



2026-COA-111 (FP)

**501 & 555 (AKA 551) EAST LOUISIANA STREET and
304 & 306 SOUTH COLLEGE AVENUE**

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

IHPC SUBMISSION 04

07/02/2026

LAS Project No. 12936-00

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Structural

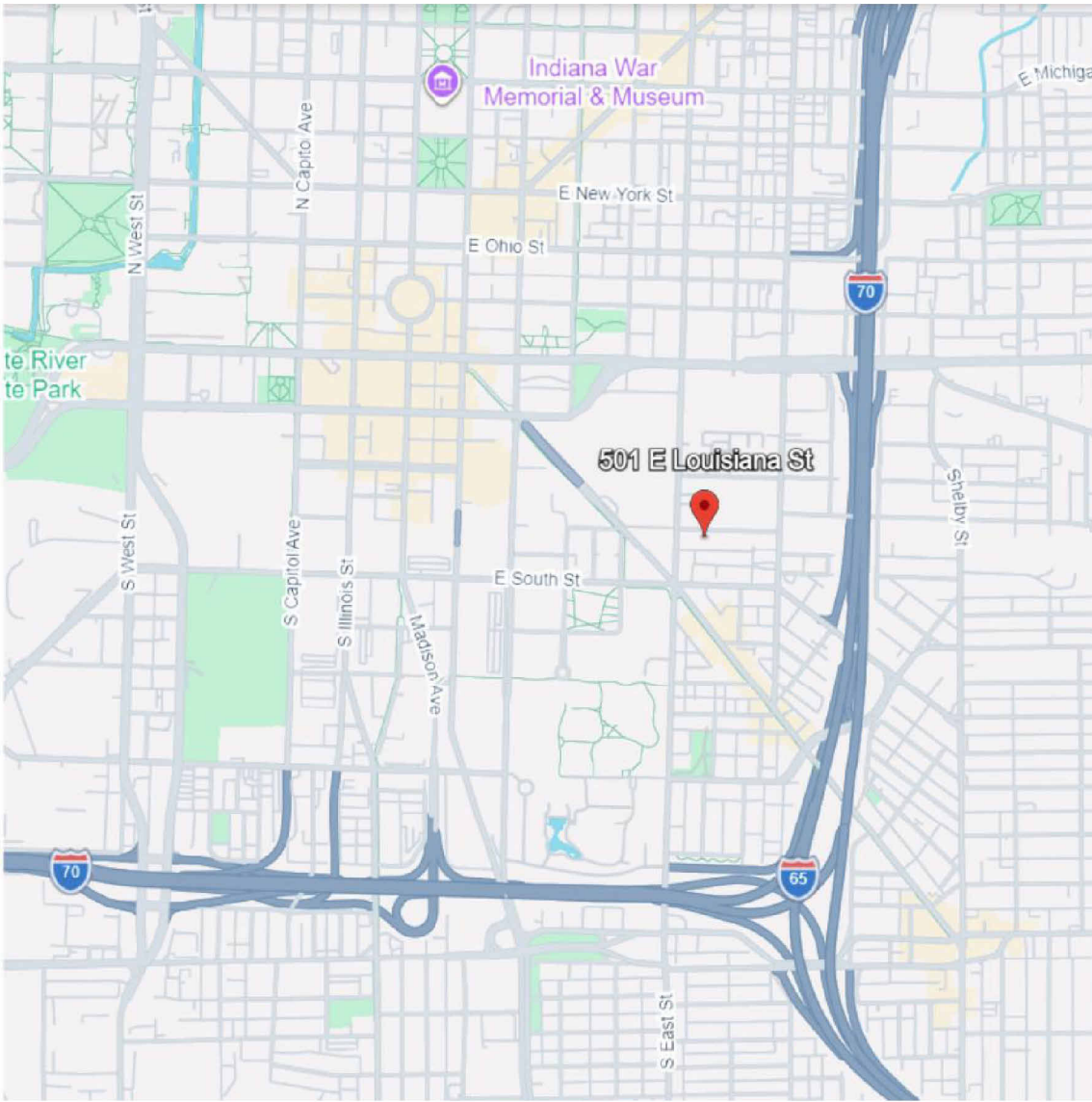
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MEP

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VICINITY MAP



PROJECT NARRATIVE

THIS PROJECT CONSISTS OF 58 BUILD-TO-RENT TOWNHOMES. THE TOWNHOMES ARE ORGANIZED INTO FIVE BUILDING TYPES AND 10 TOTAL TOWNHOME BUILDINGS. EACH TOWNHOME HAS AN ATTACHED PRIVATE GARAGE.



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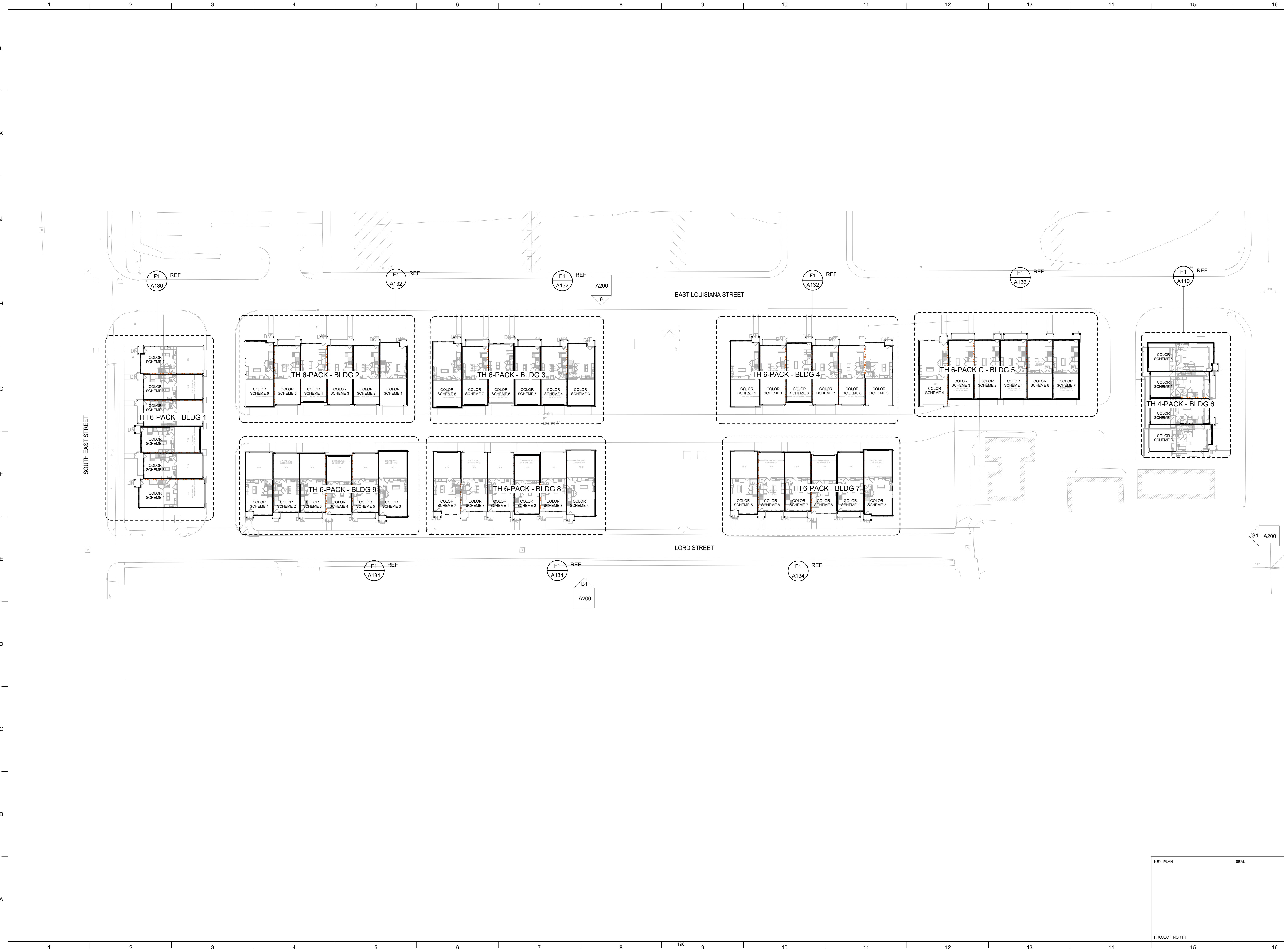
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BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES
LOCATION
501 E. LOUISIANA STREET
INDIANAPOLIS, IN 46202

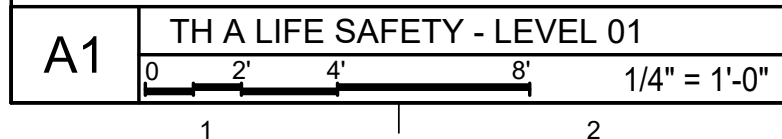
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JOB NO.
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DWG. NO.

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L	GENERAL G000COVER SHEET G001SHEET INDEX G002SITE PLAN G101LIFE SAFETY PLANS G102LIFE SAFETY PLANS G103LIFE SAFETY PLANS G110CODE ANALYSIS - TOWNHOMES 1/2 G111CODE ANALYSIS - TOWNHOMES 2/2 G800PROJECT DATA - AREA MATRIX ARCHITECTURAL A001KEYNOTE LIST / SYMBOLS / LEGEND / GENERAL NOTES A006DOOR ELEVATIONS & DETAILS A007WINDOW ELEVATIONS & SCHEDULE A110SLAB & LEVEL 01 PLANS - TOWNHOMES 4-PACK A111LEVEL 02 & ROOF PLAN - TOWNHOMES 4-PACK A130SLAB & LEVEL 01 PLANS - TOWNHOMES 6-PACK A131LEVEL 02 & ROOF PLAN - TOWNHOMES 6-PACK A132SLAB PLAN & LEVEL 01 - TOWNHOMES 6-PACK - NORTH A133LEVEL 02 & ROOF PLAN - TOWNHOMES 6-PACK - NORTH A134SLAB & LEVEL 01 PLANS - TOWNHOMES 6-PACK - SOUTH A135LEVEL 02 & ROOF PLAN - TOWNHOMES 6-PACK - SOUTH A136SLAB PLAN & LEVEL 01 - TOWNHOMES 6-PACK - TH C A137LEVEL 02 & ROOF PLAN - TOWNHOMES 6-PACK - TH C A200STREETSCAPE ELEVATIONS A210EXTERIOR ELEVATIONS - TOWNHOMES 4-PACK A230EXTERIOR ELEVATIONS - TOWNHOMES 6-PACK A232EXTERIOR ELEVATIONS - TOWNHOMES 6-PACK - NORTH A234EXTERIOR ELEVATIONS - TOWNHOMES 6-PACK - SOUTH A236EXTERIOR ELEVATIONS - TOWNHOMES 6-PACK - TH C A900RENDERING A901RENDERING A902RENDERING A903RENDERING														MATERIAL KEYNOTES		LORD AECK SARGENT © 2026 Lord Aeck Sargent Planning & Design, Inc. LordAeckSargent.com REVISION:
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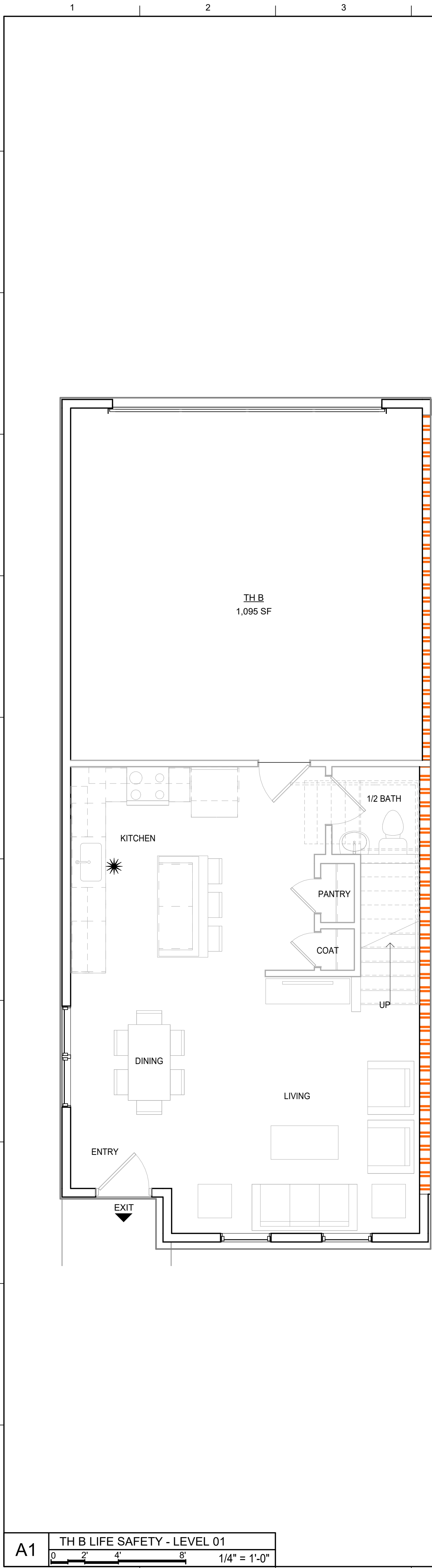


GENERAL NOTES

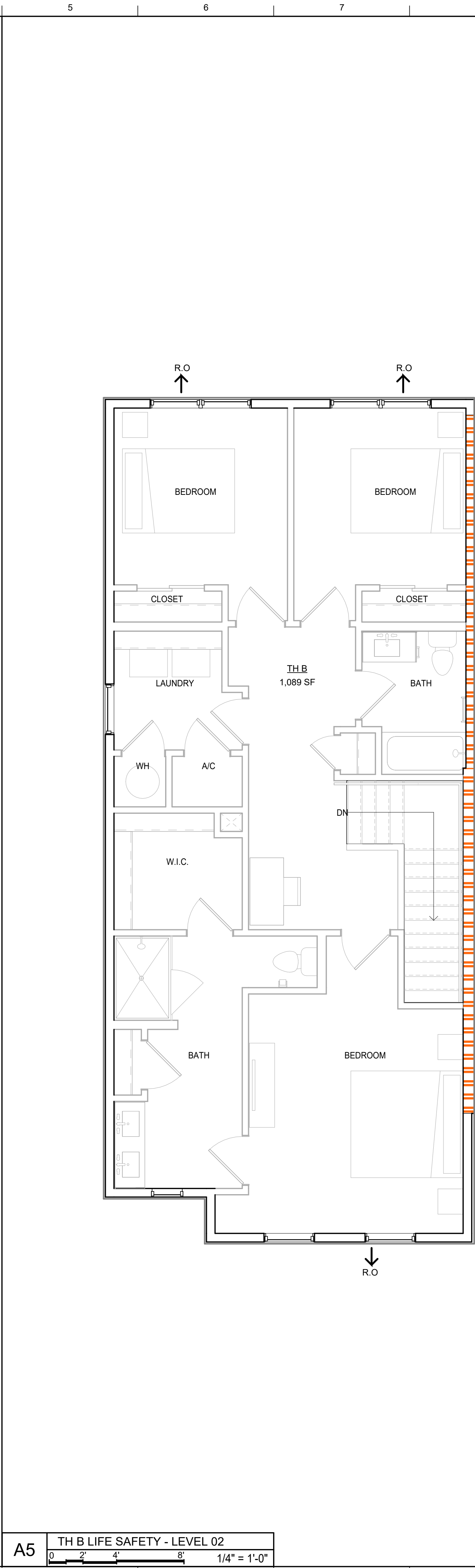
- A. NFPA 13D SPRINKLER SYSTEMS
 - 1. WINDOWS AT DEMISING WALLS WITH DIFFERENT ROOF HEIGHTS ARE NOT PERMITTED UNLESS MORE THAN 30" ABOVE ROOF DECK BELOW.
- B. TYPICAL WALL TYPE ARE AS FOLLOWS:
 - 1. FOR TYP DEMISING WALLS, REFER TO B10(A)114,
 - 2. EXTERIOR WALLS TO BE NON-RATED
- C. PROVIDE AN ACCESSIBLE ROUTE TO EACH UNIT
- D. PROVIDE ONE UNDER COUNTER A, B, C, FIRE EXTINGUISHER IN EACH UNIT. LOCATE IN KITCHEN SINK CABINET.
- E. GARAGES ARE TO BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC WITH NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
- F. FROM THE HABITABLE ROOMS ABOVE THE GARAGE, SEPARATION SHOULD NOT BE LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
- G. SPRINKLER PROTECTION IS REQUIRED IN ATTACHED GARAGES, AND ATTIC SPACES THAT ARE TWO OR MORE STORIES IN HEIGHT ABOVE GRADE PLANE OR ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
- H. SEE DOOR SCHEDULE FOR DOOR RATING REQUIREMENTS.
- I. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF LATCHING.

 BUCKINGHAM COMPANIES		BUCKINGHAM COMPANIES		BUCKINGHAM AECK SARGENT	
JOB NAME BUCKINGHAM COMPANIES		SHEET TITLE LIFE SAFETY PLANS		© 2026 Lord Aeck Sargent Planning & Design, Inc. LordAeckSargent.com	
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JOB NO. 12936-00					
DWG. NO.					
G101					
LOCATION 225 SOUTH EAST STREET INDIANAPOLIS, IN 46202					
FLETCHER PLACE TOWNHOMES					

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A1 TH B LIFE SAFETY - LEVEL 01
0 2' 4' 8' 1/4" = 1'-0"



A5 TH B LIFE SAFETY - LEVEL 02
0 2' 4' 8' 1/4" = 1'-0"

MATERIAL KEYNOTES

LIFE SAFETY LEGEND

- 3' - 0" CLR WIDTH OF STAIR OR CORRIDOR
HORIZONTAL PORTION NOTE
- EXIT BUILDING EXIT AT GRADE
- FIRE EXTINGUISHER
- NON-RATED PARTITION
- 1-HOUR FIRE RATED PARTITION
- R.O. ↓ R.O. RESCUE OPENINGS AND EMERGENCY ESCAPE

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SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

LORD AECK SARGENT

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BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

JOB NAME

BUCKINGHAM COMPANIES

JOB NO.

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G102

BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

JOB NAME

BUCKINGHAM COMPANIES

JOB NO.

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G102

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FLETCHER PLACE TOWNHOMES

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FLETCHER PLACE TOWNHOMES

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DWG. NO.

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LIFE SAFETY PLANS

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

JOB NAME

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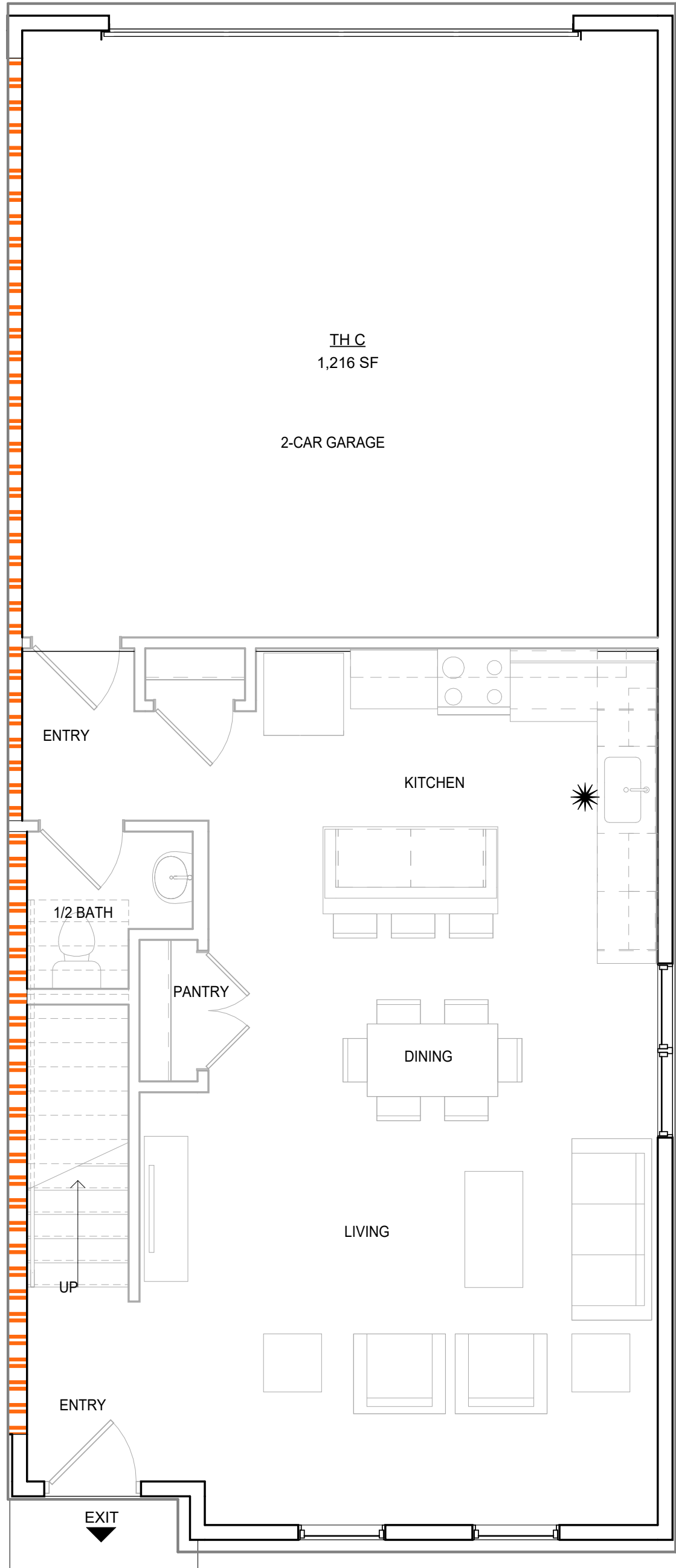
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2'

4'

8'

1/4" = 1'-0"



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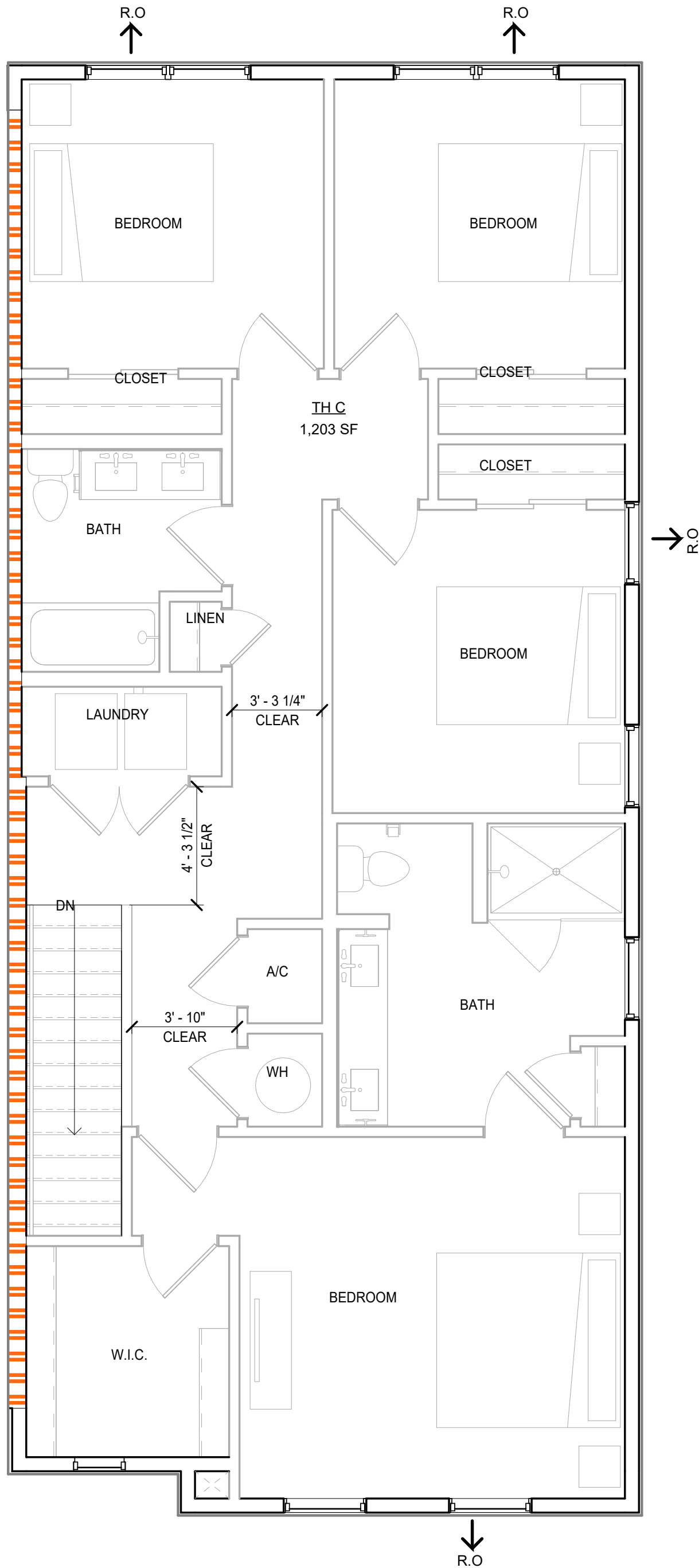
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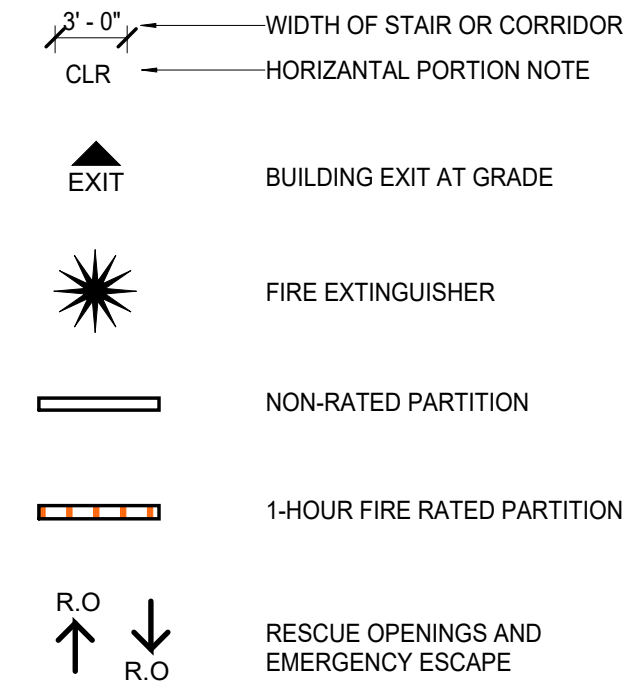
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1/4" = 1'-0"



MATERIAL KEYNOTES

LIFE SAFETY LEGEND



GENERAL NOTES

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PROJECT NORTH

LORD AECK SARGENT

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REVISION:

SHEET TITLE

LIFE SAFETY PLANS

JOB NAME

BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

LOCATION

1500 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE

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APPLICABLE CODES

2020 INDIANA RESIDENTIAL CODE (2018 IRC), WITH AMENDMENTS
2009 INDIANA ELECTRICAL CODE (2008 NFPA 70), WITH AMENDMENTS
2014 INDIANA FIRE CODE (2012 IFC), WITH AMENDMENTS
2010 INDIANA ENERGY CONSERVATION CODE (2007 ANSI/ASHRAE 90.1), WITH AMENDMENTS
2014 INDIANA FUEL GAS CODE (2012 IFGC), WITH AMENDMENTS
2014 INDIANA MECHANICAL CODE (2006 IMC), WITH AMENDMENTS
2012 INDIANA PLUMBING CODE (2006 IPC), WITH AMENDMENTS

2009 ANSI A117.1 FOR MODEL UNIT OFFICE
MULTISTORY TOWNHOUSES WHICH ARE SEPARATED BY A 2-HOUR FIRE-RESISTANCE RATED WALL ARE EXEMPT FROM FHA COMPLIANCE (NOT COVERED DWELLING UNITS) AND IRC ACCESSIBILITY REQUIREMENTS PER IRC R320.1.

CHAPTER 3 - BUILDING PLANNING

SECTION R301 - DESIGN CRITERIA

R301.3 - STORY HEIGHT:
FOR WOOD FRAMING, THE STORY HEIGHT SHALL NOT EXCEED 11' 7" AND THE Laterally Unsupported Bearing Wall Stud Height Permitted by Table R602.3(5).

SECTION R302 - FIRE-RESISTANT CONSTRUCTION

R302.1 - EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1.1(1); OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904 SHALL COMPLY WITH TABLE R302.1.1(2).

TABLE R302.1 (2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	NOT FIRE-RESISTANCE RATED	0 HOURS	≥ 5 FEET
PROJECTIONS	NOT FIRE-RESISTANCE RATED	0 HOURS	≥ 5 FEET
OPENINGS IN WALLS	UNLIMITED	0 HOURS	5 FEET
PENETRATIONS	ALL	NONE REQUIRED	3 FEET

SECTION R302.2 - TOWNHOUSES:

WALLS SEPARATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2.

R302.2.2 - COMMON WALLS:

COMMON WALLS SEPARATING TOWNHOUSE UNITS SHALL BE ASSIGNED A FIRE-RESISTANCE RATING IN ACCORDANCE WITH ITEM #2. THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTERS 34 THROUGH 43. PENETRATIONS OF THE MEMBRANE OF COMMON WALLS FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITHS ECTION R302.4.
ITEM 2: WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE.

R302.2.3 - CONTINUITY:

THE FIRE RESISTANCE-RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE-RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS THROUGH AND SEPARATING ATTACHED ENCLOSED ACCESSORY STRUCTURES.

R302.2.4 PARAPETS FOR TOWNHOUSES:

PARAPETS CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.5 SHALL BE CONSTRUCTED FOR TOWNHOUSES AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALL SEPARATING TOWNHOUSE UNITS IN ACCORDANCE WITH THE FOLLOWING:

- WHERE ROOF SURFACES ADJACENT TO THE WAL OR WALLS ARE AT THE SAME ELEVATION, THE PARAPET SHALL NOT EXTEND LESS THAN 30 INCHES ABOVE THE ROOF SURFACE
- WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEATIONS AND THE HIGHER ROOF IS NOT MORE THAN 30 INCHES ABOVE THE LOWER ROOF, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES ABOVE THE LOWER ROOF SURFACE
EXCEPTION: A PARAPET IS NOT REQUIRED IN THE PRECEEDING TWO CASES WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS OR FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL OR WALLS, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET OF THE COMMON WALLS. FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF SECTIONS R802.1.5 AND R803.2.1.2.

R302.2.5: PARAPET CONSTRUCTION:

NOT APPLICABLE AS PARAPETS ARE EXCLUDED VIA THE EXCEPTION IN BOLD ABOVE.

R302.2.6 - STRUCTURAL INDEPENDENCE:

EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT.

EXCEPTIONS:

- FOUNDATIONS SUPPORTING EXTERIOR WALLS OR COMMON WALLS
- STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING
- NONSTRUCTURAL WALL AND ROOF COVERINGS
- FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON WALL
- TOWNHOUSE UNITS SEPARATED BY A COMMON WALL AS PROVIDED IN SECTION R302.2
- TOWNHOUSE UNITS PROTECTED BY A FIRE SPRINKLER SYSTEM COMPLYING WITH SECTION P2904 OR NFPA 13D

R302.4 - DWELLING UNIT RATED PENETRATIONS:

PENETRATION OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 or R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION.

R302.4.1 - THROUGH PENETRATIONS:

THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (3 PA) AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESTANCE RATING OF THE WALL OR FLOOR-CEILING ASSEMBLY PENETRATED.

R302.4.2- MEMBRANE PENETRATIONS:

MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH UNLESS LISTED OTHERWISE. BOXES ON OPPOSITE SIDES OF TEH WALL SHALL BE SEPARATED BY PUTTY PADS.

R302.5 - DWELLING-GARAGE OPENING AND PENETRATION PROTECTION

R302.5.1 - OPENING PROTECTION:

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS. PULL DOWN STAIRS THAT HAVE A 20 MINUTE FIRE RATING MAY BE INSTALLED IN GARAGE / ATTIC SEPARATIONS.

R302.6 DWELLING-GARAGE FIRE SEPARATION:

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6 - DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM THE HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGE LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

R302.7 - UNDER-STAIR PROTECTION:

ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½-INCH GYPSUM BOARD.

R302.9 - FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR WALL AND CEILING FINISHES

R302.9.1 - FLAME SPREAD INDEX:

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
EXCEPTION: FLAME SPREAD INDEX REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS; TO DOORS AND WINDOWS OR THEIR FRAMES; OR TO MATERIALS THAT ARE LESS THAN 1/28" IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS EXHIBIT FLAME SPREAD INDEX VALUES NOT GREATER THAN THOSE OF PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.

R302.9.2 - SMOKE-DEVELOPED INDEX:

WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

R302.9.3 - TESTING:

TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.

R302.10 - FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION

R302.10.1 - INSULATION:

INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR PERMEABLE MEMBRANES AND SIMILAR COVERINGS.
EXCEPTION: 1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

R302.11 - FIREBLOCKING:

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET IN FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

SECTION R303 - LIGHT, VENTILATION AND HEATING

R303.1 - HABITABLE ROOMS:

HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

R303.3 - BATHROOMS:

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M150S. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

SECTION R304 - MINIMUM ROOM AREAS

R304.1 - MINIMUM AREA:

HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.
EXCEPTION: KITCHENS.

R304.2 - MINIMUM DIMENSIONS:

HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION.
EXCEPTIONS: KITCHENS.

SECTION R305 - CEILING HEIGHT

R305.1 - MINIMUM HEIGHT:

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6' 8".
EXCEPTIONS:
1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5' AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'.

SECTION R306 - SANITATION

R306.1 - TOILET FACILITIES:

EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 - KITCHEN:

EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 - SEWAGE DISPOSAL:

PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

R306.4 - WATER SUPPLY TO FIXTURES:

PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDEETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 - TOILET, BATH AND SHOWER SPACES

R307.1 - SPACE REQUIRED:

FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 - BATHTUB AND SHOWER SPACES:

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.

SECTION R308 - GLAZING

R308.3 - HUMAN IMPACT LOADS:

INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN SECTION R308.4, SHALL PASS THE TEST REQUIREMENTS OF SECTION R308.3.1.

R308.4 - HAZARDOUS LOCATIONS:

THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

SECTION 309 - GARAGES AND CARPORTS

R309.1 - FLOOR SURFACE:

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.4 - AUTOMATIC GARAGE DOOR OPENERS:

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED:

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2 - EMERGENCY ESCAPE AND RESCUE OPENINGS:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS IN ACCORDANCE WITH SECTIONS R310.2.1 THROUGH R310.2.4.

R310.3 - EMERGENCY ESCAPE AND RESCUE DOORS:

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PERMITTED TO BE A SIDE-HINGED DOOR OR A SLIDING DOOR.

SECTION R311 - MEANS OF EGRESS

R311.1 - MEANS OF EGRESS:

DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS PROVIDED IN THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EXTERIOR EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 - EGRESS DOORS:

NOT LESS THAN ONE EXTERIOR EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 - FLOORS AND LANDINGS AT EXTERIOR DOORS:

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET AND ONLY ACCESSED FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL.

R311.5 - LANDING, DECK, BALCONY AND STAIR CONSTRUCTION AND ATTACHMENT:

EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHEMNT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

R311.6 - HALLWAYS:

THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3' MEASURED FROM THE FINISHED SURFACE OF THE WALLS.

R311.7 - STAIRWAYS

R311.7.1 - WIDTH:

STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF THE STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31½" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.2 - HEADROOM:

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6' 8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.3 - VERTICAL RISE:

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 15½" BETWEEN FLOOR LEVELS OR LANDINGS.

R311.7.5 - STAIR TREADS AND RISERS

R311.7.5.1 - RISERS:

THE RISER HEIGHT SHALL BE NOT MORE THAN 8 ¼". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.

R311.7.5.2 - TREADS:

THE TREAD DEPTH SHALL BE NOT LESS THAN 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.7.5.2.1 - WINDER TREADS:

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8". CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8" OF THE RECTANGULAR TREAD DEPTH.

R311.7.5.3 - NOSINGS:

NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16" OR A BEVEL NOT GREATER THAN ¼" A NOSING PROJECTION NOT LESS THAN ¼" AND NOT MORE THAN 1 ¼" SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" WITHIN A STAIRWAY
EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11".

R311.7.8 - HANDRAILS:

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

[illegible]

PROJECT NAME FARM BUREAU TOWNHOMES CLIENT NAME BUCKINGHAM ARCHITECT LORD AECK SARGENT													
TOTAL PROJECT UNIT DATA:													
UNIT	TH-A	TH-A - 2	TH-B	TH-C			NOTE: NRSF is calculated from center to center of demising wall and outside face of exterior material						
DESCRIPTION:	3BR/2.5BA	3BR/2.5BA	3BR/2.5BA	4BR/2.5BA									
NRSF:	1,472	1,486	1,673	1,873	1,346	AVG. UNIT SIZE							
GARAGE SQ. FT.:	434	434	479	504	386	AVG. GARAGE SIZE							
GROSS SQ. FT.:	1,906	1,920	2,152	2,377									
BUILDING DATA:													
BUILDING CONFIGURATION	TH-A	TH-A - 2	TH-B	TH-C	TOTAL UNITS PER BLDG	TOTAL UNIT NET RENTABLE SF/BLDG	TOTAL GARAGE SF/BLDG	TOTAL GROSS SF/BLDG	TOTAL UNITS ON SITE	TOTAL BLDGS ON SITE	TOTAL NET RENTABLE SF/SITE	TOTAL GARAGE SF/SITE	TOTAL GROSS SF/SITE
4-PACK	2		1	1	4	6,490	1,851	8,341	4	1	6,490	1,851	8,341
6-PACK	3	1	1		6	9,448	2,719	12,167	42	7	66,136	19,033	85,169
6-PACK - C	4	1		1	6	9,247	2,674	11,921	6	1	9,247	2,674	11,921
TOTALS BY UNIT TYPE	27	8	8	9					52	9	81,873	23,558	105,431

TH A - LEVEL 02

TH A - LEVEL 02

TH B - LEVEL 02

TH C - LEVEL 02

TH A - LEVEL 01

TH A - LEVEL 01

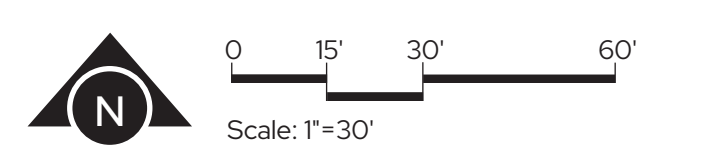
TH B - LEVEL 01

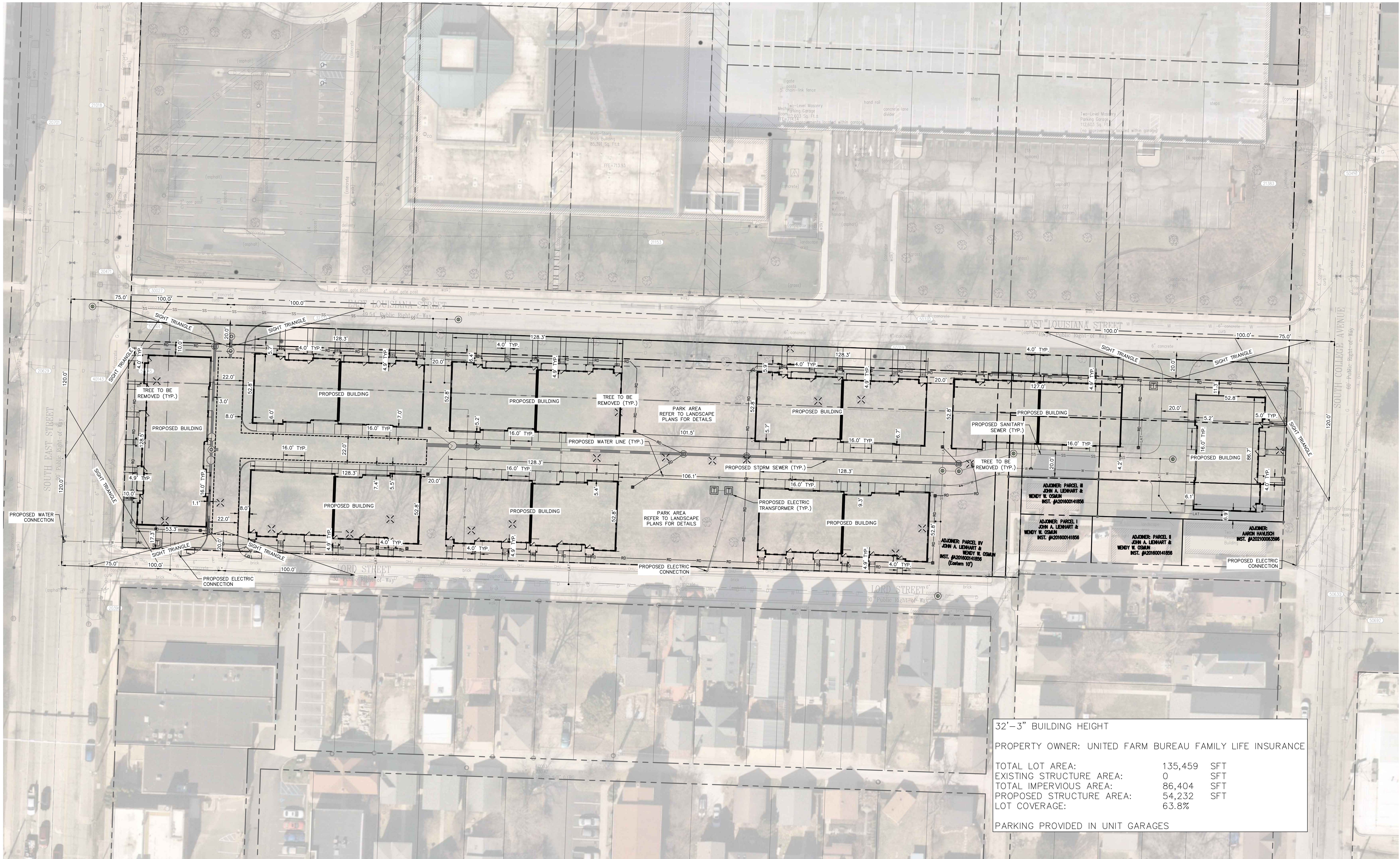
TH C - LEVEL 01

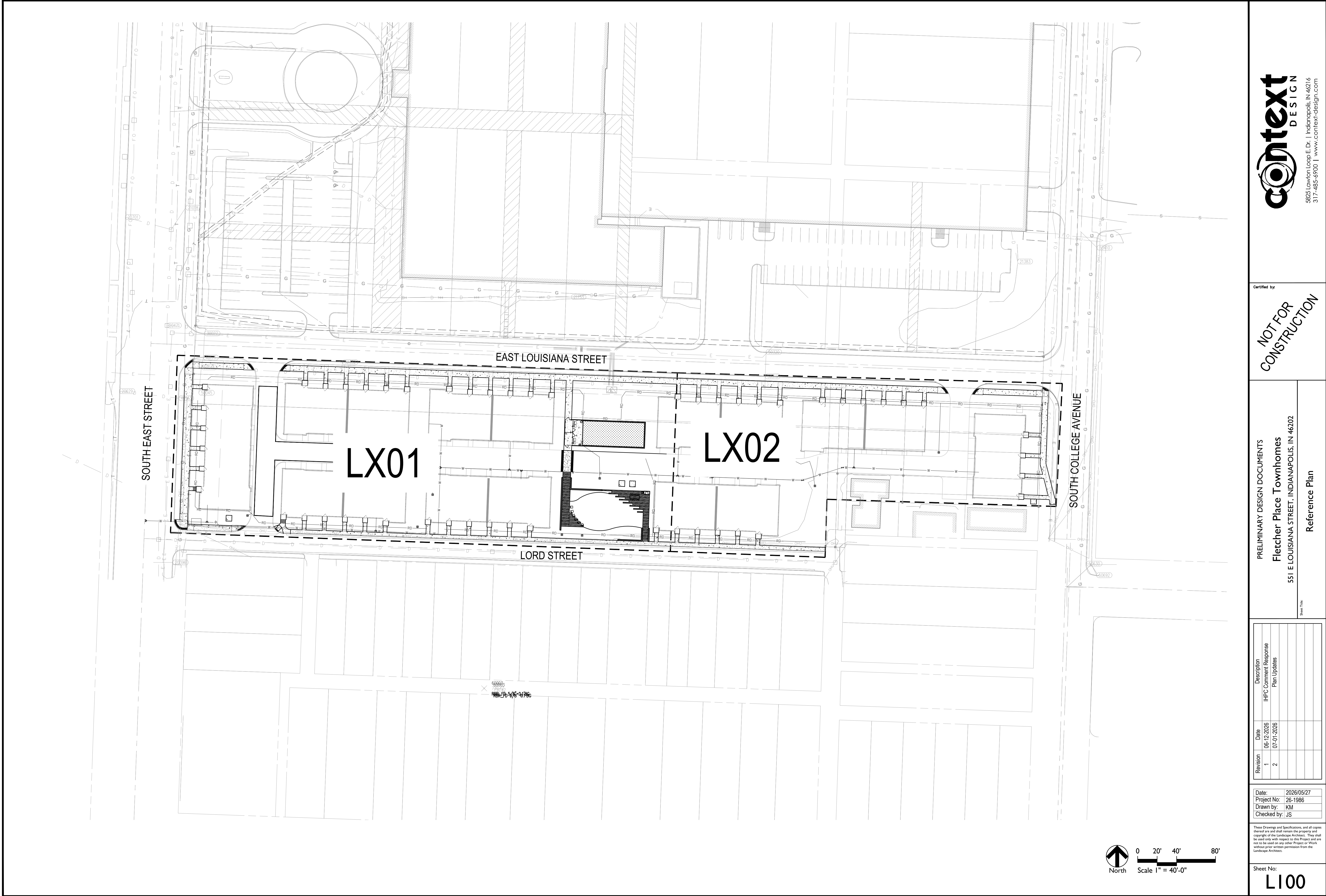
SEAL



- LEGEND**
- A. Townhomes
 - B. Pocket Park (Preserved Trees and New Amenities)
 - C. Dog Park
 - D. Retaining Wall
 - E. Screen Wall







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CONSTRUCTION**

PRELIMINARY DESIGN DOCUMENTS
Fletcher Place Townhomes
551 E LOUISIANA STREET, INDIANAPOLIS, IN 46202

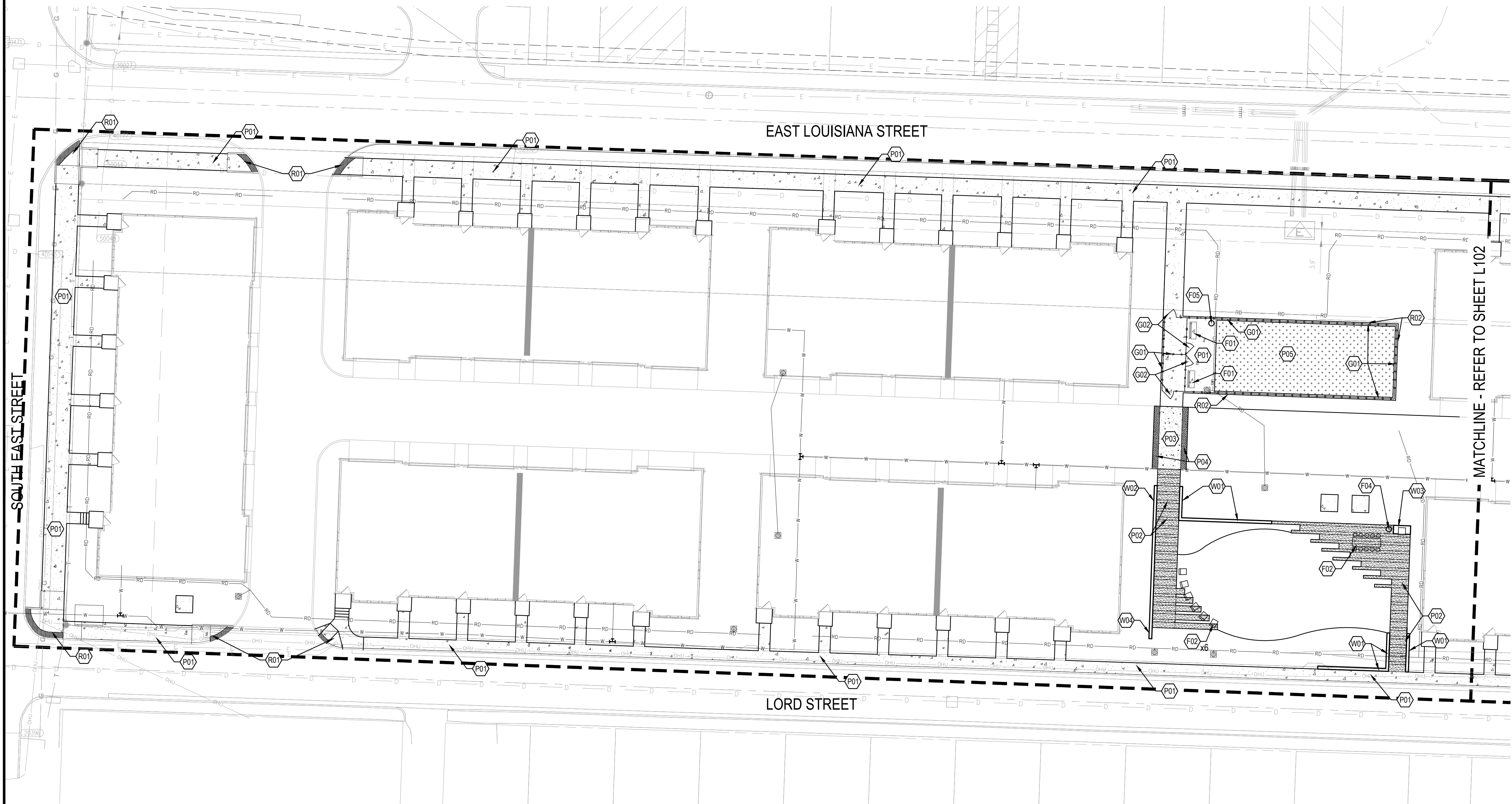
Reference Plan

Revision	Date	Description
1	06-12-2026	IHPC Comment Response
2	07-01-2026	Plan Updates

Date: 2026/05/27
Project No: 26-1986
Drawn by: KM
Checked by: JS

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Sheet No:
L100



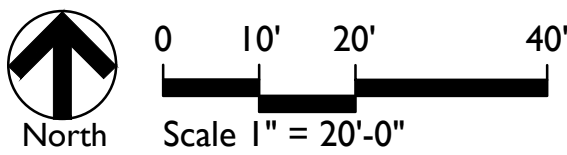
	MATERIAL KEYNOTES
KEY	DESCRIPTION / REFERENCE
	CURB RAMP
	FLUSH CURB

	PAVEMENTS
KEY	DESCRIPTION / REFERENCE
	CONCRETE, STANDARD, TYPE 01
	CONCRETE, STANDARD, TYPE 02
	CONCRETE, VEHICULAR, TYPE 01
	CONCRETE, VEHICULAR, TYPE 02
	SYNTHETIC DOG PARK TURF

	FENCING AND GATES
KEY	DESCRIPTION / REFERENCE
	ORNAMENTAL FENCE, BLACK
	ORNAMENTAL GATE WITH SECURE ENTRY

	WALLS AND SITE FEATURES
KEY	DESCRIPTION / REFERENCE
	SCREEN WALL
	RETAINING WALL
	GRILL STATION

	FURNISHINGS
KEY	DESCRIPTION / REFERENCE
	BENCH, BACKED
	COMMUNAL TABLE AND CHAIRS
	ADIRONDACK/LOUNGE CHAIR
	TRASH RECEPTACLE
	PET WASTE STATION



Certified by:

NOT FOR
CONSTRUCTION

PRELIMINARY DESIGN DOCUMENTS

Fletcher Place Townhomes

551 E LOUISIANA STREET, INDIANAPOLIS, IN 46202

Site Materials Plan
Sheet Title

Revision	Date	Description
1	06-12-2026	IHPC Comment Response
2	07-01-2026	Plan Updates

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Sheet No:

L101

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Cel-p	11	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	B & B	2" Cal	full, strong central leader, matched
Cla-k	10	Cladrastis kentukea	American Yellowwood	B & B	2"Cal	full, strong central leader, matched
Gin-p	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2"Cal	full, strong central leader, matched
Gle-s	13	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Nys-w	19	Nyssa sylvatica 'Wildfire'	Wildfire Sour Gum	B & B	2"Cal	full, strong central leader, matched
Ost-v	7	Ostrya virginiana	American Hophornbeam	B & B	2"Cal	full, strong central leader, matched
Pla-x	3	Platanus x acerifolia	London Plane Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-m	13	Ulmus x 'Morton Accolade'	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-m	7	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	B & B	2" Cal	full, strong central leader, matched
FLOWERING TREES						
Ame-x	18	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Aes-p	6	Aesculus parviflora serotina	Bottlebrush Buckeye	container	36" ht. min.	space @ 10'-0" o.c.
Aro-a	26	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Aro-u	35	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	container	24"	space @ 3'-0" o.c.
Aro-m	14	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	container	24"	space @ 5'-0" o.c.
Cle-s	39	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet Clethra	container	24"	space @ 3'-6" o.c.
Cor-s	21	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	container	24"	space @ 4'-0" o.c.
Hyd-q	19	Hydrangea quercifolia	Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.
Hyd-r	16	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	container	24"	space @ 5'-0" o.c.
Hyd-w	55	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3'-0" o.c.
Ite-s	44	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Phy-l	63	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	container	24"	space @ 4'-0" o.c.
Phy-m	6	Physocarpus opulifolius 'Monlo'	Diablo Purple Ninebark	container	36"	space @ 6'-0" o.c.
Pot-f	33	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	container	24"	space @ 3'-0" o.c.
Thu-b	16	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball Arborvitae	container	24"	space @ 3'-0" o.c.
Thu-o	17	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	container	24"	space @ 4'-0" o.c.
Vib-t	17	Viburnum trilobum 'Compactum'	Compact American Cranberry Viburnum	container	36"	space @ 5'-0" o.c.
GRASSES						
Pan-r	56	Panicum virgatum 'Rotstrahlbusch'	Red Switch Grass	pot	#2	space @ 2'-6" o.c.

Zone D-9

Chapter 744 - Development Standards: Article VII - Design Standards

744.701-2 Walkable Neighborhood Design Standards

C. Private Frontage Types: Table 744.701-2 Private Frontage Design Standards

1. Landscape (Terrace Frontage): 50% Minimum Landscape Area, 1 Street Tree for every 35' of street frontage, Planting beds with shrubs or perennial plants shall cover at least 10% of the frontage area

Chapter 744 - Development Standards: Article V - Landscaping and Screening

744.504 Street Frontage and Front Yard Landscaping [All zoning districts except residential lots in D-A, D-S, D-1, D-2, D-3, and D-4]

A. One shade tree per 35 lf of street frontage (if overhead electric lines present, 1 ornamental tree with max. ht of 15 ft every 20 lf of street frontage)
F. Planting beds with shrubs, flowers, wildflowers, low grasses or sedges, excluding turfgrass, shall comprise at least 20% of the area of a front yard.

744.507 Other Dwelling Districts

A. In the D-6, D-6II, D-7, D-9, and D-10 districts, in addition to the provisions of Section 744-504 Street Frontage and Front Yard Landscaping, trees shall be provided or preserved on site at a rate of one shade tree per 7,000 sf of lot area.

744.508 Screening of Facilities and Equipment

A. Mechanical Equipment
1. Ground-Mounted Mechanical Equipment: Ground-mounted mechanical equipment shall be screened from view from ground view of adjoining properties and from all streets bounding the block on which the property is located. Provide landscaping or a decorative wall or fence. Landscaping material shall be designed to provide 75% opacity within one year after planting along the full required height and length of the screening buffer.

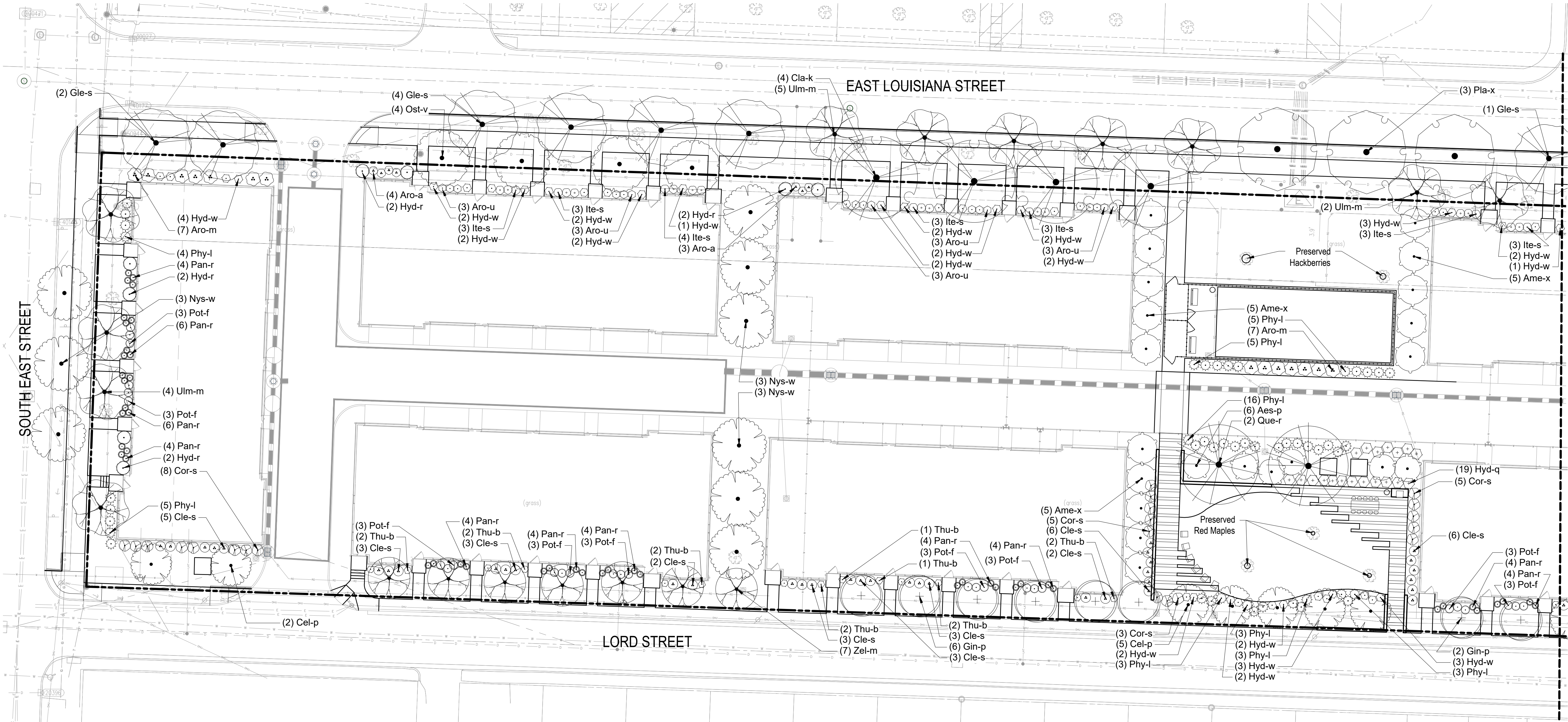
REQUIREMENTS:

Street Trees/Street Frontage: 1 Shade tree per 35 linear feet of street frontage.

- East Louisiana Street - 880 lf
 - Required - 25 Shade Trees
 - Provided - 25 Shade Trees
- South College Avenue - 90 lf
 - Required - 3 Shade Trees
 - Provided - 3 Shade Trees
- Lord Street - 650 lf
 - Required - 19 Shade Trees
 - Provided - 29 Shade Trees
- South East Street - 155 lf
 - Required - 4 Shade Trees
 - Provided - 4 Shade Trees

NOTE: Demolition for the site development includes the removal of 9 heritage trees.

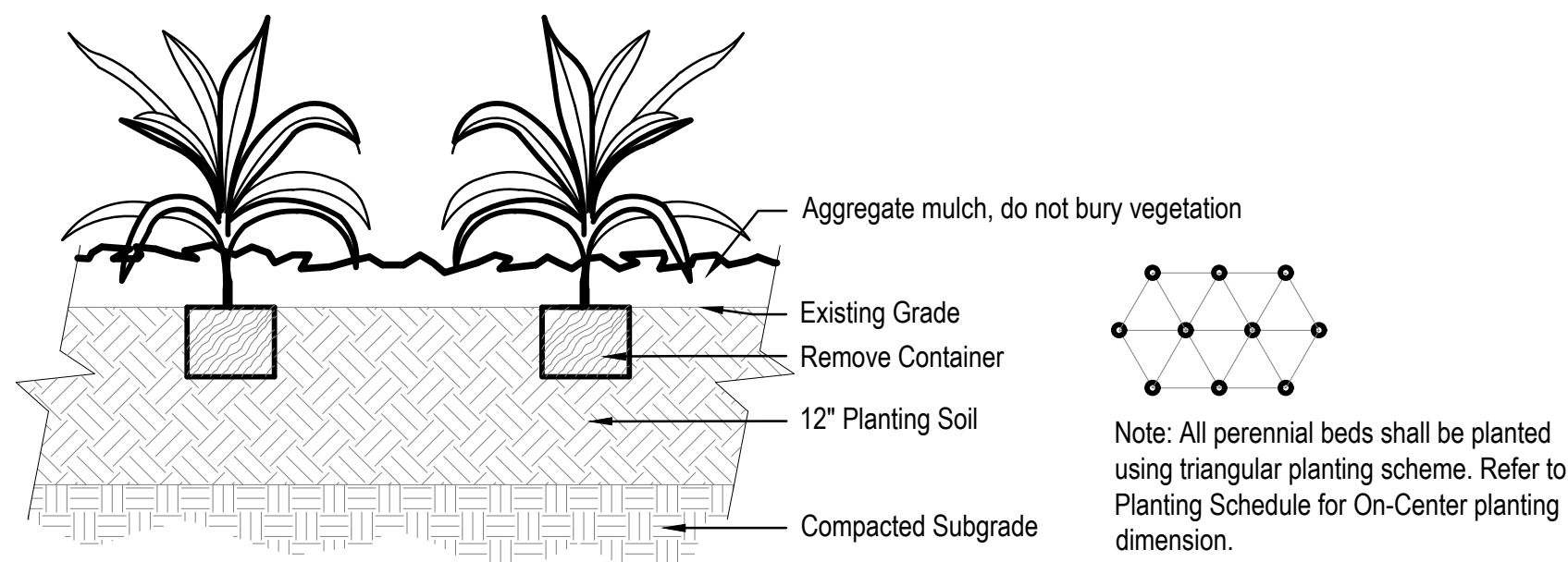
Site design will provide 45 new trees toward mitigation, and the project will provide an additional 42 trees at an off-site location.



Revision	Date	Description
1	06-12-2026	IHPC Comment Response
2	07-01-2026	Plan Updates

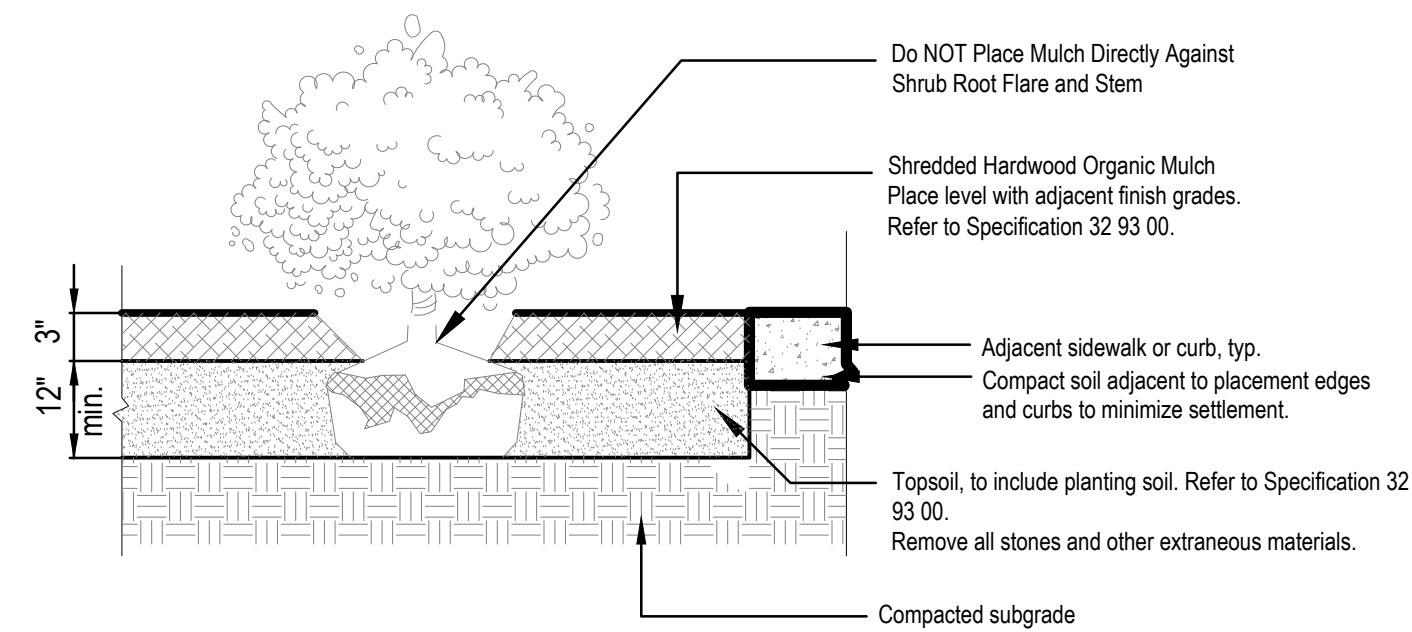
Date: 2026/05/27
Project No: 26-1986
Drawn by: KM
Checked by: JS

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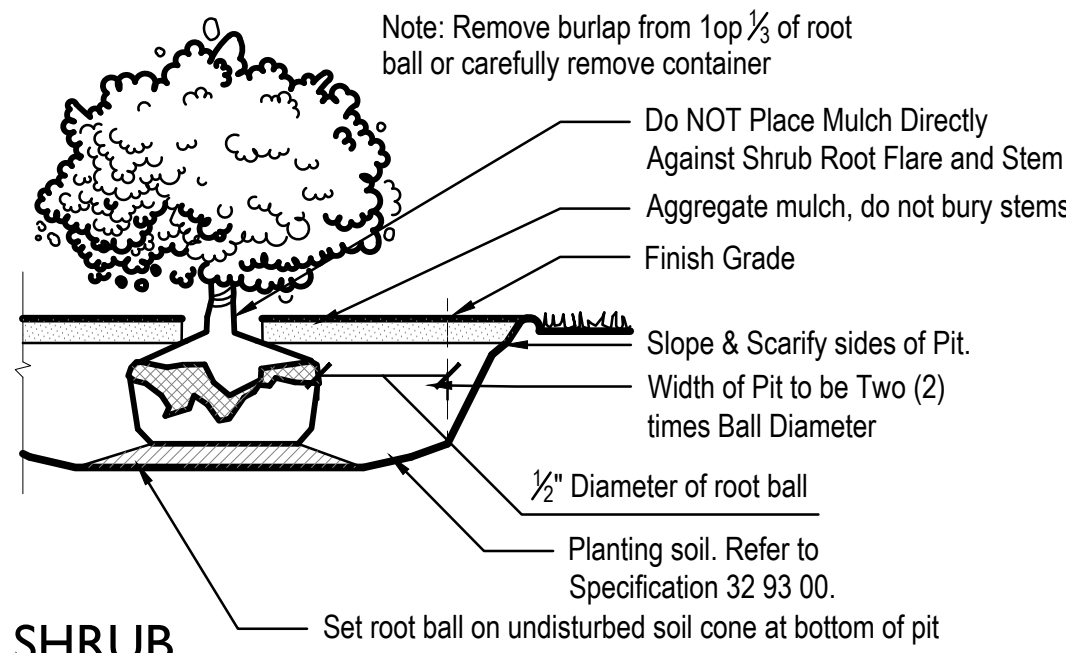
4 PERENNIAL PLANTING

Not to Scale



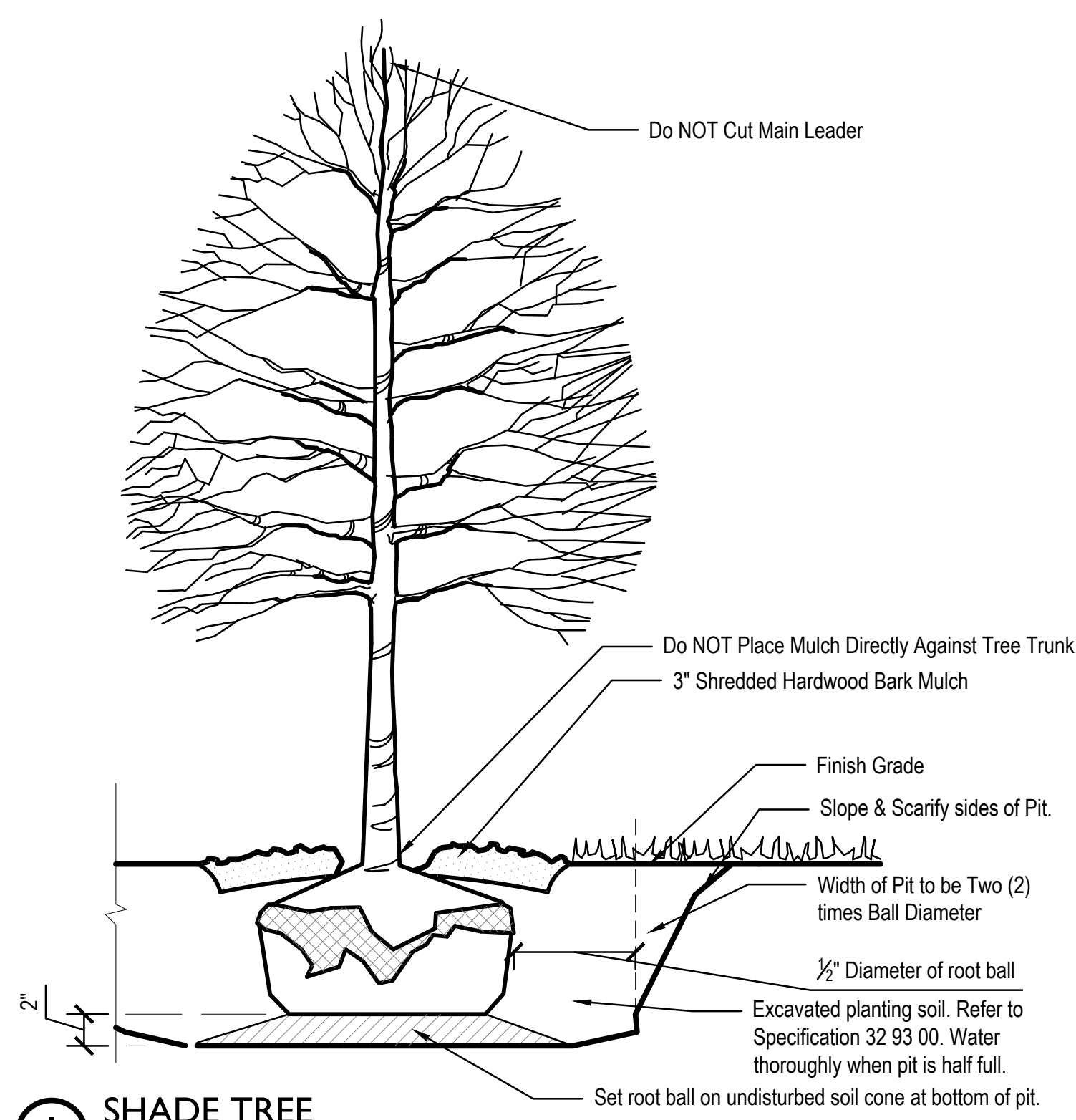
3 LANDSCAPE BED PREPARATION

Not to Scale



2 SHRUB

Scale: 3/4" = 1'-0"



1 SHADE TREE

Scale: Not to Scale

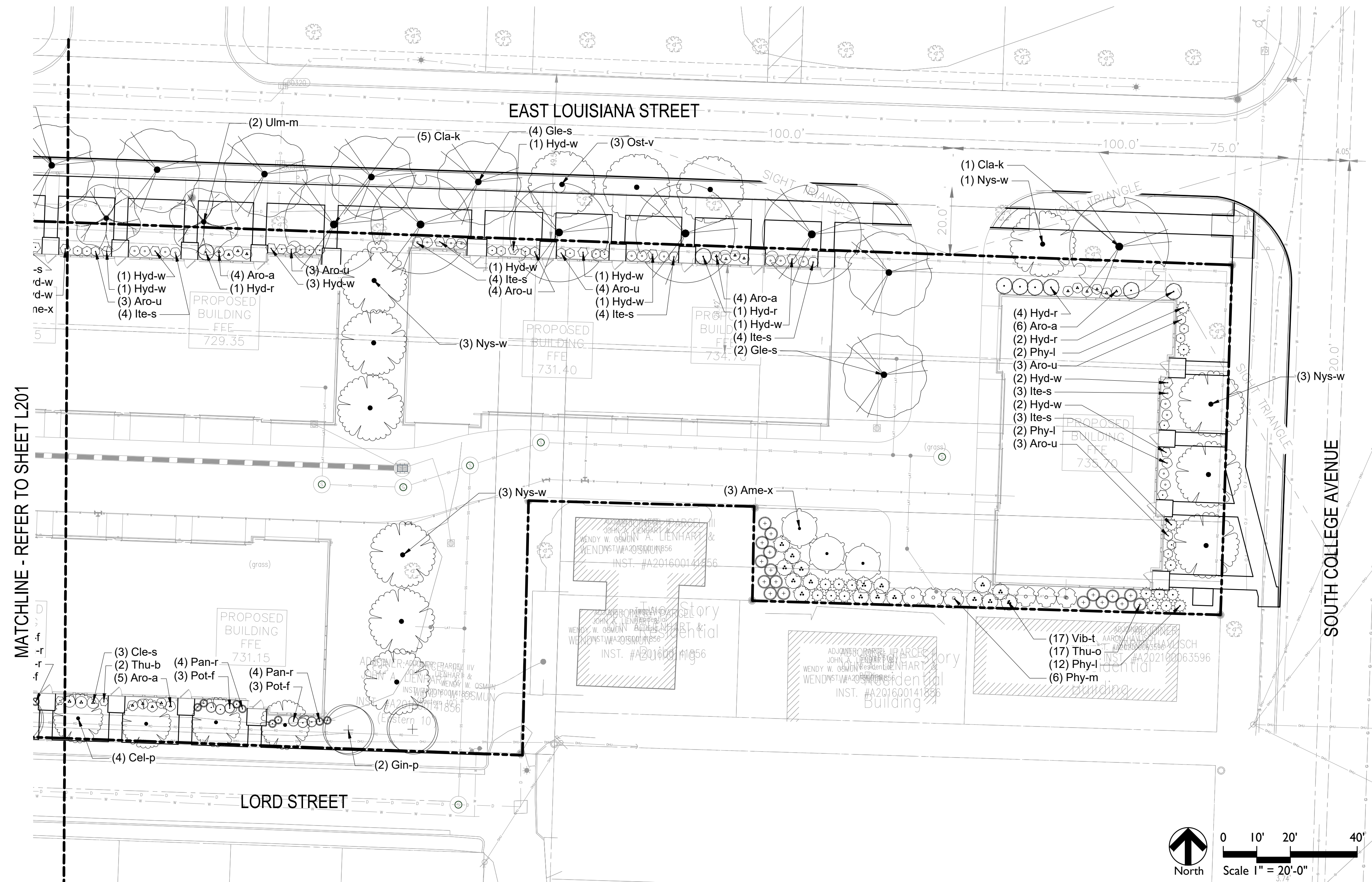


Table 744-509-1: Green Factor Calculation				
Project Name or Address:				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size		135,459		
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity		35,288	0.2	7,058
Large shrubs or ornamental grasses [1]	487	16 sq. ft. per	0.3	2,338
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		-	1.0	-
Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		-	0.7	-
Large shrubs or ornamental grasses [1]	0	16 sq. ft. per	0.3	-
Small trees [2]	30	50 sq. ft. per	0.3	450
Medium trees [3]	13	100 sq. ft. per	0.4	520
Large trees [4]	67	200 sq. ft. per	0.4	5,360
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf		-	0.8	-
Undisturbed contiguous areas 10,000 sf or more		-	1.5	-
Significant Trees over 10 in. DBH preserved	0	250 sq. ft. per	0.5	-
Heritage Tree over 8 in. DBH preserved	5	250 sq. ft. per	0.5	625
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees	0	250 sq. ft. per	0.5	-
Building or Structural Features				
Permeable paving for walkways, parking lots, etc		-	1.2	-
Photocatalytic pavement or building exterior		-	1.5	-
White roof area		-	0.1	-
Vegetated walls - area of wall covered		-	0.7	-
Infiltration areas, underground chambers or surface, such as sand filters		5,222	1.5	7,833
Green roofs				
Area of green roof with less than 2 in. but not more than 4 in. growing depth		-	1.2	-
Area of green roof with over 4 in. growing depth		-	1.4	-
Off-site improvements				
Tree credit to the Tree Fund [6]	0	100 sq. ft. per	0.4	-
Bonuses applied to factors above				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales		-	1.5	-
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator		8,832	0.4	3,533
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water		-	0.2	-
Landscaping visible to passersby (adjoining & up to 85 ft depth)		35,288	0.1	3,529
Landscaping to be maintained in food cultivation		-	0.2	-
Landscaped area utilizing structural soil		-	0.4	-
Total Green Factor Score				0.2307
[2] Small trees are trees that have a canopy spread less than 16 ft at maturity.				
[3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.				
[4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.				
[5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be stable and include established vegetation as evidenced by the presence of mature trees, understory plants or grasses other than turfgrass.				
[6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of the site's credited trees may be tree credits. Contribution method and amount to be established by the Metropolitan Development Commission.				
Indicate the Tree species in each size category:				
Small trees species = Celtis occidentalis 'JFS-KSU1'; Zelkova serrata 'Musashino'				
Medium tree species = Ginkgo biloba 'Princeton Sentry'; Amelanchier x grandiflora 'Autumn Brilliance'				
Large tree species = Cladrastis kentukea; Gleditsia triacanthos inermis 'Shademaster'; Ostrya virginiana; Platanus x acerifolia; Ulmus x 'Morton Accolade'; Cercis canadensis; Nyssa sylvatica 'Wildfire'				

Certified by:

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CONSTRUCTION

PRELIMINARY DESIGN DOCUMENTS

Fletcher Place Townhomes

551 E LOUISIANA STREET, INDIANAPOLIS, IN 46202

Planting Plan & Details

Sheet Title

Revision	Date	Description
1	06-12-2026	IHFC Comment Response
2	07-01-2026	Plan Updates

Date: 2026/05/27
Project No: 26-1986
Drawn by: KM
Checked by: JS

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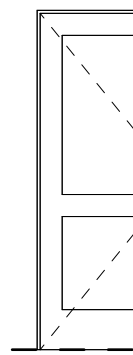
Sheet No:

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A:1

DOOR ELEVATION TYPES

		9		10		11		12			
DOOR SCHEDULE - UNIT DOORS											
Door Mark	LOCATION	PR	DOOR				RATING (MIN.)	HARDWARE	REMARKS		
			DOOR 1 TYPE	DOOR 1 WIDTH	DOOR 2 TYPE	DOOR 2 WIDTH				HEIGHT	
A1	ENTRY		C : 1	36"	--	0"	84"	U-1			
A2	ENTRY		A : 1	36"	--	0"	84"	U-1			
B1	BEDROOM		A : 1	34"	--	0"	84"	U-2			
C1	BATHROOM		A : 1	34"	--	0"	84"	U-3			
C2	BATHROOM		A : 1	32"	--	0"	84"	U-3			
D1	CLOSET/LINEN		A : 1	24"	--	0"	84"	U-5			
D2	CLOSET		A : 1	28"	--	0"	84"	U-6			
D3	CLOSET/LAUNDRY		A : 1	32"	--	0"	84"	U-6			
D4	CLOSET		A : 1	34"	--	0"	84"	U-7			
D5	CLOSET		B : 1	48"	B : 1		80"		SLIDING DOOR		
E1	MECHANICAL		A : 1	30"	--	0"	84"	U-8			
E2	MECHANICAL		A : 1	32"	--	0"	84"	U-8			
F2	CLOSET	PR	A : 1	24"	A : 1	24"	84"	U-9			
F3	CLOSET/LAUNDRY	PR	A : 1	30"	A : 1	30"	84"	U-9			
G1A	GARAGE		G : 1	192"	--		84"	MFG			

15		16	
MATERIAL KEYNOTES			
DOOR SCHEDULE NOTES:			
A.	PR:	ALL DOORS ARE SINGLE DOORS U.N.O.	
B.	DOOR MAT:	ALL DOORS ARE 08 11 00.SD U.N.O.	
C.	DOOR FIN:	ALL DOORS ARE PAINTED U.N.O.	
D.	FRAME MAT:	ALL FRAMES ARE 08 1100.SF U.N.O.	
E.	RATING:	ALL DOORS ARE NON-RATED U.N.O.	
F.	GLASS:	ALL GLAZING IS SAFETY GLAZING U.N.O.; ALL GLAZING IN FIRE-RATED CONSTRUCTION IS FIRE-RATED GLAZING.	
G.	DETAILS:	SEE A3 / A601 FOR ALL DETAILS U.N.O.	
SPECIALTY DOOR SCHEDULE NOTES:			
A.	PR:	ALL DOORS ARE SINGLE DOORS U.N.O.	
GENERAL NOTES			
SHEET SPECIFIC NOTES			
KEY PLAN		SEAL	
PROJECT NORTH			

15

MATERIAL KEYNOTE

DOOR SCHEDULE NOTES
A. PR: ALL DOORS
B. DOOR MAT: ALL DOORS
C. DOOR FIN: ALL DOORS
D. FRAME MAT: ALL FRAMES
E. RATING: ALL DOORS
F. GLASS: ALL GLAZING
FIRE-RATED GLAZING
G. DETAILS: SEE ARCHITECT'S SPECIFICATIONS

SPECIALTY DOOR SCHEDULES
A. PR: ALL DOORS

GENERAL NOTES

SHEET SPECIFIC

KEY PLAN

PROJECT NORTH

MATERIALS

DOOR SCHEDULE

A. PR:

B. DOOR MATERIAL:

C. DOOR FINISH:

D. FRAME MATERIAL:

E. RATING:

F. GLASS:

G. DETAILS:

SPECIALTY

A. PR:

GENERAL

SHEET S

PROJECT NORTH

KEY PLAN

SEAL

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LORD AECK
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 REVISION: _____
 SHEET TITLE: DOOR ELEVATIONS & DETAILS
 PROJECT: BUCKINGHAM COMPANIES
 DRAWN BY: BUCKINGHAM COMPANIES
 CHECKED BY: FI FLETCHER PLACE TOWNHOMES
 ISSUE DATE: 07/02/2026
 JOB NO.: 2936-00
 DWG NO.: A00

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SHEET TITLE:
DOOR ELEVATIONS & DETAILS

JOB NO.: BUCKINGHAM COMPANIES	ISSUE DATE: 07/02/2026	NOB. NO.: 12936-00
LOCATION: FLETCHER PLACE TOWNHOMES	LOCATION: 225 SOUTH EAST STREET	LOCATION: INDIANAPOLIS, IN 46202
DWG. NO.:		

A006

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 Website: www.lordaec.com

SHEET TITLE: DOOR ELEVATIONS & DETAILS
 PROJECT: BUCKINGHAM COMPANIES
 DATE OF ISSUE: 07/02/2013
 JOB NO.: 129336
 DWG. NO.: 30

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 PROJECT: BUCKINGHAM COMPANIES
 DRAWN BY: BUCKINGHAM COMPANIES
 CHECKED BY: FI FLETCHER PLACE TOWNHOMES
 ISSUE DATE: 07/02/2026
 JOB NO.: 2936-00
 DWG NO.: A00


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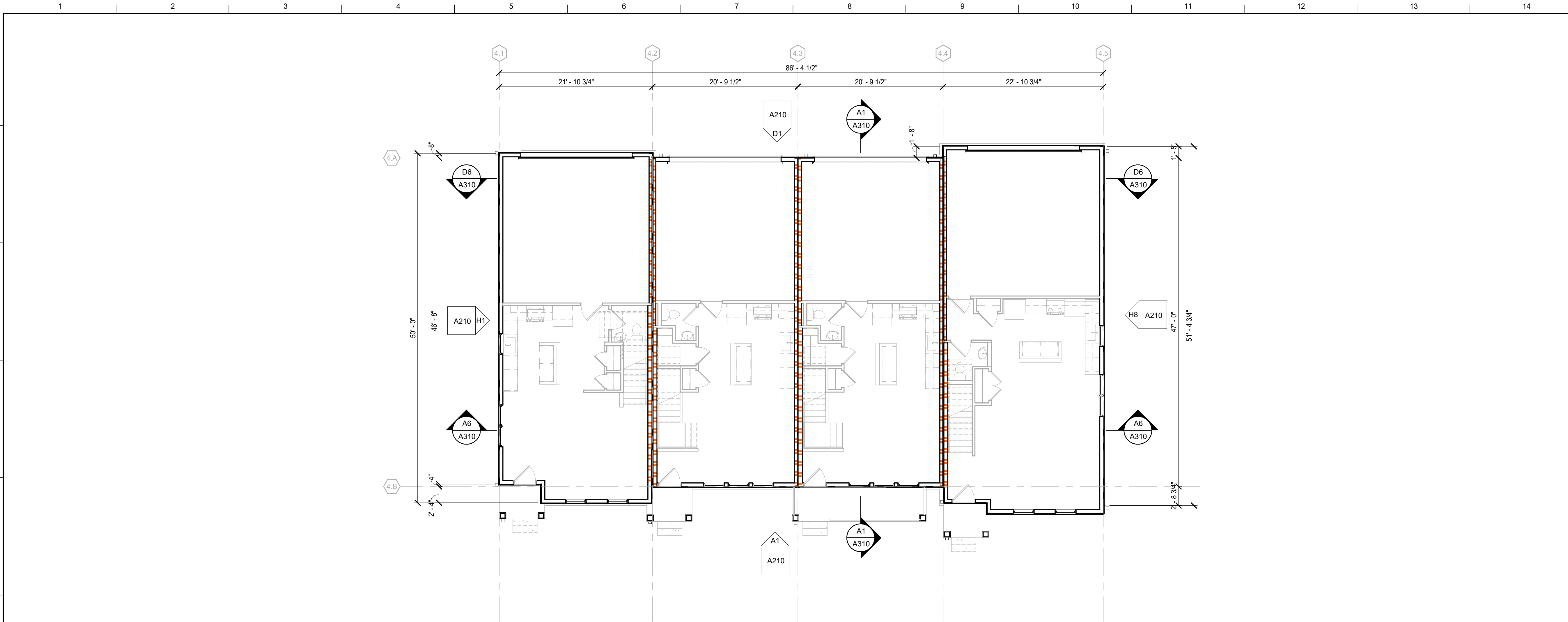
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 JOB NO.: **BUCKINGHAM COMPANIES**
 ISSUE DATE: **07/02/2022**
 JOB NO.:
 DOWNS NO.:

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MATERIAL KEYNOTES	
GENERAL NOTES	
A. PROVIDE WINDOW LIMITERS AT OPERABLE WINDOWS WHERE THE OPERABLE WINDOW SILL IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES TO GRADE. WINDOW LIMITER TO LIMIT OPENING TO 4" MAXIMUM AND SHALL MEET ASTM F2090-13 STANDARD FOR EMERGENCY ESCAPE AND RESCUE.	
B. ALL WINDOWS TO BE CLAY COLOR INTERIOR/EXTERIOR	
WINDOW LEGEND	
F - INDICATES PORTION OF WINDOW THAT IS FIXED	
O - INDICATES PORTION OF WINDOW THAT IS OPERABLE	
// GLAZING	
(T) TEMPERED, SAFETY GLAZING REQUIRED	
SHEET SPECIFIC NOTES	
KEY PLAN	SEAL
PROJECT NORTH	

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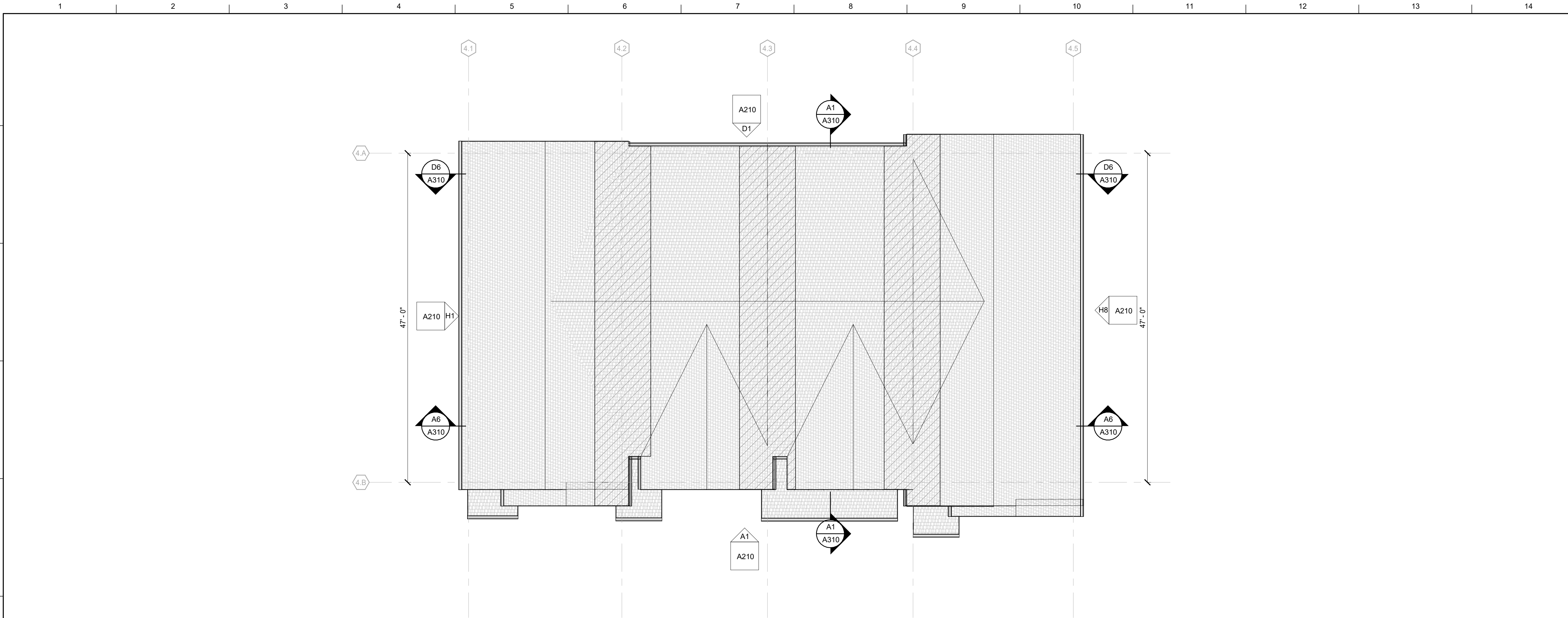
F1 TH 4-PACK - LEVEL 01 PLAN
0 4' 8' 16' 1/8" = 1'-0"

PLACEHOLDER FOR SLAB PLAN

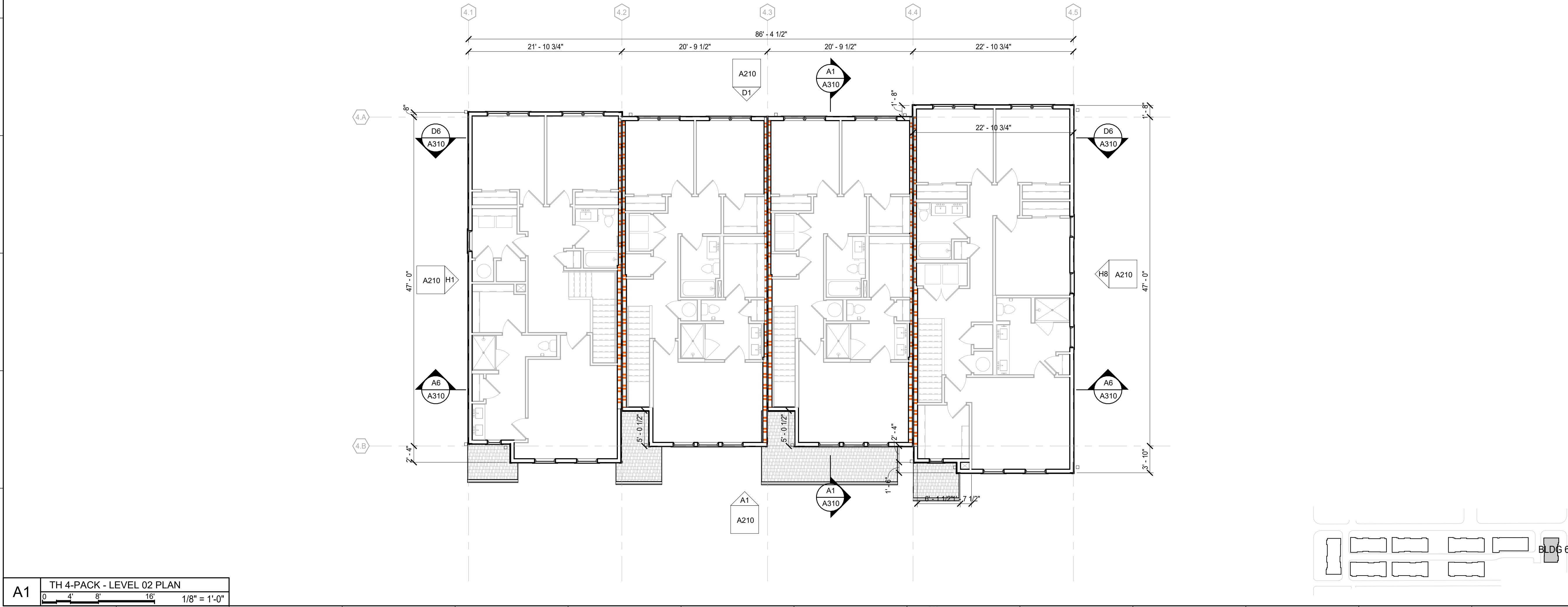
A1 TH 4-PACK - SLAB PLAN
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES	
07 71 23.D DOWNSPOUT	
PLAN LEGEND	
X" - XX" BRICK LEDGE, 4 3/4" WIDE XX" SLAB DROP BEGIN SLAB SLOPE ps DOWNSPOUT 07 71 23.D GARAGE DOOR WASHOUT	
FLOOR PLAN GENERAL NOTES	
A. SEE A400 SERIES DRAWINGS FOR ENLARGED TOWNHOME PLANS. B. SEE A002 AND A003 FOR WALL TYPE ASSEMBLIES. C. DOUBLE STUD CONSTRUCTION IS TO BE USED AT ALL DOOR OPENINGS. D. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED ASSEMBLY. E. DIMENSIONS TO EXTERIOR DOORS AND WINDOWS ARE TO THE CENTERLINE OF THE OPENING. F. PREROCK AT CONDITIONS WHERE A TUB OR SHOWER PAN IS ADJACENT TO A RATED OR EXTERIOR WALL.	
KEY PLAN	SEAL
PROJECT NORTH	
JOB NAME BUCKINGHAM COMPANIES	
SHEET TITLE SLAB & LEVEL 01 PLANS - TOWNHOMES 4-PACK	
LOCATION FLETOCHER PLACE TOWNHOMES 1550 E. 11TH EAST STREET INDIANAPOLIS, IN 46202	
ISSUE DATE 07/02/2026	
JOB NO. 12936-00	
DWS. NO.	
A110	

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F1 TH 4-PACK - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 4-PACK - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
ROOF PLAN LEGEND	
	ASPHALT SHINGLE
	DOWNSPOUT 07 71 23.D
	ROOF LOUVER VENTS
	RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
	CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
	NO ROOF PENETRATIONS WITHIN 4' OF DEMISING WALLS
	APPROXIMATE ROOF SLOPE. SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
	WALL EXT. STUD BELOW
REF. A114 FOR "FLOOR PLAN GENERAL NOTES"	
GENERAL NOTES	
A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.	
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS	
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.	
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.	
DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)	
PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR	
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR	
PROFILE DOWNSPOUT: 3" X 4"	
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)	
GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)	
KEY PLAN	SEAL
PROJECT NORTH	

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REVISION:

JOB NAME

BUCKINGHAM COMPANIES

JOB NO.

12936-00

DWG. NO.

A111

BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

1555 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE

07/02/2026

JOB NO.

12936-00

DWG. NO.

A111

SHEET TITLE

LEVEL 02 & ROOF PLAN - TOWNHOMES 4-PACK

BLDG 6

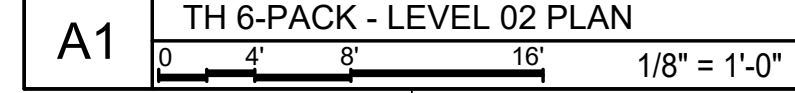
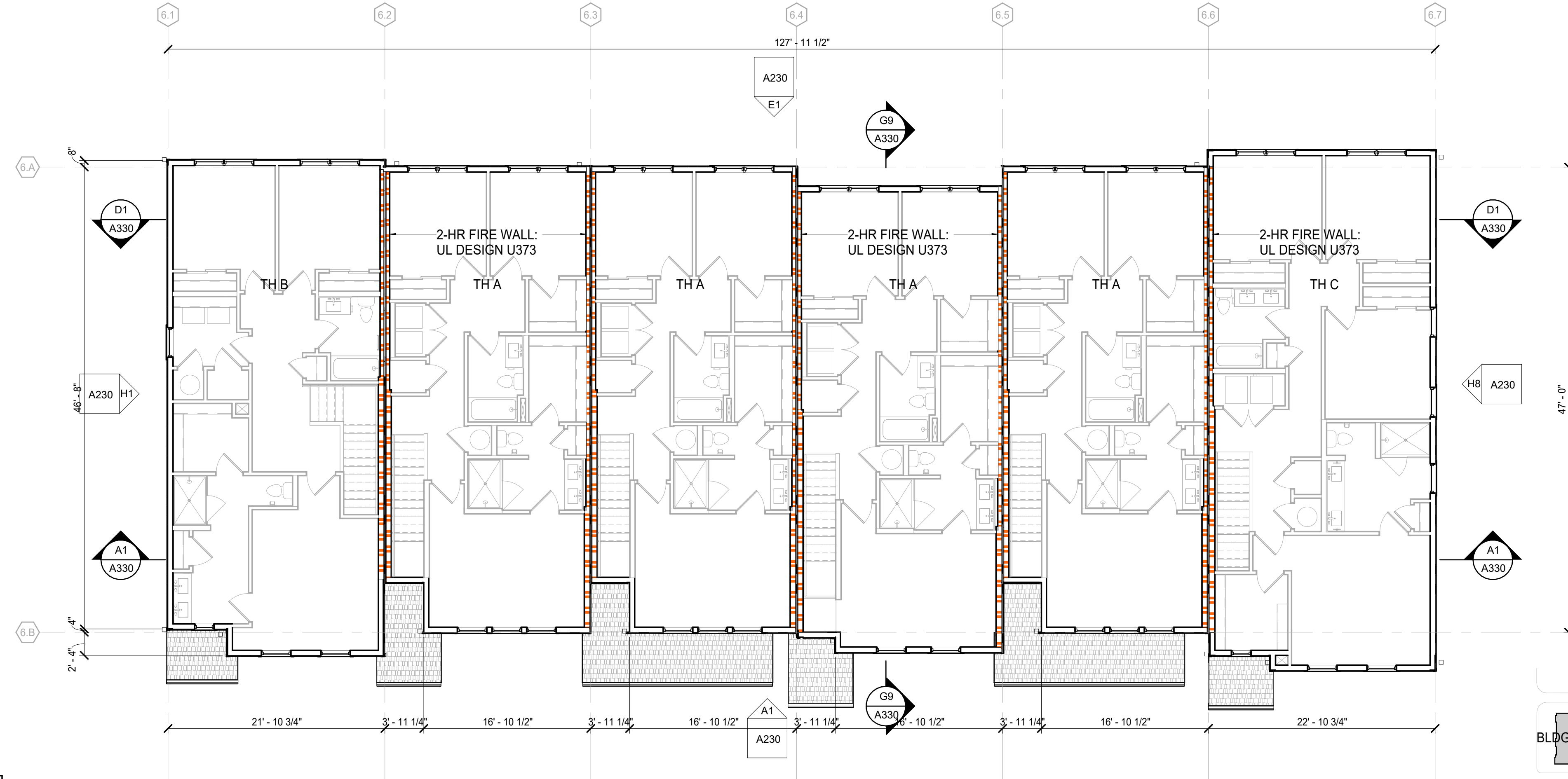
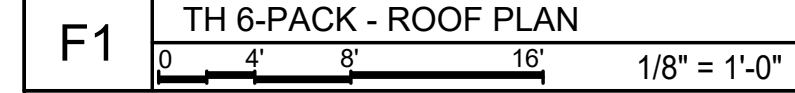
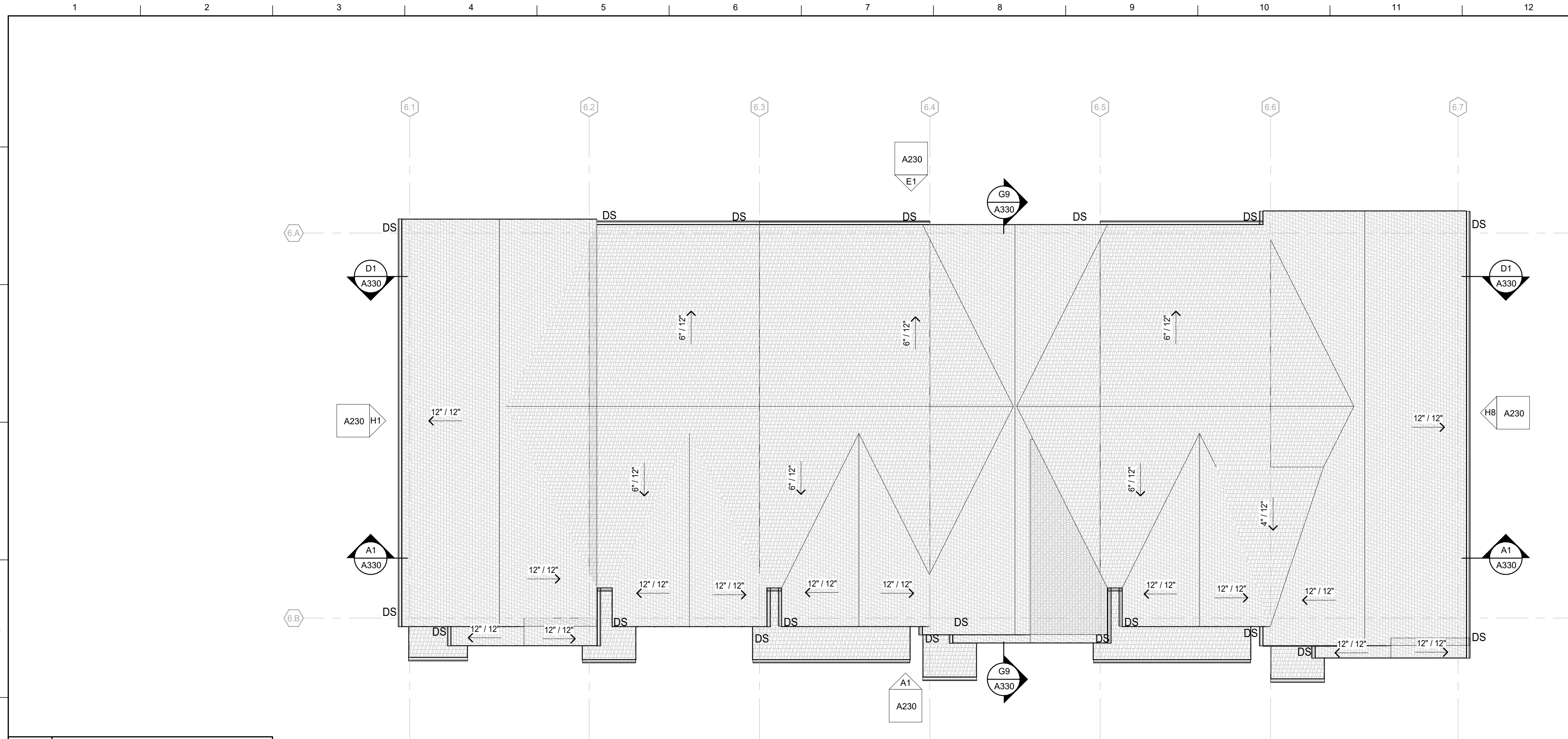
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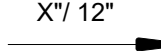
BLDG 1

SEAL

A130

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MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
 ASPHALT SHINGLE	
 DS	DOWNSPOUT 07 71 23.D
	ROOF LOUVER VENTS
	RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
	CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
	NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
	APPROXIMATE ROOF SLOPE, SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
	WALL EXT. STUD BELOW
REF. A114 FOR "FLOOR PLAN GENERAL NOTES"	

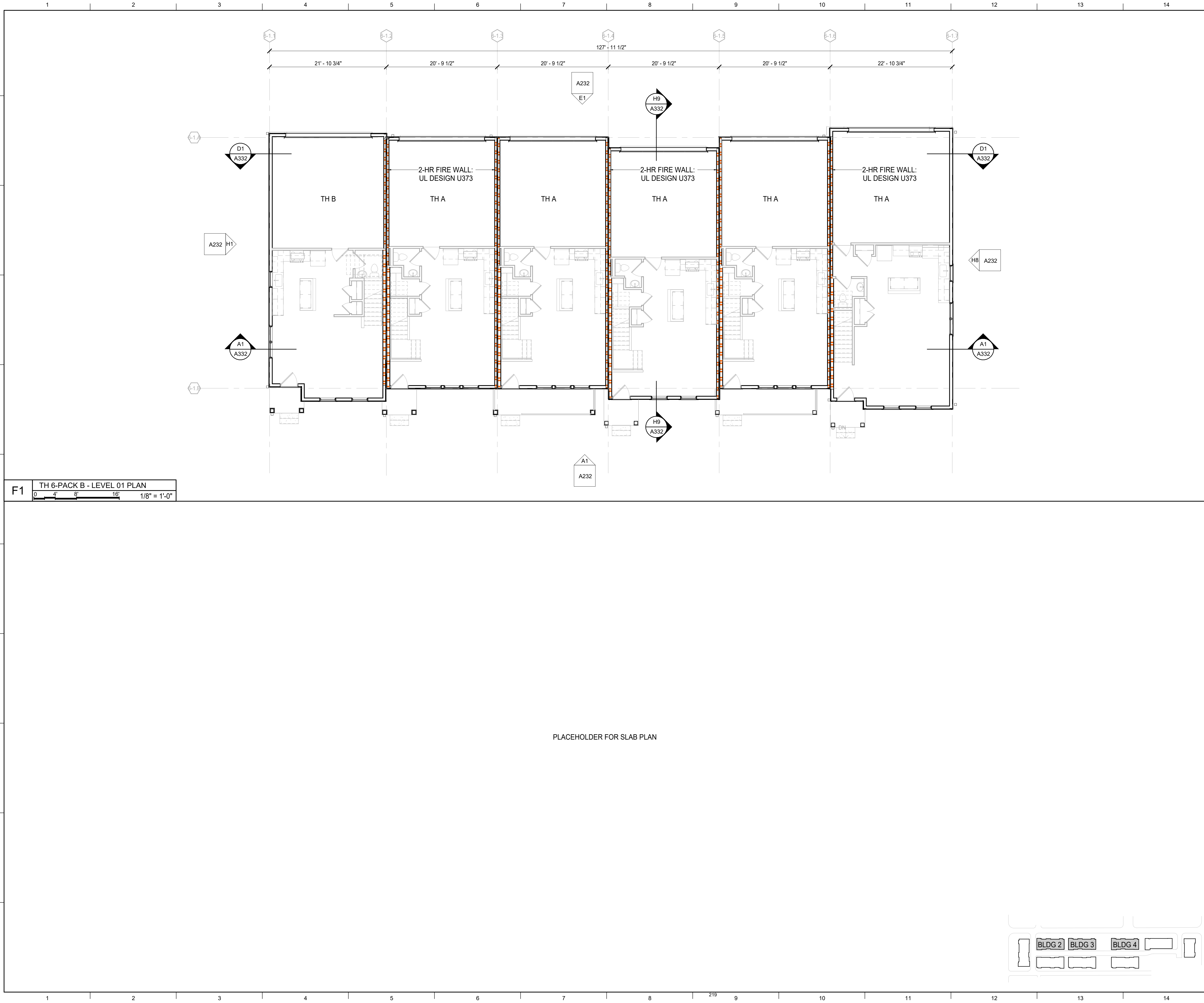
GENERAL NOTES	
A.	INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION. REFER TO G110 FOR ATTIC VENTILATION CALCULATIONS PER COMPARTMENT AREAS. GUTTERS TO BE 3" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR. UNITS. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008
 INTERNATIONAL PLUMBING CODE)
 PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
 PER IPC, DALLAS RAINFALL RATE: XXX PER HOUR
 PROFILE DOWNSPOUT: 3" X 4"
 CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE
 (GPM)
 GPM FOR ROOF AREA = 0.0104 ROOF AREA (SF) X RAINFALL
 (INCHES)

KEY PLAN	SEAL
PROJECT NORTH	

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MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
ROOF PLAN LEGEND	
	ASPHALT SHINGLE
	DOWNSPOUT 07 71 23.D
	ROOF LOUVER VENTS
	RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
	CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
	NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
	APPROXIMATE ROOF SLOPE. SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
	WALL EXT. STUD BELOW
REF. A114 FOR "FLOOR PLAN GENERAL NOTES"	
GENERAL NOTES	
A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.	
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS	
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.	
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.	
DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)	
PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR	
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR	
PROFILE DOWNSPOUT: 3" X 4"	
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)	
GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)	
KEY PLAN	SEAL
PROJECT NORTH	

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REVISION:

JOB NAME

BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

COMPANIES

JOB NO.

12936-00

DWG. NO.

A132

SHEET TITLE

SLAB PLAN & LEVEL 01 - TOWNHOMES
6-PACK - NORTH

LOCATION

FLETOCHER PLACE TOWNHOMES
125 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE

07/02/2026

JOB NO.

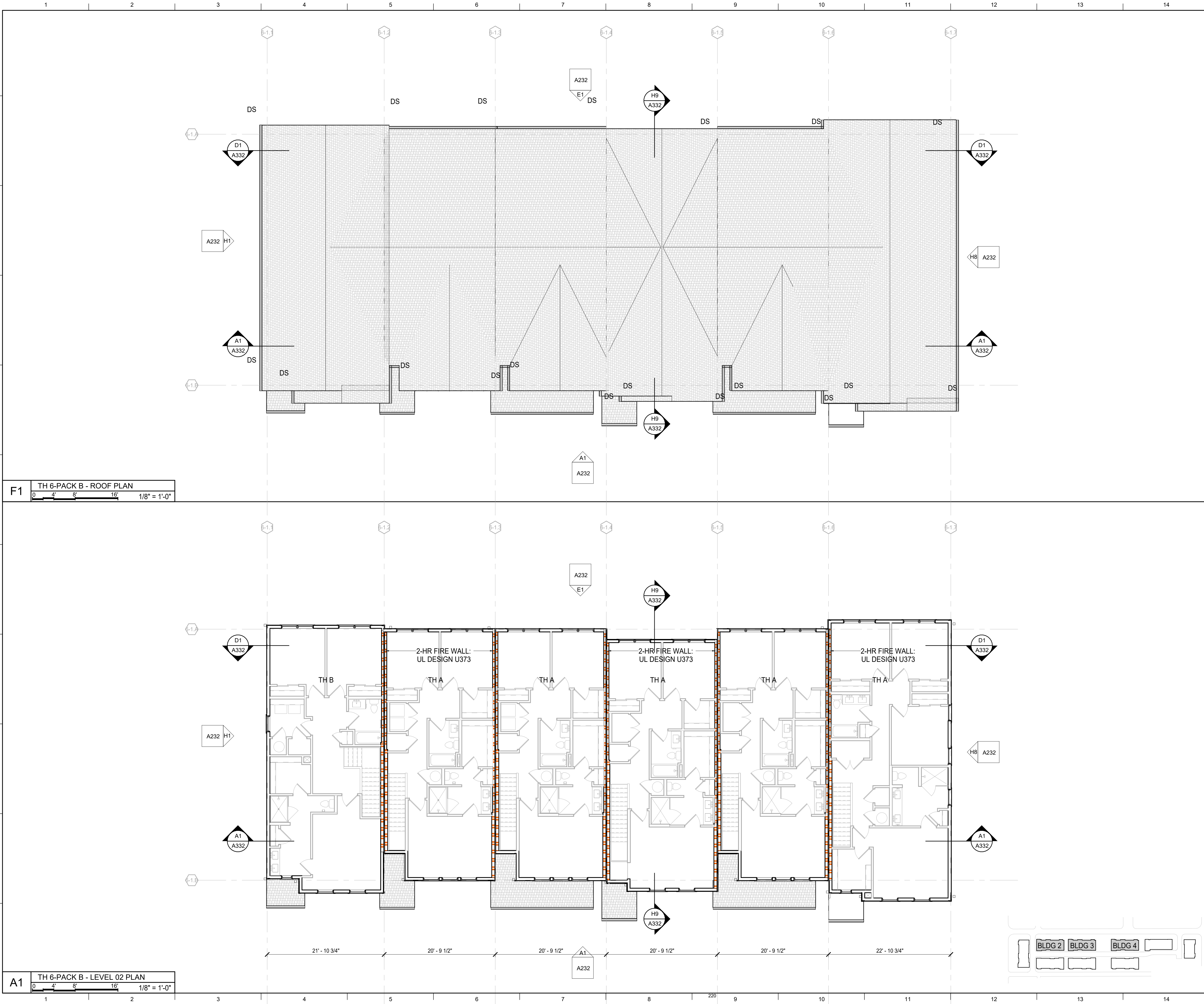
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A132

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MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
ROOF PLAN LEGEND	
	ASPHALT SHINGLE
	DOWNSPOUT 07 71 23.D
	ROOF LOUVER VENTS
	RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
	CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
	NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
	APPROXIMATE ROOF SLOPE. SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
	WALL EXT. STUD BELOW
REF. A114 FOR "FLOOR PLAN GENERAL NOTES"	

- GENERAL NOTES**
- A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.
- B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS
- C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.
- D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.
- DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)
- PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)
- GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

KEY PLAN	SEAL
PROJECT NORTH	

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REVISION:

SHEET TITLE

LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK - NORTH

JOB NAME

BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETCHER PLACE TOWNHOMES

LOCATION

17TH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE

07/02/2026

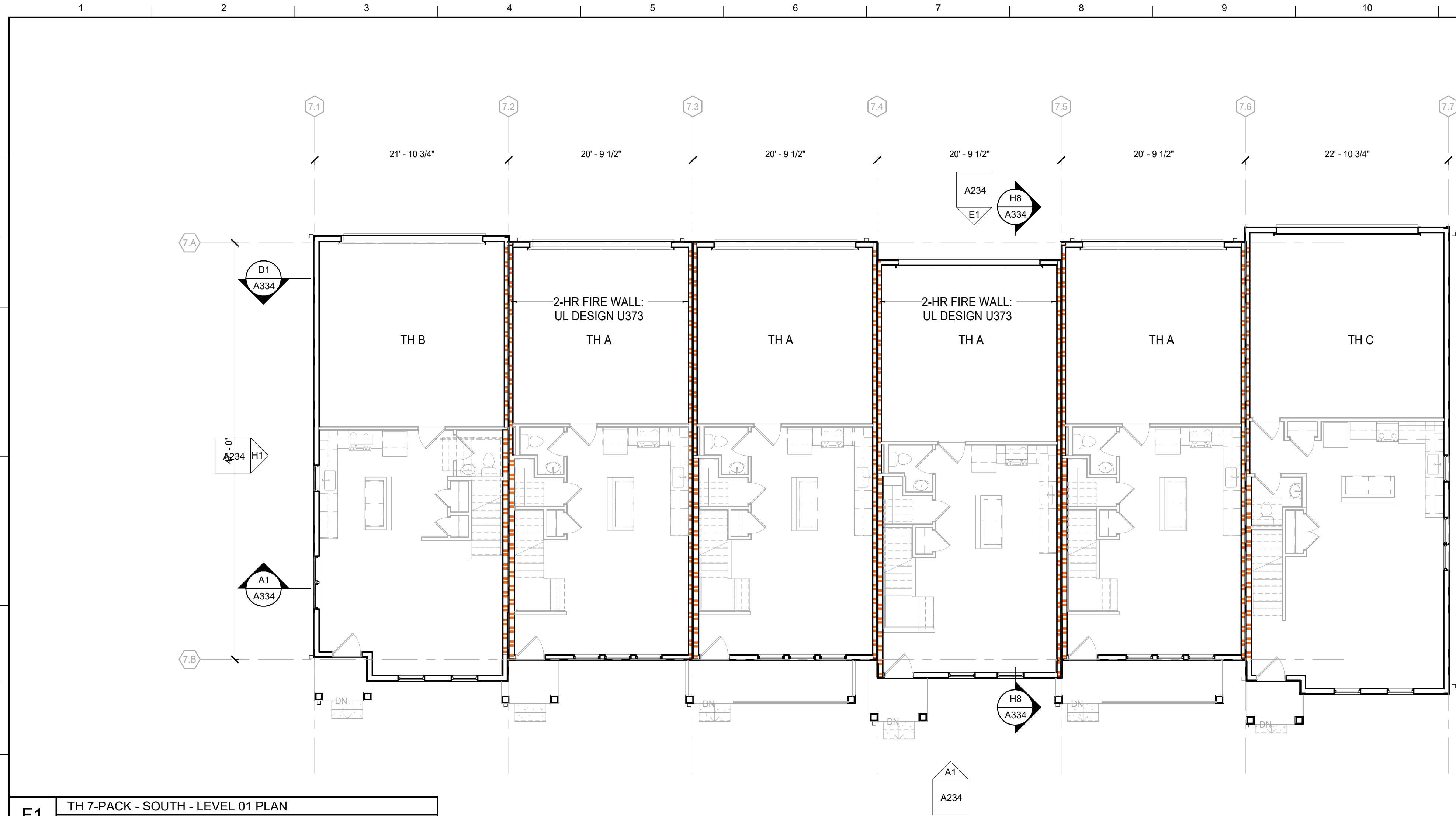
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12936-00

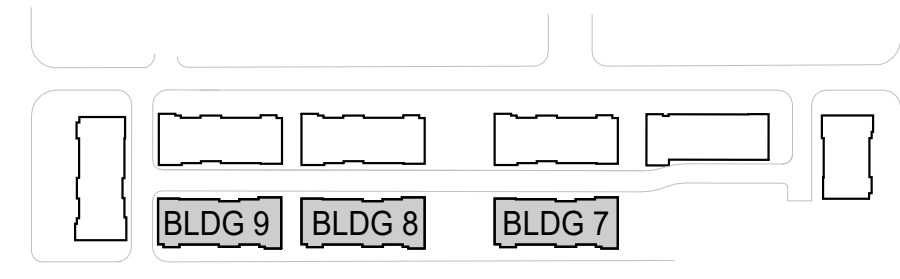
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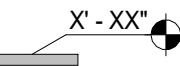
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PLACEHOLDER FOR SLAB PLAN



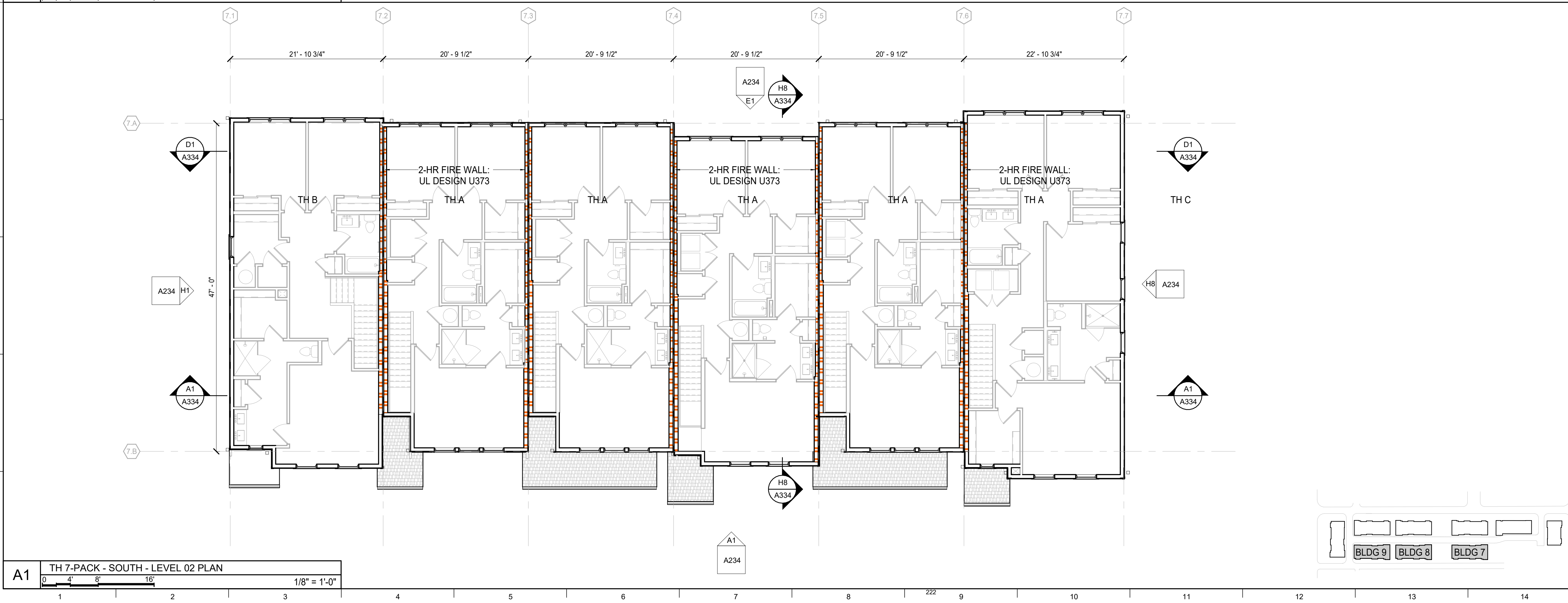
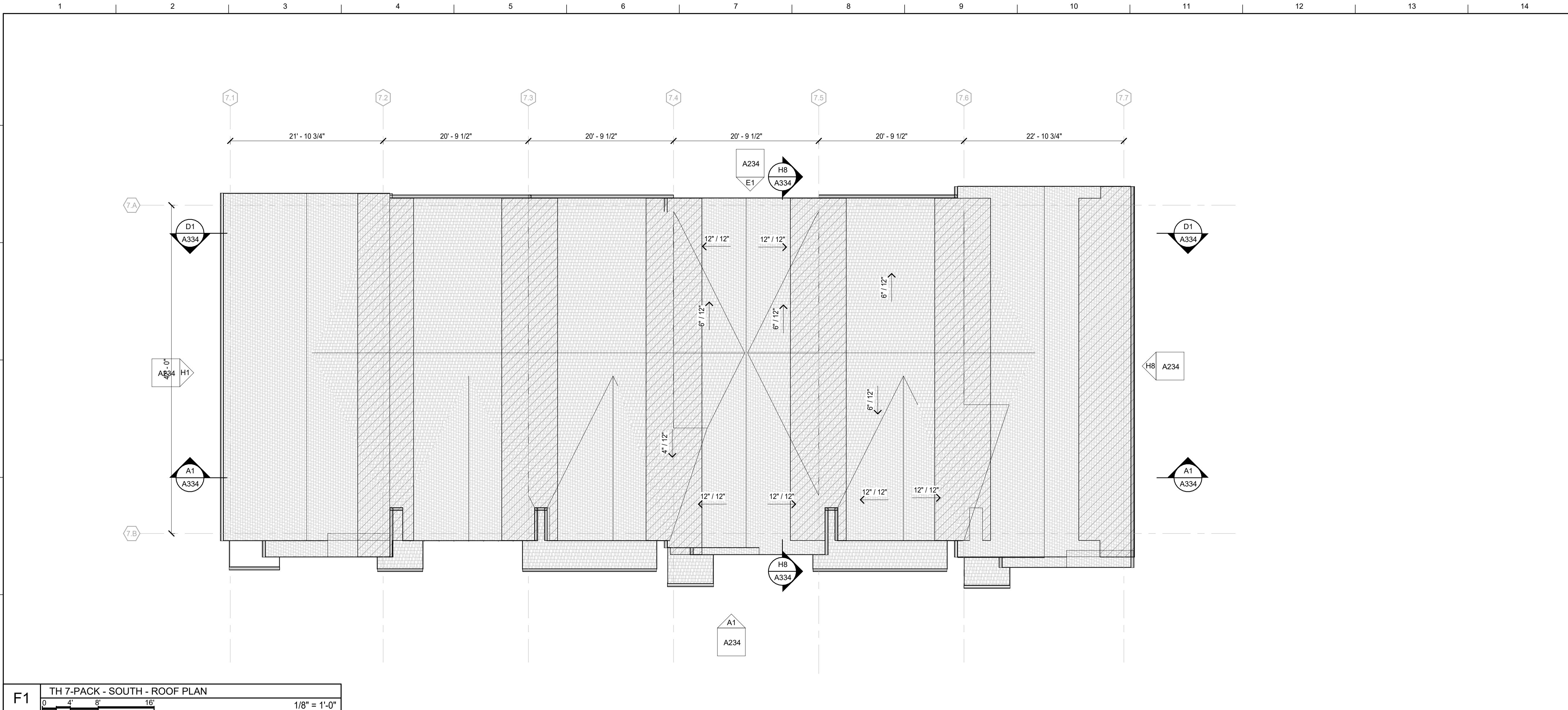
MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
PLAN LEGEND	
	BRICK LEDGE, 4 3/4" WIDE
	SLAB DROP
	BEGIN SLAB SLOPE
	DOWNSPOUT 07 71 23.D
	GARAGE DOOR WASHOUT
FLOOR PLAN GENERAL NOTES	
A. SEE A400 SERIES DRAWINGS FOR ENLARGED TOWNHOME PLANS. B. SEE A002 AND A003 FOR WALL TYPE ASSEMBLIES. C. DOUBLE STUD CONSTRUCTION IS TO BE USED AT ALL DOOR OPENINGS. D. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED ASSEMBLY. E. DIMENSIONS TO EXTERIOR DOORS AND WINDOWS ARE TO THE CENTERLINE OF THE OPENING. F. PREROCK AT CONDITIONS WHERE A TUB OR SHOWER PAN IS ADJACENT TO A RATED OR EXTERIOR WALL.	

SHEET SPECIFIC NOTES	
KEY PLAN	SEAL
PROJECT NORTH	

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MATERIAL KEYNOTES	
07 71 23.D	DOWNSPOUT
ROOF PLAN LEGEND	
	ASPHALT SHINGLE
	DOWNSPOUT 07 71 23.D
	ROOF LOUVER VENTS
	RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA
	CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE
	NO ROOF PENETRATIONS W/IN 4' OF DEMISING WALLS
	APPROXIMATE ROOF SLOPE. SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE
	WALL EXT. STUD BELOW
REF. A114 FOR "FLOOR PLAN GENERAL NOTES"	

GENERAL NOTES	
A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.	
B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS	
C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.	
D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.	
DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)	
PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR PROFILE DOWNSPOUT: 3" X 4" CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM) GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)	

SHEET SPECIFIC NOTES	
1. SEE ELEVATION FOR BUILDING SPECIFIC LOCATION	
KEY PLAN	SEAL
PROJECT NORTH	

LORD

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REVISION:

SHEET TITLE

LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK - SOUTH

JOB NAME

BUCKINGHAM COMPANIES

LOCATION

FLETCHER PLACE TOWNHOMES
17TH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE

07/02/2026

JOB NO.

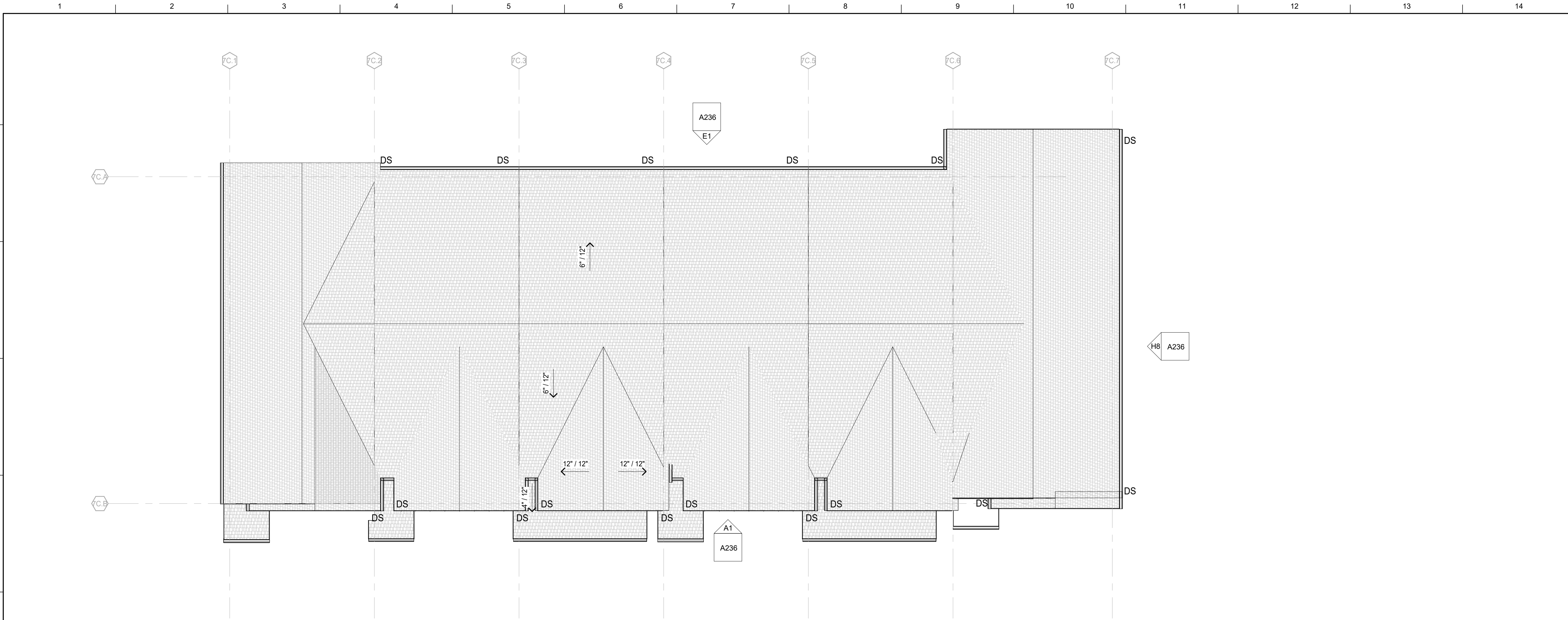
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DWG. NO.

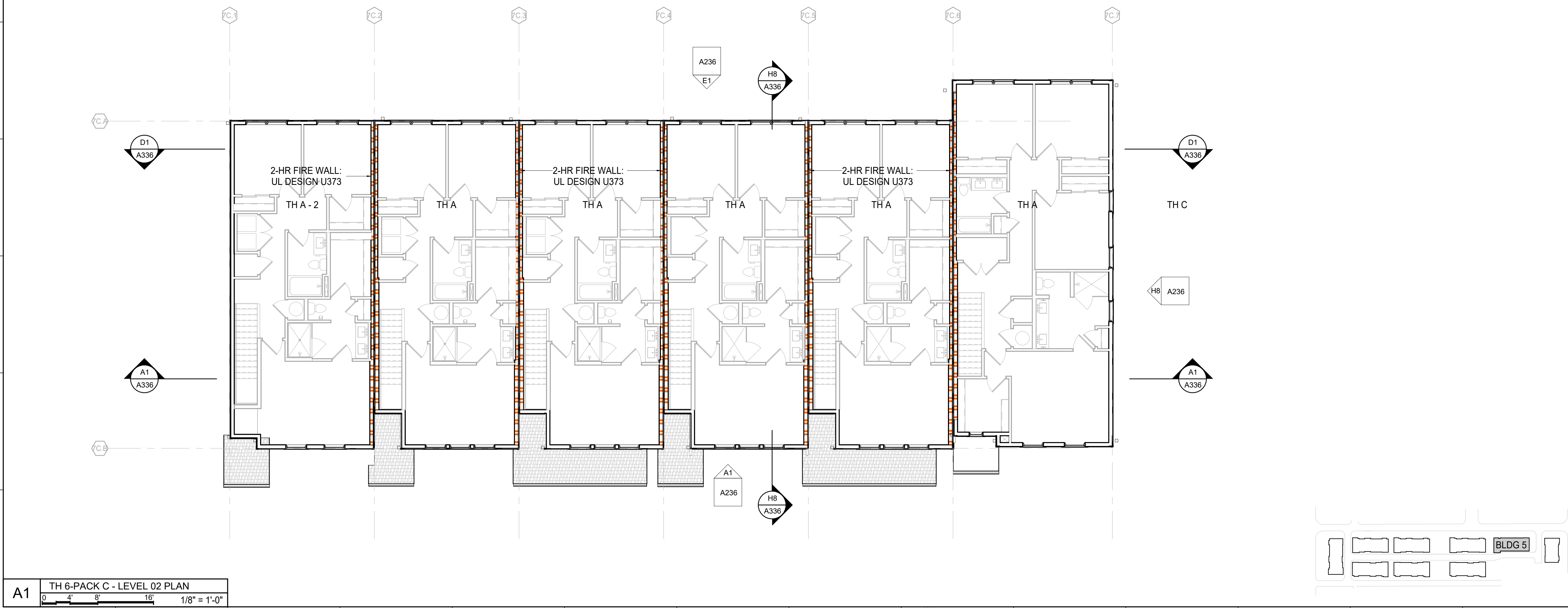
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F1 TH 7-PACK C - ROOF PLAN
0 4' 8' 16' 1/8" = 1'-0"



A1 TH 6-PACK C - LEVEL 02 PLAN
0 4' 8' 16' 1/8" = 1'-0"

MATERIAL KEYNOTES

07 71 23.D DOWNSPOUT

ROOF PLAN LEGEND

ASPHALT SHINGLE

DOWNSPOUT 07 71 23.D

ROOF LOUVER VENTS

RIDGE VENT, 18 SQ. IN. / FT. NET FREE AREA

CONTINUOUS SOFFIT VENT, 12.6 SQ. IN. / FT. NET FREE

NO ROOF PENETRATIONS WITHIN 4' OF DEMISING WALLS

X" / 12" APPROXIMATE ROOF SLOPE. SEE SPOT ELEVATIONS AND BUILDING SECTIONS FOR ROOF TOP AND BOTTOM OF SLOPE ELEVATIONS ABOVE SLAB ON GRADE

WALL EXT. STUD BELOW

REF. A114 FOR "FLOOR PLAN GENERAL NOTES"

GENERAL NOTES

A. INSTALL SOFFIT AND RIDGE VENTS AS WELL AS ADDITIONAL INTAKE AND EXHAUST VENTS TO ACHIEVE APPROPRIATE ATTIC VENTILATION PER ATTIC VENTILATION SCHEDULE. INTAKE AND EXHAUST VENTS TO BE EVENLY DISTRIBUTED THROUGHOUT EACH ATTIC COMPARTMENT TO ENSURE SUFFICIENT VENTILATION.

B. REFER TO G110 FOR ATTIC VENTILLATION CALCULATIONS PER COMPARTMENT AREAS

C. GUTTERS TO BE 5" WIDE. DOWNSPOUTS TO BE 3"x4" PLAIN RECTANGULAR. GUTTERS AND DOWNSPOUTS TO BE BLACK COLOR, UNO.

D. SPACE DOWNSPOUTS AS INDICATED ON PLAN.

DOWNSPOUT CALCULATIONS (REF. TABLE XXXX.X OF 2008 INTERNATIONAL PLUMBING CODE)

PER SMACNA, INDIANA RAINFALL RATE: X.X PER HOUR
PER IPC, DALLAS RAINFALL RATE: X.XX PER HOUR
PROFILE DOWNSPOUT: 3" X 4"
CAPACITY OF 3" X 4" DOWNSPOUT: XXX GALLONS PER MINUTE (GPM)

GPM FOR ROOF AREA =0.0104 ROOF AREA (SF) X RAINFALL (INCHES)

KEY PLAN

SEAL

PROJECT NORTH

ISSUE DATE
07/02/2026

JOB NO.
12936-00

DWG. NO.

A137

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REVISION:

SHEET TITLE

LEVEL 02 & ROOF PLAN - TOWNHOMES
6-PACK - TH C

JOB NAME

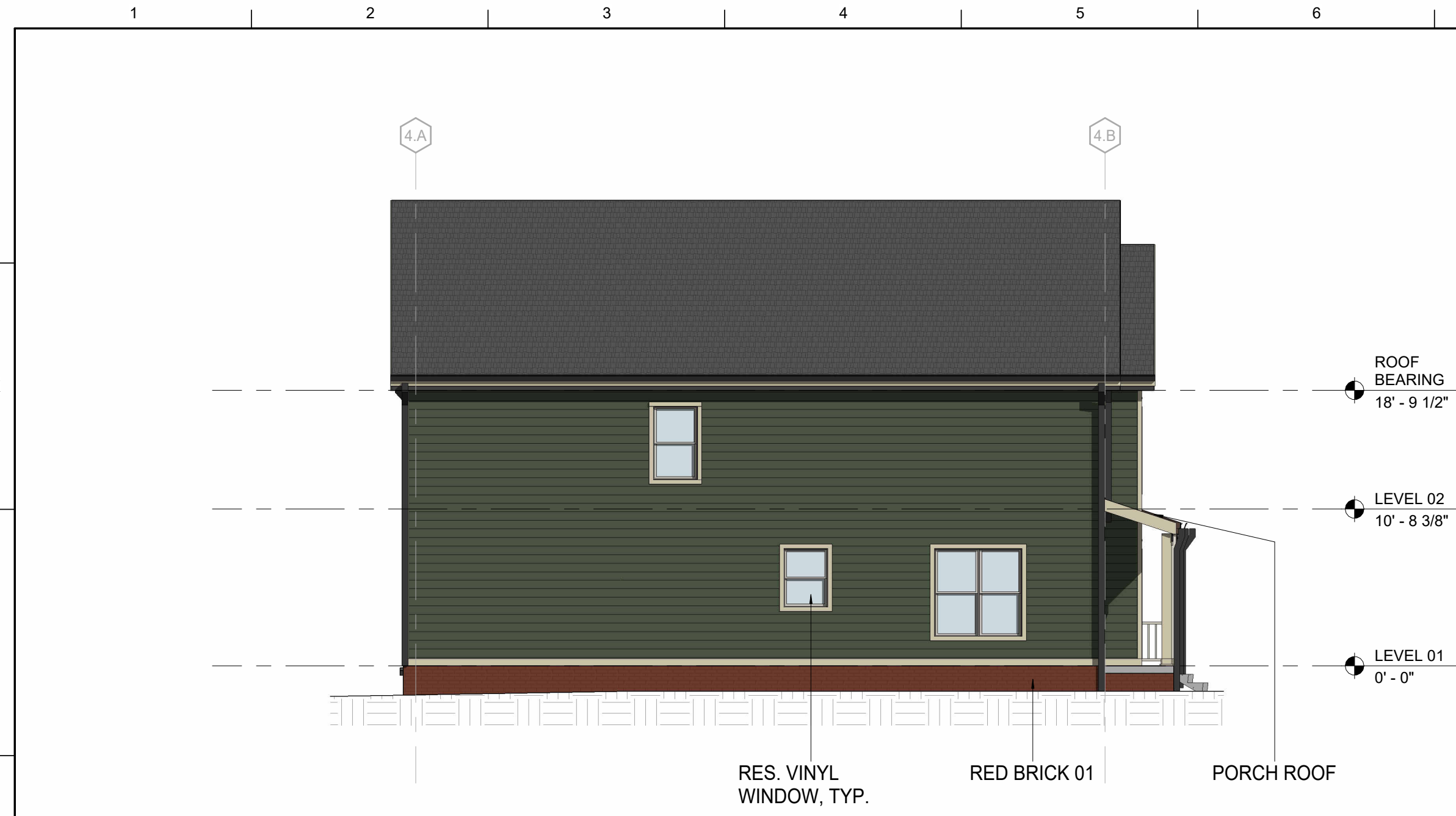
BUCKINGHAM COMPANIES

LOCATION

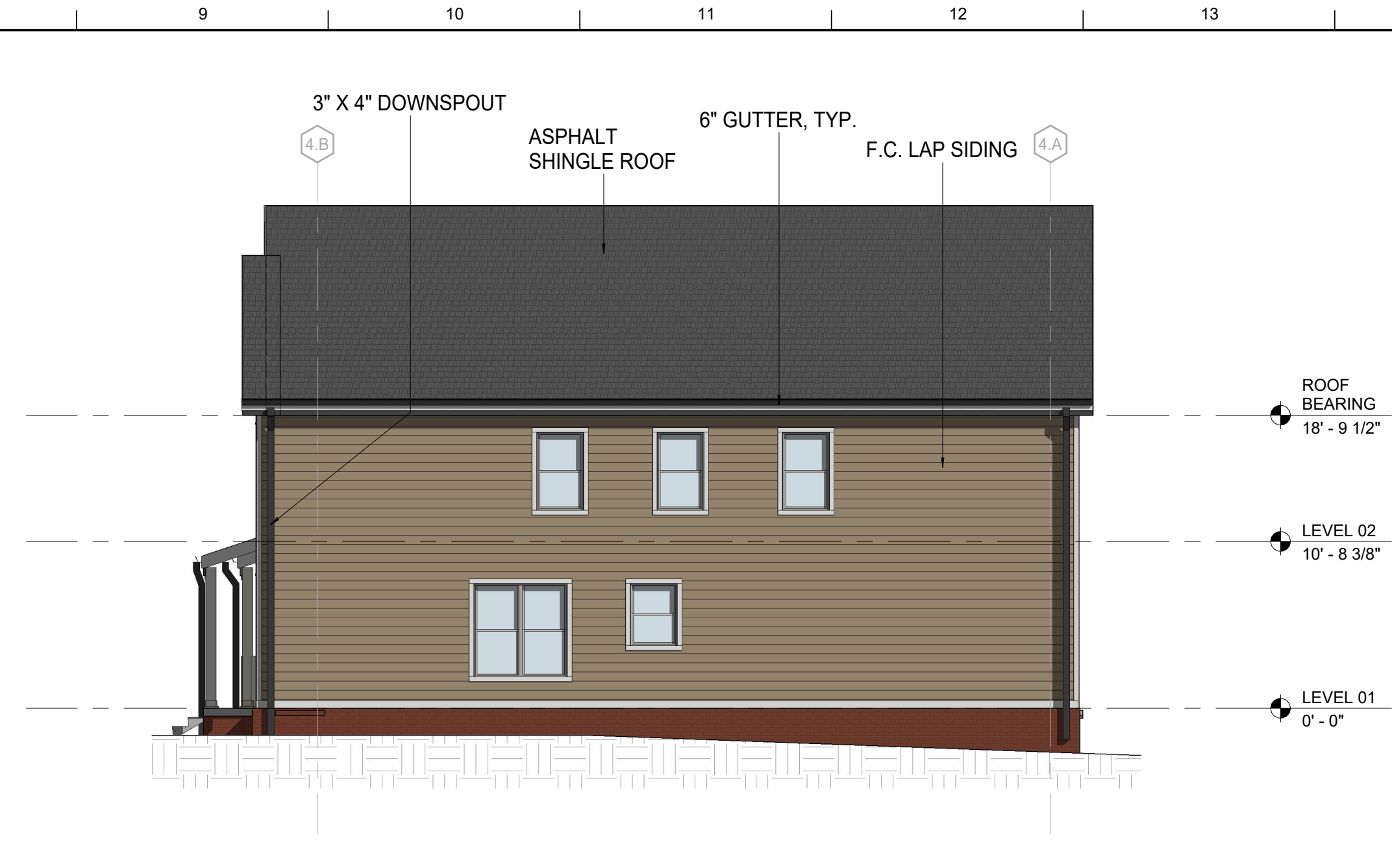
FLETCHER PLACE TOWNHOMES
1714 E. 11TH STREET
INDIANAPOLIS, IN 46202

BUCKINGHAM
COMPANIES

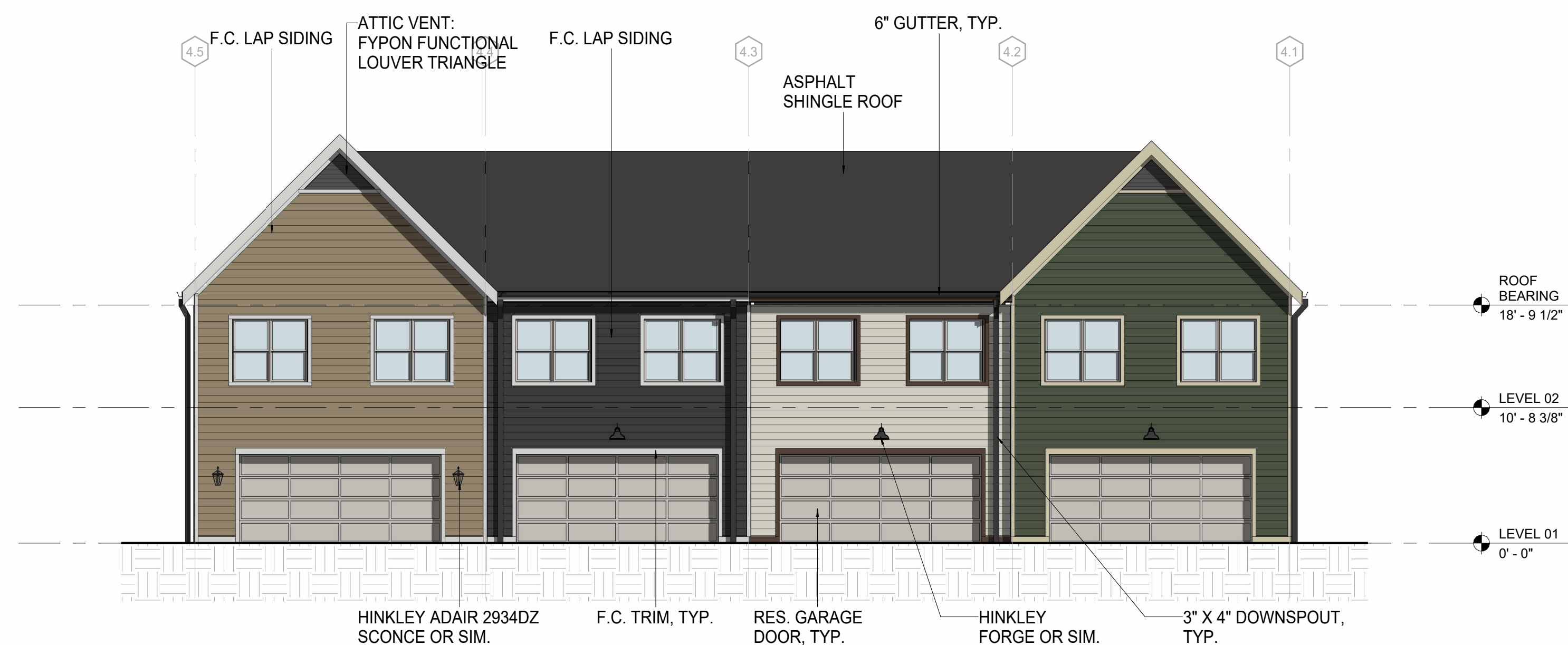
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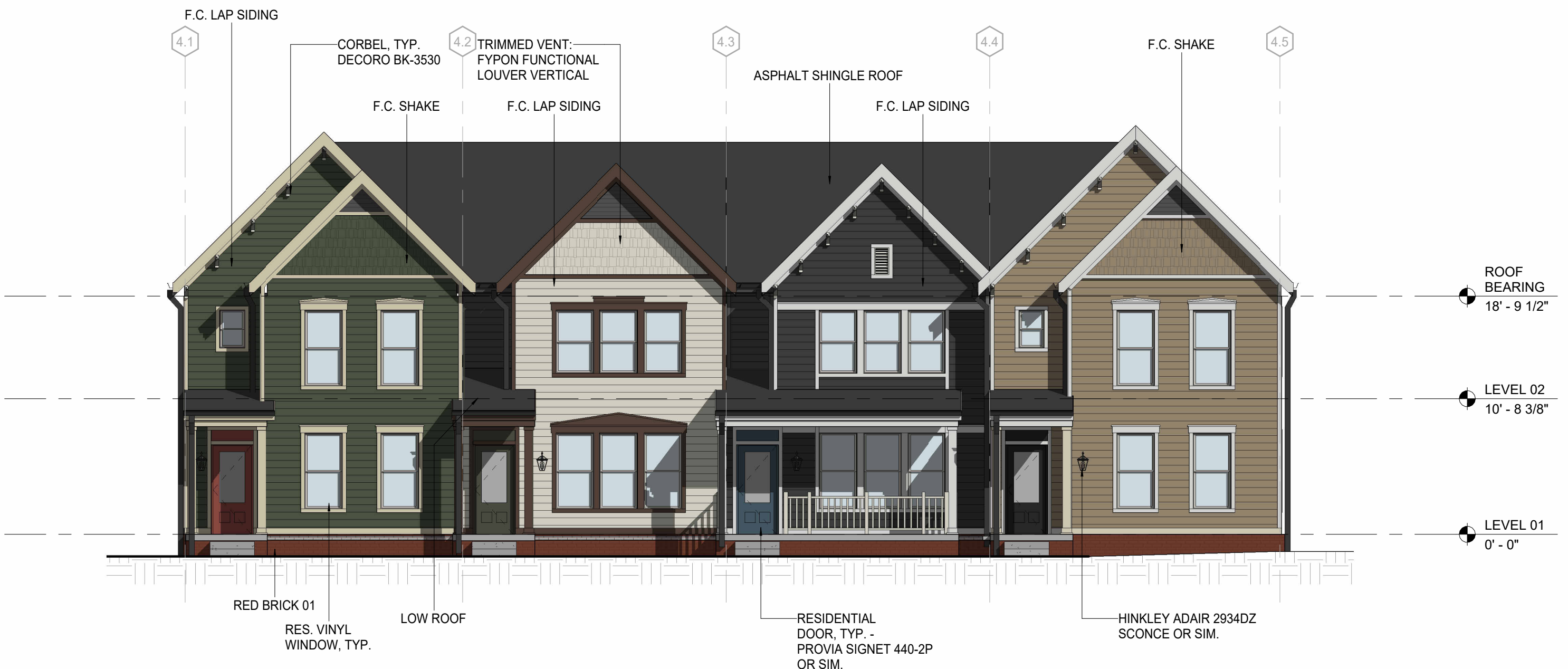
H1	TH 4-PACK - SIDE ELEVATION 1	
		1/8" = 1'-0"



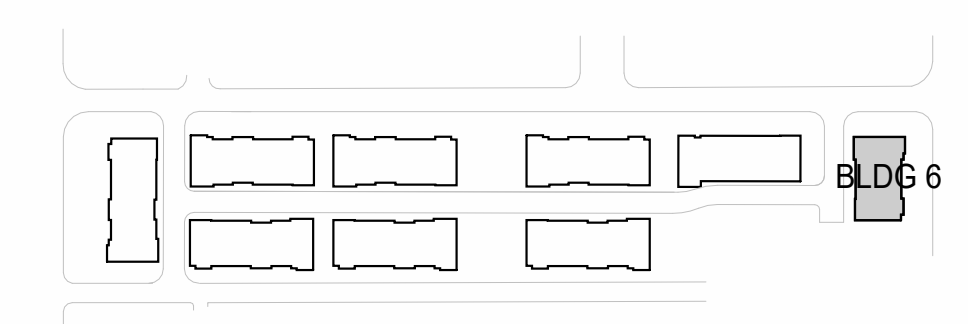
H8	TH 4-PACK - SIDE ELEVATION 2	
		1/8" = 1'-0"



D1	TH 4-PACK - BACK ELEVATION	
		1/8" = 1'-0"



A1	TH 4-PACK - FRONT ELEVATION	
		1/8" = 1'-0"



	MATERIAL KEYNOTES
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GENERAL NOTES

A. REFER TO SHEET A200 FOR UNIT-BY-UNIT COLORS

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
4-PACK

JOB NAME BUCKINGHAM COMPANIES BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES

ISSUE DATE	07/02/2026
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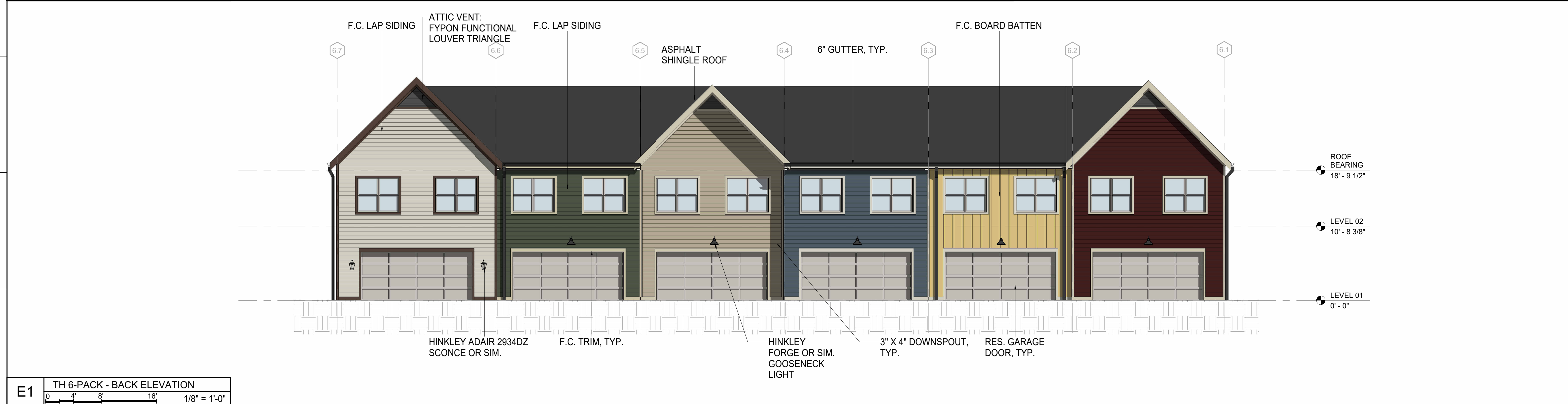
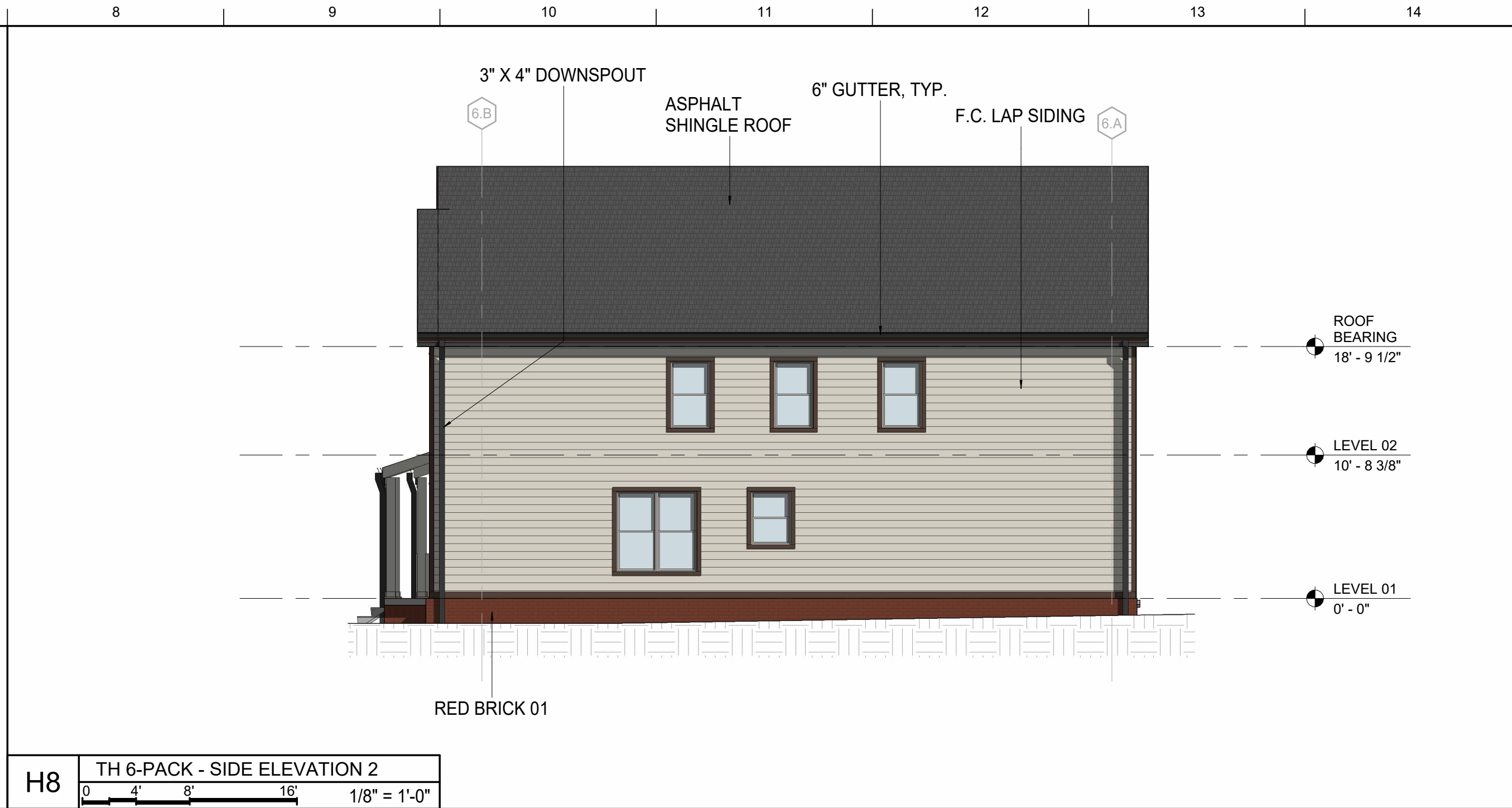
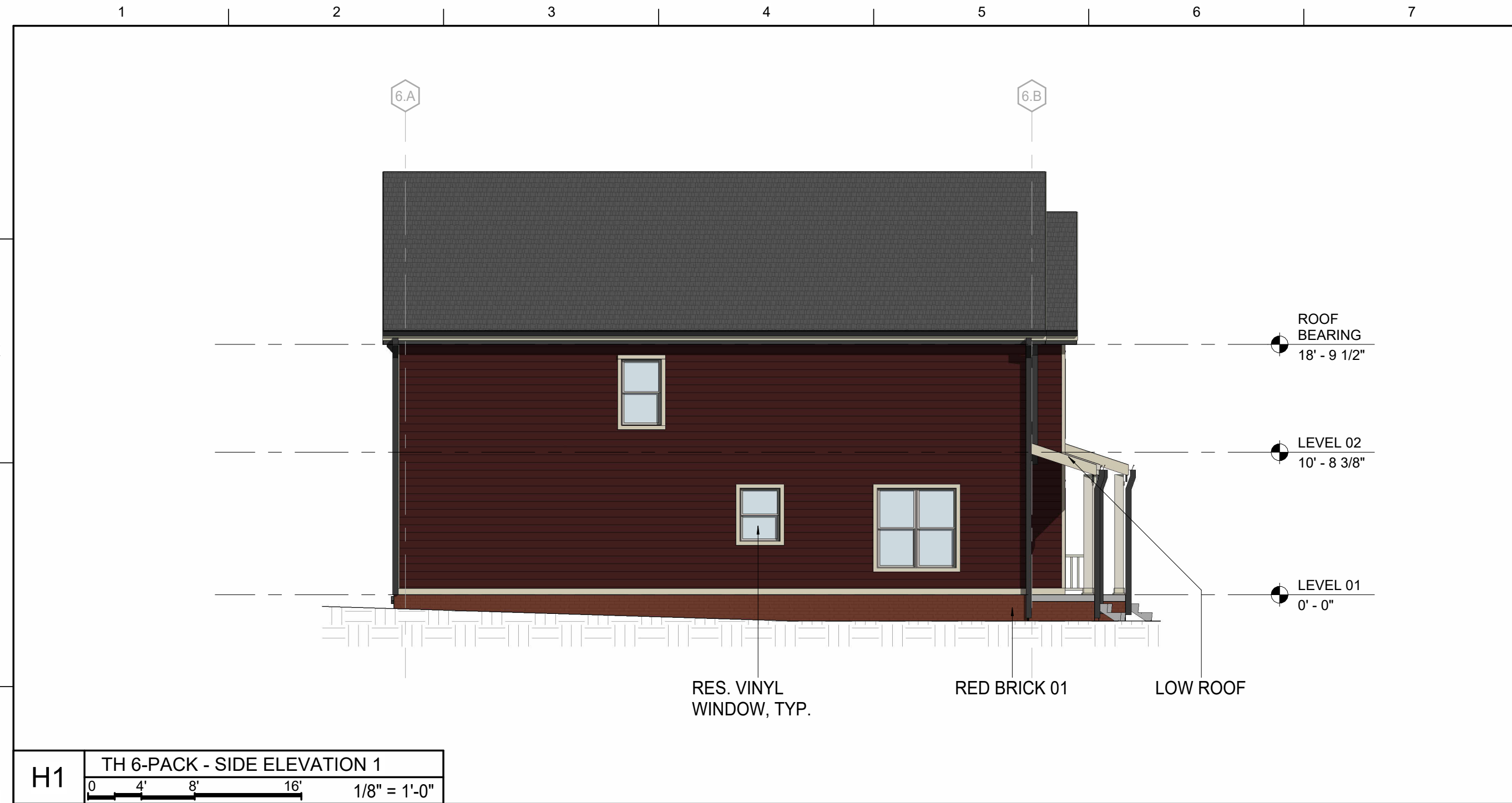
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12936-00

A210

INDIANAPOLIS, IN 46202

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MATERIAL KEYNOTES

GENERAL NOTES

A. REFER TO SHEET A200 FOR UNIT-BY-UNIT COLORS

SHEET SPECIFIC NOTES

KEY PLAN

SEARCH

PROJECT NORTH

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REVISION

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK

JOB NAME

BUCKINGHAM COMPANIES

 BUCKINGHAM
COMPANIES

ISSUE DATE
07/02/2026

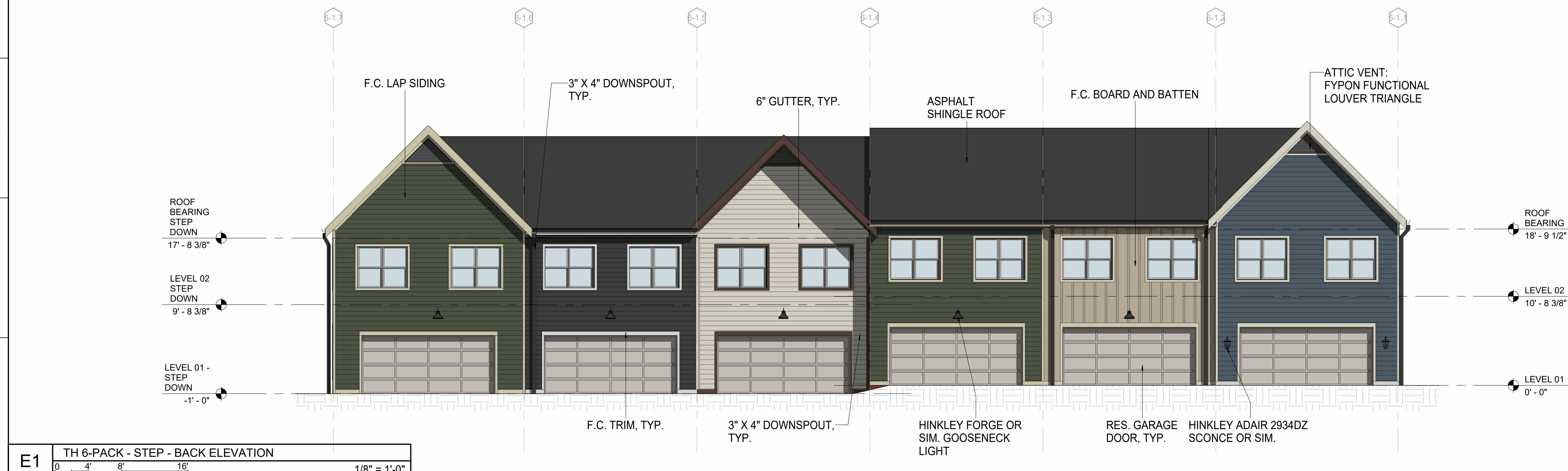
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12936-00

D'ING, NO

A230

INDIANAPOLIS, IN 46202

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MATERIAL KEYNOTES

GENERAL NOTES

A. REFER TO SHEET A200 FOR UNIT-BY-UNIT COLORS

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

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REVISION:

SHEET TITLE

EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK - NORTH

JOB NAME BUCKINGHAM COMPANIES
 BUCKINGHAM COMPANIES
 FLETCHER PLACE TOWNHOMES

ISSUE DATE

07/02/2026

JOB. NO.

12936-00

D'WG. NO.

A232

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MATERIAL KEYNOTES

GENERAL NOTES

A. REFER TO SHEET A200 FOR UNIT-BY-UNIT COLORS

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH

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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK - SOUTH

JOB NAME
BUCKINGHAM COMPANIES
BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES
LOCATION
17TH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026
JOB NO.
12936-00
DWG. NO.

A234

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MATERIAL KEYNOTES

GENERAL NOTES

A. REFER TO SHEET A200 FOR UNIT-BY-UNIT COLORS

SHEET SPECIFIC NOTES

KEY PLAN

SEAL

PROJECT NORTH



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REVISION:

SHEET TITLE
EXTERIOR ELEVATIONS - TOWNHOMES
6-PACK - TH C

JOB NAME
BUCKINGHAM COMPANIES
BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES
LOCATION
15TH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026
JOB NO.
12936-00
DWG. NO.

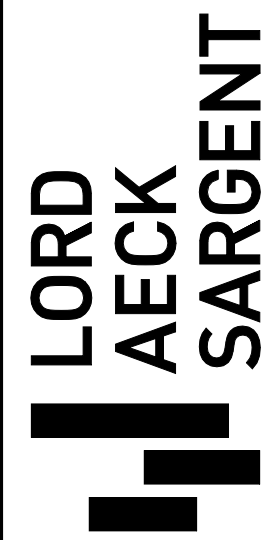
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LORD STREET VIEW



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SHEET TITLE
RENDERING

JOB NAME
BUCKINGHAM COMPANIES

BUCKINGHAM COMPANIES

FLETOCHER PLACE TOWNHOMES

LOCATION
155 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026

JOB NO.
12936-00

DWG. NO.

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LOUISIANA STREET VIEW



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SHEET TITLE
RENDERING

JOB NAME
BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES
LOCATION
1505 SOUTH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026
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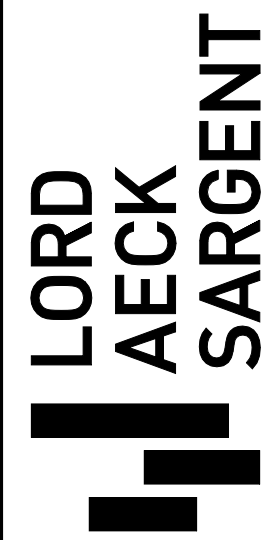
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POCKET PARK VIEW



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REVISION:

SHEET TITLE
RENDERING

JOB NAME
BUCKINGHAM COMPANIES
FLETCHER PLACE TOWNHOMES
LOCATION
17TH & EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026
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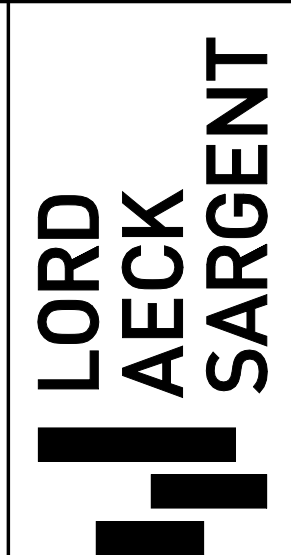
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LOUISIANA STREET GREEN SPACE
BIRD'S EYE VIEW



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REVISION:

JOB NAME
BUCKINGHAM COMPANIES



BUCKINGHAM
COMPANIES

JOB NO.
12936-00

DWG. NO.
A903

SHEET TITLE
RENDERING

FLETCHER PLACE TOWNHOMES

LOCATION
1505 E 17TH EAST STREET
INDIANAPOLIS, IN 46202

ISSUE DATE
07/02/2026

SEAL

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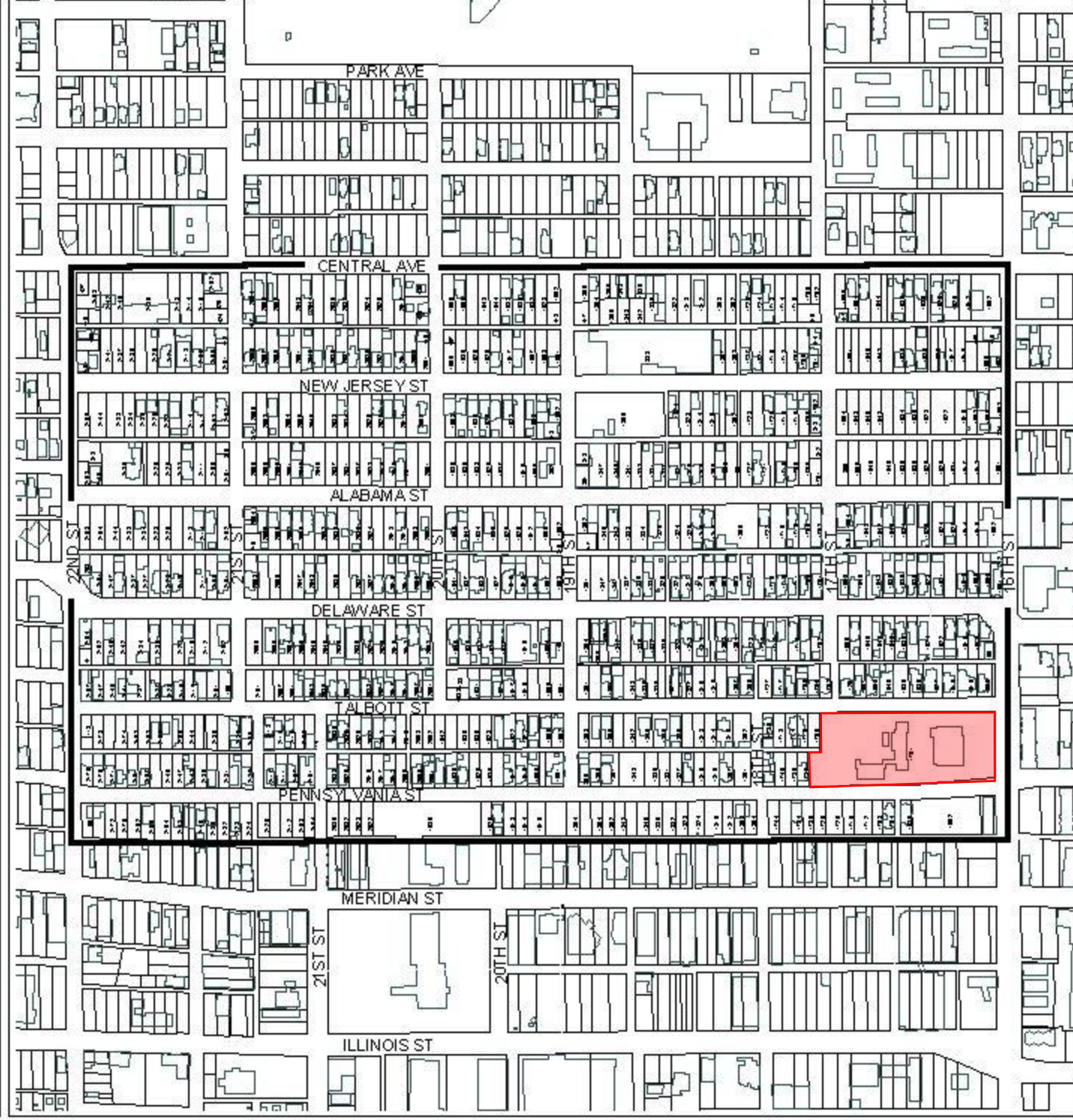


2026-COA-247 (HMP)

1707 NORTH PENNSYLVANIA STREET

The Herron-Morton Place Historic District

Marion County, Indiana



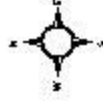
Indianapolis Historic Preservation Commission

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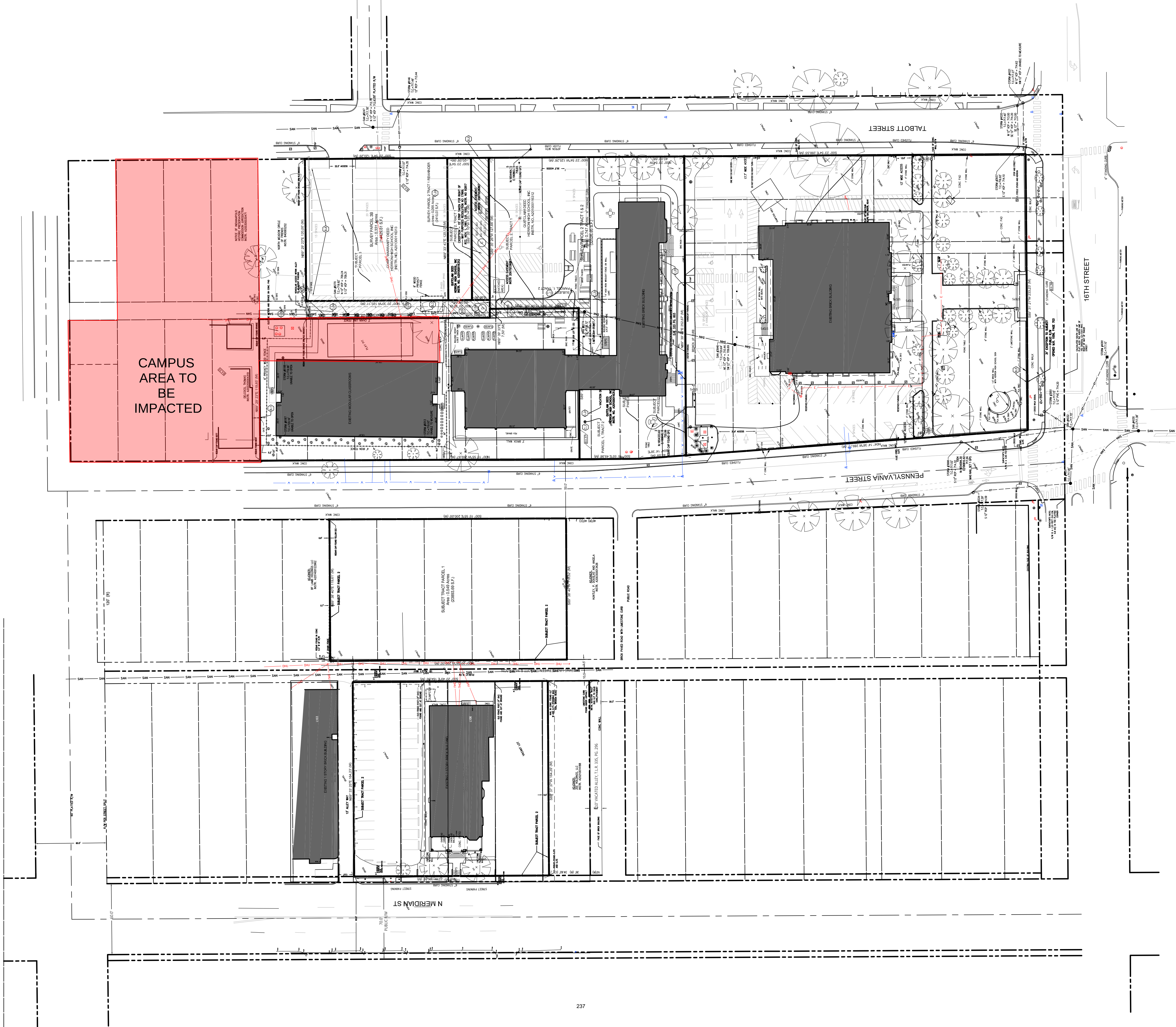
May 23, 2001

Produced By: The GIS Section

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as an aid in graphic representation only. Information shown
on this map is not warranted for accuracy or merchantability.



Data Source: The City of Indianapolis
Geographic Information Systems



PRELIMINARY DESIGN REVIEW

Herron Classical Schools (HCS) is a growing network of sought-after public charter schools committed to educational excellence. Herron High School, the original school in the HCS family, was founded in 2006 and has continued to grow in both enrollment, size, offerings and reputation as one of Indianapolis's premier charter schools.

HCS recently received a grant to construct a state-of-the-art Performing Arts Auditorium and expand their science capabilities on campus by way of new lab classrooms. These new additions will be transformative to the Herron High School Campus serving students, families and the local community.

Herron High School was founded in 2006 and has been growing ever since. The parcels at 1707 (1097644) & 1701 (1104311) N. Pennsylvania Street, are (2) or (3) parcels that make up the school campus which is zoned MU-2. The 1707 parcel was acquired by the school in 2006 and has primarily functioned as an underutilized grass area and most recently as temporary classrooms in 2020. The new Performing Arts Building will be primarily situated on this parcel and extend to the east onto a portion of the 1701 parcel which is utilized for parking. An addition on the east side of the 1964 Fesler Building will accommodate a larger cafeteria, state-of-the-art science labs and much needed dedicated musical classrooms.

BUILDING DESIGN CONCEPT

The Herron High School campus is rich in architectural history, and the proposed new Performing Arts Building has been thoughtfully designed to respect and complement the existing campus along with the residential neighborhood to the north. The campus is anchored by three significant buildings, each representing a distinct period and architectural style.

The oldest building is Russell Hall (1906), located at the northeast corner of 16th and Pennsylvania Streets. This Neoclassical brick building was designed by the Indianapolis firm Vonnegut and Bohn and originally served as the Herron Art Institute. In 1929, the campus expanded to include the Main Building, designed by Paul Philippe Cret. This building blends Classical, Art Deco and Industrial architectural elements. The most recent campus building is Fesler Hall (1964) designed by Evans Woollen III, reflects the mid-century modern influence on institutional design.

The new Performing Arts Building and Fesler Addition are thoughtfully designed to fit contextually, drawing inspiration from the historic campus buildings and the residential character of the neighborhood to the north. The design acknowledges the scale, character, massing and materiality of its surroundings to become a natural and respectful addition in the existing neighborhood.

Rather than mimicking any single building or era, the design synthesizes the elements of the existing architecture to create an aesthetic that honors the past while looking confidently toward the future, continuing the campus' proud tradition of thoughtful, purposeful growth.

Landscaping has been incorporated into the site design to enhance the building's relationship with both the street and the surrounding neighborhood. Plantings will line Pennsylvania Street with additional plantings will be along the northern lot line to create a buffer between campus and the residential properties to the north, to ensure a sensitive and respectful transition.

HERRON HIGH SCHOOL NEW AUDITORIUM & CLASSROOM ADDITION

IHPC PRELIMINARY HEARING

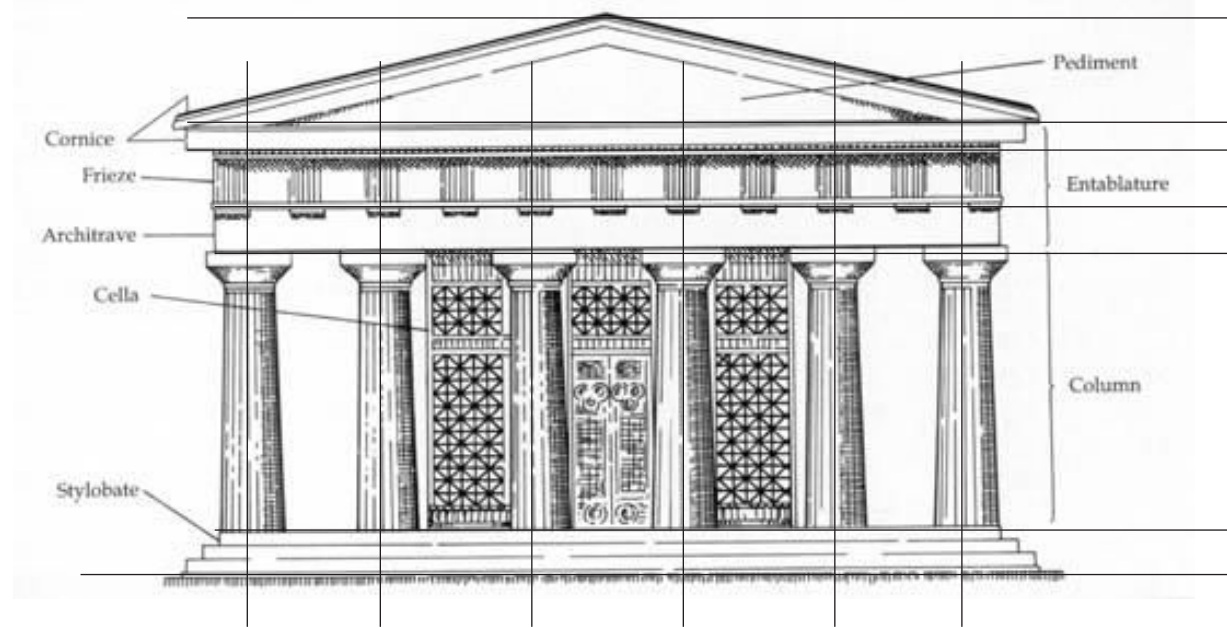
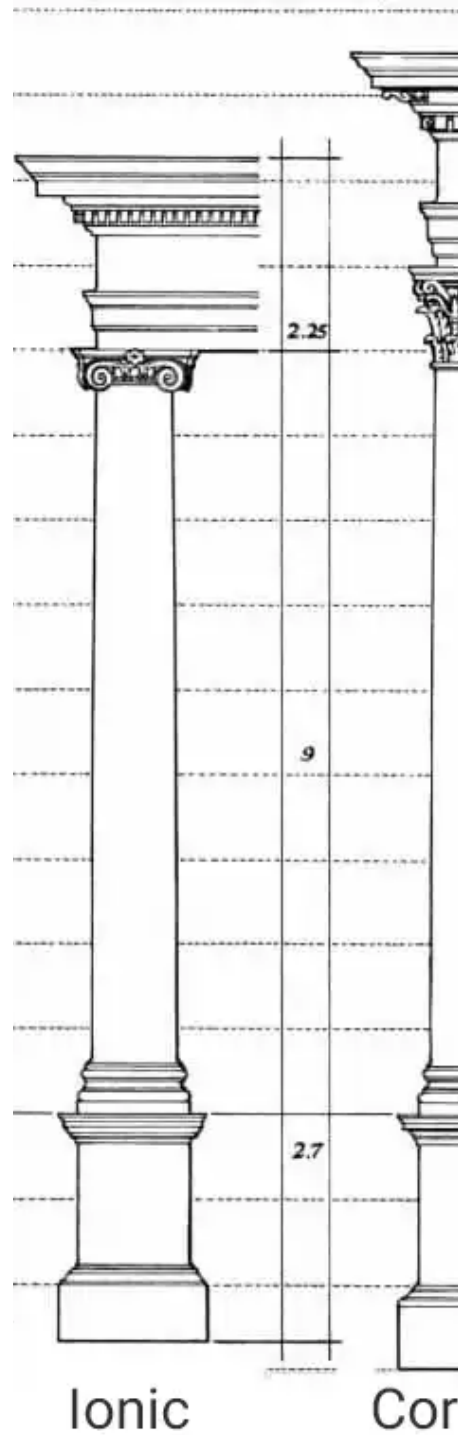
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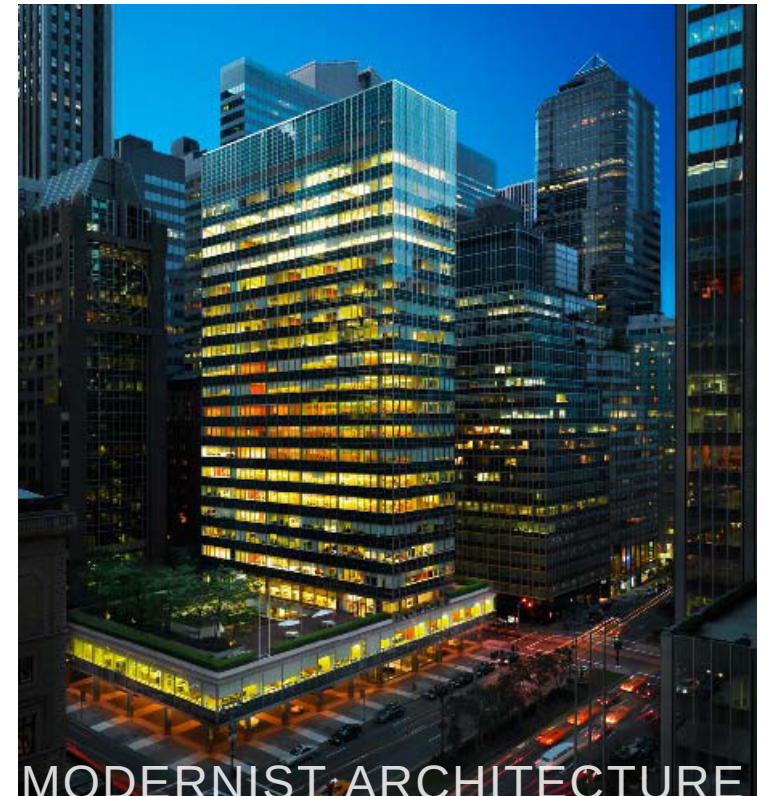


THE JOHN HERRON ART INSTITUTE
AN IDEAL PLACE FOR HIGHER LEARNING



EXISTING CAMPUS CONTEXT





HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER

MODERNIST ARCHITECTURE

RD



HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER

POSTMODERN ARCHITECTURE



KIERAN TIMBERLAKE



DAVID CHIPPERFIELD



HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS. MASSING & CHARACTER

DAVID CHIPPERFIELD



DAVID CHIPPERFIELD



CLASSICAL MODERNISM PRECEDENTS



DAVID CHIPPERFIELD



MODERN ADDITION PRECEDENTS

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING THOUGHTS



HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER

CASE STUDY: WASHINGTON UNIVERSITY
<https://samfoxschool.washu.edu/places/our-campus>







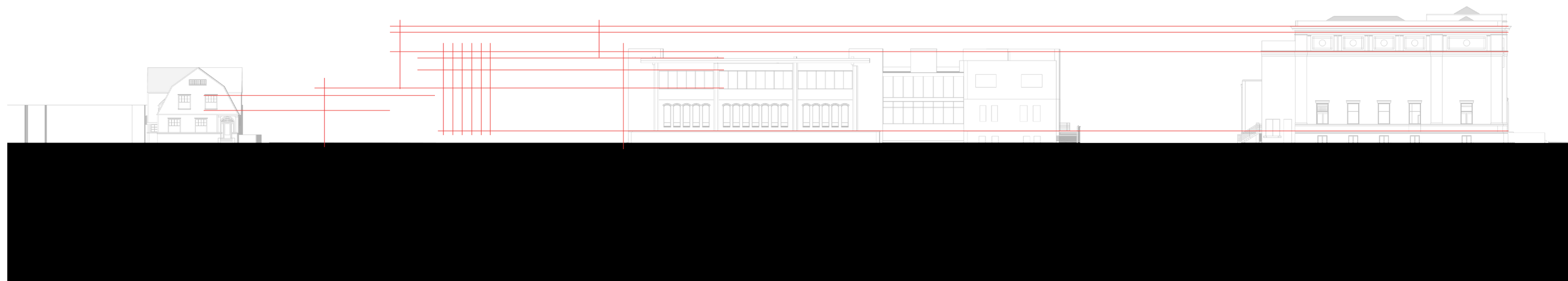
HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER



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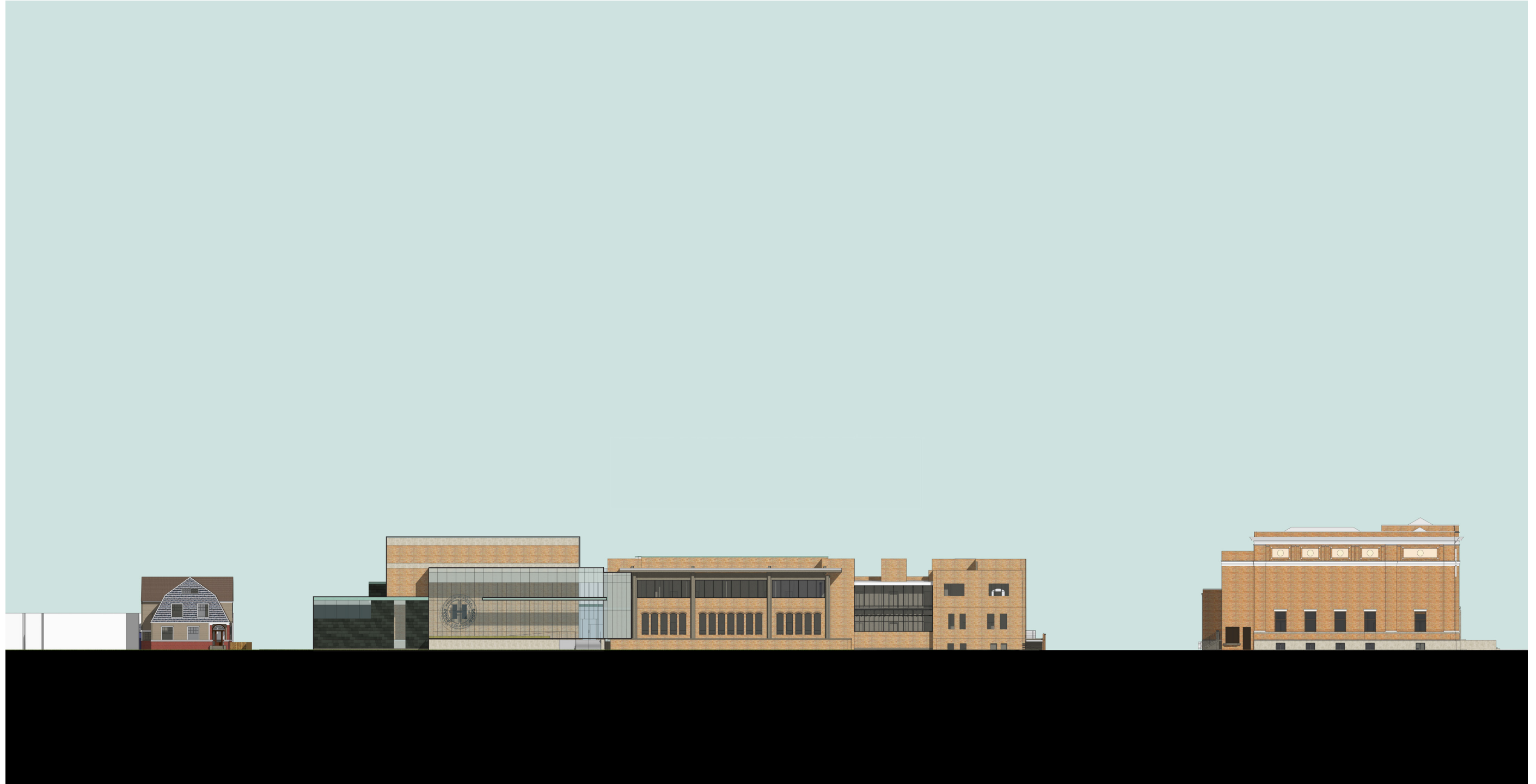
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ELEVATION - FULL CAMPUS FROM PENNSYLVANIA STREET

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER

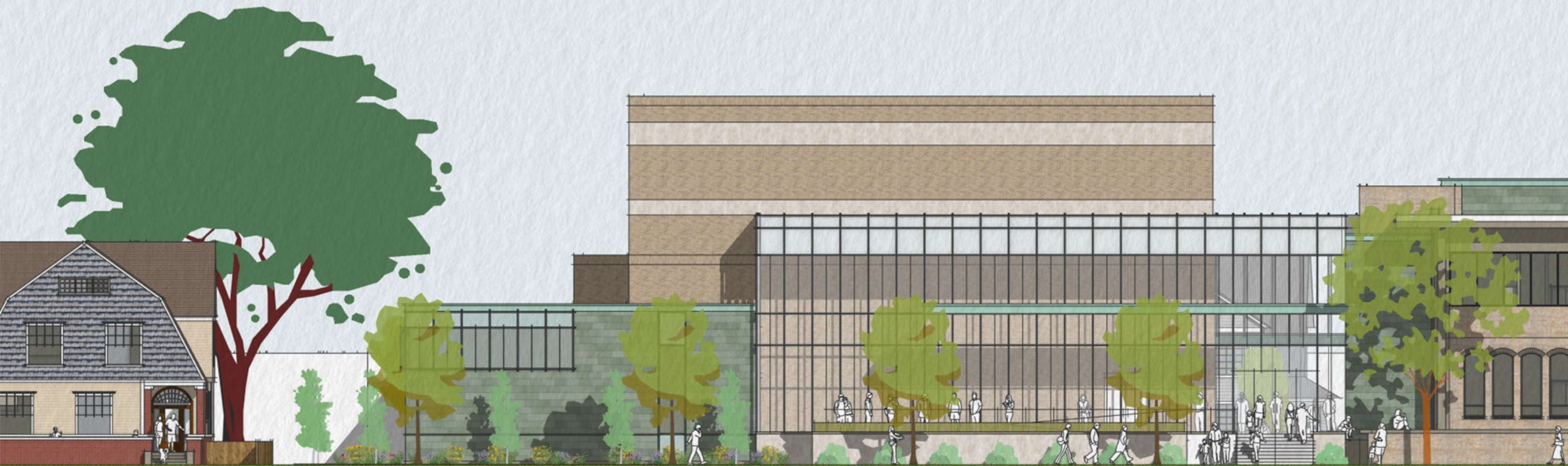




ELEVATION - PENNSYLVANIA STREET

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER





ELEVATION - PENNSYLVANIA STREET ENLARGED

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER





ELEVATION - TALBOTT STREET

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER





ELEVATION - TALBOTT STREET ENLARGED

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER





VIEW FROM WEST PARKING LOT

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER





AERIAL FROM NORTHWEST

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AERIAL FROM EAST - TALBOT STREET ART FAIR
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EAST ENTRY FROM TALBOTT STREET

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VIEW FROM ACROSS PENNSYLVANIA STREET

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VIEW FROM NORTH NEIGHBOR'S PORCH

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VIEW FROM NEW HERRON PORCH

HERRON HIGH SCHOOL / NEW AUDITORIUM AND SCIENCE LABS MASSING & CHARACTER

