



Staff Report PC24-006-DP

Indianapolis Logistics Park NW Building 3

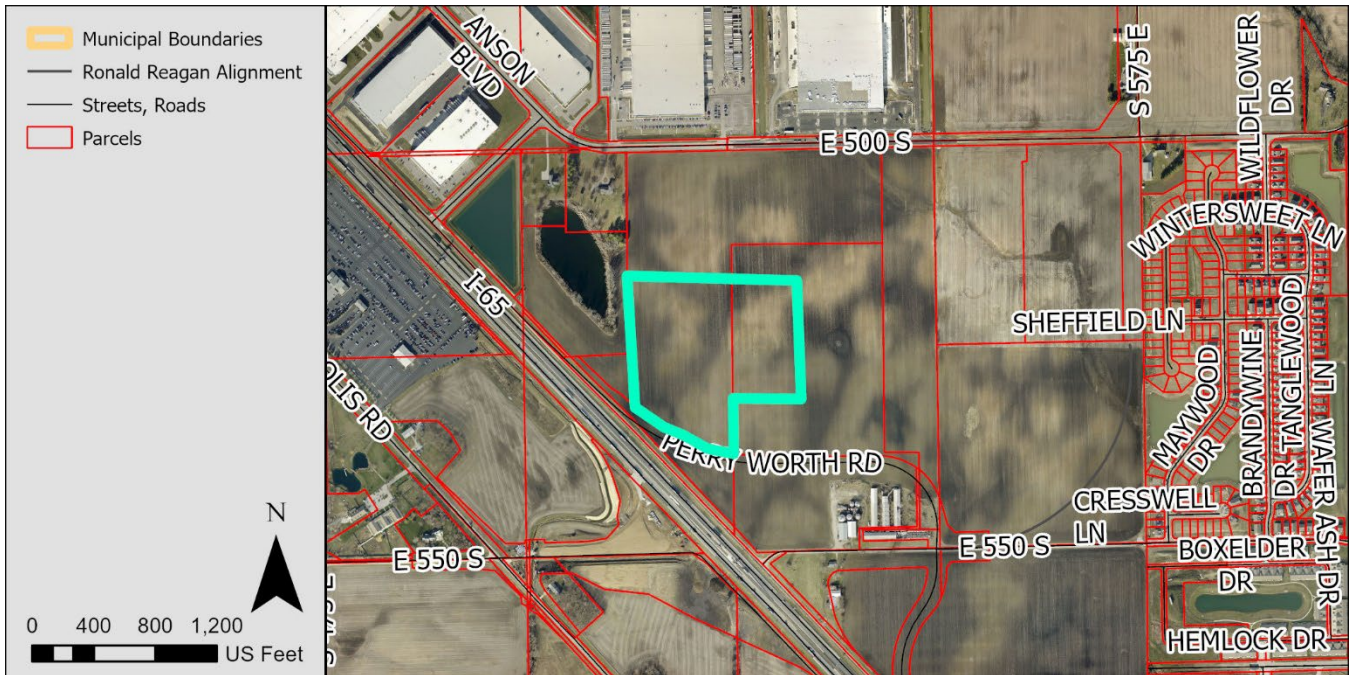
Meeting Date: March 11, 2024

Docket PC24-006-DP – Development Plan – Indianapolis Logistics Park NW Building 3

The petitioner is requesting a review of a Development Plan known as Indianapolis Logistics Park NW Building 3. The site in question is located at 5105, 5301 & 5380 County Road E 500 S in Whitestown. The petitioner is proposing to build an approximately 232,960-square-foot building designated for light industrial uses, and associated parking on approximately 17.40 acres. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Indianapolis Logistics Park Northwest Building III, LLC and the owners are CPF Farms, LLC., Gene & Crystal Clark, and PNG Real Estate LLC.

Location

The site in question is located at 5105, 5301 & 5380 CR E 500 S approximately 1,500 feet northwest of the intersection of Perry Worth Road and CR East 550 South. The surrounding area is characterized by industrial and the I-65 highway to the west. There is an existing structure on one of the parcels.



History

1. In April 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the site and the surrounding area from Anson PUD (PUD) to Light Industrial (I-1) (PC22-001-ZA). The Town Council officially adopted the rezoning through Ordinance 2022-18, along with the associated commitments.
2. In June 2022, the Whitestown Plan Commission approved the site for both a Primary Plat and a Concept Plat (PC22-036-PP / PC22-037-CP), encompassing not only the specific site in question but also its adjacent areas.
3. In July 2022, an application for a Secondary Plat was submitted to subdivide the site (PC22-052-SP). Secondary Plats are subject to administrative review procedures.
4. In August 2022, The Whitestown Plan Commission approved the Development Plans concerning Building 1 and Building 2 within the Indianapolis Logistics Park NW (PC22-053-DP/PC22-054-DP).
5. Presently, an Amendment Development Plan application (PC22-002-ADP) has been submitted to amend building 2. Amendment Development Plans are subject to administrative review procedures.

Proposed Development

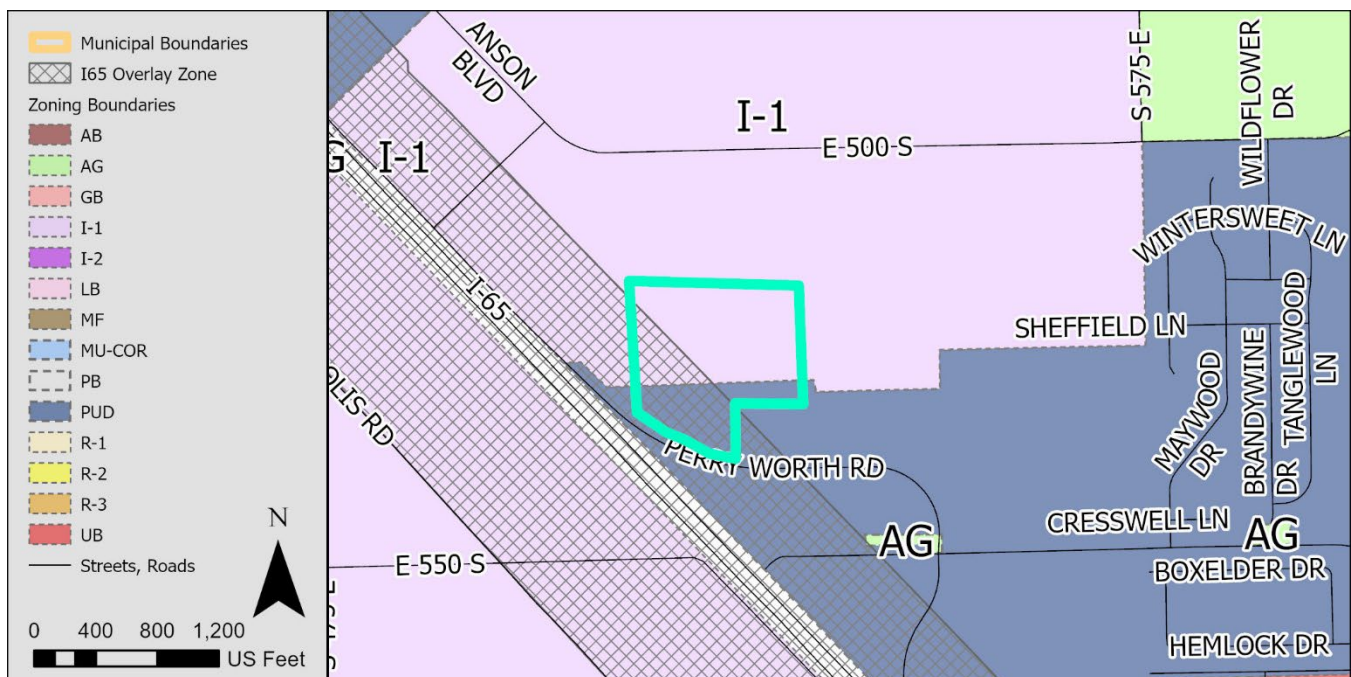
The proposed development is located on approximately 17.40 acres. The submitted plans and materials indicate the following:

- Approximately 232,960-square-foot building footprint structure.
- Structure meets the setback requirements of the UDO.
- Proposed parking on-site parking.
 - o 58 trailer parking spaces
 - o 158 standard parking spaces
 - o 7 ADA-accessible parking spaces
 - o 9 bicycle parking spaces
- Loading berths located on the north side of the building.
- Proposed pedestrian network along Perry Worth Road, and internal to the site.
- Three access drives, one off of Perry Worth Road and two off of CR E 500 S.
- Photometric Plan that meets the requirements of the UDO.
- Landscape Plan that meets the requirements of the UDO.
- Architectural elevations and materials that meet the requirements of the UDO and PUD.

Zoning

The site in question is zoned Light Industry (I-1). The I-1 “district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations.” Permitted uses include but are not limited to parking lots, offices, general manufacturing, and local service stations.

The site is also zoned with the I-65 Overlay. “This district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor...”



Staff Recommendation

Staff is providing a favorable recommendation for the Indianapolis Logistics Park North West Building 3 Development Plan Docket PC24-006-DP. The petitioner is proposing to develop a 232,960-square-foot building for light industrial use and associated parking.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs of the proposed development.

If the Plan Commission approves the Development Plan, staff recommends adding the following conditions:

1. Access Arrangement: Lot 4 within the Indianapolis Logistics Park Northwest development should be granted access via Lot 3, utilizing the southern drive onto Perry Worth Road.



February 1, 2024

Desire Irakoze
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Indianapolis Logistics Park Northwest – Building III*

Location: 5105 E 500 S, 5380 E 500 S, 5301 E 500 S, Whitestown, IN – Located to the south of 65 Commerce Park Buildings 3 & 4, west of 65 Commerce Park Building 6 & 7, east of Interstate 65/Perry Worth Road, and north of I-65 & Meadowview Drive interchange.

The project site is currently zoned I-1. The scope of the project is to develop a ±232,960 square foot speculative rear load industrial warehouse development on a 17.40 acre lot with associated access drives, parking areas and utilities to serve the building. The development of the site will include approximately 165 parking spaces. The site will utilize the detention system and infrastructure constructed as part of Indianapolis Logistics Park Northwest Mass Grading and Infrastructure.

Please contact me at (317) 218-9560 or Liam.Sawyer@kimley-horn.com should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Liam Sawyer". The signature is written in a cursive style with a long horizontal flourish at the end.

Liam D. Sawyer, P.E.
Project Manager

EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS VALVE		VENT PIPE
	UTILITY POLE		AC UNIT		STORM CURB INLET
	POST		AREA LIGHT		STORM INLET
	SOIL BORING		ELECTRICAL BOX		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM DRAIN MANHOLE
	SIGN		ELECTRICAL METER		STORM YARD DRAIN
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE DEPT CONNECTION
	CABLE PEDESTAL		ELECTRICAL MARKER		FIRE HYDRANT
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		IRRIGATION VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		POST INDICATOR VALVE
	TELEPHONE MARKER		POWER POLE		WELL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER METER
	FIBER OPTIC MARKER		TRAFFIC MANHOLE		WATER VALVE
	SWALE		TREE / STUMP		TOE OF SLOPE
	FENCE LINE		TOP OF BANK		UNDERGROUND FIBER OPTIC
	SANITARY SEWER		OVERHEAD ELECTRICAL		UNDERGROUND GAS
	STORM DRAIN		UNDERGROUND TELEPHONE		
	WATER LINE				
	TREE LINE				

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

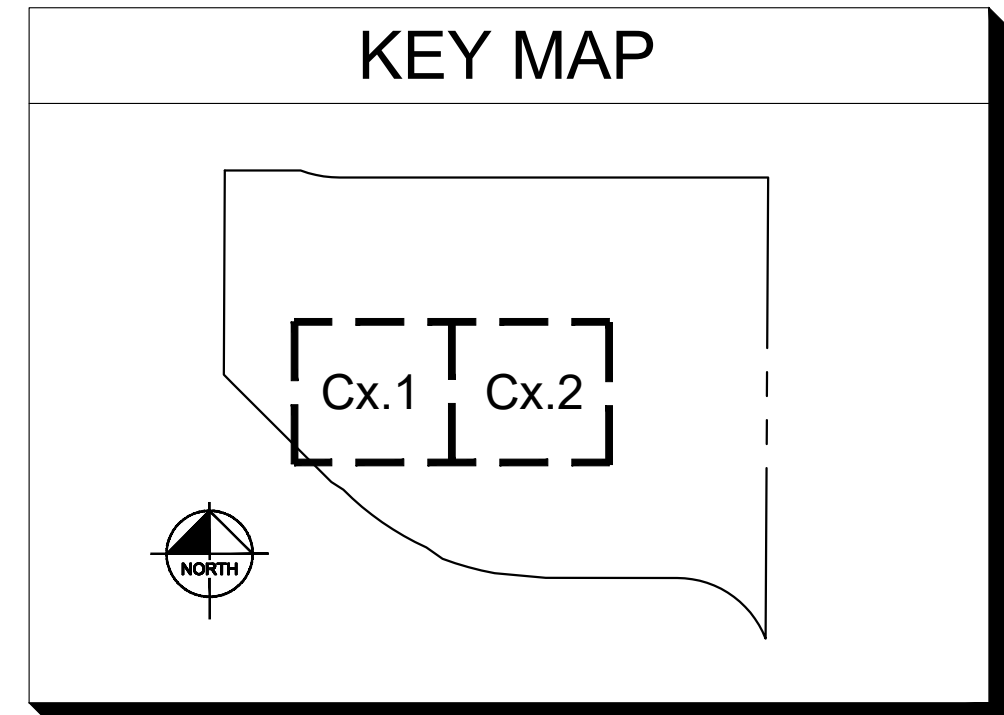
SITE SUMMARY

SITE ZONING	=	I1
SITE ACREAGE	=	±17.40 AC.
TOTAL BUILDING AREA	=	232,960 SF
TRAILER PARKING PROPOSED	=	58 SPACES
MIN. STANDARD PARKING REQUIRED	=	117 SPACES
MAX. STANDARD PARKING ALLOWED	=	233 SPACES
STANDARD PARKING PROPOSED	=	158 SPACES
ACCESSIBLE PARKING REQUIRED	=	7 SPACES
ACCESSIBLE PARKING PROPOSED	=	7 SPACES
TOTAL PARKING PROPOSED	=	165 SPACES
BICYCLE PARKING REQUIRED	=	9 SPACES
BICYCLE PARKING PROPOSED	=	9 SPACES

BENCHMARKS

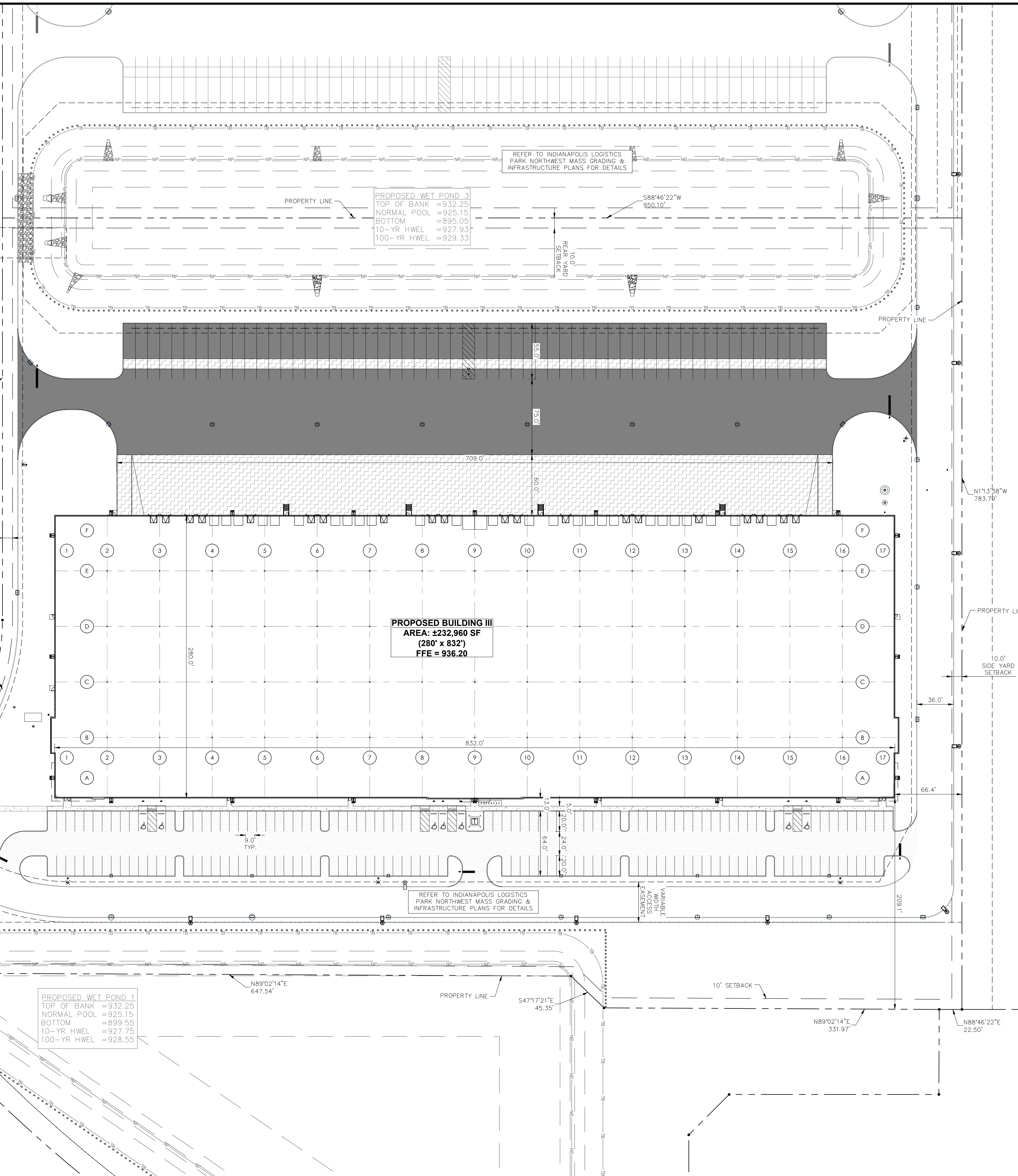
SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100	- N 1718399.8' E 3151725.7'	ELEVATION=931.5	CAPPED REBAR
CP 101	- N 1718768.4' E 3151352.4'	ELEVATION=933.6	CAPPED REBAR
CP 102	- N 1719402.3' E 3151375.7'	ELEVATION=934.3	CAPPED REBAR
CP 103	- N 1717864.3' E 3152487.5'	ELEVATION=929.7	CAPPED REBAR
CP 104	- N 1717786.4' E 3152854.6'	ELEVATION=929.9	CAPPED REBAR
CP 105	- N 1717792.7' E 3153469.0'	ELEVATION=931.3	CAPPED REBAR
CP 106	- N 1717618.2' E 3154063.5'	ELEVATION=928.3	CAPPED REBAR
CP 107	- N 1718376.8' E 3154058.7'	ELEVATION=933.1	CAPPED REBAR
CP 108	- N 1719778.2' E 3153958.0'	ELEVATION=931.1	CAPPED REBAR



GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)



Drawing name: K:\INDO\DEV\170008011_Ambrose-Creek-Land-Whitestown_IL\2_Design\CADD\PlanSheets\Building 3\C3.0-OVERALL SITE PLAN.dwg C3.0 Feb 01, 2024 8:23am by: colin.nicoski
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REVISIONS: _____ DATE _____ BY _____
 No. _____
 SCALE: AS NOTED
 DESIGNED BY: LDS
 DRAWN BY: CAN
 CHECKED BY: LDS
 LINDA DAVID SAUNDERS
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 NO. 170008011
 DATE 02/01/2024
AMBROSE
OVERALL SITE PLAN
INDIANAPOLIS LOGISTICS PARK NORTHWEST - BUILDING III
 ORIGINAL ISSUE: 02/01/2024
 KHA PROJECT NO. 170008011
 SHEET NUMBER **C3.0**

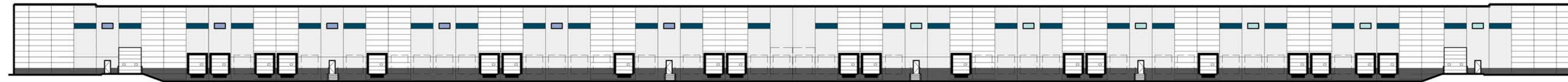


CURRAN ARCHITECTURE

5745 LAWTON LOOP EAST DR, #200
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681



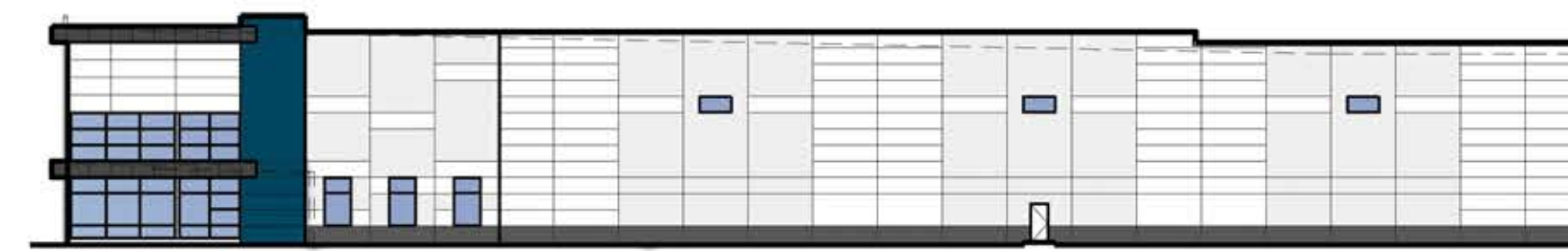
OVERALL NORTH ELEVATION 1
1/32" = 1'-0"



OVERALL SOUTH ELEVATION 2
1/32" = 1'-0"



OVERALL EAST ELEVATION 4
1/32" = 1'-0"



OVERALL WEST ELEVATION 3
1/32" = 1'-0"

COLOR LEGEND	
	RESERVE WHITE
	PASSIVE
	CITYSCAPE
	CYBERSPACE
	LOYAL BLUE

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

01.29.24

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PROJECT INFORMATION

INDIANAPOLIS LOGISTICS
PARK NORTHWEST

BUILDING 2
E. 500 S. & PERRY WORTH RD
WHITESTOWN, IN

ISSUE DATES

ISSUE	DATE

240012

EXTERIOR ELEVATIONS

A200



CURRAN
ARCHITECTURE

5745 LAWTON LOOP EAST DR. #200
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681

GENERAL PRECAST PAINT NOTES

- CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS. TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.
- PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.
- PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.
- ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMS A-100, SUPER PAINT OR EQUAL.
- ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONPLEX OR SHERLASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS TO 30+ MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.
- BASE LINE SPECIFICATION FOR THIS PROJECT:
PRIMER COAT: LOXON SEALER A24H/R300
FIRST COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES
SECOND COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES

KEYED NOTES

- PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO I/A301 FOR TYPICAL REVEAL SPACING OF REVEALS. REFER TO ELEVATIONS FOR SPECIFIC REVEAL LAYOUT PER PANEL.
- 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM FRAMING. REFER TO STOREFRONT ELEVATIONS FOR MORE INFORMATION.
- 1" INSULATED TINTED GLASS IN THERMALLY BROKEN CURTAINWALL FRAMING. REFER TO CURTAINWALL ELEVATIONS FOR MORE INFORMATION.
- PRE-FINISHED COMPOSITE METAL PANEL SYSTEM OVER METAL STUD FRAMING.
- PANELS EXTENDED TO DOCK HEIGHT.
- INSULATED STEEL MAN-DOOR AND FRAME. PAINTED TO MATCH WALL COLOR.
- INSULATED STEEL OVERHEAD DOOR. PRE-FINISHED WHITE.
- DOCK SEAL AND DOCK LEVELER, TYPICAL AT ALL DOCK DOORS.
- PRE-CAST CONCRETE PANEL FABRICATED TO ALLOW FOR FUTURE OPENING.
- 2'-0" X 4'-0" OVERFLOW SCUPPER. WRAP WITH ROOF MEMBRANE. BOTTOM OF OPENING TO BE 4" ABOVE ROOF AT DRAIN LOCATION. COORDINATE FINAL LOCATION WITH ARCHITECT AND STRUCTURAL ENGINEER BEFORE PANEL FABRICATION. REFER TO S/A305 FOR DETAIL.
- TENANT SIGNAGE SHOWN FOR REFERENCE ONLY. TO BE PROVIDED AND INSTALLED BY SIGN VENDOR.
- TOP OF ROOF INSULATION, SHOWN FOR REFERENCE ONLY.
- LOCATION OF ROOF DRAIN LEADER ON INTERIOR SIDE OF PRE-CAST WALL. AT DOCKS, COORDINATE PLACEMENT TO BE CENTERED BETWEEN DOCK DOORS AND/OR FUTURE DOCK DOORS. REFER TO FLOOR PLAN AND PLUMBING DRAWINGS FOR MORE INFORMATION. SHOWN FOR REFERENCE ONLY.
- KNOX BOX LOCATION. COORDINATE FINAL PLACEMENT WITH FIRE MARSHAL.
- WALL MOUNT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND MOUNTING HEIGHT. CENTER ON WIDTH OF PANEL UNLESS OTHERWISE NOTED.
- PRE-FINISHED METAL DOWNSPOUT, CENTER ON WALL BETWEEN STOREFRONT AND EDGE OF OVERHANG. DAYLIGHT TO LANDSCAPE BED.

CERTIFICATION

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PROJECT INFORMATION

INDIANAPOLIS LOGISTICS
PARK NORTHWEST

BUILDING 2
E. 500 S. & PERRY WORTH RD
WHITESTOWN, IN

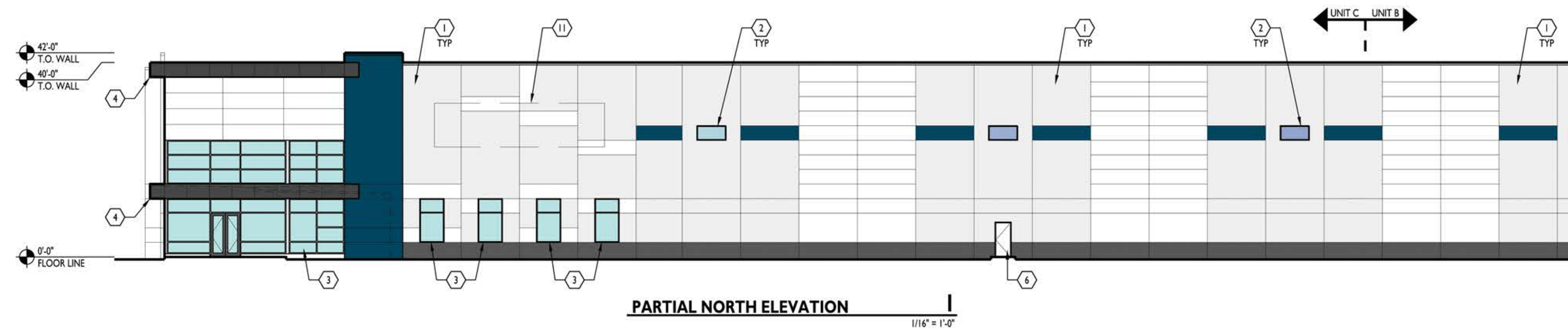
ISSUE DATES

ISSUE	DATE

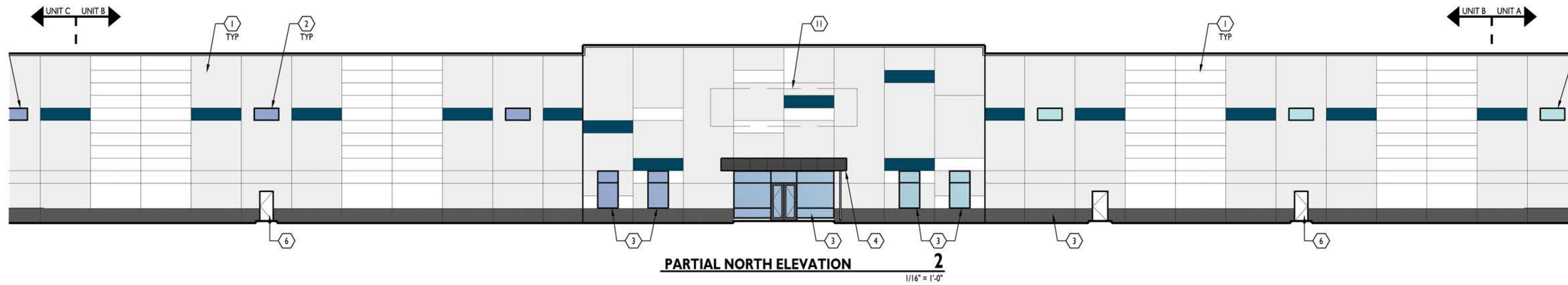
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EXTERIOR ELEVATIONS

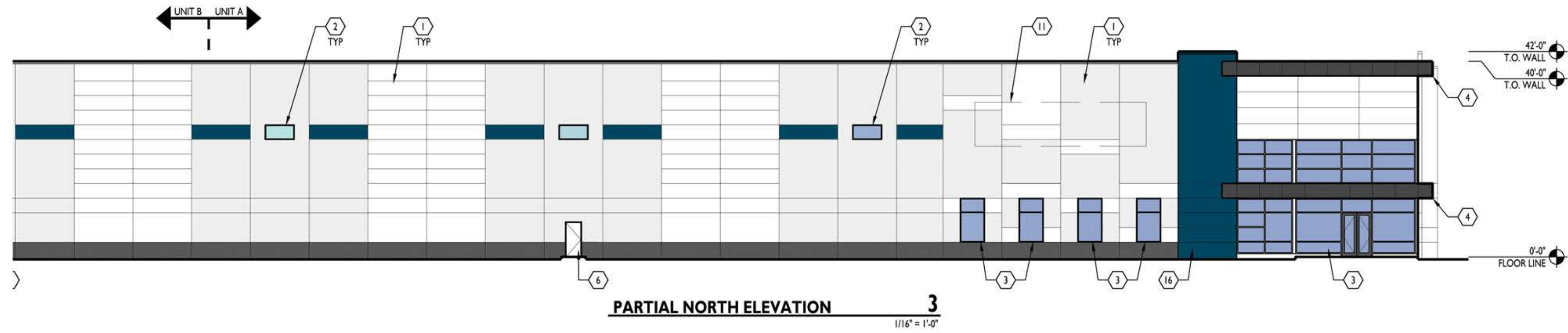
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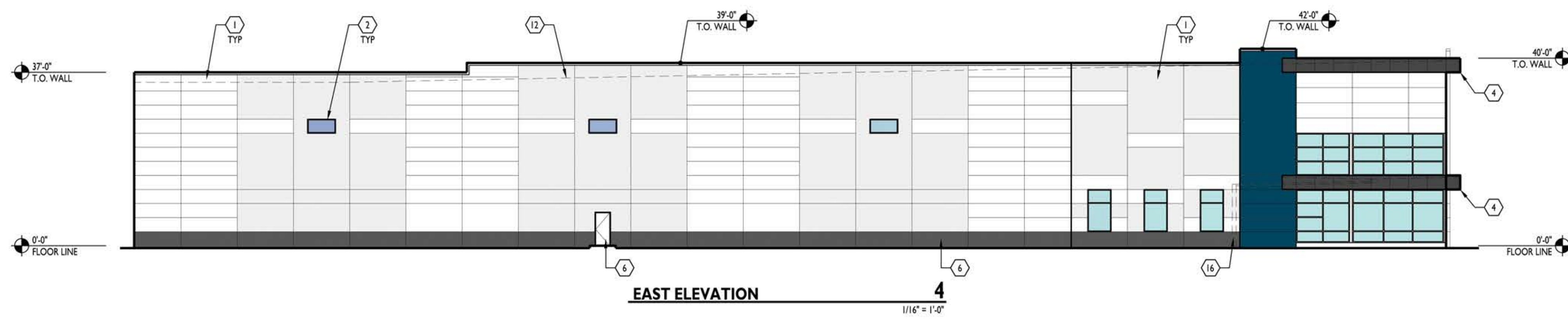
PARTIAL NORTH ELEVATION 1
1/16" = 1'-0"



PARTIAL NORTH ELEVATION 2
1/16" = 1'-0"



PARTIAL NORTH ELEVATION 3
1/16" = 1'-0"



EAST ELEVATION 4
1/16" = 1'-0"

COLOR LEGEND	
	RESERVE WHITE
	PASSIVE
	CITYSCAPE
	CYBERSPACE
	LOYAL BLUE

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- A. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS. TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.
- B. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.
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 5745 LAWTON LOOP EAST DR. #200
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 O :: 317 . 288 . 0681

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- 5. PANELS EXTENDED TO DOCK HEIGHT.
- 6. INSULATED STEEL MAN-DOOR AND FRAME. PAINTED TO MATCH WALL COLOR.
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- 11. TENANT SIGNAGE SHOWN FOR REFERENCE ONLY. TO BE PROVIDED AND INSTALLED BY SIGN VENDOR.
- 12. TOP OF ROOF INSULATION, SHOWN FOR REFERENCE ONLY.
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- 14. KNOX BOX LOCATION. COORDINATE FINAL PLACEMENT WITH FIRE MARSHAL.
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- 16. PRE-FINISHED METAL DOWNSPOUT. CENTER ON WALL BETWEEN STOREFRONT AND EDGE OF OVERHANG. DAYLIGHT TO LANDSCAPE BED.

CERTIFICATION

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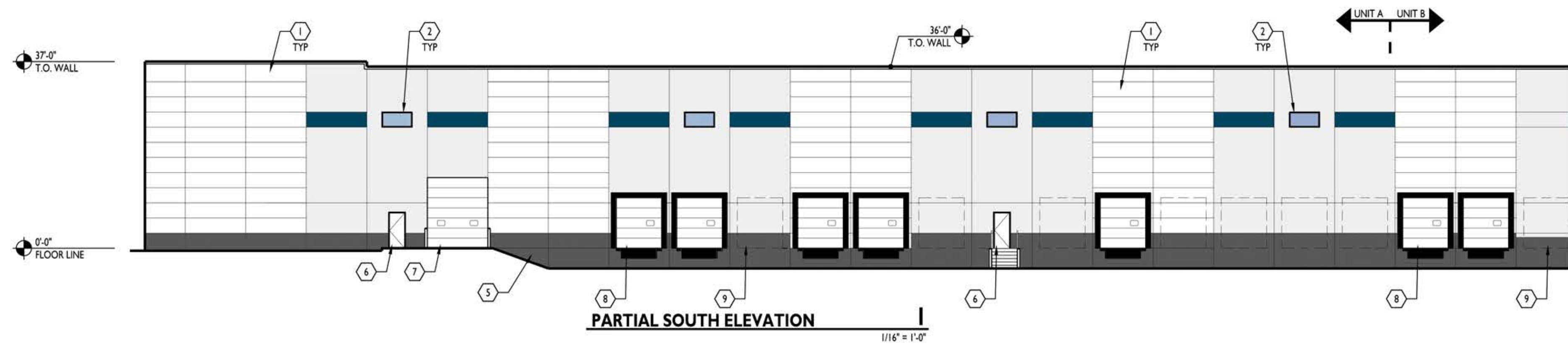
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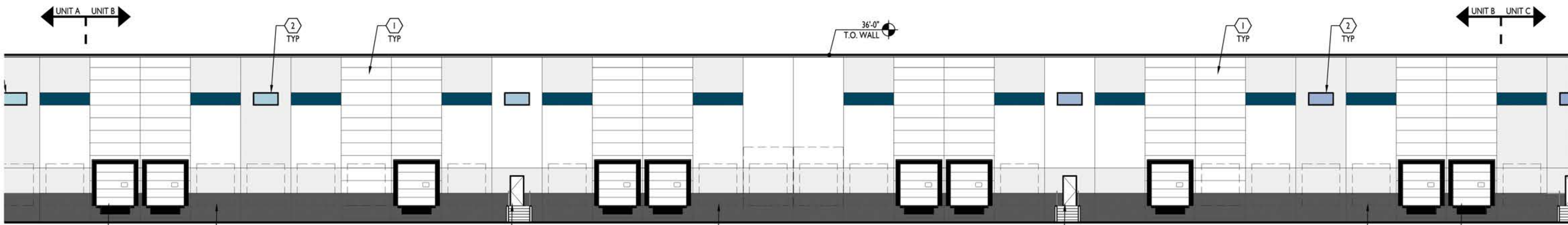
ISSUE	DATE

240012
EXTERIOR ELEVATIONS

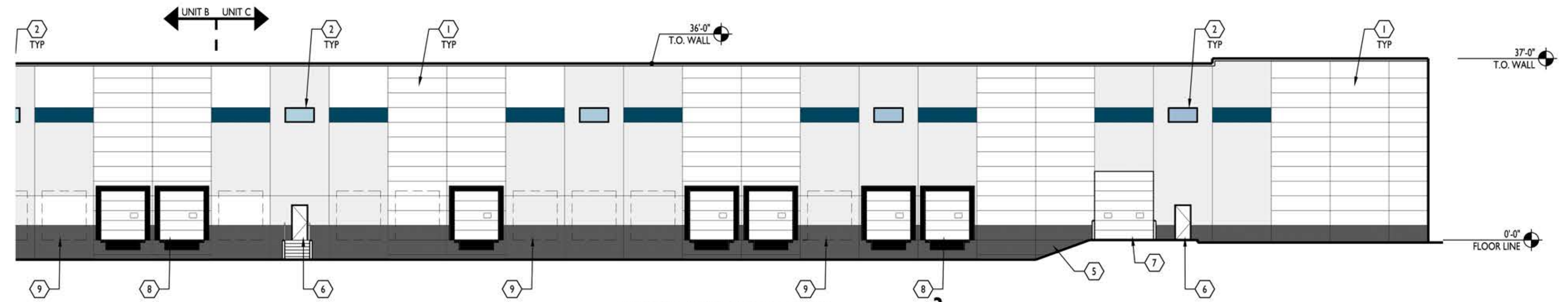
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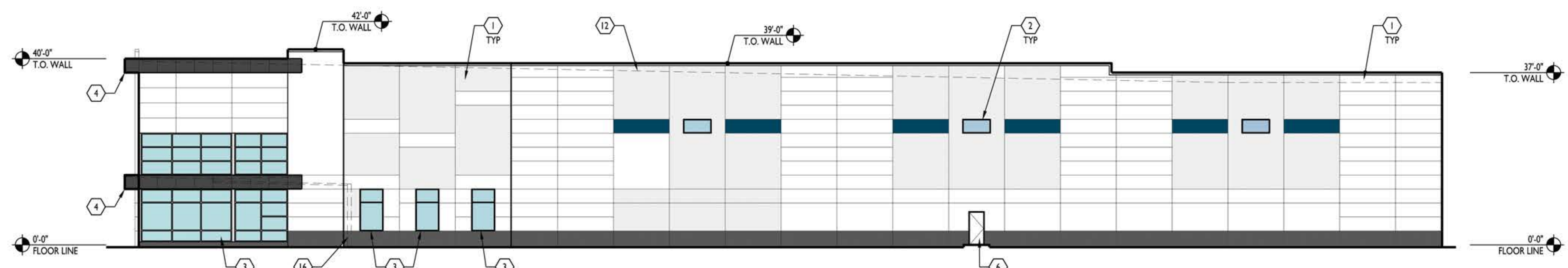
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PARTIAL SOUTH ELEVATION 2
1/16" = 1'-0"



PARTIAL SOUTH ELEVATION 3
1/16" = 1'-0"



WEST ELEVATION 4
1/16" = 1'-0"

COLOR LEGEND

- RESERVE WHITE
- PASSIVE
- CITYSCAPE
- CYBERSPACE
- LOYAL BLUE