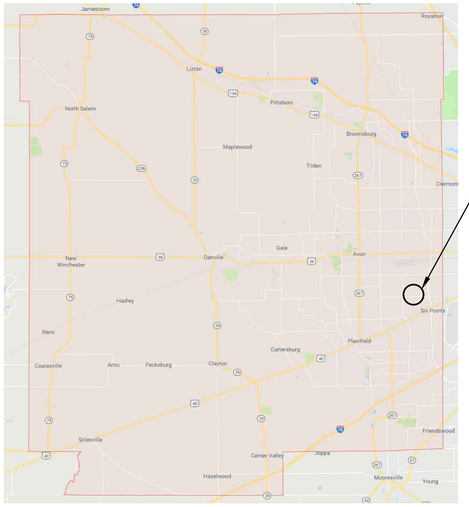
DRG PLAINFIELD SPEC BUILDING

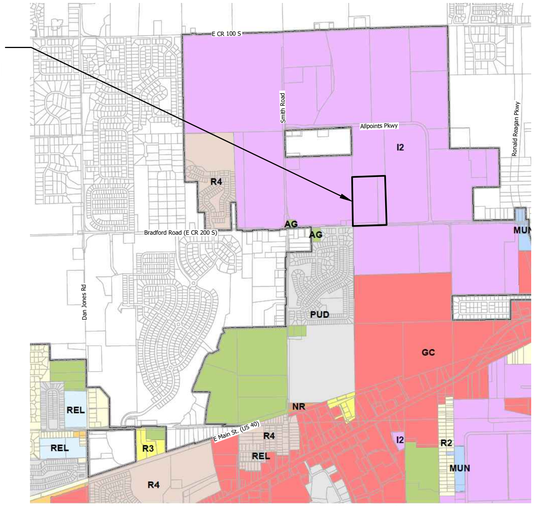
SE 1/4, SEC. 18 - T15N - R2E, HENDRICKS COUNTY, WASHINGTON TOWNSHIP, PLAINFIELD, INDIANA
ADDRESS: 9500 E. COUNTY ROAD 200 SOUTH
ZONED: I2

PLANS PREPARED FOR:
ARCO DESIGNBUILD
101 W. OHIO STREET, SUITE 1150
INDIANAPOLIS, IN 46204
317-308-2700
CONTACT: BEN TITUS



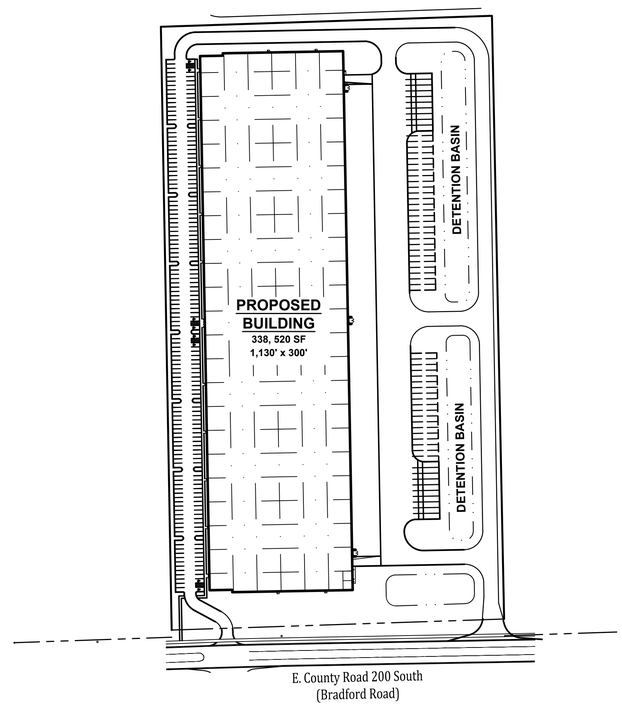
PROJECT LOCATION

VICINITY MAP
NO SCALE



PROJECT LOCATION

ZONING MAP
NO SCALE



SITE MAP
SCALE: 1" = 150'

OPERATING AUTHORITIES

GAS
Vectren
1995 East Main Street
Danville, IN 46122
317-718-3616

CABLE TELEVISION
Bright House Networks
3030 Roosevelt Ave.
Indianapolis, IN 46218
317-632-9077

WATER
Plainfield DPW
986 S. Center Street
Plainfield, IN 46168
317-839-3490

ELECTRIC
Indianapolis Power & Light
1230 West Morris St.
Indianapolis, IN 46221
317-261-8006

ELECTRIC
Duke Energy
5905 E. Main Street
Danville, IN 46122
317-745-4481

TELEPHONE
AT&T
240 N. Meridian Street
Indianapolis, IN 46204
317-722-2299

SANITARY
Plainfield DPW
986 S. Center Street
Plainfield, IN 46168
317-839-3490

STORM
Plainfield DPW
986 S. Center Street
Plainfield, IN 46168
317-839-3490

FIRE DEPARTMENT
Plainfield Fire Territory
4010 Clarks Creek Road
Plainfield, IN 46168
317-839-6939

SCHOOL DISTRICT
Avon Community School Corporation
7203 E US Hwy 36
Avon, IN 46123
317-544-6000

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY

NOT FOR CONSTRUCTION

CERTIFIED BY: _____

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

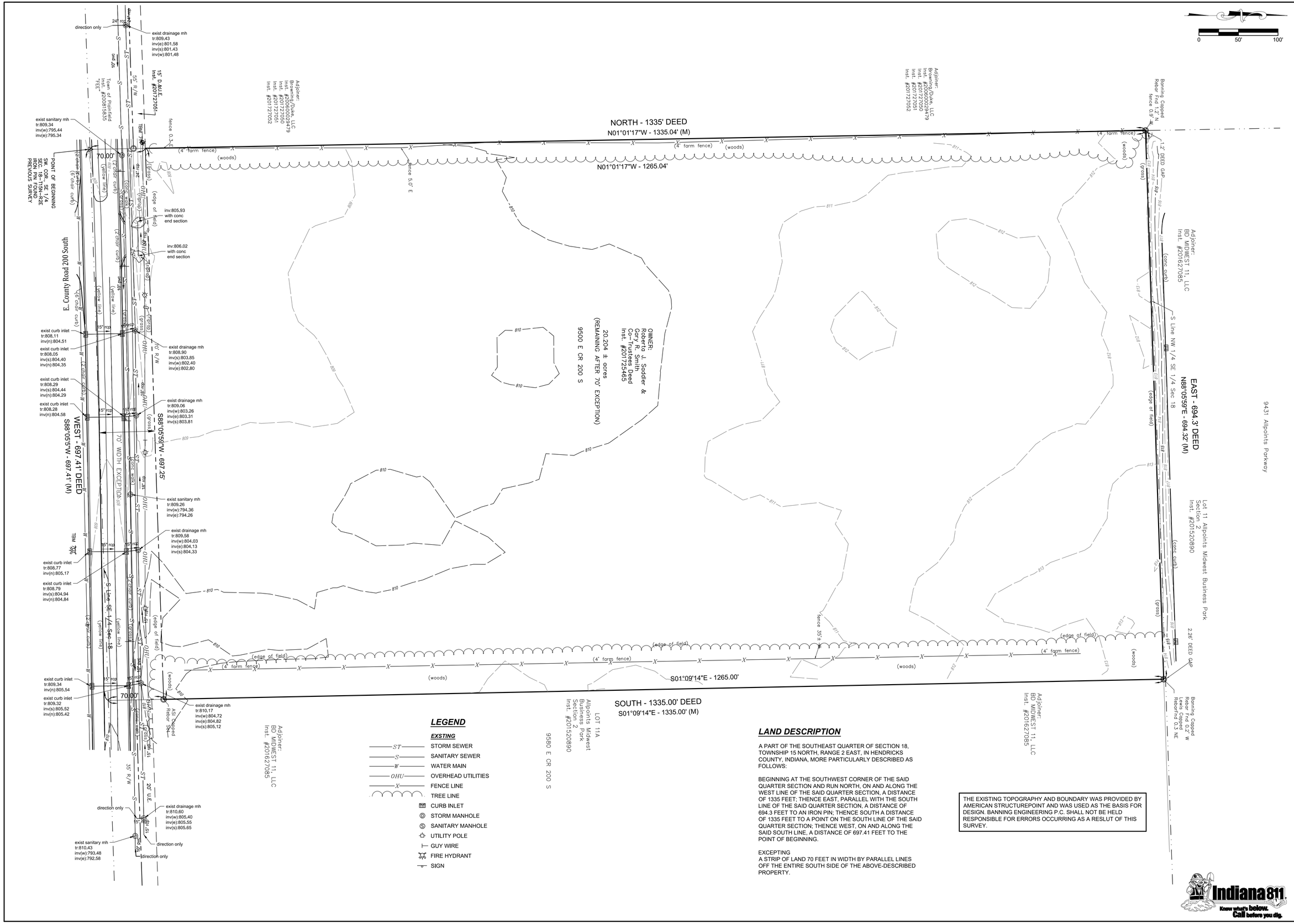
REVISIONS		
NUMBER	DESCRIPTION	DATE

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	SITE LAYOUT PLAN
C103	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAIL AND SPECIFICATIONS
	LIGHTING PHOTOMETRIC PLAN

Date:	12-21-18
Project No:	18332
Sheet No:	C100

Indiana 811
Know what's below. Call before you dig.

DRG PLAINFIELD SPEC BUILDING



LEGEND

EXSTING

- ST — STORM SEWER
- S — SANITARY SEWER
- W — WATER MAIN
- OHU — OVERHEAD UTILITIES
- X — FENCE LINE
- TREE LINE
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- SIGN

LAND DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 2 EAST, IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION AND RUN NORTH, ON AND ALONG THE WEST LINE OF THE SAID QUARTER SECTION, A DISTANCE OF 1335 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF THE SAID QUARTER SECTION, A DISTANCE OF 694.3 FEET TO AN IRON PIN; THENCE SOUTH A DISTANCE OF 1335 FEET TO A POINT ON THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE WEST, ON AND ALONG THE SAID SOUTH LINE, A DISTANCE OF 697.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING
A STRIP OF LAND 70 FEET IN WIDTH BY PARALLEL LINES OFF THE ENTIRE SOUTH SIDE OF THE ABOVE-DESCRIBED PROPERTY.

THE EXISTING TOPOGRAPHY AND BOUNDARY WAS PROVIDED BY AMERICAN STRUCTUREPOINT AND WAS USED AS THE BASIS FOR DESIGN. BANNING ENGINEERING P.C. SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OCCURRING AS A RESLUT OF THIS SURVEY.

Indiana 811
Know what's below. Call before you dig.

Revisions	Date

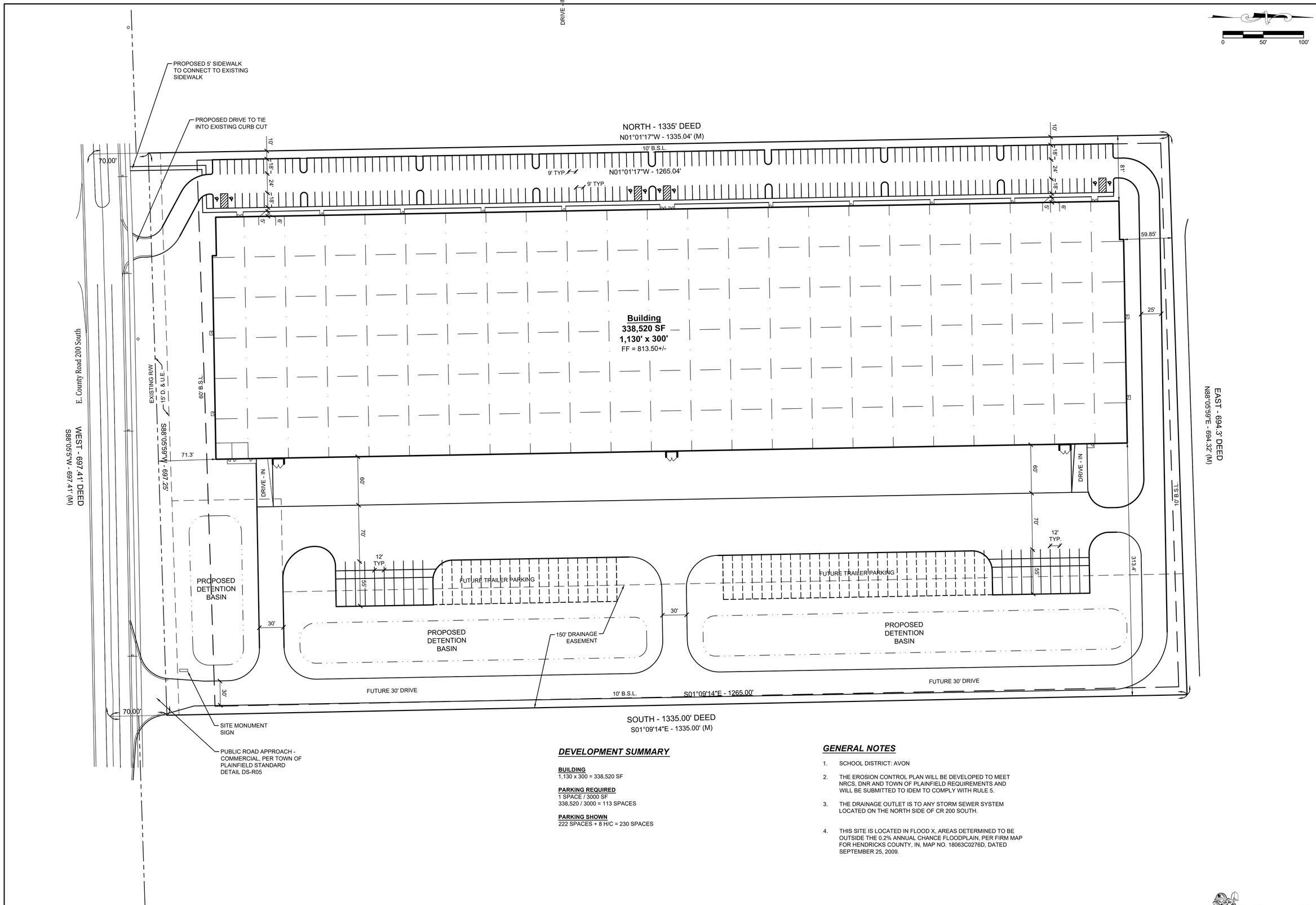
Designed: RNL
Drawn: SJH
Checked: RRL
Scale: 1" = 50'
Date: 12-21-18

EXISTING TOPOGRAPHY
DRG PLAINFIELD SPEC BUILDING
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS.: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18332
Sheet No: C101



DEVELOPMENT SUMMARY

BUILDING
1,130 x 300 = 338,520 SF

PARKING REQUIRED
1 SPACE / 3000 SF
338,520 / 3000 = 113 SPACES

PARKING SHOWN
222 SPACES + 8 H/C = 230 SPACES

GENERAL NOTES

1. SCHOOL DISTRICT: AVON
2. THE EROSION CONTROL PLAN WILL BE DEVELOPED TO MEET NRCS, DNR AND TOWN OF PLAINFIELD REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
3. THE DRAINAGE OUTLET IS TO ANY STORM SEWER SYSTEM LOCATED ON THE NORTH SIDE OF CR 200 SOUTH.
4. THIS SITE IS LOCATED IN FLOOD X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP FOR HENDRICKS COUNTY, IN, MAP NO. 18063C0276D, DATED SEPTEMBER 25, 2009.

Indiana 811
Know what's below. Call before you dig.

Sym.	Revisions	Date

Designed: RRL
Drawn: SJH
Checked: RRL
Scale: 1"= 50'
Date: 12-21-18

SITE LAYOUT PLAN
DRG PLAINFIELD SPEC BUILDING
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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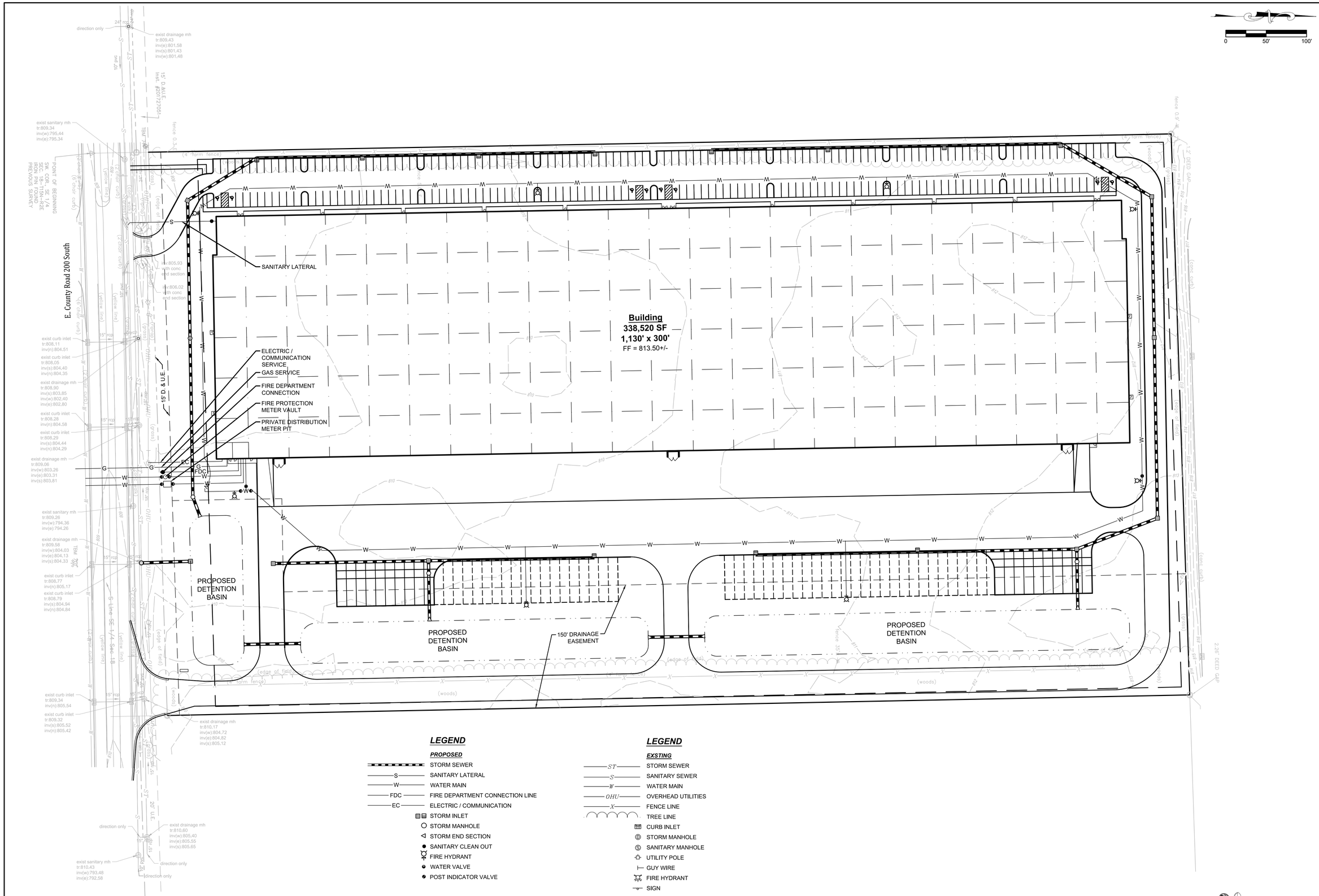
WEB: www.BanningEngineering.com

Project No: 18332
Sheet No: C102



Indiana811
Know what's below. Call before you dig.

Revisions:	Date

Sym.	
Designed:	RRL
Drawn:	SJH
Checked:	RRL
Scale:	1"= 50'
Date:	12-21-18

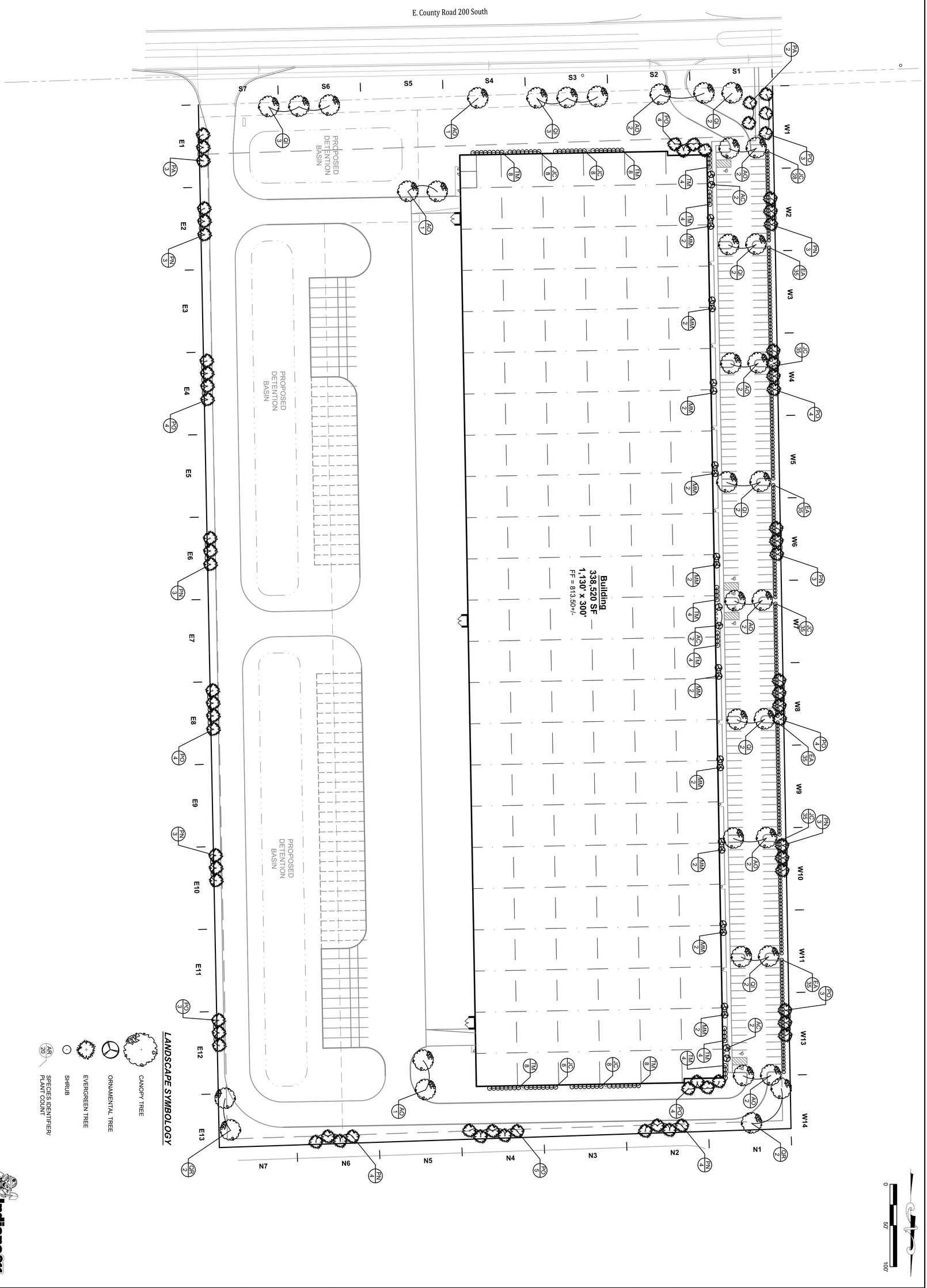
UTILITY PLAN
DRG PLAINFIELD SPEC BUILDING
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18332
Sheet No: C103

P:\2018\18332 DRG Plainfield Spec\Engineering\Cadd\Sheet Files\Site Plan\18332_site_hd.dwg, 1/14/2019 3:19:35 PM, 1:1



Indiana 811
Know what's below. Call before you dig.

Project No: 18332
Sheet No: L100

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

NOT FOR CONSTRUCTION

LANDSCAPE PLAN
DRG PLAINFIELD SPEC BUILDING
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

Designed: RRL	Sym.	Revisions	Date
Drawn: SJH			
Checked: RRL			
Scale: 1"= 50'			
Date: 12-21-18			

PERIMETER LANDSCAPING

CANOPY TREE = 0.75 PTS
EVERGREEN TREE = 0.50 PTS
ORNAMENTAL TREE = 0.50 PTS

EAST PROPERTY LINE
LEVEL 1 LANDSCAPING
POINTS REQUIRED = 13.00
POINTS SHOWN = 13.00

E1	3	EVERGREEN TREE	= 1.50 PTS
E2	3	EVERGREEN TREE	= 1.50 PTS
E3	0		= 0.00 PTS
E4	4	EVERGREEN TREE	= 2.00 PTS
E5	0		= 0.00 PTS
E6	3	EVERGREEN TREE	= 1.50 PTS
E7	0		= 0.00 PTS
E8	4	EVERGREEN TREE	= 2.00 PTS
E9	0		= 0.00 PTS
E10	3	EVERGREEN TREE	= 1.50 PTS
E11	0		= 0.00 PTS
E12	3	EVERGREEN TREE	= 1.50 PTS
E13	2	CANOPY TREE	= 1.50 PTS

NORTH PROPERTY LINE
LEVEL 1 LANDSCAPING
POINTS REQUIRED = 7.00
POINTS SHOWN = 7.25

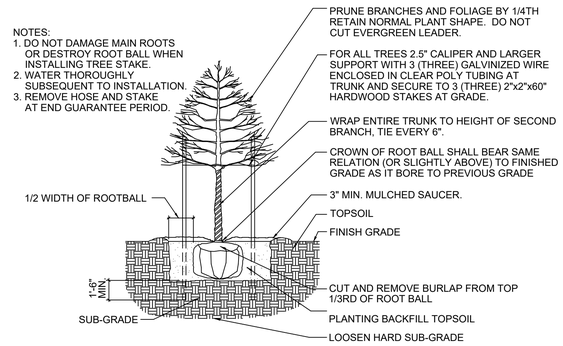
N1	1	CANOPY TREE	= 0.75 PTS
N2	4	EVERGREEN TREE	= 2.00 PTS
N3	0		= 0.00 PTS
N4	5	EVERGREEN TREE	= 2.50 PTS
N5	0		= 0.00 PTS
N6	4	EVERGREEN TREE	= 2.00 PTS
N7	0		= 0.00 PTS

SOUTH PROPERTY LINE
LEVEL 1 LANDSCAPING
POINTS REQUIRED = 7.00
POINTS SHOWN = 7.50

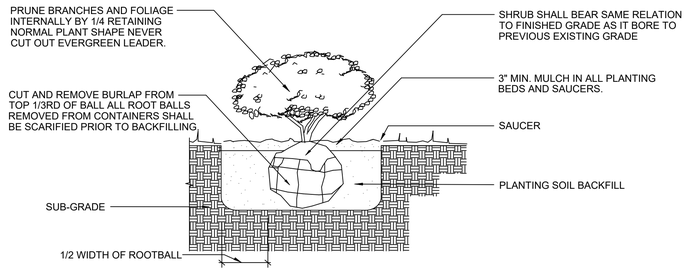
S1	2	CANOPY TREE	= 1.50 PTS
S2	1	CANOPY TREE	= 0.75 PTS
S3	3	CANOPY TREE	= 2.25 PTS
S4	1	CANOPY TREE	= 0.75 PTS
S5	0		= 0.00 PTS
S6	2	CANOPY TREE	= 1.50 PTS
S7	1	CANOPY TREE	= 0.75 PTS

WEST PROPERTY LINE
LEVEL 1 LANDSCAPING
POINTS REQUIRED = 13.00
POINTS SHOWN = 13.50

W1	5	EVERGREEN TREE	= 2.50 PTS
W2	3	EVERGREEN TREE	= 1.50 PTS
W3	0		= 0.00 PTS
W4	4	EVERGREEN TREE	= 2.00 PTS
W5	0		= 0.00 PTS
W6	3	EVERGREEN TREE	= 1.50 PTS
W7	0		= 0.00 PTS
W8	4	EVERGREEN TREE	= 2.00 PTS
W9	0		= 0.00 PTS
W10	3	EVERGREEN TREE	= 1.50 PTS
W11	0		= 0.00 PTS
W12	3	EVERGREEN TREE	= 1.50 PTS
W13	2	CANOPY TREE	= 1.50 PTS



SHADE TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE

PLANT LIST		
KEY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE
AC	Amelanchier canadensis Serviceberry	8' Height
AO	Acer r. 'October Glory' October Glory Maple	2.5" Caliper
EA	Euonymus alatus 'Compacta' Compact Burning Bush	30" Height
JC	Juniperis chinensis 'Sea Green' Sea Green Juniper	24" Height
MM	Malus 'Madonna' Madonna Crabapple	1.5" Caliper
PA	Picea abies Norway Spruce	6' Height
PN	Pinus nigra Austrian Pine	6' Height
PO	Picea Omorika Serbian Spurce	6' Height
QI	Quercus Imbricaria Shingle Oak	2.5" Caliper
QR	Quercus Rubra Red Oak	2.5" Caliper
TM	Taxus x media 'Densiformis' Dense Yew	24" Height

LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER:
Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer; 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL:
Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS:
Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH:
3 inches of Grade 'A' Shredded Hardwood mulch where planting bed adjoins either pavement or turf.

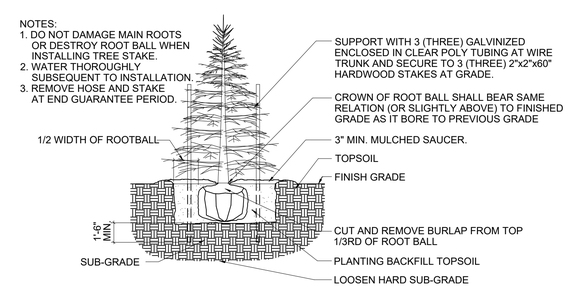
PLANTING BED FABRIC:
Dewitt Pro 5 Weed Barrier. Install only in planting beds.

PROJECT EXECUTION: SUBSURFACE UTILITIES:
Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (811) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

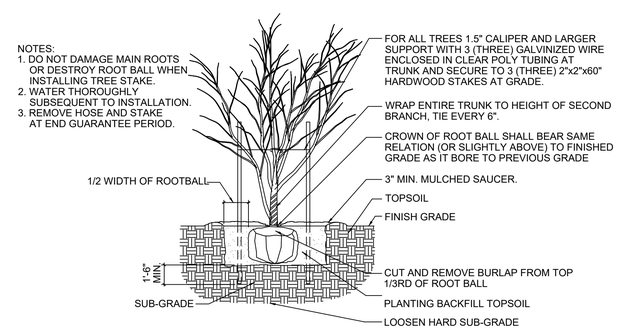
PLANTING EXCAVATION:
When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements.

SEEDED LAWN:
Complete all other landscape plantings, mulching, fine grading and staking prior to seeding lawn areas. Provide seeded lawn for all lawn areas utilizing Amer-Turf Front-Runner Turf Type Tall Fescue Blend Seed. Apply Seed at a rate of 5 pounds per 1000 square feet. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeding lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period. Lawn areas shall not have voids larger than 6"x6". If voids are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season.
Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

PROJECT WARRANTY:
Contractor shall warrant trees, shrubs, and plants for a period of two years after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.



EVERGREEN TREE PLANTING
NO SCALE



ORNAMENTAL TREE PLANTING
NO SCALE

Sym.	Revisions	Date

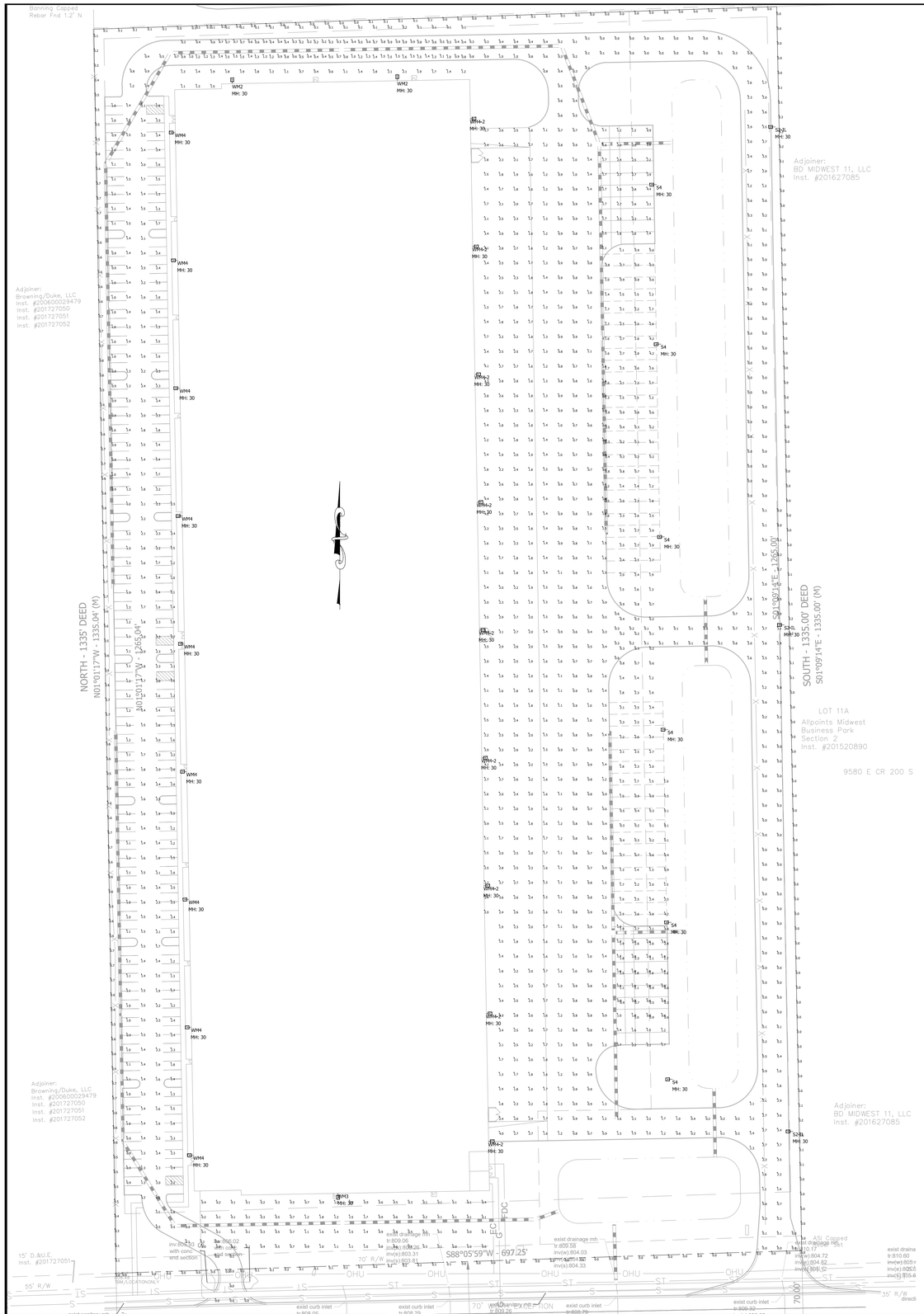
Designed: RRL
Drawn: SJH
Checked: RRL
Scale: 1" = 50'
Date: 12-21-18

LANDSCAPE DETAILS AND SPECIFICATIONS
DRG PLAINFIELD SPEC BUILDING
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18332
Sheet No: L101



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	9	WM4	WALL MOUNT	25280	0.900	188.8	SLM-LED-24L-SIL-FT-50-70CRI
	9	WM4-2	WALL MOUNT	31739	0.900	248.6	SLM-LED-30L-SIL-FT-50-70CRI
	1	WM3	WALL MOUNT	13201	0.900	93.1	SLM-LED-12L-SIL-3-50-70CRI
	6	S4	SINGLE	31739	0.900	248.6	SLM-LED-30L-SIL-FT-50-70CRI
	2	WM2	WALL MOUNT	13010	0.900	93.1	SLM-LED-12L-SIL-2-50-70CRI
	3	S2-IL	SINGLE	15198	0.900	188.8	SLM-LED-24L-SIL-2-50-70CRI-IL

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Car Parking & Drive	Illuminance	Fc	1.54	2.7	0.0	N.A.	N.A.
Future Loop Drive	Illuminance	Fc	0.69	3.9	0.0	N.A.	N.A.
Future Trailer Parking	Illuminance	Fc	1.50	4.4	0.1	15.00	44.00
North End Of Bldg 60' Out	Illuminance	Fc	0.82	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.21	0.7	0.0	N.A.	N.A.
South End Of Bldg 60' Out	Illuminance	Fc	0.51	1.8	0.0	N.A.	N.A.
Trailer Paved Areas & Drive	Illuminance	Fc	1.50	4.4	0.1	15.00	44.00
Bottom Trailer Parking	Illuminance	Fc	1.58	4.4	0.3	5.27	14.67
Loop Rd	Illuminance	Fc	0.76	1.6	0.1	7.60	16.00
Top Trailer Parking	Illuminance	Fc	2.01	4.4	0.9	2.23	4.89
Truck Court (60' From Bldg)	Illuminance	Fc	2.19	4.4	0.9	2.43	4.89

National Lighting Vendor:

For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

PHOTOMETRIC NOTES	
MOUNTING HEIGHT	30'
LIGHT LOSS FACTOR	0.90
REFLECTANCES	--
FOOTCANDLES CALCULATED AT	@ GRADE

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO CBMC LIGHTING SOLUTIONS. THIS DOCUMENT IS PREPARED FOR A SPECIFIC SITE AND INCORPORATES CALCULATIONS BASED ON DATA AVAILABLE FROM THE CLIENT AT THIS TIME. BY ACCEPTING AND USING THIS DOCUMENT, THE RECIPIENT AGREES TO PROTECT ITS CONTENTS FROM FURTHER DISSEMINATION, (OTHER THAN THAT WITHIN THE ORGANIZATION NECESSARY TO EVALUATE SUCH SPECIFICATION) WITHOUT THE WRITTEN PERMISSION OF CBMC LIGHTING SOLUTIONS. THE CONTENTS OF THIS DOCUMENT ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CBMC LIGHTING SOLUTIONS. Copyright © 2018 CBMC Lighting Solutions All rights reserved.

CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

SITE LAYOUT
DRG Plainfield Spec Building
9500 E. County Rd. 200 S.,
Plainfield, IN 46168

STAMP

REVISIONS

NO	DATE	BY

DRAWN BY: SJM
ISSUE DATE 1/15/19
DRAWING NUMBER: CB14247-SITE-4

SHEET SIZE ARCH Full Bleed D (24.00 X 36.00 Inches)
SCALE: 1" = 60'
__ OF __ SHEETS

DRG
DISTRIBUTION
REALTY GROUP

DRG Plainfield Spec Building

9500 E. County Road 200 S, Plainfield, IN 46168

SCALE : AS NOTED

PROPOSED RENDERING

SP7644

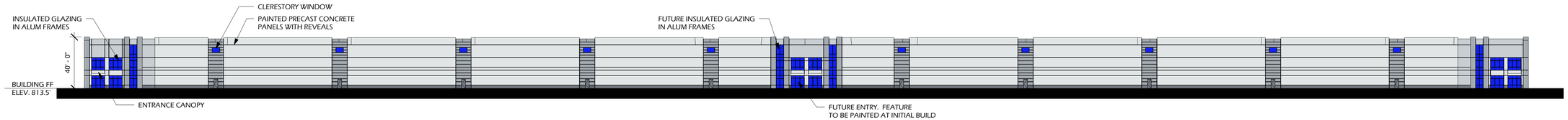
12.21.2018

N

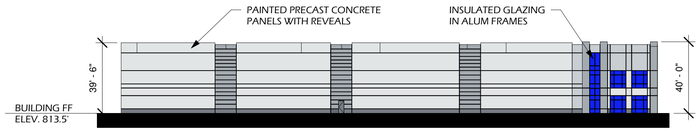
A.2

ARCO
MURRAY
DESIGN BUILD

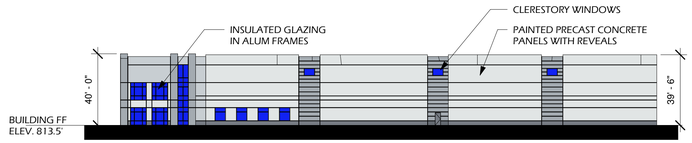
GMA
ARCHITECTS



1 West Elev
1" = 40'-0"



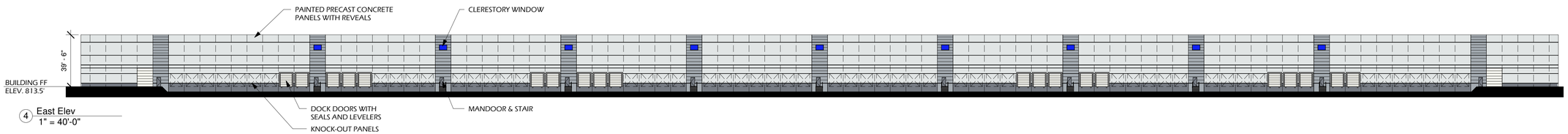
2 North Elevation
1" = 40'-0"



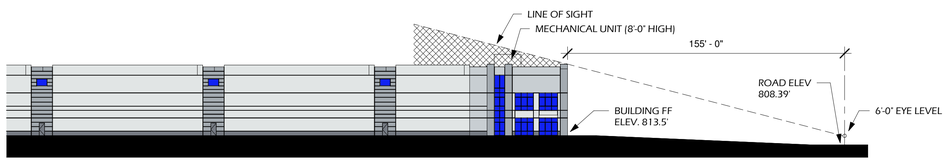
3 South Elev
1" = 40'-0"

PAINT LEGEND

- BENJAMIN MOORE - 2125-60 - MARILYN'S DRESS
- BENJAMIN MOORE - 2125-50 - SWEET INNOCENCE
- BENJAMIN MOORE - 2120-40 - SMOKE GRAY
- BENJAMIN MOORE - 2120-50 - SILVER SPRING



4 East Elev
1" = 40'-0"



5 Line of Sight
1" = 40'-0"

	TOTAL AREA	AREA EXCLUDING WINDOWS, DOORS, ROOFING & SOFFITS	AREA OF EXTERIOR BUILDING MATERIALS OR COLORS USES	% OF AREA OF EACH QUALIFY-ING EXTERIOR MATERIAL
NORTH ELEVATION	11,784 SF	11,199 SF	2125-60 : 8,014 SF	71.6%
			2120-50 : 1,777 SF	15.8%
			Remain : 1,408 SF	12.6%
EAST ELEVATION	48,633 SF	45,991 SF	2125-60 : 39,683 SF	86.3%
			2120-40 : 6,308 SF	13.7%
SOUTH ELEVATION	11,784 SF	10,944 SF	2125-60 : 7,834 SF	71.6%
			2120-50 : 1,702 SF	15.8%
			Remain : 1,408 SF	12.6%
WEST ELEVATION	44,016 SF	41,480 SF	2125-60 : 30,812 SF	74.2%
			2120-50 : 5,686 SF	13.8%
			Remain : 4,982 SF	12.0%

NOTE : CALUCULATIONS INCLUDE FUTURE CENTER ENTRY

DRG
DISTRIBUTION
REALTY GROUP

DRG Plainfield Spec Building

9500 E. County Road 200 S, Plainfield, IN 46168

SCALE : AS NOTED

PROPOSED ELEVATIONS

SP7644

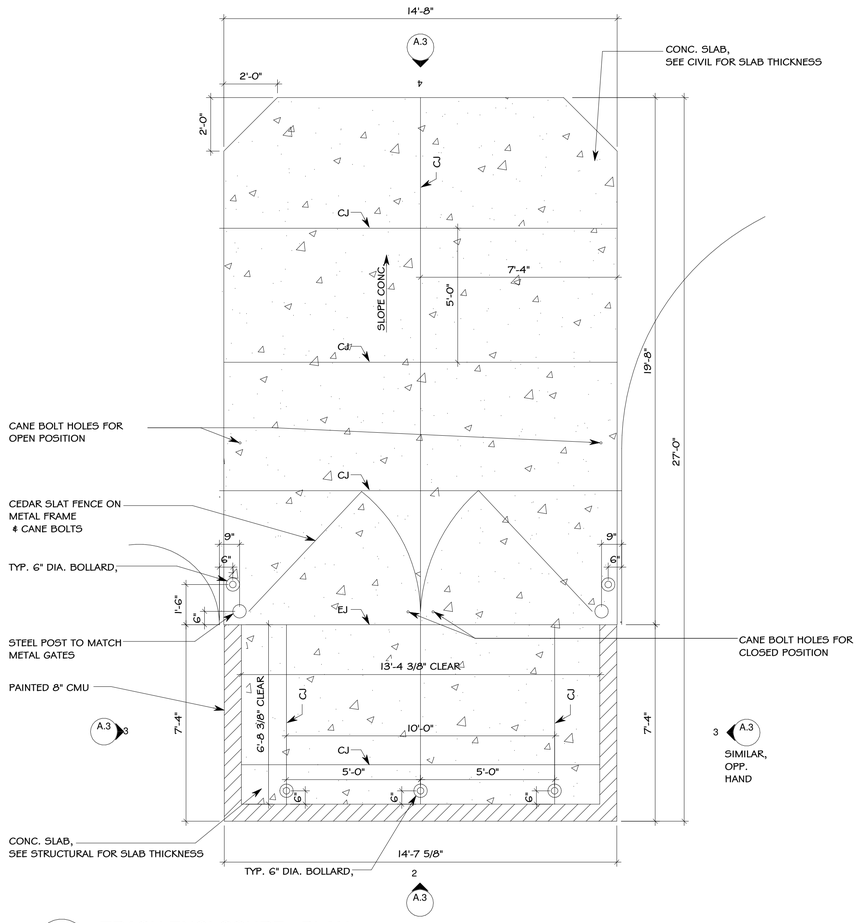
01.14.2019

N

A.1

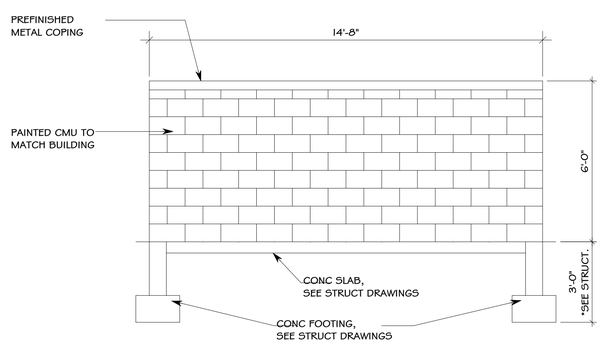
ARCO
MURRAY
DESIGN BUILD

GMA
ARCHITECTS



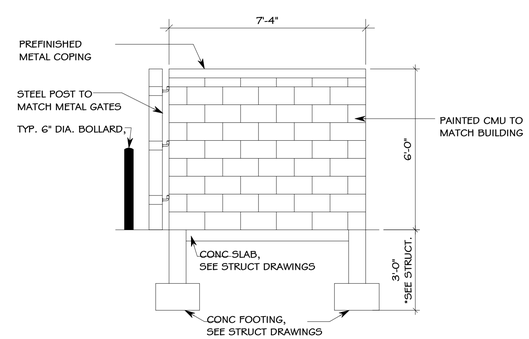
1 / A1.2.1 TRASH ENCLOSURE - PLAN

SCALE: 3/8" = 1'-0"



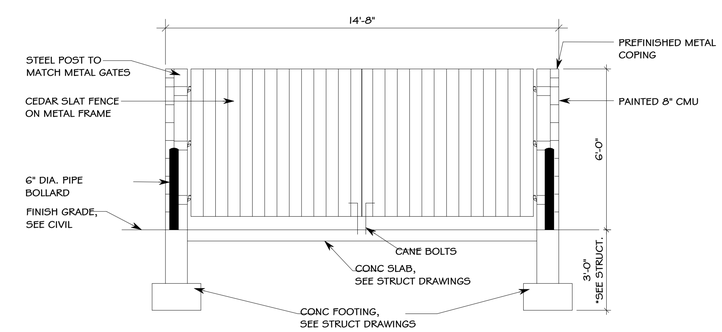
2 / A.3 ELEVATION - BACK WALL OF TRASH ENCLOSURE

SCALE: 3/8" = 1'-0"



3 / A.3 ELEVATION - SIDE WALL OF TRASH ENCLOSURE

SCALE: 3/8" = 1'-0"



4 / A.3 ELEVATION - FRONT GATES OF TRASH ENCLOSURE

SCALE: 3/8" = 1'-0"

DRG
DISTRIBUTION
REALTY GROUP

DRG Plainfield Spec Building

9500 E. County Road 200 S, Plainfield, IN 46168

SCALE : AS NOTED

PROPOSED ENCLOSURE

SP7644

01.16.2019

N

A.3

ARCO MURRAY
DESIGN BUILD

GMA
ARCHITECTS