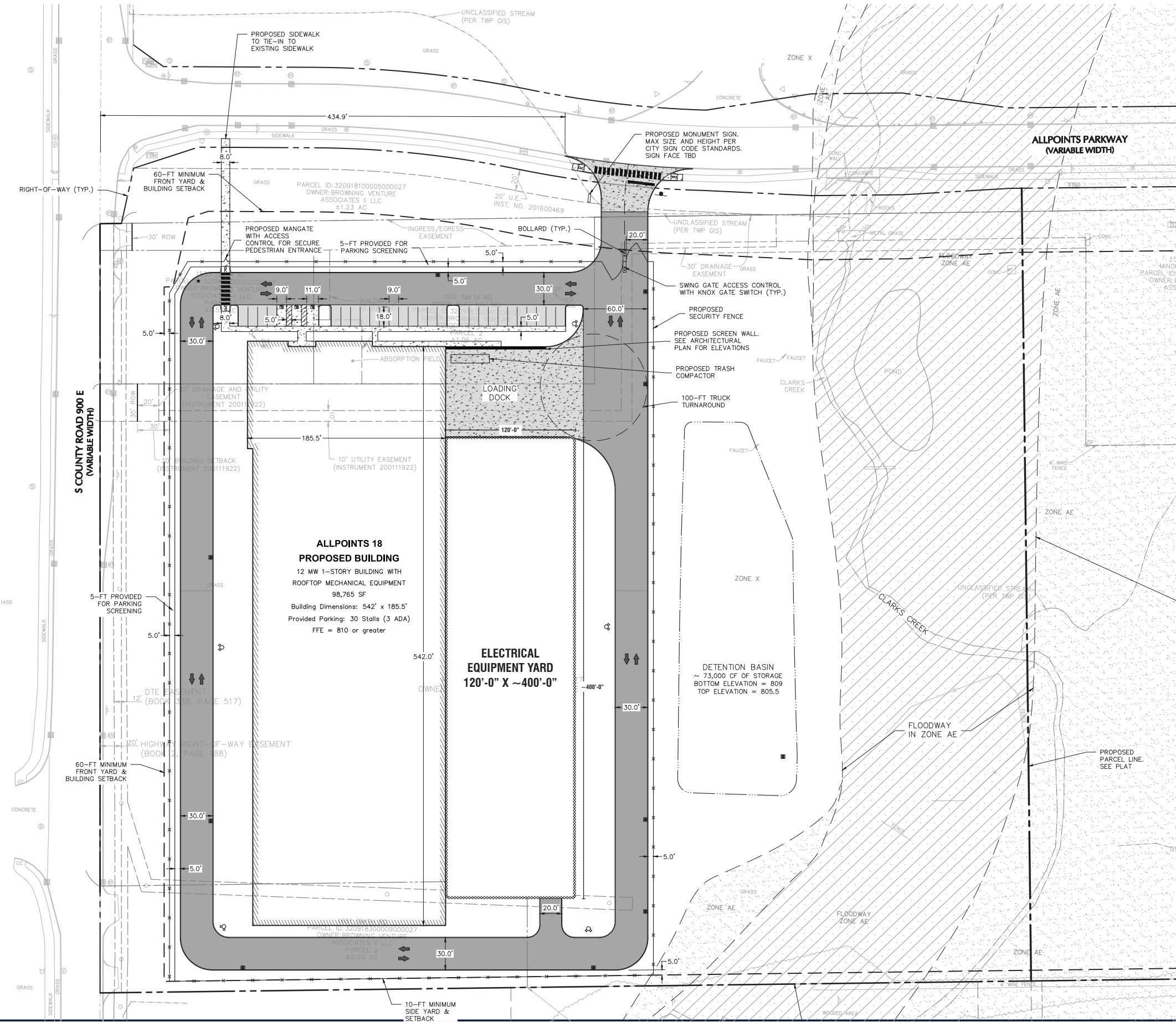


RADIUS DC
EXTERIOR FINISH PRESENTATION
AllPoints 18

PLAINFIELD, IN
DECEMBER 15, 2025





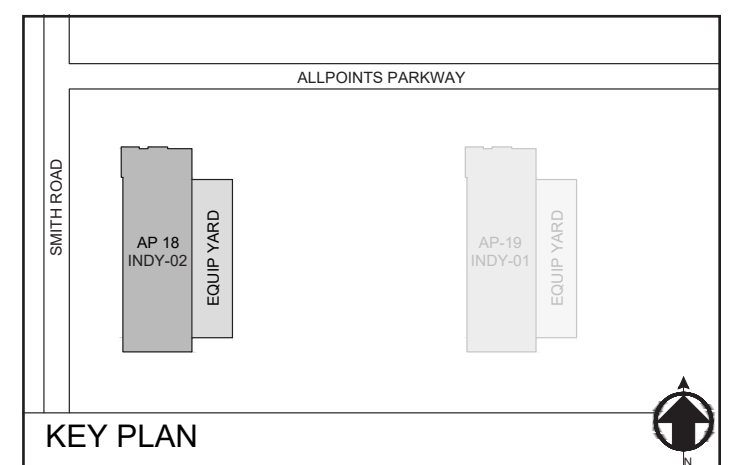
LEGEND

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	

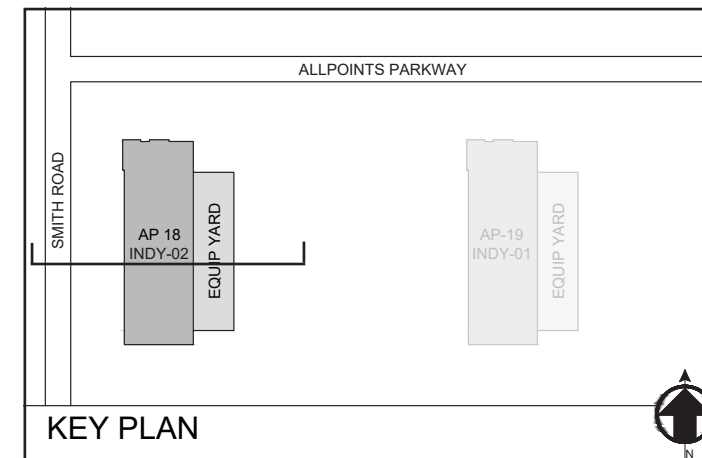
ZONING DATA TABLE

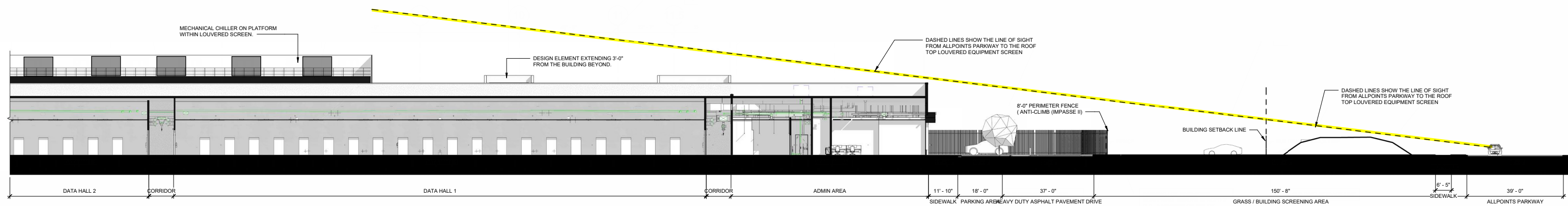
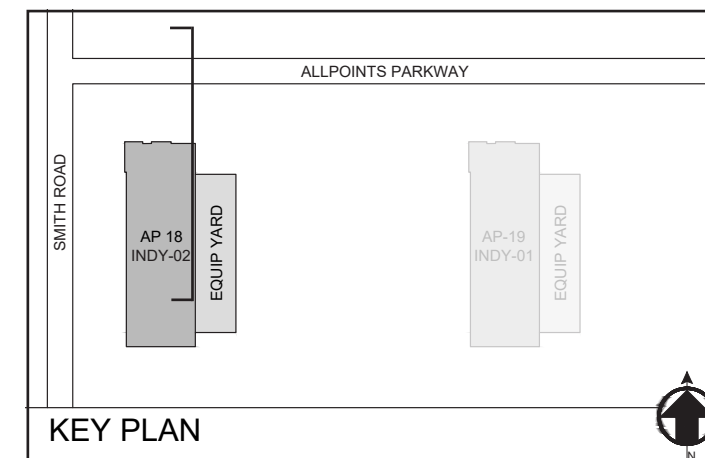
PROPERTY ZONED:		I2
INTENDED USE:		I2
MINIMUM LOT AREA:	N/A	N/A
MINIMUM LOT WIDTH:	100 FT	>100 FT
MINIMUM LOT FRONTAGE:	100 FT	>100 FT
BUILDING SETBACKS		
FRONT SETBACK:	60 FT	60 FT
SIDE SETBACK:	10 FT	10 FT
REAR SETBACK:	N/A	N/A
PARKING REQUIREMENTS		
ADA SPACES:	2	3
PARKING SPACES (PROPOSED SPACES 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	1944 SF
PARKING LOT INTERIOR PLANTING:	288 SF	1096 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 PANEL	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
<u>METAL - ARCHITECTURAL PANEL (MECH SCREEN)</u>	<u>PRIMARY (P)</u>	<u>8</u>	<u>743sf</u>	<u>8%</u>		<u>64</u>
			9,490sf	100%	550	800
<u>WEST ELEVATION</u>						
METAL PANEL: (ARCHITECTURAL)	PRIMARY (P)	8	7,681sf	39%		312
GLAZING: (TRANSPARENT)	PRIMARY (P)	8	670sf	4%		32
CONCRETE PANEL - FORMLINER & PAINTED	PRIMARY (P)	8	8,686sf	44%		352
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%		8
<u>METAL - ARCHITECTURAL PANEL (MECH SCREEN)</u>	<u>PRIMARY (P)</u>	<u>8</u>	<u>2,339sf</u>	<u>12%</u>		<u>96</u>
			19,568	100%	550	800
<u>SOUTH ELEVATION</u>						
METAL - ARCHITECTURAL PANEL	PRIMARY (P)	8	3,147sf	43%		344
CONCRETE PANEL - FORMLINER & PAINTED	PRIMARY (P)	8	2,926sf	39%		312
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	589sf	8%		64
<u>METAL - ARCHITECTURAL PANEL (MECH SCREEN)</u>	<u>PRIMARY (P)</u>	<u>8</u>	<u>743sf</u>	<u>10%</u>		<u>80</u>
			7,405sf	100%	550	800
<u>EAST ELEVATION</u>						
METAL - ARCHITECTURAL PANEL	PRIMARY (P)	8	4,326sf	23%		184
CONCRETE PANEL - FORMLINER & PAINTED	PRIMARY (P)	8	11,646sf	63%		504
METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	8	192sf	1%		8
<u>METAL - ARCHITECTURAL PANEL (MECH SCREEN)</u>	<u>PRIMARY (P)</u>	<u>8</u>	<u>2,339sf</u>	<u>13%</u>		<u>104</u>
			18,503sf		550	800

FIXTURE CALCULATIONS / WATER AND SANITARY USAGE CHART

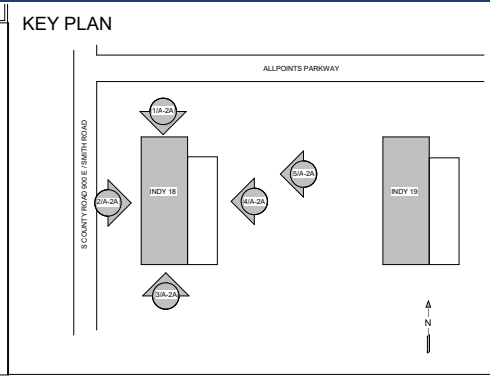
PLUMBING FIXTURE CALCULATIONS (NDC IBC CHAPTER 29)
278 TOTAL OCCUPANTS
(171 OCC. (S-2) 85 MALE & 86 FEMALE - 107 OCC. (B) 53 MALE & 54 FEMALE)

	WC	LAV	DF	SINK	SERVICE
S-2 85 MALE (1 PER 100)	1	1	1		
86 FEMALE (1 PER 100)	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					
60 FEMALE (SAME RATIO AS ABOVE)	3	2			
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

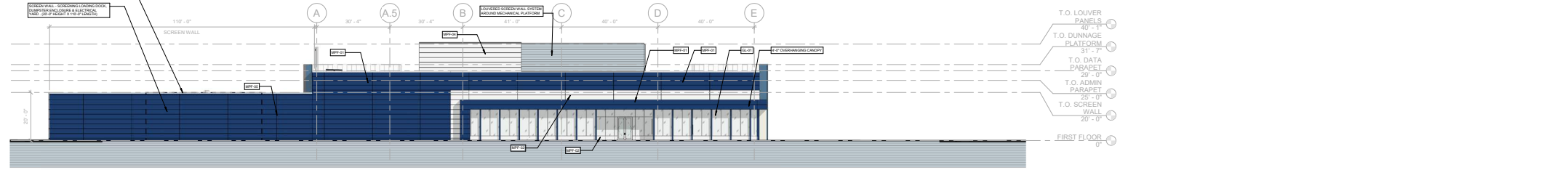
MATERIAL MATRIX SCHEDULE

ELEVATION	MATERIAL CATEGORIES	POINT FACTOR	AREA	PERCENTAGE	POINTS REQUIRED	FAÇADE POINTS
NORTH ELEVATION	METAL - ARCHITECTURAL PANEL	PRIMARY (P)	4,271sf	45%	360	360
	GLAZING (TRANSPARENT)	PRIMARY (P)	1,693sf	18%	144	144
	METAL - ARCHITECTURAL PANEL (SCREEN WALL)	PRIMARY (P)	2,104sf	23%	184	184
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	589sf	6%	48	48
WEST ELEVATION	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	7,638sf	8%	64	64
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	19,568sf	100%	550	550
	METAL PANEL (ARCHITECTURAL)	PRIMARY (P)	7,681sf	39%	312	312
	GLAZING (TRANSPARENT)	PRIMARY (P)	670sf	4%	32	32
SOUTH ELEVATION	CONCRETE PANEL - FORMLINER & PAINTED	PRIMARY (P)	8,696sf	44%	352	352
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	589sf	3%	48	48
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	7,435sf	10%	60	60
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	7,405sf	100%	550	550
EAST ELEVATION	METAL - ARCHITECTURAL PANEL	PRIMARY (P)	4,326sf	23%	184	184
	CONCRETE PANEL - FORMLINER & PAINTED	PRIMARY (P)	11,646sf	63%	504	504
	METAL - ARCHITECTURAL PANEL (PENTHOUSE)	PRIMARY (P)	1,924sf	1%	8	8
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)	PRIMARY (P)	2,339sf	13%	104	104
BUILDING TOTAL	METAL - ARCHITECTURAL PANEL		19,425sf	36%	800	800
	CONCRETE PANEL - FORMLINER & PAINTED		23,258sf	42%	960	960
	GLAZING (TRANSPARENT)		2,363sf	4%	96	96
	METAL - ARCHITECTURAL PANEL (SCREEN WALL)		1,562sf	3%	62	62
	METAL - ARCHITECTURAL PANEL (MECH SCREEN)		6,164sf	11%	246	246

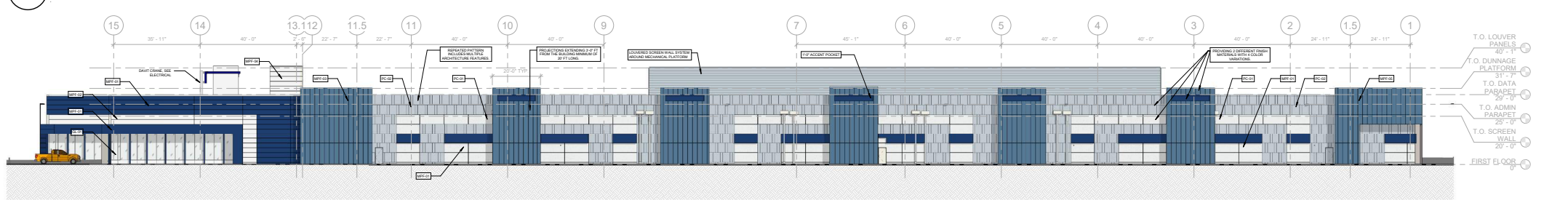


ELEVATION FINISH LEGEND

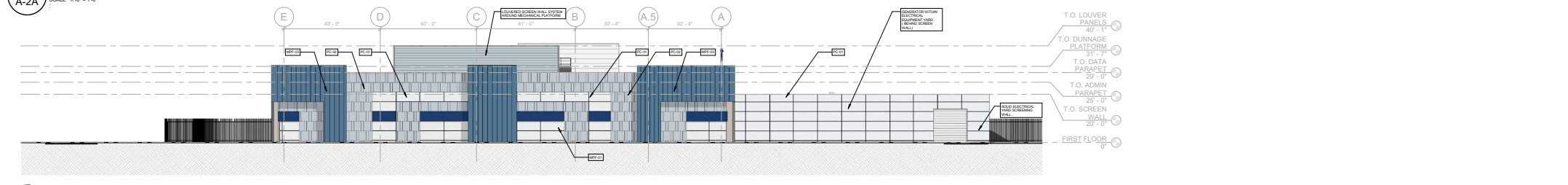
PRECAST PANELS	METAL PANELS
PC-01: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-01: METAL - ARCHITECTURAL PANEL
PC-02: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-02: METAL - ARCHITECTURAL PANEL
PC-03: CONCRETE PANEL - FORMLINER & PAINTED COLOR (PRIMARY) - TBD	MPF-03: 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	



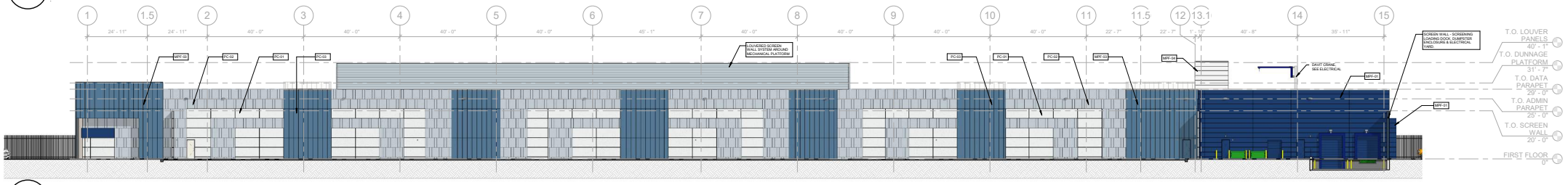
1 INDY-18 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



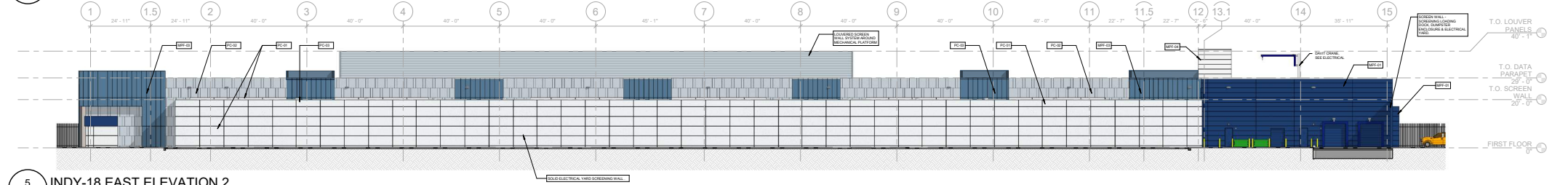
2 INDY-18 WEST ELEVATION
SCALE: 1/8" = 1'-0"



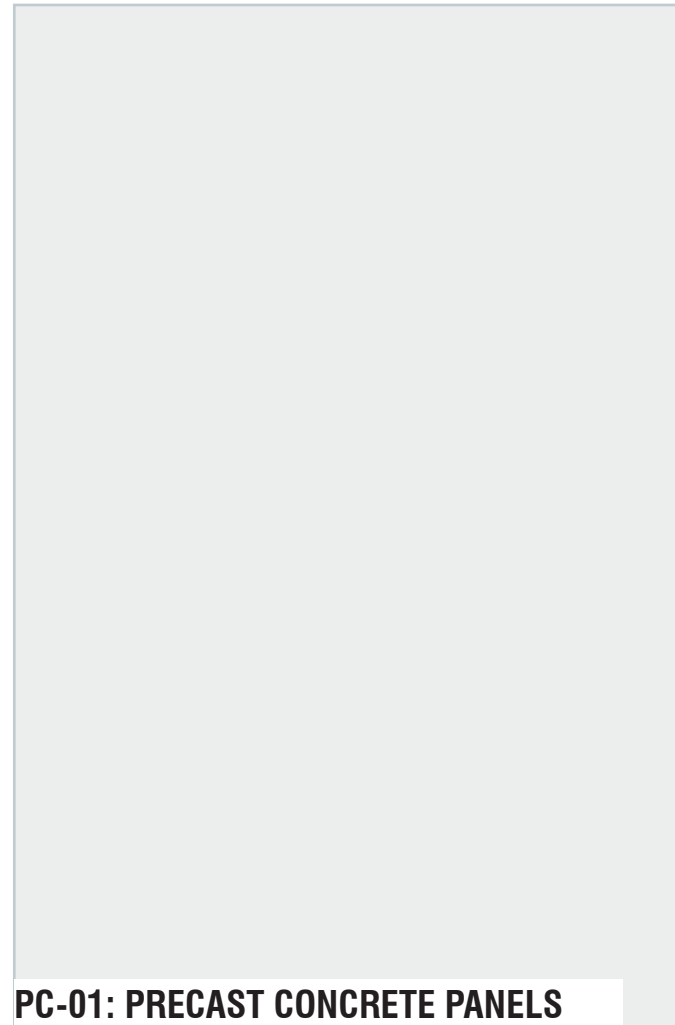
3 INDY-18 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 INDY-18 EAST ELEVATION
SCALE: 1/8" = 1'-0"



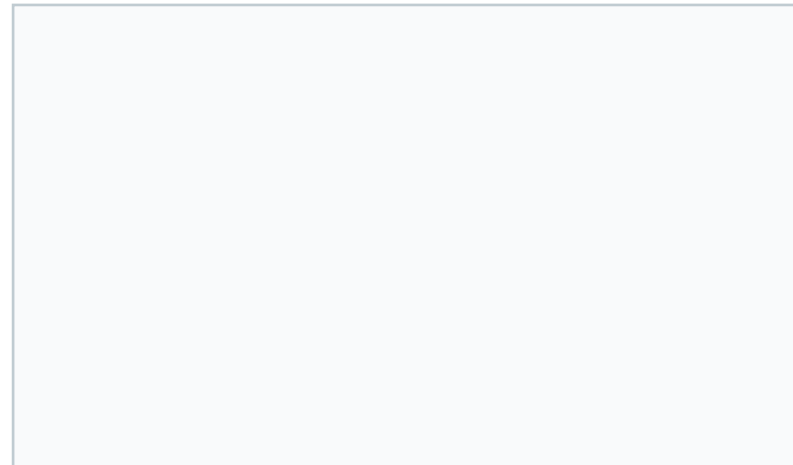
5 INDY-18 EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



PC-01: PRECAST CONCRETE PANELS



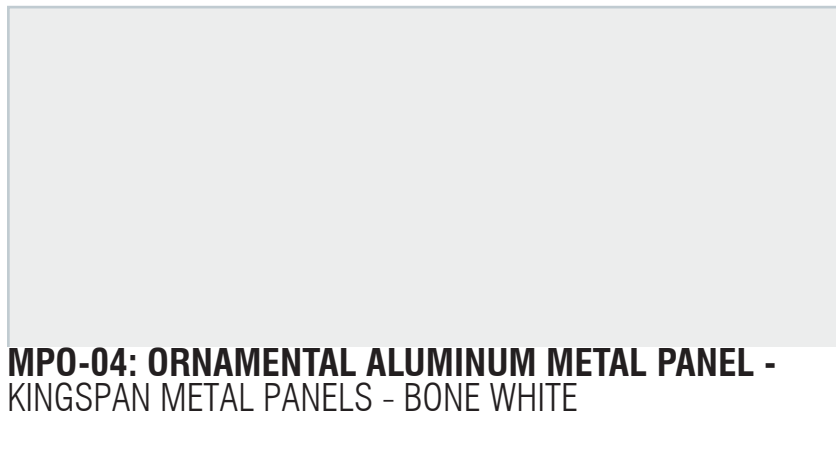
MPI-01: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - REGAL BLUE



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



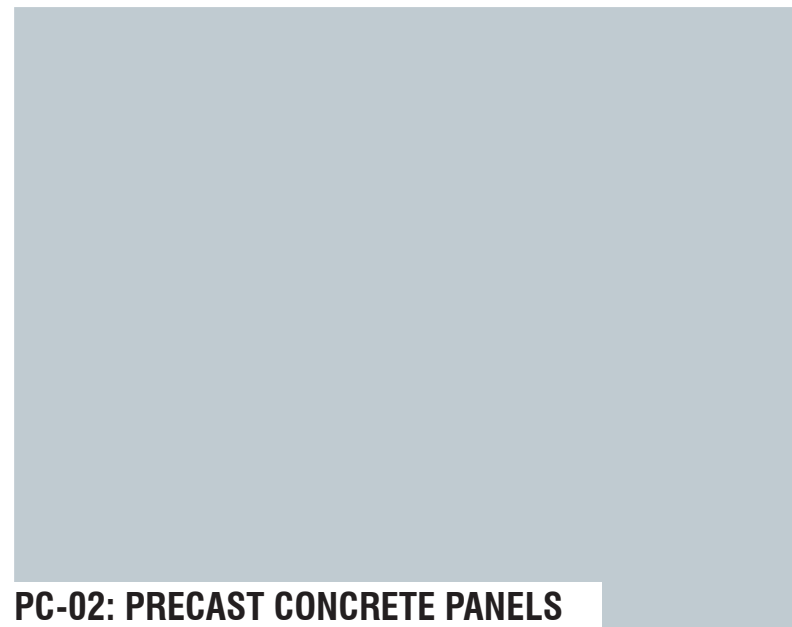
MPO-03: ORNAMENTAL ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - TAHOE BLUE



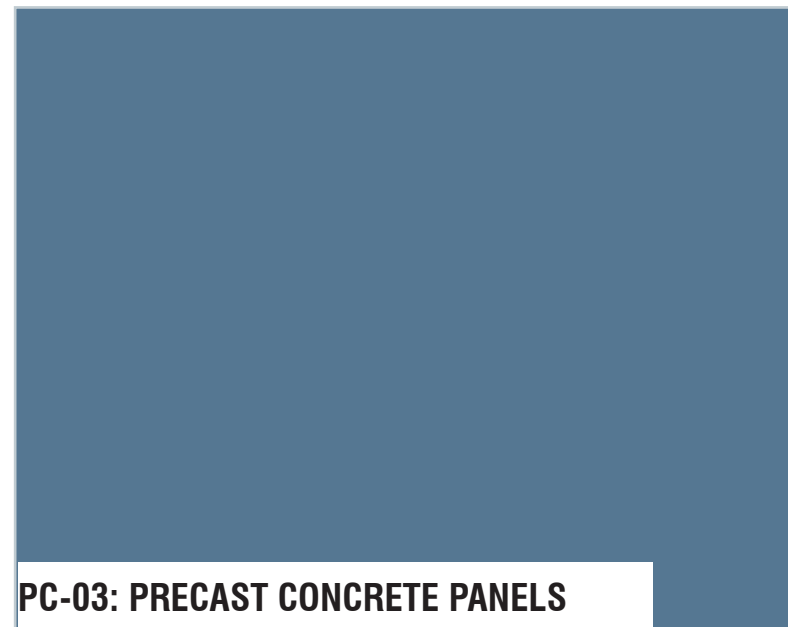
MPO-04: ORNAMENTAL ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - BONE WHITE



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



PC-02: PRECAST CONCRETE PANELS



PC-03: PRECAST CONCRETE PANELS



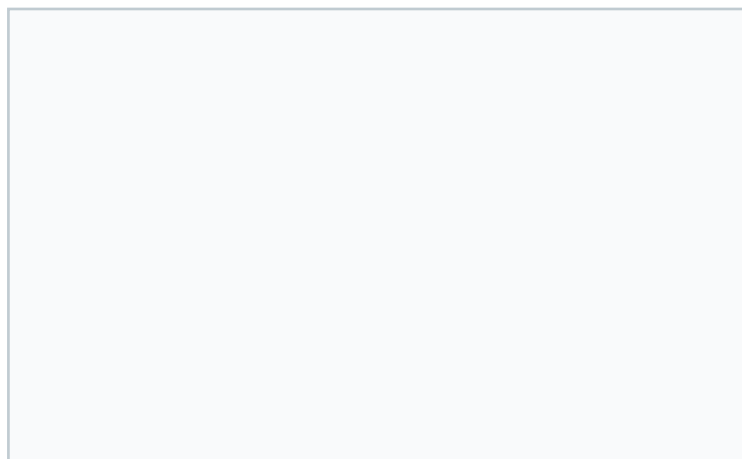
L-01: LOUVER SCREEN WALL KINGSPAN METAL PANELS - BONE WHITE



GL-01: 1" INSULATED GLAZING



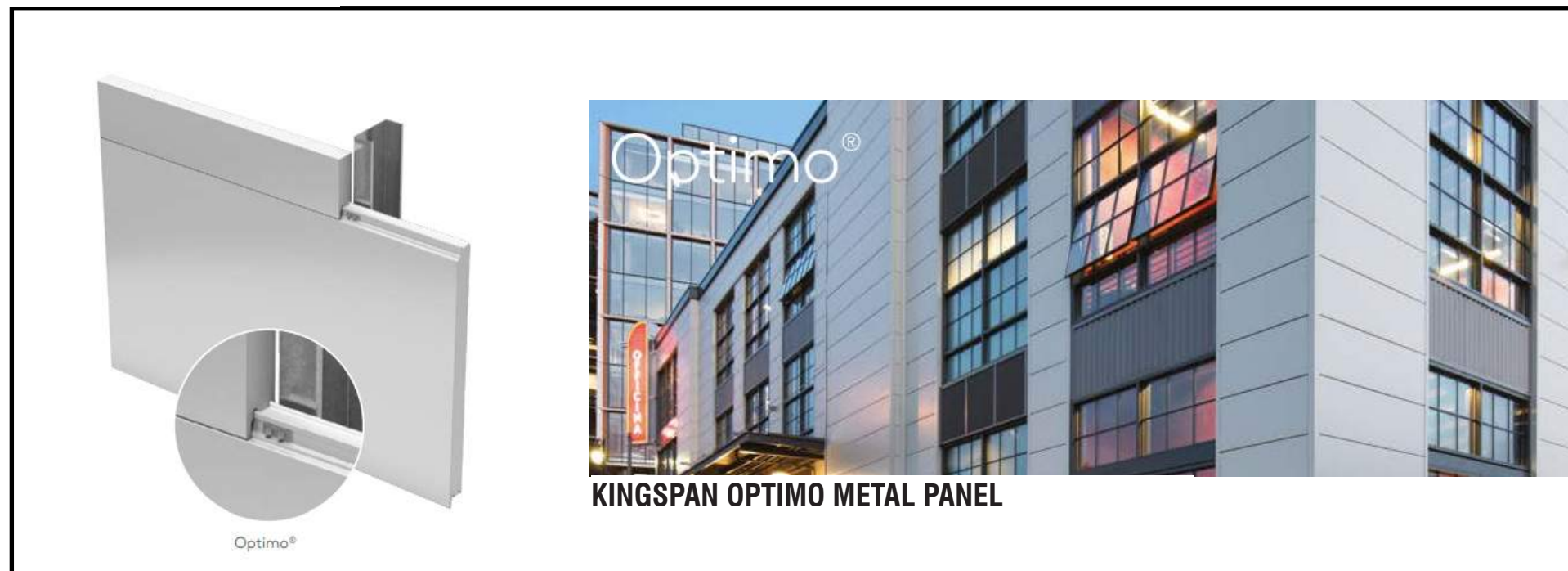
MPI-01: INSULATED ALUMINUM METAL PANEL - KINGSPAN METAL PANELS - REGAL BLUE



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

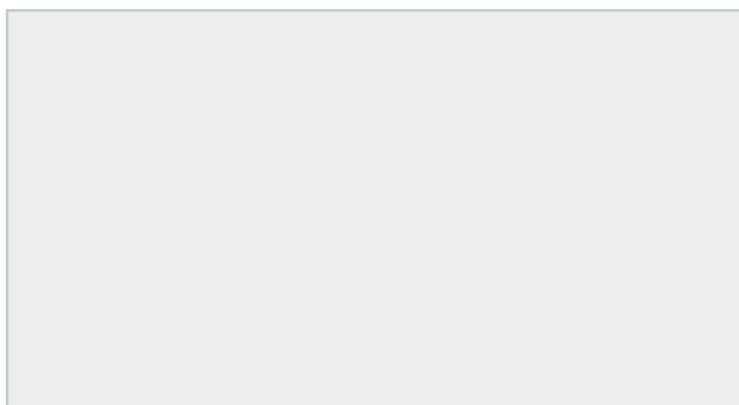


PANEL TYPE REFERENCE:





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



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



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



PANEL TYPE REFERENCE:



AMERICLAD METAL PANEL

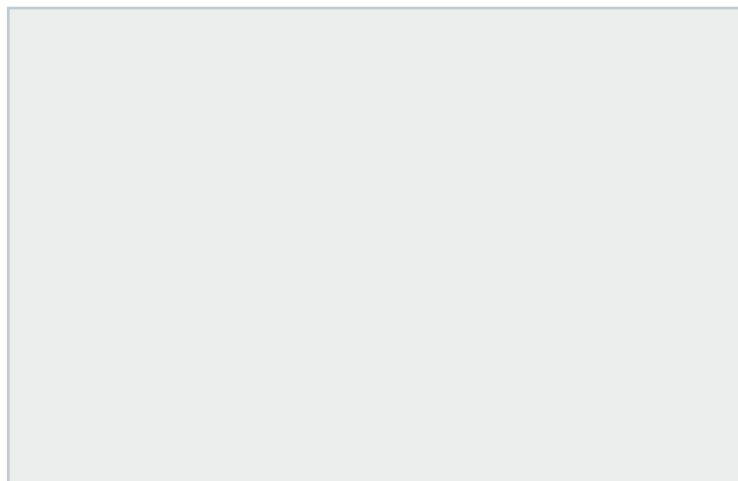
STEEL FORM PAINTED FINISH WITH REVEALS

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



PREMIER MARINE | BIG LAKE, MN





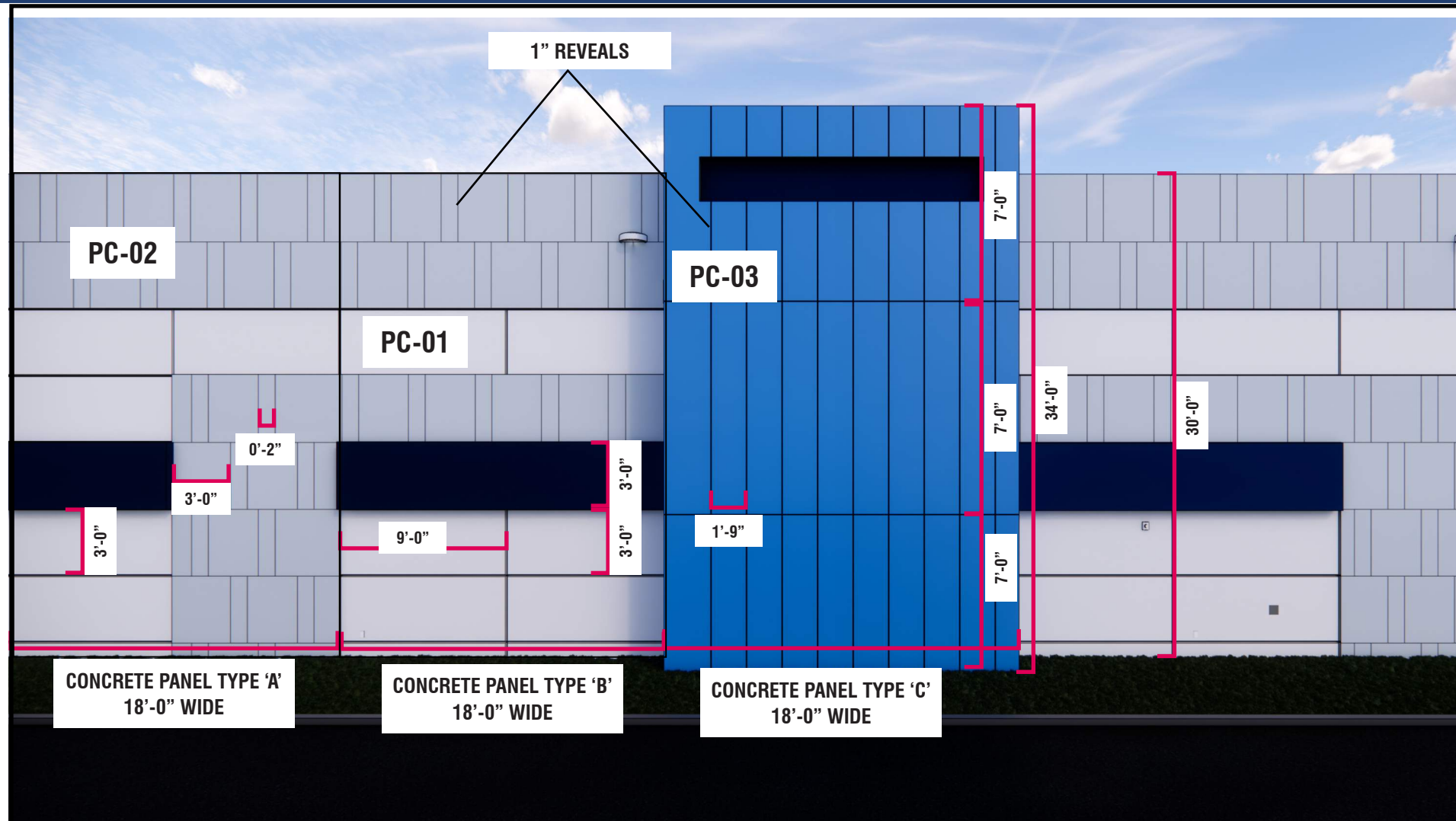
PC-01: PRECAST CONCRETE PANELS



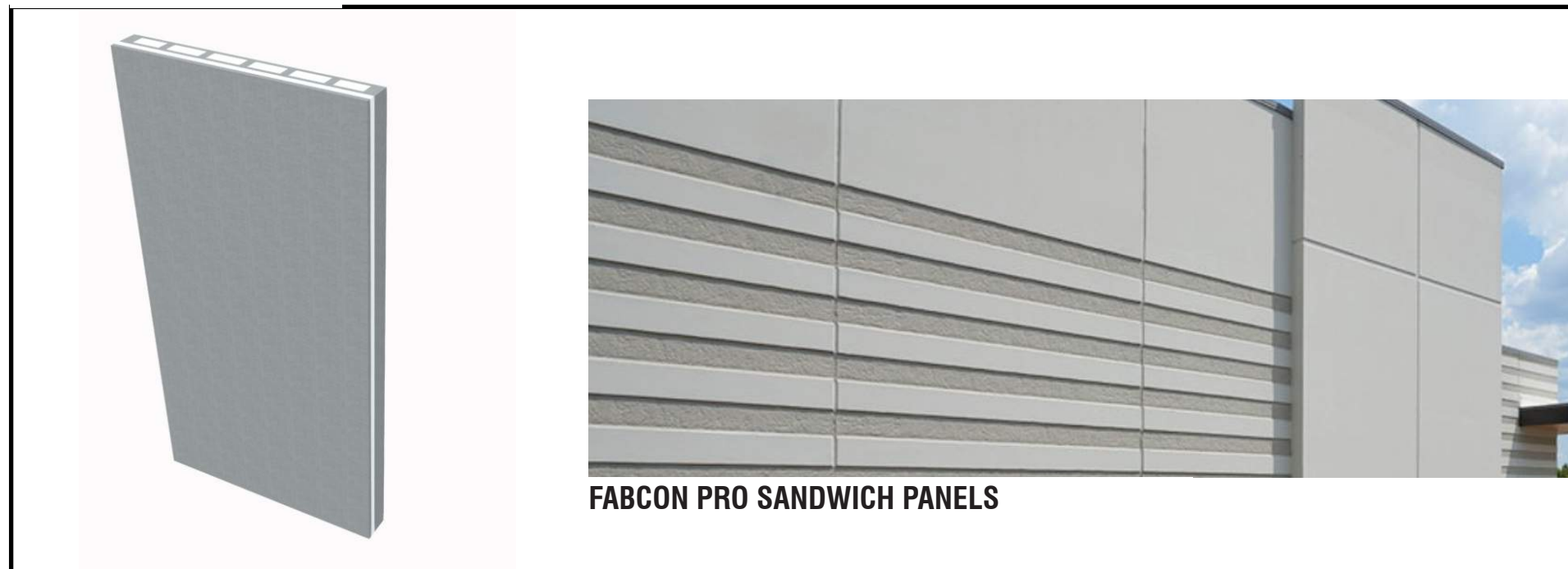
PC-02: PRECAST CONCRETE PANELS



PC-03: PRECAST CONCRETE PANELS



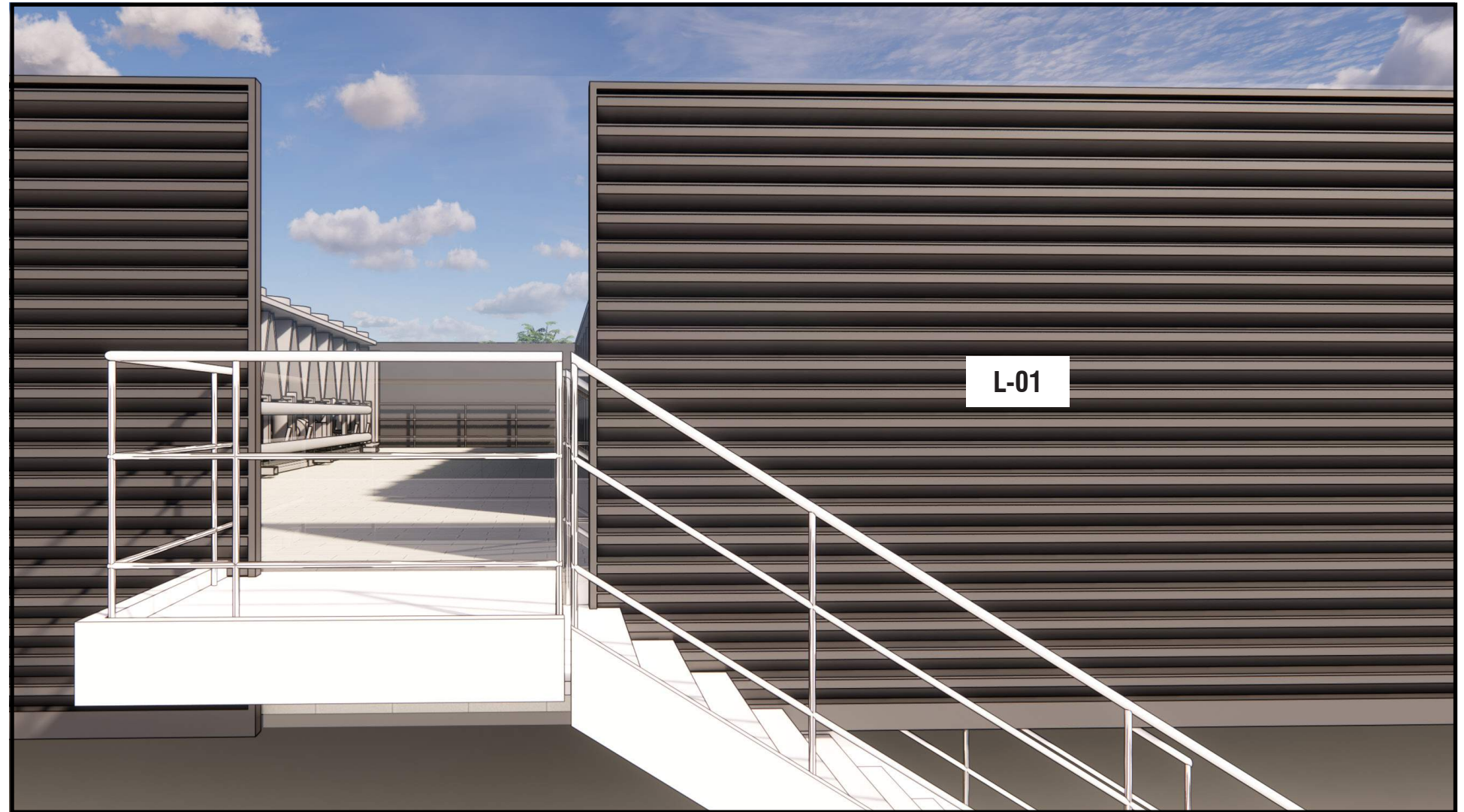
PANEL TYPE REFERENCE:



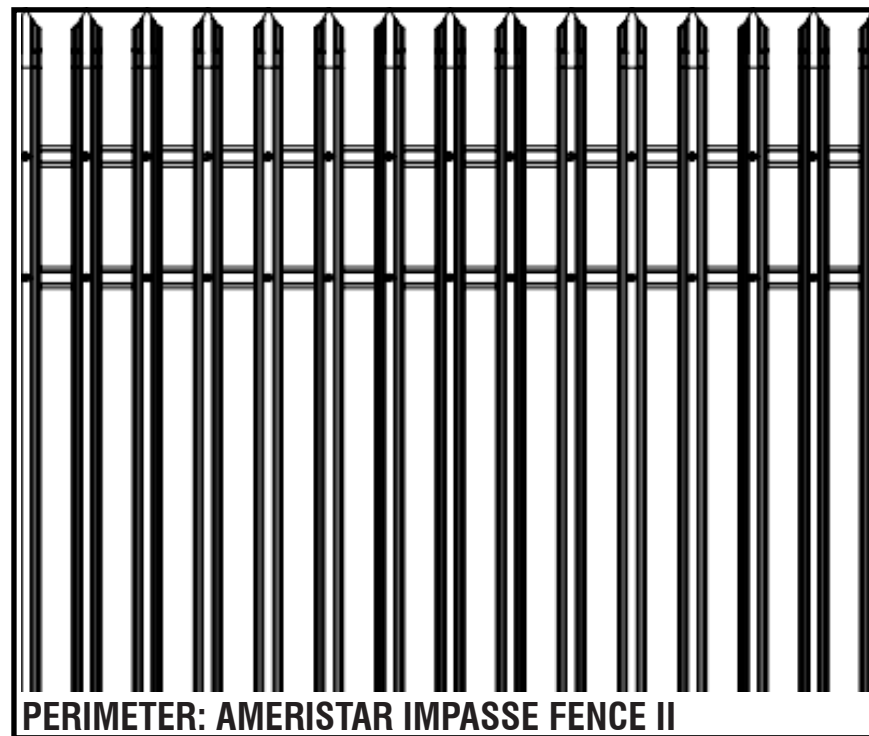
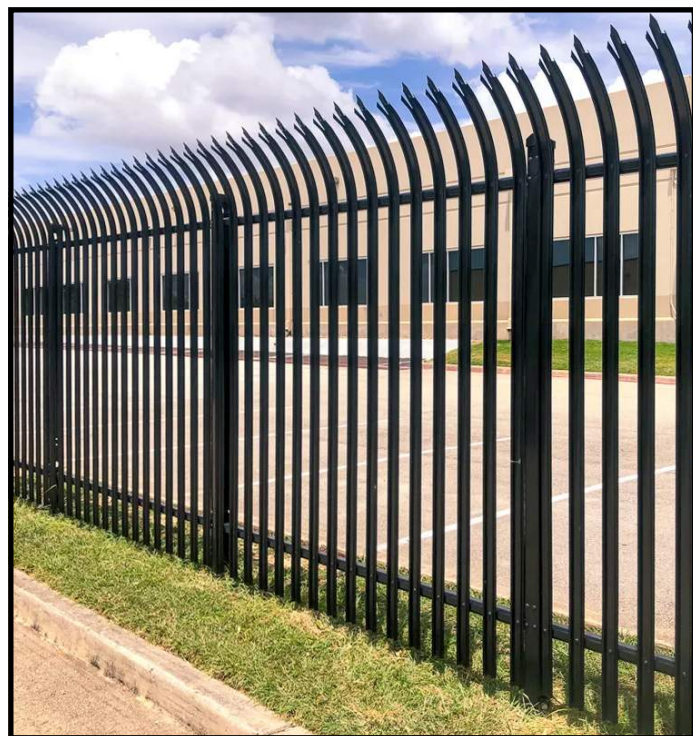
FABCON PRO SANDWICH PANELS



L-01: LOUVER SCREEN WALL



FENCE TYPE REFERENCE:



PERIMETER: AMERISTAR IMPASSE FENCE II

