



AUGUST 5, 2026
IHPC HEARING SUBMITTALS



2026-COA-057 (WD)

231, 235 & 239 SOUTH MERIDIAN STREET

IHPC Hearing: Old Business-Continuation from 07.01.2026

Façade Restoration & Modern Reconstruction

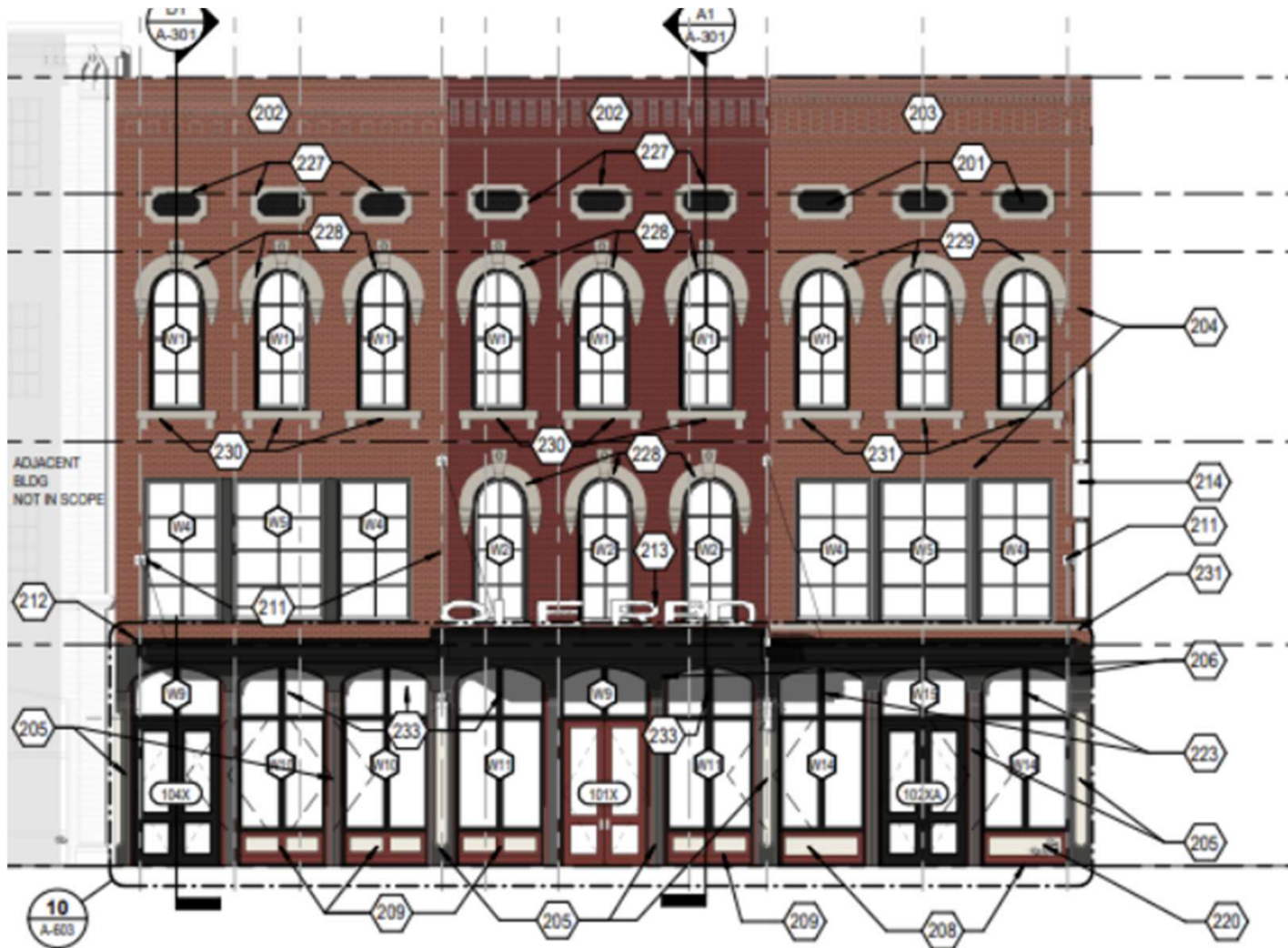
Ole Red
231-235 S. Meridian Street
Indianapolis, IN

August 05, 2026

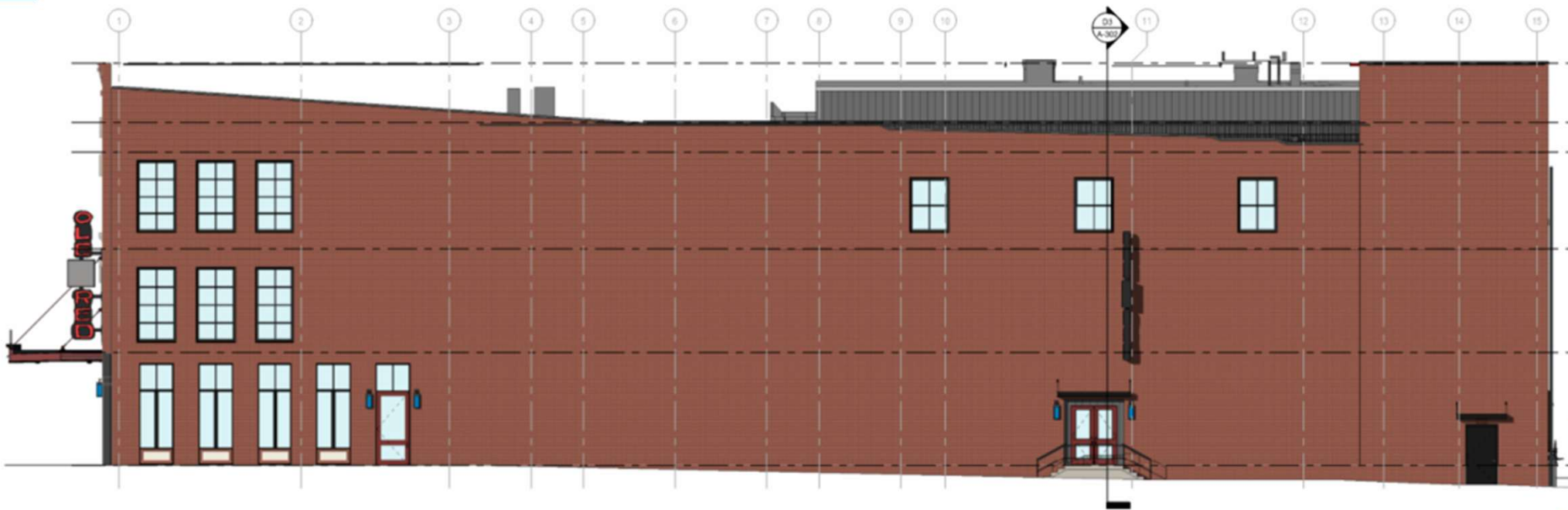
Note: Some items may be updated via "Day Of" package



Building Design- West Elevation (S Meridian St)



Building Design- South Elevation (239 Parking Lot)



Building Design- East Elevation (Scioto St)



Meridian View: Day



Note: Rendering to be updated in "Day Of" package with revised treatments

Scioto View: Day



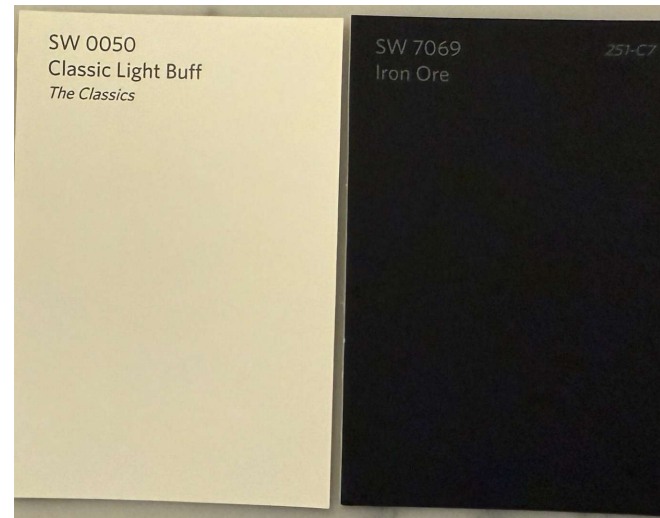
Note: Rendering to be updated in "Day Of" package with revised treatments

Paint & Brick

- ▶ Paint will be used as shown on elevations
- ▶ Basis of design: Sherwin-Williams



Roycroft Adobe (SW 0040): Facade of 229
Salute (SW 7582): Facade of 231, main doors



Classic Light Buff (SW 0050): Highlights, including columns
Salute (SW 7069): Columns & pillars, windows, secondary door elements

- ▶ Meridian face of 229 painted Rocroft Adobe
 - ▶ Brick on north portion of East Wall to emulate the colorway (Glen Gery Wyandot)
- ▶ Meridian face of 231 painted Salute
 - ▶ Brick on center portion of East Wall to emulate the colorway (Glen Gery Royal Plum Full Range)
- ▶ Brick on 235 will remain
 - ▶ New brick to match on South & south portion of East Wall (Glen Gery Ravenna)



Paint from 229 Meridian Side with brick for Scioto northern portion



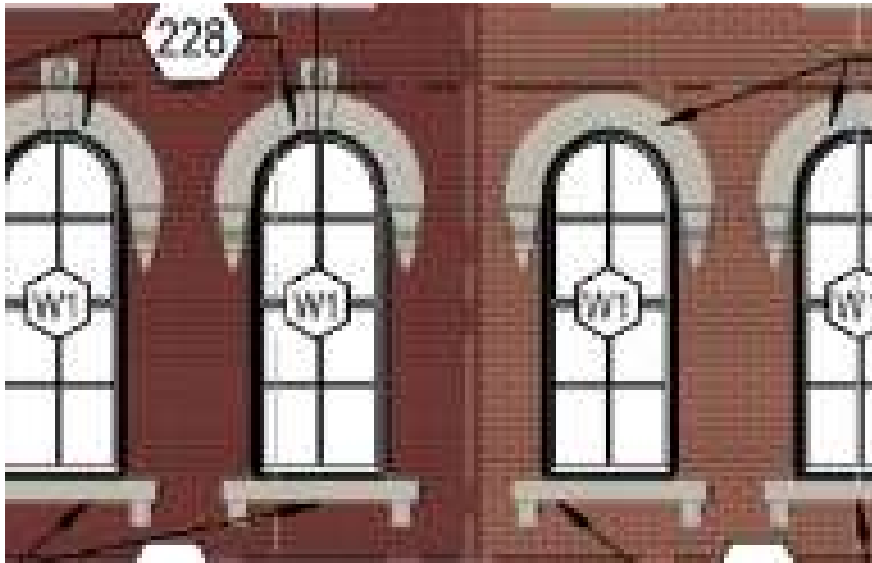
Paint from 231 Meridian Side with brick for Scioto center portion



Brick from 235 Meridian Side with brick for Scioto south portion & South Wall

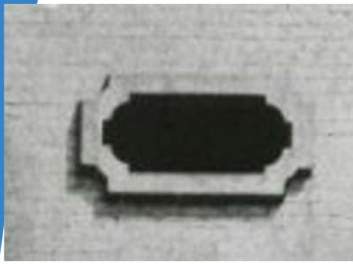
Windows

- ▶ All 2nd & 3rd floor windows will be 4 over 4 format
 - ▶ East/Meridian
 - ▶ South/239 lot



Note: Image missing keystone/corbel treatment

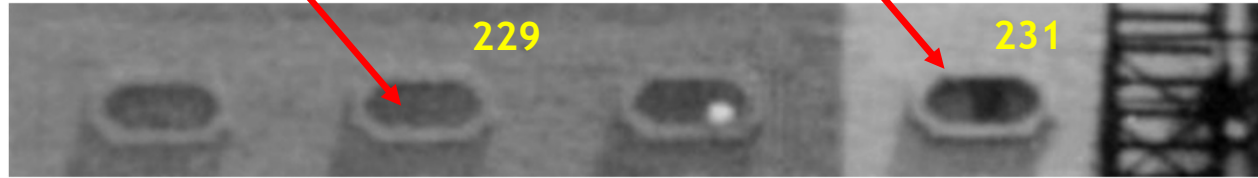
History of Frieze / Attic Vents



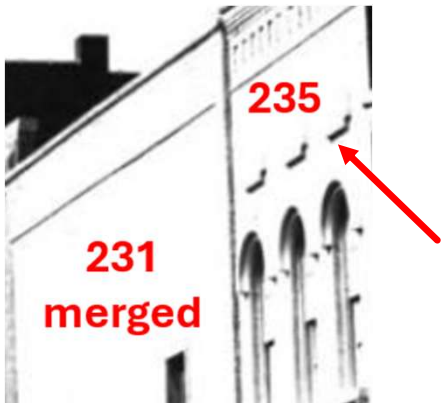
1906 (before fire): 229
Source: Indiana Historical Society; 120 years



1910 (after fire): 229
Source: Indiana Historical Society; 116 years



1952: 229 & 231
Source: Indiana Historical Society; 74 years



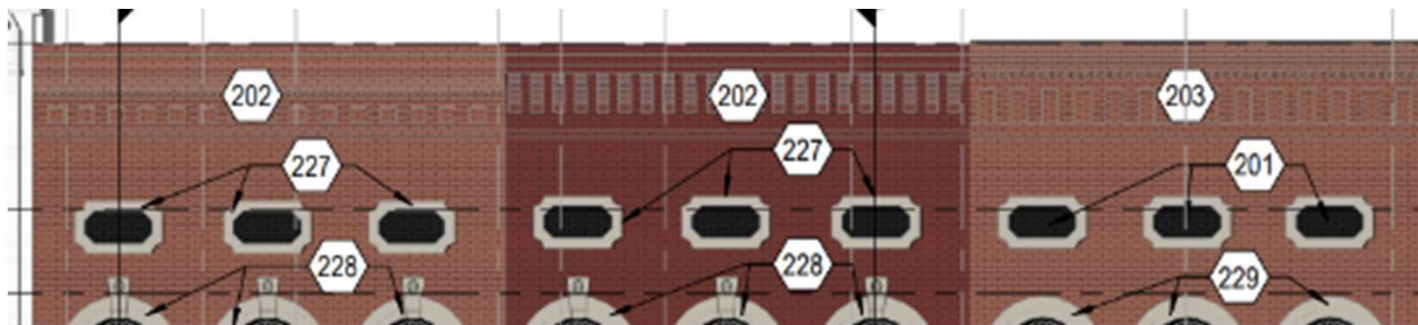
1978: Combined 231, 235
Source: National Register of Historic Places; 48 years, probably longer



2026: 231 & 235

Frieze / Attic Vents

- ▶ Current vents on 229 & 231 are wood, not stone
 - ▶ Likely result of removing concrete façade, approximately 1999
 - ▶ Would have been subject to IHPC review
- ▶ Will replace with cast material
 - ▶ Recessed brick infill, painted black
- ▶ 235 vents currently flush-filled with brick
 - ▶ Will remove brick
 - ▶ Reinstall with inset
 - ▶ Will be painted black
- ▶ Vents will not be functional, open to roof
 - ▶ Will not be infilled with windows



History of Kickplates / Bulkheads



1906 (before fire): 229
Source: Indiana Historical Society; 120 years



1926 (after fire): 229
Source: Indiana Historical Society; 100 years



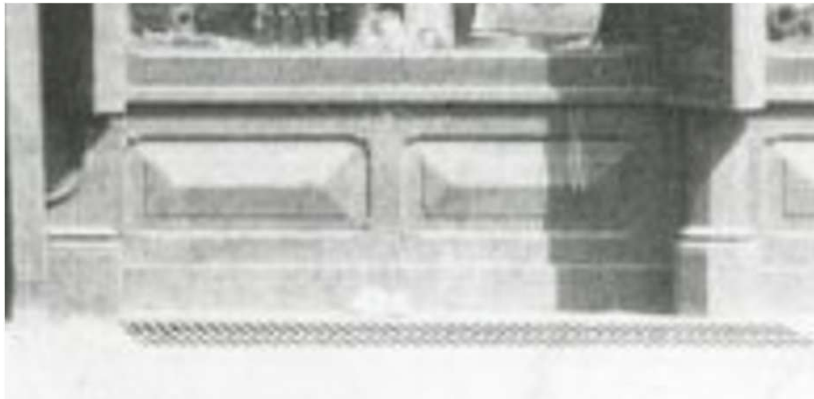
1978: Combined 231, 235
Source: National Register of Historic Places; 48 years, probably longer



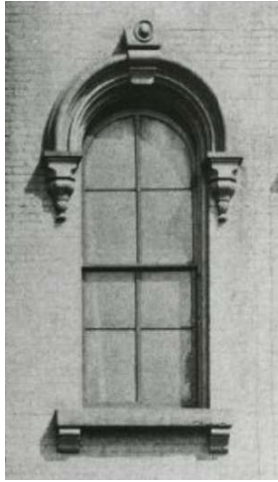
2026: 231 & 235

Kickplates / Bulkheads

- ▶ Bulkheads on 229/231 will be a replica of a historic photo with two raised panel in each appropriate area
- ▶ Bulkheads on 235 will remain & be restored / replaced
 - ▶ No historic images found which show 235 front
 - ▶ Current single bulkhead is undated, but has been on site for some period, providing some historical basis



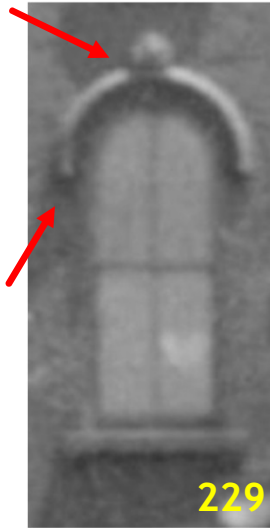
History of Hoods, Keystones, Corbels



1906 (before fire): 229
 Source: Indiana Historical Society; 120 years



1910 (after fire): 229
 Source: Indiana Historical Society; 116 years



229

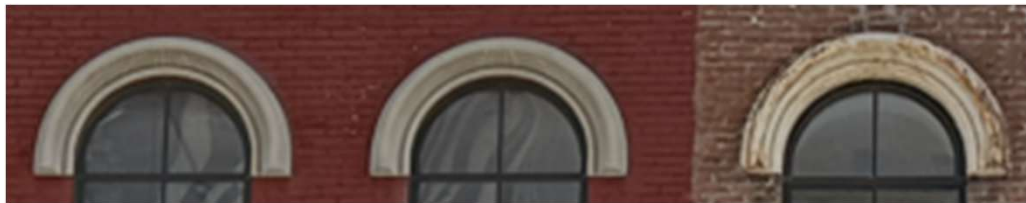


231

1952: 229 & 231
 Source: Indiana Historical Society; 74 years



1978: Combined 231, 235
 Source: National Register of Historic Places; 48 years, probably longer



2026: 231 & 235

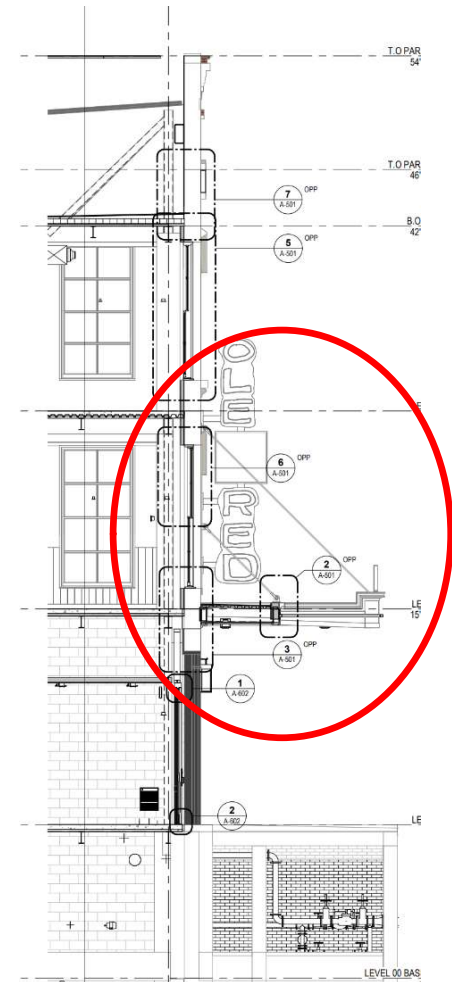
Hoods (w/ Keystones & Decorative Corbels

- ▶ Current hoods on 229 & 231 are EIFS, not stone
 - ▶ Likely result of removing concrete façade, approximately 1999
 - ▶ Would have been subject to IHPC review
- ▶ Will replace with cast material
 - ▶ Will have keystones and corbels
 - ▶ Similar to 1906 (pre-fire) image
- ▶ Current 235 hoods do not have keystones or corbels
 - ▶ Can replace corbels with cast material
 - ▶ Will not add keystones
 - ▶ Do not want to damage existing eyebrow



Awning / Marquee

- ▶ Planned awning / marquee is on Meridian St facade
- ▶ It will extend 5' on 229 & 235; 12' on 231
 - ▶ Unifies separate buildings into a single function
- ▶ Hung from the building as well as being attached in the main section
 - ▶ Could be removed in the future if use were to change





Thank You

A B C D E F

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PROJECT LOCATION:	231 AND 235 S. MERIDIAN ST., INDIANAPOLIS, IN 46225
PROJECT NAME:	OLE RED
GOVERNING BUILDING CODES:	2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE) 2014 INDIANA FIRE CODE (2012 INTERNATIONAL FIRE CODE) 2012 INDIANA PLUMBING CODE (2008 INTERNATIONAL PLUMBING CODE) 2014 INDIANA MECHANICAL CODE (2012 INTERNATIONAL MECHANICAL CODE) 2010 INDIANA ENERGY CONSERVATION CODE (ASHRAE 90.1 2007) 2009 INDIANA ELECTRIC CODE, NFPA 70, 2008 2014 INDIANA FUEL GAS CODE (2012 INTERNATIONAL FUEL GAS CODE) ANSI A117.1 2009
PROJECT DESCRIPTION:	REVITALIZING AND COMBINING TWO BUILDINGS INTO ONE IN THE HISTORIC DISTRICT OF DOWNTOWN INDIANAPOLIS TO BECOME A LIVE COUNTRY MUSIC VENUE, RESTAURANT AND BAR, WHILE MAINTAINING THE ORIGINAL STREET FACADE. THE BUILDING WILL UNDERGO A COMPLETE INTERIOR RENOVATION WITH NEW EXTERIOR WALLS, ROOF, AND FLOORS.
SQUARE FOOTAGES:	LEVEL 1: 12,800 SF LEVEL 2: 11,176 SF LEVEL 3: 11,874 SF

OWNER	
231 + 235 S. MERIDIAN DEVELOPMENT, LLC.	
CONTRACTOR	
	2515 BLOYD AVENUE INDIANAPOLIS, IN 46219 (317) 638-3355
ARCHITECT, 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	
	301 PENNSYLVANIA PARKWAY, SUITE 220 INDIANAPOLIS, IN 46280 (317) 781-6200
TELECOM	
	15 W. CHURCH ST. SUITE 201 ORLANDO, FL 32801 (407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

	UPDATED DESIGN DEVELOPMENT	06/03/26
	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

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

G-000

231 + 235 S. MERIDIAN DEVELOPMENT, LLC



GILLIATTE
GENERAL CONTRACTORS, INC.

2515 BLOYD AVENUE
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46218
(317) 638-3355



WOOLPERT

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CIRCLE
DESIGN GROUP

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OSBORN
ENGINEERING

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	UPDATED IHPC DWGS	05/18/26
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231 & 235 S. MERIDIAN ST.
INDIANAPOLIS, IN 46225

AD100

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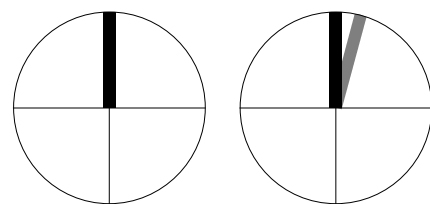
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT MATERIALS SO THAT REPAIR IS IMPERCEPTIBLE TO THE EYE. REPAIRS SHALL BE IN ACCORDANCE WITH THE LUMBER 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.
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D02	DEMOLISH AND INFILL EXTERIOR STAIR. SEE CIVIL DRAWINGS
D03	REMOVE UPPER PORTION OF MASONRY PARTY DOWN TO HEIGHT INDICATED PER STRUCTURAL
D01	REMOVE ALL EXISTING COLUMNS AND FLOOR BRACING WHERE IT OCCURS
D02	REMOVE INTERIOR STAIRS
D03	REMOVE NON-HISTORIC INTERIOR PARTITIONS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
D04	SEE MEP FOR TREATMENT OF EXISTING UTILITIES
D40	NEW OPENING IN EXISTING MASONRY WALL

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED



231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

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ENGINEERING

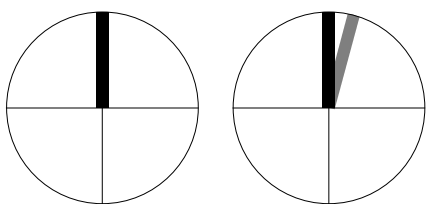
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231 & 235 S. MERIDIAN ST.
INDIANAPOLIS, IN 46225

AD101

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OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC

CONTRACTOR



2515 BLOYD AVENUE
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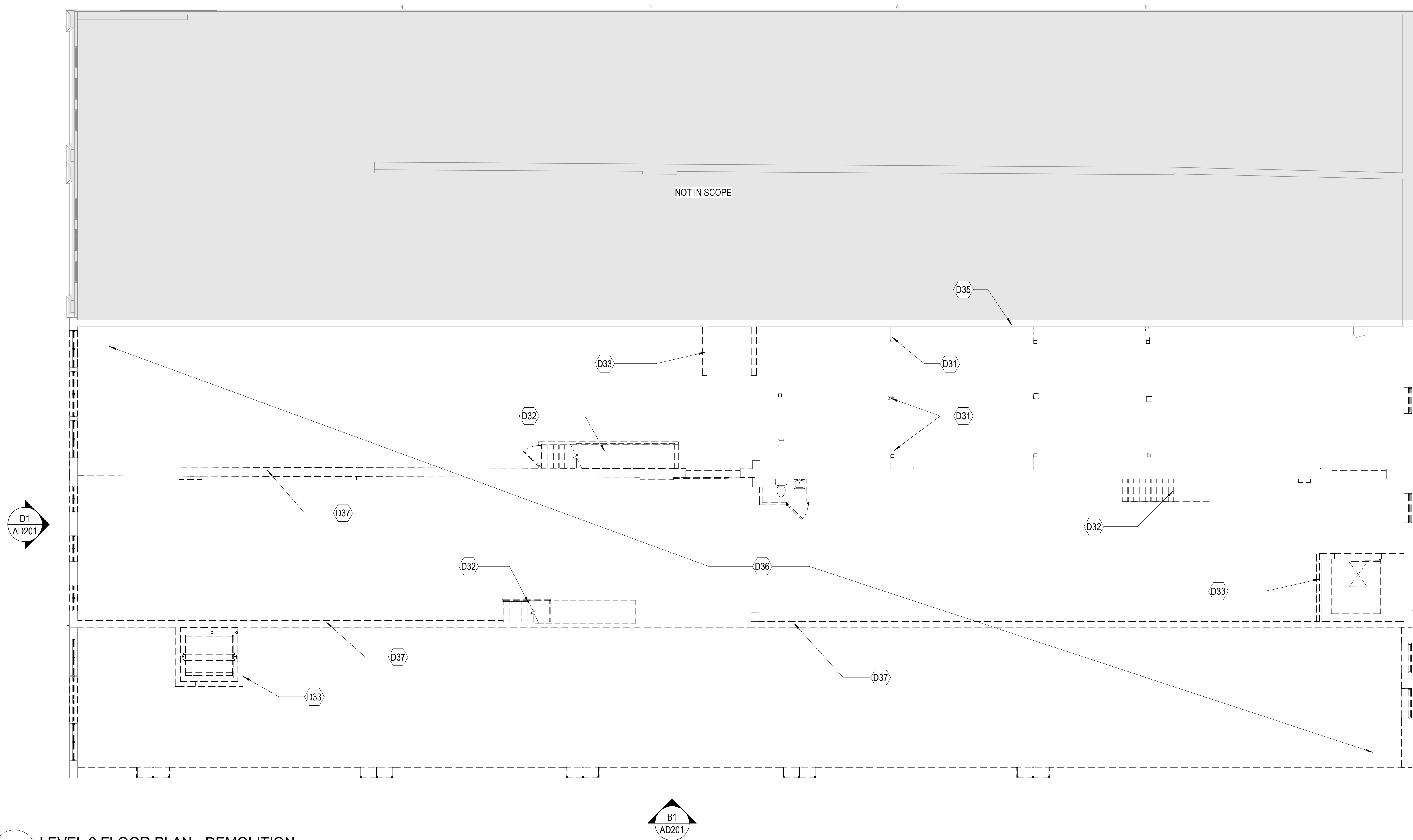
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231 & 235 S. MERIDIAN ST.
INDIANAPOLIS, IN 46225

LEVEL 2 DEMOLITION PLAN

AD102

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GENERAL NOTES

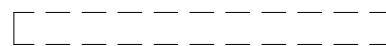
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
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SHEET NOTES

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 WITH 1/2" 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

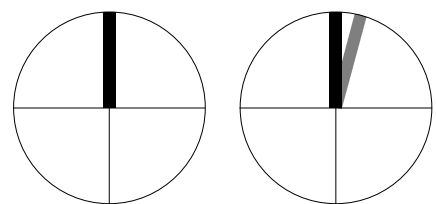
EXISTING PARTITION TO REMAIN



EXISTING PARTITION TO BE DEMOLISHED



EXISTING DOOR TO BE DEMOLISHED



231 + 235 S. MERIDIAN DEVELOPMENT, LLC.



GILLIATTE
GENERAL CONTRACTORS, INC.

ARCHITECT, CIVIL



WOOLPERT

STRUCTURAL



OSBORN
ENGINEERING

PROGRESS SET
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OLE RED

AD103



EXISTING DOOR TO BE DEMOLISHED

OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC

CONTRACTOR



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MEP, FP, FA



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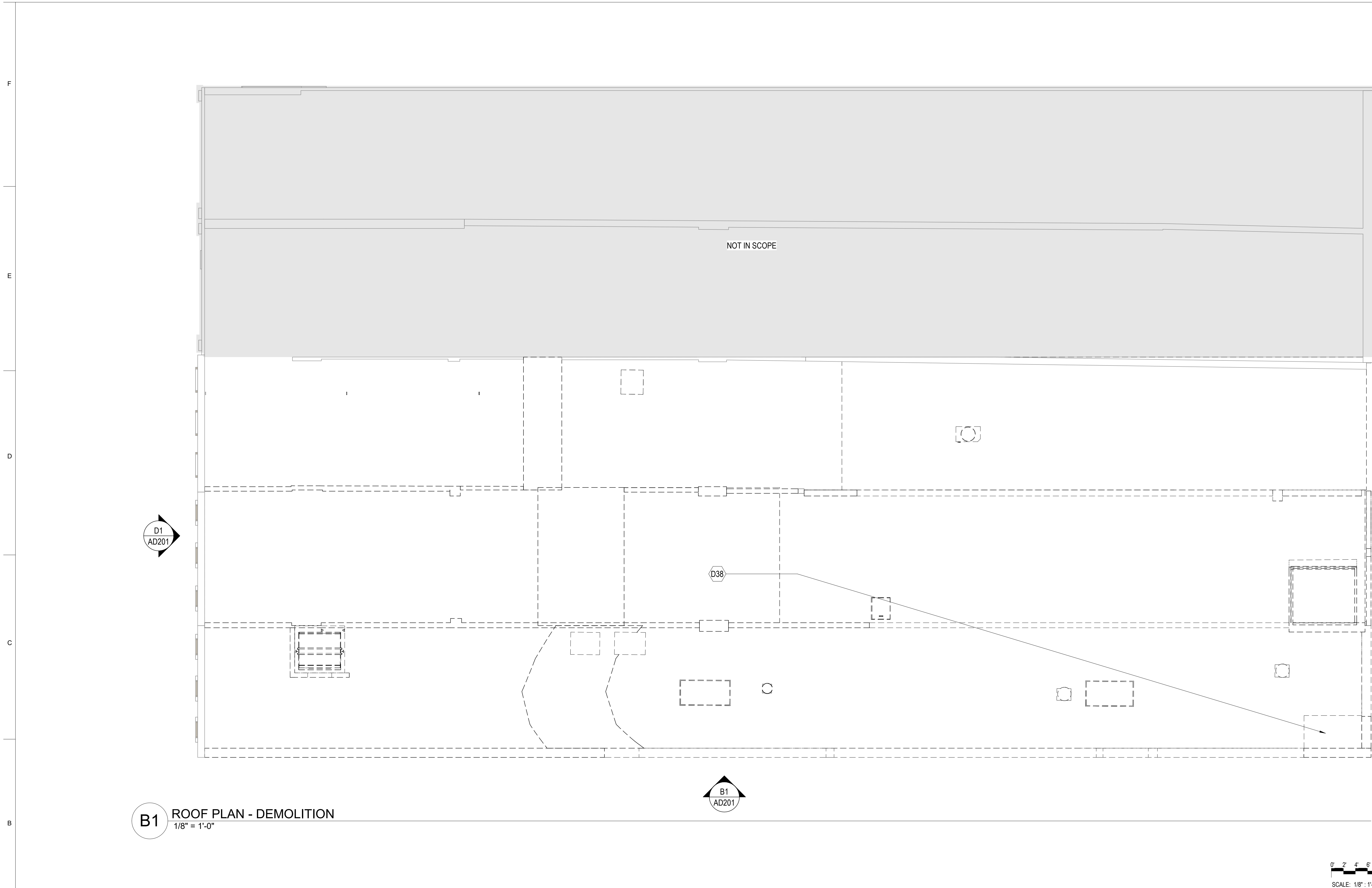
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ROOF DEMOLITION PLAN

AD104

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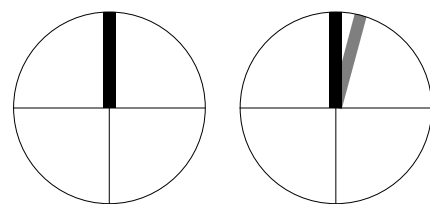
GENERAL NOTES

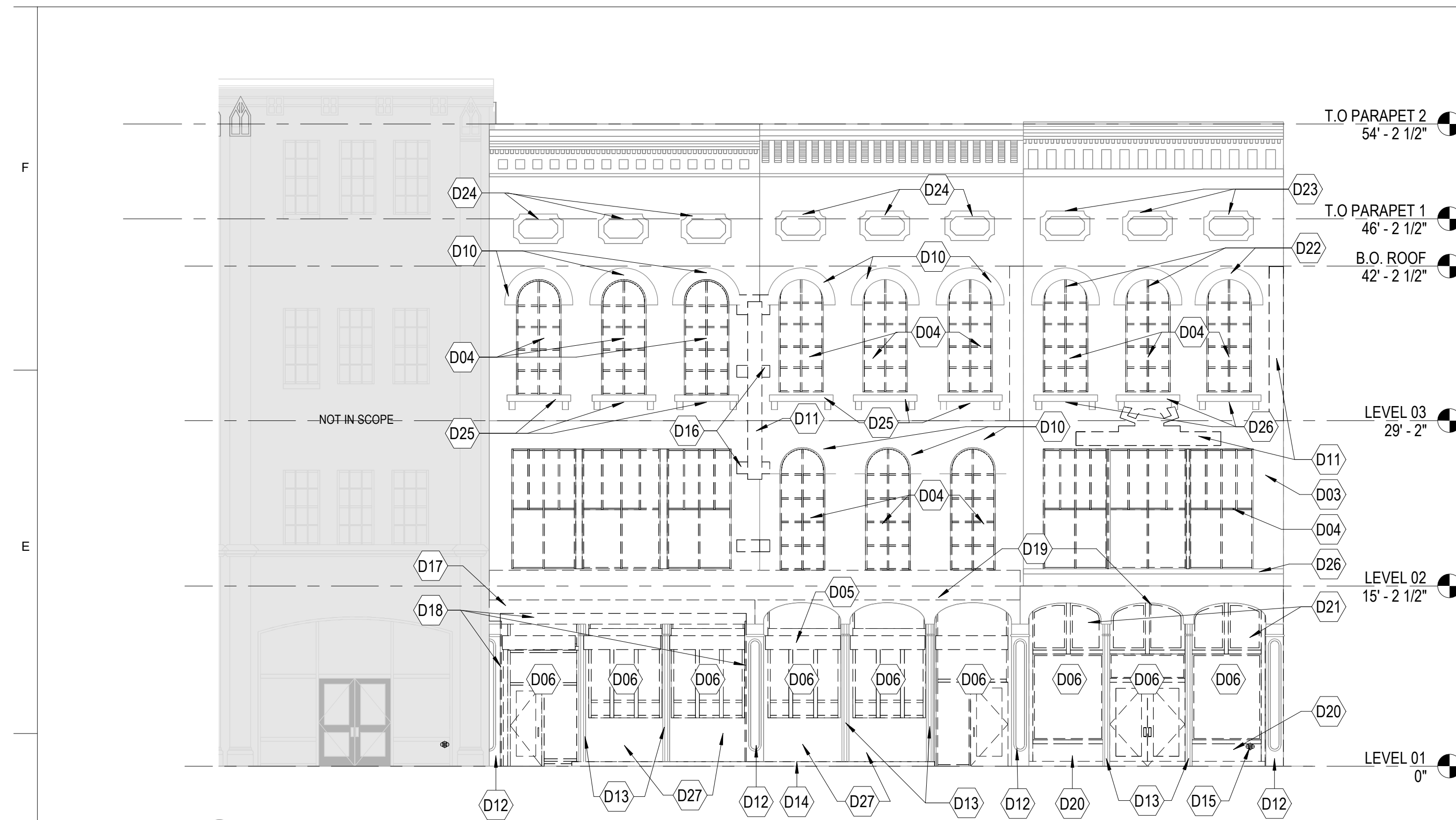
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SHEET NOTES

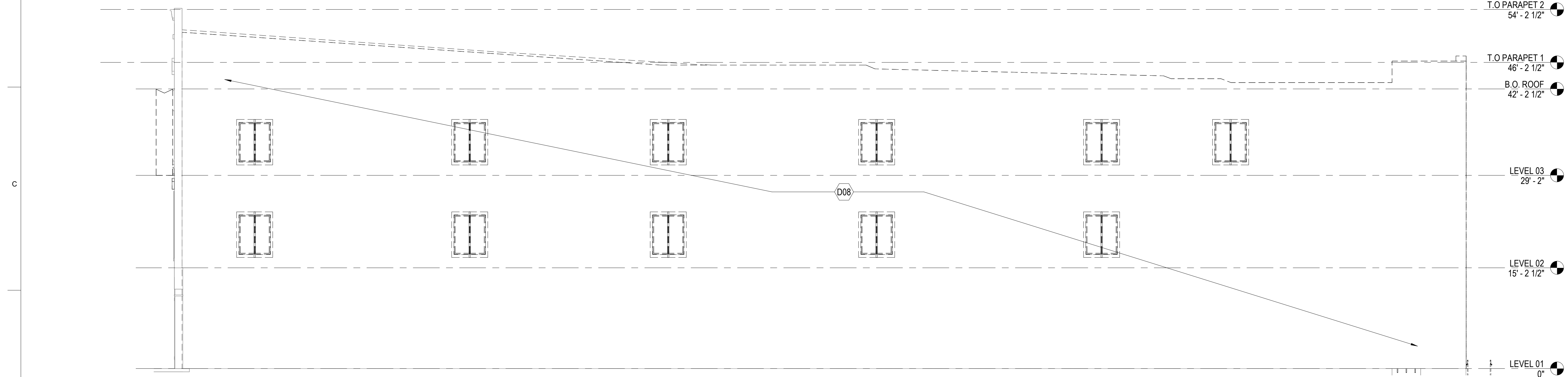
D38	REMOVE EXISTING ROOFING AND ROOF JOISTS ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES
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LEGEND

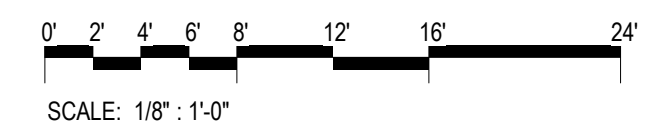




D1 EXTERIOR DEMOLITION ELEVATION - WEST
1/8" = 1'-0"



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



GENERAL NOTES

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3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR OTHER DISPOSITION OF DEMOLITION MATERIALS.
4. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. TRANSPORT DEMOLISHED MATERIALS AND LEGALLY DISPOSE OF THEM.
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SHEET NOTES

D03	EXTERIOR WEST FACADE TO REMAIN. SEE SHORING AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
D04	CAREFULLY REMOVE NON-HISTORIC METAL WINDOWS AND MULLIONS, TYP. PROTECT ALL EXISTING HISTORIC ITEMS SCHEDULED TO REMAIN.
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	REMOVE EXISTING NON-HISTORIC EIFS EYEBROW.
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

LEGEND

D15	EXISTING FIRE DEPARTMENT CONNECTION. SEE FIRE PROTECTION DRAWINGS FOR TREATMENT DURING WEST FACADE REPAIRS
D16	EXISTING BRICK TIES TO BE REMOVED AND WEST FACADE SECURED TO NEW FLOOR AND ROOF SYSTEM
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
D22	RETAIN AND PROTECT HISTORIC EYEBROW
D23	RETAIN AND PROTECT HISTORIC ATTIC VENT FRAME. CAREFULLY REMOVE EXISTING BRICK INFILL
D24	REMOVE NON-HISTORIC WOOD ATTIC VENT FRAME AND SIDING INFILL.
D25	REMOVE NON-HISTORIC EIFS SILL AND BRACKETS
D26	RETAIN AND PROTECT EXISTING STONE SILL AND BRACKETS. CAREFULLY REMOVE
D27	REMOVE NON-HISTORIC OPENING KNEE WALL

OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

CONTRACTOR



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

ARCHITECT, 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



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

TELECOM



15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

OLE RED

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

EXTERIOR DEMOLITION
BUILDING ELEVATIONS

AD201

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

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

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

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

 **CIRCLE**
DESIGN GROUP

301 PENNSYLVANIA
PARKWAY, SUITE 220
INDIANAPOLIS, IN
46280

(317) 781-6200

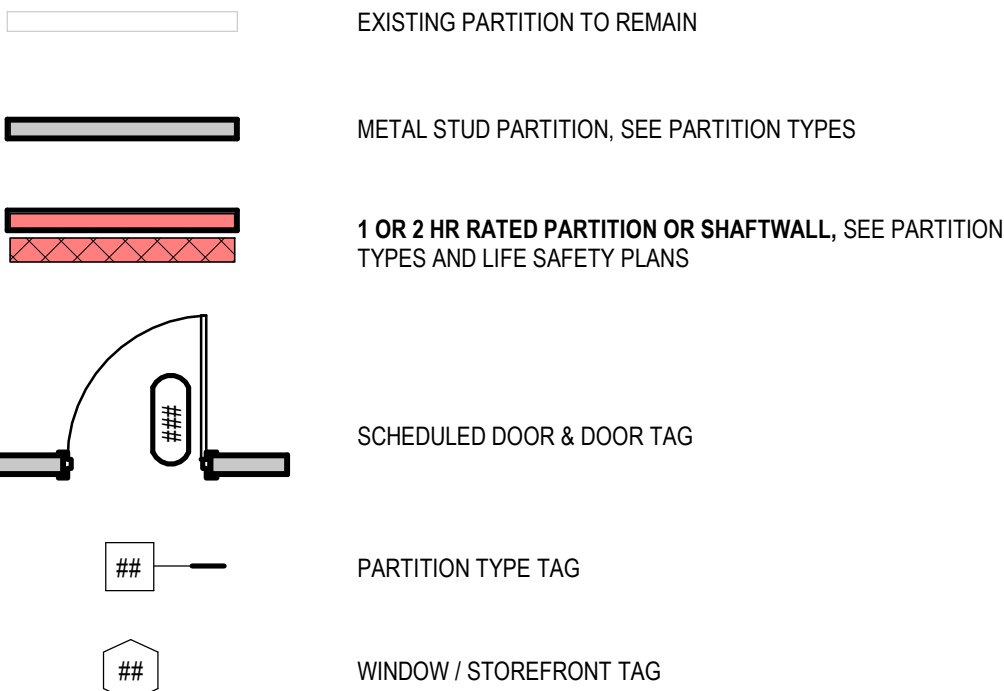
**OSBORN**
ENGINEERING

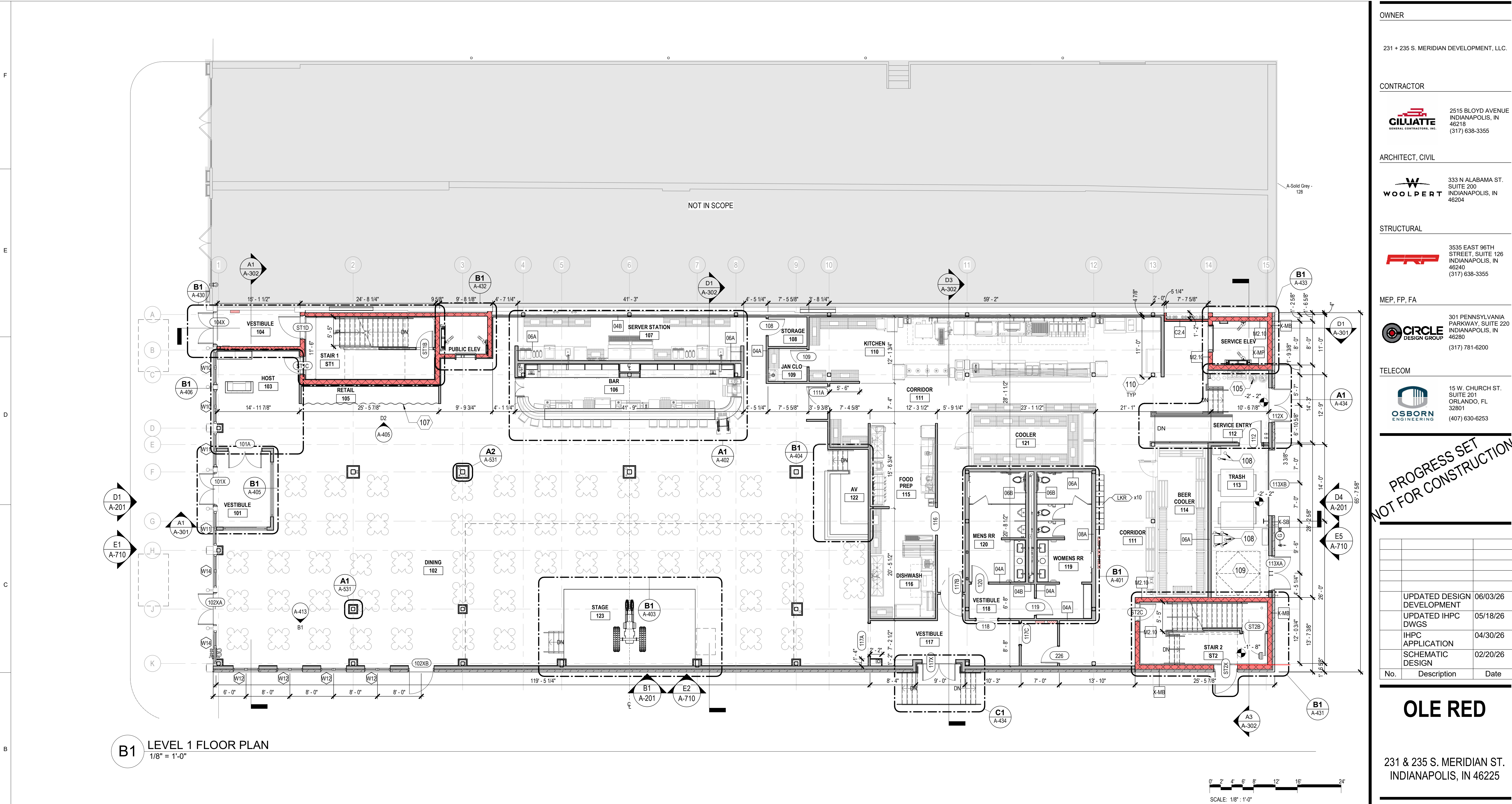
15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

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

A-100

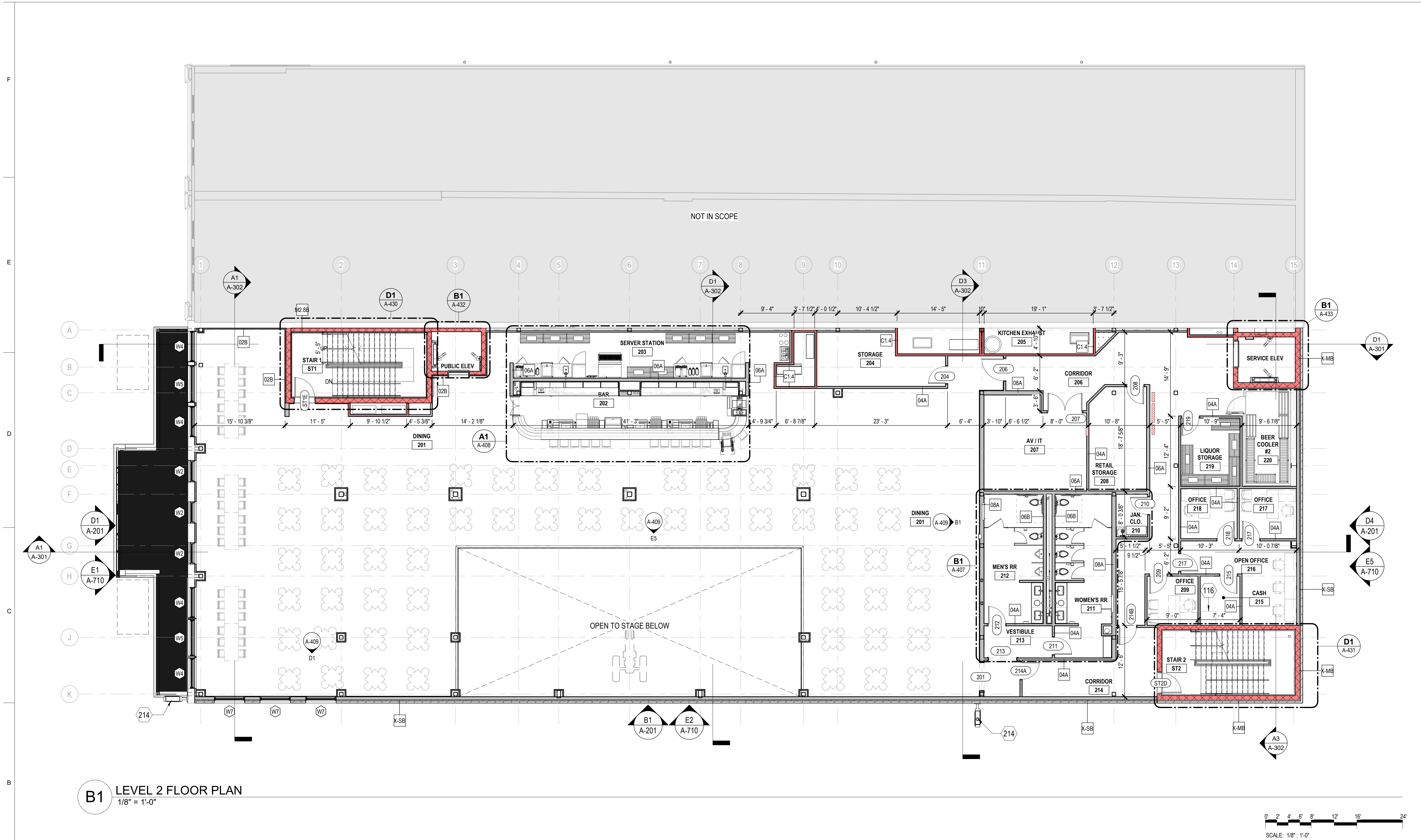




- GENERAL NOTES**
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE, OR FACE OF STUD (WOOD OR METAL, U.N.O.)
 - REFER TO SHEET G-002 FOR INTERIOR PARTITION TYPES.
 - ALL 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 SHELVING. 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**
- | | |
|-----|---|
| 105 | CO2 TANKS. SEE FOOD SERVICE DRAWINGS |
| 107 | CURTAIN DR2. SUSPENDED ±3" FROM DECK ON TRACK |
| 108 | 9" DIA. BOLLARDS |
| 109 | 8" x 8" GREASE TRAP ACCESS DOOR |
| 110 | EXPOSED, PAINTED COLUMNS. SEE STRUCTURAL DRAWINGS |

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



GENERAL NOTES

- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
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SHEET NOTES

- 116 FIRE RATED SAFE PROVIDED BY OWNER
214 NEW METAL BLADE SIGN. LOCATION FOR REFERENCE ONLY. SIGN GRAPHICS BY OTHERS

LEGEND

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

OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

CONTRACTOR



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

ARCHITECT, 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



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

TELECOM



15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

PROGRESS SET
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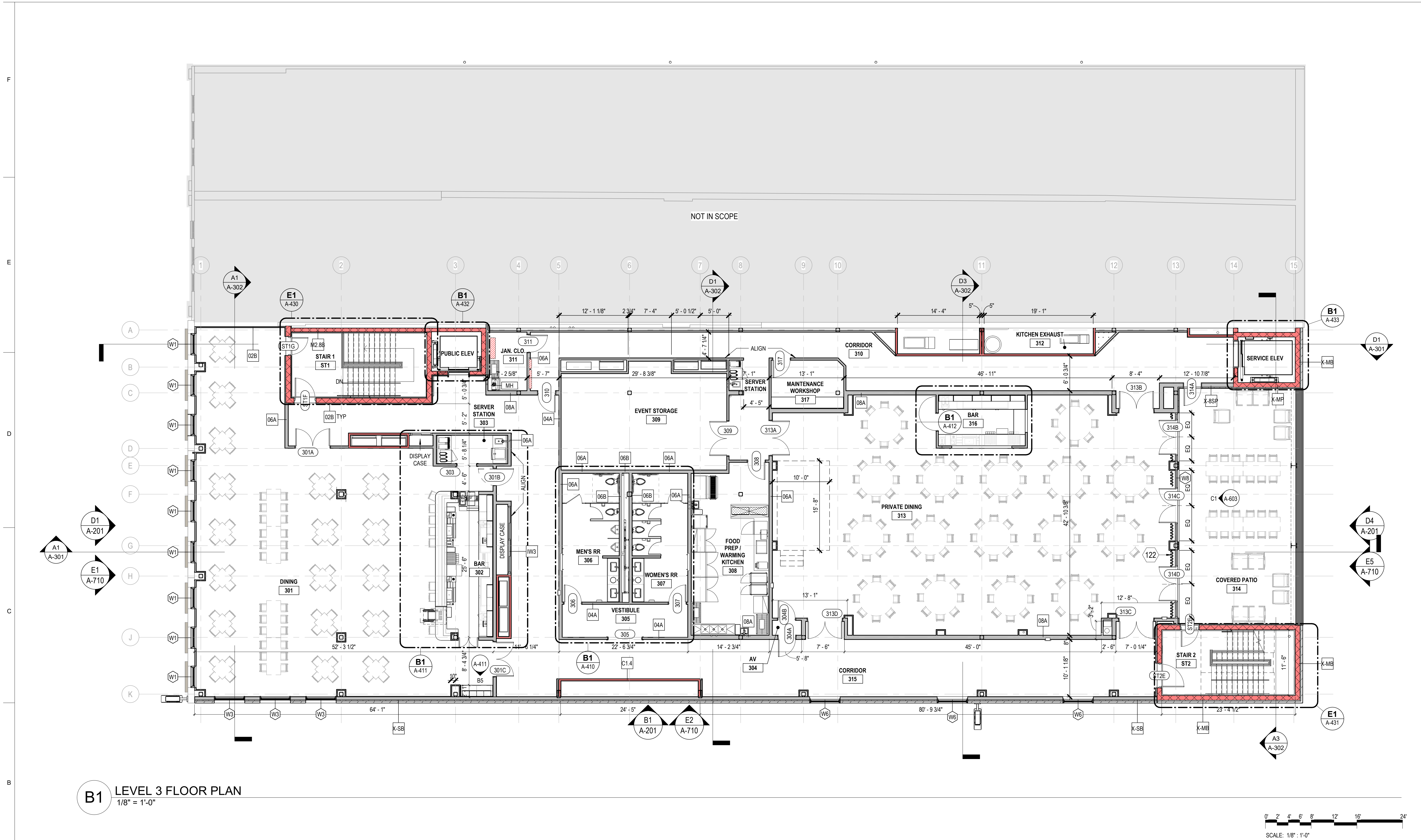
No.	Description	Date
	UPDATED DESIGN DEVELOPMENT	06/03/26
	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
	SCHEMATIC DESIGN	02/20/26

OLE RED

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

LEVEL 2 FLOOR PLAN

A-102



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.)
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SHEET NOTES

- 122 | DRAPERY, DR1, TRACK WALL MOUNTED 1" ABOVE STOREFRONT HEAD.

LEGEND

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

OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

CONTRACTOR



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

ARCHITECT, 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



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

TELECOM



15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
	UPDATED DESIGN DEVELOPMENT	06/03/26
	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
	SCHEMATIC DESIGN	02/20/26

OLE RED

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INDIANAPOLIS, IN 46225

LEVEL 3 FLOOR PLAN

A-103



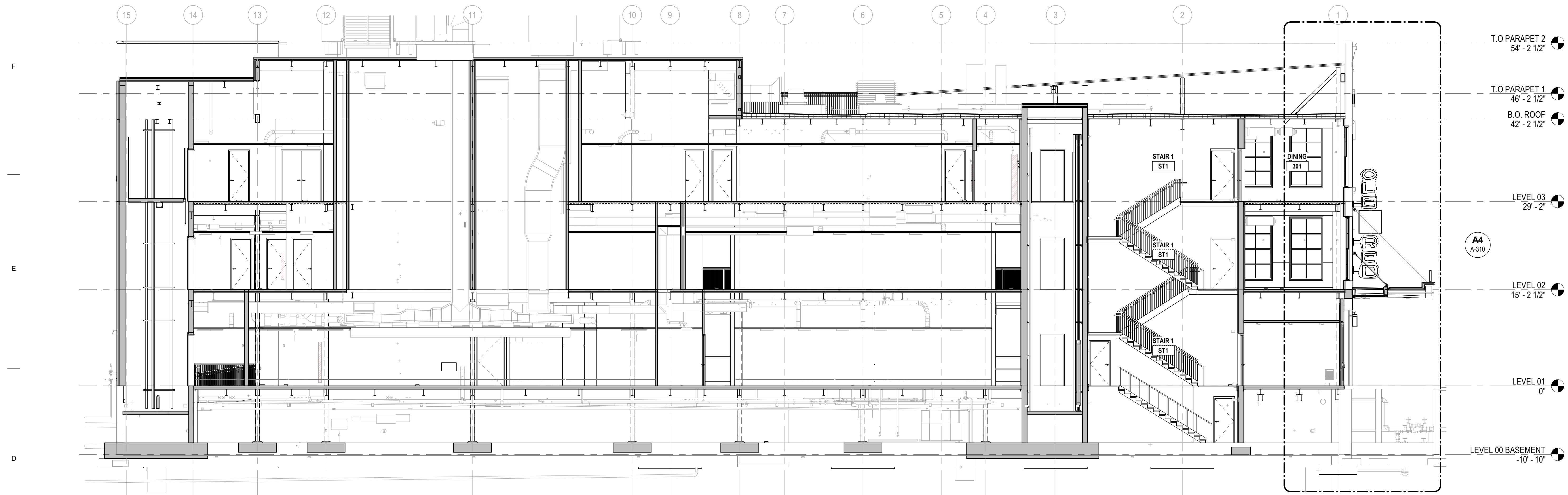
OLE RED

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

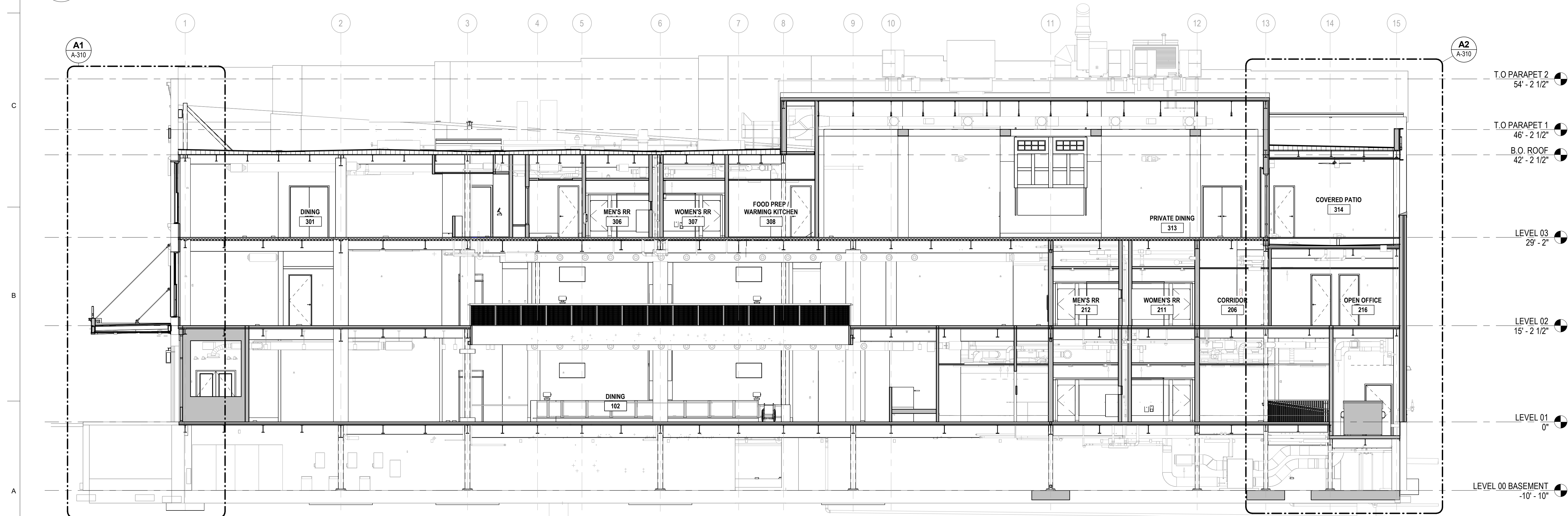
EXTERIOR BUILDING
ELEVATIONS

A-201

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D1 BUILDING SECTION B
1/8" = 1'-0"



A1 BUILDING SECTION A
1/8" = 1'-0"

OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

CONTRACTOR



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

ARCHITECT, 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



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

TELECOM



15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

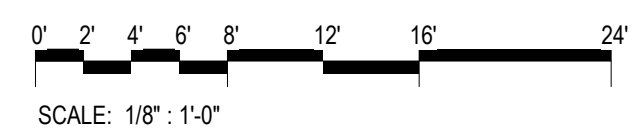
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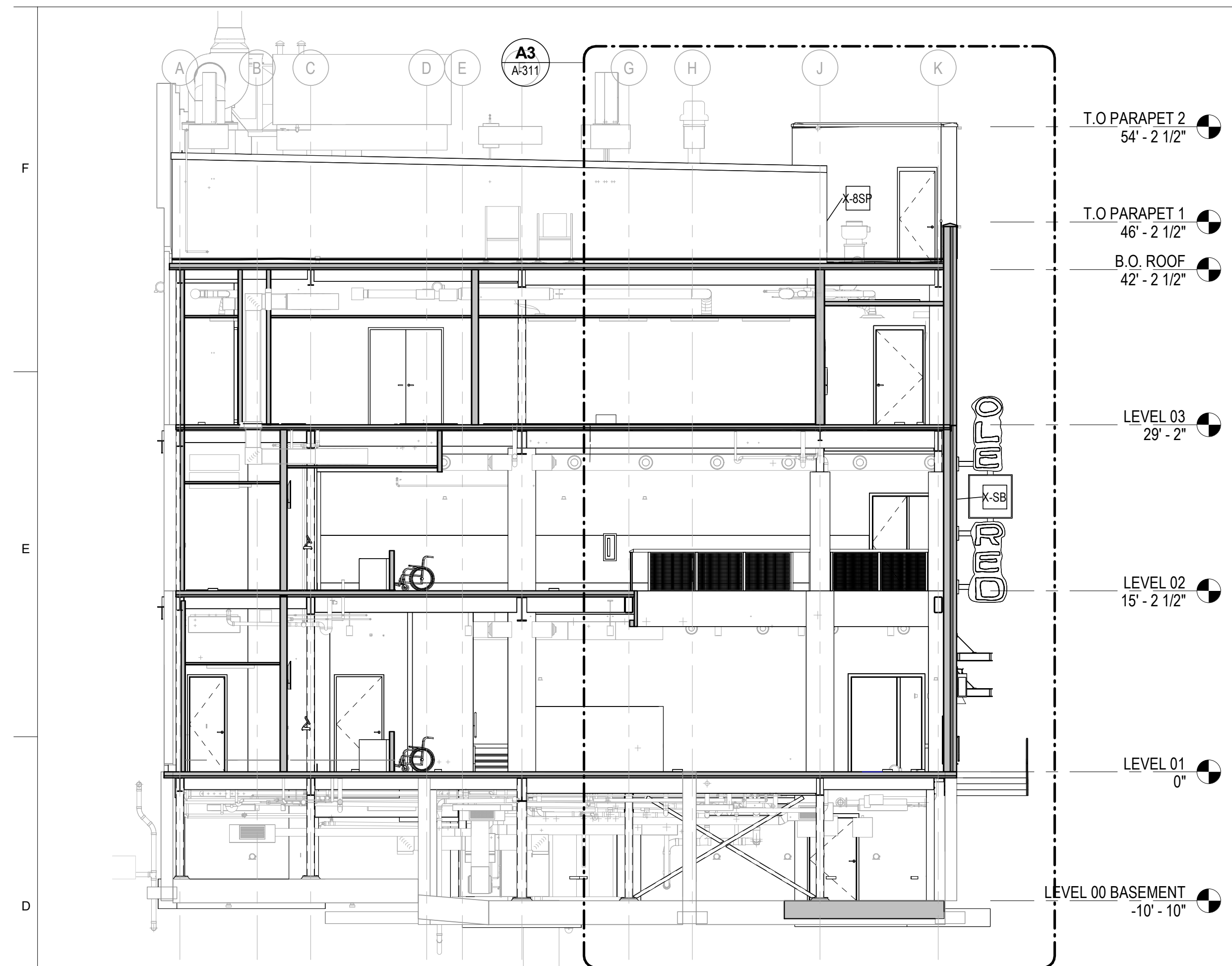
OLE RED

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

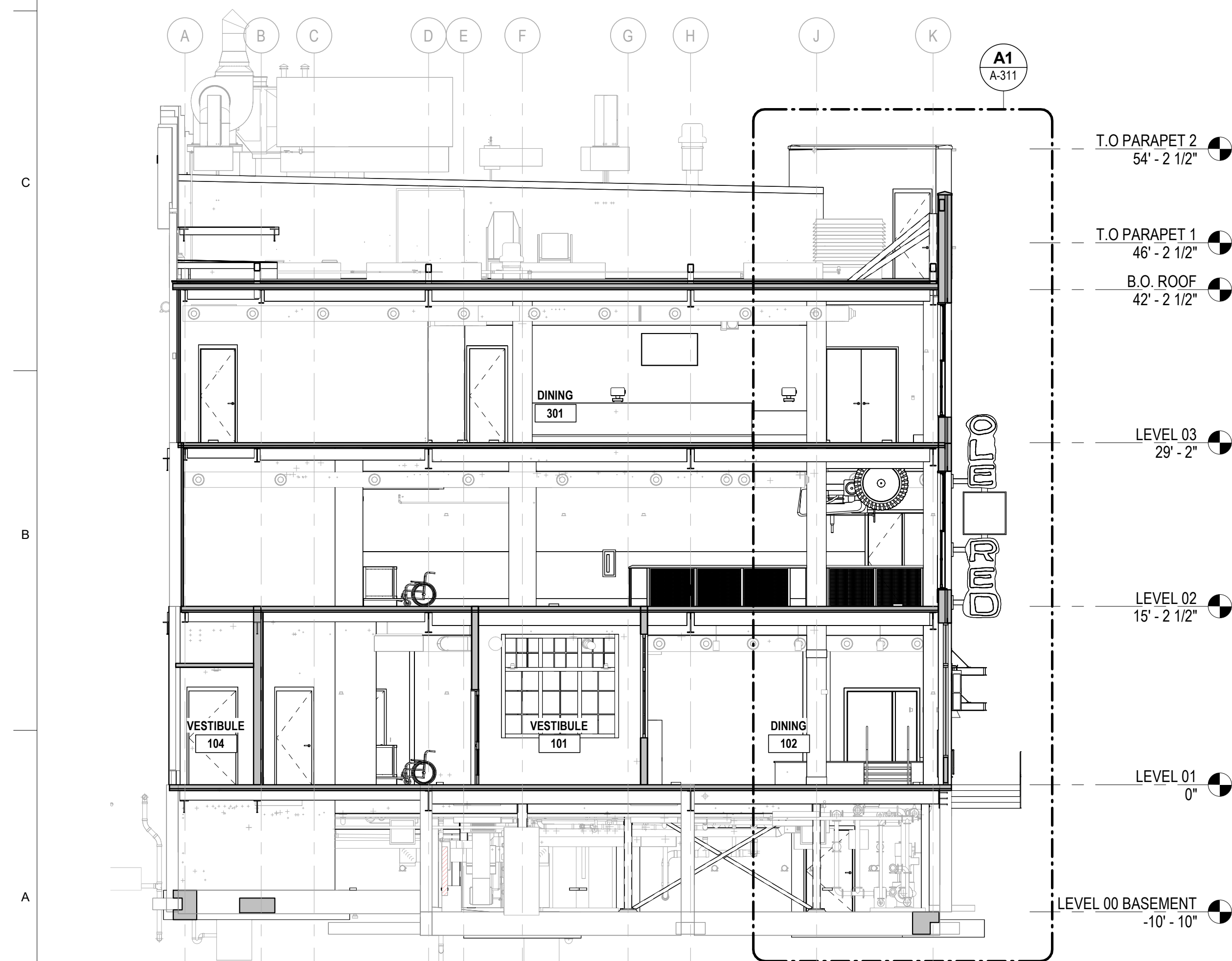
BUILDING SECTIONS

A-301

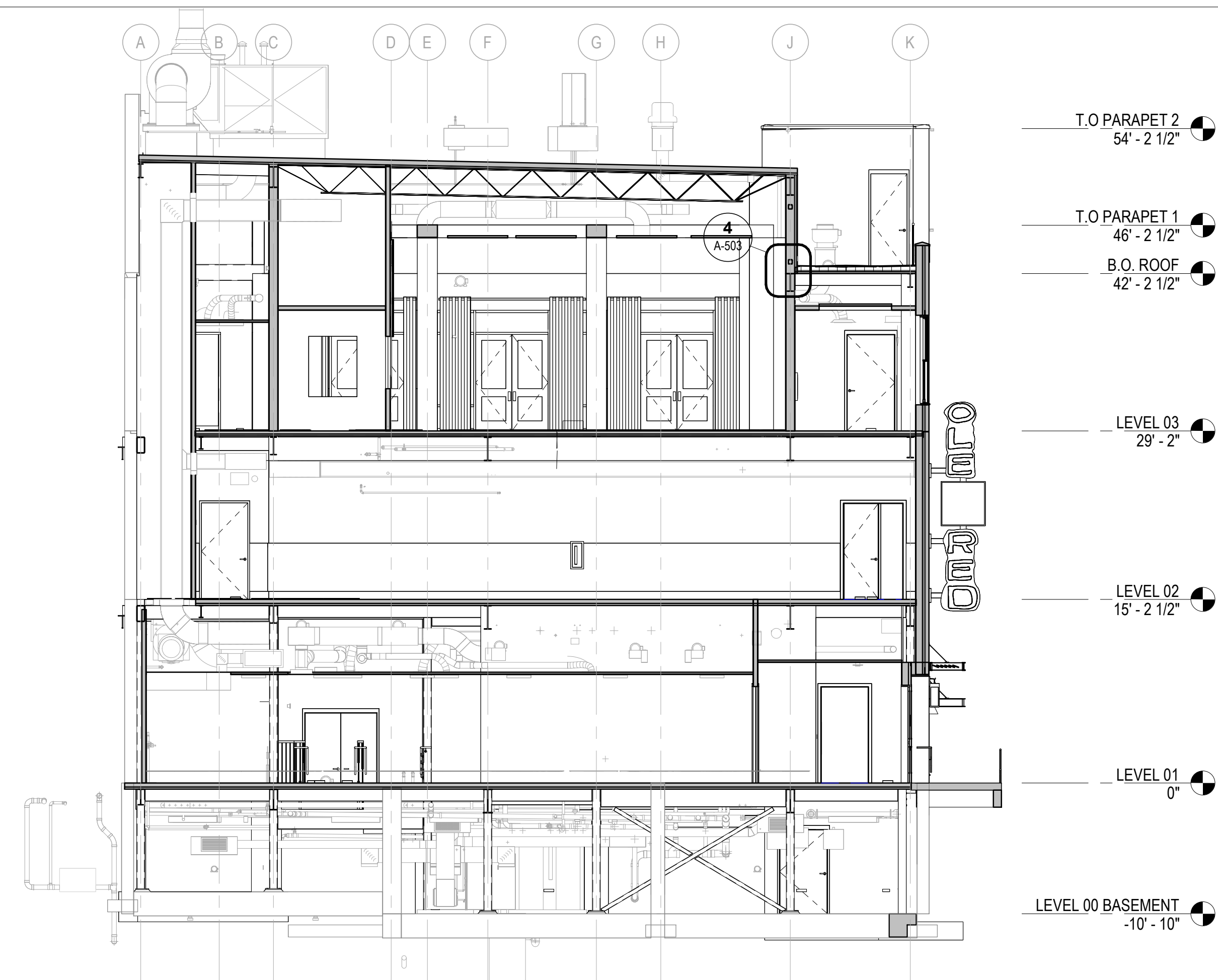




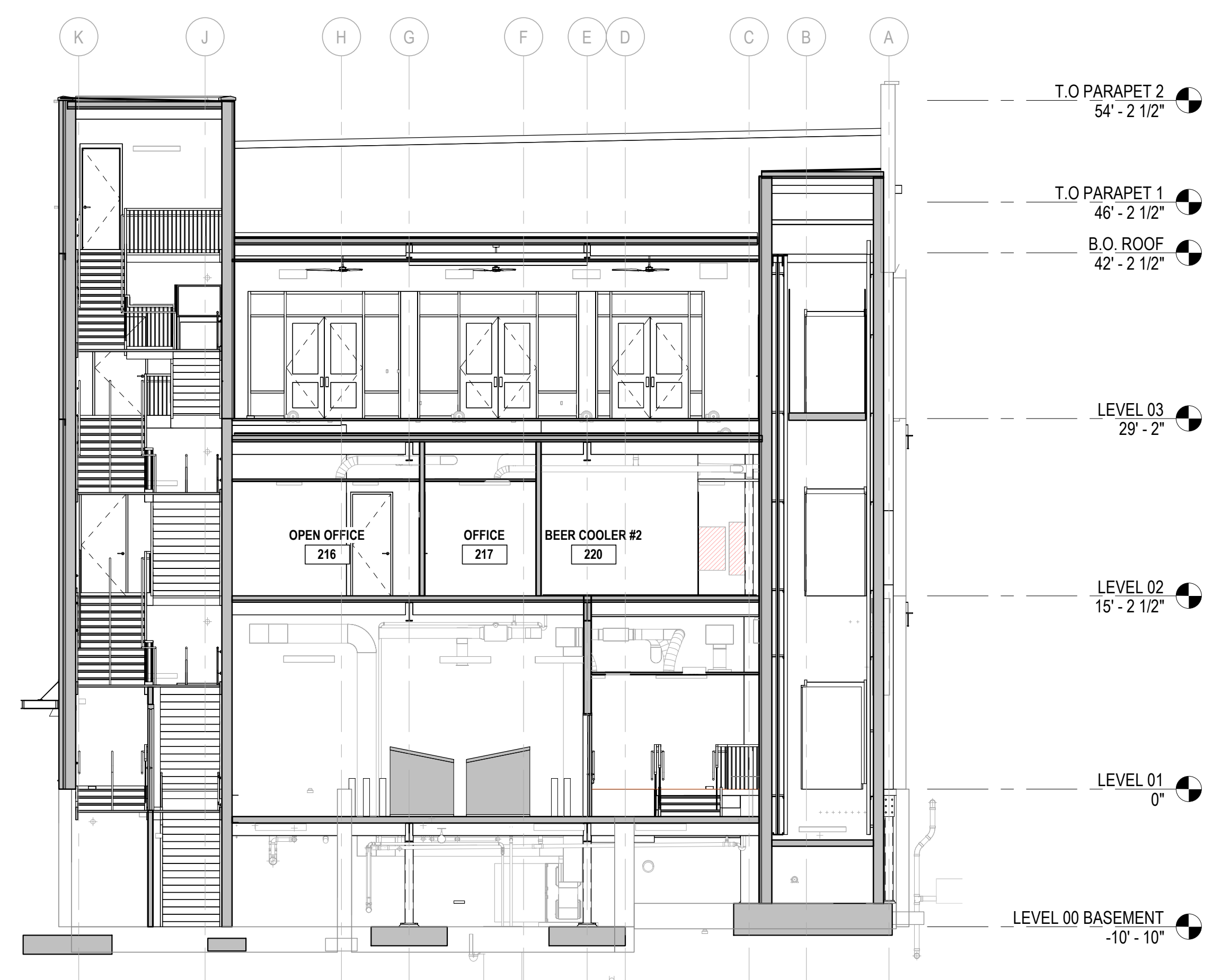
D1 BUILDING SECTION E
1/8" = 1'-0"



A1 BUILDING SECTION C
1/8" = 1'-0"



D3 BUILDING SECTION F
1/8" = 1'-0"



A3 BUILDING SECTION D
1/8" = 1'-0"

OWNER	
231 + 235 S. MERIDIAN DEVELOPMENT, LLC.	
CONTRACTOR	
	2515 BLOYD AVENUE INDIANAPOLIS, IN 46219 (317) 638-3355
ARCHITECT, 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	
	301 PENNSYLVANIA PARKWAY, SUITE 220 INDIANAPOLIS, IN 46280 (317) 781-6200
TELECOM	
	15 W. CHURCH ST. SUITE 201 ORLANDO, FL 32801 (407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

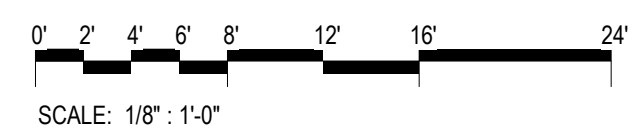
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	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

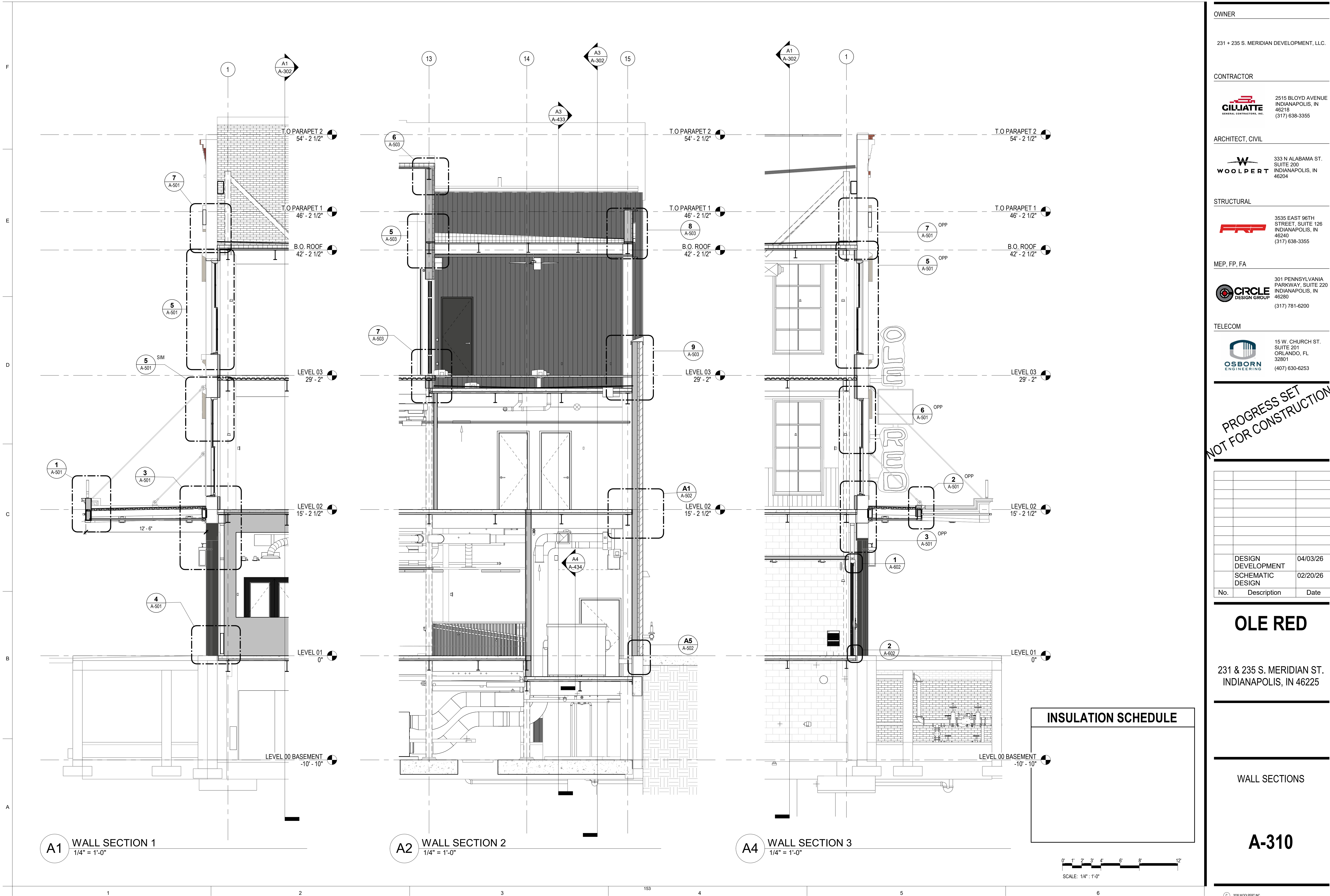
OLE RED

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

BUILDING SECTIONS

A-302





OWNER

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

CONTRACTOR

GILLIATTE
GENERAL CONTRACTOR, INC.

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

ARCHITECT, 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

CIRCLE
DESIGN GROUP

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

TELECOM

OSBORN
ENGINEERING

15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

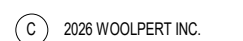
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NOT FOR CONSTRUCTION

OLE RED

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

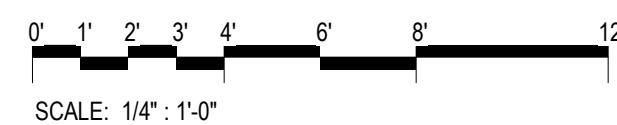
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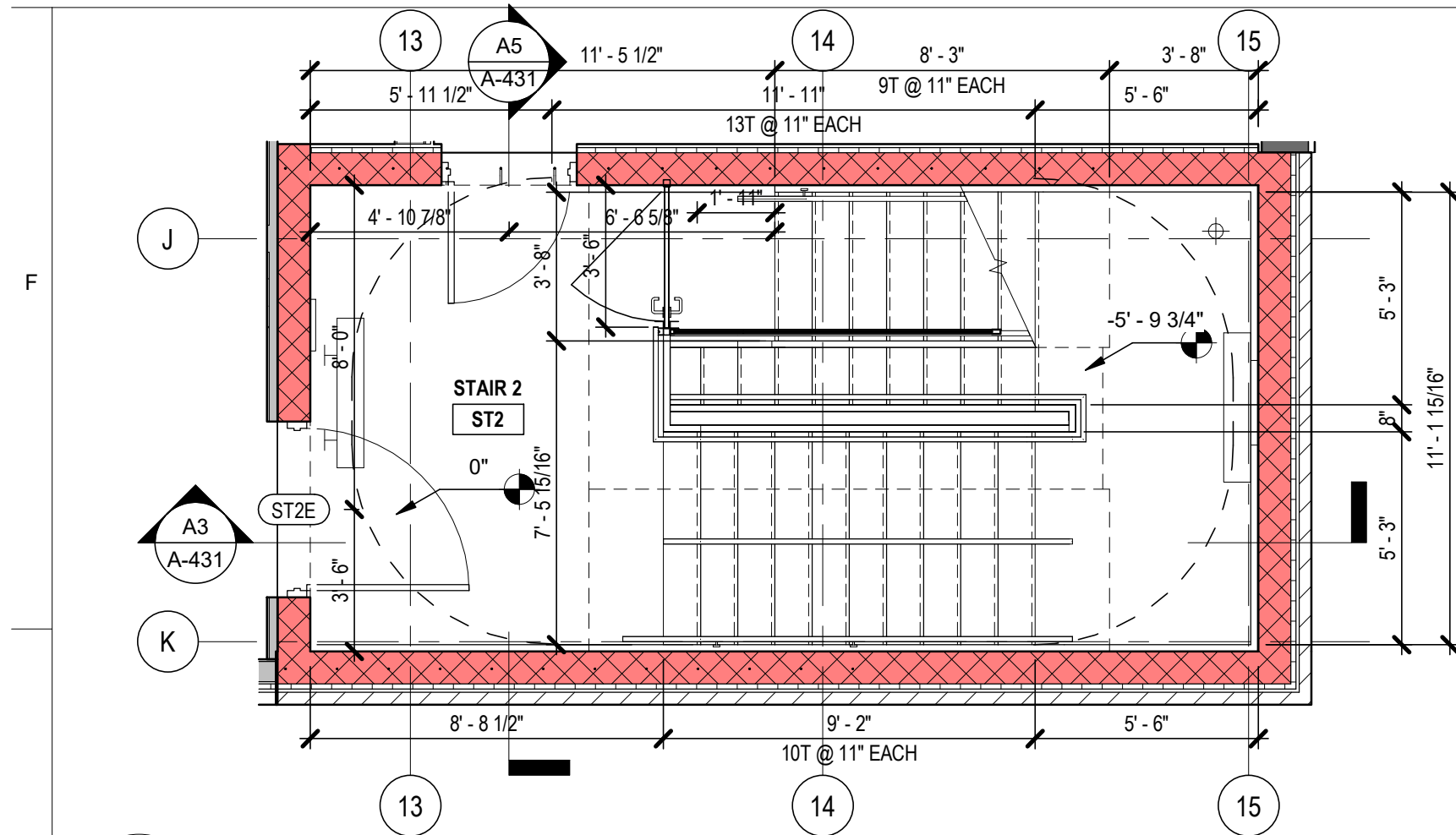
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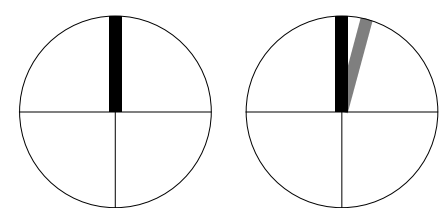


	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

A-430

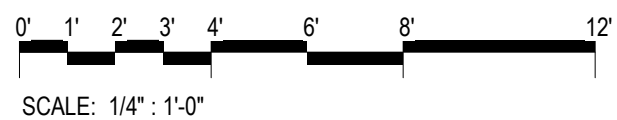






	DESIGN DEVELOPMENT	04/03/26
	SCHEMATIC DESIGN	02/20/26
No.	Description	Date

A-433



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

A-502

A5 X-SB (METAL STUD W/ BRICK VENEER @ L1
1 1/2" = 1'-0"

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.

 **GILLIATTE**
GENERAL CONTRACTORS, INC.

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

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

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

 **CIRCLE**
DESIGN GROUP

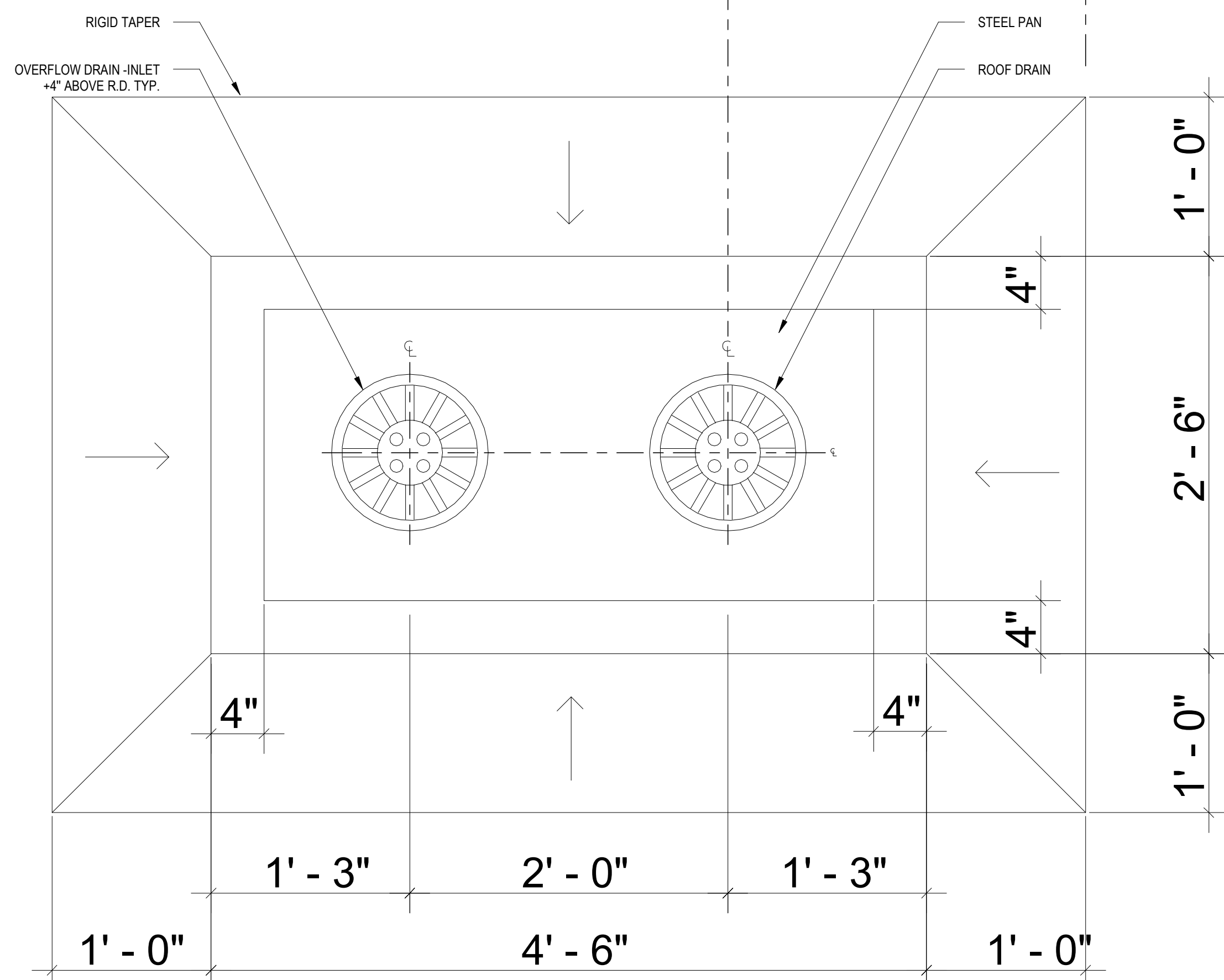
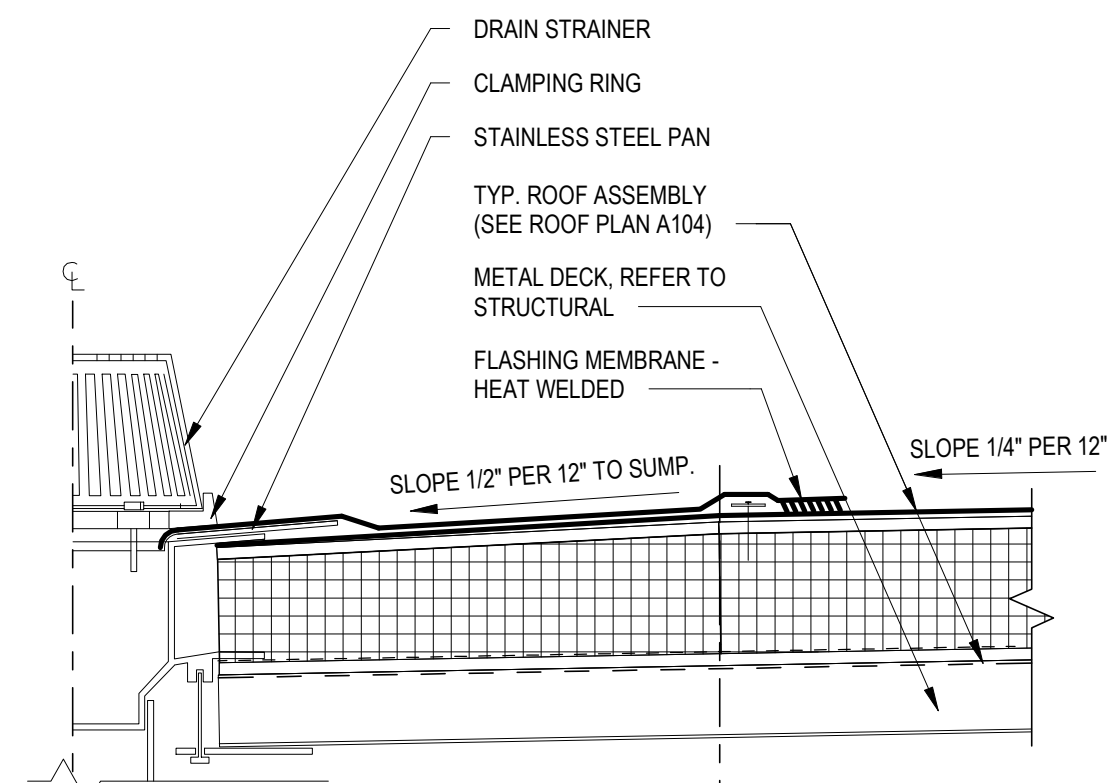
301 PENNSYLVANIA
PARKWAY, SUITE 220
INDIANAPOLIS, IN
46280

(317) 781-6200

 15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

No.	Description	Date

A-522



A4 **TYP. ROOF DRAIN/OVERFLOW - FLAT ROOF**
1 1/2" = 1'-0"

231 + 235 S. MERIDIAN DEVELOPMENT, LLC.



GILLIATTE
GENERAL CONTRACTORS, INC.

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INDIANAPOLIS, IN
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WOOLPERT

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SUITE 200
INDIANAPOLIS, IN
46204



3535 EAST 96TH
STREET, SUITE 126
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CIRCLE
DESIGN GROUP

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PARKWAY, SUITE 220
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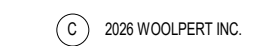
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PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date

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

A-524



E

D

C

B

A



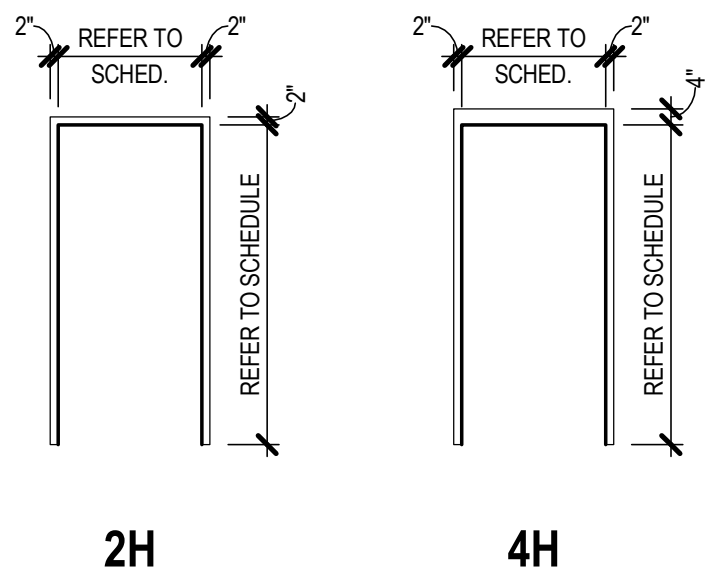
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4

5

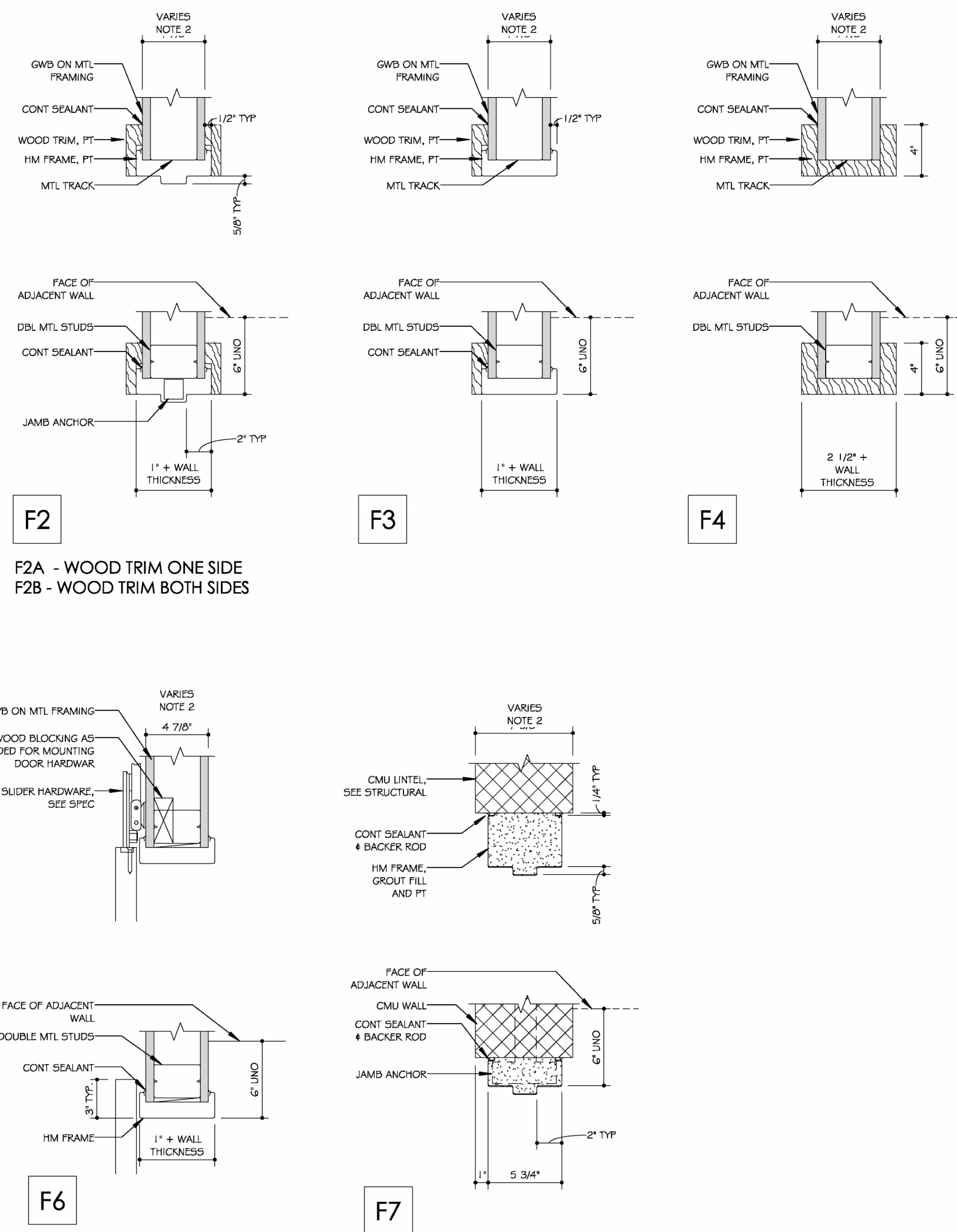
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DOOR SCHEDULE																							W Project Schedule HEAD	GWS ON MTL: Phase 01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-9
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1/4" = 1'-0"

1/4" = 1'-0"



15 W. CHURCH ST.
SUITE 201
ORLANDO, FL
32801
(407) 630-6253

PROGRESS SET
NOT FOR CONSTRUCTION

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

A-601

A-501





PROGRESS SET
NOT FOR CONSTRUCTION

	UPDATED IHPC DWGS	05/18/26
	IHPC APPLICATION	04/30/26
No.	Description	Date

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

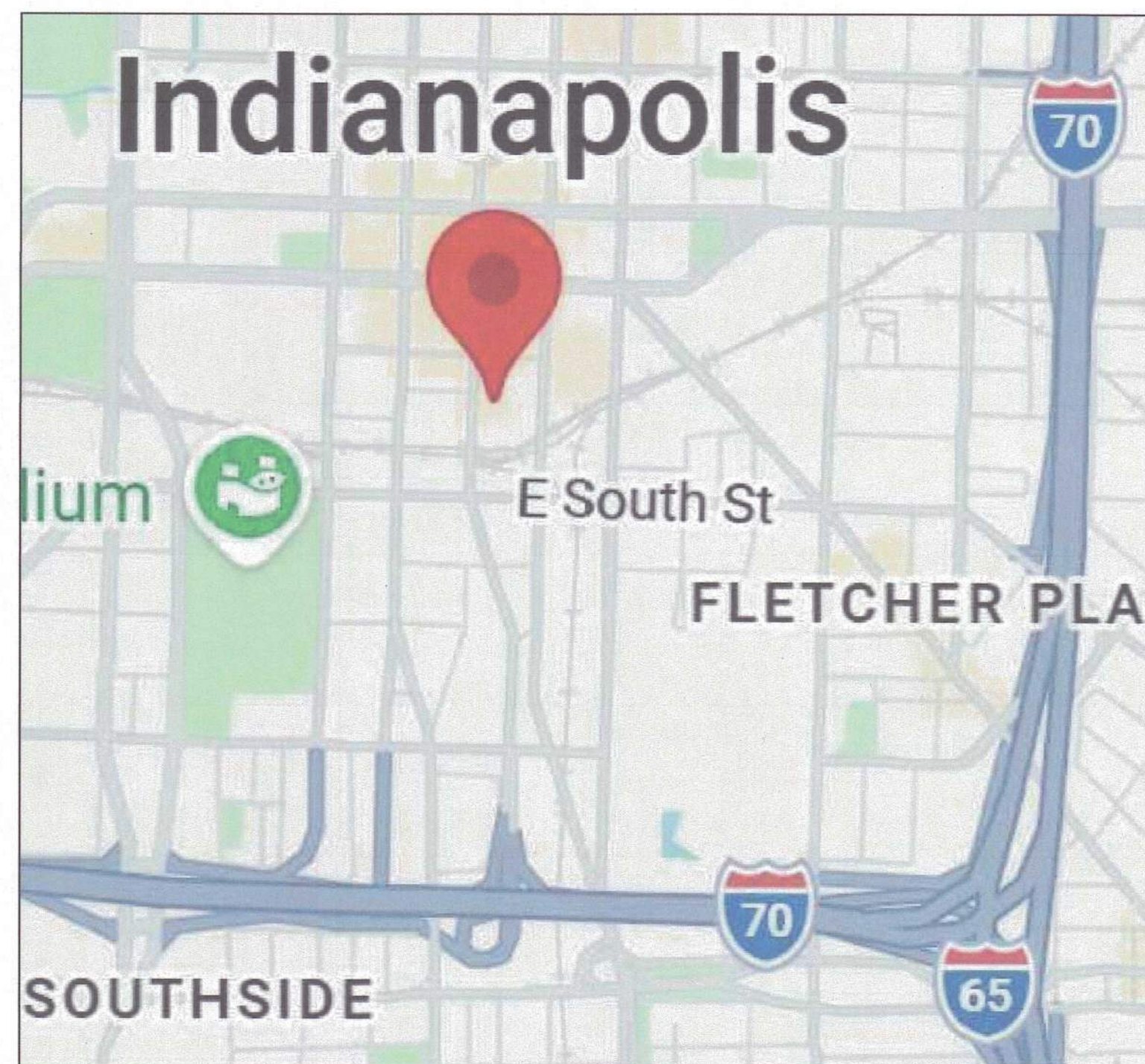
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OLE RED

WEST WALL SHORING

231 & 235 S. Meridian Street

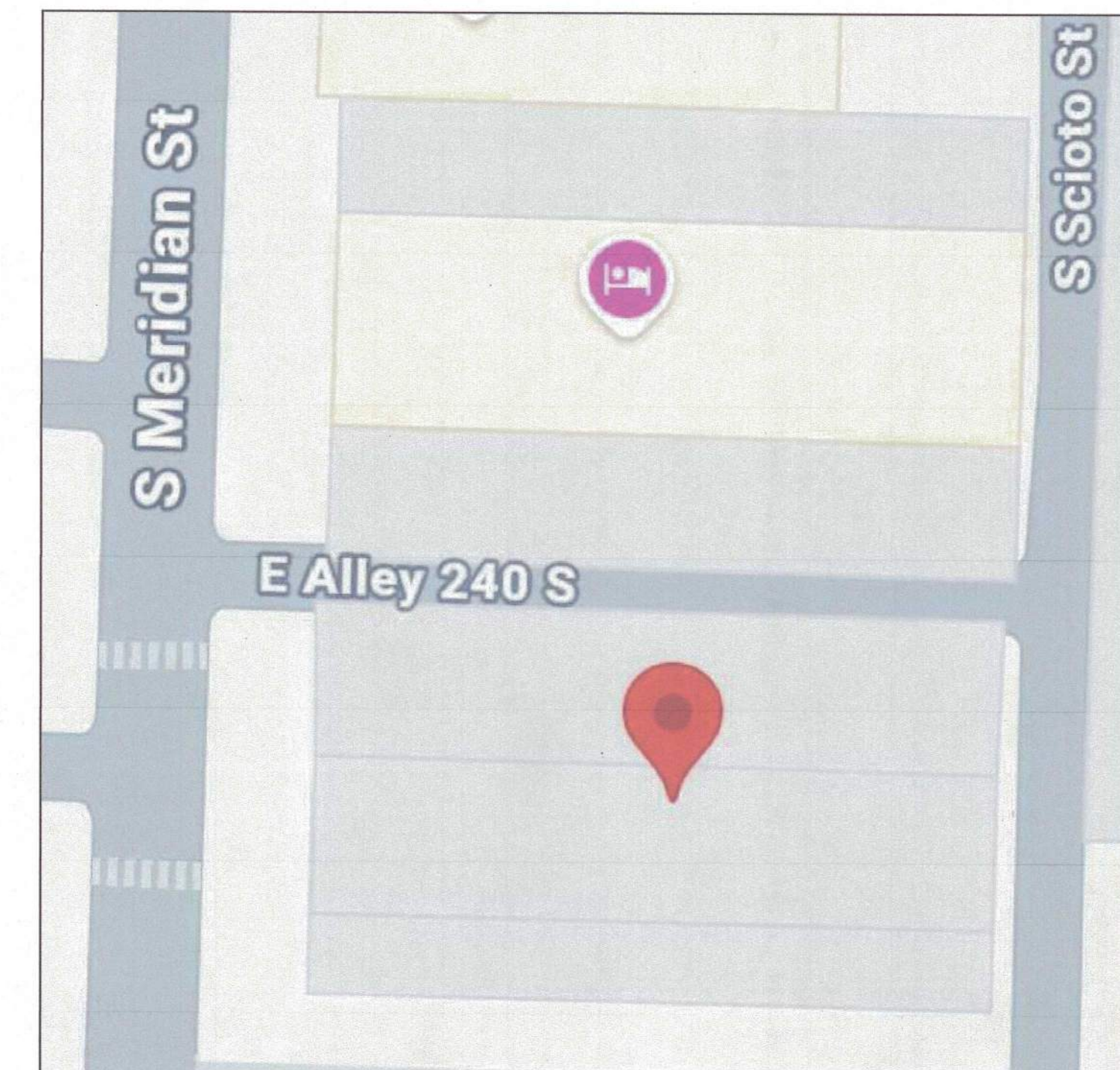
Indianapolis, Indiana 46225



VICINITY MAP



Know what's below.
Call before you dig.



LOCATION MAP

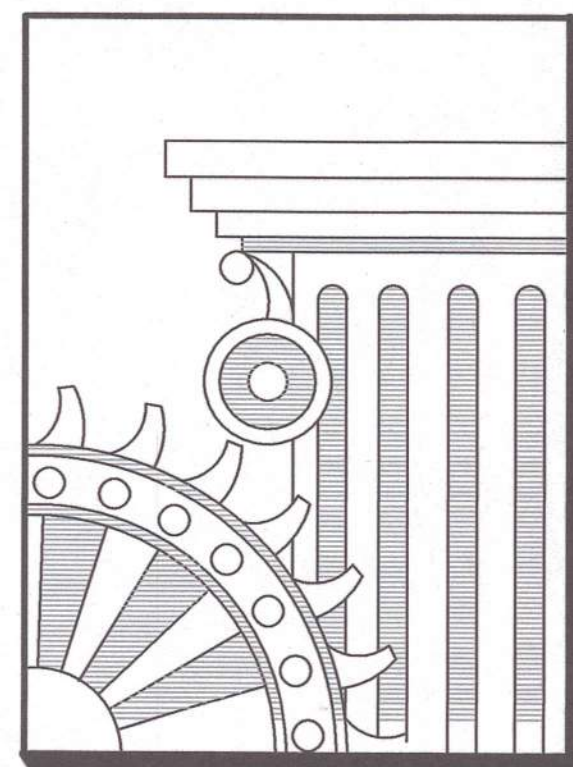


CODES:

ASCE 7-20

AISC DESIGN GUIDE 10 ERECTION BRACING

INDIANA BUILDING CODE, 2014 EDITION (IBC, 2012 EDITION, 1ST PRINTING)



ENGINEERING SERVICES BY:
HOFFMAN ENGINEERS, L.L.C.
P.O. BOX 420
PARAGON, INDIANA 46166
317-443-1901

steve@hoffmanengineers.com
www.hoffmanengineers.com

"GLOBAL COMMITMENT WITH A MAIN STREET ATTITUDE"

INDEX OF DRAWINGS

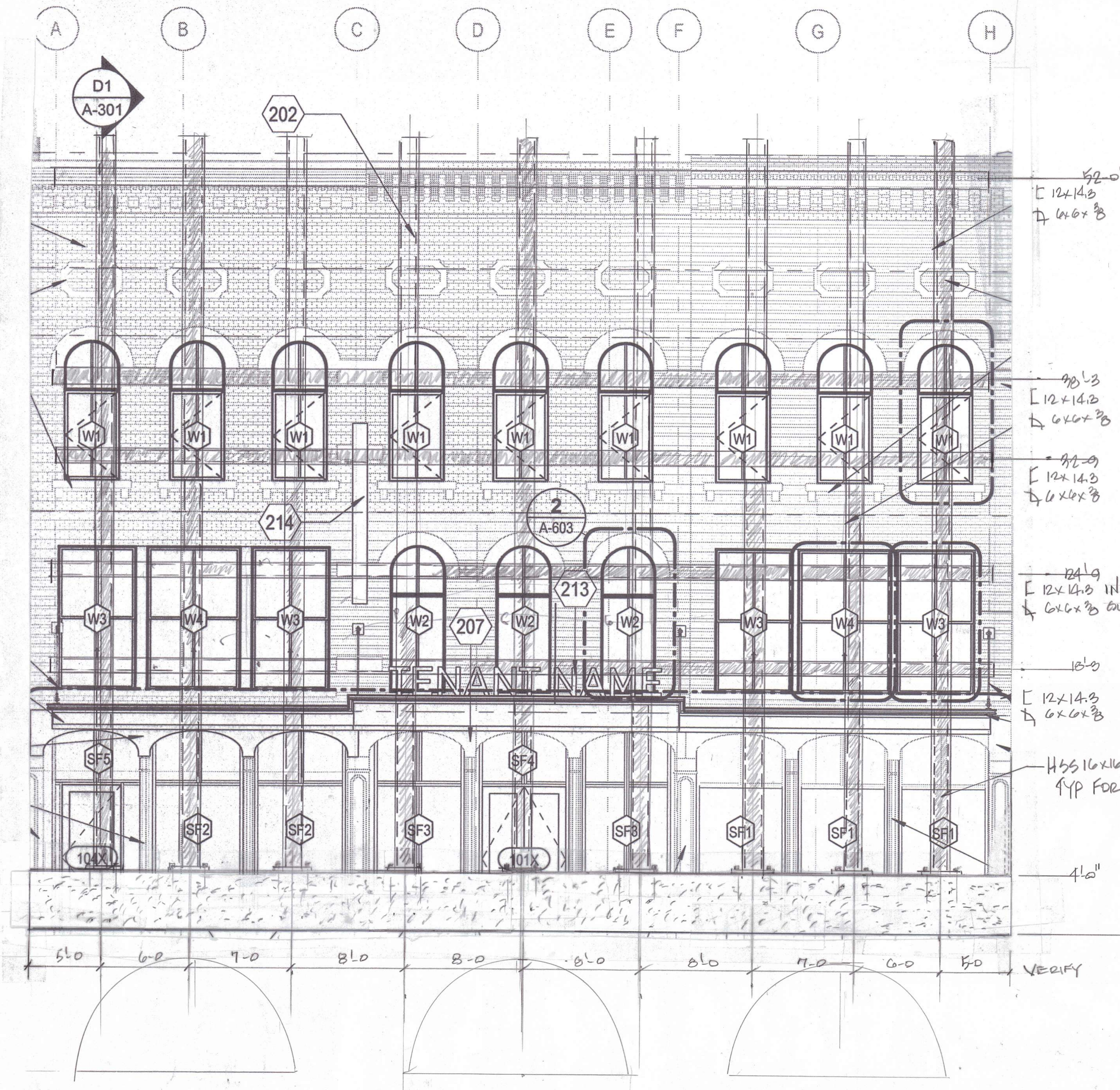
- 1 TITLE SHEET / MAPS / INDEX
- 2 FRONT ELEVATION
- 3 INSIDE ELEVATION
- 4 CROSS SECTION



Stephen C. Hoffman
20 JUL 2014

HE # 15-26-111

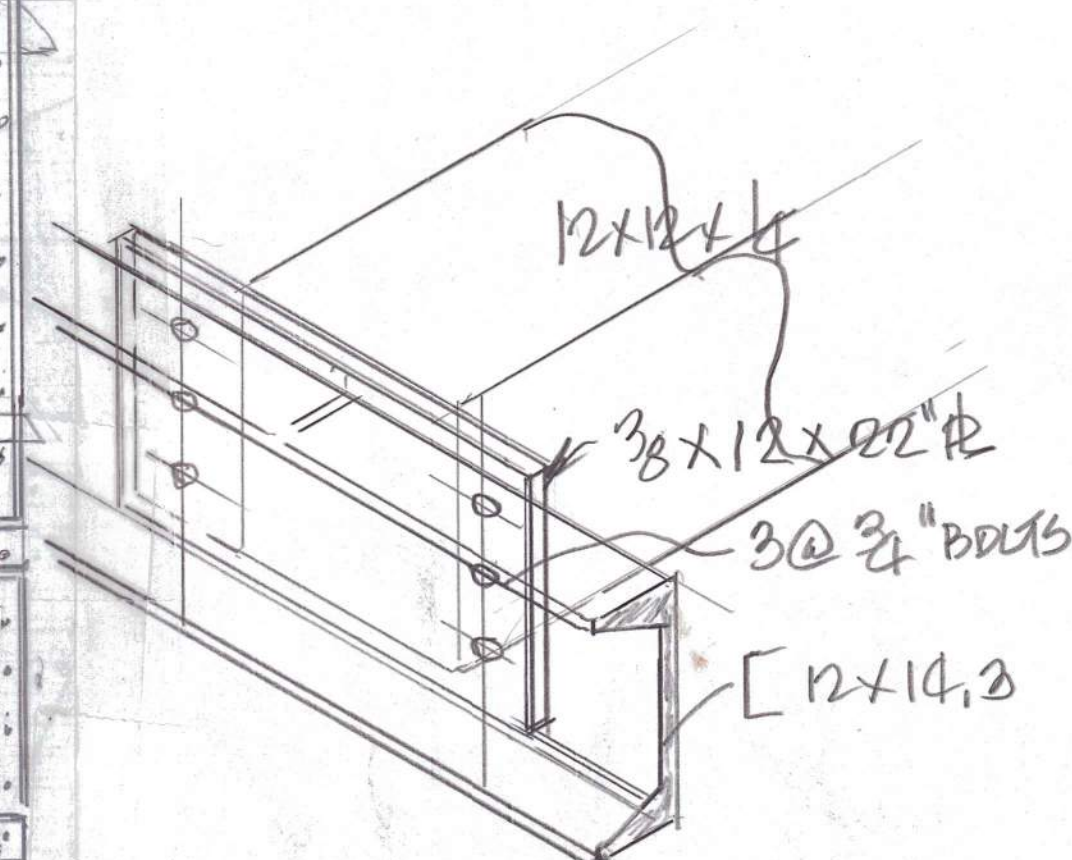
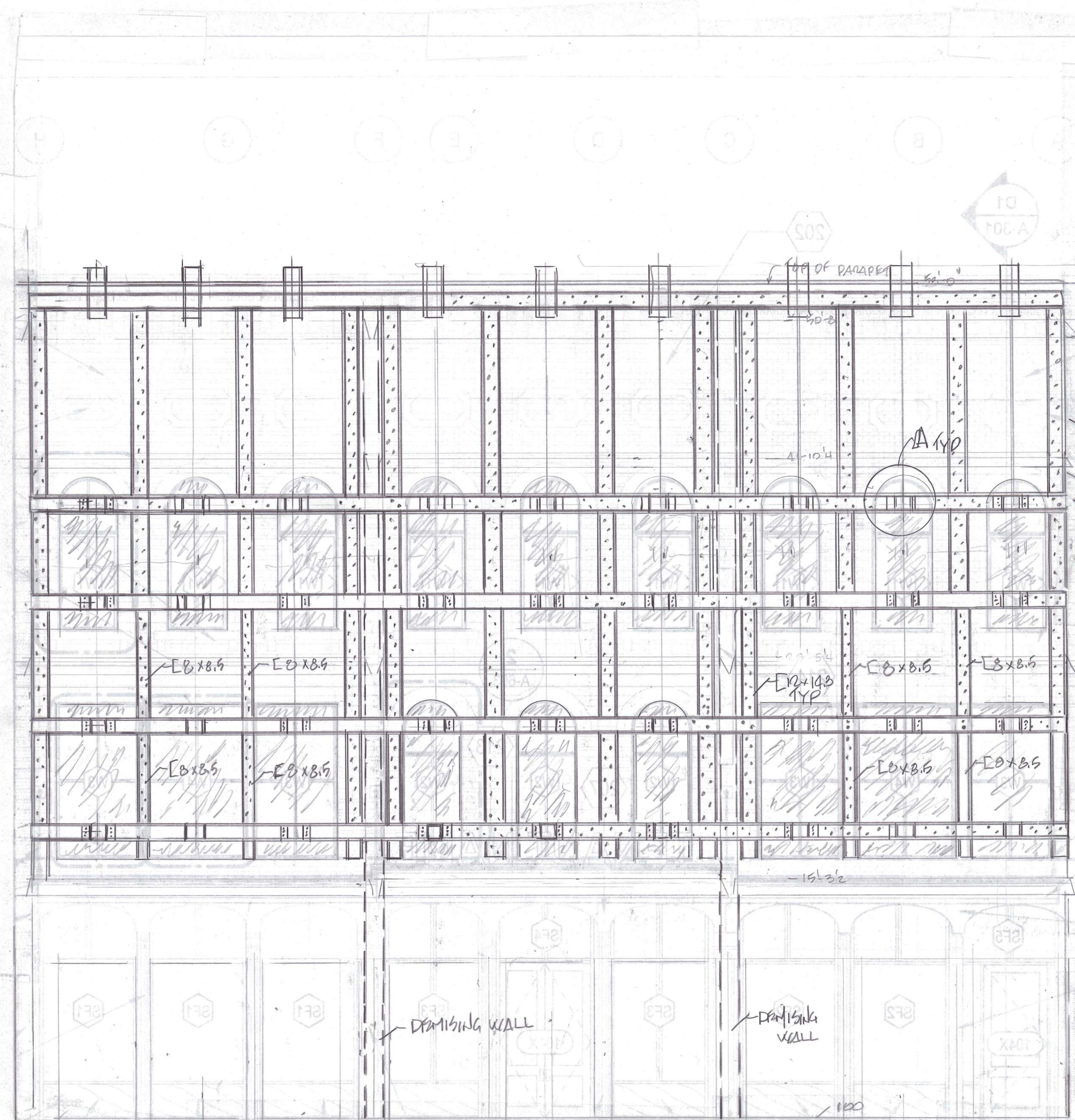
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 20 JUL 2026

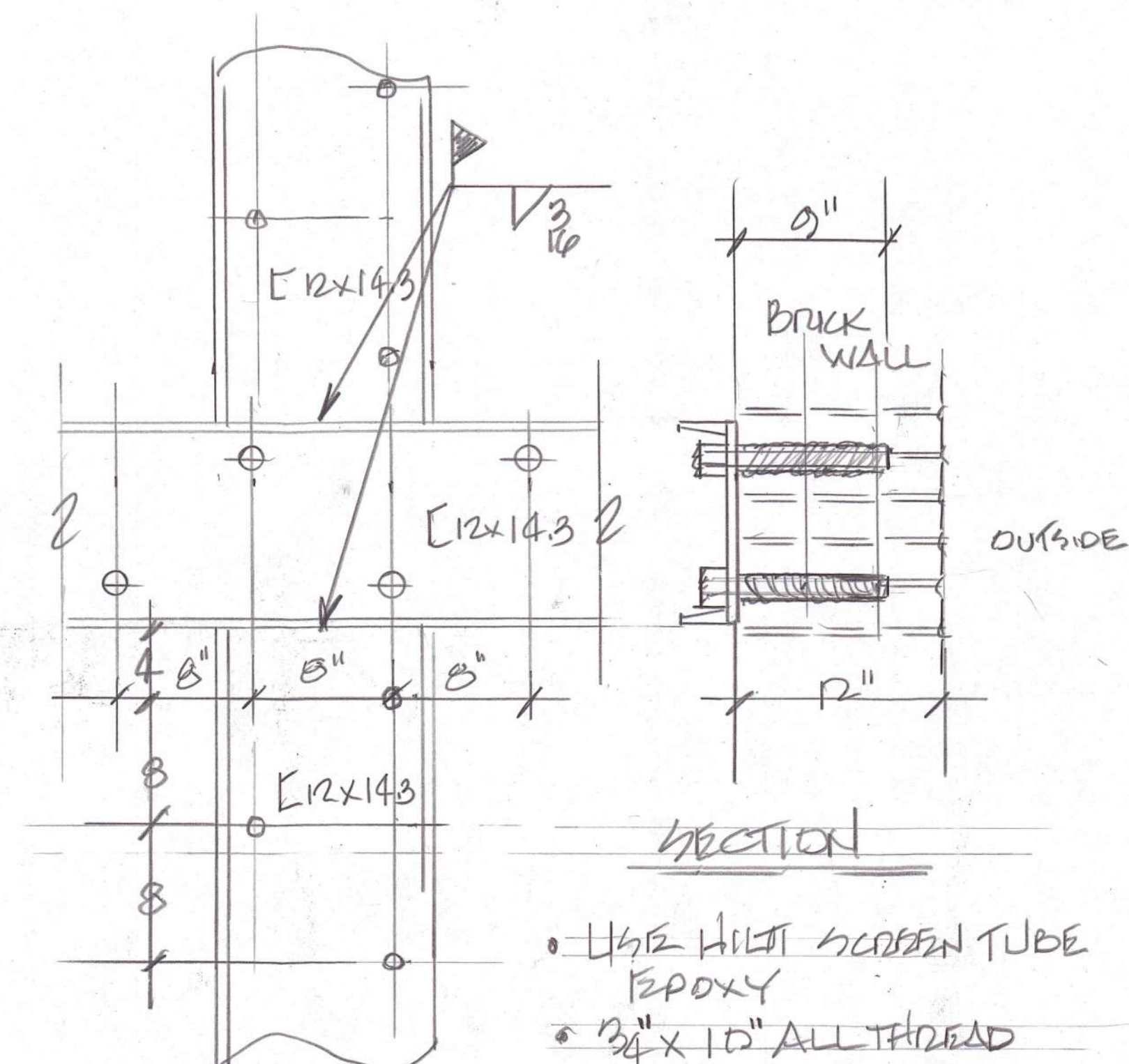
FRONT ELEVATION
 "GLOBAL COMMITMENT WITH A MAIN STREET ATTITUDE"

	NO.	REVISION	DATE	HOFFMAN ENGINEERS, LLC P.O. BOX 420 PARAGON, INDIANA 46166 CELL 317-443-1901 OFFICE 765-537-5030 steve@hoffmanengineers.com	OLE RED WEST WALL SHORING 231 & 235 S.MERIDIAN ST. INDIANAPOLIS, INDIANA
SCALE: 1/8" = 1'-0" DATE: 20 JUL 2026 DRAWN BY: <i>SH</i>			PROJECT NO.: CHECKED BY: <i>SH</i>	SHEET: 2 OF 4	



DETAIL A

ALL [12x14.3 LIND.



SECTION

ELEVATION

- USE HILT SCREEN TUBE EPOXY
- 3/4\" x 10\" ALL THREAD
- ROTARY DRILL ONLY NO HAMMER DRILL

INSIDE ELEVATION

LOOKING WEST
4\" = 1'-0\"

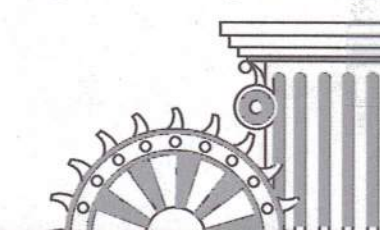
VAULT

Handwritten signature and date: 20 JUL 2022



NO.	REVISION	DATE

HOFFMAN ENGINEERS, LLC
P.O. BOX 420
PARAGON, INDIANA 46166
CELL 317-443-1901
OFFICE 765-537-5030
steve@hoffmanengineers.com



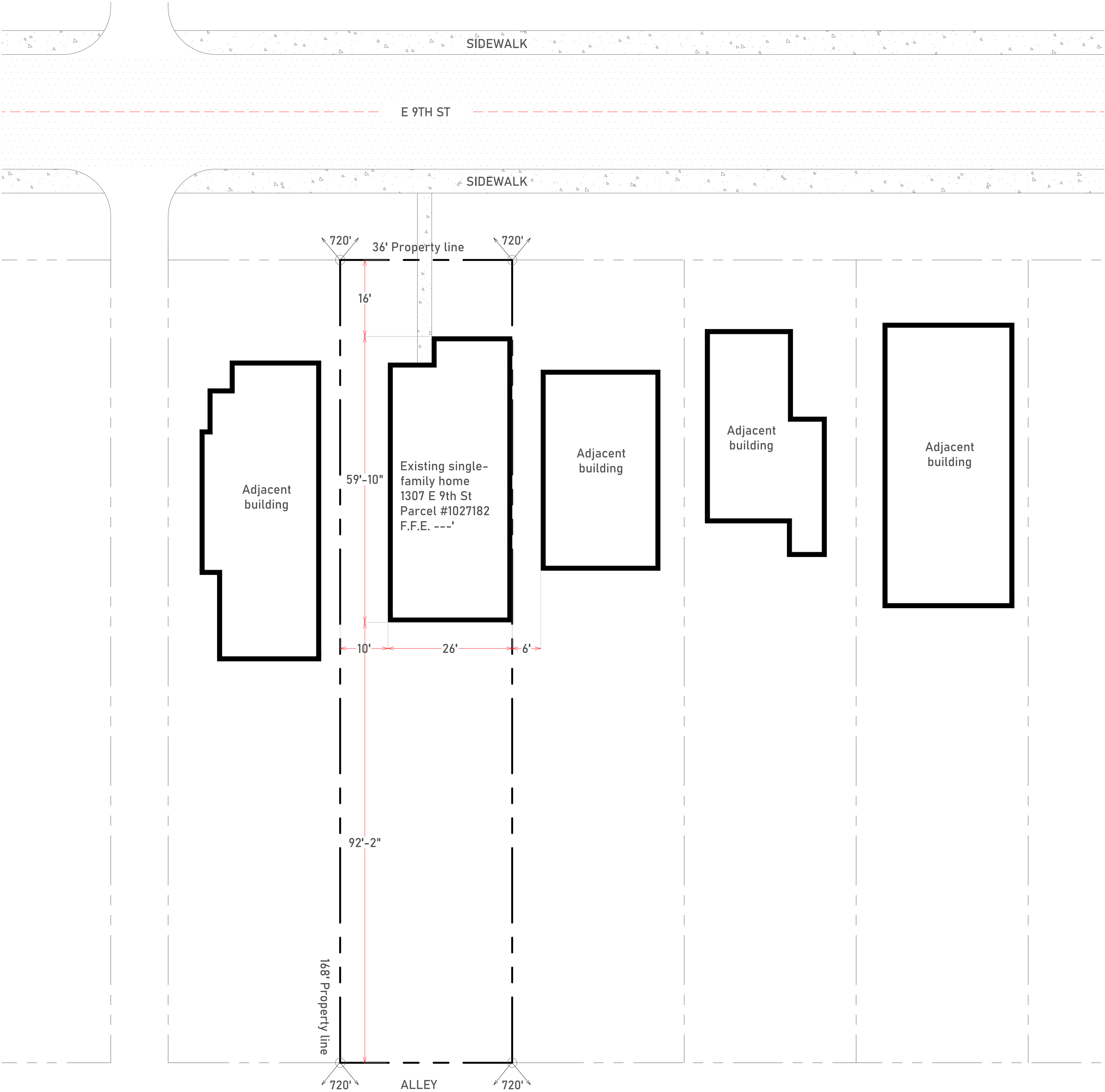
OLE RED
WEST WALL SHORING
231 & 235 S. MERIDIAN ST.
INDIANAPOLIS, INDIANA

SCALE: DATE: 20 JUL 2022 DRAWN BY: 24	PROJECT NO: CHECKED BY: SHEET: 3 OF 4
--	---



2026-COA-228 (CH) & 2026-ZON-056

1307 EAST 09TH STREET



SITE DATA:

LOT AREA (13)
PARCEL ID: #1027182
1307 E 9th St
Indianapolis, IN. 46202
Parcel area: 6,048 Sq. Ft. (36' x 168')

Existing house area: 1505 SF
New home-attached addition: 260 SF
New accessory building: 715 SF

KEYNOTES:

- 01 Equipment storage
- 02 Solid waste dumpster
- 03 Concrete / Paint washout

LEGEND:

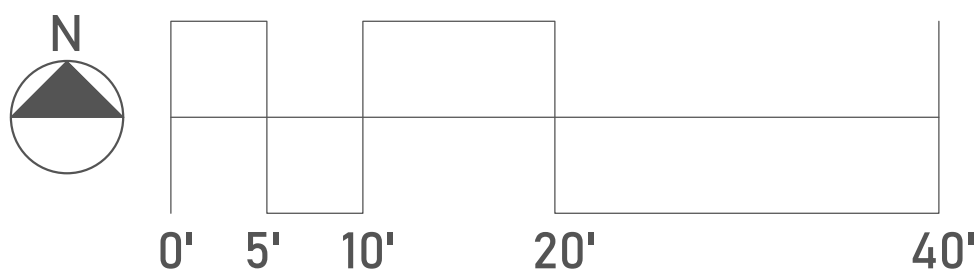
- Property line
- Building footprint
- Road centerline
- Fence line
- Sanitary sewer line
- Concrete
- Gravel
- Stormwater flow direction
- Railroad
- Contour line
- New construction
- To be removed
- Spot elevation
- Tree
- Road
- Creek or Pond

GENERAL EXISTING SITE NOTES:

- These drawings are intended to outline the general scope of work. contractors shall field verify all existing conditions and dimensions before starting any work. contractors shall also be responsible for adhering all applicable codes and generally accepted trade practices.
- No topographic survey for property has been provided. drawings and features of the site were obtained based of field verified dimensions, cursory review, photography and other reliable means of inspection. as a result, all work must be field verified prior to start of construction. conflicts between these plans and the field conditions shall be reported immediately to the owner and/or architect for verification and/or correction.
- Utility locations and routing are unknown. confirm location of water, sanitary sewer, electrical and gas utilities in field and with local utility companies as required prior to commencement of work.
- Provide silt fencing around construction perimeter as required by local authority having jurisdiction.
- Heavy construction machinery must enter the property from the alley. no construction equipment is allowed to enter the site from the lot frontage.
- The architect/designer shall bear no financial responsibility for the constructability of this project.
- Coordinate stacking of building corners and benchmark elevations with surveyor as required to establish proper grades and finish floor elevations

EXISTING SITE PLAN

Scale: 1" = 10'-0"
Sheet size: 36"x24"



INDY BLUEPRINTS AND PERMITS

Contact:
E: admin@indybp.com
P: 317-657-6672

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REVISION DATE:
8/14/25

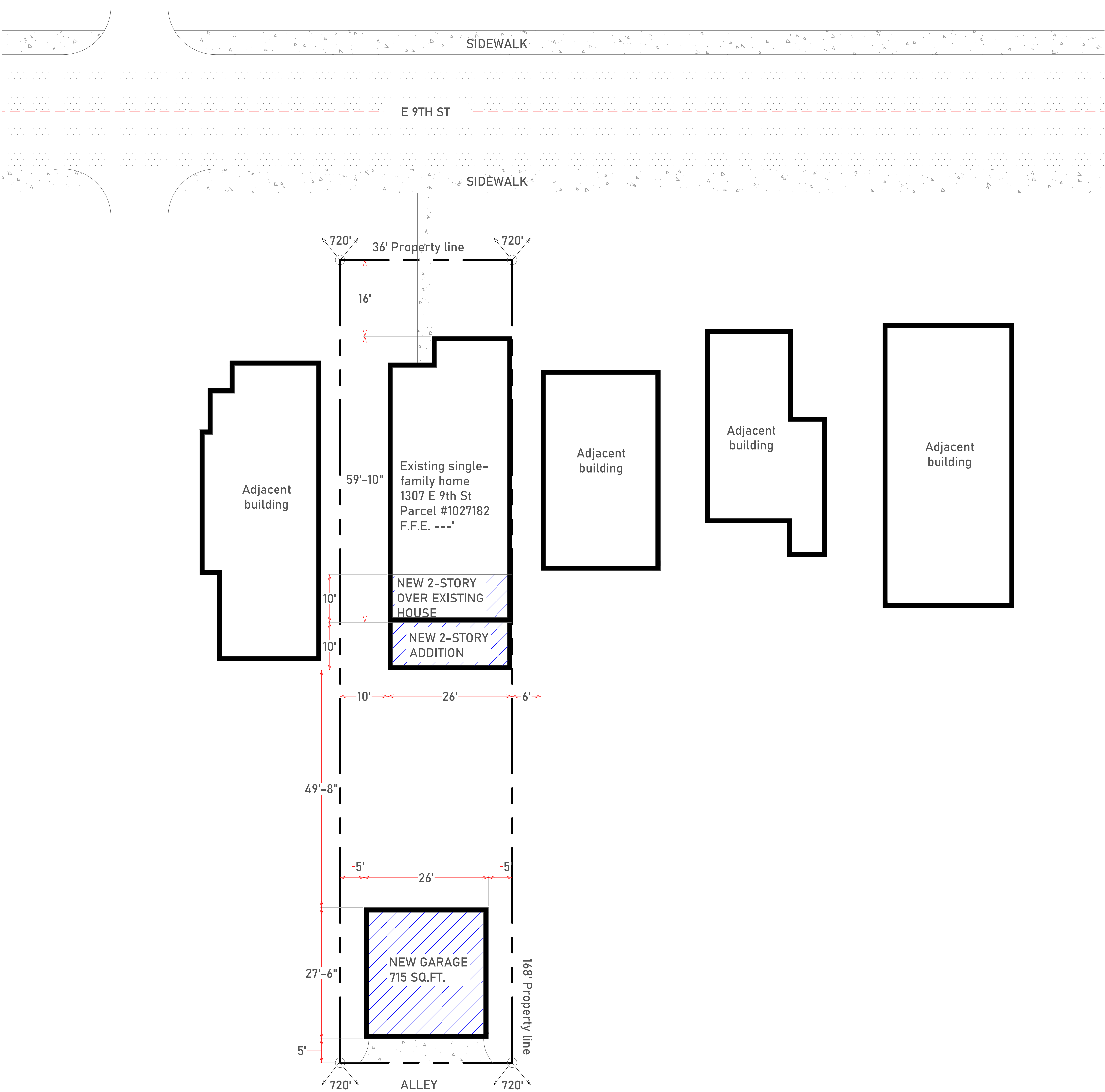
PROJECT ADDRESS:
1307 E 9TH ST,
INDIANAPOLIS, IN
46202

GENERAL NOTES:

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- Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor.
- General contractor shall coordinate the work of the various trades to expedite the job in a diligent and continuous process.

SHEET NUMBER

C101



SITE DATA:

LOT AREA (13)
PARCEL ID: #1027182
1307 E 9th St
Indianapolis, IN. 46202
Parcel area: 6,048 Sq. Ft. (36' x 168')

Existing house area: 1505 SF
New home-attached addition: 260 SF
New accessory building: 715 SF

KEYNOTES:

- 01 Equipment storage
- 02 Solid waste dumpster
- 03 Concrete / Paint washout

LEGEND:

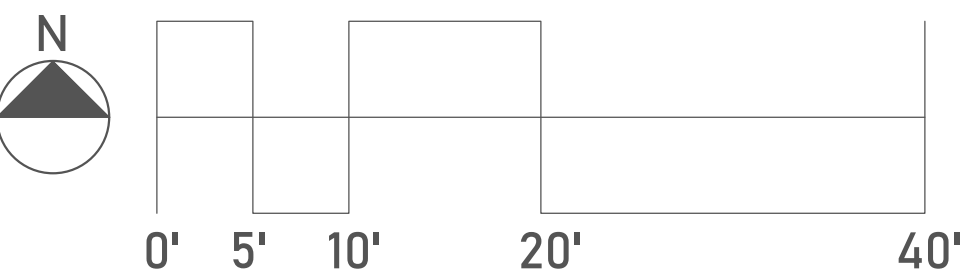
- Property line
- Building footprint
- Road centerline
- Fence line
- Sanitary sewer line
- Concrete
- Gravel
- Stormwater flow direction
- Railroad
- Contour line
- New construction
- To be removed
- Spot elevation
- Tree
- Road
- Creek or Pond

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- Coordinate stacking of building corners and benchmark elevations with surveyor as required to establish proper grades and finish floor elevations

PROPOSED
SITE PLAN

Scale: 1" = 10'-0"
Sheet size: 36"x24"



INDY
BLUEPRINTS
AND PERMITS

Contact:
E: admin@indybp.com
P: 317-657-6672

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AND PERMITS

REVISION DATE:
7/14/26

PROJECT ADDRESS:
1307 E 9TH ST,
INDIANAPOLIS, IN
46202

GENERAL NOTES:

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- General contractor shall coordinate the work of the various trades to expedite the job in a diligent and continuous process.

SHEET
NUMBER

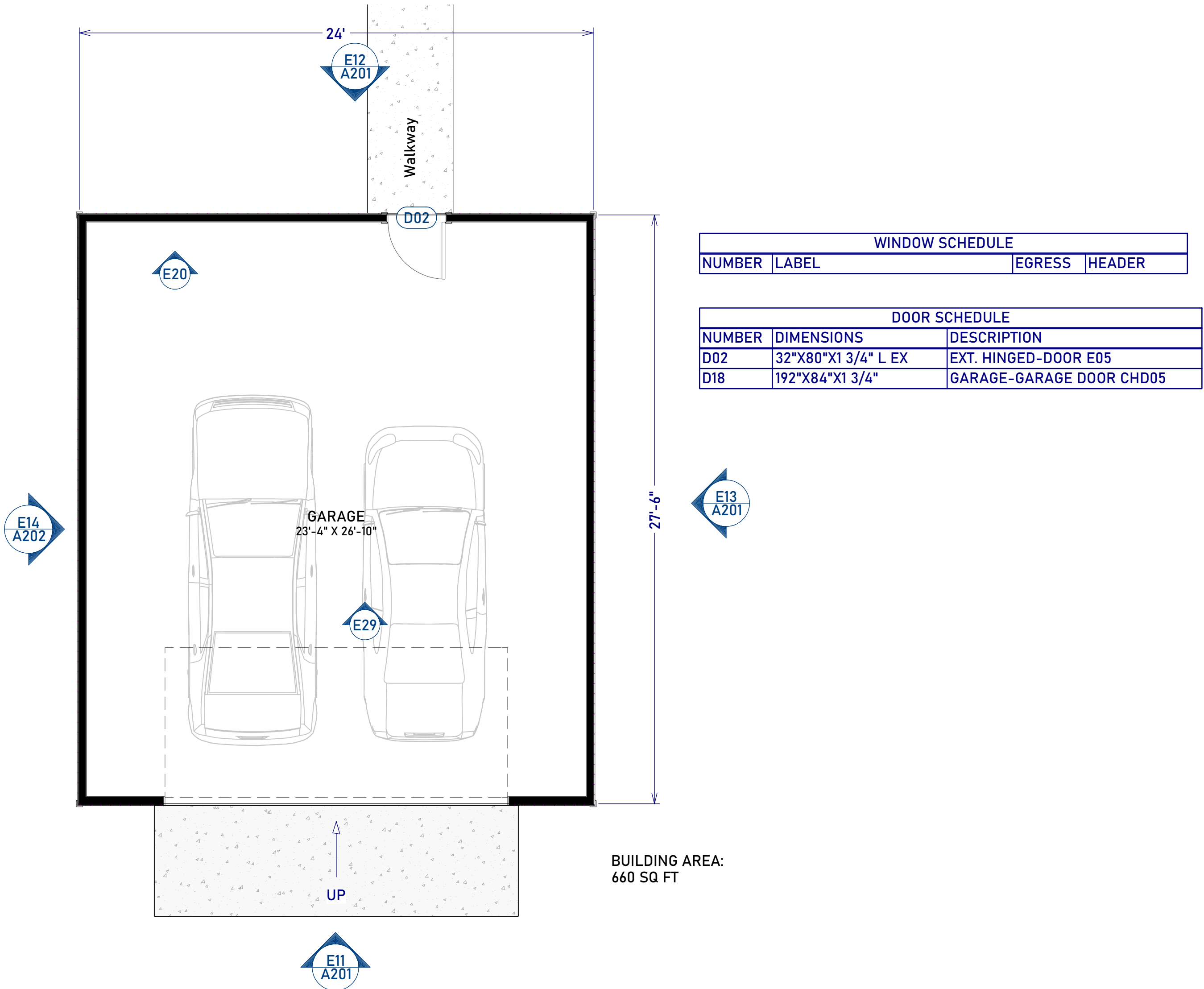
C102



GARAGE NORTH VIEW



GARAGE SOUTHWEST VIEW



01 PROPOSED GARAGE FLOOR PLAN
Scale: 1/4" = 1'-0"
Sheet size: 36"x24"

INDY
BLUEPRINTS
AND PERMITS

CONTACT:
(317) 657-6672
admin@indybp.com
735 Shelby St, Indianapolis, IN. 46203

PROJECT ADDRESS:
1307 E 9TH ST,
Indianapolis, IN, .

REVISION DATE:
7/15/2026

DRAWN BY: EMS
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PERMITS

- GENERAL NOTES:
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A111

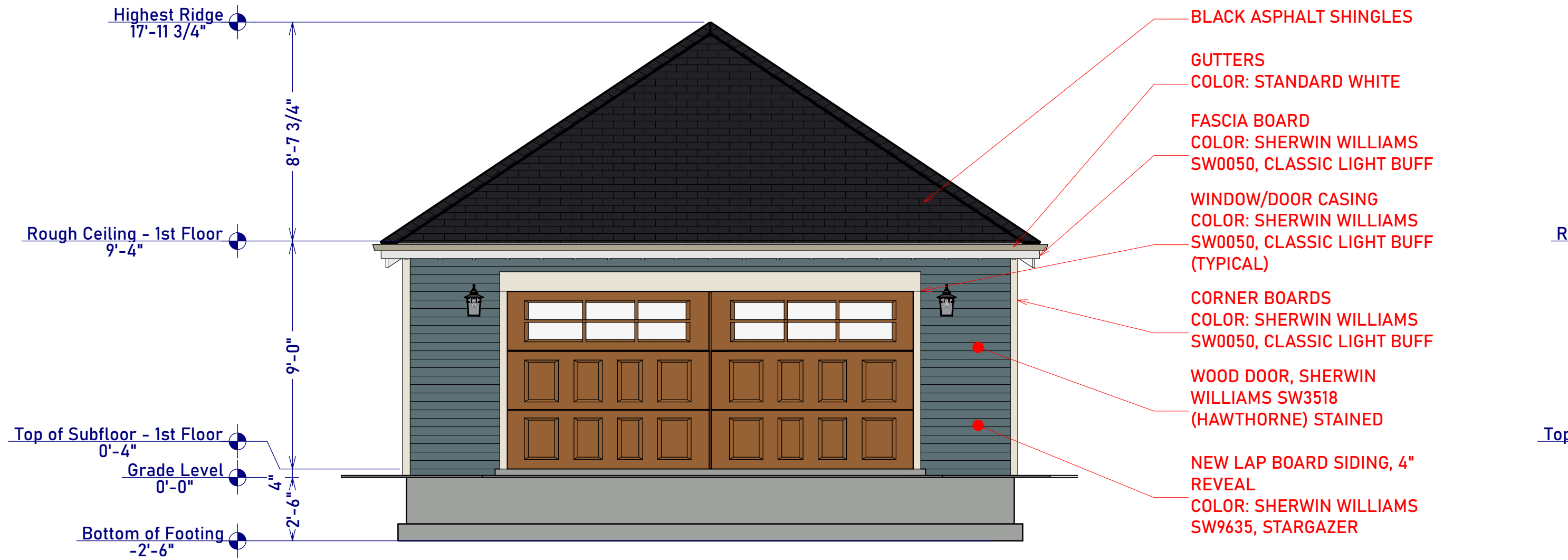
CONTACT:
(317) 657-6672
admin@indybp.com
735 Shelby St, Indianapolis, IN. 46203

PROJECT ADDRESS:
1307 E 9TH ST,
Indianapolis, IN, .

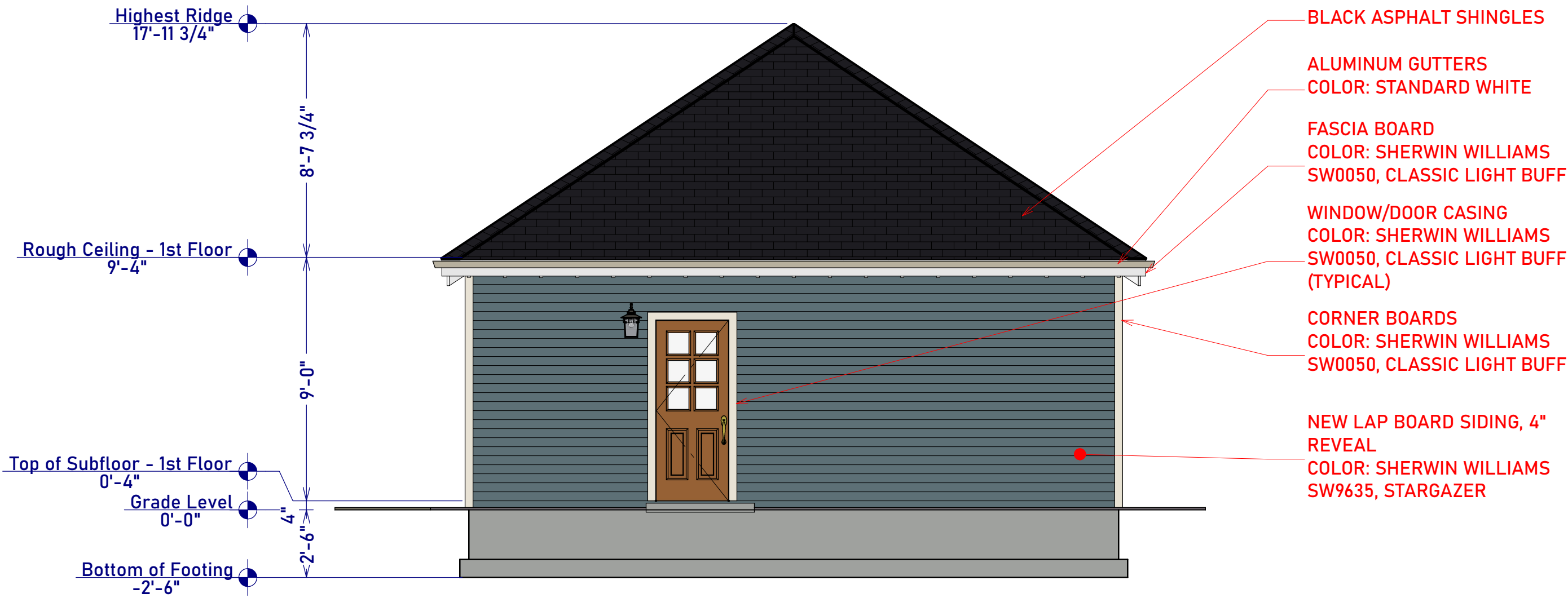
REVISION DATE:
7/15/2026

DRAWN BY: EMS
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PERMITS

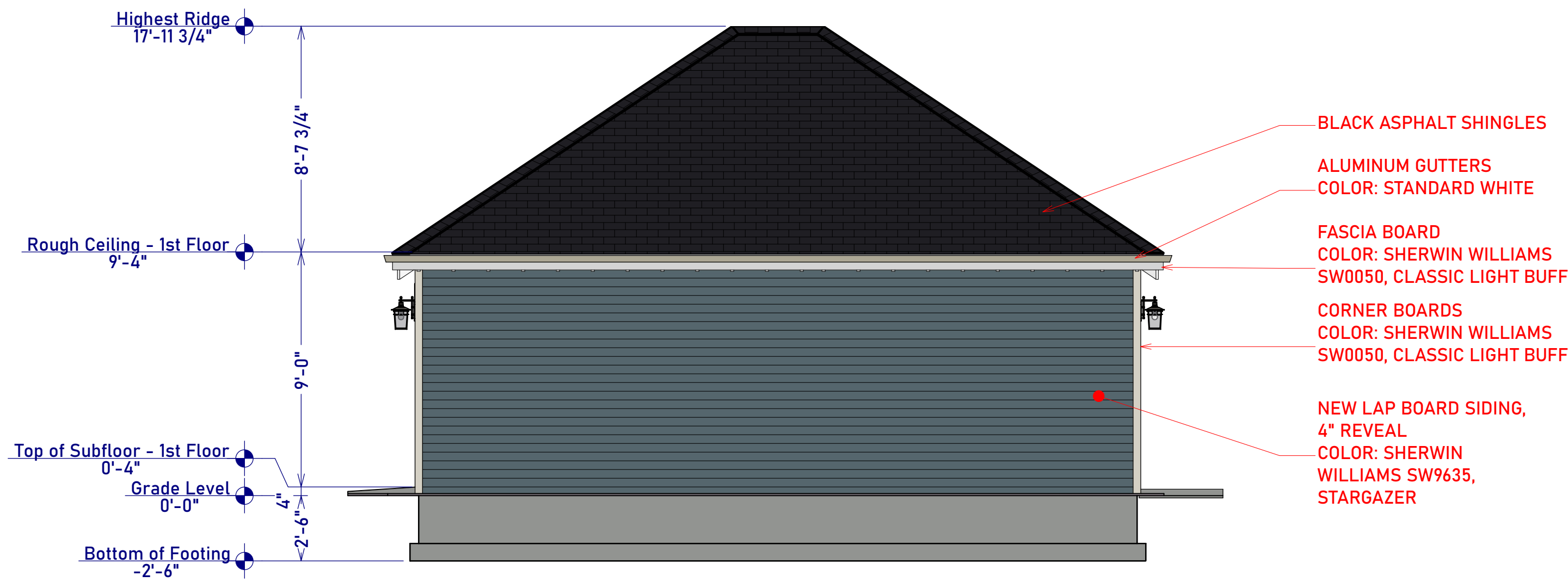
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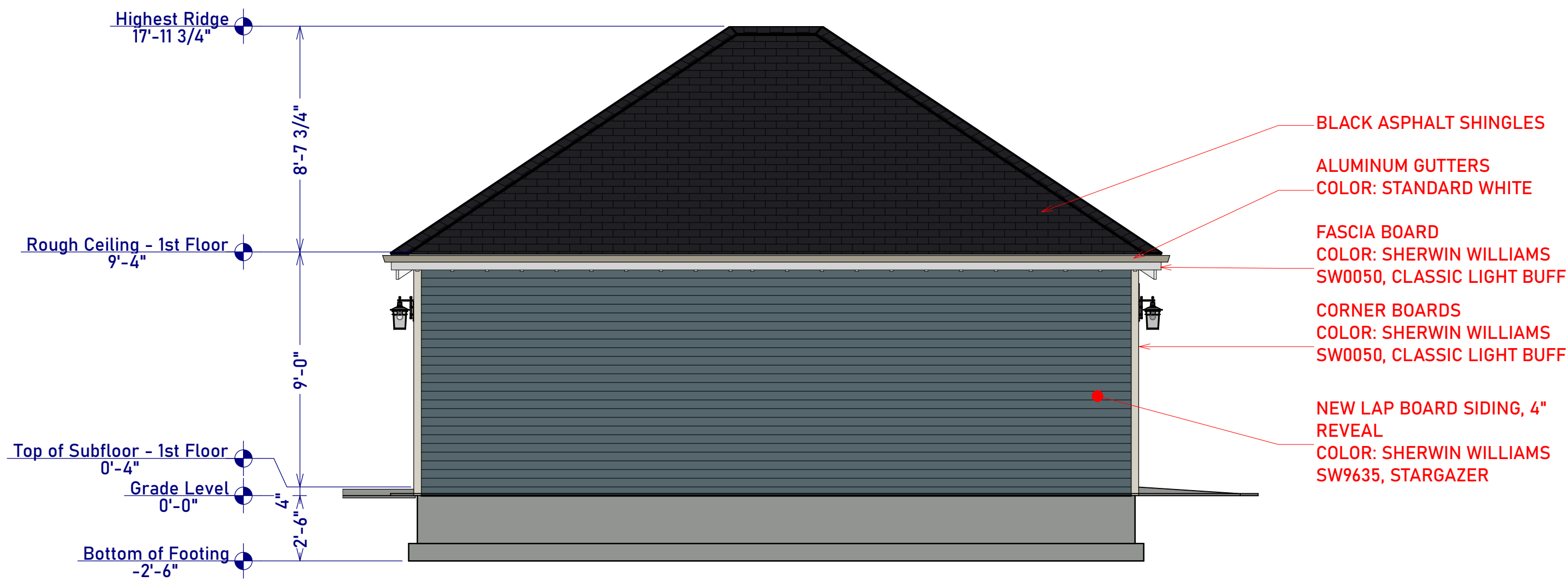
E11 SOUTH ELEVATION
1/4 in = 1 ft



E12 NORTH ELEVATION
1/4 in = 1 ft



E13 EAST ELEVATION
1/4 in = 1 ft



E14 WEST ELEVATION
1/4 in = 1 ft

PROPOSED ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet size: 36"x24"

A201

CONTACT:
(317) 657-6672
admin@indybp.com
735 Shelby St, Indianapolis, IN. 46203

PROJECT ADDRESS:
1307 E 9TH ST,
Indianapolis, IN, .

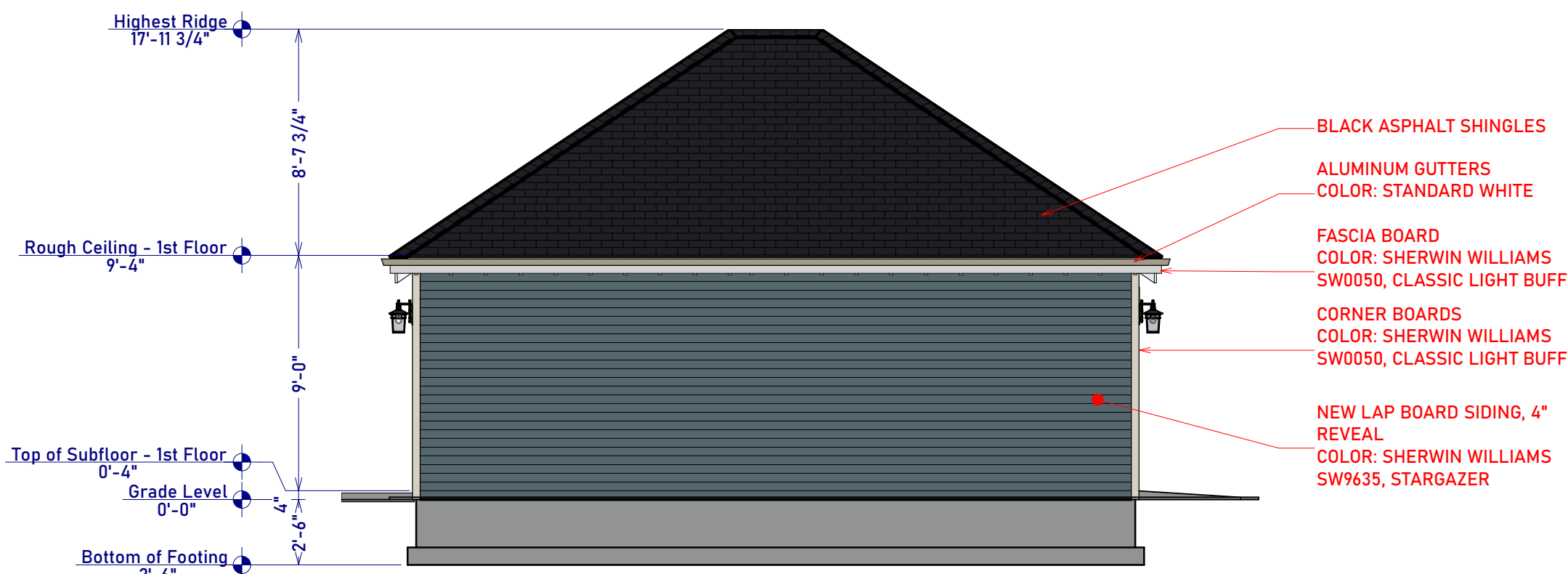
REVISION DATE:
7/15/2026

DRAWN BY: EMS

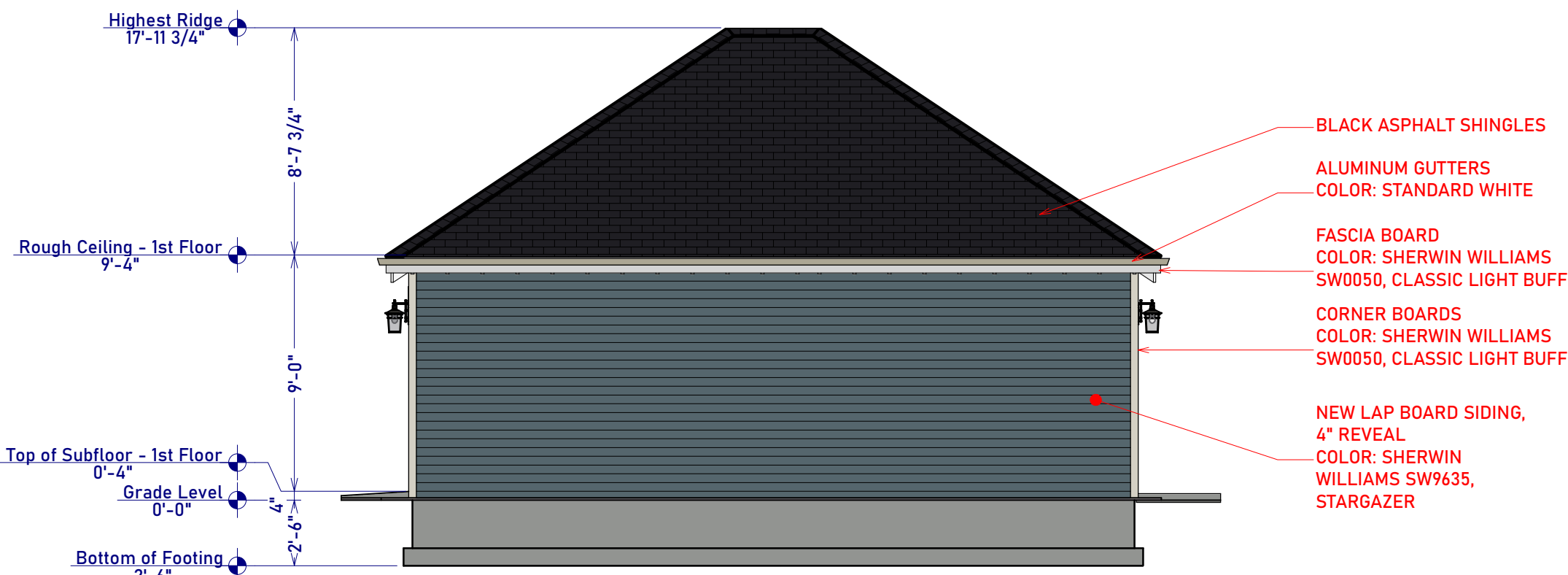
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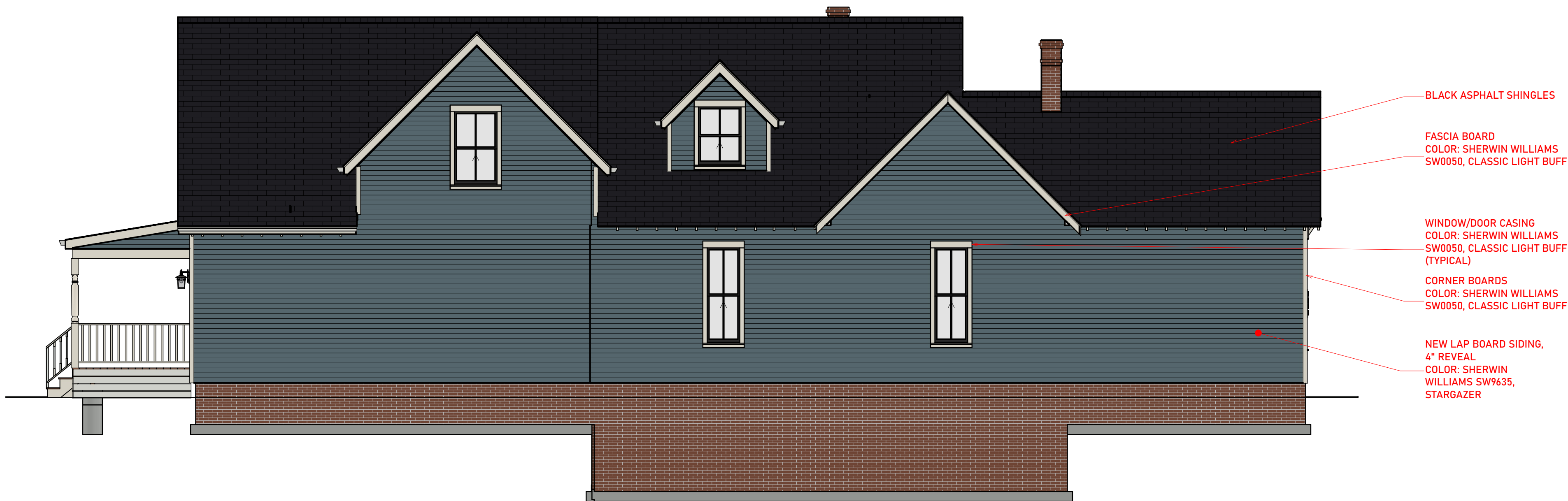
E04 HOME WEST ELEVATION
3/16 in = 1 ft



E14 WEST ELEVATION
3/16 in = 1 ft



E13 EAST ELEVATION
3/16 in = 1 ft



E03 HOME EAST ELEVATION
3/16 in = 1 ft

GENERAL NOTES:

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PROPOSED ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet size: 36"x24"

A202



2026-COA-252A (IRV)

**RIGHT OF WAY AT THE INTERSECTIONS OF JULIAN
AVENUE & EMERSON AVENUE AND EAST MARKET
AVENUE & NORTH BUTLER AVENUE**

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



INDIANAPOLIS HISTORIC
PRESERVATION
COMMISSION

At least 5-days prior to the COA application deadline, make an appointment to meet in person with IHPC staff for a project consultation.

Complete all applicable sections and submit with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. The Architectural Reviewer may determine additional documentation is needed and variances or a rezoning of the property will be necessary.

Intersection of Emerson Ave. and Julian Ave. and Julian Ave. Construction adjacent to

PROPERTY ADDRESS: 4900 Julian Ave, 29 S. Emerson, 101 S. Emerson, and 101 S. Emerson.

CASE # (Office Use Only): _____

NEW BUILDING TYPE (check all that apply):

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ carport
- ☐ accessory structure
- ☒ other

DRAWINGS (provide each of the following):

scale like drawings the same; include all dimensions and scale used; label with cardinal directions (do not use left/right on elevation drawings.) Do not submit reduced-sized plans.

- ☒ site plan (see details below)
- ☐ floor plans
- ☐ window and door schedule
- ☐ roof plan
- ☐ elevations (all sides)
- ☐ perspective/3D computer model (see details below)
- ☐ streetscape drawing (see details below)
- ☐ 11x17 additional set of drawings (to-scale)

*Additional copies of the 11x17 drawings may be necessary for public hearings.

WRITTEN DESCRIPTION (attach to COA application):

- ☒ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☐ materials description; attach specification sheets if necessary

PHOTOGRAPHS (submit with COA application):

- ☒ label photos with description and location
- ☒ site as seen from street, from front and corners, include neighboring properties

MATERIAL SAMPLES (submit with application if requested by staff):

- ☐ a sample of the materials to be used, including any manufacturer specification sheets

Signature of Applicant: Shannon Sheets **Date:** 6/30/2026

DETAILS FOR SITE PLANS

Provide a full-size site plan of the subject property (with an additional copy at 11x17 size), that is accurate and to scale, indicating the location and dimensions of all existing structures, walkways, driveways, and other significant features; and all proposed changes with all dimensions; distances from the front, side and rear property lines to each proposed new structure and/or site improvement, which shall include the following as applicable:

- Identifying information including the record owner of land, north arrow, date (including any revision dates) and scale (recommended at a scale of 1" = 8, 10, 16, 20, 40 feet);
- Property lines and abutting streets;
- Rights of way or easements affecting the property;
- Existing and proposed setbacks to property lines and/or public rights-of-way;
- Location of existing and proposed utilities and facilities (water, sewer, electric, telephone, fire hydrant);
- Location of existing and proposed buildings;
- Height of proposed buildings
- Location and number of parking spaces and the type of barriers used to define parking areas (bollards, curbs, etc.); and,
- A coverage calculation table showing the square foot area of all existing and proposed structures and hard surfaces (walkways, driveways etc), with a total percentage coverage calculation based on lot size. Overhangs are to be included in lot coverage.
- Provide a survey if available, however, please do not draw your site plan over the top of the survey.
- Show any clear sight triangle areas as required per zoning code
- Identify all trees being removed and/or trees being planted on the site along with any other significant landscaping or hardscaping planned for the project

DETAILS FOR PERSPECTIVES AND 3-D COMPUTER-GENERATED MODEL (for primary structures only unless requested by staff)

At least one color-rendered perspective drawing from a realistic public vantage point showing the proposed building(s) and landscaping after five to seven years of growth; o A detailed plan for new landscaping (with an additional copy at 11x17 size) that clearly identifies species by Latin name, readily understood symbol, and common name, and which shows all screening of parking, dumpsters, and ground mounted mechanical/electrical equipment. The landscape plan should be accompanied by a brief statement of the landscape concepts and objectives. Where applicable, information should be submitted indicating streetscape design;

DETAILS FOR STREETSCAPE (STREET ELEVATION) DRAWINGS (for primary structures only unless requested by staff)

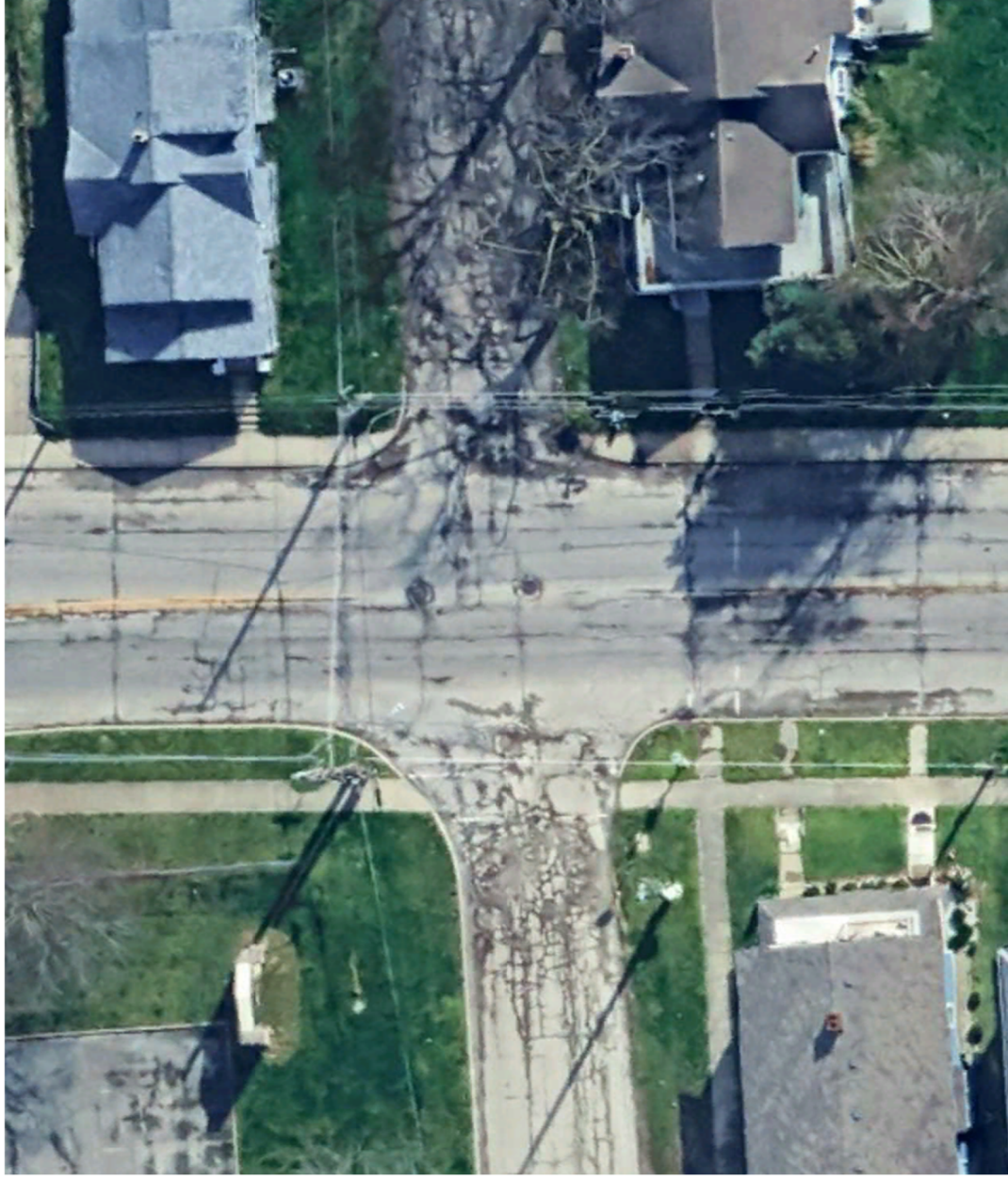
A streetscape drawing shows the front elevation of a proposed primary structure in relationship to the existing buildings around it. An example is included in this packet. The streetscape shall be to-scale, and shall denote the first finished floor location and overall building height. If no building is immediately adjacent, the next available building on the same side of the street shall be depicted.

COA – Project Area 14 – Emerson Avenue and Julian Avenue

This intersection improvement is part of the Indianapolis Department of Public Works (DPW) Pedestrian Crash Focus Area 14B Phase 2 Safety Improvements. DPW Project CW-26-007, INDOT Contract T-46007.

A bumpout is being constructed at the SW and SE corners of the intersection to reduce speeds along Emerson and to allow for a shorter, safer, pedestrian crossing of Emerson. Rectangular Rapid Flashing Beacons are being relocated from their current locations at this intersection to the new bump-out locations for this east-west crossing. Curb ramps are being reconstructed in the NE and NW corners. One curb inlet is being replaced along with one new inlet on both the SW and SE corners.

Existing Condition:



Area 14 NW Corner – curb ramp reconstruction



Area 14 NE Corner – curb ramp reconstruction



Area 14 SW Corner – curb bumpout and curb ramp reconstruction

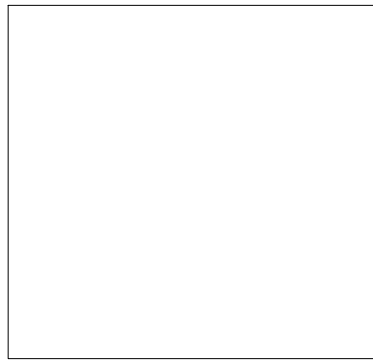


Area 14 SE Corner – curb bumpout and curb ramp reconstruction



5/14/2026 - Shannon Sheets - S:\PROJECT FILES\2025\25-0013 DPW - PEDESTRIAN FOCUS AREA 14B PHASE 2\PROJECT\CADD\DESIGN\SHEET SET\SI\HPC EXHIBITS\25-0013 CURB RAMP PLAN SHEET_14.DWG

- FUTURE CONCRETE SIDEWALK/CURB RAMP AREA
- FUTURE GRASS AREA

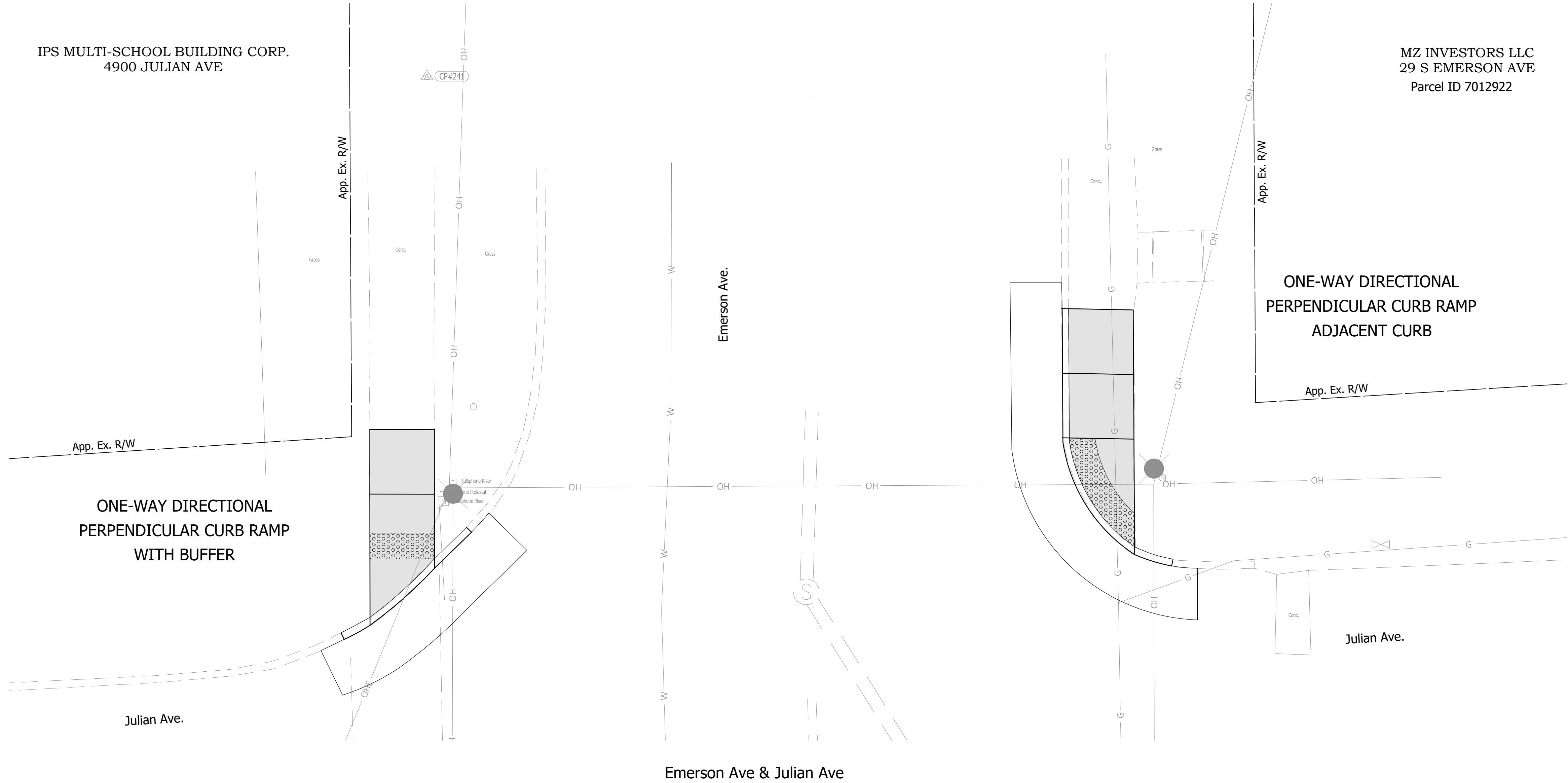


RECOMMENDED FOR APPROVAL _____	
DESIGN ENGINEER	DATE
DESIGNED: _____ SES	DRAWN: _____ SES
CHECKED: _____ ACD	CHECKED: _____ ACD

INDIANA
DEPARTMENT OF TRANSPORTATION

CURB RAMP PLAN AREA 14
EMERSON AVENUE & JULIAN AVENUE

HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION NO.
N/A	2401630
SHEETS	
20	of 49
CONTRACT	
T-46007	

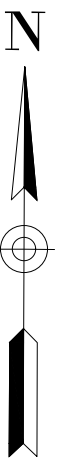


Emerson Ave.

Emerson Ave & Julian Ave

Julian Ave.

5/14/2026 - Shannon Sheets - S:\PROJECT FILES\2025\25-0013 DPW - PEDESTRIAN FOCUS AREA 14B PHASE 2\PROJECT\CADD\DESIGN\SHEET SETS\IHPC EXHIBITS\25-0013 CURB RAMP PLAN SHEET_14.DWG



- FUTURE CONCRETE SIDEWALK/CURB RAMP AREA
- FUTURE GRASS AREA

RECOMMENDED FOR APPROVAL _____ DESIGN ENGINEER DATE		
DESIGNED: _____ SES	DRAWN: _____ SES	
CHECKED: _____ ACD	CHECKED: _____ ACD	

INDIANA
DEPARTMENT OF TRANSPORTATION

CURB RAMP PLAN AREA 14
EMERSON AVENUE & JULIAN AVENUE

HORIZONTAL SCALE		BRIDGE FILE	
1" = 5'			
VERTICAL SCALE		DESIGNATION NO.	
N/A		2401630	
		SHEETS	
		##	of 80
		CONTRACT	
		T-46007	

Rectangular Rapid-Flashing Beacon (RRFB)

SAFE TRANSPORTATION
FOR EVERY PEDESTRIAN

COUNTERMEASURE TECH SHEET



RRFBs are pedestrian-actuated conspicuity enhancements used in combination with a pedestrian, school, or trail crossing warning sign to improve safety at uncontrolled, marked crosswalks. The device includes two rectangular-shaped yellow indications, each with an LED-array-based light source, that flash with high frequency when activated.

The RRFB is a treatment option at many types of established pedestrian crossings. Research indicates RRFBs can result in motorist yielding rates as high as 98 percent at marked crosswalks. However, yielding rates as low as 19 percent have also been noted. Compliance rates varied most per the city location, posted speed limit, crossing distance, and whether the road was one- or two-way. RRFBs are particularly effective at multilane crossings with speed limits less than 40 mph. Consider the Pedestrian Hybrid Beacon (PHB) instead for roadways with higher speeds. FHWA's *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations* (HSA-17-072) provides specific conditions where practitioners should strongly consider the PHB instead of the RRFB.

⚠ Multiple lanes of traffic create challenges for pedestrians crossing at unsignalized locations.

💡 RRFBs can make crosswalks and/or pedestrians more visible at a marked crosswalk.

.....

RRFBs can reduce pedestrian crashes by

47%

.....



FEATURES:

- Enhanced warning improves motorist yielding

OFTEN USED WITH:

- Crosswalk visibility enhancements
- Pedestrian refuge island
- Advance STOP or YIELD markings and signs



U.S. Department of Transportation
Federal Highway Administration



June 2018, Updated | FHWA-SA-18-065

Rectangular Rapid-Flashing Beacon (RRFB)

EDC-4 STEP: https://www.fhwa.dot.gov/innovation/everydaycounts/edc_4/step.cfm



Princeton, NJ. Photo: VHB

CONSIDERATIONS

FHWA has issued interim approval for the use of the RRFB (IA-21). State and local agencies must request and receive permission to use this interim approval before they can use the RRFB. IA-21 does not provide guidance or criteria based on number of lanes, speed, or traffic volumes.

RRFBs are placed on both ends of a crosswalk. If the crosswalk contains a pedestrian refuge island or other type of median, an RRFB should be placed to the right of the crosswalk and on the median (instead of the left side of the crosswalk).

RRFBs typically draw power from standalone solar panel units, but may also be wired to a traditional power source. IA-21 provides conditions for the use of accessible pedestrian features with the RRFB assembly. When RRFBs are not in common use in a community, consider conducting an outreach effort to educate the public and law enforcement officers on their purpose and use.

COST

The cost associated with RRFB installation ranges from \$4,500 to \$52,000 each, with the average cost estimated at \$22,250. These costs include the complete system installation with labor and materials.

References

- MUTCD section 2B.12 In-Street and Overhead Pedestrian Crossing Signs (R1-6, R1-6a, R1-9, and R1-9a).
- Fitzpatrick, K., M. Brewer, R. Avelar, and T. Lindheimer. "Will You Stop for Me? Roadway Design and Traffic Control Device Influences on Drivers Yielding to Pedestrians in a Crosswalk with a Rectangular Rapid-Flashing Beacon." Report No. TTI-CTS-0010. Texas A&M Transportation Institute, College Station, Texas, June 2016. <https://static.tti.tamu.edu/tti.tamu.edu/documents/TTI-CTS-0010.pdf>
- Federal Highway Administration. (2018). MUTCD – Interim Approval for Optional Use of Pedestrian-Actuated Rectangular Rapid-Flashing Beacons at Uncontrolled Marked Crosswalks (IA-21). U.S. Department of Transportation, Washington, DC.
- Federal Highway Administration. (2013). "Rectangular Rapid Flash Beacon" in PEDSAFE: Pedestrian Safety Guide and Countermeasure Selection System. Available: http://www.pedbikesafe.org/PEDSAFE/countermeasures_detail.cfm?CM_NUM=54
- Bushell, M., Poole, B., Zegeer, C., & Rodriguez, D. (2013). Costs for Pedestrian and Bicyclist Infrastructure Improvements: A Resource for Researchers, Engineers, Planners, and the General Public. Pedestrian and Bicycle Information Center.

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



INDIANAPOLIS HISTORIC
PRESERVATION
COMMISSION

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PROPERTY ADDRESS: Intersection of Market St. and Butler Ave. Construction adjacent to 5201 E. Pleasant Run Parkway S Dr. and 5229 E. Market St.

CASE # (Office Use Only): _____

NEW BUILDING TYPE (check all that apply):

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ carport
- ☐ accessory structure
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- Existing and proposed setbacks to property lines and/or public rights-of-way;
- Location of existing and proposed utilities and facilities (water, sewer, electric, telephone, fire hydrant);
- Location of existing and proposed buildings;
- Height of proposed buildings
- Location and number of parking spaces and the type of barriers used to define parking areas (bollards, curbs, etc.); and,
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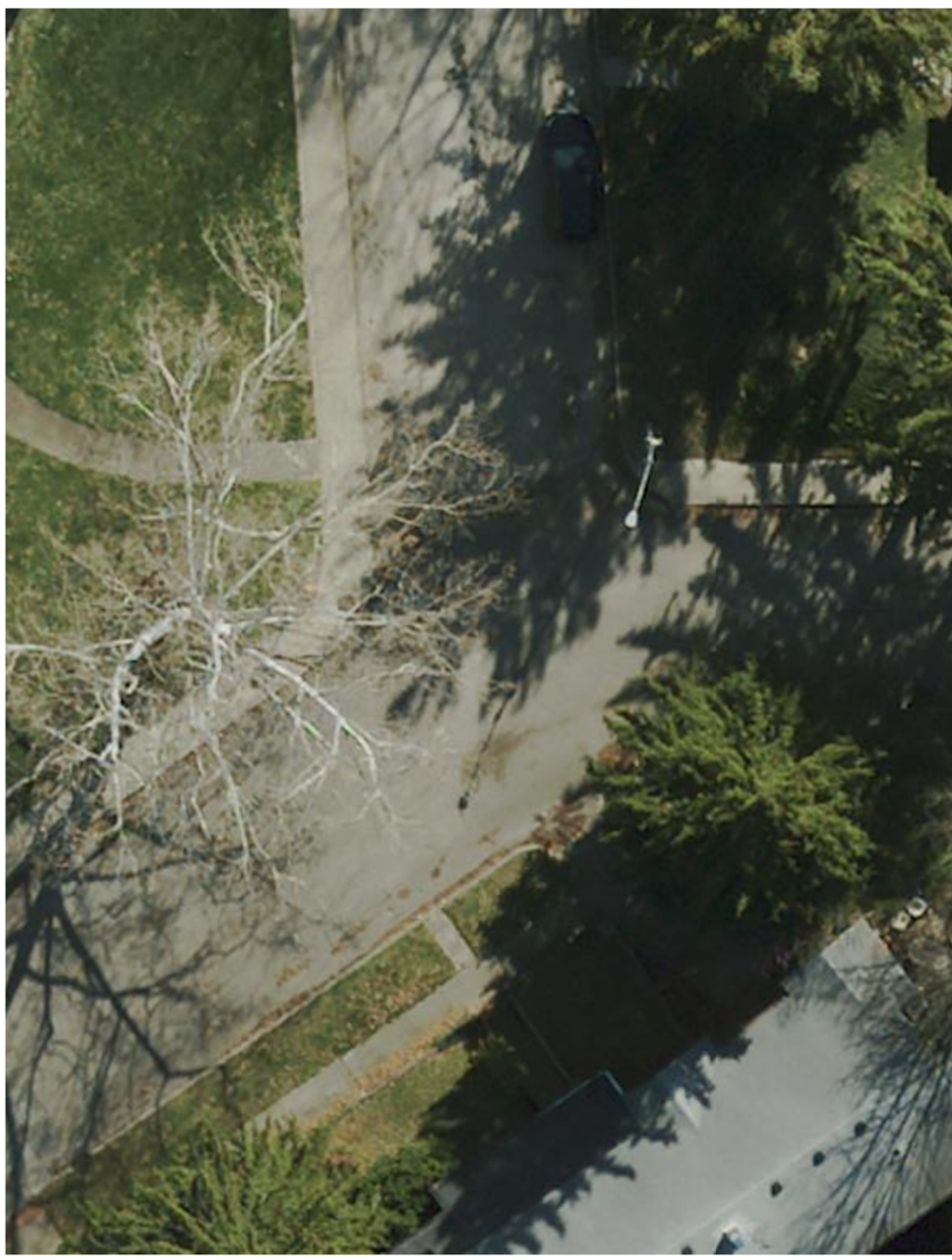
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COA – Project Area 40 – Market Street and Butler Avenue

This intersection improvement is part of the Indianapolis Department of Public Works (DPW) Pedestrian Crash Focus Area 14B Phase 2 Safety Improvements. DPW Project CW-26-007, INDOT Contract T-46007.

A bumpout is being constructed at the NE corner of the intersection. The bumpout is required due to the existing location of the sanitary manhole and inlet. Without the bumpout, the sanitary manhole casting would be where the detectable warning surface of the curb ramp is located. No obstructions are allowed in the detectable warning surface area. A curb ramp is being reconstructed in the SE corners.

Existing Condition:



Area 40 NE Corner – curb bumpout and curb ramp reconstruction



Area 40 SE Corner – curb ramp reconstruction



