



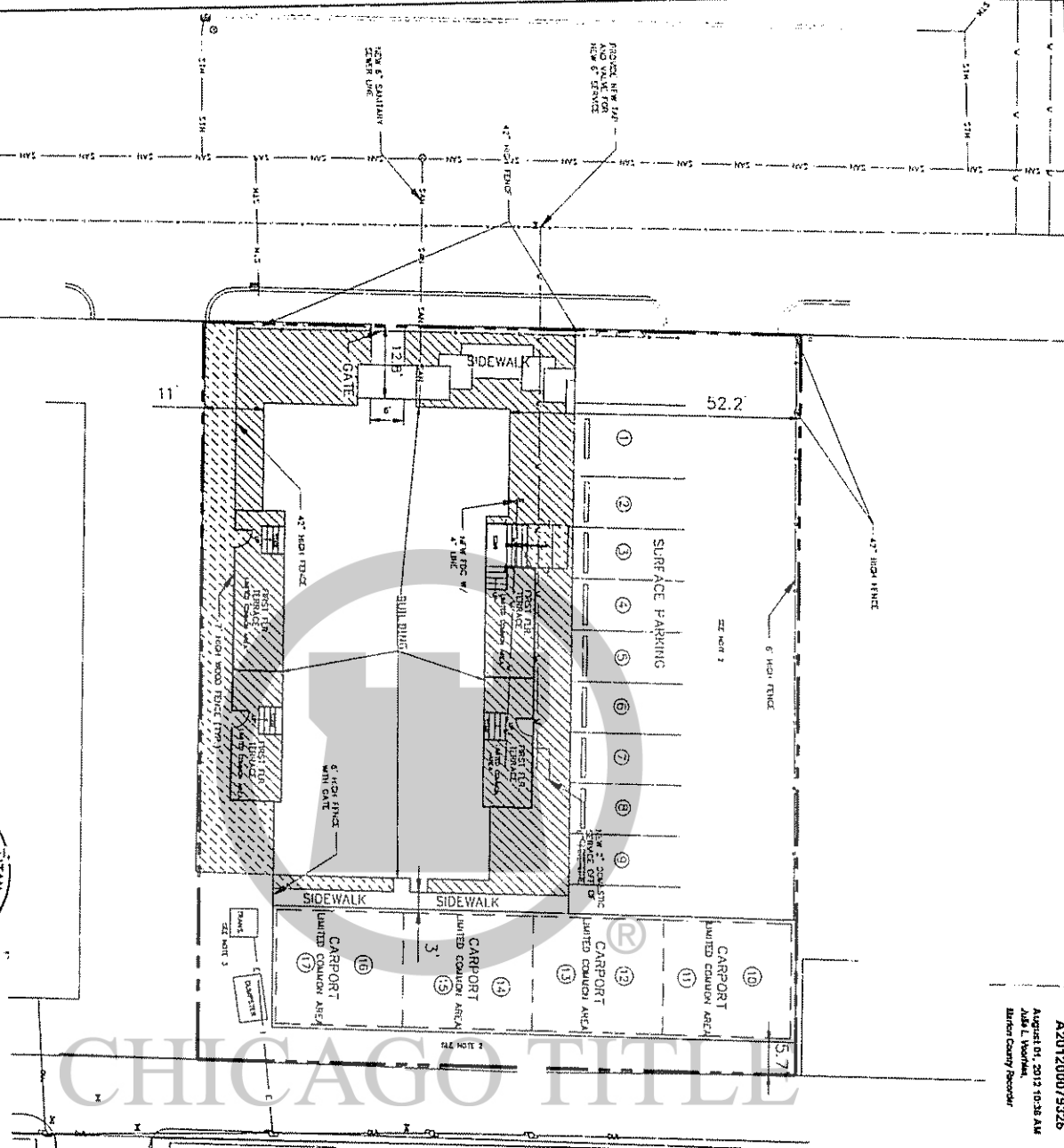
LEGEND

- Property Line
- Wrought Iron Bar Fence
- Underground Electric Line
- Overhead Utility Line
- Parking Space
- Manhole
- Utility Pole
- Gas Valve
- Water Valve
- Curb Inlet
- Water Main
- Sanitary Sewer
- Storm Sewer
- Lawn Areas

NOTES

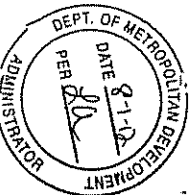
- THE SURVEY AS A GENERAL DESCRIPTION TAKEN FROM ATR/ACSM AND THE CONVEYANCE PLAT FOR 805 DELAWARE STREET, PREPARED BY HAIN SURVEYING GROUP, DRAWING NUMBER DATED JULY 11, 2008.
- ALL SITE AREAS NOT LABELED AS BUILDING OR LIMITED COMMON AREAS ARE COMMON AREAS. SEE BUILDING FLOOR PLANS FOR DIMENSIONS OF INTERIOR AREAS AND DECKINGS.

Site Area: 14013.86
 Building Area: 3249.64
 Limited Common Areas: 2838.20
 Common Areas: 7927.02



REVIEWED AND APPROVED
 MARION COUNTY ASSESSOR
 AUG 01 2012
Brin Jacobs
 MAP DEPARTMENT REVIEWER

Site Plan



Center
 Twp Sh, p

Division Professional Copy, LLC
 6100 W. Willow, Columbus, Indiana
[Signature]

PROJECT: SHELTON CONDOMINIUMS CONVERSION
 805 DELAWARE ST.
 INDIANAPOLIS, IN 46206
OWNER: SHELTON DEVELOPMENT GROUP, LLC

CONSULTANTS: arqDESIGN
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

CONTRACT NUMBER: A201200079325
DATE: 08/01/2012

PROJECT: SHEET NO. C-201 OF 201
DATE: 08/01/2012

SCALE: AS SHOWN

DATE: 08/01/2012

BY: [Signature]

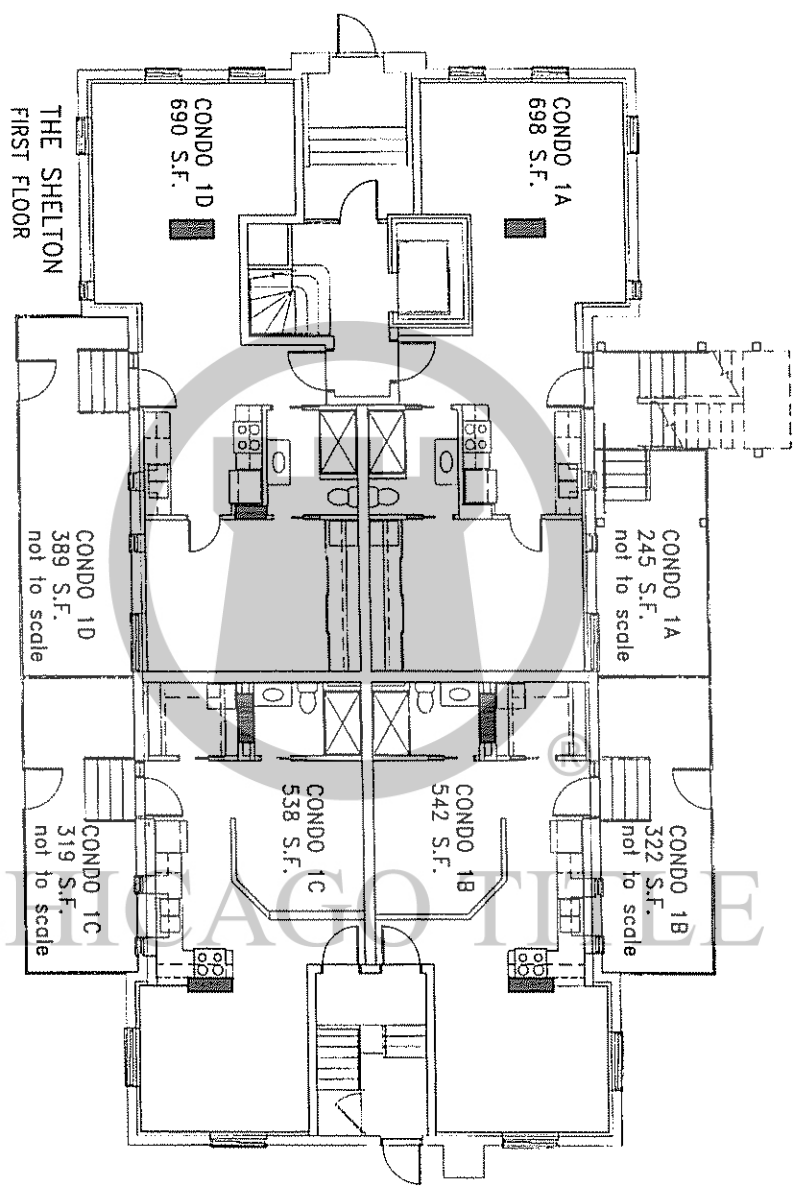
CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 08/01/2012

SCALE: AS SHOWN

DATE: 08/01/2012



**The Shelton Condominiums
 Square Footage Calculations Spreadsheet**

TOTAL COMMON AREA THIS FLOOR IS BUILDING FOOTPRINT LESS EXTERIOR WALL THICKNESS LESS INDOOR PRIVATE CONDO S.F.
 CONDO S.F. FOR ASSESSOR IS MUCH LESS THAN MARKETING S.F. BECAUSE EXTERIOR WALLS ARE THICK.
 SQUARE FOOTAGES ARE TAKEN FROM CONSTRUCTION DRAWINGS UNLESS OTHERWISE INDICATED.

UNIT	1A	1B	1C	1D
Unit (Outer Perim)	698	642	538	690
Unit (Common Area)	245	302	319	322
Total	943	944	857	1012
Total Building First Floor Footprint	3273			
Exterior Wall Thickness First Floor	282			
Total Common Area First Floor	427			
Common Areas include: Lobby, Elevator, Storage & Entry Vestibule				

PROJECT:
 SHELTON CONDOMINIUMS
 CONVERSION
 825 N. DELAWARE ST.
 INDIANAPOLIS, IN 46205
 OWNER:
 SHELTON DEVELOPMENT GROUP, LLC

DATE: 8/1/12
 PHASE: PRELIMINARY
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: AS SHOWN
 SHEET: IA202

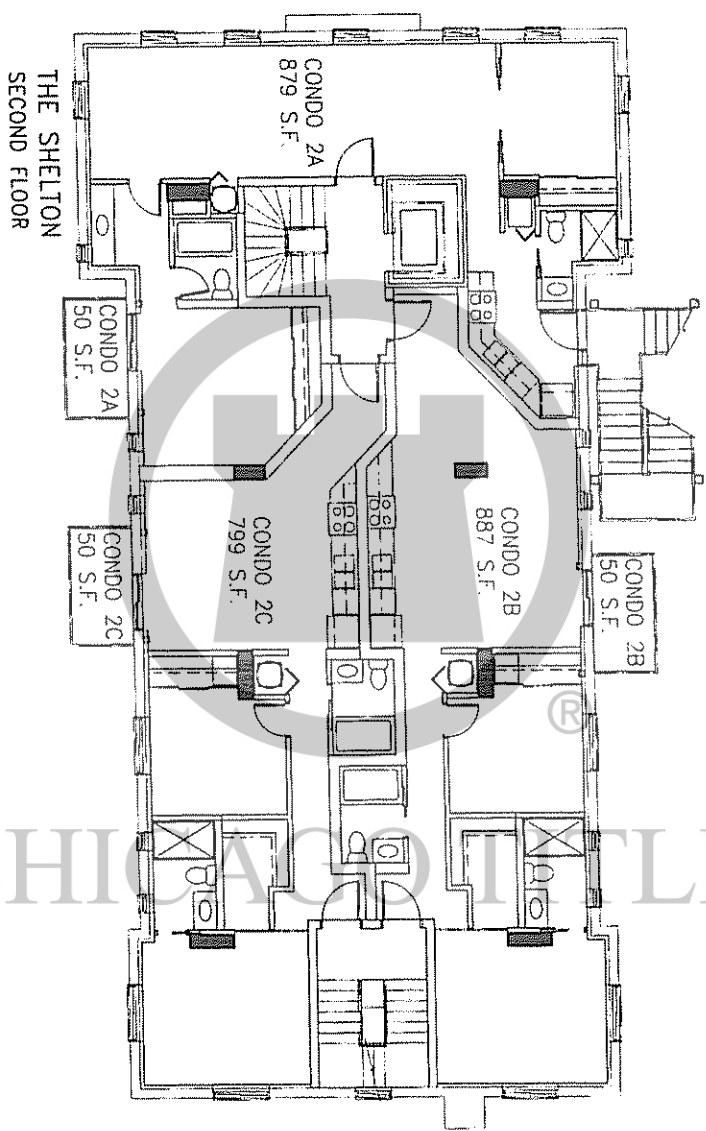
SCALE: 1/8" = 1'-0"
 OR AS NOTED

NORTH

PROJECT:
 SHELTON CONDOMINIUMS
 CONVERSION
 825 N. DELAWARE ST.
 INDIANAPOLIS, IN 46205
 OWNER:
 SHELTON DEVELOPMENT GROUP, LLC

CONSULTANTS:
 arcdesign
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

CONSULTANTS:
 Arteffects
 ARCHITECTURAL INTERIORS



THE SHELTON
 SECOND FLOOR

The Shelton Condominiums
 Square Footage Calculations Spreadsheet

TOTAL COMMON AREA THIS FLOOR IS BUILDING FOOTPRINT LESS EXTERIOR WALL THICKNESS LESS INDOOR PRIVATE CONDO S.F.
 CONDO S.F. FOR ASSASSINATED WALL THICKNESS S.F. BECAUSE EXTERIOR WALLS ARE THICK
 SOURCE FOOTPRINTS ARE TAKEN FROM CONSTRUCTION DRAWINGS MEASUREMENTS UNLESS OTHERWISE INDICATED.

	2A	2B	2C
Unit (not private)	879	887	799
Common Corridor (balcony included)	50	50	50
Total	929	937	849
Total Building Second Floor Footprint	3687	3700	3456
Exterior Wall Thickness Second Floor	125	125	125
Total Common Area Second Floor	424	424	424

50 S.F. PER FIELD MEASUREMENTS TAKEN BY KEVIN WITTEW

CONSTRUCTION DRAWINGS, DIMENSIONS, AND DETAILS

PROJECT: SHELTON CONDOMINIUMS CONVERSION
 825 N. DELAWARE ST., INDIANAPOLIS, IN 46205
 OWNER: SHELTON DEVELOPMENT GROUP, LLC

DATE: 08/01/12
 PHASE: CONSTRUCTION

SCALE: 1/4" = 1'-0"
 OR AS NOTED

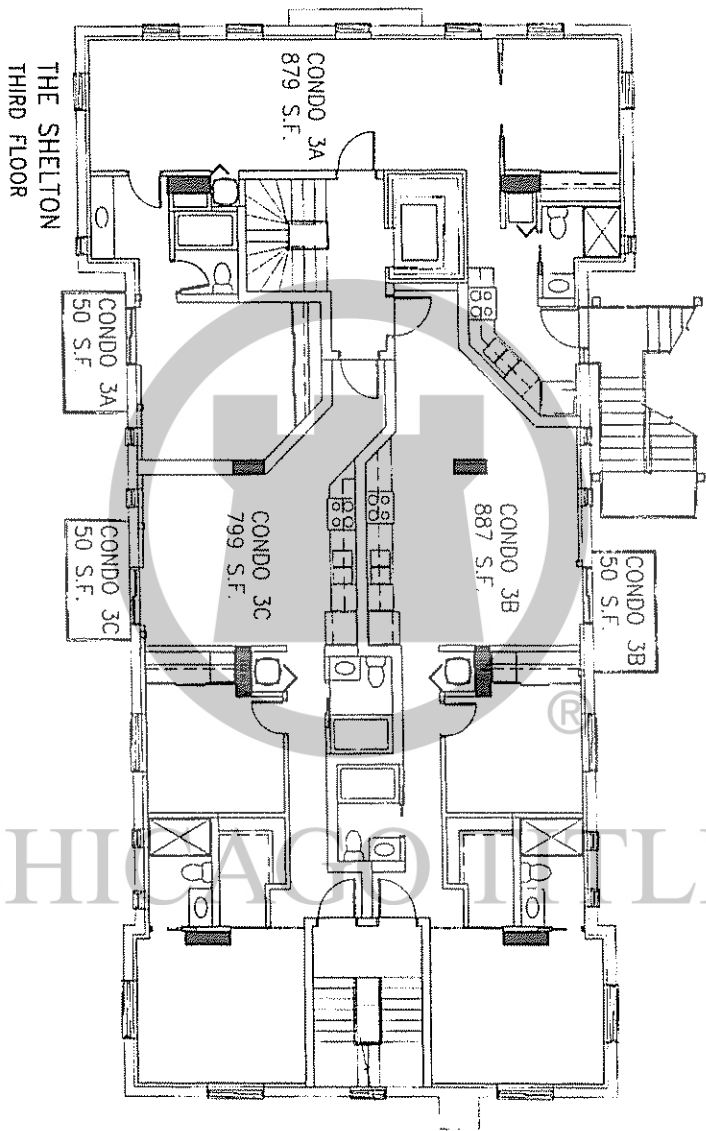
IA203

SECOND FLOOR PLAN

arcDESIGN
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

Arteffects
 ARCHITECTURAL INTERIORS

REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 No. 12543



THE SHELTON
THIRD FLOOR

**The Shelton Condominiums
Square Footage Calculations Spreadsheet**

TOTAL COMMON AREA THIS FLOOR IS BUILDING FOOTPRINT LESS EXTERIOR WALL THICKNESS LESS INDOOR PRIVATE CONDO S.F.
CONDO S.F. FOR ASSESSOR IS MUCH LESS THAN MARKETED S.F. BECAUSE EXTERIOR WALLS ARE THICK.
SQUARE FOOTAGES ARE TAKEN FROM CONSTRUCTION DRAWING DIMENSIONS UNLESS OTHERWISE INDICATED

THIRD FLOOR	
Unit (interior gross)	3A 3B 3C
Up/Down Common (outdoor subtracted)	879 887 799
Total	2565
Total Building Third Floor Footprint	2767
Common Area Third Floor	424
Common Area Third Floor	424

A201200079326
August 01, 2012 10:36 AM
Julie L. Yorlida,
Madison County Recorder

Page: 9
Fee: \$51.00
DT: BLTV

THIRD FLOOR PLAN

IA203

SCALE: 1/8" = 1'-0"
OR AS NOTED

PROJECT:
SHELTON CONDOMINIUMS
CONVERSION
825 N. DELAWARE ST.
INDIANAPOLIS, IN 46205
OWNER:
SHELTON DEVELOPMENT GROUP, LLC

DATE: [] / [] / []

PHASE: []

DESIGNER: []

ARCHITECT: []

ENGINEER: []

DATE: []

BY: []

FOR: []

SCALE: []

PROJECT: []

CONTRACT NUMBER:
ADDRESS:
DATE: []

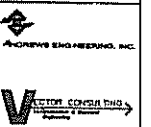
PROJECT:
SHELTON CONDOMINIUMS
CONVERSION

CONTRACTANTS:
arcDESIGN
ARCHITECTURAL INTERIORS
Matthew D. Holbrook
STRUCTURAL ENGINEER, INC.

REGISTERED PROFESSIONAL ARCHITECT
JULIE L. YORLIDA
NO. 12345
STATE OF INDIANA

A20120007932E
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 Arden Park
 Madison County, Kentucky

Page 9
 Fee: \$01.00
 By: MLW

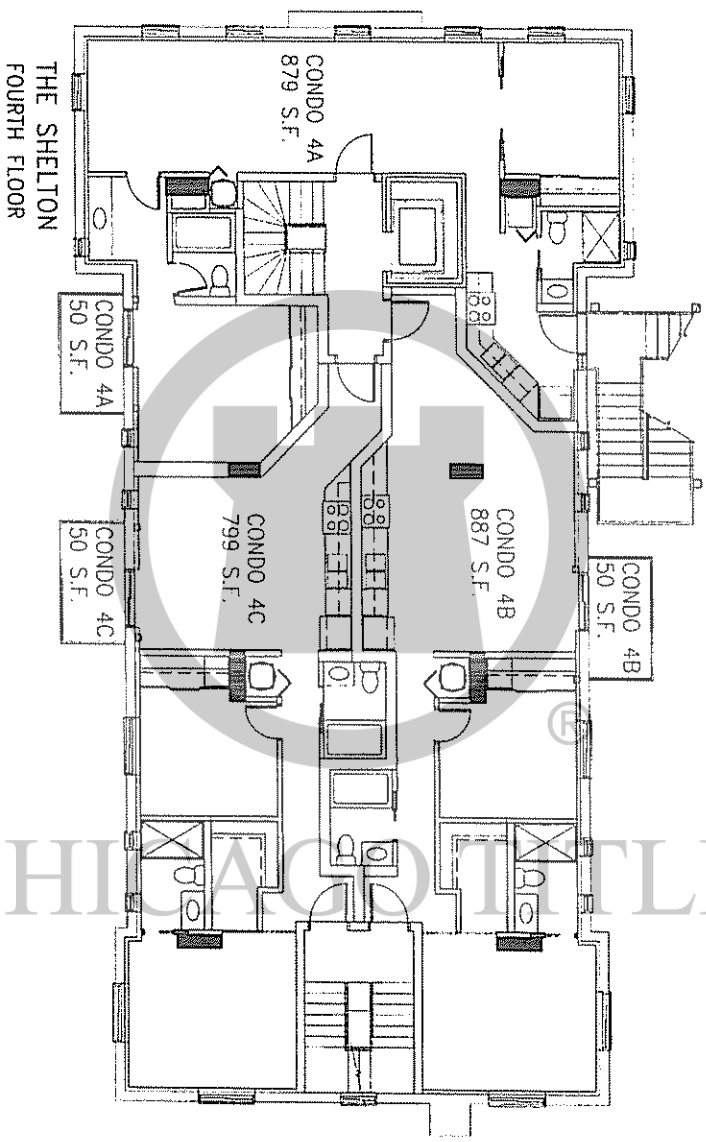


ard DESIGN
 ARCHITECTURAL INTERIORS
Arteffects
 ARCHITECTURAL INTERIORS
 Matthew D. Hollbrook
 STRUCTURAL ENGINEER, INC.

PROJECT:
 SHELTON CONDOMINIUMS
 CONVERSION
 825 N. DELAWARE ST.
 INDIANAPOLIS, IN 46205
OWNER:
 SHELTON DEVELOPMENT GROUP, LLC

DATE: _____
PHASE: _____
SCALE: 1/8" = 1'-0"
OR AS NOTED

FOURTH FLOOR PLAN



The Shelton Condominiums
Square Footage Calculations Spreadsheet

TOTAL GARAGE AREA THIS DRAWING IS BEING REPORTED LESS COMMON WALL THICKNESS LESS INDOOR PRIVATE CONDO S.F. OWNED BY LESSOR IS SHOWN LESS THAN WORKINGS S.F. BECAUSE EXTERIOR WALLS ARE THICK. SQUARE FOOTAGES ARE TAKEN FROM CONSTRUCTION DRAWING MEASUREMENTS UNLESS OTHERWISE INDICATED.

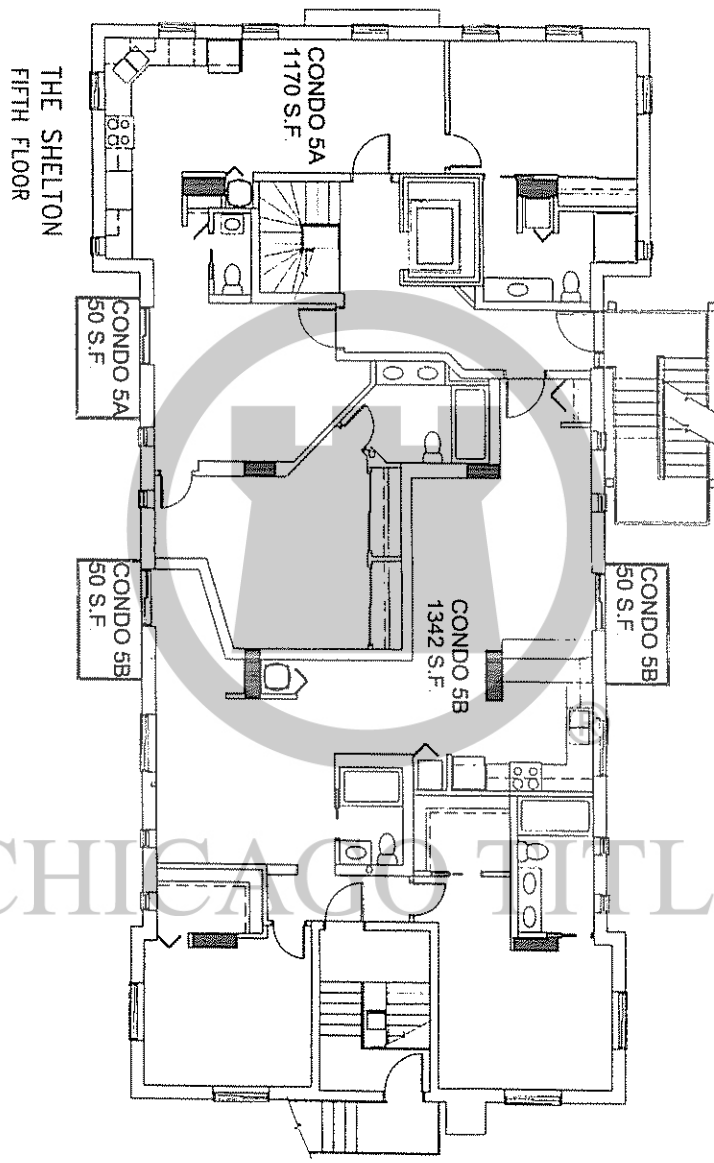
CONDO	4A	4B	4C	4D
Unit (owner owned)	879	887	799	50
Unit (Common (owner business))	50	50	0	0
Unit (Common (owner not for sale))	0	0	0	0
Total	929	937	799	50
Total Building (owner floor footprint)	2515			
Total Common Area (owner floor footprint)	275			
Total Common Area (owner floor footprint)	424			

IA203
FOURTH FLOOR PLAN

A201200079326

August 01, 2012 10:36 AM
Jill L. Koontz
Madison County Recorder

Page 9
Fee \$01.00
By: MLW



The Shelton Condominiums Square Footage Calculations Spreadsheet

TOTAL COMMON AREA THIS FLOOR IS BUILDING FOOTPRINT LESS EXTERIOR WALL THICKNESS LESS INDOOR PRIVATE CONDO S.F.
COMMON S.F. FOR ASSESSORS PURPOSES SHALL BE COMMON S.F. LESS EXTERIOR WALL THICKNESS.
SQUARE FOOTAGE ARE TAKEN FROM OUR INSPECTION DRAWINGS AND MEASUREMENTS ON THE DATE OF MEASUREMENT INDICATED.

UNIT/FLOOR	SA	SB
Unit (owner provided)	150	100
Interior Common (owner's exclusive area)	344	250
Total	494	350
Total Building Fifth Floor Footprint	2222	2222
Less owner's private area	150	100
Less exterior wall thickness	412	412
Common areas includes hallway, Stairwell & Elevator		

CHICAGO TITLE

arcdesign
Arteffects
 ARCHITECTURAL INTERIORS
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

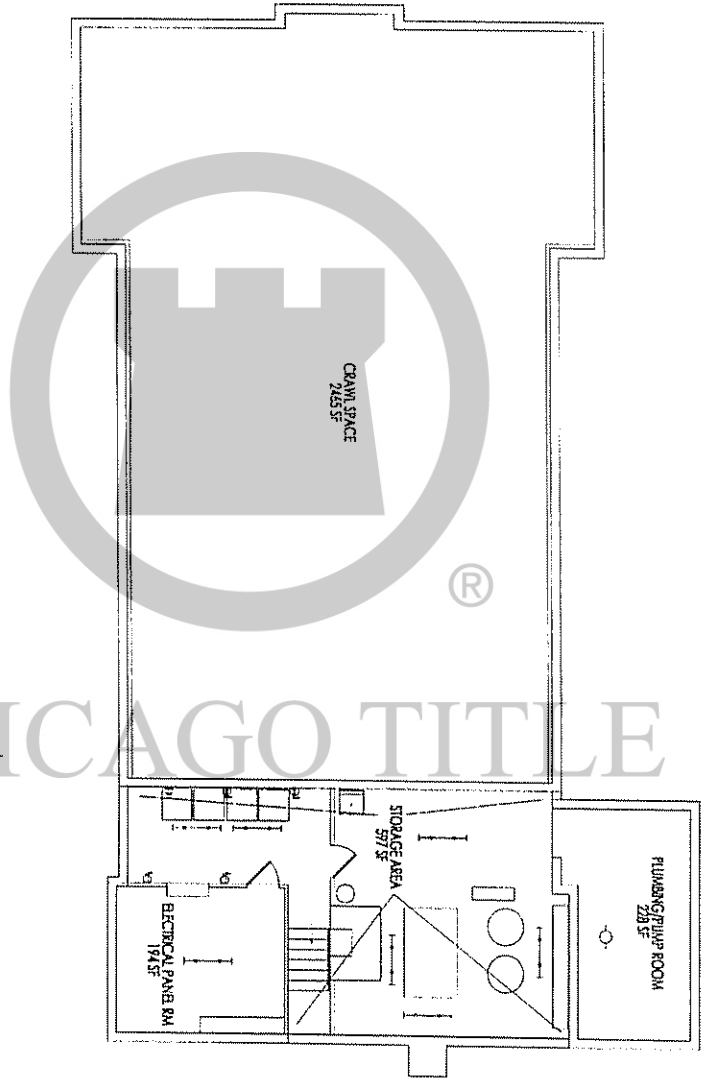
PROJECT: SHELTON CONDOMINIUMS
 825 N. DELAWARE ST.
 INDIANAPOLIS, IN 46205
 OWNER: SHELTON DEVELOPMENT GROUP, LLC

DATE: 08/01/12
 PHASE: ARCHITECTURE
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/4" = 1'-0"
 SHEET: IA204
 OF 21 SHEETS

SCALE: 1/4" = 1'-0"
 SHEET: IA204
 OF 21 SHEETS
 NORTH

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 August 01, 2012 10:28 AM
 Jedd L. Lumbard
 James Cooney/Rescher

Page: 9
 Fee: \$61.00
 By: MLW



BASMENT PLAN



The Shelton Condominiums
Square Footage Calculations Spreadsheet

FOOTAGE FIGURES ARE TAKEN FROM CONSTRUCTION DRAWINGS AND SCHEDULES UNLESS OTHERWISE INDICATED.
 SQUARE FOOTAGES FOR BASEMENT ARE TAKEN TO EXTERIOR FACE OF EXTERIOR WALLS.

Room	Area
Purging/Pipe Room	228
Electrical Panel Room	194
Storage Area	597
Total Common Area	1019
Inaccessible Crawlspace	2488

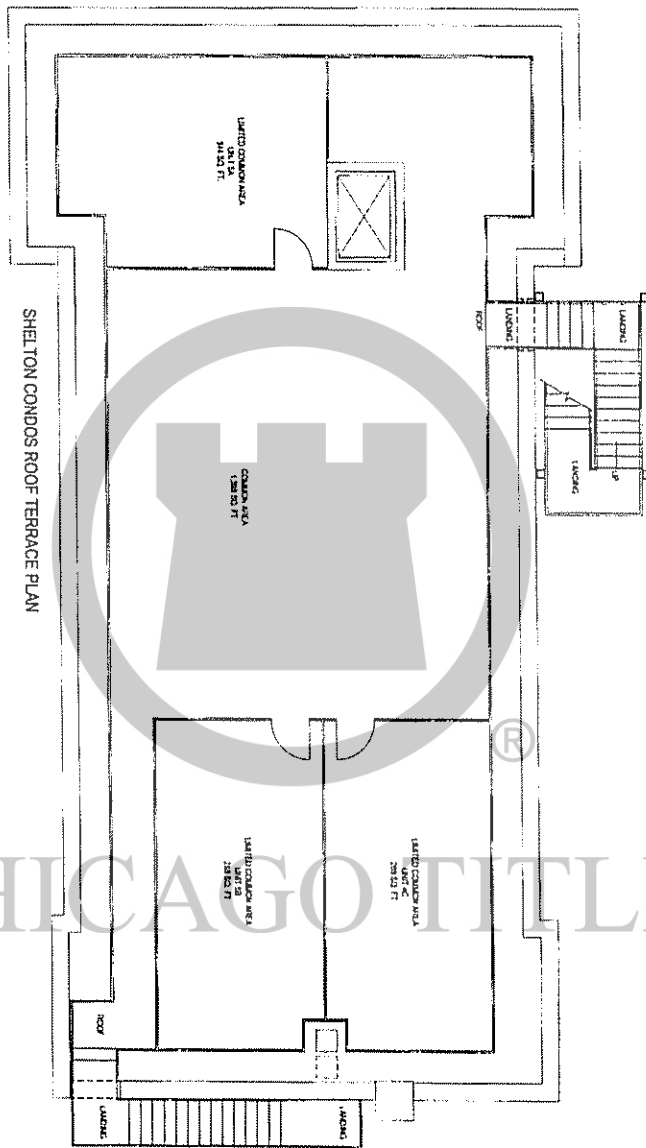
OFCD DESIGN
 CONSULTANTS
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

Arteffects
 ARCHITECTURAL RENDERING



PROJECT:
 SHELTON CONDOMINIUMS
 CONVERSION
 825 DELAWARE ST.
 INDIANAPOLIS, IN 46205
OWNER:
 SHELTON DEVELOPMENT GROUP, LLC

SCALE: 1/8" = 1'-0"
SHEET: S200
BASMENT PLAN



CHICAGO TITLE

A201200079325
 August 01, 2012 10:56 AM
 John L. Postema
 Member County Registrar

Page: 9
 Fee: \$61.00
 By: dlw



ROOF PLAN

SCALE: 1/4" = 1'-0"
 OR AS NOTED



DATE: _____
 PHASE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 PHASE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT: SHELTON CONDOMINIUMS
 CONVERSION
 825 N. DELAWARE ST.
 INDIANAPOLIS, IN 46205
 OWNER: SHELTON DEVELOPMENT GROUP, LLC

NO OTHER WORK IS TO BE PERFORMED ON THIS PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROJECT: SHELTON
 SHEET: 12
 DATE: 08/01/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PROJECT: SHELTON
 SHEET: 12
 DATE: 08/01/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

CONSULTANTS
 arcdesign
 ARCHITECTURAL INTERIORS
 Matthew D. Holbrook
 STRUCTURAL ENGINEER, INC.

artefacts
 ARCHITECTURAL INTERIORS
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL INTERIOR DESIGNER
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL PLANNING ARCHITECT

A201200079325

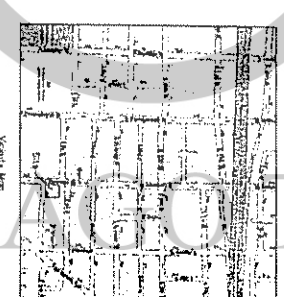
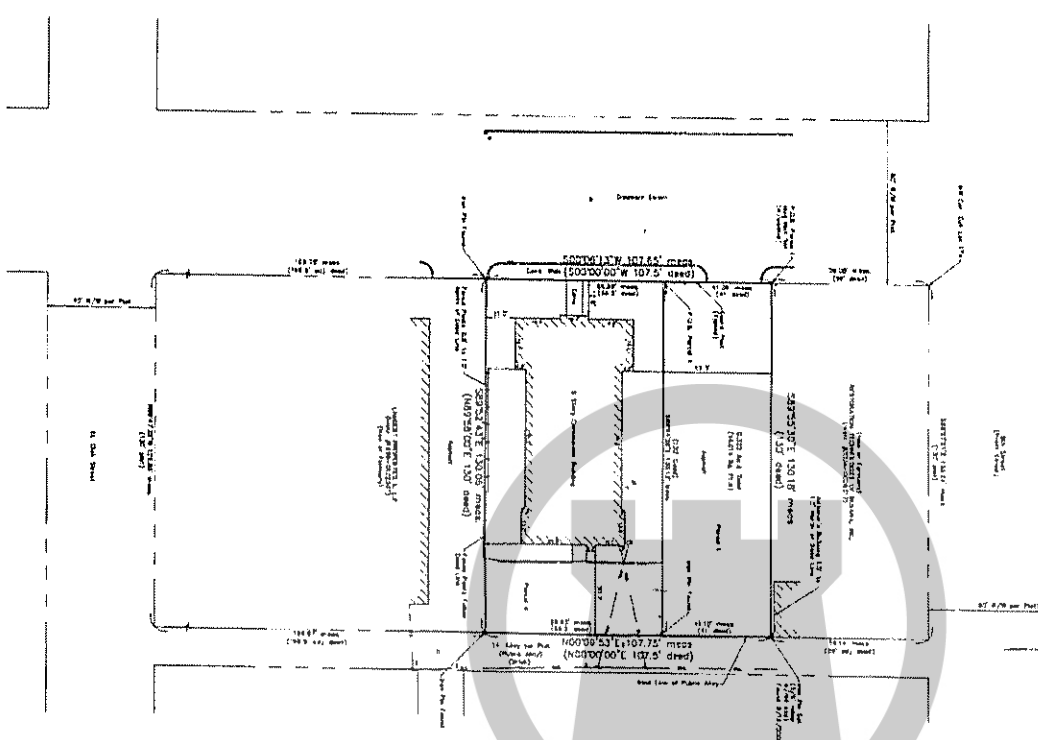
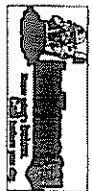
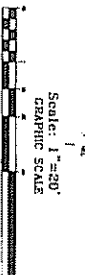
August 01, 2012 10:36 AM
Julie L. Voorhees,
Marion County Recorder

Pages 9

Fee \$61.00
By: MLW

Cross Reference
Instrument
A201200079325
Dec 17/11
039652

JOSEPH P. OGDEN
MARION COUNTY ASSessor
2012 AUG - 1 A 10-19
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER



CHICAGO TITLE

PROPERTY DESCRIPTION - INSTRUMENT #2008-151325

SURVEYOR'S REPORT

ALTA/ACSM LAND TITLE CERTIFICATION

FLOOD ZONE STATEMENT

MISCELLANEOUS NOTES

Hahn Surveying Group, Inc.
SURVEYORS & ENGINEERS
2004 EAST WORTH STREET, INDIANAPOLIS, IN 46240
PHONE (317) 546-3600 FAX (317) 546-4388 P-800-360-0000
ALTA/ACSM LAND TITLE SURVEY
825 E 900 N, Delaware Street
INDIANAPOLIS, IN 46202
www.hahnsg.com
CE 07/12/12