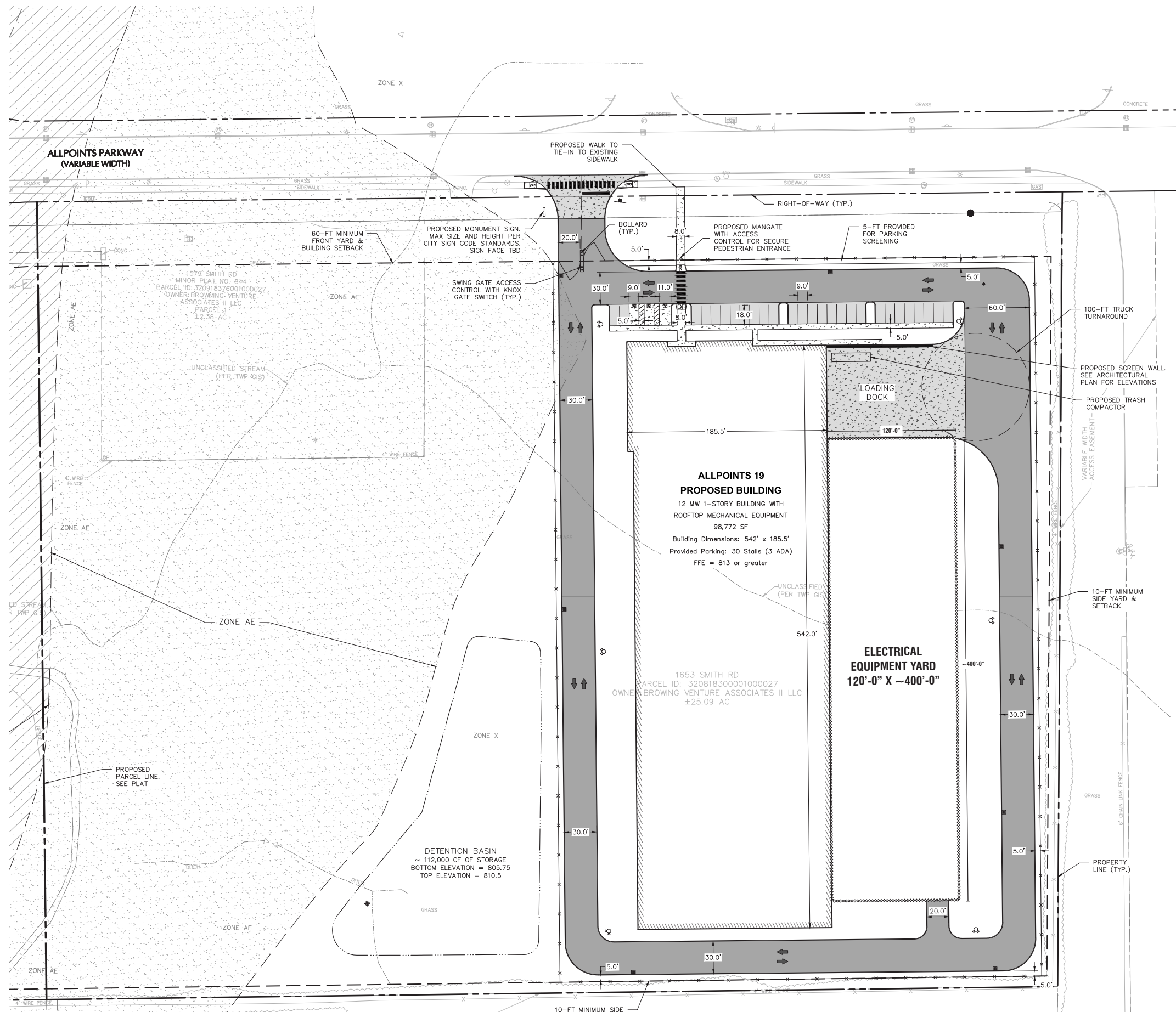


RADIUS DC
EXTERIOR FINISH PRESENTATION
AllPoints 19

PLAINFIELD, IN
DECEMBER 15, 2025



ALLPOINTS 19/IN

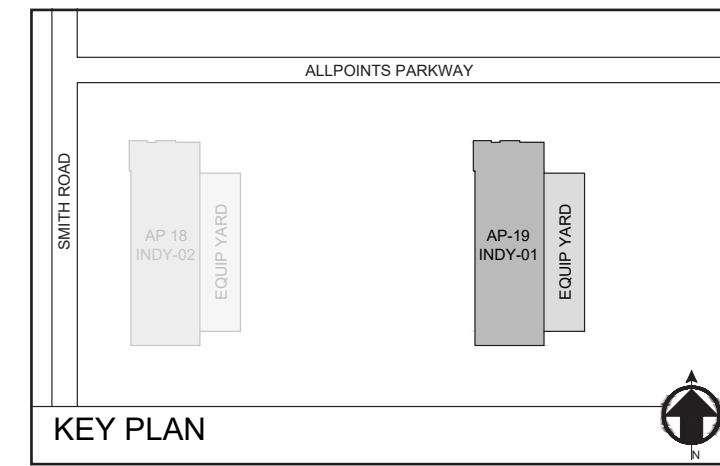


LEGEND

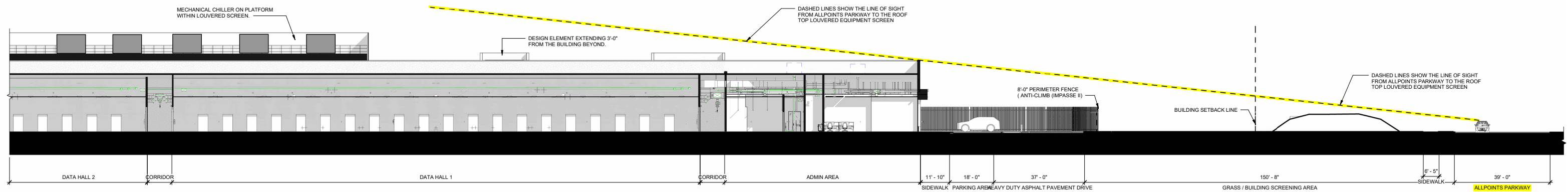
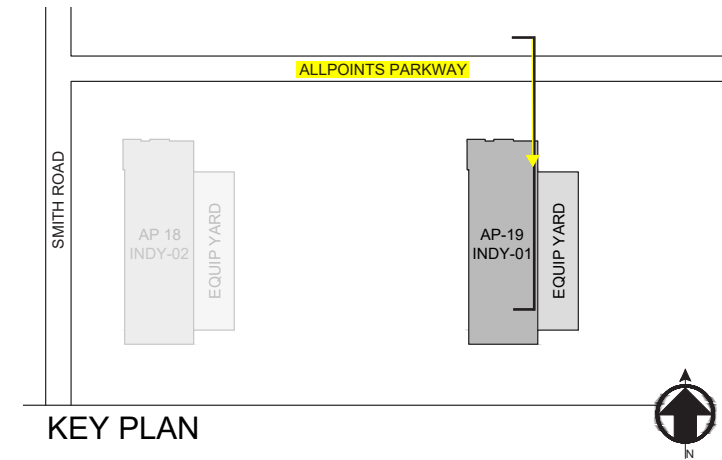
PROPERTY LINE	
BUILDING SETBACK LINE	
BUILDING LINE	
DOOR LOCATION	
CURB LINE	
FENCE	
SIGN	
STOP BAR	
STANDARD DUTY CONCRETE PAVEMENT/CONCRETE WALK	
HEAVY DUTY CONCRETE PAVEMENT	
LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
GRAVEL	
LANDSCAPING	
ADA ACCESSIBLE RAMP	
PAVEMENT MARKING	
ADA PARKING SYMBOL	

ZONING DATA TABLE

PROPERTY ZONED:	I2	
INTENDED USE:	I2	
	<u>PERMITTED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA:	N/A	N/A
MINIMUM LOT WIDTH:	100 FT	>100 FT
MINIMUM LOT FRONTAGE:	100 FT	>100 FT
BUILDING SETBACKS		
FRONT SETBACK:	60 FT	60 FT
SIDE SETBACK:	10 FT	10 FT
REAR SETBACK:	N/A	N/A
PARKING REQUIREMENTS		
ADA SPACES:	2	3
PARKING SPACES (PROPOSED SPACES BASED ON PEAK DEMAND OF 25: FULL-TIME EMPLOYEES PER SHIFT)	N/A	30
LOADING SPACES:	2	2
LANDSCAPE REQUIREMENTS		
BUILDING FOUNDATION PLANTING:	1826 SF	2001 SF
PARKING LOT INTERIOR PLANTING:	288 SF	1112 SF
PARKING LOT PERIMETER SCREENING:	LINE OF SHRUBS SPACED 3' O.C.	LINE OF SHRUBS SPACED 3' O.C.
PERIMETER YARD LANDSCAPE TO BE INSTALLED PER MINIMUM REQUIREMENTS IN ORDINANCE.		







<u>NORTH ELEVATION</u>	<u>MATERIAL CATEGORIES</u>	<u>POINT FACTOR</u>	<u>AREA</u>	<u>PERCENTAGE</u>	<u>POINTS REQUIRED</u>	<u>FACADE POINTS</u>
METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	4,271sf	45%		360
GLAZING: (TRANSPARENT)	PRIMARY (P)	8	1,693sf	18%		144
METAL - ARCHITECTURAL PANEL (SCREEN WALL)	PRIMARY (P)	8	2,194sf	23%		184
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	589sf	6%		48
METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	743sf	8%		64
			9,490sf	100%	550	800
<u>WEST ELEVATION</u>						
METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	1,634sf	9%		72
GLAZING: (TRANSPARENT)	PRIMARY (P)	8	670sf	4%		32
PRECAST CONCRETE:	PRIMARY (P)	8	13,447sf	73%		584
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%		8
METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	2,339sf	13%		104
			18,282sf	100%	550	800
<u>SOUTH ELEVATION</u>						
PRECAST CONCRETE:	PRIMARY (P)	8	5,380sf	80%		640
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	589sf	9%		72
METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	743sf	11%		88
			6,712sf	100%	500	800
<u>EAST ELEVATION</u>						
METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	2,302sf	13%		104
PRECAST CONCRETE:	PRIMARY (P)	8	13,431sf	73%		584
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%		8
METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	2,339sf	13%		104
			18,264sf	100%	550	800
<u>BUILDING TOTAL</u>						
METAL - ARCHITECTURAL PANE:			8,207sf	16%		
PRECAST CONCRETE:			32,258sf	61%		
GLAZING: (TRANSPARENT)			2,363sf	5%		
METAL - ARCHITECTURAL PANEL (SCREEN WALL)			2,194sf	4%		
METAL - ARCHITECTURAL PANEL (PENTHOUSE)			1,562sf	3%		
METAL - ARCHITECTURAL PANEL (MECH SCREEN)			6,164sf	11%		

PLUMBING FIXTURE CALCULATIONS: (INDC IBC CHAPTER 29)

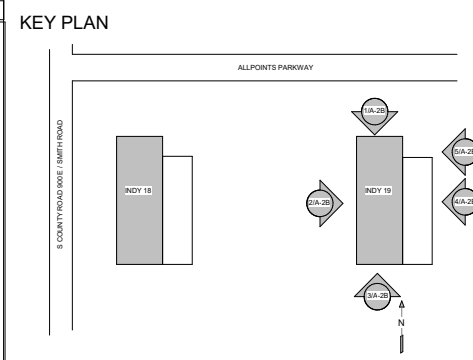
278 TOTAL OCCUPANTS
(171 OCC. (5-2) 85 MALE & 86 FEMALE - 107 OCC. (B) 53 MALE & 54 FEMALE)

	WC	LAV	DF	SERVICE SINK
"S-2" 85 MALE (1 PER 100)	1	1	1	1
86 FEMALE (1 PER 100)	1	1	1	1
"B" 60 MALE (1 PER 25 FIRST 50, 1 PER 50 AFTER 50)	3	2	1	1
LAVS 1 PER 40 FIRST 80, 1 PER 80 AFTER 80	3	2		
60 FEMALE (SAME RATIO AS ABOVE)				
TOTAL FIXTURES REQUIRED	8	6	2	2

PEAK INSTANTANEOUS WATER GPM: 115
PEAK INSTANTANEOUS SANITARY: 30
AVERAGE DAILY WATER GPD: 688
AVERAGE DAILY SANITARY GPD: 520

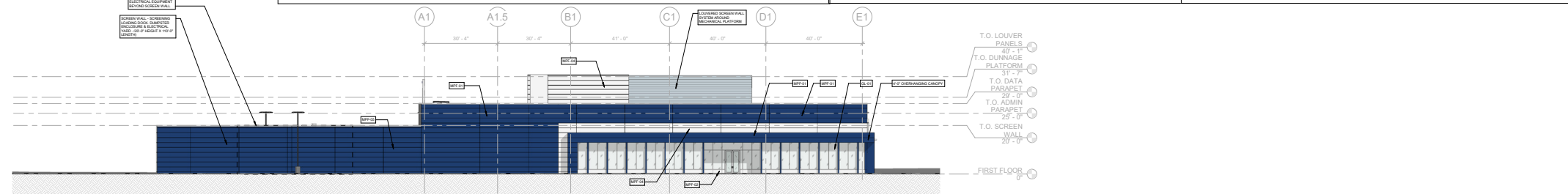
MATERIAL MATRIX SCHEDULE

ELEVATION	MATERIAL CATEGORIES	POINT FACTOR	AREA	PERCENTAGE	POINTS REQUIRED	FAÇADE POINTS
NORTH ELEVATION	METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	4.271sf	45%	360
	GLAZING (TRANSPARENT)	PRIMARY (P)	8	1.693sf	18%	144
	METAL - ARCHITECTURAL PANEL (SCREEN WALL)	PRIMARY (P)	8	2.194sf	23%	184
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	589sf	6%	48
WEST ELEVATION	METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	7.43sf	8%	64
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	9.490sf	100%	800
	METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	1.634sf	9%	72
	GLAZING (TRANSPARENT)	PRIMARY (P)	8	870sf	4%	32
SOUTH ELEVATION	ARCHITECTURAL PRECAST CONCRETE	PRIMARY (P)	8	13.447sf	73%	584
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%	8
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	2.339sf	13%	104
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	18.282sf	100%	800
EAST ELEVATION	METAL - ARCHITECTURAL PANE	PRIMARY (P)	8	2.302sf	13%	104
	ARCHITECTURAL PRECAST CONCRETE	PRIMARY (P)	8	13.431sf	73%	584
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%	8
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	8	2.339sf	13%	104
BUILDING TOTAL	METAL - ARCHITECTURAL PANE		8	8.207sf	16%	
	PRECAST CONCRETE		8	32.258sf	61%	
	GLAZING (TRANSPARENT)		8	2.363sf	5%	
	METAL - ARCHITECTURAL PANEL (SCREEN WALL)		8	2.194sf	4%	
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)		8	1.922sf	3%	

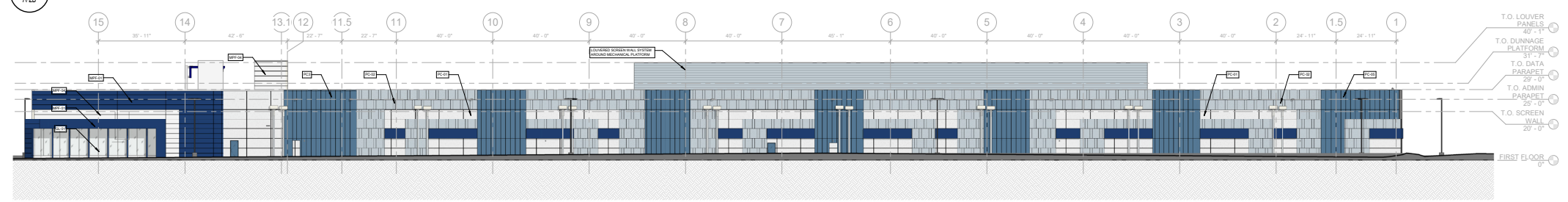


ELEVATION FINISH LEGEND

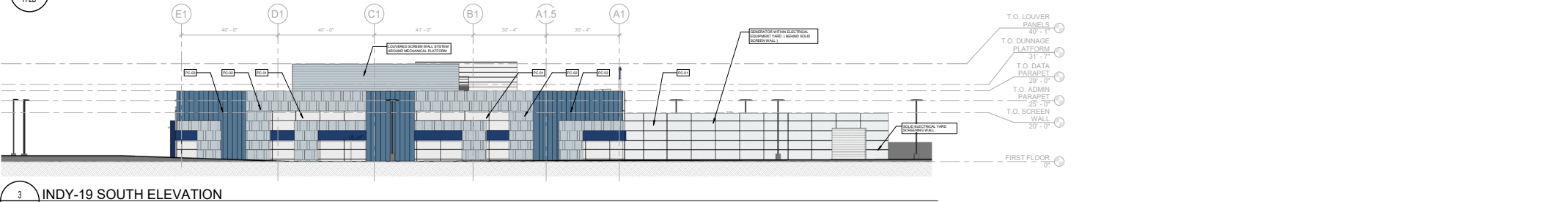
PRECAST PANELS:	METAL PANELS:
PC-01: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-01: METAL - ARCHITECTURAL PANEL
PC-02: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-02: METAL - ARCHITECTURAL PANEL
PC-03: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-03: METAL - ARCHITECTURAL PANEL
GL-01: 1" INSULATED GLAZING (TRANSPARENT)	MPF-04: METAL - ARCHITECTURAL PANEL
LOUVERS:	MPF-05: METAL - ARCHITECTURAL PANEL
L-01: SCREEN WALL SYSTEM	



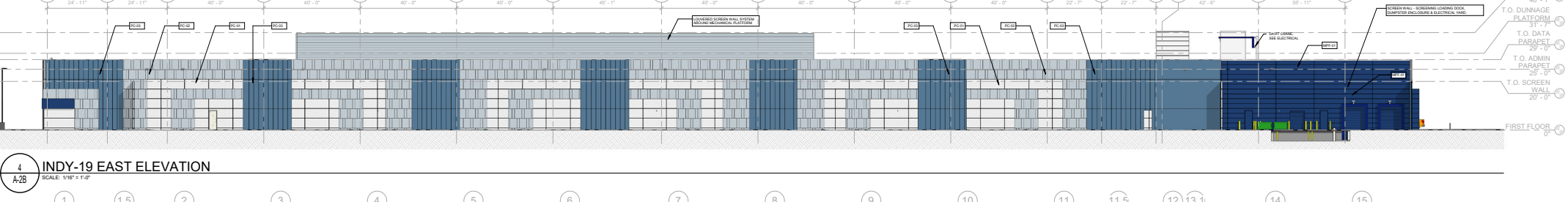
1 INDY-19 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



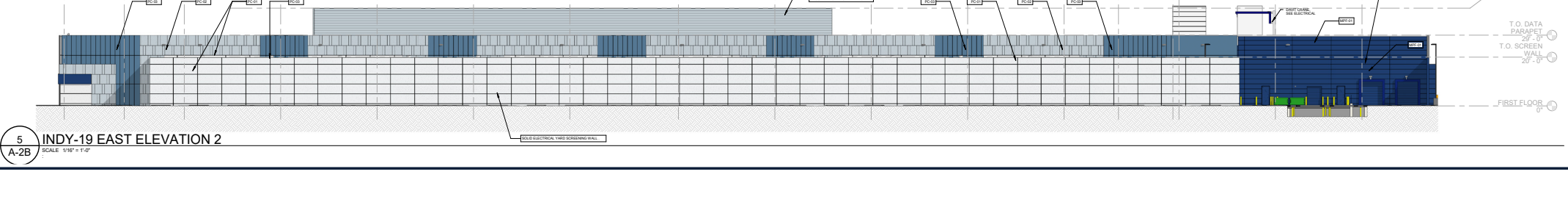
2 INDY-19 WEST ELEVATION
SCALE: 1/16" = 1'-0"



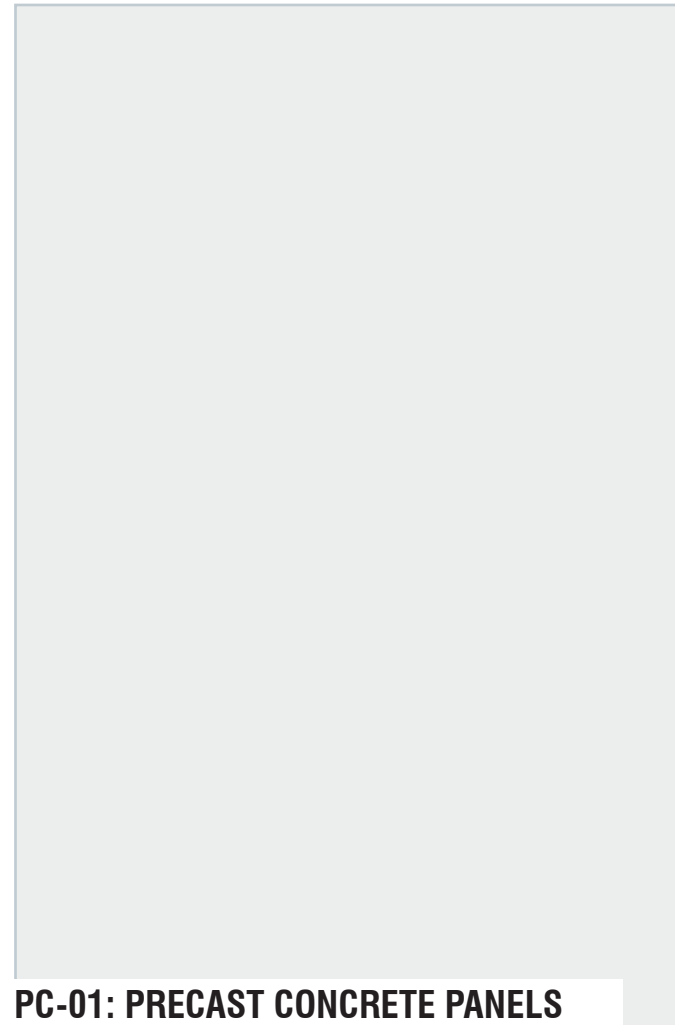
3 INDY-19 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 INDY-19 EAST ELEVATION
SCALE: 1/16" = 1'-0"



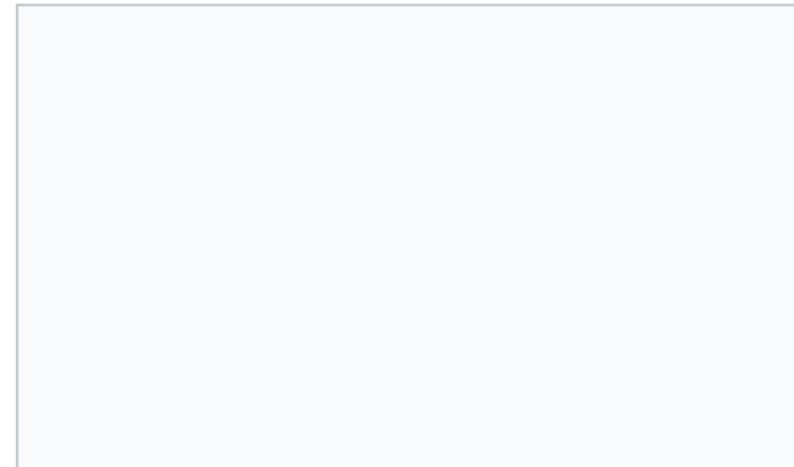
5 INDY-19 EAST ELEVATION 2
SCALE: 1/16" = 1'-0"



PC-01: PRECAST CONCRETE PANELS



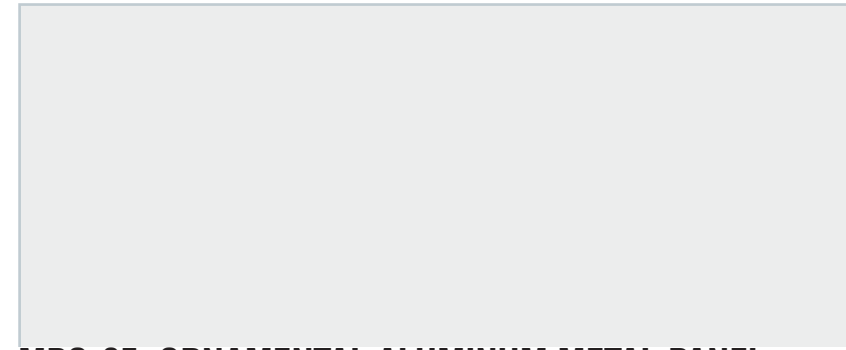
MPI-01: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - REGAL BLUE



MPI-02: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - ASCOT WHITE



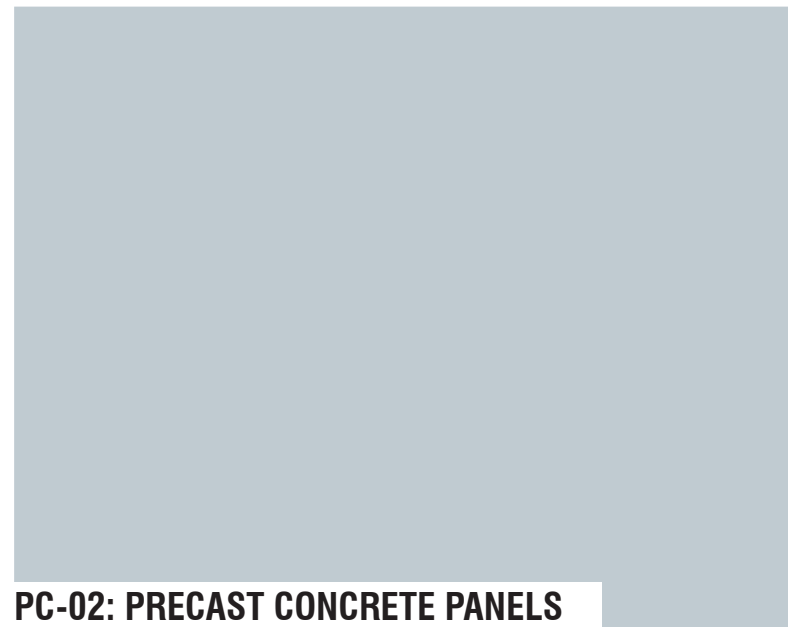
MPO-04: ORNAMENTAL ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - TAHOE BLUE



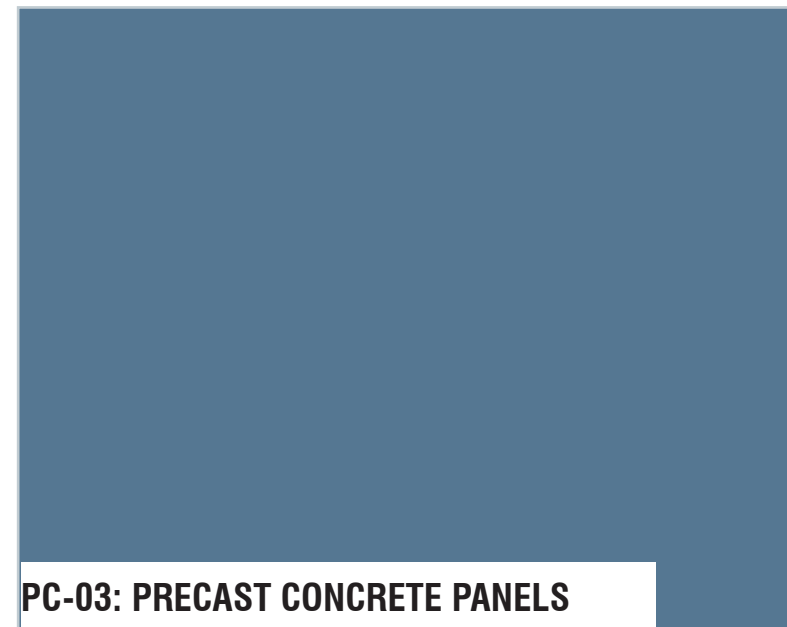
MPO-05: ORNAMENTAL ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - BONE WHITE



MPO-06: ORNAMENTAL ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - REGAL BLUE



PC-02: PRECAST CONCRETE PANELS



PC-03: PRECAST CONCRETE PANELS



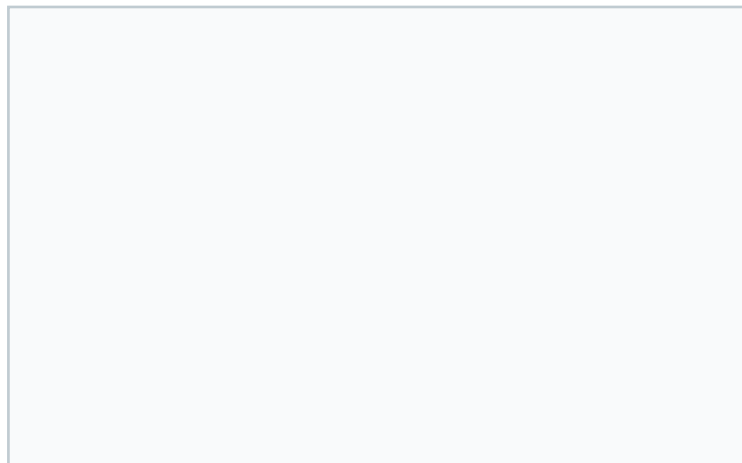
L-01: LOUVER SCREEN WALL



GL-01: 1" INSULATED GLAZING



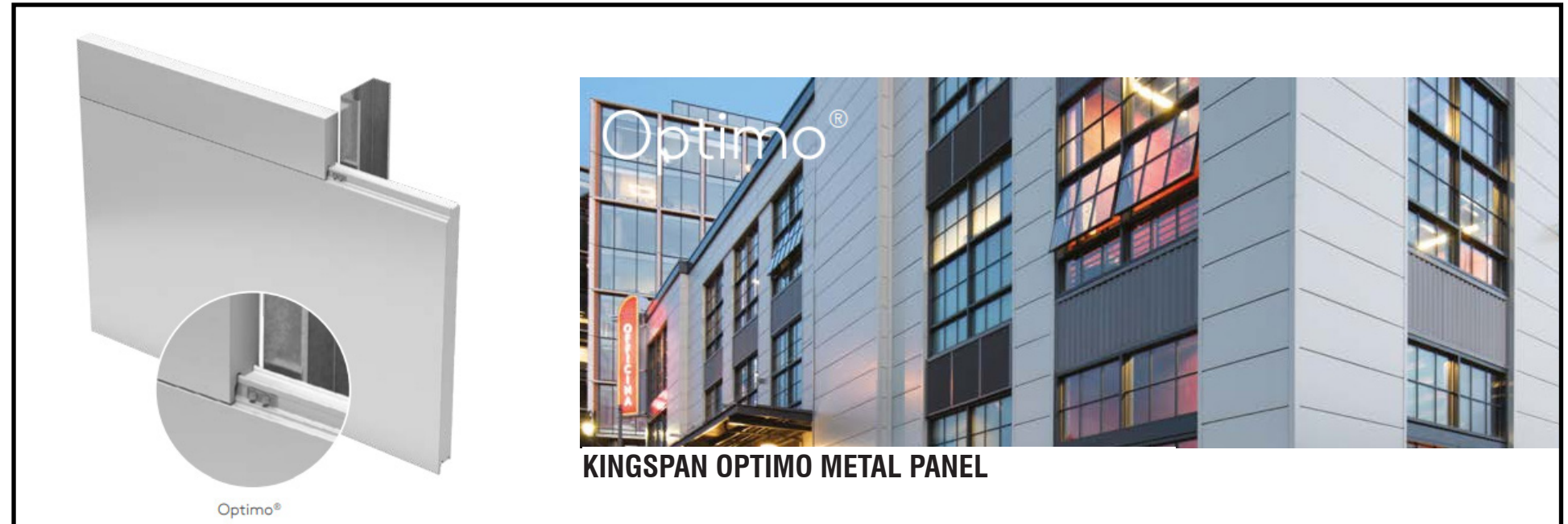
MPI-01: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - REGAL BLUE



MPI-02: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - ASCOT WHITE



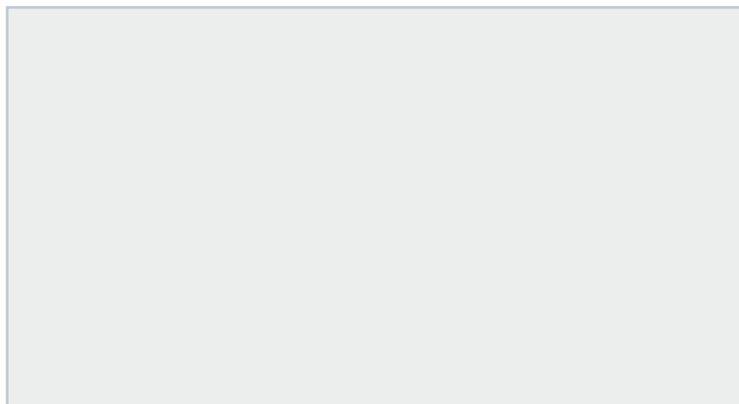
PANEL TYPE REFERENCE:



KINGSPAN OPTIMO METAL PANEL



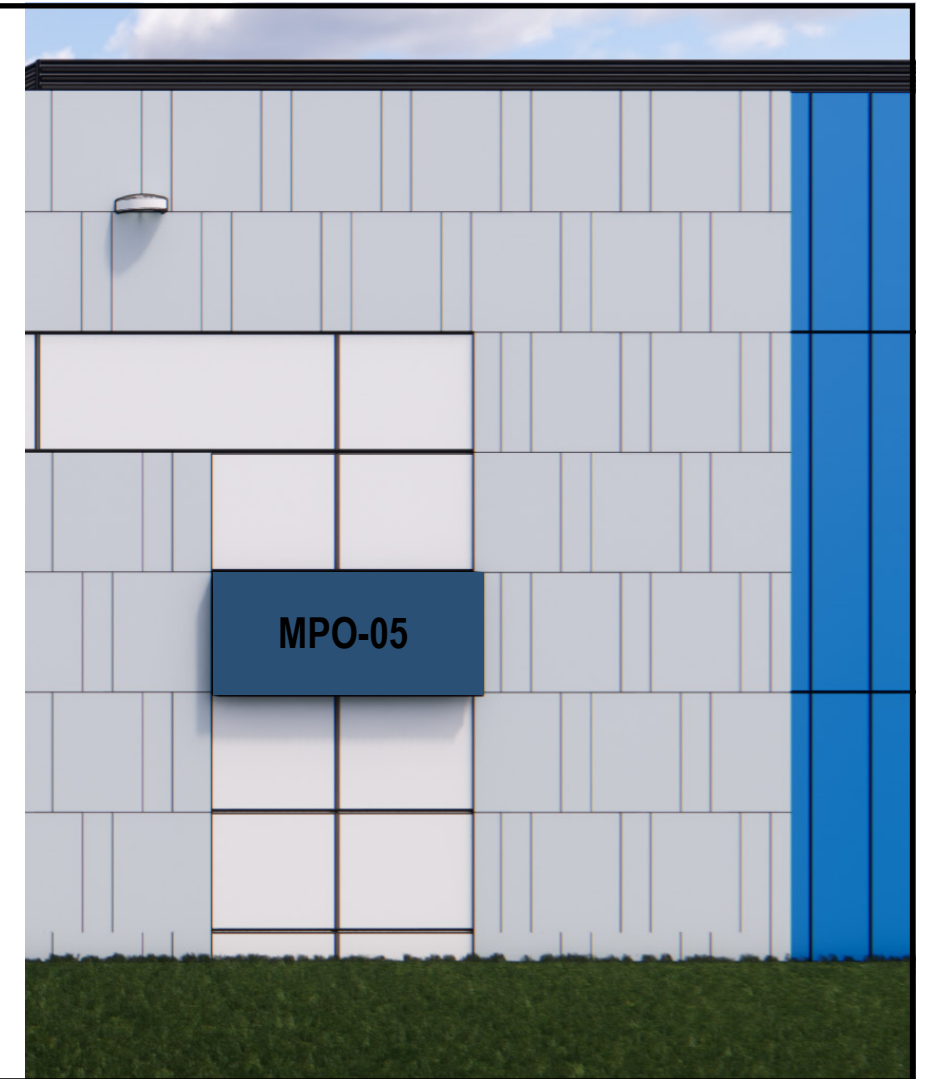
MPO-03: ORNAMENTAL ALUMINUM METAL PANEL -
KINGSPAN METAL PANELS - TAHOE BLUE



MPO-04: ORNAMENTAL ALUMINUM METAL PANEL -
KINGSPAN METAL PANELS



MPO-05: ORNAMENTAL ALUMINUM METAL PANEL -
KINGSPAN METAL PANELS - REGAL BLUE



PANEL TYPE REFERENCE:



AMERICLAD METAL PANEL

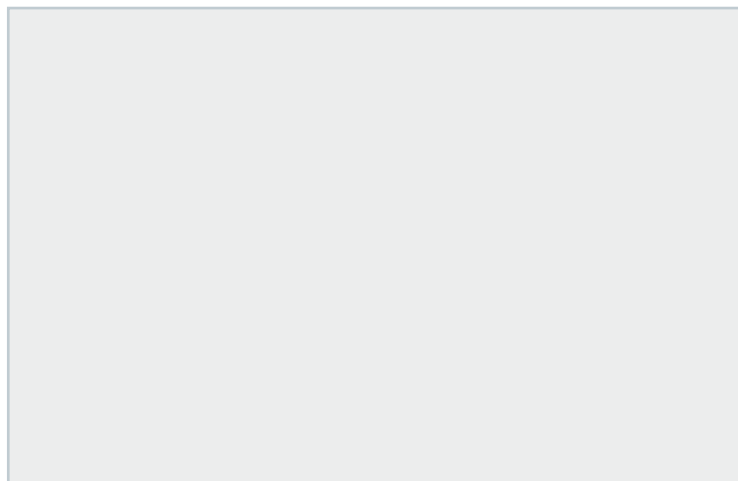
STEEL FORM PAINTED FINISH WITH REVEALS

Reveals can be added to the steel form finish to create added architectural features with little added cost.



PREMIER MARINE | BIG LAKE, MN





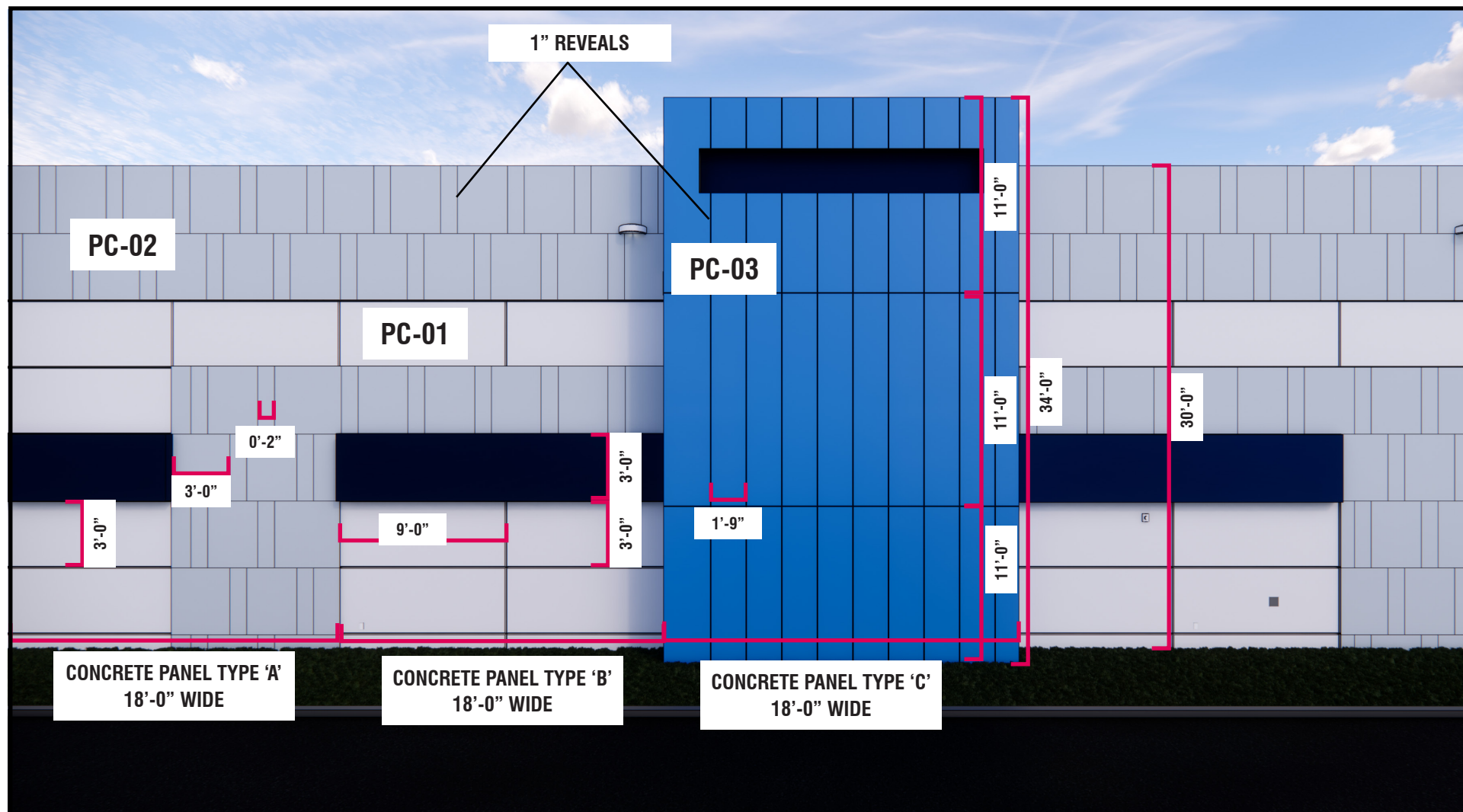
PC-01: PRECAST CONCRETE PANELS



PC-02: PRECAST CONCRETE PANELS



PC-03: PRECAST CONCRETE PANELS

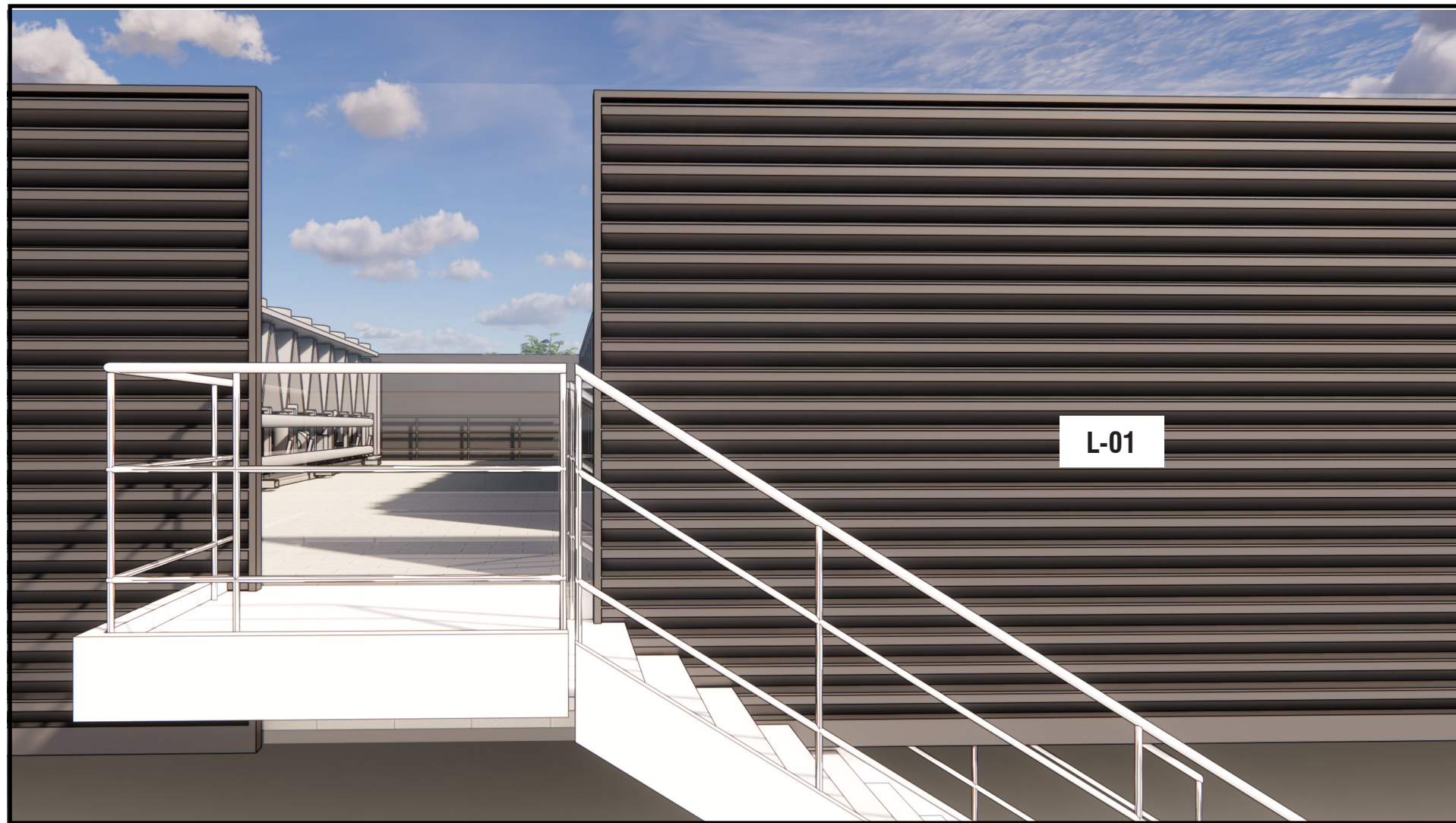
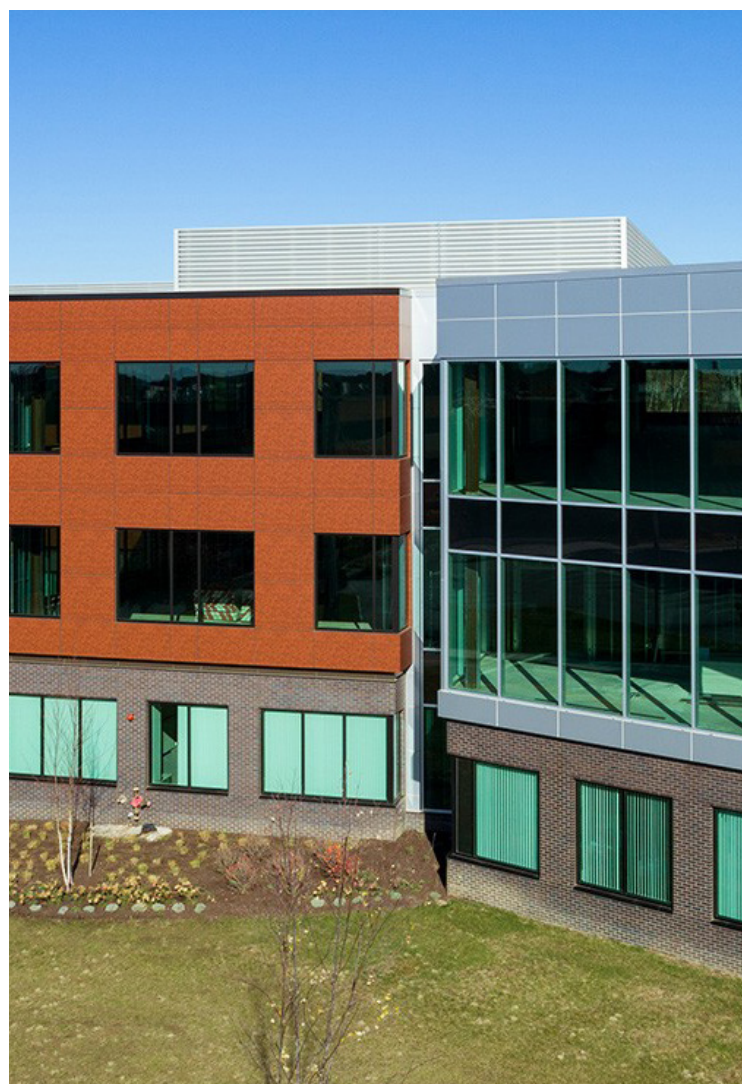


PANEL TYPE REFERENCE:





L-01: LOUVER SCREEN WALL

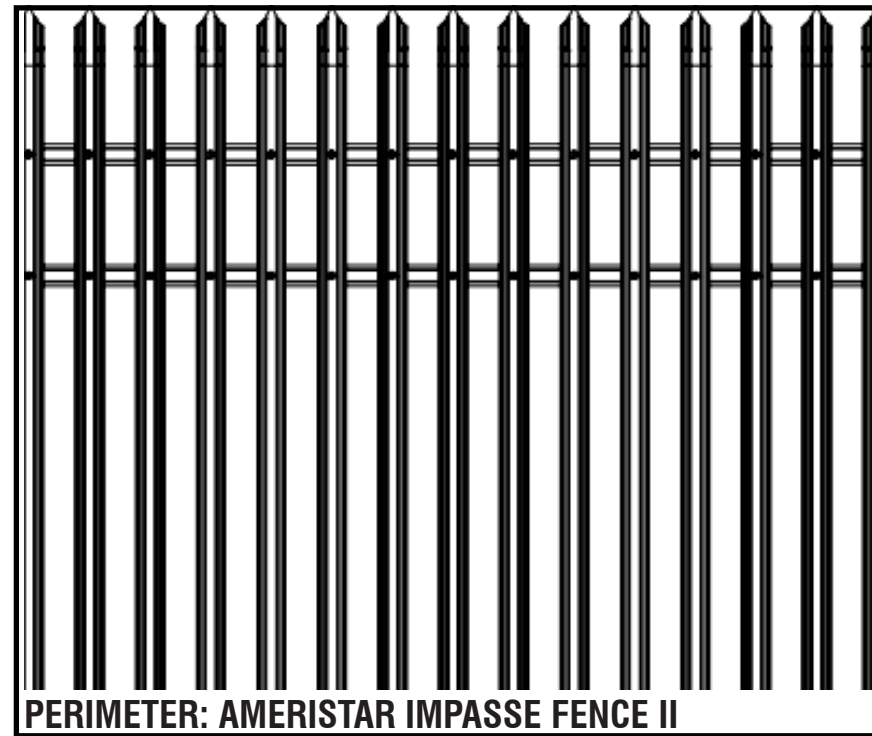


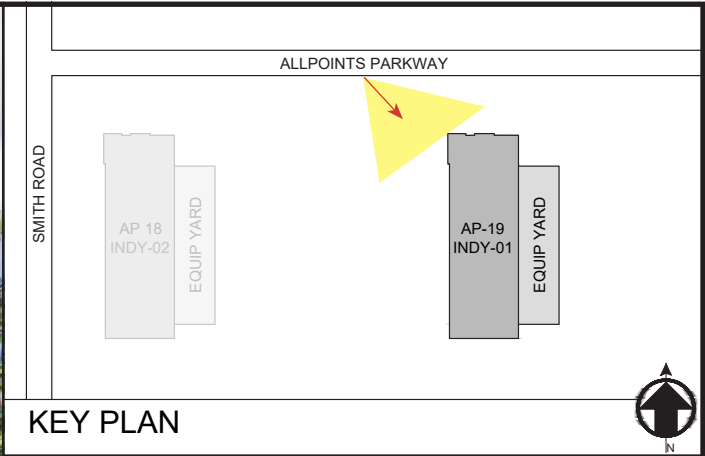
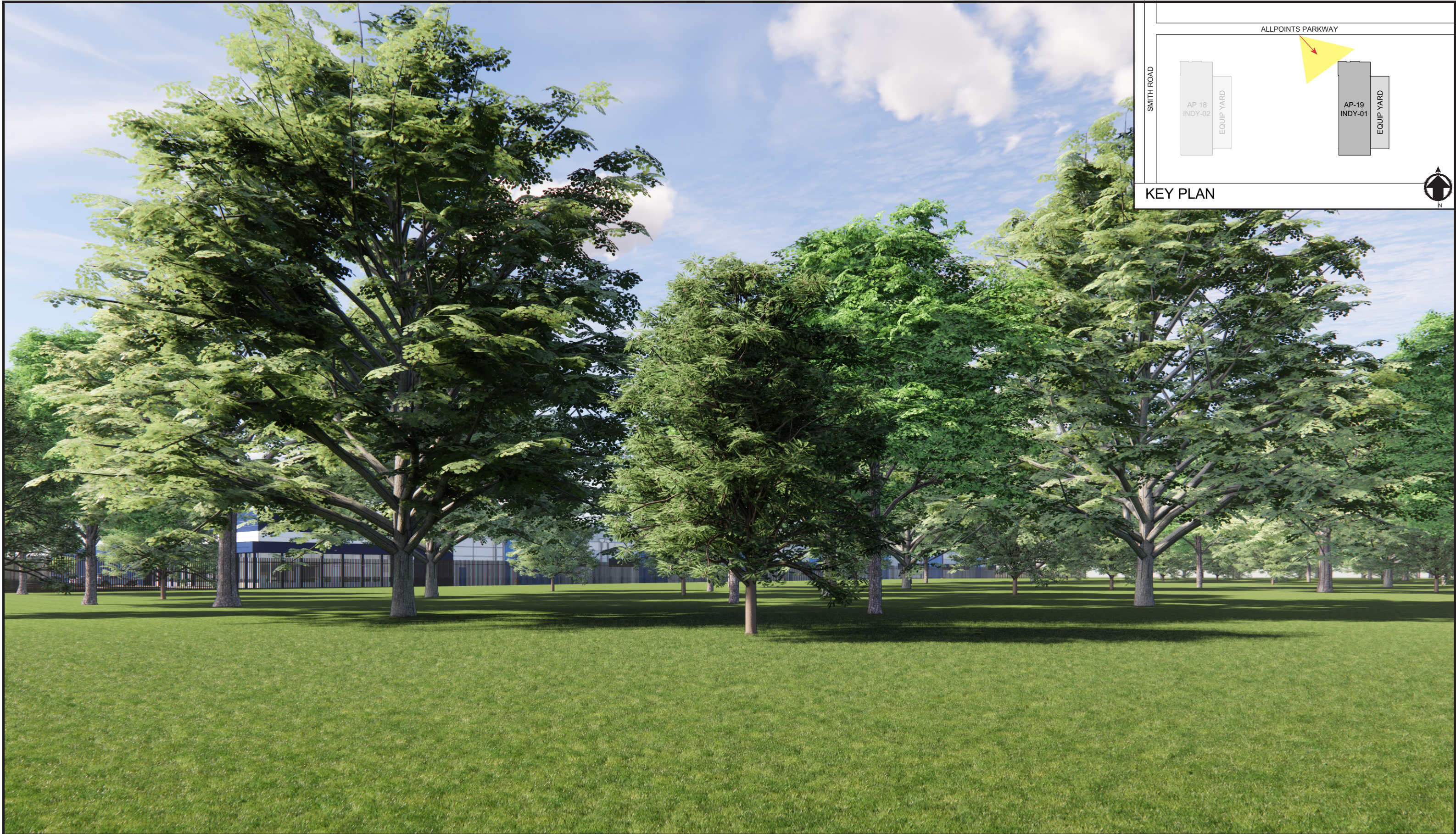
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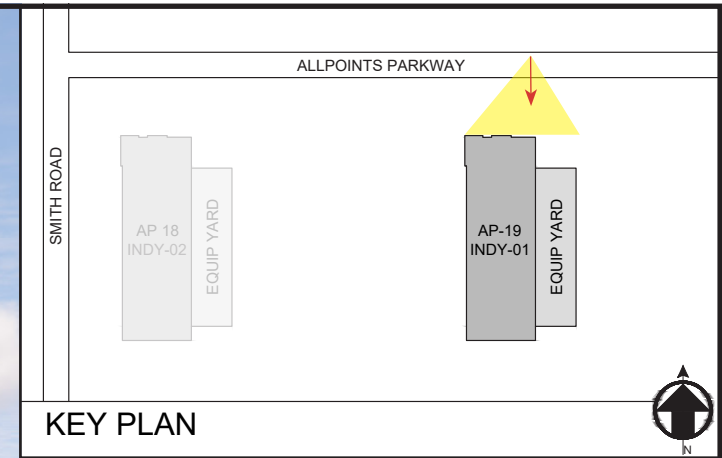


ARCHITECTURAL LOUVER - STATIONARY ACOUSTIC

FENCE TYPE REFERENCE:











KEY PLAN

