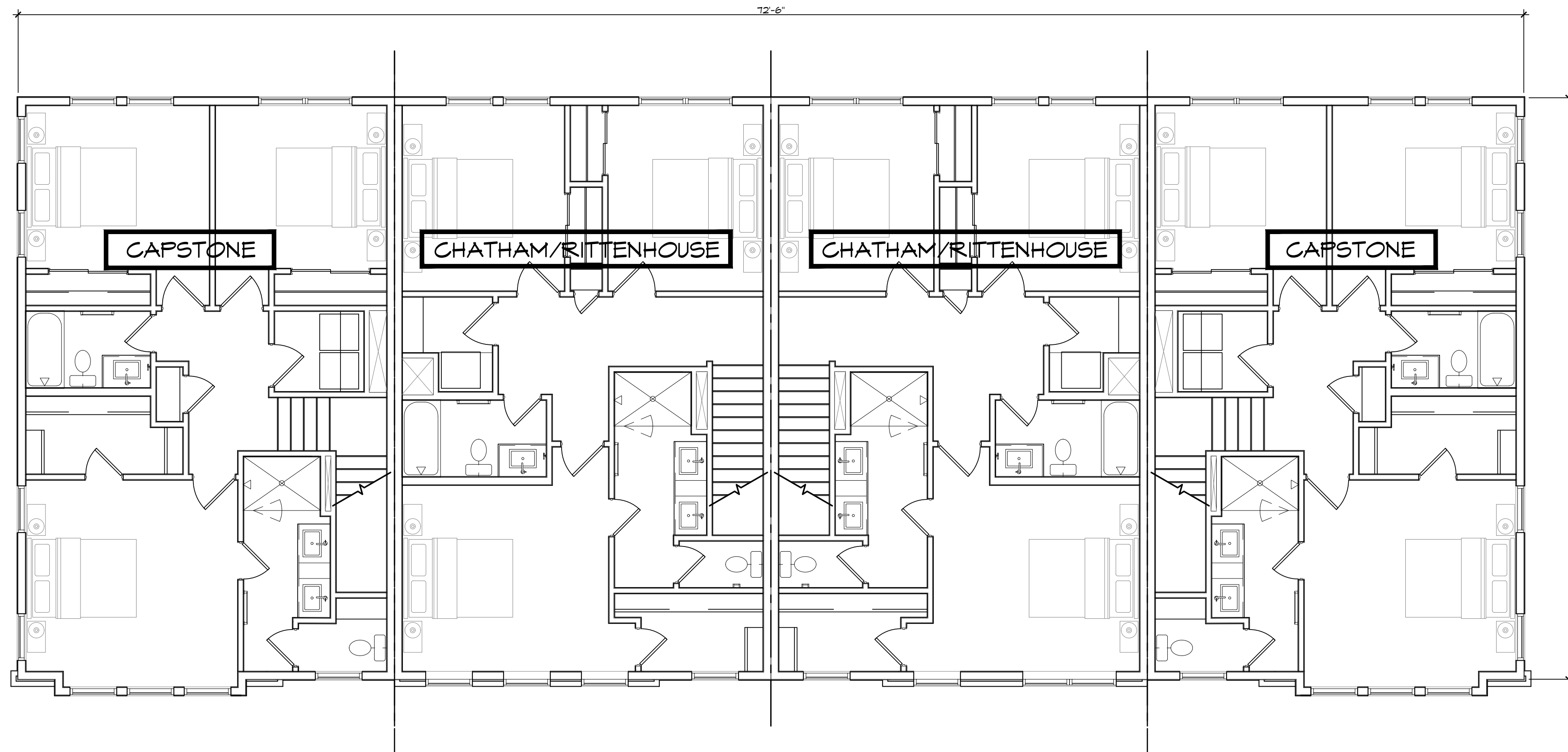
A5.2a



01 | BUILDING 2
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



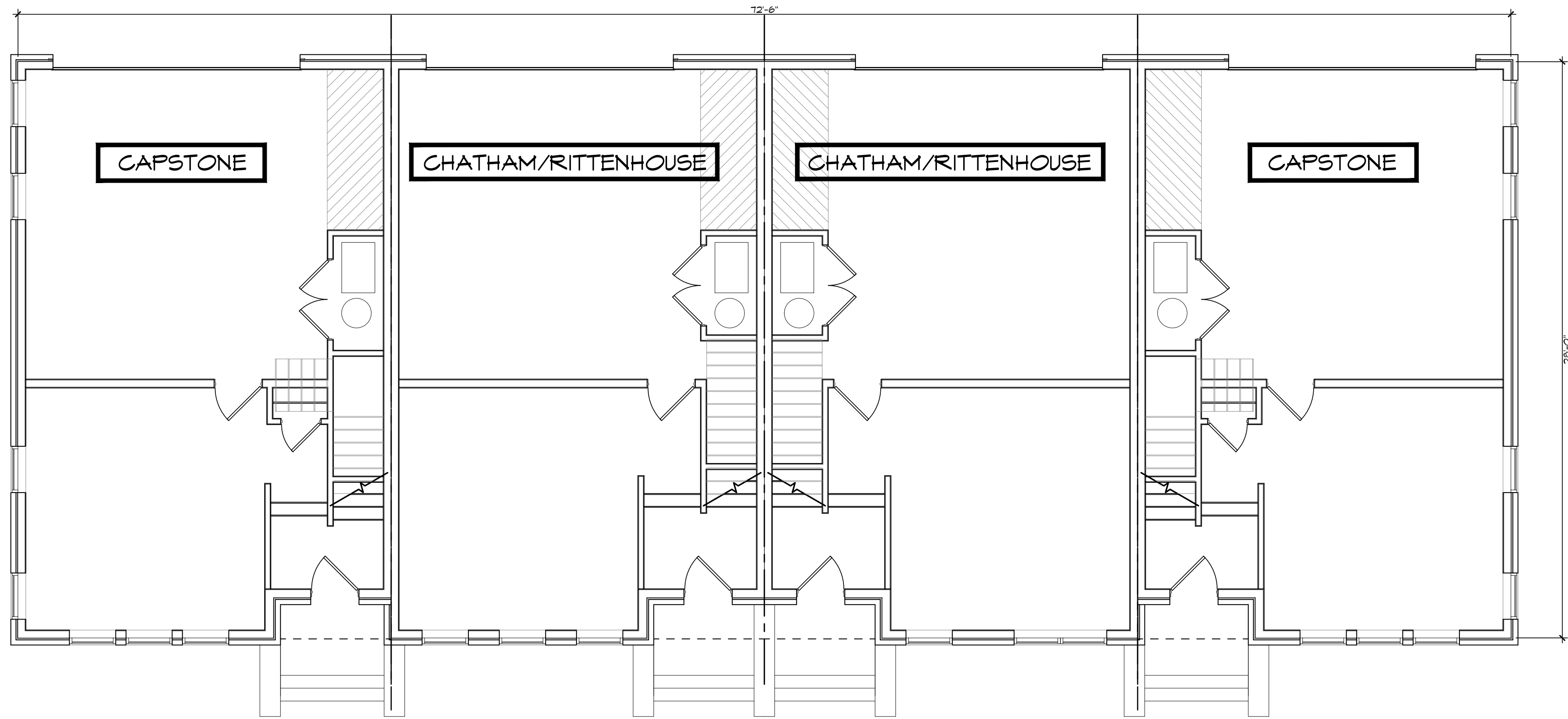
BUILDING 2 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF



01 | BUILDING 2
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 2 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF



01 | BUILDING 3
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 3 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF

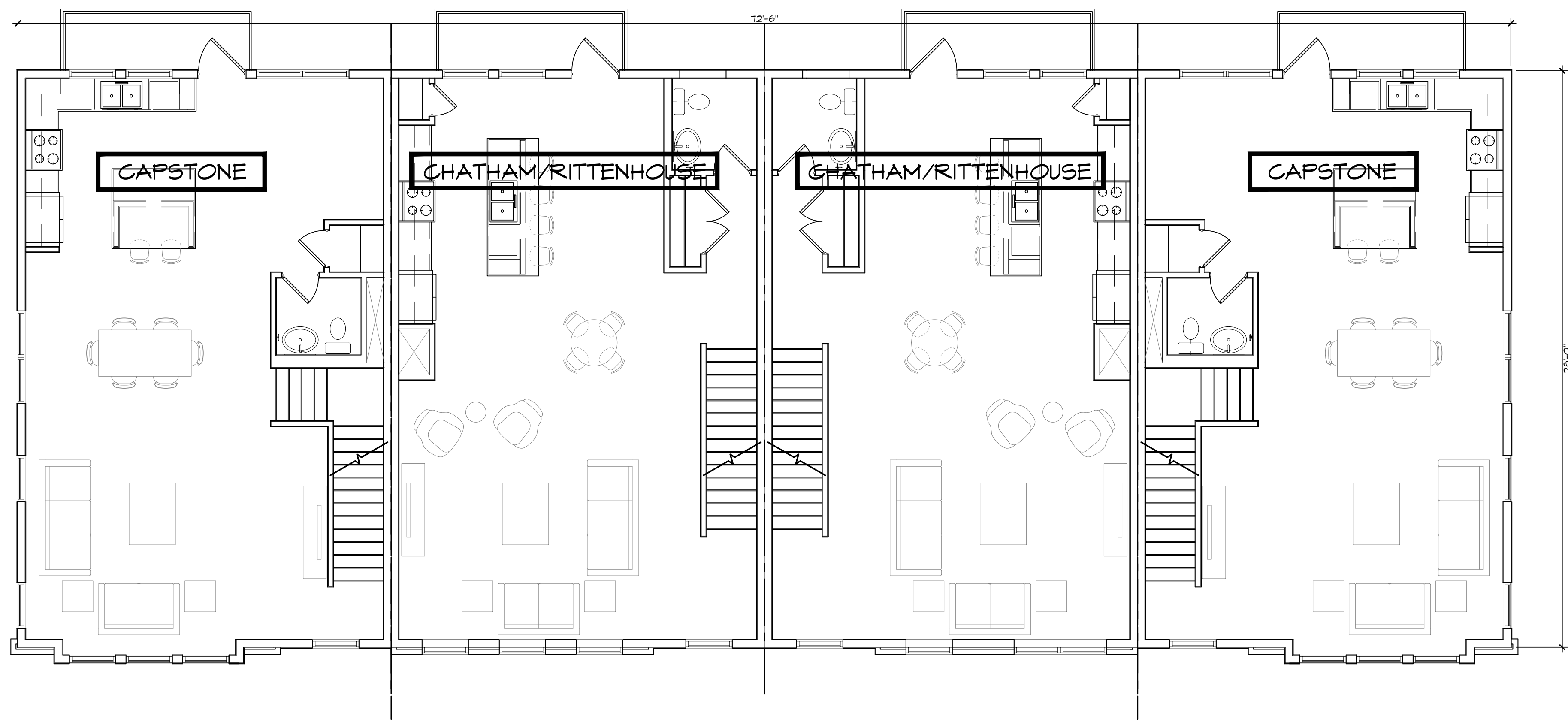
A5.3a

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

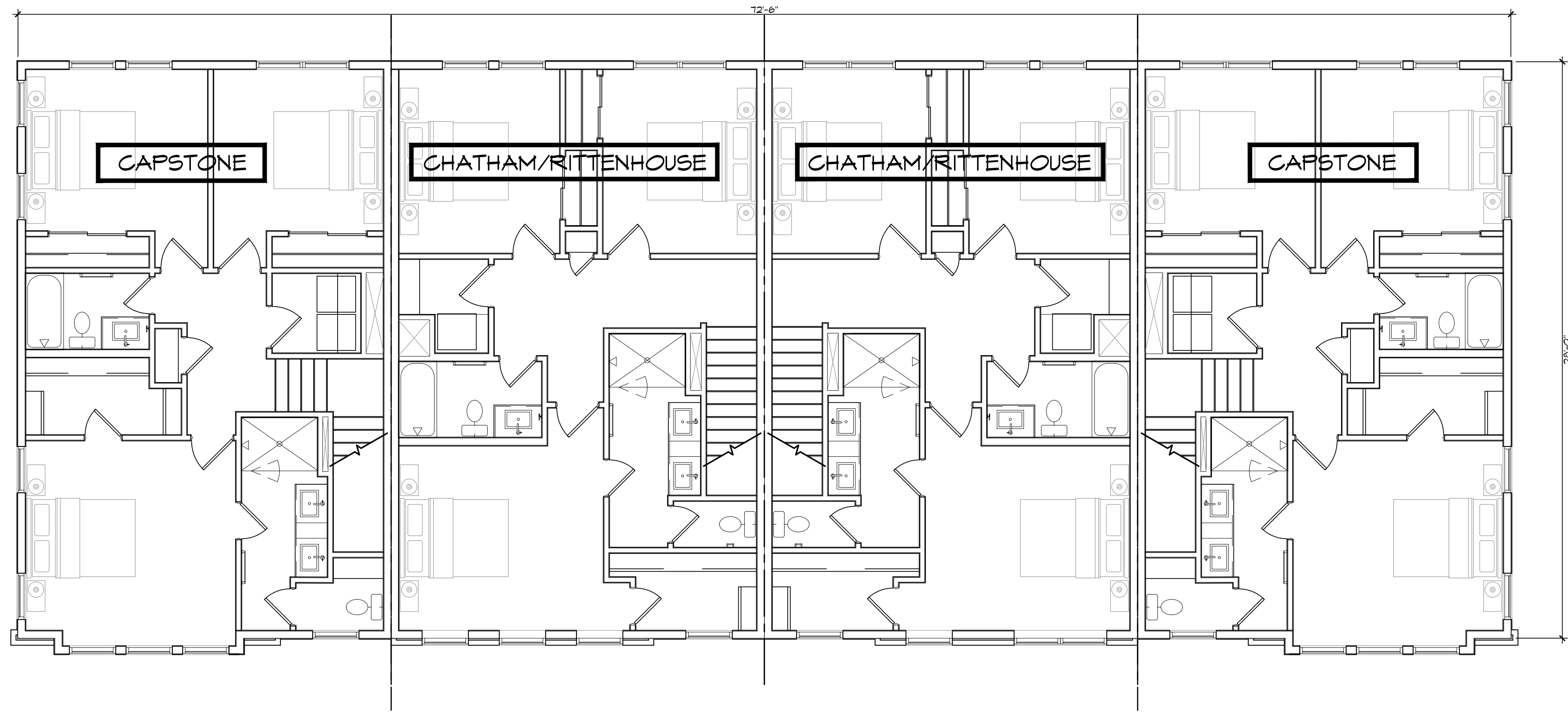
ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING



01 | BUILDING 3
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" 

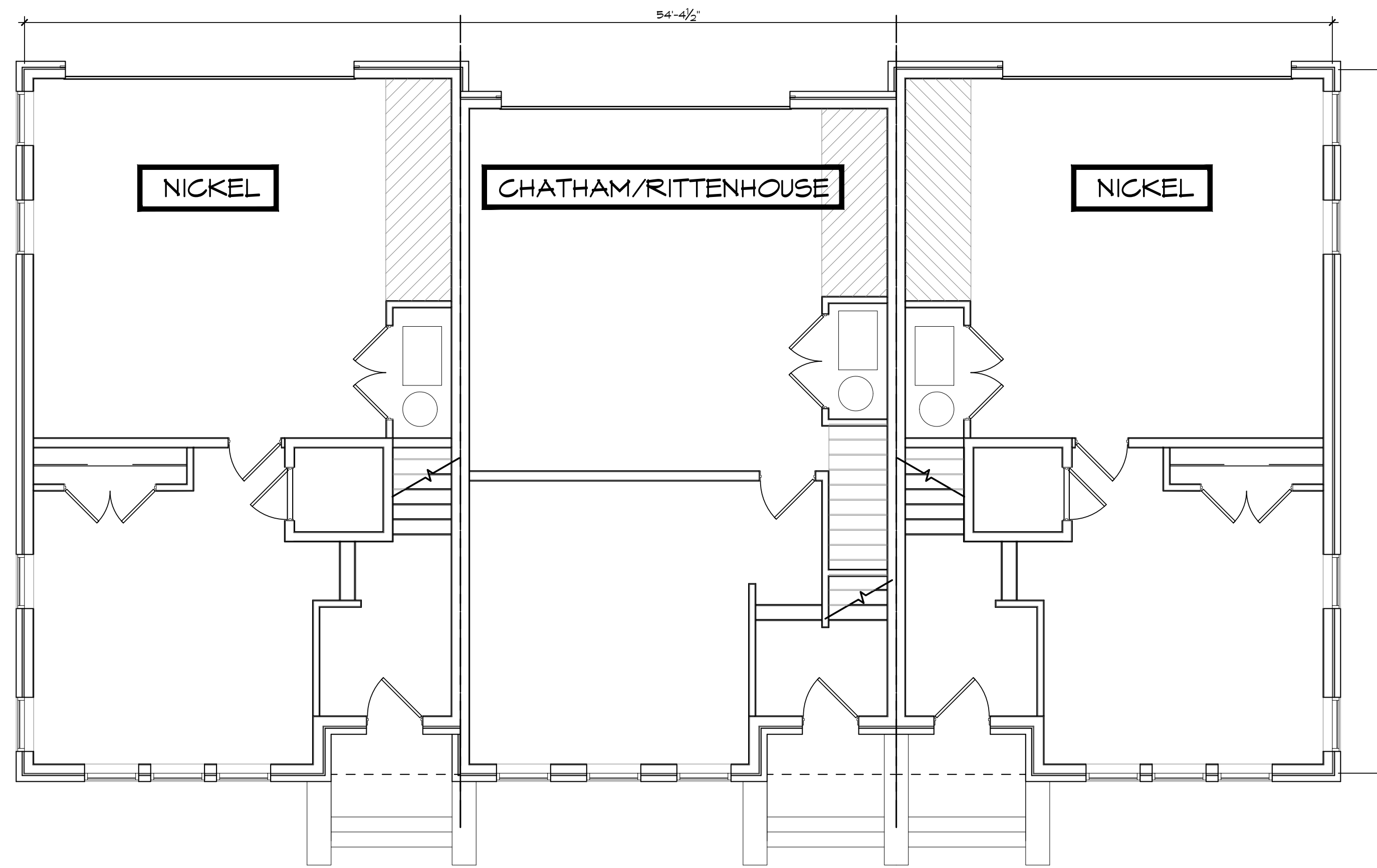
BUILDING 3 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF



01 | BUILDING 3
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 3 PLAN TOTAL
SQUARE FOOTAGE - 8,830 SF



01 | BUILDING 4
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 4 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

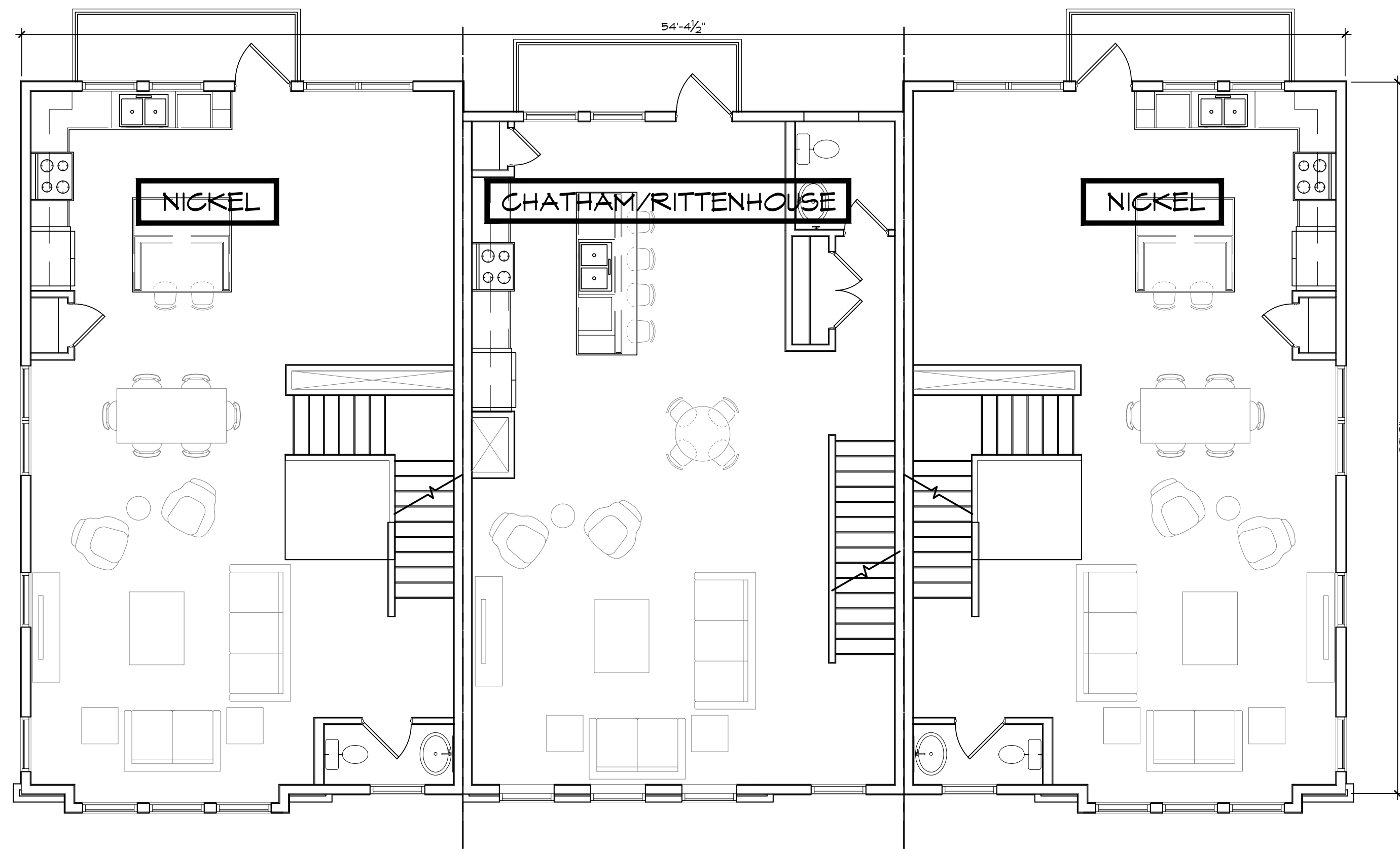
A5.4a

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING



01 | BUILDING 4
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 4 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

A5.4b



01 | BUILDING 4
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 4 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

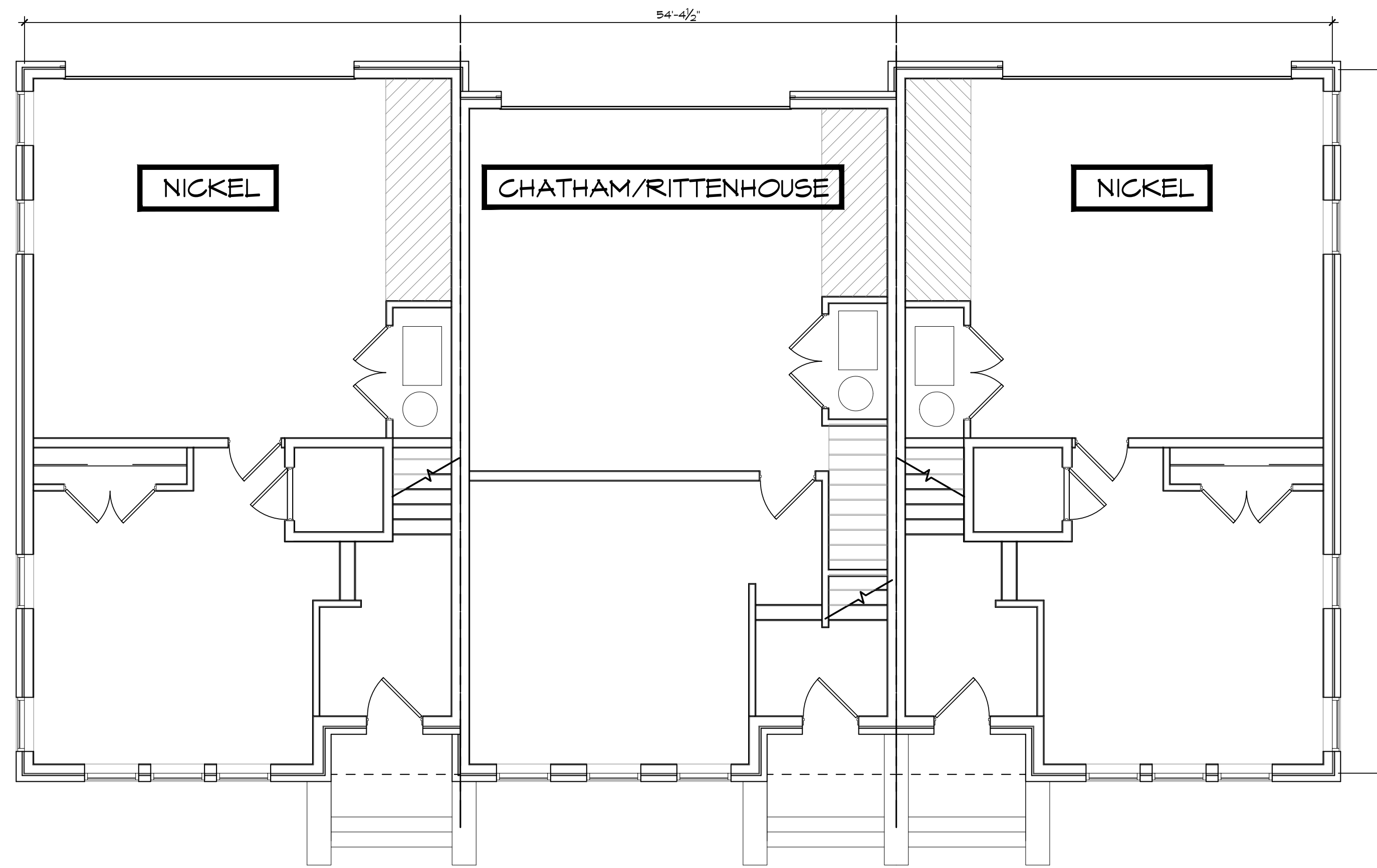
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST**.

STUDIO **M**
ARCHITECTURE & PLANNING

A5.4c



01 | BUILDING 5
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 5 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

A5.5a

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING



01 | BUILDING 5
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 5 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

A5.5b



01 | BUILDING 5
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 5 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

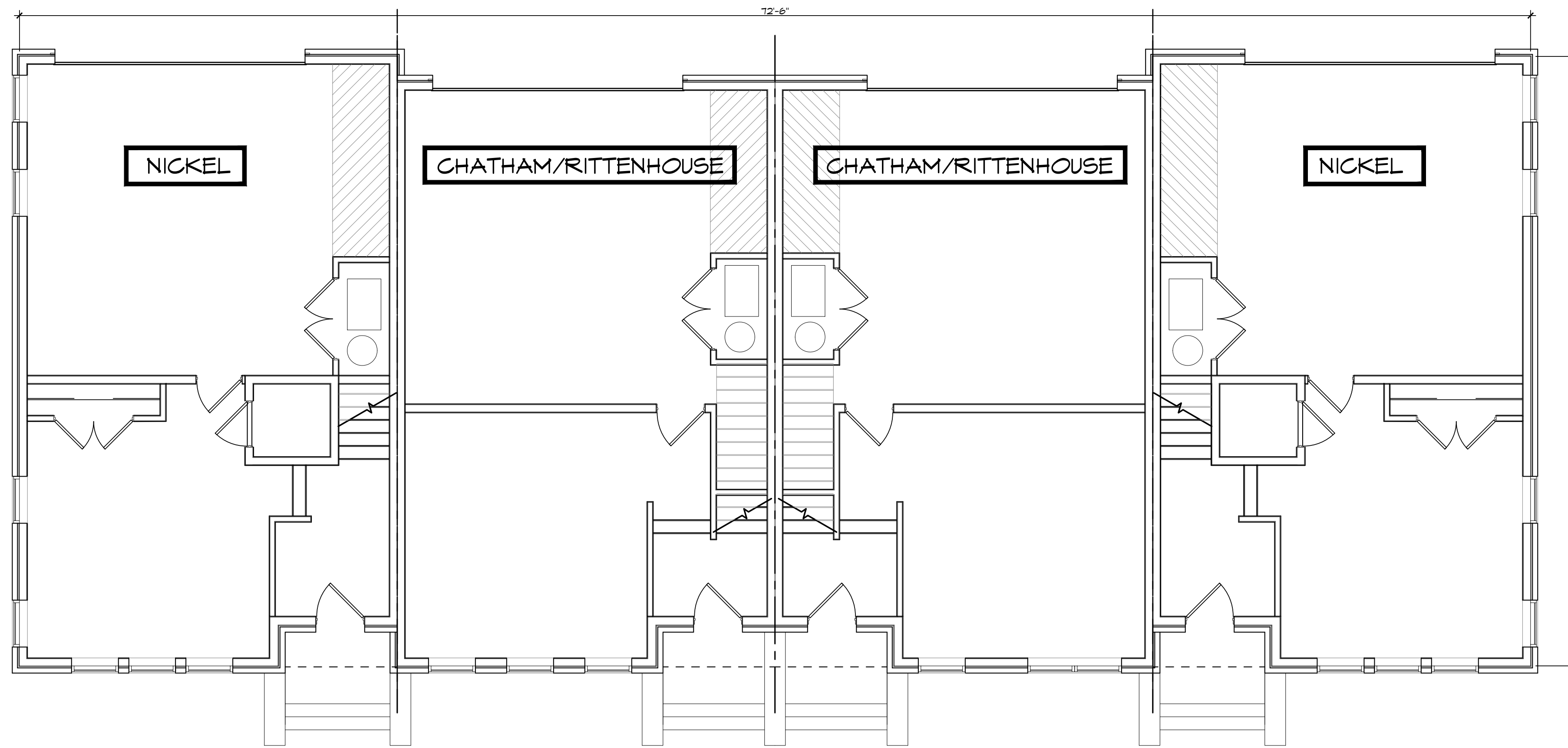
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

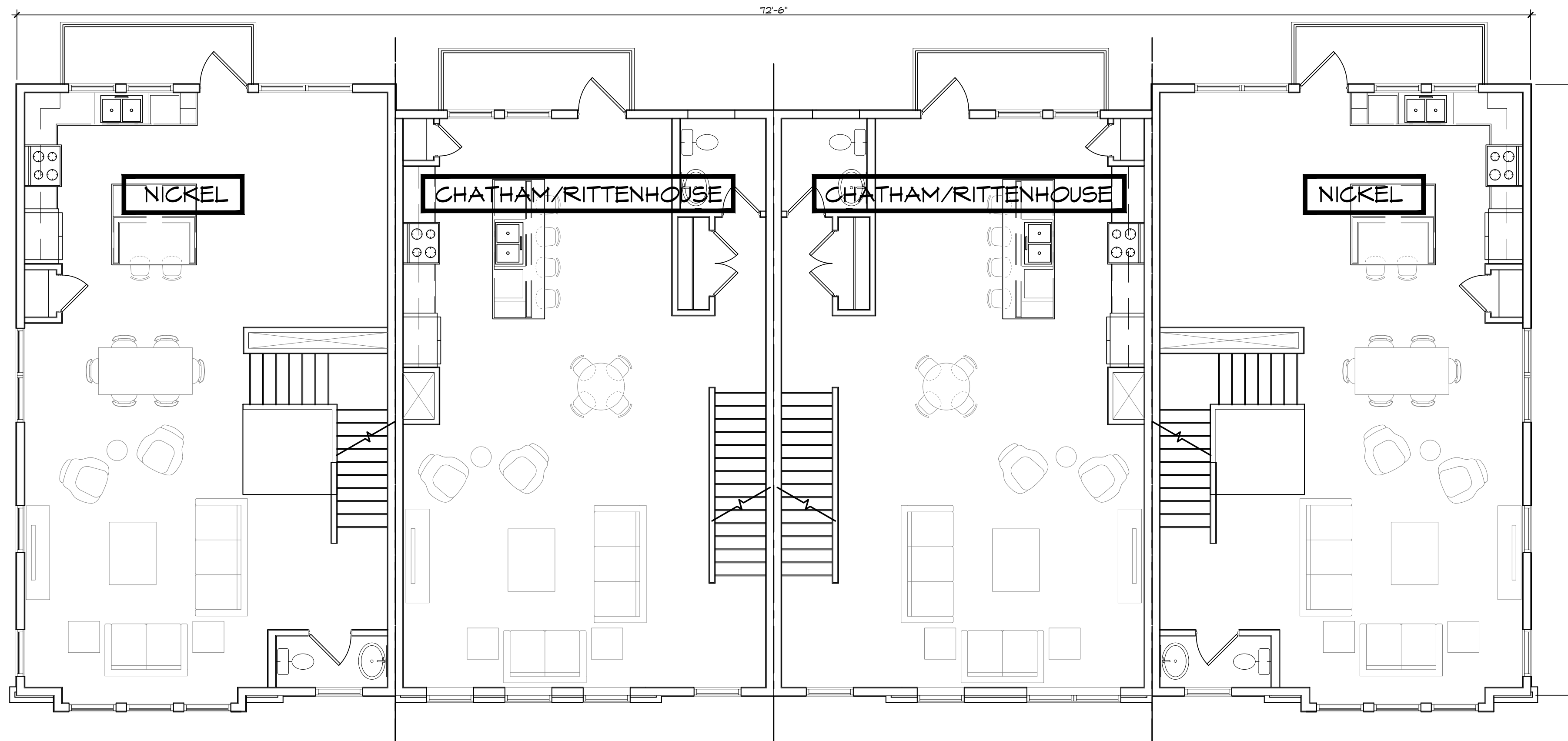
A5.5c



01 | BUILDING 6
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 6 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF



01 | BUILDING 6
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

BUILDING 6 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF

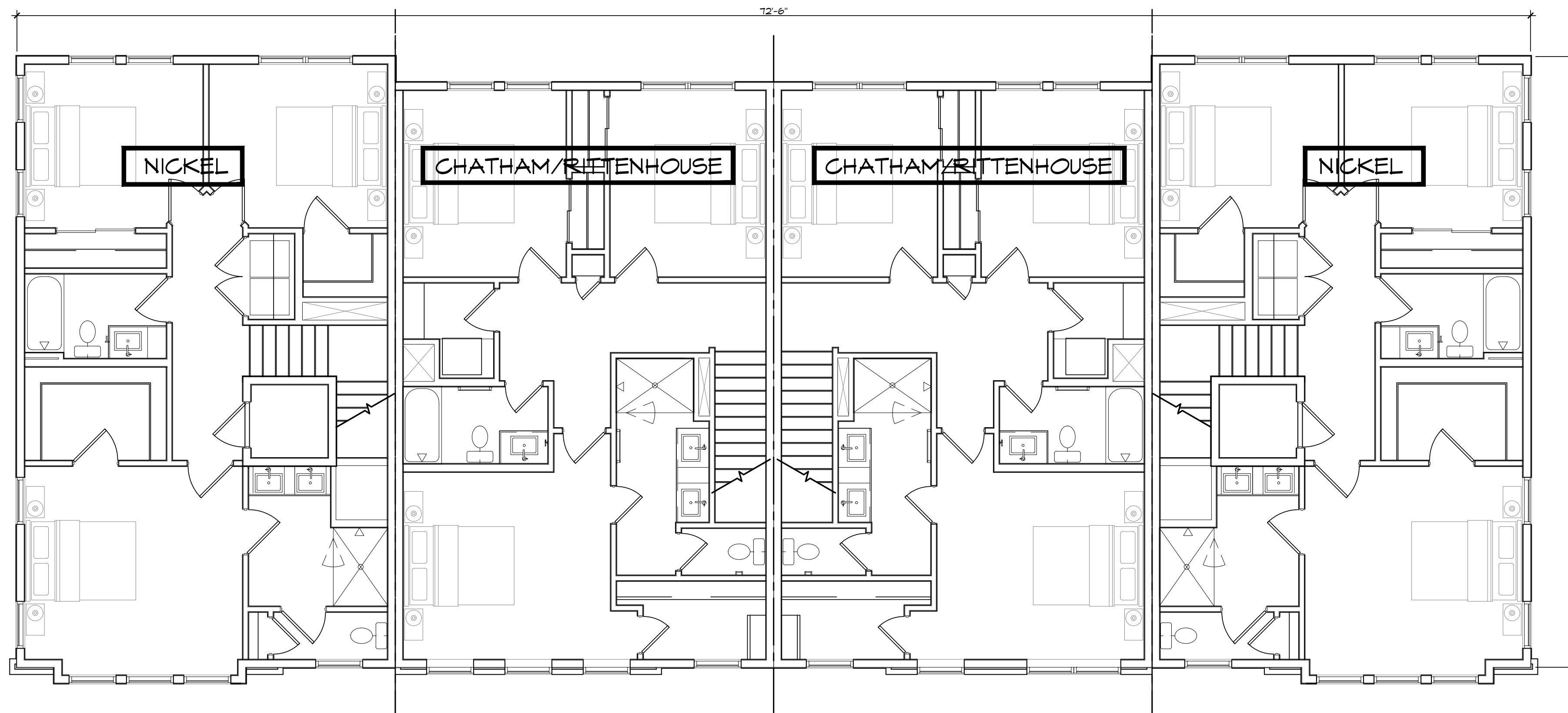
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST**.

STUDIO **M**
ARCHITECTURE & PLANNING

A5.6b



01 | BUILDING 6
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 6 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF

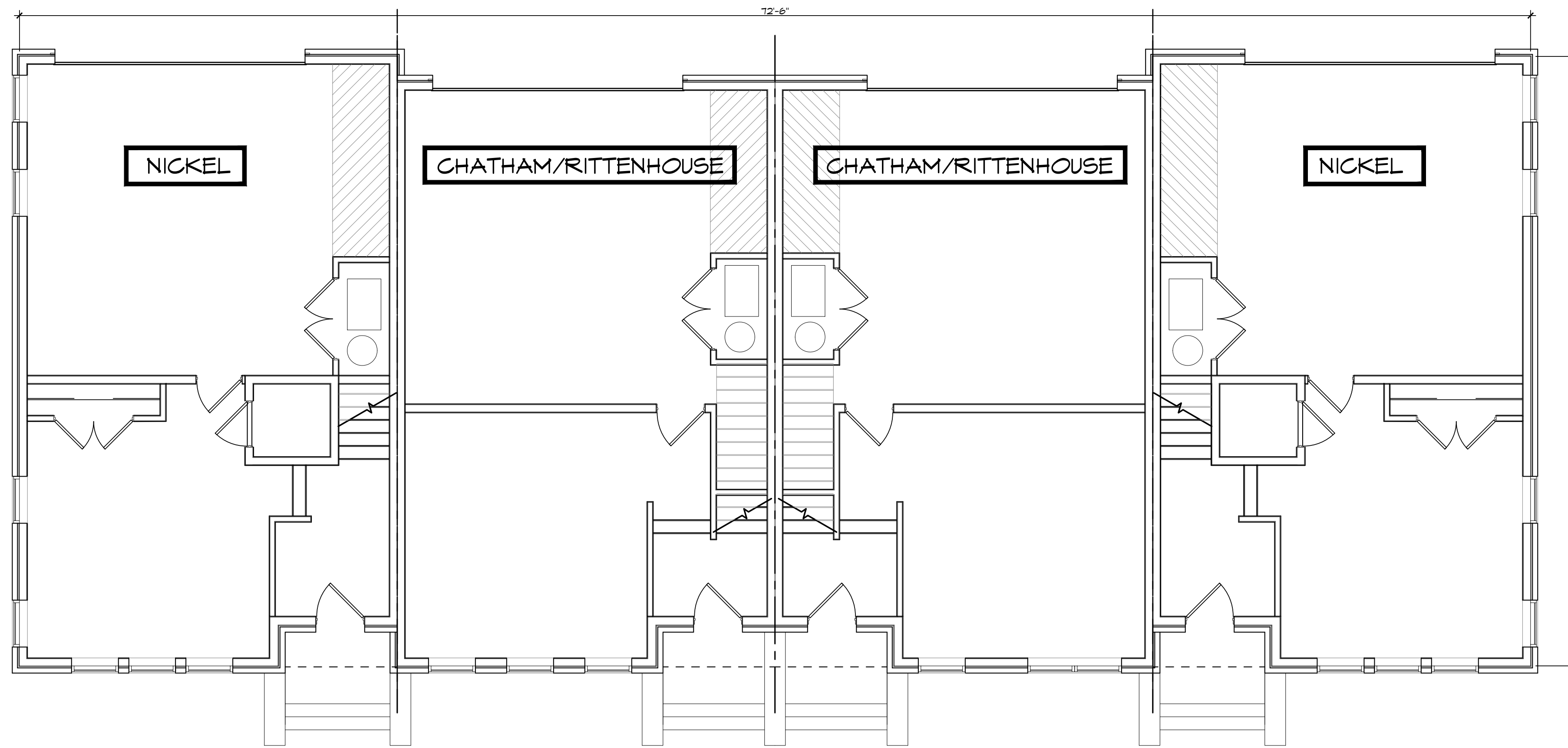
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST**.

STUDIO **M**
ARCHITECTURE & PLANNING

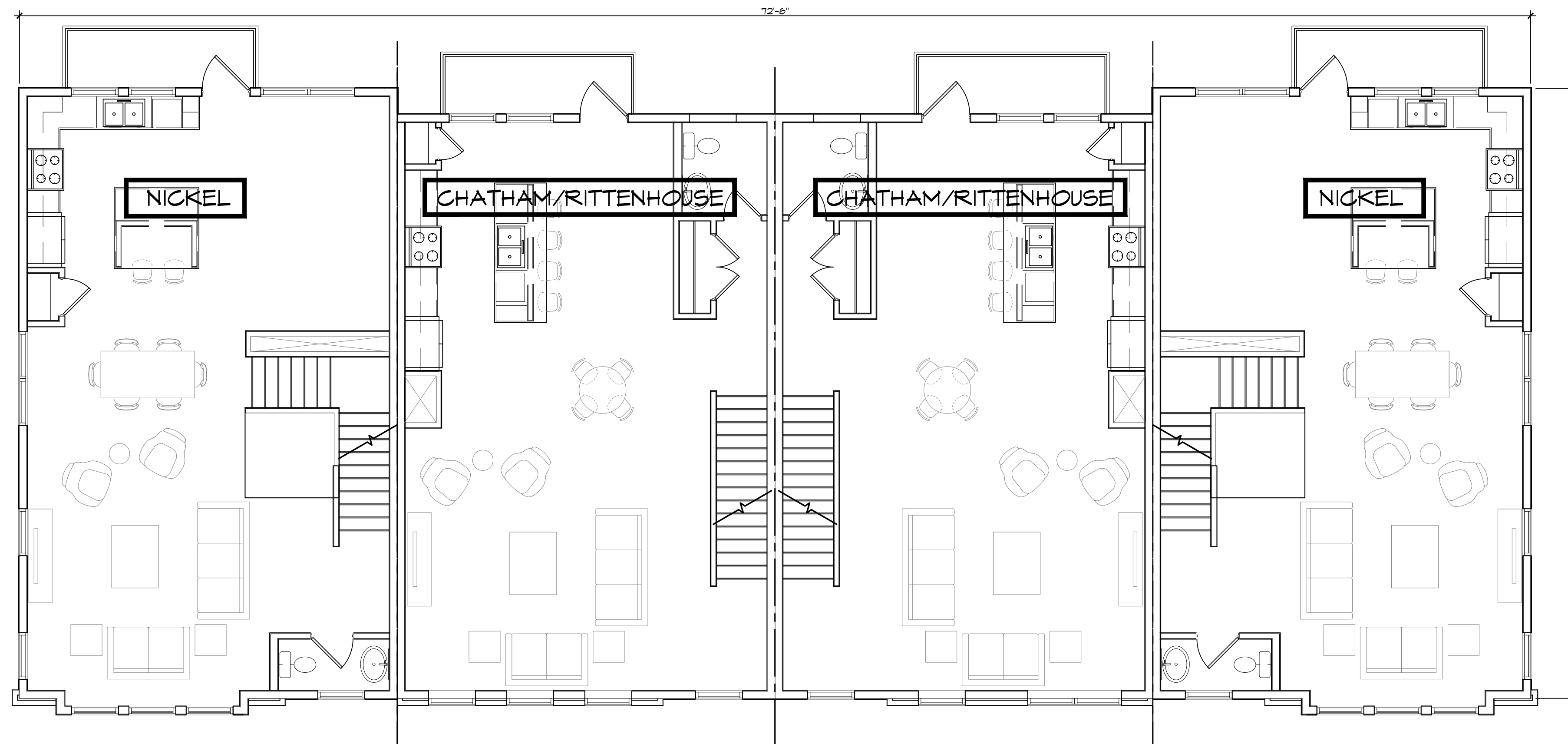
A5.6c



01 | BUILDING 7
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 7 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF



01 | BUILDING 7
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 7 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF

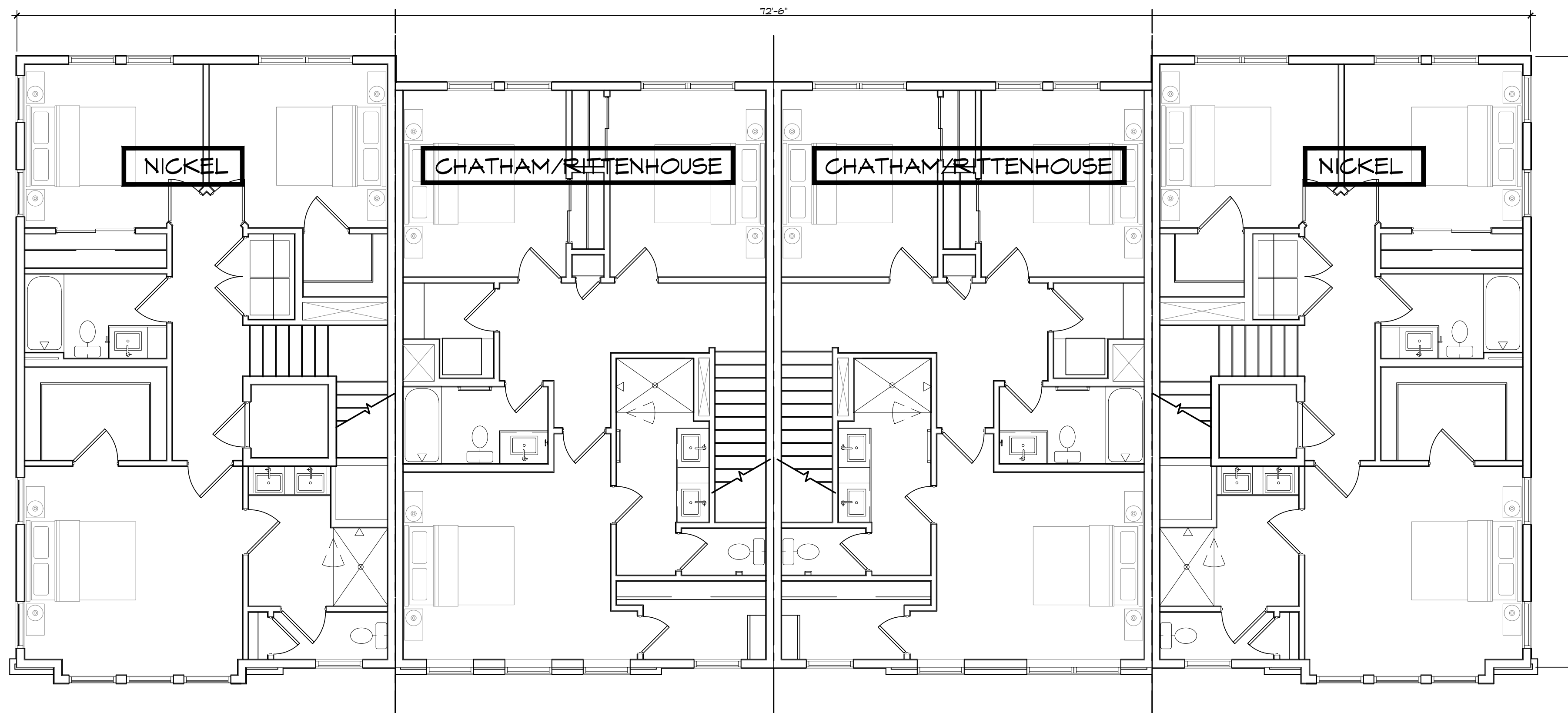
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST**.

STUDIO **M**
ARCHITECTURE & PLANNING

A5.7b



01 | BUILDING 7
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 7 PLAN TOTAL
SQUARE FOOTAGE - 9,066 SF

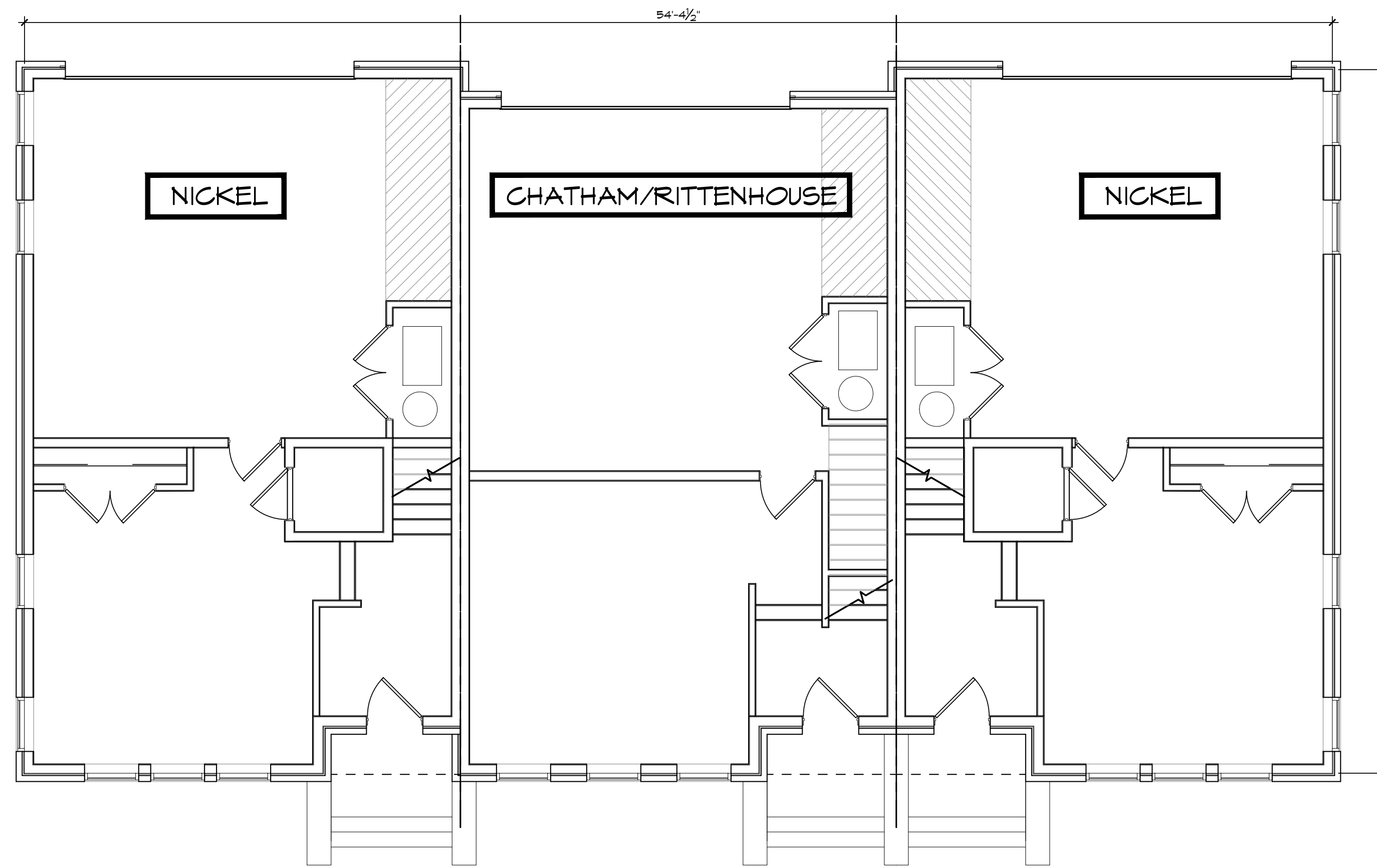
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST**.

STUDIO **M**
ARCHITECTURE & PLANNING

A5.7c



01 | BUILDING 8
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 8 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

A5.8a

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING



01 | BUILDING 8
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 8 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

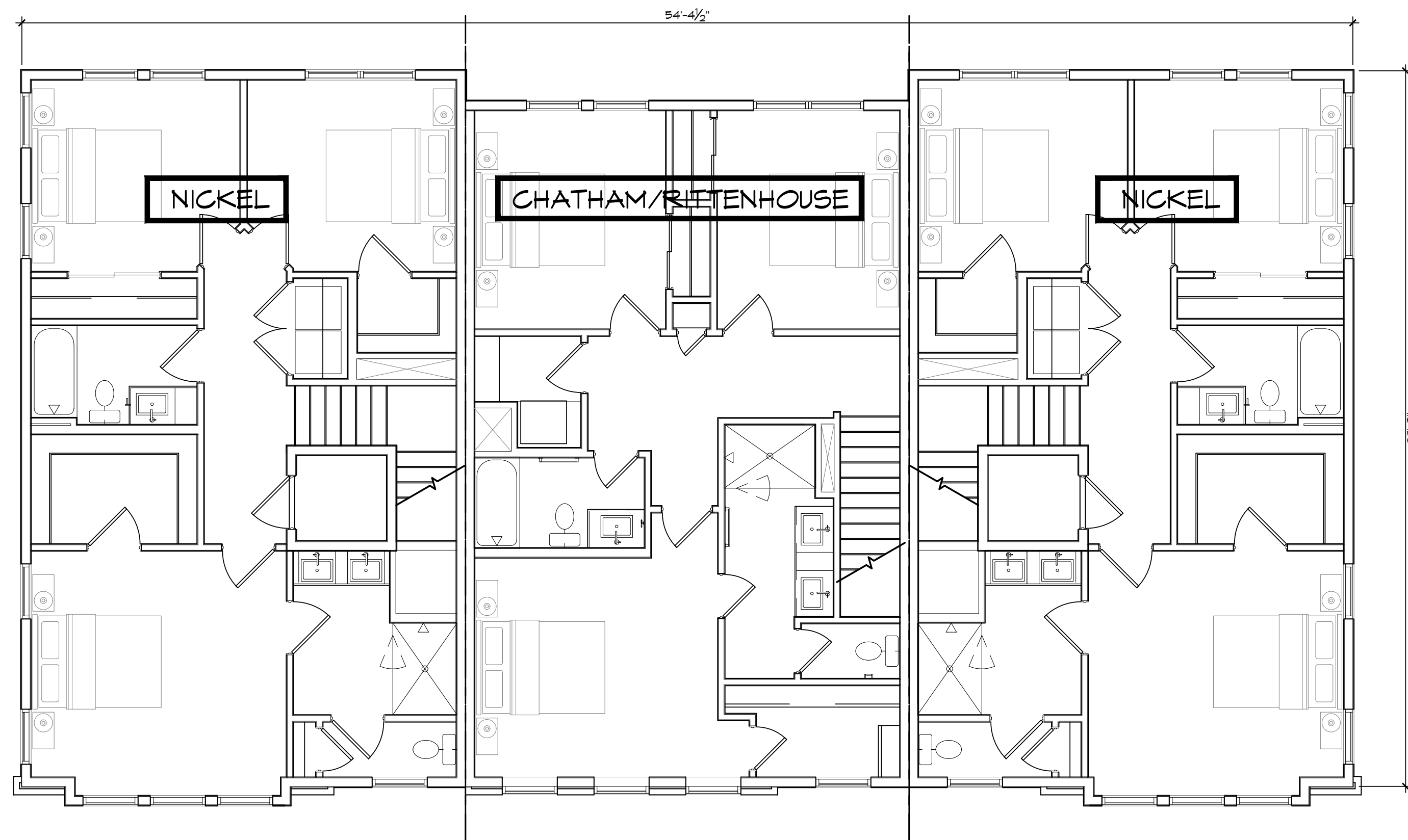
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST.**

STUDIO **M**
ARCHITECTURE & PLANNING

A5.8b



01 | BUILDING 8
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 8 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

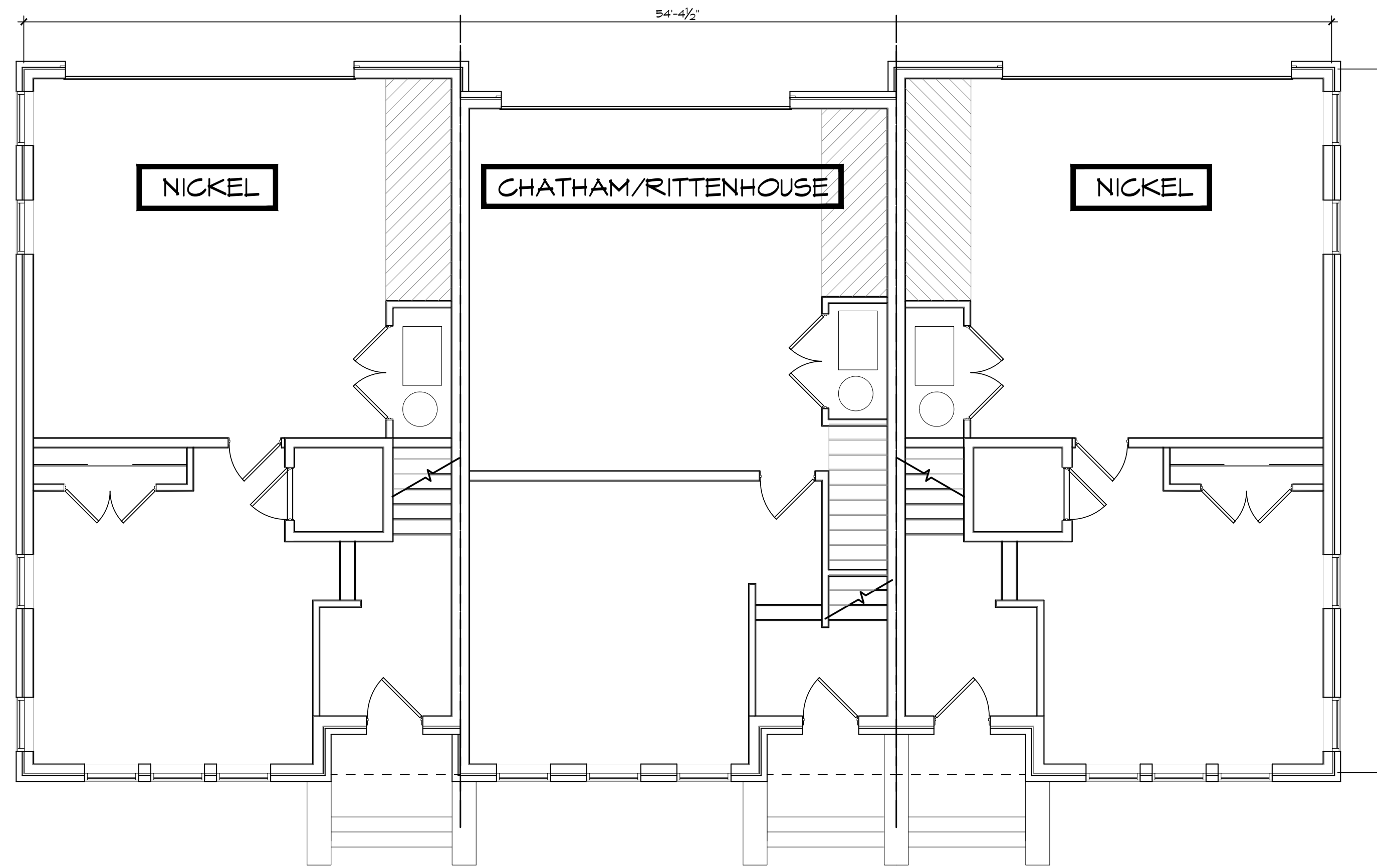
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

A5.8c



01 | BUILDING 9
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 9 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

A5.9a



01 | BUILDING 9
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 9 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

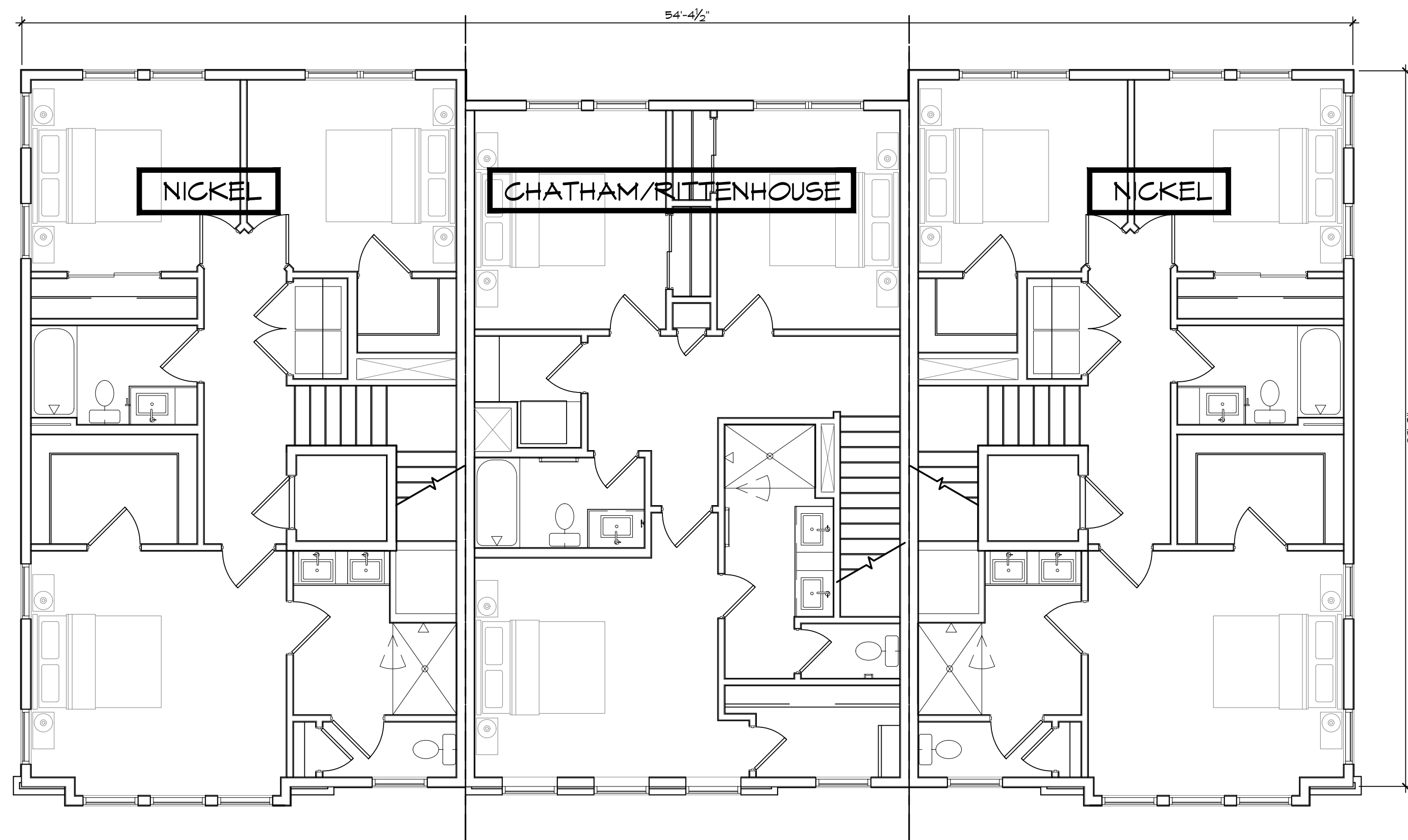
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+**EAST.**

STUDIO **M**
ARCHITECTURE & PLANNING

A5.9b



01 | BUILDING 9
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



BUILDING 9 PLAN TOTAL
SQUARE FOOTAGE - 6,876 SF

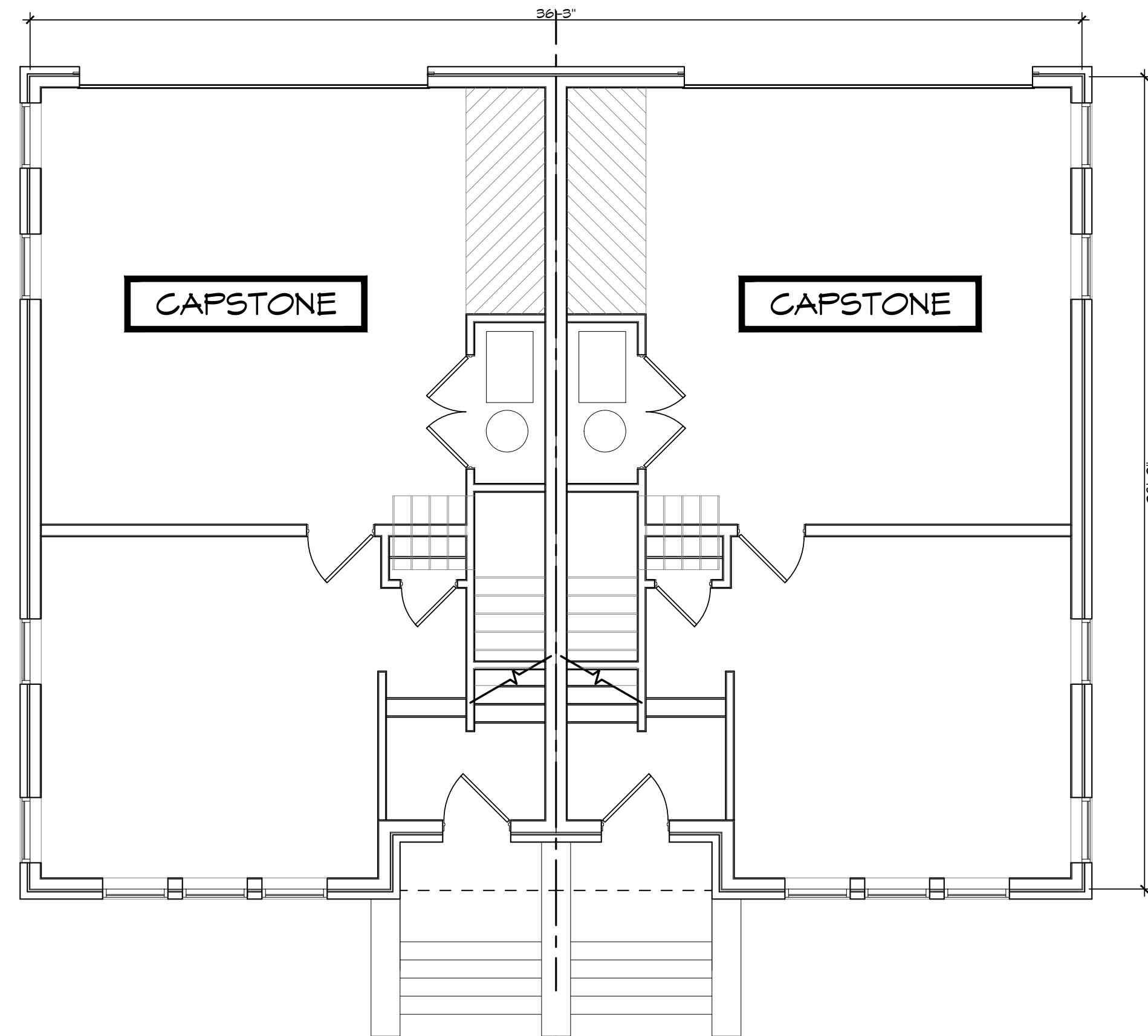
FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

ONYX+EAST.

STUDIO M
ARCHITECTURE & PLANNING

A5.9c



01 | BUILDING 10
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



A5.10a

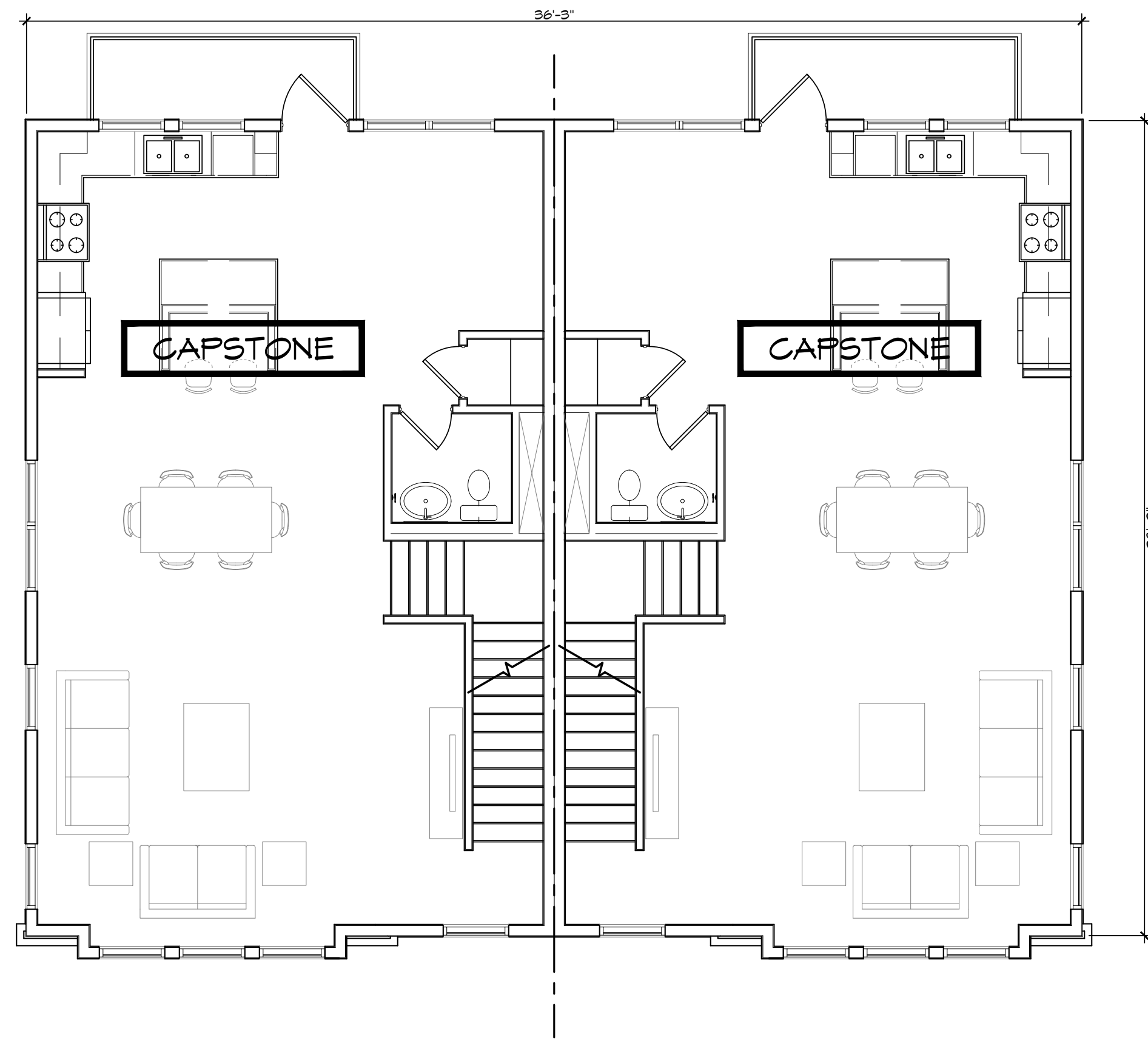
BUILDING 10 PLAN TOTAL
SQUARE FOOTAGE - 4,450 SF

FISHERS POINTE
DEVELOPMENT
FISHERS, INDIANA

SCHEMATIC
DESIGN
07.31.2024

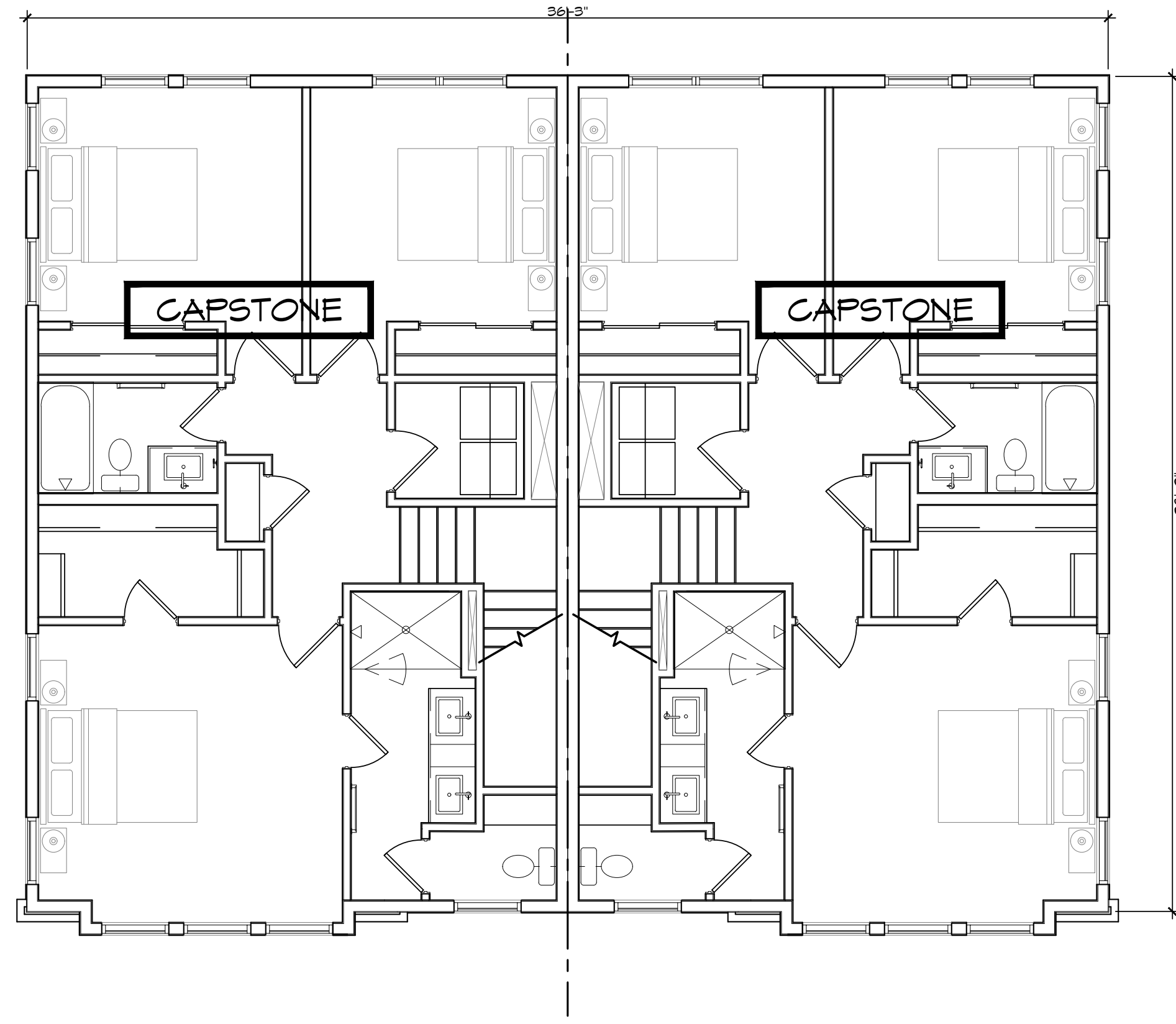
ONYX+**EAST.**

STUDIO **M**
ARCHITECTURE & PLANNING



01 | BUILDING 10
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" 

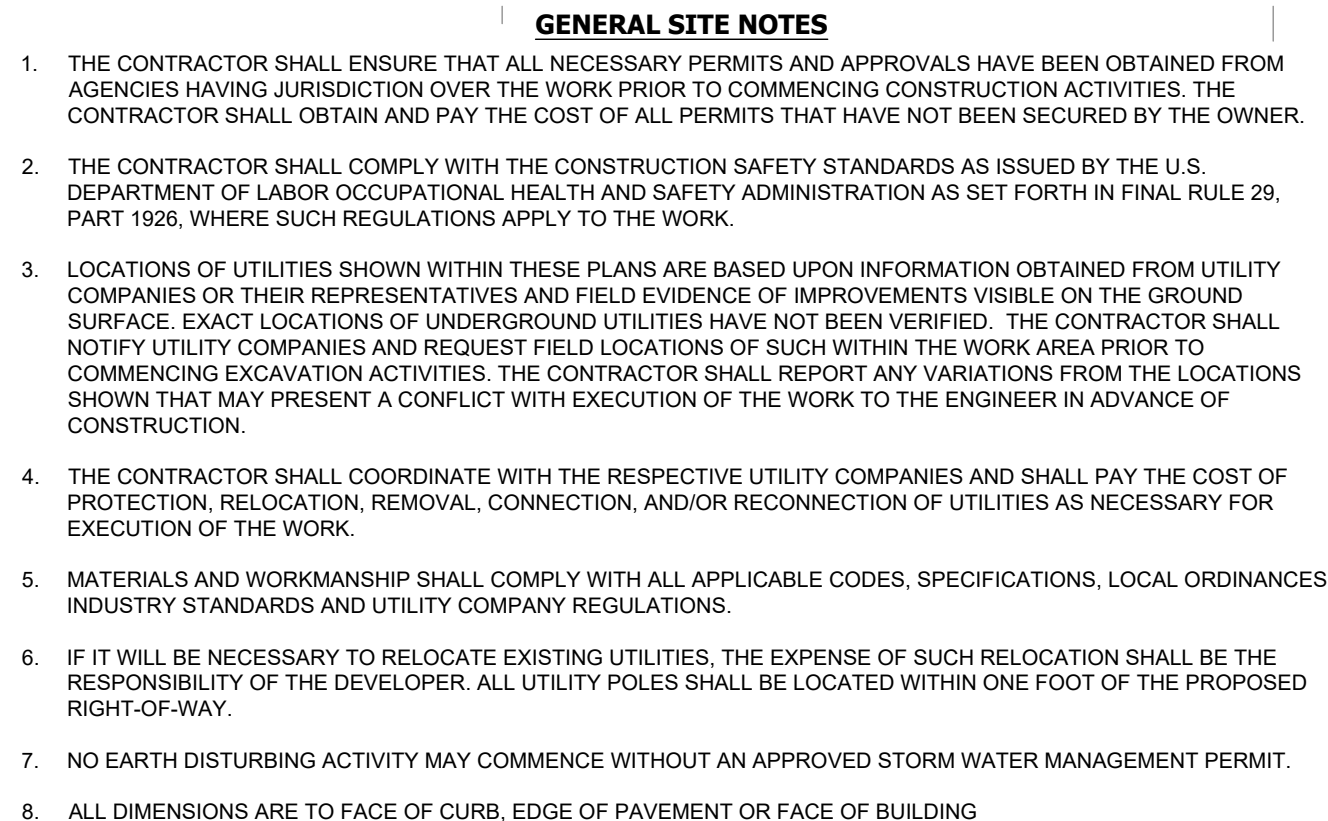
BUILDING 10 PLAN TOTAL
SQUARE FOOTAGE - 4,450 SF



01 | BUILDING 10
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

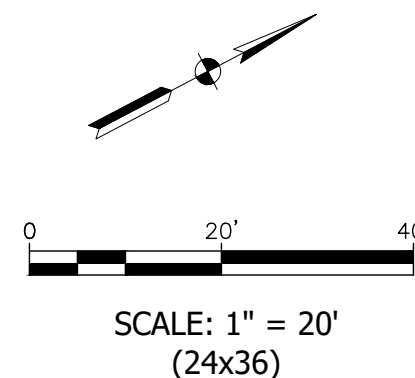
BUILDING 10 PLAN TOTAL
SQUARE FOOTAGE - 4,450 SF



- ### **SITE DEVELOPMENT PLAN NOTES**
1. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB, EDGE OF PAVEMENT OR THE FACE OF BUILDING UNLESS OTHERWISE SHOWN.
 2. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
 4. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 X THE WIDTH OF THE WALK.
 5. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
 6. CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS IN CONCRETE WALKS. INSTALL CONTRACTION JOINTS AS SHOWN BUT IN NO CASE AT INTERVALS GREATER THAN 1.5 x THE WIDTH OF THE

SITE PLAN KEY NOTE LEGEND

- 1 PCBP RESIDENTIAL DRIVEWAY
- 2 LOCAL STREET (HMA PAVEMENT PER CITY OF FISHERS DETAILS)
- 3 PARKING STRIPE, 4" WHITE PAINT STRIPE (SEE DETAIL SHEETS)
- 4 CONCRETE ROLL CURB (CITY OF FISHERS SHEETS)
- 5 CONCRETE ROLL CURB REVERSE SLOPE (CITY OF FISHERS SHEETS)
- 6 CONCRETE RAMP WITH ADA DETECTABLE WARNING (SEE DETAIL SHEETS)
- 7 4" THICK PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEETS)
- 8 EPOXY PAINT CROSSWALK (SEE DETAIL SHEETS)
- 9 8" x 8" PRESSURE TREATED WOOD POST
- 10 BIKE RACK
- 11 10' W x 18'D MAILBOX ENCLOSURE
- 12 21' x 9' PARALLEL PARKING
- 13 CONCRETE BARRIER CURB
- 14 2' CONCRETE BAND



PREPARED FOR:
ONYX + EAST
460 VIRGINIA AVE
INDIANAPOLIS, IN 46203
317-559-0169

PROJECT TITLE:
ONYX + EAST
NICKEL ROW
TOWN HOMES
FISHERS, IN

SEAL | DATE



Project No:

Sheet Title:

SITE PLAN

SHEET NUMBER:
C201