

FINDINGS OF FACT

Waiver of Architectural & Site Design Requirements in Commercial and Industrial Districts

Project Name: Cousins Swbs

Address: 405 S. Perry Rd.

Docket No: _____

A Waiver of certain Architectural and Site Design Requirements may be granted upon a finding that:

1. Represents a innovative use of Building materials, lighting, Signs, site design features or landscaping which will enhance the use or value of area properties;
The applicant is using a mix of high quality materials (wood style tile, corrugated metal panel) to accent and compliment the other building materials of EFIS and brick. In addition, these materials tie into the tenant's overall aesthetic and interior finishes.
2. Is consistent with and compatible with other development located along the Gateway Corridor or within six-hundred (600) feet of the Residential District; and
Yes, this building is consistent with other commercial/retail buildings in the immediate area.
3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance.
Yes. The applicant is attempting to use different material types to enhance the fenestration, appearance and architectural appeal of the building.

PLAINFIELD PLAN COMMISSION

The WAIVER is hereby Approved this _____ day of _____, 2_____.

Dennis Gibbs,
President, Plainfield Plan Commission

2,400 SF Restaurant (Cousins)
Town of Plainfield, IN

5/25/2023

Elev.	Material	Area (SF)
North Elevation (Drive-Thru)		1399
	Brick	572
	EIFS	598
	Tile	43
	Storefront	117
	Total	1330

40.89%
42.74%
3.07%
8.36%
95.07%

South Elevation (Side Entry)		1431
	Brick	226
	EIFS	418
	Tile	158
	Entry Tower Metal	224
	Storefront	328
	Total	1354

15.79%
29.21%
11.04%
15.65%
22.92%
94.62%

East Elevation (Rear)		663
	Brick	131
	EIFS	244
	Entry Tower Metal	230
	Storefront	10
	Total	615

19.76%
36.80%
34.69%
1.51%
92.76%

West Elevation (Front)		748
	Brick	160
	Tile	231
	Entry Tower Metal	32
	Storefront	268
	Total	691

21.39%
30.88%
4.28%
35.83%
92.38%

2,400 SF Restaurant (Cousins)
Town of Plainfield, IN

5/25/2023

Elev.	Material	Area (SF)
North Elevation (Drive-Thru)		
	Brick	572
	EIFS	598
	Tile	43
	Storefront	Excluded
	Total	1213

47.16%
49.30%
3.54%
100.00%

South Elevation (Side Entry)		
	Brick	226
	EIFS	418
	Tile	158
	Entry Tower Metal	224
	Storefront	Excluded
	Total	1026


22.03%
40.74%
15.40%
21.83%
100.00%

East Elevation (Rear)		
	Brick	131
	EIFS	244
	Entry Tower Metal	230
	Storefront	Excluded
	Total	605

21.65%
40.33%
38.02%
100.00%

West Elevation (Front)		
	Brick	160
	Tile	231
	Entry Tower Metal	32
	Storefront	Excluded
	Total	423

37.83%
54.61%
7.57%
100.00%

	STANDARD MODULAR BRICK COLOR/ FINISH: BLACK DIAMOND VELOUR
	STANDARD MODULAR BRICK COLOR/ FINISH: ALASKA WHITE VELOUR
	DALTILE ACACIA VALLEY - WALL TILE COLOR/ FINISH: ARK 9" x 36" W/ #52 TOBACCO BROWN GROUT
	FAC-CLAD METAL WALL PANEL COLOR/ FINISH: PREFINISHED METAL
	EXTERIOR INSULATION FINISH SYSTEM (EIFS) COLOR/ FINISH: LACET PEARL W/ FINE SAND TEXTURE
	FAC-CLAD TRIM SOFFIT, ETC. COLOR/ FINISH: CITY&SCAPE - PREFINISHED METAL
	ALUMINUM STOREFRONT COLOR: BLACK - PREFINISHED ALUMINUM

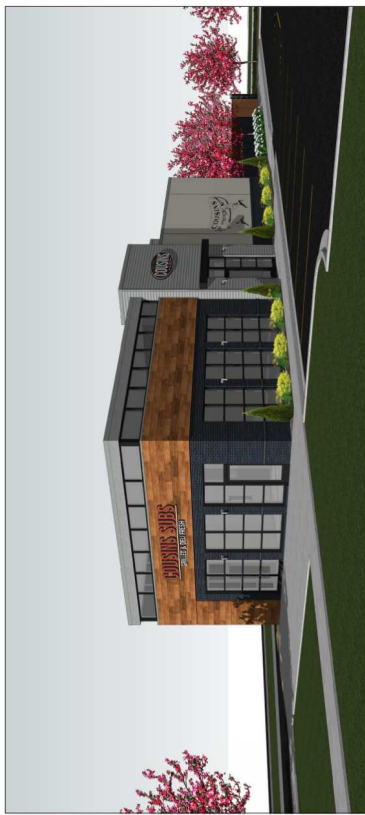
EXTERIOR BUILDING MATERIALS 4



ARCHITECTURAL RENDERING - NORTHEAST VIEW 3



ARCHITECTURAL RENDERING - NORTHWEST VIEW 2



ARCHITECTURAL RENDERING - SOUTHWEST VIEW 1

ALL SIZE PRINT - 36" x 36" SHEET
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REV #	REV DATE	DESCRIPTION
05.04.23	05.04.23	PERM SUBMITTAL
05.03.23	05.03.23	PRC SUBMITTAL

Project: **405 Developers, LLC**
 385 S Perry Rd.
 Plainfield, IN 46168

New Building for
PERSPECTIVE DESIGN, INC.
 11225 W. North Avenue
 Milwaukee, WI 53226
 Tel: (414) 802-1750 Fax: (414) 802-1751

Drawing Title: **ARCHITECTURAL RENDERING & MATERIALS**

Date: 06/31/23
 Scale: NONE
 Drawn: MJ
 Job: 22-084
 Sheet: 08/02

R.01