



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 1/8/2025 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
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 and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

1. Regular PUD Committee

a. Balmoral Village

Parcel: 14-14-10-00-00-014.000, 14-14-10-00-00-014.001, 14-14-10-00-00-014.101, 14-14-10-00-00-014.002, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-013.000, 14-14-10-00-00-016.000

Case: PUD-24-22

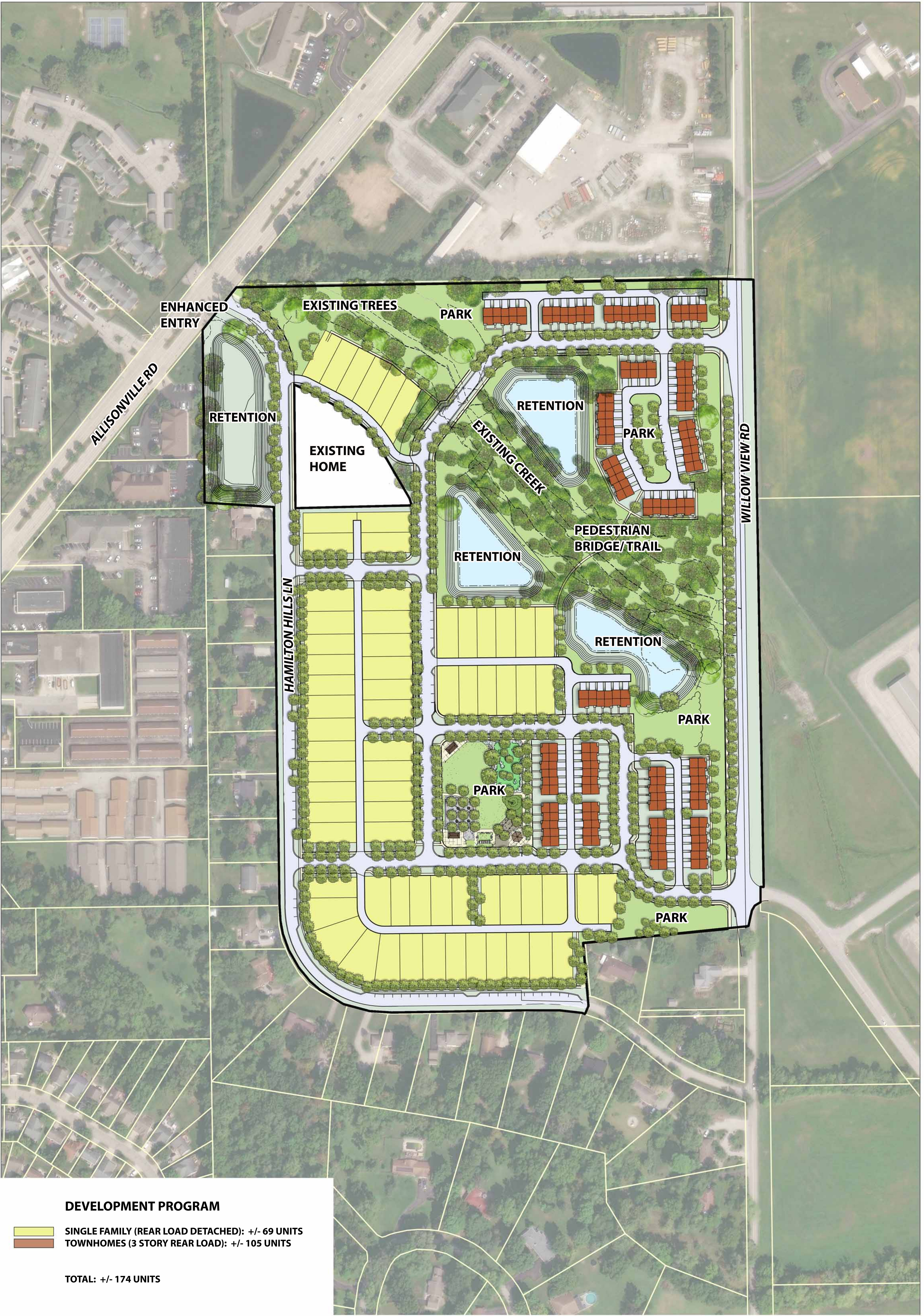
Request: Request to approve architecture for the Balmoral Village PUD, which is a residential community consisting of 173-lot single family detached homes and townhomes.

Petitioner: Rick Lawrence (ricj@nf-law.com)

Planner: Grace Wiley, Planner (wileyg@fishers.in.us)

2. Riverplace PUD Committee

3. Staff Communication



DEVELOPMENT PROGRAM

- SINGLE FAMILY (REAR LOAD DETACHED): +/- 69 UNITS
- TOWNHOMES (3 STORY REAR LOAD): +/- 105 UNITS

TOTAL: +/- 174 UNITS

Chartwell A

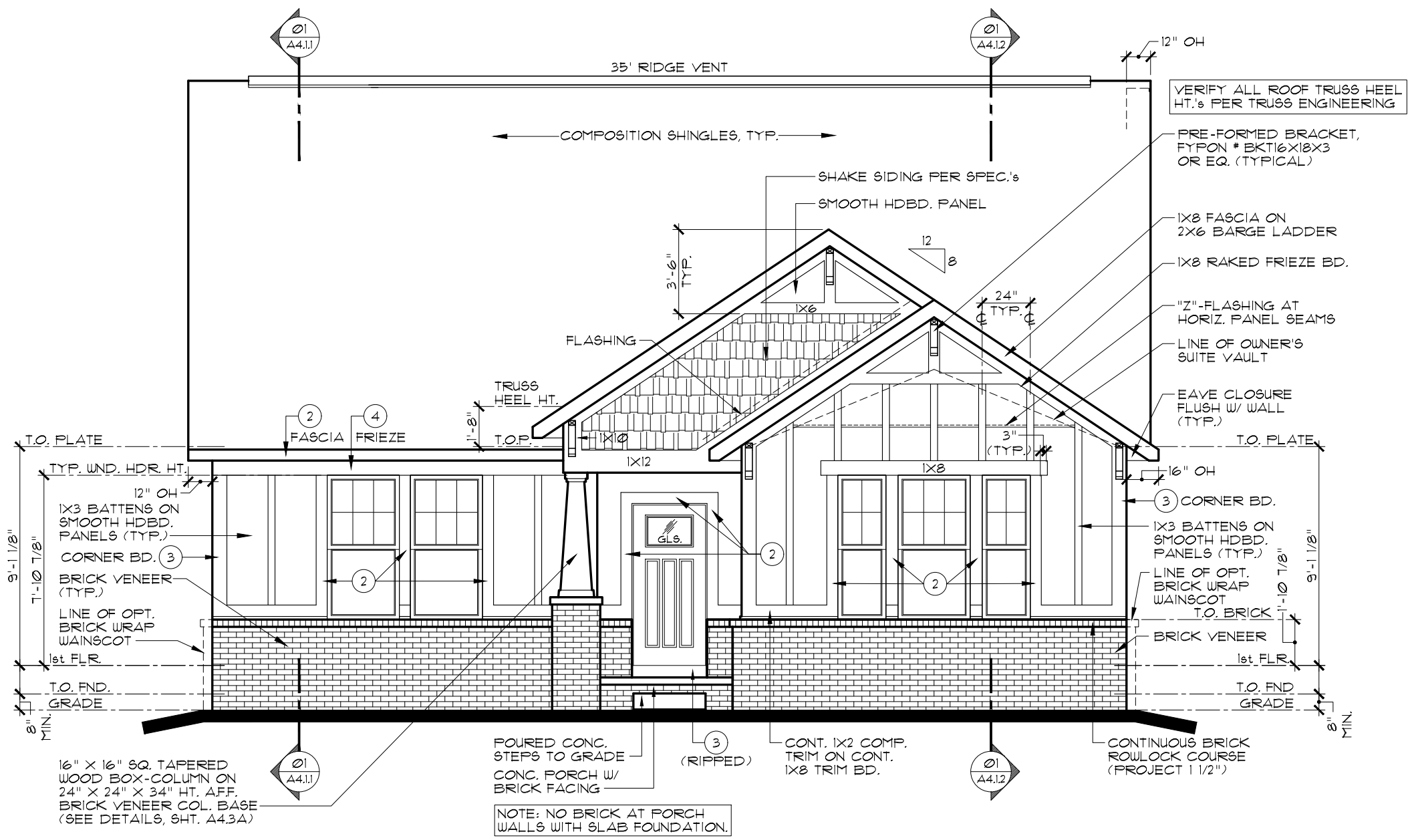


Chartwell B



Chartwell C





NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY	
(V) VINYL CORNER	(3) 1 x 8
(1) 1 x 4	(4) 1 x 10
(2) 1 x 6	(5) 1 x 12
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.	

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/27/21	FULL RELEASE REVISIONS
3	5/2/22	CHATHAM VILLAGE UPDATES
4		
5		

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LENNAR®

MODEL: **CHARTWELL A**

DRAWING TITLE: **FRONT ELEVATION**

OPTION DESCRIPTION:

SET NO.: 1754A0

DRAWN BY: SAM

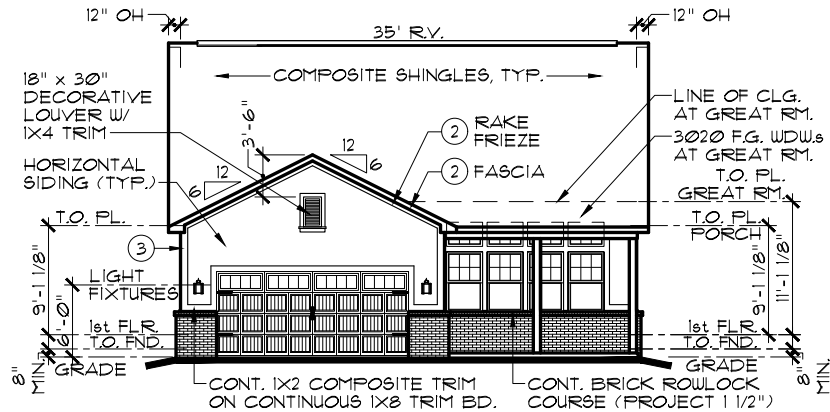
COLLECTION: HERITAGE

SHEET NO.

A1.1A

FRONT ELEVATION A

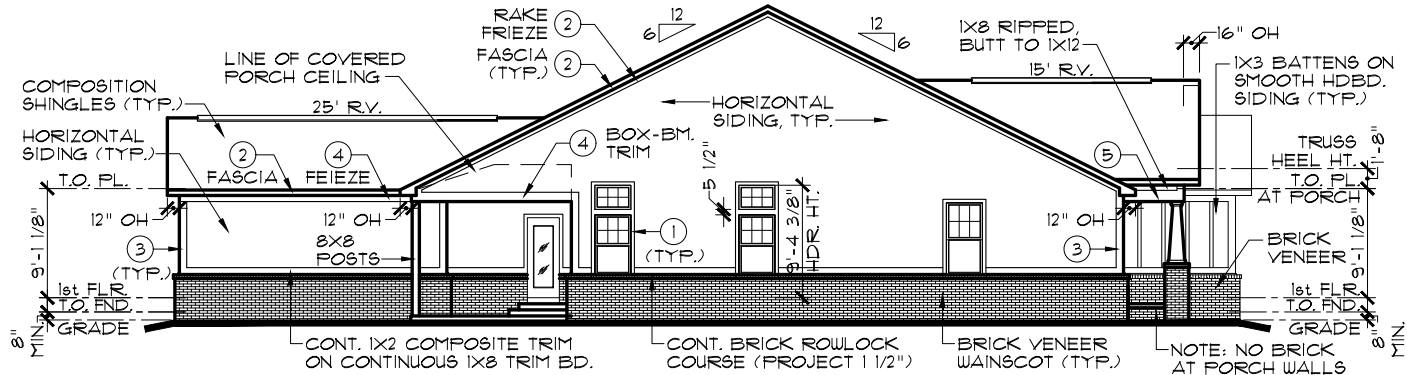
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REAR ELEVATION

OPT. BRICK
WAINSCOT
WRAP

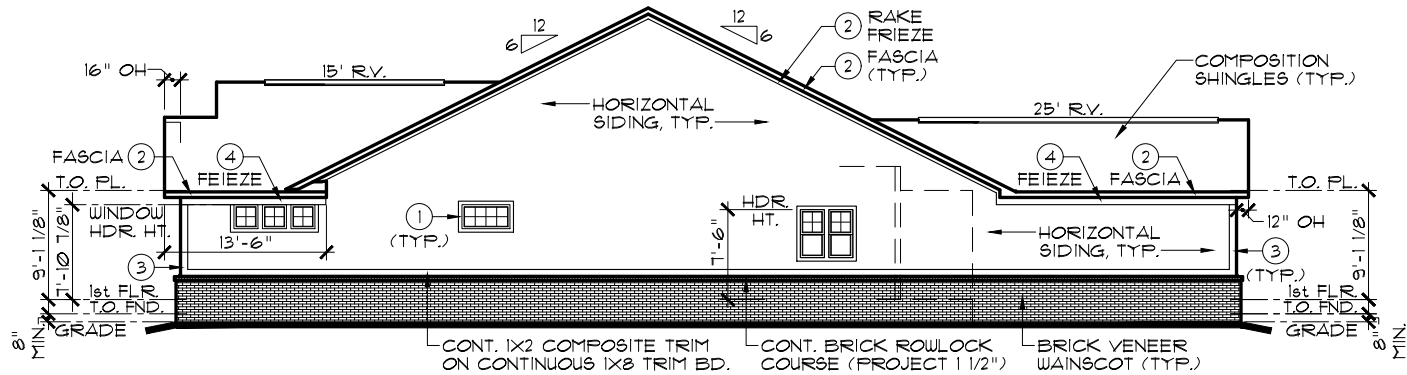
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

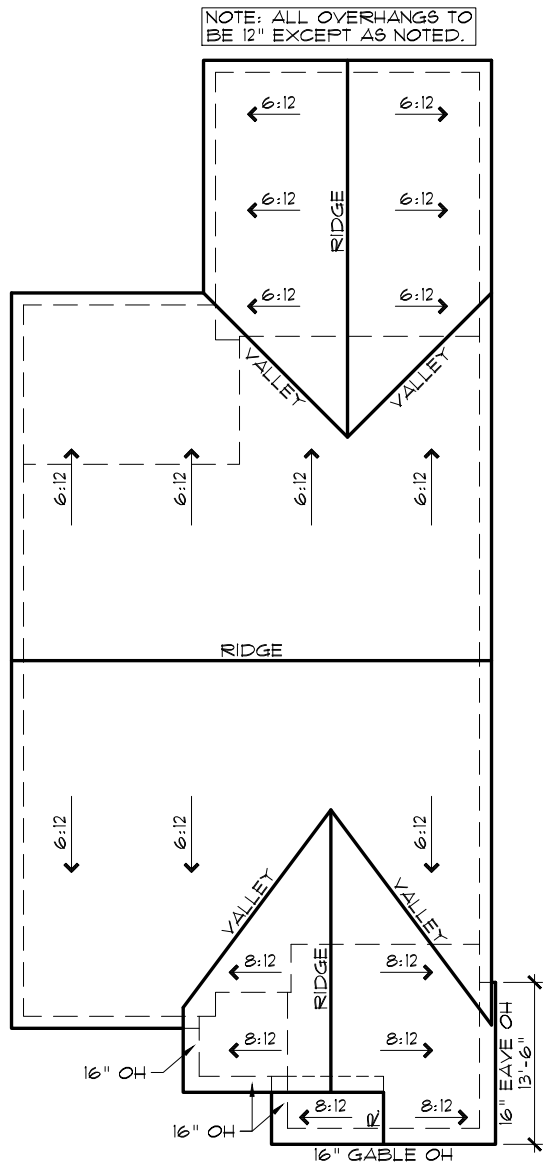
EXTERIOR TRIM KEY

- | | |
|----------------|----------|
| ① VINYL CORNER | ③ 1 x 8 |
| ② 1 x 4 | ④ 1 x 10 |
| ③ 1 x 6 | ⑤ 1 x 12 |

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN A

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S
INCLUDED*

REMARKS	ISSUE DATE	CHATHAM VILLAGE UPDATES
DATE	12/23/20	5/2/22
REV.NO.	1	2
	3	4
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MODEL	SET NO.	DRAWN BY	COLLECTION	HERITAGE
CHARTWELL A	1754A0	SAM		
DRAWING TITLE	SIDE, REAR ELEVATIONS			
OPTION DESCRIPTION	OPT. BRICK WAINSCOT WRAP			

SHEET NO.

A1.2A

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY

V

VINYL
CORNER

1

1 x 4

2

1 x 6

3

1 x 8

4

1 x 10

5

1 x 12

NOTE: EXTERIOR TRIM NOTATIONS
INDICATE TRIM PIECE SIZE ONLY.
ACTUAL TRIM MATERIAL / FINISH
PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION



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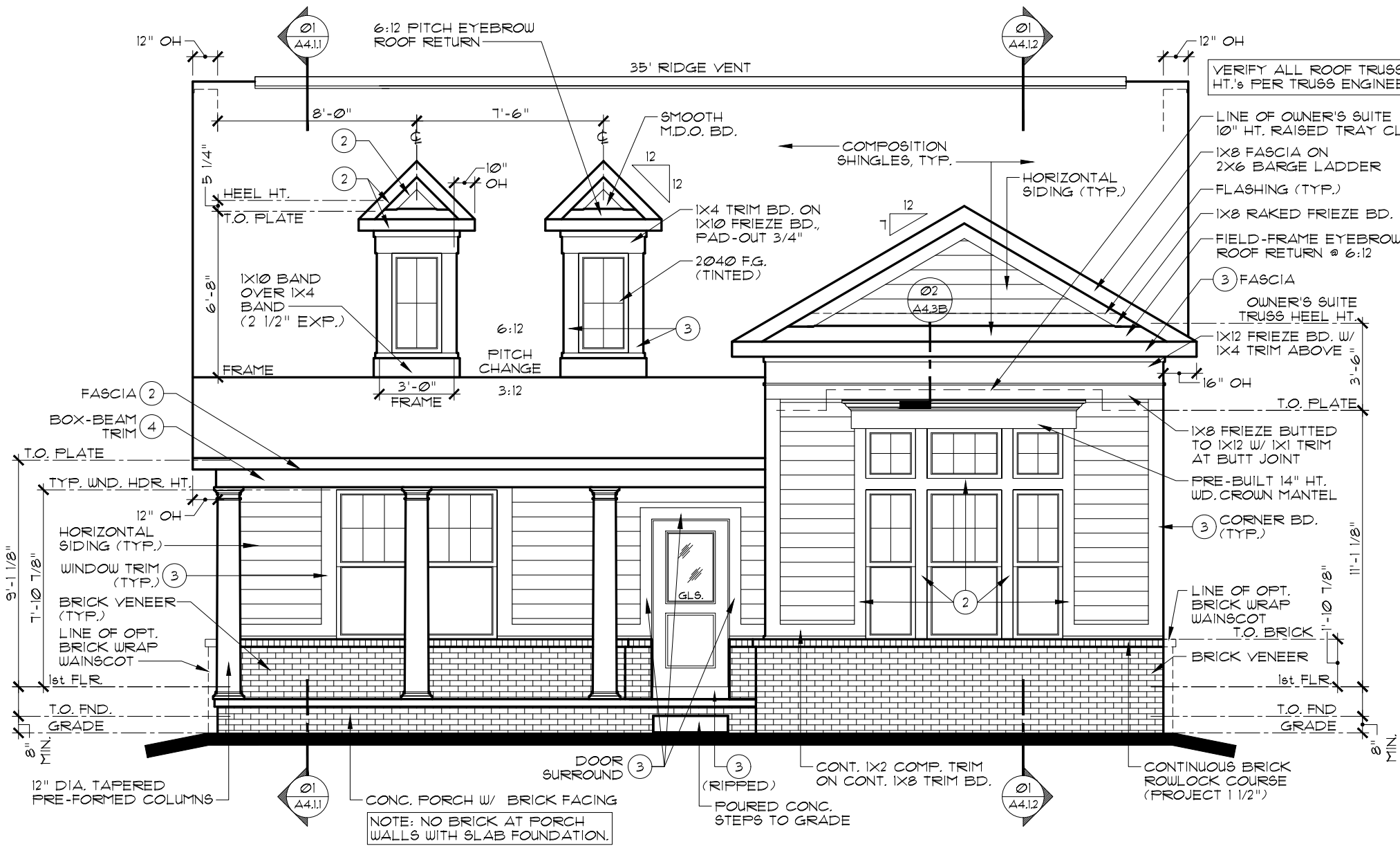
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LENNAR®	
MODEL	SET NO.
CHARTWELL B	1754B0
DRAWING TITLE	
FRONT ELEVATION	DRAWN BY
	SAM
OPTION DESCRIPTION	COLLECTION
	HERITAGE

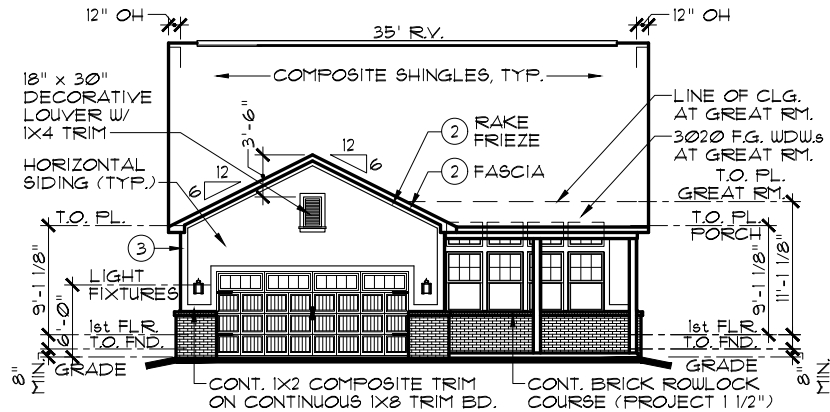
SHEET NO.

A1.1B



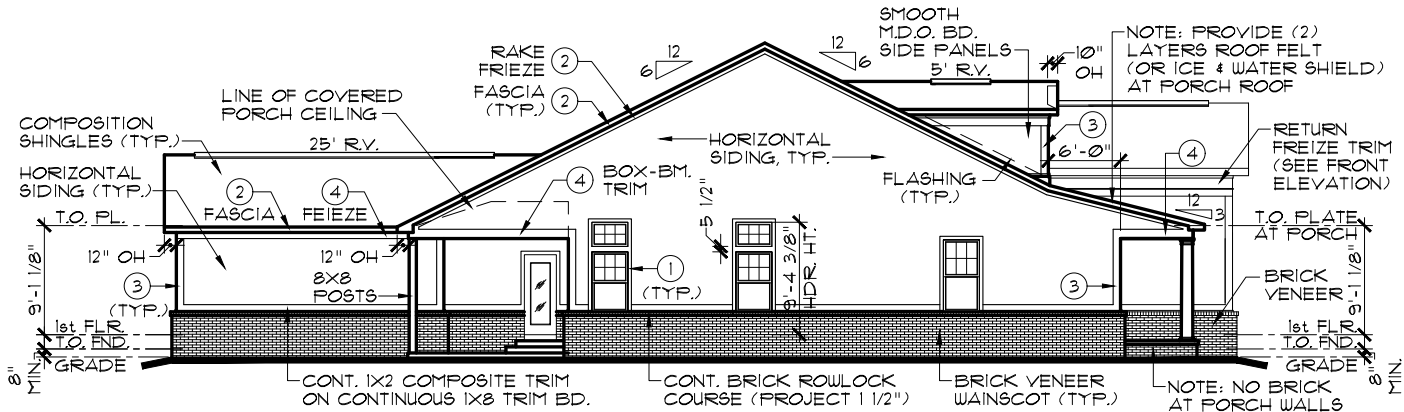
FRONT ELEVATION B

SCALE: 3/16" = 1'-0"



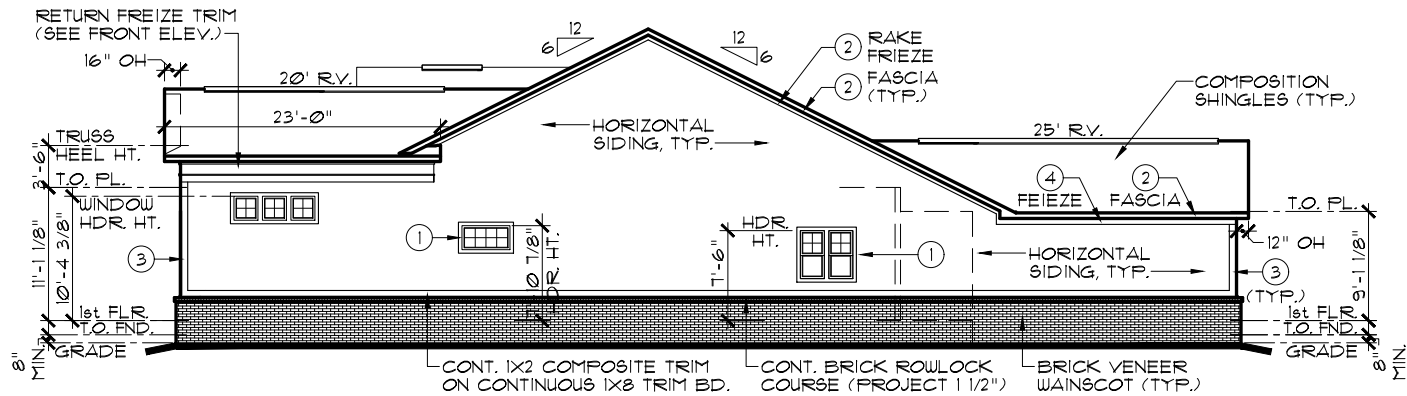
REAR ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"

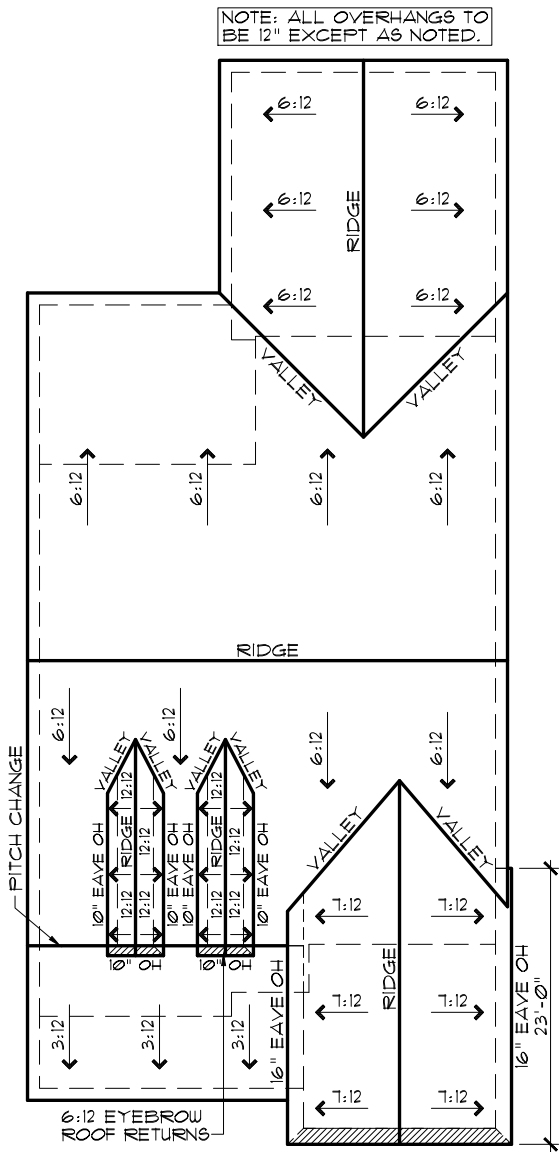
EXTERIOR TRIM KEY

- V VINYL CORNER
- 1 1 x 4
- 2 1 x 6
- 3 1 x 8
- 4 1 x 10
- 5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN B

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



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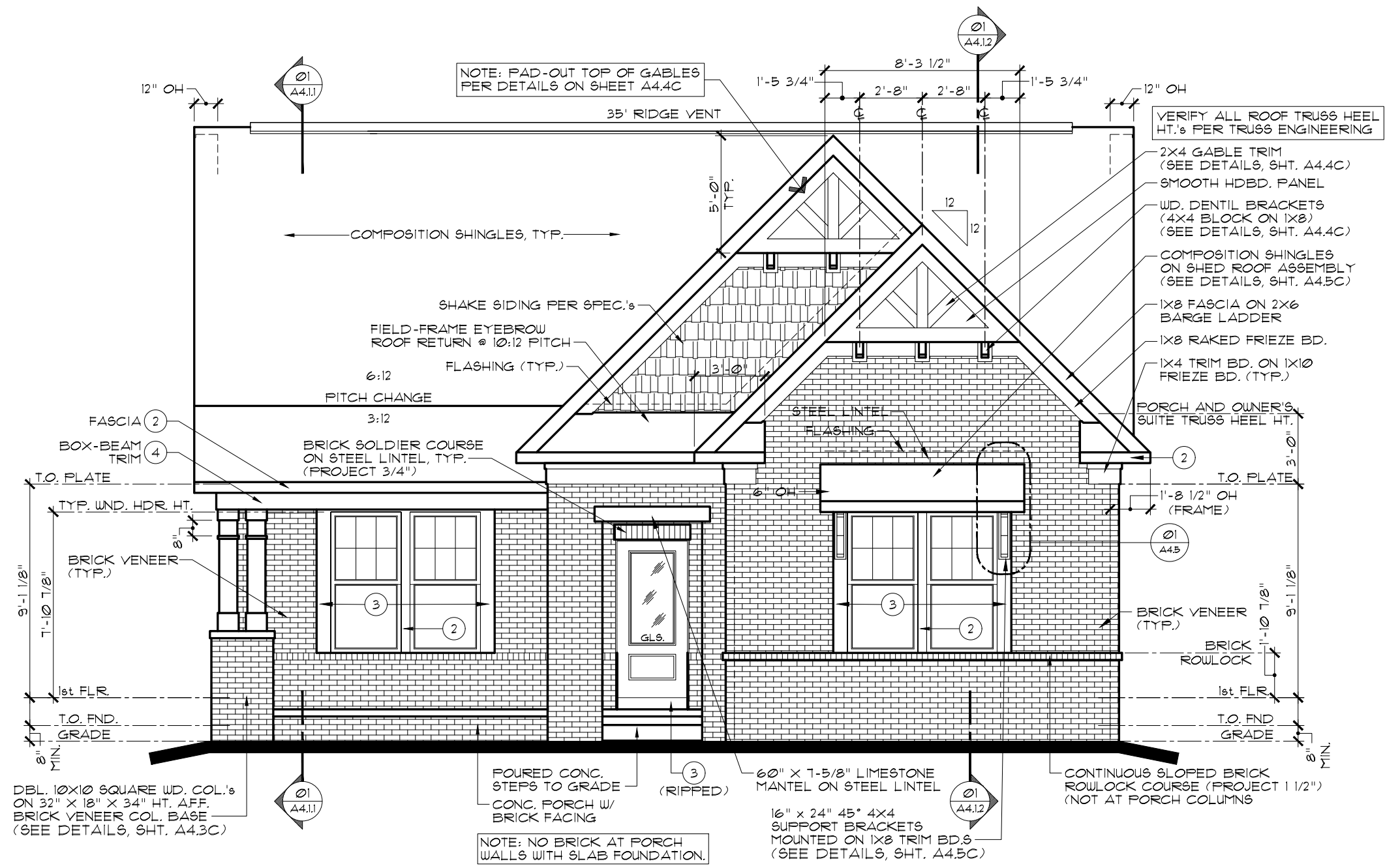
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LENNAR®

MODEL	SET NO.	DRAWN BY	COLLECTION	OPTION DESCRIPTION
CHARTWELL B	1754B0	SAM	HERITAGE	OPT. BRICK WAINSCOT WRAP
DRAWING TITLE	SIDE, REAR ELEVATIONS			

SHEET NO.

A1.2B



FRONT ELEVATION C

SCALE: 3/16" = 1'-0"

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY			
(V)	VINYL CORNER	(3)	1 x 8
(1)	1 x 4	(4)	1 x 10
(2)	1 x 6	(5)	1 x 12
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.			

INDIANAPOLIS DIVISION



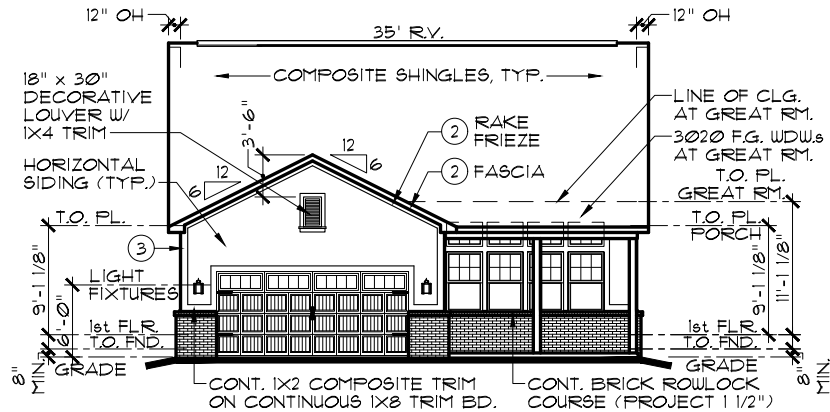
EVERYTHING'S INCLUDED®

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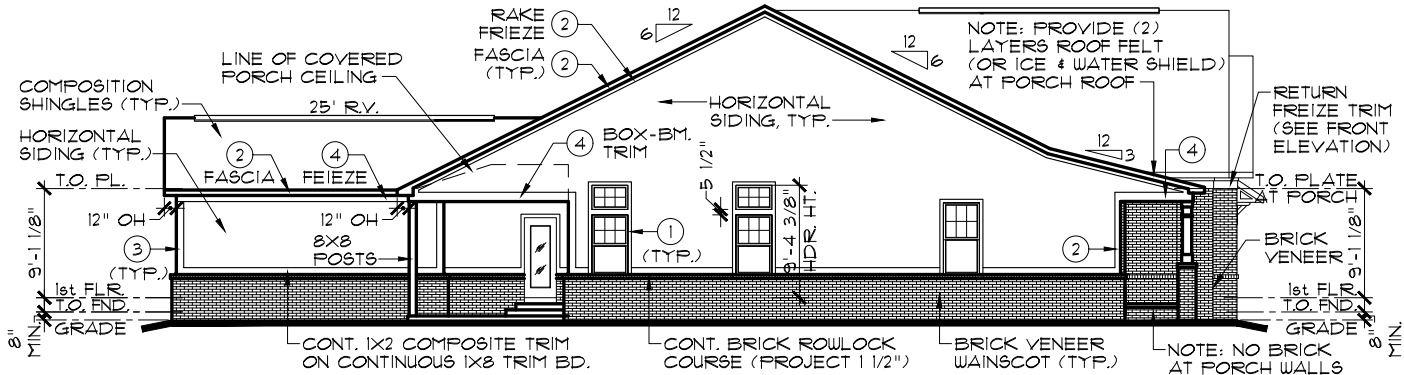
LENNAR®	SET NO.	1754C0	DRAWN BY	SAM	COLLECTION	HERITAGE
	MODEL	CHARTWELL C	DRAWING TITLE	FRONT ELEVATION	OPTION DESCRIPTION	

SHEET NO.
A1.1C



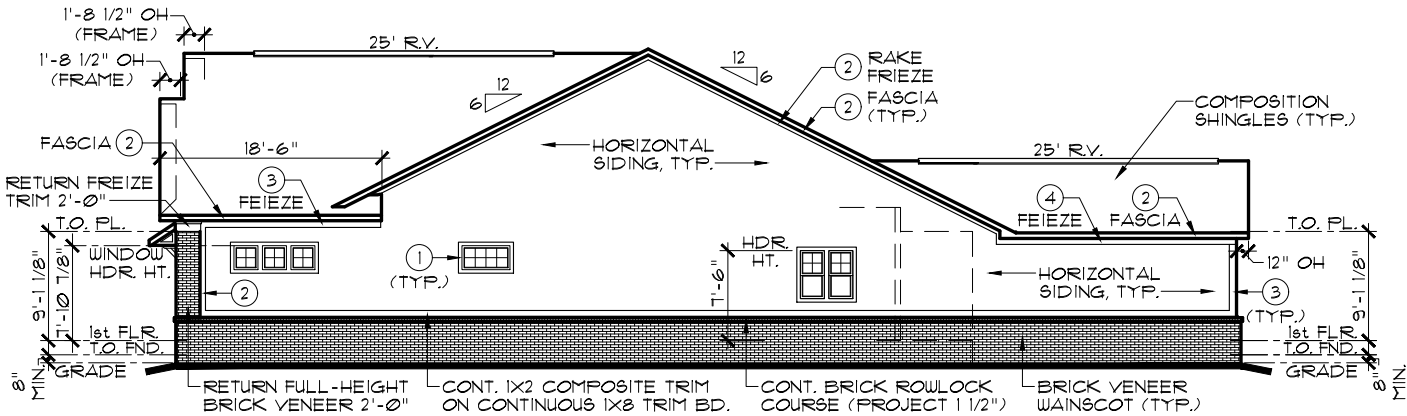
REAR ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP
SCALE: 1/16" = 1'-0"

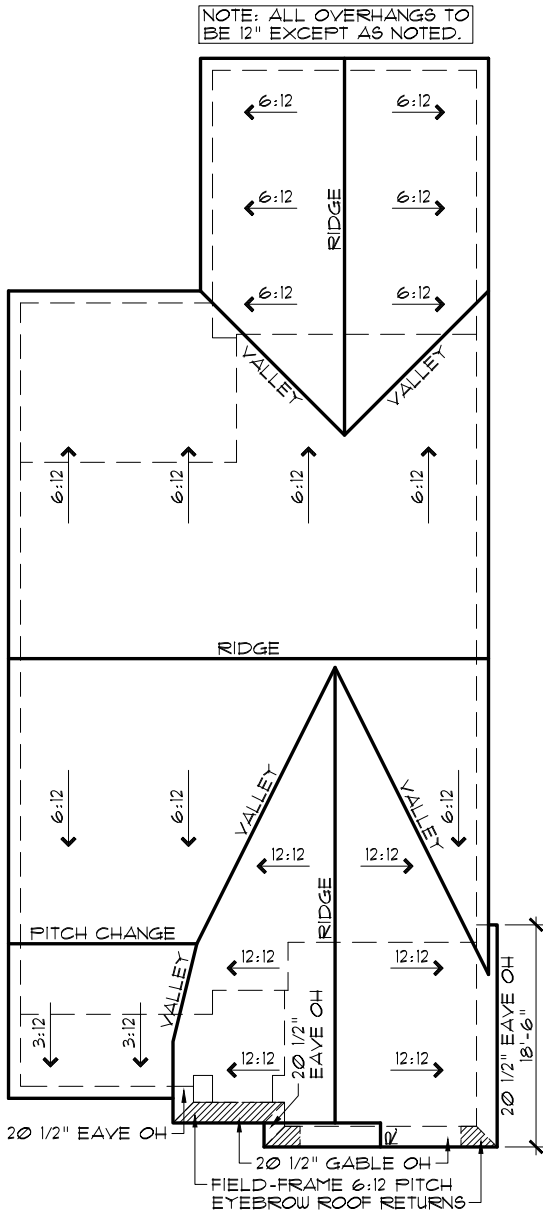
EXTERIOR TRIM KEY

- V VINYL CORNER
- 1 1 x 4
- 2 1 x 6
- 3 1 x 8
- 4 1 x 10
- 5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN C

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



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LENNAR®

MODEL	SET NO.	DRAWN BY	COLLECTION
CHARTWELL C	1754C0	SAM	HERITAGE
DRAWING TITLE	SIDE, REAR ELEVATIONS		
OPTION DESCRIPTION	OPT. BRICK WAINSCOT WRAP		

SHEET NO.

A1.2C

NOTE:
ELEVATION A SHOWN. ALL OTHER ELEVATIONS
SIMILAR. REFER TO MAIN ELEVATIONS FOR ALL
NOTES AND DIMENSIONS.

EXTERIOR TRIM KEY

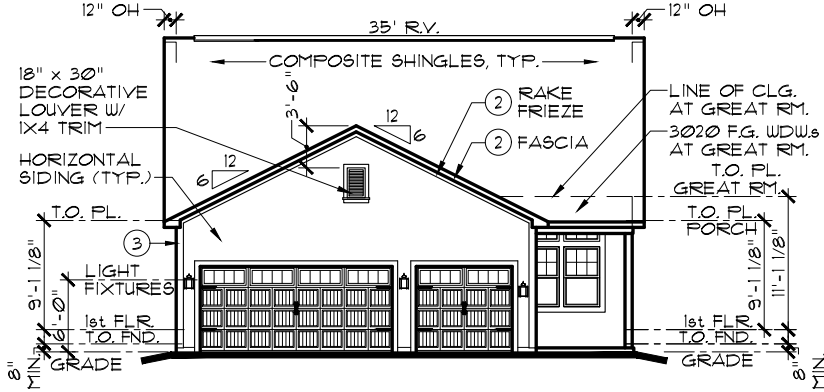
① VINYL CORNER	③ 1 x 8
② 1 x 4	④ 1 x 10
⑤ 1 x 6	⑥ 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS
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ACTUAL TRIM MATERIAL / FINISH
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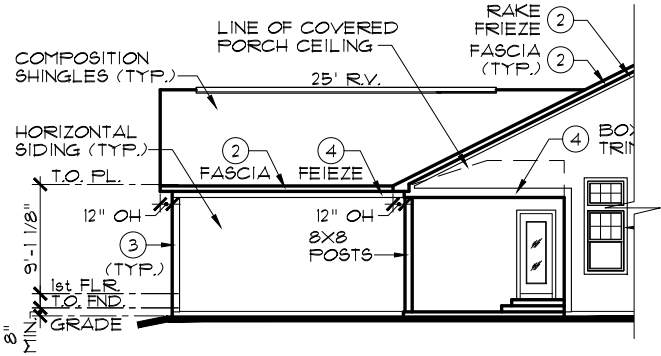
NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

NOTE: ALL OVERHANGS TO
BE 12" EXCEPT AS NOTED.

ROOF PLAN
OPT. 3-CAR GARAGE SCALE: 1/16" = 1'-0"



REAR ELEVATION

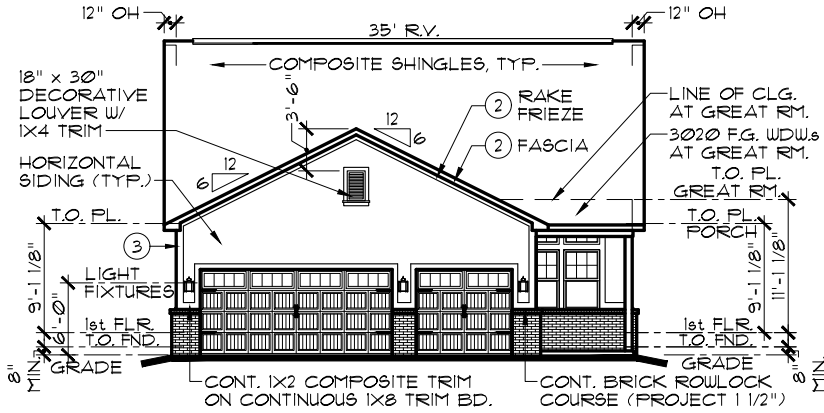


LEFT ELEVATION

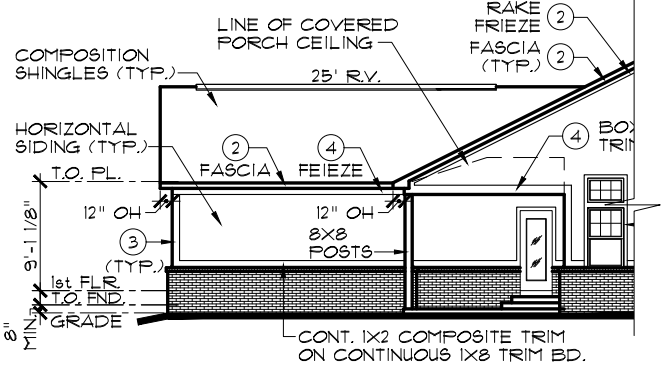
PARTIAL ELEVATIONS

OPT. 3-CAR GARAGE

SCALE: 1/16" = 1'-0"



REAR ELEVATION



LEFT ELEVATION

PARTIAL ELEVATIONS

OPT. 3-CAR GARAGE

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED*

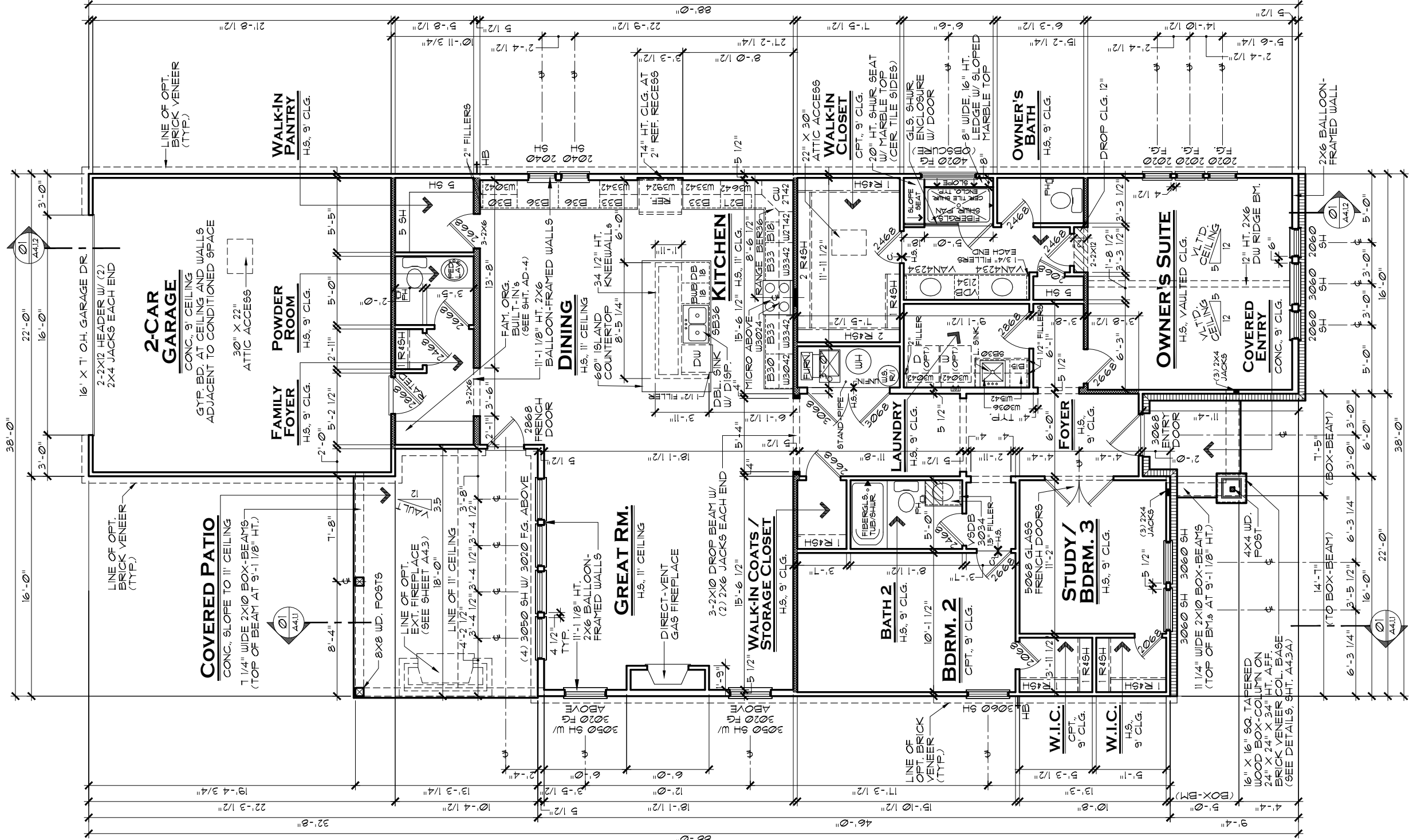
REV. NO.	DATE	ISSUE DATE	REMARKS
1	12/23/20		
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MODEL	SET NO.	1754A0	1754B0	1754C0	DRAWN BY	SAM	COLLECTION	HERITAGE
CHARTWELL (ALL)		PARTIAL ELEVATIONS		OPT. 3-CAR GARAGE				

SHEET NO.
A1.3



NOTE:

HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS

WALL PANEL MANUFACTURER TO ENGINEER

ALL 2X6 BALLOON-FRAMED WALLS

- GENERAL NOTES:**
- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE
 - 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
 - ALL INTERIOR ROUGH OPENINGS TO BE 1"-10 1/8" HT. UNLESS NOTED OTHERWISE.
 - LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	2,099 S.F.
GARAGE:	485 S.F.
REAR COVERED PATIO:	233 S.F.
COVERED ENTRY PORCH:	49 S.F.
TOTAL UNDER ROOF:	2,866 S.F.

3-CAR GARAGE ADDS 155 SF

FIRST FLOOR PLAN A

SLAB PLAN

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

MODEL

CHARTWELL A

DRAWING TITLE

1ST FLOOR PLAN

OPTION DESCRIPTION

SLAB PLAN

SET NO.

1754A0

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A3.1A

REMARKS

DATE

REV. NO.

1

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4

5

ISSUE DATE

12/23/20

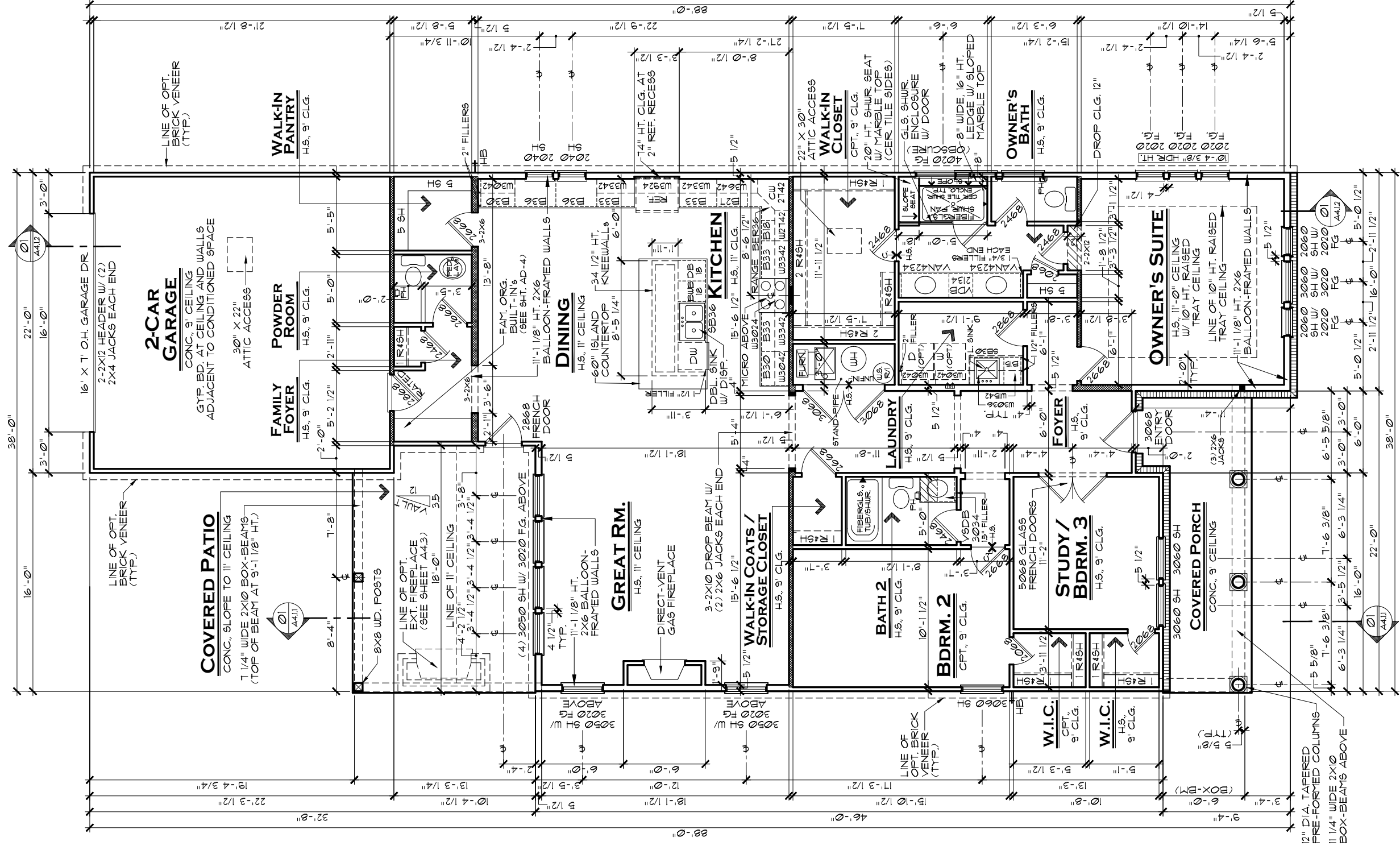
5/2/22

CHATHAM VILLAGE UPDATES

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NOTE:

HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS

WALL PANEL MANUFACTURER TO ENGINEER

ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE

2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.

3. ALL INTERIOR ROUGH OPENINGS TO BE 1"-10 1/8" HT. UNLESS NOTED OTHERWISE.

4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	2,099 S.F.
GARAGE:	485 S.F.
REAR COVERED PATIO:	233 S.F.
COVERED ENTRY PORCH:	144 S.F.
TOTAL UNDER ROOF:	2,961 S.F.

3-CAR GARAGE ADDS 155 SF

First Floor Plan B

SLAB PLAN

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

MODEL

CHARTWELL B

DRAWING TITLE

1ST FLOOR PLAN

OPTION DESCRIPTION

SLAB PLAN

SET NO.

1754B0

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A3.1B

REMARKS

DATE

REV.NO.

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2

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ISSUE DATE

12/23/20

FULL RELEASE REVISIONS

4/2/21

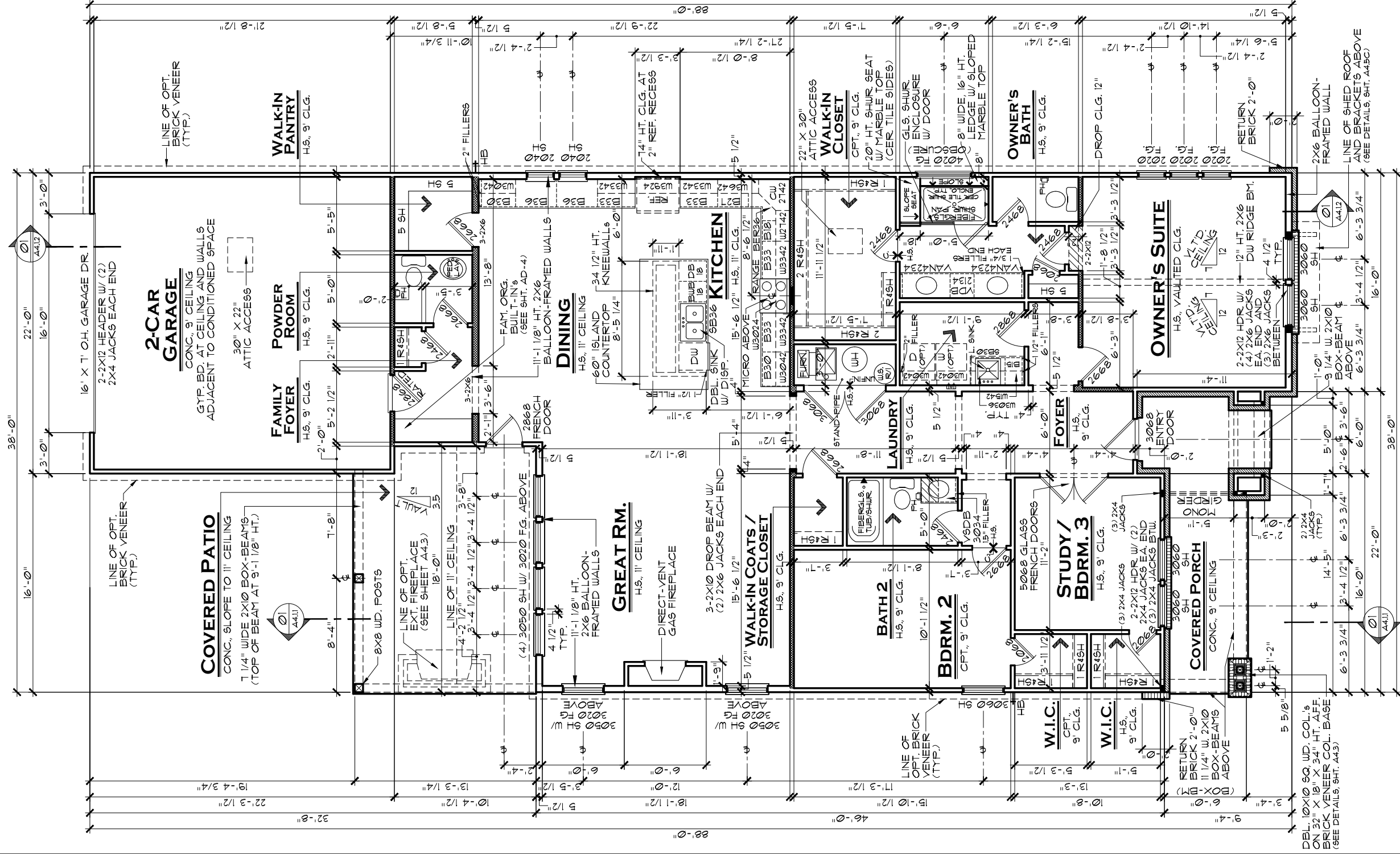
CHATHAM VILLAGE UPDATES

5/2/22

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FIRST FLOOR PLAN C

SLAB PLAN

SCALE: 1/8" = 1'-0"

NOTE:
HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.
ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED
DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS
WALL PANEL MANUFACTURER TO ENGINEER
ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:
1. ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE
2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE
3. ALL INTERIOR ROUGH OPENINGS TO BE 1"-10 1/8" HT. UNLESS NOTED OTHERWISE
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	2,099 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	233 SF.
COVERED ENTRY PORCH:	154 SF.
TOTAL UNDER ROOF:	2,971 SF.
3-CAR GARAGE ADDS 155 SF	

INDIANAPOLIS DIVISION

LENNAR®

CHARTWELL C

1ST FLOOR PLAN

SLAB PLAN

MODEL

DRAWING TITLE

OPTION DESCRIPTION

SET NO.

DRAWN BY

COLLECTION

1754C0

SAM

HERITAGE

REMARKS

DATE

REV. NO.

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ISSUE DATE

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CHATHAM VILLAGE UPDATES

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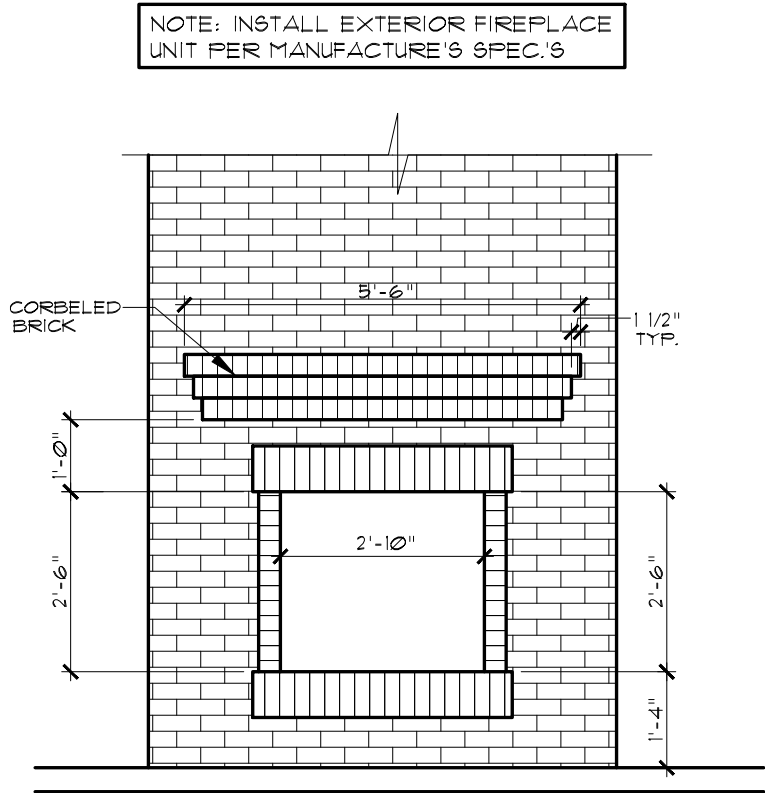
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SHEET NO.

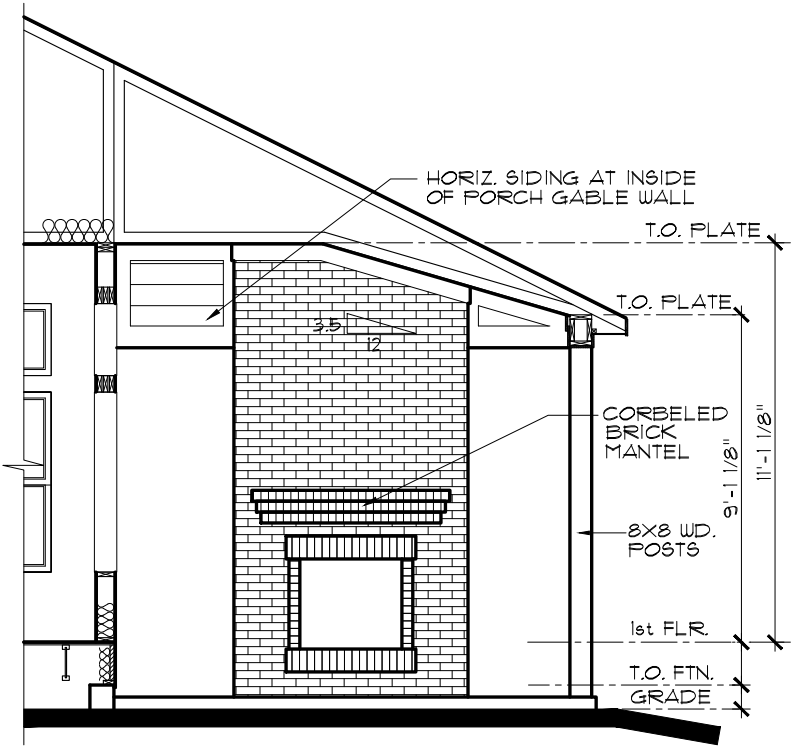
A3.1C

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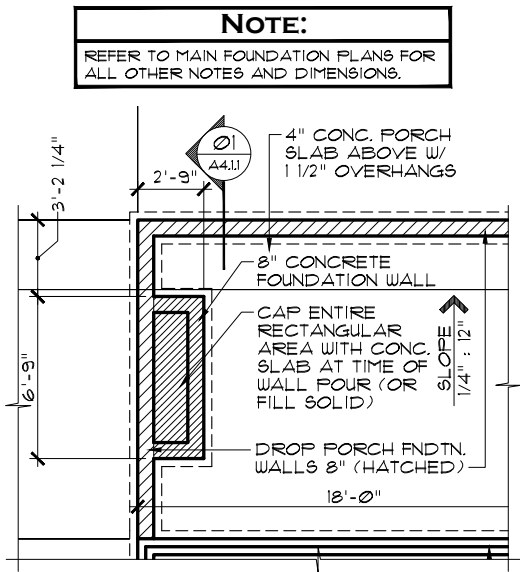
Page 15 of 31



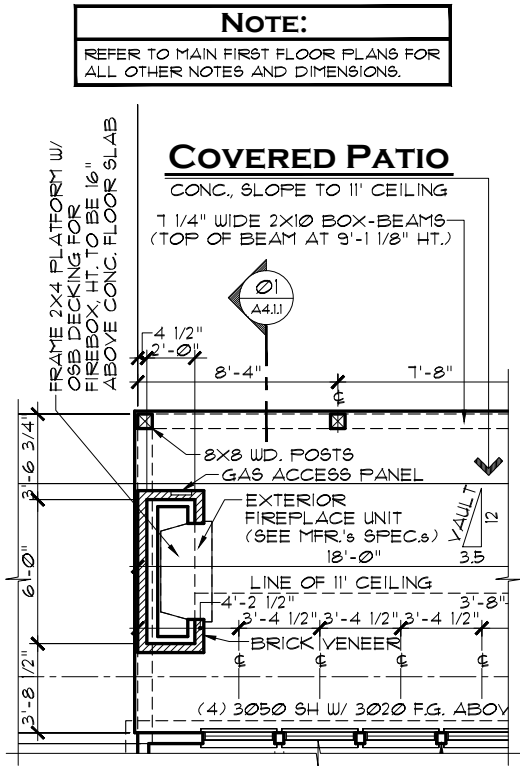
FIREPLACE ELEVATION
OUTDOOR FIREPLACE SCALE: 3/8" = 1'-0"



SECTION AT PORCH
OUTDOOR FIREPLACE SCALE: 3/16" = 1'-0"



PARTIAL FOUNDATION PLAN
OUTDOOR FIREPLACE SCALE: 1/8" = 1'-0"



PARTIAL FLOOR PLAN
OUTDOOR FIREPLACE SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2		
3		
4		
5		

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LENNAR®

MODEL

SET NO.

DRAWING TITLE

OPTION DESCRIPTION

1754A0

1754B0

1754C0

SAM

CHARTWELL (ALL)

OPT. OUTDR. FIREPLACE

HERITAGE

SHEET NO.

A3.4

Halstead A



Halstead B



Halstead C

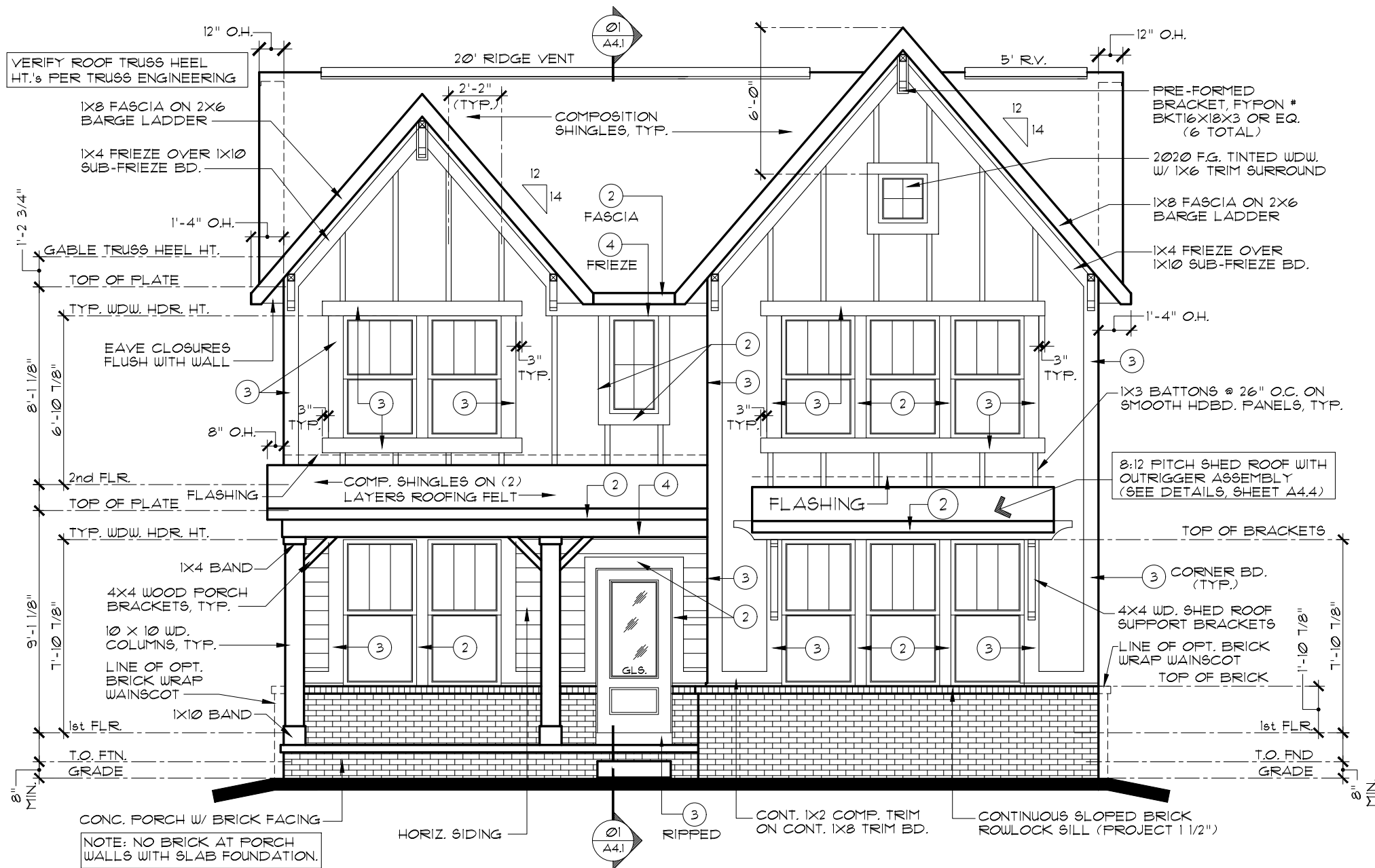








SCALE: 3/16" = 1'-0"



NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY	
(V) VINYL CORNER	(3) 1 x 8
(1) 1 x 4	(4) 1 x 10
(2) 1 x 6	(5) 1 x 12
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.	

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3	3/1/23	CHANGED LIVING AREAS TO 11' PLATE
4		
5		

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LENNAR®

MODEL **HALSTEAD B**

DRAWING TITLE **FRONT ELEVATION**

OPTION DESCRIPTION

SET NO. **1752B0**

DRAWN BY **SAM**

COLLECTION **HERITAGE**

FRONT ELEVATION B

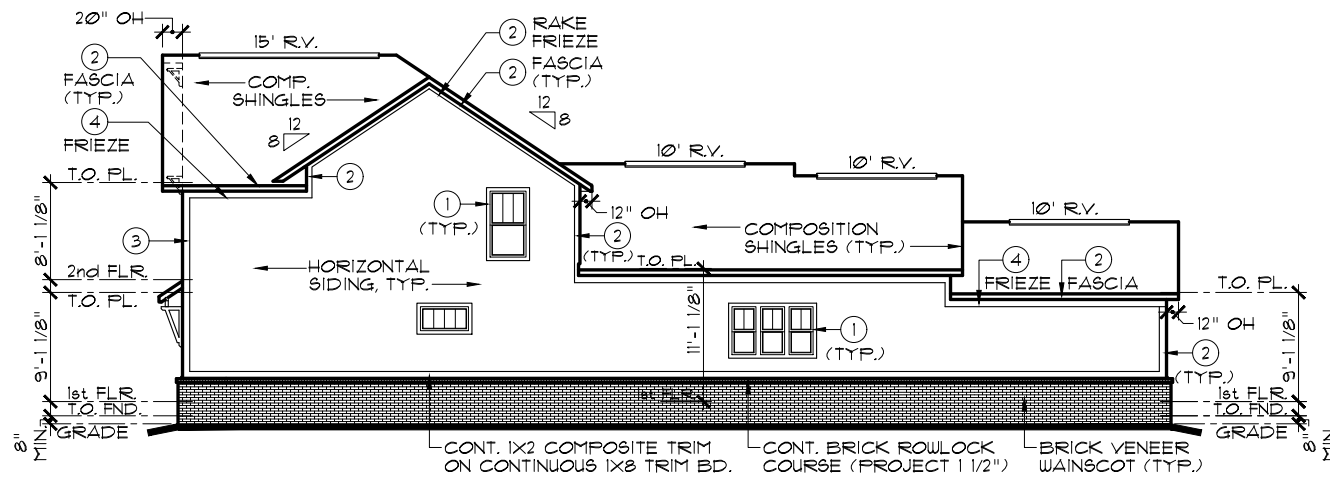
SCALE: 3/16" = 1'-0"

SHEET NO.
A1.1B

REAR ELEVATION

OPT. BRICK SCALE: 1/16" = 1'-0"
WAINSCOT
WRAP

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

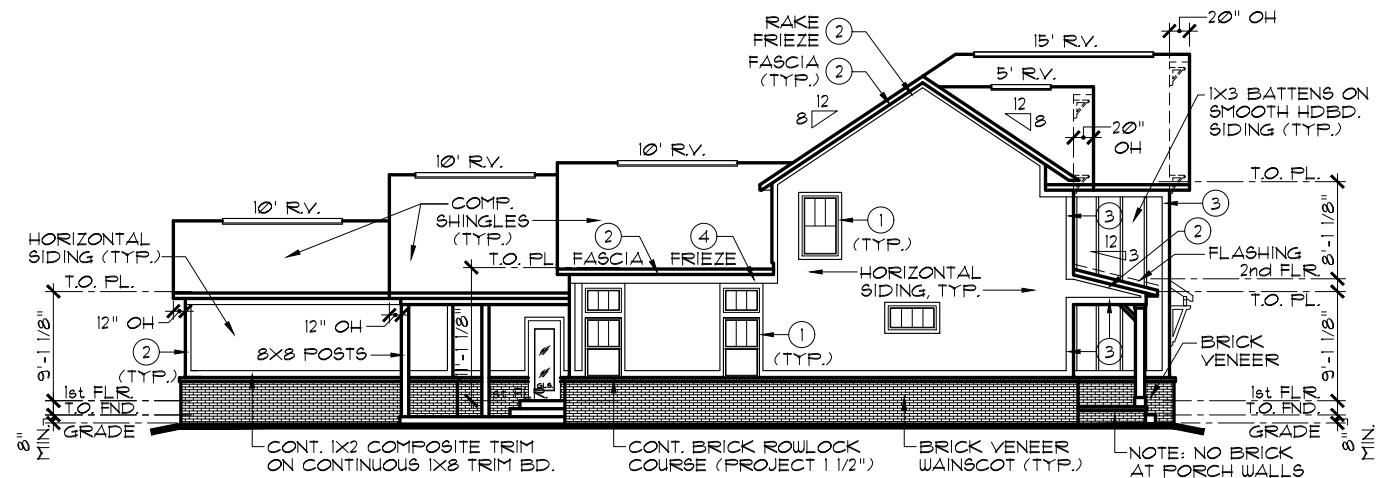
SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY

 VINYL CORNER	 1 x 8
 1 x 4	 1 x 10
 1 x 6	 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS
INDICATE TRIM PIECE SIZE ONLY.
ACTUAL TRIM MATERIAL / FINISH
PER DIVISION SPECIFICATIONS.

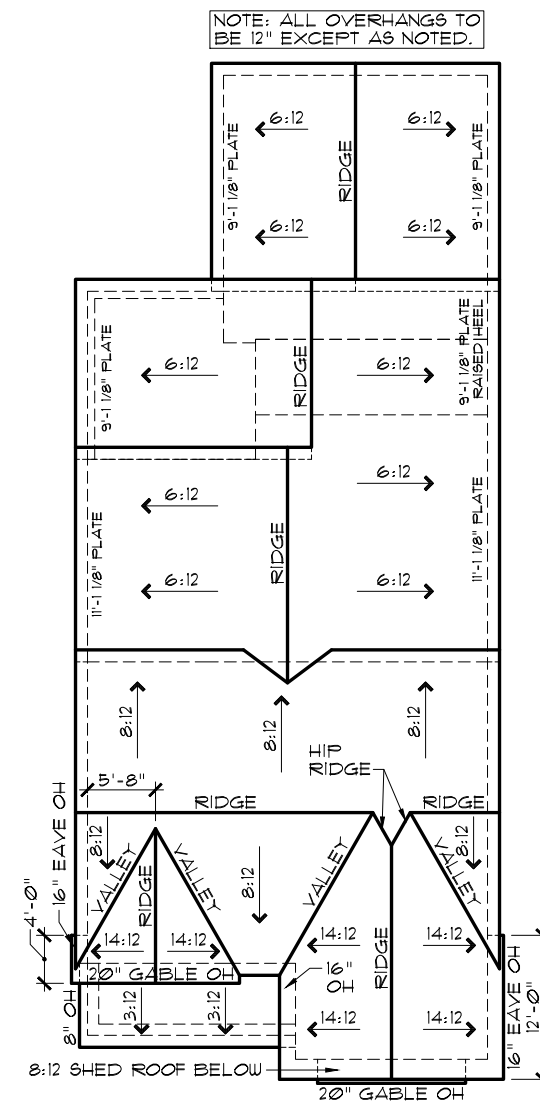
NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



ROOF PLAN B

SCALE: 1/16" = 1'-0"



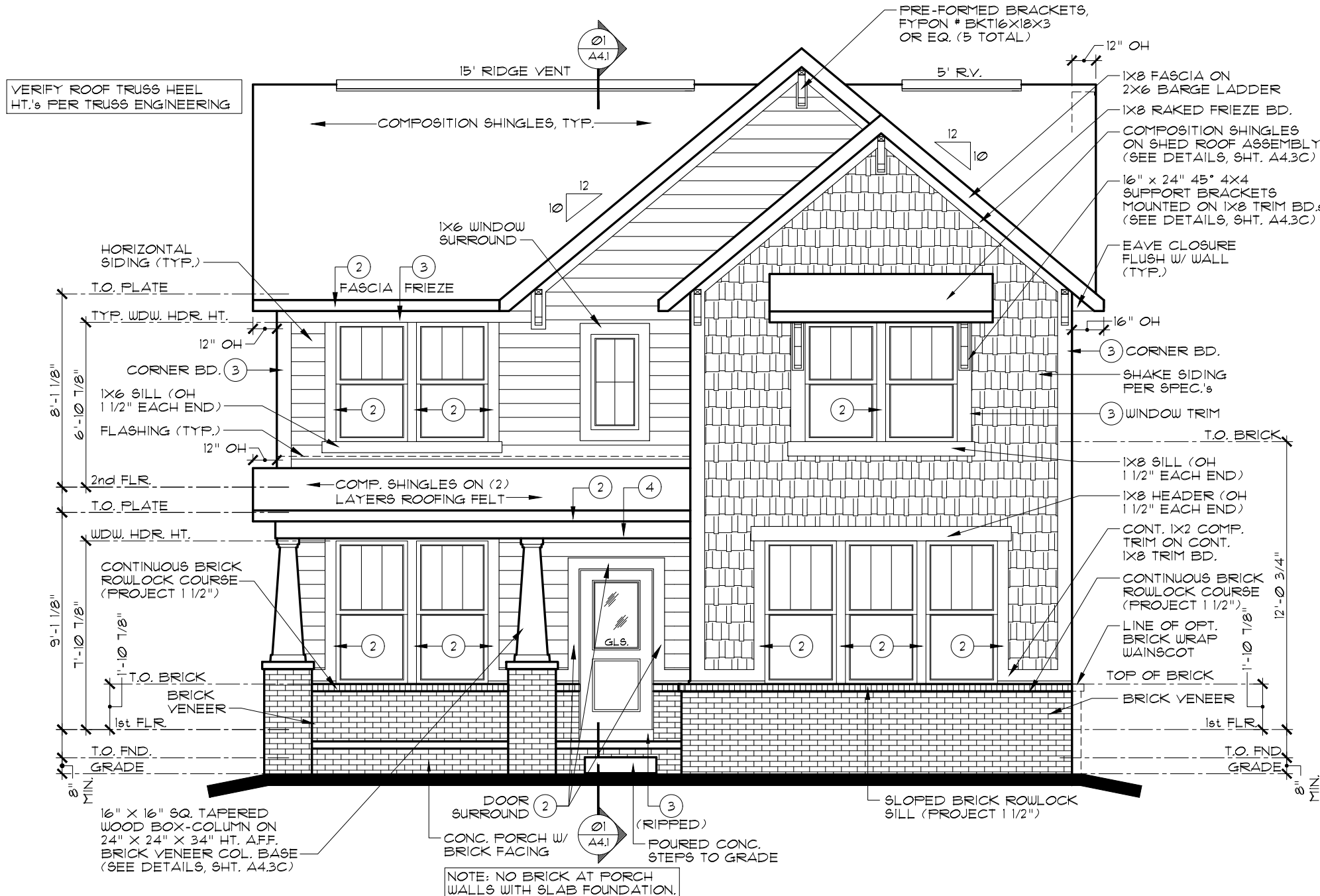
REV.NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3	3/1/23	CHANGED LIVING AREAS TO 11' PLATE
4		
5		

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LENNAR®	
MODEL	HALSTEAD B
	DRAWING TITLE
	SIDE, REAR ELEVATIONS
OPTION DESCRIPTION	
	OPT. BRICK WAINSCOT WRAP
SET NO.	
	1752B0
DRAWN BY	
	SAM
COLLECTION	
	HERITAGE

SHEET NO.

A1.2B



FRONT ELEVATION C

SCALE: 3/16" = 1'-0"

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY

- | | |
|---------|----------|
| ① 1 x 4 | ③ 1 x 8 |
| ② 1 x 6 | ④ 1 x 10 |
| | ⑤ 1 x 12 |

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/21/21	FULL RELEASE REVISIONS
3	5/2/22	CHATHAM VILLAGE UPDATES
4	3/1/23	CHANGED LIVING AREAS TO 11" PLATE
5		

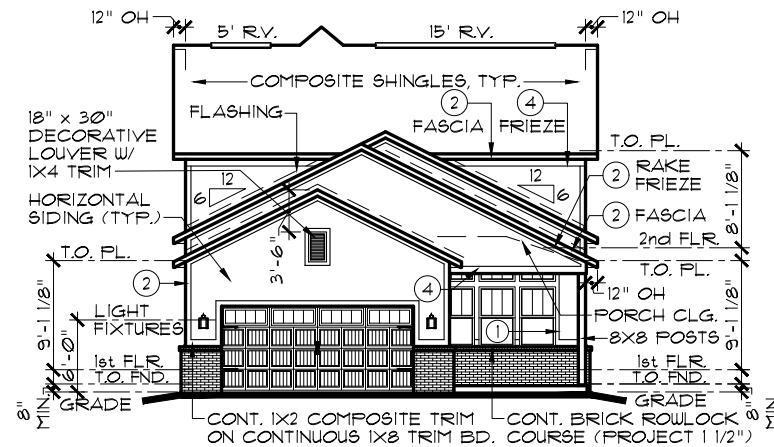
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LENNAR®

MODEL	SET NO.	DRAWN BY	COLLECTION
HALSTEAD C	1752C0	SAM	HERITAGE
DRAWING TITLE	FRONT ELEVATION		
OPTION DESCRIPTION			

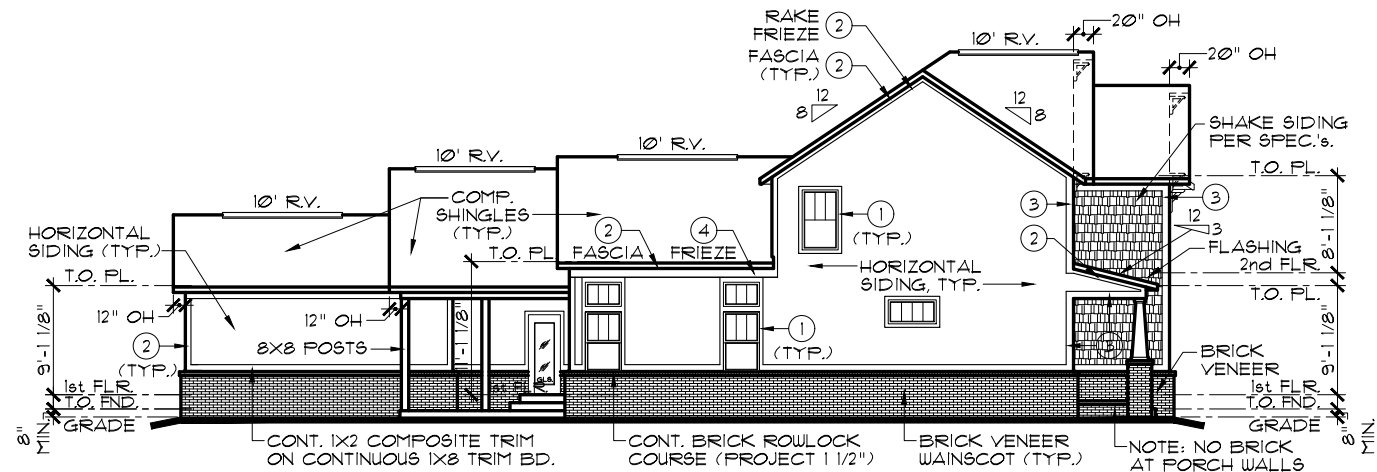
SHEET NO.

A1.1C



REAR ELEVATION

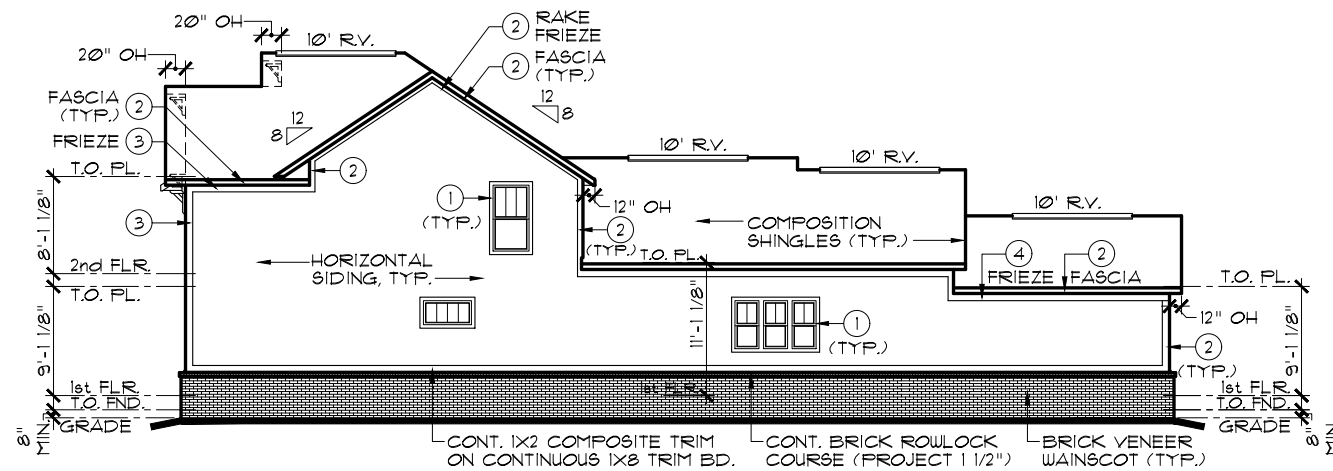
OPT. BRICK SCALE: 1/16" = 1'-0"
WAINSCOT
WRAP



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

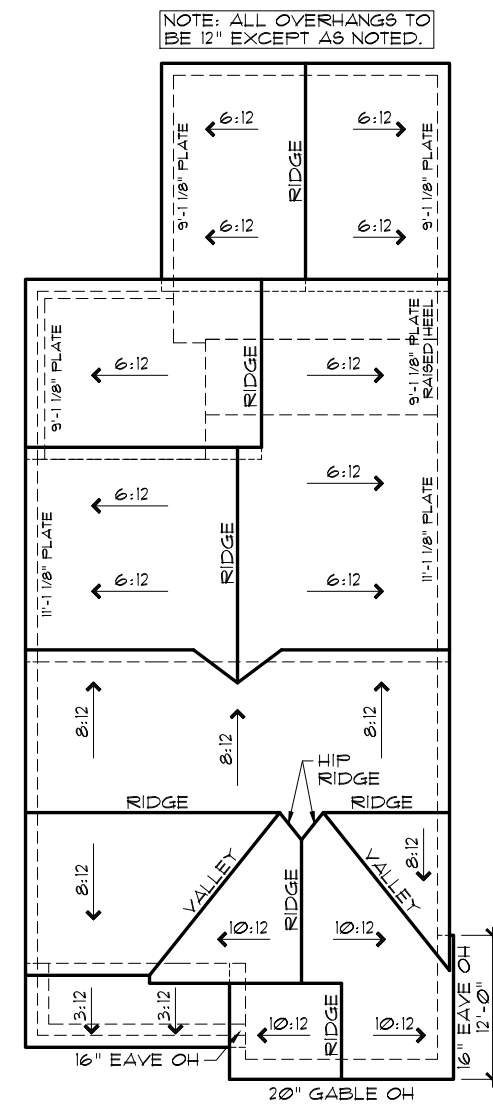
EXTERIOR TRIM KEY

 VINYL CORNER	 1 x 8
 1 x 4	 1 x 10
 1 x 6	 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN C

SCALE: 1/16" = 1'-0"



EVERYTHING'S INCLUDED*

REV.NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/27/21	FULL RELEASE REVISIONS
3	5/2/22	CHATHAM VILLAGE UPDATES
4	3/1/23	CHANGED LIVING AREAS TO 11' PLATE
5		

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LENNAR®

STEAD C

MODEL	HALS	DRAWING TITLE
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SIDE, REAR ELEVATIONS

OPT. BRICK WAINSCOT WRAP

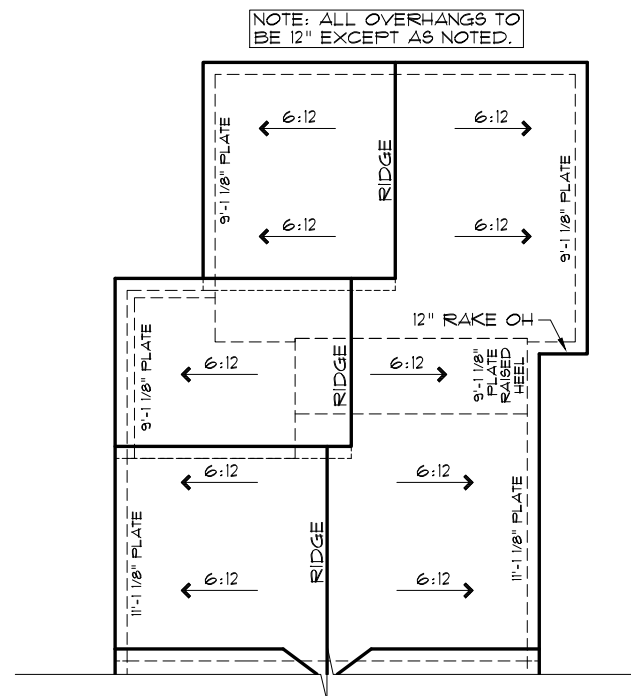
SHEET NO.

A1.2C

NOTE: ELEVATION A SHOWN. ALL OTHER ELEVATIONS SIMILAR. REFER TO MAIN ELEVATIONS FOR ALL NOTES AND DIMENSIONS.
--

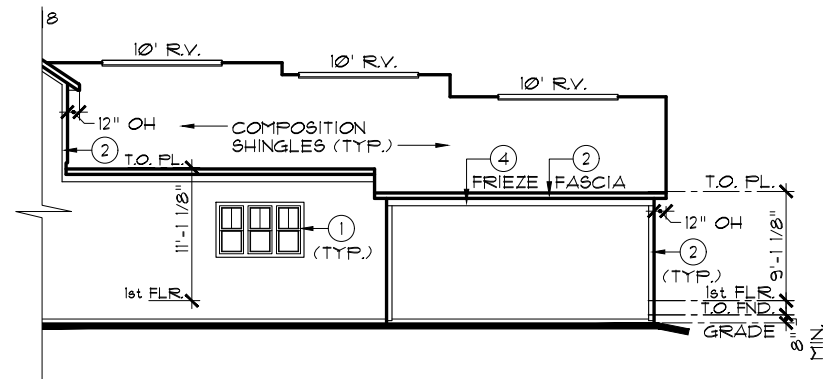
EXTERIOR TRIM KEY	
(V) VINYL CORNER	(3) 1 x 8
(1) 1 x 4	(4) 1 x 10
(2) 1 x 6	(5) 1 x 12
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.	

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

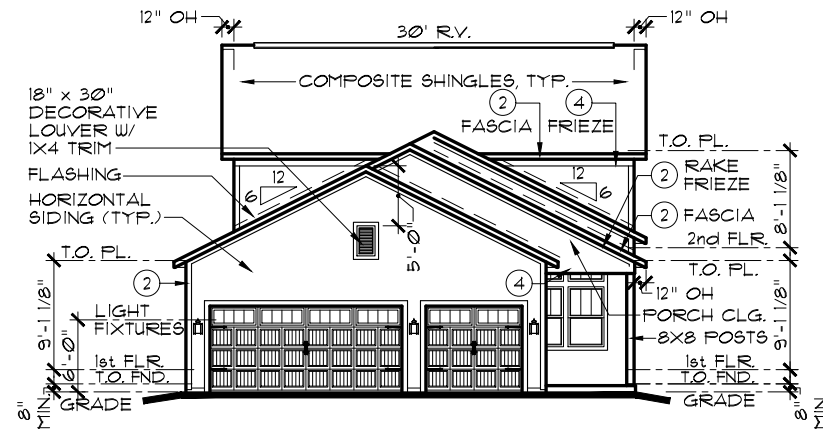


ROOF PLAN

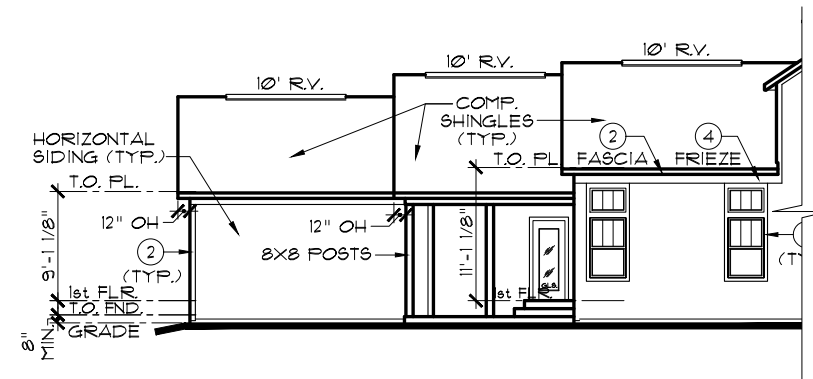
OPT. 3-CAR GARAGE SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

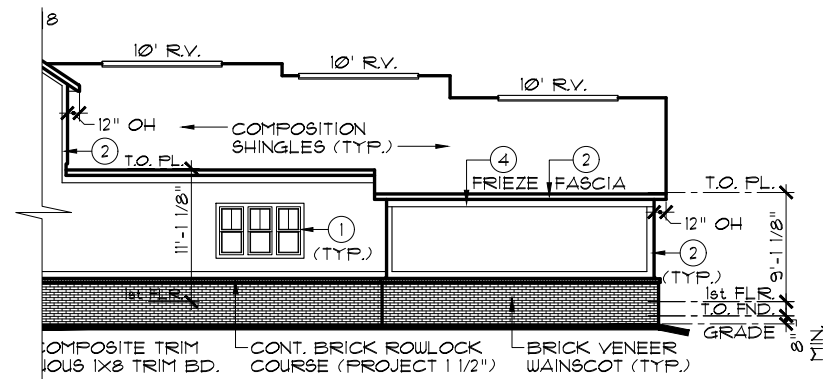


REAR ELEVATION

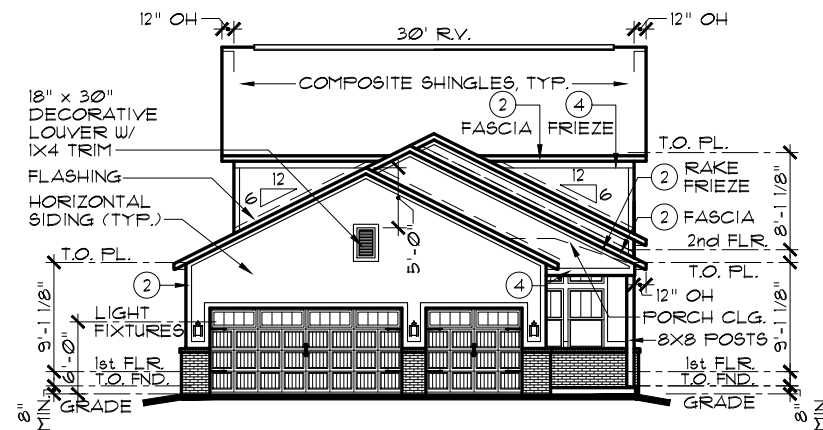


LEFT ELEVATION

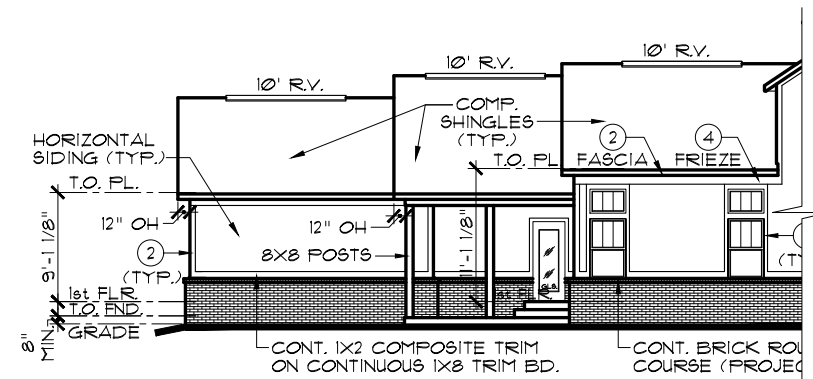
PARTIAL ELEVATIONS



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PARTIAL ELEVATIONS

OPT. BRICK WAINSCOT WRAP

OPT. 3-CAR GARAGE

SCALE: 1/16" = 1'-0"

OPT. 3-CAR GARAGE

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED*

REV.NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3	3/1/23	CHANGED LIVING AREAS TO 11' PLATE
4		
5		

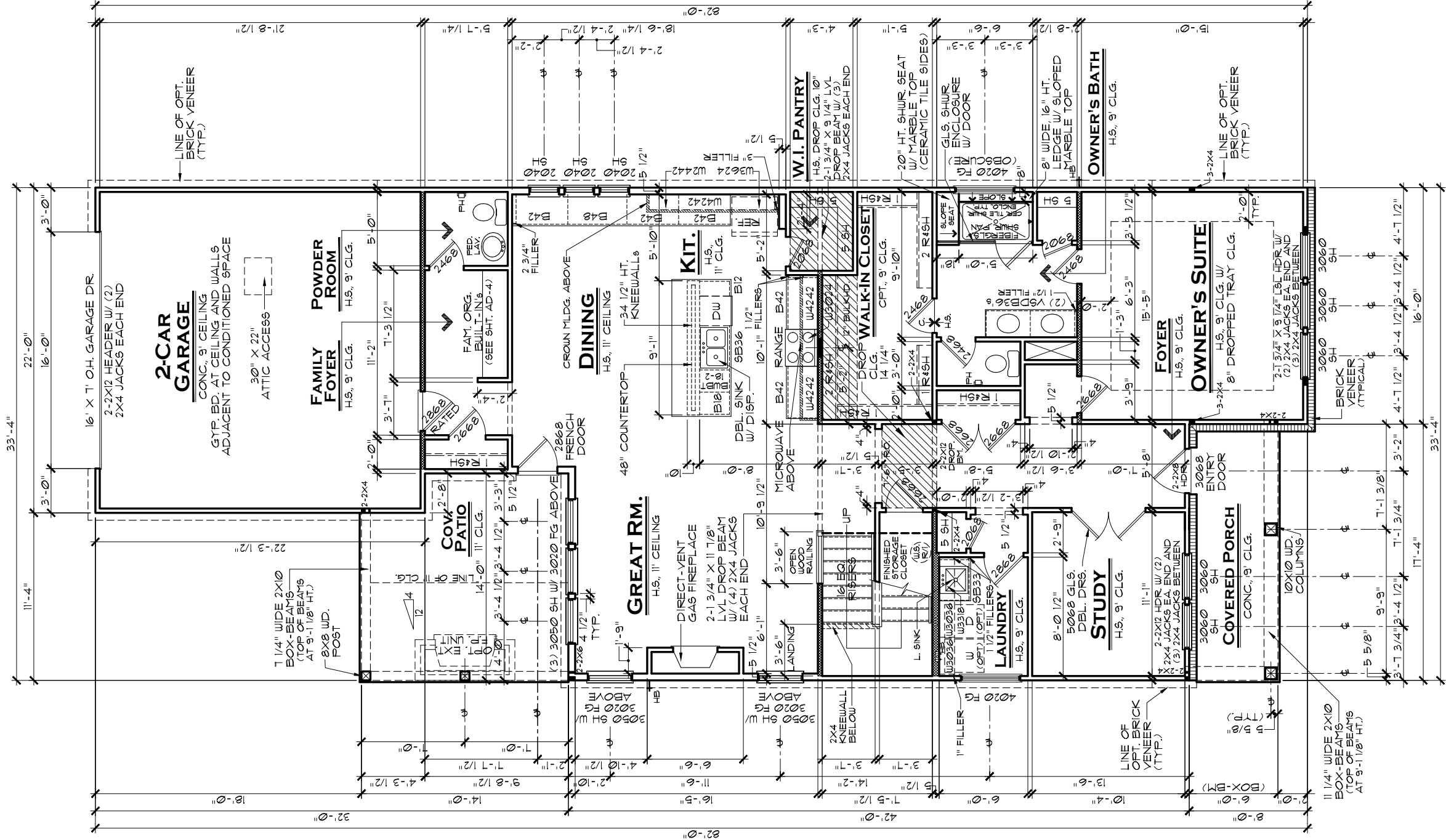
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LENNAR®

MODEL	
HALSTEAD (ALL)	
	SET NO.
	1752A0
	1752B0
	1752C0
	DRAWN BY
	SAM
OPTION DESCRIPTION	COLLECTION
OPT. 3-CAR GARAGE	HERITAGE

SHEET NO.

A1.3



FIRST FLOOR PLAN A

SCALE: 1/8" = 1'-0"

NOTE:

- HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.
- ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED
- DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS
- WALL PANEL MANUFACTURER TO ENGINEER
- ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-10 7/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION

1st FLOOR LIVING AREA:	1,108 SF.
2nd FLOOR LIVING AREA:	888 SF.
TOTAL LIVING AREA:	2,596 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	185 SF.
COVERED ENTRY PORCH:	104 SF.
TOTAL UNDER ROOF:	3,370 SF.

3-CAR GARAGE ADDS 155 SF

INDIANAPOLIS DIVISION



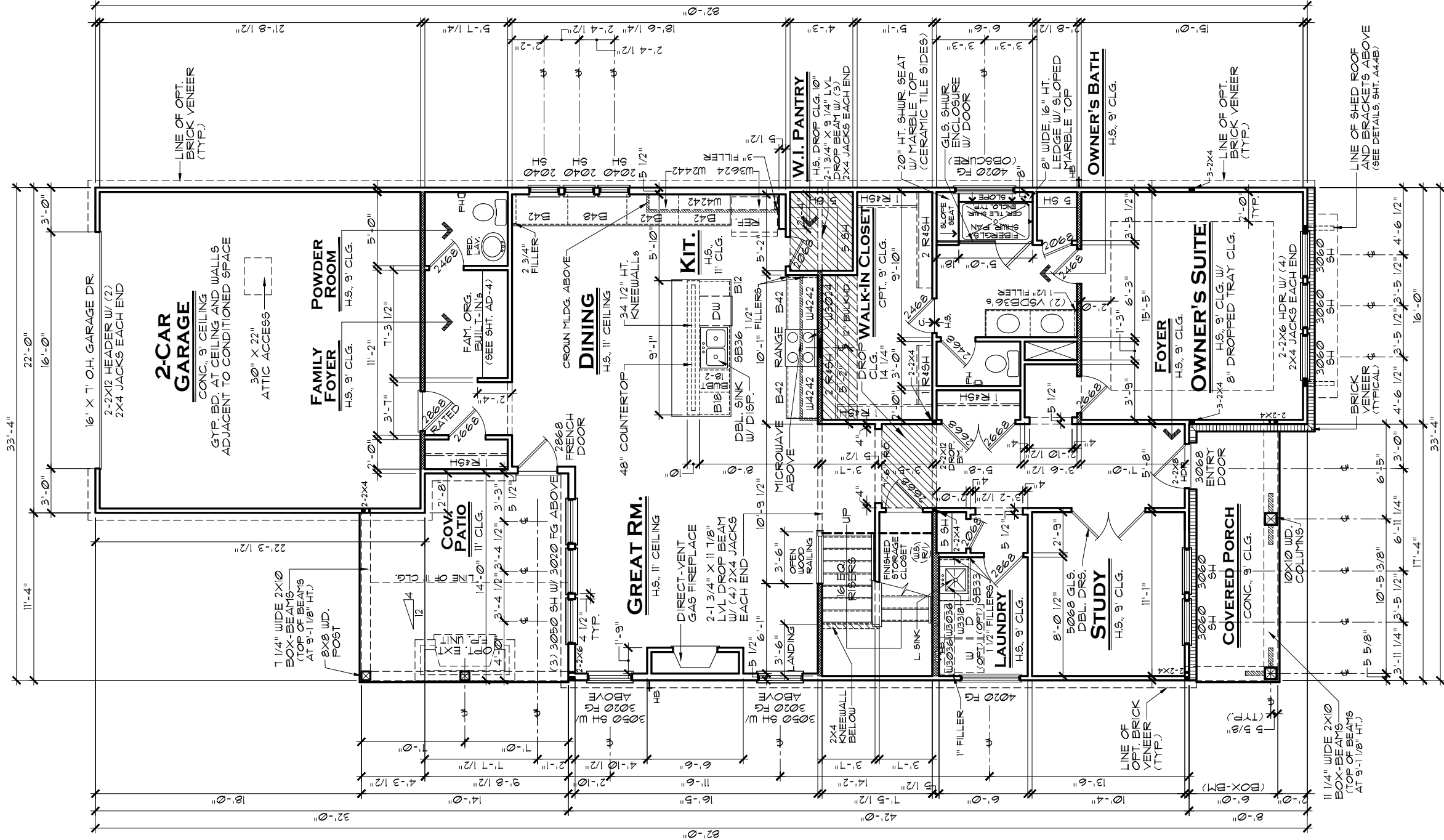
REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/2/21	FULL RELEASE REVISIONS
3	2/23/22	ADDED GOURMET KIT. & LUX. SHOWER OPT'S
4	3/1/23	CHANGED LIVING AREAS TO 11' PLATE
5	7/1/24	REPLACED BARN DRG. WITH SWING DRG.

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MODEL	SET NO.
HALSTEAD A	1752A0
DRAWING TITLE	DRAWN BY
1ST FLOOR PLAN	SAM
OPTION DESCRIPTION	COLLECTION
	HERITAGE

SHEET NO.

A3.1A



First Floor Plan B

SCALE: 1/8" = 1'-0"

NOTE:

- HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.
- ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED
- DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS
- WALL PANEL MANUFACTURER TO ENGINEER
- ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-10 7/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION

1st FLOOR LIVING AREA:	1,108 SF.
2nd FLOOR LIVING AREA:	888 SF.
TOTAL LIVING AREA:	2,596 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	185 SF.
COVERED ENTRY PORCH:	104 SF.
TOTAL UNDER ROOF:	3,370 SF.

3-CAR GARAGE ADDS 155 SF

LENNAR®
HALSTEAD B
DRAWING TITLE
1ST FLOOR PLAN
OPTION DESCRIPTION

MODEL
1752B0
SET NO.
DRAWN BY
SAM
COLLECTION
HERITAGE

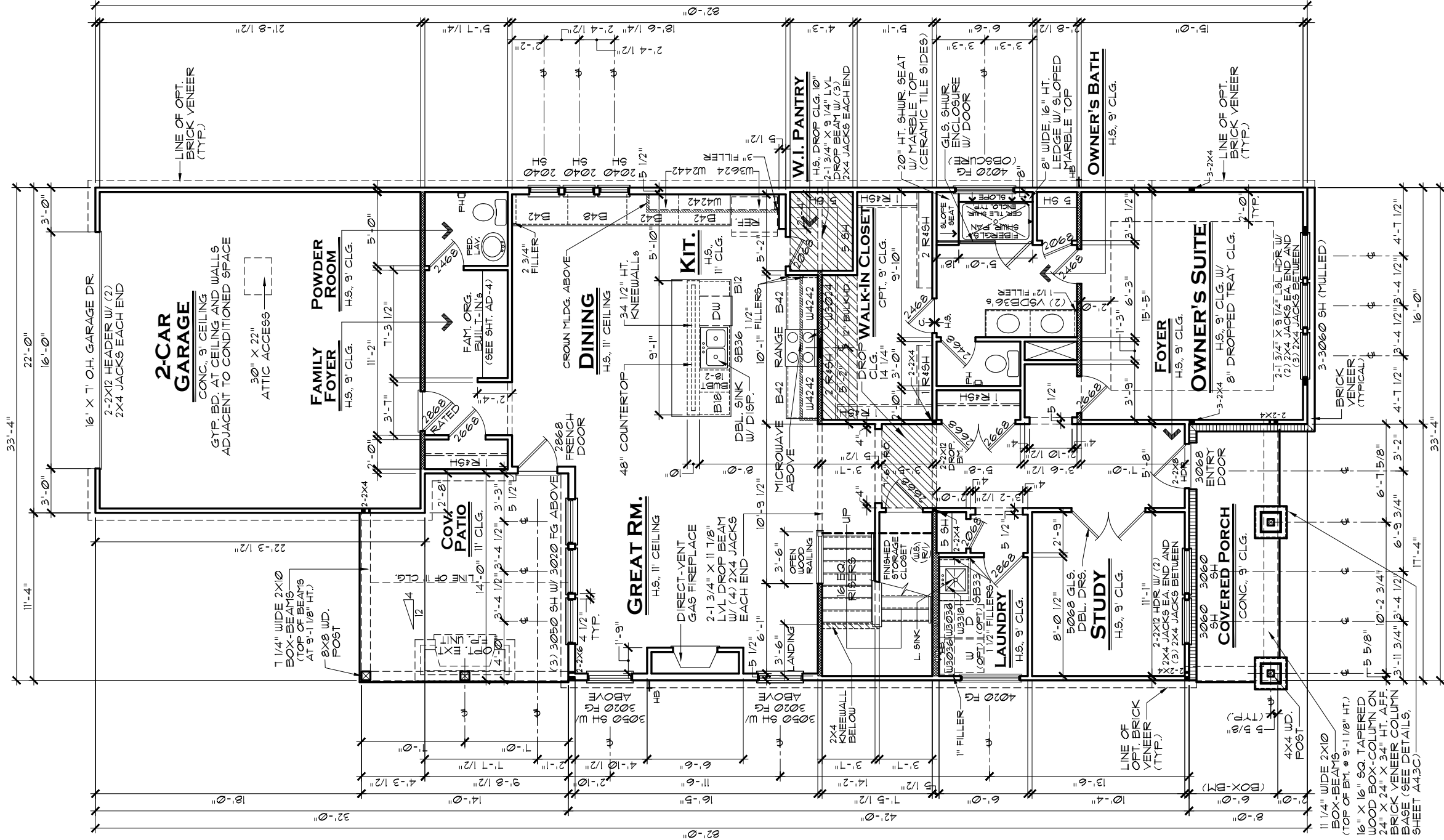
SHEET NO.
A3.1B

INDIANAPOLIS DIVISION

REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/21/21	FULL RELEASE REVISIONS
3	2/23/22	ADDED GOURMET KIT. & LUX. SHOWER OPT'S
4	3/1/23	CHANGED LIVING AREAS TO 1" PLATE
5	7/1/24	REPLACED BARN DRG. WITH SWING DRG.

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FIRST FLOOR PLAN C

SCALE: 1/8" = 1'-0"

NOTE:

- HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.
- ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED
- DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS
- WALL PANEL MANUFACTURER TO ENGINEER
- ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-10 7/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION

1st FLOOR LIVING AREA:	1,108 SF.
2nd FLOOR LIVING AREA:	888 SF.
TOTAL LIVING AREA:	2,596 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	185 SF.
COVERED ENTRY PORCH:	104 SF.
TOTAL UNDER ROOF:	3,370 SF.

3-CAR GARAGE ADDS 155 SF

INDIANAPOLIS DIVISION



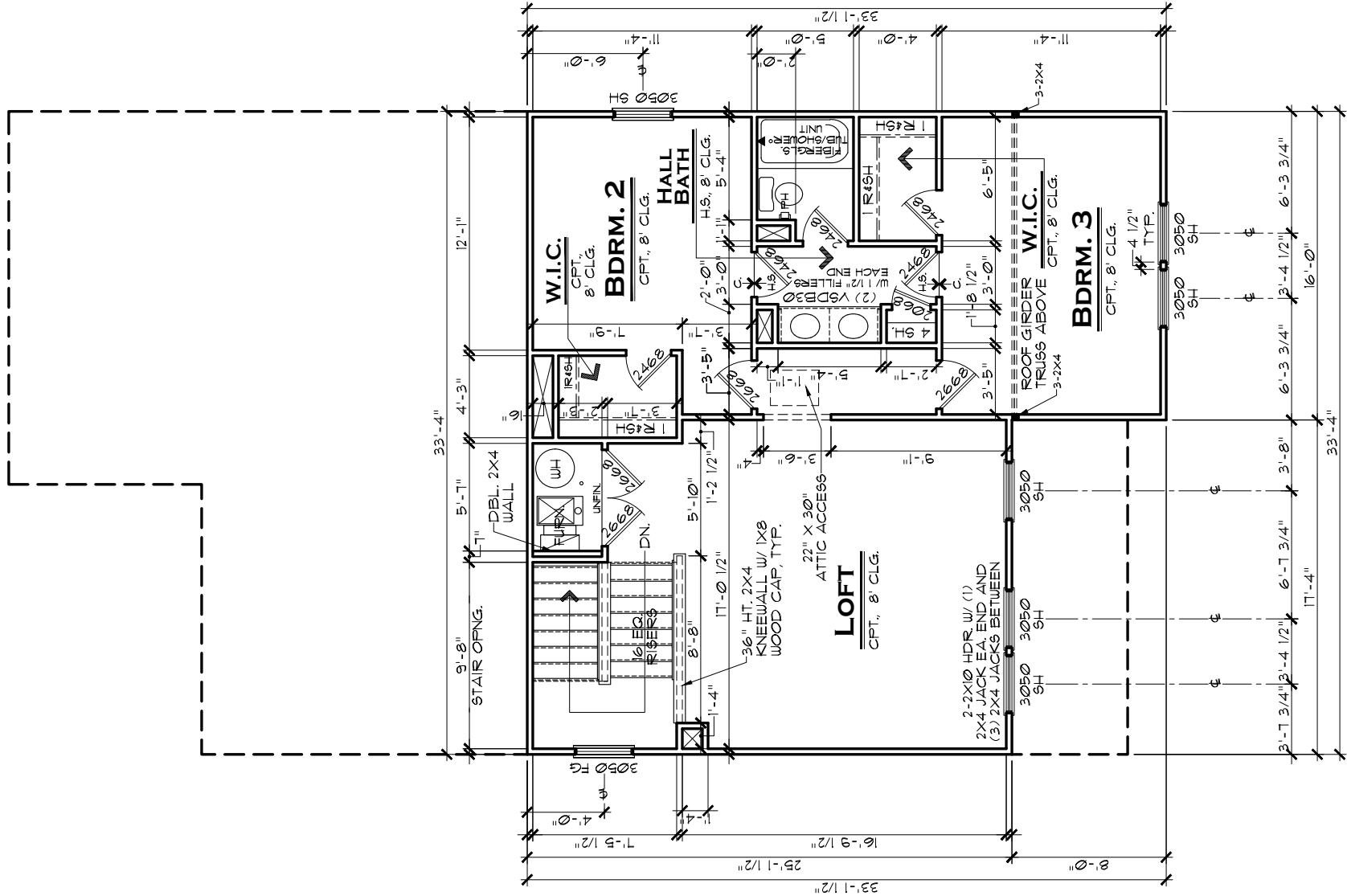
REV. NO.	DATE	REMARKS
1	12/23/20	ISSUE DATE
2	4/2/21	FULL RELEASE REVISIONS
3	2/23/22	ADDED GOURMET KIT. & LUX. SHOWER OPT'S
4	3/1/23	CHANGED LIVING AREAS TO 11" PLATE
5	7/1/24	REPLACED BARN DRG. WITH SWING DRG.

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MODEL	SET NO.
HALSTEAD C	1752C0
DRAWING TITLE	DRAWN BY
1ST FLOOR PLAN	SAM
OPTION DESCRIPTION	COLLECTION
	HERITAGE

A3.1C

SHEET NO.



NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

- GENERAL NOTES:**
- ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
 - 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
 - ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
 - LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

SECOND FLOOR PLAN A

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

MODEL

HALSTEAD A

DRAWING TITLE

2ND FLOOR PLAN

OPTION DESCRIPTION

SET NO.

1752A0

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A3.2A

EVERYTHING'S INCLUDED®

REMARKS

DATE

REV.NO.

1

12/23/20

1

2

4/27/21

2

3

5/2/22

3

4

8/20/24

4

5

5

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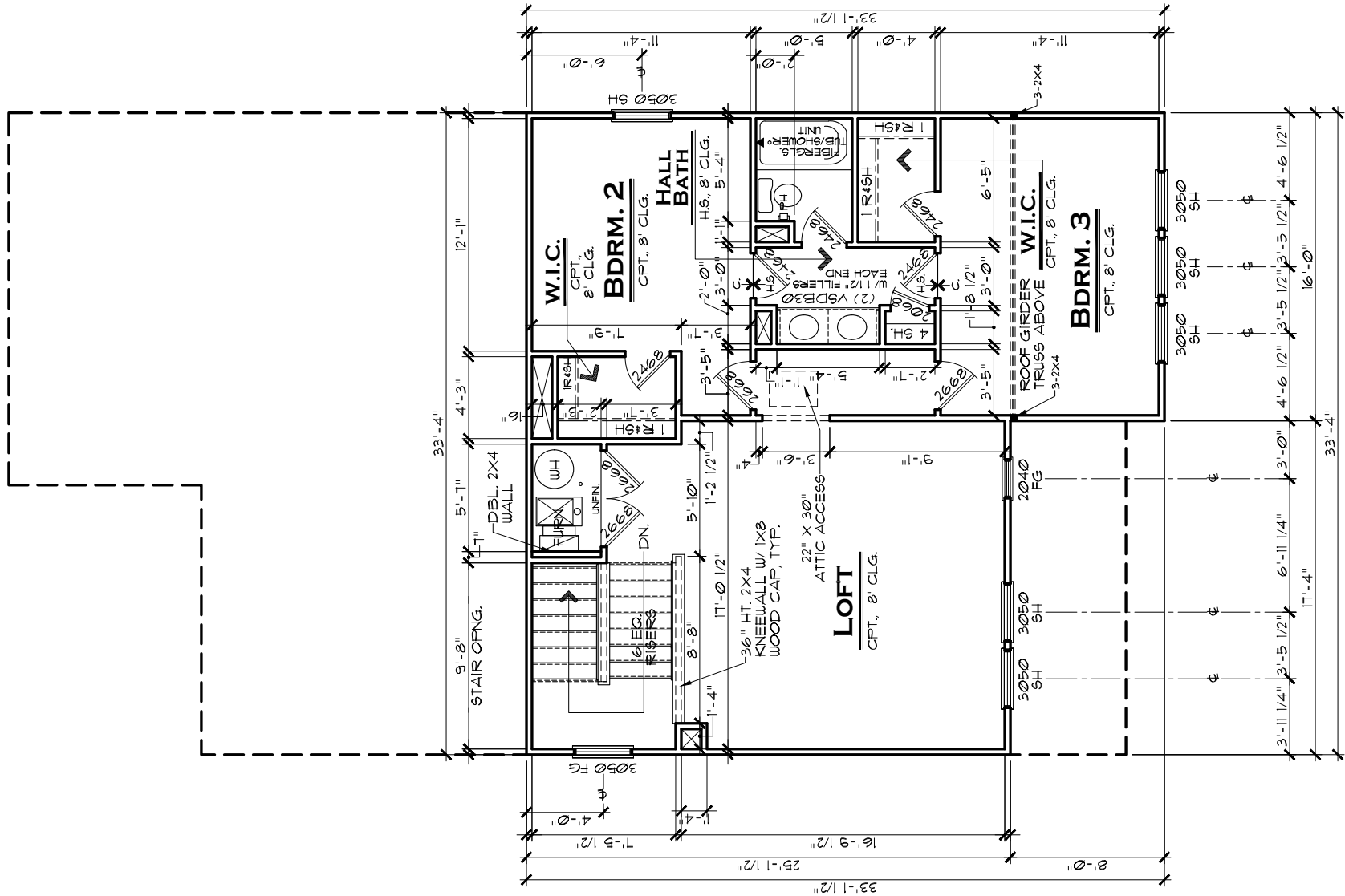
ISSUE DATE

FULL RELEASE REVISIONS

CHATHAM VILLAGE UPDATES

REPLACED BI-PASS DRG. WITH SWING DR.

Page 33 of 37



NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

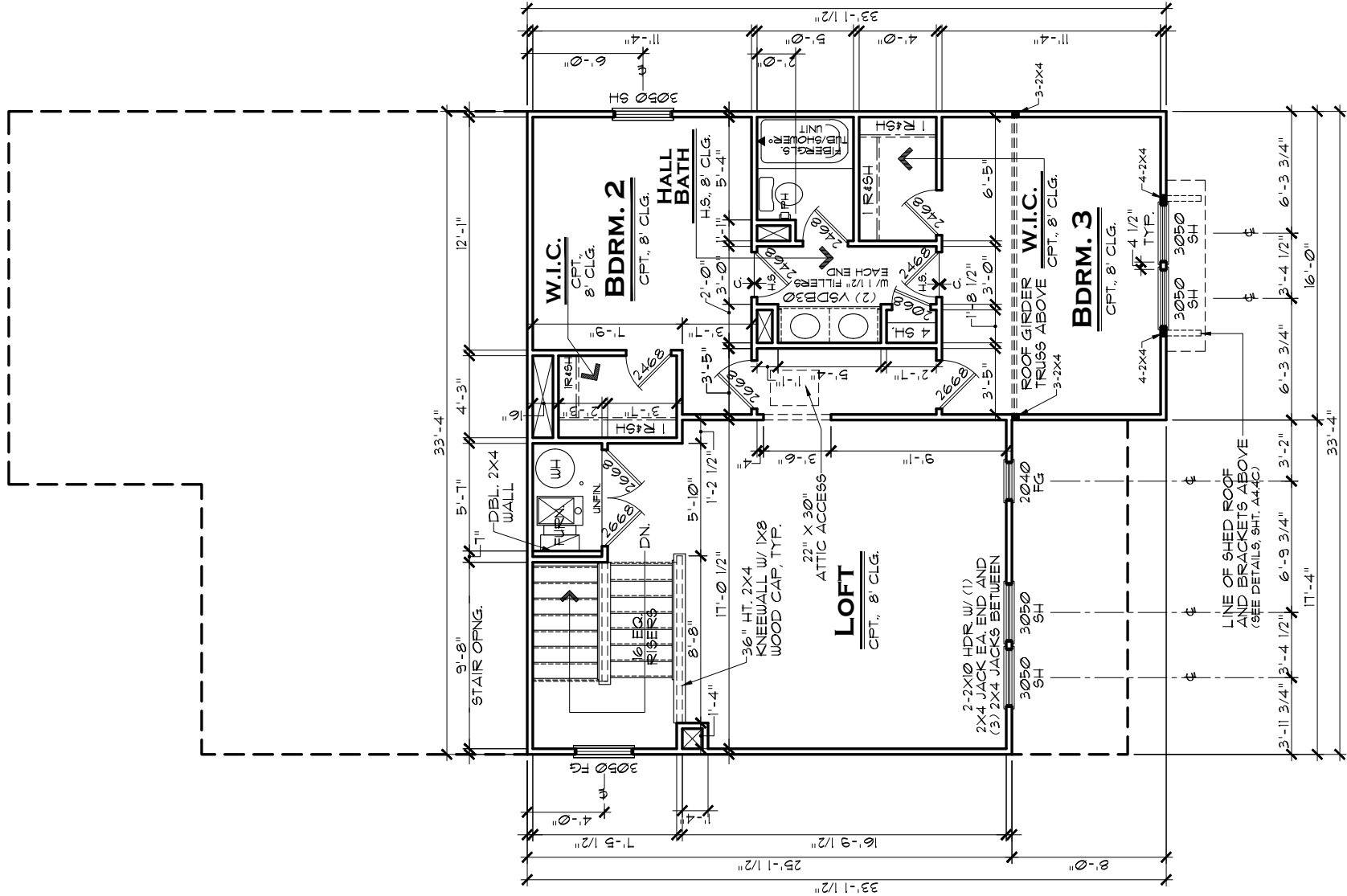
- GENERAL NOTES:**
- ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
 - 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
 - ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
 - LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

SECOND FLOOR PLAN B

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR® MODEL HALSTEAD B DRAWING TITLE 2ND FLOOR PLAN OPTION DESCRIPTION		SET NO.	 EVERYTHING'S INCLUDED®		
		1752B0			
		DRAWN BY			
		SAM			
	COLLECTION		REV.NO.	DATE	REMARKS
	HERITAGE				
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NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10" 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10" 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

SECOND FLOOR PLAN C

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR® MODEL HALSTEAD C DRAWING TITLE 2ND FLOOR PLAN OPTION DESCRIPTION				EVERYTHING'S INCLUDED®	
		REV.NO.	DATE	REMARKS	
		1	12/23/20	ISSUE DATE	
		2	4/27/21	FULL RELEASE REVISIONS	
		3	5/2/22	CHATHAM VILLAGE UPDATES	
		4	8/20/24	REPLACED BI-PASS DRG. WITH SWING DR	
		5			
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		SET NO.	1752C0		
		DRAWN BY	SAM		
		COLLECTION	HERITAGE		

SHEET NO.
A3.2C

Milford A



Milford B

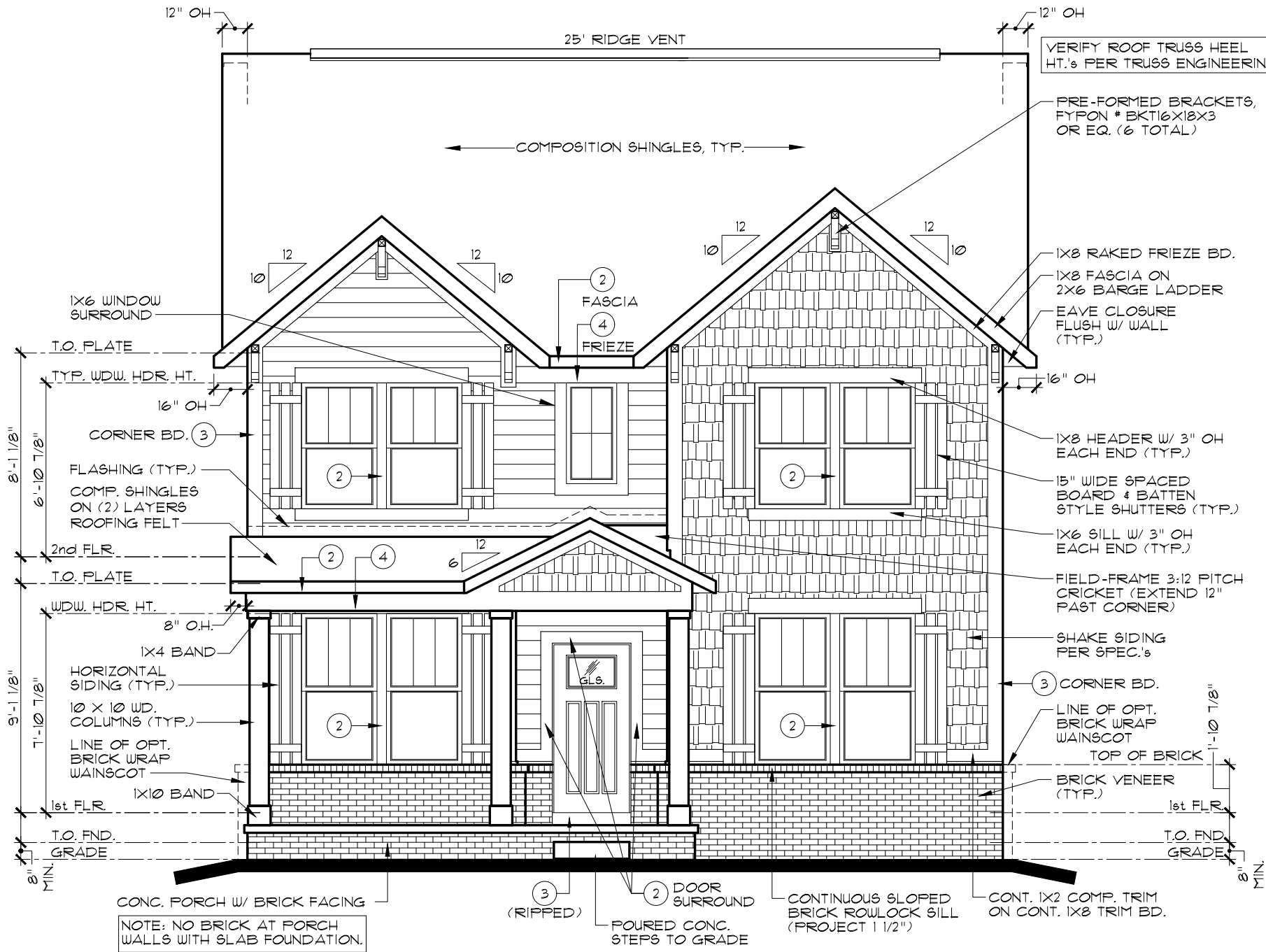


Milford C









FRONT ELEVATION A

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

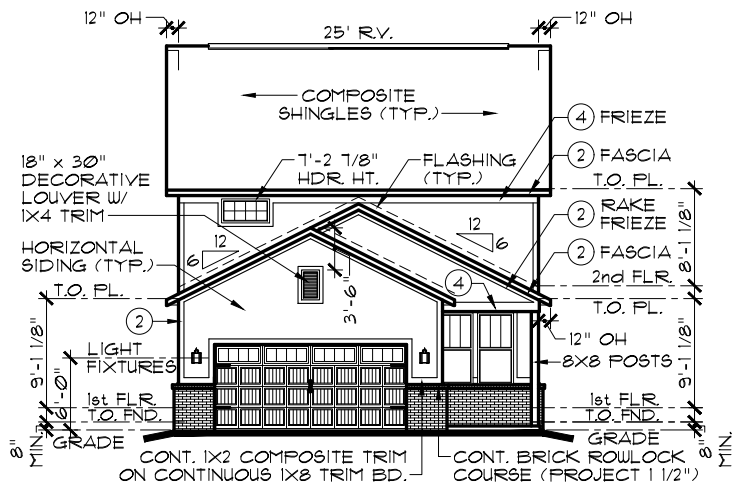
REV. NO.	DATE	REMARKS
1	2/5/21	ISSUE DATE
2	4/21/21	FULL RELEASE REVISIONS
3	5/2/22	CHATHAM VILLAGE UPDATES
4		
5		

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MODEL	SET NO.	DRAWN BY	COLLECTION
MILFORD A	1753A0	SAM	HERITAGE
DRAWING TITLE	FRONT ELEVATION		
OPTION DESCRIPTION			

SHEET NO.

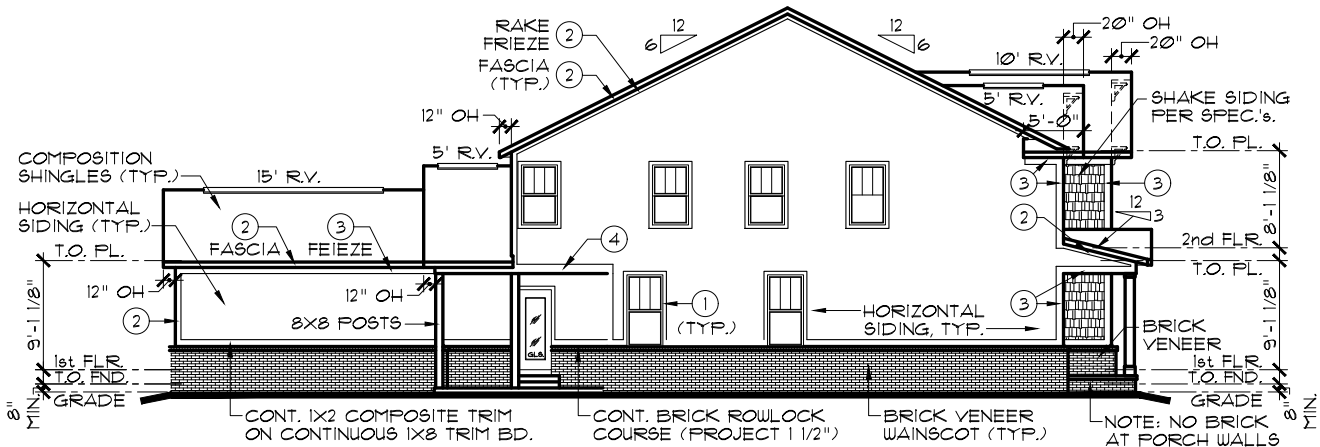
A1.1A



REAR ELEVATION

OPT. BRICK WAINSCOT WRAP

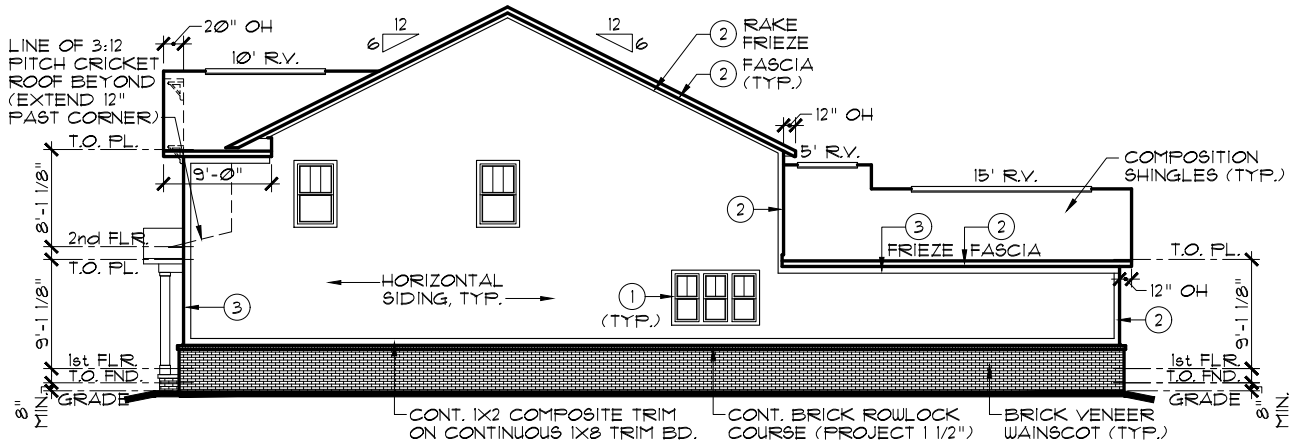
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

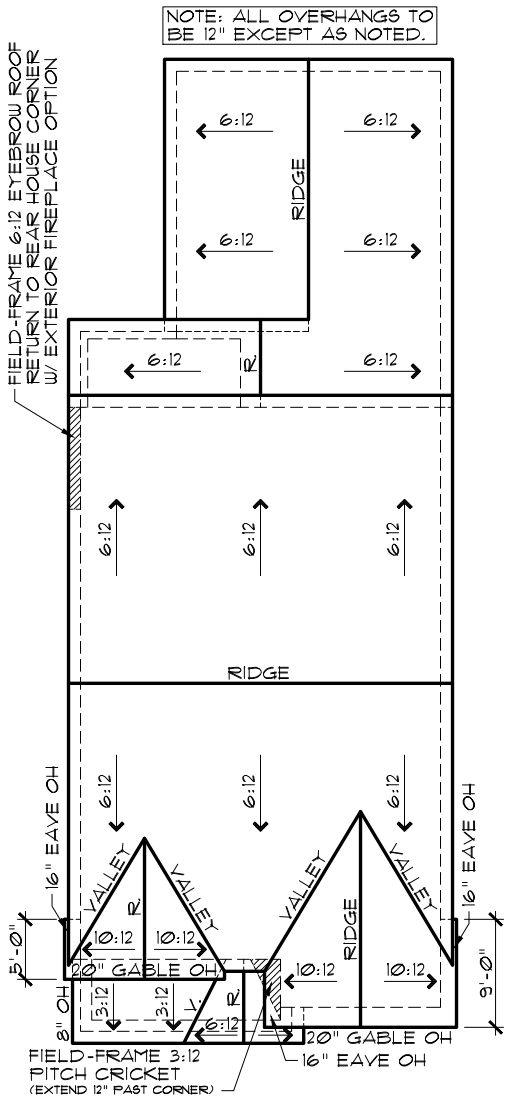
EXTERIOR TRIM KEY

- (V) VINYL CORNER
- (1) 1 x 4
- (2) 1 x 6
- (3) 1 x 8
- (4) 1 x 10
- (5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN A

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	2/5/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
4		
5		

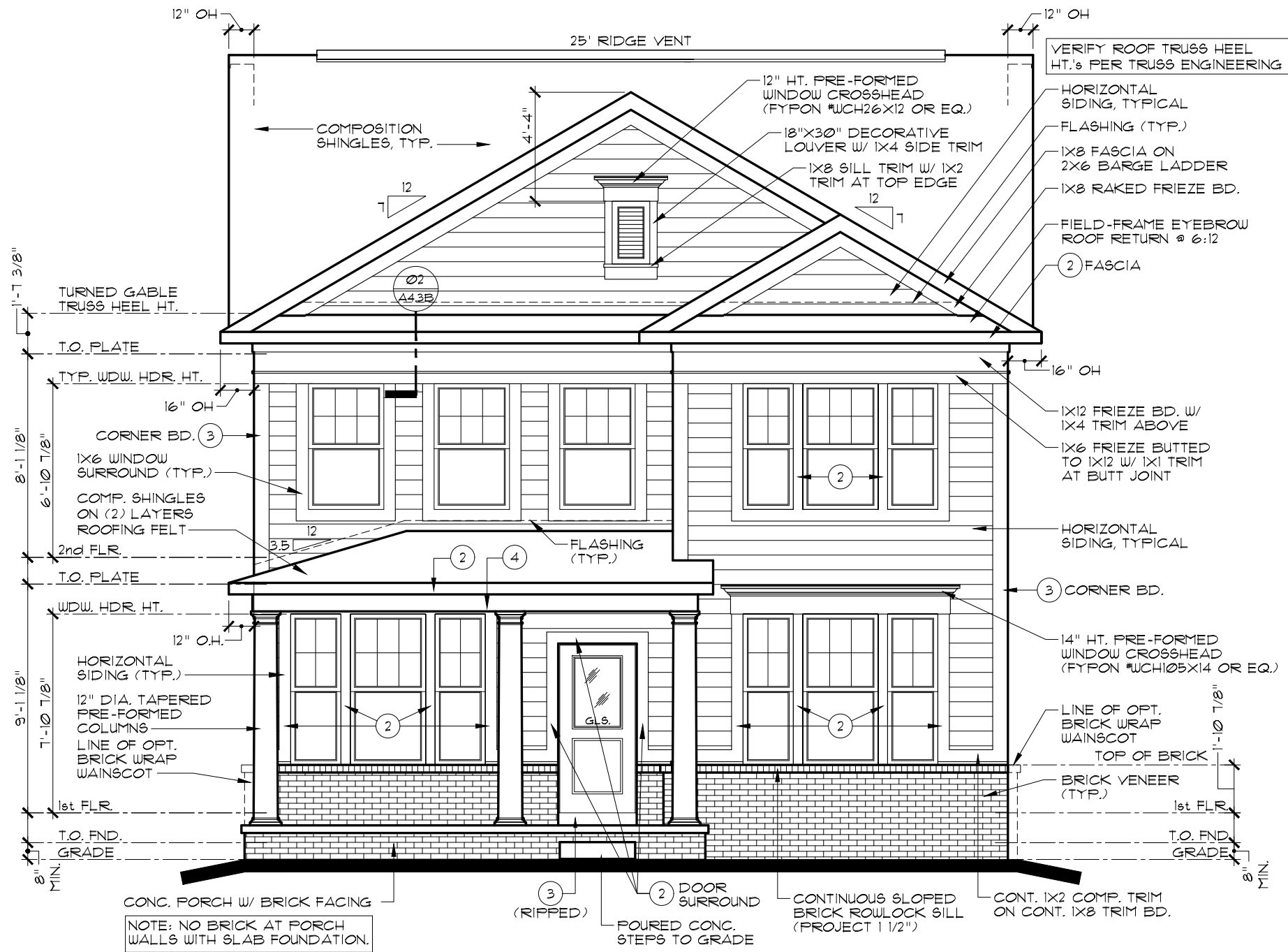
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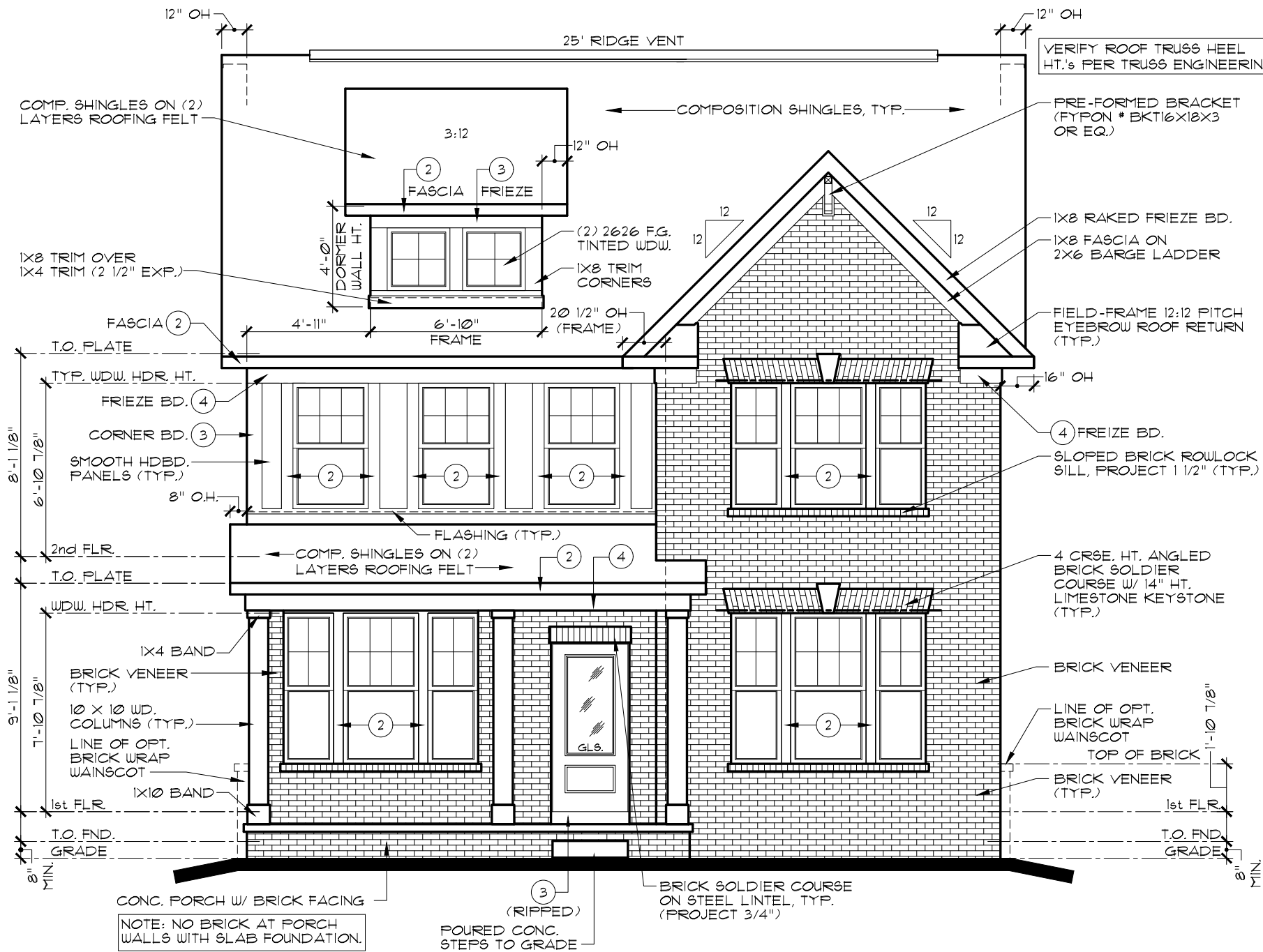
LENNAR®

MODEL	SET NO.	DRAWN BY	COLLECTION
MILFORD A	1753A0	SAM	HERITAGE
DRAWING TITLE	SIDE, REAR ELEVATIONS		
OPTION DESCRIPTION	OPT. BRICK WAINSCOT WRAP		

SHEET NO.

A1.2A





INDIANAPOLIS DIVISION

REMARKS

DATE

REV. NO.

ISSUE DATE

2/5/21

1

CHATHAM VILLAGE UPDATES

5/2/22

2

3

4

5

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LENNAR®

MODEL

MILFORD C

DRAWING TITLE

FRONT ELEVATION

OPTION DESCRIPTION

SET NO.

1753CO

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A1.1C

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INDIANAPOLIS DIVISION

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SHEET NO.

Page 47 of 97

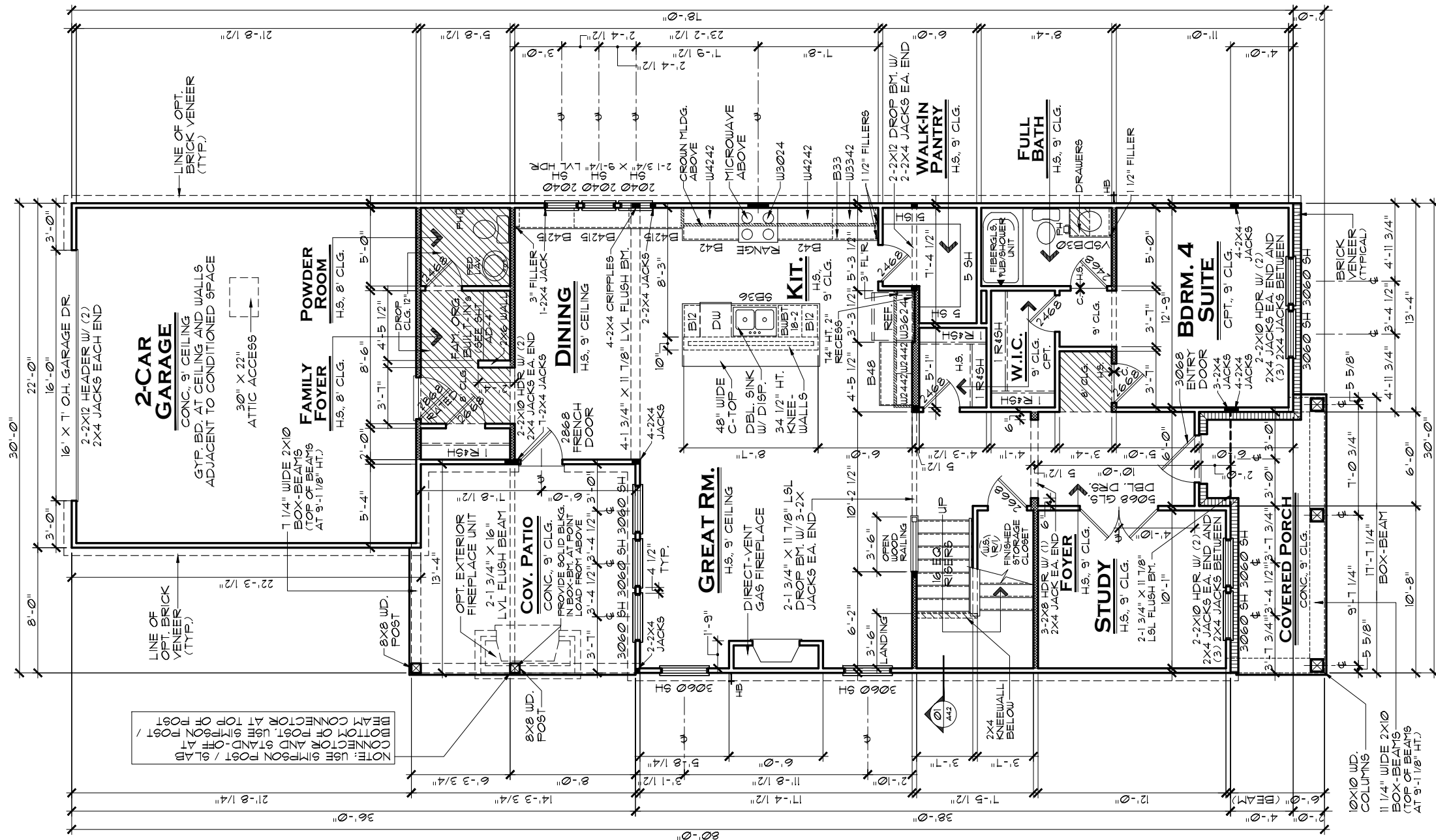
SCALE: 1/16" = 1'-0"

LENNAR[®]

WORD (ALL)

IAL ELEVATIONS

OPT. 3-CAR GARAGE



FIRST FLOOR PLAN A

SLAB PLAN

SCALE: 1/8" = 1'-0"

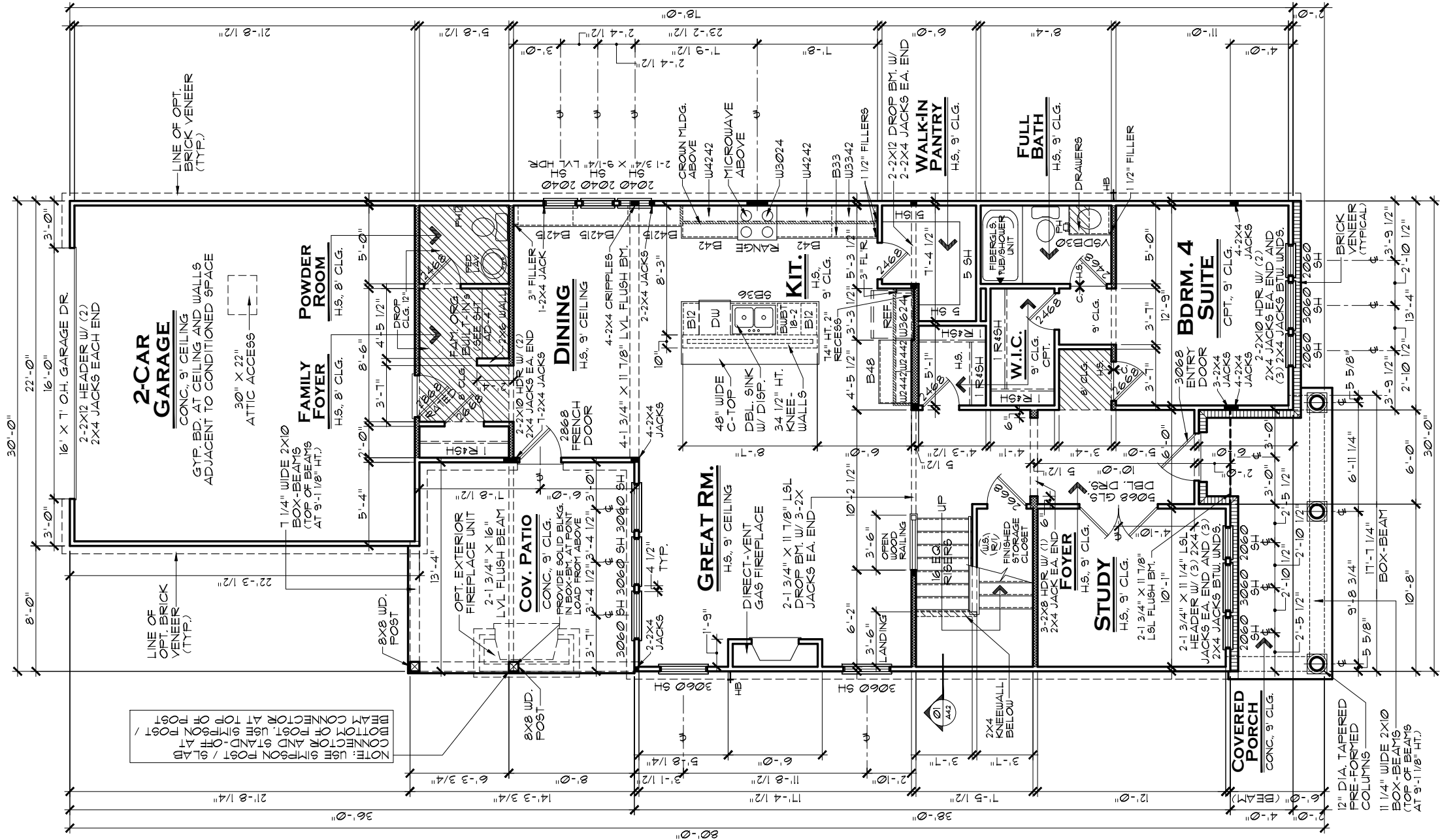
INDIANAPOLIS DIVISION

		SET NO.	
		1753A0	
MODEL	MILFORD A		
DRAWING TITLE	1ST FLOOR PLAN	DRAWN BY SAM	
OPTION DESCRIPTION		COLLECTION HERITAGE	
	SLAB PLAN		

REVISION	DATE	REMARKS
1	2/5/21	ISSUE DATE
2	4/27/21	FULL RELEASE REVISIONS
3	7/6/21	CHANGE WALL AT FAMILY FOYER TO 2X6
4	5/2/22	CHATHAM VILLAGE UPDATES
5	7/1/24	REPLACED BARN DRG. WITH SWING DRG.

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NOTE:

HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER and (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS

WALL PANEL MANUFACTURER TO ENGINEER

ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-10 7/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	1,421 SF.
2nd FLOOR LIVING AREA:	1,351 SF.
TOTAL LIVING AREA:	2,784 SF.
GARAGE:	490 SF.
REAR COVERED PATIO:	188 SF.
COVERED ENTRY PORCH:	114 SF.
TOTAL UNDER ROOF:	3,516 SF.

3-CAR GARAGE ADDS 176 SF

FIRST FLOOR PLAN B

SLAB PLAN

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REMARKS

DATE

REV.NO.

1

2/5/21

1

2

4/2/21

2

3

7/6/21

3

4

5/2/22

4

5

7/1/24

5

ISSUE DATE

FULL RELEASE REVISIONS

CHANGE WALL AT FAMILY FOYER TO 2X6

CHATHAM VILLAGE UPDATES

REPLACED BARN DRG. WITH SWING DRG.

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MODEL

MILFORD B

DRAWING TITLE

1ST FLOOR PLAN

OPTION DESCRIPTION

SLAB PLAN

SET NO.

1753B0

DRAWN BY

SAM

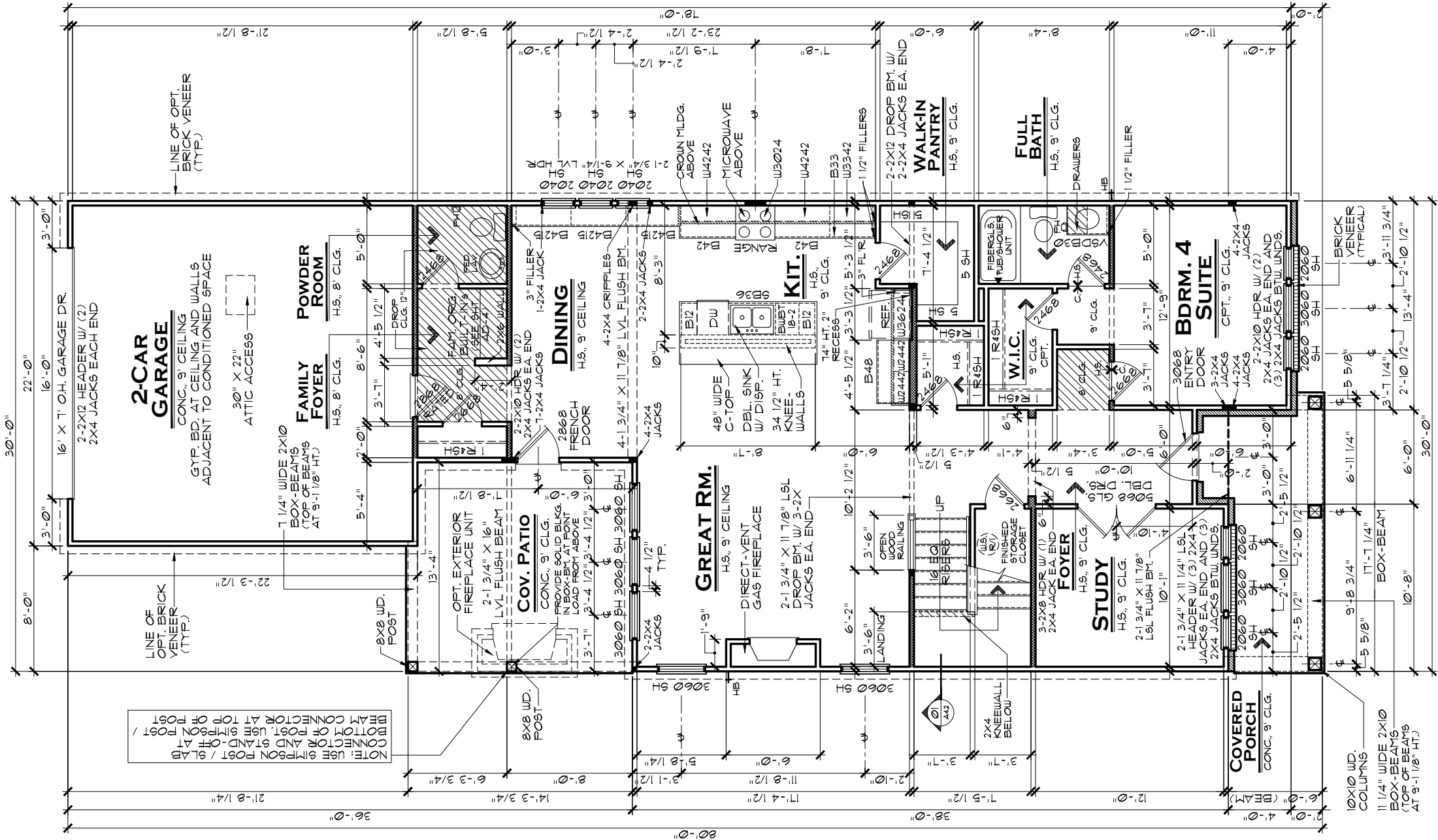
COLLECTION

HERITAGE

SHEET NO.

A3.1B

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NOTE:

- HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.
- ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER and (1) 2X JACK STUD EACH END, EXCEPT AS NOTED
- DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS
- WALL PANEL MANUFACTURER TO ENGINEER
- ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-0 7/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION

1st FLOOR LIVING AREA:	1,421 SF.
2nd FLOOR LIVING AREA:	1,351 SF.
TOTAL LIVING AREA:	2,784 SF.
GARAGE:	490 SF.
REAR COVERED PATIO:	188 SF.
COVERED ENTRY PORCH:	114 SF.
TOTAL UNDER ROOF:	3,576 SF.

3-CAR GARAGE ADDS 176 SF

FIRST FLOOR PLAN C

SLAB PLAN

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

REMARKS

REV. NO.	DATE	ISSUE DATE
1	2/5/21	199UE DATE
2	4/21/21	FULL RELEASE REVISIONS
3	7/6/21	CHANGE WALL AT FAMILY FOYER TO 2X6
4	5/2/22	CHATHAM VILLAGE UPDATES
5	7/1/24	REPLACED BARN DRG. WITH SWING DRG.

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MODEL

MILFORD C

DRAWING TITLE

1ST FLOOR PLAN

OPTION DESCRIPTION

SLAB PLAN

SET NO.

1753C0

DRAWN BY

SAM

COLLECTION

HERITAGE

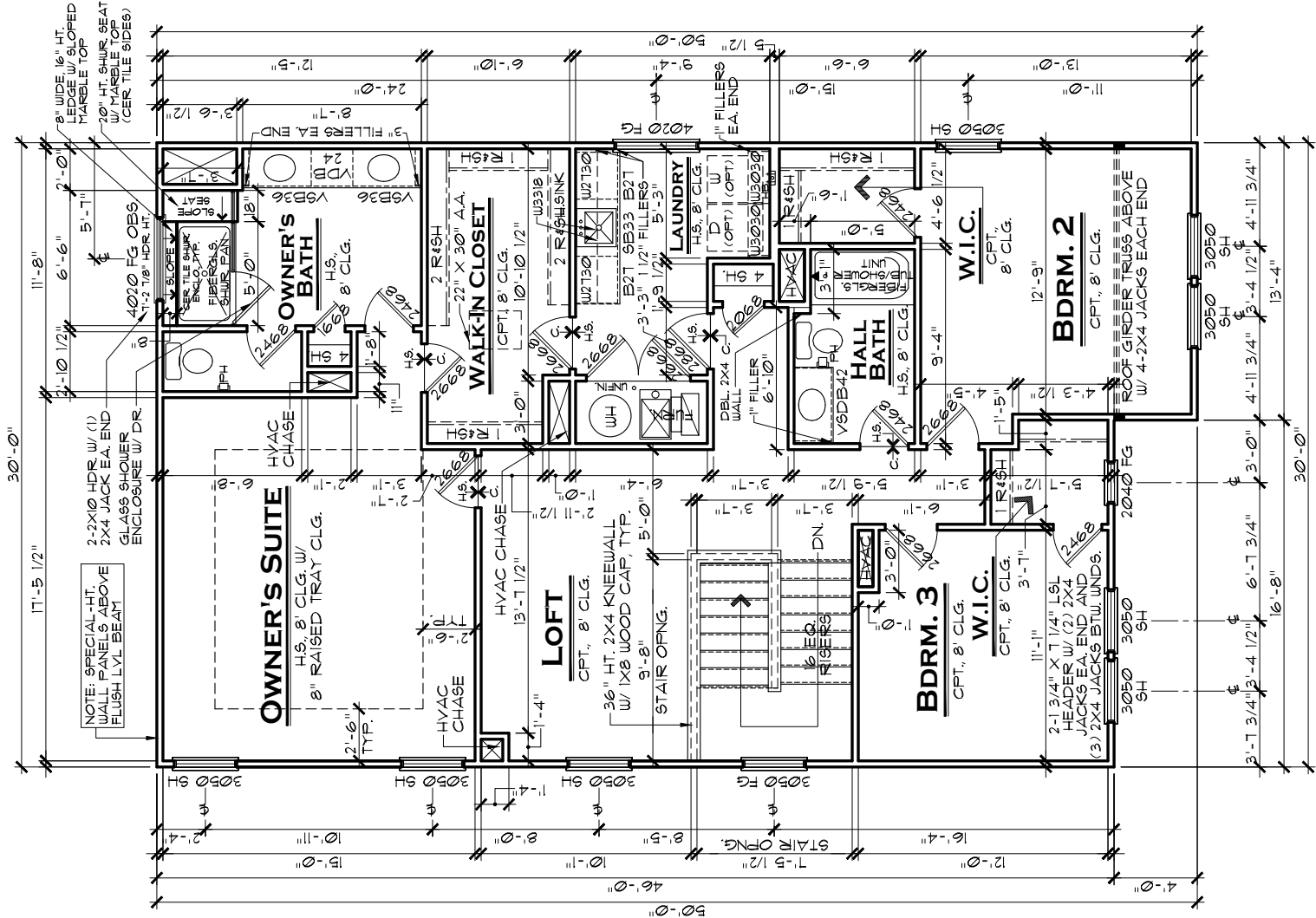
SHEET NO.

A3.1C

LENNAR®

EVERYTHING'S INCLUDED®

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NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP, UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

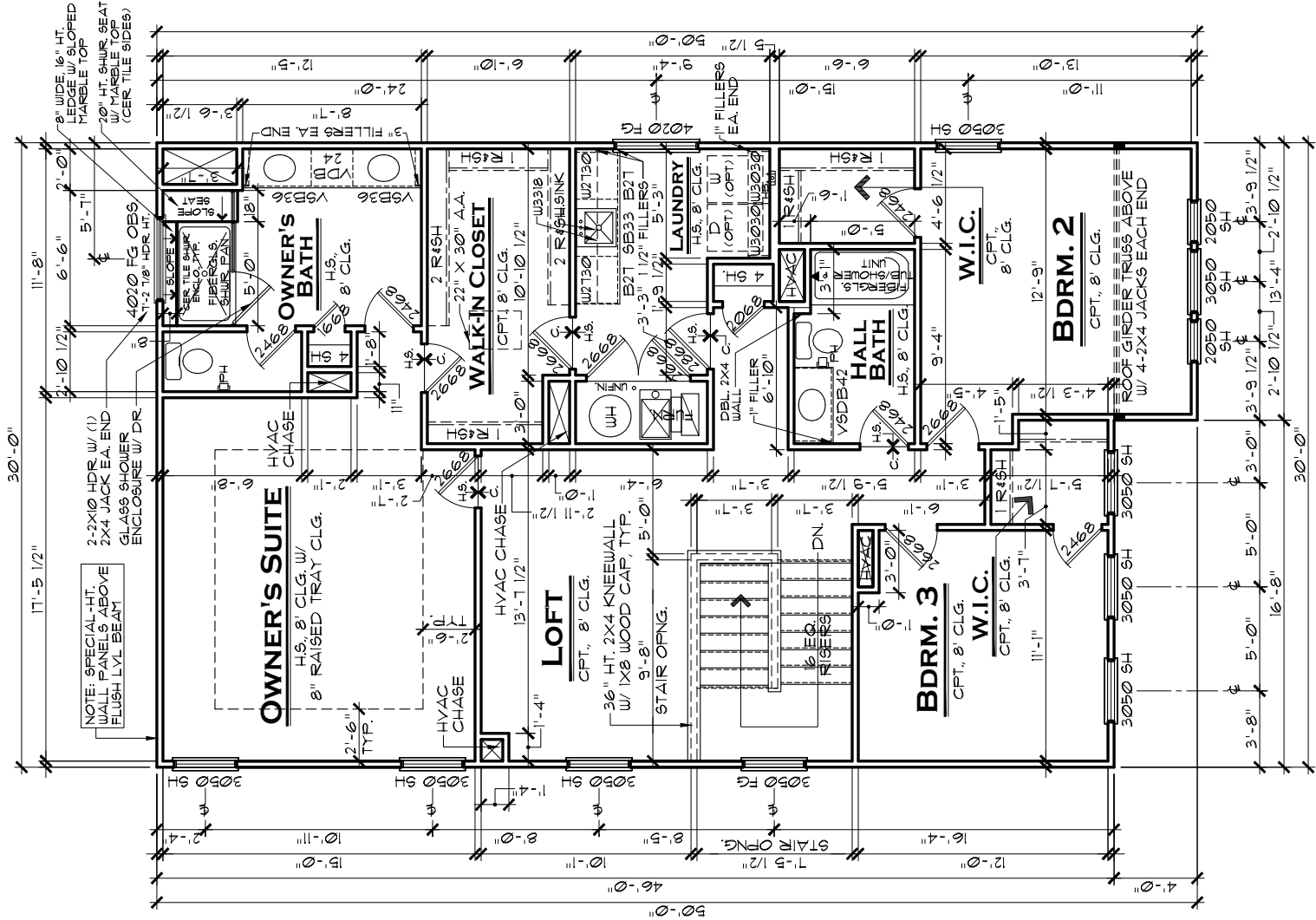
SECOND FLOOR PLAN A

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR®		SHEET NO. A3.2A	
MODEL MILFORD A	SET NO. 1753A0	DRAWING TITLE 2ND FLOOR PLAN	
DRAWING BY SAM		OPTION DESCRIPTION	
DRAWN BY SAM		COLLECTION HERITAGE	
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REV. NO.	DATE	ISSUE DATE	
1	2/5/21	FULL RELEASE REVISIONS	
2	4/21/21	CHATHAM VILLAGE UPDATES	
3	5/2/22	UPDATED OWNER'S BATH AND W.I.C.	
4	3/28/23	REPLACED BI-PASS DRG. WITH SWING DR.	
5	8/20/24		





NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

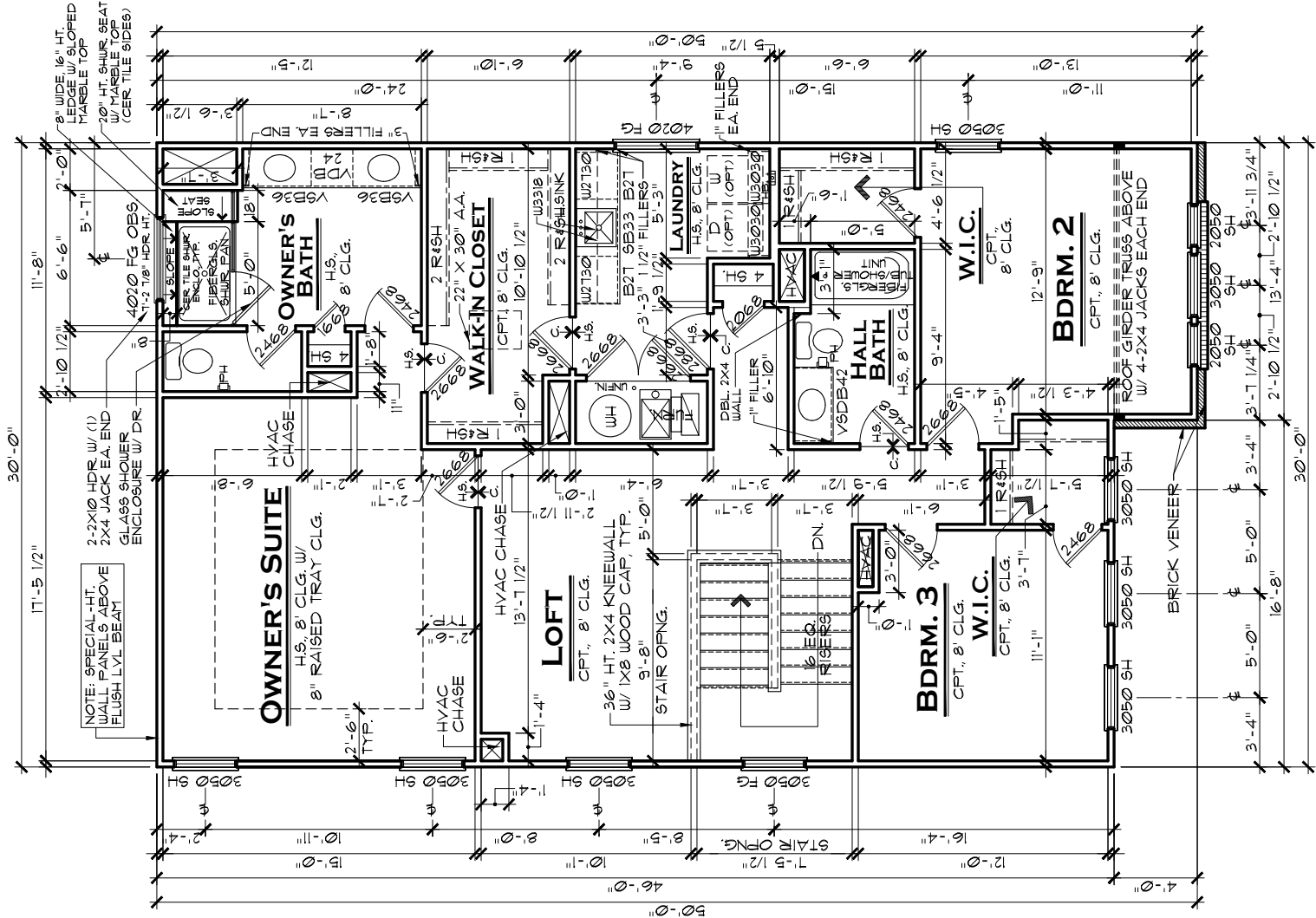
GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10" 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10" 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

SECOND FLOOR PLAN B

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION				
 EVERYTHING'S INCLUDED®				
		REVNO.	DATE	REMARKS
		1	2/5/21	ISSUE DATE
		2	4/21/21	FULL RELEASE REVISIONS
		3	5/2/22	CHATHAM VILLAGE UPDATES
		4	3/28/23	UPDATED OWNER'S BATH AND W.I.C.
		5	8/20/24	REPLACED BI-PASS DRG. WITH SWING DR.
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LENNAR® MODEL MILFORD B DRAWING TITLE 2ND FLOOR PLAN OPTION DESCRIPTION		SET NO.	1753B0	
		DRAWN BY	SAM	
		COLLECTION	HERITAGE	
SHEET NO.				
A3.2B				



NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10" 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10" 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

SECOND FLOOR PLAN C

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

MODEL

MILFORD C

DRAWING TITLE

2ND FLOOR PLAN

OPTION DESCRIPTION

SET NO.

1753C0

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A3.2C

REMARKS

DATE

REV.NO.

1

2/5/21

1

2

4/21/21

2

3

5/2/22

3

4

3/28/23

4

5

8/20/24

5

100% RELEASE DATE

FULL RELEASE REVISIONS

CHATHAM VILLAGE UPDATES

UPDATED OWNER'S BATH AND W.I.C.

REPLACED BI-PASS DRGS. WITH SWING DR.

EVERYTHING'S INCLUDED*

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Pennington A



Pennington B



Pennington C

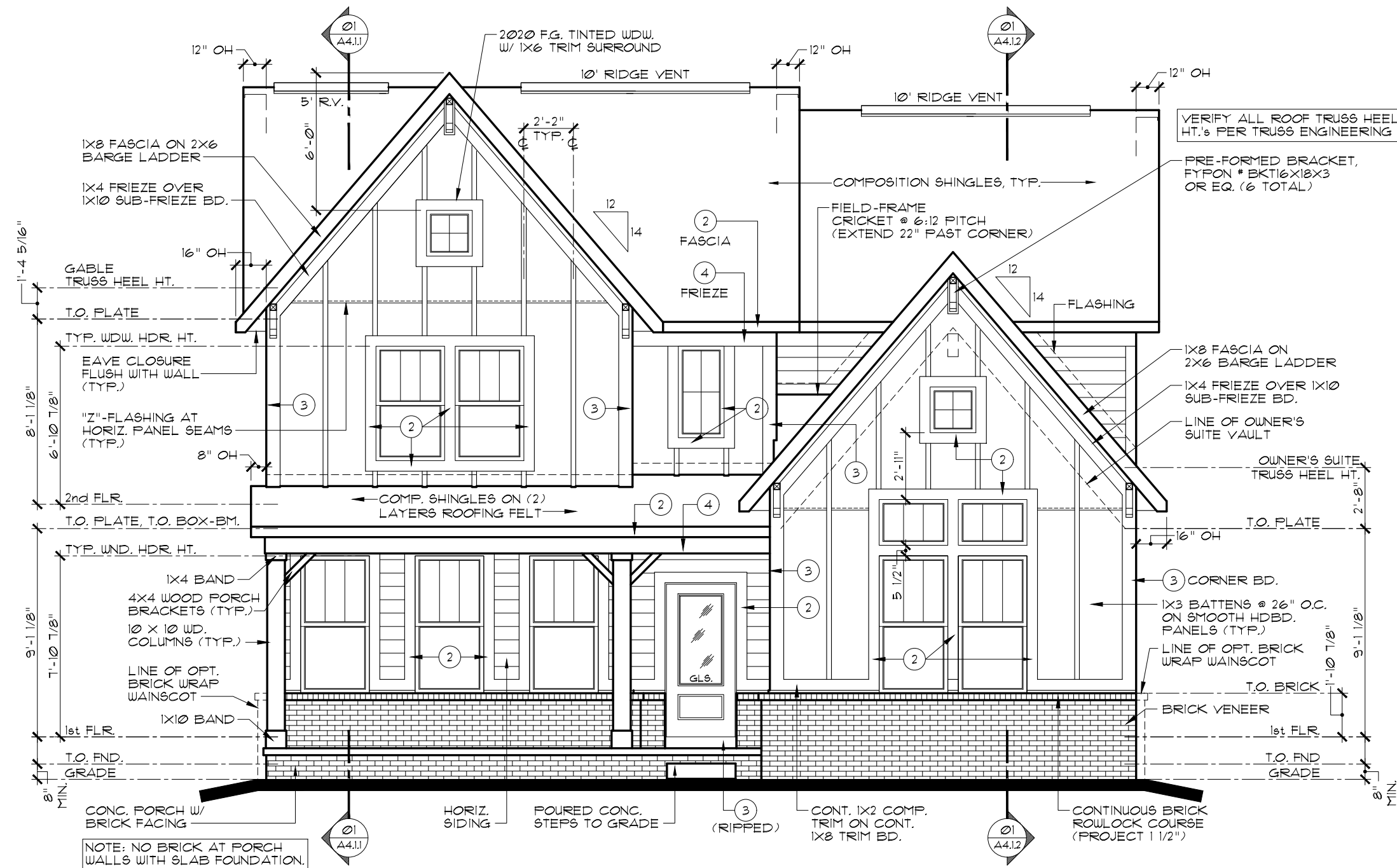












FRONT ELEVATION A

SCALE: 3/16" = 1'-0"

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY

- (V) VINYL CORNER (3) 1×8
 (1) 1×4 (4) 1×10
 (2) 1×6 (5) 1×12

NOTE: EXTERIOR TRIM NOTATIONS
INDICATE TRIM PIECE SIZE ONLY.
ACTUAL TRIM MATERIAL / FINISH
PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED*

REV.NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
4		
5		

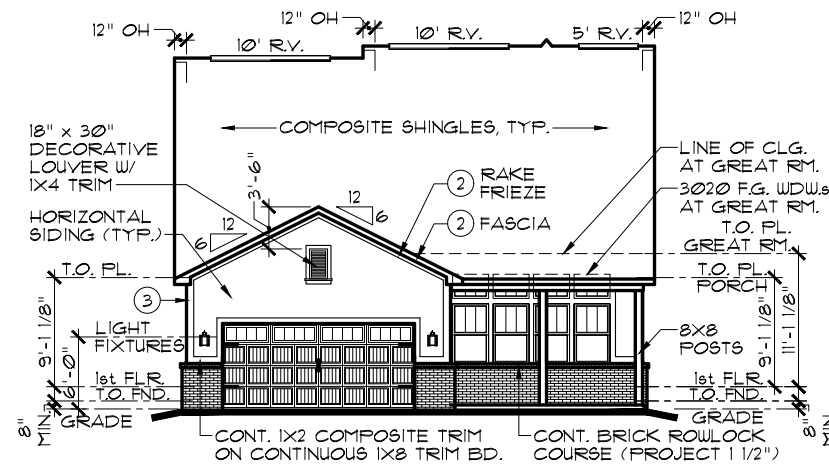
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LENNAR®	
MODEL	SET NO.
PENNINGTON A	1759A0
DRAWING TITLE	
FRONT ELEVATION	DRAWN BY
	SAM
OPTION DESCRIPTION	COLLECTION
	HERITAGE

SHEET NO.

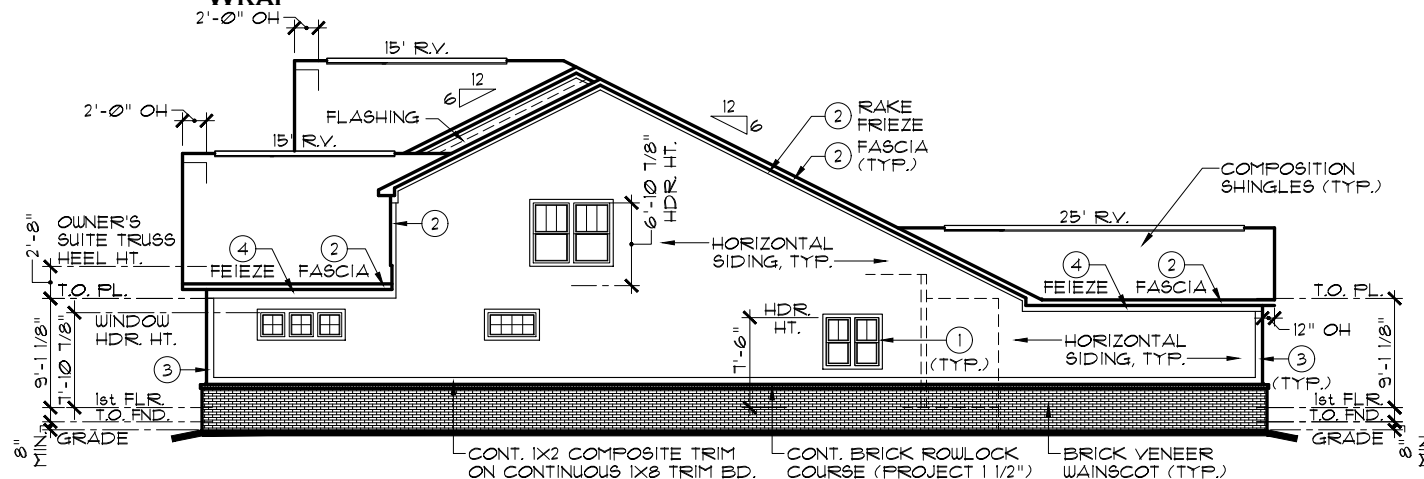
A1.1A



REAR ELEVATION

**OPT. BRICK
WAINSCOT
WRAP**

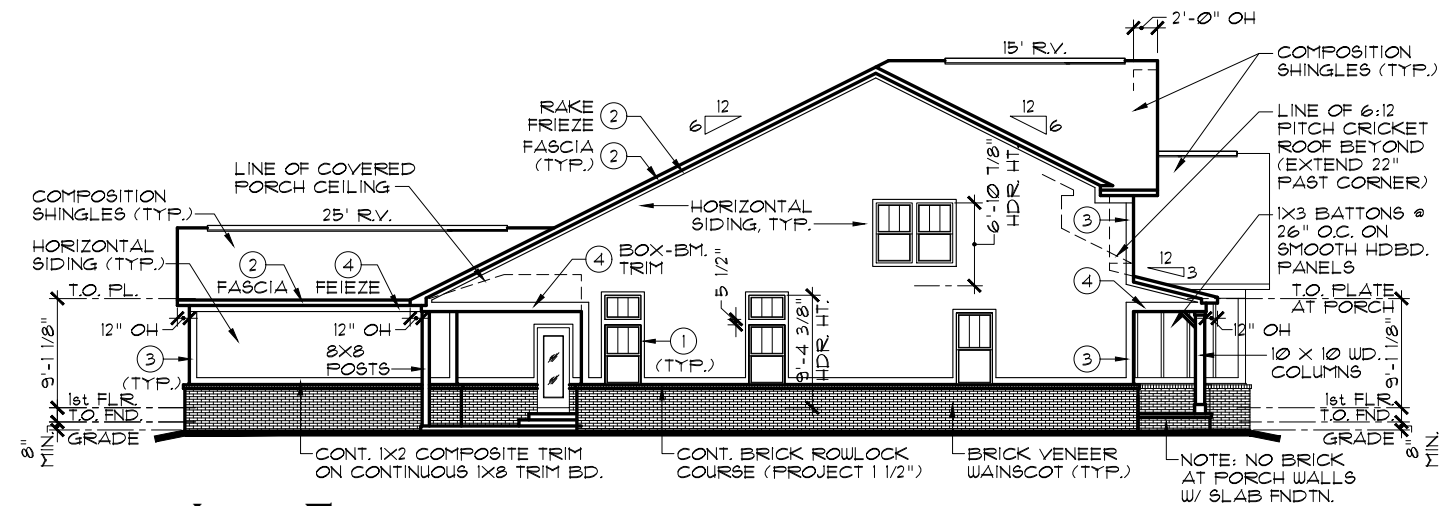
SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

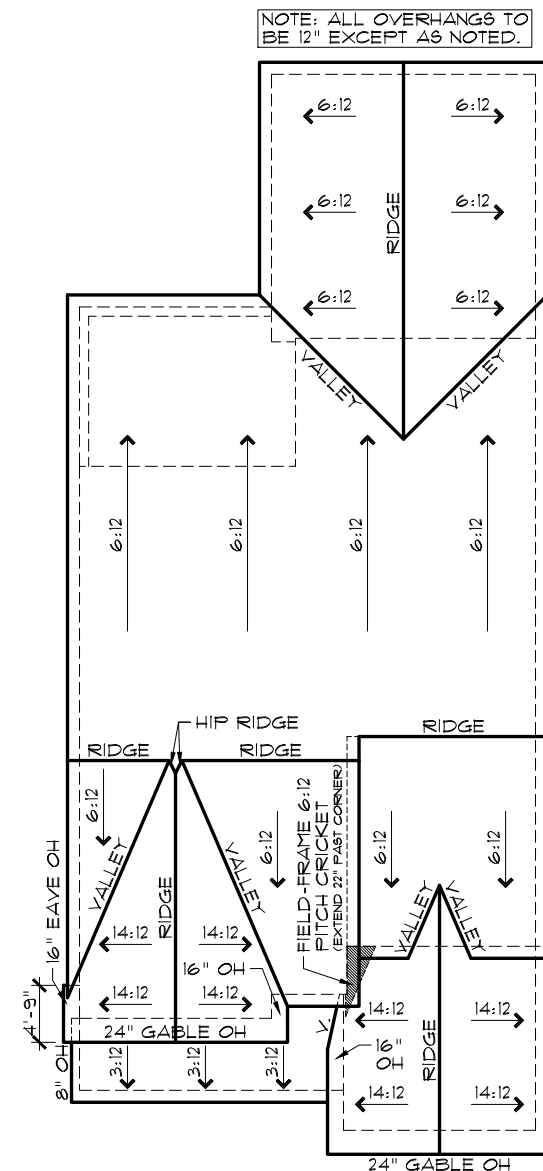
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



ROOF PLAN A

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED*

REV.NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
4		
5		

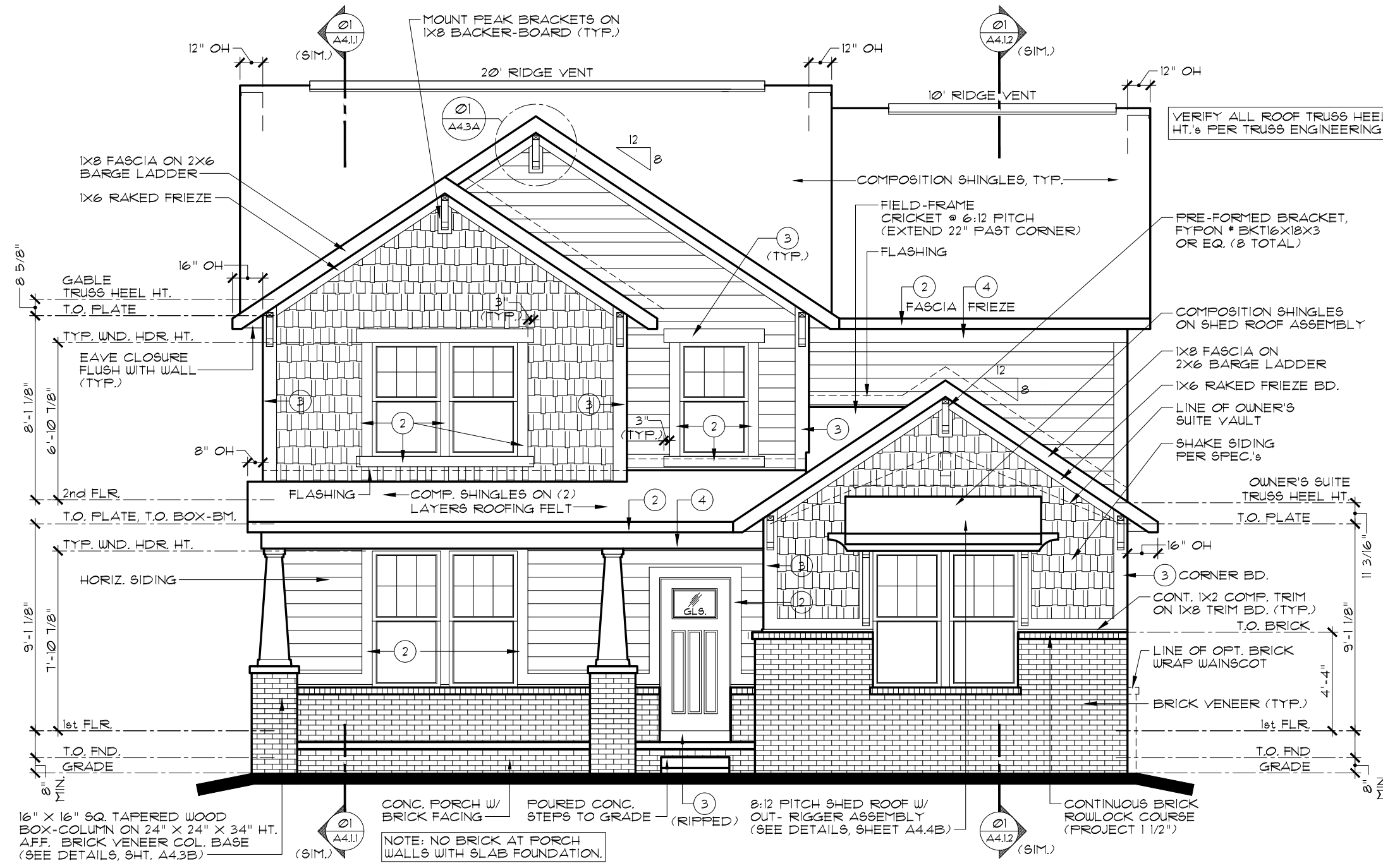
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LENNAR®	
MODEL	
PENNINGTON A	SET NO. 1759A0
DRAWING TITLE	
SIDE, REAR ELEVATIONS	DRAWN BY SAM
OPTION DESCRIPTION	COLLECTION HERITAGE
OPT. BRICK WAINSCOT WRAP	

SHEET NO.

A1.2A



INDIANAPOLIS DIVISION

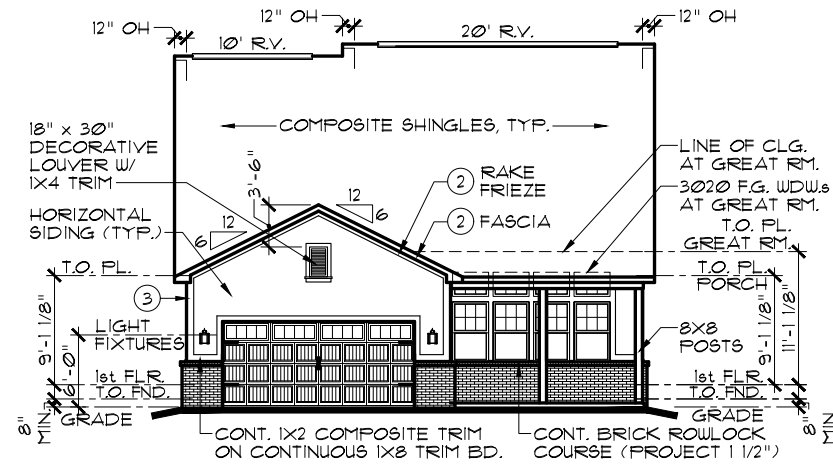


REV. NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	4/27/21	FULL RELEASE REVISIONS
3	5/2/22	CHATHAM VILLAGE UPDATES
4		
5		

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MODEL	SET NO.	DRAWN BY	COLLECTION
PENNINGTON B	1759B0	SAM	HERITAGE
DRAWING TITLE	FRONT ELEVATION		
OPTION DESCRIPTION			

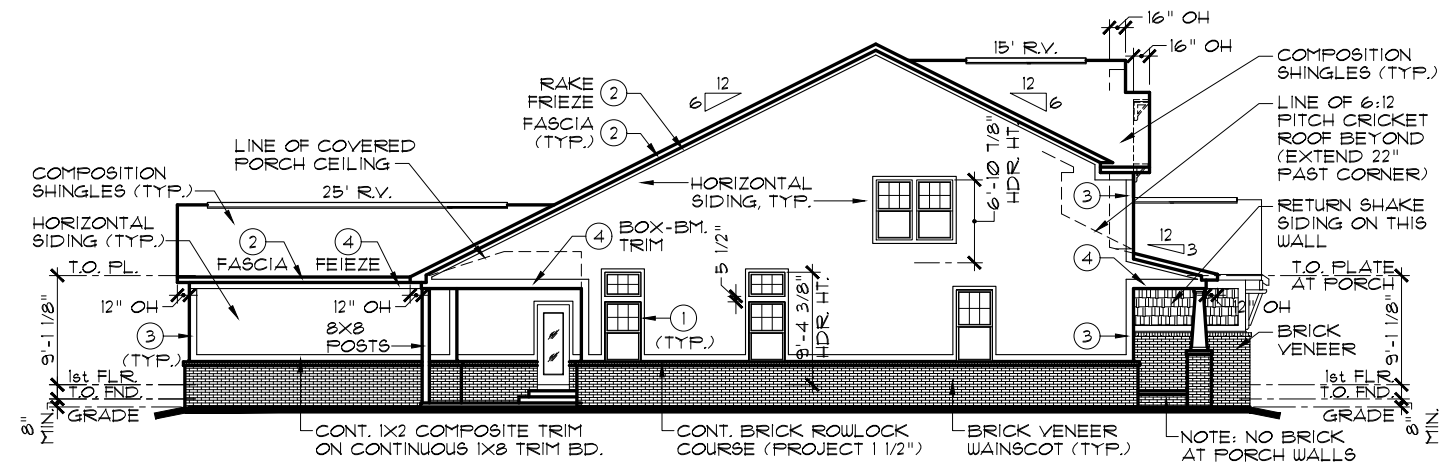
SHEET NO.
A1.1B



REAR ELEVATION

**OPT. BRICK
WAINSCOT
WRAP**

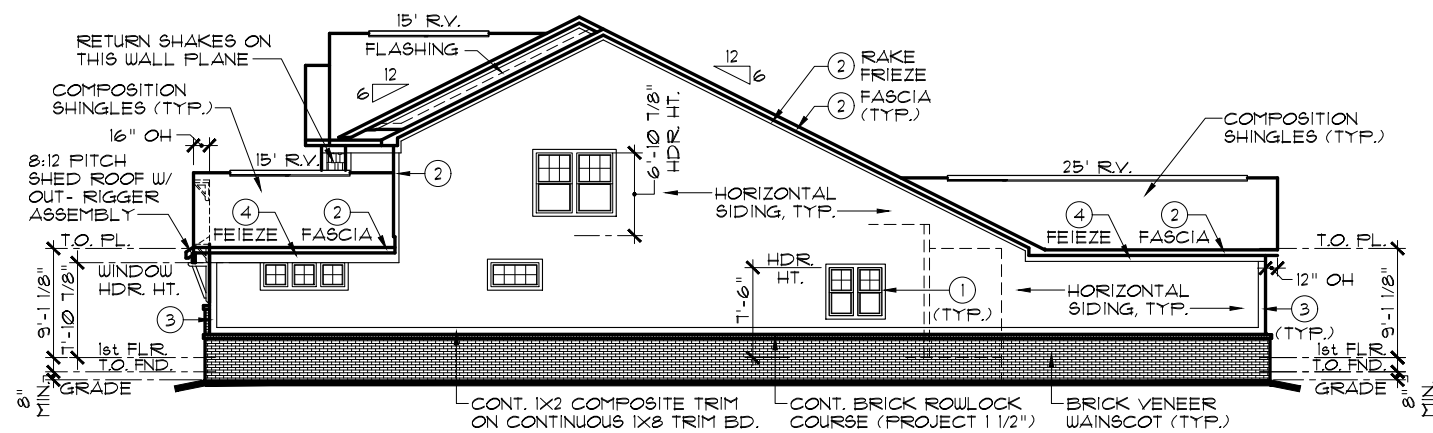
SCALE: 1/16" = 1'-0"



LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

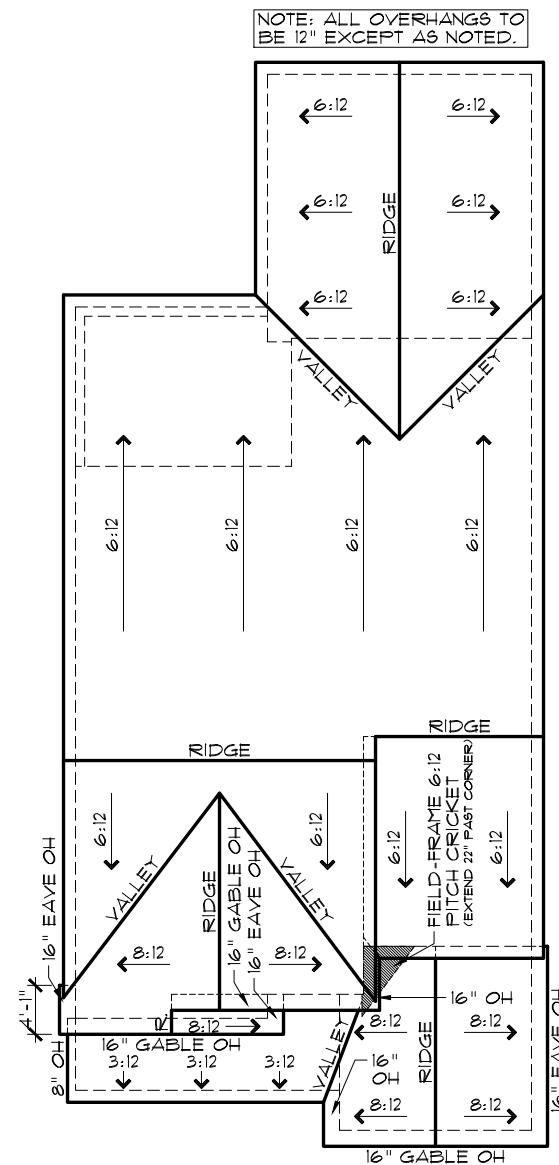
OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
 VINYL CORNER	 1 x 8
 1 x 4	 1 x 10
 1 x 6	 1 x 12

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN B

SCALE: 1/16" = 1'-0"

EVERYTHING'S INCLUDED*

INDIANAPOLIS DIVISION

REV.NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
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LENNAR®

WINSTON B

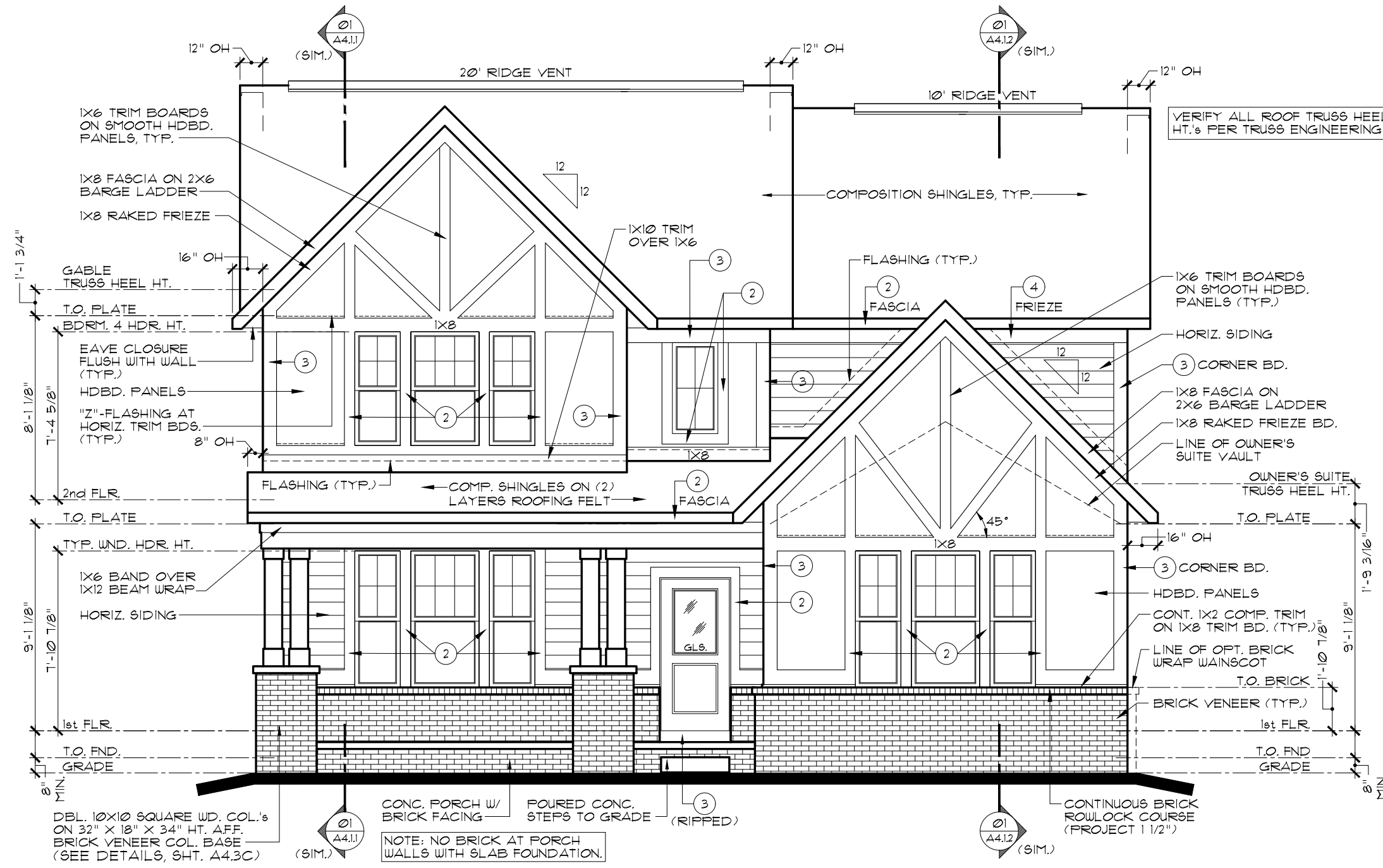
PENN
DRAWING TITLE

SIDE, REAR ELEVATIONS

OPT. BRICK WAINSCOT WRAP

SHEET NO.

A1.2B



NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY			
(V)	VINYL CORNER	(3)	1 x 8
(1)	1 x 4	(4)	1 x 10
(2)	1 x 6	(5)	1 x 12
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.			

INDIANAPOLIS DIVISION



REMARKS	DATE	REV. NO.
	1/27/21	1
	5/2/22	2
		3
		4
		5

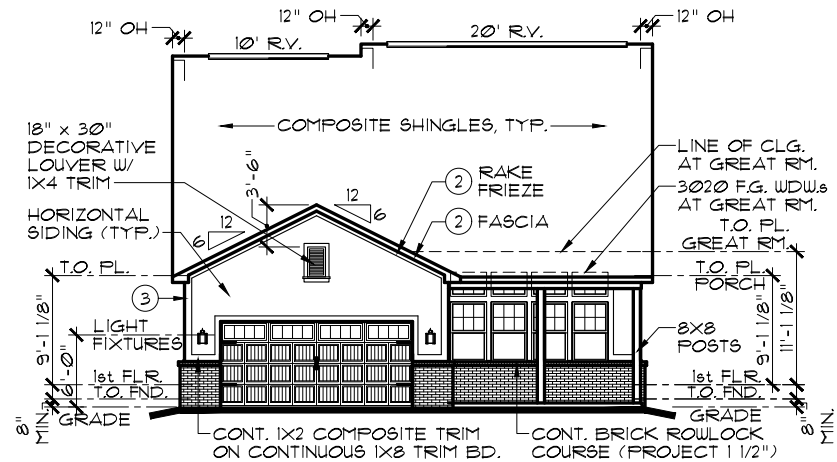
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MODEL	SET NO.	DRAWN BY	COLLECTION
PENNINGTON C	1759C0	SAM	HERITAGE
FRONT ELEVATION			
OPTION DESCRIPTION			

SHEET NO.
A1.1C

SCALE: 3/16" = 1'-0"

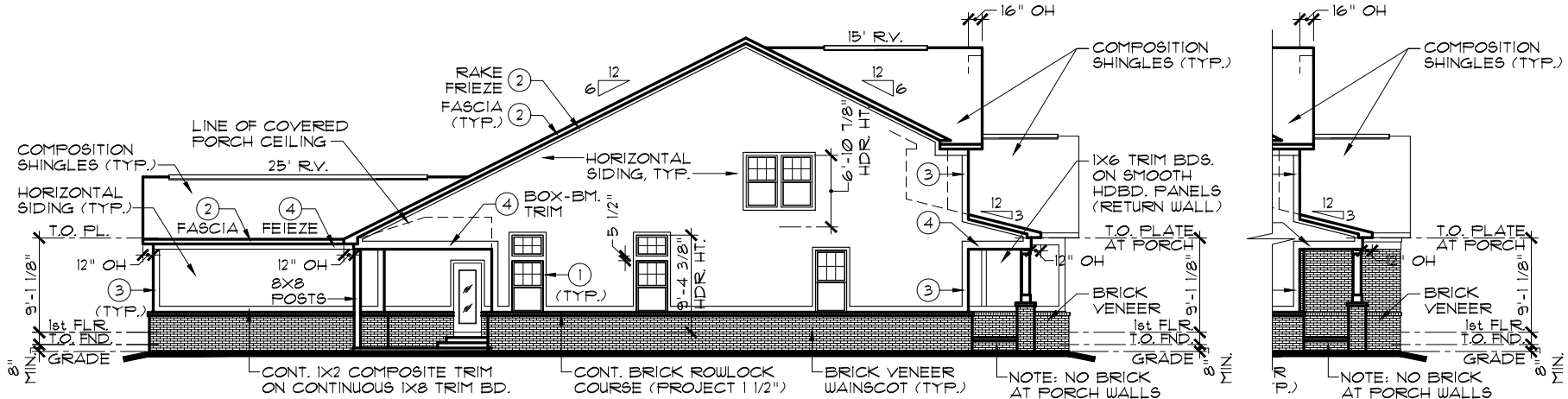
FRONT ELEVATION C



REAR ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

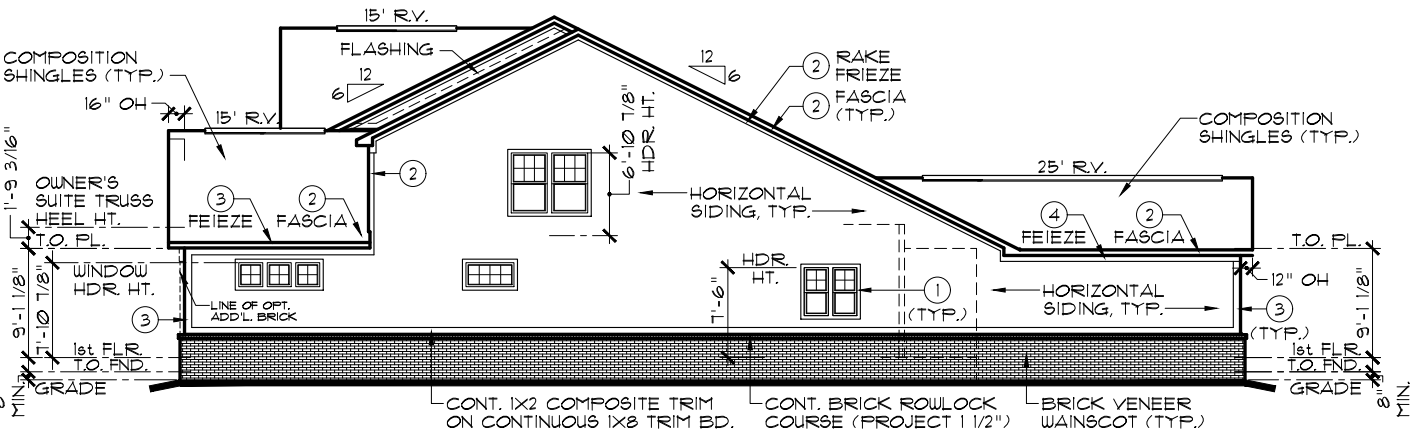


LEFT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

OPT. ADD'L. BRICK FRONT



RIGHT ELEVATION

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

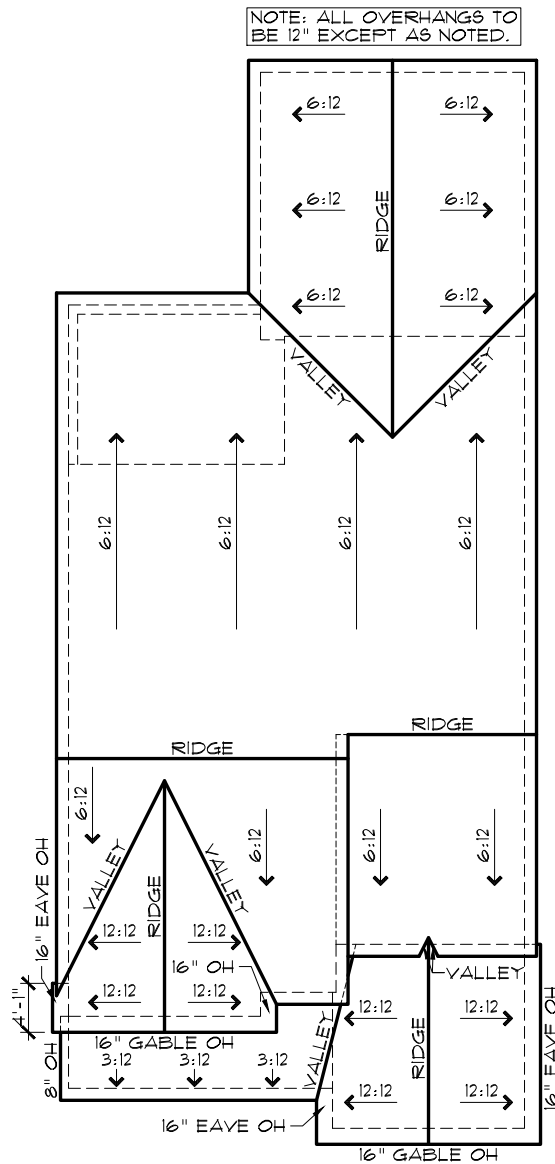
EXTERIOR TRIM KEY

- (V) VINYL CORNER
- (1) 1 x 4
- (2) 1 x 6
- (3) 1 x 8
- (4) 1 x 10
- (5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



ROOF PLAN C

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REMARKS	DATE	ISSUE DATE
	1/27/21	5/2/22
		CHATHAM VILLAGE UPDATES

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LENNAR®	
MODEL	SET NO.
PENNINGTON C	1759C0
DRAWING TITLE	
SIDE, REAR ELEVATIONS	DRAWN BY SAM
OPTION DESCRIPTION	COLLECTION HERITAGE
STD. BRICK FRONT, OPT. ADD'L. BRICK, OPT. BRICK WAINSCOT WRAP	

SHEET NO.

A1.2C

NOTE:
ELEVATION A SHOWN. ALL OTHER ELEVATIONS
SIMILAR. REFER TO MAIN ELEVATIONS FOR ALL
NOTES AND DIMENSIONS.

EXTERIOR TRIM KEY

① VINYL CORNER	③ 1 x 8
② 1 x 4	④ 1 x 10
⑤ 1 x 6	⑥ 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS
INDICATE TRIM PIECE SIZE ONLY.
ACTUAL TRIM MATERIAL / FINISH
PER DIVISION SPECIFICATIONS.

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION
CONDITION. SLAB FOUNDATION SIMILAR.

NOTE: ALL OVERHANGS TO
BE 12" EXCEPT AS NOTED.

ROOF PLAN
OPT. 3-CAR GARAGE SCALE: 1/16" = 1'-0"

REAR ELEVATION

PARTIAL ELEVATIONS

LEFT ELEVATION

SCALE: 1/16" = 1'-0"

REAR ELEVATION

PARTIAL ELEVATIONS
OPT. BRICK WAINSCOT WRAP

LEFT ELEVATION

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION

REMARKS

DATE

REV. NO.

1

2

3

4

5

ISSUE DATE

12/7/21

5/2/22

CHATHAM VILLAGE UPDATES

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MODEL

SET NO.

1759A0

1759B0

1759C0

DRAWN BY

SAM

COLLECTION

HERITAGE

PENNINGTON (ALL)

DRAWING TITLE

PARTIAL ELEVATIONS

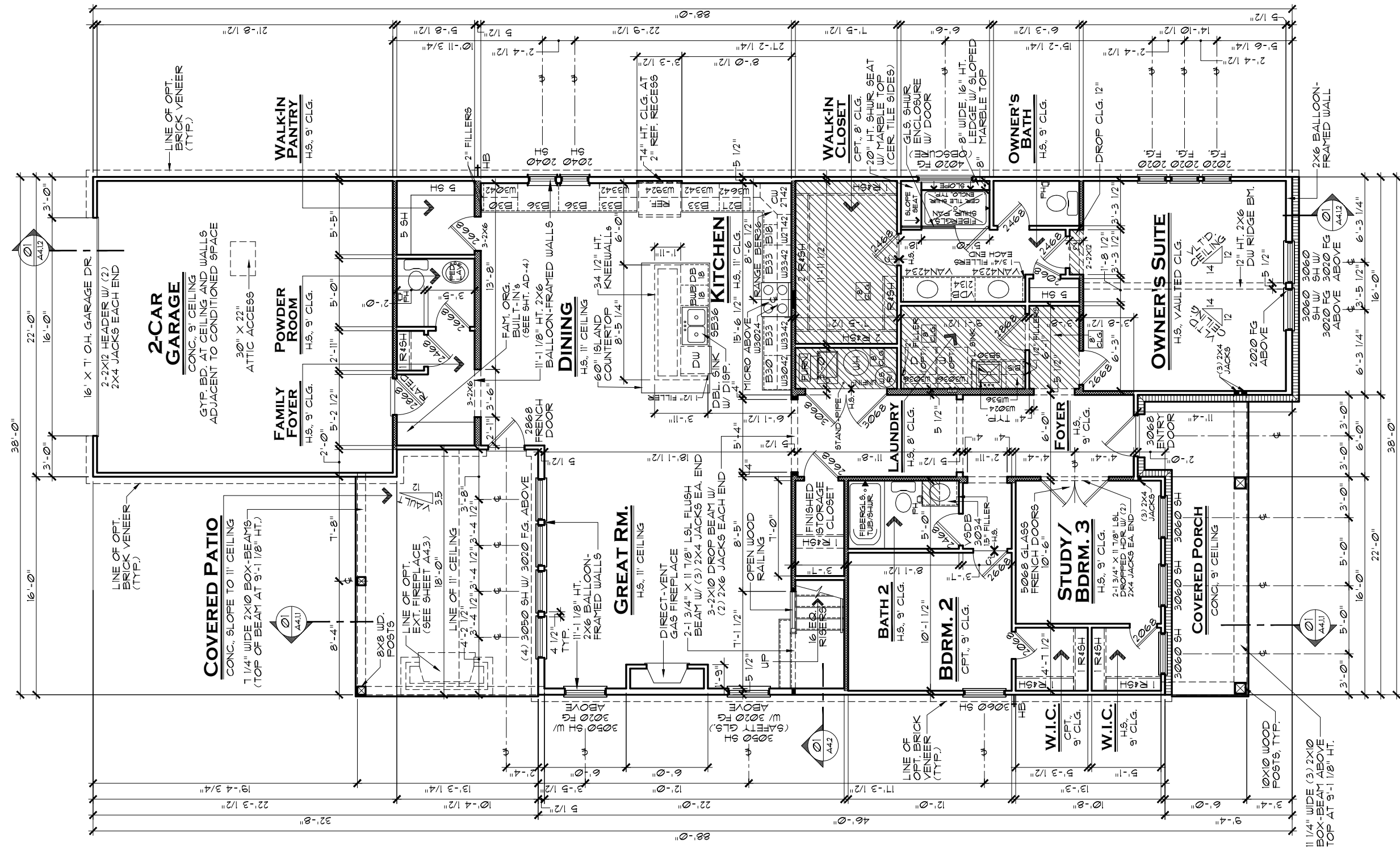
OPTION DESCRIPTION

OPT. 3-CAR GARAGE

SHEET NO.

A1.3

Page 07 of 31



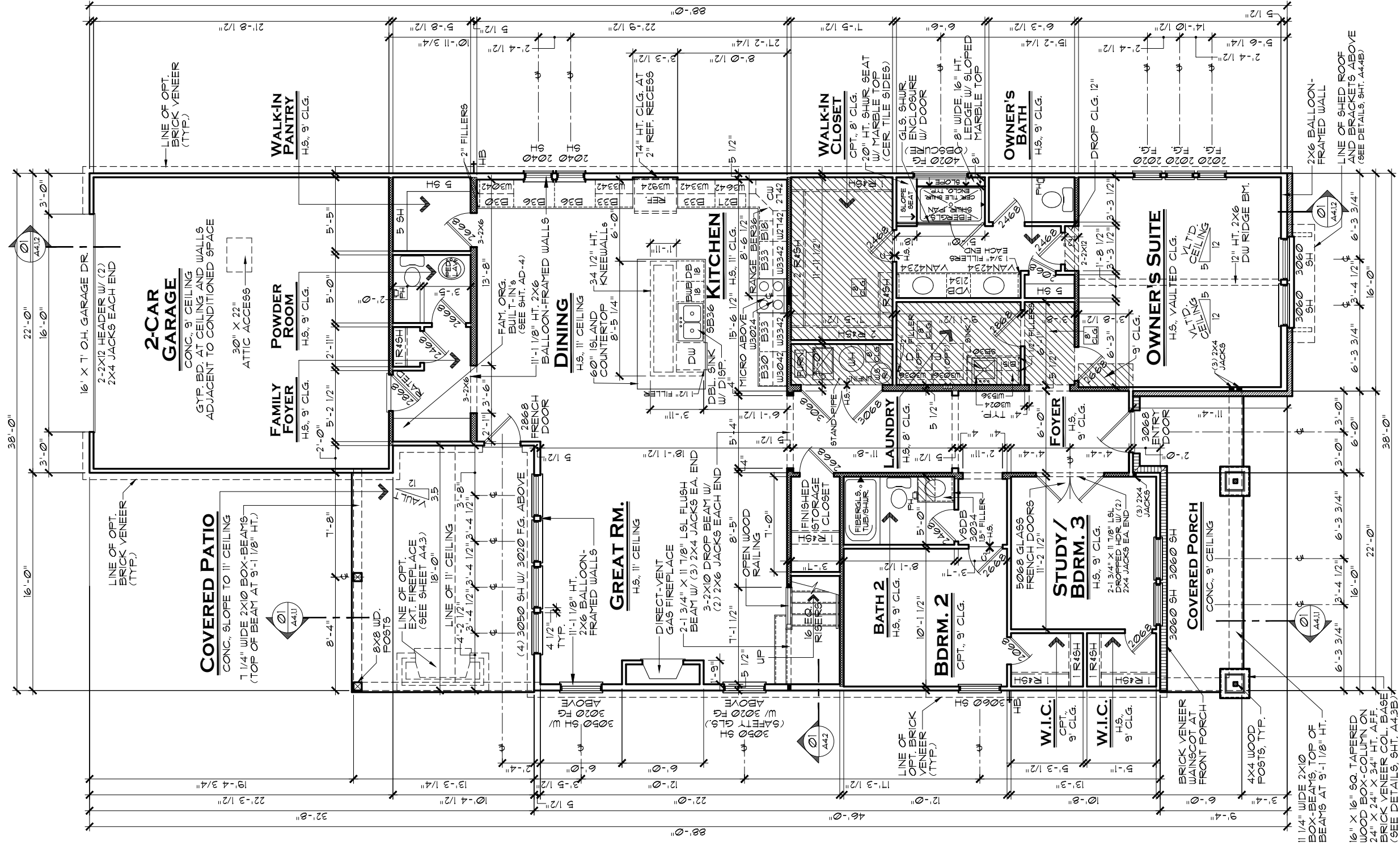
FIRST FLOOR PLAN A

SLAB PLAN

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

 EVERYTHING'S INCLUDED®							
		REV. NO.	DATE	REMARKS			
		1	1/27/21	ISSUE DATE			
		2	5/2/22	CHATHAM VILLAGE UPDATES			
		3	7/26/24	UPDATED CABINETS IN LAUNDRY			
		4					
		5					
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LENNAR®		SET NO.		1759A0			
		PENNINGTON A					
DRAWING TITLE		DRAWN BY		COLLECTION			
1ST FLOOR PLAN		SAM		HERITAGE			
OPTION DESCRIPTION		SLAB PLAN					
SHEET NO.							
A3.1A							



NOTE:

HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS

WALL PANEL MANUFACTURER TO ENGINEER ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1'-10 1/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	2,099 SF.
2nd FLOOR LIVING AREA:	881 SF.
TOTAL LIVING AREA:	2,980 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	233 SF.
COVERED ENTRY PORCH:	144 SF.
TOTAL UNDER ROOF:	3,842 SF.
3-CAR GARAGE ADDS 155 SF	

INDIANAPOLIS DIVISION

MODEL

PENNINGTON B

DRAWING TITLE

1ST FLOOR PLAN

OPTION DESCRIPTION

SLAB PLAN

SHEET NO.

A3.1B

LENNAR®

1759B0

SAM

HERITAGE

REVISIONS

REV. NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3	7/26/24	UPDATED CABINETS IN LAUNDRY
4		
5		

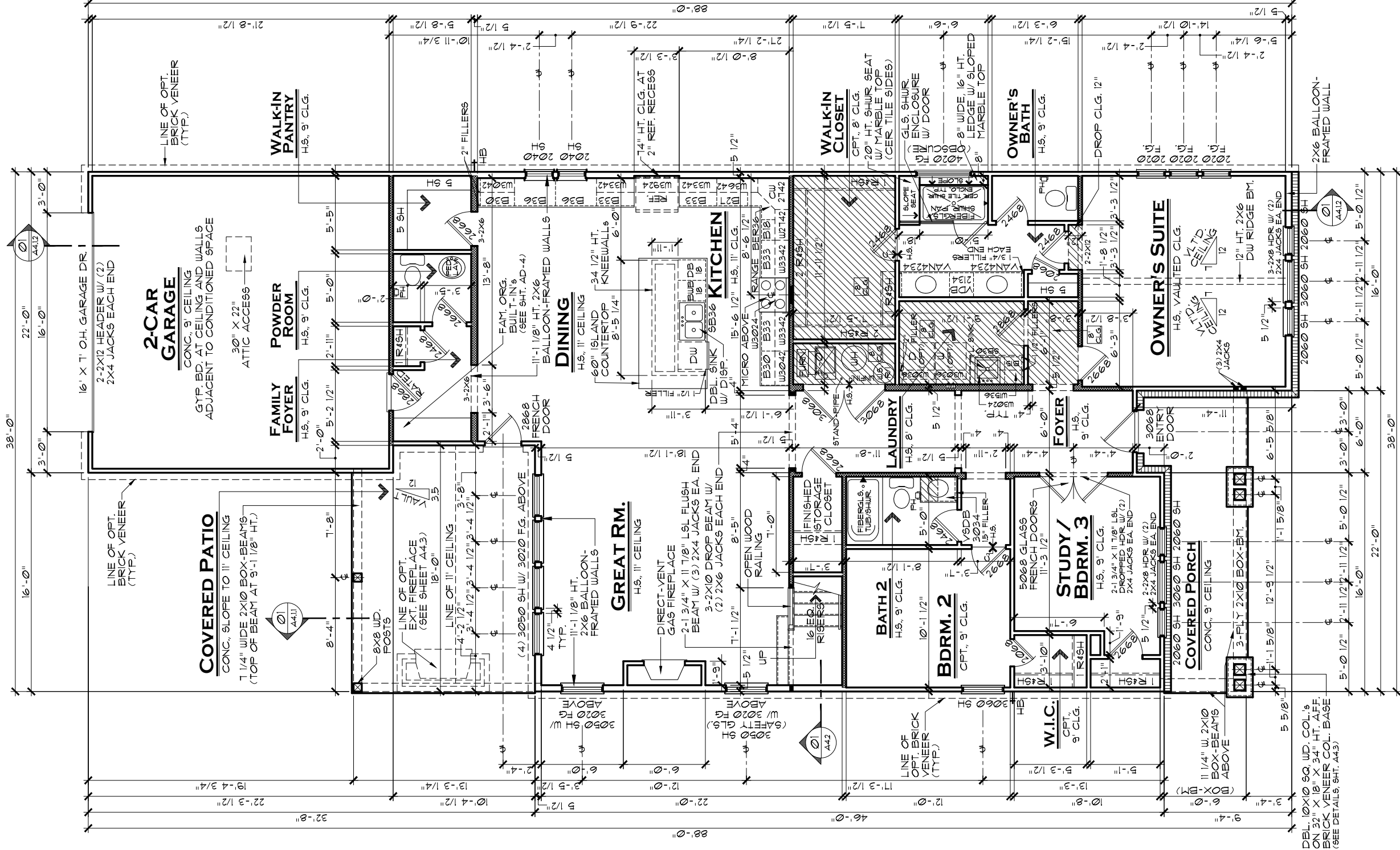
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EVERYTHING'S INCLUDED®

FIRST FLOOR PLAN B

SLAB PLAN

SCALE: 1/8" = 1'-0"



NOTE:

HATCHED WALL INDICATES INTERIOR LOAD-BEARING WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWOOD FILLER AND (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

DOUBLE AND TRIPLE NON-MULLED WINDOWS TO HAVE 2-2X6 HEADER W/ (2) 2X4 JACK EACH END AND (3) 2X4 JACKS BETWEEN INTERMEDIATE WINDOWS

WALL PANEL MANUFACTURER TO ENGINEER ALL 2X6 BALLOON-FRAMED WALLS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 14 1/4" BELOW TOP OF PLATE UNLESS NOTED OTHERWISE.
- 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 1"-10 1/8" HT. UNLESS NOTED OTHERWISE
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

AREA TABULATION	
1st FLOOR LIVING AREA:	2,099 SF.
2nd FLOOR LIVING AREA:	874 SF.
TOTAL LIVING AREA:	2,973 SF.
GARAGE:	485 SF.
REAR COVERED PATIO:	233 SF.
COVERED ENTRY PORCH:	144 SF.
TOTAL UNDER ROOF:	3,835 SF.

3-CAR GARAGE ADDS 155 SF

INDIANAPOLIS DIVISION



REV. NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3	7/26/24	UPDATED CABINETS IN LAUNDRY
4		
5		

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MODEL	SET NO.
PENNINGTON C	1759C0
DRAWING TITLE	DRAWN BY
1ST FLOOR PLAN	SAM
OPTION DESCRIPTION	COLLECTION
SLAB PLAN	HERITAGE

MODEL	SET NO.
PENNINGTON C	1759C0
DRAWING TITLE	DRAWN BY
1ST FLOOR PLAN	SAM
OPTION DESCRIPTION	COLLECTION
SLAB PLAN	HERITAGE

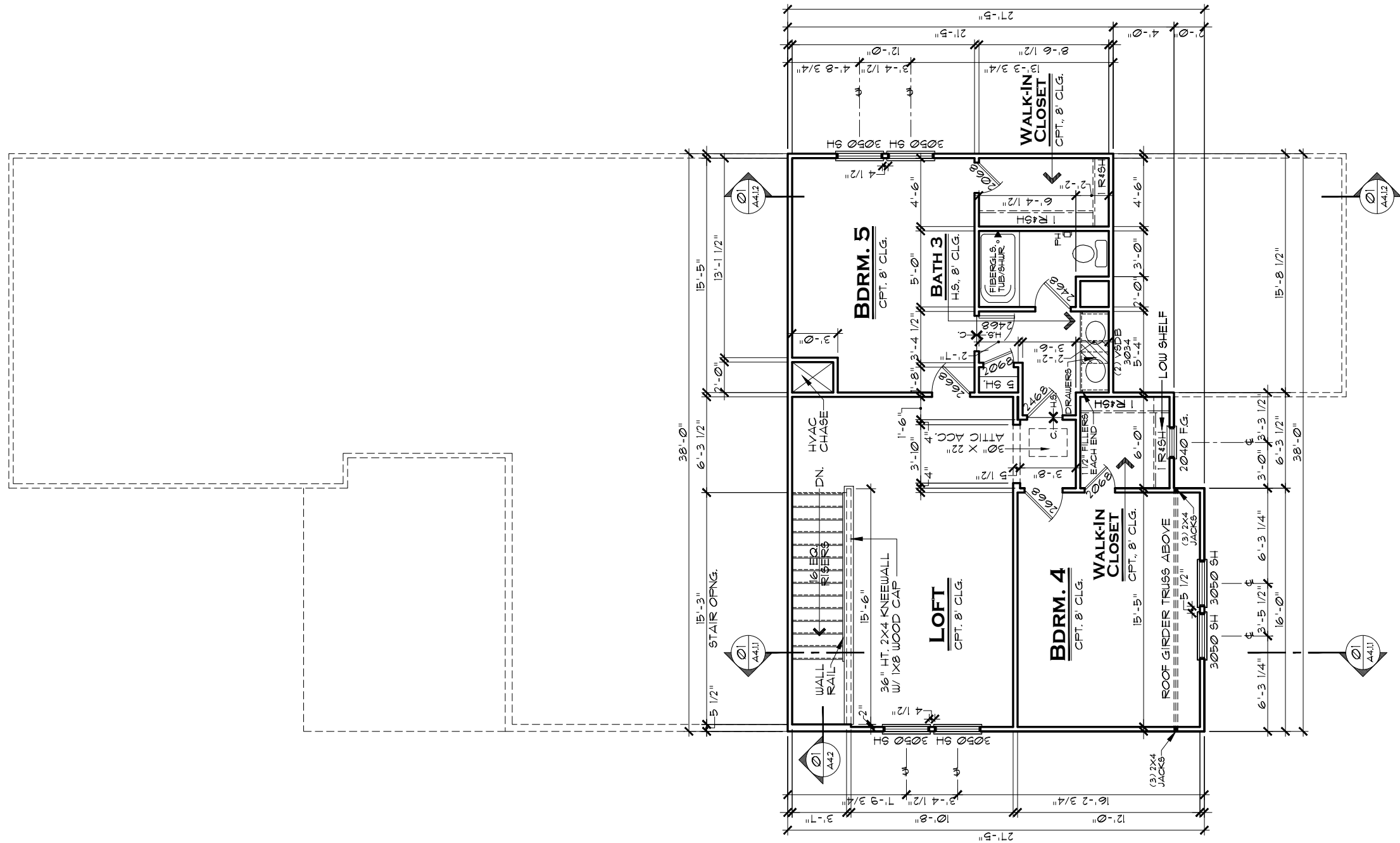
SHEET NO.

A3.1C

FIRST FLOOR PLAN C

SLAB PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

**DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS**

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED*

REVNO.	DATE	REMARKS
1	1/21/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
4		
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SET NO.

PENNINGTON A

DRAWING TITLE

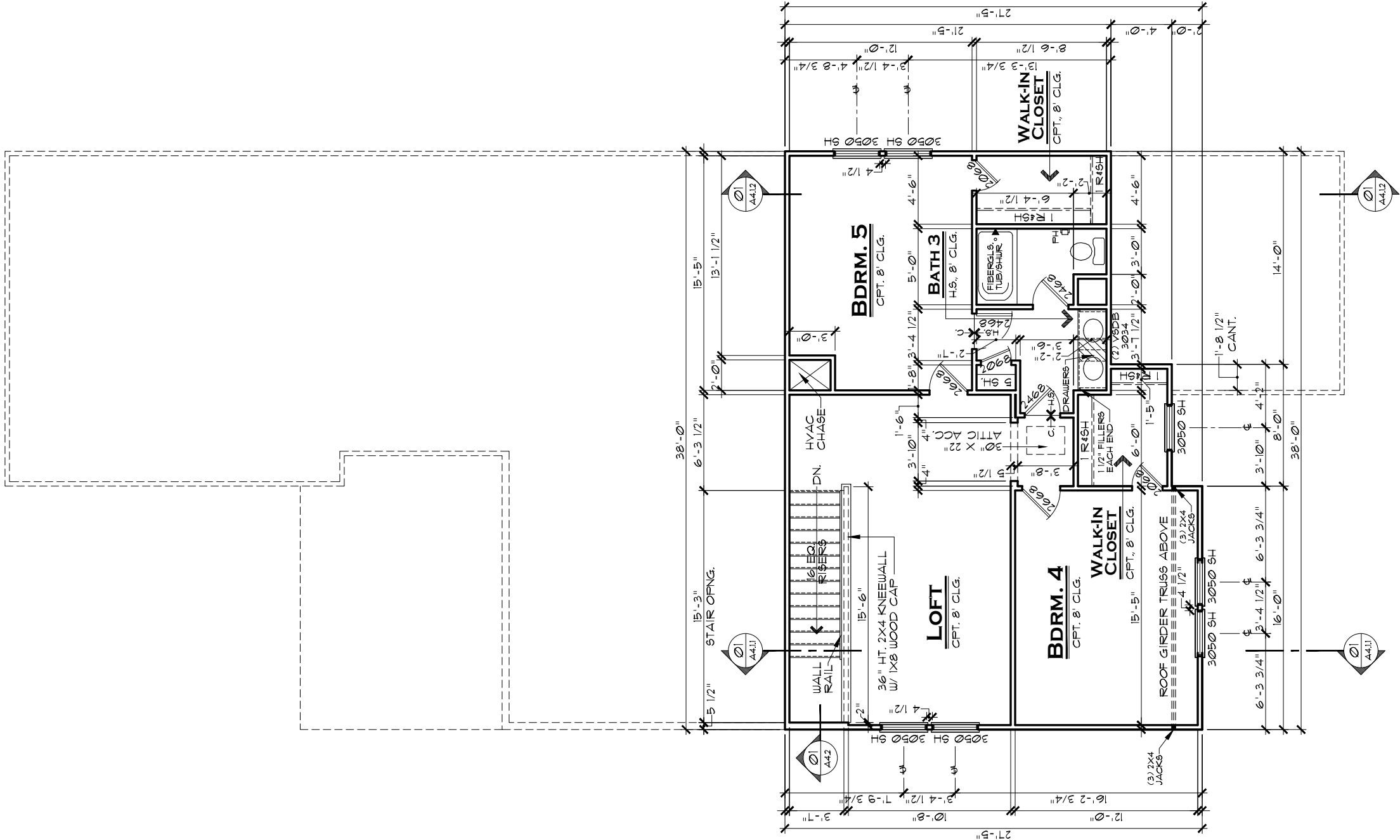
2ND FLOOR PLAN

OPTION	DESCRIPTION
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HERITAGE

SHEET NO.

A3.2A



SECOND FLOOR PLAN B

SCALE: 1/8" = 1'-0"

NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

GENERAL NOTES:

- ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
- 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
- ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
- LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

INDIANAPOLIS DIVISION

MODEL

PENNINGTON B

DRAWING TITLE

2ND FLOOR PLAN

OPTION DESCRIPTION

SET NO.

1759B0

DRAWN BY

SAM

COLLECTION

HERITAGE

SHEET NO.

A3.2B

EVERYTHING'S INCLUDED®

REMARKS

DATE

REV.NO.

1

2

3

4

5

ISSUE DATE

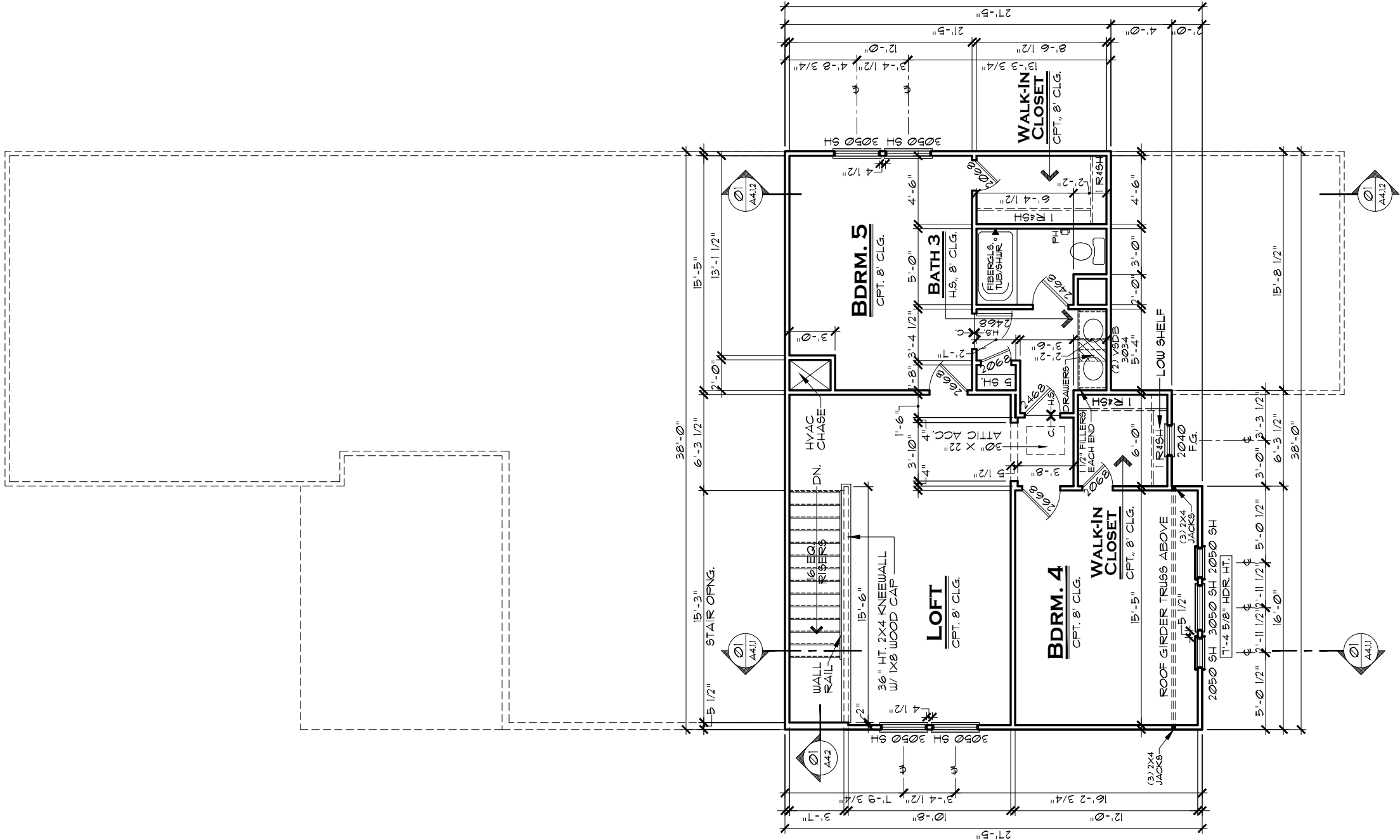
12/7/21

5/2/22

CHATHAM VILLAGE UPDATES

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SECOND FLOOR PLAN C

SCALE: 1/8" = 1'-0"

NOTE:

WINDOW HEADERS:
2-2X6 W/ (1) 2X4 JACK
EACH END TYP., UNLESS
NOTED OTHERWISE

DOUBLE AND TRIPLE
NON-MULLED WINDOWS TO
HAVE 2-2X6 HEADER W/
(2) 2X4 JACK EACH END
AND (3) 2X4 JACKS
BETWEEN INTERMEDIATE
WINDOWS

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 6'-10 1/8" UNLESS NOTED OTHERWISE.
2. 2ND FLOOR WALL HT. TO BE 8'-1 1/8" EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 6'-10 1/8" HT. UNLESS NOTED OTHERWISE.
4. LOCATION OF DRAWERS IN VANITIES SHOWN HATCHED.

INDIANAPOLIS DIVISION

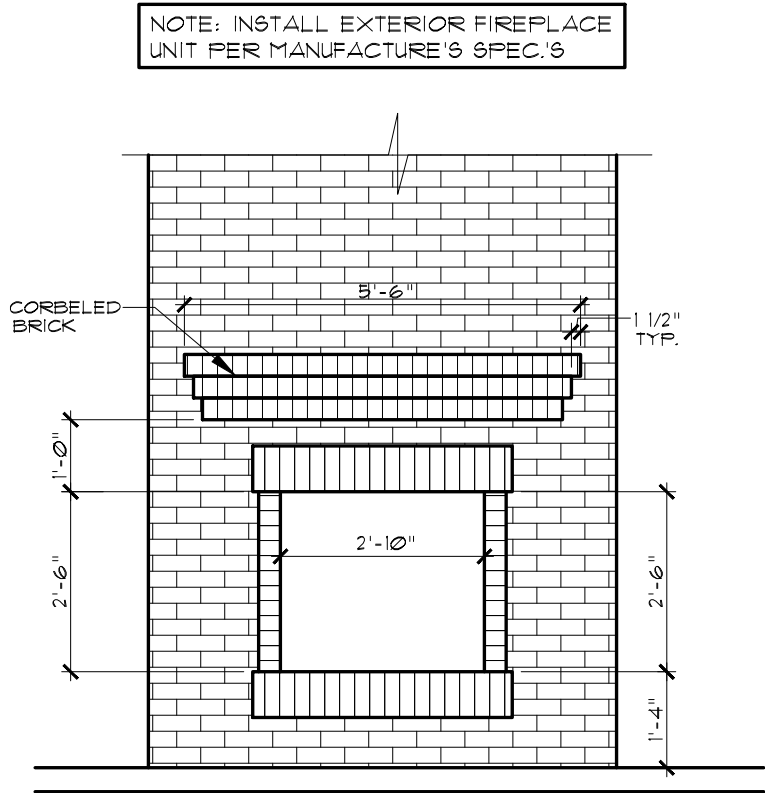


REV. NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2	5/2/22	CHATHAM VILLAGE UPDATES
3		
4		
5		

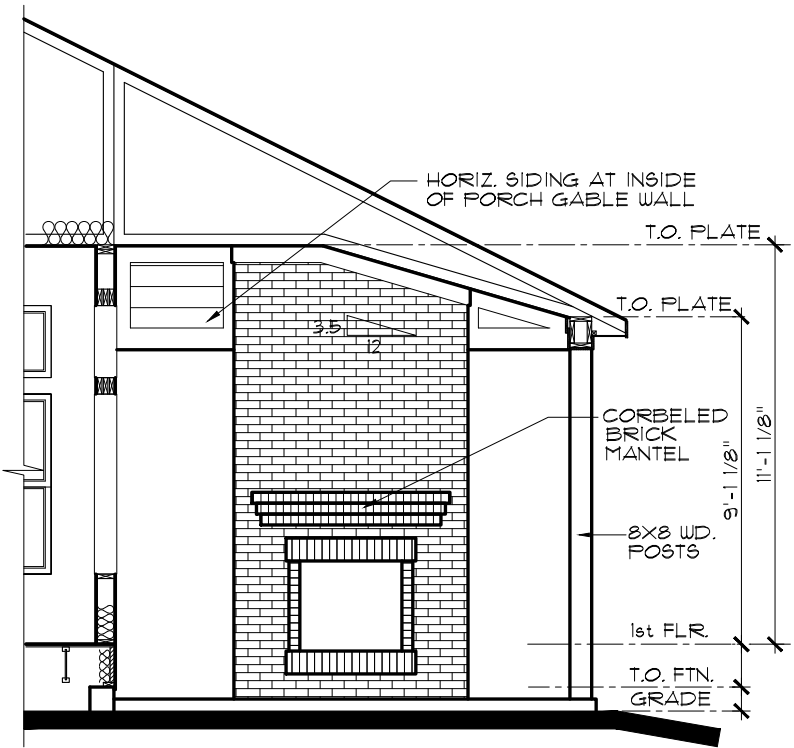
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MODEL	PENNINGTON C		SET NO.	1759C0
	DRAWING TITLE		DRAWN BY	SAM
2ND FLOOR PLAN		COLLECTION		HERITAGE
OPTION DESCRIPTION				

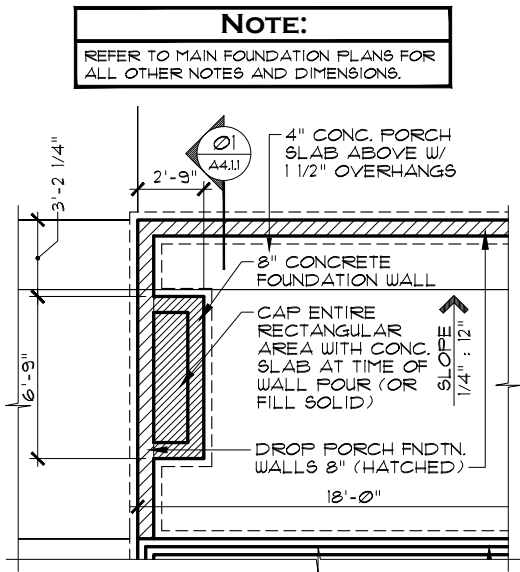
SHEET NO.
A3.2C



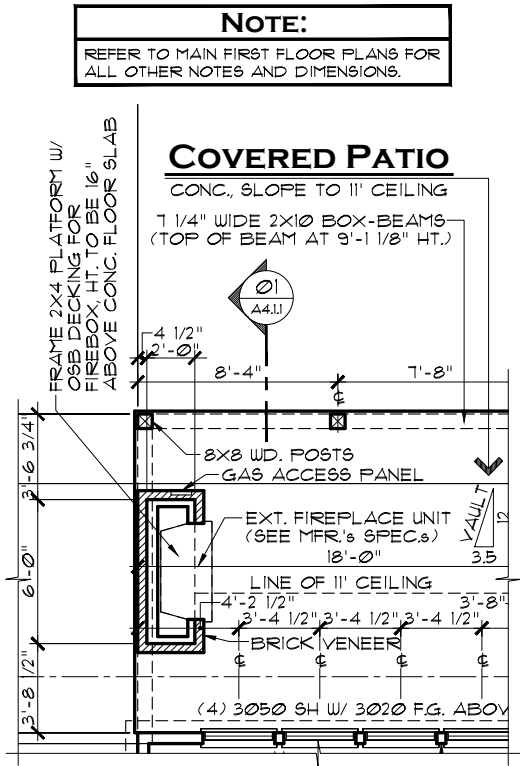
FIREPLACE ELEVATION
OUTDOOR FIREPLACE SCALE: 3/8" = 1'-0"



SECTION AT PORCH
OUTDOOR FIREPLACE SCALE: 3/16" = 1'-0"



PARTIAL FOUNDATION PLAN
OUTDOOR FIREPLACE SCALE: 1/8" = 1'-0"



PARTIAL FLOOR PLAN
OUTDOOR FIREPLACE SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	1/27/21	ISSUE DATE
2		
3		
4		
5		

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LENNAR®

MODEL	SET NO.	DRAWING TITLE	OPTION DESCRIPTION
PENNINGTON (ALL)	1759A0	OPT. OUTDR. FIREPLACE	
	1759B0		
	1759C0		
	DRAWN BY	SAM	
	COLLECTION	HERITAGE	

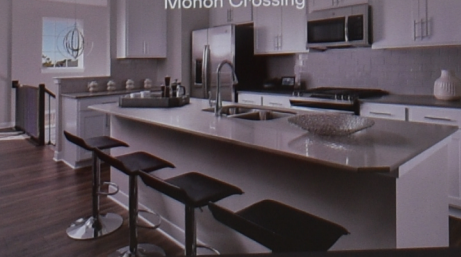
SHEET NO.
A3.4

Townhomes



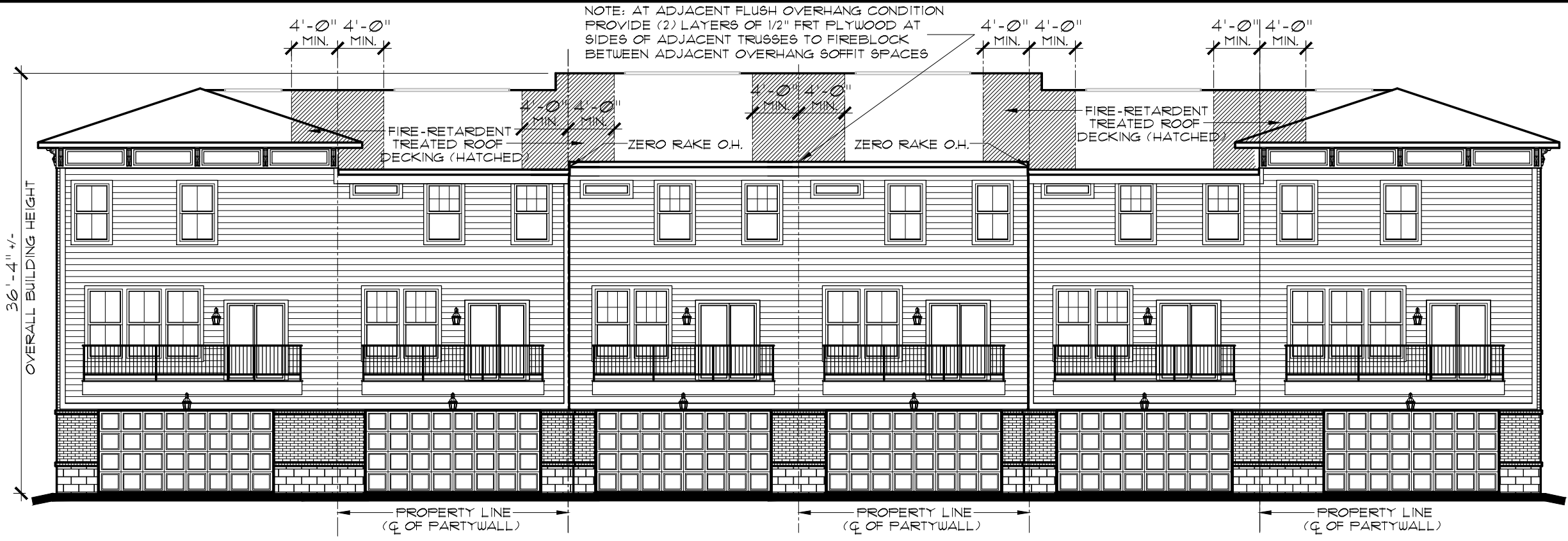


LENNAR
Welcome home
Monon Crossing



Scan here or call 317-859-3230
to schedule your self-guided tour.





BUILDING CONTROL REAR ELEVATION

6-UNIT BUILDING - 20' INTERIOR UNITS



**TALBOTT II A
BUILDING CONTROL FRONT ELEVATION**

**LOCKERBIE V C LOCKERBIE V E LOCKERBIE V F LOCKERBIE V C MERIDIAN III A
6-UNIT BUILDING - 20' INTERIOR UNITS**

SCALE: 3/32" = 1'-0"

NOTE: SEE TALBOTT II AND MERIDIAN III INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS	NOTE: 2-HR FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING	NOTE: NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING	NOTE: REAR WINDOW, DOOR, AND DECK LOCATIONS VARY PER PLAN AND OPTION SELECTIONS. SEE INDIVIDUAL UNIT PLANS FOR LOCATIONS.	NOTE: 2-HR FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)
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INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REMARKS	DATE	REV. NO.	1	2	3	4	5
	2/15/21						
ISSUED FOR MONON CROSSING							

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LENNAR®

MODEL

6-UNIT REAR-LOAD THS

DRAWING TITLE

CONTROL ELEVATIONS

OPTION DESCRIPTION

6-UNIT REAR-LOAD - 20' INTERIOR UNITS MONON CROSSING - BUILDINGS 1 THRU 6

SET NO.

DRAWN BY

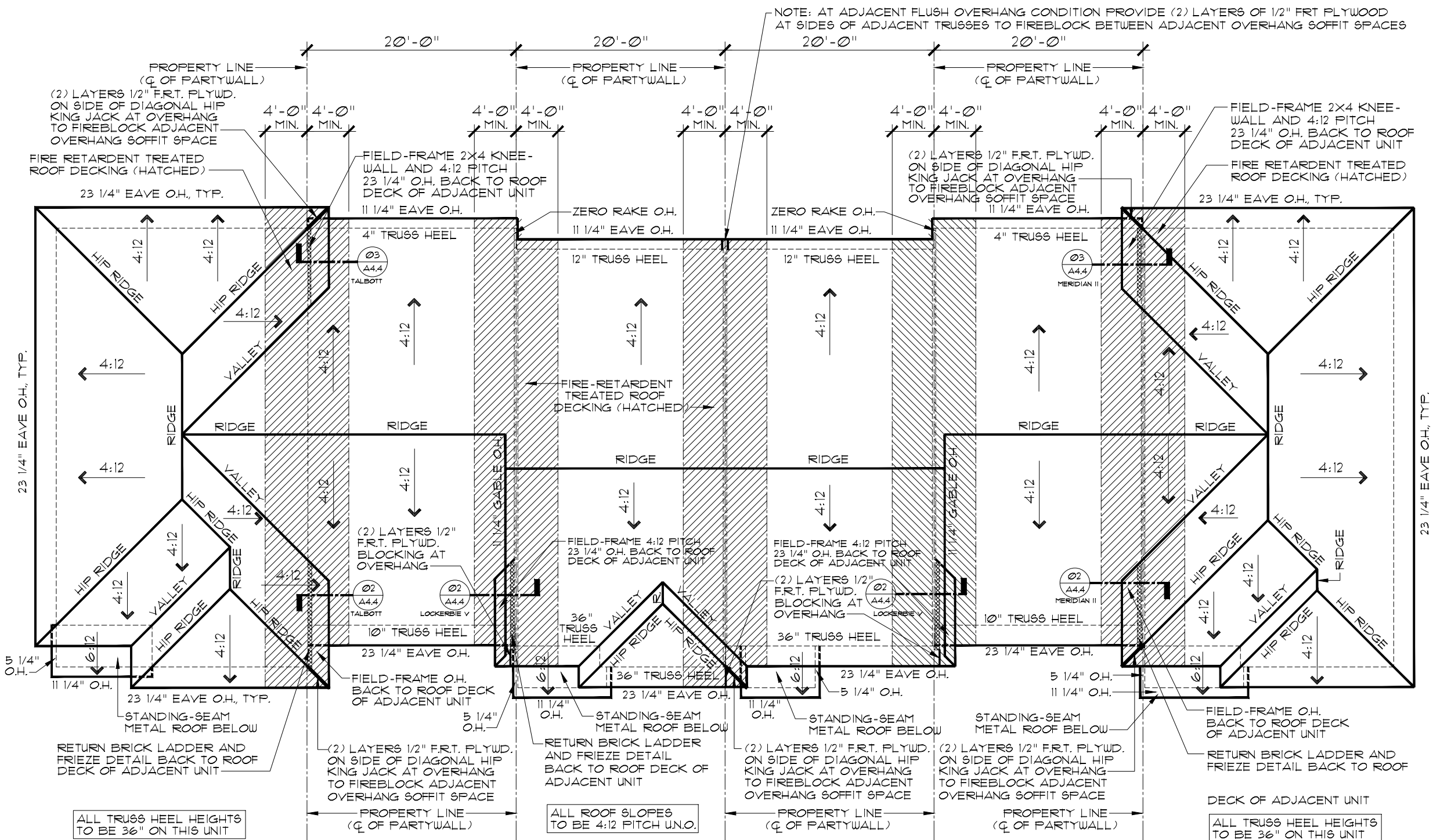
SAM

COLLECTION

TOWNHOMES

SHEET NO.

C-1.6



NOTE:
2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

NOTE:
2-HR. FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)

NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE: AT ADJACENT FLUSH OVERHANG CONDITION PROVIDE (2) LAYERS OF 1/2" FRT PLYWOOD AT SIDES OF ADJACENT TRUSSES TO FIREBLOCK BETWEEN ADJACENT OVERHANG SOFFIT SPACES

TALBOTT II A

LOCKERBIE V C

LOCKERBIE V E

LOCKERBIE V F

LOCKERBIE V C

MERIDIAN III A

BUILDING CONTROL ROOF PLAN

6-UNIT BUILDING - 20' INTERIOR UNITS

SCALE: 3/32" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED*

REMARKS	DATE	REV. NO.	1	2	3	4	5
	2/15/21	1					

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MODEL	SET NO.	DRAWN BY	COLLECTION	TOWNHOMES
6-UNIT REAR-LOAD THS		SAM		
DRAWING TITLE				
CONTROL ROOF PLAN				
OPTION DESCRIPTION				
6-UNIT REAR-LOAD - 20' INTERIOR UNITS				
MONON CROSSING, MARKETPLACE TOWNS				

SHEET NO.

C-2.6



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: January 8, 2025

DEPARTMENT CONTACT: Grace Wiley (wileyg@fishers.in.us)	CASE NUMBER: PUD-24-22
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PETITIONER: Rick Lawrence (rick@nf-law.com) on behalf of Lennar Homes	PROPERTY ADDRESS/LOCATION: 14-14-10-00-00-014.000, 14-14-10-00-00-014.001, 14-14-10-00-00-014.101, 14-14-10-00-00-014.002, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-013.000, 14-14-10-00-00-016.000
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REQUEST: Request to approve architecture for the Balmoral Village PUD, generally located southeast of Allisonville Road and Hamilton Hills Lane and west of Willowview Road.

APPLICABLE REGULATIONS: Balmoral Village PUD and UDO where applicable	EXISTING ZONING: R2 – Residential	FISHERS 2040: Suburban Residential
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LOCATION MAP



STAFF RECOMMENDATION

☐ Approve
 ☒ Approve with Conditions
 ☐ Continue
 ☐ Deny

ZONING HISTORY:

The property is currently zoned R2. A rezone changing the zoning to PUD-R (RZ-24-3) is under consideration by the Plan Commission. This PUD would be known as the Balmoral Village PUD (#111824). Where the PUD is silent, the City's Unified Development Ordinance (UDO) applies.

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed residential development known as Balmoral Village. The development will contain approximately 173 lots, including both single-family detached homes and townhomes. The subject site is generally located southeast of Allisonville Road and Hamilton Hills Lane and west of Willowview Road.

The petitioner is requesting approval of the following models and elevations:

Single-Family Homes

- Chartwell (A, B, C,)
- Halstead (A, B, C)
- Milford (A, B, C,)
- Pennington (A, B, C)

Townhomes

- 3-Story Townhomes with a 4-unit, 5-unit (shown), and 6-unit (shown) variant



Site Plan

ELEVATIONS: CHARTWELL



Chartwell Elevation A



Chartwell Elevation B



Chartwell Elevation C

ELEVATIONS: HALSTEAD



Halstead Elevation A



Halstead Elevation B



Halstead Elevation B (front elevation example)



Halstead Elevation C



Halstead Elevation C (front elevation example)



Halstead Elevation C – (front / side elevation example)

ELEVATIONS: MILFORD



Milford Elevation A



Milford Elevation B



Milford Elevation C



Milford Elevation C (front elevation example)

ELEVATIONS: PENNINGTON



Pennington Elevation A



Pennington Elevation B



Pennington Elevation C



Pennington Elevation A (front elevation example)



Pennington Elevation A (front / side elevation example)

ELEVATIONS: TOWNHOMES



Townhomes – 5 unit



Townhomes – 6 unit (front elevation example)



Townhomes – 5 unit (front elevation example)

STREETSCAPE



Street Elevation example



Alley Elevation Example

ARCHITECTURAL DETAILS:

Materials used on this project are as follows:

- Masonry package consistent across the neighborhood
- Fiber Cement Siding

The location of these materials is called out on the elevations.

Single Family

- All homes have a covered stoop or porch
- All homes have multiple roof lines
- All homes have high quality material either masonry or fiber cement board
- All homes have minimum size of 10" x 10" columns or a 16" tapered columns
- All homes will have a two- or three-car garage

Townhomes

- Some townhomes have a covered stoop
- All townhomes have a mixture of high-quality material either masonry (100% on the front and side elevations or fiber cement board on the rear elevation
- All townhomes have a two-car garage

SURROUNDING CHARACTER:

To the west and south, this property is surrounded by residential properties, zoned R2. Examples of these properties are shown below. To the north is a commercial development, and to the east is the Indianapolis Metropolitan Airport.



STAFF RECOMMENDATION:

Staff has worked and met with Lennar on the home elevations, including examples from the Chatham Village neighborhood located in Westfield, Indiana.

Staff recommends approval of the following:

Single-Family Homes

- Chartwell (A, B, C,)
- Halstead (A, B, C)
- Milford (A, B, C,)
- Pennington (A, B, C)

Townhomes

- 3-Story Townhomes with a 4-unit, 5-unit (shown), and 6-unit (shown) variant

With the following five conditions:

- All Single-Family homes have three materials, which includes masonry and two types of siding material (e.g., horizontal, board-and-batten, shake)
- All Single-Family homes have a single siding color (e.g. two different colors of the same tint/tone are acceptable)
- All Single-Family homes have a masonry wrap on the side and rear, providing masonry on all four (4) sides
- All Townhomes units have a covered stoop
- All Townhomes have the same masonry package provided as the Single-Family homes, providing continuity between the two housing types

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny