



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 9/2/2026 at 5:00 PM

ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at [FishersIN.gov/PUD](https://fishersin.gov/PUD).

1. Regular PUD Committee

a. Buckhaven PUD Elevations

Address: 11798 and 11842 E 131st Street

Parcel: 13-11-27-00-00-022.002, 13-11-27-00-00-022.004

Case: PUD-26-5

Request: Request to approve elevations for the Buckhaven PUD including the Continental, Ivy, and Waverly home models.

Petitioner: Zach Burton, Pulte Homes

Planner: Ross Hilleary

b. Atwell Suites

Location: Northwest corner of E 134th Street and Olio Road,

Parcel: 19-11-26-00-50-003.000

Case: PUD-25-9

Request: Request to approve architecture and site plan for a four-story hotel with associated parking and infrastructure.

Petitioner: Mindy Westrick Brown on behalf of InterContinental Hotel Group

Planner: Ross Hilleary

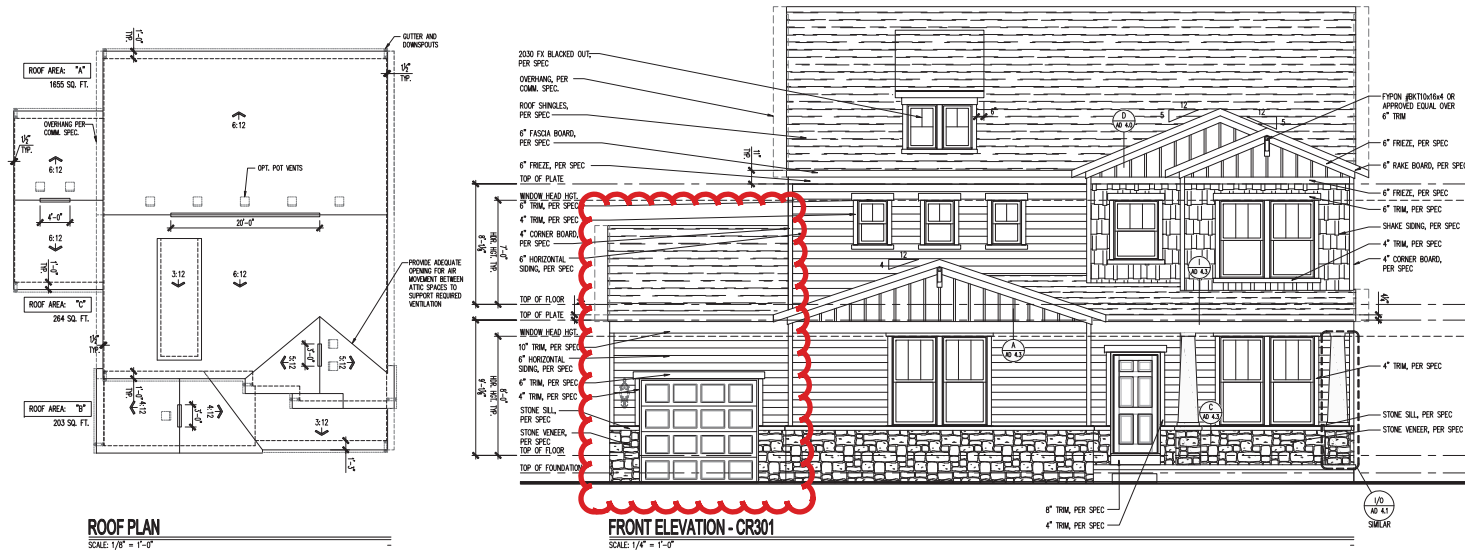
2. Staff Communication



Buckhaven Neighborhood
Ordinance No. 051826G



3rd Car Garage Optional

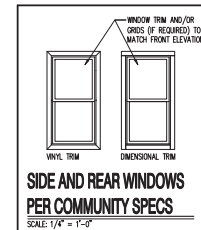


ATTIC VENT SCHEDULE				
CR301 3-CAR SPLIT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	
ATTIC AREA (SF)	1655	203	264	
TOTAL NET FREE VENTED AREA REQ.	794 IN ²	97 IN ²	127 IN ²	
LOW - REQUIRED (*)	397 IN ²	49 IN ²	63 IN ²	
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN ² 15 EAVE VENTS	56 IN ² 2 EAVE VENTS	84 IN ² 3 EAVE VENTS	
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (***)	400 IN ² 40 LINEAR FEET	50 IN ² 5 LINEAR FEET	70 IN ² 7 LINEAR FEET	
HIGH - REQUIRED (*)	397 IN ²	49 IN ²	63 IN ²	
HIGH - ACTUAL w/ POT VENTS (****)	427 IN ² 7 EAVE VENTS	61 IN ² 1 EAVE VENTS	122 IN ² 2 EAVE VENTS	
HIGH - ACTUAL w/ CONT. RIDGE VENTS (****)	414 IN ² 23 LINEAR FEET	54 IN ² 3 LINEAR FEET	72 IN ² 4 LINEAR FEET	

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (SF) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT² TO IN²). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT.
LOW OPT 1: EAVE VENTS = 28.0 IN²/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN²/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT.
HIGH OPT 1: POT ROOF VENTS = 61.0 IN²/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN²/LINEAR FT



North Area
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173

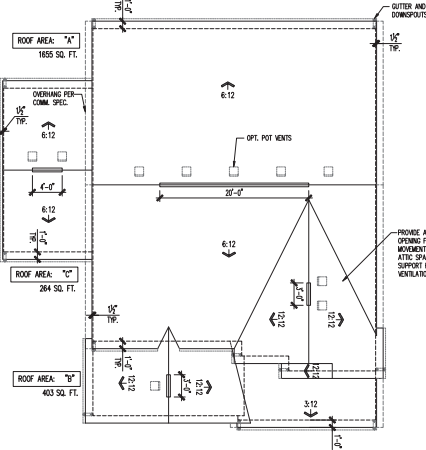


CR301
3 Car Split Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule
SCALE: 1/4" = 1'-0"

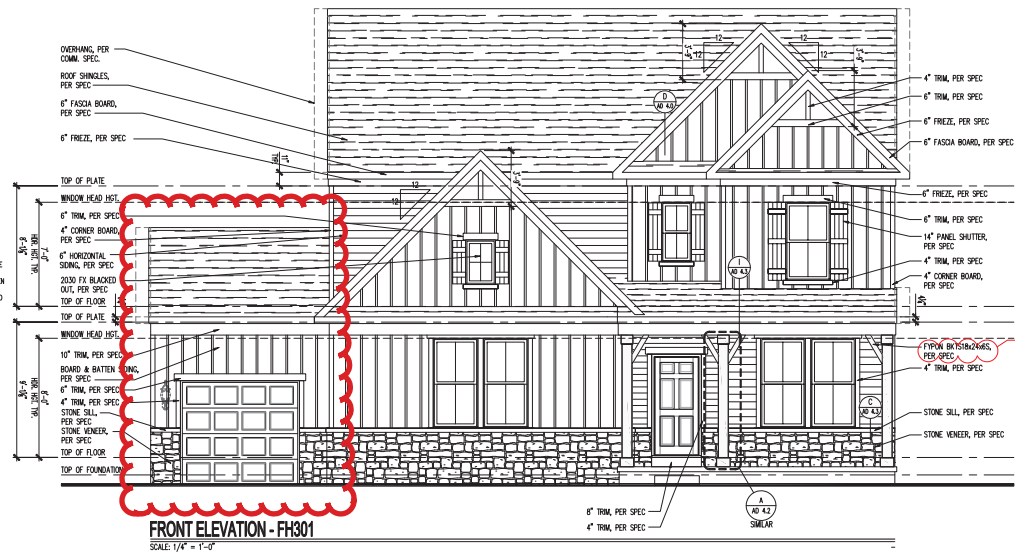
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Rev. 2	03/15/2024
Rev. 3	11/07/2024
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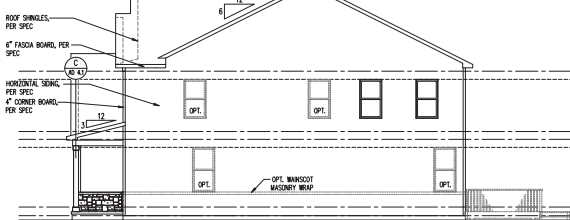
3rd Car
Garage Optional



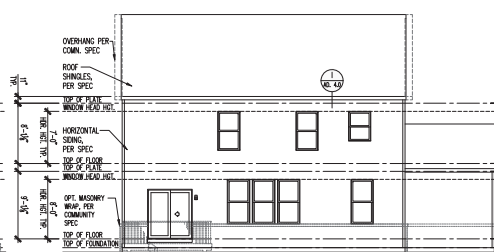
ROOF PLAN
SCALE: 1/8" = 1'-0"



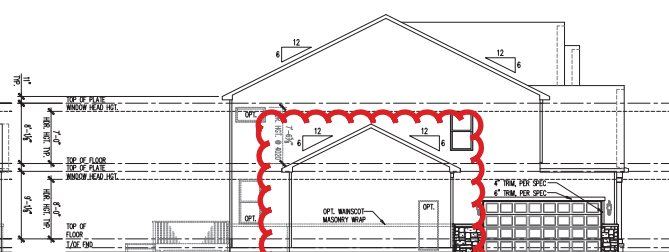
FRONT ELEVATION - FH30
SCALE: 1/4" = 1'-0"



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



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



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

ATTIC VENT SCHEDULE

FIGURE 1 3-CAR SPLIT ENTRY	ROOF AREA A'	ROOF AREA B'	ROOF AREA C'
ATTIC AREA (SF)	1655	203	264
TOTAL NET FREE VENTED AREA (SQ)	794 SQ'	97 SQ'	127 SQ'
LOW - REQUIRED (**)	397 SQ'	49 SQ'	63 SQ'
LOW - ACTUAL (*)	420 SQ'	56 SQ'	84 SQ'
EAVE VENTS (***)	15 EAVE VENTS	2 EAVE VENTS	3 EAVE VENTS
LOW - ACTUAL (*) CONTINUOUS VENTED SLOTTES (***)	40 LINEAR FEET	50 LINEAR FEET	70 LINEAR FEET
HIGH - REQUIRED (**)	397 SQ'	49 SQ'	63 SQ'
HIGH - ACTUAL (*) POT VENTS (***)	427 SQ'	61 SQ'	82 SQ'
HIGH - ACTUAL (*) CONT. RIDGE VENTS (***)	7 EAVE VENTS	1 EAVE VENT	2 EAVE VENTS
LOW - ACTUAL (*) CONT. RIDGE VENTS (***)	414 SQ'	54 SQ'	72 SQ'
LOW - ACTUAL (*) CONT. RIDGE VENTS (***)	23 LINEAR FEET	3 LINEAR FEET	4 LINEAR FEET

(*) REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FIG 1) BY THE ATTIC VENT SCHEDULE VALUE 144.
 (**) CORRECTING FIG 1 TO 90°, 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH & LOW) AREN'T PROVIDED, THE REQ'D NET FREE VENTED AREA IS 1/30 OF THE ATTIC AREA INSTead.
 (***) ACTUAL NET FREE VENTED AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT.
 LOW C/P 1: EAVE VENTS = 28.0 SQ' / VENT [OR]
 LOW C/P 2: CONT. RIDGE VENTS = 10.0 LN' / VENT LN'

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT.
 LOW C/P 1: POT RIDGE VENTS = 6.0 LN' / VENT LN'
 LOW C/P 2: CONT. RIDGE VENTS = 10.0 LN' / VENT LN'

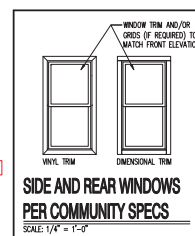
*** REQUIRED NET VENT VERIFIED AREA IS CALCULATED BY MULTIPLYING THE ACTUAL AREA (FT²) BY 1/3000 AND THEN MULTIPLYING BY 144 (CONVERTING FT² TO IN²). 50% OF TOTAL NET VERIFIED AREA IS REQUIRED WHEN THE RIDGE (HIGH) AND 50% REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH & LOW) ARENT PROVIDED, THE REQ'D NET AREA IS 1/150 OF THE ACTUAL AREA INSTALLED.

*** ACTUAL NET VENT VERIFIED SOFFIT AREA IS CALCULATED BY DIVIDING THE TOTAL NET VENT LOW AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:

LOW OPT 1: EAVE VENTS = $26.0 \text{ IN}^2 / \text{VENT} \text{ (OR)}$
LOW OPT 2: CONT. VENTED SOFFITS = $10.0 \text{ IN}^2 / \text{LINEAR FT.}$

*** ACTUAL NET VENT VERIFIED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:

HIGH OPT 1: POT ROOF VENTS = $61.0 \text{ IN}^2 / \text{VENT} \text{ (OR)}$
HIGH OPT 2: CONT. RIDGE VENTS = $18.0 \text{ IN}^2 / \text{LINEAR FT.}$



**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**
SCALE: 1/4" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



FE301

3 Car Split Entry

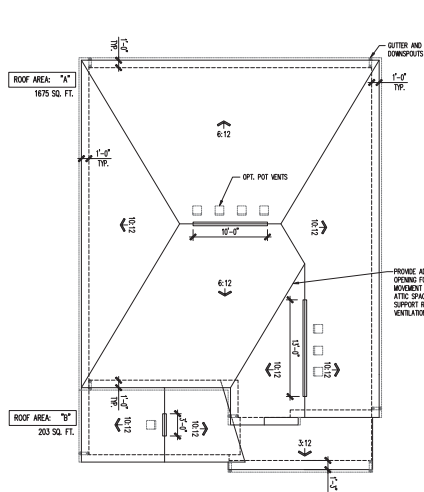
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

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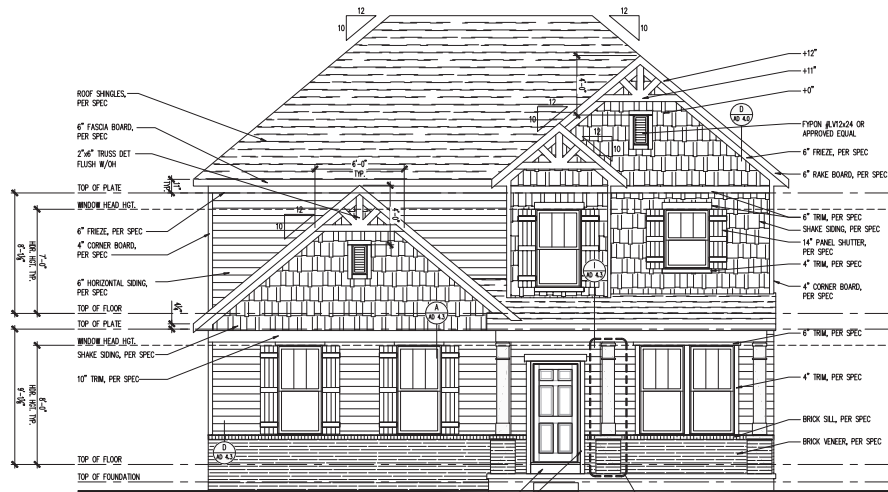
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PLAN NAME	
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1917.302	
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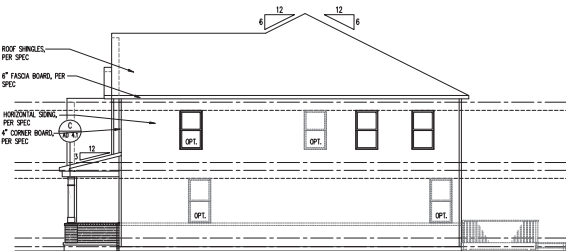
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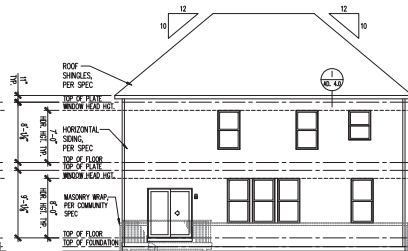
ROOF PLAN
SCALE: 1/8" = 1'-0"



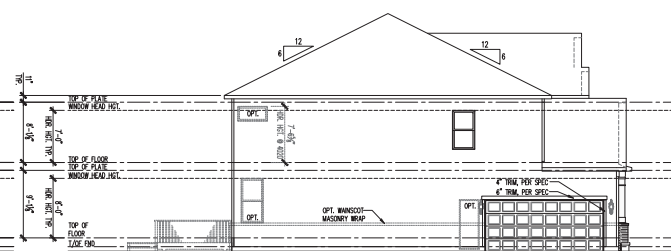
FRONT ELEVATION - NC302
SCALE: 1/4" = 1'-0"



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



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



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

ATTIC VENT SCHEDULE			
NC302 2-CAR SIDE ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'
ATTIC AREA (SF)	1655	203	-
TOTAL NET FREE VENTED AREA REQ.	794 IN ²	97 IN ²	-
LOW - REQUIRED (*)	397 IN ²	49 IN ²	-
LOW - ACTUAL w/ EAVE VENTS (**)	420 IN ² 15 EAVE VENTS	56 IN ² 2 EAVE VENTS	-
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (***)	400 IN ² 40 LINEAR FEET	50 IN ² 5 LINEAR FEET	-
HIGH - REQUIRED (*)	397 IN ²	49 IN ²	-
HIGH - ACTUAL w/ POT VENTS (****)	427 IN ² 7 EAVE VENTS	61 IN ² 1 EAVE VENT	-
HIGH - ACTUAL w/ CONT. RIDGE VENTS (****)	414 IN ² 23 LINEAR FEET	54 IN ² 3 LINEAR FEET	-

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (SF) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT² TO IN²). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) AREN'T PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT.
LOW OPT 1: EAVE VENTS = 28.0 IN²/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN²/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT.
HIGH OPT 1: POT ROOF VENTS = 61.0 IN²/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN²/LINEAR FT



SIDE AND REAR WINDOWS
PER COMMUNITY SPECS
SCALE: 1/4" = 1'-0"

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North Area
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173



NC302
2 Car Side Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule
SCALE: 1/4" = 1'-0"

PRODUCTION MANAGER Rick Starnitz DATE: 03/15/2024 CURRENT RELEASE DATE: 03/15/2024	
REV #	DATE / DESCRIPTION
1	04/14/2023 PLAN REVISIONS
2	03/15/2024 FOR UPDATES
3	11/07/2024 REVISIONS
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NOTED: SCALE: NOTED ON DRAWINGS RELATE TO FULL SIZE. ROOF OR 25/24 SHEETS - 1/2" SCALE. PLOTS - 1/2" SCALE. SHEETS REPRESENT 1/2" SCALE. PLOTS - 1/2" SCALE.

PRODUCTION MANAGER
Rick Starnitz
DATE: 03/15/2024
CURRENT RELEASE DATE: 03/15/2024

REV # DATE / DESCRIPTION

1 04/14/2023
PLAN REVISIONS

2 03/15/2024
FOR UPDATES

3 11/07/2024
REVISIONS

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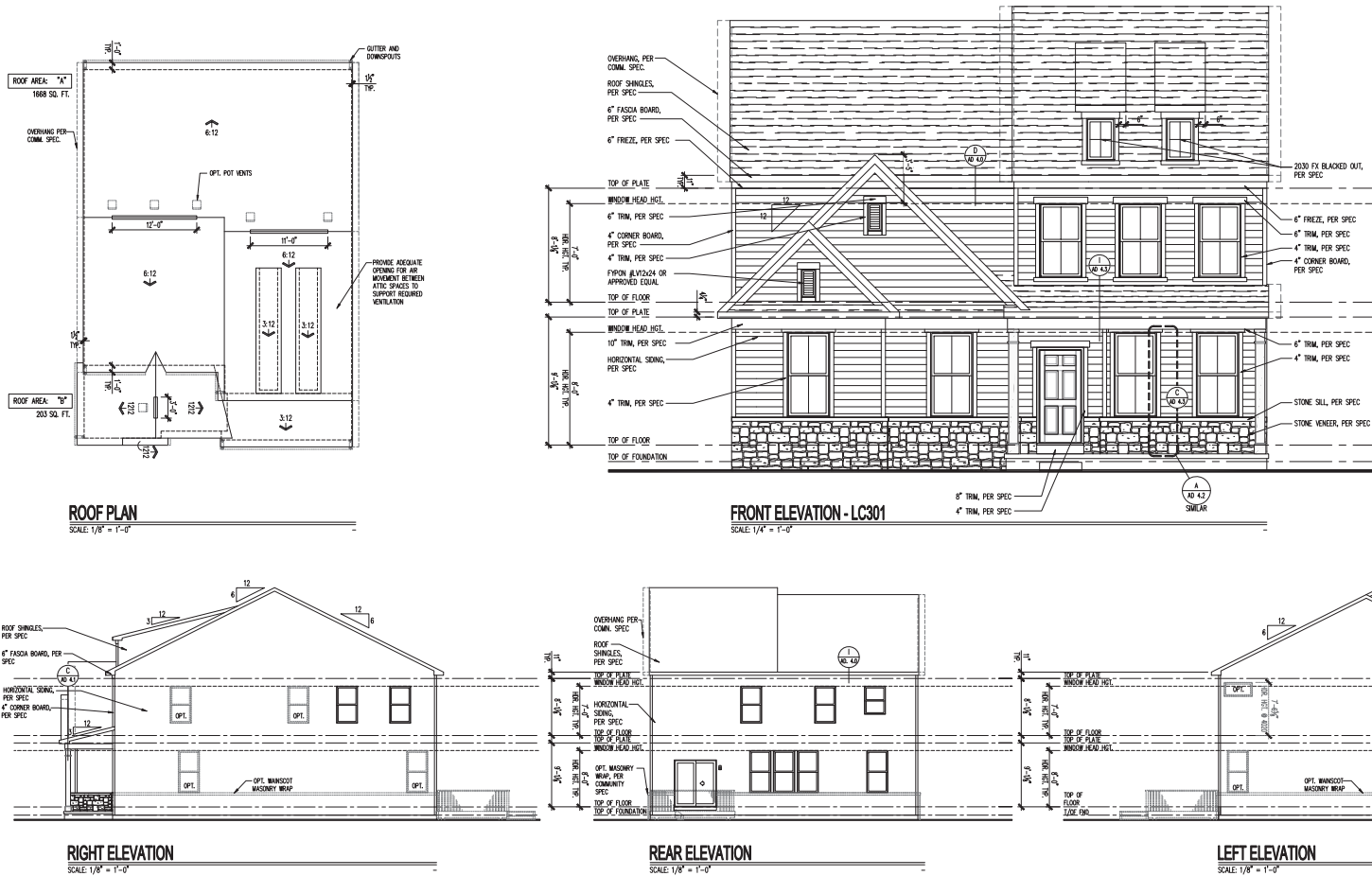
WINDOW TRIM AND/OR GROBS (IF REQUIRED) TO MATCH FRONT ELEVATION

VINYL TRIM

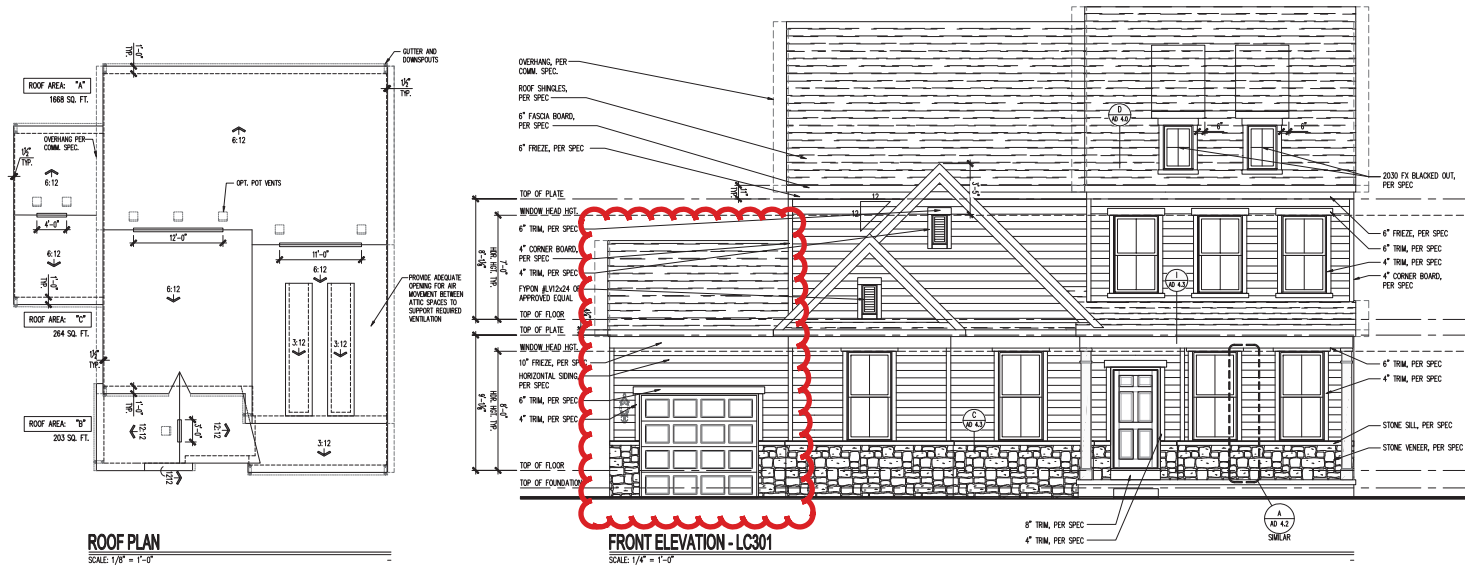
DIMENSIONAL TRIM

SIDE AND REAR WINDOWS
PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



3rd Car Garage Optional

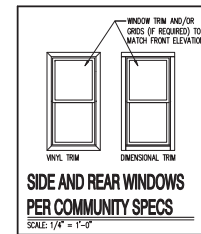


ATTIC VENT SCHEDULE				
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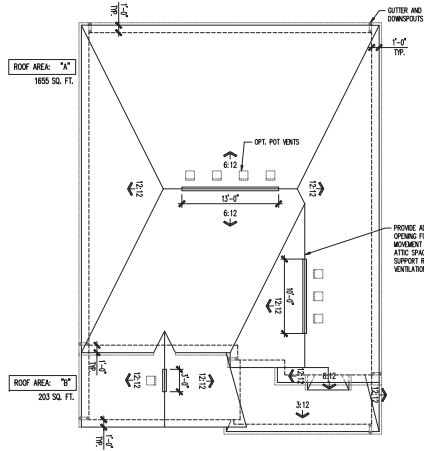


LC301
3 Car Split Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

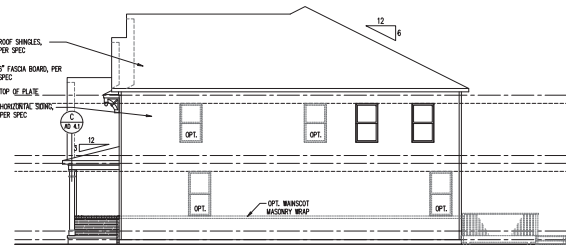
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Rev. 4	DATE / DESCRIPTION
04/14/2023	PLAN REVISIONS
03/15/2024	FOR UPDATES
11/07/2024	REVISIONS
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HPC PLAN NUMBER 1917.302	
LABOR PLAN ID	
SHEET A3-LC301	
358.1	



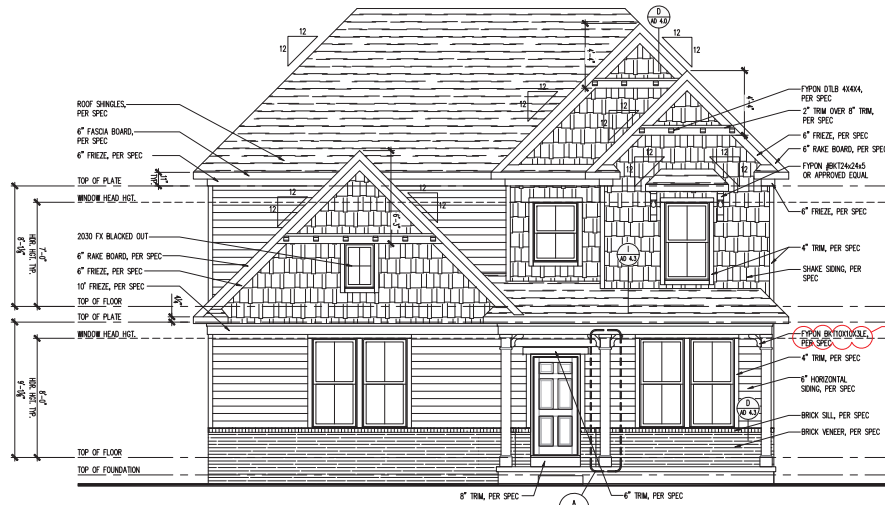
PLOTTED: September 30, 2025 / 1:46:34pm / A3-QA302 258.1.DWG



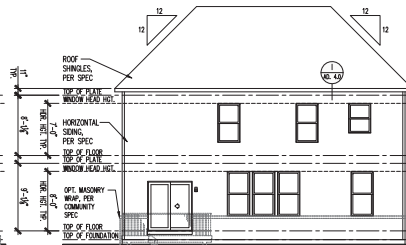
ROOF PLAN
SCALE: 1/8" = 1'-0"



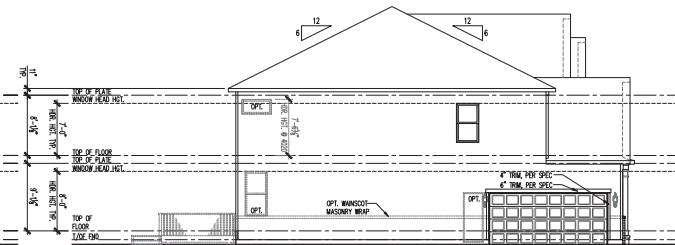
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - QA302
SCALE: 1/4" = 1'-0"



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



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

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** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFR'S STATED ACTUAL VENTED NET FREE AREA PER VENT.
LOW OPT 1: EAVE VENTS = 28.0 IN²/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 100.0 IN²/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFR'S STATED ACTUAL VENTED NET AREA PER VENT.
HIGH OPT 1: POT ROOF VENTS = 61.0 IN²/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN²/LINEAR FT



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North Area
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173



QA302
2 Car Side Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

REV	DATE	DESCRIPTION
1	04/14/2023	PLAN REVISIONS
2	03/15/2024	FOR UPDATES
3	11/07/2024	REVISIONS
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PRODUCTION MANAGER
Rick Starnes
DATE: 01/23/2025
CURRENT RELEASE DATE: 03/15/2024

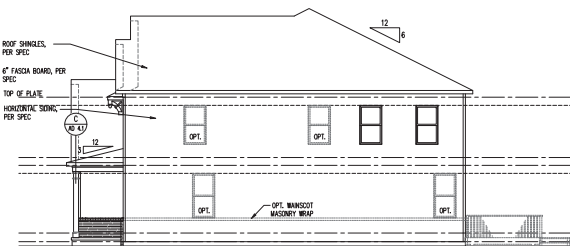
REVISIONS
1. 04/14/2023
2. 03/15/2024
3. 11/07/2024

GRADE MARKING
GARAGE LEFT

CONTINENTAL
1917.302
LAWN PLAN B

SHEET
A3-QA302
258.1

FRONT ELEVATION - QA302
SCALE: 1/4" = 1'-0"

[illegible]

ATTIC VENT SCHEDULE			
Q43302 3-CPL SPLIT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'
ATTIC AREA (SF)	1455	203	264
TOTAL NET FREE VENTED AREA (FT ²)	794 IN ²	97 IN ²	127 IN ²
LOW - REQUIRED (*)	397 IN ²	49 IN ²	63 IN ²
LOW - ACTUAL**	420 IN ²	56 IN ²	84 IN ²
EAVE VENTS (**)†	15 EAVE VENTS	2 EAVE VENTS	3 EAVE VENTS
LOW - ACTUAL**/CONTINUOUS VENTED SOFFITS (***)	400 IN ²	5.0 IN ²	70 IN ²
LOW - ACTUAL**/POT VENTS (***)	40 LINEAR FEET	5 LINEAR FEET	7 LINEAR FEET
HIGH - REQUIRED (*)	397 IN ²	49 IN ²	63 IN ²
HIGH - ACTUAL**/POT VENTS (***)	427 IN ²	61 IN ²	122 IN ²
	7 EAVE VENTS	1 EAVE VENT	2 EAVE VENTS
HIGH - ACTUAL**/CONTINUOUS VENTED SOFFITS (***)	414 IN ²	5.0 IN ²	72 IN ²
HIGH - ACTUAL**/POT VENTS (***)	414 IN ²	3 LINEAR FEET	4 LINEAR FEET

(*) REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT²) BY 1/3000 AND THEN MULTIPLYING BY 144 (CONVERTING IN² TO FT²). 50% OF TOTAL NET FREE VENTED AREA (CALCULATED HERE) MEETS HIGH (HIGH) AND 50% IS MET BY A SPLIT LOW. WHEN BOTH HIGH & LOW AREN'T PROVIDED, THE REQUIRED NET FREE AREA IS 1/1500 OF TOTAL NET FREE VENTED AREA.

(**) ACTUAL NET FREE VENTED SOFT AREA IS CALCULATED BY DIVIDING THE REQUIRED LOW AREA BY THE MPKS STATED ACTUAL VENTED NET FREE AREA PER VENT.

(***) ACTUAL NET FREE VENTED SOFT AREA IS CALCULATED BY DIVIDING THE REQUIRED HIGH AREA BY 28.0 IN²/VENT (OR) LOW VENT 2.0 CFM. CONTINUOUS SOFFITS = 10.0 IN²/LINEAR FT.

(****) ACTUAL NET FREE VENTED SOFT AREA IS CALCULATED BY DIVIDING THE REQUIRED HIGH AREA BY 6.0 IN²/VENT (OR) LOW VENT 2.0 CFM. CONTINUOUS SOFFITS = 10.0 IN²/LINEAR FT.

WINDOW TRIM AND/OR GRIDS (IF REQUIRED) MATCH FRONT ELEVATION

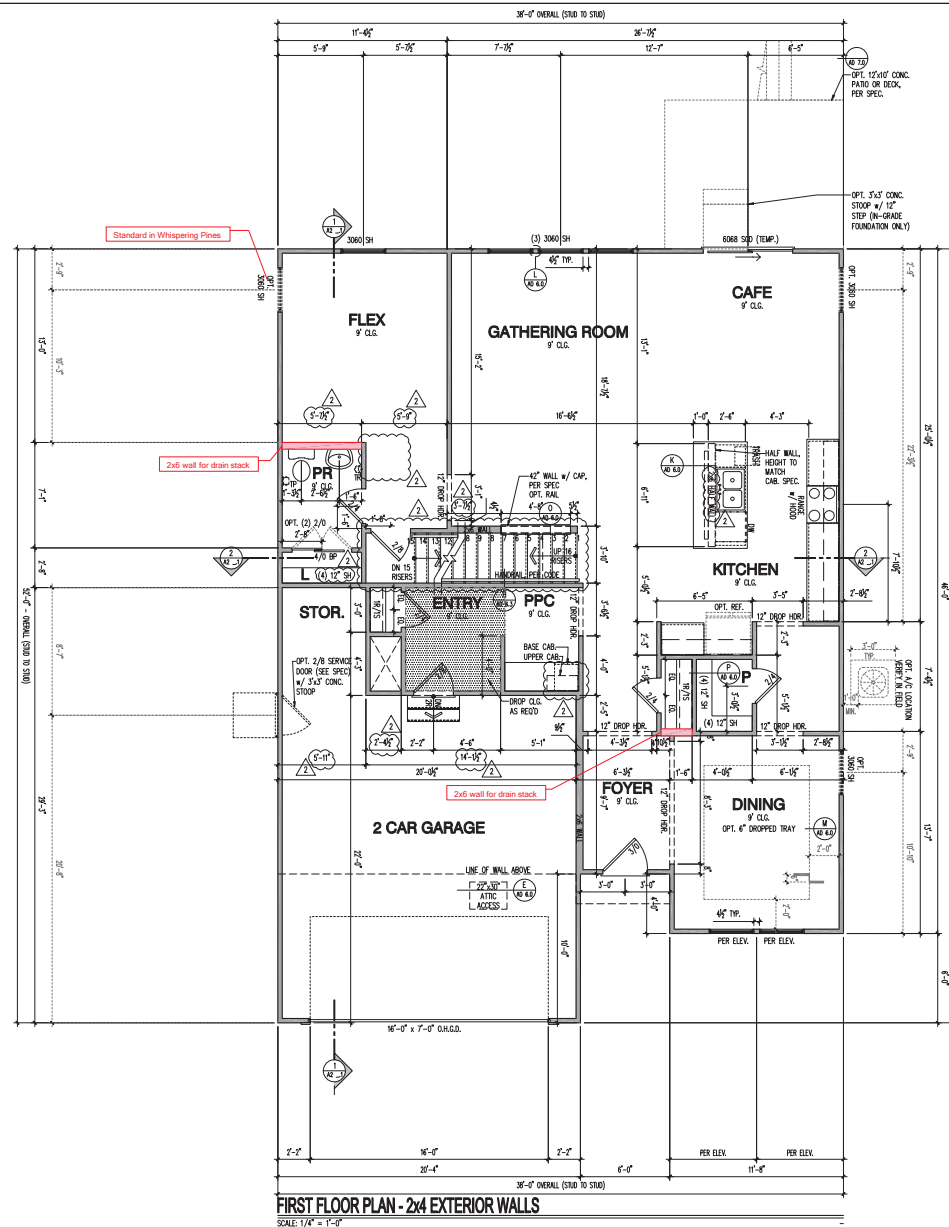
VINYL TRIM

DIMENSIONAL TRIM

**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**

SCALE: 1/4" = 1'-0"

[illegible]



LIGHT & VENT SCHEDULE

ROOM NAME	AREA (SF)	LIGHT BTU		VENT CFM		MECH (CFM)
		REQ	ACT	REQ	ACT	
KITCHEN / CAFE / GATHERING ROOM	140.3	51.2	68.8	25.6	31	---
ENTRY / PPC	6.4	*	3.2	---	---	---
POWDER ROOM	2.9	*	1.4	---	42.4	60
DINING	144.1	11.5	27.4	5.8	11.8	---
FLEX 2 OPTION	144.1	11.5	27.4	5.8	11.8	---
FLEX	140.9	11.3	13.7	5.6	5.9	---
BEDROOM 6 OPTION	122.1	9.8	13.7	4.9	5.9	---
OWNER'S SUITE	215.7	17.3	23.4	8.6	11.8	---
SITTING	107.1	8.4	11.7	4.3	5.9	---
OWNER'S BATH	122.9	9.8	8.9	4.9	3.4**	143.8
BEDROOM 2	131.2	10.5	11.7	5.2	5.9	---
BEDROOM 3	145.4	13.2	11.7	6.6	5.9***	---
BEDROOM 3 w/ BATH 3 OPTION	144.5	11.6	11.7	5.8	5.9	---
BATH 3 OPTION	41	3.3	*	1.6	---	48.0
BEDROOM 4	131.2	10.5	23.4	5.2	11.8	---
LOFT	145.8	11.7	11.7	5.8	5.9	---
BATH 2	40.2	4.8	*	2.4	---	70.4
LAUNDRY	51.2	4.1	*	2.0	---	39.9
SUNROOM	110.8	8.9	9.62	4.4	42.8	---
KITCHEN / CAFE / GATHERING ROOM EXTENSION	700.4	54.0	68.8	28.0	31	---
BEDROOM 7	144.5	11.6	12.2	5.8	6.7	---
BATH 7	42.1	3.4	*	1.7	---	49.3

* ARTIFICIAL LIGHT
 ** FAN REQ. LUMEN OF ROOM x 0.13 = MIN. CFM RATING REQUIRED
 *** THE TABLE ABOVE SHOWS CALCULATIONS THAT APPLY FOR ALL ELEVATIONS UNLESS NOTED OTHERWISE
 **** DWELLING WILL BE EQUIPPED WITH WHOLE HOUSE MECHANICAL VENTILATION SYSTEM INSTALLED PER IRC SECTION M1505.

SQUARE FOOTAGES

BASE HOUSE - HEATED	
FIRST FLOOR	1354
SECOND FLOOR	1453
TOTAL BASE HEATED	3008
BASE HOUSE - UNDER ROOF	
GARAGE - 2 CAR FRONT ENTRY	490
BASEMENT	1365
TOTAL BASE UNDER ROOF	1846
OPTIONS	
SUNROOM	120
GATHERING ROOM EXTENSION	62
SUNROOM w/ GATHERING ROOM EXTENSION	179
GARAGE - 3 CAR FRONT ENTRY	490
GARAGE - 2 CAR FRONT w/ 4 EXTENSION	571
GARAGE - 3 CAR FRONT w/ 4 EXTENSION	771
GARAGE - 2 CAR SIDE ENTRY	511

NOTED: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 25X34 SHEETS - NOT SHEETS REPRESENT 1/2" SCALE PLOTS

First Floor Plan

North Area

1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173

Garage Marking

GARAGE LEFT

Plan Revisions

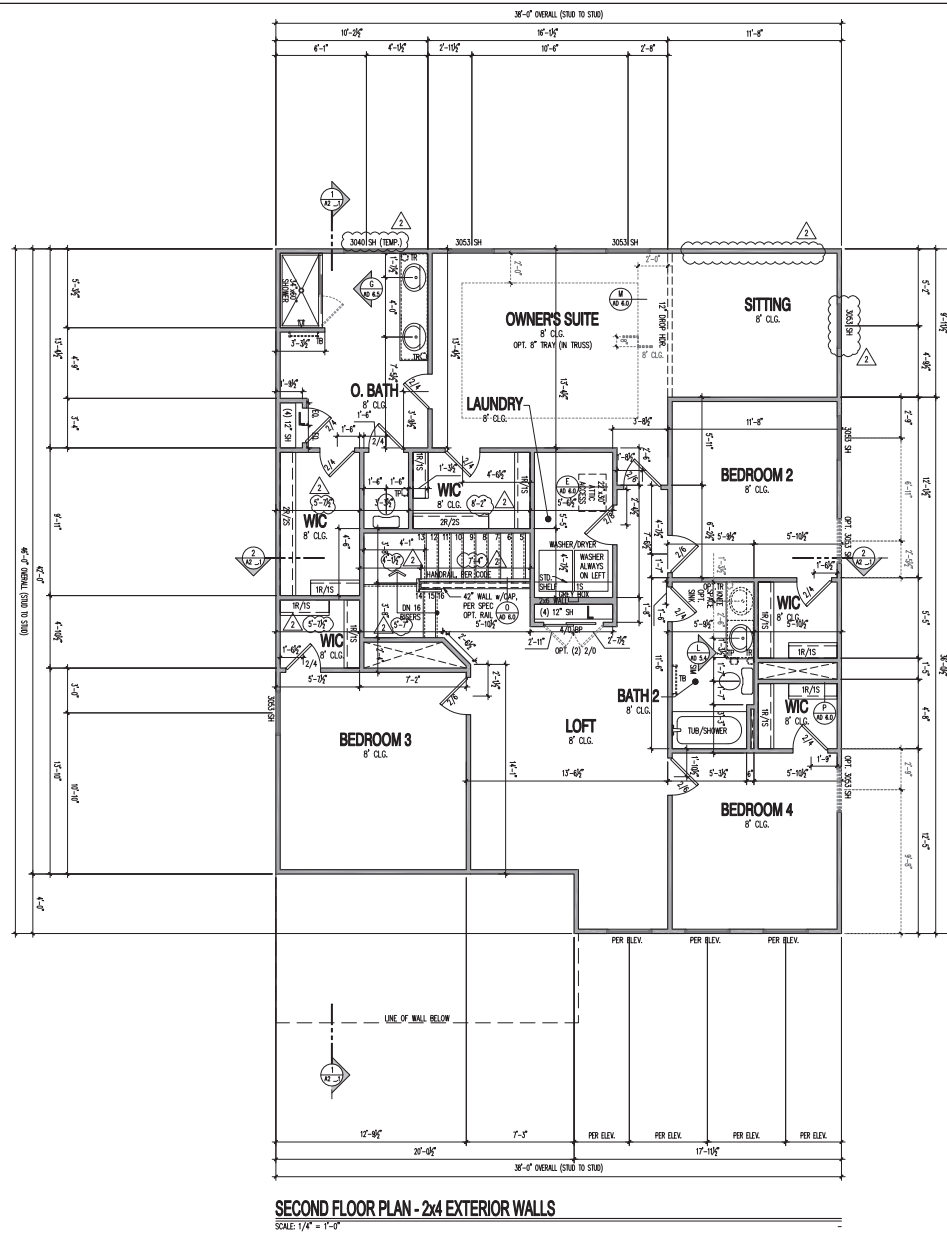
REV #	DATE	DESCRIPTION
1	04/14/2023	PLAN REVISIONS
2	03/15/2024	FOR UPDATES
3	11/07/2024	REVISIONS

Sheet

A1

Scale

4-1.1



SECOND FLOOR PLAN - 2x4 EXTERIOR WALLS
SCALE: 1/4" = 1'-0"

LIGHT & VENT SCHEDULE						
ROOM NAME	AREA (SF)	LIGHT 8%		VENT 4%		MECH (CFM)
		REQ	ACT	REQ	ACT	
KITCHEN / CAFE / GATHERING ROOM	640.3	51.2	68.8	25.6	31	---
ENTRY / POC	79.8	6.4	*	3.2	---	---
POWDER ROOM	36.2	2.9	*	1.4	---	42.4
DINING	144.1	11.5	27.4	5.8	11.8	---
FLEX 2 OPTION	144.1	11.5	27.4	5.8	11.8	---
FLEX	140.9	11.3	13.7	5.6	5.9	---
BEDROOM 6 OPTION	122.1	9.8	13.7	4.9	5.9	---
OWNER'S SUITE	215.7	17.3	23.4	8.6	11.8	---
SITTING	107.1	8.6	4.9	3.4	143.8	140
OWNER'S BATH	122.9	9.8	8.5	4.9	3.4	---
BEDROOM 2	131.2	10.5	11.7	5.2	5.9	---
BEDROOM 3	145.4	13.2	11.7	6.6	5.9	---
BEDROOM 3 w/ BATH 3 OPTION	144.5	11.6	11.7	5.8	5.9	---
BATH 3 OPTION	41	3.3	*	1.6	---	48.0
BEDROOM 4	131.2	10.5	23.4	5.2	11.8	---
LOFT	145.8	11.7	11.7	5.8	5.9	---
BATH 2	40.2	4.8	*	2.4	---	70.4
LAUNDRY	51.2	4.1	*	2.0	---	39.9
SUNROOM	110.8	8.9	9.2	4.4	42.8	---
KITCHEN / CAFE / GATHERING ROOM	700.4	56.0	68.8	28.0	31	---
BEDROOM 7	144.5	11.6	12.2	5.8	6.7	---
BATH 7	42.1	3.4	*	1.7	---	49.3

* ARTIFICIAL LIGHT
** FAN REQ. LUMEN OF ROOM x 0.13 = MIN. CFM RATING REQUIRED
*** THE TABLE ABOVE SHOWS CALCULATIONS THAT APPLY FOR ALL ELEVATIONS UNLESS NOTED
**** DWELLING WILL BE EQUIPPED WITH WHOLE HOUSE MECHANICAL VENTILATION SYSTEM INSTALLED PER HVAC SECTION 0510.

SQUARE FOOTAGES	
BASE HOUSE - HEATED	1354
FIRST FLOOR	1453
SECOND FLOOR	1453
TOTAL BASE HEATED	3008
BASE HOUSE - UNDER ROOF	490
GARAGE - 2 CAR FRONT ENTRY	1365
BASMENT	---
TOTAL BASE UNDER ROOF	1846
OPTIONS	
SUNROOM	120
GATHERING ROOM EXTENSION	62
SUNROOM w/ GATHERING ROOM EXTENSION	179
GARAGE - 3 CAR FRONT ENTRY	490
GARAGE - 2 CAR FRONT w/ 4 EXTENSION	571
GARAGE - 3 CAR FRONT w/ 4 EXTENSION	771
GARAGE - 2 CAR SIDE ENTRY	511

NOTED: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 25x34 SHEETS - THIS SHEET REPRESENTS 1/2 SCALE PLOTS

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Second Floor Plan
2x4 Exterior Walls

PRODUCTION MANAGER
Rick Starnitz
DATE: 03/15/2024
CURRENT REVISION DATE: 03/15/2024

REV # / DATE / DESCRIPTION
04/14/2023
PLAN REVISIONS
03/15/2024
FOR UPDATES
11/07/2024
REVISIONS

GARAGE MARKING
GARAGE LEFT

FOR MORE INFORMATION
CONTACT CONTINENTAL
HPC PLAN NUMBER
1917302
LAWSON PLAN ID

SHEET
A1
421







PLAN NAME	IVX
IPC PLAN NUMBER	2997302
ISSUES PER PLAN ID	

[illegible]

R301	Car Side Entry	Front, Side, and
------	----------------	------------------

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

INCHES TOP AND/OR SIDES (IF REQUIRED) TO MATCH FRONT ELEVATION

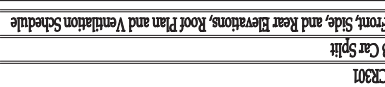
DIMENSIONAL TRIM

VINYL TRIM

SIDE AND REAR WINDOWS
PER COMMUNITY SPECS
 SCALE 1/4" = 1'-0"



North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



GRACE HANCOCK GARAGE LEFT	PLAN NAME INX	NTC PLAN NUMBER 2992.302	LANSOM PLAN ID -
SHEET			
A3-CR301			
35PB.1			



WINDOW TBM AND/OR
 JOCKS (IF REQUIRED) TO
 MATCH FRONT ELEVATION

DIMENSIONAL TBM

VINYL TBM

SIDE AND REAR WINDOWS
PER COMMUNITY SPECS
 SCALE: 1/4" = 1'-0"

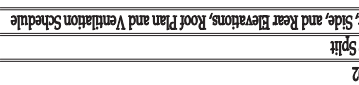




North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

FRONT ELEVATION - FH302

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



GARAGE HANGING GARAGE LEFT	PLAN NAME INX NO. PLAN NUMBER 2992.302 LAWSON PLAN ©	SHEET A3-FH302 33PB.1
--------------------------------------	--	---

WINDOW TRIM AND/OR
GRIDS (IF REQUIRED) TO
MATCH FRONT ELEVATION

DIMENSIONAL TRIM

VINYL TRIM

**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**

SCALE: 1/4" = 1'-0"



SCMF: $1/4^* = 1^* - 0^*$



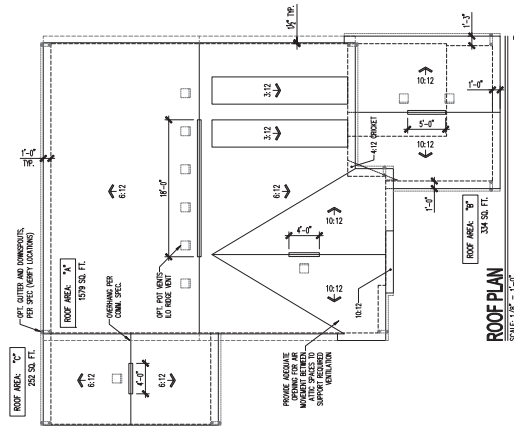
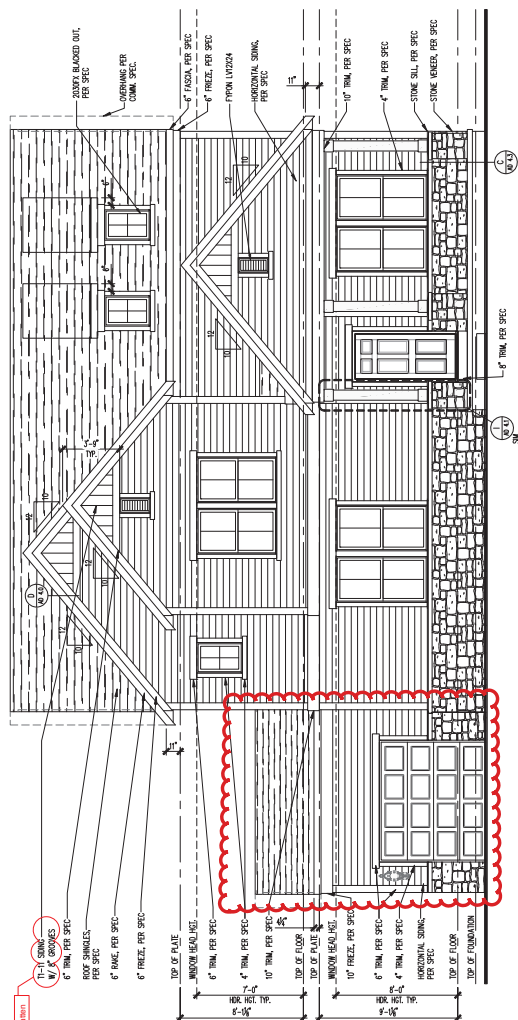
SCALE: 1/8" = 1'-0"





ATTIC VENT SCHEDULE									
VENT TYPE	ROOF AREA A AREA A'	ROOF AREA B AREA B'	ROOF AREA C AREA C'	ROOF AREA D AREA D'	ROOF AREA E AREA E'	ROOF AREA F AREA F'	ROOF AREA G AREA G'	ROOF AREA H AREA H'	ROOF AREA I AREA I'
VENT TYPE 1	15.97	3.34	22.82						
VENT TYPE 2	75.81	16.91	121						
VENT TYPE 3	37.87	8.87	50.78						
VENT TYPE 4	392.81	84.81	56.81						
VENT TYPE 5	14.81	3.81	2.81						
VENT TYPE 6	38.81	8.81	4.81						
VENT TYPE 7	38.81	8.81	4.81						
VENT TYPE 8	38.81	8.81	4.81						
VENT TYPE 9	38.81	8.81	4.81						
VENT TYPE 10	38.81	8.81	4.81						
VENT TYPE 11	38.81	8.81	4.81						
VENT TYPE 12	38.81	8.81	4.81						
VENT TYPE 13	38.81	8.81	4.81						
VENT TYPE 14	38.81	8.81	4.81						
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VENT TYPE 99	38.81	8.81	4.81						
VENT TYPE 100	38.81	8.81	4.81						

Board & Batten

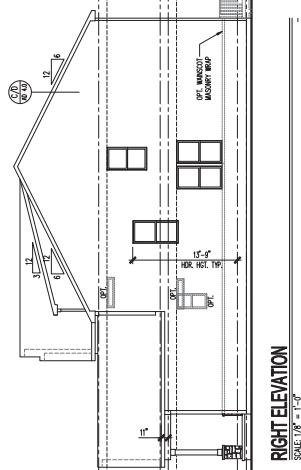


FRONT ELEVATION - LC301

SCALE: 1/4" = 1'-0"

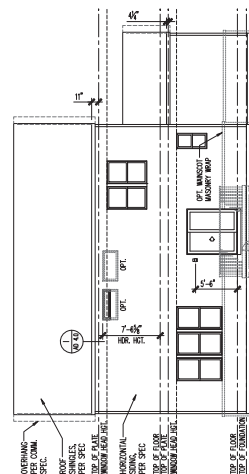
ROOF PLAN

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



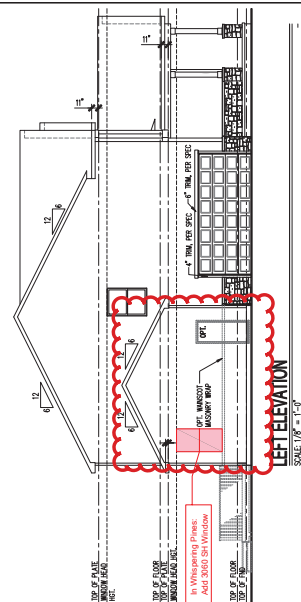
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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



REAR ELEVATION

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



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

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



North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

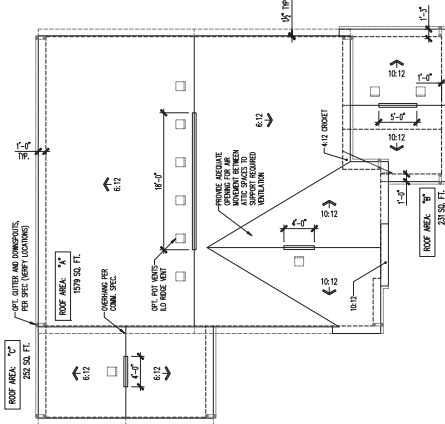
RIGHT ELEVATION

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

NC301 Car Split

[illegible]

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



ROOF PLAN



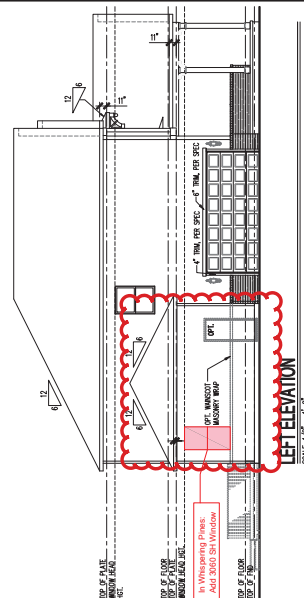
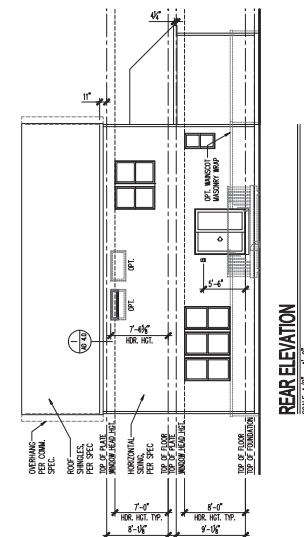
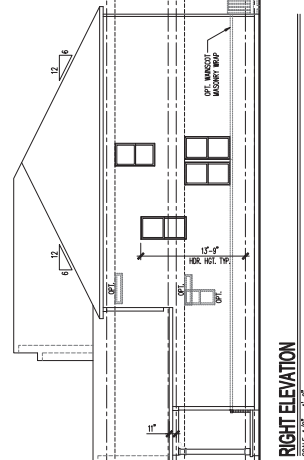
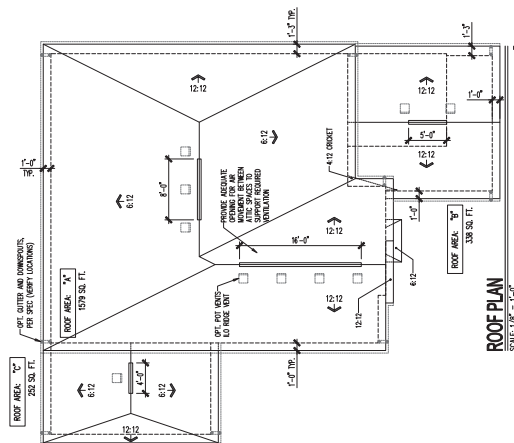
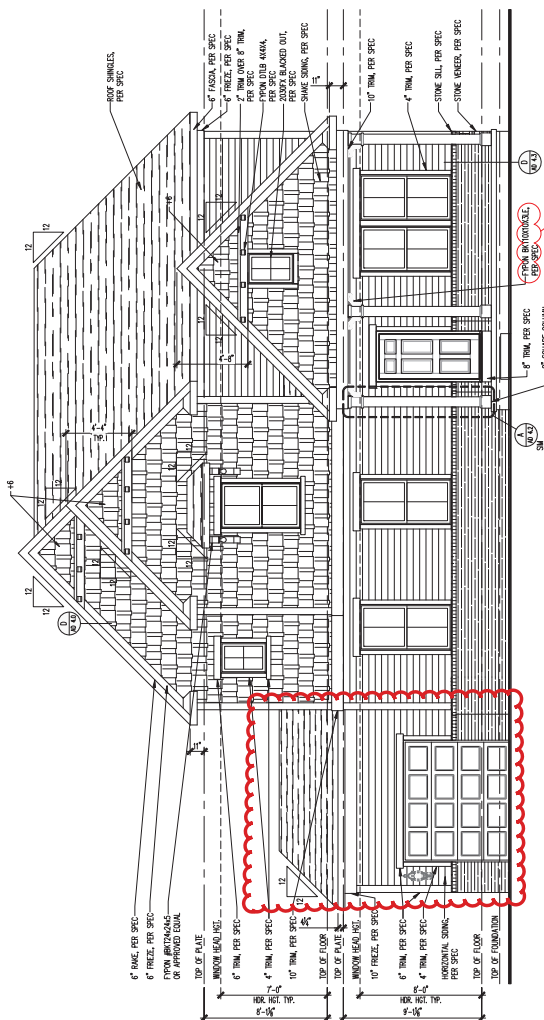
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

ATTIC VENT SCHEDULE			
VENT QTY	VENT TYPE	POOF AREA A	POOF AREA B
1579	ATTIC AREA (S)	1579	330
2502	TOTAL NET FLOOR VENTED AREA REQ.	2502	429
379	VENT REQUIRED (A)	379	81
372	ACTUAL w/ LEAKY VENTS	372	84
372	ACTUAL w/ TIGHT VENTS	372	167
330	ACTUAL w/ CORRIDORS	330	81
330	UNFLOOR VENTED DOPPS (C)	330	FEET
379	VENT REQUIRED (D)	379	81
2502	ACTUAL w/ CORRID VENTS	2502	FEET
330	ACTUAL w/ CORRID VENTS	330	FEET
22	FEET	22	FEET

ATTIC VENT SCHEDULE									
VIEW QUAD	ROOF AREA A	ROOF AREA B	ROOF AREA C						
3-CAR PARK ENTRY	1579	338	252						
TOTAL NET FLOOR VENTED AREA	7680 ^{1/2}	1620 ^{1/2}	121 ^{1/2}						
LOW WIND AREA (1) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (2) VENTS	1640 ^{1/2}	240 ^{1/2}	240 ^{1/2}						
LOW WIND AREA (3) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (4) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (5) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (6) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (7) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (8) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (9) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (10) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (11) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (12) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (13) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (14) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (15) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (16) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (17) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (18) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (19) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (20) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (21) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (22) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (23) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (24) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (25) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (26) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (27) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (28) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (29) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (30) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (31) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (32) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (33) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (34) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (35) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (36) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (37) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (38) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (39) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (40) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (41) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (42) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (43) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (44) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (45) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (46) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (47) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (48) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (49) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (50) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (51) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (52) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
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LOW WIND AREA (56) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (57) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
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LOW WIND AREA (59) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
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LOW WIND AREA (61) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (62) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (63) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (64) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (65) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (66) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (67) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (68) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (69) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (70) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
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LOW WIND AREA (72) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (73) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (74) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (75) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (76) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (77) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (78) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (79) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (80) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (81) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (82) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (83) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (84) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (85) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (86) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (87) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (88) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (89) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (90) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (91) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (92) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (93) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (94) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (95) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (96) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (97) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (98) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (99) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (100) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (101) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (102) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (103) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (104) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (105) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (106) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (107) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (108) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (109) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (110) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (111) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (112) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (113) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (114) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (115) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (116) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (117) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (118) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (119) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (120) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (121) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (122) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (123) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (124) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (125) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (126) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (127) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (128) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (129) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (130) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (131) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (132) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (133) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (134) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (135) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (136) VENTS	339 ^{1/2}	81 ^{1/2}	40 ^{1/2}						
LOW WIND AREA (13									



QA301 Car Split

[illegible]

GARAGE HANDING		SHEET	A3-QA301
GARAGE LEFT			3SPB.1

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Waverly - CR301



PLAN NAME	WAVERLY
RPC PLAN NUMBER	1590.302
LANGSON PLAN ID	

CR301	2 Car Side Entry	Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule
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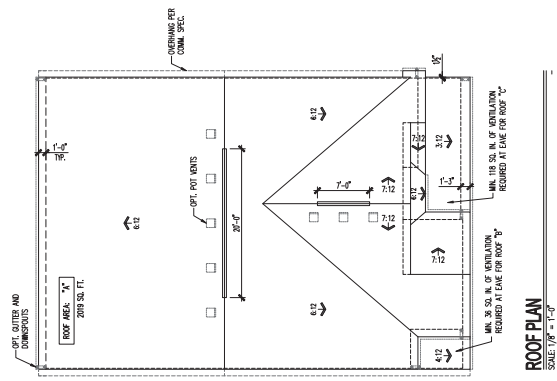
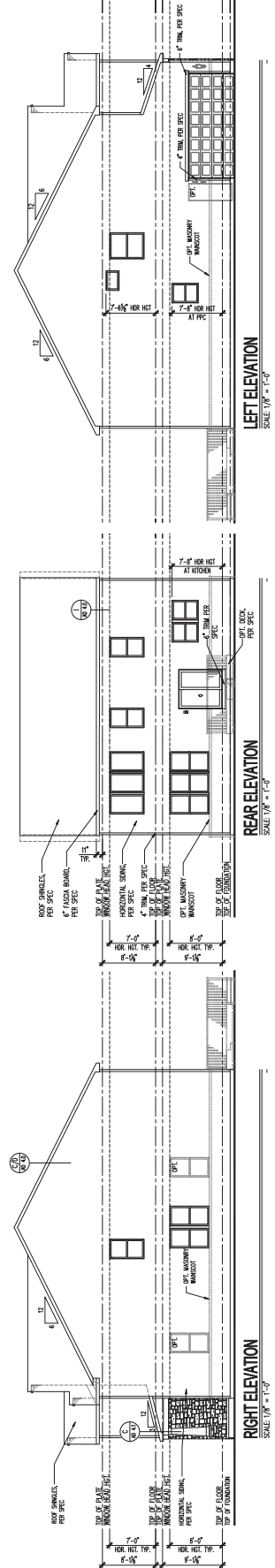
WINDOW TRIM AND/OR
GROVES (IF REQUIRED) TO
MATCH FRONT ELEVATION

WYLL TRIM

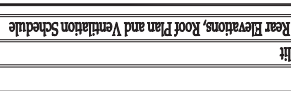
DIMENSIONAL TRIM

**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**

SCALE: 1/4" = 1'-0"



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WINDOW TRIM AND/OR GROSS IF REQUIRED TO MATCH FRONT ELEVATION

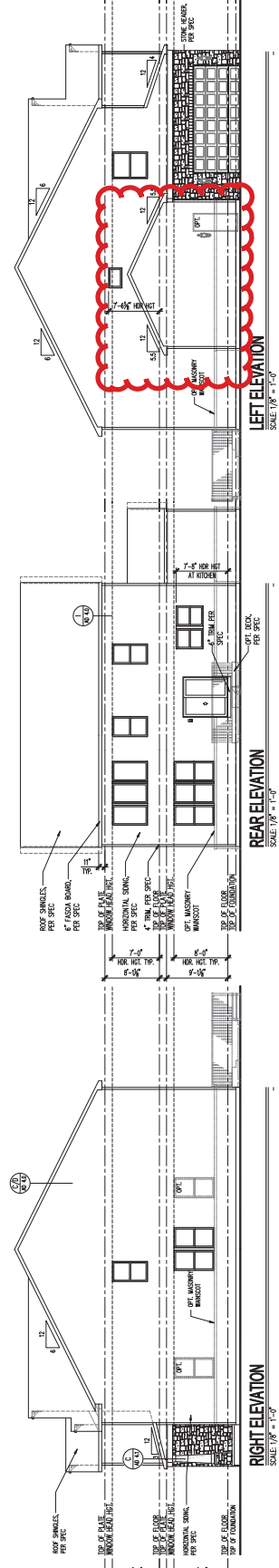
DIMENSIONAL TRIM

VINYL TRIM

SIDE AND REAR WINDOWS

PER COMMUNITY SPECS

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



3SPB.1



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Schaumburg, Illinois 60173

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111 Rear Elevations, Roof Plan and Ventilation Schedule

301
 ar G
 nt, S

PRODUCTION NUMBER	REV / DATE / DESCRIPTION
06-08-2022	REVISIONS
07/05/2022	REVISIONS
02/17/2023	REVISIONS
04/14/2023	REVISIONS
03/25/2024	PER UPDATES

**SPACE HANGING
GARAGE LIFT**

PLAN NAME
WAVERLY
SPEC PLAN NUMBER

A3-FH301	3SPB.1
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NOTE: SCALES IN

[illegible]

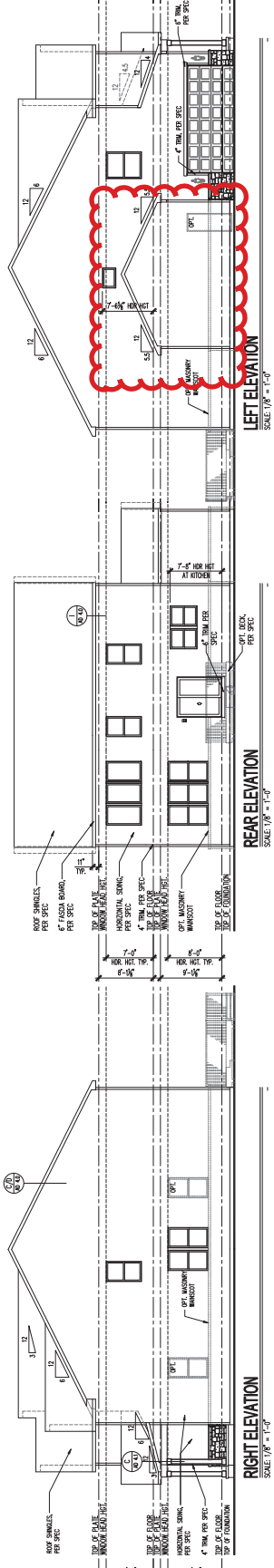
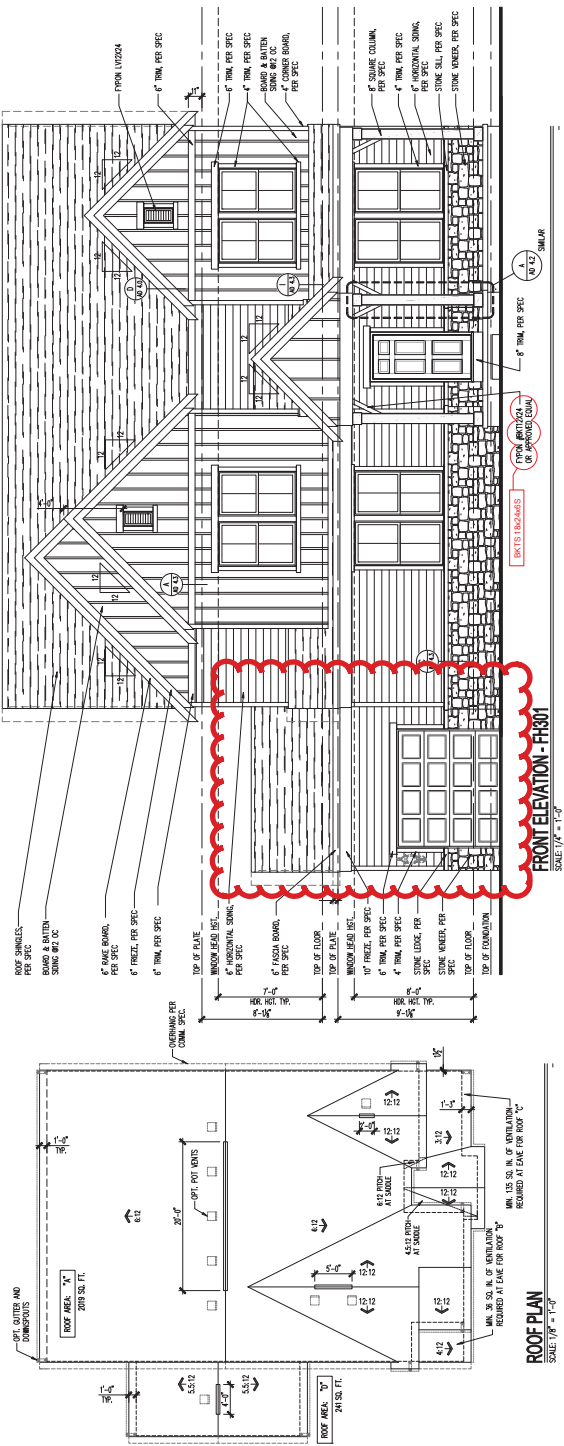
WINDOW TRIM AND/OR JOISTS (IF REQUIRED) TO MATCH FRONT ELEVATION

WYGL TRIM

DIMENSIONAL TRIM

**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**

SCALE: 1/4" = 1'-0"



PLOTTED: January 7, 2026 / An VM / AS-FH301 SSPB.1.0MG



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Schaumburg, Illinois 60173

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Schaumburg, Illinois 60173

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Roof Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER	REVISIONS	DATE / DESCRIPTION
1	04/04/2022	REVISIONS
2	07/15/2022	REVISIONS
3	02/17/2023	REVISIONS
4	04/14/2023	REVISIONS
5	03/15/2024	PER UPDATES
6		
7		
8		
9		
10		

GARAGE HANGING
GARAGE LEFT
 PLAN NAME
WAVELY
 SPEC PLAN NUMBER

A3-LC301	3SPB.1
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ATTIC VENT SCHEDULE									
ELEVATION (CST)	ROOF AREA #1	ROOF AREA #2	ROOF AREA #3	ROOF AREA #4	ROOF AREA #5	ROOF AREA #6	ROOF AREA #7	ROOF AREA #8	ROOF AREA #9
2019	241								
2020	241								
2021	241								
2022	241								
2023	241								
2024	241								
2025	241								
2026	241								
2027	241								
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2099	241								
2100	241								

WINDOWN TRIM AND/OR GROSS (IF REQUIRED) TO MATCH FRONT ELEVATION

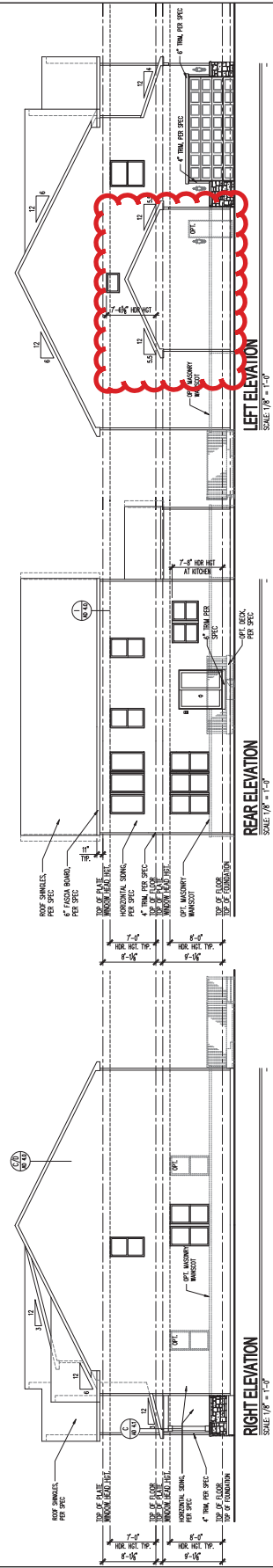
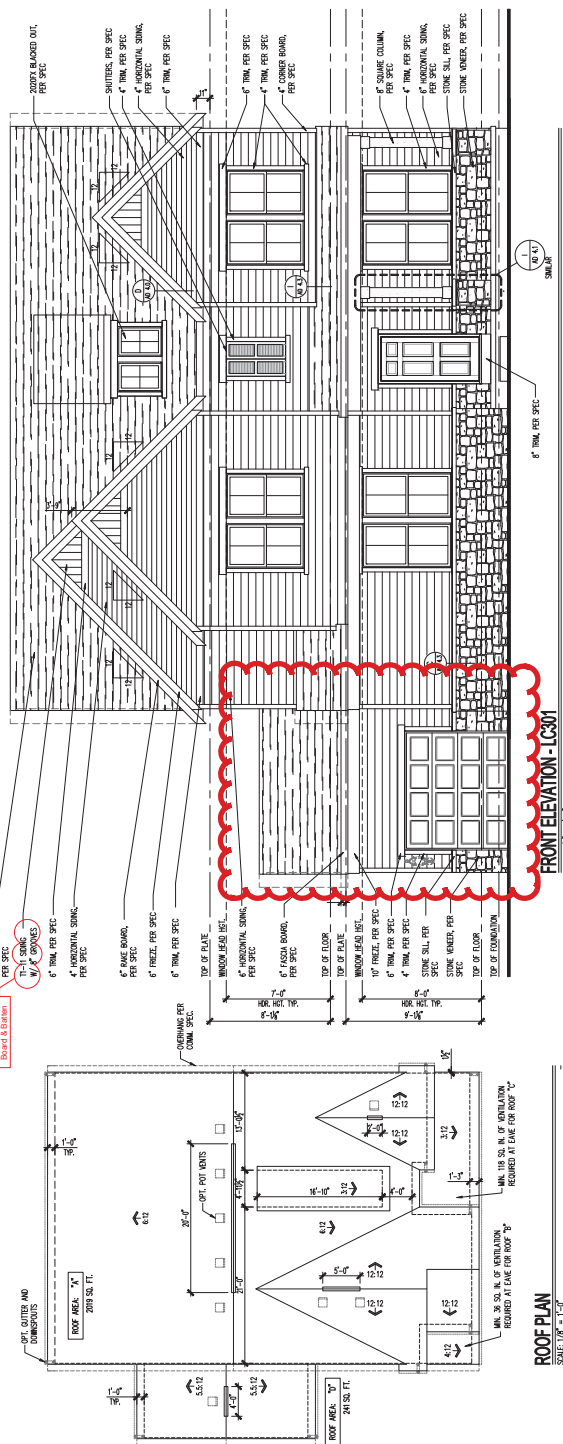
DIMENSIONAL TRIM

WINDOWN TRIM

SIDE AND REAR WINDOWS

PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



GARAGE HANGING GARAGE LIFT	PLAN NAME WAVERLY	NYC PLAN NUMBER 1590.302	LANSON PLAN ID 000
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NC302	2 Car Side Entry	Front, Side, and Rear Elevations, Roof Plan and Ventilation Schedule
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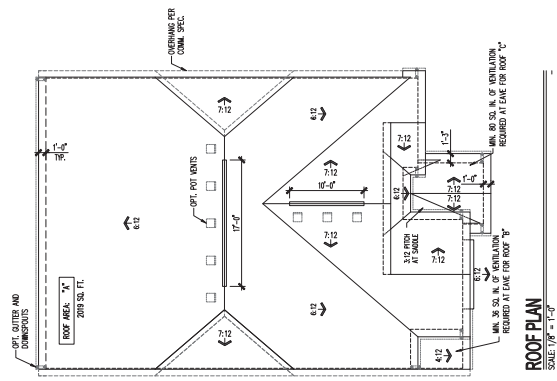
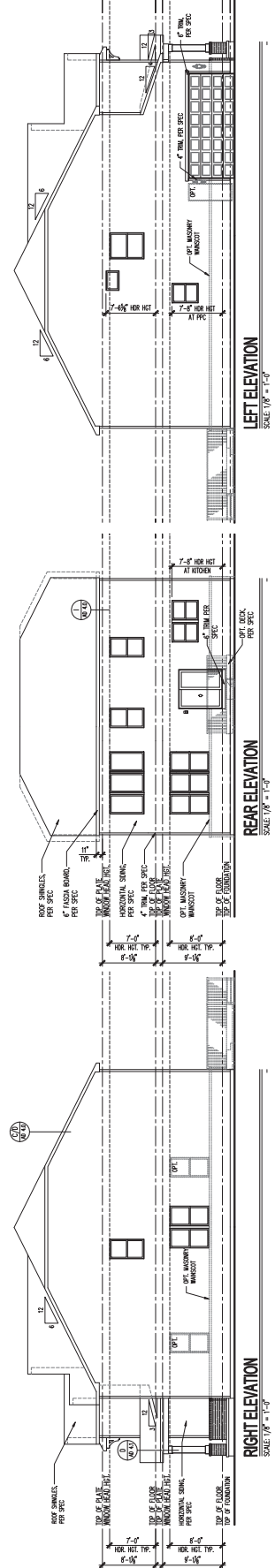
WINDOW TRIM AND/OR
GRIDS (IF REQUIRED) TO
MATCH FRONT ELEVATION

WIND TRIM

DIMENSIONAL TRIM

**SIDE AND REAR WINDOWS
PER COMMUNITY SPECS**

SCALE: 1/4" = 1'-0"



North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



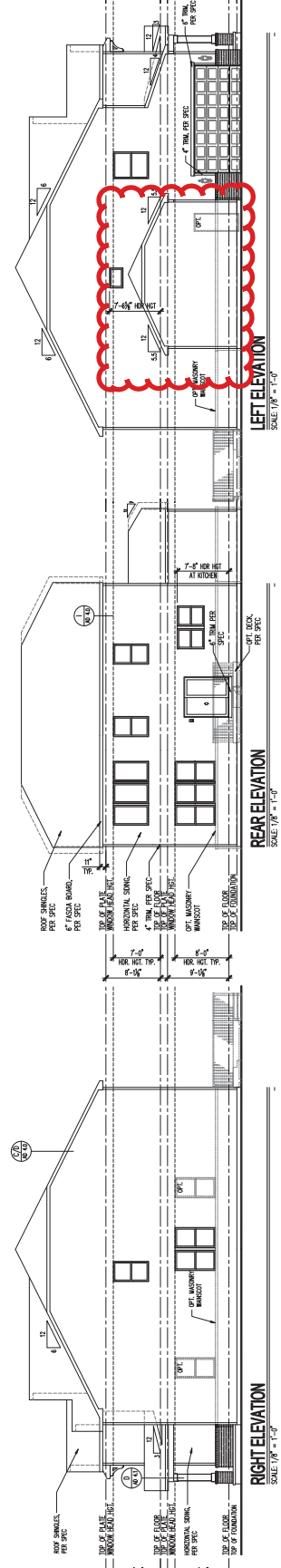
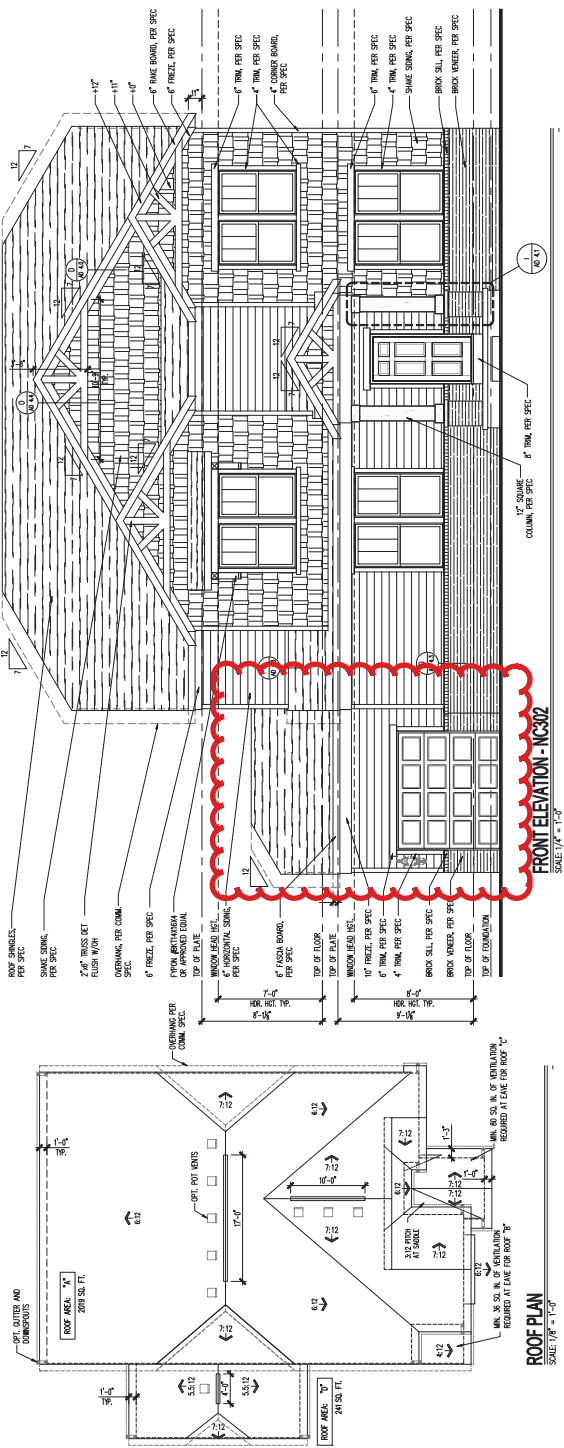
Rear Elevations, Roof Plan and Ventilation Schedule

NC302	RECUSSION MANAGER
3 Car Ga	Jack Storkay
Front, St	INITIAL RELEASE DATE:
	0/31/2022
	CURRENT RELEASE DATE:
	03/15/2024

[illegible]

GARAGE HANGING GARAGE LEFT	PLAN NAME WAWERLY	SPEC PLAN NUMBER 1590.302	HANSON PLAN ID .
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MEET	A3-NC302
	3SPB.1

[illegible]



PLAN NAME	WAVELY
NPC PLAN NUMBER	1590.302
LANDON PLAN ID	

PRODUCTION MANAGER	
Rick Stodder	
INITIAL RELEASE DATE:	
01/31/2022	
CURRENT RELEASE DATE:	
03/15/2024	

Rear Elevations, Roof Plan and Ventilation Schedule

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Diagram illustrating the components of a window template:

- WINDOW TRIM AND/OR CROSS (IF REQUIRED) TO MATCH FRONT ELEVATION
- DIMENSIONAL TRIM
- VINYL TRIM

SIDE AND REAR WINDOWS

PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"





Planned Unit Development (PUD) Committee Staff Report Meeting Date: September 2, 2026

DEPARTMENT CONTACT:
Ross Hilleary

CASE NUMBER:
PUD-26-5

PETITIONER:
Brandon Burke, Pulte Homes

PROPERTY ADDRESS/LOCATION:
13-11-27-00-00-022.002 & 13-11-27-00-00-022.004

REQUEST: Request to approve elevations for the Buckhaven PUD including the Continental, Ivy, and Waverly home models.

APPLICABLE REGULATIONS:
Buckhaven PUD & Unified Development Ordinance

EXISTING ZONING:
Buckhaven PUD

FISHERS 2040:
Suburban Residential

Lot Size: 44.59 Acres

LOCATION MAP

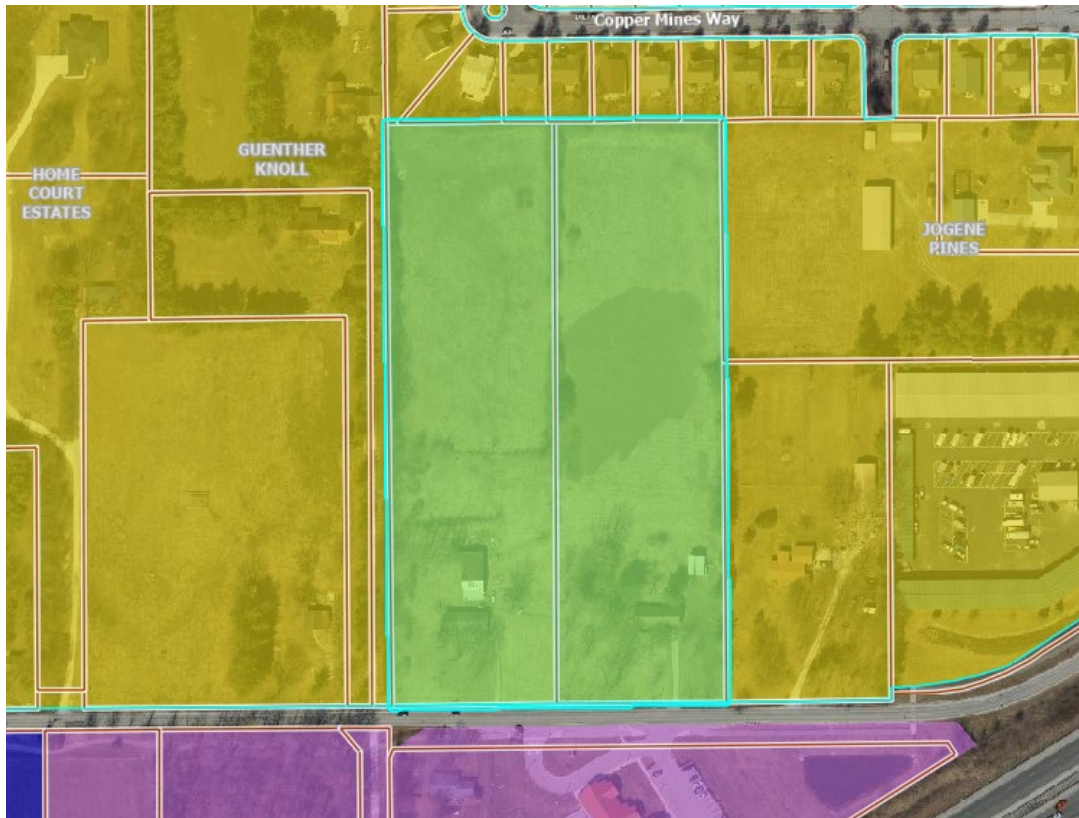


STAFF RECOMMENDATION

☐ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

ZONING OVERVIEW

The property is currently zoned PUD-R Buckhaven PUD, Ordinance No. 051826G, approved by City Council August 17, 2026.



Future Land Use Map

PETITION OVERVIEW

The petitioner requests to approve home models for Buckhaven PUD including the Continental, Ivy and Wavery home models with five (5) elevations each, for a total for 15 different options for the 23-lot subdivision.

- Continental (CR301, FH301, NC302, LC301, QA302)
- Ivy (CR301, FH302, LC302, NC301, QA301)
- Waverly (CR301, FH301, LC301, NC302, QA301)

The PUD has the following architectural modifications:

- Lots 1 and 23 shall have a minimum of 3 materials, color and or patterns, masonry 30" or to the bottom of first floor window, and a rear façade offset of at least 4' wide and 4' deep of a sunroom, covered porch, screened in porch or rear pergola visible to the front of the neighborhood.

- Decorate garage doors as depicted in the PUD.
- Side Facades shall have masonry wainscots of a minimum of 2' in length measured from the front corner of the dwelling or to the garage. This essentially will wrap the front façade around each side.
- Minimum front setback is 20 feet, with a minimum of 3 feet offset on adjacent lots,
- 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)

SITE PLAN

Below is the concept plan from the PUD Ordinance. All homes are side-load access which will allow for either a 2-car or 3-car garage configuration.



Full Site Plan

ELEVATIONS

The petitioner requests to approve three (3) home models including the Continental, Ivy and Wavery home models with five (5) elevations each, for a total for 15 different options for the 23-lot subdivision. CR stands for Craftsman, FH stands for Farmhouse, NC stands for Northern Craftsman, LC stands for Low Country, and QA stands for Queen Anne.

- Continental (CR301, FH301, NC302, LC301, QA302)
- Ivy (CR301, FH302, LC302, NC301, QA301)
- Waverly (CR301, FH301, LC301, NC302, QA301)

Continental



Continental (CR301)



Continental (FH301)



Continental (NC302)



Continental (LC301)



Continental (QA302)

Ivy



Ivy (CR301)



Ivy (FH302)



Ivy (LC302)



Ivy (NC301)



Ivy (QA301)

Waverly



Waverly (CR301)



Waverly (FH301)



Waverly (LC301)



Waverly - NC302

Waverly (NC302)



Waverly - QA301

Waverly (QA301)

ARCHITECTURAL DETAILS:

Materials used on this project are as follows:

- Variable masonry package across the neighborhood
- Fiber Cement Siding

Details:

- 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 8" x 8", 10" x 10" columns or a 16" tapered columns
- All homes will have a two- or three-car garage

STAFF RECOMMENDATION

These home elevations were most recently approved as the side load option of the Canterwood Neighborhood (fka Gerardot property) along Cumberland Road.

Staff recommends approval as presented.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

DEPARTMENT CONTACT: Ross Hilleary	CASE NUMBER: PUD-25-9
---	---------------------------------

PETITIONER: Mindy Westrick Brown on behalf of InterContinental Hotel Group	PROPERTY ADDRESS/LOCATION: Northwest corner of E 134 th Street and Olio Road, 19-11-26-00-50-003.000
---	--

REQUEST: Request to approve architecture and site plan for a four-story hotel with associated parking and infrastructure.

APPLICABLE REGULATIONS: Saxony PUD and Unified Development Ordinance	EXISTING ZONING: Saxony PUD	FISHERS 2040: Regional Mixed Use
---	---------------------------------------	--

Lot Size: Parent Parcel: 35.15 Acres, Proposed Project: 1.9 Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve
 ☒ Approve with Conditions
 ☐ Continue
 ☐ Deny

ZONING HISTORY

The property is currently zoned PUD-M Saxony PUD which was approved in 2001. The Saxony PUD has been modified over the years. In 2021 the PUD District Map was updated, which calls for this area to be Mixed Use. This proposed hotel is planned to be part of larger mixed-use development in partnership with Republic Development.

PETITION OVERVIEW

The petitioner requests approval of the architecture and site plan for a 4-story 124-room hotel under the name of Atwell Suites.

Per the petitioner:

InterContinental Hotels Group (“IHG”) is a multinational hospitality company that offers a collection of 19 hotel brands with over 6,000+ hotel and resort destinations around the world. They are one of the world’s leading hotel companies, whose purpose is to provide “True Hospitality for Good”. Their diverse portfolio of differentiated brands is well known and loved by millions of consumers around the world.

Atwell Suites is an all-suites hotel brand by IHG. They offer flexible and enriching spaces, including spacious suites, coworking spaces and lounge areas in the lobby, and a small outdoor patio space. They also offer food and drink options to start and end the day, including complimentary breakfast and beverage station, an inviting paid bar, and shareable small plates.

This project was brought before the PUD Committee at the December 4, 2024 PUD Committee at a different real estate property within the Saxony development. Since that time the developer has met with city staff and Republic Development (“Republic”) and now request approval of the following architecture and preliminary site plan.

This project has not gone through the City of Fishers Technical Advisory Committee (TAC) process and will require in addition to the PUD Committee approval the following:

- Improvement Location Permit (ILP)
- Secondary Plat
- Commerical Building Permit

RENDERINGS

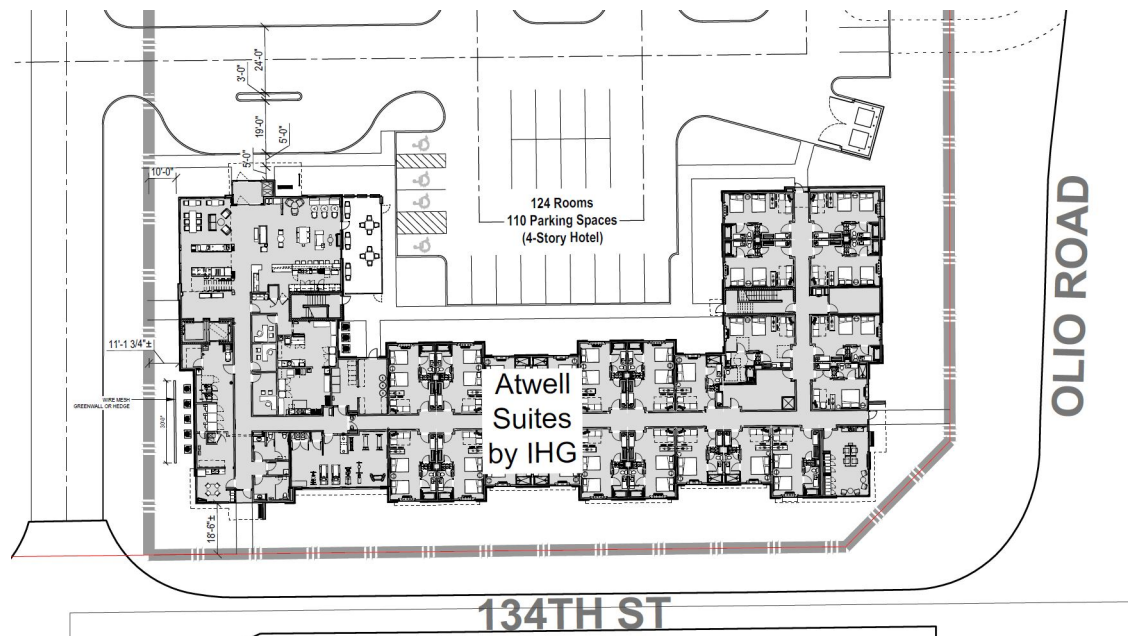


Southeast corner along E 134th Street and Olio Road



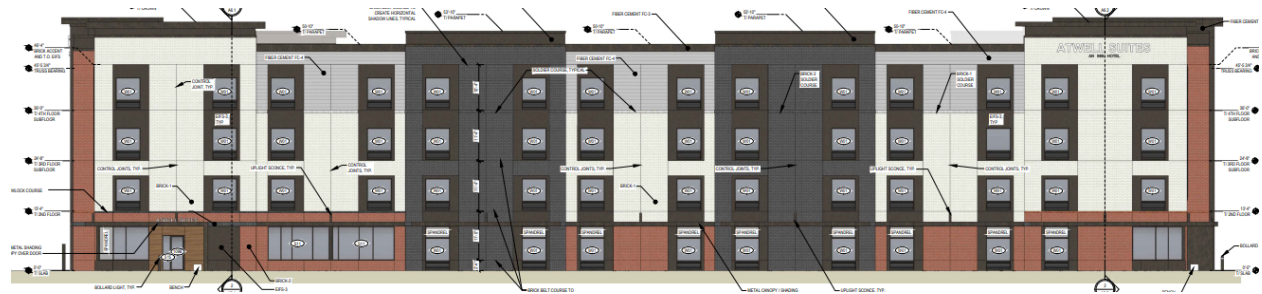
Northwest corner and primary entrance along a new proposed public road.

SITE PLAN

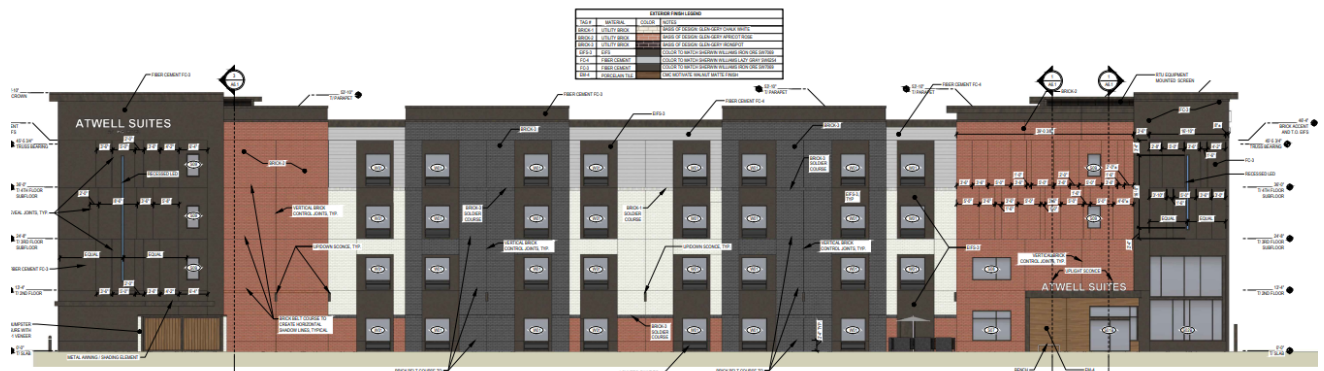


Primilary Site Plan. Olio Road to the east, 134th Street to the south, and a new proposed public road to the west.

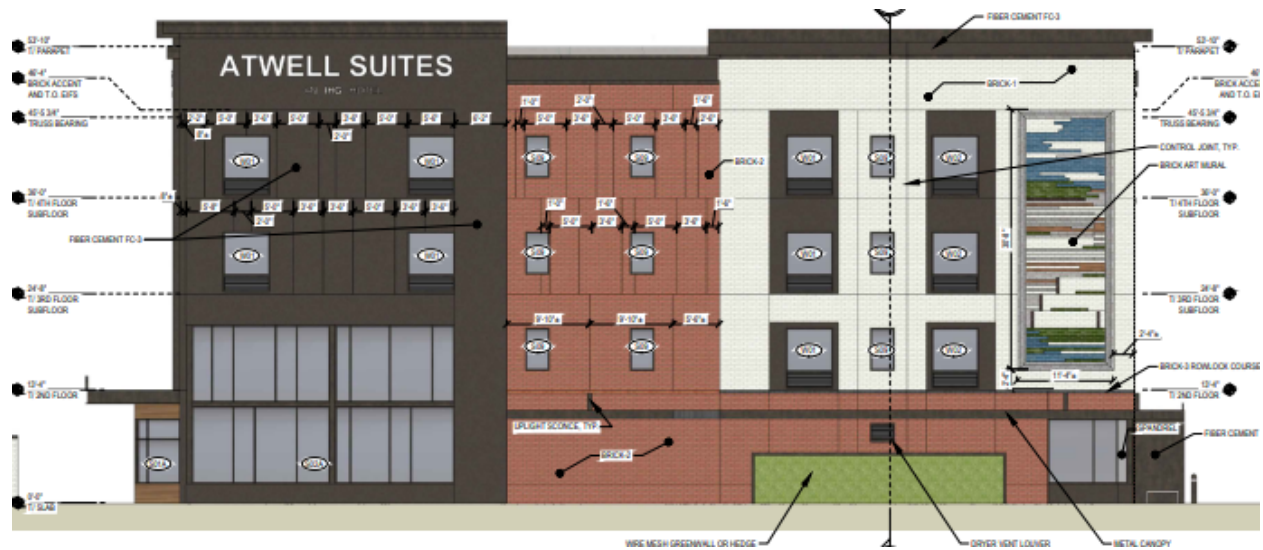
ELEVATIONS



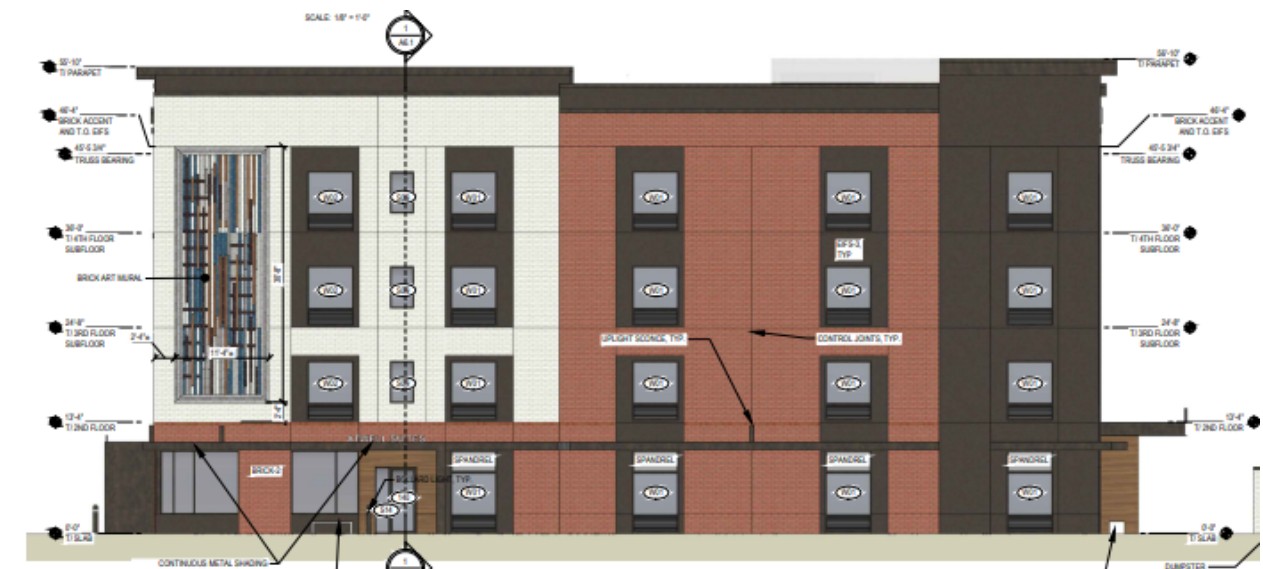
South Elevation along E 134th Street



North Elevation



West Elevation along a new proposed public road



East Elevation along Olio Road

ISOMETRIC VIEWS



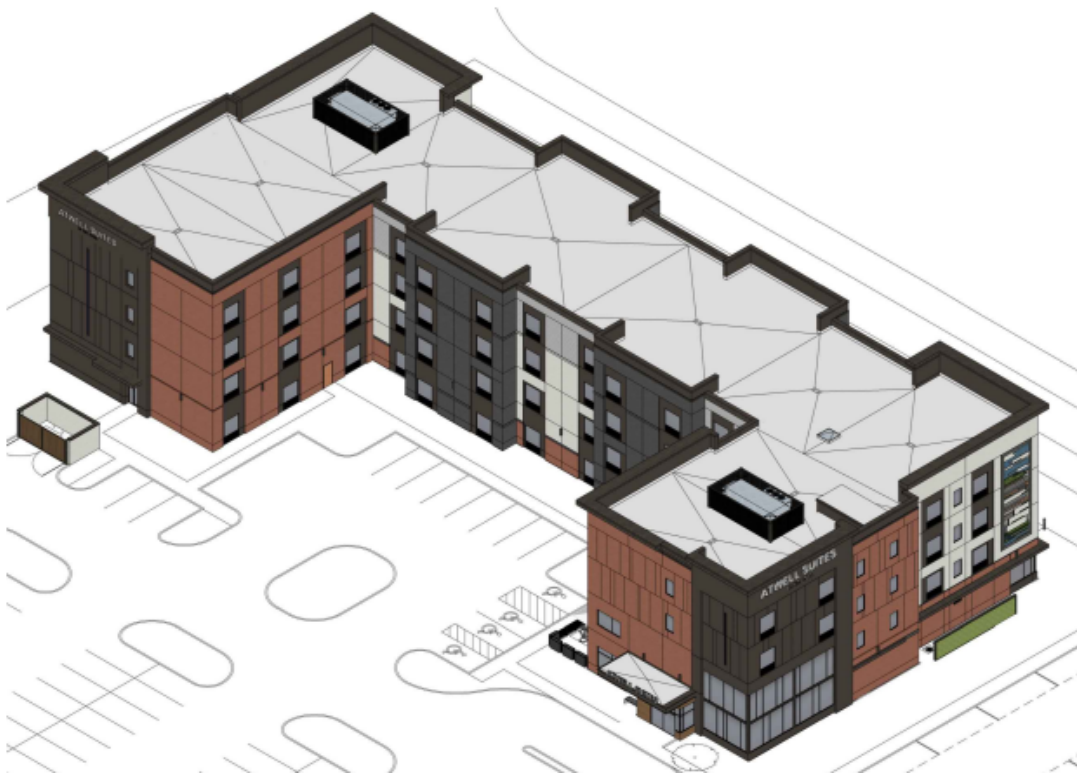
Southeast View, along E 134th Street and Olio Road



Southwest View, along E 134th Street a new proposed public road



Northeast View, along Olio Road



Northwest View: along new proposed public road

Additional 3D renderings can be found within the Attachments or the Petitioner Packet.

MATERIAL

The development is a combination of quality materials including three (3) tones of brick, EIFS, Fiber Cement Board, and woodgrain porcelain tile.

The horizontal Fiber Cement Board is located along parts of the fourth story.

Larger panel Fiber Cement Board can be found at the primary corners with specific vertical reveal joints for visual interest and the woodgrain porcelain tile is located at the pedestrian entrances.

The development will include pedestrian scale bollard lighting as well as uplighting on all elevations and a recessed LED for visual interest (north elevation along internal new proposed public road and Olio Road).

Where windows are not appropriate per the floor plate spandrel glass is incorporated to continue the window spacing (west elevation).

There is a continuous metal awning facing all public rights-of-way, both existing and proposed, creating a pedestrian scale to the building.

HVAC and the associated louvers for each room can be found within the window footprint.

Additional roof mounted HVAC will be screened, and ground mounted HVAC will be screened via a green wall or landscaping.

All entrances have an awning and provide a primary point of entry for visitors.

All signage shown in the elevation are shown for scale. Signage is approved by staff per UDO or PUD standards.

PUBLIC ART

The petitioner is proposing two (2) public art murals, approximately 250 SQFT in size, for a total 500 sqft of public art along the east and west elevation.

Staff will help with an RFQ process if desired and will approve the final artwork.

Public art is not signage.

STAFF RECOMMENDATION

The petitioner has met with staff and staff believes that the intent of the Saxony PUD is being met. This location provides a strong street wall along E 134th Street and will anchor a future mixed-use development with a prominent and well-scale corner building. Parking is located behind the building with a designated vehicular check-in area. Parking will be shared with Republic with a parking agreement not yet determined.

Staff recommends approval of the architecture and preliminary site plan with the condition that all TAC comments are addressed during the ILP phase including parking, final landscape plan, and right-of-way dedication and construction discussions between IHG and Republic.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

Atwell Suites

Saxony Planned Unit Development



STRIVING LEGACY
FISHERS, LLC



PRESENTED BY
MINDY WESTRICK BROWN



PUD Committee | September 2, 2026

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ATWELL SUITES, SAXONY PUD



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Elevations, Isometric Views, and 3D Views

Tab 6

Floor and Roof Plans

Striving Legacy Fishers, LLC:

Mitesh Patel, Owner

Randall Miller & Associates, Inc.:

Jason M. Miller, PLS, PE, CFM,
CPESC, President / Director of
Engineering

145 E. 3rd St., Marion, IN 46952

Steven M. Roberts, Architect, LLC:

Steven M. Roberts, AIA, NCARB,
Owner

2039 Faith St.,
Cincinnati, OH 45237

Constandi Studio:

Mark S. Costandi, AIA, NCARB,
LEED AP, Principal

Faegre Drinker Biddle & Reath LLP:

Mindy Westrick Brown, Counsel
Mark R. Leach, Senior Land Use
Planner

600 East 96th St., Suite 600,
Indianapolis, IN 46240
Telephone: (317) 569-9600

TAB 1

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Striving Legacy Fishers, LLC (the “Developer”) is pleased to propose the Atwell Suites hotel in the Saxony neighborhood located on the approximately 2.0 +/- acres at the northwest corner of E. 134th Street and Olio Road (the “Real Estate”) (please see the Aerial Location Maps at Tab 2).

About IHG Hotels & Resorts

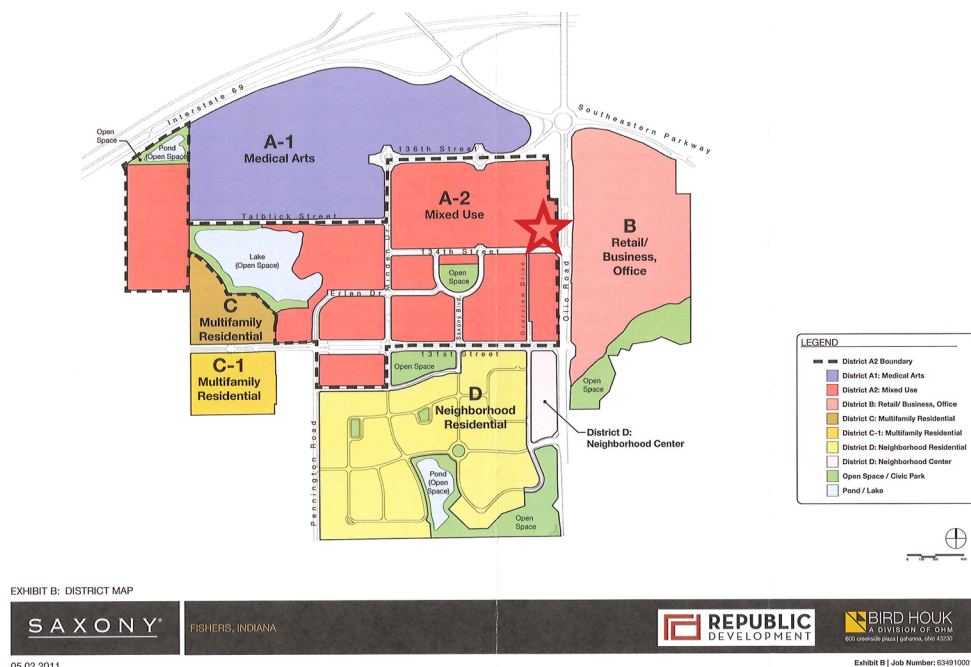
InterContinental Hotels Group (“IHG”) is a multinational hospitality company that offers a collection of 19 hotel brands with over 6,000+ hotel and resort destinations around the world. They are one of the world’s leading hotel companies, whose purpose is to provide “True Hospitality for Good”. Their diverse portfolio of differentiated brands is well known and loved by millions of consumers around the world.

About Atwell Suites

Atwell Suites is an all-suites hotel brand by IHG. They offer flexible and enriching spaces, including spacious suites, coworking spaces and lounge areas in the lobby, and a small outdoor patio space. They also offer food and drink options to start and end the day, including complimentary breakfast and beverage station, an inviting paid bar, and shareable small plates.

About the Development

The original Saxony PUD was approved in October 2001. Various amendments to the Saxony PUD have occurred over the years with the latest being approved in November of 2017. The approved Saxony PUD District Map has shown the Real Estate within the Mixed-Use area since September of 2011:



In consultation with Saxony’s master developer (Republic Development), this location was selected for the Atwell Suites hotel.

Total project costs will represent an investment of approximately \$16M in the Fishers community. If approved, the Developer expects site development activities to begin in spring of 2027 with building construction starting in summer 2027. The hotel is anticipated to open in fall of 2028.

Thank you for your consideration.

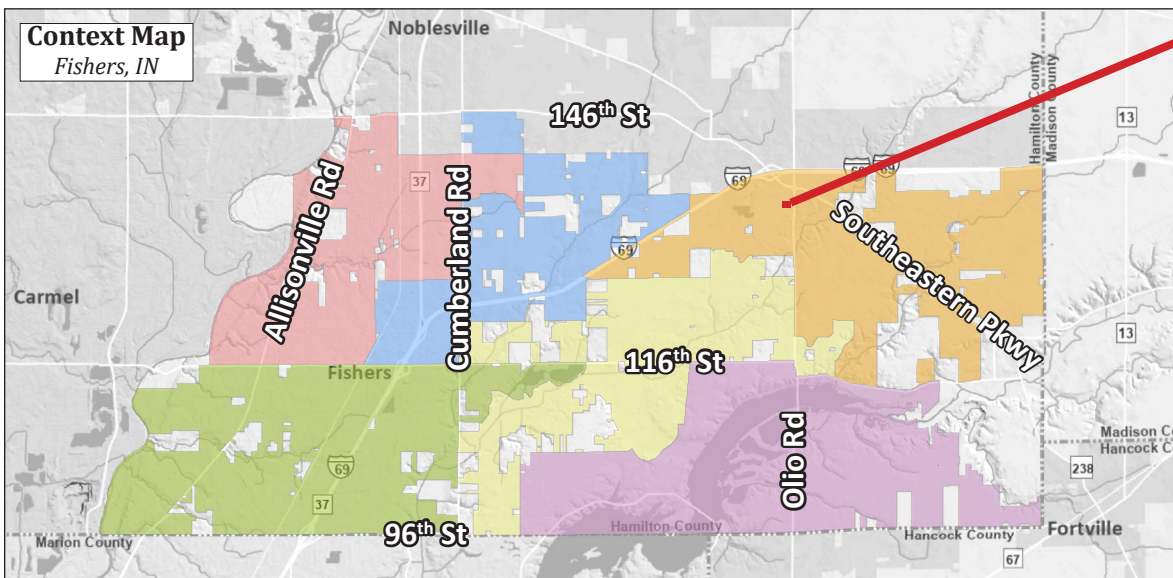
TAB 2

AERIAL LOCATION MAPS

ATWELL SUITES, SAXONY PUD



REAL ESTATE



AERIAL LOCATION MAPS

ATWELL SUITES, SAXONY PUD

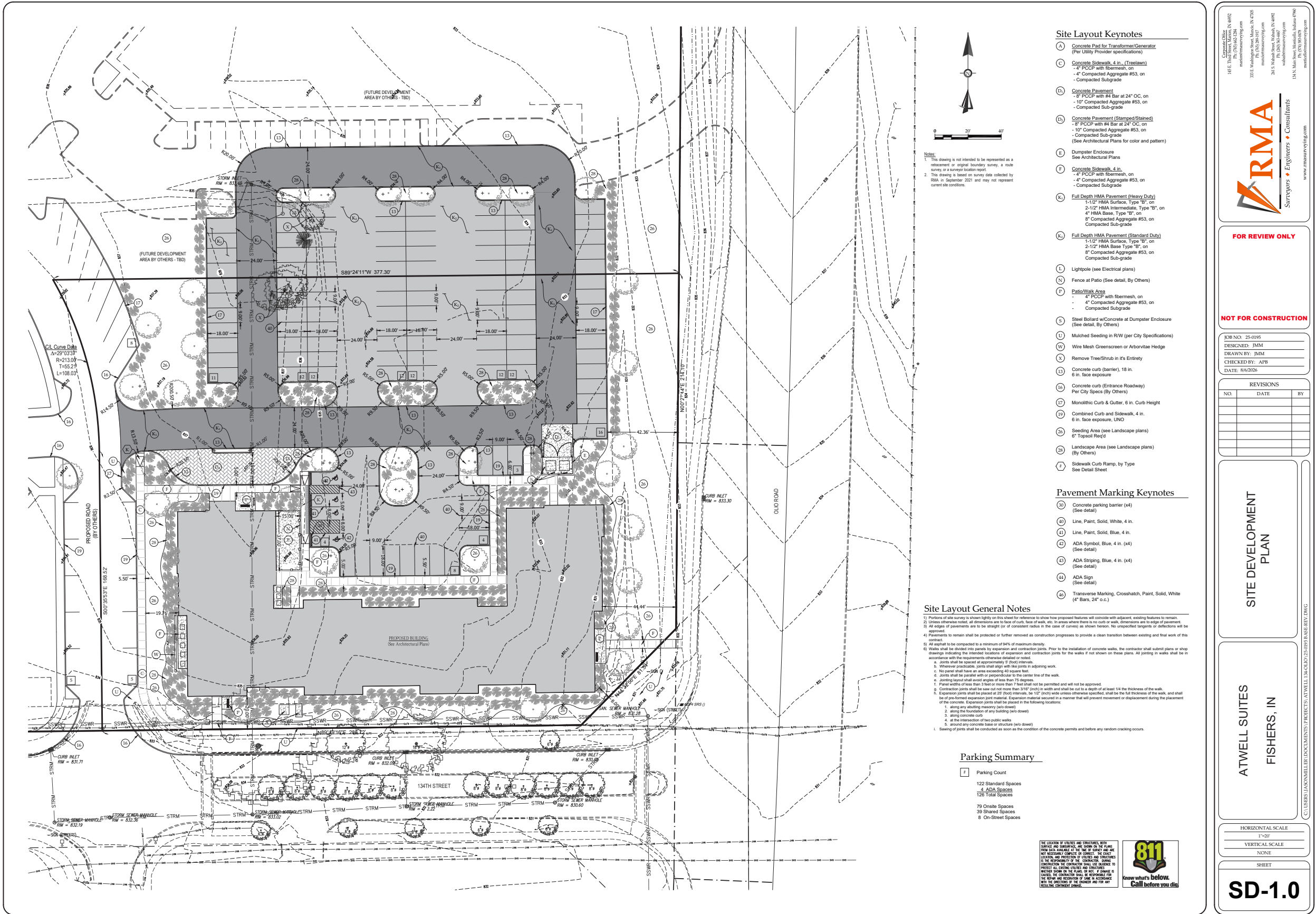


REAL ESTATE

TAB 3

SITE PLANS

ATWELL SUITES, SAXONY PUD



Corporate Office
141 E. Third Street, Marion, IN 46602
Ph: (317) 281-1917
Fax: (317) 281-1918
www.rma-inc.com

1015 Washington Street, Marion, IN 46602
Ph: (317) 281-1917
Fax: (317) 281-1918
www.rma-inc.com

241 S. Walnut Street, Marion, IN 46602
Ph: (317) 281-1917
Fax: (317) 281-1918
www.rma-inc.com

114 N. Main Street, Marion, Indiana 46602
Ph: (317) 281-1917
Fax: (317) 281-1918
www.rma-inc.com

RMA
Surveyors • Engineers • Consultants
www.rma-inc.com

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

JOB NO: 25-0195
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: ALP
DATE: 8/4/2026

REVISIONS		
NO.	DATE	BY

SITE DEVELOPMENT PLAN

**ATWELL SUITES
FISHERS, IN**

C:\Users\JANSMILLER\Documents\PROJECTS\ATWELL-134-CLD\134DWP\134S1.DWG

HORIZONTAL SCALE
1"=20'

VERTICAL SCALE
NONE

SHEET

SD-1.0

- Site Layout Keynotes**
- (A) Concrete Pad for Transformer/Generator (Per Utility Provider specifications)
 - (C) Concrete Sidewalk, 4 in. (Treatment)
 - 4" PCP with Fiberglass, on
 - 4" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (D) Concrete Pavement
 - 8" PCP with #4 Bar at 24" OC, on
 - 10" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (D1) Concrete Pavement (Stamped/Stained)
 - 8" PCP with #4 Bar at 24" OC, on
 - 10" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (See Architectural Plans for color and pattern)
 - (E) Dumpster Enclosure (See Architectural Plans)
 - (F) Concrete Sidewalk, 4 in.
 - 4" PCP with Fiberglass, on
 - 4" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (K) Full Depth HMA Pavement (Heavy Duty)
 - 1-1/2" HMA Surface, Type "B", on
 - 2-1/2" HMA Intermediate, Type "B", on
 - 4" HMA Base, Type "B", on
 - 8" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (K1) Full Depth HMA Pavement (Standard Duty)
 - 1-1/2" HMA Surface, Type "B", on
 - 2-1/2" HMA Intermediate, Type "B", on
 - 8" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (L) Lightpole (see Electrical plans)
 - (N) Fence at Patio (See detail, By Others)
 - (P) Patio/Walk Area
 - 4" PCP with fiberglass, on
 - 4" Compacted Aggregate #53, on
 - Compacted Subgrade
 - (S) Steel Bolard w/Concrete at Dumpster Enclosure (See detail, By Others)
 - (T) Mulched Seeding in RW (per City Specifications)
 - (W) Wire Mesh Greenscreen or Arborvitae Hedge
 - (X) Remove Tree/Shrub in it's Entirety
 - (1) Concrete curb (barrier), 18 in. 6 in. face exposure
 - (16) Concrete curb (Entrance Roadway) Per City Specs (By Others)
 - (17) Monolithic Curb & Gutter, 6 in. Curb Height
 - (19) Combined Curb and Sidewalk, 4 in. 6 in. face exposure, UNO
 - (26) Seeding Area (see Landscape plans) 6" Topsoil Req'd
 - (28) Landscape Area (see Landscape plans) (By Others)
 - (7) Sidewalk Curb Ramp, by Type See Detail Sheet

- Pavement Marking Keynotes**
- (30) Concrete parking barrier (x4) (See detail)
 - (31) Line, Paint, Solid, White, 4 in.
 - (32) Line, Paint, Solid, Blue, 4 in.
 - (33) ADA Symbol, Blue, 4 in. (x4) (See detail)
 - (34) ADA Striping, Blue, 4 in. (x4) (See detail)
 - (35) ADA Sign (See detail)
 - (36) Transverse Marking, Crosshatch, Paint, Solid, White (4" Bars, 24" o.c.)

Site Layout General Notes

1) Portions of site survey shown lightly on this sheet for reference to show how proposed features will coincide with adjacent, existing features to remain.

2) Unless otherwise noted, all dimensions are to face of curb, face of walk, etc. in areas where there is no curb or walk, dimensions are to edge of pavement.

3) All edges of pavements are to be straight (or of consistent radius in the case of curves) as shown hereon. No unspecified tangents or deflections will be approved.

4) Pavements to remain shall be protected or further removed as construction progresses to provide a clean transition between existing and final work of this contract.

5) All asphalt to be compacted to a minimum of 94% of maximum density.

6) Walks shall be divided into panels by expansion and contraction joints. Prior to the installation of concrete walks, the contractor shall submit plans or shop drawings indicating the intended locations of expansion and contraction joints for the walks if not shown on these plans. All jointing in walks shall be in accordance with the requirements otherwise detailed or noted.

a. Joints shall be spaced at approximately 9' (feet) intervals.

b. Whenever practicable, joints shall align with the joints in adjoining work.

c. No panel shall have an area exceeding 40 square feet.

d. Joints shall be parallel with or perpendicular to the center line of the walk.

e. Jointing layout shall avoid angles of less than 75 degrees.

f. Panel widths of less than 3 feet or more than 7 feet shall not be permitted and will not be approved.

g. Contraction joints shall be saw cut not more than 3/16" (3mm) in width and shall be cut to a depth of at least 1/4 the thickness of the walk, and shall be of pre-formed expansion joint material. Expansion material secured in a manner that will prevent movement or displacement during the placement of the concrete. Expansion joints shall be placed in the following locations:

1. along any abutting masonry (see down)

2. along the foundation of any building (see down)

3. along concrete curb

4. at the intersection of two public walks

5. around any concrete base of structure (see down)

7. Sawing of joints shall be conducted as soon as the condition of the concrete permits and before any random cracking occurs.

Parking Summary

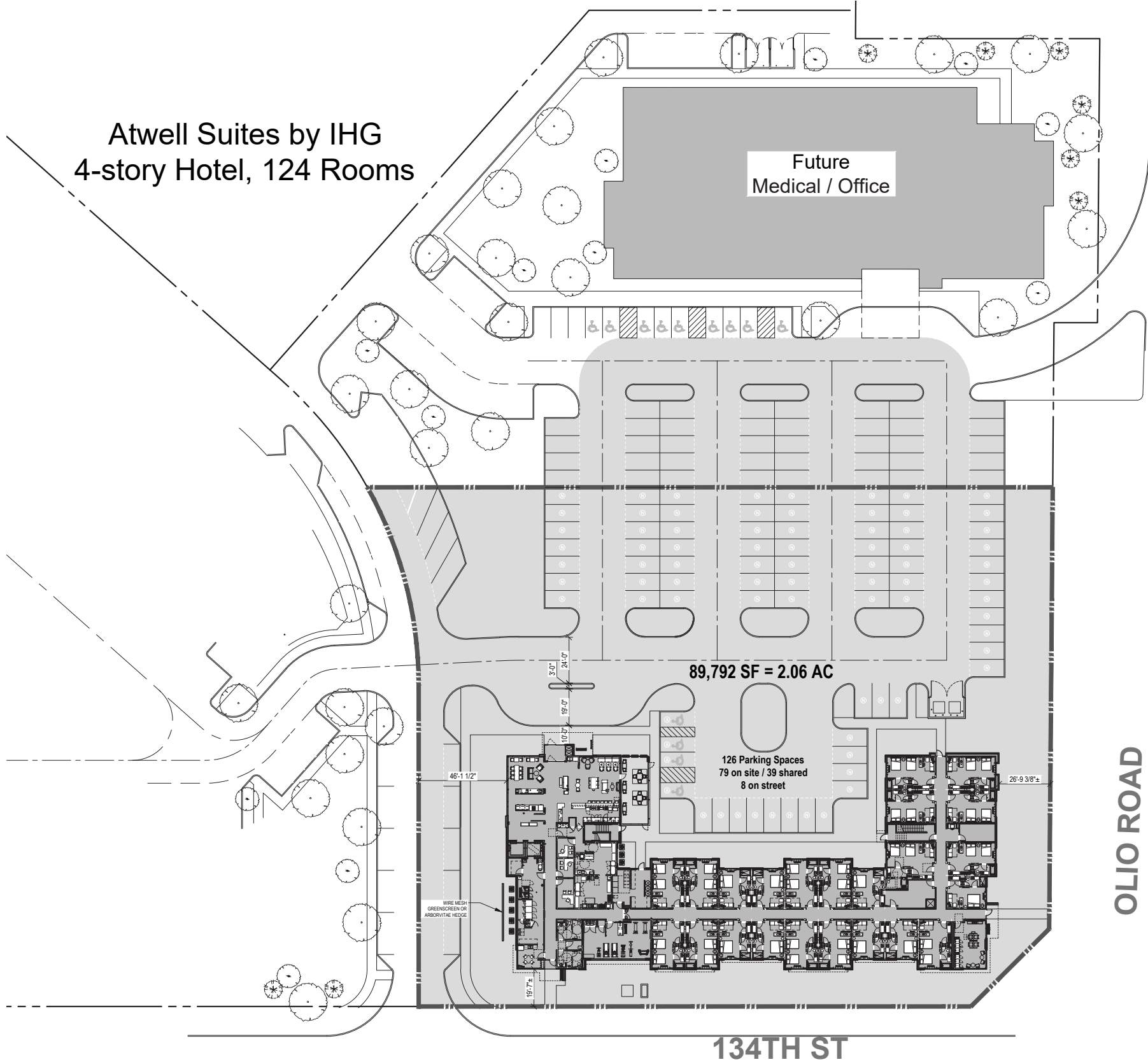
1	Parking Count
122	Standard Spaces
4	ADA Spaces
126	Total Spaces
79	On-Street Spaces
29	Shared Spaces
8	On-Street Spaces

THE LOCATION OF UTILITIES AND STRUCTURES, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS PLAN. ANY CHANGES TO THE LOCATION OF UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE ANY APPLICABLE CONTRACT DOCUMENTS.

811
Know what's below.
Call before you dig.

SITE PLANS

ATWELL SUITES, SAXONY PUD



ARCHITECTURAL SITE PLAN

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



STEVEN MICHAEL, ARCHITECT
1340 N. STATE ST. SUITE 200
FISHERS, INDIANA 46037
Phone: 317.281.5488

costandi ARCHITECTS & PLANNERS

ATWELL SUITES
AN IHG HOTEL
E 134TH ST. & OLIO RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

ARCHITECTURAL SITE PLAN

ISSUE / REVISION DATE:

05/04/2022	OWNER REVIEW
06/23/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
01/10/2023	FRANCHISE REVIEW
04/21/2023	FRANCHISE REVIEW
05/10/2023	SAXONY DESIGN REVIEW 1
09/19/2023	IHG FINAL REVIEW
11/17/2023	SAXONY DESIGN REVIEW 2
01/09/2024	FOR CONSTRUCTION
04/10/2024	CLOUDED REVISION 1
07/10/2024	CLOUDED REVISION 2
09/30/2024	PUD COMMITTEE REVIEW
01/01/2025	PUD COMMITTEE REVIEW
07/29/2025	PUD COMMITTEE REVIEW

SMR Project No. **AWSFIN**

A1.1

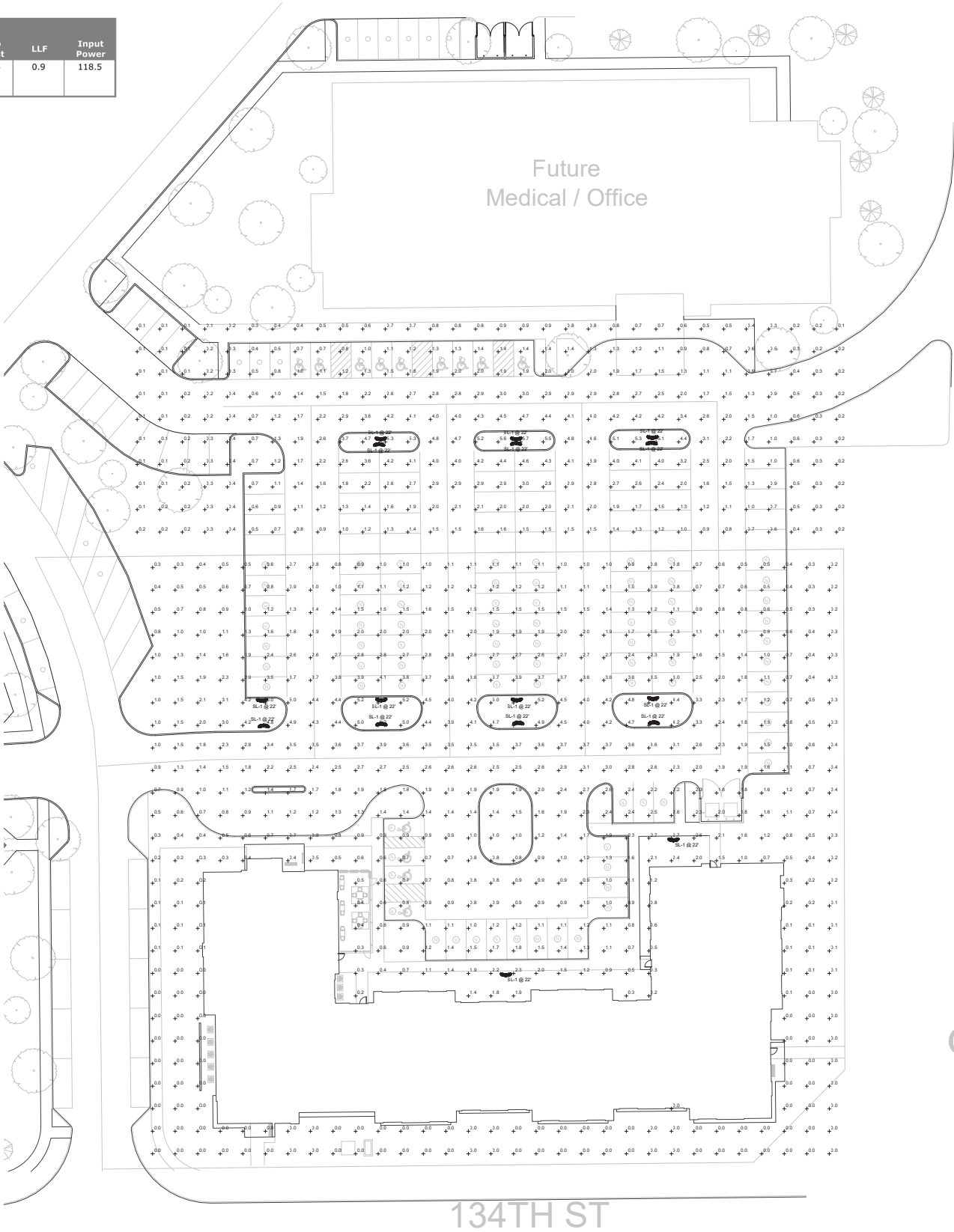


SITE PLANS

ATWELL SUITES, SAXONY PUD



Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	SL-1	16	LUMCA INC. QUEBEC, QUEBEC	CPL02XX 54LED07 120W 40K L3FL-54 120	LUMCA CONCEPT SERIES LUMINAIRE WITH INDIVIDUAL LED LENS OPTICS AND PRISMATIC REFRACTOR	1	11205	0.9
								118.5



ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

WHS

PROGRESS PRINT

For Reference Only Not For Construction

Date: 07.13.16

EVERETT ROBERTS ARCHITECT

200 N. 10TH ST. SUITE 200

CINCINNATI, OH 45202

Phone: 513.252.7418

costandi

ARCHITECTURE + PLANNING

2012 West 25th Street, Suite 500

Cleveland, OH 44113

Phone: 216.227.6505

ATWELL SUITES

AN IHG HOTEL

E 134TH ST. & OLD RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

ELECTRICAL PHOTOMETRIC PLAN

ISSUE / REVISION DATE:

05/04/2022 OWNER REVIEW

06/23/2022 OWNER REVIEW

08/04/2022 PRELIMINARY REVIEW

01/13/2023 FRANCHISE REVIEW

04/01/2023 FRANCHISE REVIEW

05/17/2023 SAXONY DESIGN REVIEW 1

09/15/2023 H&S FINAL REVIEW

11/17/2023 SAXONY DESIGN REVIEW 2

01/05/2024 FOR CONSTRUCTION

04/10/2024 CLOUDED REVISION 1

07/10/2024 CLOUDED REVISION 2

05/06/2025 PUD COMMITTEE REVIEW

01/01/2026 PUD COMMITTEE REVIEW

SMR Project No.

AWSFIN

EP.1

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TAB 4

ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



NORTHWEST CORNER



SOUTHEAST CORNER

TAB 5

ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



REGISTERED ARCHITECT
No. AR12100083
STATE OF INDIANA
STEVAN M. ROBERTS ARCHITECT
1347H ST. 401D RD.
FISHERS, INDIANA 46037
Phone: 317.224.7400
Email: stevan@smra.com

costandi

architects

ATWELL SUITES
AN IHG HOTEL
E. 134TH ST. 401D RD. FISHERS, INDIANA 46037
BUILDING ELEVATIONS

SMR Project No. **AWSFIN**

A5.1

ISSUE / REVISION DATE:

06/04/2022 OWNER REVIEW

06/03/2022 OWNER REVIEW

06/04/2022 PRELIMINARY REVIEW

06/12/2022 FRANCHISE REVIEW

06/21/2023 FRANCHISE REVIEW

06/11/2023 SAKONY DESIGN REVIEW 1

06/19/2023 SAKONY DESIGN REVIEW 2

06/20/2024 FOR CONSTRUCTION

06/10/2024 CLOUDED REVISION 1

07/02/2024 CLOUDED REVISION 2

02/20/2025 PUD COMMITTEE REVIEW

02/20/2025 PUD COMMITTEE REVIEW

02/20/2025 PUD COMMITTEE REVIEW

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ATWELL SUITES, SAXONY PUD

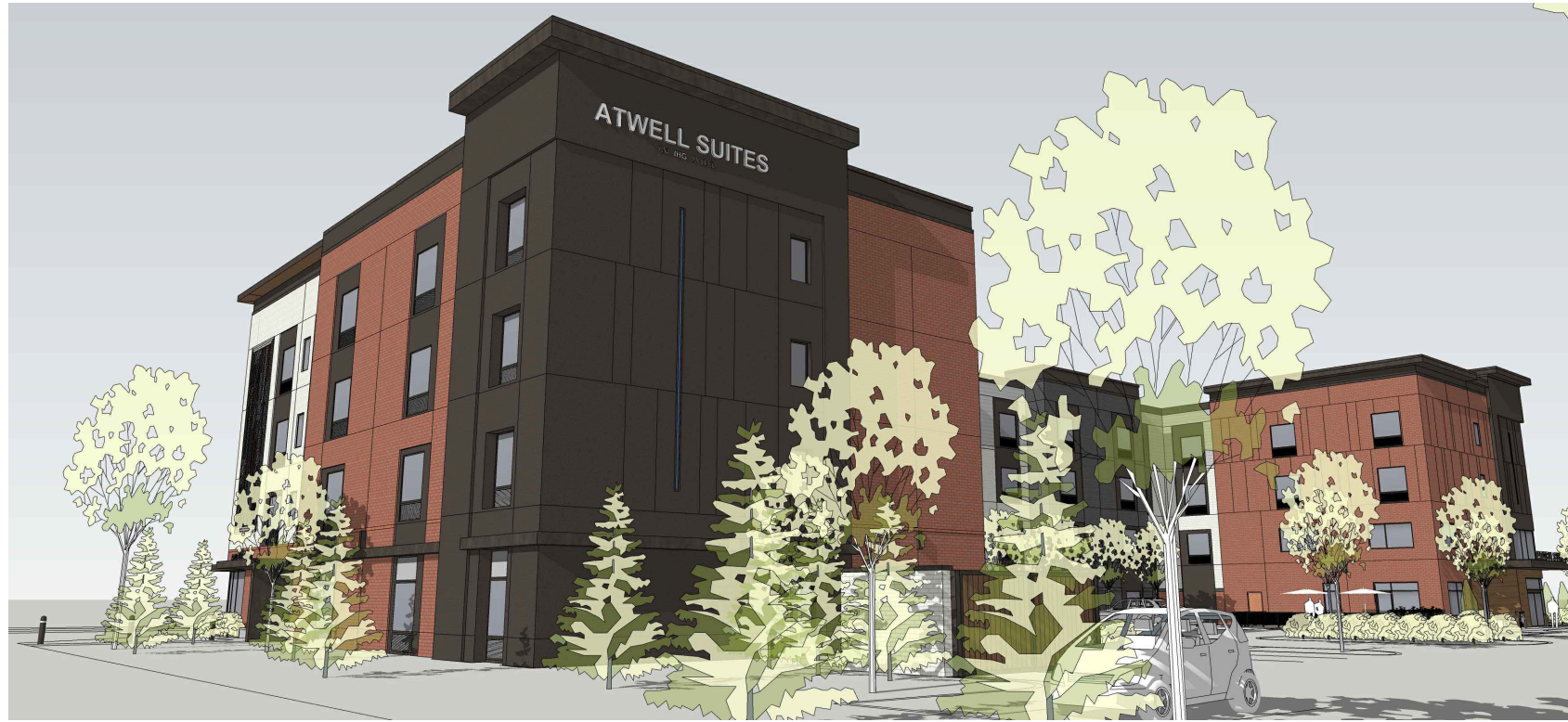


An architectural rendering of a proposed 10-story, 100-unit mixed-use building at 1000 Broadway. The building is shown from an isometric perspective, highlighting its multi-colored facade (white, grey, and reddish-brown) and flat roof with rooftop HVAC units. The rendering includes surrounding context such as parking spaces, streets, and other nearby buildings, illustrating the building's integration into the urban environment.

 STEVEN MICHAEL ROBERTS, ARCHITECT 10000 N. STATE ROAD 46307 CINCINNATI, OHIO 45227 stevenr@att.net Phone: 513-252-7489	 
ATWELL SUITES AN IHG HOTEL E 134TH ST. & OLIO RD. HAMILTON COUNTY FISHERS, INDIANA 46037	
ISOMETRIC VIEWS	
ISSUE / REVISION DATE: 05/04/2022 OWNER REVIEW 06/02/2022 OWNER REVIEW 08/04/2022 PRELIMINARY REVIEW 07/10/2023 FRIANOISE REVIEW 04/21/2023 FRIANOISE REVIEW 09/17/2023 SAKONY DESIGN REVIEW 1 ● 08/16/2023 HCF FINAL REVIEW 03/02/2023 SAKONY DESIGN REVIEW 2 04/10/2024 CLOUDED REVISION 1 07/05/2024 CLOUDED REVISION 2 ● 05/26/2025 PUD COMMITTEE REVIEW ● 07/28/2025 PUD COMMITTEE REVIEW	
SMR Project No.	AWSFIN
A5.2	

ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER



ATWELL SUITES, SAXONY PUD



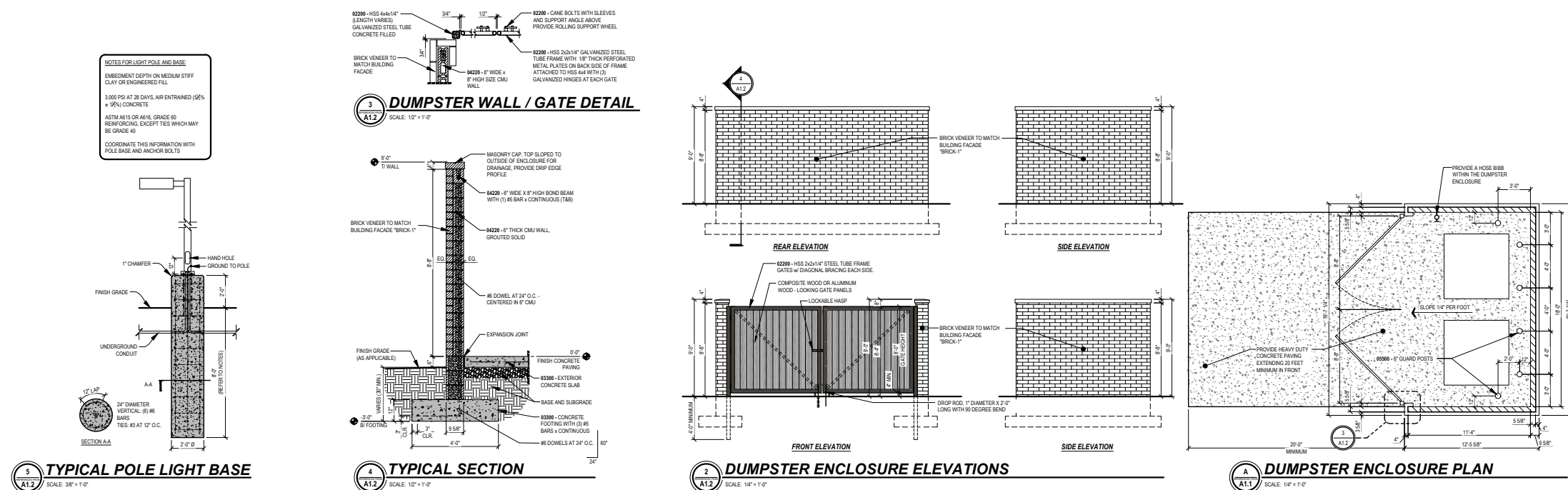
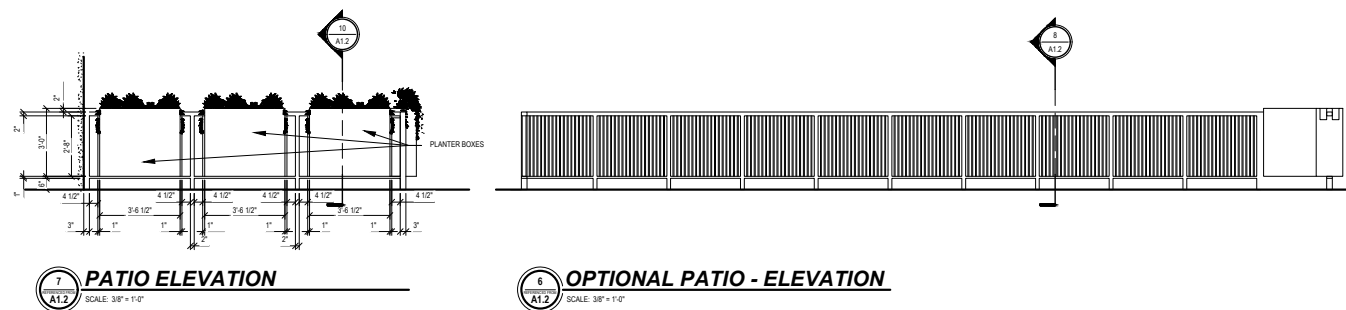
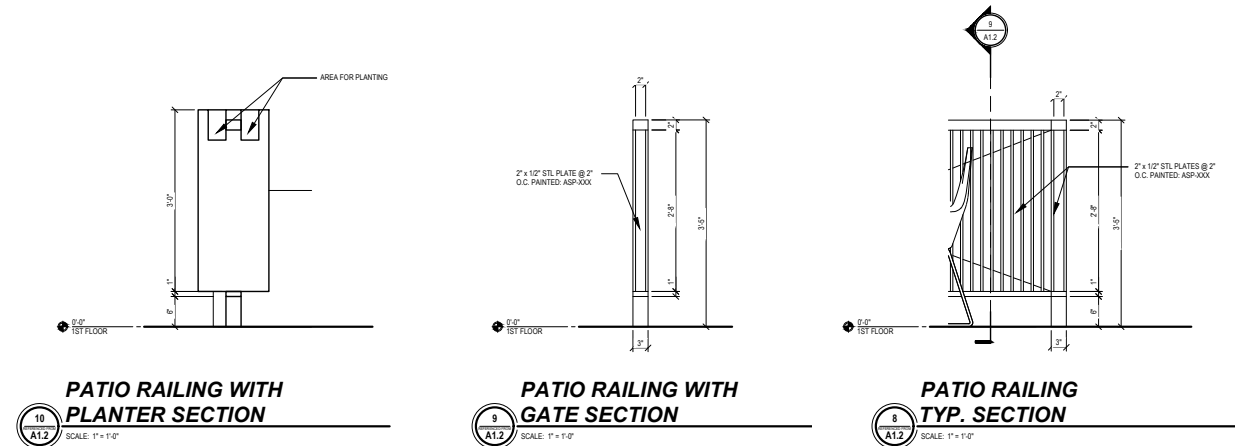
ATWELL SUITES, SAXONY PUD



ATWELL SUITES, SAXONY PUD



ATWELL SUITES, SAXONY PUD



TAB 6

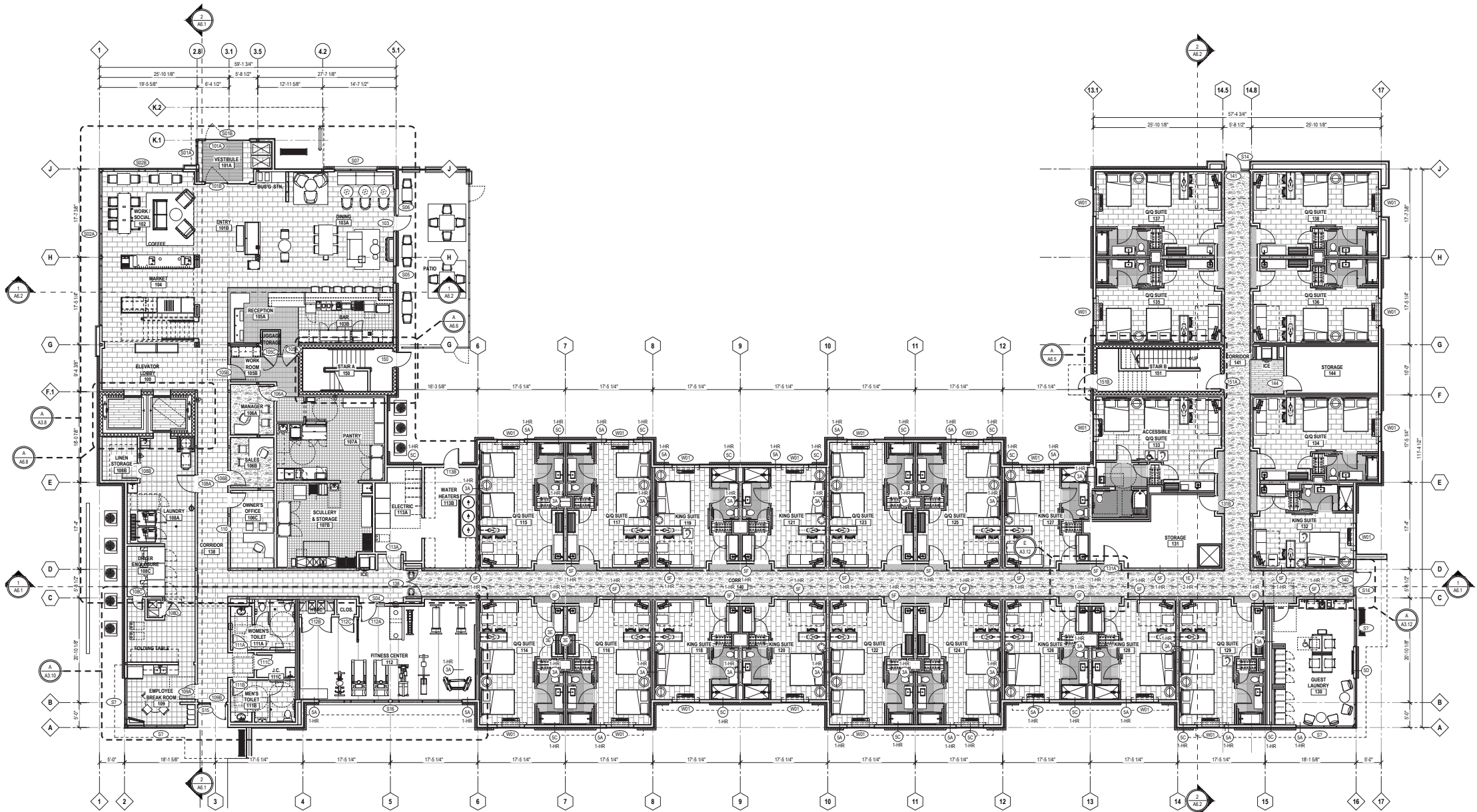
FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



FIRST FLOOR = 28,041 GSF
SECOND FLOOR = 18,295 GSF
THIRD FLOOR = 18,919 GSF
FOURTH FLOOR = 18,919 GSF
TOTAL SF = 78,174 GSF

ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A2.1	KING SUITE	5	12	12	12	41
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4
A3.3	QUEEN / QUEEN ACCESSIBLE SUITE	14	17	19	19	69
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4
TOTAL		21	31	35	35	122
ADAMS TABLE 224.2 REQUIREMENTS (191-199 ROOMS)						
GUESTROOMS WITH MOBILITY FEATURES (FROM 191-199 ROOMS)		REQUIRED		PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER (FROM 191-199 ROOMS)		5		5		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER (FROM 191-199 ROOMS)		2		2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES (FROM 191-199 ROOMS)		1		1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY (FROM 191-199 ROOMS)		11		11		
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12		



OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

STEVEN MICHAEL ROBERTS
REGISTERED ARCHITECT
No. AR12100063
STATE OF INDIANA
17032016 (EXPIRATION DATE 12/31/2026)
STEVEN MICHAEL ROBERTS ARCHITECT
INCORPORATED
17032016 (EXPIRATION DATE 12/31/2026)
Phone: 317.336.2400
Email: smr@smrarchitect.com

costandi

architectural + interior

ATWELL SUITES
AN IHG HOTEL
E. 134TH ST. & OLIO RD. FISHERS, INDIANA 46037
HAMILTON COUNTY

OVERALL FIRST FLOOR PLAN

- ISSUE / REVISION DATE:
- 09/04/2022 OWNER REVIEW
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 - 04/11/2023 FRANCHISE REVIEW
 - 05/17/2023 SAXONY DESIGN REVIEW 1
 - 09/18/2023 FINAL REVIEW
 - 11/17/2023 SAXONY DESIGN REVIEW 2
 - 01/26/2024 FOR CONSTRUCTION
 - 04/10/2024 CLOUDED REVISION 1
 - 01/10/2024 CLOUDED REVISION 2
 - 09/30/2025 PUD COMMITTEE REVIEW
 - 01/21/2026 PUD COMMITTEE REVIEW

SMR Project No. AWSFIN

A2.1

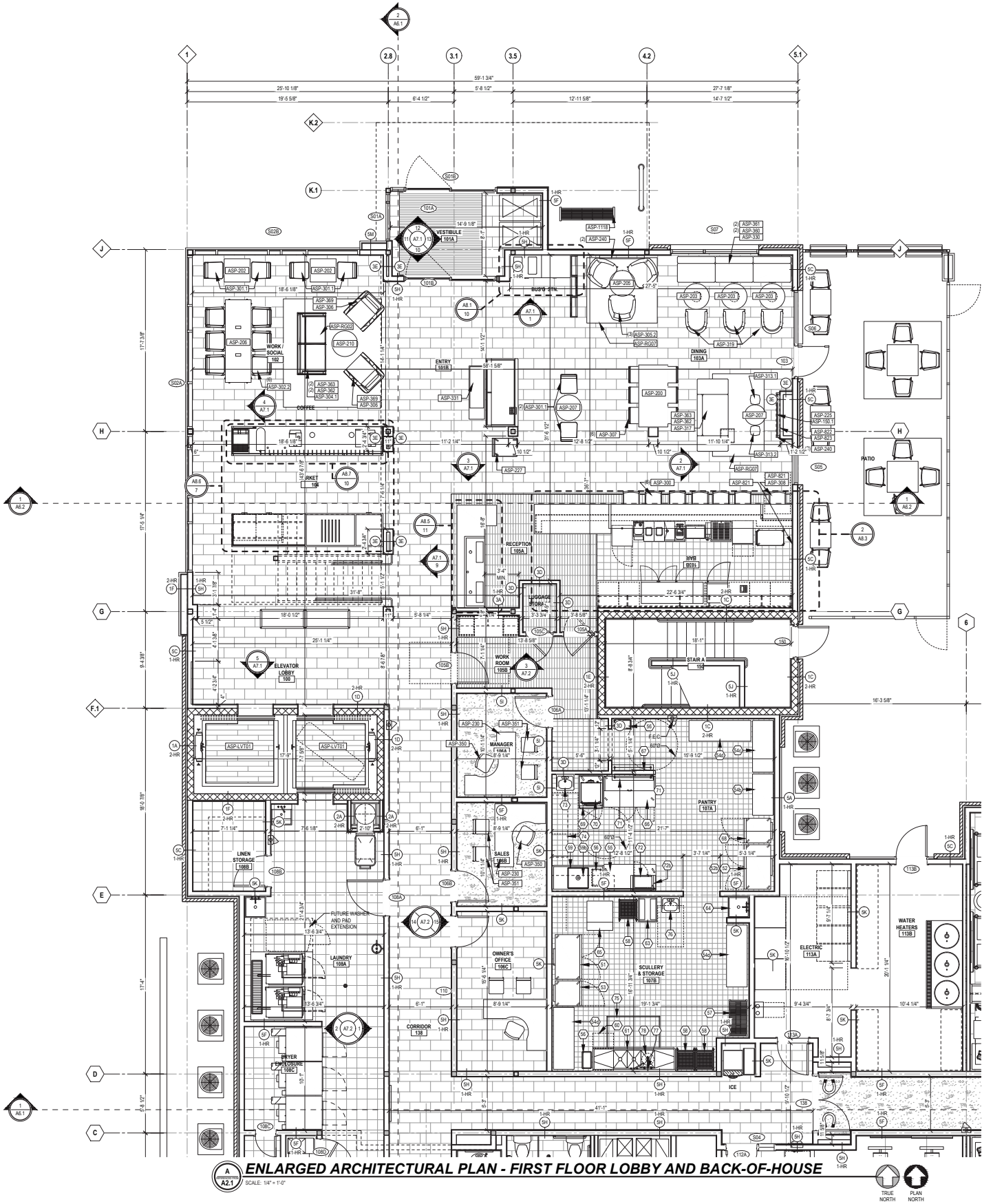
FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



FOOD SERVICE EQUIPMENT SCHEDULE - PANTRY					
ITEM NO.	QTY.	DESCRIPTION	ELECTRICAL CONN.	PLUMB. CONN.	REMARKS
51	1	FREEZER, REACH-IN	115V/60/1, NEMA 5-15P, 6.3A	NO	
52	1	REFRIGERATOR, REACH-IN	115V/60/1, NEMA 5-15P, 2.8A	NO	
52b	12	PAN SLIDES (THAWING RACKS)	NO	NO	
53	1	1-DOOR REFRIGERATOR, REACH-IN	115V/60/1, NEMA 5-15P, 2.5A	NO	
54b	6	WIRE MESH SHELVING 24"x48"	-	NO	
54c	2	WIRE MESH SHELVING 24"x54"	-	NO	
54d	1	WIRE MESH SHELVING 24"x60"	-	NO	
55	1	WORKTOP SOLID DOOR FREEZER	115V/60/1, NEMA 5-15P, 4.9A	NO	
56	3	TRASH CAN	-	NO	
57	1	VENTED DRYING RACK	-	NO	
58	3	GLASS RACK DOLLY WITH 36" HANDLE	-	NO	
59	1	FOOD PREP SINK W/ DRAINBOARDS	NO	YES	
59b	1	WALL SHELF	-	NO	MOUNT SHELF 84" A.F.F.
60	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP	240V/60/1, 36A	YES	VENTLESS, WITH STEAM RECAPTURE
61	1	THREE COMPARTMENT SS SINK WITH DRAINBOARDS	-	YES	
63	1	END LOAD RACK	-	NO	
64	1	MOP SINK	-	YES	
65	1	ICE MAKER W/ BIN	115V/60/1, 11.9A	YES	
66	1	PIZZA PREP TABLE	115V/60/1, 4.5A	NO	
67	1	INFRARED STRIP HEATER (24")	240V/60/1, 500W	NO	
68	1	1-DOOR FREEZER, REACH-IN	115V/60/1, NEMA 5-15P, 4.4A	NO	
69	1	RETHERM OVEN	240V/60/1, NEMA 6-50P, 30A	NO	
70	1	HIGH SPEED OVEN	240V/60/1, NEMA 6-30P, 30A	NO	
71	1	PASS-THRU SHELF WITH OVERSHELF	-	NO	
72	1	MICROWAVE OVEN	120V/60/1, NEMA 5-15P, 15A	NO	
72b	1	WALL SHELF	-	NO	MOUNT SHELF 48" A.F.F.
73	1	HAND SINK W/IEYE WASH ATTACHMENT	-	YES	
74	1	WALL SHELF	-	NO	MOUNT SHELF 96" A.F.F.
75	1	DRAINAGE MAT, 3' X 5'	-	NO	
76	1	HAND SINK	-	YES	
77	1	PRE-RINSE UNIT: 8" WALL MOUNT MIXING FAUCET	-	YES	
78	1	DISPOSAL	-	YES	

NOTE: EQUIPMENT SPECIFICATIONS ARE AVAILABLE AT www.IHGDesignConnect.com.



ATWELL SUITES
AN IHG HOTEL
E. 134TH ST. & OLD RD. FISHERS, INDIANA 46037 HAMILTON COUNTY
ENLARGED ARCHITECTURAL PLAN:
LOBBY AND BACK-OF-HOUSE

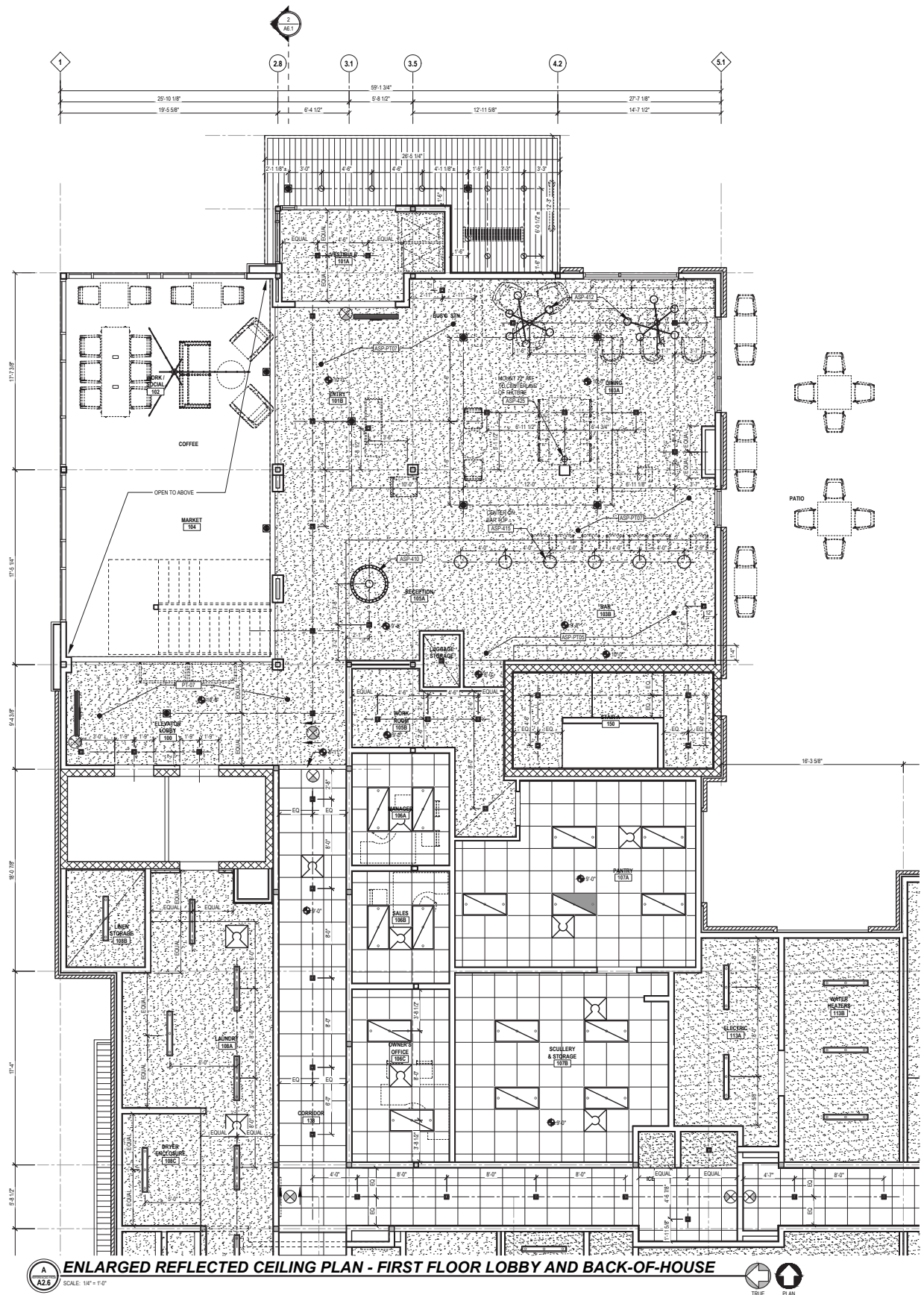
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08/04/2022 PRELIMINARY REVIEW
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04/02/2023 FRANCHISE REVIEW
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11/17/2023 SAXONY DESIGN REVIEW 2
01/26/2024 FOR CONSTRUCTION
04/10/2024 CLOUDED REVISION 1
07/10/2024 CLOUDED REVISION 2
09/26/2024 PAD COMMITTEE REVIEW
01/21/2026 PAD COMMITTEE REVIEW

SMR Project No. **AWSFIN**

A3.8

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ATWELL SUITES
AN **IHG HOTEL**
E. 14TH ST. & OLIO RD. FISHERS, INDIANA 46037 HAMILTON COUNTY
**ENLARGED REFLECTED CLG. PLAN:
LOBBY AND BACK-OF-HOUSE**

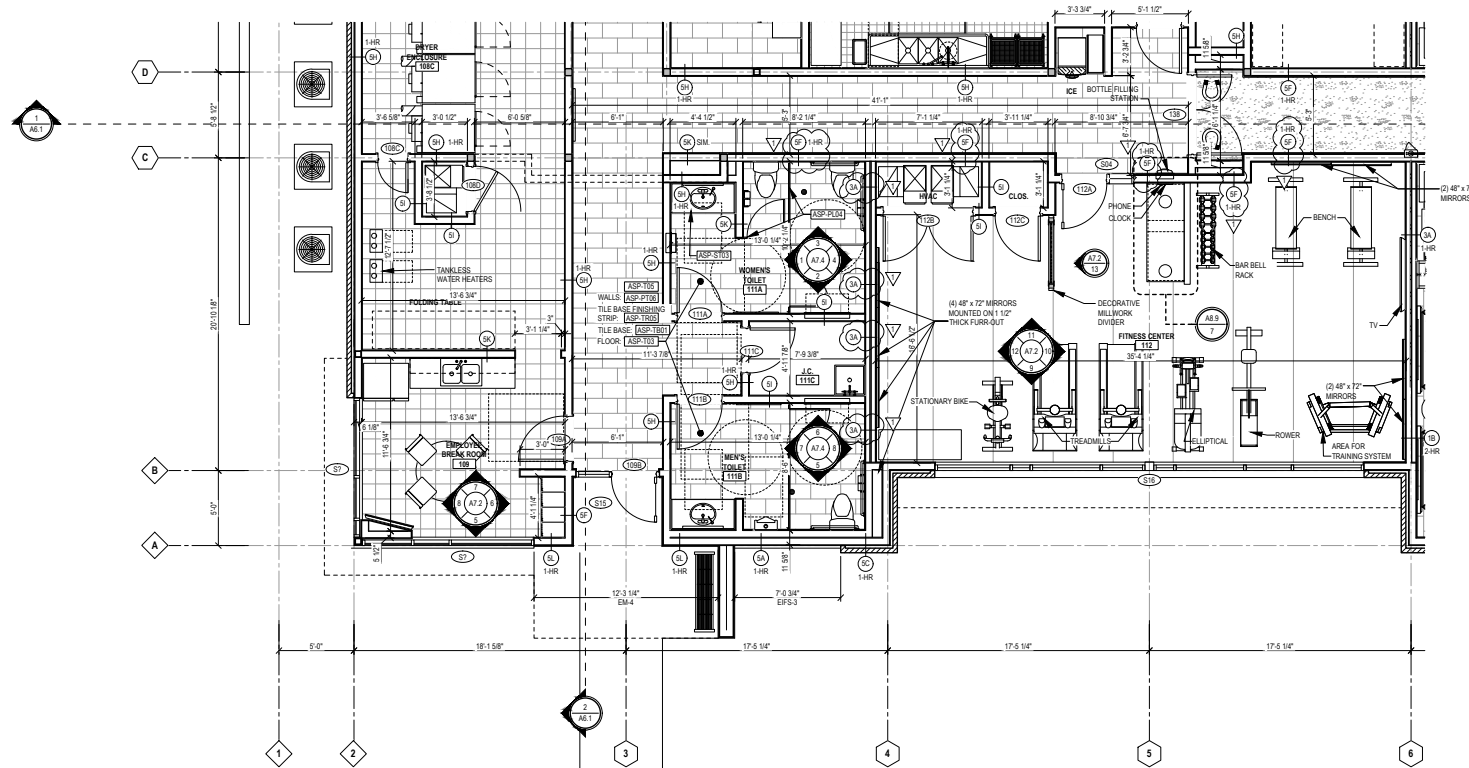
ISSUE / REVISION DATE:	
05/04/2022	OWNER REVIEW
05/03/2022	OWNER REVIEW
05/04/2022	PRELIMINARY REVIEW
01/13/2023	FRANCHISE REVIEW
04/01/2023	FRANCHISE REVIEW
05/11/2023	SAXONY DESIGN REVIEW 1
05/15/2023	HIS FINAL REVIEW
11/17/2023	SAXONY DESIGN REVIEW 2
01/25/2024	FOR CONSTRUCTION
04/10/2024	CLOUDED REVISION 1
07/10/2024	CLOUDED REVISION 2
05/30/2025	PUD COMMITTEE REVIEW
01/21/2026	PUD COMMITTEE REVIEW

SMR Project No. **AWSFIN**

A3.9

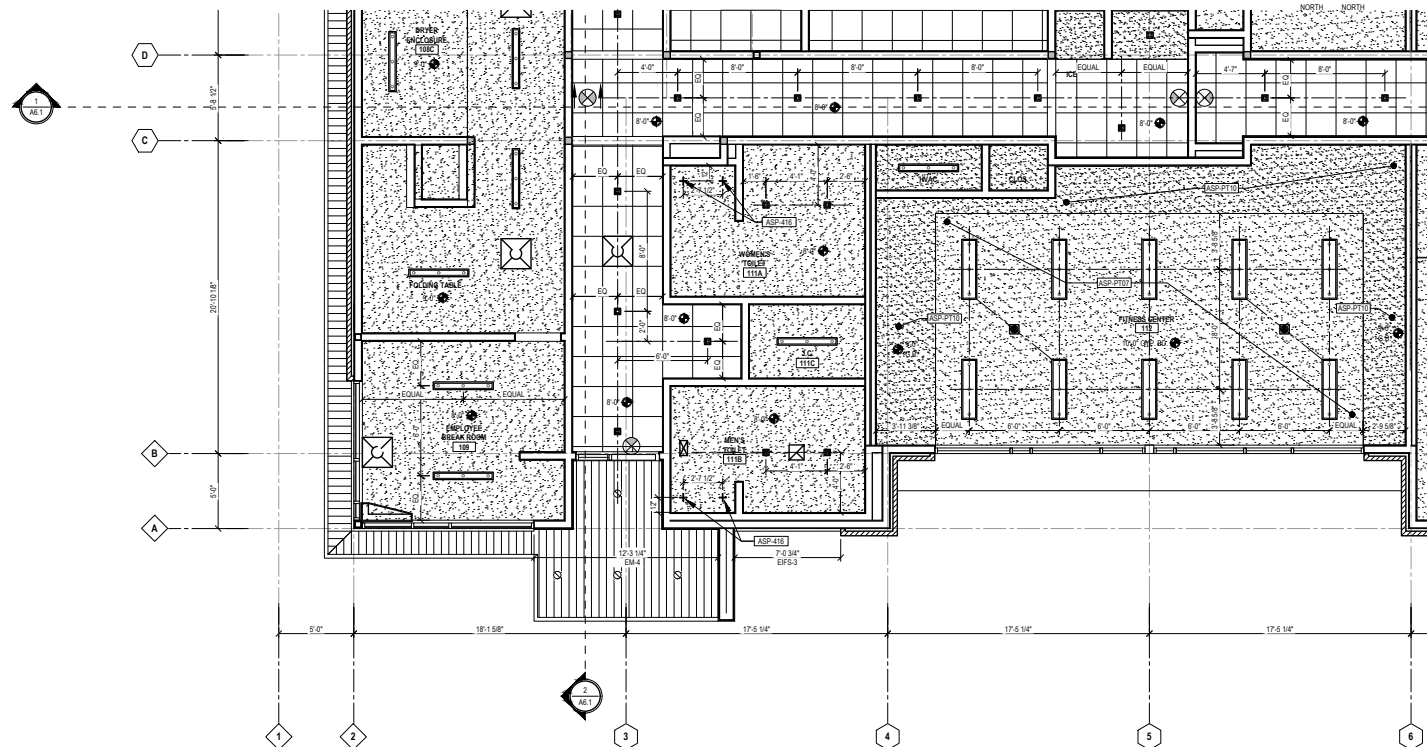
FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



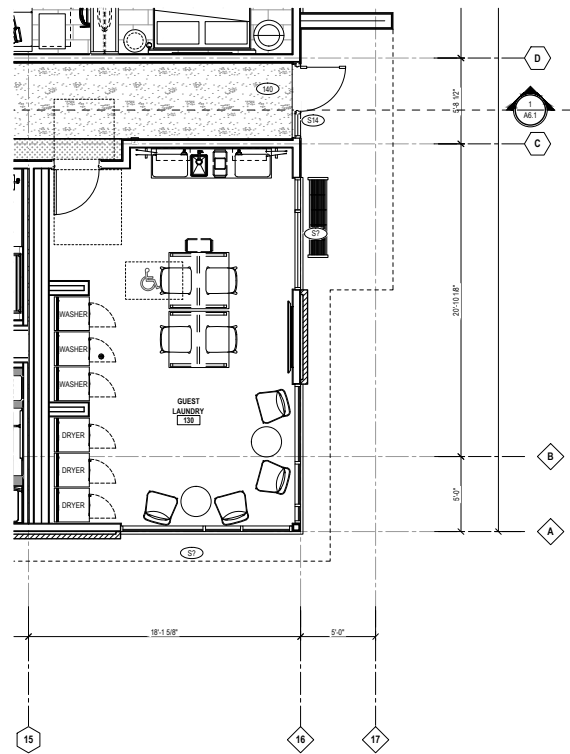
ENLARGED FIRST FLOOR PLAN - FITNESS CENTER AREA

SCALE: 1/4" = 1'-0"



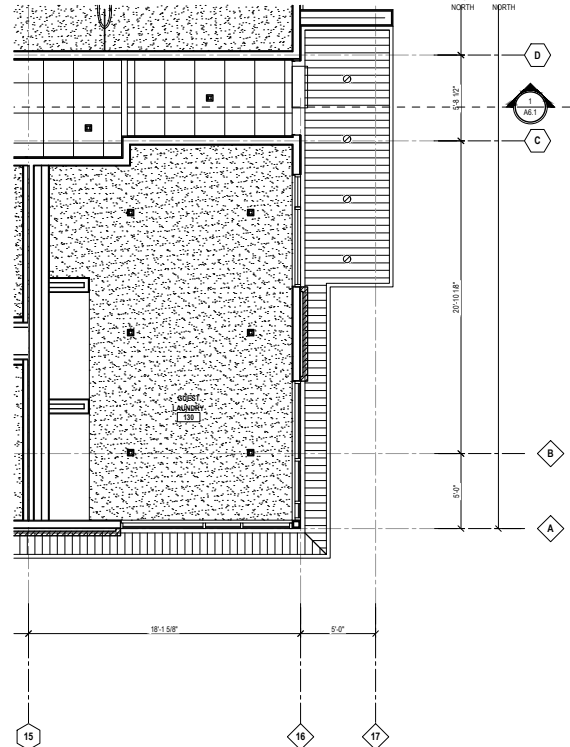
ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - FITNESS CENTER AREA

SCALE: 1/4" = 1'-0"



ENLARGED GUEST LAUNDRY PLAN

SCALE: 1/4" = 1'-0"



ENLARGED GUEST LAUNDRY RCP

SCALE: 1/4" = 1'-0"



ATWELL SUITES
AN IHG HOTEL
E 13TH ST. & OLIO RD. FISHERS, INDIANA 46037
**ENLARGED FITNESS CENTER AREA
FLOOR PLAN & REFLECTED CEILING**

ISSUE / REVISION DATE:	
05/04/2022	OWNER REVIEW
06/23/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
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04/24/2023	FRANCHISE REVIEW
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06/19/2023	HG FINAL REVIEW
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01/10/2024	CLOUDED REVISION 2
02/20/2025	PUD COMMITTEE REVIEW
02/21/2025	PUD COMMITTEE REVIEW

SMR Project No. **AWSFIN**

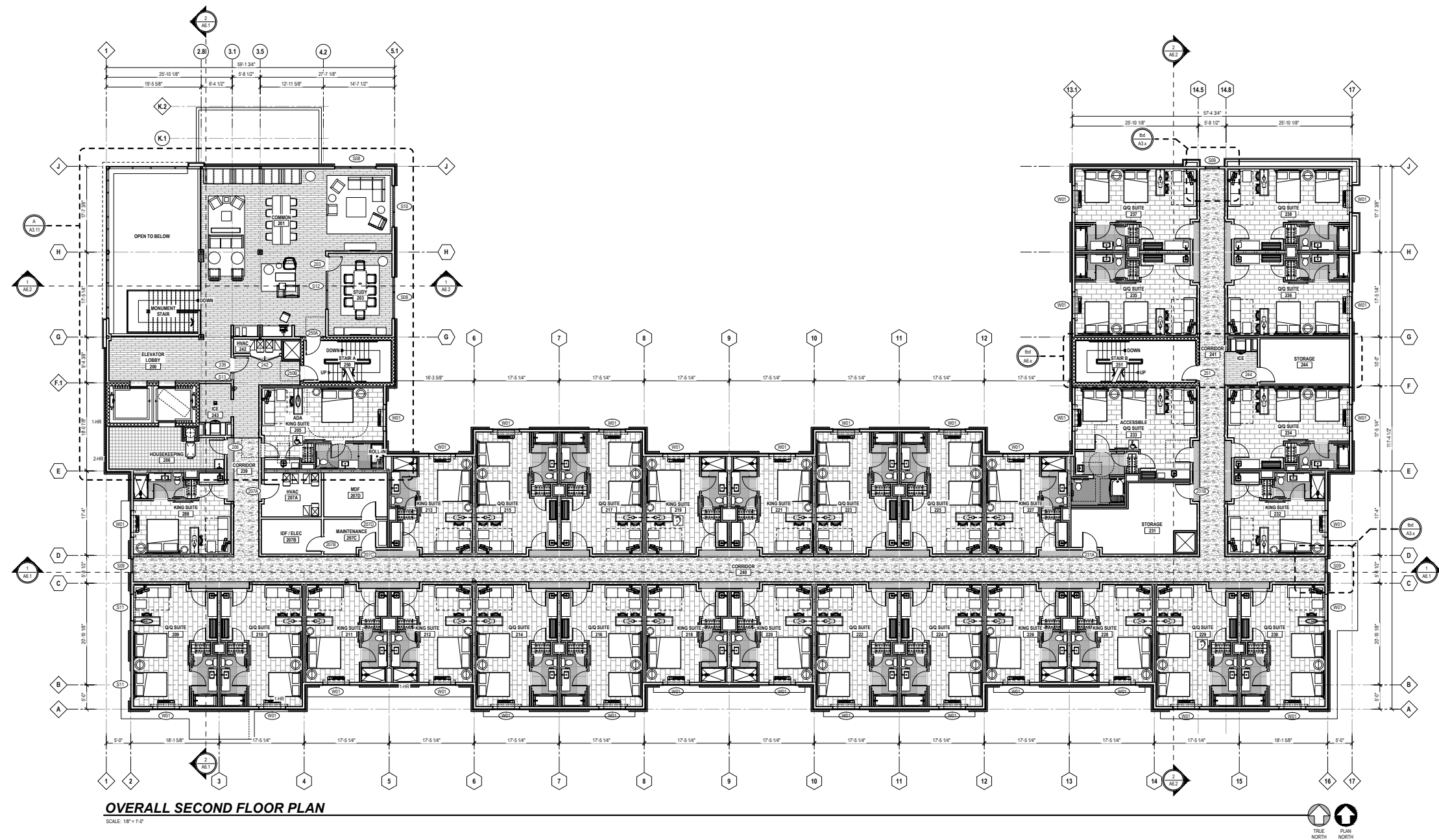
A3.10

ATWELL SUITES, SAXONY PUD



FIRST FLOOR *	20,001 GSF
SECOND FLOOR *	19,295 GSF
THIRD FLOOR *	19,919 GSF
<u>FOURTH FLOOR *</u>	<u>19,919 GSF</u>
TOTAL SF *	79,134 GSF

ROOM DISTRIBUTION							
DETAILED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A3.1	KING SUITE	8	12	12	12	44	37.5%
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4	
A3.3	QUEEN/QUEEN SUITE	14	17	17	19	69	
A3.4	QUEEN/QUEEN ACCESSIBLE SUITE	1	1	1	1	4	
A3.5	INTERIOR QUEEN/QUEEN SUITE	4	2	2	4	12	62.1%
	TOTAL	22	31	35	44	132	
ADAMS TALE 224.2 RECEPTION (161-169 ROOMS)							
	QUEST ROOMS WITH MOBILITY FEATURES				5	5	
	QUEST ROOMS WITH MOBILITY FEATURES (ROLL-IN SHOWER)				2	2	
	TOTAL QUEST ROOMS WITH MOBILITY FEATURES				7	7	
	TOTAL QUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES				1	1	
	ADDITIONAL QUEST ROOMS WITH COMM FEATURES ONLY * (160, 161, 162, 163, 164, 165, 166, 167, 168, 169)				11	11	
	TOTAL QUEST ROOMS WITH COMM FEATURES				12	12	



STATE OF INDIANA
PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD
No. AR12100068
STATE OF INDIANA
MICHAEL J. ROBERTS, P.E.
LICENSE NO. 12-229-1488
EXPIRATION DATE 03/31/2026

STEVEN M. ROBERTS ARCHITECT
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ARCHITECTS + INTERIORS

ATWELL SUITES

AN IHG HOTEL

E. 134TH ST. & QLO RD. FISHERS, INDIANA 46037

OVERALL SECOND FLOOR PLAN

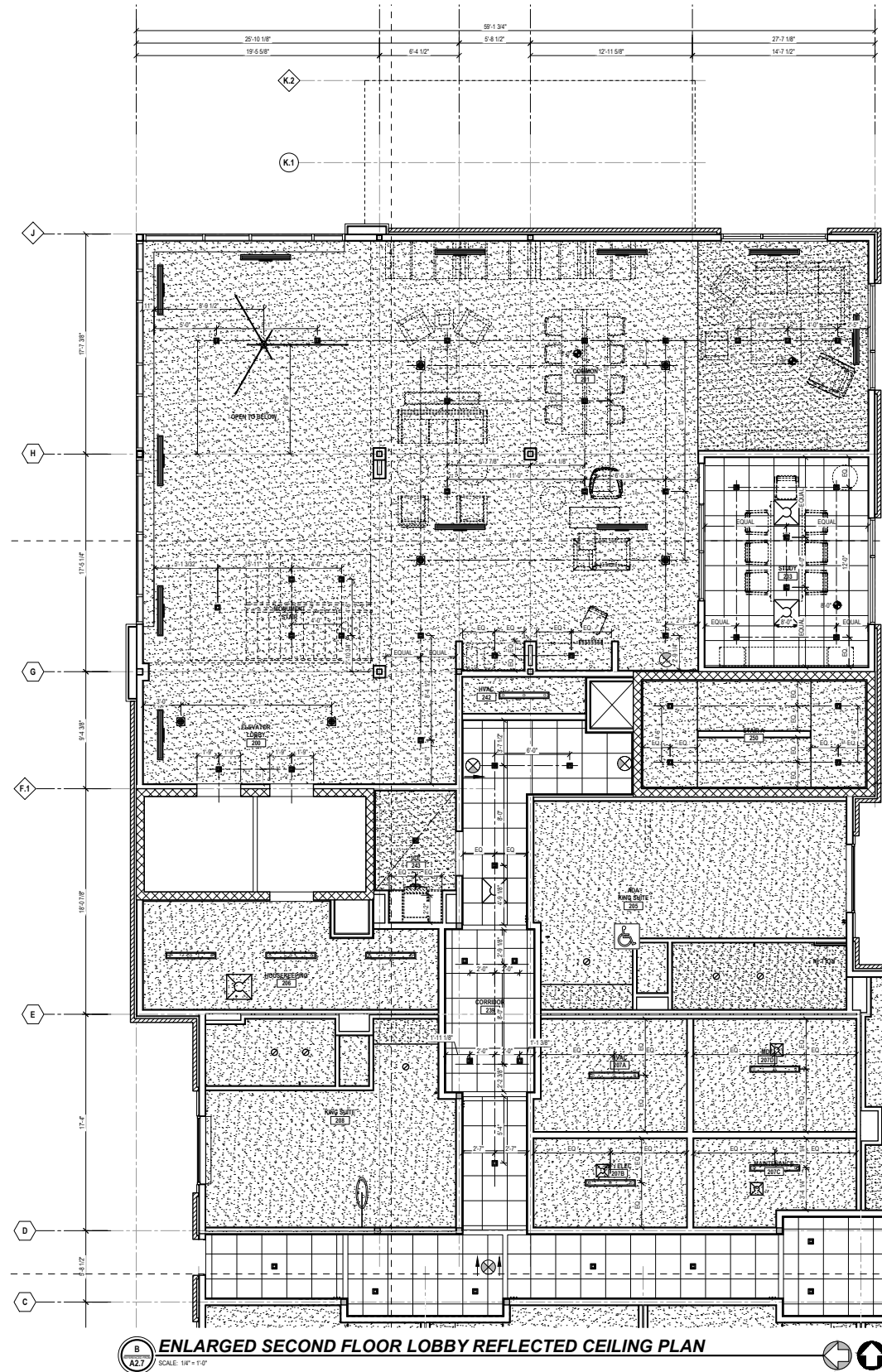
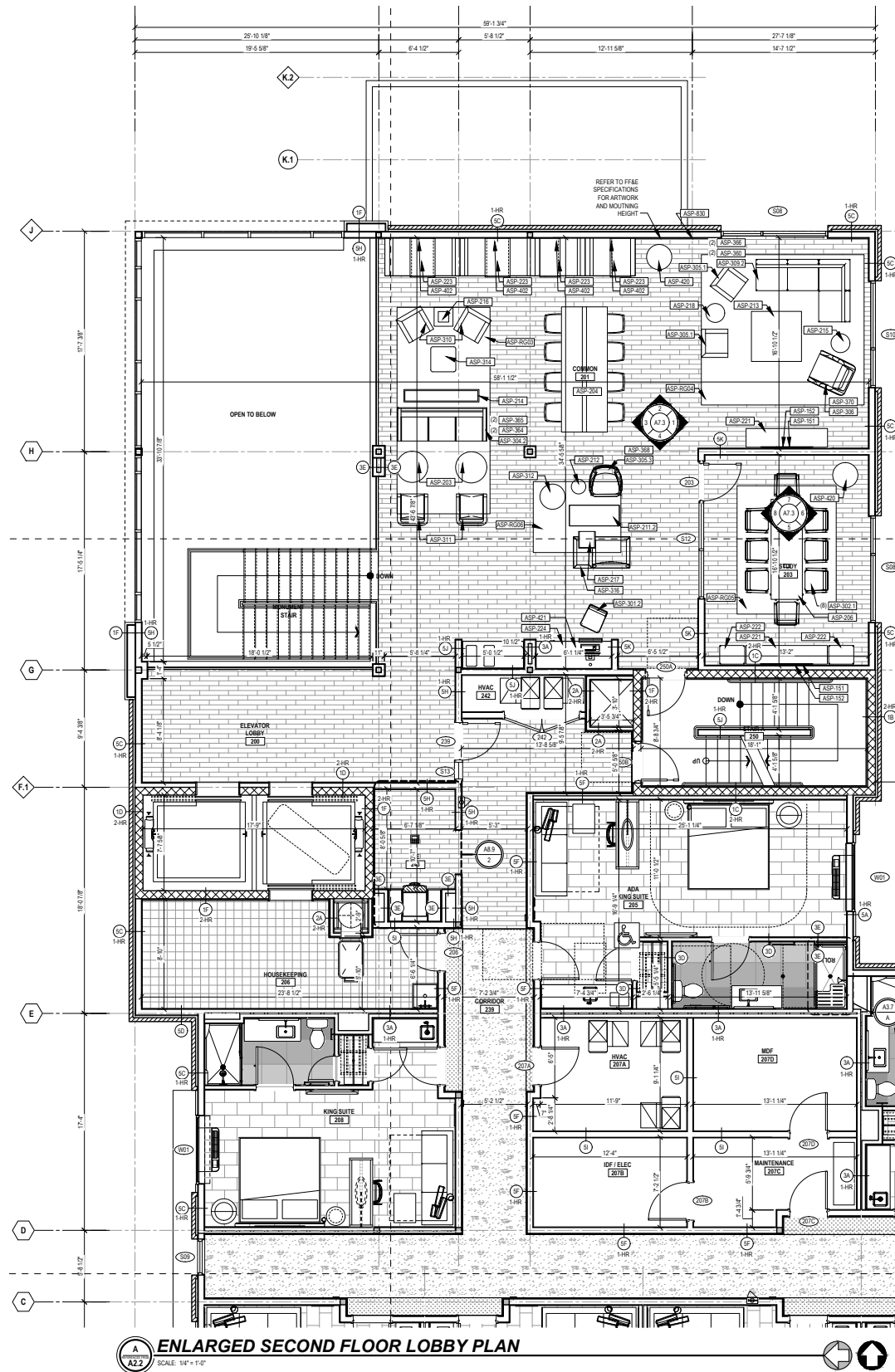
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- 05/11/2022 SAKONY DESIGN REVIEW 1
- 04/01/2022 HCF FINAL REVIEW
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- 04/29/2022 CLOUDED REVISION 1
- 07/19/2022 CLOUDED REVISION 2
- 03/23/2022 PUD COMMITTEE REVIEW
- 04/01/2022 PUD COMMITTEE REVIEW

SMR Project No. **AWSPIN**

A2.2

ATWELL SUITES, SAXONY PUD





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 architectural solutions

ATWELL SUITES
 AN IHG HOTEL
 E. 13TH ST. & OLD RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

ENLARGED FLOOR LOBBY PLAN & REFINISHED CEILING PLAN

ISSUE / REVISION DATE:

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SMR Project No. **AWSFIN**

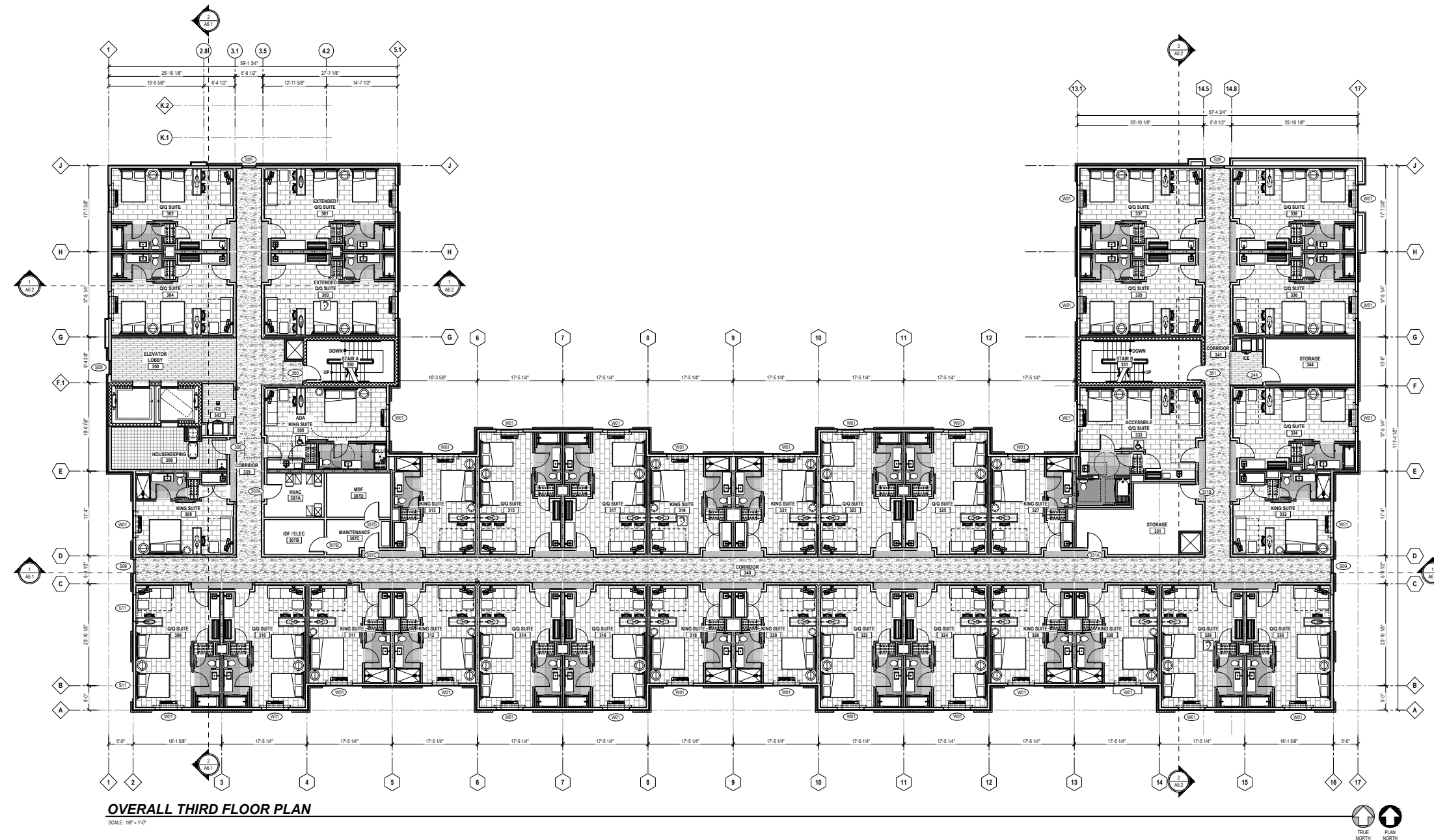
A3.11

ATWELL SUITES, SAXONY PUD



FIRST FLOOR *	20,001 G
SECOND FLOOR *	19,295 G
THIRD FLOOR *	19,919 G
FOURTH FLOOR *	19,919 G
TOTAL SF *	79,134 G

ROOM DISTRIBUTION							
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	AVAIL.
A3.1	KING SUITE		8	12	12	44	4
A3.2	KING ACCESSIBLE SUITE		1	1	1	3	0
A3.3	QUEEN / QUEEN SUITE	14	17	19	19	69	6
A3.4	QUEEN ACCESSIBLE SUITE	1	1	1	1	4	0
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4	0
TOTAL			23	31		54	10
PLAN SHEET 23.4.2 REQUIREMENTS (191-190) ROOMS						REQUIRED	PROVIDED
GUESTROOMS WITH MOBILITY FEATURES		ROOMS 162, 163, 164, 165				5	5
GUESTROOMS WITH MOBILITY FEATURES: ROLL-IN SHOWER		ROOMS 162, 163, 164, 165				2	2
TOTAL GUEST ROOMS WITH MOBILITY FEATURES						7	7
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES		ROOMS 162-165				1	1
ADDITIONAL GUEST ROOMS WITH COMM FEATURES ONLY		ROOMS 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000				11	11
TOTAL GUEST ROOMS WITH COMM FEATURES						12	12



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UP

costandj

ATWELL SUITES
AN **ihg** HOTEL
E. 134TH ST. & OLIO RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

ISSUE / REVISION DATE:	
● 05/04/2022	OWNER REVIEW
● 06/23/2022	OWNER REVIEW
● 08/04/2022	PRELIMINARY REVIEW
● 01/13/2023	FRANCHISE REVIEW
● 04/21/2023	FRANCHISE REVIEW
● 05/17/2023	SAXONY DESIGN REVIEW
● 09/19/2023	HIS FINAL REVIEW
● 11/17/2023	SAXONY DESIGN REVIEW
● 12/26/2024	FOR CONSTRUCTION
● 04/10/2024	CLOUDED REVISION 1
● 07/10/2024	CLOUDED REVISION 2
● 05/30/2025	PUD COMMITTEE REVIEW
● 01/21/2026	PUD COMMITTEE REVIEW

SMR Project No. **AWSFI**

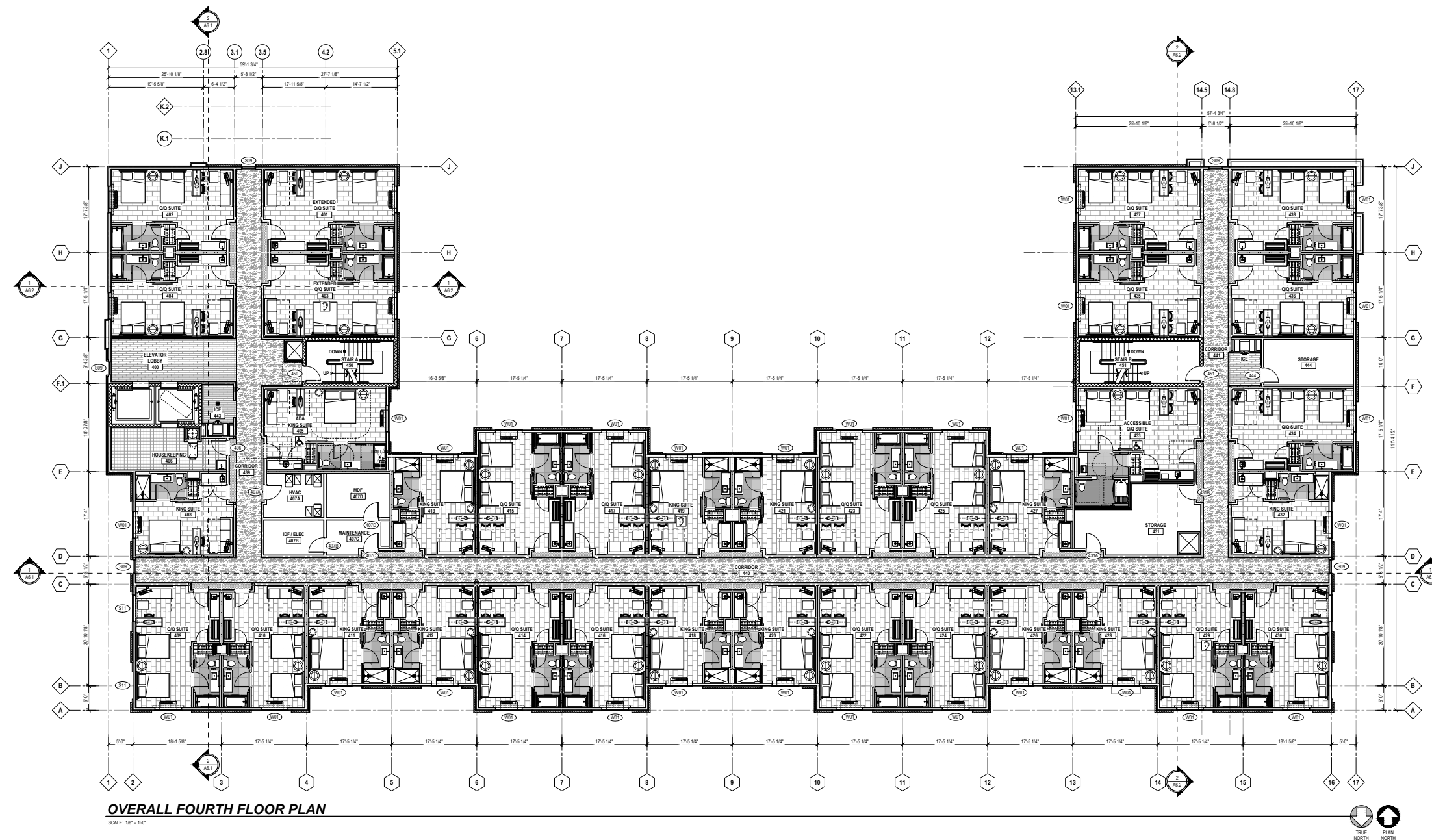
A2.3

ATWELL SUITES, SAXONY PUD



FIRST FLOOR *	20,001 G
SECOND FLOOR *	19,295 G
THIRD FLOOR *	19,919 G
FOURTH FLOOR *	19,919 G
TOTAL SF *	79,134 G

ROOM DISTRIBUTION									
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR
A3.1	KING SUITE		8	12	12	12	44	3	4
A3.2	KING ACCESSIBLE SUITE			1	1	1	3		
A3.3	QUEEN / QUEEN SUITE		14	17	19	19	69		
A3.4	QUEEN ACCESSIBLE SUITE		1	1	1	1	4		
A3.5	EXTENDED QUEEN / QUEEN SUITE				2	2	4		
	TOTAL		23	31	35	35	134	1	1
ADAMS TALE 234.2 REQUIREMENTS (191-190)						REQUIRED			
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 162, 163, 164, 165						5			
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000						2			
TOTAL GUEST ROOMS WITH MOBILITY FEATURES						7			
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: ROOMS 162-165						1			
ADDITIONAL GUEST ROOMS WITH COMM FEATURES ONLY: ROOMS 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000						11			
TOTAL GUEST ROOMS WITH COMM FEATURES						12			
TOTAL GUEST ROOMS WITH COMM FEATURES ONLY						12			



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ATWELL SUITES
AN IHG HOTEL
E. 134TH ST. & OLIO RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

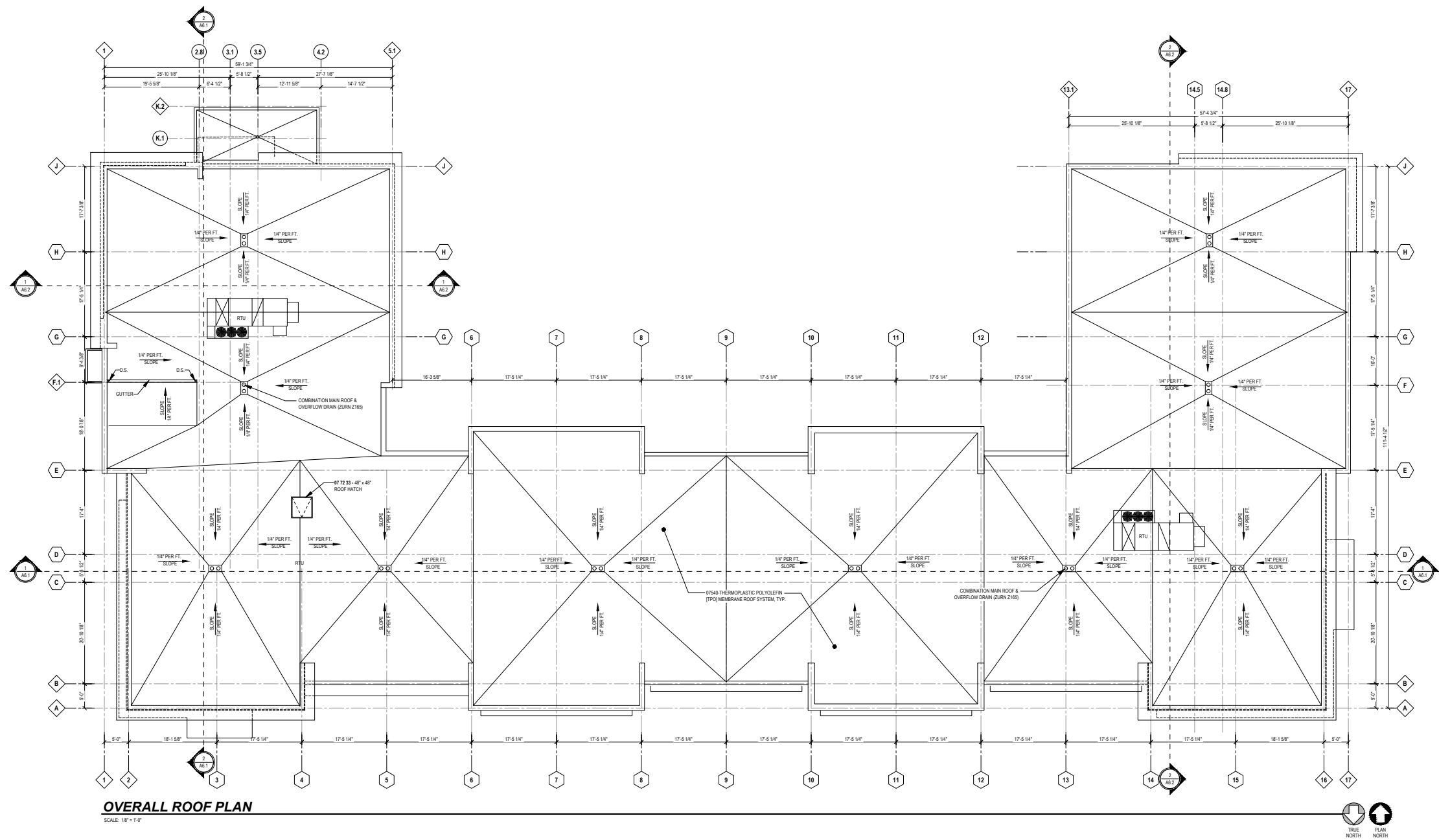
ISSUE / REVISION DATE:	
● 05/04/2022	OWNER REVIEW
● 06/23/2022	OWNER REVIEW
● 08/04/2022	PRELIMINARY REVIEW
● 01/13/2023	FRANCHISE REVIEW
● 04/21/2023	FRANCHISE REVIEW
● 07/17/2023	SAXONY DESIGN REVIEW
● 09/19/2023	HIS FINAL REVIEW
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● 01/26/2024	FOR CONSTRUCTION
● 04/10/2024	CLOUDED REVISION 1
● 07/10/2024	CLOUDED REVISION 2
● 05/30/2025	PUD COMMITTEE REVIEW
● 01/21/2026	PUD COMMITTEE REVIEW

SMR Project No. **AWSFI**

A2.4

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



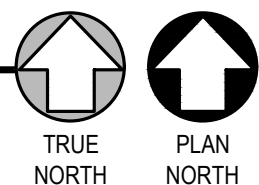
ATWELL SUITES
AN IHG HOTEL
E 134TH ST. & OLD RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

OVERALL ROOF PLAN

ISSUE / REVISION DATE:	
05/04/2022	OWNER REVIEW
06/03/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
09/13/2023	FRANCHISE REVIEW
04/21/2023	FRANCHISE REVIEW
09/17/2023	SAXONY DESIGN REVIEW 1
09/19/2023	SIG FINAL REVIEW
11/17/2023	SAXONY DESIGN REVIEW 2
01/06/2024	FOR CONSTRUCTION
04/10/2024	CLOUDED REVISION 1
01/10/2024	CLOUDED REVISION 2
09/30/2025	PUD COMMITTEE REVIEW
01/21/2026	PUD COMMITTEE REVIEW

SMR Project No. **AWSFIN**

A2.5



Atwell Suites by IHG
4-story Hotel, 124 Rooms

Future Medical / Office

89,792 SF = 2.06 AC

126 Parking Spaces
79 on site / 39 shared
8 on street

OLIO ROAD

Dimensions and Area Calculations:

- 46'-1 1/2"
- 19'-7"
- 10'-0"
- 19'-0"
- 24'-0"
- 3'-0"
- 26'-9 3/8"±

WIRE MESH GREENSCREEN OR ARBORVITAE HEDGE

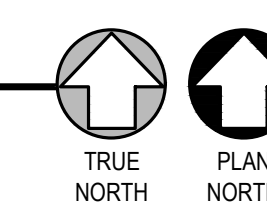
89,792 SF = 2.06 AC

126 Parking Spaces
79 on site / 39 shared
8 on street

OLIO ROAD

134TH ST

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





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ATWELL SUITES

AN IHG HOTEL

E. 134TH ST. & OLIO RD. FISHERS, INDIANA 46037 HAMILTON COUNTY

ISSUE / REVISION DATE:

- 05/04/2022 OWNER REVIEW
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SMR Project No. **AWSF**

A1.1



(A) Concrete Pad for Transformer/Generator
(Per Utility Provider specifications)

(C) Concrete Sidewalk, 4 in., (Tree/Lawn)
- 4" PCPP with fibermesh, on
- 4" Compacted Aggregate #53, on
- Compacted Subgrade

(D₁) Concrete Pavement
- 8" PCPP with #4 Bar at 24" OC, on
- 10" Compacted Aggregate #53, on
- Compacted Sub-grade

(D₂) Concrete Pavement (Stamped/Stained)
- 8" PCPP with #4 Bar at 24" OC, on
- 10" Compacted Aggregate #53, on
- Compacted Sub-grade
(See Architectural Plans for color and pattern)

(E) Dumpster Enclosure
See Architectural Plans

(F) Concrete Sidewalk, 4 in.
- 4" PCPP with fibermesh, on
- 4" Compacted Aggregate #53, on
- Compacted Subgrade

(K₁) Full Depth HMA Pavement (Heavy Duty)
- 1-1/2" HMA Surface, Type "B", on
- 2-1/2" HMA Intermediate, Type "B", on
- 4" HMA Base, Type "B", on
- 8" Compacted Aggregate #53, on
- Compacted Sub-grade

(K₂) Full Depth HMA Pavement (Standard Duty)
- 1-1/2" HMA Surface, Type "B", on
- 2-1/2" HMA Base Type "B", on
- 8" Compacted Sub-grade

(L) Lightpole (see Electrical plans)

(N) Fence at Patio (See detail, By Others)

(P) **Patio/Walk Area**
- 4" PCPP with fibermesh, on
- 4" Compacted Aggregate #53, on
- Compacted Subgrade

(S) Steel Bollard w/Concrete at Dumpster Enclosure
(See detail, By Others)

(U) Mulched Seeding in R/W (per City Specifications)

(W) Wire Mesh Greenscreen or Arborvitae Hedge

(X) Remove Tree/Shrub in it's Entirety

(13) Concrete curb (barrier), 18 in.
6 in. face exposure

(16) Concrete curb (Entrance Roadway)
Per City Specs (By Others)

(17) Monolithic Curb & Gutter, 6 in. Curb Height

(19) Combined Curb and Sidewalk, 4 in.
6 in. face exposure, UNO

(26) Seeding Area (see Landscape plans)
6" Topsoil Req'd

(28) Landscape Area (see Landscape plans)
(By Others)

(#) Sidewalk Curb Ramp, by type
See Detail Sheet

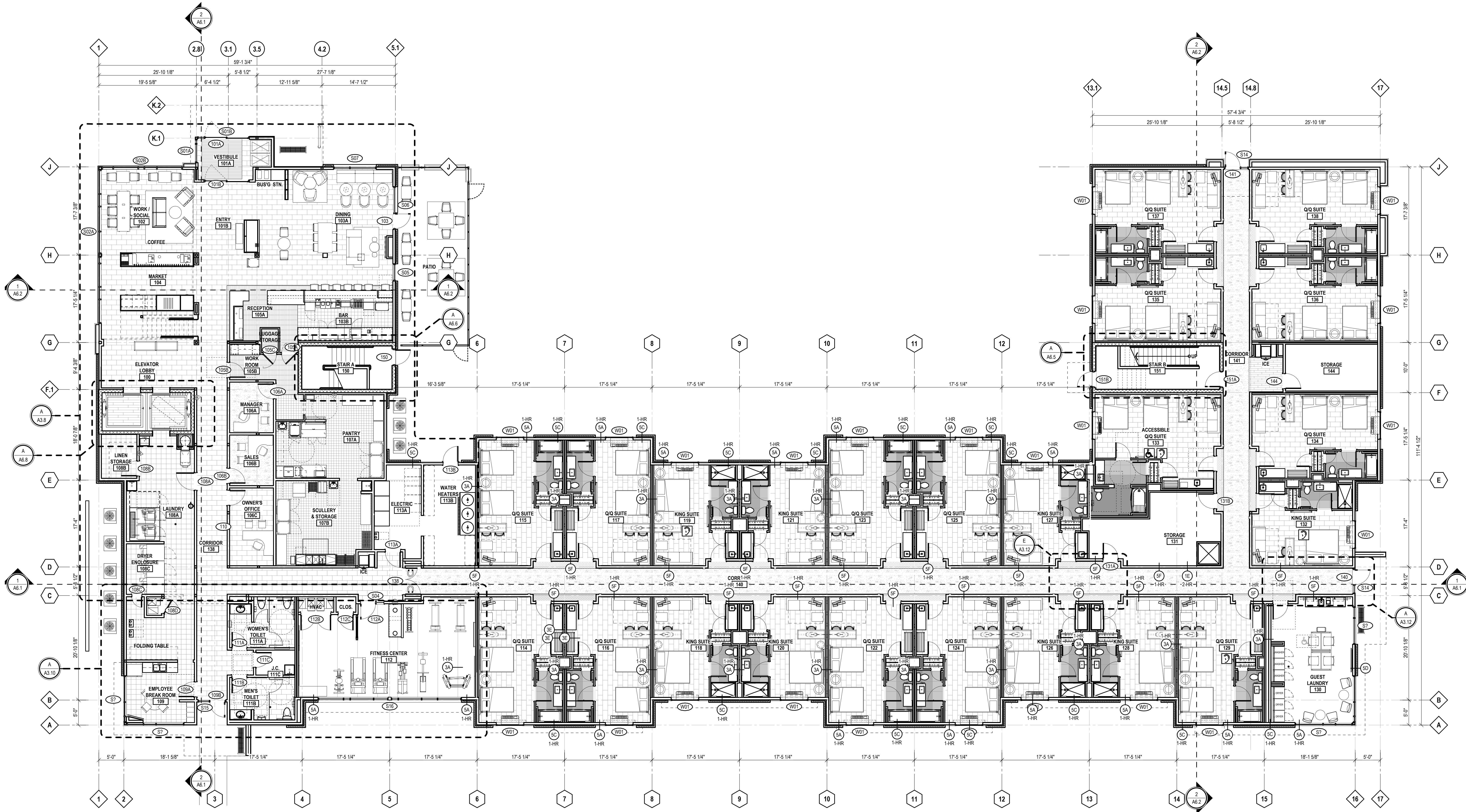
30	Concrete parking barrier (x4) (See detail)
40	Line, Paint, Solid, White, 4 in.
41	Line, Paint, Solid, Blue, 4 in.
42	ADA Symbol, Blue, 4 in. (x4) (See detail)
43	ADA Striping, Blue, 4 in. (x4) (See detail)
44	ADA Sign (See detail)
46	Transverse Marking, Crosshatch, Paint, Solid, White (4" Bars, 24" o.c.)

1. Portions of edge slabs or slowny inlay on these slabs for resistance to show how proposed curves will combine with existing, existing lines or details. These areas are to be indicated by a dashed line.
2. All edges of pavements are to be straight (or for convenience radius in the case of curves) as shown herein. No unspecified transitions or deflections are allowed.
3. Pavements to remain shall be protected or further advanced as construction progresses to provide a clean transition between existing and final work of this project.
4. All asphalt to be compacted to a minimum of 94% of maximum density.
5. Walks shall be delivered into panels by expansion and contraction joints. Prior to the installation of concrete walks, the contractor shall submit plans or shop drawings indicating the intended locations of expansion and contraction joints for the walks if not shown on these plans. All joints in walks shall be in accordance with the requirements otherwise detailed or specified.
 - a. Joints shall be spaced at approximately 5' (6' foot) intervals.
 - b. Wherever practicable, joints shall align with the joints in adjoining work.
 - c. No panel shall have an area exceeding 40 square feet.
 - d. Joints shall be parallel with or perpendicular to the center line of the walk.
 - e. Jointing layout shall avoid angles of less than 75 degrees.
 - f. Panel widths of less than 3 feet or more than 7 feet shall not be permitted and will not be approved.
 - g. Contracted joints shall set out not more than 3/16" (inch) in width and shall be cut to a depth of at least 1/4 the thickness of the walk, and shall be finished with any suitable material.
 - h. Expansion joints shall be placed at 20' (feet) intervals, be 1/2" (inch) wide unless otherwise specified, shall be the full thickness of the walk, and shall be finished with any suitable material.
6. Expansion joints shall be placed in accordance with the following locations:
 - a. along the longitudinal axis of any building (two doors)
 - b. along concrete curb
 - c. at the intersection of two public walks
 - d. around any concrete base or structure (two doors)
7. Sowing of joints shall be conducted as soon as the condition of the concrete permits and before any random cracking occurs.

#	Parking Count
	122 Standard Spaces
	<u>4 ADA Spaces</u>
	126 Total Spaces
	79 Onsite Spaces
	39 Shared Spaces
	8 On-Street Spaces



**Know what's below.
Call before you dig.**



OVERALL FIRST FLOOR PLAN

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

FIRST FLOOR = 20,001 GSF
SECOND FLOOR = 19,295 GSF
THIRD FLOOR = 19,919 GSF
FOURTH FLOOR = 19,919 GSF
TOTAL SF = 79,134 GSF

ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A3.1	KING SUITE	8	12	12	12	44
A3.2	KING ACCESSIBLE SUITE	-	1	1	1	3
A3.3	QUEEN / QUEEN SUITE	14	17	19	19	69
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE	-	-	2	2	4
TOTAL		23	31	35	35	124
ADAAG TABLE 224.2 REQUIREMENTS (101-150 ROOMS)		REQUIRED		PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 113, 203, 303, 403		5		5		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER ROOMS: 205, 305, 405		2		2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: ROOM 103		1		1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY: ROOMS 115, 125, 135, 215, 225, 303, 315, 325, 403, 415, 425		11		11		
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12		

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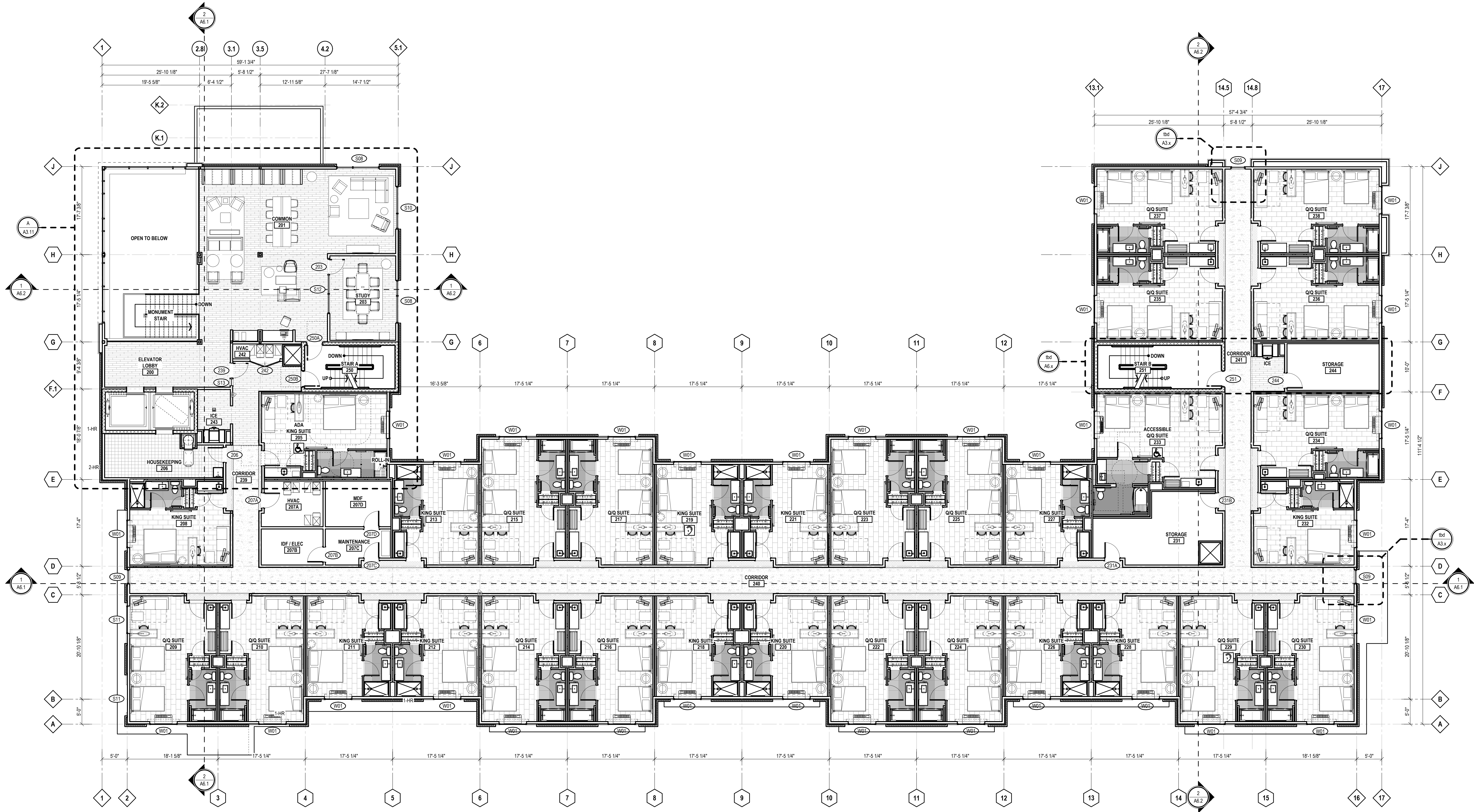
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HAMILTON COUNTY

OVERALL FIRST FLOOR PLAN

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A2.1



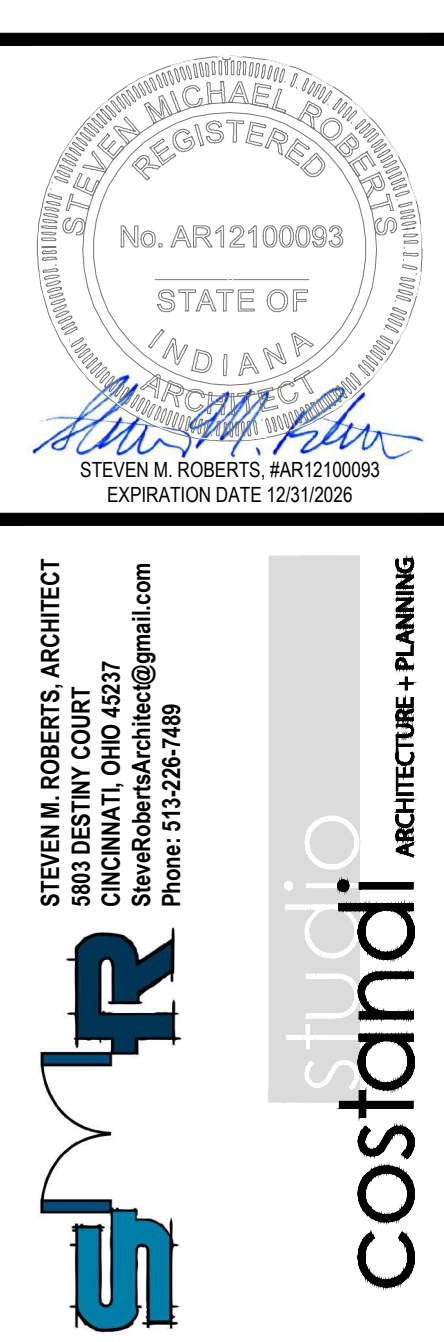
OVERALL SECOND FLOOR PLAN

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

FIRST FLOOR = 20,001 GSF
SECOND FLOOR = 19,295 GSF
THIRD FLOOR = 19,919 GSF
FOURTH FLOOR = 19,919 GSF
TOTAL SF = 79,134 GSF

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A3.1	KING SUITE	8	12	12	12	44	37.9%
A3.2	KING ACCESSIBLE SUITE	-	1	1	1	3	
A3.3	QUEEN / QUEEN SUITE	14	17	19	19	69	62.1%
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	
A3.5	EXTENDED QUEEN / QUEEN SUITE	-	2	2	2	4	
TOTAL		23	31	35	35	124	100.0%
ADAAG TABLE 24.2 REQUIREMENTS (101-150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 113, 213, 215, 413				5	5		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER ROOMS: 205, 205, 405				2	2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: ROOM 113				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY: ROOMS 115, 115, 115, 115, 215, 215, 215, 215, 415, 415, 415, 415				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		



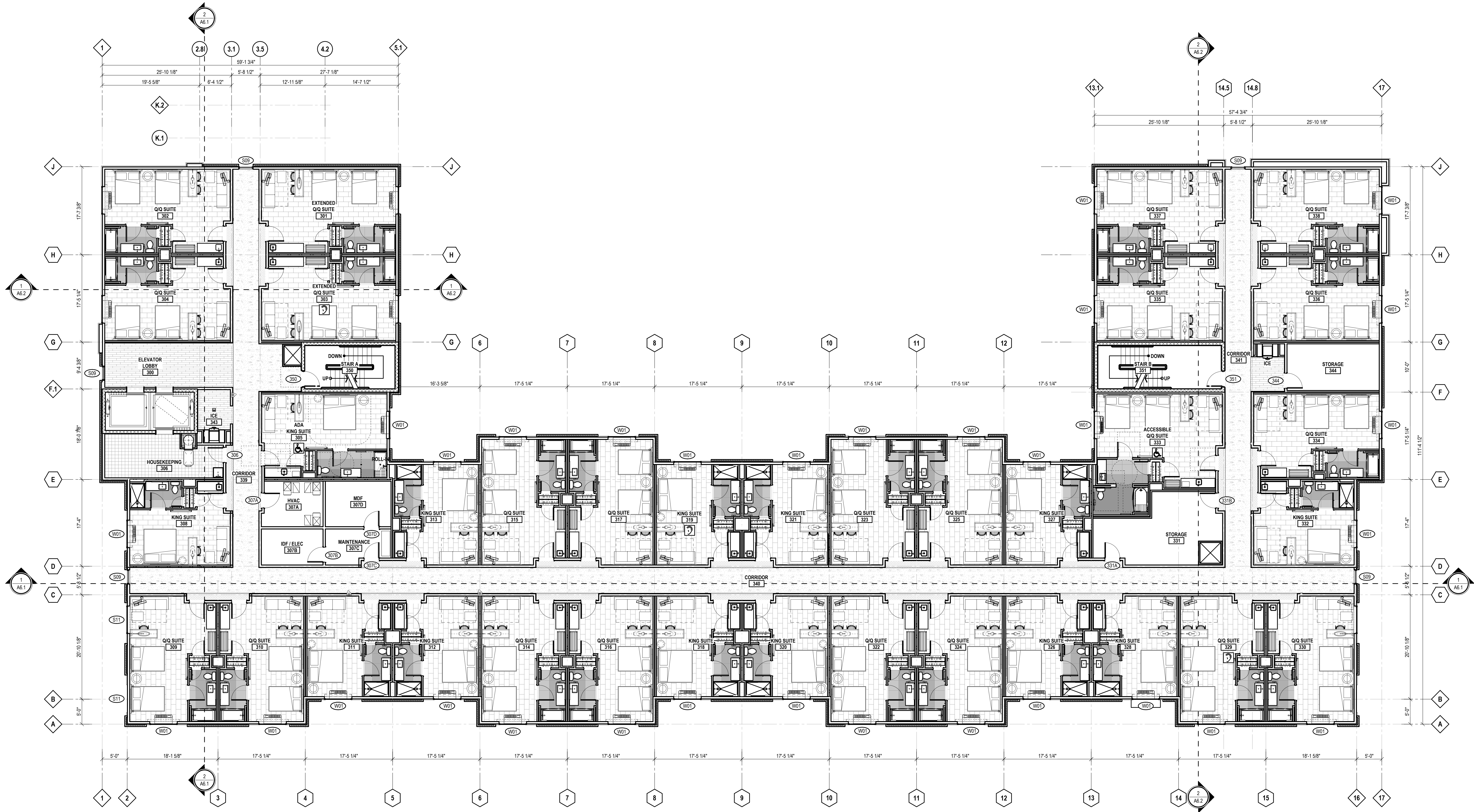
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OVERALL SECOND FLOOR PLAN

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OVERALL THIRD FLOOR PLAN

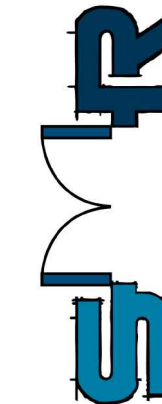
SCALE: 1/8" = 1'-0"

FIRST FLOOR = 20,001 GSF
SECOND FLOOR = 19,295 GSF
THIRD FLOOR = 19,919 GSF
FOURTH FLOOR = 19,919 GSF
TOTAL SF = 79,134 GSF

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A3.1	KING SUITE	8	12	12	12	44	37.9%
A3.2	KING ACCESSIBLE SUITE	-	1	1	1	3	
A3.3	QUEEN / QUEEN SUITE	14	17	19	19	69	
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	62.1%
A3.5	EXTENDED QUEEN / QUEEN SUITE	-	2	2	2	4	
TOTAL		23	31	35	35	124	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (101-150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 113, 213, 313, 413				5	5		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER ROOMS 205, 305, 405				2	2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: ROOM 113				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY: ROOMS 115, 125, 135, 215, 225, 315, 325, 415, 425				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		

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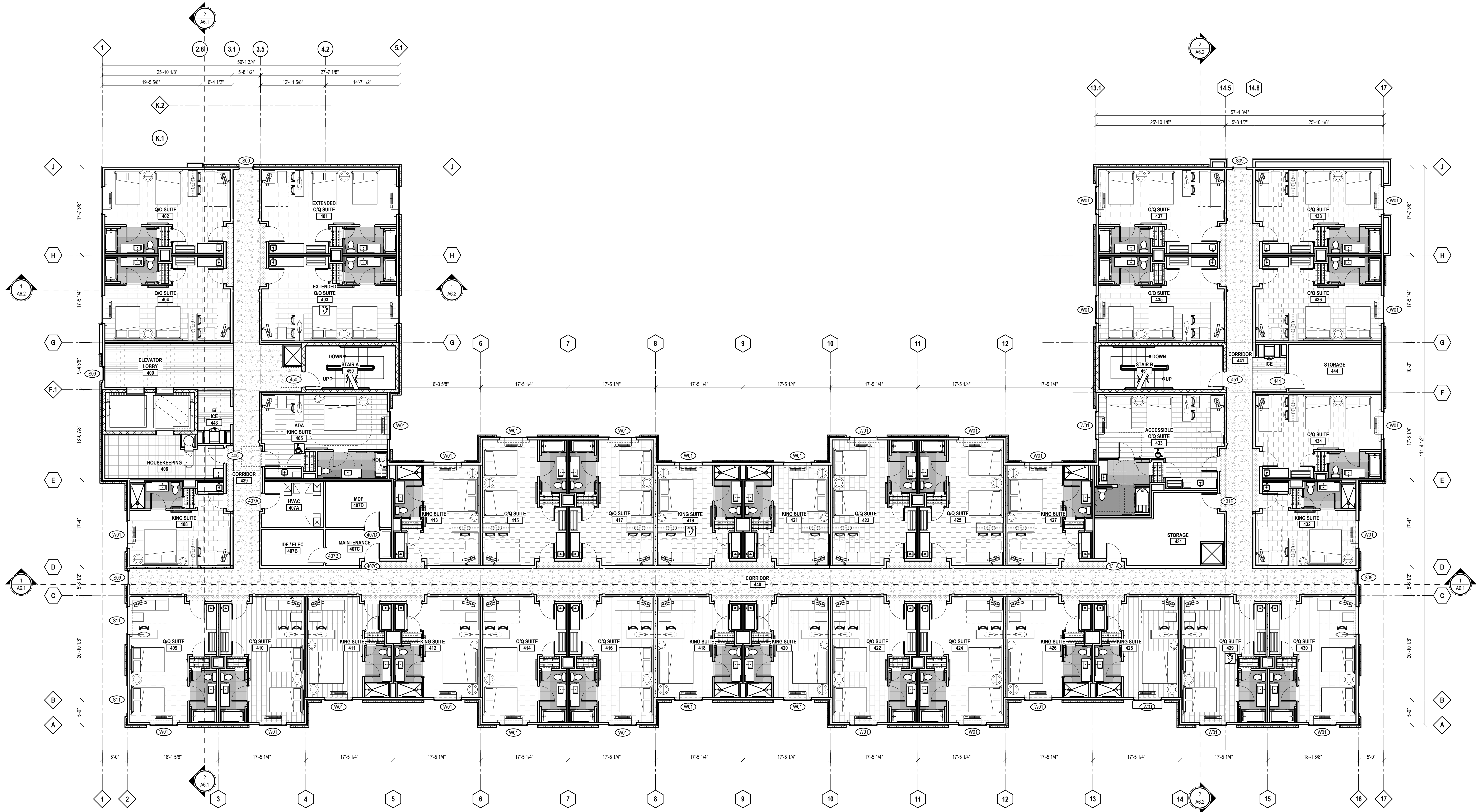
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OVERALL THIRD FLOOR PLAN

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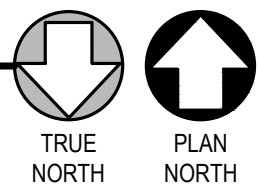
SMR Project No. AWSFIN

A2.3



OVERALL FOURTH FLOOR PLAN

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

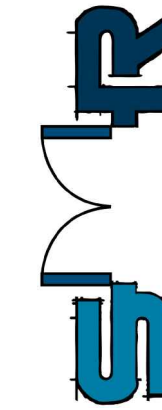


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SECOND FLOOR = 19,295 GSF
THIRD FLOOR = 19,919 GSF
FOURTH FLOOR = 19,919 GSF
TOTAL SF = 79,134 GSF

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A3.1	KING SUITE	8	12	12	12	44	37.9%
A3.2	KING ACCESSIBLE SUITE	-	1	1	1	3	
A3.3	QUEEN / QUEEN SUITE	14	17	19	19	69	
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	62.1%
A3.5	EXTENDED QUEEN / QUEEN SUITE	-	2	2	2	4	
TOTAL		23	31	35	35	124	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (101-150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES: ROOMS 133, 203, 303, 403				5	5		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER ROOMS: 205, 305, 405				2	2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: ROOM 133				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY: ROOMS 119, 129, 139, 219, 229, 303, 319, 329, 403, 419, 429				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		

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OVERALL FOURTH FLOOR PLAN

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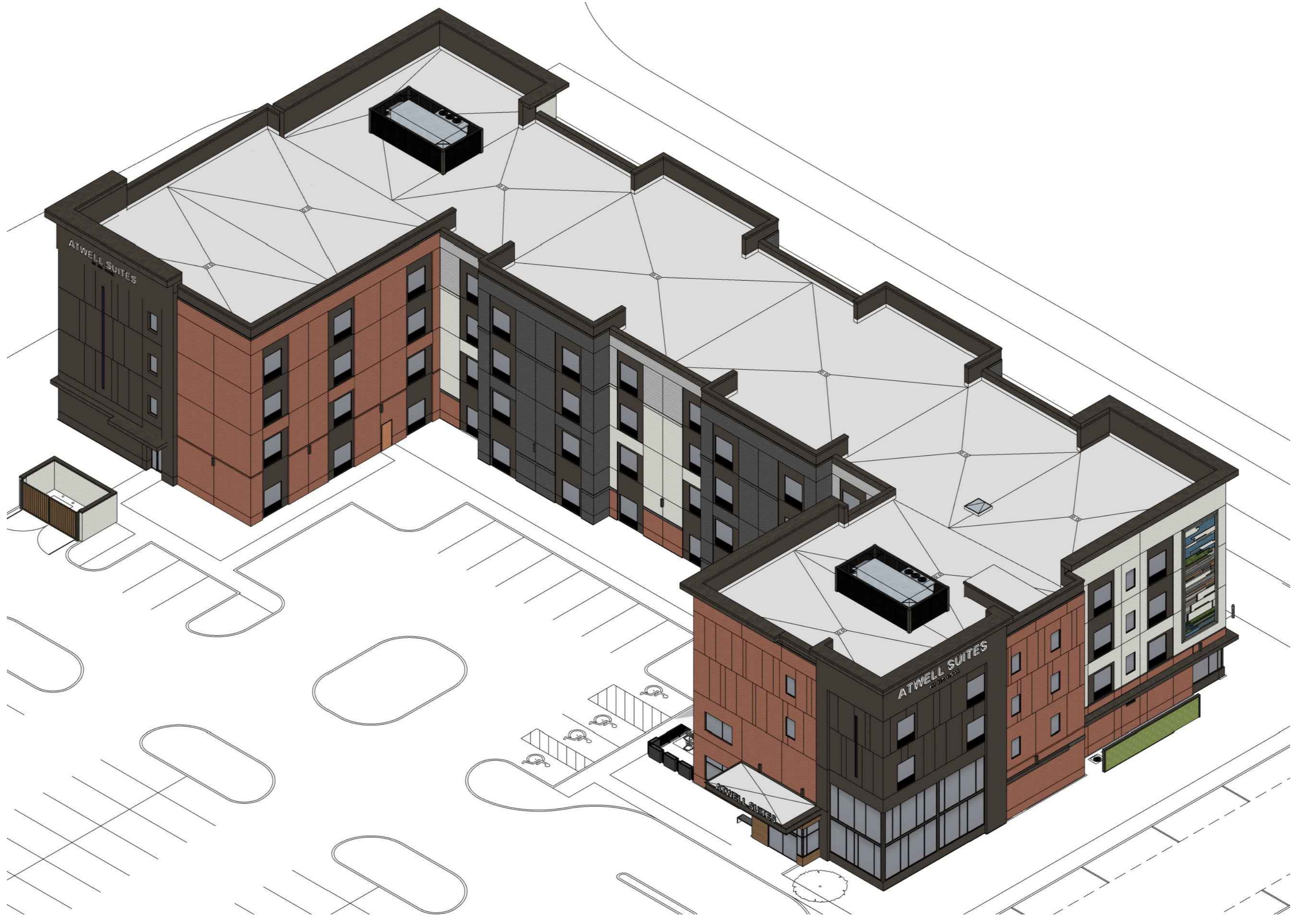
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ISO VIEW: NORTHEAST CORNER



ISO VIEW: SOUTHEAST CORNER



ISO VIEW: NORTHWEST CORNER



ISO VIEW: SOUTHWEST CORNER

STATE OF INDIANA
REGISTERED ARCHITECT
No. AR12100093
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STEVEN@STANDIARCHITECT.COM
EXPIRATION DATE 12/31/2026

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ISOMETRIC VIEWS

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SMR Project No. **AWSFIN**

A5.2

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3D VIEWS

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MR Project No. **AWSFIN**

A5.3



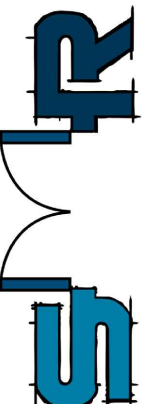
3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER



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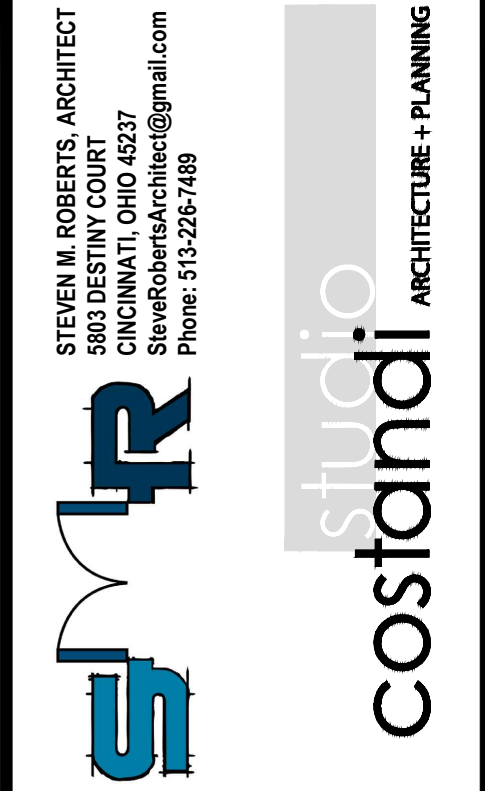
A5.4



3D VIEW: AERIAL VIEW OF INSIDE CORNER



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER



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SMR Project No. **AWSFIN**

A5.5





