



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 8/23/2023, at 5:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

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

1. Call to Order & Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 6/28/23

4. City Walk on Nickel Plate Trail

a. Case: NPR-23-4

Address: 12002 Lantern Road Area

Request: Faegre Drinker on behalf of Wanas Group, LLC request approval of the site plan and architecture for the CityWalk project, which includes 41 townhomes, 87 apartments, and 106 condos. The subject site is located east Lantern Road and west of the Nickel Plate Trail.

Petitioner: Mark Leach (mark.leach@faegredrinker.com)

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

5. Unfinished Business

- 6. Old Business**
- 7. New Business**
- 8. Staff Communication**
- 9. Adjournment**

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
June 28, 2023**

The Nickel Plate Review Committee was convened by Eugene Johnson at 5:00 p.m.

A roll call was taken and those members present were: Eugene Johnson, Jamie Nieves, Selina Stoller
Emily Bowman and Rich Block were not present.

Others in attendance: Ross Hilleary, Kay Prange, Tracy Gaynor, Sam Vonderau, Austin Zehr, David George, Larry Lannan, Safoora Shahidd

Minutes from the 4-26-23 meeting were approved, 5-0.

a. Café Patachou

Address: 8654 E 116th Street Fishers, IN 46038

Case: NPR-23-3

Request: CRG Residential with DELV Design request approval of the site plan and architecture for a 3,300 sqft restaurant space adjacent to the Legacy Plaza. The subject site is located north of 116th Street and east of the Nickel Plate Trail and will complete the Nickel Plate Station development.

Petitioner: David George (dgeorge@crgresidential.com)

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

The Staff Report was presented by Ross Hilleary. The Legacy Plaza with the pedestrian bridge, the new mural, and the renderings of the **Café** were reviewed with thanks to CRG. Staff Recommends approval with the addition of a cornerstone and the approval of one waiver to allow for a 1-story building instead of the required 3 stories. DELV design explained the textured brick samples and materials were reviewed. Ms. Stoller confirmed that the mural can still be seen approaching to the east. Ms. Nieves confirmed 30+ outdoor seats.

Mr. Johnson asked for a Motion. Ms. Stoller made a Motion to approve, with the cornerstone and the waiver, seconded by Mr. Johnson. The Motion was approved, 3-0.

Respectfully Submitted by: +

Kay Prange, Recording Secretary

CITY WALK

ON NICKEL PLATE TRAIL



W & S
GROUP

STUDIO M
ARCHITECTURE & PLANNING

SITE GRAPHIC





COURTYARD AREA

CITYWALK

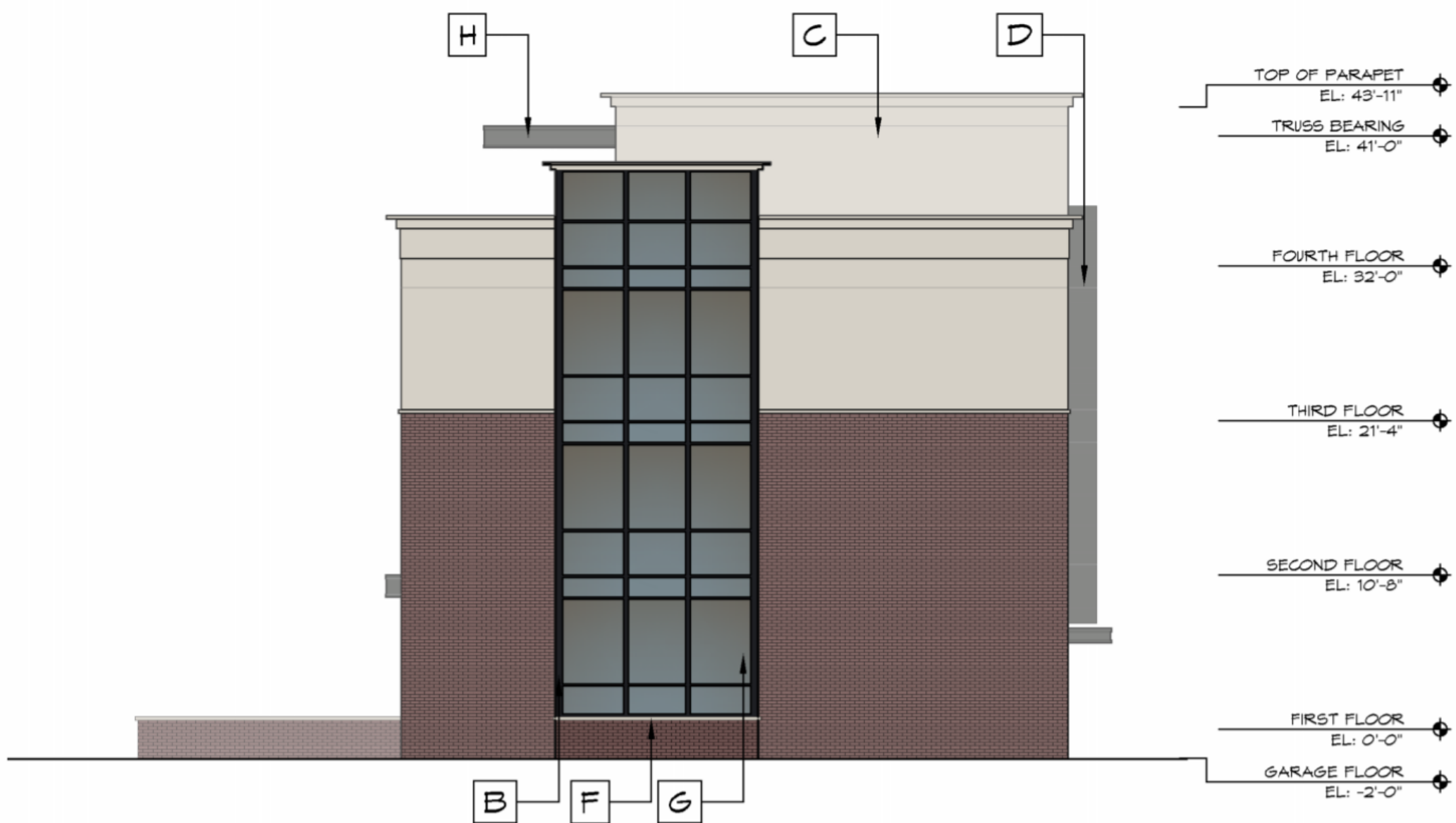
ON NICKEL PLATE TRAIL

TOWNHOMES

TOWNHOME ELEVATIONS



04 | TOWNHOME BLDG TYPE A
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



03 | TOWNHOME BLDG TYPE A
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 | TOWNHOME BLDG TYPE A
BACK ELEVATION
SCALE: 1/8" = 1'-0"



01 | TOWNHOME BLDG TYPE A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES

Brick Masonry Veneer = 22%
Window And Door Systems = 35%
Fiber Cement Siding and Trim = 43%

ELEVATION MATERIAL HATCHES LEGEND

	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK CLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

COURTYARD ELEVATION



CITYWALK

ON NICKEL PLATE TRAIL

APARTMENTS



PARKING ENTRANCE

CITYWALK

ON NICKEL PLATE TRAIL

APARTMENTS

APARTMENT ELEVATIONS - BUILDING A



02 | APARTMENT BUILDING
OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



01 | APARTMENT BUILDING
OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES
Brick and Stone Masonry Veneer = 44%
Window And Door Systems = 37%
Fiber Cement Siding and Trim = 19%

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.N. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.N. "IRON ORE"
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	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.N. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

APARTMENT ELEVATIONS - BUILDING A



03 | APARTMENT BUILDING
WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 | APARTMENT BUILDING
SOUTH ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 | APARTMENT BUILDING
SOUTH ELEVATION AREA A
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES
Brick and Stone Masonry Veneer = 44%
Window And Door Systems = 37%
Fiber Cement Siding and Trim = 19%

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
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	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.N. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

APARTMENT ELEVATIONS - BUILDING A



03 | APARTMENT BUILDING
EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 | APARTMENT BUILDING
NORTH ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 | APARTMENT BUILDING
NORTH ELEVATION AREA A
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES
Brick and Stone Masonry Veneer = 44%
Window And Door Systems = 37%
Fiber Cement Siding and Trim = 19%

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
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	L CEMENT BOARD PANEL SIDING COLOR: S.N. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

COURTYARD ELEVATION



CITYWALK
ON NICKEL PLATE TRAIL

CONDOMINIUMS



ROOFTOP PATIO & BALCONIES

CONDO ELEVATIONS - BUILDING B



02 CONDO BUILDING B
OVERALL COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"

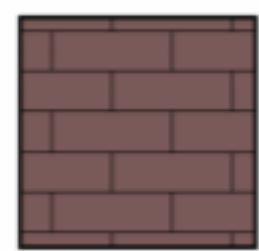


01 CONDO BUILDING B
OVERALL TRAIL SIDE ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES

Brick Masonry Veneer = 30%
Window And Door Systems = 30%
Fiber Cement Siding and Trim = 40%

ELEVATION MATERIAL HATCHES LEGEND



A
MODULAR MARSHALL BRICK
BY BRAMPTON BRICK



B
STOREFRONT
BLACK ALUMINUM



C
CEMENT BOARD PANEL SIDING
COLOR: S.N. "AGREEABLE GRAY"



D
CEMENT BOARD PANEL SIDING
COLOR: S.N. "IRON ORE"



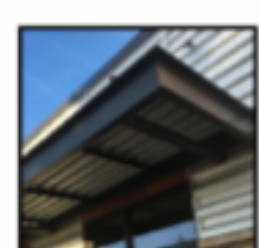
E
OVERHEAD GARAGE DOOR



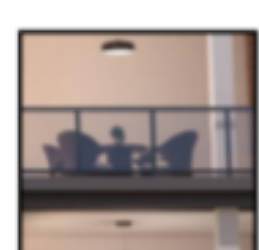
F
CAST STONE SILL



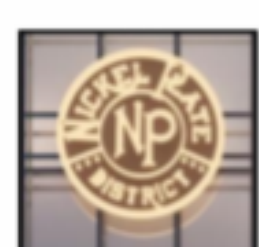
G
BLACK GLAD WINDOW



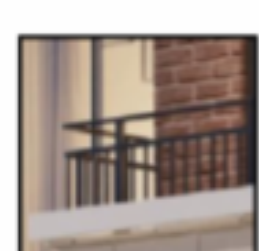
H
OVERHEAD METAL AWNING



I
GLASS RAILING



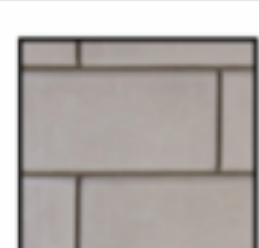
J
NICKELPLATE LIT SIGN



K
METAL RAILING



L
CEMENT BOARD PANEL SIDING
COLOR: S.N. "GAUNTLET GRAY"



M
TUSCAN VENEER
COLOR: SMOOTH IVORY STONE

CONDO ELEVATIONS - BUILDING B



ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.N. "AGREEABLE GRAY"
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	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.N. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

BUILDING MATERIAL PERCENTAGES

Brick Masonry Veneer = 30%

Window And Door Systems = 30%

Fiber Cement Siding and Trim = 40%

CONDO ELEVATIONS - BUILDING B



02 CONDO BUILDING B
COURTYARD SIDE ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING B
COURTYARD SIDE ELEVATION AREA A
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES

Brick Masonry Veneer = 30%
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CONDO ELEVATIONS - BUILDING B



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CONDO ELEVATIONS - BUILDING C



02 CONDO BUILDING C
OVERALL COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



01 CONDO BUILDING C
OVERALL TRAIL SIDE ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES

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**ELEVATION MATERIAL
HATCHES LEGEND**

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CONDO ELEVATIONS - BUILDING C



02 CONDO BUILDING C
TRAIL SIDE ELEVATION AREA A
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING C
TRAIL SIDE ELEVATION AREA B
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES

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CONDO ELEVATIONS - BUILDING C



BUILDING MATERIAL PERCENTAGES
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CONDO ELEVATIONS - BUILDING C



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CONDO BUILDING HEIGHT EXHIBIT



02 CONDO BUILDING B
OVERALL COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



01 CONDO BUILDING C
OVERALL COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL SELECTIONS



STOREFRONTS
ALUMINUM BLACK
WARM GRAY GLASS



TUSCAN VENEER
SMOOTH IVORY COLOR
LARGE SHAPES 11 H X 23 W



MARSHALL
QUEEN SIZE
BY BRAMPTON BRICK



INDIANA LIMESTONE
SILLS – COPING – TRIM



NICKELPLATE SIGN
CORNERSTONE
BY CUSTOM CAST STONE



STREET LIGHTS
KIM LIGHTING SOLITAIRE
3300 GATEWAY SERIES POLE



PLAINWELL BENCHES
LITTER RECPTACLES
ALUMINUM BLACK



EMERSON BIKE RACK
BLACK COLOR

ELEVATION MATERIAL SELECTIONS

OUTDOOR MATERIAL SELECTIONS



WALL SCANCE
Model 49981BKT
Kichler Allenbury



CEILING LIGHTING
Powder coat Color Black
Millennium Lighting



WALL SCANCE
Model 59086BK
Kichler Goson



PATH LIGHTING
Powder coat Color Black
By Landscape Forms Inc.



TREES
Eastern Redbud



EVERGREEN TREES
American Arborvitae



TREES
Red Maple



SHRUBS
Little leaf Boxwood

OUTDOOR LIGHTING SELECTIONS

LANDSCAPE SELECTION



Nickel Plate Review Committee Staff Report

Meeting Date: August 23, 2023

DEPARTMENT CONTACT: Ross Hilleary (hillearyr@fishers.in.us)	CASE NUMBER: NPR-23-4
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PETITIONER: Faeger Drinker on behalf of Wanas Group, LLC (mark.leach@faegredrinker.com)	PROPERTY ADDRESS/LOCATION: 12002 Lantern Road Area
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REQUEST: Request approval of the site plan and architecture for the City Walk project, which includes 41 townhomes, 87 apartments, and 106 condos. The subject site is located east Lantern Road and west of the Nickel Plate Trail.

APPLICABLE REGULATIONS: Nickel Plate District Code	EXISTING ZONING: DC – Downtown Core	FISHERS 2040: Neighborhood Mixed Use
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LOT SIZE: .10 Acres

LOCATION MAP



STAFF RECOMMENDATION

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

Meeting Date: August 23, 2023

Case Number: NPR-23-4

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816f, an amendment to the Nickel Plate District Code. In June 2023, the property was rezoned to DC – Downtown Core with Ord. No. 041723D, aligning itself with other downtown Nickel Plate Trail adjacent parcels with a renewed focus on walkability and trail connectivity. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

North: R5 – Residential (School / Place of Worship)
East: TC – Technology Center (Mixed-Use, Office, R&D)
South: DC – Downtown Core (Single-Family)
West: VC – Village Center (Multi-Family)



Downtown Core, Zoning Map

PETITION OVERVIEW:

City Walk on Nickel Plate Trail (City Walk) is a residential development that plans to offer three distinct types of residential options listed below along the Nickel Plate Trail and within the Nickel Plate District.

Townhomes

41 3 ½ Story townhomes are proposed along Lantern Road and internal to the site, adjacent the common area. They will have rear loaded garages and shared surface parking.

Apartments

87 4-Story apartments (Building A on the Site Plan) are proposed adjacent to Lantern Road and the northern portion of the site. North of the apartments will be a public access trail point from Lantern Road to the Nickel Plate Trail. Parking is provided internally.

Condos

106 condos (Building B and Building C on the Site Plan) are proposed in two buildings that are tiered and provided resident access to the Nickel Plate Trail through a signature staircase. Parking is provided internally.

City Walk has gone before both City Council and the Fishers Redevelopment Commission.

The annexation of the property went before City Council for 1st Reading and Public Hearing in June 2023, and proposed final reading in August 2023.

The Primary Plat (PP) has gone before the Technical Review Committee (TAC) in June 2023.

The right-of-way of E 121st Drive and Circle Drive have been requested to be vacated by the petitioner at City Council and proposed final reading in August 2023.

The Secondary Plat (SP) and Improvement Location Permit (ILP) have not been submitted at this time. Right-of-Way and Streetscape requirements will be reviewed through the TAC Process.

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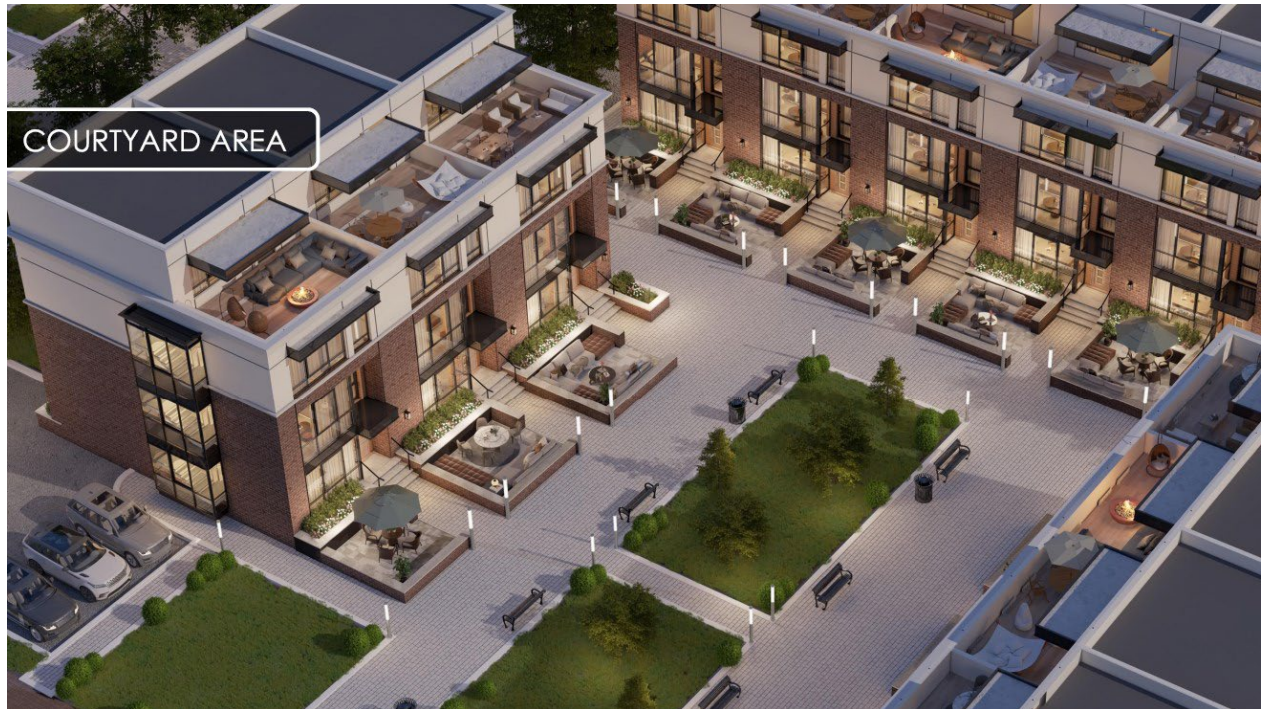
Case Number: NPR-23-4



Proposed Site Plan

Meeting Date: August 23, 2023

Case Number: NPR-23-4



Rendering of the proposed Townhomes with rear-loaded garages.



Rendering of the Proposed Apartments with eternal parking.



Rendering of the internal resident entrance along the Nickel Plate Trail with the signature staircase and NPD logo.

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

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

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

For reference in this report:

✓ Denotes petition's compliance with this requirement

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

Conformance with the intent of the Nickel Plate District Code;

✓ Conforms to the Downtown 2030 Master Plan.

Logic of design;

✓ Site access: The proposed vehicular access is approximately where E 121st and Circle Drive ROW is located now. Access will be continued to be discussed through the TAC Process. Pedestrian access is provided along Lantern Road with the standard NPD 15' pedestrian streetscape until the northern entrance where it will transition to a trail/sidewalk to the north, access will be provided along the Nickel plate Trail, including a signature staircase. Adjacent the apartments will be a public access trail point from Lantern Road to the Nickel Plate Trail.

Exterior space utilization;

✓ Parking and vehicle circulation: No new public right-of-way is being proposed. Parking is shared between garages and surface parking internal to the site.

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

Architectural Character;

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

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

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

- Townhomes
 - 22% Brick Masonry/Venner
 - 35% Windows/Doors
 - 43% Fiber Cement (two tones of gray)
- Apartments
 - 19% Fiber Cement (three tones of gray)
 - 37% Windows/Doors
 - 44% Brick Masonry/Veneer (ivory and red/tan)
- Condos
 - 30% Brick Masonry/Veneer (ivory and red/tan)
 - 30% Windows/Doors
 - 40% Fiber Cement (three tones of gray)

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

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

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Case Number: NPR-23-4

Road.

✓ Roof: Flat Roofs

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry awning and windows. The cantilevered roof provided a defined top and entrance.

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

Material and color selection;

✓ Exterior Materials:

- Two brick veneers are proposed across the site:
 - Modular Marshall Brick in red/tan
 - Tuscan Veneer in smooth ivory stone
- Three colors of fiber cement board are proposed across the site:
 - Agreeable Gray
 - Gauntlet Gray
 - Iron Ore
- Black Doors, Black Windows and glass balconies round out the remaining materials.

✓ Color: red/tan, three shades of grays, black

✓ Exterior building materials must be high quality.

Harmony and compatibility with surrounding development;

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

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

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

✓ Pedestrian circulation will be improved with this fully pedestrian focused development, providing pedestrian access on all sides.

✓ Vehicular circulation: Reviewed through TAC Process.

✓ Bike parking: Reviewed through TAC Process.

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

PUBLIC ART:

Nickel Plate Review Committee approval is needed to approve the use and location of the art.

Meeting Date: August 23, 2023

Case Number: NPR-23-4

The following location shall be reviewed and approved by the NPRC:

1. None requested.

WAIVERS REQUESTED:

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

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

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

The following **Major Waivers** are requested:

1. Primary Maximum Height – The Nickel Plate Code Requires a maximum height of 4 stories / 60 feet in the Downtown Core; Petitioner is requesting that the Condos (Building B and Building C) along the Nickel Plate Trail be 6 stories/73 feet.

The following **Minor Waivers** are requested:

1. None

STAFF RECOMMENDATION:

Staff is supportive of the primary maximum height waiver. The Condos have a tiered effect that gradually raises from two stories to six stories along the length of the building. With this tiered effect the two buildings have roof planes at 24', 36', 48', and 60' respectively. The Apartments have a top height of around 50' and the townhomes around 44'.

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

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

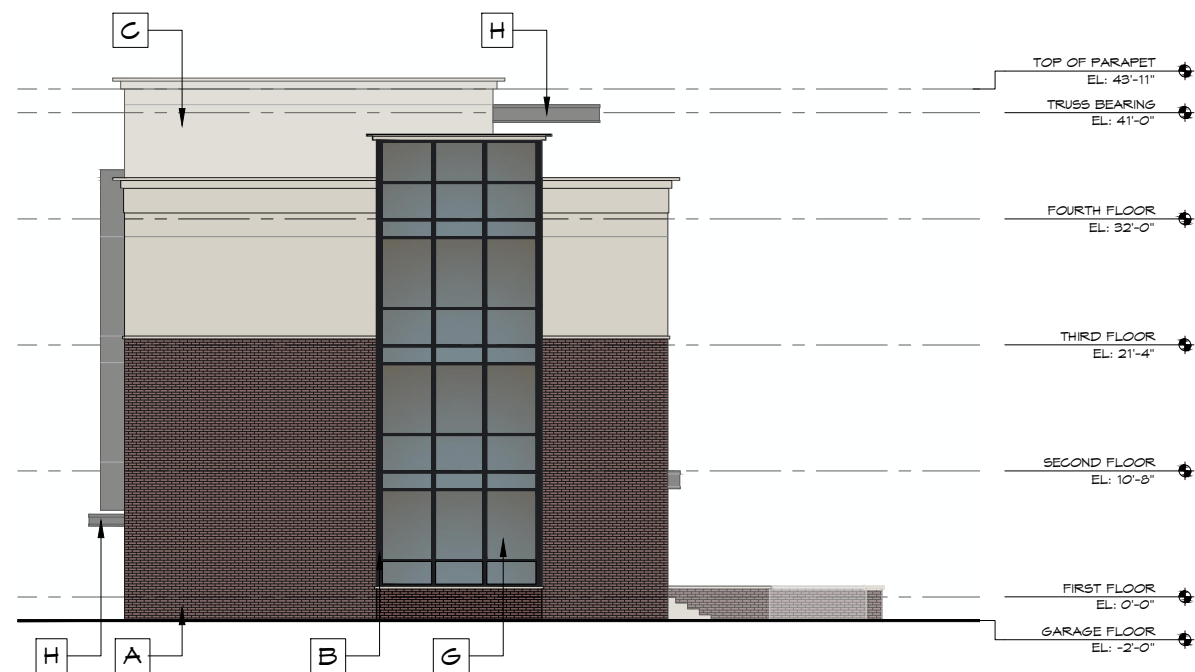
STAFF RECOMMENDATION

☒ Approve, with Condition

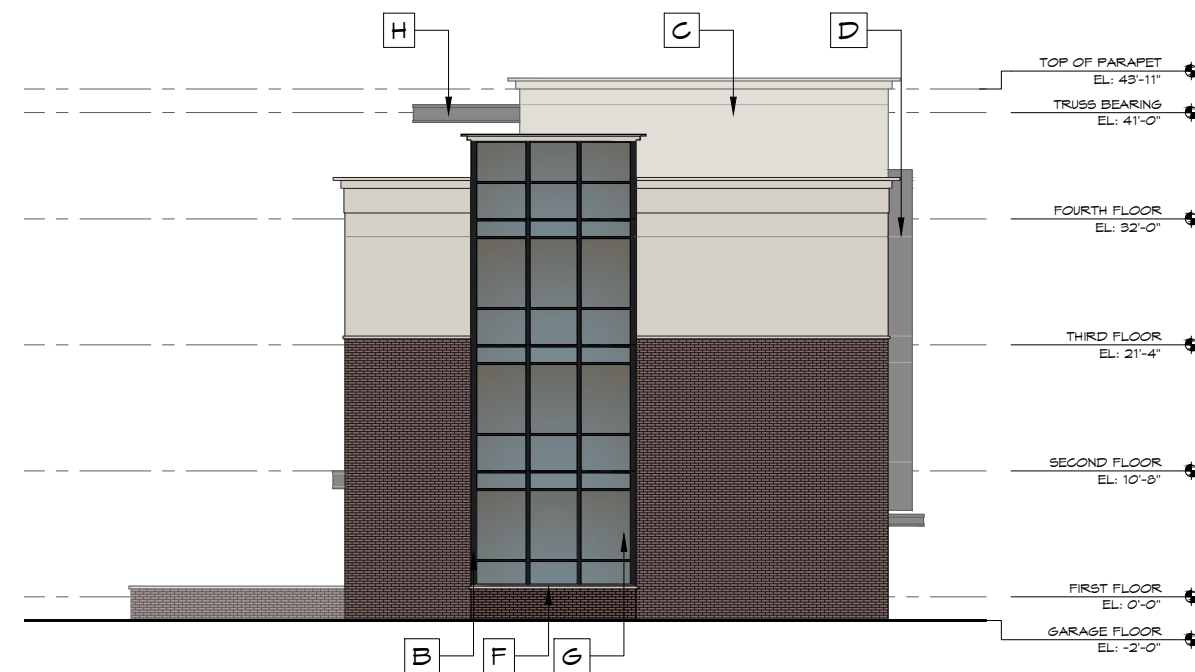
☐ Continue

☐ Deny

☐ No Recommendation



04 TOWNHOME BLDG TYPE A
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



03 TOWNHOME BLDG TYPE A
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



02 TOWNHOME BLDG TYPE A
BACK ELEVATION
SCALE: 1/8" = 1'-0"



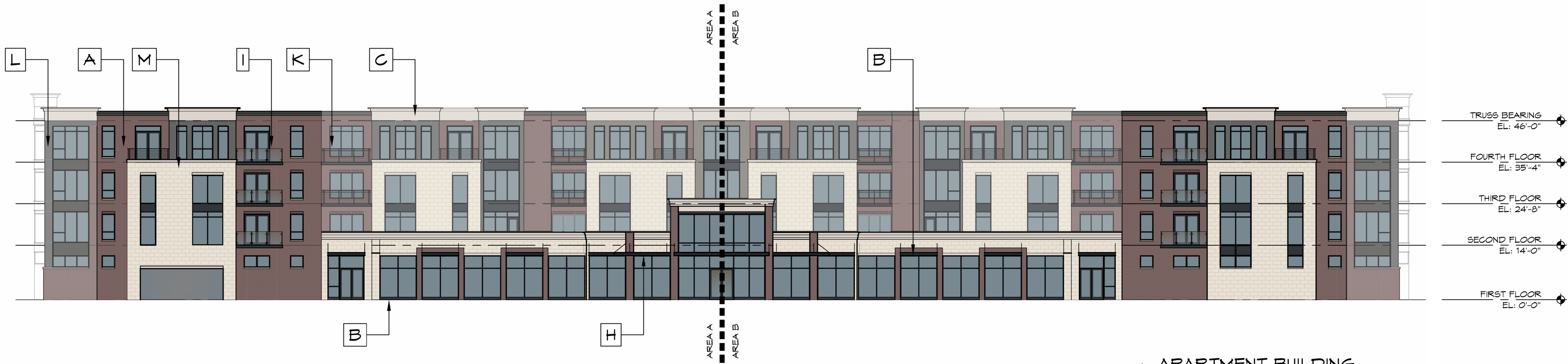
01 TOWNHOME BLDG TYPE A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S/W "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S/W "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK GLAD WINDOW
	H OVERHEAD METAL AVNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S/W "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

#	Description	Date



02 | APARTMENT BUILDING
OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



01 | APARTMENT BUILDING
OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S/M. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S/M. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK CLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S/M. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

STUDIO M
ARCHITECTURE & PLANNING

Architect

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GROUP
CONSTRUCTION & DEVELOPMENT

Client

City Walk
on Nickel Plate Trail
Fishers, Indiana

Project

Apartment Building
Exterior Elevations

Drawing Title

#	Description	Date

REVISIONS

22024

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Seal

Project Info

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03 APARTMENT BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 APARTMENT BUILDING SOUTH ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 APARTMENT BUILDING SOUTH ELEVATION AREA A
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S/M "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S/M "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK CLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S/M "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

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Consultant

City Walk
on Nickel Plate Trail
Fishers, Indiana

Client

Apartment Building
Exterior Elevations

Drawing Title

Description	Date

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22024

Project Info

A1302

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03 | APARTMENT BUILDING
EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 | APARTMENT BUILDING
NORTH ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 | APARTMENT BUILDING
NORTH ELEVATION AREA A
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S/M. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S/M. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK CLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S/M. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

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City Walk
on Nickel Plate Trail
Fishers, Indiana

Project

Apartment Building
Exterior Elevations

Drawing Title

#	Description	Date

REVISIONS

Seal

Project Info

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A1303

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ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK CLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE



02 CONDO BUILDING B
TRAIL SIDE ELEVATION AREA B
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING B
TRAIL SIDE ELEVATION AREA A
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
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	G BLACK GLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

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Fishers, Indiana

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Condo Building B
Trail Side Elevations

Project

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Project Info

A2302

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#	Description	Date

Drawing Title

Seal



**02 CONDO BUILDING B
COURTYARD SIDE ELEVATION AREA B**
SCALE: 1/8" = 1'-0"



**01 CONDO BUILDING B
COURTYARD SIDE ELEVATION AREA A**
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK GLAD WINDOW
	H OVERHEAD METAL AWNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

Architect

Consultant

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on Nickel Plate Trail
Fishers, Indiana

Client

Condo Building B
Exterior Elevations

Drawing Title

#	Description	Date

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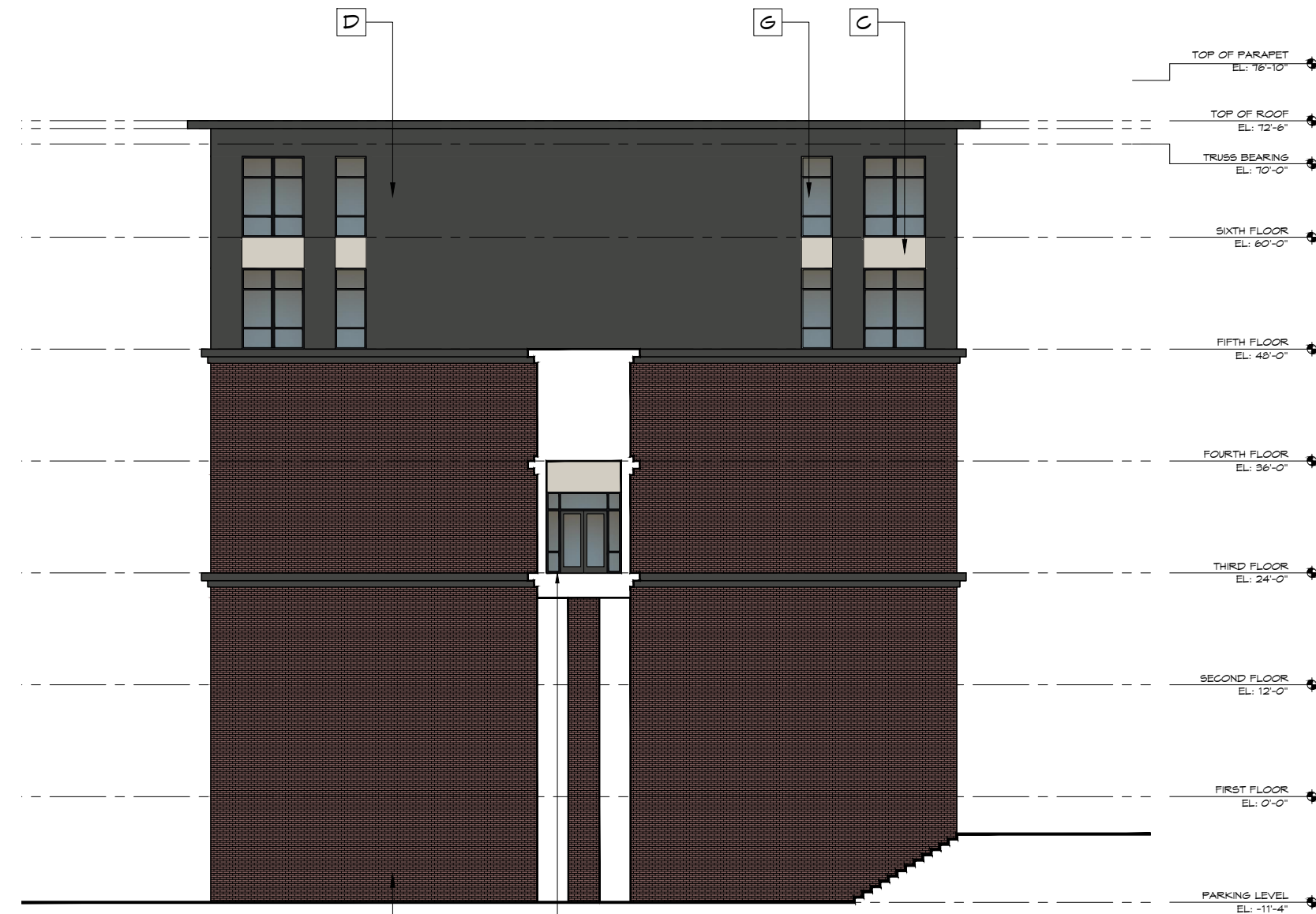
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Project Info

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02 CONDO BUILDING B
END ELEVATION FACING BLDG C
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING B
AMENITY END ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
	F CAST STONE SILL
	G BLACK GLAD WINDOW
	H OVERHEAD METAL AVNING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

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Architect

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Consultant

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Fishers, Indiana

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Condo Building B
Exterior Elevations

Drawing Title

#	Description	Date

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02 CONDO BUILDING C
OVERALL COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



01 CONDO BUILDING C
OVERALL TRAIL SIDE ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
	D CEMENT BOARD PANEL SIDING COLOR: S.W. "IRON ORE"
	E OVERHEAD GARAGE DOOR
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	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

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Fishers, Indiana

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Condo Building C
Exterior Elevations

Drawing Title

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02 CONDO BUILDING C
TRAIL SIDE ELEVATION AREA A
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING C
TRAIL SIDE ELEVATION AREA B
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
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Trail Side Elevations

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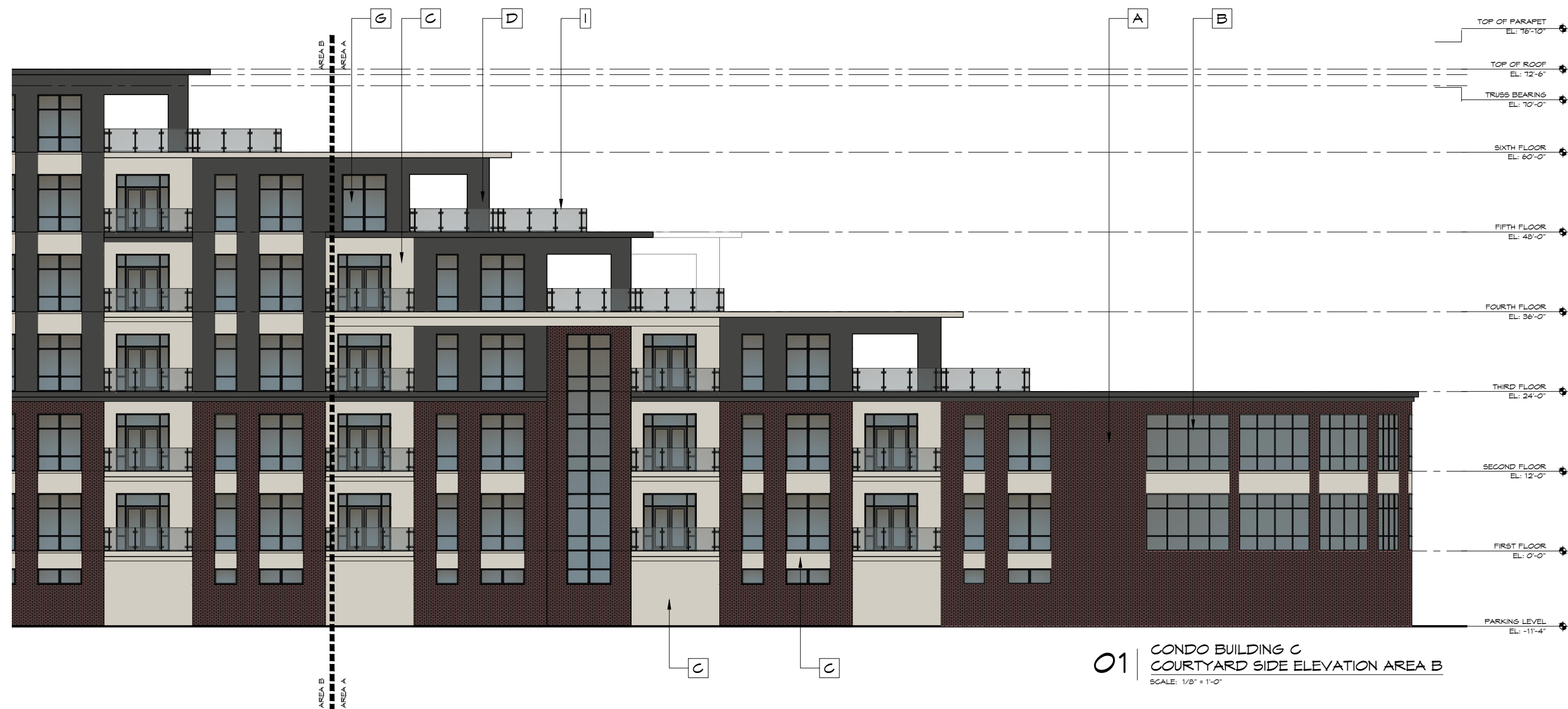
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Project Info

A2306

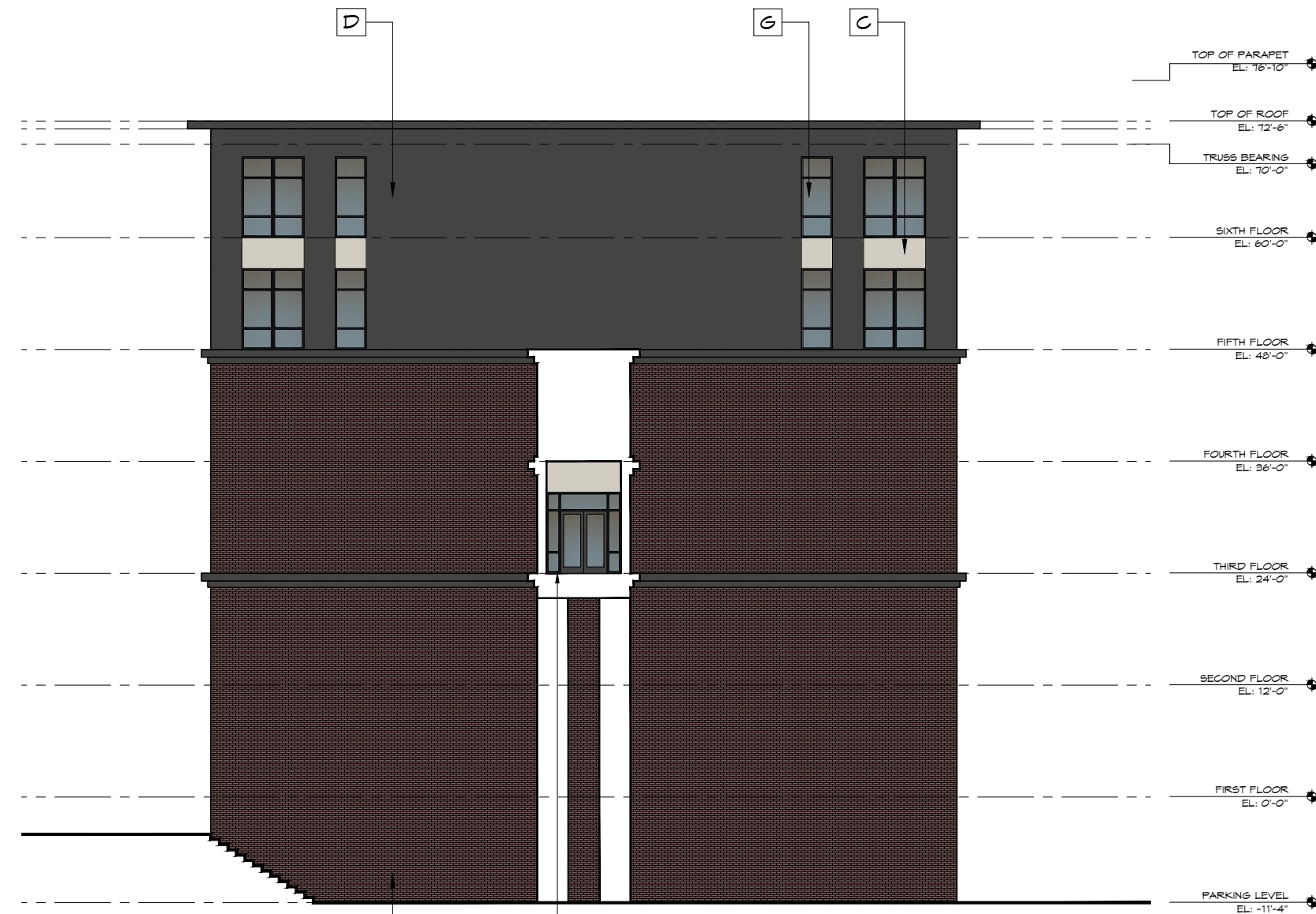
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ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
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	H OVERHEAD METAL AVINING
	I GLASS RAILING
	J NICKELPLATE LIT SIGN
	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

#	Description	Date



02 CONDO BUILDING C
END ELEVATION FACING BLDG B
SCALE: 1/8" = 1'-0"



01 CONDO BUILDING C
AMENITY END ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL HATCHES LEGEND	
	A MODULAR MARSHALL BRICK BY BRAMPTON BRICK
	B STOREFRONT BLACK ALUMINUM
	C CEMENT BOARD PANEL SIDING COLOR: S.W. "AGREEABLE GRAY"
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	K METAL RAILING
	L CEMENT BOARD PANEL SIDING COLOR: S.W. "GAUNTLET GRAY"
	M TUSCAN VENEER COLOR: SMOOTH IVORY STONE

STUDIO M
ARCHITECTURE & PLANNING

Architect

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COMMERCIAL & RESIDENTIAL

Consultant

City Walk
on Nickel Plate Trail
Fishers, Indiana

Client

Condo Building C
Exterior Elevations

Drawing Title

#	Description	Date

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A2308

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