



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 6/28/2023, 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. 4-26-23

4. Cafe Patachou

a. 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)

5. Unfinished Business

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

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
April 26, 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, Rich Block (via Teams), Jamie Nieves, Selina Stoller, and Emily Bowman.

Others in attendance: Megan Vukusich, Ross Hilleary, Kay Prange, Tracy Gaynor, Rod Collier, Kerry LaPrees, Mario Massillamany, Chris Jeter, Larry Lannan.

Minutes from the 2-22-23 meeting were approved, 5-0.

a. NPR-23-2: Amp West

Rod Collier of Rottman Collier Architects on behalf of Keystone Group request approval of Site Design and Architecture of the 20,600 sqft office building. The subject site is located southwest of the Flexware Building (12 Municipal Drive) at the proposed address of 13 Municipal Drive.

Petitioner: Rod Collier (rod@rottmanncollier.com)

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

Ross Hilleary, Assistant Director of Planning and Zoning, and Rod Collier, Architect, presented the Amp West project at 13 Municipal Drive. This is a 3-story building with a roof terrace and will have a Nickel Plate cornerstone feature. Staff asks for approval as presented with 2 waivers- use of metal materials and 29% masonry on the façade. It was noted that these are the same materials that are already in the Nickel Plate District.

Selina Stoller wants to see more contrast and less metal paneling. She also suggested public art. Jamie Nieves also wants more contrast. Emily Bowman noted that the cool tones are unique, most buildings on Municipal Drive have a warmer tone. A discussion of brick instead of stone veneer took place. Rich Block remarked that the Braden building has metal panels and he is open to it. He also noted that this is a tough site, and he is glad it has some massing to it. Selina Stoller suggested working with staff and to come back next month. After further discussion, it was agreed to make a Motion to approve with the façade waiver, and to switch to fiber cement, removing the other waiver, and to work with Staff.

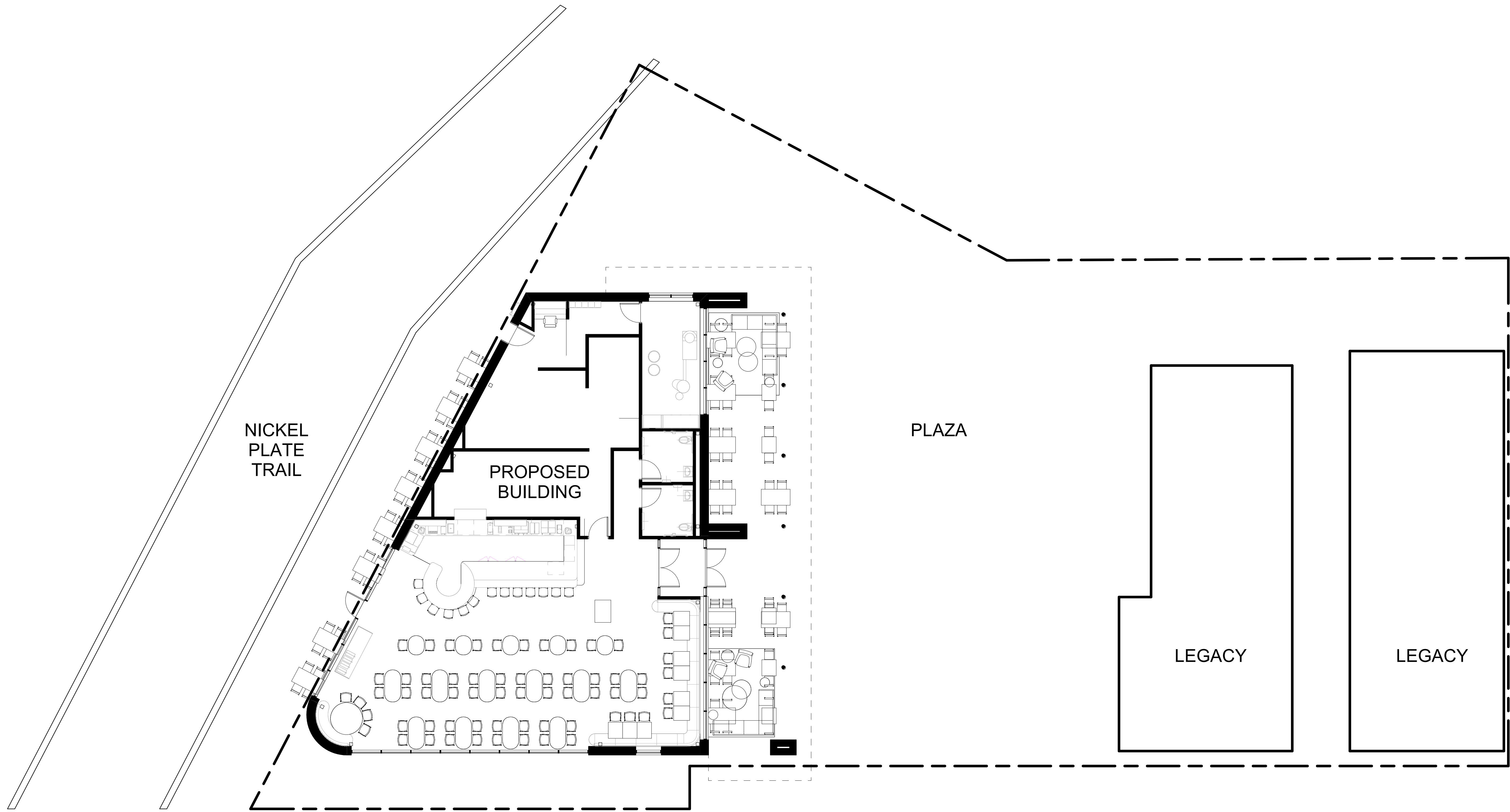
Mr. Johnson asked for a Motion. Ms. Bowman made a Motion to approve with the above conditions, seconded by Ms. Stoller. The Motion was approved, 5-0.

New Business: Ross Hilleary and Megan Vukusich, Director of Planning and Zoning, presented the highlights of the Nickel Plate Code Text Amendment, which will go before the Plan Commission on 6/7/23.

Respectfully Submitted by:

Kay Prange, Recording Secretary





1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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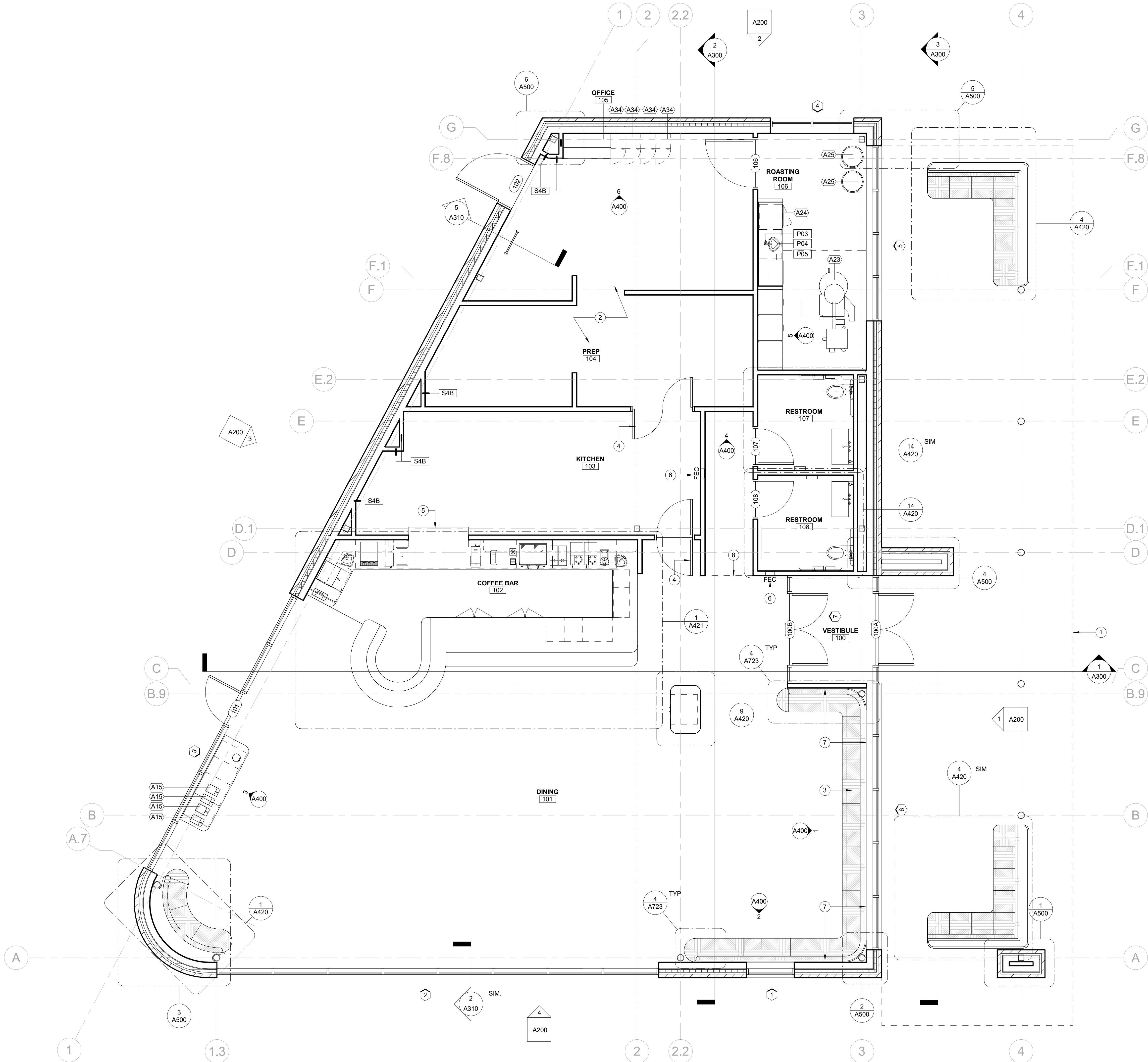
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No.	Description	Date

PROJECT #: 22-077
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DRW: Author | CHK: Checker

1 ARCHITECTURAL PLAN
1/4" = 1'-0"



GENERAL ARCH. NOTES

- A. THESE GENERAL NOTES APPLY TO ARCHITECTURAL DRAWINGS.
- B. WORK SHOWN IN THE DRAWINGS SHALL BE BASE BID UNLESS SPECIFICALLY NOTED TO BE BY ALTERNATE BID.
- C. DOOR AND FRAME NUMBERS CORRESPOND TO RESPECTIVE ROOM NUMBERS. IN ROOMS WITH MULTIPLE OPENINGS, A SUFFIX HAS BEEN ADDED TO DOOR NUMBERS, I.E. A101-B.
- D. COORDINATE EQUIPMENT WORK WITH MANUFACTURERS AND SUPPLIERS TO INSURE PROPER ROUGH-IN CLEARANCES FOR INSTALLATION, USE AND MAINTENANCE. NOTIFY ARCHITECT IF CLEARANCES FOR SELECTED EQUIPMENT DO NOT HAVE THE MINIMUM REQUIRED CLEARANCES.
- E. PROVIDE CONTROL JOINTS (C.J.) IN GYPSUM BOARD WALL CONSTRUCTION AS INDICATED. WHERE NOT SHOWN, PROVIDE MAXIMUM SPACING BETWEEN JOINTS OF 30'-0". VERIFY FINAL CONTROL JOINT LOCATIONS, WHETHER OR NOT INDICATED ON THE DRAWINGS, WITH ARCHITECT PRIOR TO STARTING WORK.
- F. PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS WITH OPERABLE PLUMBING FIXTURES AND WITHIN 4'-0" OF DRINKING FOUNTAINS OR WATER COOLERS.
- G. VERIFY MOUNTING HEIGHTS OF ACCESSORIES, EQUIPMENT, DOOR HARDWARE, CASEWORK, ETC., AND PROVIDE SOLID BLOCKING BEHIND ITEMS REQUIRING ANCHORAGE. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL STRAPS BETWEEN FRAMING MEMBERS AS REQUIRED TO SUPPORT WEIGHT AND USE OF ITEMS TO BE SUPPORTED. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT ITEMS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS. COORDINATE LOCATIONS WITH MANUFACTURER OR SUPPLIER AND REFER MOUNTING HEIGHT QUESTIONS TO ARCHITECT FOR INTERPRETATION.
- H. PROVIDE SEALANT BETWEEN HOLLOW METAL FRAME PERIMETERS AND SURROUNDING WALL CONSTRUCTION UNLESS OTHERWISE INDICATED.
- I. PROVIDE SEALANT BETWEEN INTERIOR AND EXTERIOR WINDOW AND STOREFRONT FRAME PERIMETERS AND SURROUNDING CONSTRUCTION UNLESS OTHERWISE INDICATED.
- J. PROVIDE SEALANT BETWEEN DISSIMILAR MATERIALS SUCH AS GYPSUM BOARD AND MASONRY, MASONRY AND CONCRETE, COUNTERTOPS AND WALLS, ETC. DO NOT BEGIN WORK THAT MAY REQUIRE COORDINATION, SUCH AS CEILING INSTALLATION, PRIOR TO FINAL SUBMITTAL OF MECHANICAL AND ELECTRICAL COORDINATION DRAWINGS TO ARCHITECT NOR PRIOR TO RESOLUTION AND APPROVAL OF COORDINATION ISSUES.
- L. REFER TO LIFE SAFETY PLAN DRAWINGS AND CODE SUMMARY FOR FIRE-RATED FLOOR, WALL, CEILING AND ROOF LOCATIONS. INSTALL FIRESTOPPING AT PENETRATIONS IN RATED CONSTRUCTION AND AT TOPS OF RATED WALLS.
- M. COORDINATE BLOCKING AND MEP CONNECTIONS AS REQUIRED FOR NOTED EQUIPMENT.

ARCH PLAN KEYNOTES 1

- 1 LINE OF CANOPY ABOVE
- 2 SEE FOODSERVICE DRAWINGS FOR EQUIPMENT LOCATIONS AND SPECIFICATIONS
- 3 REFER TO INTERIOR ELEVATIONS AND DETAILS FOR CUSTOM CURVED BANQUETTE INFORMATION AND SEAMING
- 4 ELIASON DOORS (8H) TO BE PROCURED BY FOOD SERVICE CONSULTANT, INSTALLED BY CONTRACTOR
- 5 STAINLESS STEEL SERVING COUNTER PROCURED BY FOOD SERVICE CONSULTANT
- 6 RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER. CONFIRM EXTINGUISHER TYPE WITH OWNER REQUIREMENTS
- 7 SCRIBE BANQUETTE TO EXISTING WALL. SEE DETAILS
- 8 DASHED LINE INDICATES BULKHEAD ABOVE. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION.

DELV
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PATACHOU AT NICKEL
PLATE

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NICKEL PLATE
REVIEW COMMITTEE

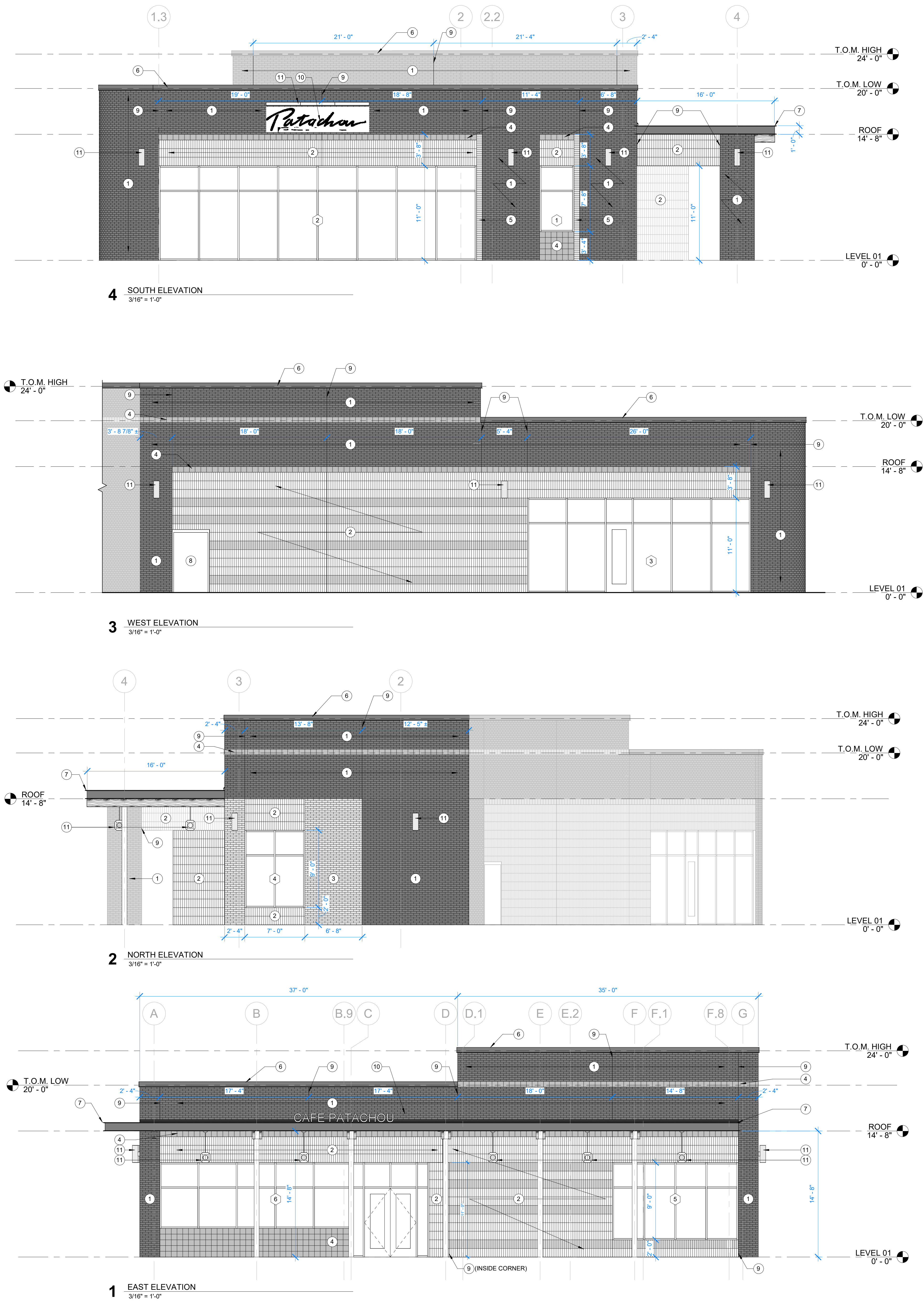
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ARCHITECTURAL
PLAN

A121



GENERAL ENVELOPE REQUIREMENTS

* THE FOLLOWING REQUIREMENTS ARE CODE MINIMUM, LISTED PRIMARILY FOR REFERENCE, AND NOT ALL MAY APPLY TO THIS PROJECT. MEETING THESE REQUIREMENTS DOES NOT EXEMPT CONTRACTOR FROM FOLLOWING OTHER SPECIFICATIONS OR DOCUMENTATION. ANY CONFLICT OR QUESTION SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION.

- THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ANY JOINERY IN ANY MATERIALS).
- ALL NOTES MAY OR MAY NOT BE APPLICABLE TO THIS PROJECT. THOSE THAT ARE APPLICABLE MUST BE MET.
- ENSURE FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
- ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
- ENSURE WEATHER SEALS INSTALLED ON ALL LOADING DOCK CARGO DOORS IN CLIMATE ZONES 4-8.
- ENSURE FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
- ENSURE FENESTRATION PRODUCTS ARE CERTIFIED AS TO PERFORMANCE LABELS OR CERTIFICATES PROVIDED.
- ENSURE SLAB EDGE INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ENSURE INSULATION IN CONTACT WITH GROUND HAS $\leq 0.3\%$ WATER ABSORPTION RATE PER ASTM C272.
- ENSURE ROOF INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ENSURE SKYLIGHT CURBS ARE INSULATED TO THE LEVEL OF ROOFS WITH INSULATION ABOVE DECK OR R-5.
- ENSURE HIGH-ALBEDO ROOFS MEET SOLAR REFLECTANCE OF 0.70 AND THERMAL EMITTANCE OF 0.75 OR SRI OF 82.
- ENSURE ABOVE-GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE PROVIDING R-VALUE AND OTHER RELEVANT DATA IS PROVIDED.
- ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
- ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.
- ENSURE EXTERIOR INSULATION IS PROTECTED FROM DAMAGE WITH A PROTECTIVE MATERIAL VERIFICATION FOR EXPOSED FOUNDATION INSULATION MAY NEED TO OCCUR DURING FOUNDATION INSPECTION.
- ENSURE FOUNDATION VENTS DO NOT INTERFERE WITH INSULATION.
- ENSURE INSULATION INTENDED TO MEET THE ROOF INSULATION REQUIREMENTS CANNOT BE INSTALLED ON TOP OF A SUSPENDED CEILING.
- PLANS AND/OR SPECIFICATIONS ARE PROVIDED WITH ALL INFORMATION WITH WHICH COMPLIANCE CAN BE DETERMINED FOR THE BUILDING ENVELOPE. DOCUMENTATION IS PROVIDED WHERE EXCEPTIONS TO THE STANDARD ARE CLAIMED.
- ALL STEEL MEMBERS ORIGINATING INSIDE THE BUILDING AND PROTRUDING PAST THE EXTERIOR FACE OF THE BUILDING SHALL BE INSULATED WITH A SPRAY APPLIED COATING SUITABLE FOR THE CONDITION, FROM 1' BEYOND THE EXTERIOR TO A MINIMUM OF 3' PAST THE INTERIOR FINISHED FACE OF THE WALL.

ELEVATION KEYNOTES ①

- BRICK VENEER - COLOR A (RUNNING BOND)
- BRICK VENEER - COLOR B (VERTICAL STACK BOND, RECESSED 1/2", SHADED COURSES QUARTER TURNED)
- BRICK VENEER - COLOR C (RUNNING BOND, RECESSED 1/2")
- BRICK VENEER - COLOR D (SINGLE COURSE, PROJ. 1/2")
- BRICK VENEER - COLOR E (STACK BOND, RECESSED 1/2")
- PREFINISHED SHEET METAL CORNING
- STEEL CHANNEL (PAINTED) FRAMED CANOPY WITH EXPOSED TONGUE AND GROOVE STRUCTURAL WOOD DECK, VAPOR BARRIER, TAPERED POLY-ISO INSULATION (1" MIN.), AND TPO ROOF MEMBRANE SLOPED TO INTERNAL ROOF DRAINS IN WALL CAVITY. CANOPY SUPPORTED BY GLULAM WOOD BEAMS AND STEEL COLUMNS (PAINTED)
- GALVANIZED HOLLOW METAL DOOR AND FRAME (PAINTED)
- MASONRY MOVEMENT JOINT, FULL HEIGHT
- BUILDING SIGNAGE BY TENANT
- EXTERIOR LIGHT FIXTURE, REFER TO REFLECTED CEILING PLAN

BASIS OF DESIGN

- BRICK A: ENDICOTT, DARK IRONSPOT, ARTISAN, MODULAR
- BRICK B: ENDICOTT, MEDIUM IRONSPOT #77, SMOOTH, NORMAN
- BRICK C: ENDICOTT, GREY BLEND, SMOOTH, MODULAR
- BRICK D: ENDICOTT, MANGANESE BROWN, SMOOTH, TRIPLE
- ALUMINUM STOREFRONT: KAWNEER TRI-FAB 601 T, DARK BRONZE FINISH

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PATACHOU AT NICKEL
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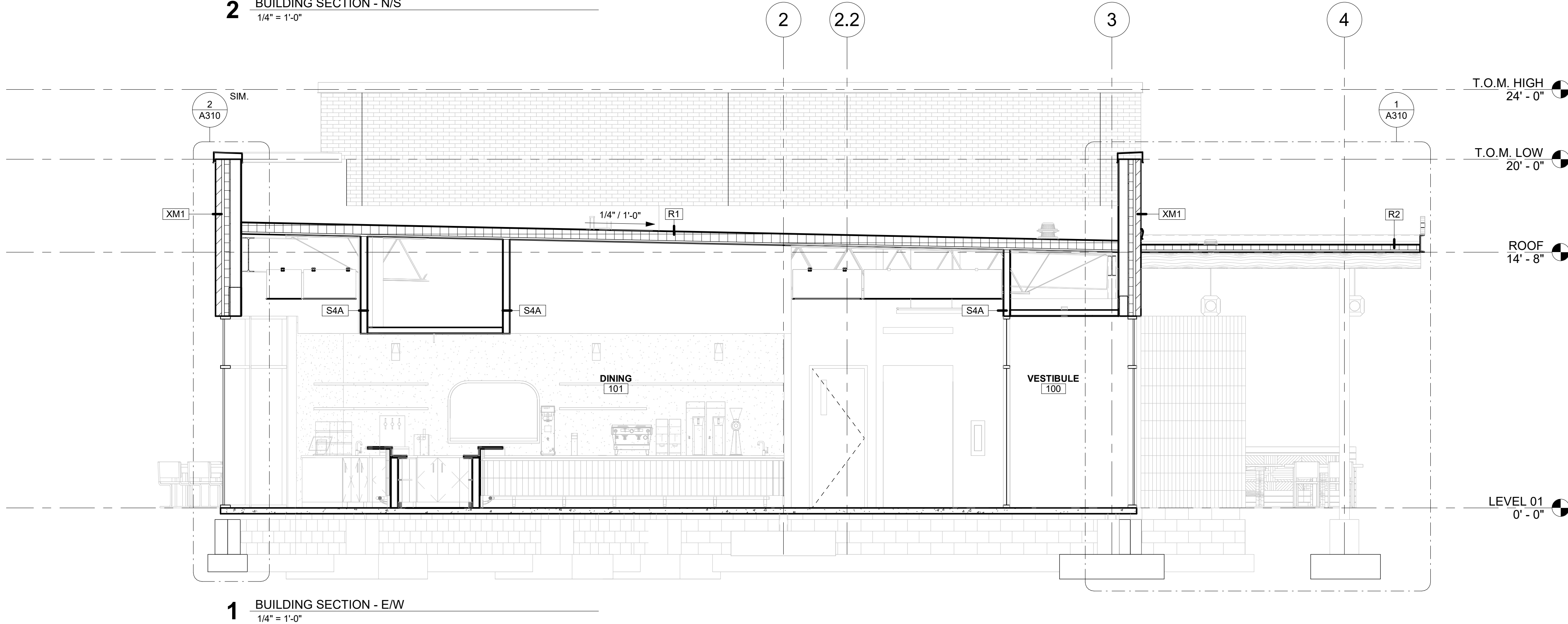
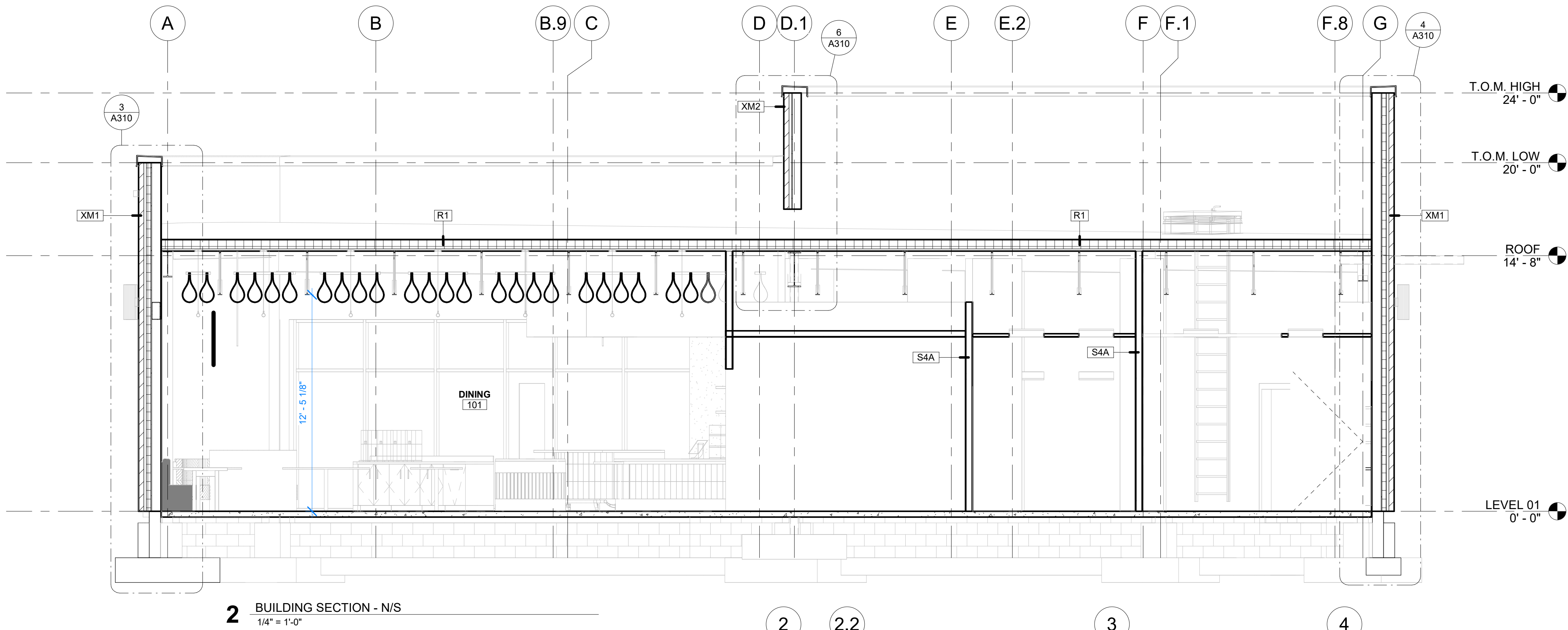
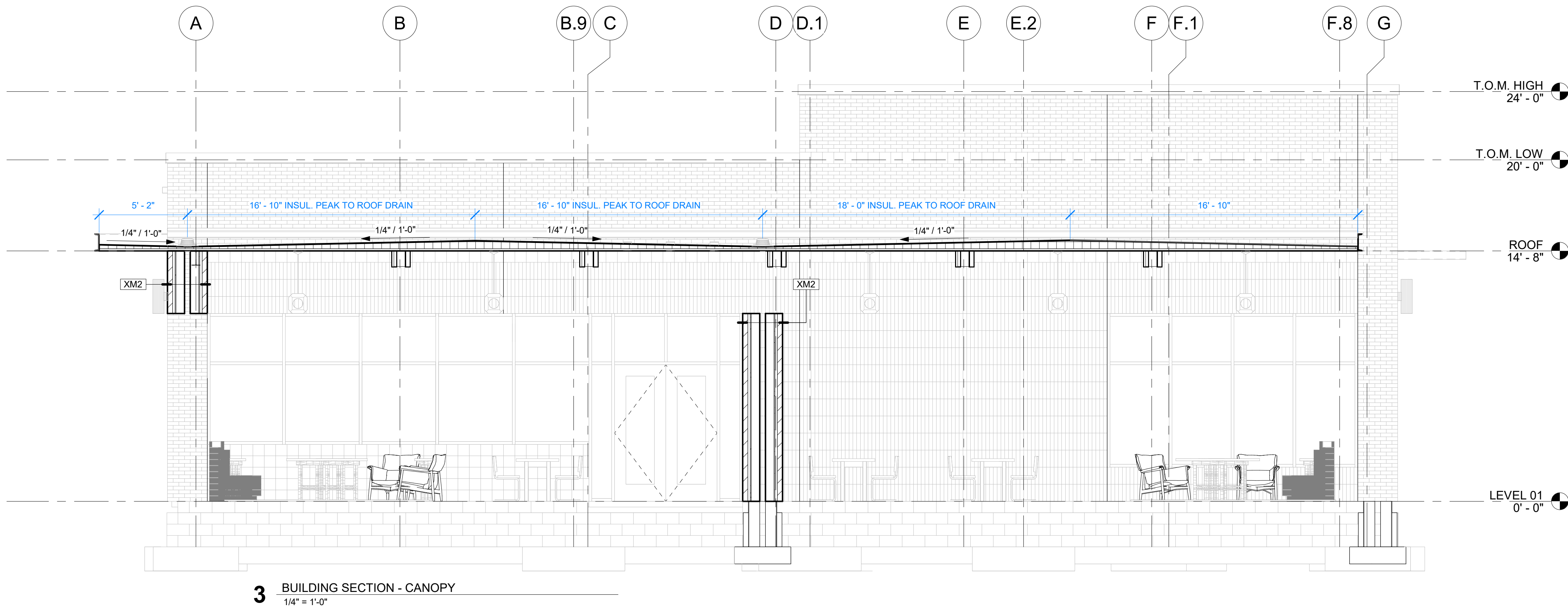
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EXTERIOR
ELEVATIONS

A200

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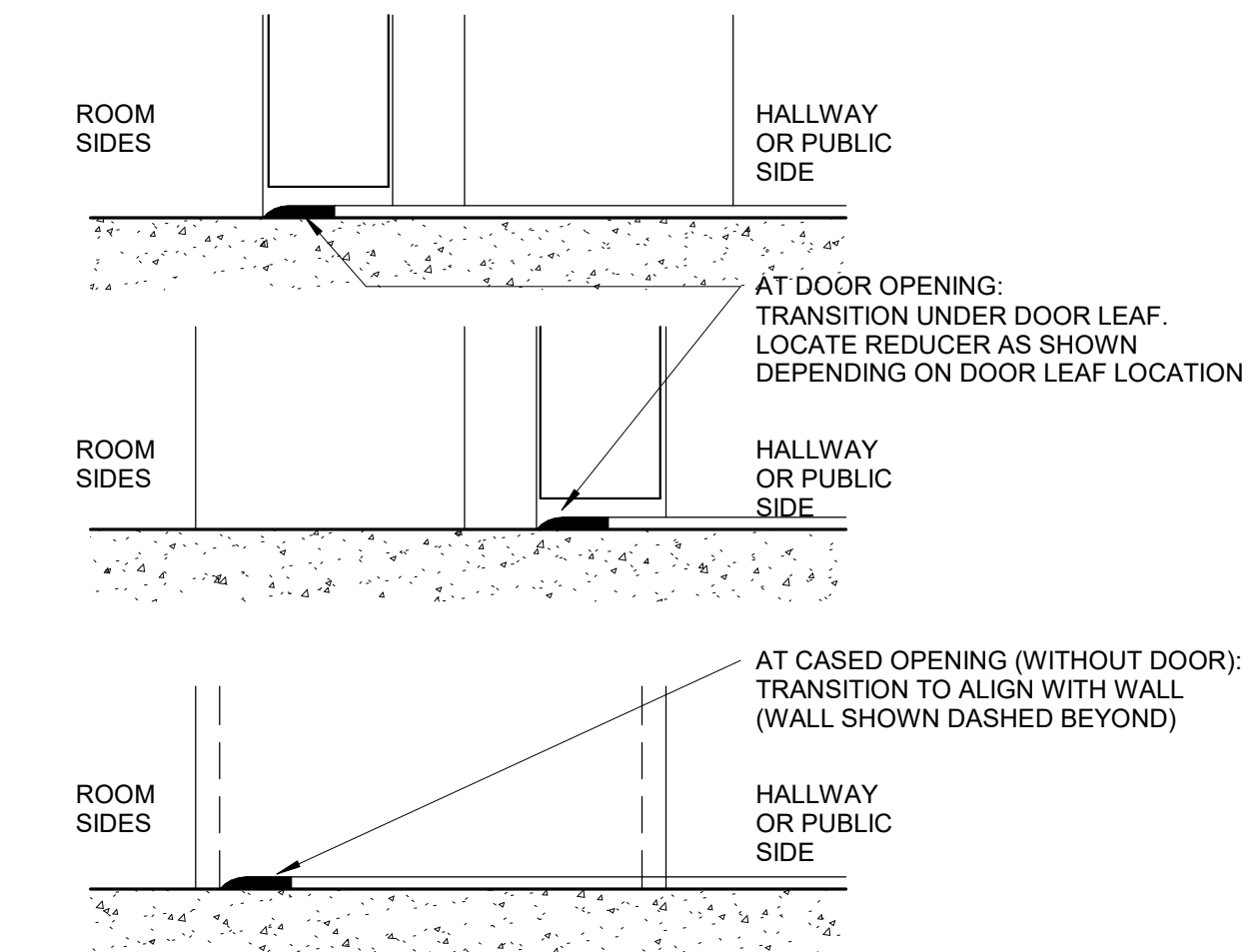
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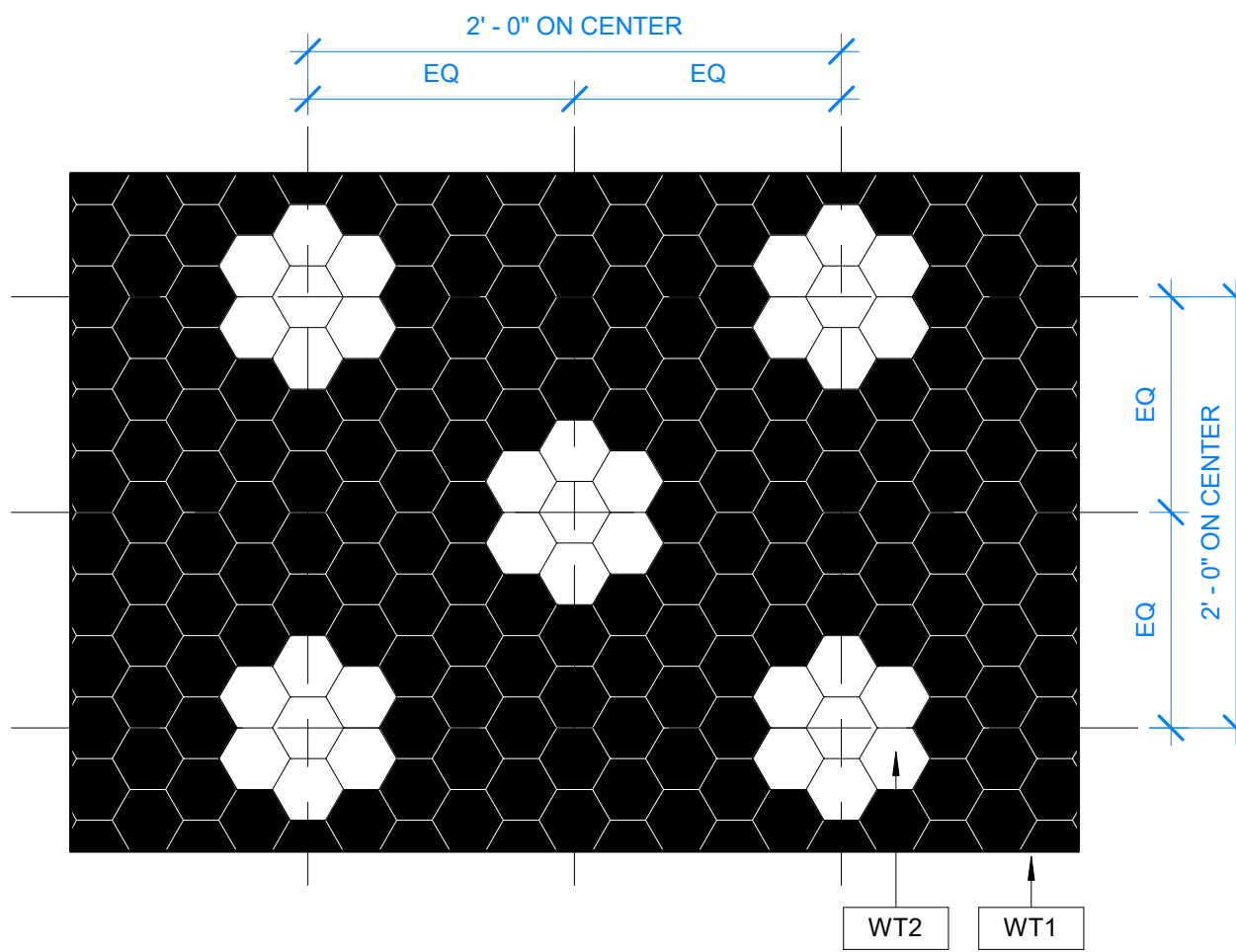
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INTERIOR FINISH SCHEDULE

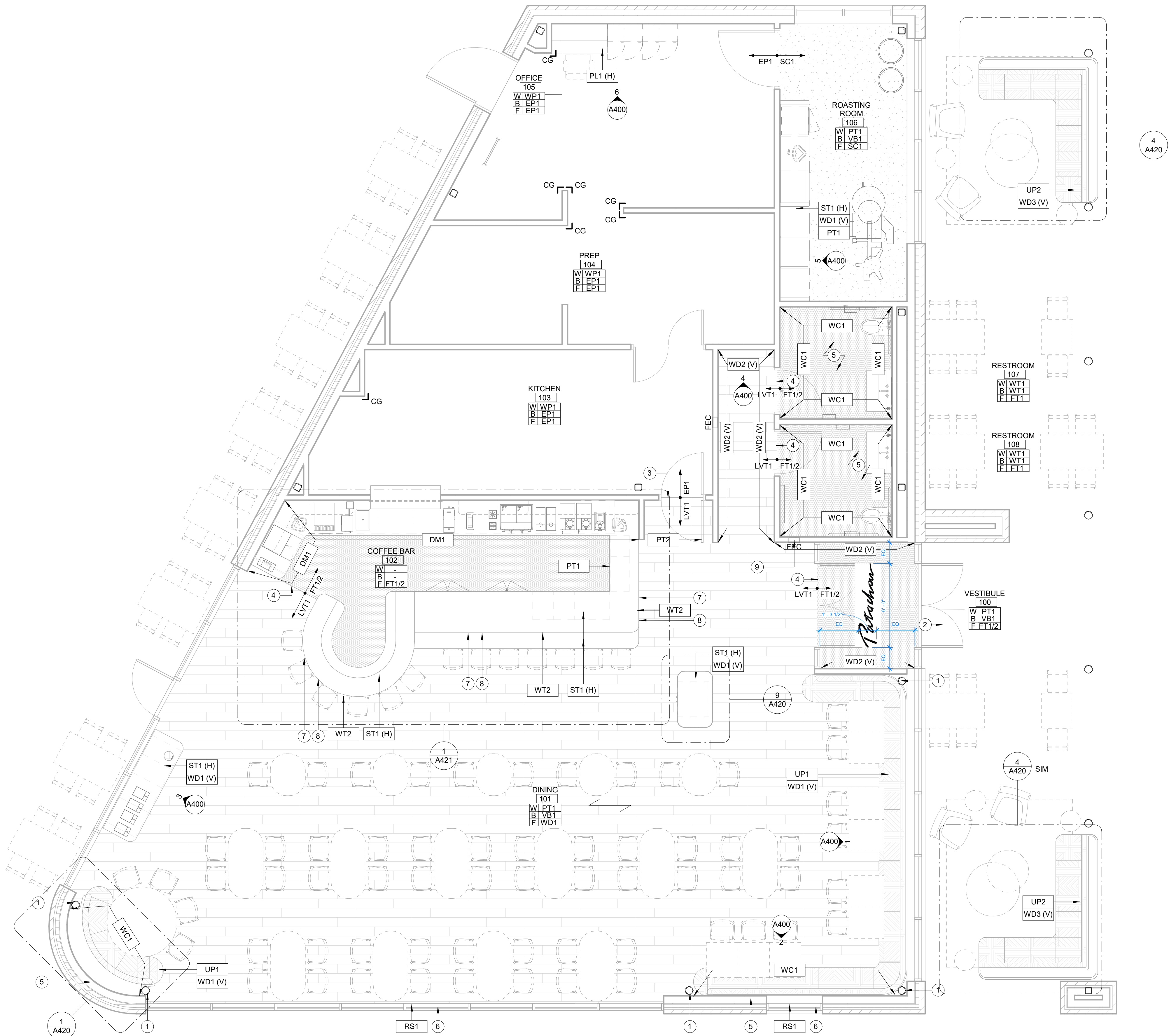
MARK	DESCRIPTION	MANUF	MODEL NO / PATTERN	SIZE	COLOR / FINISH	COMMENTS
CR1	CORNER GUARD	MARLITE	F560SS CORNER GUARD	8" H	STAINLESS STEEL	1 1/2" LEGS W/ SELF-ADHESIVE
DM1	DECORATIVE MIRROR	GOLDRAY GLASS OR EQ	ANTIQUE MIRROR	72" X 96" X 5MM SHEETS	BRONZE BLUR	GROUT: TO MATCH
EP1	EPOXY FLOORING	STONHARD, MEDIUM TEXTURE	STONSHIELD TEXTURED FLOORING	-	DRIFTWOOD	PROVIDE 6" INTEGRAL COVE BASE AT ALL WALLS
FT1	FLOOR TILE - MOSAIC	AMERICAN OLEAN	UNGLAZED MOSAICS	1" HEXAGON X 1/4" THK	BLACK A34 (3) / UNGLAZED	GROUT: MAPEI, 10 BLACK; PROVIDE MARBLE TRANSITION BETWEEN FT1/2 AND SC1
FT2	FLOOR TILE - MOSAIC	AMERICAN OLEAN	UNGLAZED MOSAICS	1" HEXAGON X 1/4" THK	ICE WHITE A25 (2) / UNGLAZED	GROUT: MAPEI, 10 BLACK; PROVIDE MARBLE TRANSITION BETWEEN FT1/2 AND SC1
LV1	LUXURY VINYL TILE	DUCHATEAU	VINYL DELUXE LUXETECH 20	9" X 60" X 8MM	MOSSET	-
PL1	PLASTIC LAMINATE	FORMICA	STANDARD GRADE 10	-	949 WHITE / MATTE	-
PT1	WALL AND CEILING PAINT THROUGHOUT	SHERWIN WILLIAMS	PROMAR 200 ZERO VOC INTERIOR LATEX / B31-2600 SERIES	-	GREENBLACK SW966	EGGSHELL AT WALLS / FLAT AT CEILINGS
PT2	ELIASON KITCHEN DOOR PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED CATALYZED EPOXY / B73-360 SERIES	-	GREENBLACK SW966 / SEMIGLOSS	DOOR INTO KITCHEN FROM DINING AREA; DOOR PROVIDED BY FOOD SERVICE CONSULTANT, PAINTED AND INSTALLED BY CONTRACTOR
RS1	MOTORIZED ROLLER SHADES	MECHOSHADE	URBAN SHADE SYSTEM / 3% OPENNESS	-	FASCIA: BLACK / SHADE: EUROTWILL 6000, BRONZE 6013	-
SC1	SEALED CONCRETE	-	-	-	-	BURNISH AND SEAL EXISTING CONCRETE FLOORS. TO BE APPROVED BY DESIGNER
ST1	NATURAL STONE COUNTERTOP	CATHEDRAL MARBLE	MARBLE	-	CALACATTA VIOLA / HONED	KNIFE EDGE PROFILE WITH 1/2" RADIUS
UP1	UPHOLSTERY FABRIC	LUUM	HAPTIC / 4093	-	SUPERBLOOM / 09	SEE ELEVATIONS FOR STITCHING ALIGNMENT
UP2	OUTDOOR UPHOLSTERY FABRIC	BRENTANO	FUSE / 1224-14	-	BLACK BRIEFCASE	SEE ELEVATIONS FOR STITCHING ALIGNMENT
VB1	VINYL BASE	JOHNSONITE	MILLWORK REVEAL BASE MW-FB	8" H	TBD	-
WC1	WALL COVERING	HOUSE OF HACKNEY	PLANTASIA WALLPAPER	-	SAGE	TO BE APPROVED BY DESIGNER
WD1	WOOD	-	ASH	-	EBONY STAIN WITH POLYURETHANE TOP COAT	TO BE APPROVED BY DESIGNER
WD2	WOOD BEADBOARD	-	SEE ELEVATIONS	-	PAINTED PT1	TO BE APPROVED BY DESIGNER
WD3	WOOD STRUCTURE	-	CEDAR	1" X 4" PLANKS	SHOU SUGI BAN	TO BE APPROVED BY DESIGNER
WP1	WALL PROTECTION	MARLITE	FIBERGLASS REINFORCED WALL PANELS	4' X 8' X 3/32" THK	P100 WHITE	PROVIDE PVC TRIM AT TOP AND EXPOSED SIDES
WT1	WALL TILE	FIRECLAY TILE	-	11" X 6" STRAIGHT SET SHEETED MOSAIC	TIDEWATER / MATTE	GROUT: TO MATCH
WT2	BAR DIE TILE	PORCELANOSA	-	131 216" X 49" X 1 1/16"	PAINTED FIT PAINT "P" / ENAMEL COVERINGS "EC" TO MATCH PT1	COORDINATE PANEL CUTTING AND INSTALLATION PLAN WITH MANUFACTURER PRIOR TO ORDERING MATERIAL; PUTTY AND TEXTURE ALL JOINTS AND FIXINGS ALL JOINTS MANUFACTURER'S GUIDELINES; PROVIDE PAINTED SAMPLE TO DESIGNER FOR APPROVAL



IF - EDGE TRANSITION LOCATIONS
6" = 1'-0"



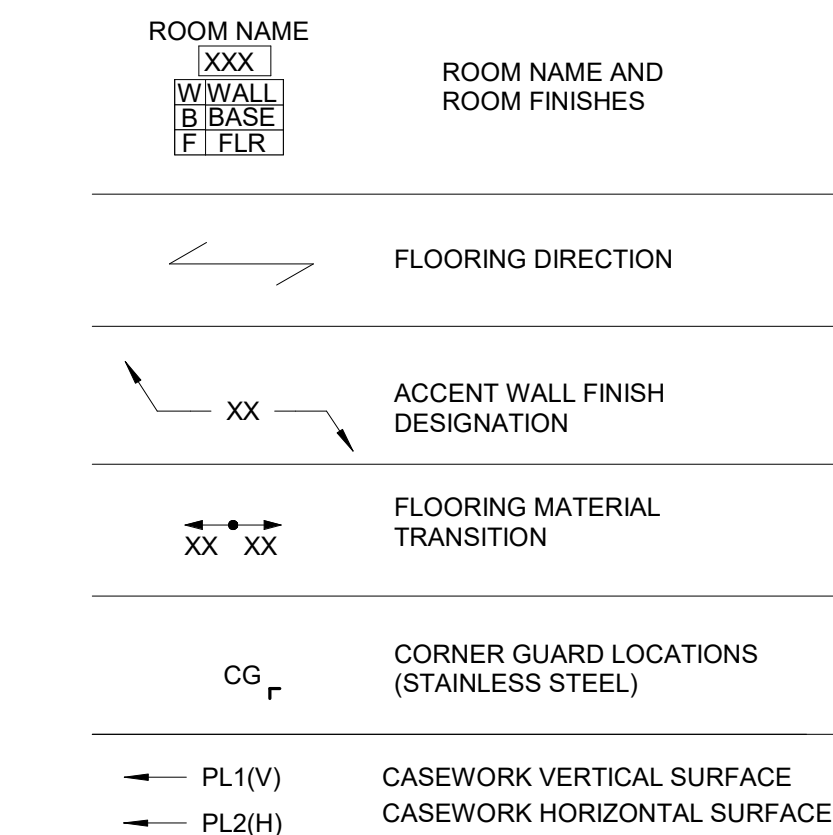
IF - MOSAIC TILE PATTERN
3/4\"/>



GENERAL NOTES - INT. FINISH

- PROVIDE PT1 AS 1ST COAT (PRIMER) AT ALL NEW WALL FINISH LOCATIONS, AND FOLLOW WITH PAINT COLOR INDICATED ON PLAN FOR 2ND AND 3RD COATS ACCORDINGLY. SEE LEGEND FOR SPECIFIC INSTRUCTION.
- ALL FINISHES AND SPECIFICATIONS ARE TO BE SUBMITTED TO DELV DESIGN FOR FINAL APPROVAL PRIOR TO ORDERING FINISH MATERIALS. SUBMIT THE REQUIRED NUMBER OF SUBMITTALS (INCLUDING PHYSICAL SAMPLES), FOR DESIGNER REVIEW AND APPROVAL, PLUS ONE EXTRA COPY FOR DESIGNER'S RECORDS. PRIOR TO MATERIAL ORDER PLACEMENT AND INSTALLATION, ALLOW (5) DAYS FOR PROCESSING OF SUBMITTALS. PROVIDE SUBMITTALS FOR THE FOLLOWING CONSTRUCTION COMPONENTS:
 - ALL FINISH MATERIALS (WITH PLANS INDICATING FLOORING MATERIAL LOCATIONS, PATTERNS AND WALL MATERIAL LOCATIONS, ETC.)
 - CASEWORK/CUSTOM FABRICATION
 - CEILING MATERIALS
- REVIEWED SHOP DRAWINGS AND SCHEDULES PREPARED BY OTHERS SHALL NOT BE CONSTRUED TO BE PART OF THE CONTRACT DOCUMENTS, AS THE DESIGNER ASSUMES NO RESPONSIBILITY FOR DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS FOR WORK ON THE PROJECT PREPARED OR ACCOMPLISHED BY OTHERS.
- THE FINISHES AT TIME OF THE ISSUE DATE HAVE BEEN CHECKED AND ARE AVAILABLE UNLESS OTHERWISE NOTED. **CARPET AND SPECIALTY ITEMS CAN BE UP TO A 6-8 WEEK LEAD TIME.** DELV DESIGN STRONGLY RECOMMENDS ORDERING FINISHES IMMEDIATELY TO ENSURE TIMELY DELIVERY FOR AN ON-TIME INSTALLATION. CONTRACTOR TO IMMEDIATELY NOTIFY DESIGNER IF A SPECIFIED FINISH ITEM BECOMES UNAVAILABLE. CONTRACTOR TO SUBMIT SHOP DRAWINGS, FLOORING TRANSITION GRAPHIC LOCATIONS AND SUBMITTALS OF ALL INTERIOR ITEMS AND FINISH MATERIALS FOR DESIGNER REVIEW/ APPROVAL PRIOR TO PLACING ORDERS AND INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
- ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED ON THE DRAWINGS, BUT REQUIRED FOR PROPER MATERIAL INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR RESPONSIBLE FOR THAT SPECIFIC AREA OF WORK.
- ALL SPECIFICATIONS ARE TO BE UPHOLD. CONTRACTORS REQUESTING SUBSTITUTIONS OF SPECIFIED ITEMS/MATERIALS SHALL SUBMIT, IN WRITING TO THE DESIGNER, A REQUEST FOR REVIEW AND CONSIDERATION OF ALTERNATES WITH NO GUARANTEES FOR REVIEW OR APPROVAL. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED BEFORE THE ACTUAL PROJECT SUBMITTAL PROCESS. NO SUBSTITUTIONS WILL BE CONSIDERED AFTER THE SUBMITTAL PROCESS HAS COMMENCED. SUBSTITUTIONS SHALL NOT SACRIFICE QUALITY, APPEARANCE AND/OR FUNCTION.
- PRIOR TO INSTALLATION OF ALL BIO-BASED TILES, CONCRETE, FLOOR SHALL BE FINISHED AS SMOOTH AS PER MANUFACTURER'S RECOMMENDATIONS AND WILL BE TESTED FOR MOISTURE SO THAT A CORRECT ADHESIVE CAN BE USED (WITH PRIOR WRITTEN APPROVAL OF OWNER) TO CONFORM WITH ANY EXTRAORDINARY MOISTURE LEVEL. DURING INSTALLATION, ALL TILES TO BE "QUARTER TURNED" AFTER INSTALLATION. ALL BIO-BASED TILE FLOORING TO BE SCRUBBED AND FINISHED PER MANUFACTURER'S RECOMMENDATIONS. FLOORS WITH PORCELAIN OR CERAMIC TILES LESS THAN 15" ON ALL SIDES SHALL HAVE A FLOOR FLATNESS OF 1/4" IN 10' AND NO MORE THAN 1/16" IN 12". TILES WITH ALL SIDES LARGER THAN 15" SHALL HAVE A FLOOR FLATNESS OF 1/8" IN 10' AND 1/16" IN 24".
- PATCH AND REPAIR ANY FLOOR HOLES, CRACKS, IMPERFECTIONS, ETC. TO ORIGINAL STATE. LEVEL SLAB AS REQUIRED TO ACCEPT NEW FLOORING MATERIAL.
- HONOR ALL BUILDING EXPANSION/CONTROL JOINTS. USE A FULL FLOOR COVERAGE MEMBRANE FOR PORCELAIN TILE FLOORING APPLICATIONS.
- PROVIDE OWNER WITH (1) FULL BOX OF EACH PRODUCT/FINISH MATERIAL SPECIFIED ON THE PROJECT OR 2% OF MATERIAL OVERAGE FOR EACH PRODUCT SPECIFIED; WHICHEVER APPLIES.
- PROVIDE STAINLESS STEEL SCHLUTER STRIPS BETWEEN PORCELAIN TILE GRAPHICS/TRANSITIONS AND/OR TILE DIRECTIONAL CHANGES, CONSULT DESIGNER IF IN QUESTION.
- HOLLOW METAL DOOR FRAMES ARE TO BE PAINTED PT1 IN A SEMI-GLOSS FINISH. DOORS TO BE PAINTED PT1 IN SEMI GLOSS FINISH.
- PAINT ALL GRILLES, FIRE EXTINGUISHER CABINETS, ETC., TO MATCH THE SURFACE ON WHICH THEY OCCUR; PAINT IN A SEMI-GLOSS FINISH.
- ALL BULKHEADS/DRYWALL CEILINGS TO BE PAINTED PT1 IN A FLAT FINISH FOR ALL SURFACES; UNO.
- GYPSUM BOARD WALLS ARE TO HAVE A LEVEL 5 FINISH, U.N.O. REFER TO FINISH DRAWINGS FOR PAINT COLOR.
- WINDOW SILLS THROUGHOUT TO BE SS2.
- PROVIDE WINDOW ROLLER SHADE AT EXTERIOR WINDOWS WHERE NOTED (RS1), EACH WINDOW (VERTICAL MULLION TO VERTICAL MULLION) TO RECEIVE A SEPARATE SHADE.

FINISH LEGEND



FINISH PLAN KEYNOTES ①

- EXPOSED STEEL COLUMN TO BE PAINTED PT1
- CUSTOM BRASS INLAY SET IN MOSAIC TILE, PROVIDE AN ALLOWANCE OF \$4,000 TOTAL
- PROVIDE STAINLESS STEEL TRANSITION STRIP BETWEEN LV1 AND EP1
- PROVIDE STAINLESS STEEL TRANSITION STRIP BETWEEN LV1 AND FT1/2
- GYPSUM BOARD WALLS TO HAVE LEVEL 4 FINISH AS INDICATED
- PROVIDE NEW ROLLER SHADES (RS1) ON EXTERIOR WINDOWS AS INDICATED
- PROVIDE ALTERNATE PRICING FOR BAR DIE TILE; SPEC: KINNEYBLOCK, REEDED, CARBON, SEALED ON SITE; CONTACT: TALIA@KINNEYBLOCK.COM, 727-687-4296
- PROVIDE ALTERNATE PRICING FOR BAR DIE TILE; SPEC: SURFACING SOLUTION, 1655 PROFILE, MAPLE, PAINTED PT2; CONTACT: ZACH@SURFACINGSOLUTION.COM, 952-468-1031
- FIRE EXTINGUISHER CABINET TO HAVE CUSTOM MILLWORK PANEL DOOR, PAINTED PT1; SEE 6/A723



PATACHOU

PATACHOU AT NICKEL PLATE

ARCHITECT

DELV Design, LLC
1411 Roosevelt Ave, Suite 302
Indianapolis, IN 46201
(317) 296-7400

MEP

Dodd Engineering
501 E Markwood Ave
Indianapolis, IN 46227
(317) 786-9376

STRUCTURAL

LHB Structural Engineers
550 Virginia Ave
Indianapolis, IN 46203
(317) 423-1550

NICKEL PLATE
REVIEW COMMITTEE

NOT FOR CONSTRUCTION

No.	Description	Date

PROJECT #: 22-077
ISSUE DATE: 06.28.2023
DRW: ZAA | CHK: Checker

INTERIOR FINISH
PLAN

A711



Nickel Plate Review Committee Staff Report

Meeting Date: June 28, 2023

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

NPR-23-3

PETITIONER: David George with CRG Residential and
DELV Design, (dgeorge@crgresidential.com)

PROPERTY ADDRESS/LOCATION:

8654 E 116th Street Fishers, IN 46038

REQUEST: 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 the Nickel Plate Trail and will complete the Nickel Plate Station development.

APPLICABLE REGULATIONS:

[Nickel Plate District Code](#)

EXISTING ZONING:

DC – Downtown Core

FISHERS 2040:

Regional Mixed Use

LOT SIZE: .10 Acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve, with Conditions

☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

☎ (317)595-3111

🌐 www.fishers.in.us

📘 facebook.com/fishers.indiana

🐦 [@fishersin](https://twitter.com/fishersin)

📍 One Municipal Drive
Fishers, Indiana 46038

Meeting Date: June 28, 2023

Case Number: NPR-23-3

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

SURROUNDING ZONING & LAND USE:

North: DC – Downtown Core (Multi-Family)
East: DC – Downtown Core (Mixed-Use, Office)
South: DC – Downtown Core (Mixed Use, Office, Hotel)
West: DC – Downtown Core (Office)



Downtown Core, Zoning Map

PETITION OVERVIEW:

Meeting Date: June 28, 2023

Case Number: NPR-23-3

Nickel Plate Station was brought before Nickel Plate Review Committee in October 2019 for the apartment, townhome, retail and parking garage. Nickel Plate Station includes 237 multifamily apartments, 8 townhomes, 337 parking spaces within a parking garage and 12,500 sqft of retail space along North and Maple Street, home to Rush Bowl and Angelo's Italian Market with other remaining retail spaces under contract or pending contract.

The Café Patachou and Legacy Plaza will capstone the project along E 116th Street and the Nickel Plate Trail. A planned 3,300 sqft restaurant space with unique architecture, outdoor dining, and no adjacent parking. Parking is provided by the existing parking garage allowing residents and visitors to enjoy a car-free pedestrian experience.

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: No Vehicular Access. Pedestrian Access is provided on the east and west side of the building - Access from Parking Garage, E 116th Street Sidewalk, Nickel Plate Trail via pedestrian bridge, and the adjacent Legacy Plaza.

Exterior space utilization;

✓ Parking and vehicle circulation: No proposed parking and circulation is being proposed,

Meeting Date: June 28, 2023

Case Number: NPR-23-3

reviewed through the TAC process.

✓ 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 side of the building with multiple material changes on the west side.

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

- Proposed Building Material Breakdown is:
 - o Brick Venner
 - o Glass



Café Patachou Rendering

✓ Mechanical & Utility Equipment Screening: HVAC will likely be located behind a roof parapet wall, currently proposed at 10 feet. Staff will review during the TAC process if this parapet wall needs to be extended.

✓ Defined Entrance: Building has a defined entrance along the east façade, adjacent to the Legacy Plaza

✓ Roof: Flat Roof

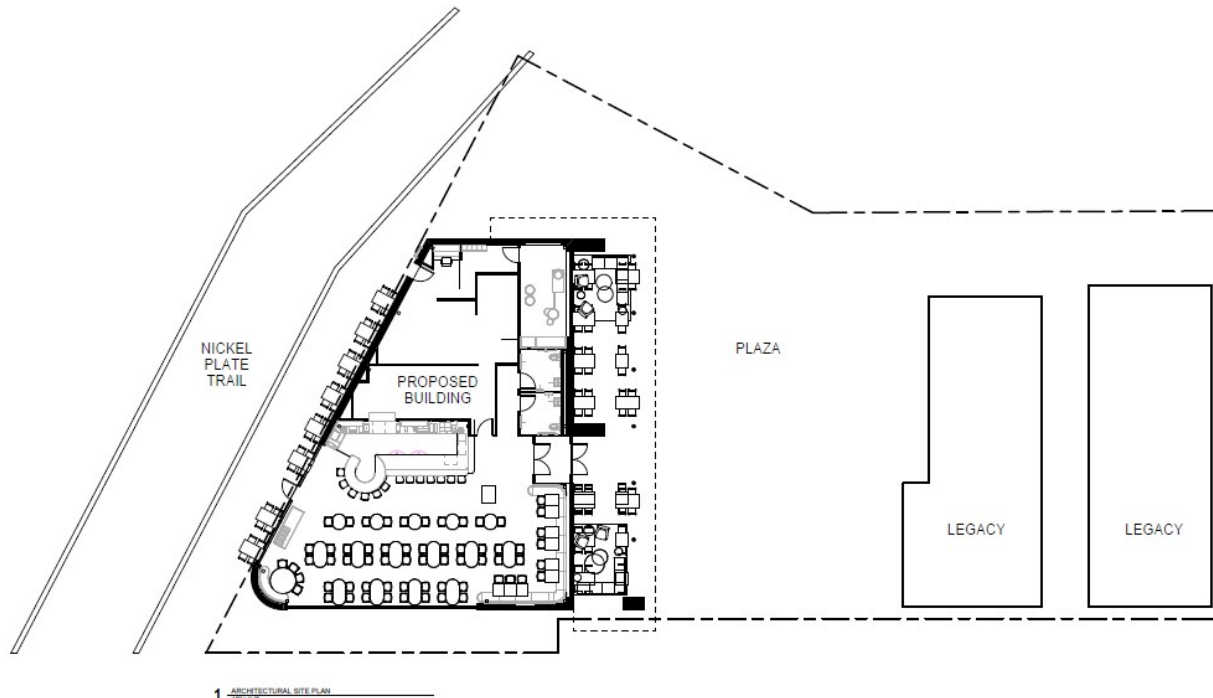
✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry awning and windows. The cantilevered roof provided a

Meeting Date: June 28, 2023

Case Number: NPR-23-3

defined top and entrance.

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



Café Patachou Site Plan with adjacent plaza

Material and color selection:

✓ Exterior Materials: Two Brick Veneer materials are proposed, one dark and one light per the color elevation.

✓ Color: brick veneer a combination of Dark Ironspot (artisan), Medium Ironspot (smooth), Grey Blend (smooth) and Manganese Brown (smooth) are all muted colors.

✓ 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.

Meeting Date: June 28, 2023

Case Number: NPR-23-3

- ✓ Pedestrian circulation will be improved with this fully pedestrian focused development, providing pedestrian access on all sides.
 - ✓ Vehicular circulation will not be affected, no new curb cuts being proposed.
 - ✓ Bike parking: Reviewed through TAC Process.
 - ✓ This project will integrate with the City's planned projects.
-

PUBLIC ART:

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

1. 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 Minimum Height – The Nickel Plate Code Requires a minimum height of 3 stories / 36 feet; Petitioner is requesting a 1 story / 24 feet structure.

The following **Minor Waivers** are requested:

1. None
-

STAFF RECOMMENDATION:

Staff is supportive of the primary minimum height waiver. With the context of the existing legacy buildings being two stories and pedestrian scale of this area adjacent to the plaza and Nickel Plate Trail, the building will provide multiple planes including a roof at nearly 14' 8" near the entrance,

Meeting Date: June 28, 2023

Case Number: NPR-23-3

and two additional roof planes at 20' and 24'.

Staff is working with our Legal Department on a temporary encroachment agreement to allow for additional outdoor seating and improvements along the west façade of the building within the public trail right-of-way, shown on the site plan page 5. This will be go before the Board of Public Works & Safety via a resolution. Encroachment agreements are renewable by the property owner.

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

1. A Nickel Plate District corner stone is added to the façade adjacent to the right-of-way.

STAFF RECOMMENDATION

☒ Approve, with Conditions

☐ Continue

☐ Deny

☐ No Recommendation