

ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4th	5TH	TOTAL	%		BEDS
KING	8	4	4	4	4	24	22%	31%	24
KING CUSTOM	0	2	2	2	2	8	7%		8
ACCESSIBLE KING	0	1	0	0	0	1	1%		1
KING SUITE	0	5	5	5	5	20	19%	22%	20
ACCESSIBLE KING SUITE	0	1	0	0	0	1	1%		1
ACCESSIBLE QUEEN QUEEN SUITE	0	0	0	0	1	1	1%	47%	2
QUEEN QUEEN SUITE	0	0	1	1	0	2	2%		4
QUEEN QUEEN SHOWER	0	9	4	4	4	21	19%	47%	42
QUEEN QUEEN TUB	0	0	6	6	6	18	17%		36
QUEEN QUEEN CUSTOM	0	2	2	2	2	8	7%		16
ACCESSIBLE QUEEN QUEEN	0	1	1	1	1	4	4%	100%	8
<b>GRAND TOTAL</b>	<b>8</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>108</b>	<b>100%</b>		<b>100%</b>

CONNECTING ROOM IS 13%

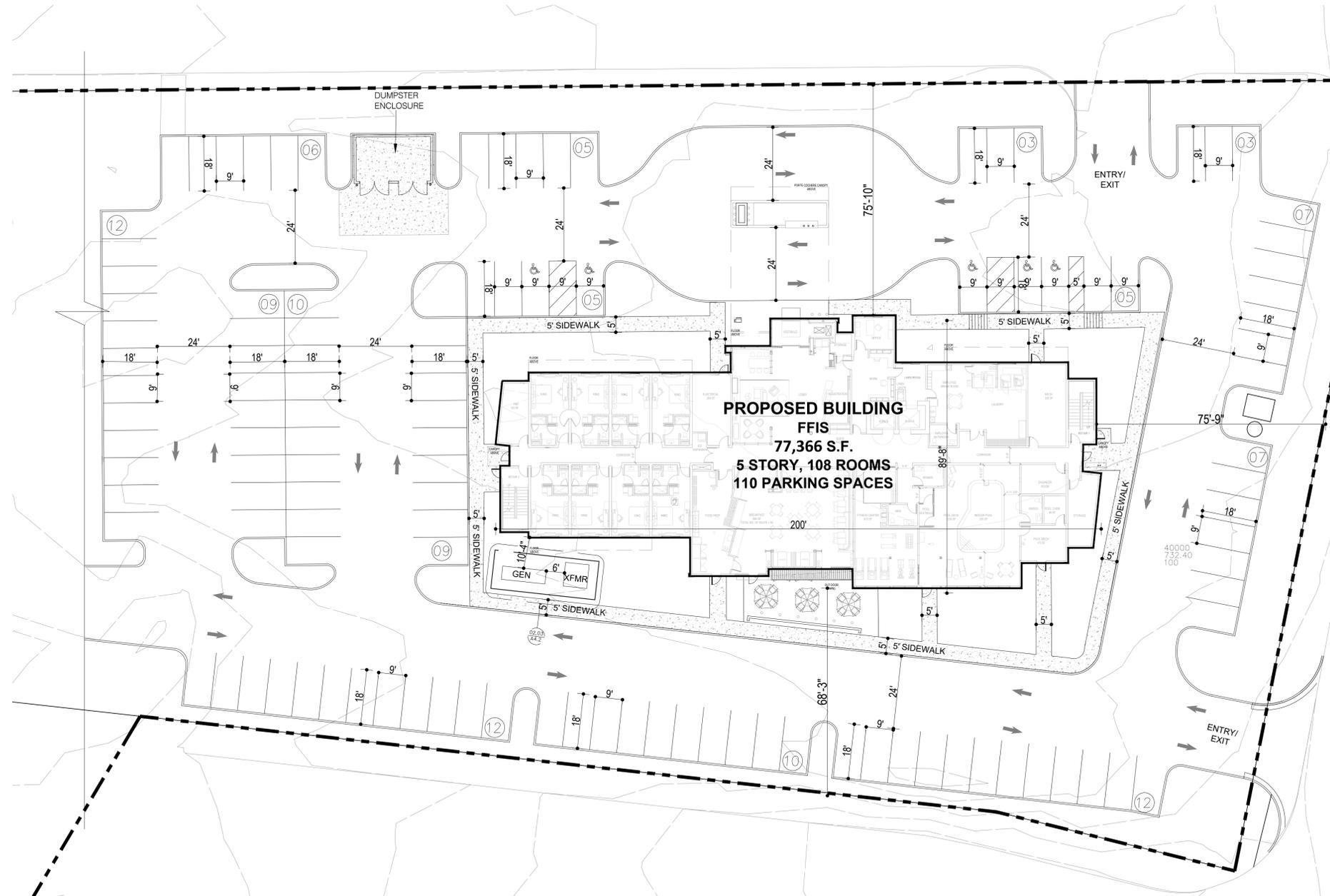
PARKING MATRIX		
PARKING TYPE	REQUIRED	PROVIDED
ACCES. PARKING SPACE	4	5
VAN PARKING SPACE	1	1
STAND. PARKING SPACE	93	100
EMPLOYEE PARKING SPACE	4	4
<b>TOTAL PARKING SPACES</b>	<b>102</b>	<b>110</b>

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	13,336
2ND LEVEL FLOOR PLAN	12,806
3RD LEVEL FLOOR PLAN	12,806
4TH LEVEL FLOOR PLAN	12,806
5TH LEVEL FLOOR PLAN	12,806
6TH LEVEL FLOOR PLAN	12,806
<b>TOTAL</b>	<b>77,366</b>

ZONING ANALYSIS		
REQUIREMENT	ZONING	COMPLIANCE
AHJ	Plainfield, IN	
SITE ZONING	GC - General Commercial	
HOTEL USE ALLOWED	Yes	Y
MAX BUILDING HEIGHT	75'	Y
FAR & ISR	No requirements found;	NA
# OF PARKING STALLS REQUIRED	Hotel: One (1) Parking Space for each rental sleeping unit	Y
SIZE OF PARKING STALLS REQUIRED	9' x 18'	Y
DRIVE AISLE SIZE REQUIRED	24'	Y
MAX PARKING IN ROW	15 spaces	Y
LOADING ZONES	based on building gfa. 12'x55'	Y
FIRE ACCESS REQUIREMENTS	TBD	TBD
SETBACKS	1) FRONT	Interstate Street 60' / Primary Arterial Street: 30' / Secondary Arterial Street: 30' / Collector Street: 30' / Local Street / Cul-de-sac Street: 30'
	2) SIDE	Minimum Side Yard - 10 feet / Minimum Side Bufferyard - 20 feet
	3) REAR	Minimum Rear Yard - 10 feet / Minimum Rear Bufferyard - 20 feet
	4) PARKING	Parking Area may be located closer to the Right-of-Way than the (10) feet
ADDITIONAL NOTES		



VICINITY MAP  
SCALE:-N.T.S.



1 SITE PLAN  
SCALE: 1"=20'



BASE4  
2901 CLINT MOORE ROAD #114  
BOCA RATON, FLORIDA 33496  
www.base-4.com

Seal

Owner:

Shiv Krupa Hotels  
LLC.



FAIRFIELD INN & SUITES  
PLAINFIELD, IN

No.	ISSUE DATE	PROJECT STATUS

DATE 2019.03.08

DRAWN BY MM

CHECKED BY PP

SCALE AS NOTED

PROJECT NO. 170-1801

SHEET NAME

SITE PLAN

DRAWING NO.

A1.1