



**2026-COA-057 (WD)**  
**231, 235 & 239 SOUTH MERIDIAN STREET**

# **Façade Restoration & Modern Reconstruction**

***Ole Red  
231-235 S. Meridian Street  
Indianapolis, IN***

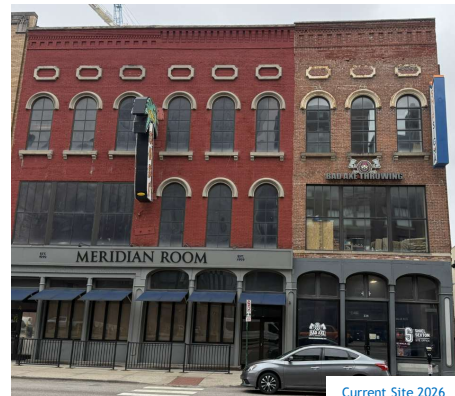
*June 03, 2026*

# Overview

- ▶ Restore façade & reconstruction main building for a modern use
  - ▶ New restaurant, bar & live music venue
  - ▶ Announced as Opry Entertainment's Ole Red on 04.29.2026
- ▶ Merge 231-235 S Meridian St into single usable interior structure
  - ▶ 229 & 231 previously combined
  - ▶ Maintain existing distinct façade appearances & cornice treatments
- ▶ Revitalize important historical buildings
  - ▶ Preserving existing façades
  - ▶ Update remainder of buildings
  - ▶ Put into modern use and reposition for next 100 years
- ▶ Catalyst to help improve Wholesale District.



Proposed Design



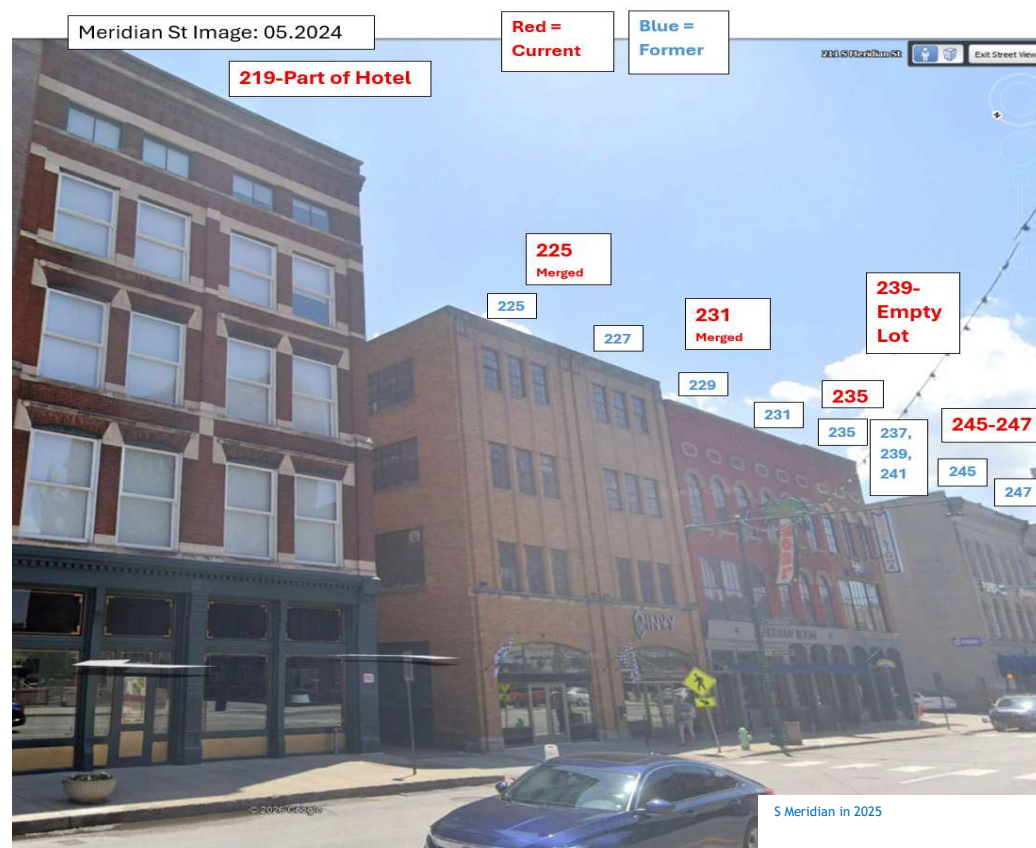
Current Site 2026



# History

## Construction:

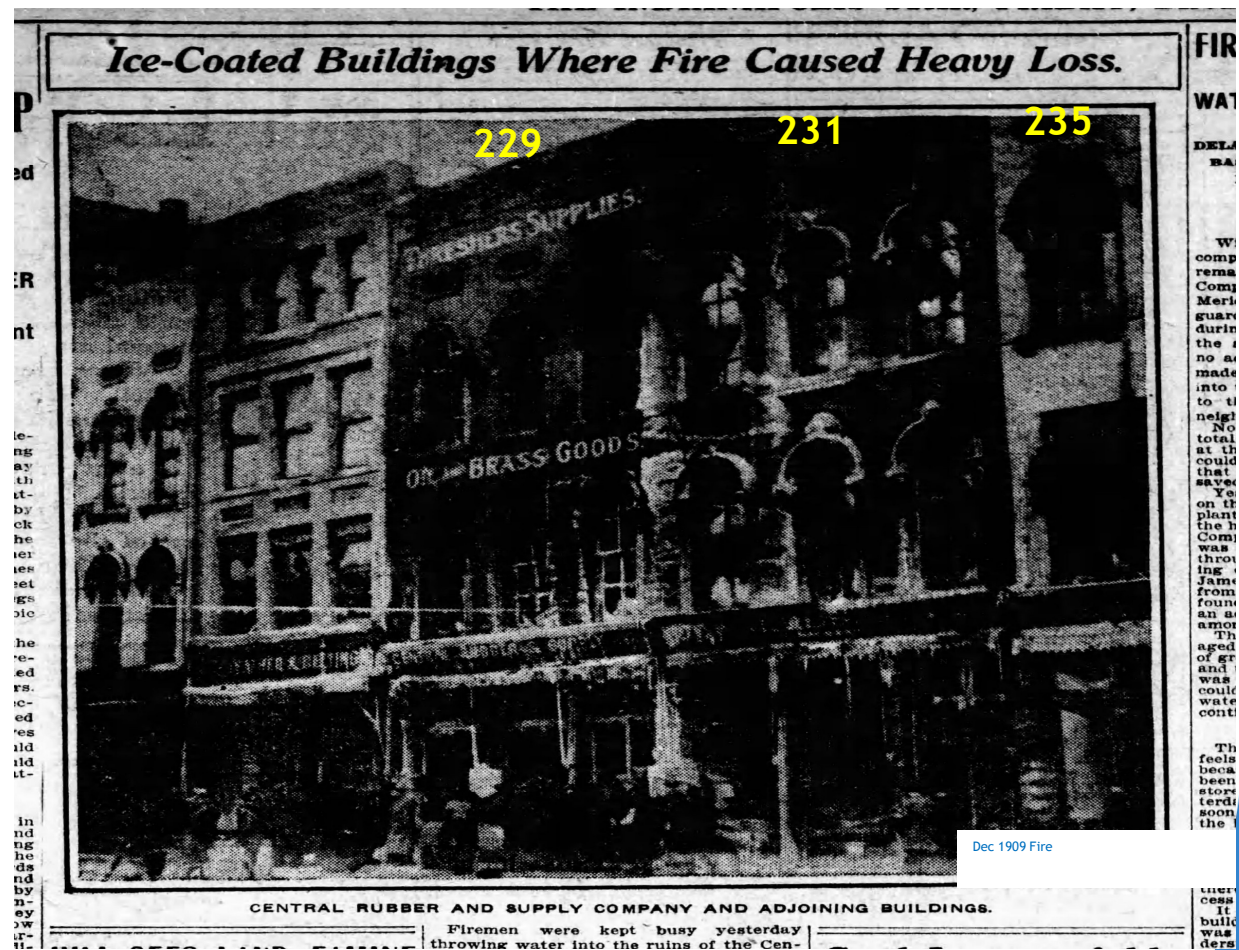
- ▶ Austin W Morris Heirs building (1864)
  - ▶ Originally constructed as 5 separate units/bays
    - ▶ 225-235 South Meridian Street
  - ▶ Three bays remain
    - ▶ Former 229, 231, & 235 S Meridian St
  - ▶ Once also included 225-227
    - ▶ 225 & 227 demolished in mid-1920s
    - ▶ Rebuilt as current 225 loft building in 1927
    - ▶ Known as Spann Company Loft building
- ▶ 229 & 231 were merged into single “231” in the past
  - ▶ Internal brick wall divisions remain
- ▶ 235 has remained as separate unit



# History: Fire

Fire on December 09, 1909

- ▶ Heaviest damage appears to be 229 & 231
- ▶ Central Rubber Supply and “adjacent buildings”
- ▶ Used as a “wholesale house”
- ▶ Buildings & stock were destroyed per newspaper reports
- ▶ Buildings were quickly rebuilt.



# History: Scored Concrete Covering

- ▶ 231 S Meridian refaced with scored-concrete facade
  - ▶ Likely late ~1950s-early 1960s
    - ▶ Windows were covered & reduced; all floors
    - ▶ Typically done to mimic suburban shopping centers
- ▶ Appears to have been removed ~1998
  - ▶ Based on building permit date
  - ▶ Shown in 1990 Wholesale District Plan Report
- ▶ Likely to be some damage to façade where concrete covering was attached



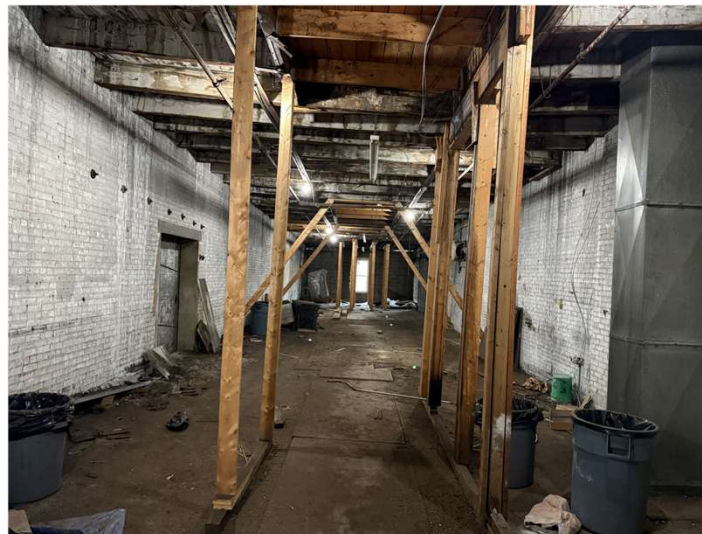
## History: 239 Demo, South Wall

- ▶ Exposed south wall of 235 is actually an interior wall
  - ▶ Part of shared wall from now-demolished 239 building, c. 1939
  - ▶ Not intended to be exterior-facing
- ▶ Remnants of wood joist pockets are visible
- ▶ Bricks are failing & missing
- ▶ Modern windows cut into exposed wall



## Historical Uses

- ▶ 1<sup>st</sup> floor historically retail & office
  - ▶ Upper floors, storage/warehouse
  - ▶ Typical bare brick walls
- ▶ Recent uses
  - ▶ 1<sup>st</sup> floor: Bars
  - ▶ Upper floors 231: Unused (HVAC units)
  - ▶ Upper floors 235: Currently unused, except for construction office.



# Vision for the Future

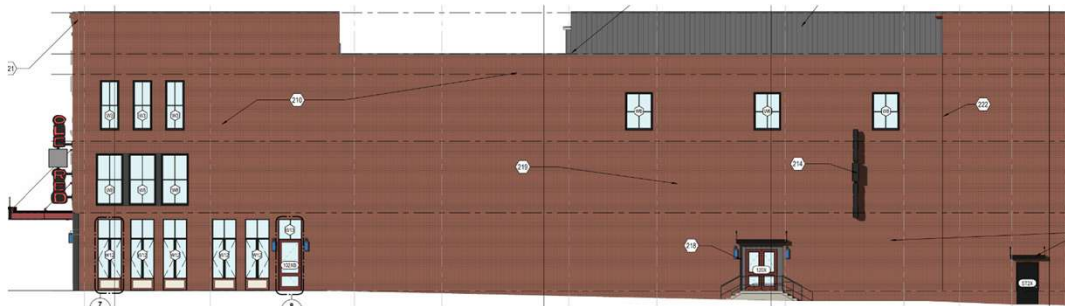
- ▶ Convert buildings to productive use
- ▶ Maintain character
- ▶ Enhance perception of District
- ▶ Improve safety
- ▶ Revitalize District
- ▶ 1<sup>st</sup> of several projects
  - ▶ \$40+M investment
  - ▶ Keep character of 3 buildings
    - ▶ Unique upper cornices/parapets
    - ▶ Update windows in more historic detail.



South Meridian 2025



West (Meridian)



South (previously interior wall)

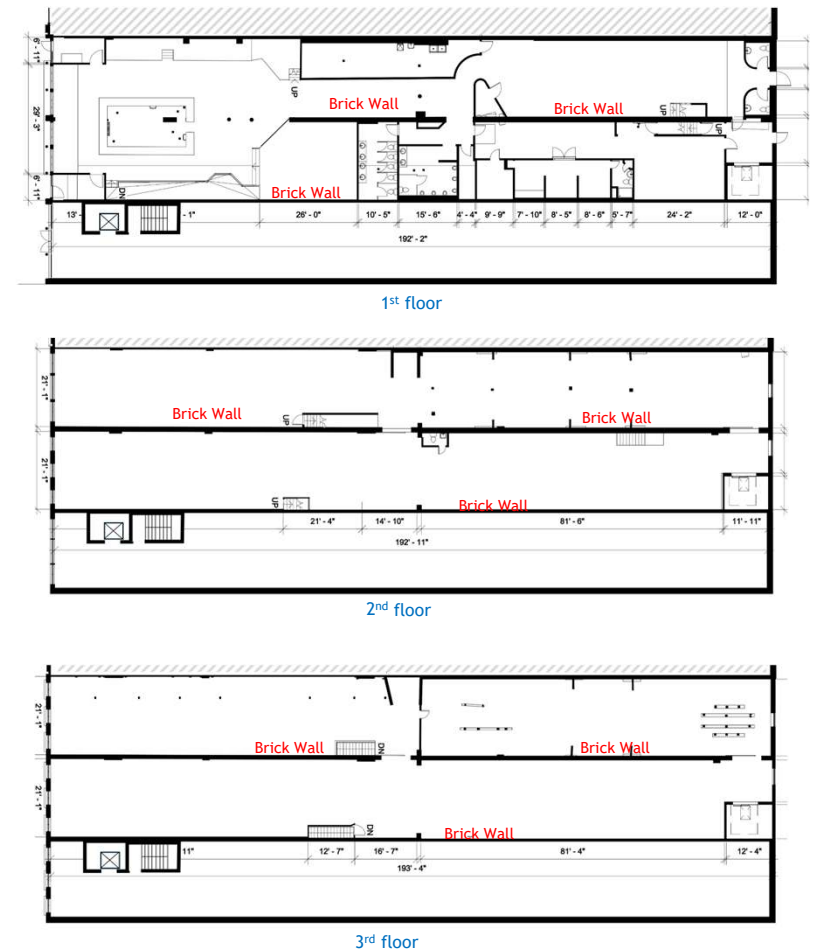


East (Scioto St-Alley)

# Impediments to Future Vision

- ▶ Buildings not constructed to support modern uses
  - ▶ 195' deep
  - ▶ ~25' wide
  - ▶ No light except short ends
- ▶ Brick dividing walls on all floors
  - ▶ Floor joists supported in brick walls
    - ▶ Severe load-bearing limitations
- ▶ Clear-span impossible with current design & configuration
- ▶ Not economically viable to retrofit
- ▶ Life/Safety-support concerns
- ▶ Need to make significant interior changes
- ▶ South wall is a former interior demising wall
  - ▶ Never intended for exterior use
  - ▶ Crumbling with exposure
- ▶ East wall (Scioto)
  - ▶ Used as alley-way; modified extensively.

*See separate document for detailed images*



## Details: Meridian Facade

- ▶ Existing wall to be shored during renovation
- ▶ Left (north) side of 231 to be restored to arched openings on 1<sup>st</sup> floor
  - ▶ Arches removed, metal beam installed in the past
- ▶ All windows to be replaced
  - ▶ Glass will replace plastic
  - ▶ Wood interior; metal clad on exterior
  - ▶ Replaced with 7” inset to be more appropriate
  - ▶ 1<sup>st</sup> & 3<sup>rd</sup> floors will be operable
    - ▶ Fall protection on interior of building
  - ▶ Arched windows will be single-hung
  - ▶ 1<sup>st</sup> floor will be bifold, replacing current trifold
  - ▶ Upper transoms to be replicated from 235
  - ▶ All new stiles & rails will match typical historical proportions/relationships
    - ▶ Square windows on 2<sup>nd</sup> floor will not be operable.
- ▶ Non-historic aluminum storefront openings will be replaced with new clad wood openings
- ▶ Existing historic wood transoms at 235 will be retained and replicated at all openings along West facade



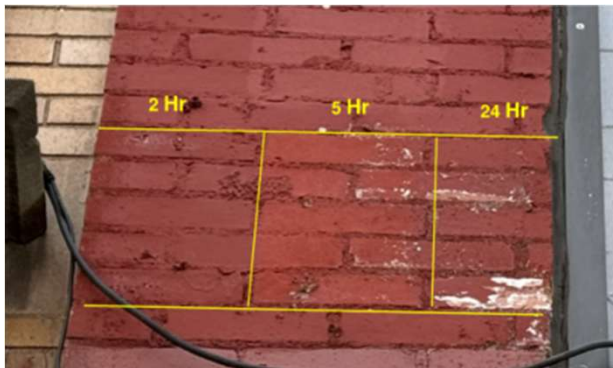
## Details: Meridian Façade (cont'd)

- ▶ 1<sup>st</sup> floor knee walls will replicate design on 235
- ▶ Existing cast iron pilasters and columns will be retained
  - ▶ Recessed panel on front of pilasters
  - ▶ Where missing, cast iron bases will be replaced on pilasters
  - ▶ New arched metal façade will be added above the ground floor openings at 229 to match arched fascia on 231 & 235
- ▶ Columns will be preserved
- ▶ Double doors installed on all 3 former buildings
  - ▶ 2 sets on 231, reminiscent of 229
  - ▶ Non-functional on 235
  - ▶ Reinforce street view of 3 historic entities

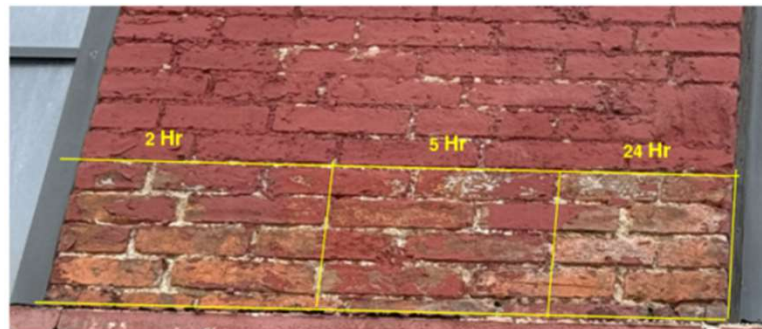


## Details: Meridian Façade (cont'd)

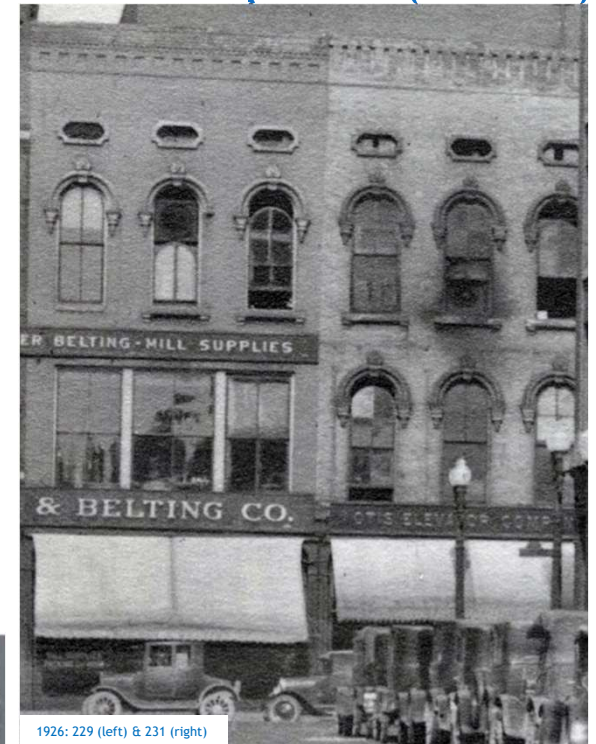
- ▶ Paint specialist was contacted to determine if paint on 231 could be removed successfully
  - ▶ Tests made with 2-hour, 5-hour, & 24-hour solutions from Prosooco
  - ▶ Failed to adequately remove paint with all 3 solutions
- ▶ Propose leaving unpainted brick on 235
  - ▶ Tuck-point and repair as needed
- ▶ Paint 231 building in 2 shades
  - ▶ Red color in center (current right/south side of 231)
  - ▶ Lighter shade on left (current left/north side of 231, formerly 229)
- ▶ Combination of the 3 will highlight the separate buildings
- ▶ 231 has been painted a light color for almost 100 years



Left side of 231 (formerly 229)



Right side of 231 (previously painted)

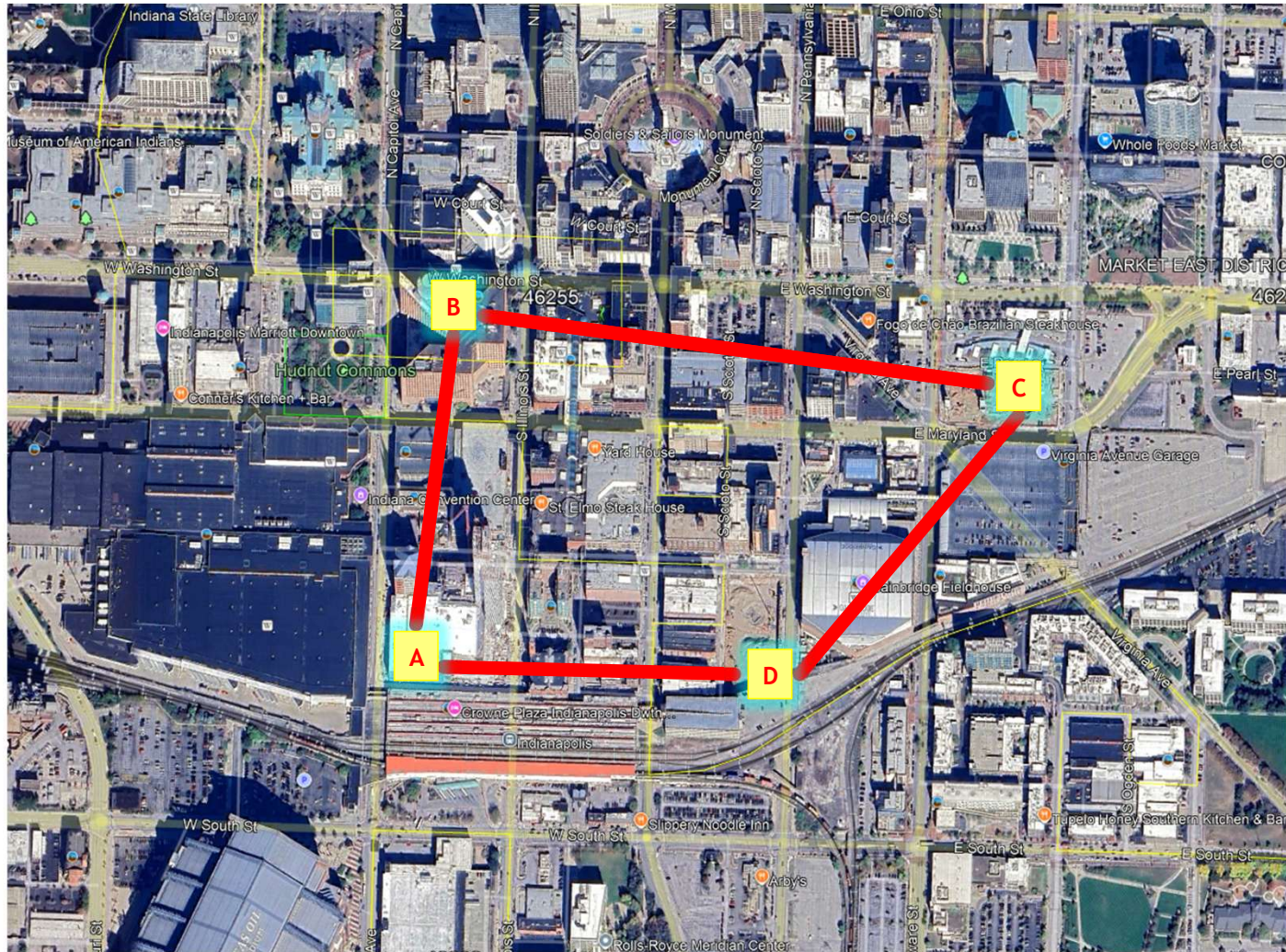


# Summary

- ▶ Goals
  - ▶ Preserve as much of the block as possible
  - ▶ Create a positive perception of the Wholesale District
  - ▶ Prevent demolition and deterioration by neglect
  - ▶ Improve the city's image
  - ▶ Provide a positive, energetic area
  - ▶ Encourage tourism
  - ▶ Respect citizens' safety
- ▶ Opportunity with a single owner for 225, 231, 235, 239, 245 & 247 S Meridian St properties
  - ▶ Strong desire to see the area improve
- ▶ Vested interest through additional nearby investments
  - ▶ *Ritz-Carlton, Live Nation, Fever Performance Center, Signia Hotel, Traction Yards*
- ▶ Need to make meaningful changes to the buildings to bring them into the 21<sup>st</sup> century
- ▶ Must deal with reality of old buildings and the need for understanding the totality of the goals to be achieved.



# \$1.5B Investment Quadrangle



**Thank You**

# **Proposed Redevelopment EXISTING CONDITIONS**

***231-235 S. Meridian Street  
Indianapolis, IN***

*June 03, 2026*

# Overview

- ▶ Merge 231-235 S Meridian St into single entertainment entity
  - ▶ Maintain existing appearances, cornice treatments
  - ▶ Unify overall appearance
- ▶ Create a restaurant, bar & live music venue
- ▶ Revitalize an important historical building
- ▶ Purchased additional nearby buildings
- ▶ Catalyst to help improve Wholesale District.



Current Site 2026



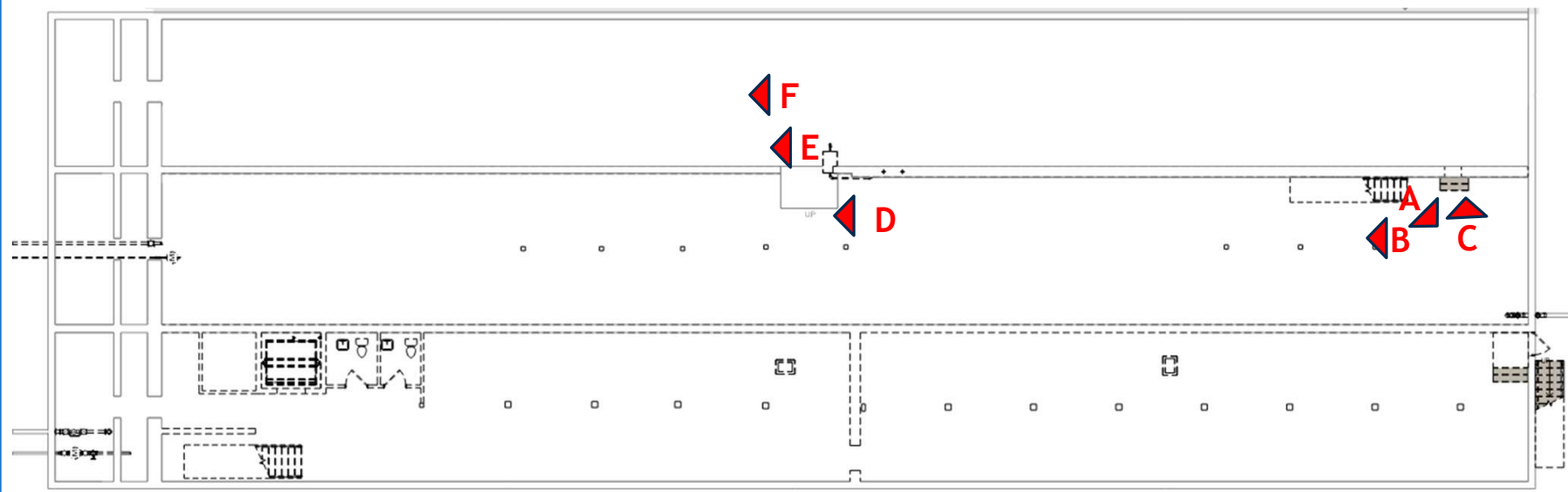
Proposed Design



# Basement

S Meridian Street (West)

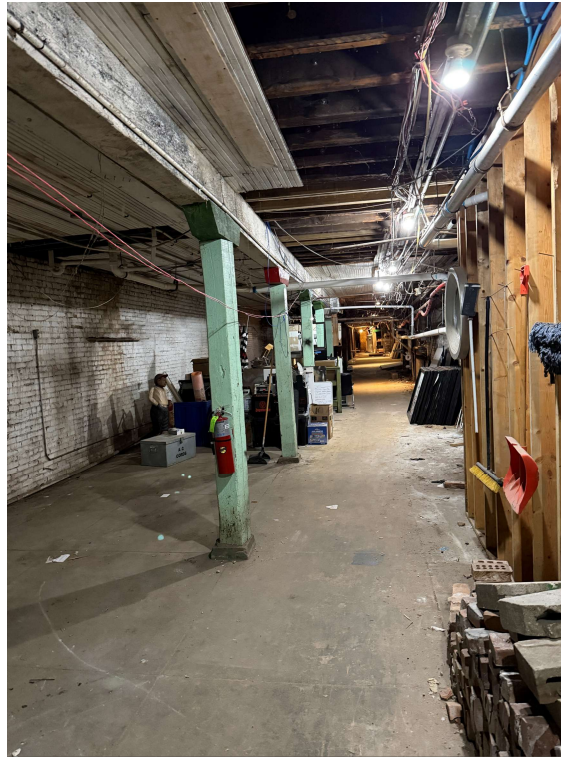
Scioto Street (East)



## Basement Images



**A:** Abandoned freight elevator, non-functional



**B:** Basement space. Not planned or realistically viable for use. Low clearance & irregular floors



**C:** Storage area. Note additional support beams and sistered floor joists. Main beam was cut and jack installed under replacement. Floor is significantly higher than adjacent areas

## Basement Images (cont'd)



**D:** Basement area. Not usable. Primarily plumbing and storage. Low clearance.



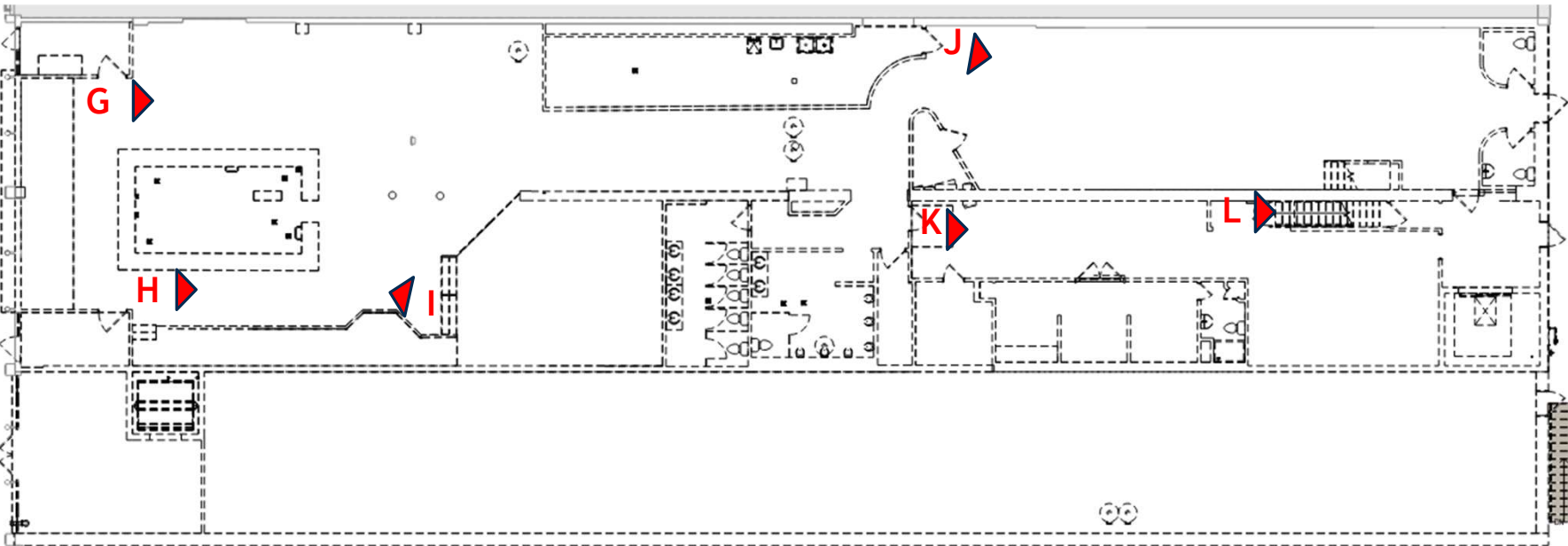
**E:** Additional supports added to carry weight of floor above



**F:** Storage. Multiple floor levels both between “buildings” (229 & 231) and within the same building

# 1st Floor

S Meridian Street (West)



Scioto Street (East)

## 1st Floor Images



**G:** Front of former Tiki Bob's from entrance. Wall on right is the brick demising wall between 229 & 231. Columns support remaining portion of wall and carry weight of brick walls above, limiting sight lines and flow. Original brick demising walls were significantly altered by previous tenants, and no significant historic element remains.



**I:** View toward Meridian Street. Dis-similar treatment on each side of the Meridian storefront.



**H:** View of former stage. Demising wall seen on left side.

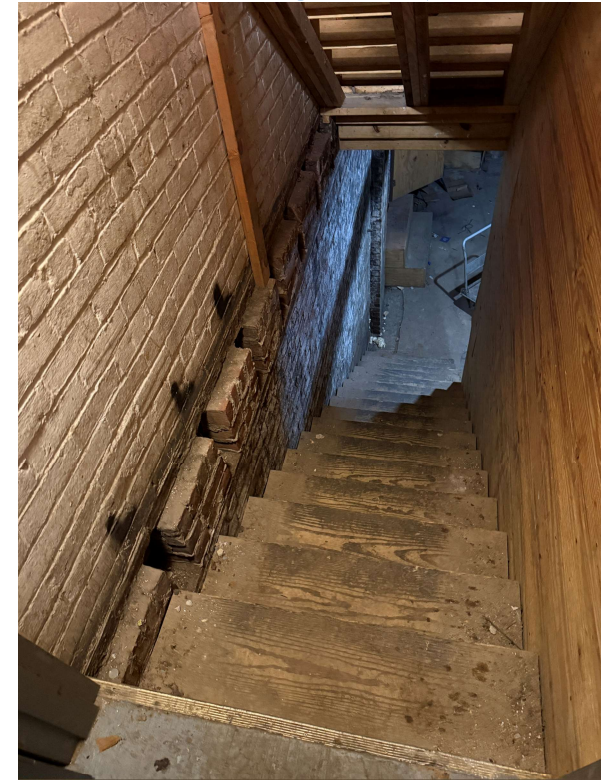
## 1st Floor Images (cont'd)



**K:** Rear bar. Original demising wall between 229 & 231 remains, significantly reducing the usable space and creating chopped-up venues.



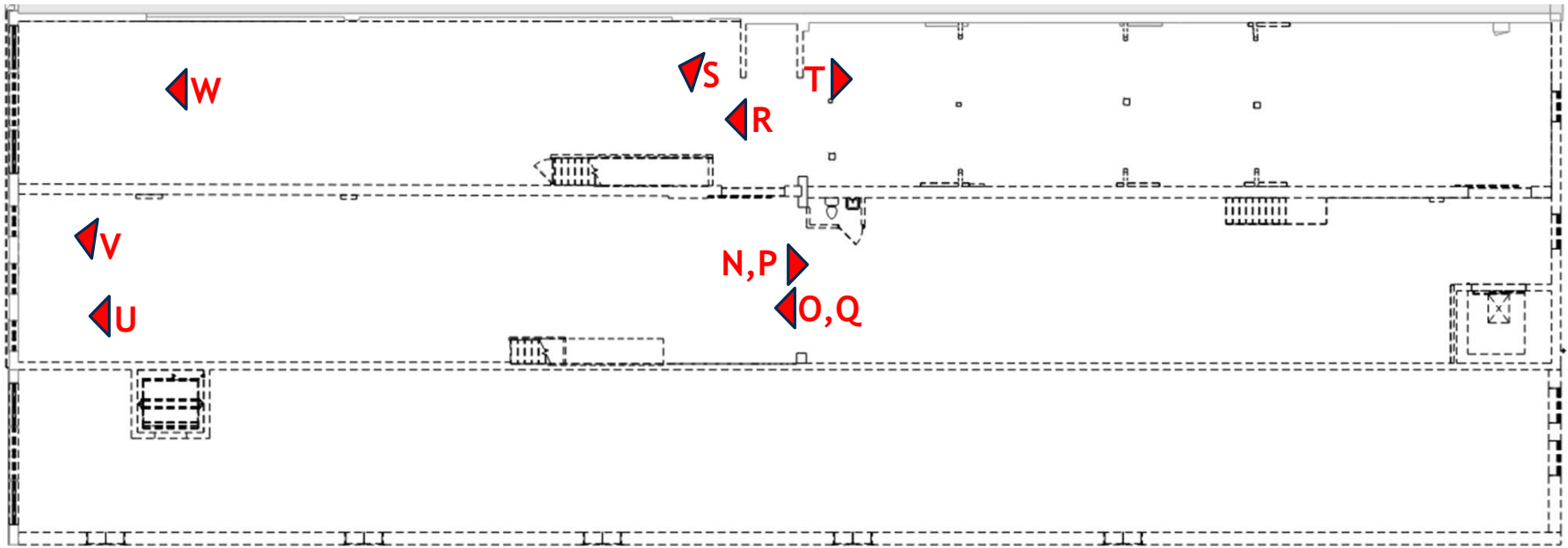
**L:** Storage hallway. No historic fabric remaining.



**M:** Stairs to basement. Former joint pockets visible on left of stairs illustrate stair is not original to building.

# 2nd Floor

S Meridian Street (West)



Scioto Street (East)

## 2nd Floor Images



**N:** Buildings were primarily used in the past as storefronts / sales offices on 1<sup>st</sup> floor and warehouses / storage on upper floors. Second and third floors of 231 primarily used as storage and HVAC systems. Multiple holes have been cut between floors. Safety of flooring is questionable in many areas. Change in pattern in flooring indicates it has been patched or altered over the years.

**O:** Additional HVAC equipment, ductwork, and electrical lines run throughout the upper floors. Multiple holes cut between floors.



## 2nd Floor Images (cont'd)



**P:** Joist structure and flooring changes between the front and rear of the building. Rear portion of the buildings were likely added on to building fronts. Uncertain of age.



**Q:** Ceilings show signs of damage from above and age. Wall finishes are utilitarian. No historic ornamentation or decoration as expected by historic use as warehouses.

## 2nd Floor Images (cont'd)



**R:** Exterior HVAC units were installed in interior. Sprinkler systems hanging unsupported from ceilings and are not connected. Multiple holes cut between floors.



**S:** Large HVAC ductwork cut through both floor and ceiling to connect 1<sup>st</sup> and 3<sup>rd</sup> floors



**T:** Supports were installed to reinforce failing third floor above. Numerous holes for ductwork. Rear window was added in CMU wall; not historic or original.

## 2nd Floor Images-Windows



**U:** Meridian windows have been replaced, possibly several times. Brickwork has been damaged when original window frames, sash pockets, & blocking were removed. Glass material has been replaced with acrylic elements.

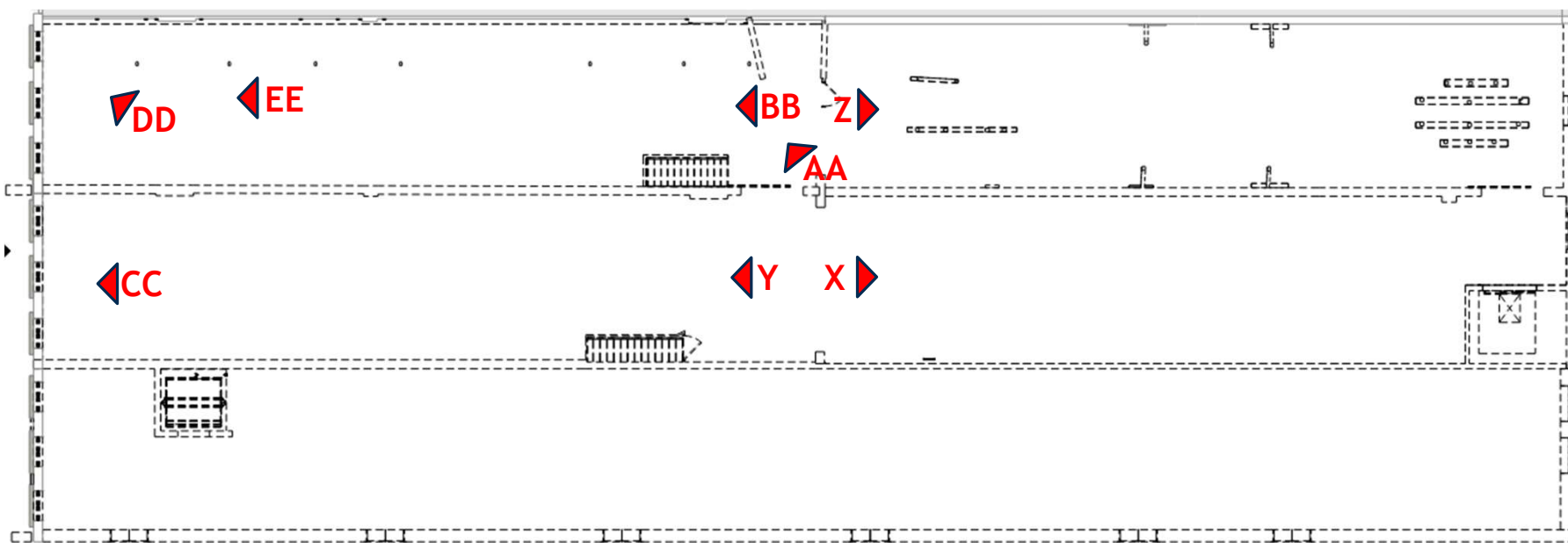
**V:** Windows have been replaced and are not historic.



**W:** Rectangular windows have also been replaced and bricks removed & damaged.

# 3rd Floor

S Meridian Street (West)



Scioto Street (East)

## 3rd Floor Images



**X:** Ceiling continues to collapse in rear and had previously fallen in central area. Joists are darkened from water damage and are misaligned.



**Y:** Flooring is damaged or missing in several areas.

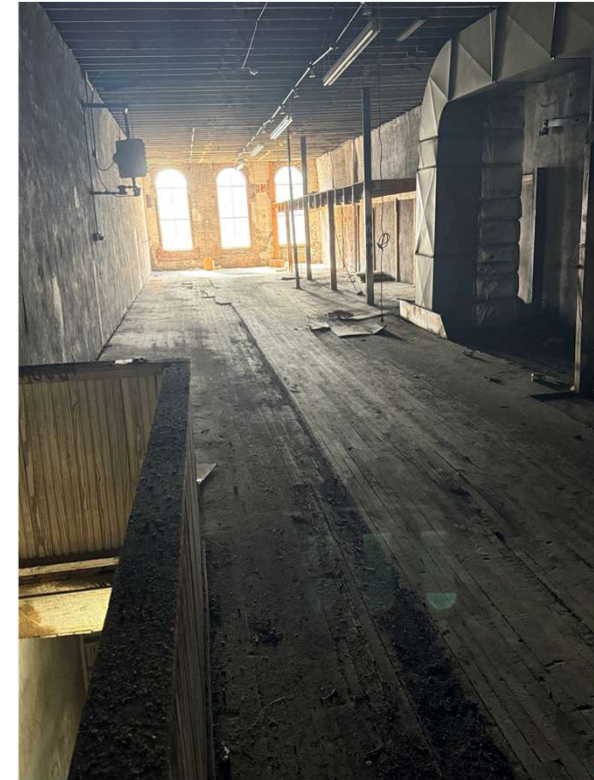
## 3rd Floor Images (cont'd)



**Z:** Supports were added to support damaged roof. This area is above the section which was braced on 2<sup>nd</sup> floor, indicating multiple levels of damage and neglect. Ceiling joists have been replaced but continue to sag.



**AA:** Flooring has rotted and is crumbling in this area.



**BB:** HVAC connections from 1<sup>st</sup> and second floor cause multiple floor penetrations.

## 3rd Floor Images-Windows

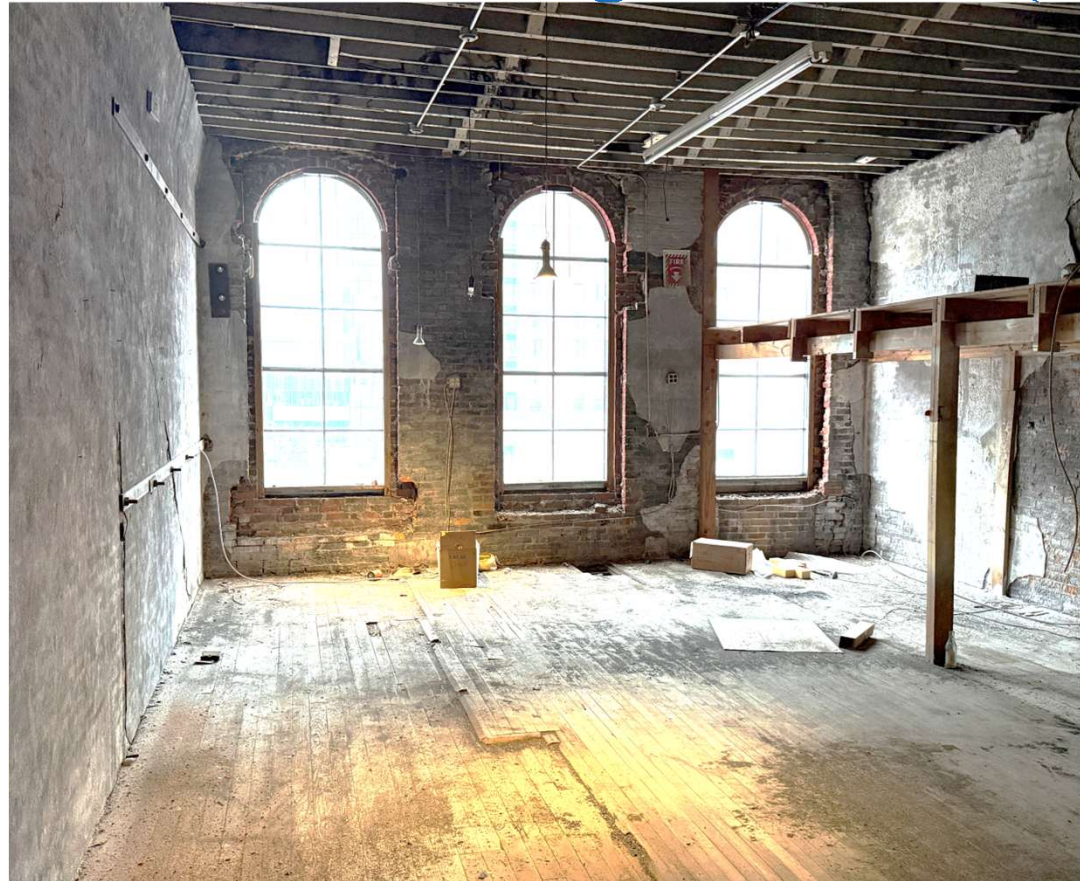


**CC:** Similar to second floor, windows have been replaced. A large amount of brick has been removed from window areas. Ceiling shows signs of water damage and neglect.

## 3rd Floor Images-Windows (cont'd)



**DD:** Similar to second floor, windows and brick have been significantly modified and compromised.



**EE:** Damage was done to every window area. Utilitarian plaster coverings have decayed due to years of water damage and is no longer adhering to masonry walls.

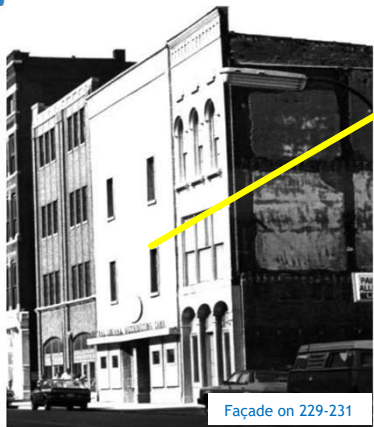
## Exterior Images-West (S Meridian Street)



# Exterior Details-West (S Meridian Street)



229 & 231: 1909 fire heavily damaged all floors



231: Façade was covered with scored concrete from ~1950's-1998; over windows & storefront



231: Arched windows removed & replaced with steel beam



235: Dissimilar bricks on 1<sup>st</sup> & 2<sup>nd</sup>/3<sup>rd</sup> floor indicating likely replacement; dissimilar pieces of stone on trim between 1<sup>st</sup> & 2<sup>nd</sup> indicating likely replacement

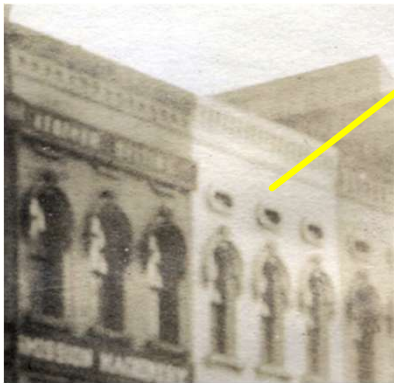


235: Damaged & missing bricks on upper level, below parapet/cornice; possible replacements

# Exterior Details-West (S Meridian Street cont'd)



Brick replacement under window; likely dissimilar material; unmatched pattern



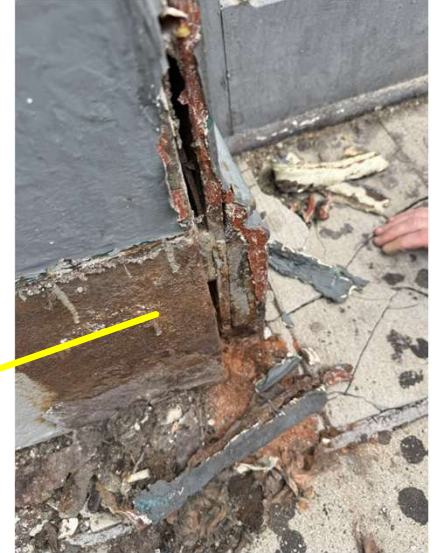
1913 image indicating 231 may have historically been painted brick. Multiple images show a lighter color and varied colors on all buildings.



Cast metal at edge at 225 was roughly chopped off. May have been when 225 was rebuilt or when scored concrete façade was added

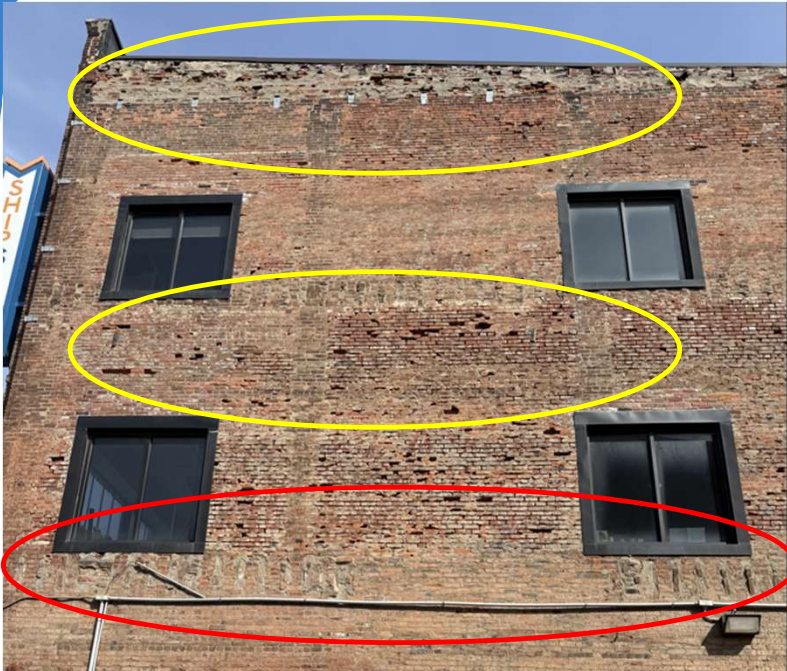


Arches on right side of 231 are in front of storefront windows



Columns appear to be cast metal & sheet metal over brick interiors. Soft brick interior shows signs of crumbling. Bottom band was bolted on separately

## Exterior Images-South ( Parking Lot)



Exposed wall is a former shared interior wall from an adjacent building which was torn down.  
Joist pockets are filled, but still visible (red).  
Bricks are missing and loose (yellow). Brick faces are heavily damaged.  
Brick dust is visible on ground.  
Numerous windows have been cut into the former demising wall to provide light into a long, dark building.



## Exterior Images-East (Scioto Street)

Scioto Street has been treated as a delivery and trash pick-up alley.

The backs of the buildings have been modified for various uses, primarily as warehouses.

Windows have been cut in and boarded up multiple times.

Windows in 235 accommodate newer tenants.

Windows in 231 are not significant and are newer units in CMU infill.



**CONFIDENTIAL**

- ▶ Convert buildings to productive use
- ▶ Maintain character
- ▶ Enhance perception of District
- ▶ Improve safety
- ▶ Revitalize District
- ▶ 1<sup>st</sup> of Several Projects
  - ▶ \$30+M Investment
  - ▶ Unify front façade with single paint color
  - ▶ Keep character with unique upper cornices and windows.

## Vision for the Future



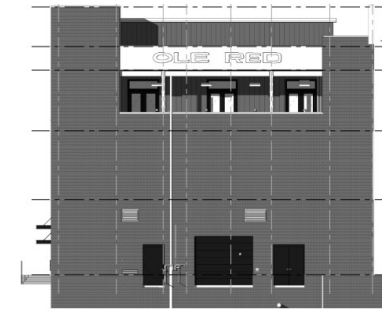
South Meridian 2025



West (Meridian)



South (previously interior wall)



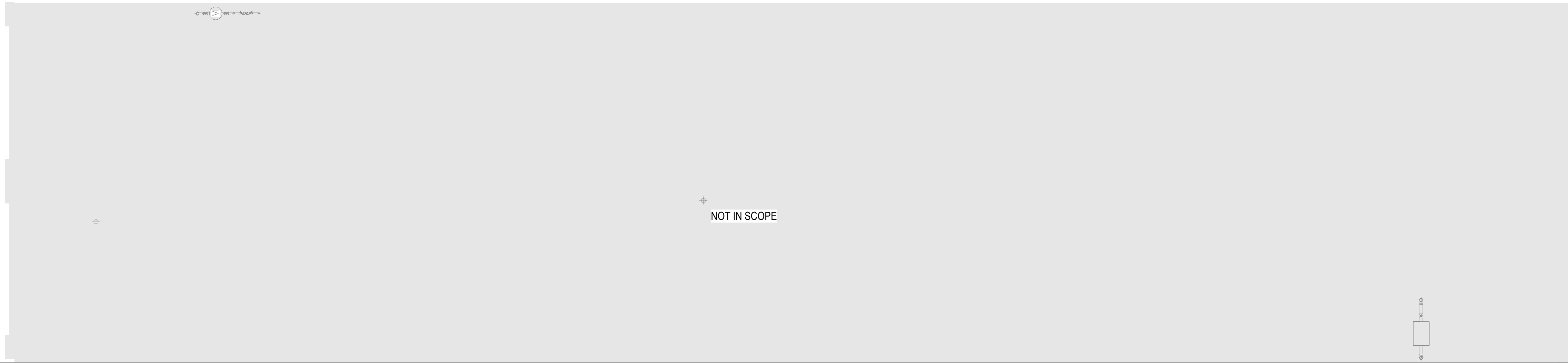
East (Scioto St-Alley)

CONFIDENTIAL

Thank You



F  
E  
D  
C  
B



**B1** BASEMENT LEVEL - DEMOLITION  
1/8" = 1'-0"



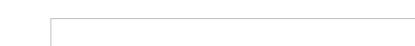
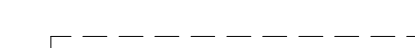

**GENERAL NOTES**

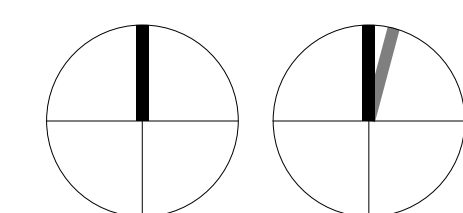
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT MATERIALS SO THAT REPAIR IS IMPERCEPTIBLE. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR OTHER DISCIPLINE DEMOLITION SCOPE OF WORK.
3. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. TRANSPORT DEMOLISHED MATERIALS AND LEGALLY DISPOSE OF THEM.
4. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONSTRUCTION AND CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR ALL DEMOLITION AND NEW WORK. IF ANY DAMAGE OCCURS TO THE EXISTING BUILDING OR NEW CONSTRUCTION AS A RESULT OF IMPROPER OR INADEQUATE SHORING OR BRACING, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIR AND/OR REPLACEMENT OF DAMAGED AREAS. DAMAGED AREAS SHALL INCLUDE BUT NOT BE LIMITED TO STRUCTURE, WINDOWS, FINISHES, EQUIPMENT, AND FURNISHINGS.

**SHEET NOTES**

D02	DEMOLISH AND INFILL EXTERIOR STAIR. SEE CIVIL DRAWINGS
D30	REMOVE UPPER PORTION OF MASONRY PARTY DOWN TO HEIGHT INDICATED PER STRUCTURAL.
D31	REMOVE ALL EXISTING COLUMNS AND FLOOR BRACING WHERE IT OCCURS
D32	REMOVE INTERIOR STAIRS
D33	REMOVE NON-HISTORIC INTERIOR PARTITIONS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D34	SEE MEP FOR TREATMENT OF EXISTING UTILITIES.
D40	NEW OPENING IN EXISTING MASONRY WALL

**LEGEND**

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE DEMOLISHED
-  EXISTING DOOR TO BE DEMOLISHED



OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR

**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

CIVIL

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

STRUCTURAL

**FP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

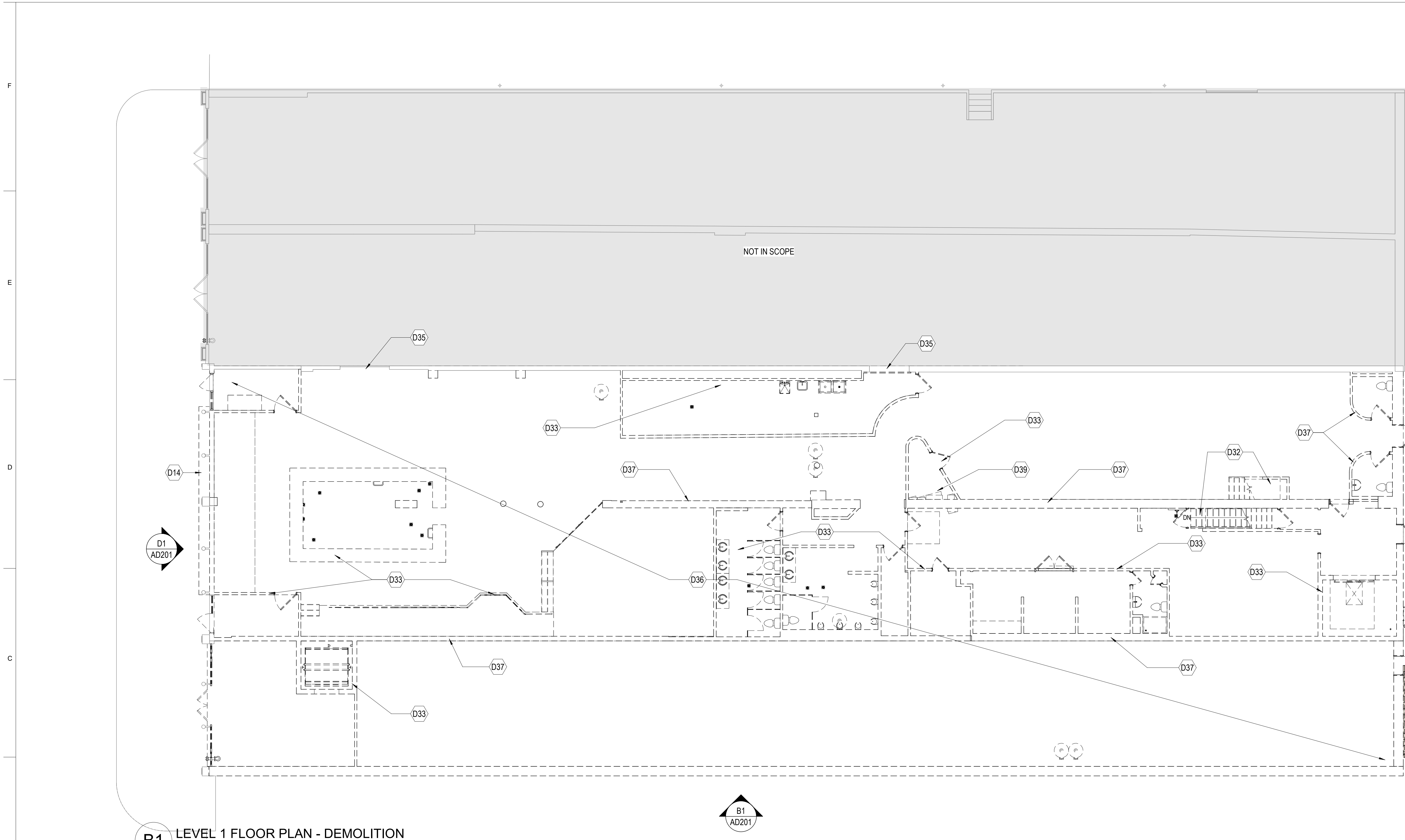
No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

**BASEMENT DEMOLITION PLAN**

**AD100**



OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR

**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

CIVIL

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

STRUCTURAL

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INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

PROGRESS SET  
NOT FOR CONSTRUCTION

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

# OLE RED

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

## LEVEL 1 DEMOLITION PLAN

### AD101

#### GENERAL NOTES

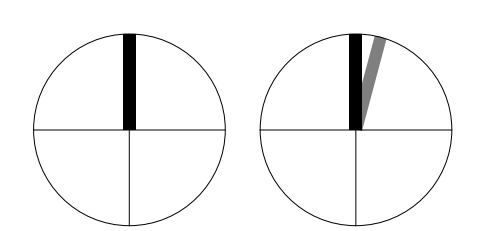
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#### SHEET NOTES

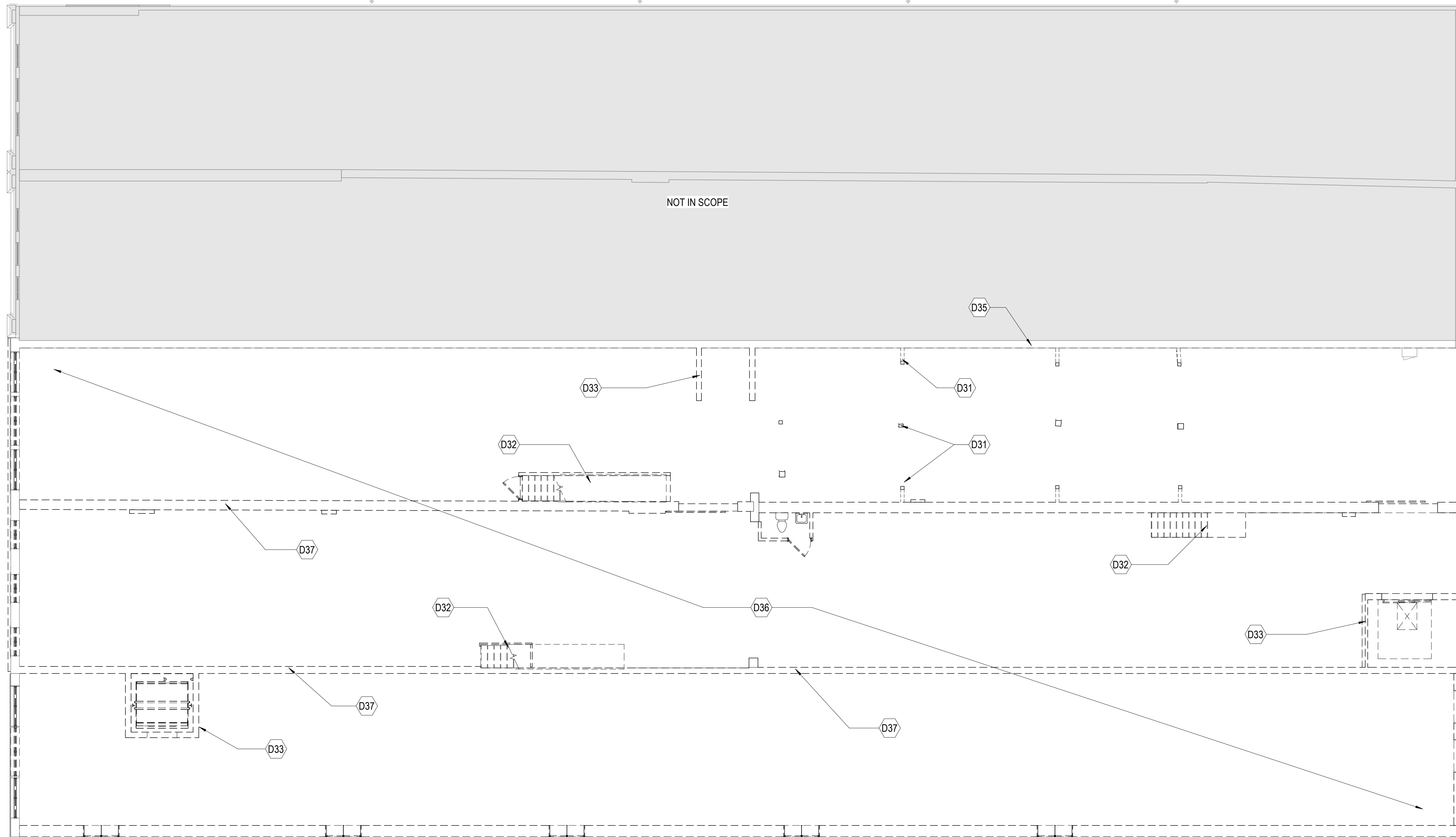
D14	REMOVE NON-HISTORIC WOOD SILL
D32	REMOVE INTERIOR STAIRS
D33	REMOVE NON-HISTORIC INTERIOR PARTITIONS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D35	REMOVE WOOD FRAMING AND GYPSUM BOARD PARTY WALL OPENING INFILL. REPLACE WITH NEW CMU INFILL FLUSH WITH SOUTH SIDE OF PARTY WALL PRIOR TO COMMENCEMENT OF INTERIOR DEMOLITION.
D36	REMOVE EXISTING FLOORING AND FLOOR JOISTS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D37	REMOVE EXISTING INTERIOR MASONRY DEMISING WALLS.
D39	REMOVE EXISTING ELECTRICAL PANEL(S)

#### LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED



F  
E  
D  
C  
B



**B1** LEVEL 2 FLOOR PLAN - DEMOLITION  
1/8" = 1'-0"



**GENERAL NOTES**

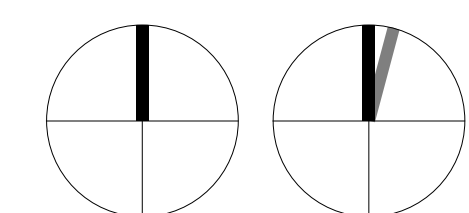
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**SHEET NOTES**

D31	REMOVE ALL EXISTING COLUMNS AND FLOOR BRACING WHERE IT OCCURS
D32	REMOVE INTERIOR STAIRS
D33	REMOVE NON-HISTORIC INTERIOR PARTITIONS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D35	REMOVE WOOD FRAMING AND GYPSUM BOARD PARTY WALL OPENING INFILL. REPLACE WITH NEW CMU INFILL FLUSH WITH SOUTH SIDE OF PARTY WALL PRIOR TO COMMENCEMENT OF INTERIOR DEMOLITION.
D36	REMOVE EXISTING FLOORING AND FLOOR JOISTS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D37	REMOVE EXISTING INTERIOR MASONRY DEMISING WALLS

**LEGEND**

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED



**OWNER**

231 + 235 S. MERIDIAN ST. LLC

**CONTRACTOR**

**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

**ARCHITECT**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**CIVIL**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**STRUCTURAL**

**FP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

**MEP, FP, FA, TCOM**

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

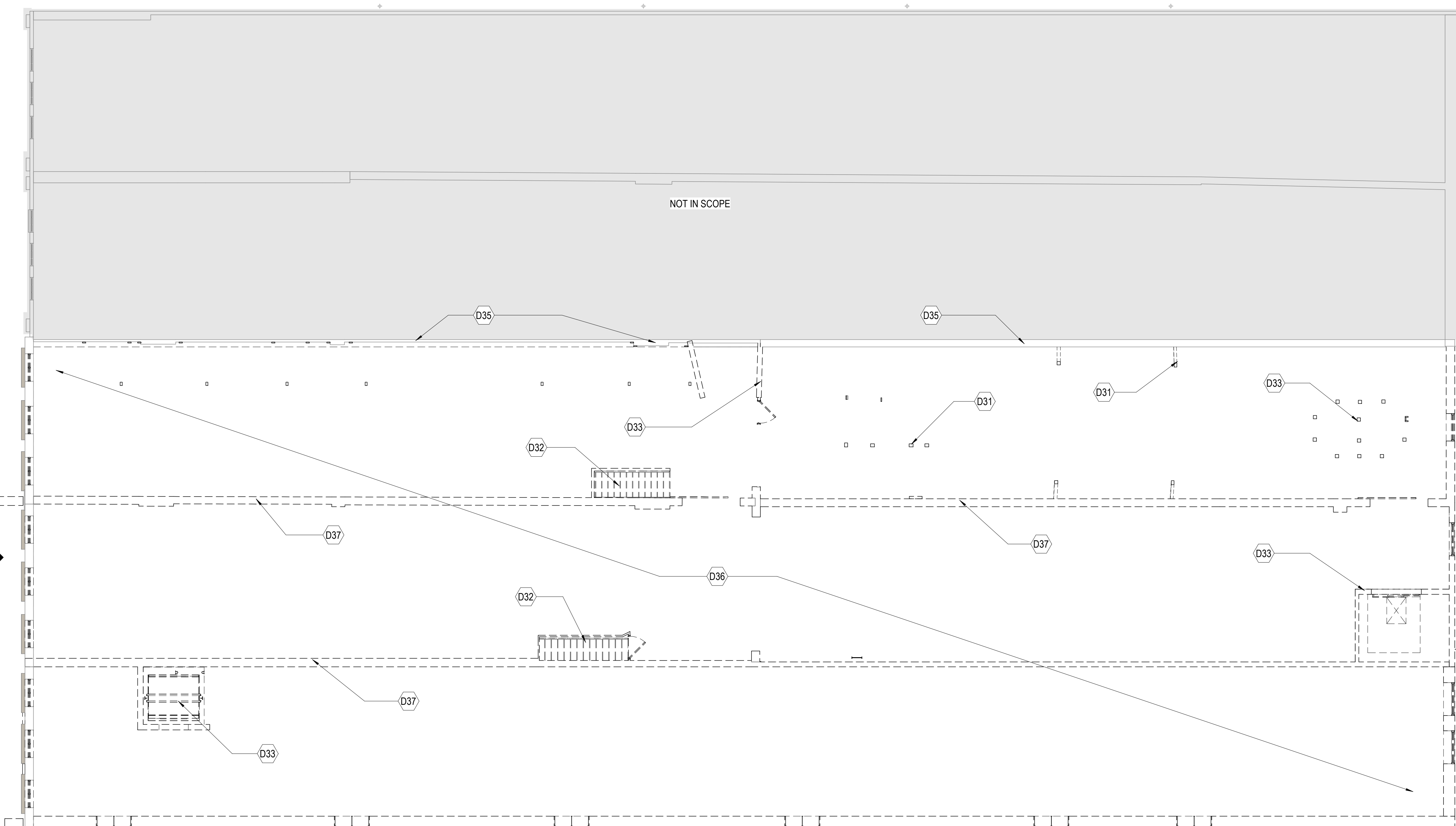
**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

**LEVEL 2 DEMOLITION PLAN**

**AD102**

F  
E  
D  
C  
B

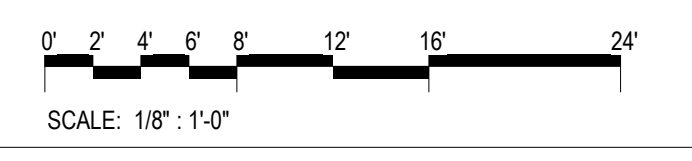


**B1** LEVEL 3 FLOOR PLAN - DEMOLITION  
1/8" = 1'-0"

**B1**  
AD201

**D4**  
AD201

**D1**  
AD201



**GENERAL NOTES**

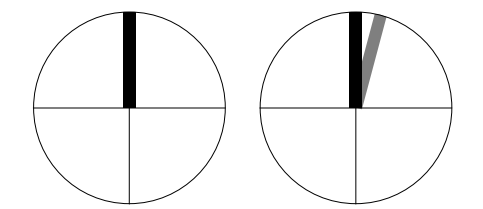
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**SHEET NOTES**

D31	REMOVE ALL EXISTING COLUMNS AND FLOOR BRACING WHERE IT OCCURS
D32	REMOVE INTERIOR STAIRS
D33	REMOVE NON-HISTORIC INTERIOR PARTITIONS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D35	REMOVE WOOD FRAMING AND GYPSUM BOARD PARTY WALL OPENING INFILL. REPLACE WITH NEW CMU INFILL FLUSH WITH SOUTH SIDE OF PARTY WALL PRIOR TO COMMENCEMENT OF INTERIOR DEMOLITION.
D36	REMOVE EXISTING FLOORING AND FLOOR JOISTS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D37	REMOVE EXISTING INTERIOR MASONRY DEMISING WALLS

**LEGEND**

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED



**OWNER**  
231 + 235 S. MERIDIAN ST. LLC

**CONTRACTOR**  
 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

**ARCHITECT**  
 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**CIVIL**  
 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**STRUCTURAL**  
 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

**MEP, FP, FA, TCOM**  
 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

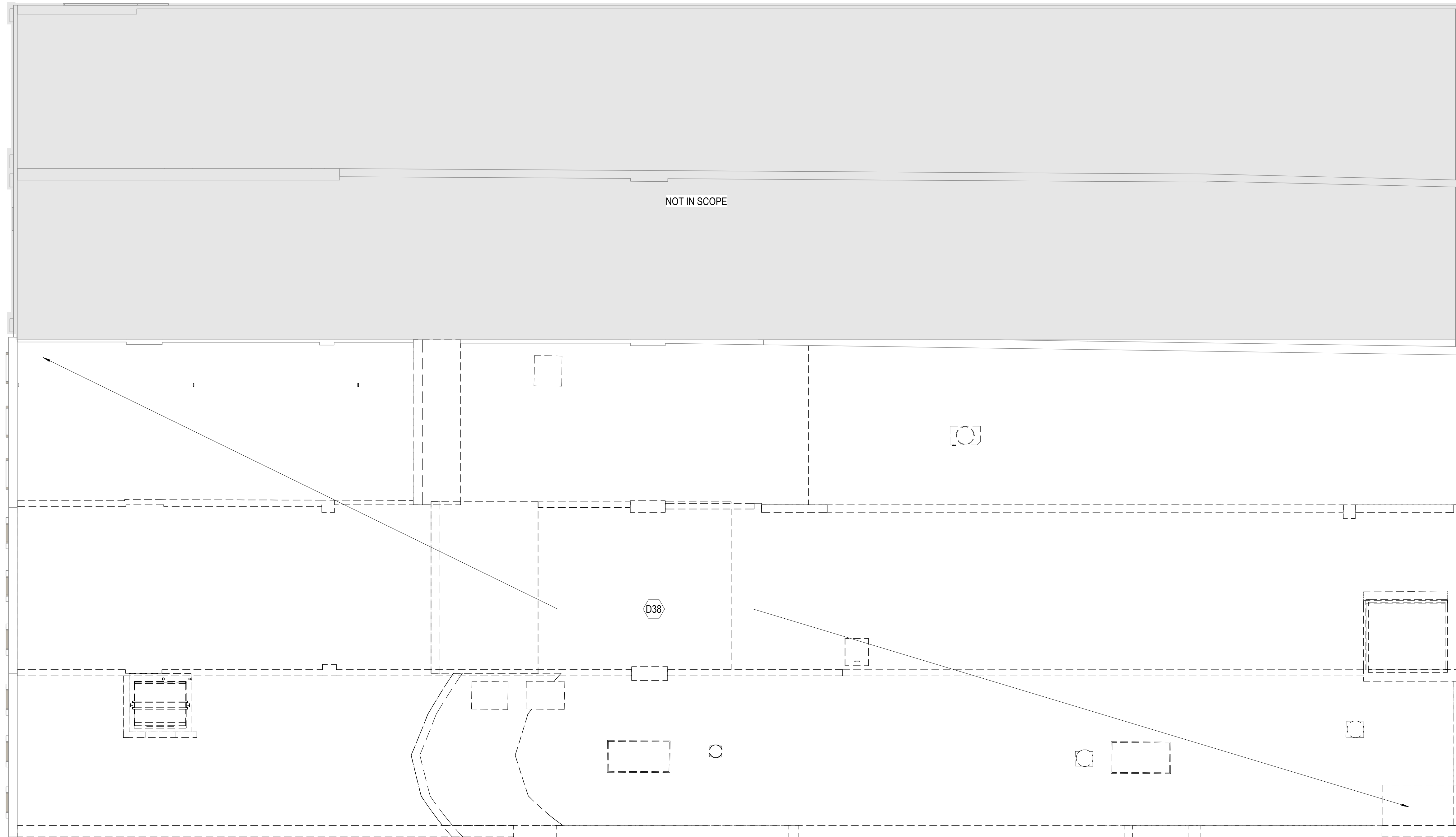
**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

**LEVEL 3 DEMOLITION PLAN**

**AD103**

F  
E  
D  
C  
B



**B1** ROOF PLAN - DEMOLITION  
1/8" = 1'-0"



**GENERAL NOTES**

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**SHEET NOTES**

**D38** REMOVE EXISTING ROOFING AND ROOF JOISTS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES

**LEGEND**

OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR

**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

CIVIL

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

STRUCTURAL

**FP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

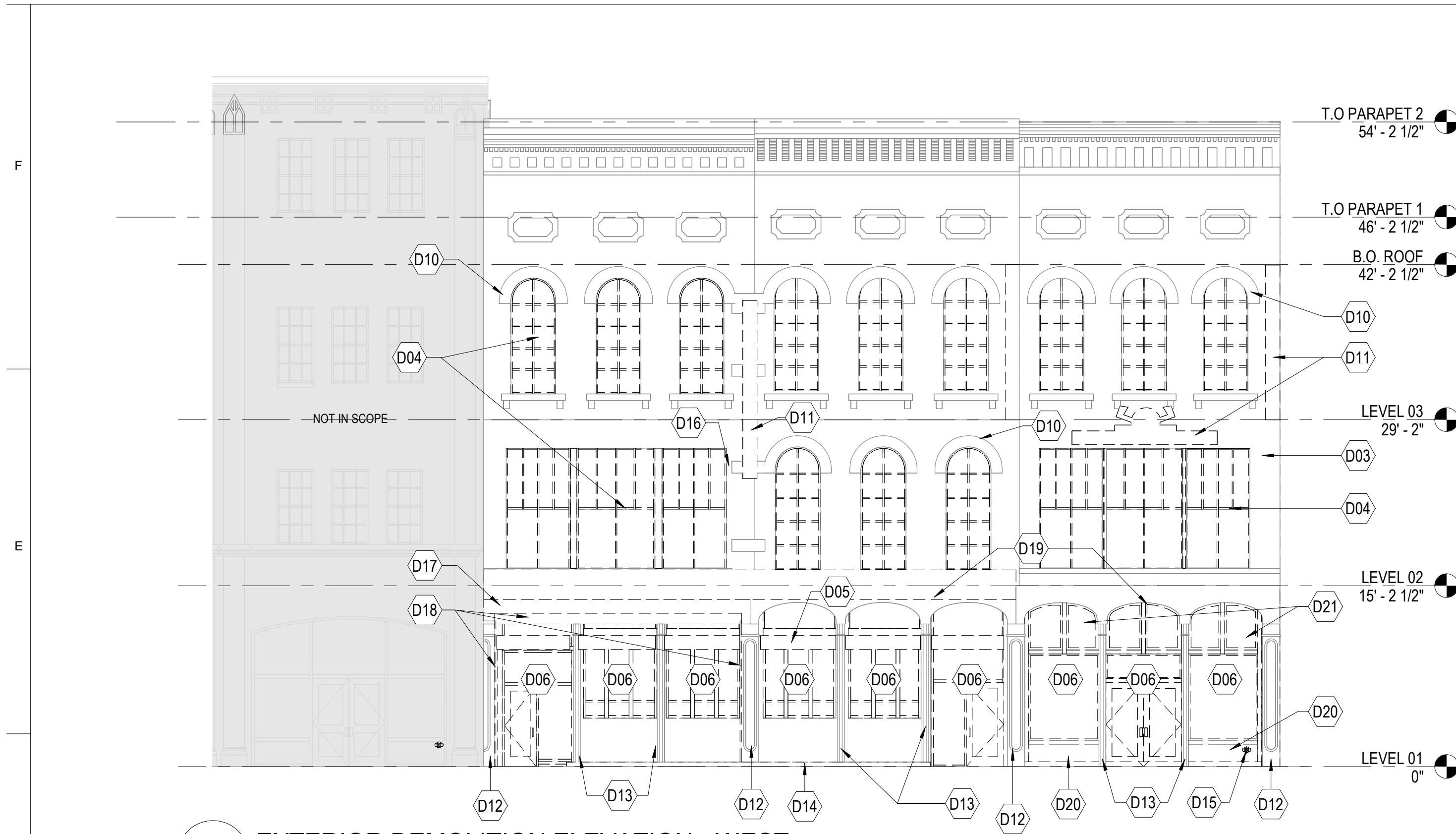
No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

**OLE RED**

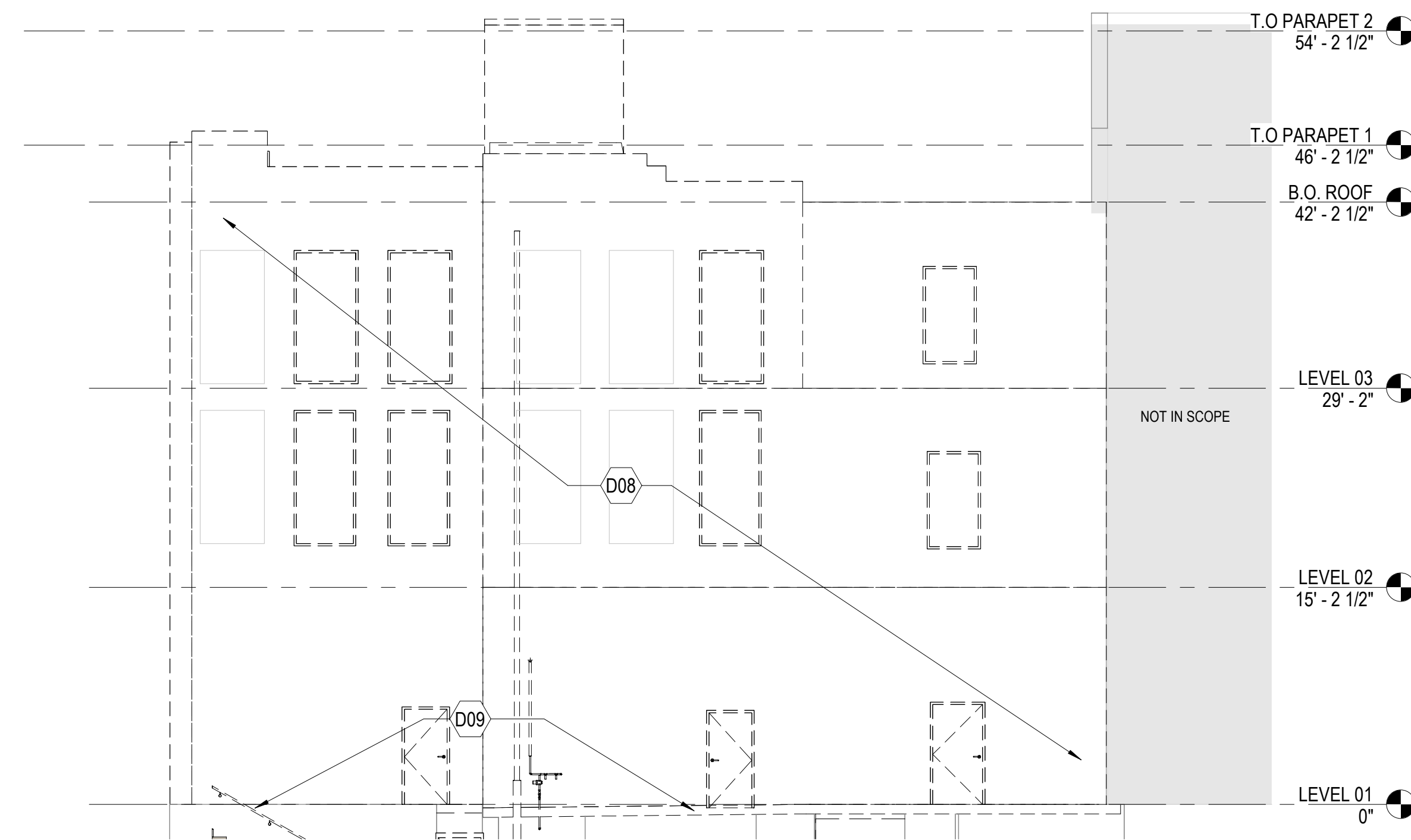
231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

ROOF DEMOLITION PLAN

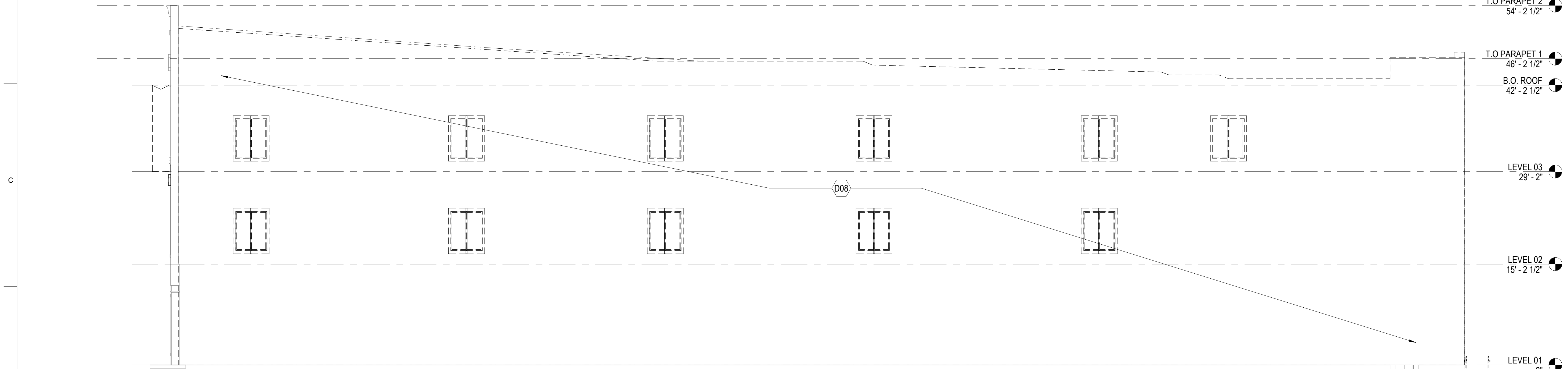
**AD104**



**D1** EXTERIOR DEMOLITION ELEVATION - WEST  
1/8" = 1'-0"



**D4** EXTERIOR DEMOLITION ELEVATION - EAST  
1/8" = 1'-0"



**B1** EXTERIOR DEMOLITION ELEVATION - SOUTH  
1/8" = 1'-0"



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**SHEET NOTES**

D03	EXTERIOR WEST FACADE TO REMAIN. SEE SHORING AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
D04	REMOVE NON-HISTORIC METAL WINDOWS AND MULLIONS, TYP.
D05	REMOVE NON-HISTORIC AWNINGS AND THEIR SUPPORTS, TYP.
D06	REMOVE NON-HISTORIC EXTERIOR STOREFRONT DOOR AND WINDOW SYSTEMS
D08	REMOVE EXISTING MASONRY WALL AND OPENINGS. SEE SHORING PLAN AND STRUCTURAL FOR ADDITIONAL INFORMATION. SEE CIVIL, ELECTRICAL AND PLUMBING FOR TREATMENT OF EXISTING UTILITIES ON THIS WALL
D09	REMOVE EXISTING EXTERIOR CONCRETE STAIRS AND LANDING ALONG WITH THEIR RAILINGS. SEE CIVIL FOR ADDITIONAL INFORMATION
D10	PROTECT EXISTING STONE EYEBROWS AND SILLS WHILE REMOVING EXISTING WINDOWS, TYP.
D11	REMOVE NON-HISTORICAL SIGN AND ANY ASSOCIATED ANCHORING OR ELECTRICAL
D12	EXISTING CAST IRON PILASTERS TO REMAIN
D13	EXISTING CAST IRON COLUMNS TO REMAIN
D14	REMOVE NON-HISTORIC WOOD SILL
D15	EXISTING FIRE DEPARTMENT CONNECTION. SEE FIRE PROTECTION DRAWINGS FOR DEMOLITION TREATMENT
D16	EXISTING BRICK TIES TO REMAIN
D17	REMOVE EXISTING NON-HISTORIC MASONRY INFILL TO RESTORE ARCHED OPENING HEADS
D18	CAREFULLY REMOVE NON-HISTORIC STEEL BEAM AND VERTICAL SUPPORT CHANNEL
D19	EXISTING CAST IRON ARCH FASCIA TO REMAIN
D20	RETAIN HISTORIC WOOD KNEE WALL AND REPAIR AS NEEDED
D21	RETAIN HISTORIC WOOD TRANSOMS AND REPAIR AS NEEDED

**LEGEND**

OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR

**QUALITE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200 INDIANAPOLIS, IN 46204

CIVIL

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200 INDIANAPOLIS, IN 46204

STRUCTURAL

**FRP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

EXTERIOR DEMOLITION  
BUILDING ELEVATIONS

**AD201**



OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR



2515 BLOYD AVENUE  
INDIANAPOLIS, IN  
46218  
(317) 638-3355

ARCHITECT



333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN  
46204

CIVIL



333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN  
46204

STRUCTURAL



3535 EAST 96TH  
STREET, SUITE 126  
INDIANAPOLIS, IN  
46240  
(317) 638-3355

MEP, FP, FA, TCOM



301 PENNSYLVANIA  
PARKWAY, SUITE 220  
INDIANAPOLIS, IN  
46280  
(317) 781-6200

PROGRESS SET  
NOT FOR CONSTRUCTION

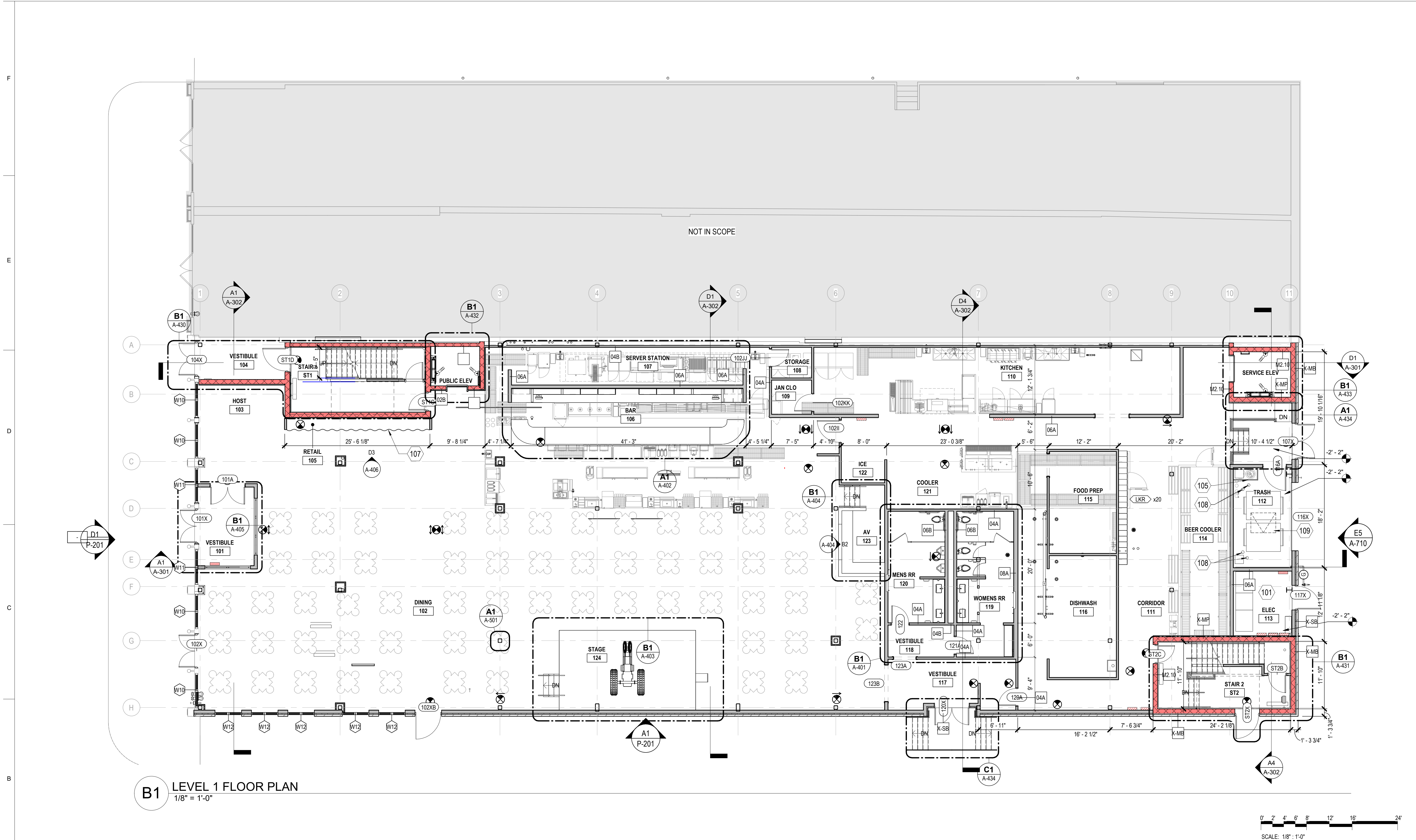
No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

# OLE RED

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

LEVEL 1 FLOOR PLAN

## A-101



**B1** LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

### GENERAL NOTES

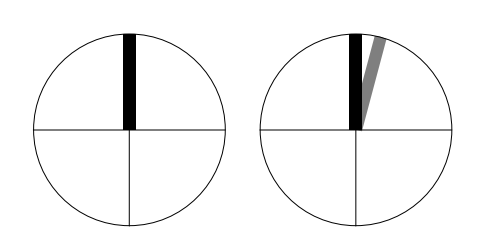
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- ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE, OR FACE OF STUD (WOOD OR METAL, U.N.O.)
- REFER TO SHEET G-002 FOR INTERIOR PARTITION TYPES.
- ALL INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF SIX INCHES FROM THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, U.N.O.
- PROVIDE SOLID BLOCKING/BACKING IN-WALL CAVITIES AT ALL WALL MOUNTED CASEWORK, FIXTURES, EQUIPMENT AND SHELVEING. REFER TO TYPICAL PARTITION AND BACK PLATE DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO MEP AND FIRE PROTECTION DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS AND ALL SURFACE MOUNTED COMPONENTS.
- ALL MASONRY DIMENSIONS ARE NOMINAL, U.N.O.
- REFER TO SHEET A-601 FOR DOOR SCHEDULE AND TYPES.
- REFER TO SHEET A-401 FOR TOILET ACCESSORIES SCHEDULE.
- REFER TO SHEET A-701 FOR EQUIPMENT SCHEDULE.
- REFER TO SHEET I-101 THROUGH I-103 FOR FURNITURE PLANS.
- REFER TO SHEETS A-701 THROUGH A-704B FOR FINISH SCHEDULE, FLOOR PATTERNS, CORNER GUARD LOCATIONS AND ROLLER SHADES.
- REFERENCE THE TOILET ACCESSORIES SCHEDULE ON SHEET A-401 FOR ALL ITEMS TAGGED WITH:
- REFERENCE THE EQUIPMENT SCHEDULE ON SHEET A-701 FOR ALL ITEMS TAGGED WITH:
- REFERENCE THE KITCHEN VENDOR DRAWINGS FOR FOOD SERVICE APPLIANCES LOCATIONS AND ADDITIONAL INFORMATION. FOOD SERVICE EQUIPMENT SHOWN HALFTONE FOR CLARITY.

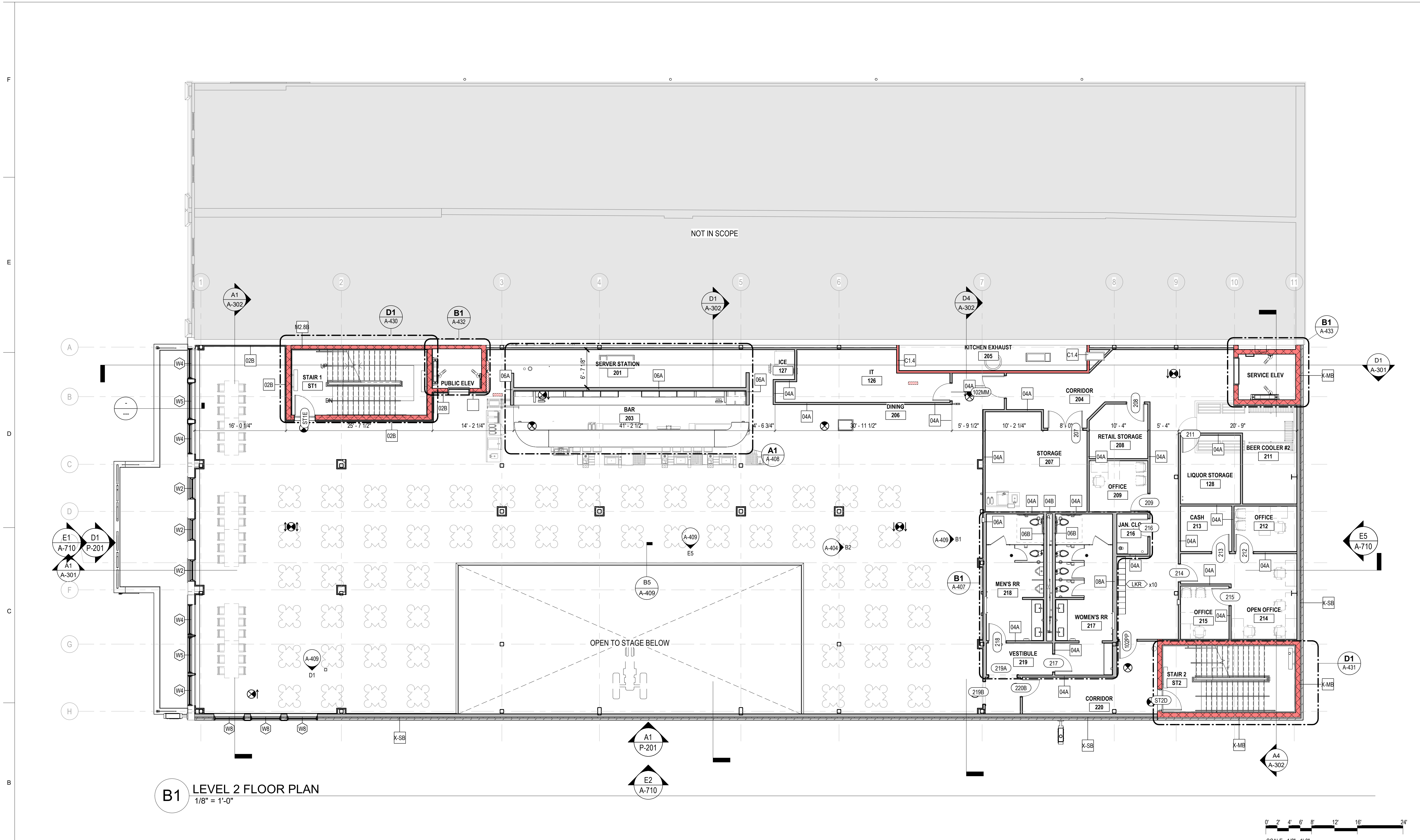
### SHEET NOTES

	ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS
	ALUMINUM GUARDRAIL TO PROTECT CO2 TANKS
	CURTAIN SUSPENDED ±3" FROM DECK ON TRACK
	9" DIA. BOLLARDS
	GREASE TRAP ACCESS DOOR

### LEGEND

	EXISTING PARTITION TO REMAIN
	METAL STUD PARTITION, SEE PARTITION TYPES
	2 HR RATED PARTITION, SEE PARTITION TYPES AND LIFE SAFETY PLANS
	SCHEDULED DOOR & DOOR TAG
	PARTITION TYPE TAG
	WINDOW / STOREFRONT TAG





**B1** LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



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11. REFER TO SHEETS I-101 THROUGH I-103 FOR FURNITURE PLANS.
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**SHEET NOTES**

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**LEGEND**

- EXISTING PARTITION TO REMAIN
- METAL STUD PARTITION, SEE PARTITION TYPES
- 2 HR RATED PARTITION, SEE PARTITION TYPES AND LIFE SAFETY PLANS
- SCHEDULED DOOR & DOOR TAG
- PARTITION TYPE TAG
- WINDOW / STOREFRONT TAG

OWNER  
231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR  
 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT  
 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

CIVIL  
 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

STRUCTURAL  
 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM  
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INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
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	SCHEMATIC DESIGN	02/20/26

**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

LEVEL 2 FLOOR PLAN

**A-102**

OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR

**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

CIVIL

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

STRUCTURAL

**FR** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

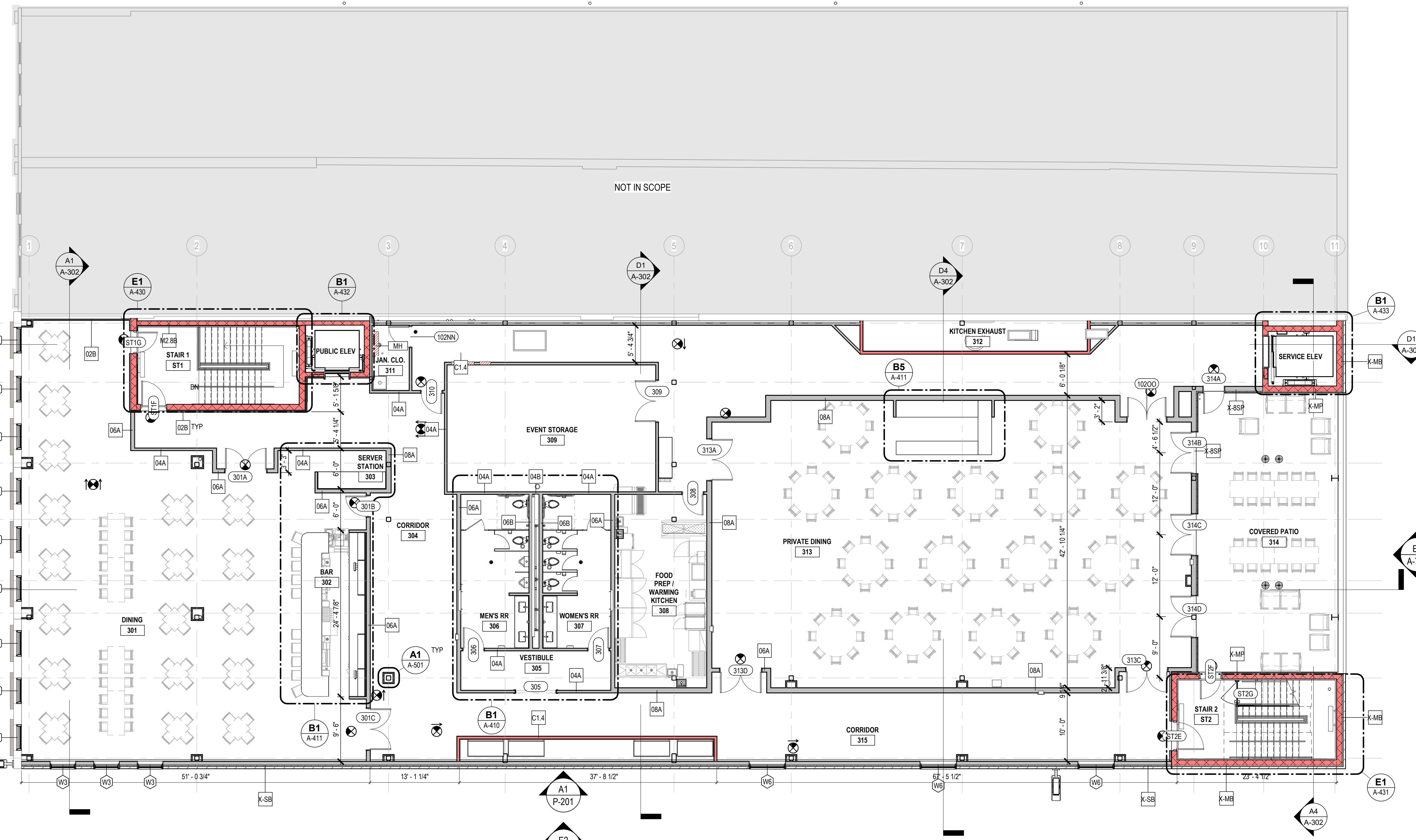
No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

# OLE RED

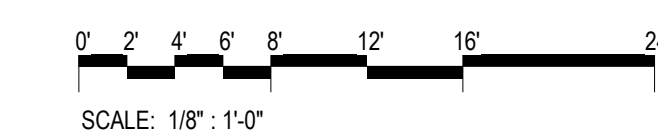
231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

## LEVEL 3 FLOOR PLAN

# A-103



**B1** LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"



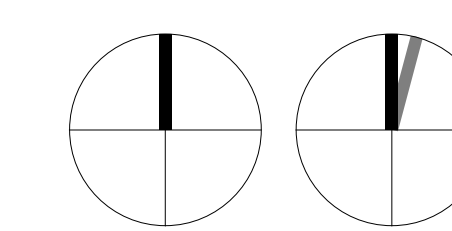
### GENERAL NOTES

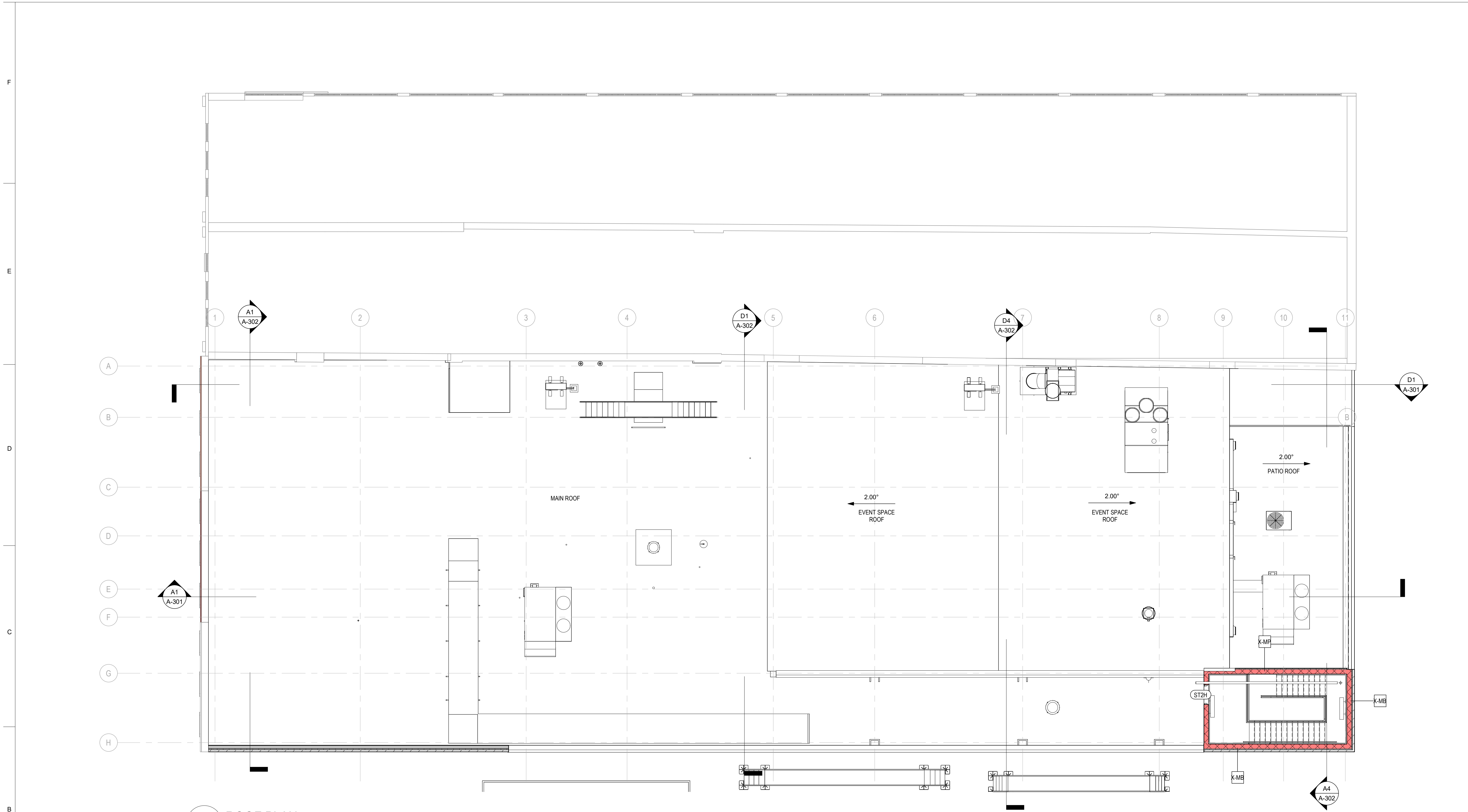
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
- ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE, OR FACE OF STUD (WOOD OR METAL, U.N.O.)
- REFER TO SHEET G-002 FOR INTERIOR PARTITION TYPES.
- ALL INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF SIX INCHES FROM THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, U.N.O.
- PROVIDE SOLID BLOCKING/BACKING IN-WALL CAVITIES AT ALL WALL MOUNTED CASEWORK, FIXTURES, EQUIPMENT AND SHELVEING. REFER TO TYPICAL PARTITION AND BACK PLATE DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO MEP AND FIRE PROTECTION DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS AND ALL SURFACE MOUNTED COMPONENTS.
- ALL MASONRY DIMENSIONS ARE NOMINAL, U.N.O.
- REFER TO SHEET A-601 FOR DOOR SCHEDULE AND TYPES.
- REFER TO SHEET A-401 FOR TOILET ACCESSORIES SCHEDULE.
- REFER TO SHEET A-701 FOR EQUIPMENT SCHEDULE.
- REFER TO SHEET I-101 THROUGH I-103 FOR FURNITURE PLANS.
- REFER TO SHEETS A-701 THROUGH A-704B FOR FINISH SCHEDULE, FLOOR PATTERNS, CORNER GUARD LOCATIONS AND ROLLER SHADES.
- REFERENCE THE TOILET ACCESSORIES SCHEDULE ON SHEET A-401 FOR ALL ITEMS TAGGED WITH:
- REFERENCE THE EQUIPMENT SCHEDULE ON SHEET A-701 FOR ALL ITEMS TAGGED WITH:
- REFERENCE THE KITCHEN VENDOR DRAWINGS FOR FOOD SERVICE APPLIANCES LOCATIONS AND ADDITIONAL INFORMATION. FOOD SERVICE EQUIPMENT SHOWN HALFTONE FOR CLARITY.

### SHEET NOTES

### LEGEND

- EXISTING PARTITION TO REMAIN
- METAL STUD PARTITION, SEE PARTITION TYPES
- 2 HR RATED PARTITION, SEE PARTITION TYPES AND LIFE SAFETY PLANS
- SCHEDULED DOOR & DOOR TAG
- PARTITION TYPE TAG
- WINDOW / STOREFRONT TAG





**B1** ROOF PLAN  
1/8" = 1'-0"



**GENERAL NOTES**

**SHEET NOTES**

**LEGEND**

OWNER  
231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR  
**QUATE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

ARCHITECT  
**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200 INDIANAPOLIS, IN 46204

CIVIL  
**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200 INDIANAPOLIS, IN 46204

STRUCTURAL  
**FR** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

MEP, FP, FA, TCOM  
**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

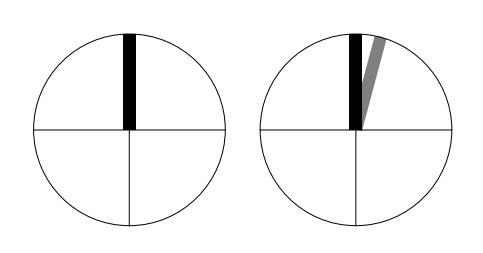
No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

ROOF PLAN

**A-104**

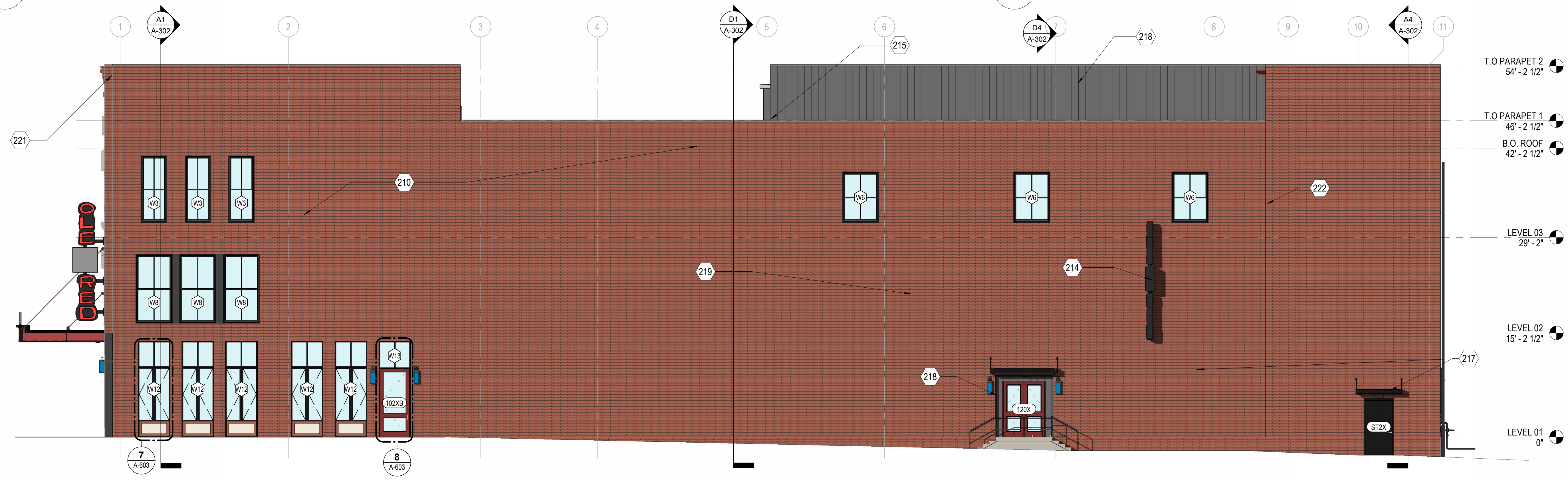




**D1 EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**D4 EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**A1 EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"



**GENERAL NOTES**

**SHEET NOTES**

**LEGEND**

- 201 CLEAN EXISTING STONE VENT FRAMES, WINDOW EYEBROWS AND SILLS. REPAIR / PATCH VISIBLE CRACKS AND LARGE CHIPS AS NEEDED.
- 202 REPAIR EXISTING BRICK AND TUCK POINT EXISTING MORTAR AS NEEDED. BASE BID; REMOVE FLAKING AND LOOSE PAINT. REPAIR BRICK FACADE. ALT: REMOVE EXISTING PAINT AND REPAIR DAMAGED FACE BRICK AS NEEDED.
- 203 REPAIR EXISTING BRICK AND TUCK POINT EXISTING MORTAR AS NEEDED. BASE BID; REPAIR DAMAGED FACE BRICK AS NEEDED. PAINT THE EXISTING BRICK TO MATCH THE OTHER FACADES. ALT: REPAIR DAMAGED FACE BRICK AND CLEAN FACADE AS NEEDED. LEAVE EXISTING BRICK EXPOSED.
- 204 PATCH EXISTING BRICK AS NEEDED FROM REMOVAL OF FORMER SIGNAGE.
- 205 REMOVE EXISTING FLAKING AND FAILING PAINT FROM CAST IRON PILASTERS AND COLUMNS. PATCH ANY EXISTING HOLES OR CRACKS AND TREAT ALL AREAS OF RUST. REPAIR ALL EXISTING CAST IRON AS SCHED.
- 206 REMOVE EXISTING FLAKING AND FAILING PAINT FROM EXISTING ARCHED CAST IRON FASCIA. PATCH ANY EXISTING HOLES OR CRACKS AND TREAT ALL AREAS OF RUST. REPAIR ALL EXISTING CAST IRON AS SCHED.

- 207 NEW METAL ARCHED FASCIA OVER EXISTING FRAMING TO MATCH PROFILE OF EXISTING ARCHES SCHEDULED TO REMAIN.
- 208 REPAIR EXISTING WOOD KNEE WALL / PONY WALL AS NEEDED. REMOVE FLAKING AND LOOSE PAINT. REPAIR AS SCHED.
- 209 NEW WOOD paneled KNEE WALL / PONY WALL TO MATCH EXISTING HISTORIC KNEE WALLS / PONY WALLS' HEIGHT, PORTIONS, AND PROFILES AT 235 MERIDIAN.
- 210 NEW EXPOSED BRICK VENEER FACADE TO MATCH EXISTING WEST ELEVATION EXPOSED BRICK.
- 211 NEW CANOPY TIE RODS. SEE STRUCTURAL DRAWINGS.
- 212 NEW CANOPY AND METAL FASCIA. INTEGRAL LIGHTING BY OTHERS.
- 213 ILLUMINATED THREE-DIMENSIONAL LETTER SIGN. LOCATION FOR REFERENCE ONLY. SIGN PROVIDED BY OTHERS.
- 214 NEW METAL BLADE SIGN. LOCATION FOR REFERENCE ONLY. SIGN GRAPHICS BY OTHERS.
- 215 METAL COPING AT MASONRY PARAPET WALL.
- 216 45 DEGREE ANGLED METAL COPING AT PATIO BAR PARAPET.

- 217 METAL DOOR CANOPY, BLACK FINISH.
- 218 GREY VERTICAL METAL SIDING.
- 219 MURAL AT SOUTH ELEVATION. LOCATION FOR REFERENCE ONLY. DESIGN PROVIDED BY OTHERS.
- 220 FIRE DEPT CONNECTION. SEE FP.
- 221 VERTICAL CONTROL JOINT AT TRANSITION BETWEEN EXISTING AND NEW MASONRY.
- 222 VERTICAL CONTROL JOINT.
- 223 REPAIR EXISTING HISTORIC WOOD TRANSOMS AS NEEDED. REMOVE FLAKING AND LOOSE PAINT. REPAIR AS SCHED.

- SHERWIN WILLIAMS 0050 CLASSIC LIGHT BLUFF
- SHERWIN WILLIAMS 0040 ROYCROFT ADOBE
- SHERWIN WILLIAMS 7582 SALUTE
- SHERWIN WILLIAMS 7069 IRON ORE
- MANUFACTURERS STANDARD PRE-FINISHED BLACK

**OWNER**

231 + 235 S. MERIDIAN ST. LLC

**CONTRACTOR**

**QUALITE** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

**ARCHITECT**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**CIVIL**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**STRUCTURAL**

**FP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

**MEP, FP, FA, TCOM**

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

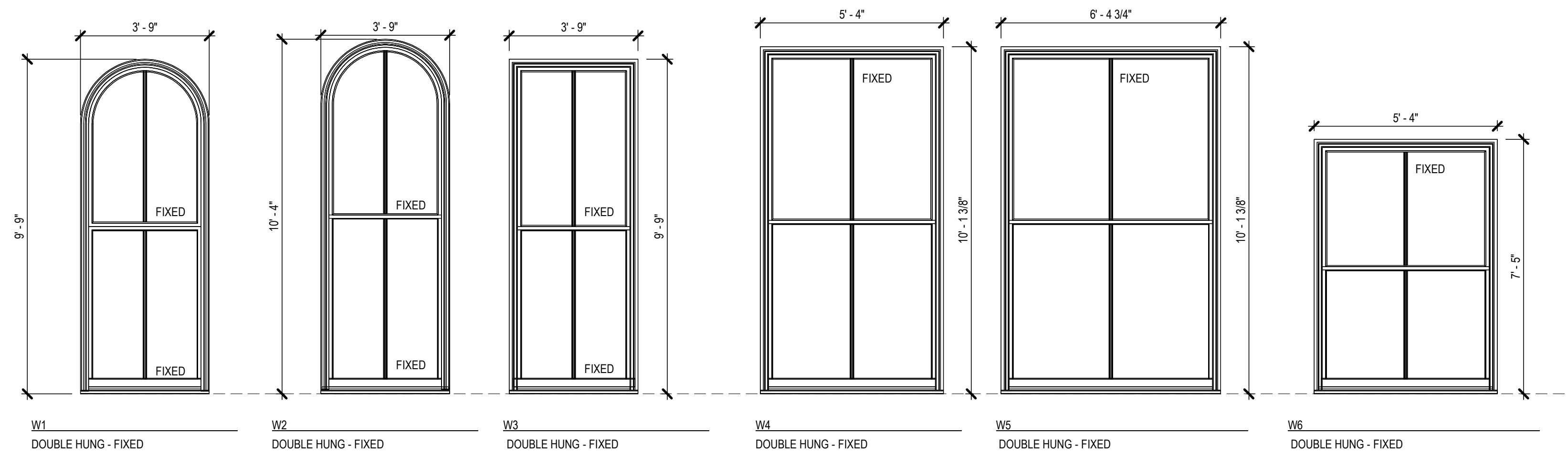
**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

**EXTERIOR BUILDING ELEVATIONS**

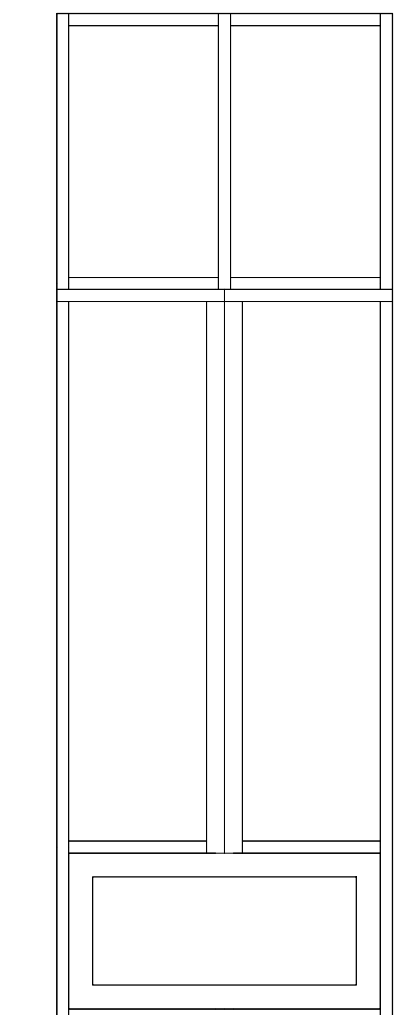
**A-201**

F  
E  
D  
C  
B  
A

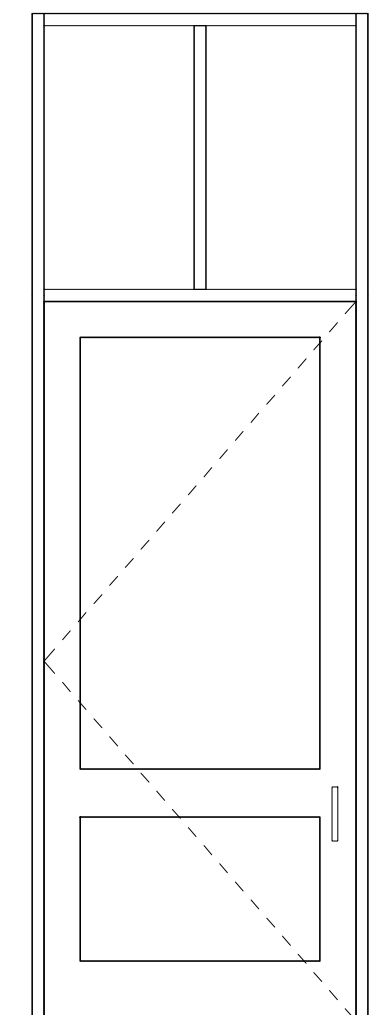


**WINDOW LEGEND**

3/8" = 1'-0"



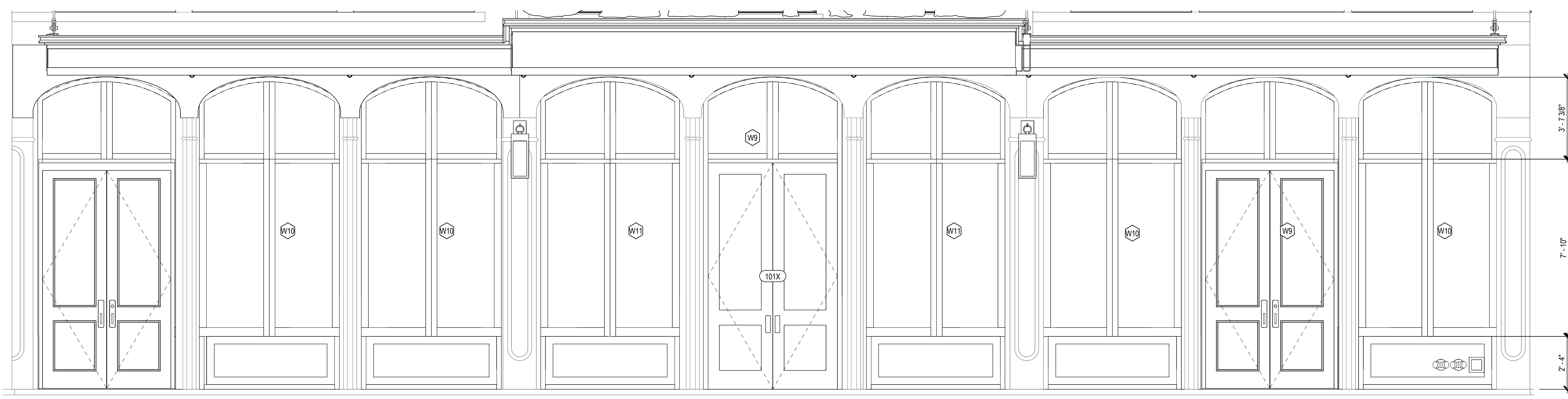
**STOREFRONT\_SF6**  
3/8" = 1'-0"



**STOREFRONT\_SF7**  
3/8" = 1'-0"

**WINDOW & STOREFRONT SCHEDULE**

TYPE MARK	HEIGHT	WIDTH	MATERIAL TYPE	FUNCTION
W1	9'-9"	3'-9"	ALUMINUM CLAD EXTERIOR	TOP SASH FIXED, BOTTOM SASH OPERABLE CASEMENT
W2	10'-4"	3'-9"	ALUMINUM CLAD EXTERIOR	FIXED UPPER & LOWER SASHES
W3	9'-9"	3'-9"	ALUMINUM CLAD EXTERIOR	FIXED HUNG
W4	10'-1 3/8"	5'-4"	ALUMINUM CLAD EXTERIOR	FIXED HUNG
W5	10'-1 3/8"	6'-4 3/4"	ALUMINUM CLAD EXTERIOR	FIXED HUNG
W6	7'-5"	5'-4"	ALUMINUM CLAD EXTERIOR	FIXED HUNG
W7	2'-0"	6'-1 1/2"	ALUMINUM CLAD EXTERIOR	FIXED TRANSOM WINDOWS
W8	10'-1 3/8"	5'-4"	ALUMINUM CLAD EXTERIOR	FIXED HUNG
SF1	6'-1"	14'-0"	POWDER COATED BLACK STOREFRONT	FIXED TRANSOM, OPERABLE CASEMENT BOTTOM SASHES
SF2	6'-2 1/8"	14'-0"	POWDER COATED BLACK STOREFRONT	FIXED TRANSOM, OPERABLE CASEMENT BOTTOM SASHES
SF3	6'-1 1/2"	14'-0"	POWDER COATED BLACK STOREFRONT	FIXED TRANSOM, BOTTOM SASHES
SF4	6'-1 1/2"	14'-0"	POWDER COATED BLACK STOREFRONT	PAIR OF ENTRANCE DOORS WITH FIXED TRANSOM
SF6	4'-8"	14'-0"	POWDER COATED BLACK STOREFRONT	FIXED TRANSOM, OPERABLE CASEMENT BOTTOM SASHES
SF7	4'-8"	14'-0"	POWDER COATED BLACK STOREFRONT	ENTRANCE DOOR WITH FIXED TRANSOM



**STOREFRONTS\_WEST GLAZING**  
3/8" = 1'-0"

OWNER

231 + 235 S. MERIDIAN ST. LLC

CONTRACTOR



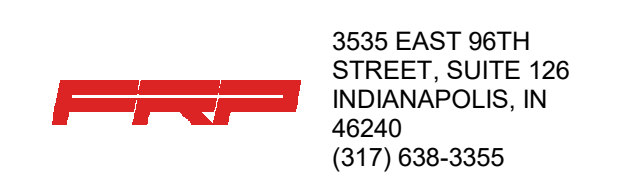
ARCHITECT



CIVIL



STRUCTURAL



MEP, FP, FA, TCOM



**PROGRESS SET  
NOT FOR CONSTRUCTION**

No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
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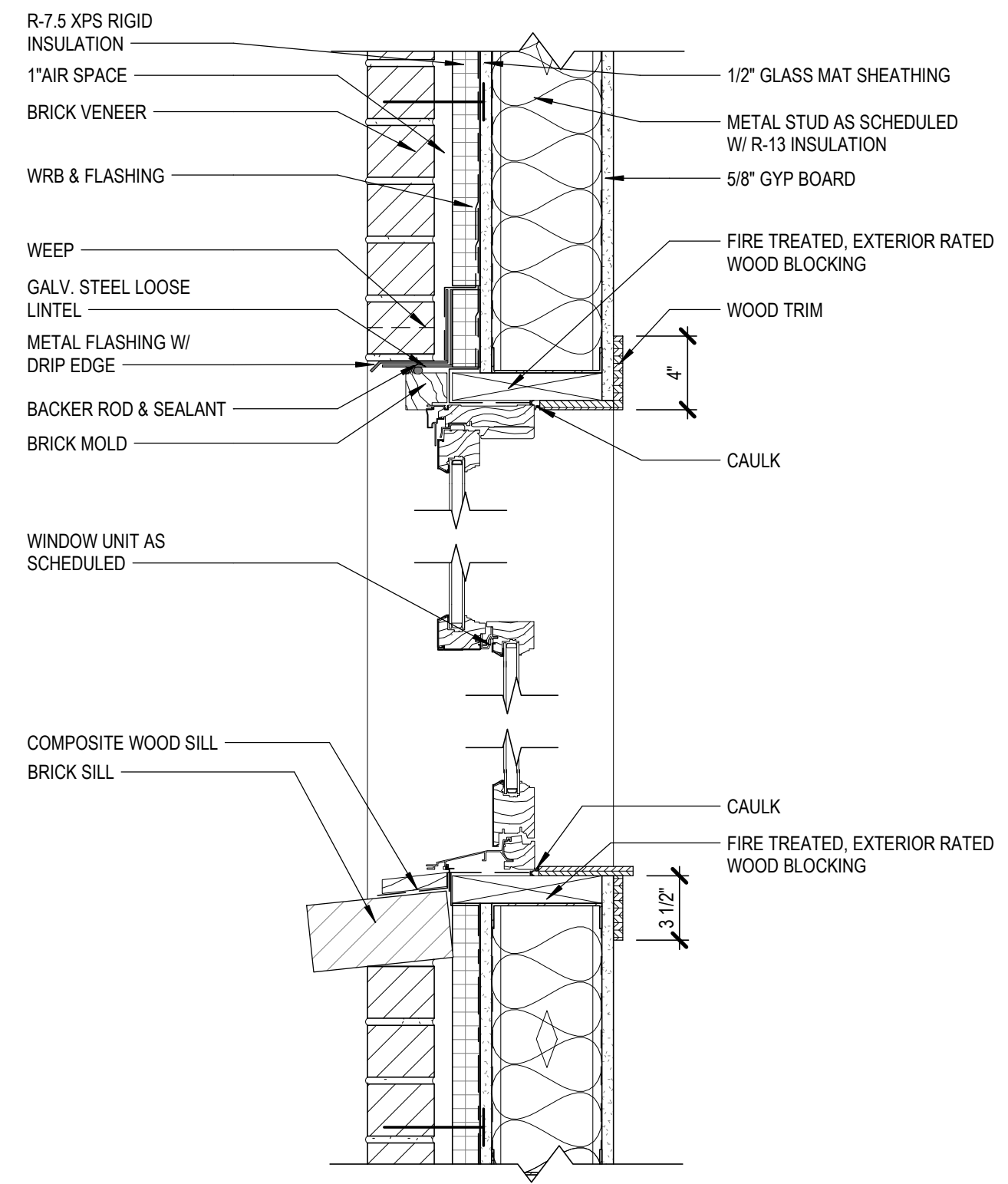
No.	Description	Date

**OLE RED**

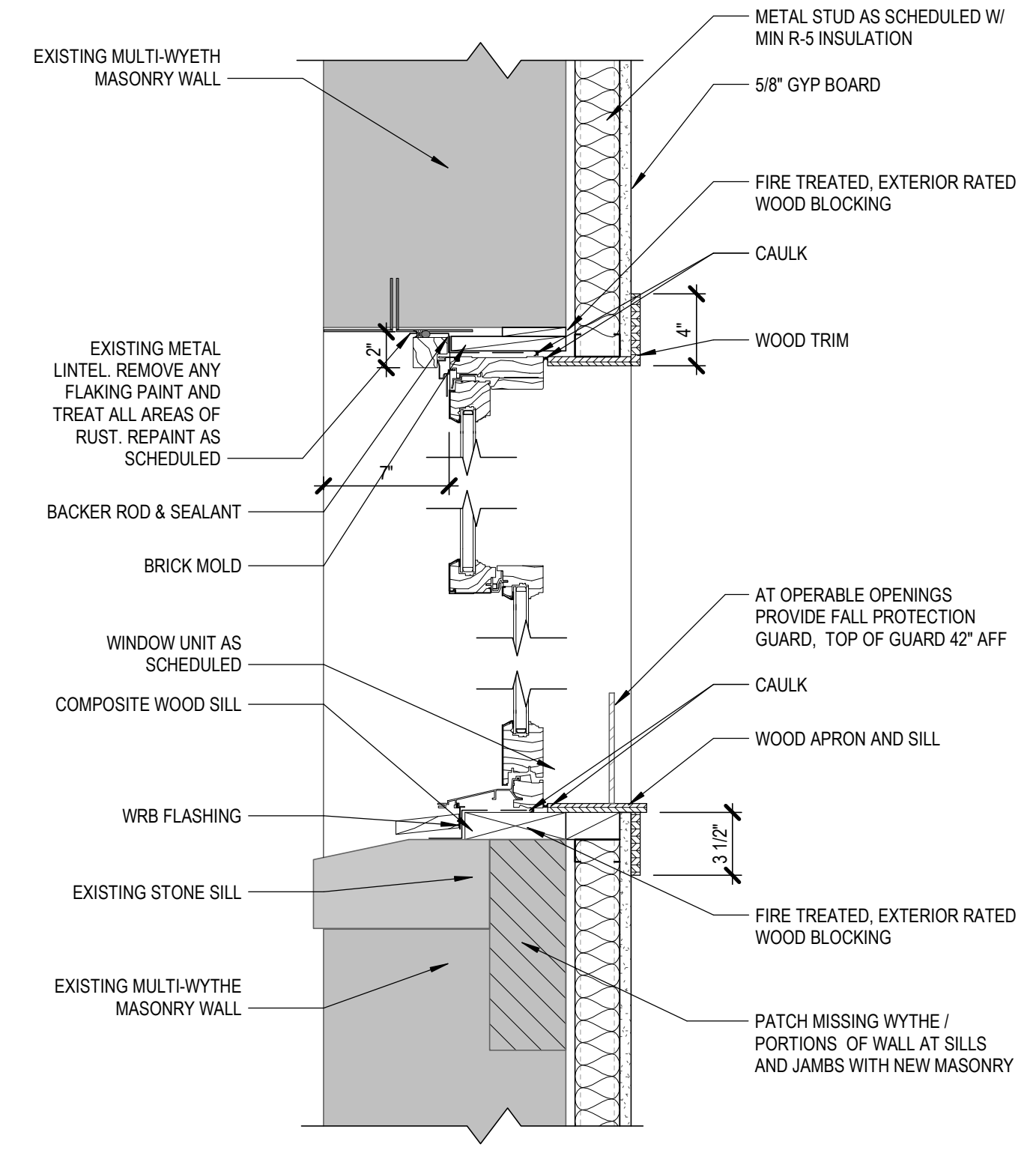
231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

WINDOW TYPES

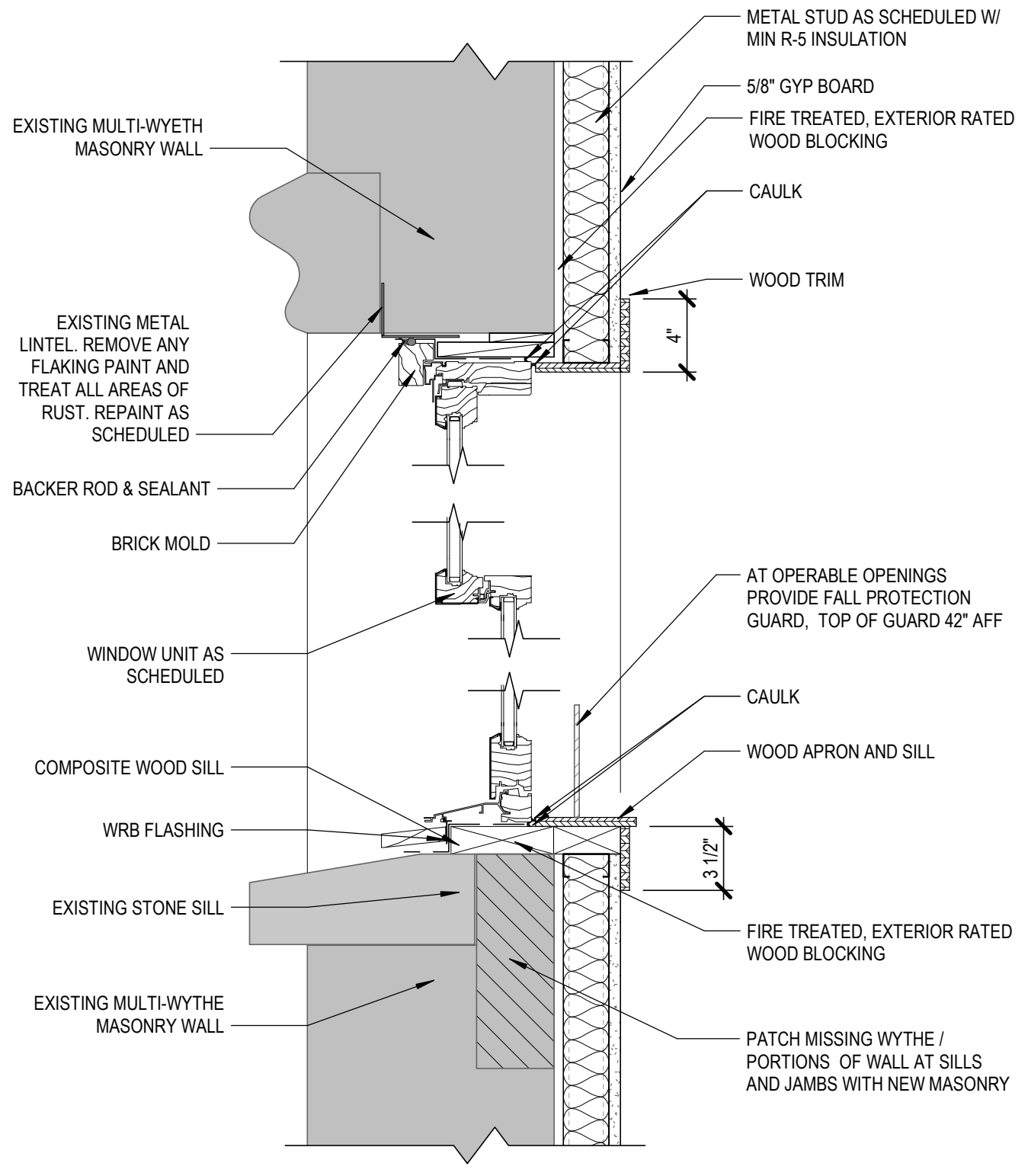
**A-603**



**E1** WINDOWS W3, W6 & W8 HEAD & SILL DTL  
1 1/2" = 1'-0"



**E3** WINDOWS W4 & W5 HEAD & SILL DTL  
1 1/2" = 1'-0"



**E4** WINDOWS W1 & W2 HEAD & SILL DTL  
1 1/2" = 1'-0"

**OWNER**

231 + 235 S. MERIDIAN ST. LLC

**CONTRACTOR**

**QUALITY** 2515 BLOYD AVENUE  
INDIANAPOLIS, IN 46218  
(317) 638-3355

**ARCHITECT**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
INDIANAPOLIS, IN 46204

**CIVIL**

**WOOLPERT** 333 N ALABAMA ST.  
SUITE 200  
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**STRUCTURAL**

**FRP** 3535 EAST 96TH STREET, SUITE 126  
INDIANAPOLIS, IN 46240  
(317) 638-3355

**MEP, FP, FA, TCOM**

**CIRCLE DESIGN GROUP** 301 PENNSYLVANIA PARKWAY, SUITE 220  
INDIANAPOLIS, IN 46280  
(317) 781-6200

**PROGRESS SET  
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No.	Description	Date
	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26

**OLE RED**

231 & 235 S. MERIDIAN ST.  
INDIANAPOLIS, IN 46225

WINDOW DETAILS

**A-604**





**EXISTING WEST ELEVATION**

1/4" = 1'-0"

**PLAN NOTES**

1. SILVER CREEK IS NOT RESPONSIBLE FOR ANY DESIGN, DETAILS OR DEMOLITION MEANS, METHODS, SEQUENCING, TEMPORARY SHORING, AND/OR OTHER WORK FOR THE DEMOLITION OF ANY PORTIONS OF THE EXISTING BUILDING.
2. THERE ARE SEVERAL DETERIORATED AREAS OF BRICKWORK ALONG THE INTERIOR WEST WALL. ANY AREAS OF LOOSE BRICKWORK SHALL BE REPAIRED. THE WEST WALL SHALL HAVE REPAIRS PER TUCKPOINTING NOTES ON S7 PRIOR TO PLACEMENT OF THE STRUCTURAL STEEL BEAM GRID AND SCAFFOLD SYSTEMS.
3. ALL SHORING WORK SHALL BE COORDINATED WITH ANY CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THE PROPOSED PROJECT.
4. NO DEMOLITION OF THE EXISTING BUILDING SHALL OCCUR UNTIL THESE PLAN DETAILS, SECTIONS, NOTES, ETC. ARE FULLY ERRECTED. THE SHORING WORK SHOWN ON THIS PLAN SET IS FOR TEMPORARILY SHORING THE WEST WALL OF 231-235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN. ONLY REMOVAL OF EXISTING SIGNS SHALL OCCUR AS SHOWN ON THIS DRAWING/ELEVATION. DO NOT REMOVE, DAMAGE, AND/OR DEMOLISH ANY EXISTING BUILDING COMPONENTS WITHOUT VERIFYING AND COORDINATING WITH ALL CONSTRUCTION DOCUMENTS AND THE SHORING ENGINEER.
5. PREVENT DAMAGE TO EXISTING STRUCTURES, AS REQUIRED, TAKING PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE EXISTING BUILDINGS.
6. THERE SHALL BE NO VERTICAL OR HORIZONTAL SLEEVES SET, OR HOLES CUT OR DRILLED IN ANY SHORING COMPONENT OR STRUCTURAL MEMBER UNLESS IT IS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.

CERTIFIED BY :  
**REVIEW SET**  
**3-9-2028**  
**NOT FOR**  
**CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
**310 S. JEFFERSON ST.**  
**ROCKVILLE, IN 47872**

NO.	DATE	REVISIONS	REMARKS

DRAWN BY : NPM      DESIGNED BY : PDM  
 CHECKED BY : SJS/MEF      DATE : --  
 SCE JOB NO. 26069      SCALE AS NOTED

DRAWING TITLE  
**231-235 S. MERIDIAN ST.**  
**INDIANAPOLIS, INDIANA**  
**EXISTING WEST ELEVATION**

SHEET NUMBER  
**S1**

CERTIFIED BY :  
**REVIEW SET**  
**3-9-2028**  
**NOT FOR**  
**CONSTRUCTION**

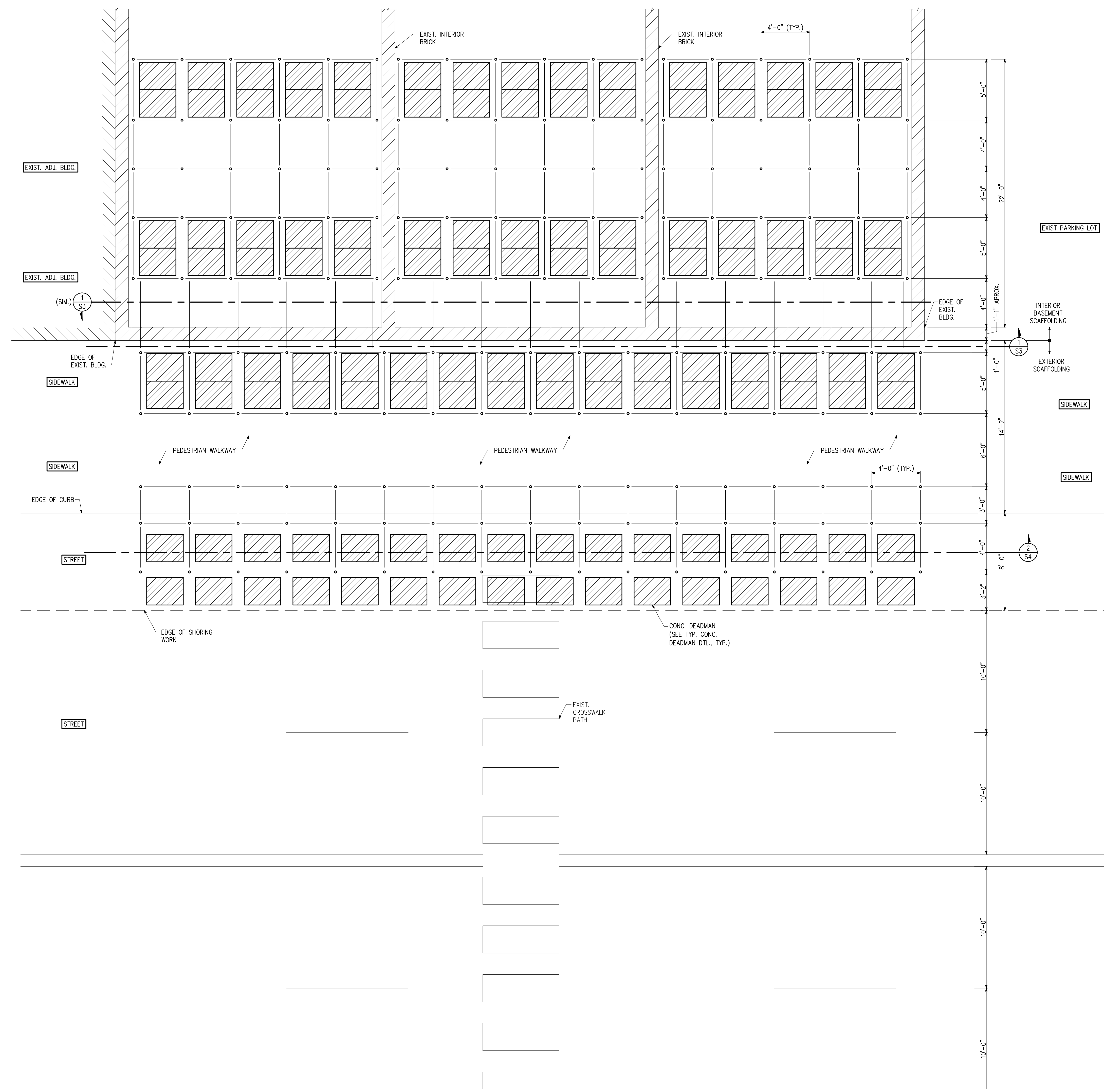
PROJECT FOR  
**SCAFFOLD KING RENTALS**  
**310 S. JEFFERSON ST.**  
**ROCKVILLE, IN 47872**

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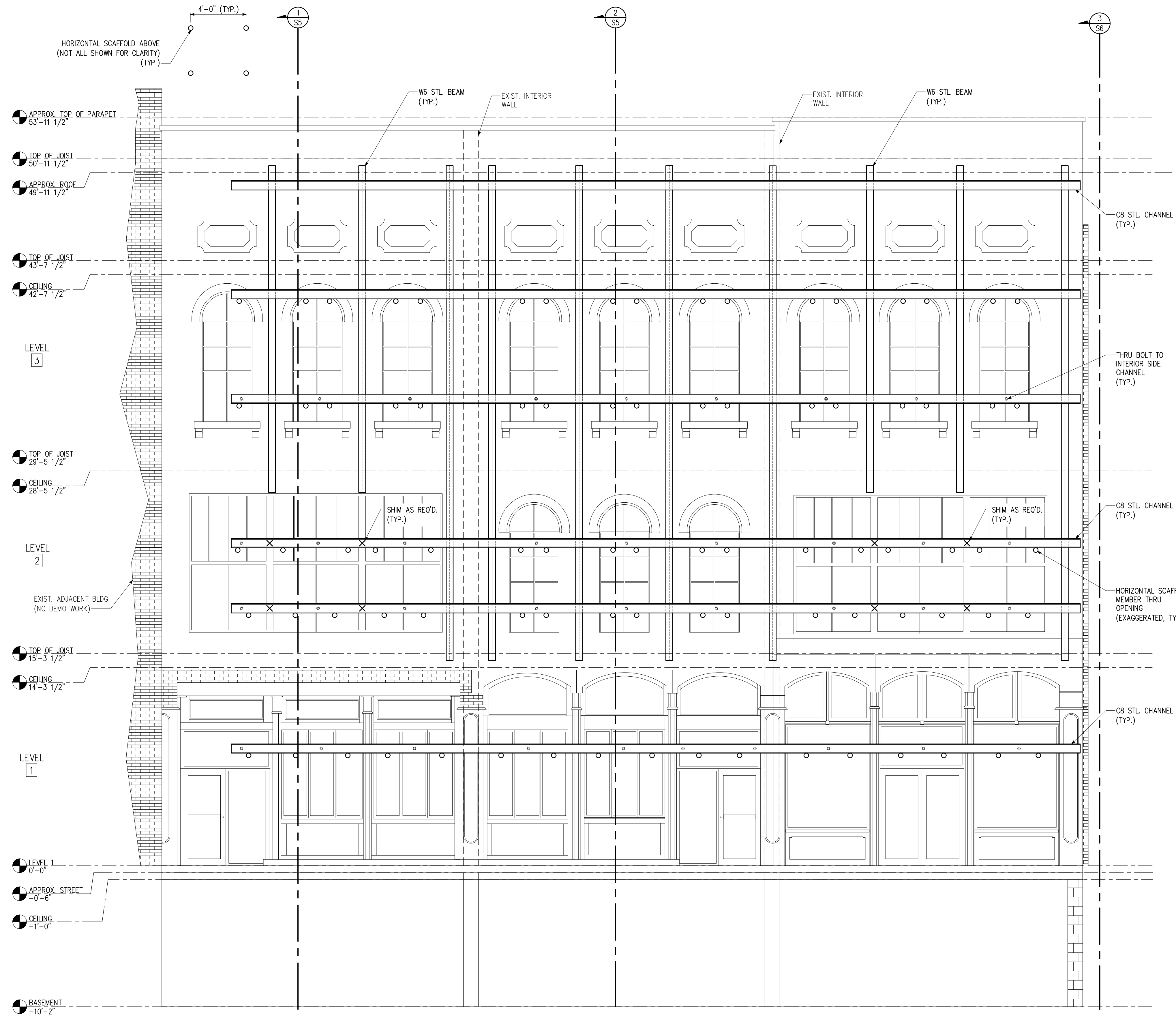
DRAWING TITLE  
**231-295 S. MERIDIAN ST.**  
**INDIANAPOLIS, INDIANA**  
**SCAFFOLD SYSTEM TEMPORARY**  
**SHORING PLAN**

SHEET NUMBER  
**S2**



**SHORING PLAN**  
 1/4" = 1'-0"  
 PLAN NOTES

- SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEET S7 FOR ADDITIONAL INFORMATION.
- FIELD VERIFY ALL DIMENSIONS TO EXISTING COMPONENTS PRIOR TO FABRICATING NEW MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING IN THE AREA IN QUESTION.
- CONTRACTOR TO PREVENT DAMAGE TO EXISTING STRUCTURES, AS REQUIRED, TAKING PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE EXISTING BUILDINGS.
- IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED AT ANY TIME DURING EXECUTION OF WORK, CEASE OPERATIONS AND NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY. TAKE PRECAUTIONS TO SUPPORT THE STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- SCAFFOLD COMPONENTS MANUFACTURED BY DIFFERENT MANUFACTURERS SHALL NOT BE INTERMIXED.
- SCAFFOLD COMPONENTS MADE OF DISSIMILAR MATERIALS SHALL NOT BE USED TOGETHER.
- SCAFFOLD COMPONENTS BENT, TWISTED, DAMAGED OR DETERIORATED SHALL NOT BE USED IN THE SCAFFOLD SYSTEM.
- WORK ON THE SCAFFOLD IS PROHIBITED DURING STORMS OR WINDS EXCEEDING 30 MPH.
- INDICATES THE APPROXIMATE LOCATION OF THE SCAFFOLDING POSTS. COORDINATE THE EXACT LOCATIONS OF THE SCAFFOLDING POSTS AND SUPPORT LOCATIONS WITH THE SCAFFOLDING SUPPLIER.
- THE SCAFFOLD POST BASE SCREW JACKS SHALL BE ERECTED AS LOW AS POSSIBLE.
- ALL SCAFFOLD MEMBERS (POSTS, DIAGONAL BRACES, HORIZONTAL BRACES ETC.) SHALL HAVE A MINIMUM OUTSIDE DIAMETER OF 1.9 INCHES, A MINIMUM THICKNESS OF 0.118 INCHES AND HAVE A MATERIAL SPECIFICATION AS SHOWN IN THE GENERAL NOTES ON S7.
- THIS INTERIOR BAY IS FOR SHORING EXISTING FRAMING, PROVIDE U-HEADS AND WBX10'S AS REQUIRED
- ▨ INDICATES EXISTING MULTI WIDTH BRICK WALL.



APPROX. TOP OF PARAPET  
53'-11 1/2"  
 TOP OF JOIST  
50'-11 1/2"  
 APPROX. ROOF  
49'-11 1/2"  
 TOP OF JOIST  
43'-7 1/2"  
 CEILING  
42'-7 1/2"  
 LEVEL 3  
 TOP OF JOIST  
29'-5 1/2"  
 CEILING  
28'-5 1/2"  
 LEVEL 2  
 EXIST. ADJACENT BLDG.  
(NO DEMO WORK)  
 TOP OF JOIST  
15'-3 1/2"  
 CEILING  
14'-3 1/2"  
 LEVEL 1  
 LEVEL 1  
0'-0"  
 APPROX. STREET  
-0'-6"  
 CEILING  
-1'-0"  
 BASEMENT  
-10'-2"

ELEVATION 1  
 1/4" = 1'-0"  
 PLAN NOTES

- SILVER CREEK IS NOT RESPONSIBLE FOR ANY DESIGN, DETAILS OR DEMOLITION MEANS, METHODS, SEQUENCING, TEMPORARY SHORING, AND/OR OTHER WORK FOR THE DEMOLITION OF ANY PORTIONS OF THE EXISTING BUILDING.
- ALL SHORING WORK SHALL BE COORDINATED WITH ANY CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THE PROPOSED PROJECT.
- NO DEMOLITION OF THE EXISTING BUILDING SHALL OCCUR UNTIL THESE PLAN DETAILS, SECTIONS, NOTES, ETC. ARE FULLY ERRECTED. THE SHORING WORK SHOWN ON THIS PLAN SET IS FOR TEMPORARILY SHORING THE WEST WALL OF 231-235 SOUTH MERIDIAN STREET, INDIANAPOLIS, IN. ONLY REMOVAL OF EXISTING SIGNS SHALL OCCUR AS SHOWN ON THIS DRAWING/ELEVATION. DO NOT REMOVE, DAMAGE, AND/OR DEMOLISH ANY EXISTING BUILDING COMPONENTS WITHOUT VERIFYING AND COORDINATING WITH ALL CONSTRUCTION DOCUMENTS AND THE SHORING ENGINEER.
- PREVENT DAMAGE TO EXISTING STRUCTURES, AS REQUIRED, TAKING PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE EXISTING BUILDINGS.
- THERE SHALL BE NO VERTICAL OR HORIZONTAL SLEEVES SET, OR HOLES CUT OR DRILLED IN ANY SHORING COMPONENT OR STRUCTURAL MEMBER UNLESS IT IS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.
- STRUCTURAL STEEL SHOWN THIS ELEVATION IS SIMILAR ON INTERIOR SIDE OF BUILDING

**Silver Creek Engineering, Inc.**  
 7225 WOODLAND DRIVE, SUITE 200  
 INDIANAPOLIS, IN 46276  
 (317) 297-8610  
 FAX (317) 297-2942  
 www.sceindy.com

CERTIFIED BY :  
**REVIEW SET**  
 3-9-2028  
**NOT FOR**  
**CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
**310 S. JEFFERSON ST.**  
**ROCKVILLE, IN 47872**

NO.	DATE	REVISIONS	REMARKS

DRAWN BY : NPM      DESIGNED BY : PDM  
 CHECKED BY : SJS/MEF      DATE : --  
 SCE JOB NO. 26069      SCALE AS NOTED

DRAWING TITLE  
**231-235 S. MERIDIAN ST.**  
**INDIANAPOLIS, INDIANA**  
**SCAFFOLD SYSTEM WEST**  
**ELEVATION PLAN**

SHEET NUMBER  
**S3**

CERTIFIED BY :  
**REVIEW SET**  
**3-9-2028**  
**NOT FOR**  
**CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
**310 S. JEFFERSON ST.**  
**ROCKVILLE, IN 47872**

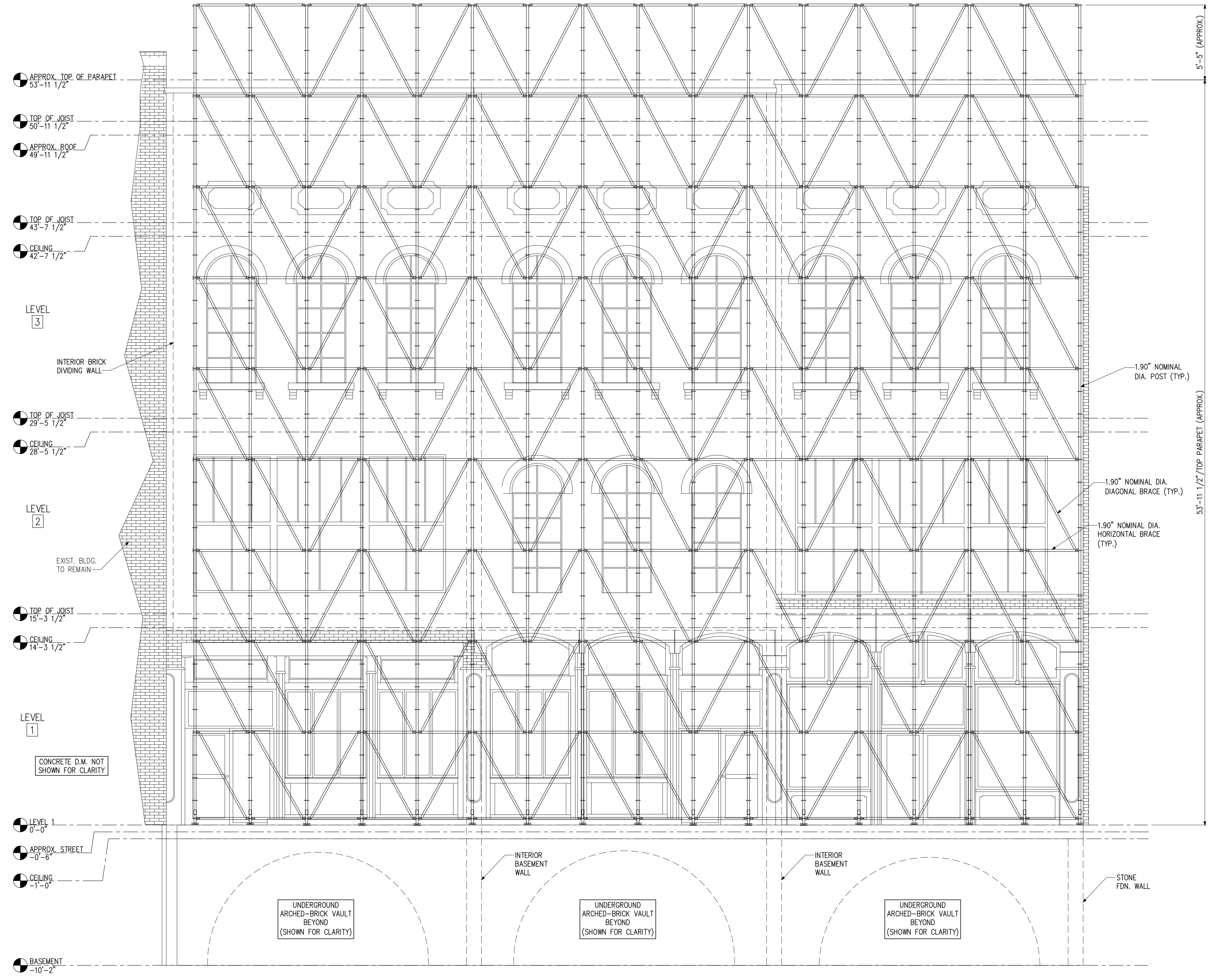
NO.	DATE	REVISIONS	REMARKS

DRAWN BY : NPM	DESIGNED BY : PDM
CHECKED BY : SJS/MEF	DATE : --
SCE JOB NO. 26069	SCALE AS NOTED

DRAWING TITLE  
**231-235 S. MERIDIAN ST.**  
**INDIANAPOLIS, INDIANA**  
**SCAFFOLDING SYSTEM**  
**ELEVATION PLAN**

SHEET NUMBER

**S4**



**ELEVATION 2**  
 1/4" = 1'-0"

CERTIFIED BY :

**REVIEW SET**  
 3-9-2026  
**NOT FOR**  
**CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
**310 S. JEFFERSON ST.**  
**ROCKVILLE, IN 47872**

REVISIONS

NO.

DATE

REMARKS

DRAWN BY :

NPM

CHECKED BY :

SJS/MEF

SCE JOB NO.

26069

DESIGNED BY :

PDM

DATE :

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SCALE

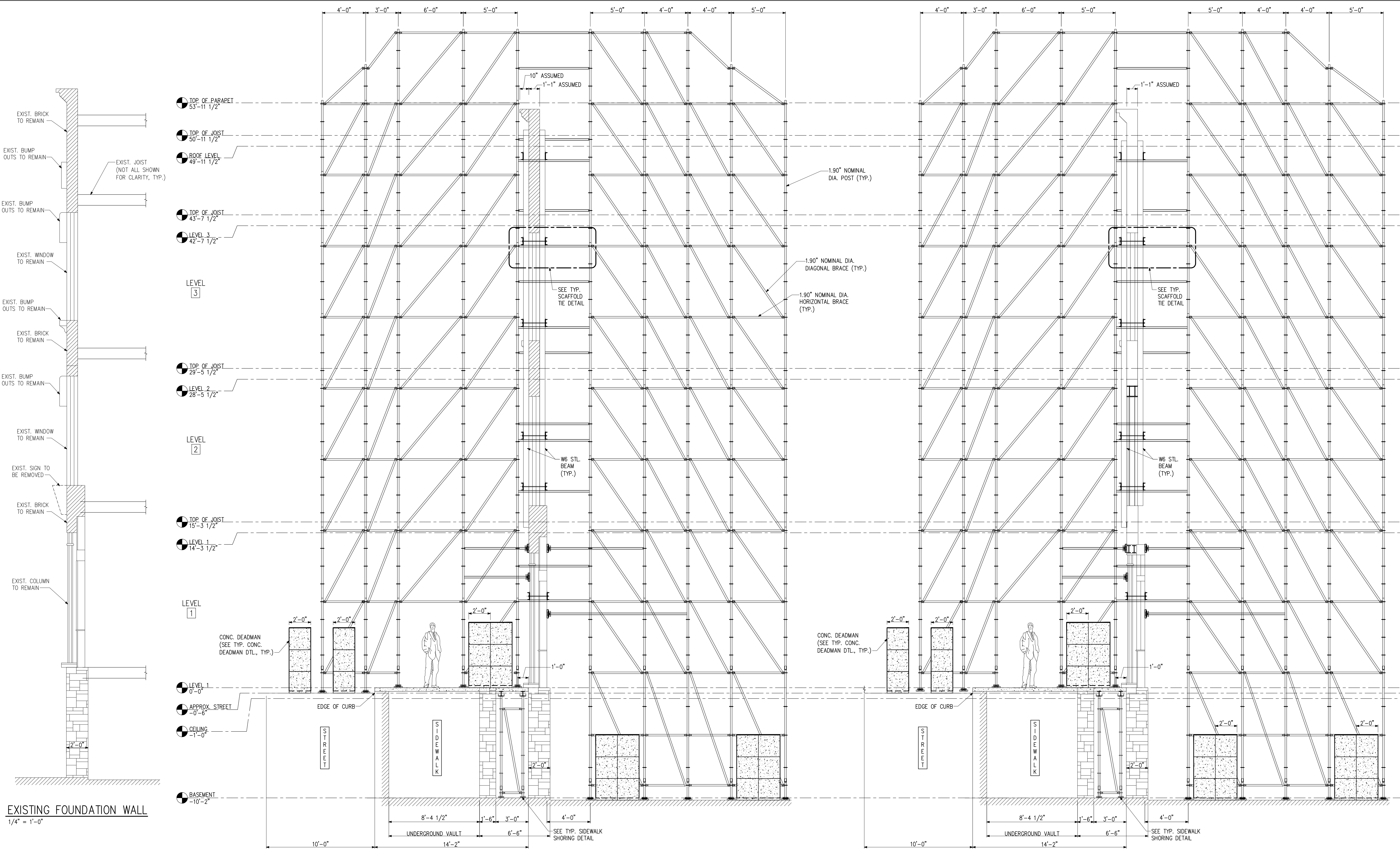
AS NOTED

DRAWING TITLE

**SCAFFOLD SYSTEM**  
**TEMPORARY SHORING PLAN**  
**SECTION ELEVATIONS**

SHEET NUMBER

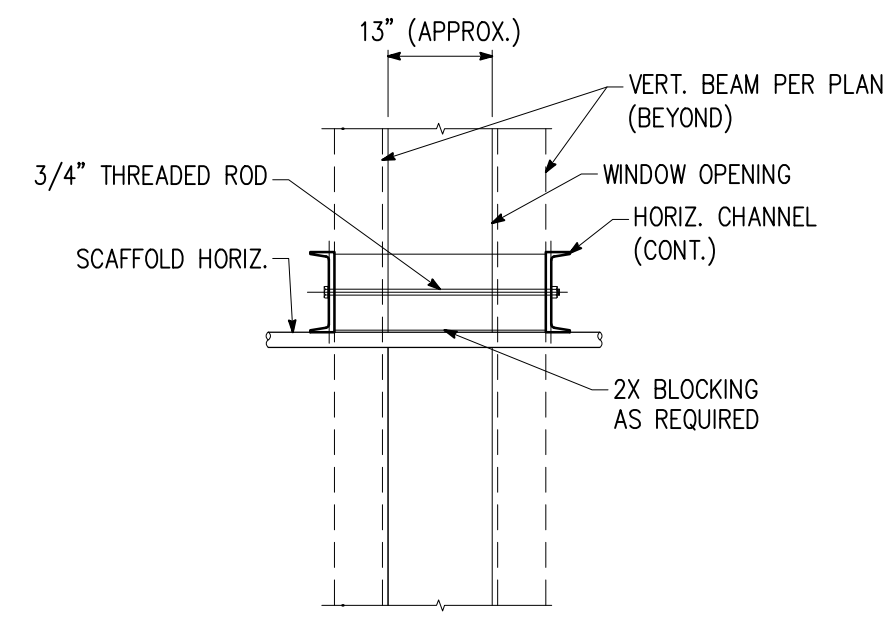
**S5**



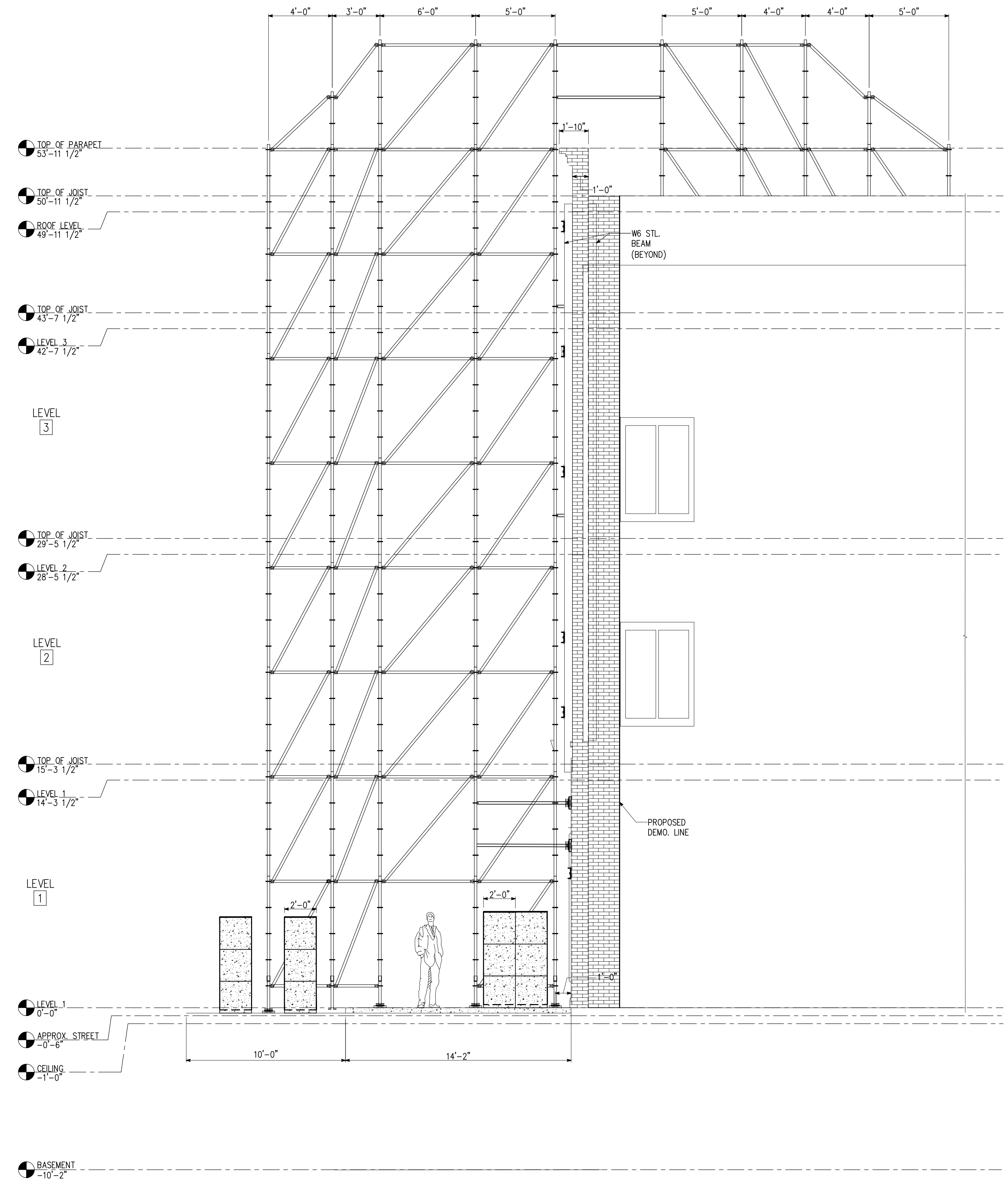
EXISTING FOUNDATION WALL  
 1/4" = 1'-0"

SECTION 2  
 1/4" = 1'-0" S3

SECTION 1  
 1/4" = 1'-0" S3



TYPICAL SCAFFOLD TIE DETAIL  
1/2" = 1'-0"



SECTION 3  
1/4" = 1'-0" S3

**Silver Creek Engineering, Inc.**  
7225 WOODLAND DRIVE, SUITE 200  
INDIANAPOLIS, IN 46276  
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FAX (317) 297-2942  
www.sceindy.com

CERTIFIED BY :  
**REVIEW SET**  
3-9-2026  
**NOT FOR**  
**CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
310 S. JEFFERSON ST.  
ROCKVILLE, IN 47872

NO.	DATE	REVISIONS	REMARKS

DRAWN BY : NPM	DESIGNED BY : PDM
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CHECKED BY : SJS/MEF	DATE : --
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SCE JOB NO. 26069	SCALE AS NOTED
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DRAWING TITLE  
**SCAFFOLD SYSTEM**  
**TEMPORARY SHORING PLAN**  
**SECTION AND DETAILS**

SHEET NUMBER  
**S6**

## GENERAL NOTES

### GENERAL STRUCTURAL NOTES

- SCAFFOLD COMPONENTS SHOWN ON DRAWINGS ARE PREFABRICATED ASSEMBLIES CONSTRUCTED BY DIRECT SCAFFOLD SUPPLY AND SPECIALIST SCAFFOLD PRODUCTS.
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS IN THE FIELD BEFORE PROCEEDING WITH NEW CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK IN THE AREA UNDER QUESTION.
- THE TEMPORARY SCAFFOLD DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE, AND TECHNIQUES TO PERFORM THE WORK. SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND ALL OTHER PERSONS DURING CONSTRUCTION.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY DETAILED OR SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
- THE FRAMING SHOWN HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, MEANS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER ALL MODIFICATIONS ARE COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, TEMPORARY BRACING, GUYS, TIE DOWNS, ETC.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE SHOWN ON THESE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

### EXISTING CONSTRUCTION

- VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE PROCEEDING WITH NEW CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK IN THE AREA UNDER QUESTION.
- TAKE PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE EXISTING BUILDING, SIDEWALKS AND NEIGHBORING STRUCTURES.
- CONTRACTOR SHALL INSPECT EXISTING STRUCTURE AND CONTACT ENGINEER IF INTEGRITY OF EXISTING STRUCTURE IS IN QUESTION.

### STRUCTURAL STEEL

- STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". ALL STRUCTURAL STEEL W-SHAPES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM SPECIFICATION A992, Fy = 50 KSI, STRUCTURAL STEEL ANGLES, BARS, AND PLATES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM SPECIFICATION A36, Fy = 36 KSI.
- SHOP CONNECTIONS UNLESS OTHERWISE SHOWN, MAY BE EITHER BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE BOLTED UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL STRUCTURAL STEEL SHALL BE CLEANED BEFORE ERECTION.
- ERECTION TOLERANCES SHALL BE IN ACCORDANCE WITH CHAPTER "M" OF THE AISC CODE.
- ERECTION PLANS SHALL INCLUDE SINGLE-LINE FRAMING ELEVATIONS OF ALL WALLS AS WELL AS FRAMING PLANS LOCATING AND MARKING ALL PIECES INCLUDING COLLATERAL ITEMS SUCH AS HEAD ANGLES, SASH ANGLES, LEDGE ANGLES, EXPANSION JOINT ASSEMBLIES, FIELD WELDS, ETC.

### DESIGN DATA

<b>STRUCTURAL STEEL :</b>	
ANGLES, BARS AND PLATES	A36, Fy = 36 KSI
STRUCTURAL BOLTS	A325
SCAFFOLD MATERIALS	PER DIRECT SCAFFOLD SUPPLY (DSS) AND SPECIALIST SCAFFOLD PRODUCTS
W SHAPES	A992, Fy = 50 KSI

## TUCKPOINTING NOTES

### PREPARING THE JOINTS

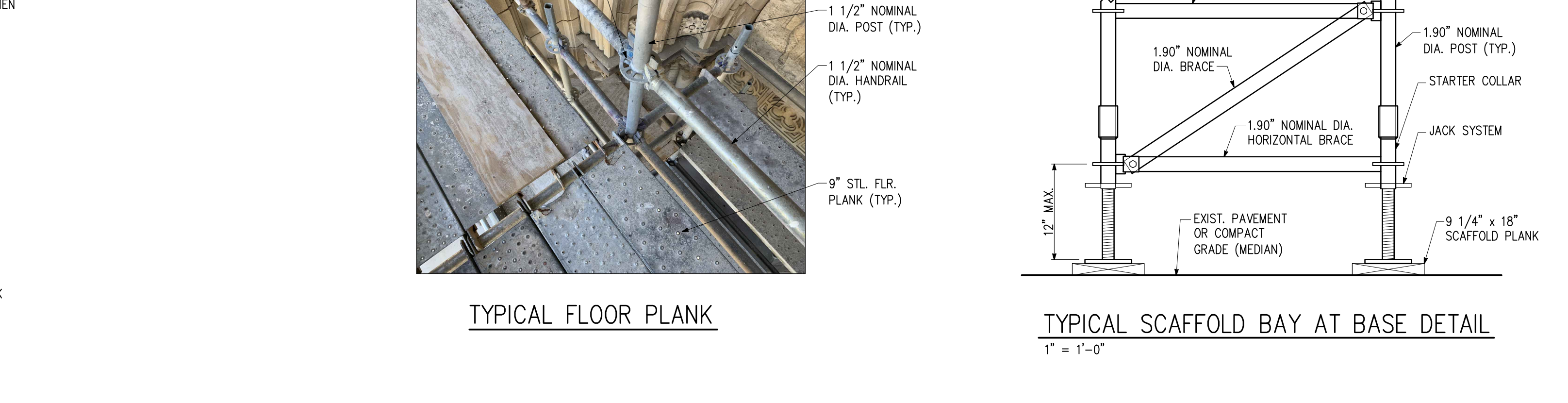
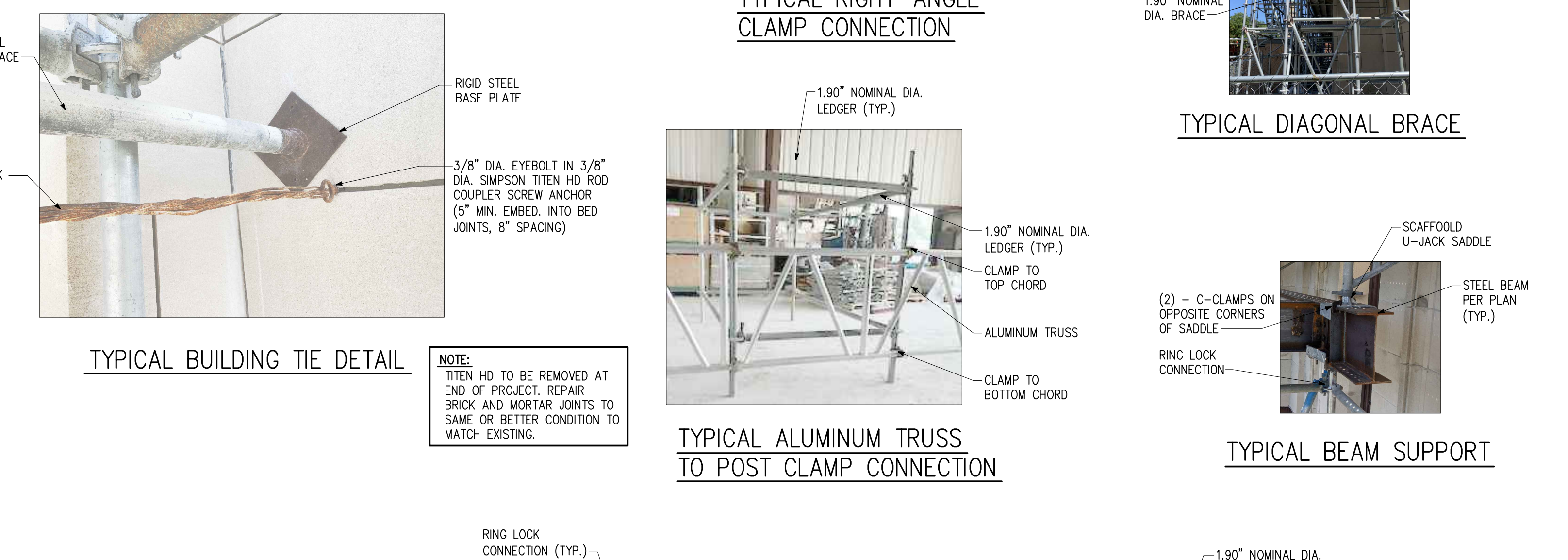
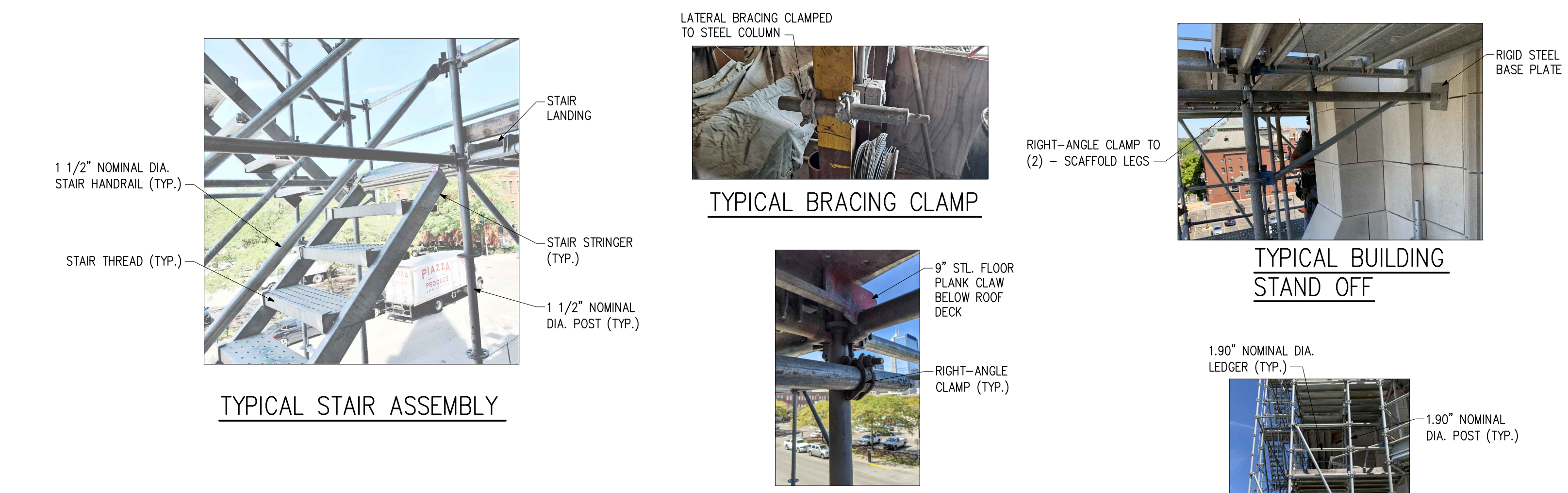
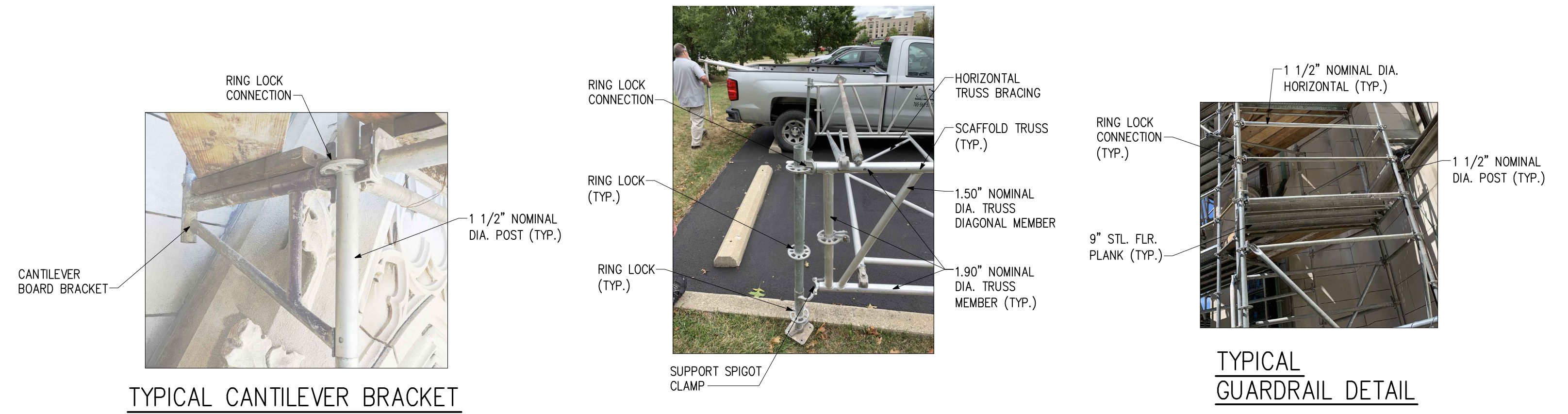
- CUT OUT THE MORTAR JOINTS TO AN APPROXIMATE DEPTH OF 1". USE OF THE SPECIAL PLUGGING OR JOINT CHISEL WILL HELP PREVENT BINDING IN THE JOINT AND CHIPPING OF THE BRICK EDGES.
- A CLEAN SURFACE IS NEEDED FOR A GOOD BONDING. USE THE JOINTER TOOL TO RAKE OUT EXCESS MORTAR OR GRIT, AND BRUSH OUT JOINTS TO REMOVE LOOSE MORTAR OR SAND.
- FLUSH OUT ANY REMAINING PARTICLES WITH WATER EQUIPPED WITH A SPRAY ATTACHMENT.

### REPLACING BAD BRICKS

- CUT THE OLD BRICK COMPLETELY OUT OF THE WALL.
- CLEAN OUT THE RECESS CAREFULLY.
- WET THE CAVITY AND THE REPLACEMENT UNIT WITH A BRUSH OR FINE SPRAY OF WATER. WHEN THE CAVITY IS DAMP, BUT NOT WET, APPLY A THICK LAYER OF MORTAR MIX TO THE BOTTOM AND SIDES OF THE CAVITY.
- BUTTER THE TOP OF THE REPLACEMENT BRICK AND SLIDE IT INTO THE CAVITY. MORTAR SHOULD SQUEEZE OUT FROM THE JOINTS. IF IT DOES NOT, REBUTTER THE JOINT, ADDING MORE MORTAR.

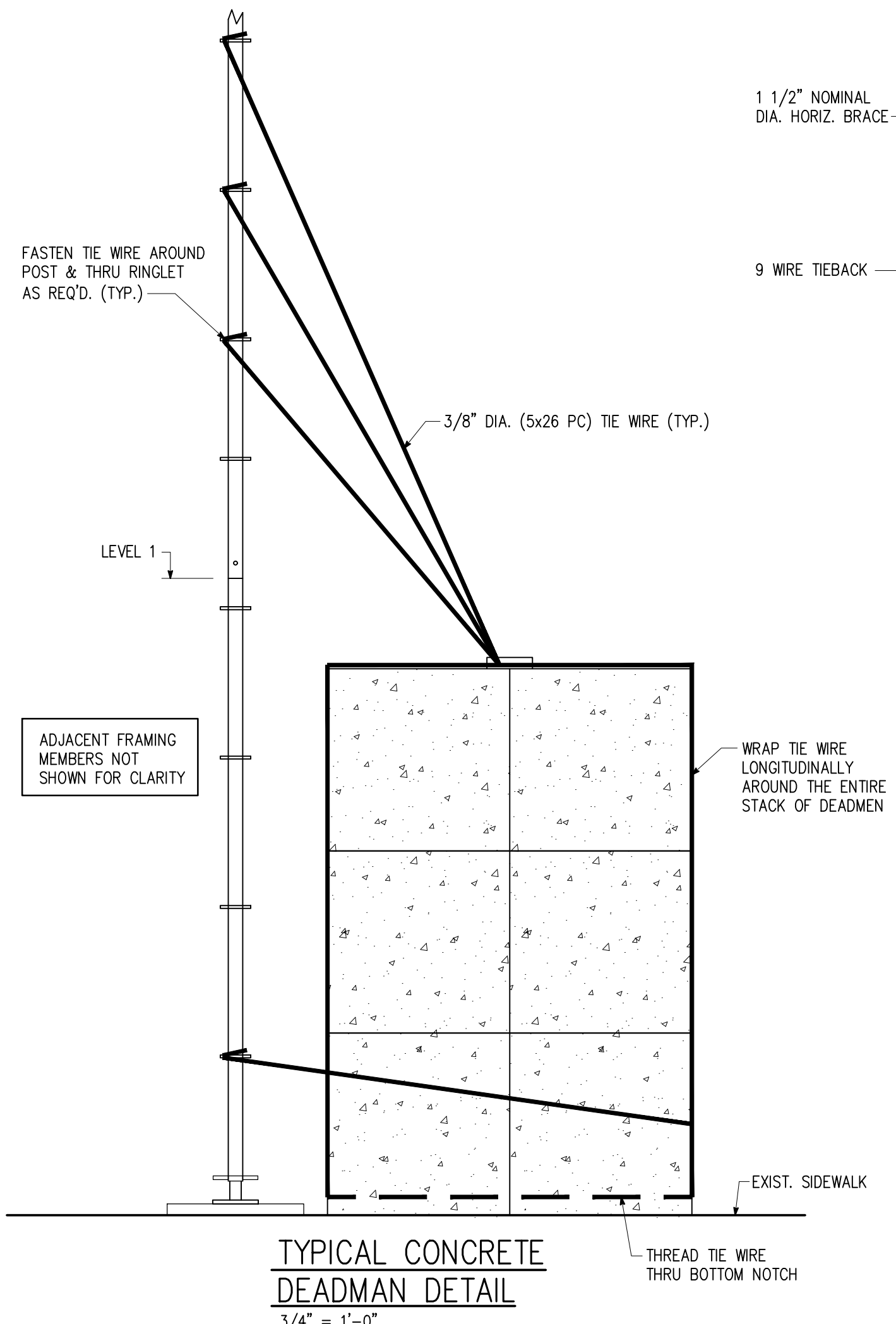
### REPOINTING

- DAMPEN THE CLEANED JOINTS WITH A BRUSH AND WATER.
- LOAD THE TROWEL WITH MORTAR. PICK UP THE MORTAR FROM THE TROWEL WITH THE JOINTER TOOLS AND PRESS IT INTO THE JOINTS. PACK THE MORTAR FIRMLY INTO THE JOINTS. REPOINT THE HEAD (VERTICAL) JOINTS FIRST AND THE BED (HORIZONTAL) JOINTS SECOND. THIS SEQUENCE ALLOWS YOU TO MAKE UNBROKEN HORIZONTAL STROKES WITH THE JOINTER TO FORM STRAIGHT, EVEN BED JOINTS.
- IN MOST CASES, JOINTS ARE FILLED FLUSH TO THE WALL FACE, THEN SLIGHTLY DEPRESSED WITH THE JOINTER AND BRUSHED CLEAN. IF CONCAVE OR V JOINTS WERE USED IN THE ORIGINAL WORK, STRIKE WITH THE PROPER TOOL FOR THESE FINISHES AFTER THE REPOINTING IS DONE AND BEFORE THE MORTAR GETS TOO HARD TO WORK.
- TO DECREASE THE POSSIBILITY OF CRACKING OR SACGING IN EXTREMELY DEEP JOINTS, FILL IN ABOUT HALF OF THE JOINT DEPTH OR 1/2" LIFTS, WAIT UNTIL THE MORTAR IS THUMBPRINT HARD, AND THEN REPOINT THE REMAINDER OF THE JOINT.
- IN HOT OR WINDY CONDITIONS, DAMPEN THE REPOINTED JOINTS TO PREVENT THE MORTAR FROM DRYING TOO FAST. SPRAY THE FINISHED JOB WITH A FINE WATER MIST TO AID IN THE CURING PROCESS.
- REPOINTING OF STONE IS ESSENTIALLY THE SAME AS BRICKWORK. TOOL THE JOINTS TO MATCH THOSE IN THE SOUND SECTIONS OF THE WALL.



## SEQUENCE OF WORK NOTES

- IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED AT ANY TIME DURING EXECUTION OF WORK, CEASE OPERATIONS AND NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY. TAKE PRECAUTIONS TO SUPPORT THE STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- PERFORM WORK IN SUCH A MANNER AS TO MINIMIZE IMPACT AND VIBRATORY LOADS ON EXISTING STRUCTURE.
- INSTALL ALL COMPONENTS ACCORDING TO MANUFACTURER SPECIFICATIONS.
- NEW STEEL BEAMS SHALL FIT SOLID BELOW EXISTING FRAMING AS SHOWN ON PLANS, PRIOR TO DEMOLITION OF ANY EXISTING STRUCTURAL COMPONENTS.
- EXISTING STRUCTURE CAN BE REMOVED WHEN ALL NEW SHORING AND CONNECTIONS PER THIS DRAWING ARE IN PLACE.
- THE WORK SHALL BE EXECUTED SO THAT NO DAMAGE WILL OCCUR TO ANY PORTION OF STRUCTURE OR UTILITIES TO REMAIN. SHOULD ANY DAMAGE CAUSED BY THE CONTRACTOR OR BY THE WORK UNDER THIS CONTRACT OCCUR, THE CONTRACTOR SHALL, AT OWN EXPENSE, REPAIR SUCH DAMAGE.
- MONITOR AND INSPECT DAILY ALL TEMPORARY SHORING. SEE NOTE 1 ABOVE FOR ADDITIONAL INFORMATION.



- NOTES:
- EACH TIE WIRE SHALL BE TIGHTENED UNTIL TAUGHT BEFORE PERSONNEL ARE TO USE SCAFFOLDING.
  - SCAFFOLDING SYSTEM SHALL NOT BE OPERATED DURING STORMS OR WINDS EXCEEDING 30 MPH.

**Silver Creek Engineering, Inc.**  
 7225 WOODLAND DRIVE, SUITE 200  
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CERTIFIED BY :  
**REVIEW SET**  
 3-9-2026  
**NOT FOR CONSTRUCTION**

PROJECT FOR  
**SCAFFOLD KING RENTALS**  
 310 S. JEFFERSON ST.  
 ROCKVILLE, IN 47872

NO.	DATE	REVISIONS	REMARKS

DRAWN BY : NPM	DESIGNED BY : PDM
CHECKED BY : SJS/MEF	DATE : --
SCE JOB NO. 26069	SCALE AS NOTED

DRAWING TITLE  
**SCAFFOLD SYSTEM TEMPORARY SHORING GENERAL NOTES AND TYPICAL DETAILS**

SHEET NUMBER  
**S7**





OLE RED

OLE RED

OLE RED



OLE RED

OLE RED



May 22, 2026

Mr. Mike Balog  
TM Crowley and Associates  
11312 Hazel Dell Parkway  
Carmel, Indiana 46280

Re: Ole Red

Gilliatte General Contractors, in association with Woolpert Architects, contacted a national specialty chemical manufacturer, Prosoco, to determine the best product to attempt to strip the existing paint from 231 S Meridian Street in Indianapolis. Woolpert and/or its team members have worked successfully with Prosoco on previous historic buildings across the country. For this project, Prosoco's internal Historic Preservationist worked with Woolpert and Gilliatte to select the best products for this project's soft brick facades that would be alliance with NPS's Preservation Brief on Historic Masonry Cleaning.

231 S Meridian is the result of combining the former 229 and 231 S. Meridian Street buildings into a single entity by use and on tax records. Historic photographs indicate that the southern portion (the original 231) was a lighter color than 229, indicating that it may have potentially been historically a painted building. The full structure was covered with an additional face treatment of scored concrete from c. late 1950's/early 1960's through the 1990's.

The purpose of the Prosoco product test was to determine if the paint could be successfully removed from the original brick surface and if removal attempts would cause any damage to the brick. Due to the soft nature of older brick and the Preservation Brief guidance, it was strongly recommended not to use a pressure washer or sand blasting to remove paint.

Prosoco identified 3 products which might be successful on the historic brick surface and provided samples to Gilliatte along with application guidelines. The conditional requirements were that the temperatures remained at 50 degrees Fahrenheit or above and that the surface had been dry for a minimum of (48) hours, which delayed the start of the tests until mid-May.

The products recommended by Prosoco for historic buildings were:

- #1 Prosoco Enviro Klean SafStrip
- #2 Prosoco Heavy Duty Paint Stripper
- #3 Prosoco Enviro Klean Safety Peel 1

Each product was placed on the building and allowed to stand for the time frames recommended by Prosoco. The tests were conducted on May 14 & 15, 2026 by Gilliatte.

Two separate areas were identified for the testing to take place. One is on the north side of the façade of 231 S Meridian Street on what had previously been identified as 229 S Meridian Street. The other was on the southern side of 231 which would have been part of the original 231 S Meridian Street building. This building has been shown in older photographs to have a lighter color than the portion which was 229, indicating that it may have had a paint or other material applied to the brick surface over an extended period of time and could react differently to the cleaners than the northern test area.



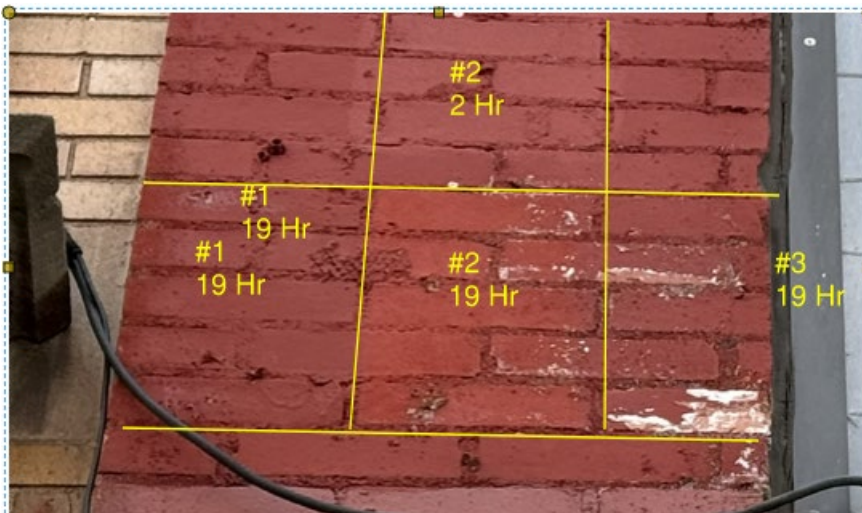
All three products were applied to both test areas following the manufacturer's directions and discussions with the manufacturer's representative.

- Product #1 was applied for a 19-hour test
- Product #2 was applied for a 2 hour test as well as a 19-hour test
- Product #3 was applied for a 19-hour test

Upon completion of the waiting period, the products were removed with water (hose) and a rag(stiff bristle brush) since power washing is not acceptable.

Results were similar on both areas. None of the products adequately removed the existing paint.

Results of the northern test:



Results of the southern test:



Sincerely,  
Gilliatte General Contractors, Inc.

David Alexander  
Project Manager



# IHPC SUBMISSION

March 16, 2026

**RE: 231-235 S Meridian St**  
Indianapolis, IN

Mike Balog:

Please find the enclosed report from FRP Structural Engineers regarding the structural alterations required for the two existing buildings at 231-235 S Meridian Street to meet the structural live-load code requirements for a new restaurant and bar use. According to their report, it would be very difficult—if not technically infeasible—to retain the existing interior walls and floor system. As shown in the attached photographs, limited historic fabric has been retained by previous owners.

Based on this report and the little remaining historic fabric, we are proposing to replace the existing interior structure with a new floor system and supporting elements. To insert this new structural system, the former interior wall (currently exterior) to the south will need to be removed, as well as the east wall facing Scioto St.

Please note that although 231–235 S. Meridian was significantly altered by previous owners in the 1970s and later restored, great care will be taken to retain the existing primary exterior façade. If our proposal for removing the existing interior structure is acceptable, we can provide additional details regarding how this western façade will be preserved.

Respectfully,

Kerry LaPrees, AIA



Structural Engineers

FINK ROBERTS & PETRIE, INC.

Established in 1944

3535 East 96<sup>th</sup> Street  
Suite 126  
Indianapolis, Indiana 46240

<http://www.frpinc.com>

317-872-8400 Telephone  
317-876-2408 Fax

March 16, 2026

Kerry La Prees  
Woolpert, Inc  
333 N. Alabama St, Suite 200  
Indianapolis, IN 46204

Re: Structure Removal Justification at 231 & 235 South Meridian Street

Kerry,

The proposed adaptive reuse of the existing three-story buildings at 231 and 235 South Meridian Street into a modern entertainment venue involves significant interior modifications to accommodate assembly occupancy, including bar/dining areas, a two-story performance stage, event spaces, and an elevated patio, while preserving the historic west facade along Meridian Street and the north party wall. The existing structures feature varying floor elevations, wood joist framing, and interior multi-wythe brick walls that are incompatible with the spatial, loading, and programmatic requirements of the new use. Retaining these elements would not allow the necessary open layouts, consistent floor levels, and performance characteristics required for the proposed venue. Additionally, Code required 100 psf floor live load for the new Restaurant and Bar occupancy may exceed the original design live load, particularly at Levels 2 and 3. Interior removal of the existing wood floor framing and multi-wythe brick walls is necessary to allow new structure to accommodate the proposed usage, in alignment with IHPC preservation criteria.

It is not technically and economically feasible to preserve entire areas or portions of the existing floor and roof level framing or interior load bearing walls. The new entertainment venue program would require removing large portions of interior load bearing brick walls, which would require the addition of interior columns and bracing that would be very difficult and costly to integrate with the deteriorated, irregular, and historic wood-framing. Joists would need to be reinforced to increase strength by 4-10 times and stiffness by 16-80 times greater than the existing conditions. It is not economically feasible to reinforce the existing, closely spaced wood joist framing for this magnitude of change, or to add additional new framing members between the existing framing, to provide new longer and different span conditions.

The new entertainment venue plan is to preserve the existing north wall which is load-bearing, and common with the building to the north, and also to preserve the existing west facade which faces Meridian Street. The existing west facade is not load-bearing for the existing floors and roof framing, and therefore can be economically preserved and incorporated into the new building by providing temporary bracing of the facade while the existing structure is demolished and the new structure is being constructed behind the facade. The existing exterior south wall, however, is load-bearing. Preserving this wall would require a significant amount of additional temporary shoring, and it would be difficult and costly from an engineering and construction standpoint to connect new framing into the existing south brick wall. The existing exterior south and east walls do not appear to have any historical significance, so for structural integrity reasons, these two walls are planned to be demolished.

Various areas of deterioration were also observed, making preservation of existing floor and roof areas even less viable. Observations of the existing building indicate that there is some significant deterioration in the floor framing and decking at Levels 2 & 3 in the 231 building. Termite damage and rot were also observed in some of the 231 building second floor joists. Areas of previous modifications have been made which cause concern about local strength of individual framing members, and reinforcement of the floors has been added



in various locations where deterioration has occurred. Shoring has been added in some locations due to the significant extent of the load capacity reduction and deterioration, as shown by the struts which were added at the 231 Building Third Floor photos 2-4, and 231 Building Second Floor photos 1 & 6. Photographs of some of the existing structural conditions which were observed can be found in the pages at the end of this report.

In summary, we believe that the entertainment venue plan to preserve the historic west façade and remove the remainder of the existing building, as currently conceived, is the only viable solution for the project.

Sincerely,

A handwritten signature in black ink, reading "Dwain Hendershot". The signature is fluid and cursive, with a large initial "D".

Dwain Hendershot, P.E.  
Senior Project Manager, Associate

Attachments: Existing Building Photos

231 BUILDING THIRD FLOOR



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6

231 BUILDING THIRD FLOOR



Fig. 7



Fig. 8



Fig. 9



Fig. 10

231 BUILDING SECOND FLOOR



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6

231 BUILDING SECOND FLOOR



Fig. 7



Fig. 8

231 BUILDING FIRST FLOOR



Fig. 1



Fig. 2



Fig. 3



Fig. 4

**231 BUILDING BASEMENT**



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6

235 BUILDING LEVELS 1-3



Fig. 1



Fig. 2



Fig. 3

**235 BUILDING BASEMENT**



Fig. 1



Fig. 2



Fig. 3



Fig. 4

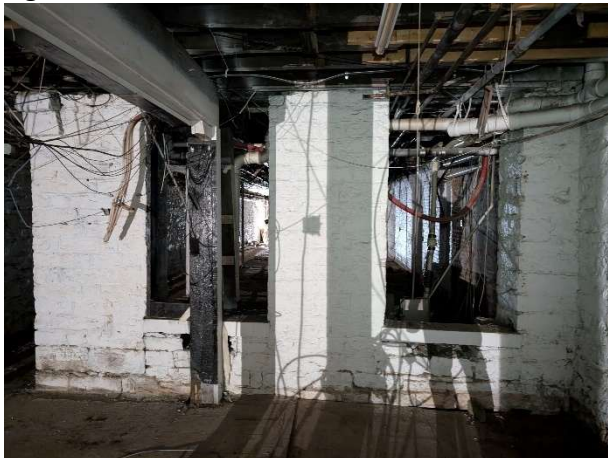


Fig. 5



Fig. 6



Fig. 7



GILLIATTE GENERAL CONTRACTORS, INC.  
2515 Bloyd Avenue, Indianapolis, IN 46218  
Phone: 317-638-3355 / Fax: 317-634-5997

To: Mary McDowell, Vice President  
231 & 235 S. Meridian Development, LLC  
401 Pennsylvania Parkway, Suite 101  
Indianapolis, IN 46280

Dear Mary,

Gilliatte General Contractors has reviewed the structure at 231 and 235 South Meridian Street to assist in the design of a new structure to accommodate a proposed entertainment venue at these addresses.

The structure is currently divided into three very narrow bays with multi wythe brick walls separating the spaces from the basement level to the roof structure. The floor systems are 2" x 14" hand hewn floor joists that are pocketed into the demising walls and exterior walls of the building. This condition also exists at the roof level. The pocketed members are only 2-3" deep into the walls so not connected side to side of the demising walls. Sometime during the life of the building wood columns and timber beams were added at half spans of the floor joists that are pocketed into the demising walls, as the single span of the joists is not adequate for loading of the building. These half span columns and timbers have decreased the open area of the already too narrow spaces.

The concept of the entertainment venue or any other viable use contemplates opening the structure up in to a single floor plate that would be more compatible with today's retail/commercial market. The compartmentalized layout of the existing building into very narrow extremely long spaces makes it difficult to space-plan for any tenant needing more open space.

In running conceptual budget numbers to salvage the existing structure in lieu of providing a new steel structure, it became apparent that the cost to salvage the existing structure was not cost effective to provide an open concept structure that would be desirable to any potential tenant. The following structural complications exist in permanently supporting the existing structure.

- 1.) All floor joists are undersized for clear span between demising walls requiring the addition of a structural component attached to each joist to accommodate the appropriate loads required for these spans.
- 2.) The current floor joists are not connecting in the middle of the existing demising walls leaving an 18" +/- wide gap between floor joists requiring an additional structural component to connect the floor systems as demising walls are removed.
- 3.) Removal of the existing demising walls would require shoring on both sides of the demising wall from basement to roof and new beams and columns on either side of the demising walls to support the structure permanently. The additional columns will be back-to-back at each floor level roughly 20' apart causing site line issues with the added structure.
- 4.) The structural integrity of the roof system at the East end of the building is already compromised and wood shoring and bracing have been added at level three to support the roof system. It is likely that the remainder of the roof system is inadequate as well. In –



GILLIATTE GENERAL CONTRACTORS, INC.  
2515 Bloyd Avenue, Indianapolis, IN 46218  
Phone: 317-638-3355 / Fax: 317-634-5997

addition to the current condition, the roof structure is not capable of handling any additional load of roof top equipment for HVAC and other building components. Presently HVAC equipment is installed indoors on levels 2 and 3 due to the issues with the structural capacity of the existing roof systems which does not remotely meet code.

- 5.) The existing floor systems on levels two and three are in very poor shape, bowed, warped, and uneven preventing an undesirable walk surface. We believe the subfloor would have to be replaced on each floor with the addition of lite-crete or gyp-crete to provide a level walking surface. The addition of a levelling product only adds to the issue of the existing floor systems not meeting the capacity for live loads and dead loads.

In short, the tonnage of extra steel, additional floor joist support, added beams, complete new roof structure, floor leveling process, and additional shoring in our opinion would be almost double the cost of a new simple steel frame structure supporting all three levels and roof. In our opinion, it does not appear to be economically feasible to re-use the existing structure.

Sincerely

A handwritten signature in blue ink, appearing to read "Thomas J. Ritman". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Thomas J. Ritman  
President



March 15, 2026

Mr. Phillip Bayt  
Senior Counsel  
Ice Miller  
Indianapolis, IN

RE: Office Lease Opinion for Meridian Street Corridor

Mr Bayt:

Thank you for the continued opportunity to assist with your efforts on Meridian Street.

After better understanding the upper floors of the buildings known as 231 S Meridian and 235 S Meridian, I have observed the following three points with regards to pursuing office tenancy.

First, and most importantly, the layout and current condition of the space is not suitable for today's office market. Most office spaces that lease near or at market rents are efficient in their layout with respect to their tenant and the ability to easily and affordably change that when needed – either open offices or private offices. The narrow and deep floorplate, without windows, separated by brick walls and structural elements would not be an efficient floorplate to layout an office and even if the most efficient layout were found to be of use to a tenant, the cost of construction would likely be prohibitively expensive. Further, among other items, the uneven floors and elevations provide barriers for ADA Accessibility as well as seeming to lack necessary life safety systems.

Second, the downtown office market is not one that would be suitable for entry by a property not dedicated to office. Most leases at expiry are moving to suburbs and those who stay are seeking traditional office environment or stand-alone buildings with easy accessibility. Further, the most successful offices that are leased at market rates are Class A offices in office buildings with several amenities available for users and this building does

not have the available square footage to provide amenities for tenants and leave enough square footage for office suites.

Finally, in my opinion and experience, the lack of parking associated with the subject property would be a large deterrent in further convincing an office user to lease the upper floors. As mentioned before, the strong amenity base is what executives look for when leasing space. As the back-to-office push continues, most companies still struggle convincing their employees to be back in the office and that is exponentially more difficult when their employees would need to park in a garage or surface lot that is not attached to their suite.

With those three issues facing the properties in the current office market, my opinion would be that the upper floors are not well-positioned to enter the office market at this time. The inefficiencies would outweigh the benefits until the downtown office market is able to benefit from the continued developments in the city's hospitality and retail sectors.

Thank you again for the opportunity to assess the market and please contact me with any questions or desired clarifications.

Sincerely:

A handwritten signature in black ink, appearing to read "Robert W. Coombes II". The signature is fluid and cursive, with a large initial "R" and "C".

Robert W Coombes II  
Coombes Real Estate  
Managing Broker



March 15, 2026

Mr. Tim Ochs  
Partner  
Ice Miller  
Indianapolis, IN

RE: Office Lease Opinion for Meridian Street Corridor

Mr Ochs:

Thank you for the continued opportunity to assist with your efforts on Meridian Street.

After better understanding the upper floors of the buildings known as 231 S Meridian and 235 S Meridian, I have observed the following three points with regards to pursuing office tenancy.

First, and most importantly, the layout and current condition of the space is not suitable for today's office market. Most office space that leases is efficient in their layout with respect to their tenant needs and the ability to easily and affordably change that when needed – either open offices or private offices. The narrow and deep floorplate, with few window, separated by brick walls and structural elements would not be an efficient floorplate to layout an office and even if the most efficient layout were found to be of use to a tenant, the cost of construction would likely be prohibitively expensive. Further, among other items, the uneven floors and elevations provide barriers for ADA Accessibility and the buildings appear to lack necessary life safety systems and vertical transportation.

Second, the downtown office market is not one that would be suitable for entry by a property not dedicated to office. Most leases at expiry are moving to suburbs and those who stay are seeking traditional office environment or stand-alone buildings with easy accessibility. Further, the most successful offices that are leased at market rates are Class A offices in office buildings with several amenities available for users and these buildings

do not have the available square footage to provide amenities for tenants and leave enough square footage for office suites.

Finally, in my opinion and experience, the lack of parking associated with the subject property would be a large deterrent in further convincing an office user to lease the upper floors. As mentioned before, the strong amenity base is what executives look for when leasing space. As the back-to-office push continues, most companies still struggle convincing their employees to be back in the office and that is exponentially more difficult when their employees would need to park in a garage or surface lot that is not attached to their suite.

With those three issues facing the properties in the current office market, my opinion would be that the upper floors are not well-positioned to enter the office market. The inefficiencies would outweigh the benefits.

Thank you again for the opportunity to assess the market and please contact me with any questions or desired clarifications.

Sincerely:

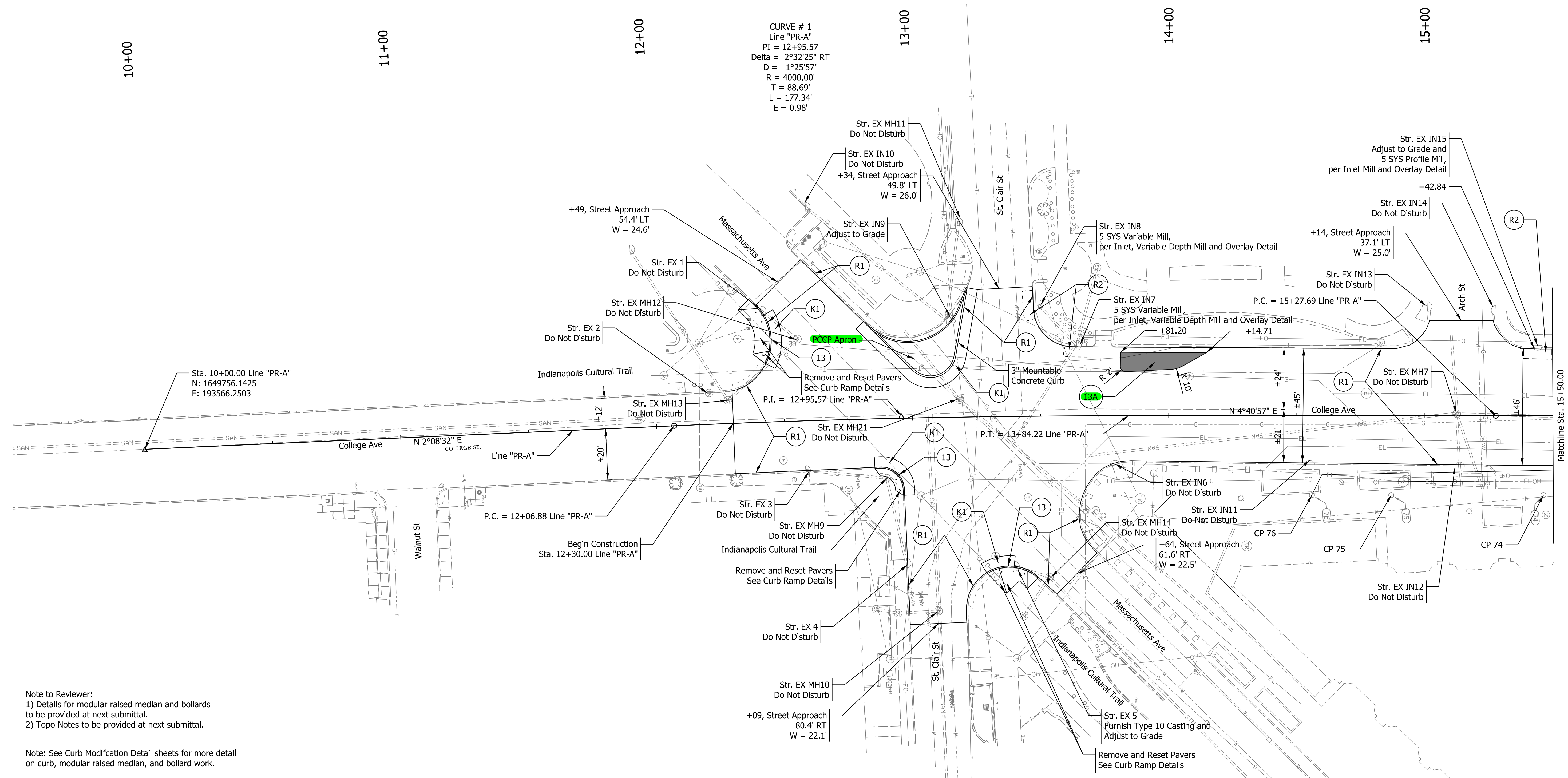
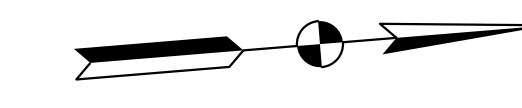
A handwritten signature in black ink, appearing to read "Robert W. Coombes II". The signature is fluid and cursive, with a large initial "R" and "C".

Robert W Coombes II  
Coombes Real Estate  
Managing Broker



# 2026-COA-143 (CAMA)

**ROW: INTERSECTION OF MASSACHUSETTS AVENUE;  
NORTH COLLEGE AVENUE & EAST ST CLAIR STREET**



Sta. 10+00.00 Line "PR-A"  
 N: 1649756.1425  
 E: 193566.2503

Note to Reviewer:  
 1) Details for modular raised median and bollards to be provided at next submittal.  
 2) Topo Notes to be provided at next submittal.

Note: See Curb Modification Detail sheets for more detail on curb, modular raised median, and bollard work.

**REVISIONS**

DATE	DESCRIPTION	BY

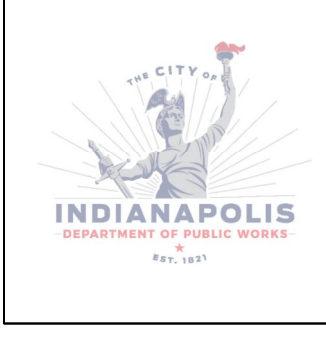
**LEGEND**

- C1 PCCP Raised Crosswalk
- K1 Full Depth Patch, 12"
- R1 Mill and Overlay
- 13 Curb, Concrete
- 13A Modular Raised Median
- F Sidewalk, Concrete
- Bollard



**NOT FOR CONSTRUCTION**

RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: PJM	DRAWN: HEW
CHECKED: WDT	CHECKED: PJM



**INDIANAPOLIS**  
 DEPARTMENT OF PUBLIC WORKS

**PLAN SHEET - LINE "PR-A"**  
 STA. 10+00 TO STA. 15+50

HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	N/A
PROJECT NUMBER	ST-25-518
SHEETS NUMBER	14 OF 34

name: 5/2/2019 12:26:55 pm  
 model: Street1  
 file: XXX



16+00

17+00

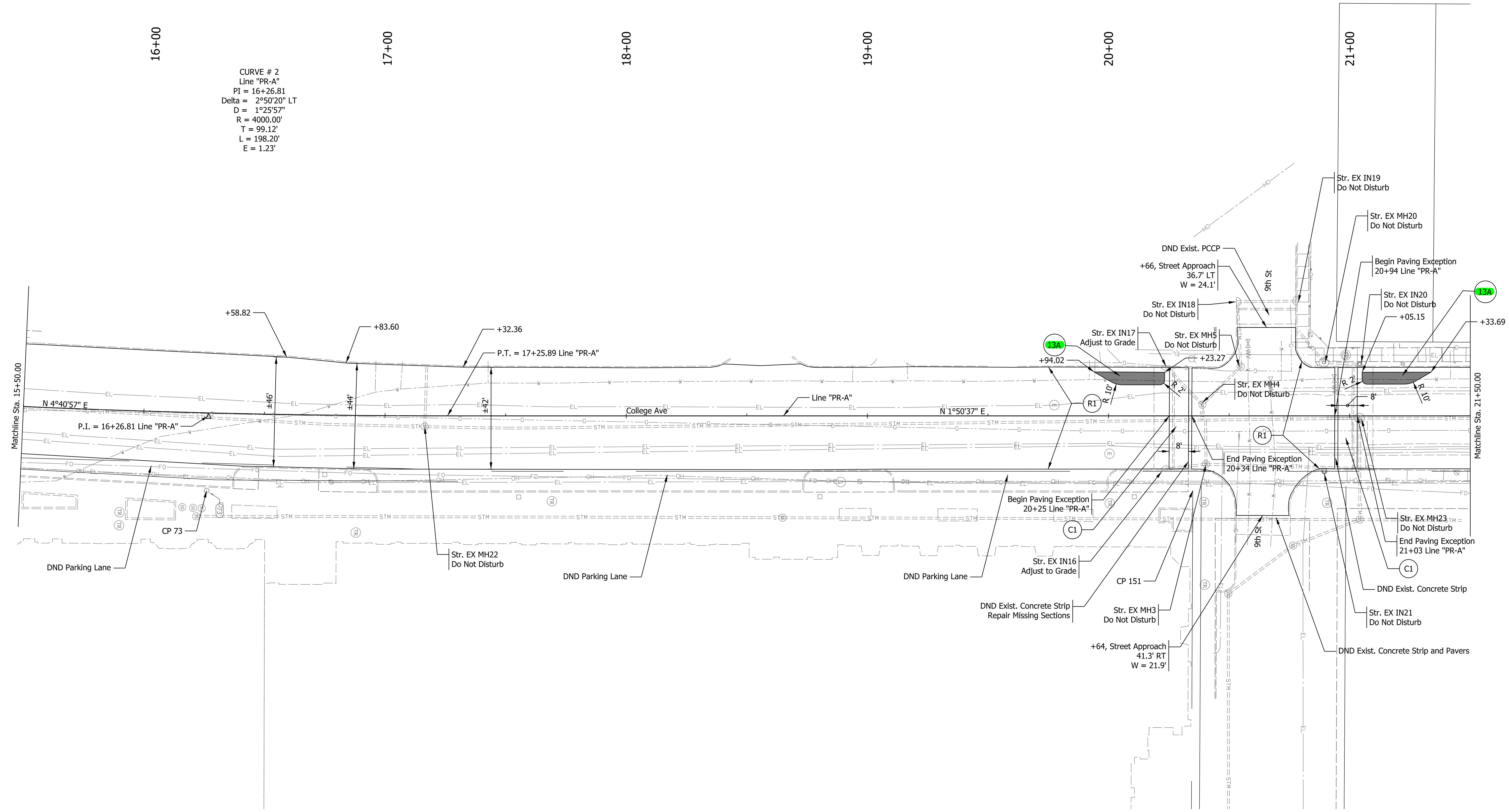
18+00

19+00

20+00

21+00

CURVE # 2  
 Line "PR-A"  
 P.I. = 16+26.81  
 Delta = 2°50'20" LT  
 D = 1°25'57"  
 R = 4000.00'  
 T = 99.12'  
 L = 198.20'  
 E = 1.23'

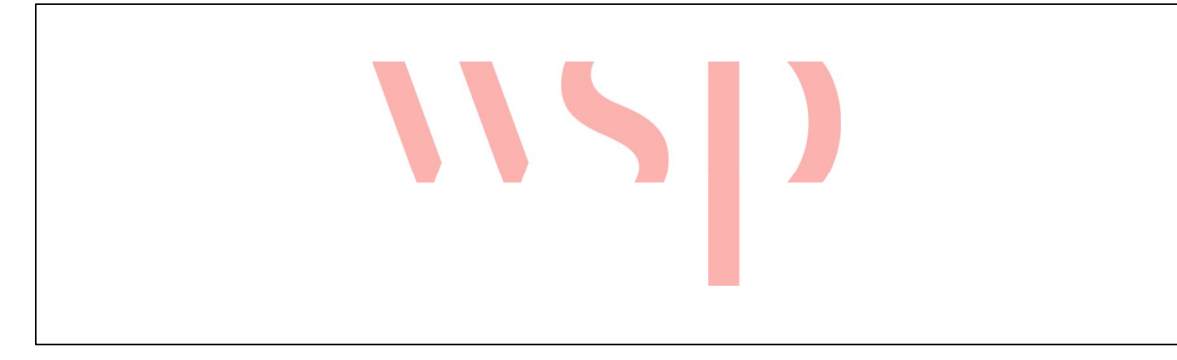


REVISIONS

DATE	DESCRIPTION	BY

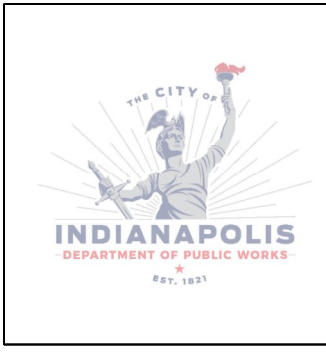
LEGEND

- C1 PCCP Raised Crosswalk
- K1 Full Depth Patch, 12"
- R1 Mill and Overlay
- 13 Curb, Concrete
- 13A Modular Raised Median
- F Sidewalk, Concrete
- Bollard



NOT FOR CONSTRUCTION

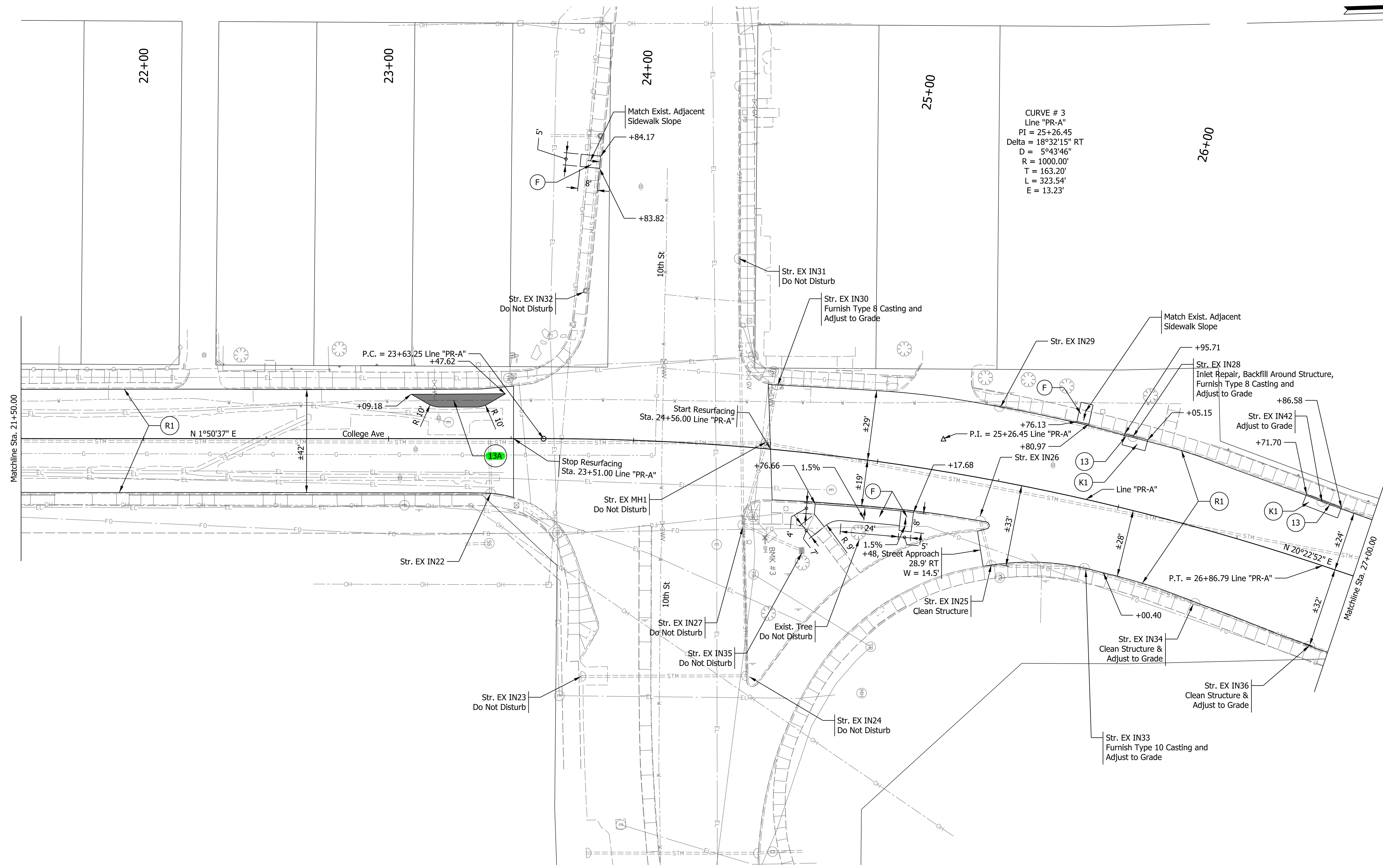
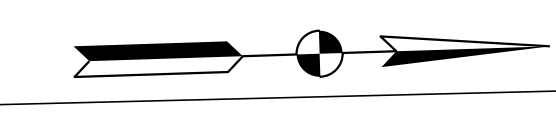
RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: PJM	DRAWN: HEW
CHECKED: WDT	CHECKED: PJM



**INDIANAPOLIS**  
 DEPARTMENT OF PUBLIC WORKS  
 PLAN SHEET - LINE "PR-A"  
 STA. 15+50 TO STA. 21+50

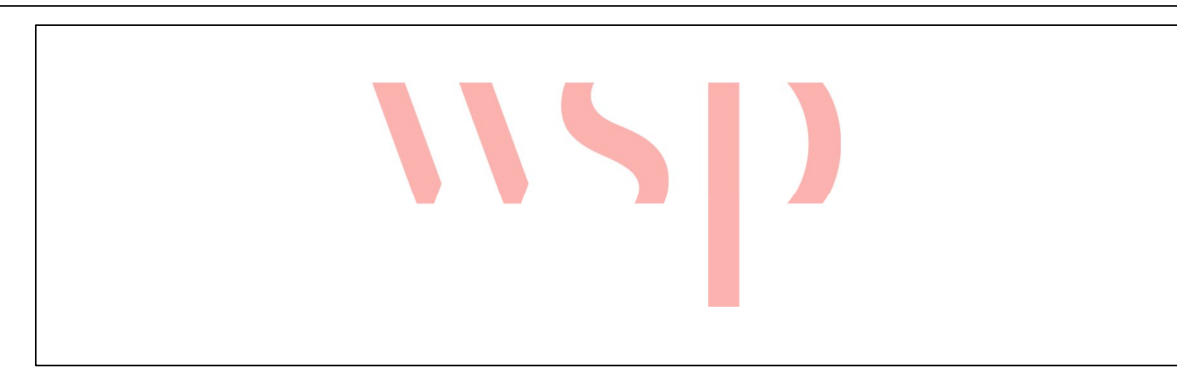
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	N/A
PROJECT NUMBER	ST-25-518
SHEETS NUMBER	15 OF 34

name: 5/2/2019 12:26:55 pm  
 model: Street1  
 file: XXX



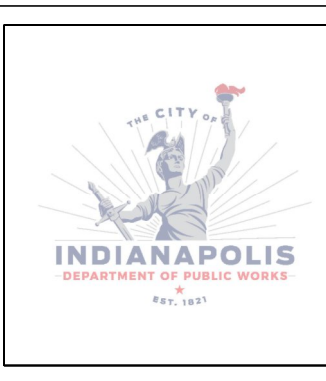
REVISIONS		
DATE	DESCRIPTION	BY

LEGEND	
(C1)	PCCP Raised Crosswalk
(K1)	Full Depth Patch, 12"
(R1)	Mill and Overlay
(13)	Curb, Concrete
(13A)	Modular Raised Median
(F)	Sidewalk, Concrete
(●)	Bollard



**NOT FOR CONSTRUCTION**

RECOMMENDED FOR APPROVAL:	
DESIGNED: PJM	DRAWN: HEW
CHECKED: WDT	CHECKED: PJM
DESIGN ENGINEER	DATE



**INDIANAPOLIS**  
DEPARTMENT OF PUBLIC WORKS

**PLAN SHEET - LINE "PR-A"**  
**STA. 21+50 TO STA. 27+00**

HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	N/A
PROJECT NUMBER	ST-25-518
SHEETS NUMBER	16 OF 34

name: 5/2/2019 12:26:55 pm  
model: Street1  
file: XXX







# vortex



## Modular Roadway Systems

*Reimagine Traffic Control Hardware Design*

Vortex Modular Roadway Systems greatly reduce long-established cost and installation time baselines for traffic calming and guidance hardware like roundabouts and bike lane dividers. Our product anchors on top of existing road surfaces and installations are completed in days, not months. Our recycled composite polymer modules are fully mountable by trucks and buses *during installation*, often eliminating the need to reroute traffic. Our system resists most issues found with conventional materials including rot, UV, freeze/thaw, rain, bugs and heavy loads. The fully customizable solution provides endless possibilities for designers – any size, shape or color – and can be reshaped *after installation*.

### Applications

- Roundabouts
- Bike Lane Dividers
- Lane Dividers
- Traffic Calming
- Pedestrian Refuge



### Key Features

- Lays out / drive over in hours
- Anchor Over Existing Asphalt
- Fully Install in Days
- Fully Mountable
- Rated for Heavy Loads
- 50 yr. Board Life
- All Weather Conditions
- Modify Shape after Install
- All Colors
- Customizable
- Recycled / Recyclable
- Temporary / Permanent



# vortex



## Modular Roadway Systems Specifications

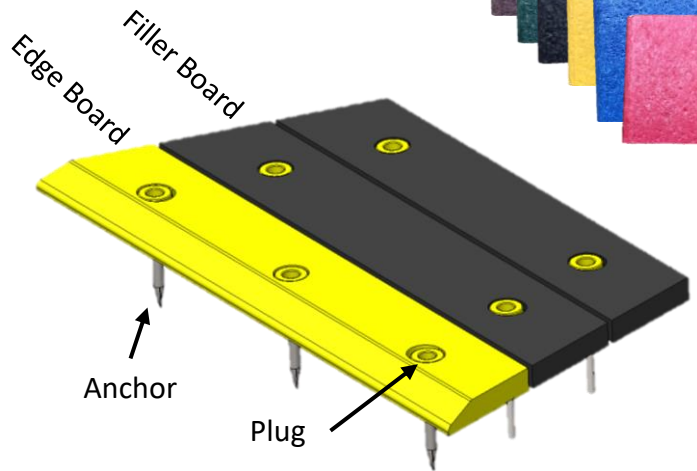
Vortex Modular Roadway Systems are constructed from three primary components

- Modular boards – CNC-milled to custom shapes to match details of each site
- Anchors – Attach modules directly to existing asphalt and concrete road surfaces
- Plugs – Provide an impact-absorbing interface between vehicles and anchors



### Individual Module Specifications

Dimensions	Value	Unit
Length (Max)	16	ft
Length (Typical)	3 - 8	ft
Thickness	2.5 - 3.0	in
Width	12	in
Weight	11 - 12	lb/ft
Color	Any	
Expected Life	50	yrs
Material		
Type	Polymer Composite	
Recycled	Yes	
Recyclable	Yes	
Textured Surface	Yes	



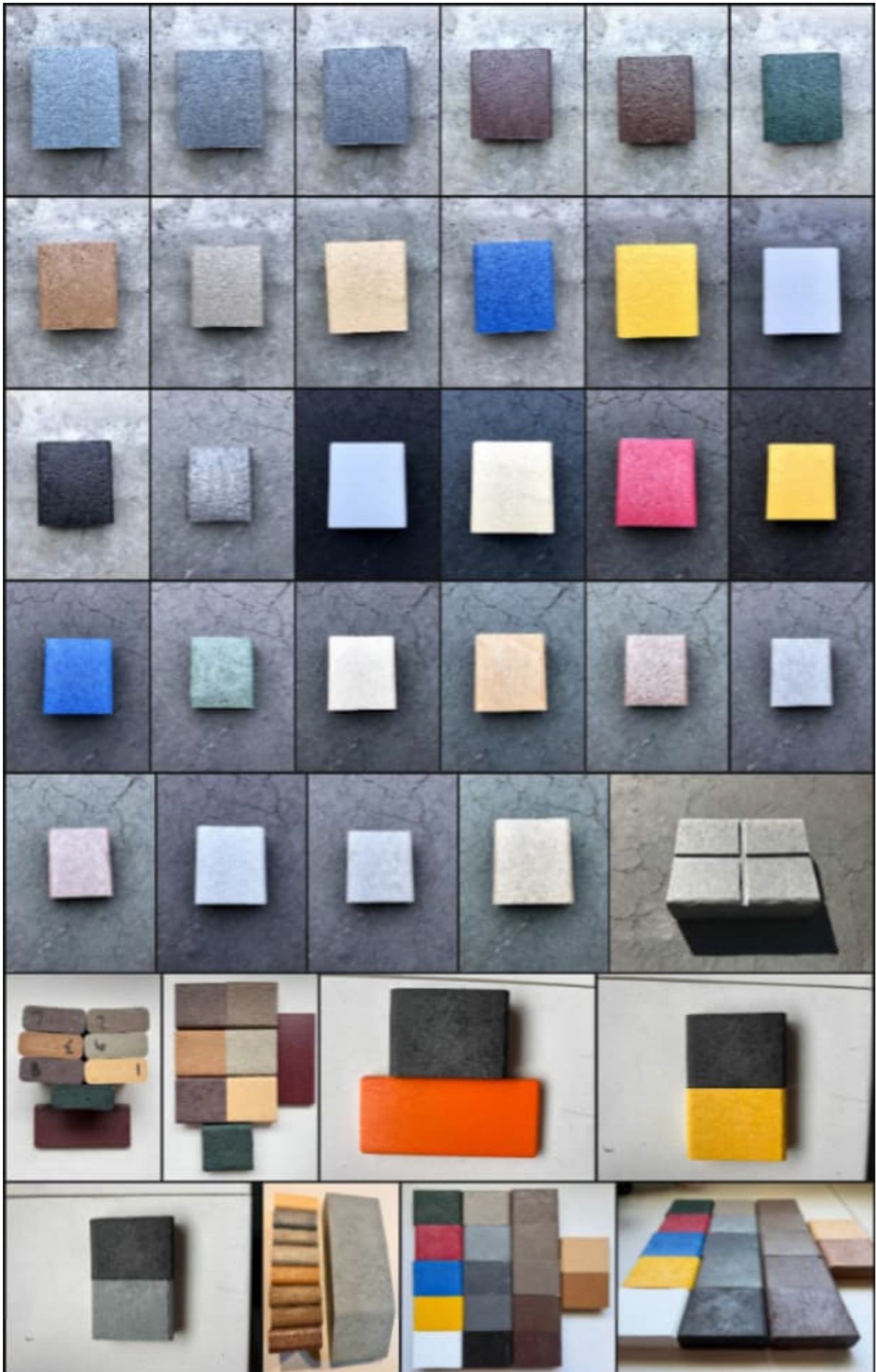
### Anchors and Plugs

Vortex Modular Roadway Systems are made from long-lasting materials engineered to withstand repeated transit by the largest vehicles. The material used to form individual modules has an expected 50-year life. Our patented engineering grade urethane elastomeric plugs mitigate load transfer to anchors, while resisting extreme environments, extending system life, and reducing maintenance. The system anchors directly over existing roadway substrates such as asphalt or concrete. Multiple corrosion-reducing options are offered, depending on site-specific conditions.

Anchor	Value	Unit
<b>Compatible Roadway Type</b>	Asphalt Concrete	
<b>Bolt Size (diameter)</b>	3/8	in
	5/8	in
<b>Anchor Material</b>	Galvanized 304 SS 316 SS	
<b>Standard Anchor Adhesive</b>	Epoxy or Cement	
<b>Specialty Anchor Adhesives for:</b>	Wet Conditions Cold Conditions	

Plug	Value	Unit
<b>Material</b>	Urethane Elastomer	
<b>Color</b>	Any	
<b>Bolt Compatibility</b>	3/8	in
	5/8	in
<b>UV Resistant</b>	Yes	







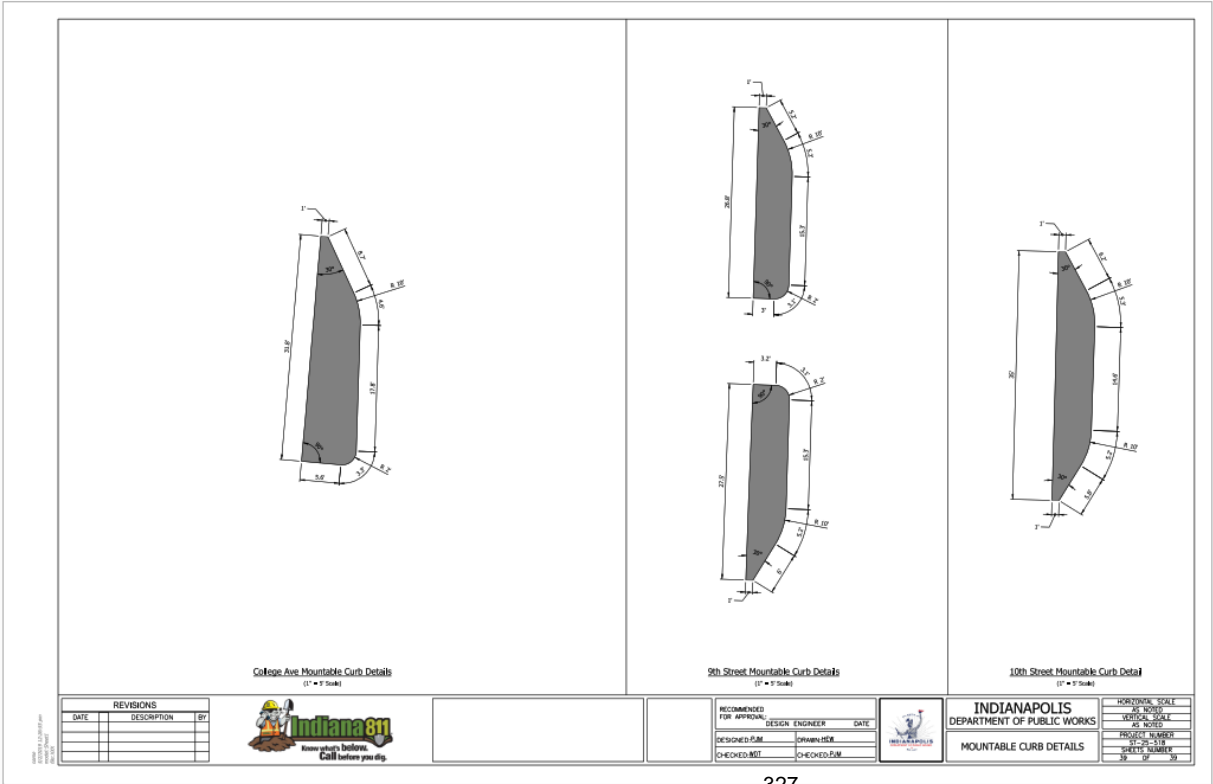
## Molded and 3D Print Modular Islands

### Vortex Modular Roundabouts

Adam Lanik, VP

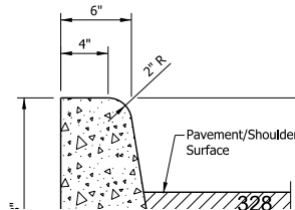
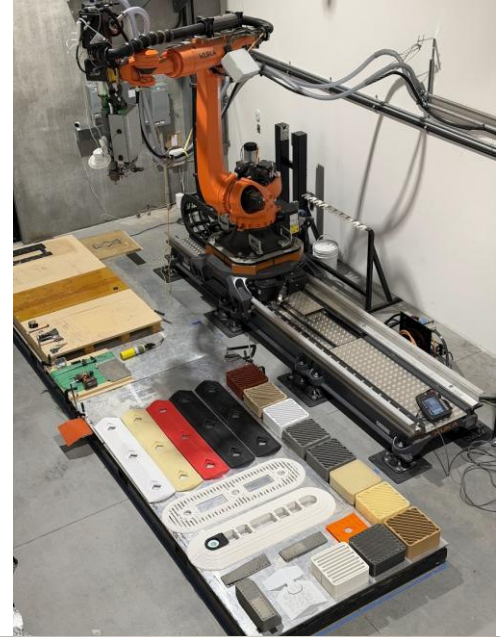
E: [alanik@vortex-roundabouts.com](mailto:alanik@vortex-roundabouts.com)

# Site Drawing (Project ID: IN-IND-20240410-01)



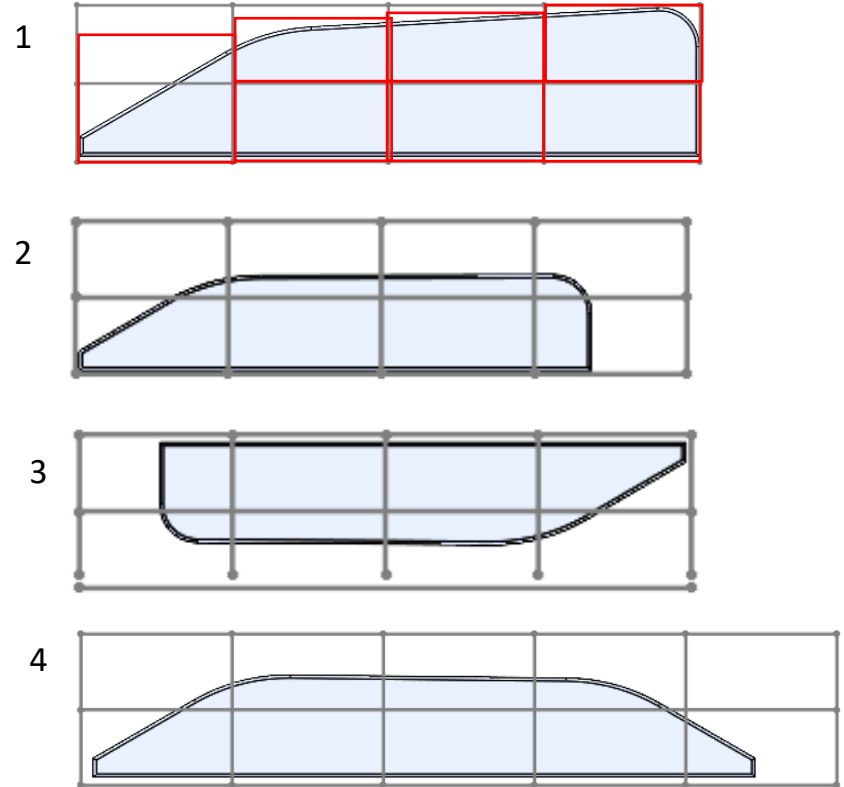
# 3D Print Approach

- Material = Urethane
  - Near hockey puck hardness
  - Hard yet extremely tough
  - Any color, much less cost sensitive than molded
- Large modules interconnected
- Can do curb detail as shown
- Will have ribs and be partially hollow
- Can do true radius



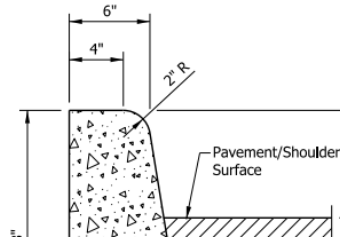
# 3D Print Site Details

- Island 1
  - Modules = 7
- Island 2
  - Modules = 4
- Island 3
  - Modules = 4
- Island 4
  - Modules = 5
- Cost = ~\$75K-85K



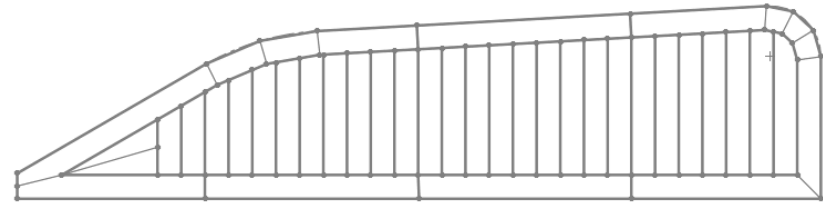
# Legacy Board

- Material = Recycled fiber reinforced HDPE
- Thickness = 5.5"
- Color can change cost
- Can't do exact curb detail
  - Can do fillet
  - Can't do slope vertical face, it will be 90°
- Solid plastic



# Molded Version Details

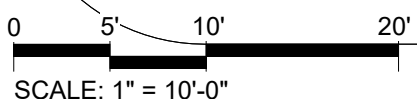
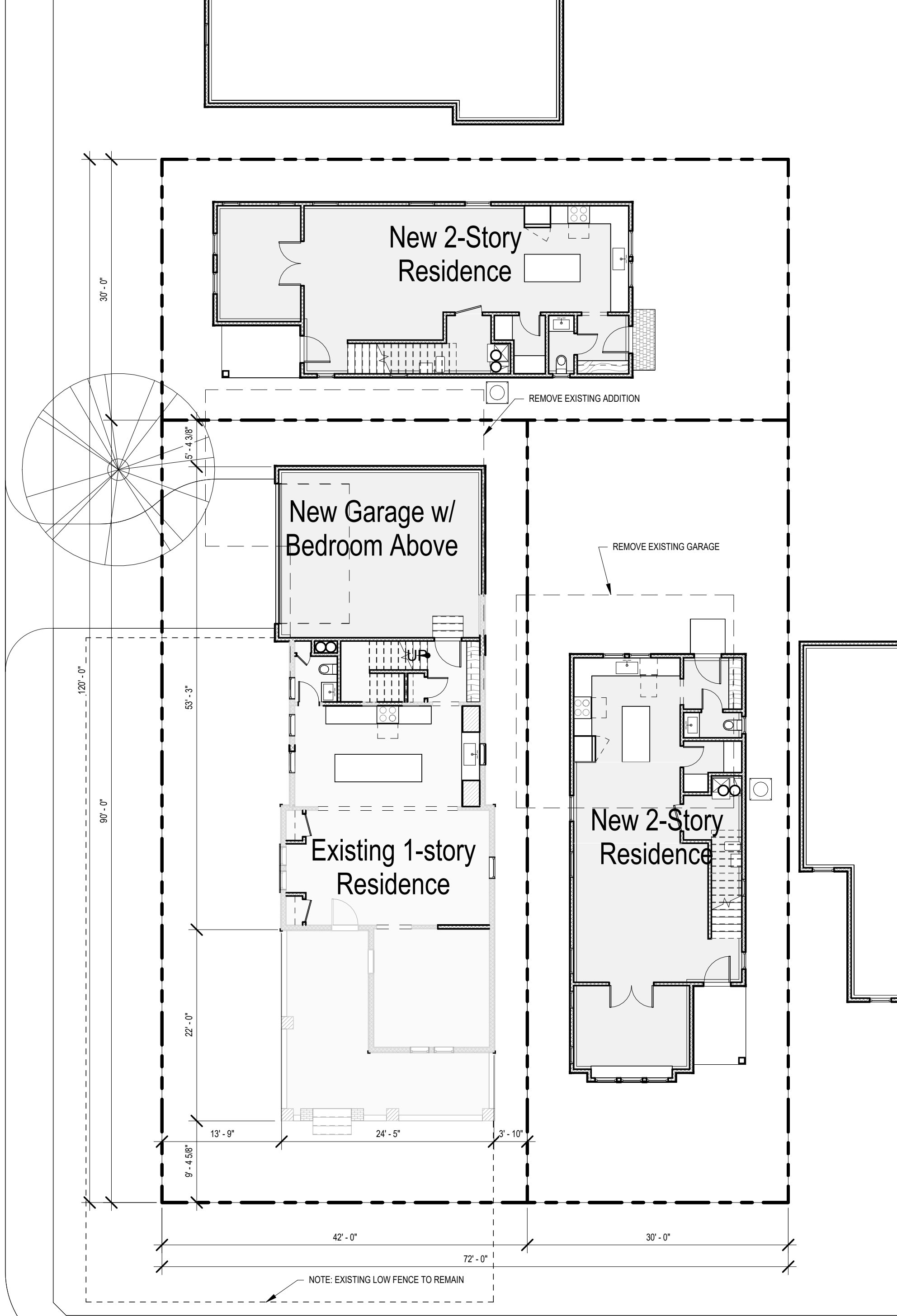
- Example to right, all will be similar
- Slightly more anchors
- Cost ~\$85K
  - Dark forest green fill\
  - White edge on traffic side
- Save ~\$5K-\$10K
  - Black fill
  - Yellow outline





**2026-COA-144 (CH) & 2026-VHP-007**  
**1204 POLK STREET**

Highland Avenue



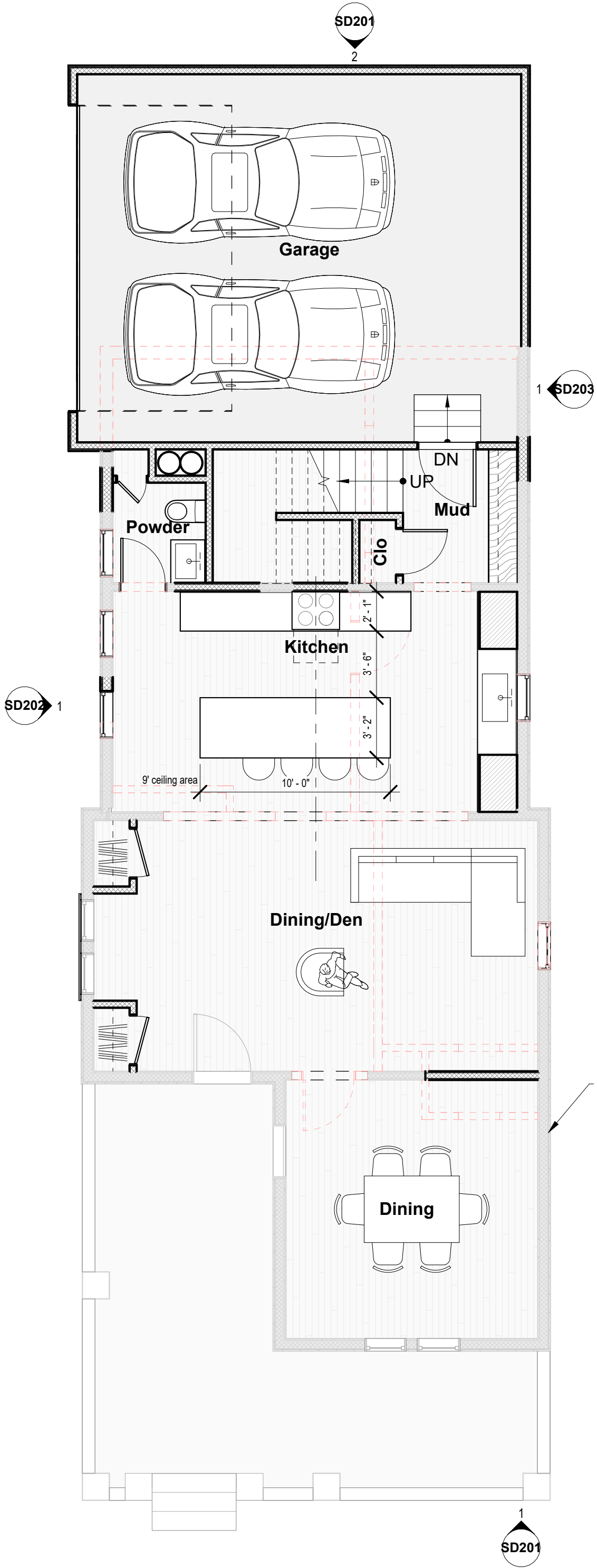
Polk Street

Floor Plan  
**1** Site Plan  
533  
 1" = 10'-0"

**1204 Polk**  
 1204 Polk Street, Indianapolis

**SD001**

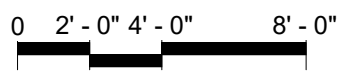
04.20.26

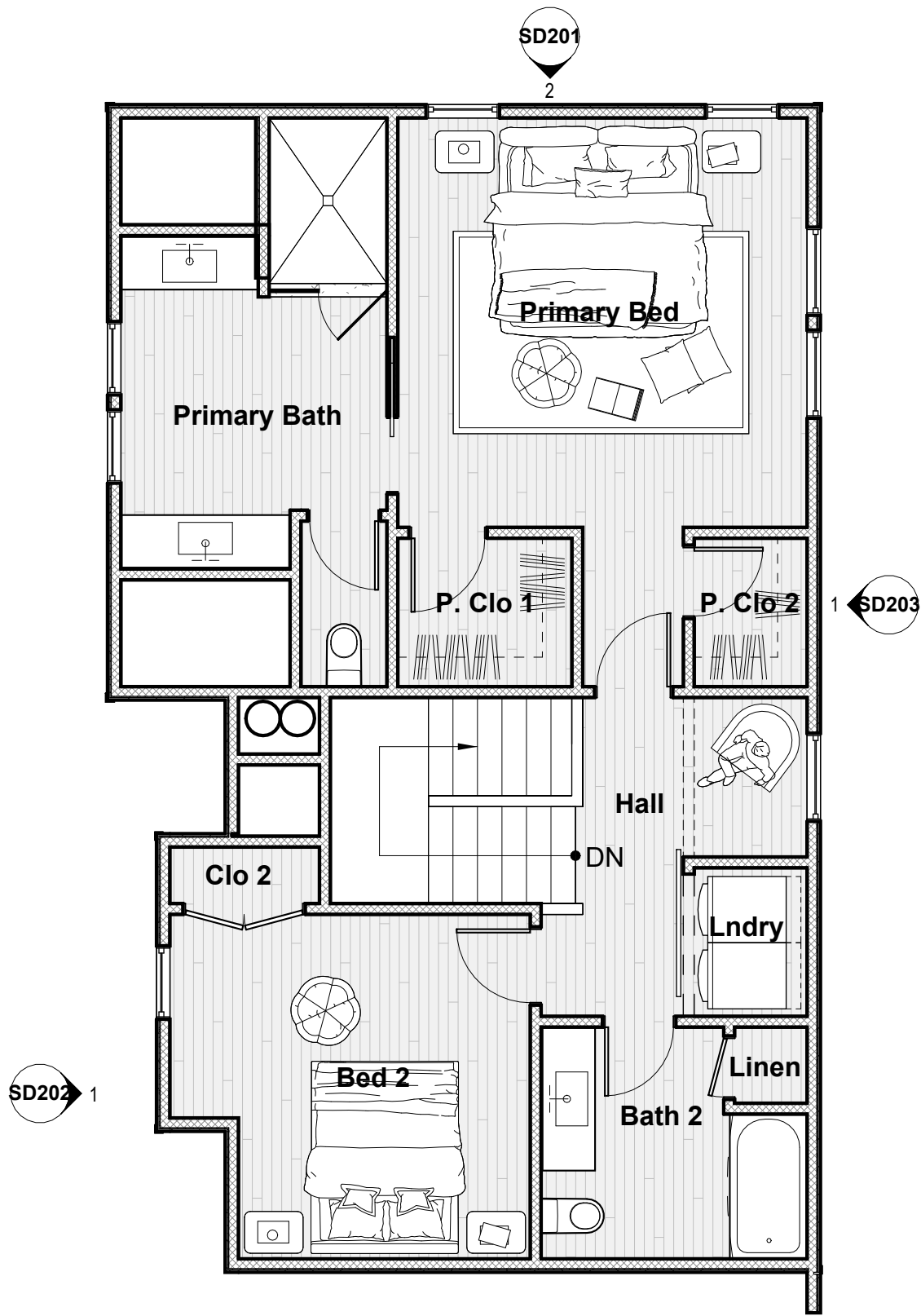


NOTE: UPGRADE TO 1-HOUR CONSTRUCTION

Floor Plan  
**1 First Floor**  
 3/16" = 1'-0"

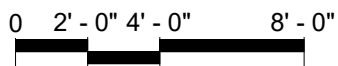
Floor Areas	
Name	Area
Ex. First Floor	980 SF
Second Floor	915 SF
Garage	473 SF
House	2368 SF
Grand total	2368 SF

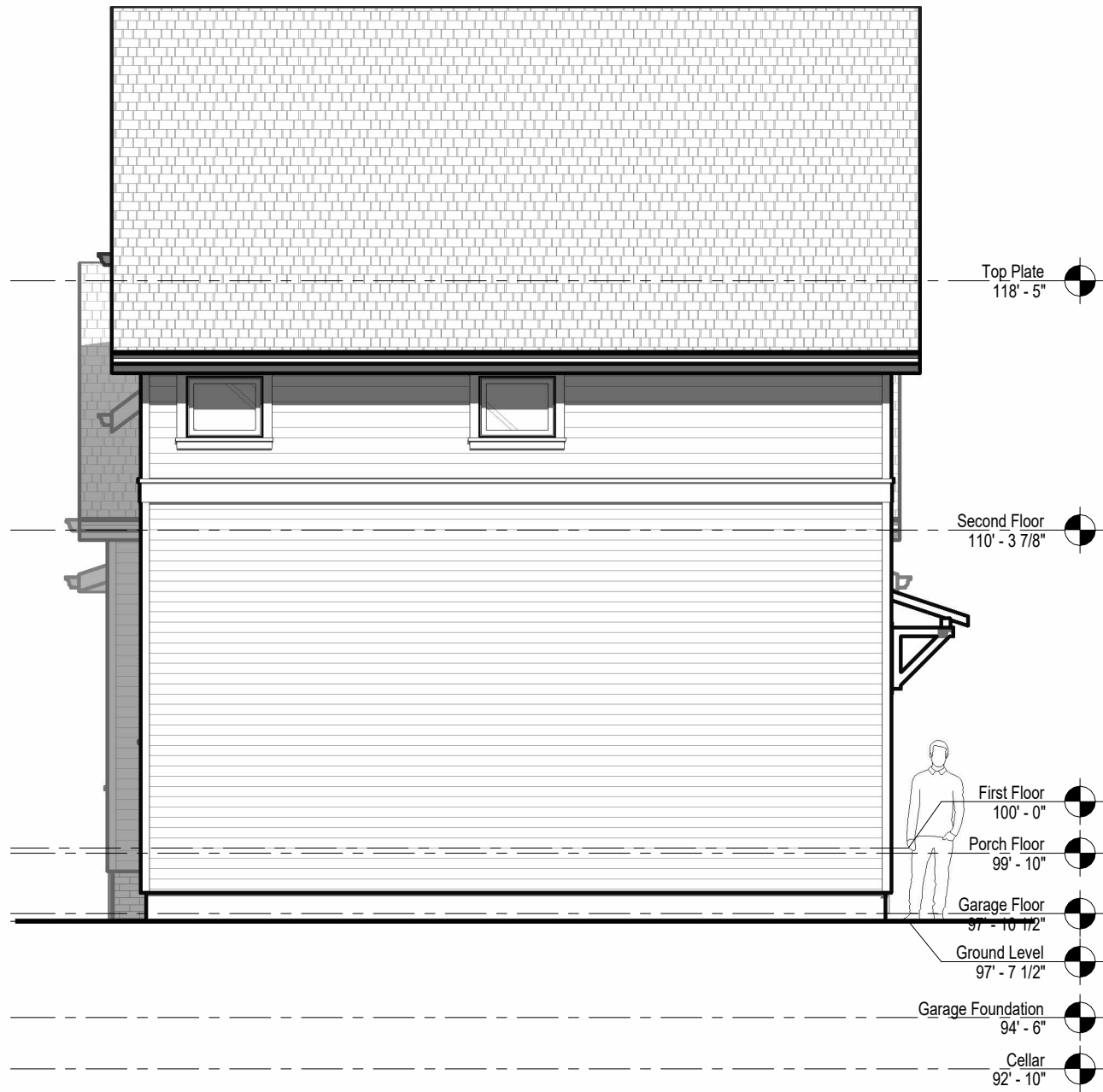




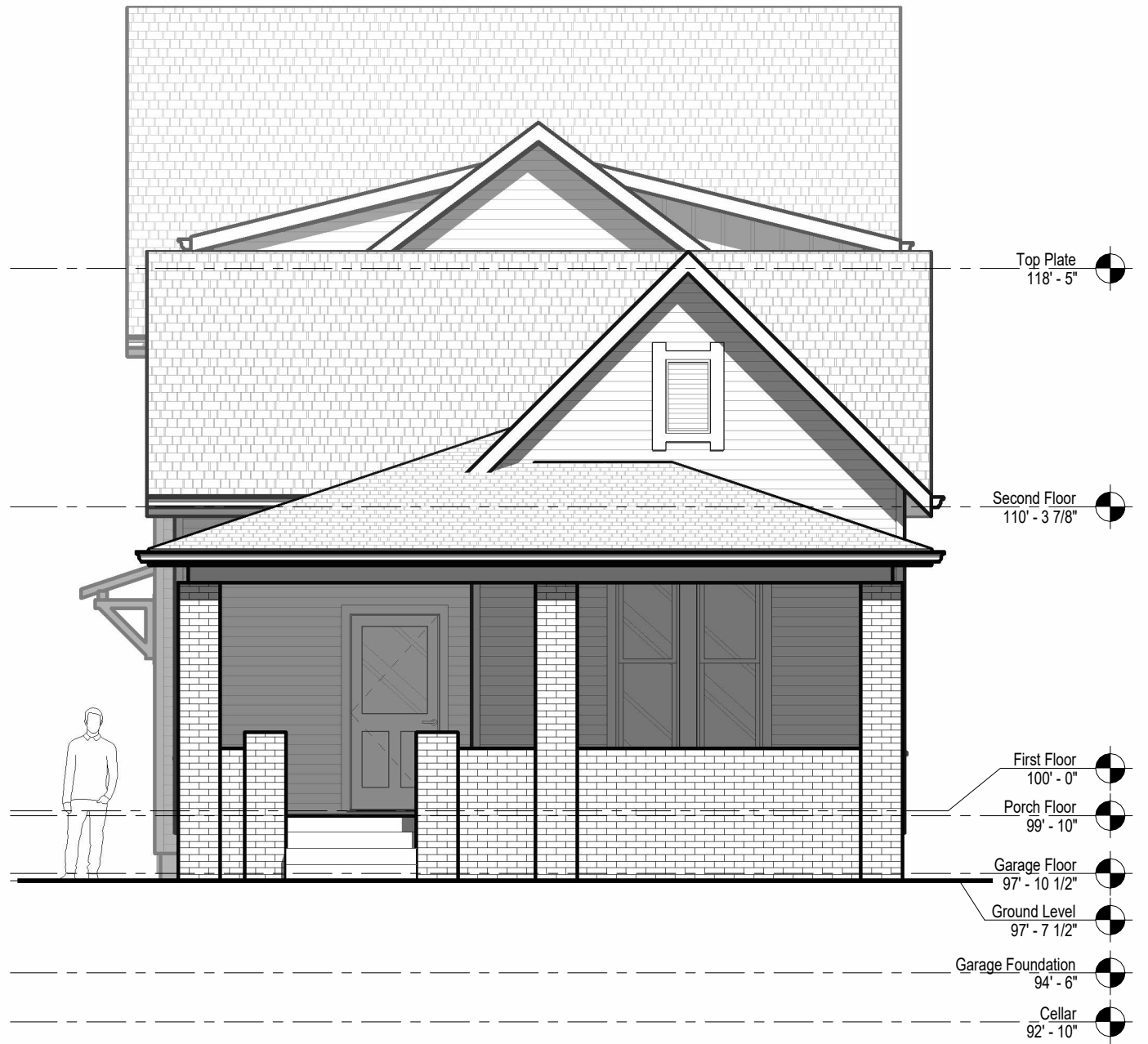
Floor Plan  
**1 Second Floor Plan**  
 3/16" = 1'-0"

Floor Areas	
Name	Area
Ex. First Floor	980 SF
Second Floor	915 SF
Garage	473 SF
House	2368 SF
Grand total	2368 SF

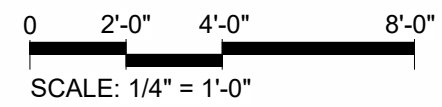




Building Elevation  
**2 North**  
 3/16" = 1'-0"



Building Elevation  
**1 South/Front**  
 3/16" = 1'-0"





Building Elevation  
**1 West**  
 3/16" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

**WOVE**  
 ARCHITECTURE + DESIGN

- Top Plate 118' - 5"
- Second Floor 110' - 3 7/8"
- First Floor 100' - 0"
- Porch Floor 99' - 10"
- Garage Floor 97' - 10 1/2"
- Ground Level 97' - 7 1/2"
- Garage Foundation 94' - 6"
- Cellar 92' - 10"



Building Elevation  
**1 East**  
 3/16" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

**WAVE**  
 ARCHITECTURE + DESIGN

**1204 Polk SD203**  
 1204 Polk Street, Indianapolis

04.20.26



1204

1208 (Proposed)

1214

*Building Elevation*

**1 South Streetscape**

1" = 10'-0"

1216

1218



947

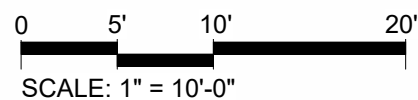
941 (Proposed)

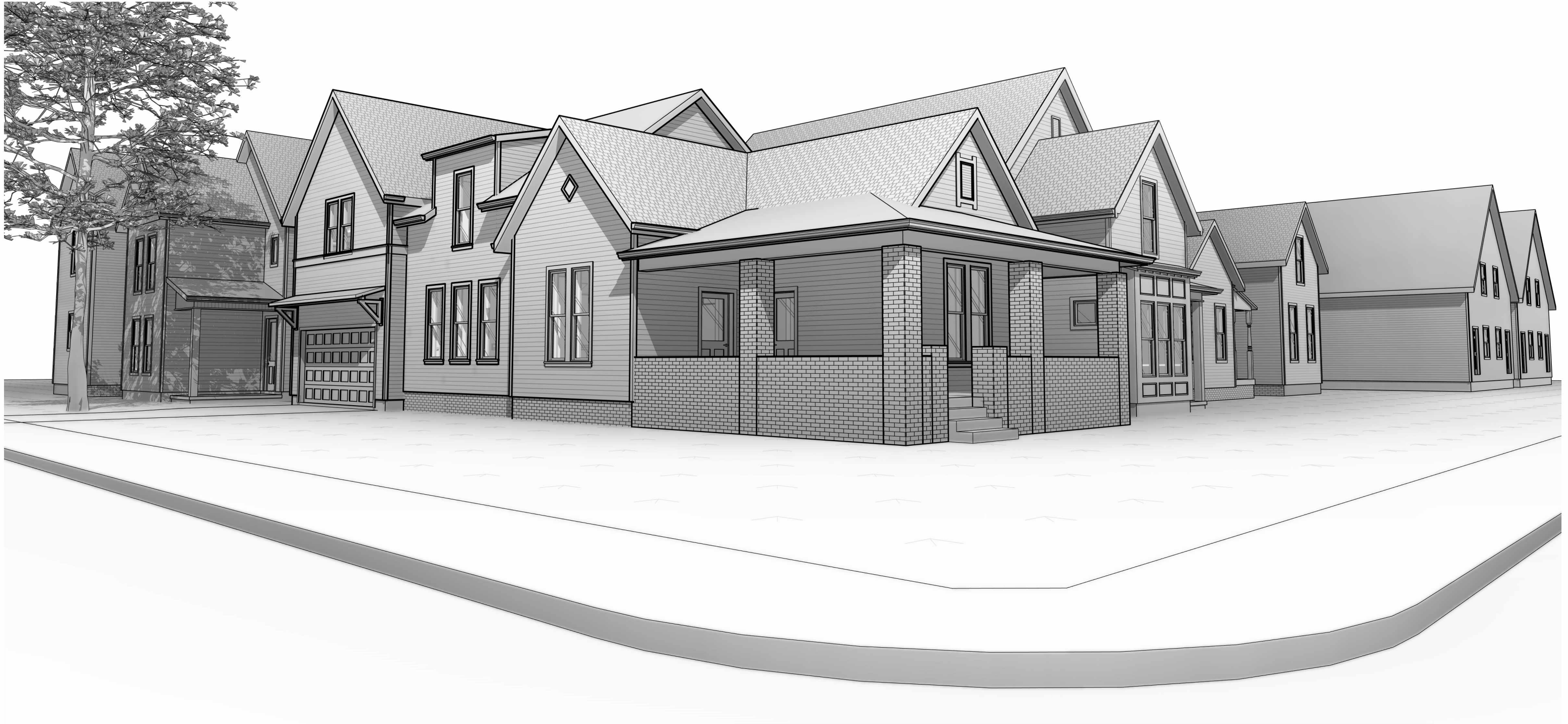
1204

*Building Elevation*

**2 West Streetscape**

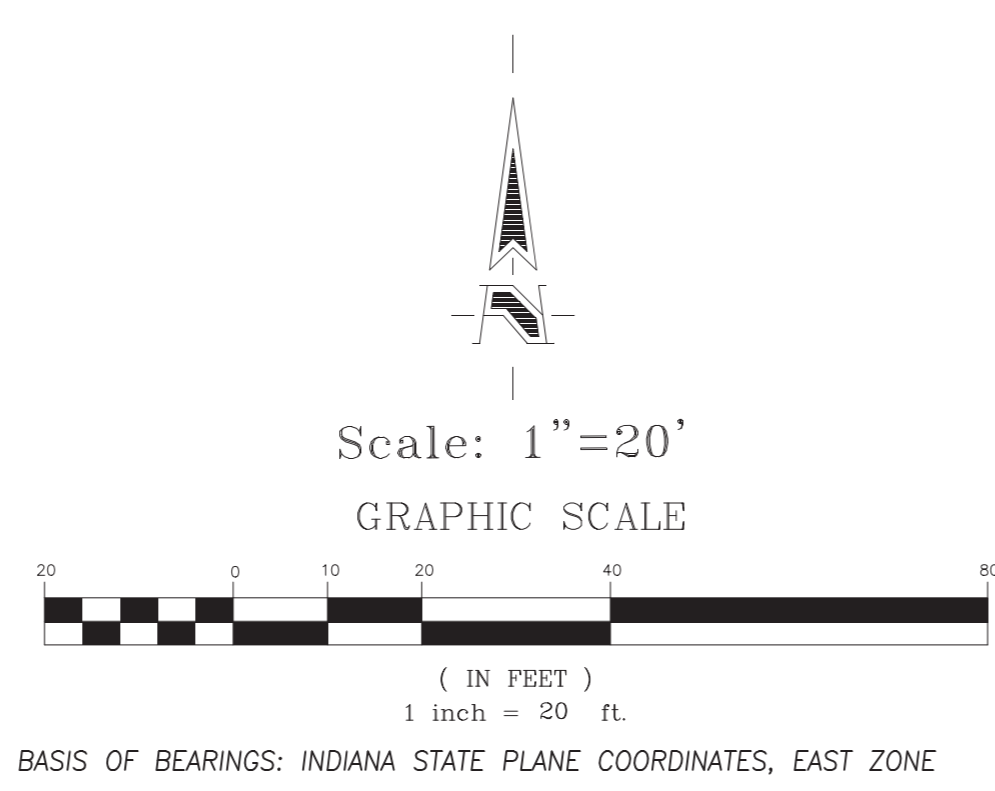
1" = 10'-0"





3D View  
**1** Perspective

LEGEND	
Chain Link Fence	Electric Meter
Board Fence	Water Meter
Open Wire Fence	Telephone Junction Box
Iron Fence	Electric Junction Box
DHU	Electric Outlet
Flow line of ditch	Bollard
Buried Gas Line	Gate Post
Buried Water Line	Electric Manhole
Buried Telephone Line	Traffic Manhole
Buried Electric Line	Buried Electric Pole
Buried Fiber Optic Line	Traffic Signal Pole
High Pressure Petroleum Pipeline	Parking Meter
Sanitary Sewer Line	Fuel Filter Cap
Sanitary Force Main	Fuel Tank lid
Storm Sewer Line	Monitoring Well
Sanitary Lift Station	Well Head
Storm Manhole	Soil Boring Hole
Sanitary Manhole	Electric Transformer
Telephone Manhole	Cable Pedestal
Clean Out (Storm)	Mailbox
Utility Pole	R/W Right of Way
Utility Pole w/ light	RCP Reinforced Concrete Pipe
Utility Pole w/ trans.	CMP Corrugated Metal Pipe
Sign	CPP Corrugated Plastic Pipe
Light Standard	VCP Vitrified Clay Pipe
Light Pole	(P) Plot Dimension
Gas Valve	(M) Measured Dimension
Fire Hydrant	(D) Deed Dimension
Air Conditioner	(C) Calculated Dimension
Gas Meter	Fire Protection Valve
Water Valve	Post Indicator Valve
Sprinkler Control Valve	U.E. Utility Easement (per plat)
Stand Pipe	Iron Pin Set (5/8" Rebar w/ red cap marked "Firm #0066")
Fiber Optic Marker	Mag Nail Set / Found
Gas Line Marker	5/8" Rebar found
Petroleum Pipeline Marker	Iron Pipe found
Guy Wire	Cut "X" Set / Found
Curb Inlet	4" x 4" Concrete right of way marker
Guy Wire	Lot Number
Vent Pipe	Concrete parking barrier
Telephone Pedestal	Spigot
Telephone Cable Marker	
Electric Meter Post	



**RECORD LEGAL DESCRIPTION** (recited from Exhibit A of Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 2026-02025, dated December 31, 2025, with Foundation Title Services acting as their agent.)

Part of Lot Twenty-one (21) in Hanna Heirs Addition to City of Indianapolis, the plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana more particularly described as follows to-wit:

Beginning at the Southwest corner of said Lot; thence East along and with the South line of said Lot, Thirty-nine (39) feet to a point; thence North on the line parallel with the West line of said Lot, Ninety (90) feet to a point; thence West on the line parallel with the South line of said Lot, Thirty-nine (39) feet to a point in the West line of said Lot; thence South along said West line Ninety (90) feet to the place of beginning.

Part of Lot Twenty-One (21) in Hanna Heirs Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows to-wit:

Commencing at a point in the South line of said Lot 21, Thirty-nine (39) feet East of the Southwest corner of said Lot; running thence North parallel with the West line of said Lot, Ninety (90) feet to a point; thence East parallel with the South line of said Lot 21, Thirty-three (33) feet to a point in the East line of said Lot 21; thence south along the East line of said Lot 21, Ninety (90) feet to the South East corner of said Lot 21; thence West along said South line Thirty-three (33) feet to the place of beginning.

Lot Number Twenty-One (21) in Hanna Heirs Addition Indianapolis, a Subdivision to the City of Indianapolis, Marion County, Indiana, as per plat thereof recorded January 6, 1868 in Plat Book 3, Page 79A and 79B, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows to-wit:

Beginning at a point on the West line of said Lot, 60 feet South of the Northwest corner thereof; running thence South along said West line, 30 feet to a point; thence East parallel with the North line of said Lot, 72 feet to a point on the East line of said Lot; thence North along said East line 30 feet to a point 60 feet South of the Northeast corner of said Lot; thence West parallel with the North line of said Lot, 72 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE**

This survey was performed under the direction of the undersigned, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1.12 for the State of Indiana and the field work was completed on February 25, 2026.

Dated February 26, 2026

*Richard A. O'Brien*

Richard A. O'Brien, Registered Land Surveyor No. 80880017  
State of Indiana



**GENERAL NOTES**

- This survey was prepared utilizing information contained in Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 2026-02025, dated December 31, 2025, with Foundation Title Services acting as their agent. Special attention is called to the following observations regarding items from Schedule B - Section II Exceptions of said Commitment for Title Insurance:
- Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 144 of 290, MAP NO. 18097C044F for Marion County, Indiana, dated April 19, 2016 (Contains City of Indianapolis Community Number 180159) the within described real estate IS ENTIRELY located within (shaded) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as established by the Federal Emergency Management Agency for the National Flood Insurance Program. Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential. No inquiry was made to determine the existence of Letters of Map Amendment or Letters of Map Revision which may affect the described real estate or be currently under review.
- The surveyed premises contains a total of 0.198 acres, more or less.
- The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 811 or until they are excavated to verify the location and path of the utility lines.
- Per the map of Legal Drains & ditches for the City of Indianapolis and prepared by the Department of Public Works dated 1985 and on-line Marion County GIS Mapping, no legal (regulated) drains directly affect the surveyed real estate.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Hahn Surveying Group, Inc., its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

**SURVEYOR'S REPORT**

Client: Compendium Group, LLC (By: Micah Hill)

Job Number: 26-33093

Type of Survey: Boundary Retracement Survey

Class of Survey: Suburban Survey (865 IAC 1-12)

Field Work Completed: February 25, 2026

Location of Survey: 1204 Polk Street, Indianapolis, IN 46202

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- Availability and condition of reference monuments;
- Clarity and/or ambiguity of the record description(s) used and/or the adjainer's descriptions; and
- Occupation or possession lines.
- Measurements (Relative Positional Accuracy)

Note: There may exist unwritten rights associated with these uncertainties.

- Availability and condition of reference monuments

Monuments set by the original surveyor of the subdivision are controlling monuments in the retracement of lot lines. In the absence of such original monuments, the evidence of the location of original lot lines may be identified by other substantiated monumentation or improvements (such as streets, alley ways and long standing building lines) which appear to have been constructed with the benefit of such original monumentation and are used as best evidence of original lot lines.

Monuments which control the lines and corners of the surveyed property are as follows:

- This survey was based upon the centerlines of Highland Avenue and Polk Street as determined by curb splits. The curbs for Oriental Street and 10th Street were determined to be not centered in the right of way and were not used to determine the rights of way thereof.
- 5/8" rebars with caps stamped "Firm #0066" found on the North line of the surveyed premises and at the North corners of Lot 21 as previously set for a prior Boundary Survey performed by Hahn Surveying Group, Inc. as Job No. 190920, dated October 16, 2019.

The maximum uncertainty associated with reference monuments as it affects the surveyed property is estimated to be less than ±0.50 feet.

Unless noted otherwise, monuments set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0066 placed at ground level.

- Clarity and/or ambiguity of the record description(s)

The record descriptions for the adjoining real estate were obtained from the Marion County Recorder's Office and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoining. It is this surveyor's professional opinion that there are no significant uncertainties in the lines of the surveyed real estate and those of the adjoining due to discrepancies in the record descriptions.

- Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- A board fence is located 0.4 feet East to 1.0 feet West of the East line of the surveyed premises.
- A board fence is located 8.5 feet to 8.8 feet West of the West line as shown.
- A board fence is located 11.0 feet to 11.2 feet South of the South line as shown.

Note: The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

- Measurements (Relative Positional Accuracy)

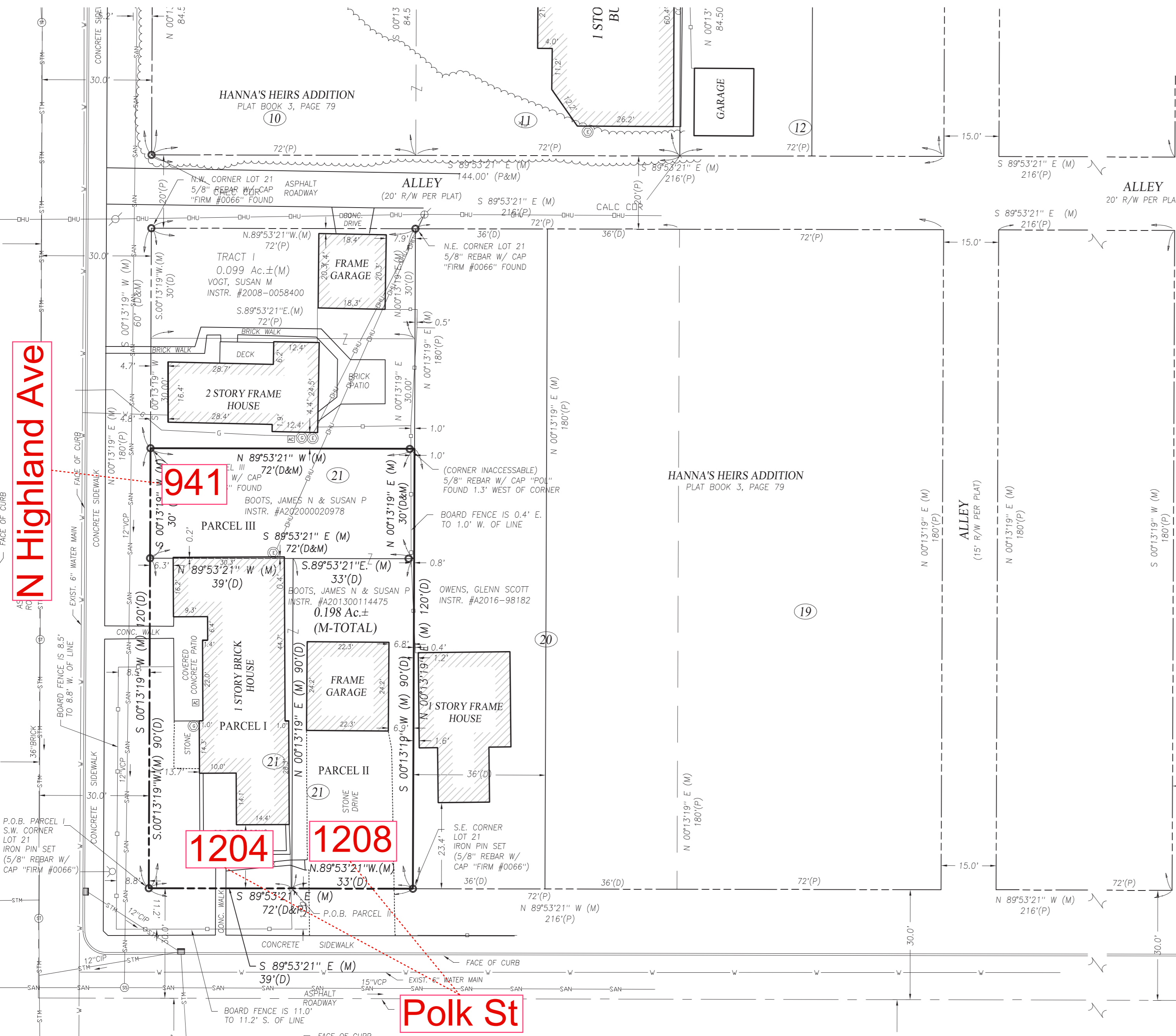
The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for a Suburban survey (±0.13 feet plus 100 parts per million) as defined in 865 IAC 1-12-7, effective November 9, 2012. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

As a result of the above observations, it is this surveyor's professional opinion that the uncertainties in the locations of the lines and corners found along the perimeter of the surveyed tract established on this survey are as follows:

- Due to Variances in reference monuments: Concerning record / title corners: See above
- Due to Discrepancies in the record descriptions: None
- Due to Inconsistencies in lines of occupation: concerning physical evidence, See above
- Due to Measurements (Relative Positional Accuracy): See above.

**Theory of Location**

The perimeter of the surveyed tract was reestablished based upon the centerlines of Highland Avenue and Polk Street as determined by curb splits together with the dimensions shown on the plat of Hanna's Heirs Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana. The curbs for Oriental Street and 10th Street were determined to be not centered in the right of way and were not used to determine the rights of way thereof. The centerlines of Highland Avenue and Polk Street were offset the "half right of way widths" as per said plat to establish the rights of way thereof. Plat dimensions measured North and East from said reestablished rights of way were held to establish Lots 19, 20, and 21 of said plat of Hanna's Heirs Addition. The courses, distances and controlling calls from the current Warranty Deed recorded in Instrument No. A201300114475 and Instrument No. A202000020978 were utilized to mathematically reestablish the boundary line of the surveyed tract.



**DMD—DEPT. METRO. DEV.**  
**STREET NAMES AND ADDRESSES APPROVED**  
By *Chris B...*  
DATE **4/21/2026**

**Hahn Surveying Group, Inc.**  
LAND SURVEYORS - Established in 1975  
8925 N. MERIDIAN STREET, SUITE 120 INDIANAPOLIS, IN 46260  
PHONE: (317) 846-0840 FAX: (317) 846-4298 E-MAIL: INFO@HAHNSURVEYING.COM

**BOUNDARY RETRACEMENT SURVEY**  
1204 Polk Street, Indianapolis, IN 46202

DWG. BY: JLE  
CK. BY: R.O.

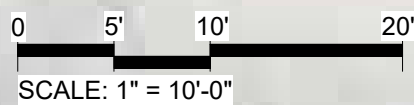
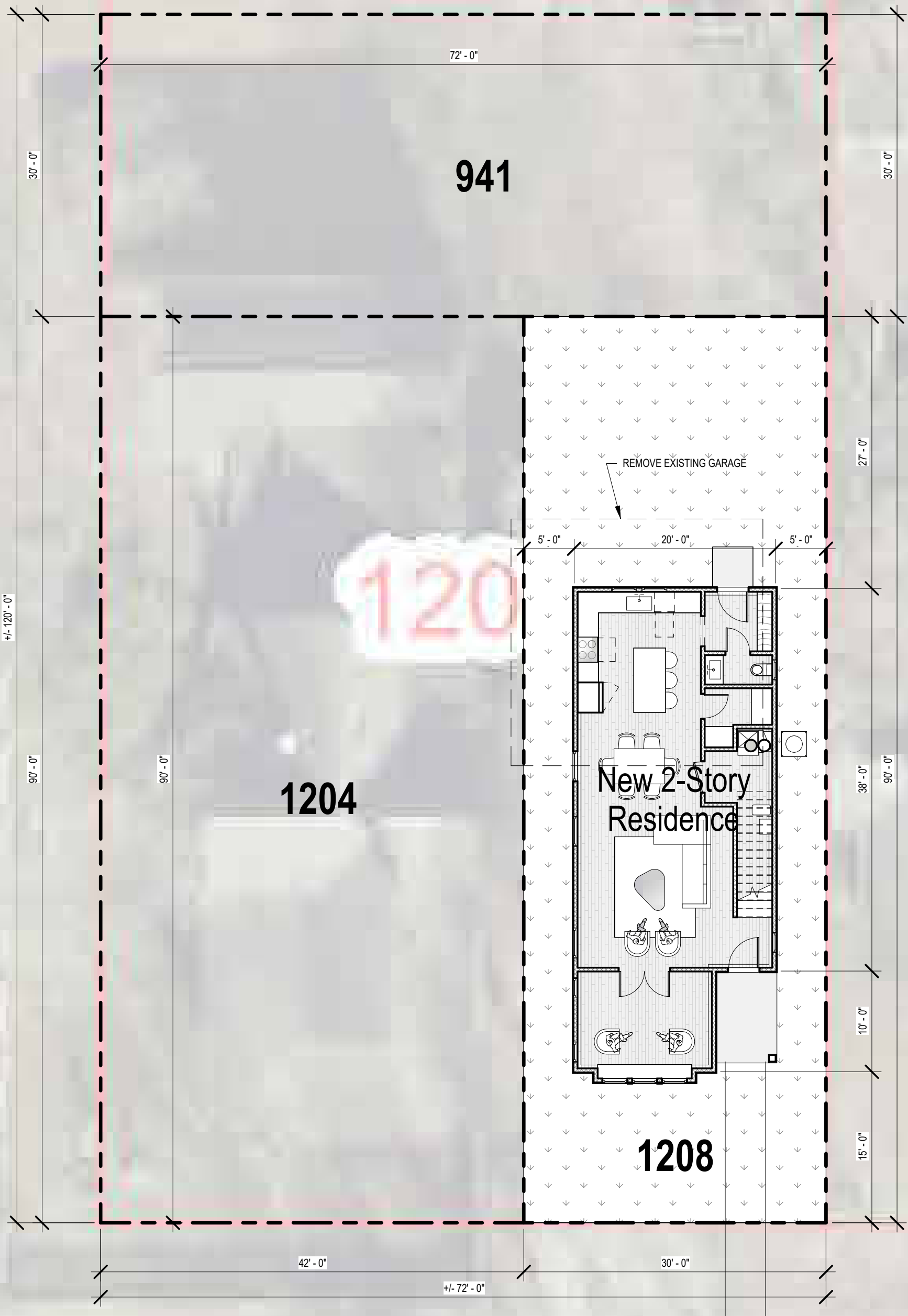
SHEET 1 OF 1  
Job No. 26-33093

LOCATION: C:\eshh\proj\33093\Drawings\Survey\2026-02-26-33093.dwg  
DATE/TIME: February 26, 2026 - 1:30pm  
DRAWN BY: jle



**2026-COA-145 (CH) & 2026-VHP-007  
1208 (AKA 1204) POLK STREET**

Highland Avenue



Polk Street

Floor Plan  
**1 Site Plan**  
 343  
 1" = 10'-0"

**1208 Residence**  
 1208 Polk Street, Indianapolis

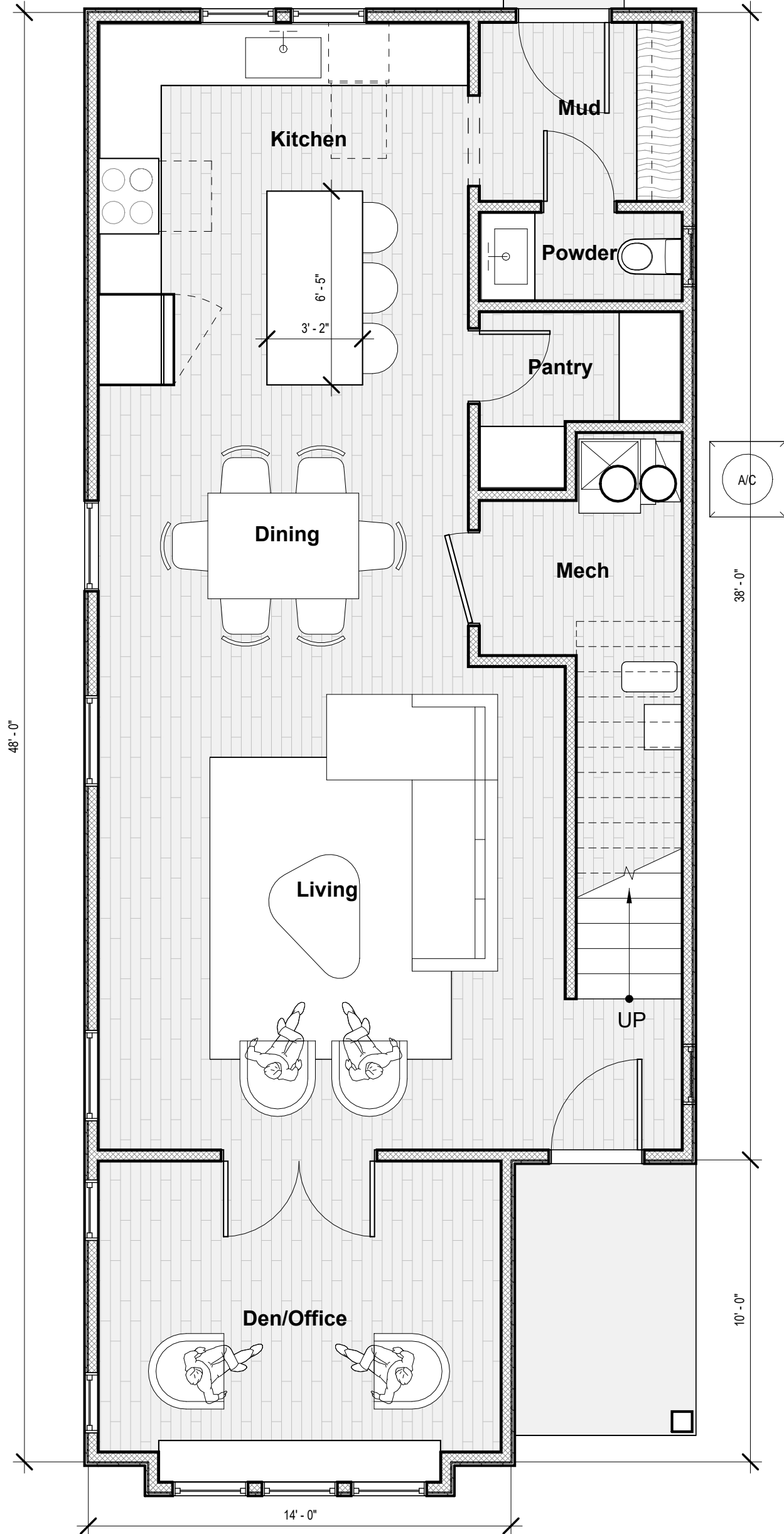
**SD001**

04.20.26

**WOVE**  
 ARCHITECTURE + DESIGN

SD201  
2

SD202  
1



SD203  
1

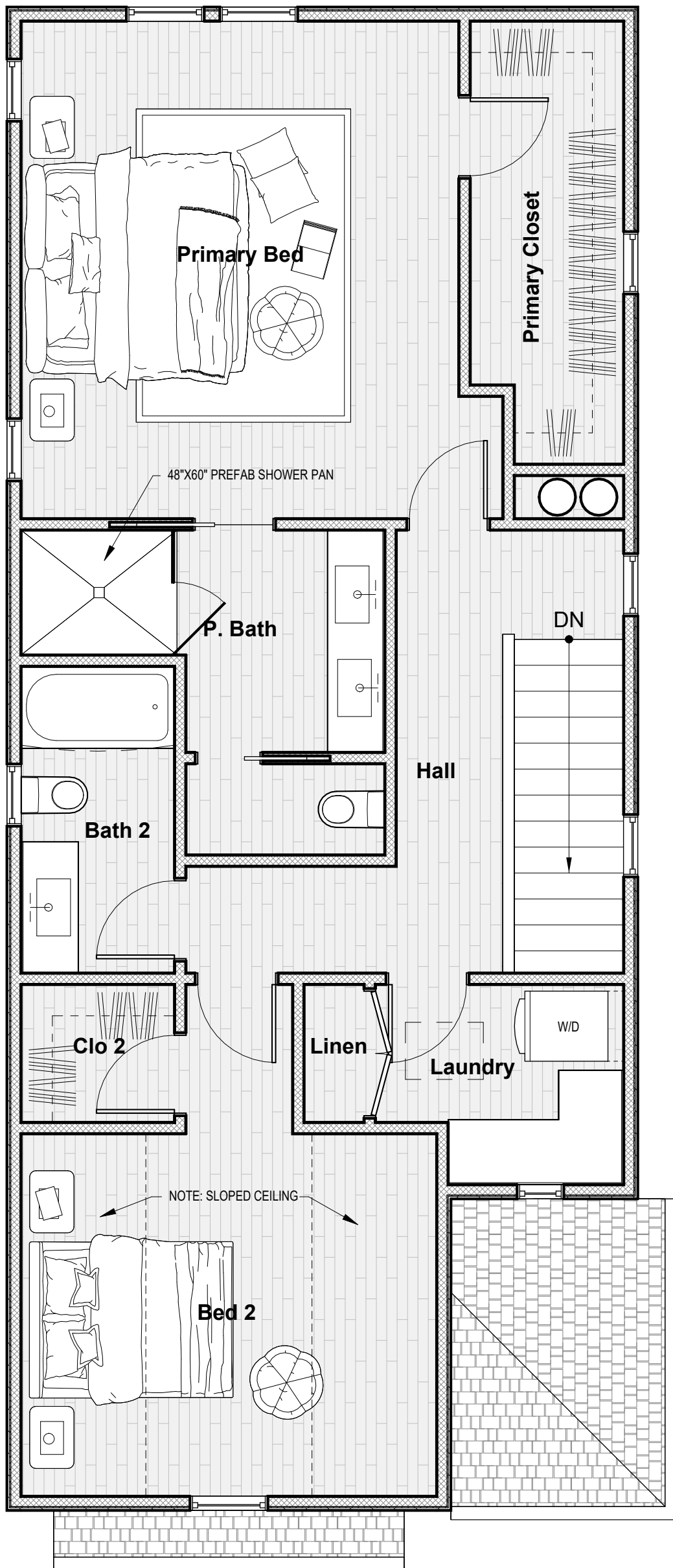
SD201  
1

Floor Plan  
**1 First Floor**  
 1/4" = 1'-0"

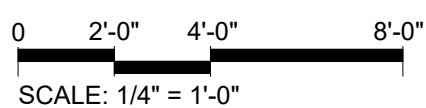


0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

Floor Areas	
Name	Area
Second Floor	900 SF
First Floor	910 SF
House	1810 SF
Grand total	1810 SF



Floor Plan  
**1 Second Floor Plan**  
1/4" = 1'-0"

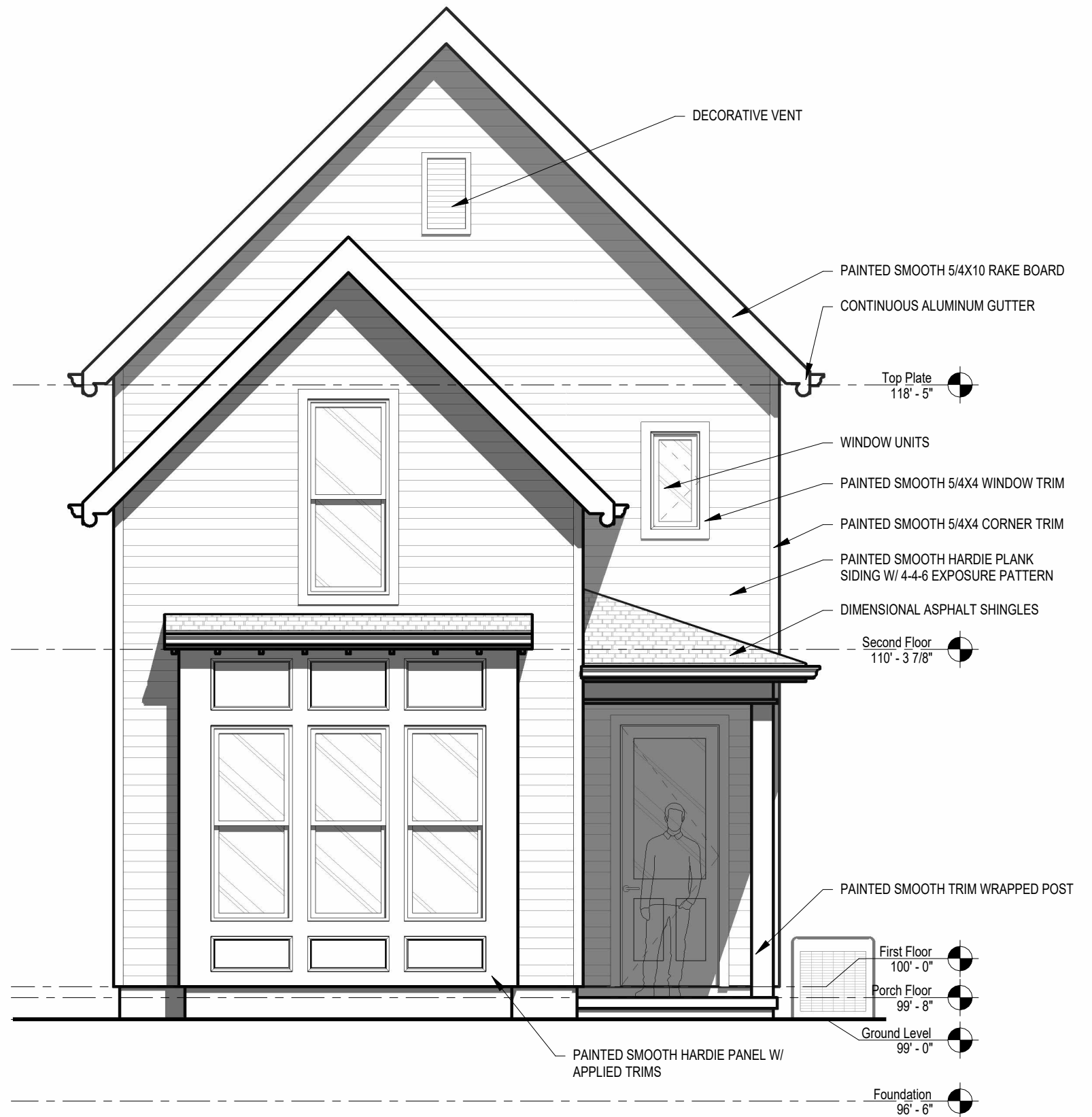


Floor Areas	
Name	Area
Second Floor	900 SF
First Floor	910 SF
House	1810 SF
Grand total	1810 SF



Building Elevation  
**2** Rear/North  
 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"



Building Elevation  
**1** Front/South  
 1/4" = 1'-0"



0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

Building Elevation  
**1 East**  
 1/4" = 1'-0"



0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

Building Elevation  
**1 West**  
 1/4" = 1'-0"





1204

1208 (Proposed)

1214

*Building Elevation*

**1 South Streetscape**

1" = 10'-0"

1216

1218



947

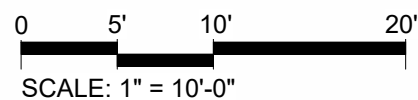
941 (Proposed)

1204

*Building Elevation*

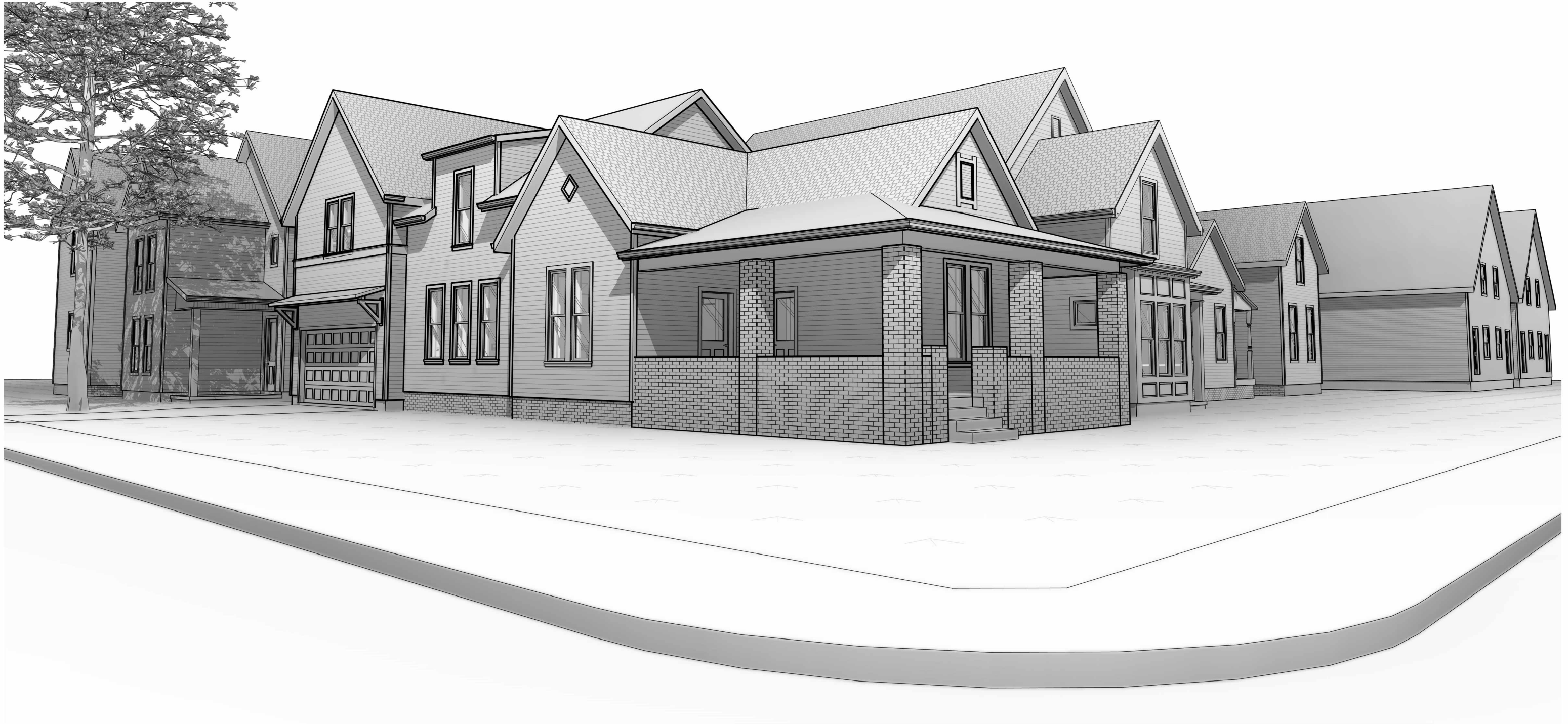
**2 West Streetscape**

1" = 10'-0"



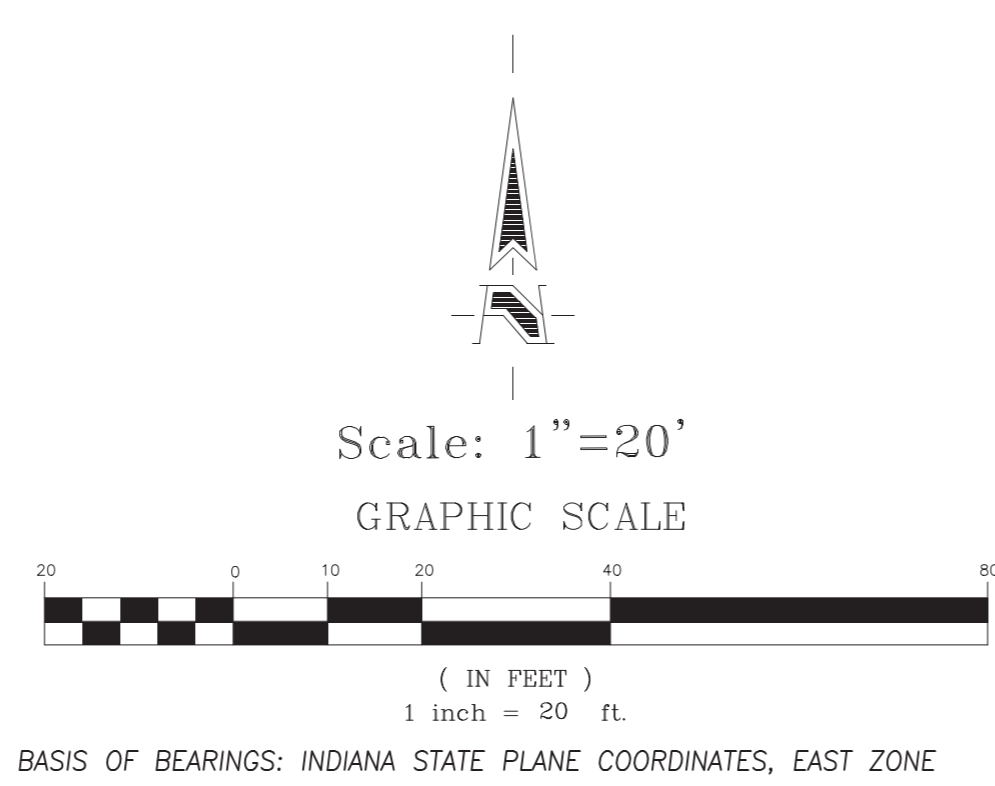
**WOVE**

ARCHITECTURE + DESIGN



3D View  
**1** Perspective

LEGEND	
Chain Link Fence	Electric Meter
Board Fence	Water Meter
Open Wire Fence	Telephone Junction Box
Iron Fence	Electric Junction Box
DHU	Electric Outlet
Flow line of ditch	Bollard
Buried Gas Line	Gate Post
Buried Water Line	Electric Manhole
Buried Telephone Line	Traffic Manhole
Buried Electric Line	Buried Electric Line
Buried Fiber Optic Line	Traffic Signal Pole
High Pressure Petroleum Pipeline	Parking Meter
Sanitary Sewer Line	Fuel Filter Cap
Sanitary Force Main	Fuel Tank lid
Storm Sewer Line	Monitoring Well
Sanitary Lift Station	Well Head
Storm Manhole	Soil Boring Hole
Sanitary Manhole	Electric Transformer
Telephone Manhole	Cable Pedestal
Clean Out	Flag Pole
Clean Out (Storm)	Mailbox
Utility Pole	R/W Right of Way
Utility Pole w/ light	RCP Reinforced Concrete Pipe
Utility Pole w/ trans.	CMP Corrugated Metal Pipe
Sign	CPP Corrugated Plastic Pipe
Light Standard	VCP Vitrified Clay Pipe
Light Pole	(P) Plot Dimension
Gas Valve	(M) Measured Dimension
Fire Hydrant	(D) Deed Dimension
Air Conditioner	(C) Calculated Dimension
Gas Meter	Fire Protection Valve
Water Valve	Post Indicator Valve
Sprinkler Control Valve	U.E. Utility Easement (per plat)
Stand Pipe	Iron Pin Set (5/8" Rebar w/ red cap marked "Firm #0066")
Fiber Optic Marker	Mag Nail Set / Found
Gas Line Marker	5/8" Rebar found
Petroleum Pipeline Marker	Iron Pipe Found
Guy Wire	Cut "X" Set / Found
Curb Inlet	4" x 4" Concrete right of way marker
Vent Pipe	Lot Number
Telephone Pedestal	Concrete parking barrier
Telephone Cable Marker	Spigot
Electric Meter Post	



N Highland Ave

Polk St

941

1204

1208

**RECORD LEGAL DESCRIPTION** (recited from Exhibit A of Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 2026-02025, dated December 31, 2025, with Foundation Title Services acting as their agent.)

Part of Lot Twenty-one (21) in Hanna Heirs Addition to City of Indianapolis, the plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana more particularly described as follows to-wit:

Beginning at the Southwest corner of said Lot; thence East along and with the South line of said Lot, Thirty-nine (39) feet to a point; thence North on the line parallel with the West line of said Lot, Ninety (90) feet to a point; thence West on the line parallel with the South line of said Lot, Thirty-nine (39) feet to a point in the West line of said Lot; thence South along said West line Ninety (90) feet to the place of beginning.

Part of Lot Twenty-One (21) in Hanna Heirs Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows to-wit:

Commencing at a point in the South line of said Lot 21, Thirty-nine (39) feet East of the Southwest corner of said Lot; running thence North parallel with the West line of said Lot 21 Ninety (90) feet to a point; thence East parallel with the South line of said Lot 21, Thirty-three (33) feet to a point in the East line of said Lot 21; thence south along the East line of said Lot 21, Ninety (90) feet to the South East corner of said Lot 21; thence West along said South line Thirty-three (33) feet to the place of beginning.

Lot Number Twenty-One (21) in Hanna Heirs Addition Indianapolis, a Subdivision to the City of Indianapolis, Marion County, Indiana, as per plat thereof recorded January 6, 1868 in Plat Book 3, Page 79A and 79B, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows to-wit:

Beginning at a point on the West line of said Lot, 60 feet South of the Northwest corner thereof; running thence South along said West line, 30 feet to a point; thence East parallel with the North line of said Lot, 72 feet to a point on the East line of said Lot; thence North along said East line 30 feet to a point 60 feet South of the Northeast corner of said Lot; thence West parallel with the North line of said Lot, 72 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE**

This survey was performed under the direction of the undersigned, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1.12 for the State of Indiana and the field work was completed on February 25, 2026.

Dated February 26, 2026

Richard A. O'Brien

Richard A. O'Brien, Registered Land Surveyor No. 80880017  
State of Indiana



**GENERAL NOTES**

- This survey was prepared utilizing information contained in Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 2026-02025, dated December 31, 2025, with Foundation Title Services acting as their agent. Special attention is called to the following observations regarding items from Schedule B - Section II Exceptions of said Commitment for Title Insurance:
- Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 144 of 290, MAP NO. 18097C044F for Marion County, Indiana, dated April 19, 2016 (Contains City of Indianapolis Community Number 180159) the within described real estate IS ENTIRELY located within (shaded) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as established by the Federal Emergency Management Agency for the National Flood Insurance Program. Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential. No inquiry was made to determine the existence of Letters of Map Amendment or Letters of Map Revision which may affect the described real estate or be currently under review.
- The surveyed premises contains a total of 0.198 acres, more or less.
- The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 811 or until they are excavated to verify the location and path of the utility lines.
- Per the map of Legal Drains & ditches for the City of Indianapolis and prepared by the Department of Public Works dated 1985 and on-line Marion County GIS Mapping, no legal (regulated) drains directly affect the surveyed real estate.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Hahn Surveying Group, Inc., its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

**SURVEYOR'S REPORT**

Client: Compendium Group, LLC (By: Micah Hill)

Job Number: 26-33093

Type of Survey: Boundary Retracement Survey

Class of Survey: Suburban Survey (865 IAC 1-12)

Field Work Completed: February 25, 2026

Location of Survey: 1204 Polk Street, Indianapolis, IN 46202

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- Availability and condition of reference monuments;
- Clarity and/or ambiguity of the record description(s) used and/or the adjainer's descriptions; and
- Occupation or possession lines.
- Measurements (Relative Positional Accuracy)

Note: There may exist unwritten rights associated with these uncertainties.

- Availability and condition of reference monuments

Monuments set by the original surveyor of the subdivision are controlling monuments in the retracement of lot lines. In the absence of such original monuments, the evidence of the location of original lot lines may be identified by other substantiated monumentation or improvements (such as streets, alley ways and long standing building lines) which appear to have been constructed with the benefit of such original monumentation and are used as best evidence of original lot lines.

Monuments which control the lines and corners of the surveyed property are as follows:

- This survey was based upon the centerlines of Highland Avenue and Polk Street as determined by curb splits. The curbs for Oriental Street and 10th Street were determined to be not centered in the right of way and were not used to determine the rights of way thereof.
- 5/8" rebars with caps stamped "Firm #0066" found on the North line of the surveyed premises and at the North corners of Lot 21 as previously set for a prior Boundary Survey performed by Hahn Surveying Group, Inc. as Job No. 190920, dated October 16, 2019.

The maximum uncertainty associated with reference monuments as it affects the surveyed property is estimated to be less than ±0.50 feet.

Unless noted otherwise, monuments set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0066 placed at ground level.

- Clarity and/or ambiguity of the record description(s)

The record descriptions for the adjoining real estate were obtained from the Marion County Recorder's Office and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoining. It is this surveyor's professional opinion that there are no significant uncertainties in the lines of the surveyed real estate and those of the adjoining due to discrepancies in the record descriptions.

- Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- A board fence is located 0.4 feet East to 1.0 feet West of the East line of the surveyed premises.
- A board fence is located 8.5 feet to 8.8 feet West of the West line as shown.
- A board fence is located 11.0 feet to 11.2 feet South of the South line as shown.

Note: The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

- Measurements (Relative Positional Accuracy)

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for a Suburban survey (±0.13 feet plus 100 parts per million) as defined in 865 IAC 1-12-7, effective November 9, 2012. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

As a result of the above observations, it is this surveyor's professional opinion that the uncertainties in the locations of the lines and corners found along the perimeter of the surveyed tract established on this survey are as follows:

- Due to Variances in reference monuments: Concerning record / title corners: See above
- Due to Discrepancies in the record descriptions: None
- Due to Inconsistencies in lines of occupation: concerning physical evidence, See above
- Due to Measurements (Relative Positional Accuracy): See above.

**Theory of Location**

The perimeter of the surveyed tract was reestablished based upon the centerlines of Highland Avenue and Polk Street as determined by curb splits together with the dimensions shown on the plat of Hanna's Heirs Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3, page 79, in the Office of the Recorder of Marion County, Indiana. The curbs for Oriental Street and 10th Street were determined to be not centered in the right of way and were not used to determine the rights of way thereof. The centerlines of Highland Avenue and Polk Street were offset the "half right of way widths" as per said plat to establish the rights of way thereof. Plat dimensions measured North and East from said reestablished rights of way were held to establish Lots 19, 20, and 21 of said plat of Hanna's Heirs Addition. The courses, distances and controlling calls from the current Warranty Deed recorded in Instrument No. A201300114475 and Instrument No. A202000020978 were utilized to mathematically reestablish the boundary line of the surveyed tract.

**DMD—DEPT. METRO. DEV.**  
**STREET NAMES AND ADDRESSES APPROVED**  
By Chris B...  
DATE 4/21/2026

**Hahn Surveying Group, Inc.**  
LAND SURVEYORS - Established in 1975  
8925 N. MERIDIAN STREET, SUITE 120 INDIANAPOLIS, IN 46260  
PHONE: (317) 846-0840 FAX: (317) 846-4298 E-MAIL: INFO@HAHN SURVEYING.COM

**BOUNDARY RETRACEMENT SURVEY**  
1204 Polk Street, Indianapolis, IN 46202

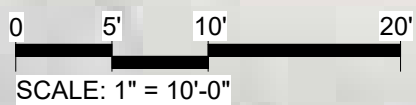
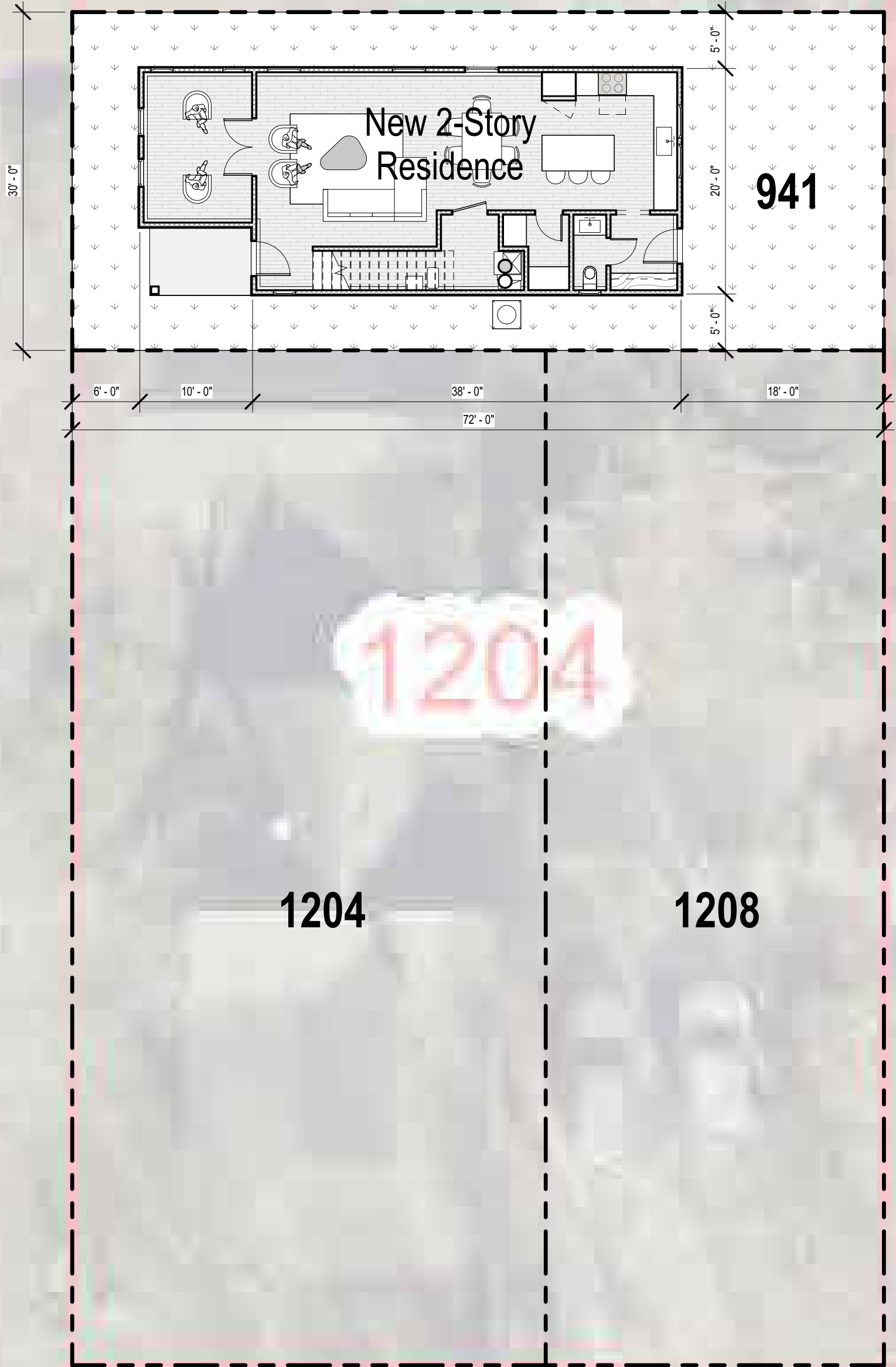
DWG. BY: JLE  
CK. BY: R.O.

SHEET 1 OF 1  
Job No. 26-33093



**2026-COA-146 (CH) & 2026-VHP-007  
941 NORTH HIGHLAND AVENUE  
(AKA 1204 POLK STREET)**

Highland Avenue



Polk Street

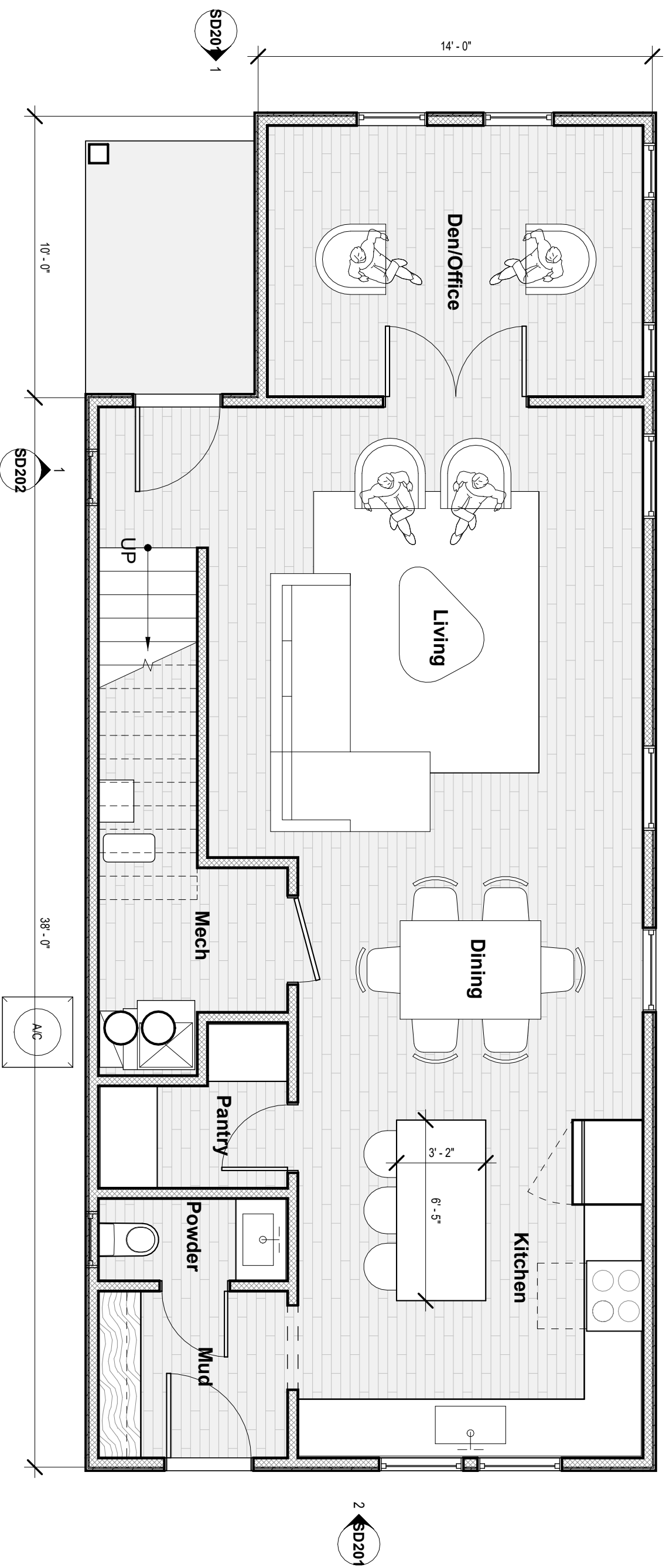
**WOVE**  
ARCHITECTURE + DESIGN

Floor Plan  
**1** Site Plan  
354  
1" = 10'-0"

**941 Residence**  
941 Highland Avenue, Indianapolis

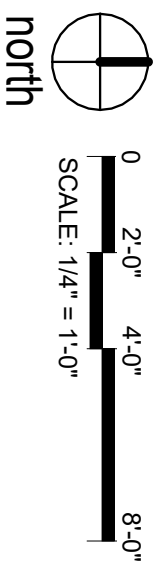
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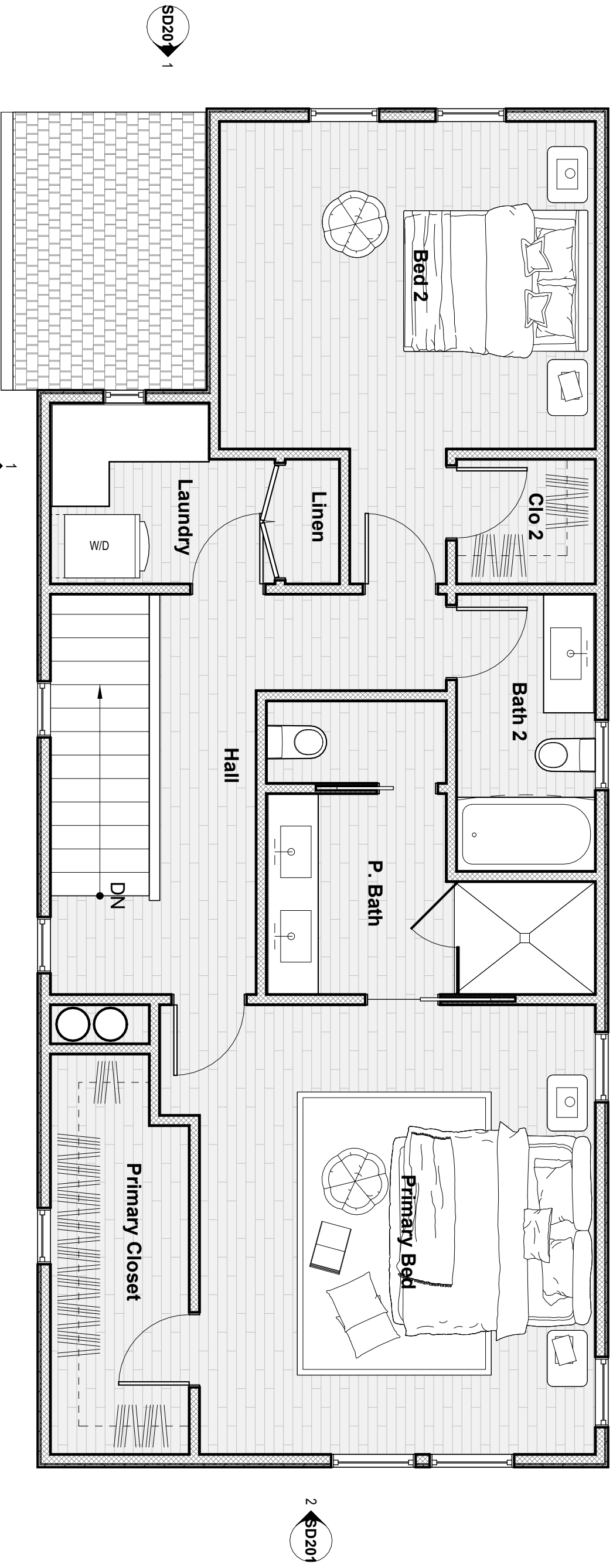
04.20.26



*Floor Plan*  
**1 First Floor**  
1/4" = 1'-0"

Floor Areas	
Name	Area
Second Floor	900 SF
First Floor	910 SF
House	1810 SF
Grand total	1810 SF

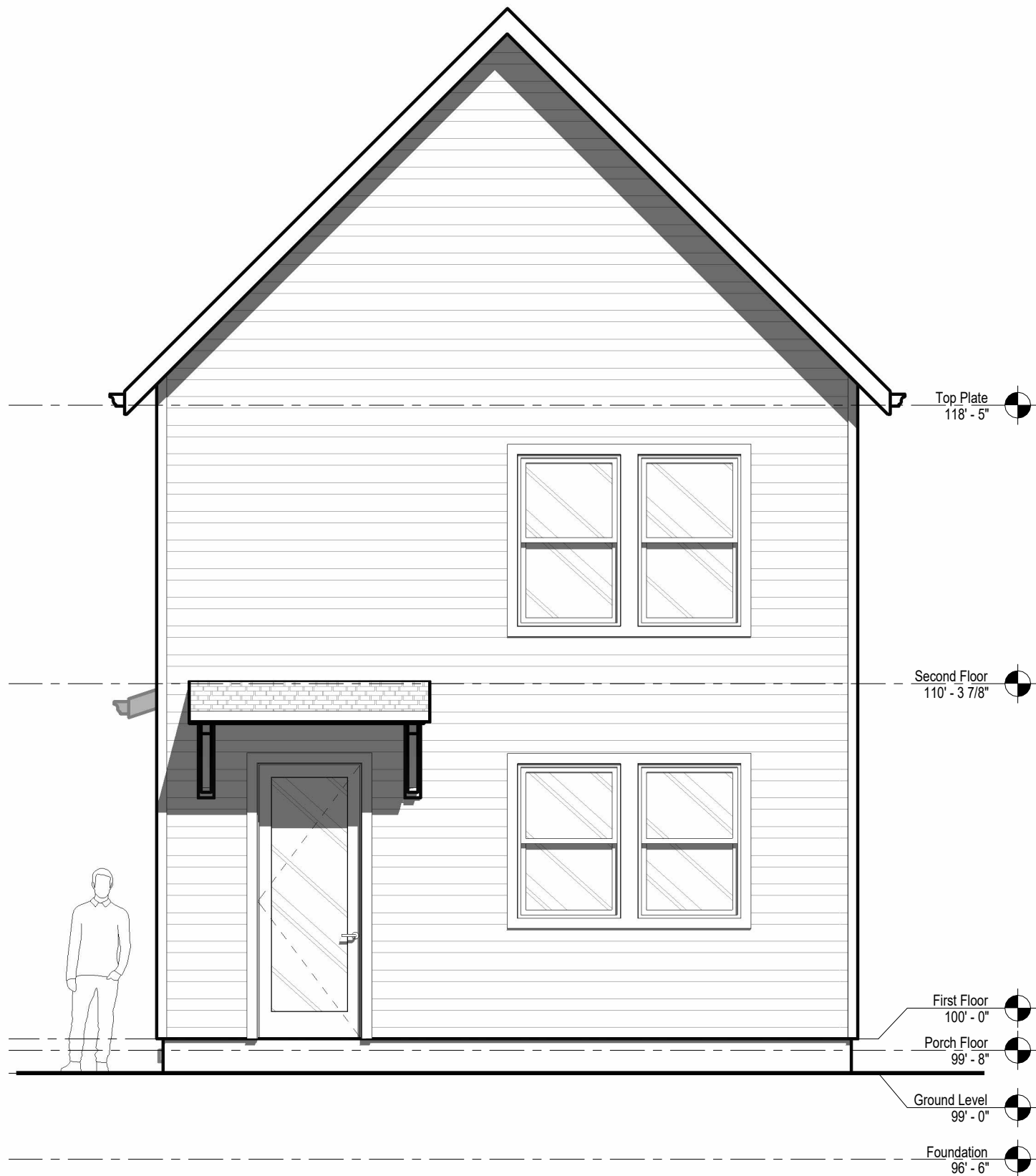




Floor Plan  
**Second Floor Plan**  
 1/4" = 1'-0"

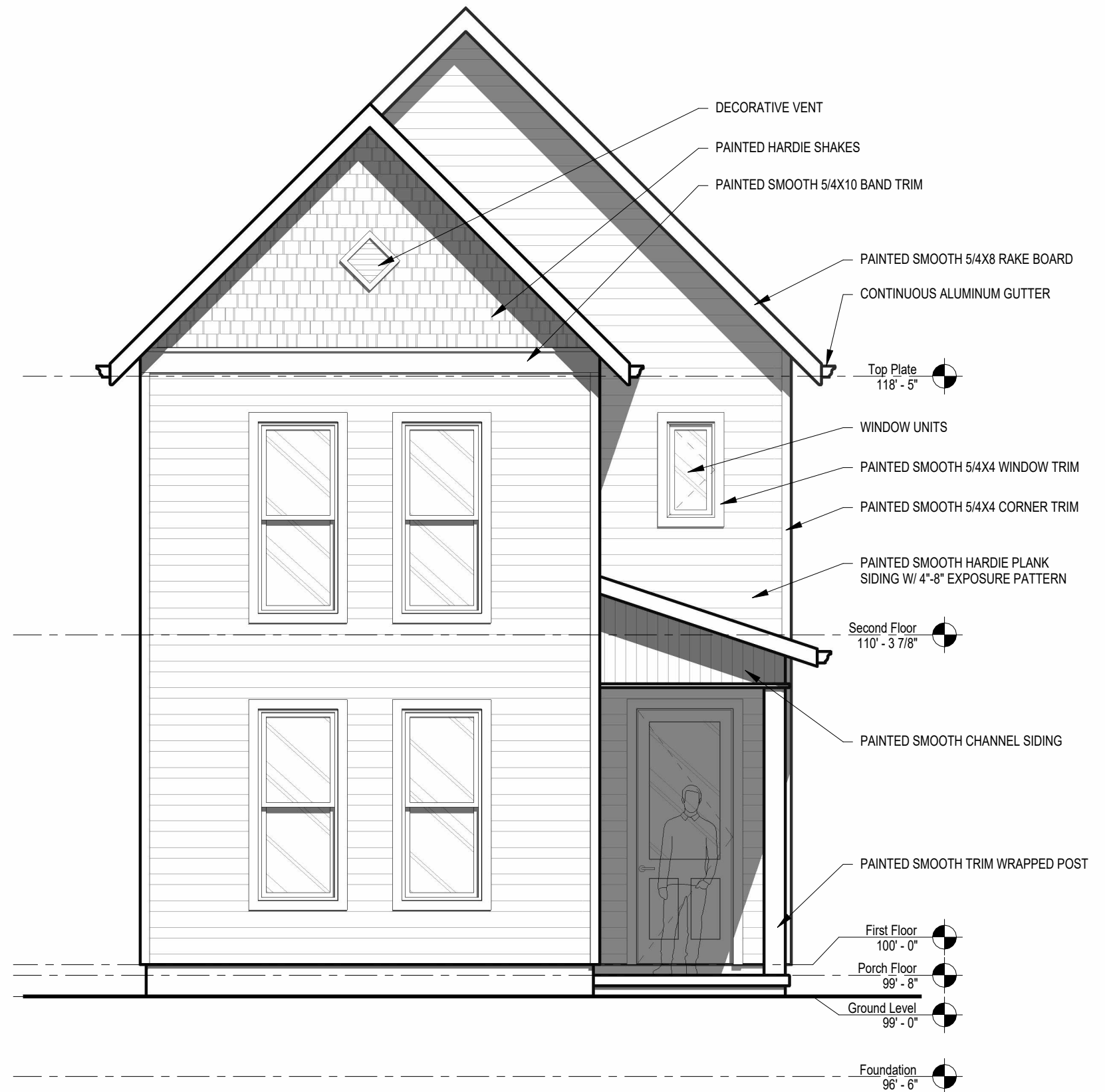
Floor Areas	
Name	Area
Second Floor	900 SF
First Floor	910 SF
House	1810 SF
Grand total	1810 SF





Building Elevation  
**2** Rear/East  
 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"



Building Elevation  
**1** Front/West  
 1/4" = 1'-0"

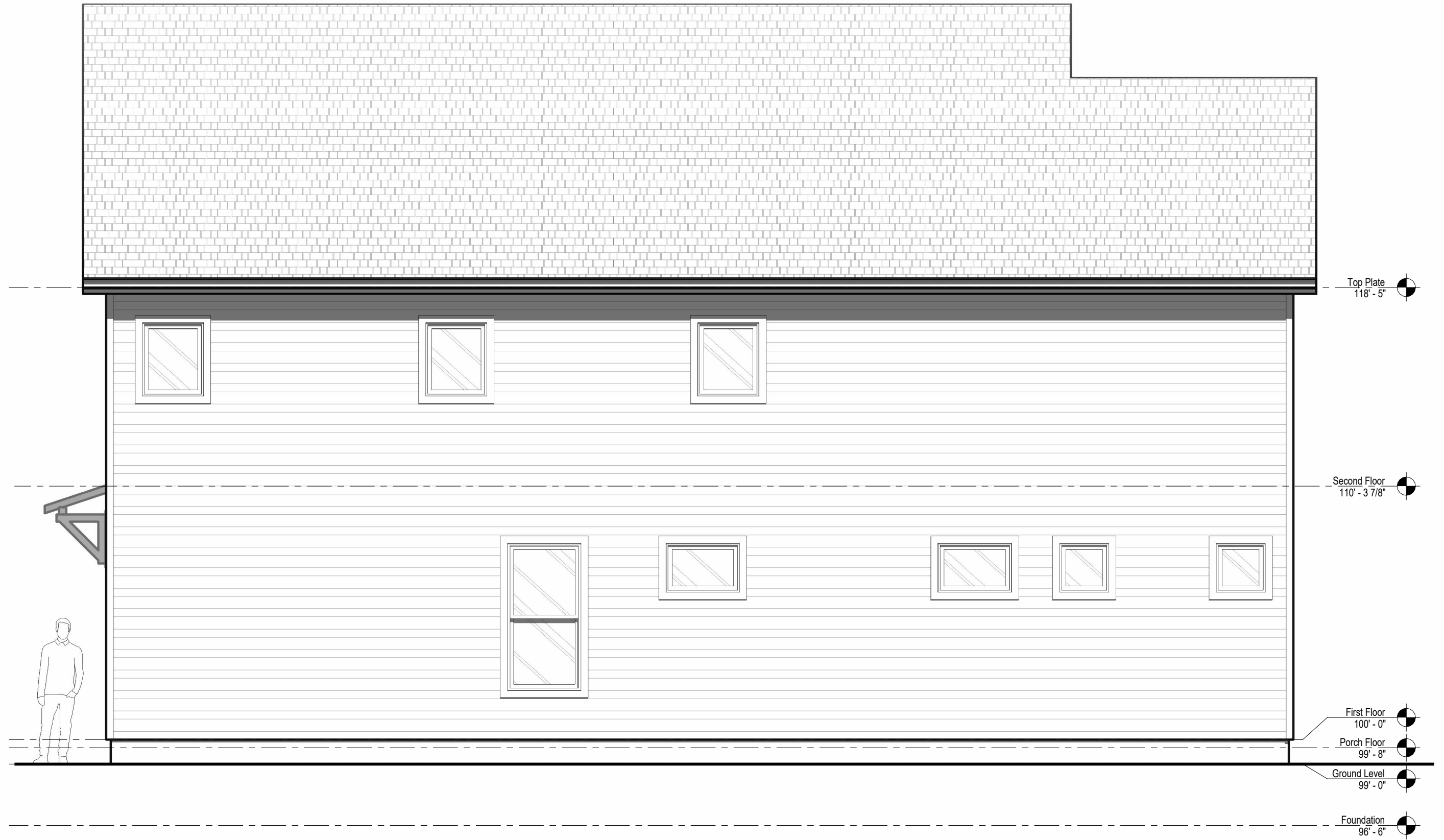


0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

Building Elevation  
**1** South  
 1/4" = 1'-0"

**WOVE**  
 ARCHITECTURE + DESIGN

**941 Residence SD202**  
 941 Highland Avenue, Indianapolis



0 2'-0" 4'-0" 8'-0"  
 SCALE: 1/4" = 1'-0"

Building Elevation  
**1 North**  
 1/4" = 1'-0"





1204

1208 (Proposed)

1214

*Building Elevation*

**1 South Streetscape**

1" = 10'-0"

1216

1218



947

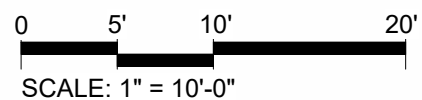
941 (Proposed)

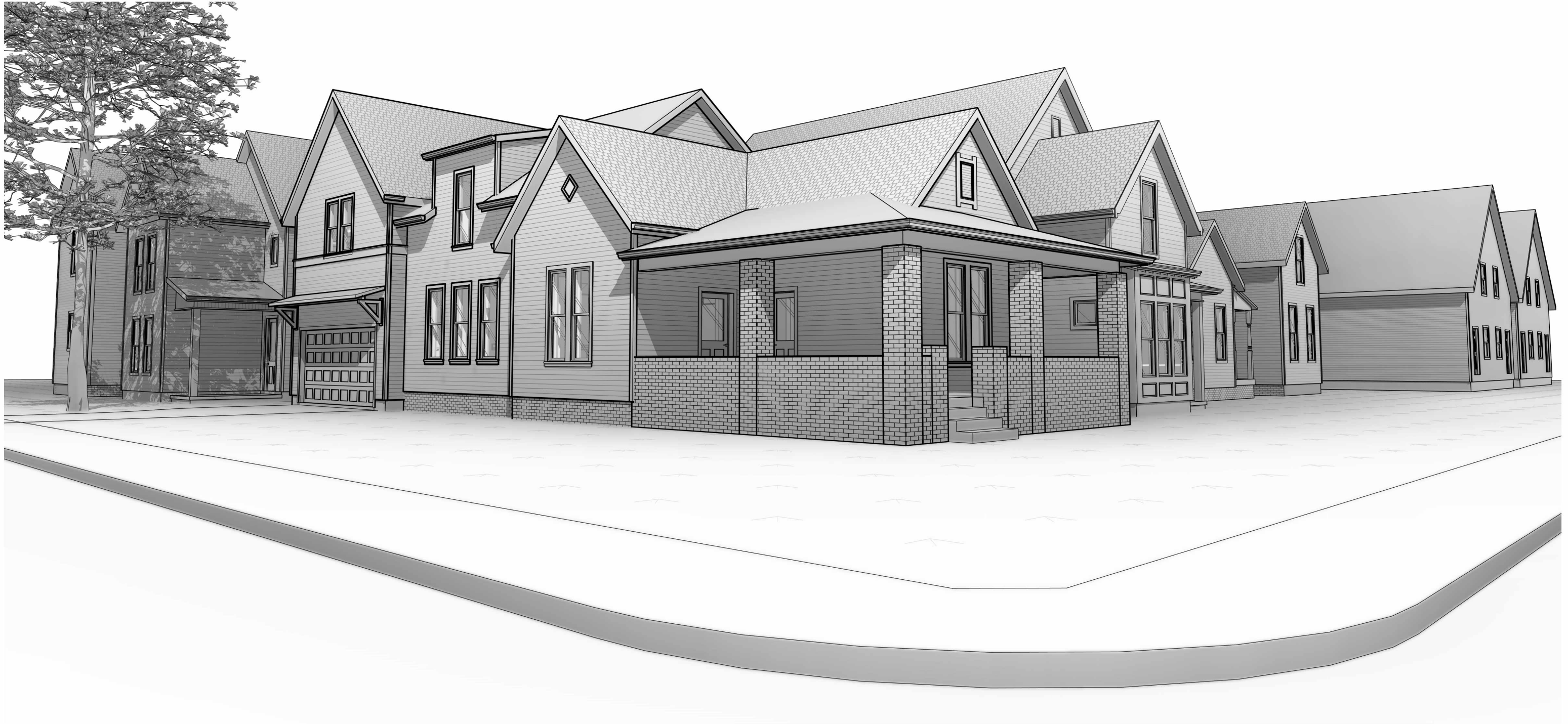
1204

*Building Elevation*

**2 West Streetscape**

1" = 10'-0"





3D View  
**1** Perspective

