

AGENDA
ELLETTSVILLE PLAN COMMISSION
Zoom Meeting
Thursday, February 3, 2022 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Election of Officers

Approval of Minutes –November 4, 2021

Monthly Conflict of Interest Statement

Old Business

New Business

Request for Development Plan Approval for Five (5) Self-Storage Buildings (23,600 square feet and contains 112 units), 5050 W. State Road 46, Bloomington; Petitioner: Doug Duncan; Case No. PC 22-01

Zoning Discussion

Planning Department Update

Next Meeting – March 3, 2022

Privilege of the Floor – Non Agenda Items

Plan Commission Comments

Adjournment

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

MEETING NOTICE

Thursday, February 3, 2022, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, February 3, 2022, at 6:00 p.m., local time.

The meeting will be conducted remotely. No Plan Commission members will attend the meeting in person, but will instead attend remotely. The public is invited to attend by remote access. The meeting will be hosted by Zoom.

Topic: Plan Commission 02-03-22

Time: February 3, 2022, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87858622189?pwd=NVRqR081TmFWYVBYYURpTElrcHg5Zz09>

Meeting ID: 878 5862 2189

Passcode: 455504

One tap mobile

+19292056099,,87858622189#,,,,*455504# US (New York)

+13017158592,,87858622189#,,,,*455504# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 878 5862 2189

Passcode: 455504

Agendas and meeting packets can be obtained online at www.ellettsville.in.us or by submitting an email request to: planning@ellettsville.in.us.



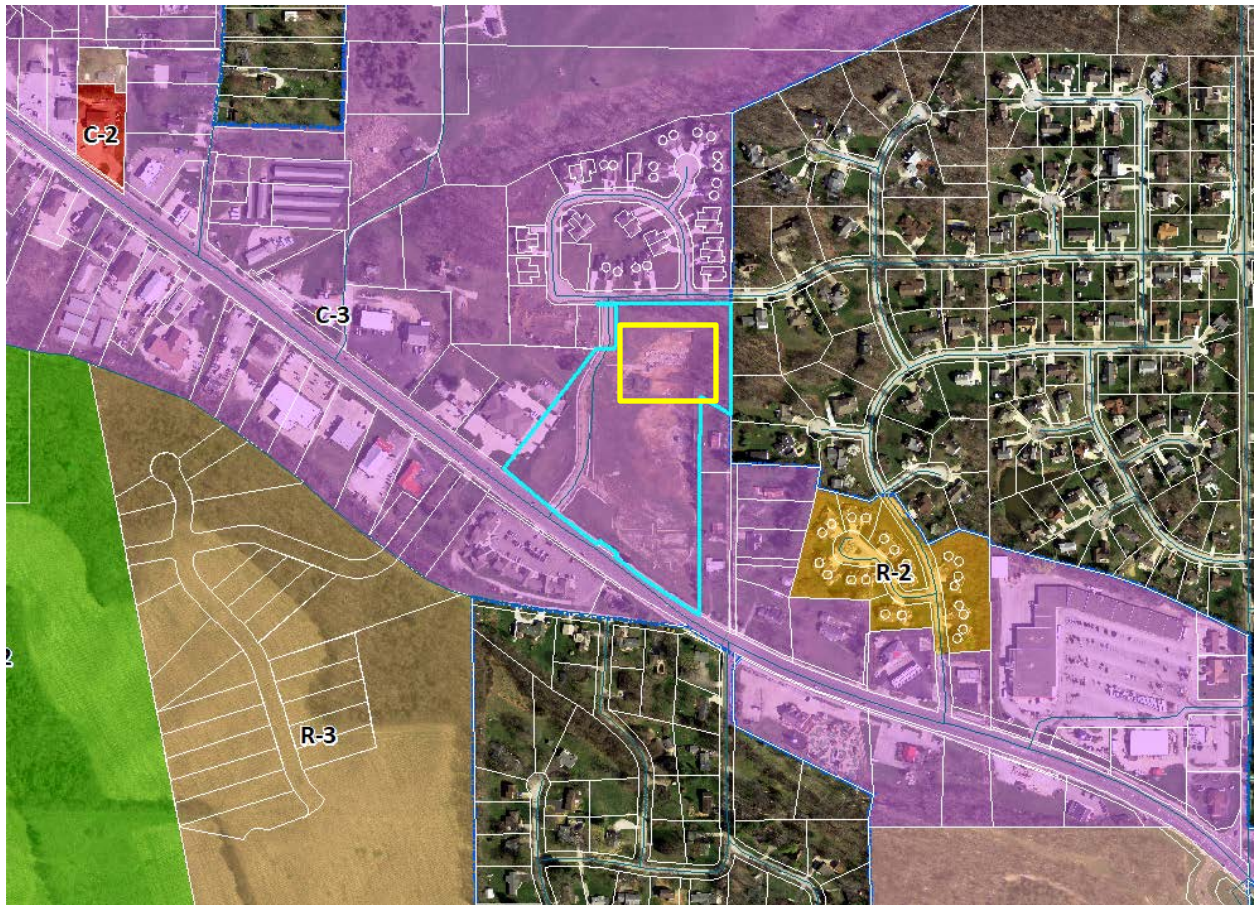
Town of Ellettsville

Department of Planning & Development

PC 22-01 – Development Plan Petition Staff Report

Petition

Case - PC 22-01 – EDD Self Storage. A request by Doug Duncan, on behalf of EDD, LLC, for development plan approval for five (5) self-storage buildings. The subject property is located at 5050 W. State Road 46.



Zoning District	Property Use
North: C-3; General Commercial	Autumn Ridge
South: C-3; General Commercial	Mixed Commercial
East: C-3; General Commercial/LR; Low Density Residential (County)	Residential
West: C-3; General Commercial	Fire Station

Considerations

1. The applicant is requesting approval of a development plan to construct five (5) self-storage buildings totaling 23,600 square foot and contain 112 units.
2. The property is zoned C-3; General Commercial, and the use is permitted by right.
3. The buildings will all be accessed from the outside.
4. Three (3) of the buildings will be 120' x 40' (4,800 sf), one (1) will be 120' x 10' (1,200 sf) and one (1) will be 160' x 50' (8,000 sf).
5. The Technical Advisory Committee met on January 18th and reviewed the plans as submitted. No significant deficiencies were reported, notes from the meeting are as follows:
 - a. A fire hydrant will need to be located near the new entrance at the northernmost building;
 - b. A sprinkler system may be required if the northern building is intended for vehicle storage, as indicated during the meeting;
 - c. The petitioner shall explain any plans for landscaping and buffering.
6. The development plan meets minimum requirements of the Ellettsville Town Code and Tech Review comments have been addressed.
7. Plan Commission shall consider the following in determining whether to approve a development plan:
 - a. Compatibility of the development plan with surrounding land uses;
 - b. Compatibility of the development plan with the recommendations of the comprehensive plan;
 - c. Adequate provisions for internal management of traffic;
 - d. Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development;
 - e. Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties;
 - f. Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate;
 - g. Adequate on-site management of stormwater, and erosion control;
 - h. Adequate provision for green space and or landscaping;
 - i. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments;
 - j. Adequate protection of existing limestone structures; and
 - k. Provision of pathways, trails and our sidewalks for all non-industrial developments.
8. Town Code does not provide specifics on parking for self-storage buildings, specifically the interior storage units;
 - a. Recommendations to the developer are as follows:
 1. One space per 300 square feet of office space: **plus**

- 2. One space per employee on peak shift; **plus**
- 3. One space per 5,000 square feet of storage space.
- b. The Plan Commission shall have the final decision in determining the number of parking spaces required.
- c. The recommendations have been followed with a total of seven (7) parking spaces, including one (1) ADA accessible space.
- 9. The site meets or exceeds all setback requirements.
- 10. When necessary to accommodate the particular needs of the development plan under review or the particular needs of the community which will be impacted, higher standards and greater requirements shall be included as required by the Plan Commission.

Plan Commission Action

The Plan Commission action on the development plan can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

The Plan Commission is tasked with either approving, approving with conditions, denying or continuing this development plan based on the eleven (11) criteria list under consideration #7.

- a. *Compatibility of the development plan with surrounding land uses.*

Self-storage units are permitted by right in the C-3 district, and therefore would be considered compatible with surrounding land uses. In addition, the use itself should generate minimal traffic and have little direct impact on adjacent properties.

- b. *Compatibility of the development plan with the recommendations of the comprehensive plan.*

Commercial uses are encouraged along State Road 46.

- c. *Adequate provisions for internal management of traffic.*

Traffic will enter and exit from N. Seasons Drive, which connects Autumn Ridge to State Road 46. The issue of parking should be accommodated by the plans, provided that the Plan Commission is satisfied with the number of parking spaces provided.

- d. *Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development.*

All traffic should come from State Road 46 and no reasons for concern at this time. There have been discussions of additional commercial uses on the site in the future which may increase traffic, but at this time there are no concerns.

- e. *Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties.*

Infrastructure will be included on site as required by Fire and Building codes.

- f. *Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate.*

Seasons Drive has been completed and dedicated to the Town. Other land on the site may be used in the future for other purposes, but none have been identified at this time.

g. Adequate on-site management of stormwater, and erosion control.

Stormwater and erosion control will be managed in accordance with Town and State regulations.

h. Adequate provision for green space and or landscaping.

No additional landscaping has been provided since the plans for the first storage building constructed. The previous landscaping plan did cover the northern border of this area and the southeast corner.

i. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments.

No additional buffering has been proposed, although the previous buffer along the northside would apply to this plan as well. There is no buffering shown to the west or northwest, and none to the east, although there is a drop in elevation from the property line to the buildings of nearly twenty-five (25) feet. While there is not a well-defined regulation for buffering, it is of Staff opinion that the current plans only barely meet the spirit of the ordinance and do little to make this site more aesthetically pleasing.

j. Adequate protection of existing limestone structures.

There are no limestone structures indicated on site.

k. Provision of pathways, trails and our sidewalks for all non-industrial developments.

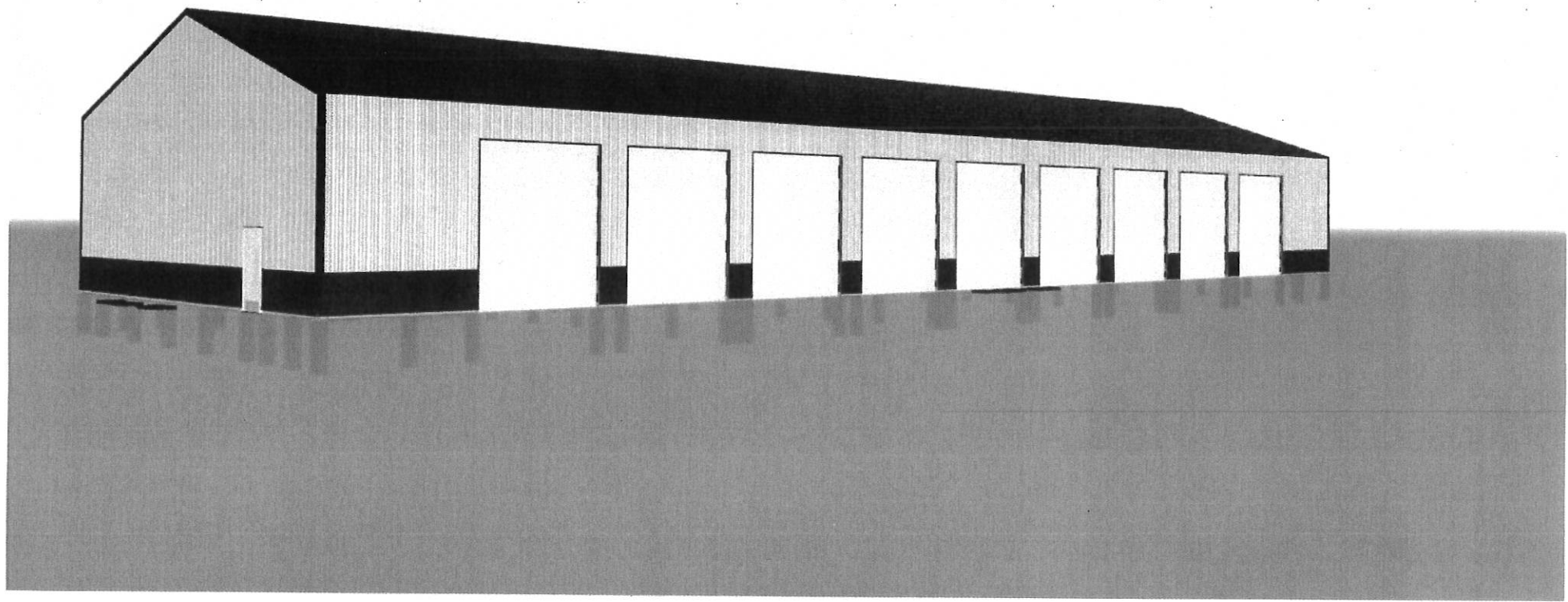
Sidewalks are already in place along N. Seasons Drive and State Road 46.

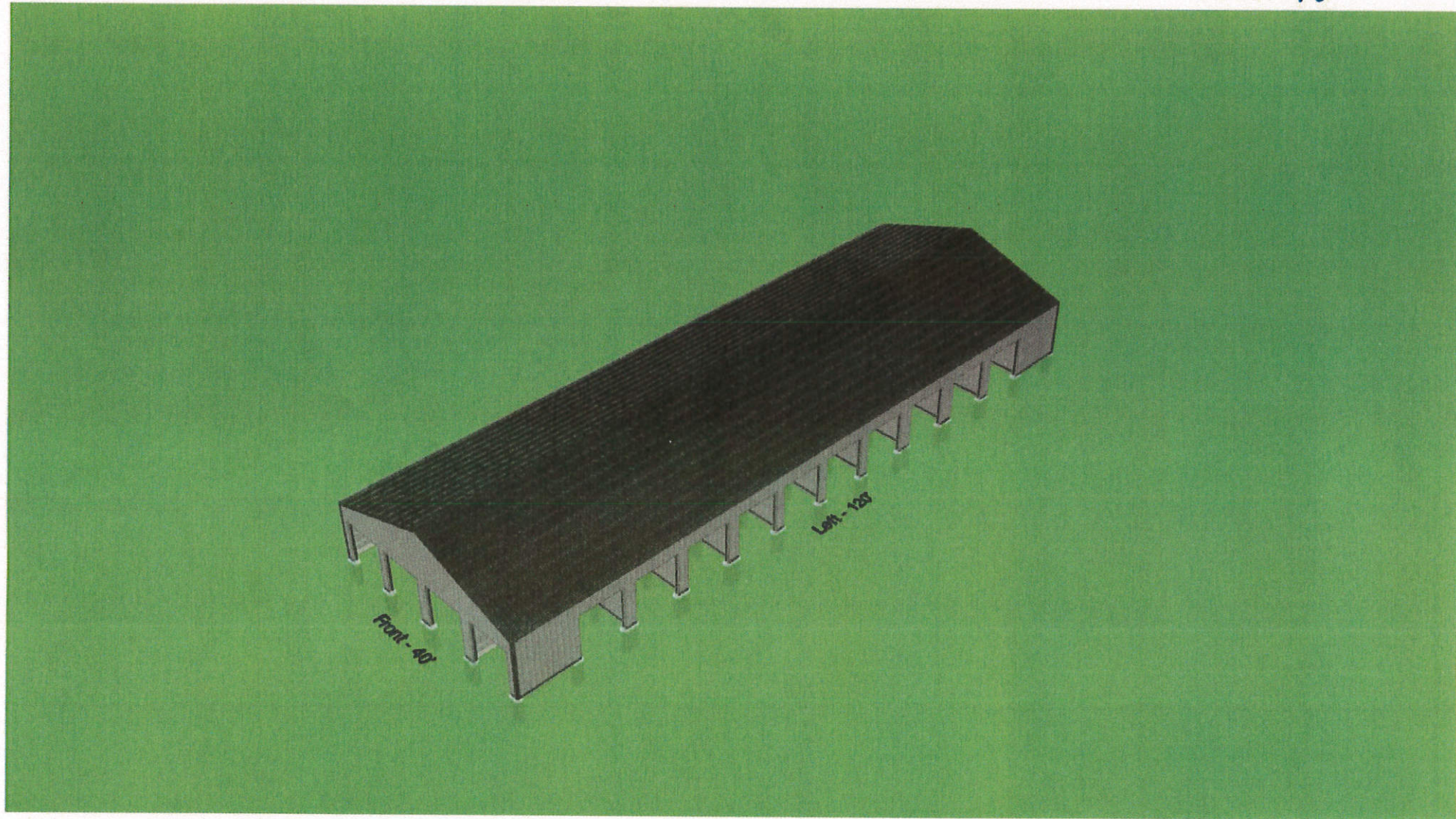
As of the time of the writing of this report, there have been no written concerns regarding the development plan received by Staff.

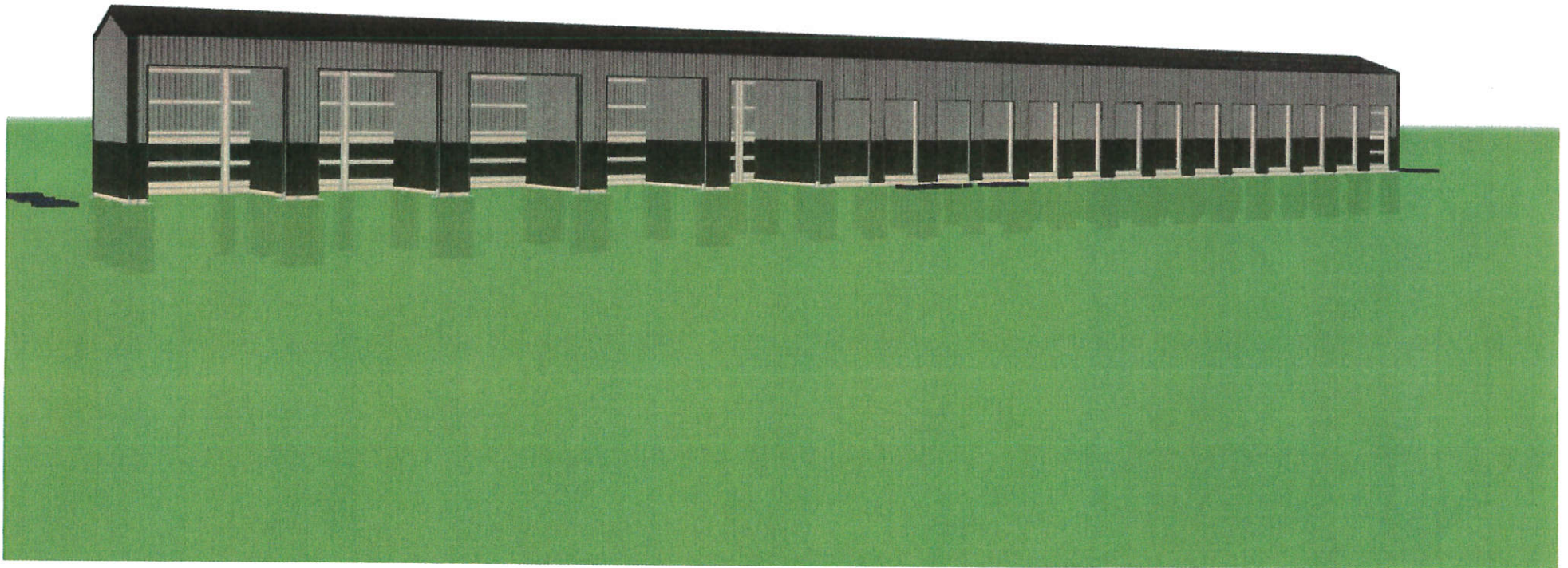
Development Plan approval shall be predicated on the criteria listed under consideration #7. If the Plan Commission does find that the development plan is in agreement with those items, the Plan Commission shall approve the development plan. Additionally, the Plan Commission may include any conditions they feel are necessary and relevant to develop the property in an appropriate manner.

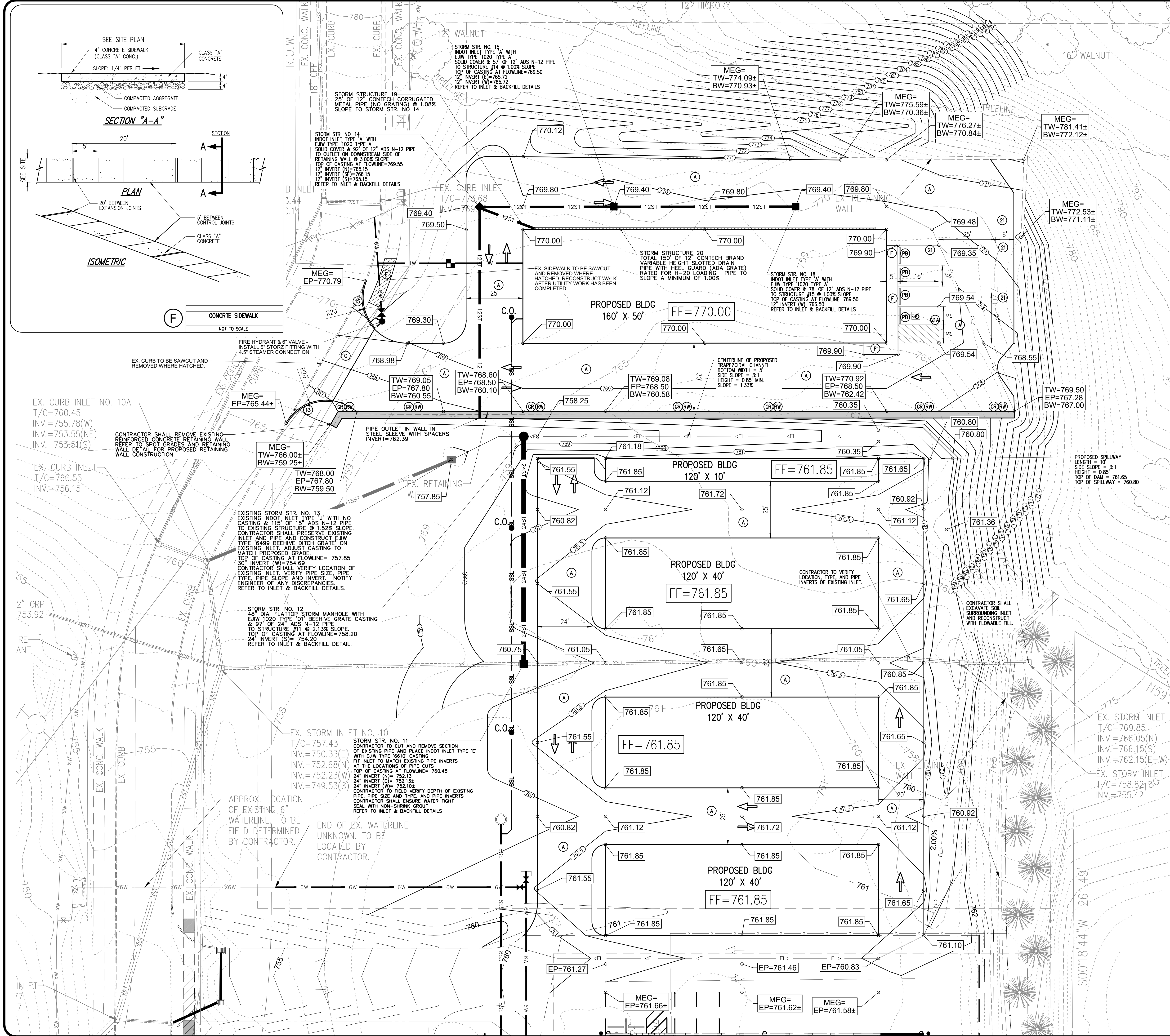
Recommendations from the Technical Review Meeting either have been addressed or will be addressed by the time of building approval. Additionally, it is of Staff opinion that the requirements of the Development Plan section from the Town of Ellettsville, Code of Ordinances have been reasonably achieved, although the aesthetics of this project are quite minimal. Should the Plan Commission find that the plan has met the requirement for landscaping and buffering, Staff would recommend that Plan Commission approve the development plans. The Plan Commission may add conditions only to the extent they are relevant to the overall benefit to the Town. If the Plan Commission does not find that all criteria have been met, they shall state specifically which criteria have not been met and how they could reasonably be achieved.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
January 25, 2022









EXISTING LEGEND

---	PROPERTY LINE
x---	FENCE
xw---	WATER LINE PIPE
xxx---	CONTOUR & ELEVATION
xss---	SANITARY SEWER PIPE
xst---	STORM SEWER PIPE
xohe---	OVERHEAD ELECTRIC LINES
xuge---	UNDERGROUND ELECTRIC LINES
xoht---	OVERHEAD TELEPHONE LINES
xugt---	UNDERGROUND TELEPHONE LINES
xgas---	GAS LINE PIPE

GRADING LEGEND

---	ELEVATION CONTOUR
FL>	FLOWLINE
xxx.xx	SPOT GRADE ELEVATION
xxx.xx	TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
FF=xxx.xx	FINISH FLOOR ELEVATION
MEG=xxx.xx±	MATCH EXISTING GRADE
TW=xxx.xx	FINISH TOP OF RETAINING WALL ELEVATION
BW=xxx.xx	FINISH BOTTOM OF RETAINING WALL ELEVATION

SITE LEGEND

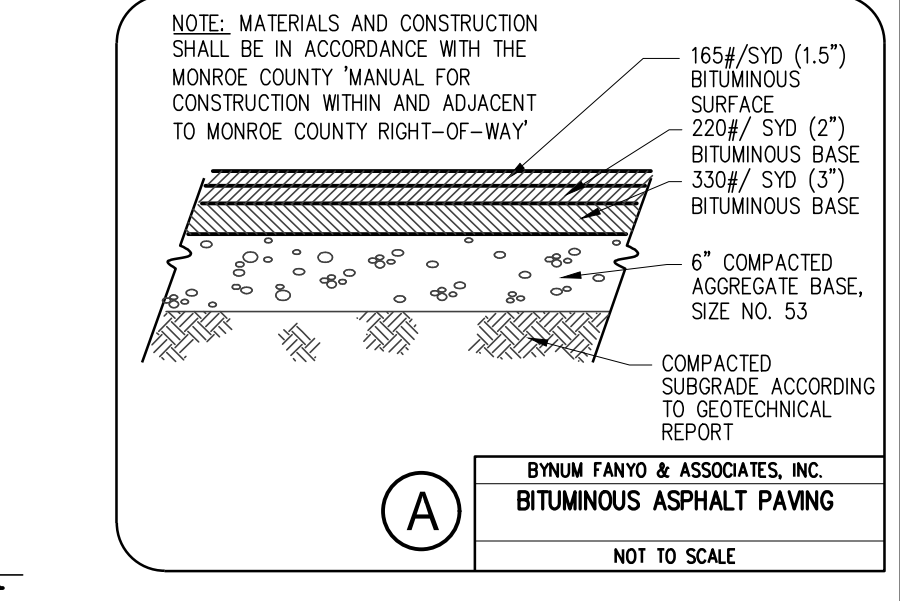
(A)	BITUMINOUS PAVEMENT
(C)	REINFORCED CONCRETE PAVEMENT
(GR)	INDOT W-BEAM GUARDRAIL - REFER TO DETAIL AND RETAINING WALL DETAILS
(GB)	GABION BASKET RETAINING WALL - REFER TO STRUCTURAL DETAIL
(13)	6-IN WIDE CONCRETE CURB
(F)	CONCRETE SIDEWALK
(PB)	PROPOSED CONCRETE PARKING BUMPER - REFER TO DETAIL
(21)	PROPOSED PARKING MARKING: PAINTED, SOLID, WHITE, 4" WIDE

UTILITY LEGEND

---	1" SDR-21 PVC DOMESTIC WATER SERVICE LINE W/ TRACER WIRE (PRIVATELY OWNED)	1W
---	6" POLYETHYLENE ENCASED D.I.P. WATERLINE W/ TRACER WIRE (OWNED BY THE TOWN OF ELLETTSVILLE UTILITIES)	6W
---	SINGLE METER PIT WITH 1" SERVICE LINE. COORDINATE SIZE, TYPE, AND CONSTRUCTION WITH TOWN OF ELLETTSVILLE UTILITIES.	
---	WATER LINE GATE VALVE	
---	PROPOSED FIRE HYDRANT, HYDRANTS FROM PUBLIC MAINS SHALL BE PAINTED "ALUMINUM" COORDINATE CONSTRUCTION WITH TOWN OF ELLETTSVILLE UTILITIES	
---	6" SDR-35 ASTM D3034 PVC SANITARY SEWER LATERAL W/ TRACER WIRE (PRIVATELY OWNED)	SSL C.O.
---	4" ADS BRAND SERIES N-12 HDPE STORM SEWER PIPE (PRIVATELY OWNED)	ST

PARKING TABLE

361 SF OFFICE @ 1 SP/300 SF = 1.20 SPACES
1 EMPLOYEE @ 1 SP/EMPLOYEE = 1 SPACE
22,156 SF @ 1 SP PER 5,000 SF = 4.43 SPACES
TOTAL SPACES REQUIRED = 6.63 SPACES
ADA SPACES = 5% X 10 SPACES = 1 SPACE
6 SPACES PLUS 1 ADA VAN SPACE FOR A TOTAL OF 7 SPACES PROVIDED



SCALE: 1"=20'

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
 (812) 332-8030

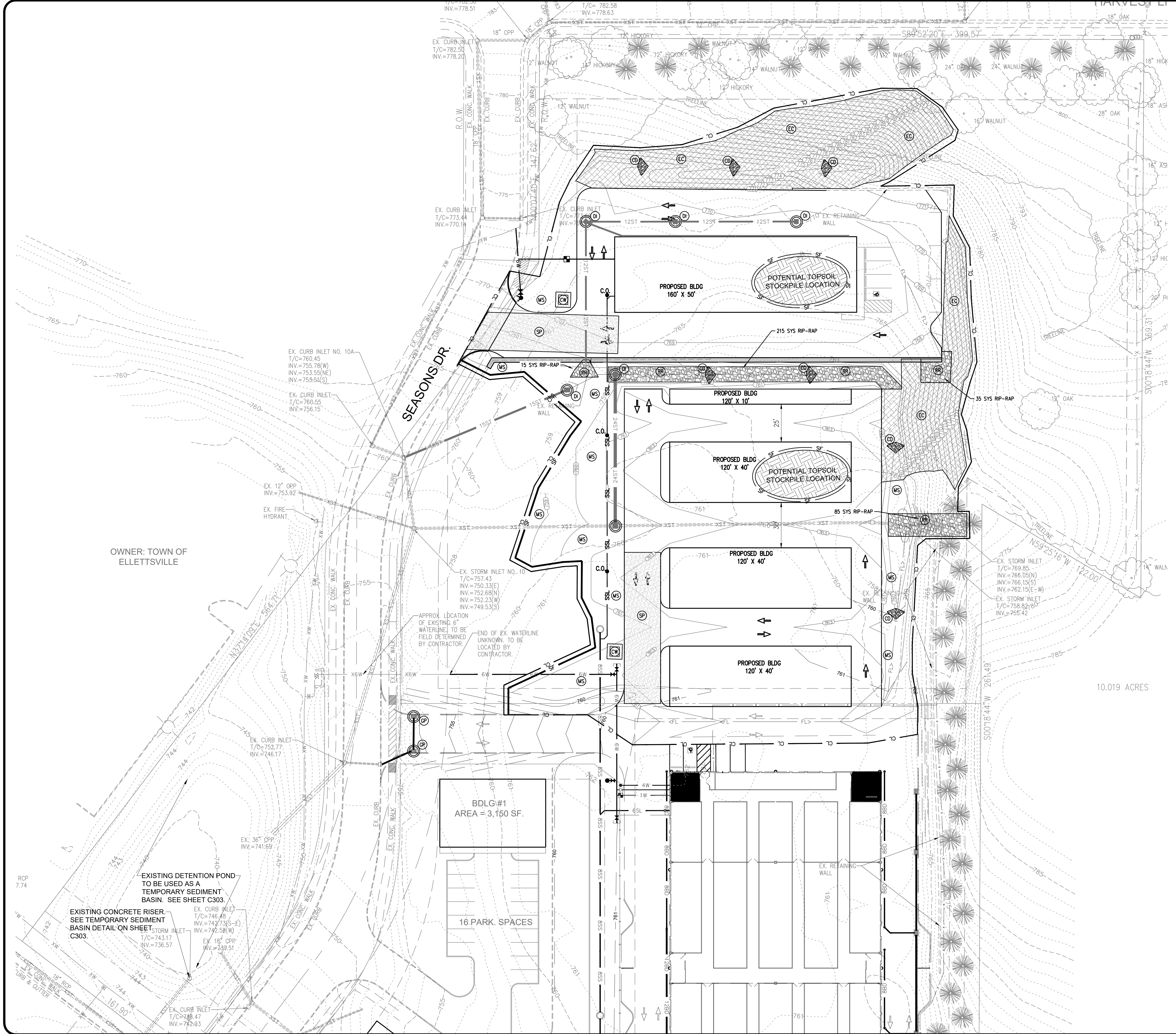
PERMIT SET FOR REVIEW
 NOT FOR CONSTRUCTION

certified by:

PROPOSED
EDD OF BLOOMINGTON, LLC
SELF STORAGE LOT 2
STATE ROAD 46
ELLETTSVILLE, IN 47429

title: SITE & GRADING PLAN

designed by: AJW
 drawn by: AJW
 checked by: JSF
 sheet no: C201
 project no.: 402026



EROSION CONTROL LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---XXX---
TEMPORARY SILTATION FENCE, REFER TO DETAIL	---SF---
CONSTRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED	---CL---
TEMPORARY MULCH SEEDING - REFER TO DETAILS	(MS)
25' X 100' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE - REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)	(SP)
TEMPORARY CONCRETE WASHOUT AREA - REFER TO DETAIL	(CW)
PERMANENT EROSION CONTROL MATTING - CURLEX NET-FREE BRAND 100% BIO-DEGRADABLE EROSION CONTROL BLANKET OR APPROVED EQUAL - REFER TO DETAIL	(EC)
D-50 RIP-RAP STORM OUTLET PROTECTION - REFER TO DETAIL AND PLAN FOR MIN. QUANTITY (PERMANENT)	(RR)
TEMPORARY ROCK CHECK DAM - REFER TO DETAILS	(CD)
GRAVEL DROP INLET PROTECTION (TEMPORARY) (TO BE USED ON ALL YARD INLETS)	(DI)
GRAVEL CURB INLET PROTECTION (TEMPORARY) (TO BE USED ON ALL CURB INLETS)	(CI)

revisions:

BBB
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2990 (Fax)

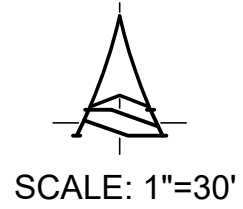
PERMIT SET
FOR REVIEW
-
NOT FOR
CONSTRUCTION

certified by:

PROPOSED
EDD OF BLOOMINGTON, LLC
SELF STORAGE LOT 2
STATE ROAD 46
ELLETTSVILLE, IN 47429

title: SWPPP PLAN

designed by: AJW
drawn by: AJW
checked by: JSF
sheet no: C301
project no.: 402026



SCALE: 1"=30'

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

OWNER: TOWN OF ELLETTSVILLE

10.019 ACRES

BDLG #1
AREA = 3,150 SF.

16 PARK SPACES

EXISTING DETENTION POND TO BE USED AS A TEMPORARY SEDIMENT BASIN. SEE SHEET C303.

EXISTING CONCRETE RISER. SEE TEMPORARY SEDIMENT BASIN DETAIL ON SHEET C303.

APPROX. LOCATION OF EXISTING 6" WATERLINE TO BE FIELD DETERMINED BY CONTRACTOR. END OF EX. WATERLINE UNKNOWN TO BE LOCATED BY CONTRACTOR.

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57
EX. 18" CPP INV.=739.51

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

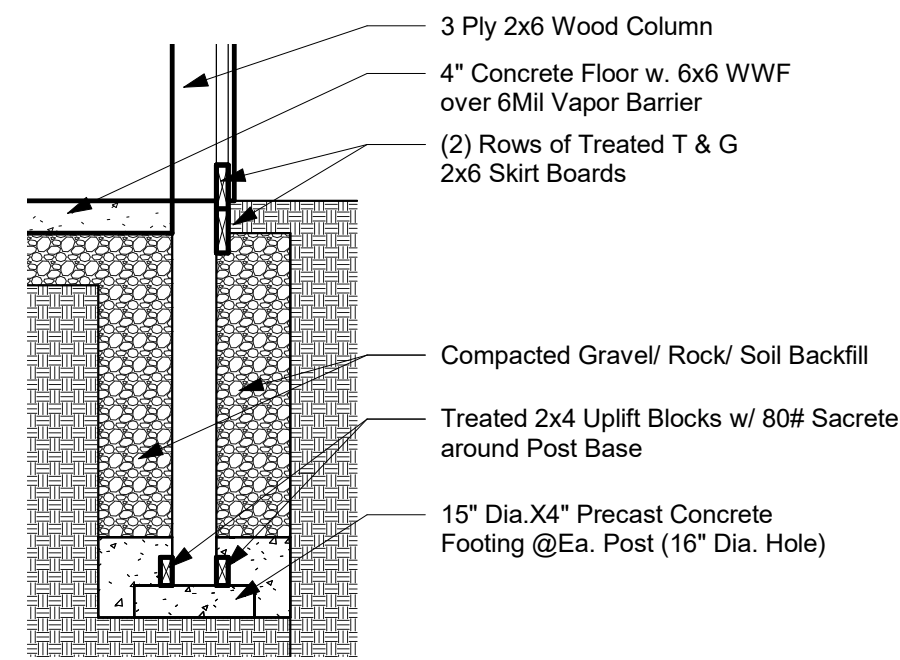
EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

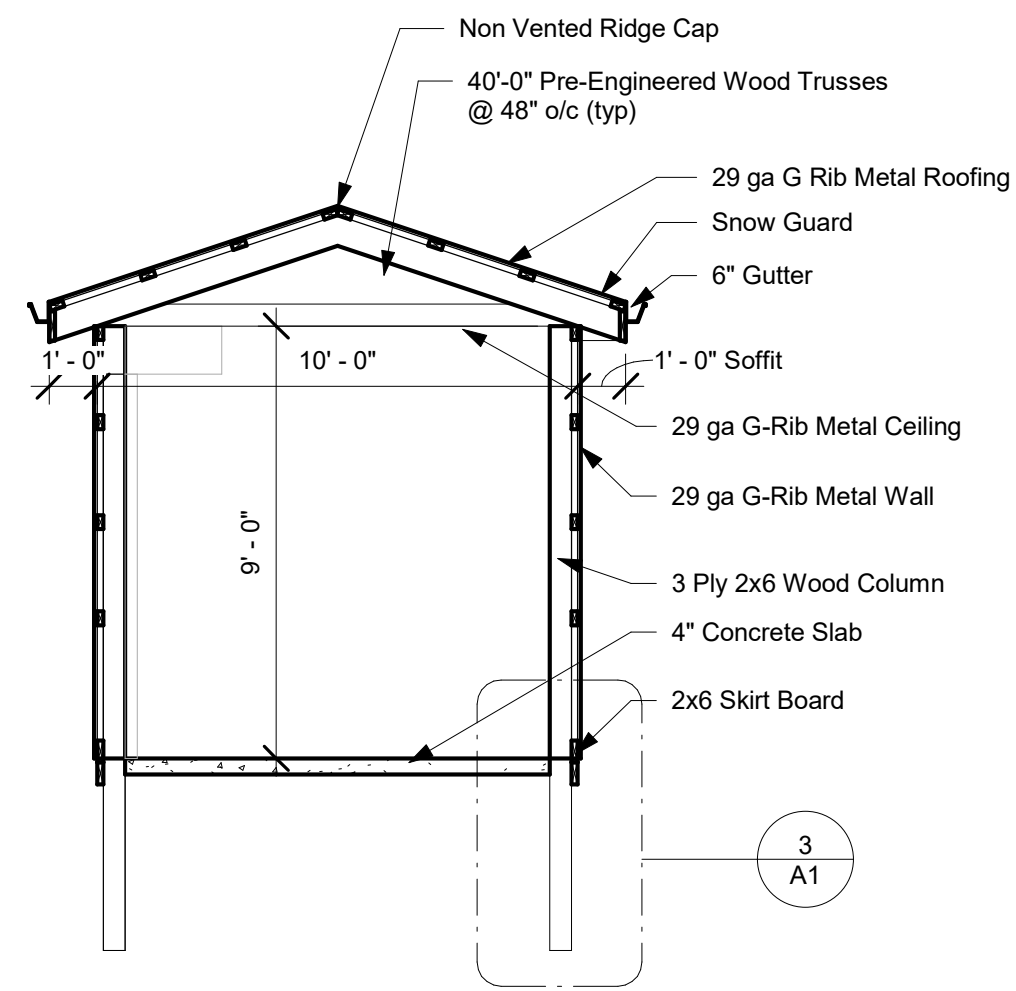
EX. CURB INLET T/C=745.47 INV.=742.83

EX. CURB INLET T/C=746.46 INV.=742.73(S-E)
EX. STORM INLET T/C=743.17 INV.=736.57

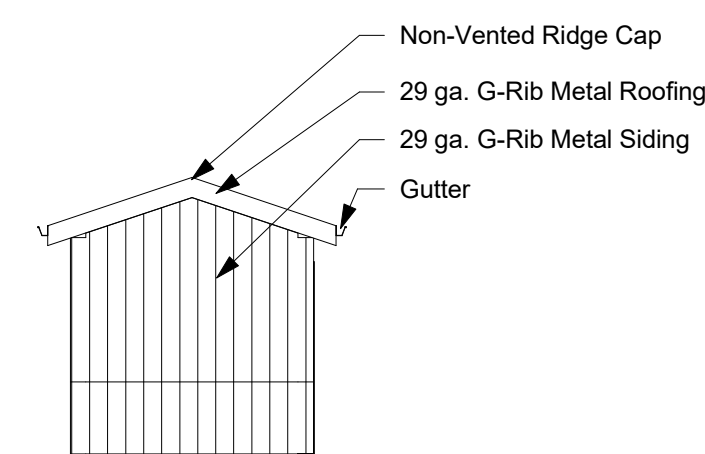
EX. CURB INLET T/C=745.47 INV.=742.83



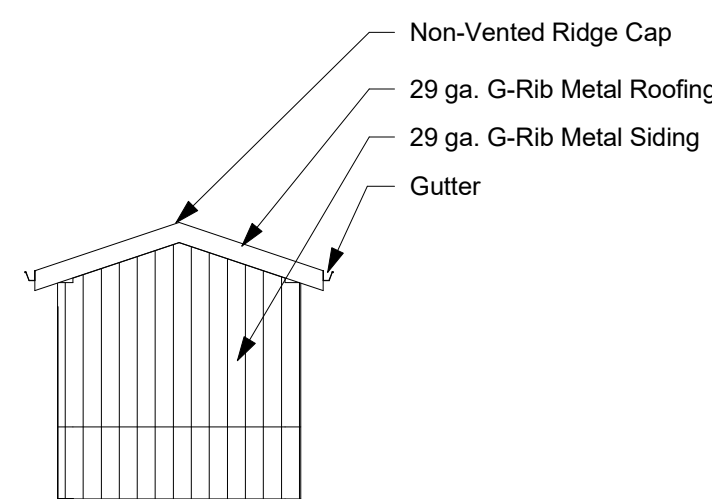
3 Footer Detail
1/2" = 1'-0"



4 Building Section
1/4" = 1'-0"

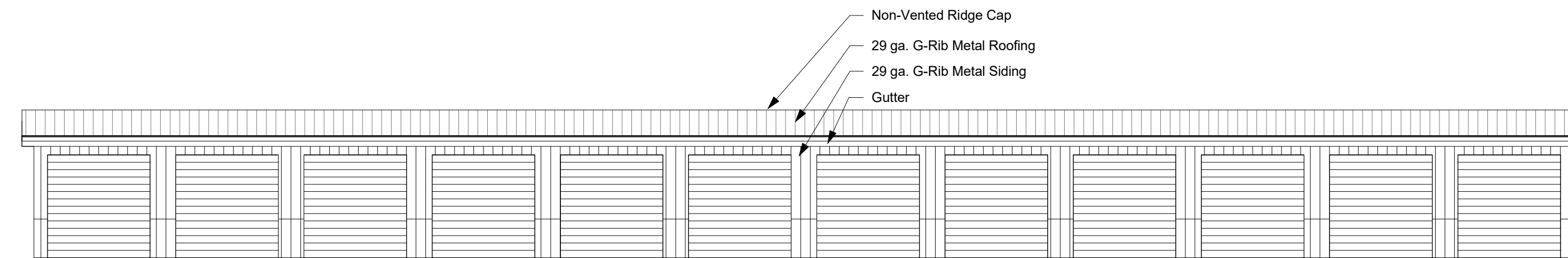


5 Left
1/8" = 1'-0"

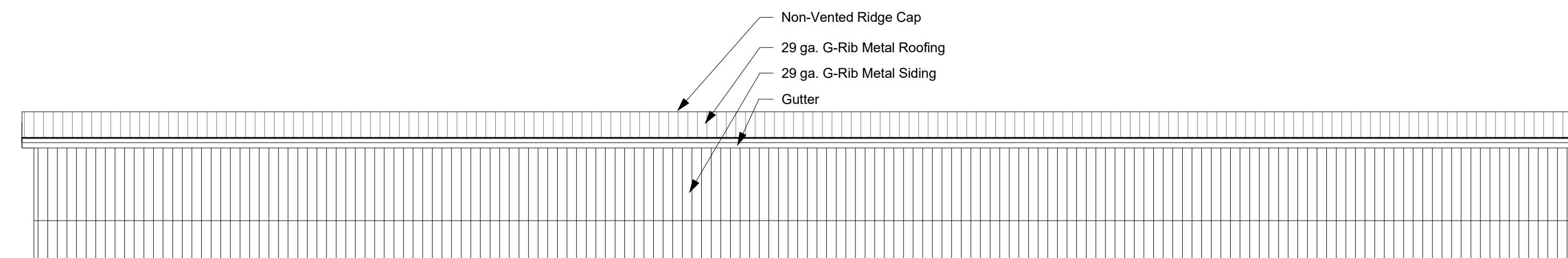


7 Right
1/8" = 1'-0"

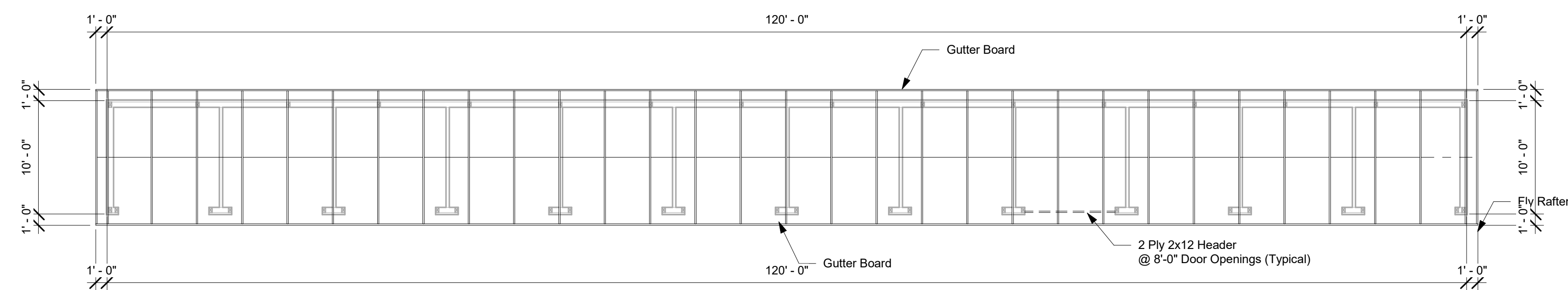
Door Schedule							
Type Mark	Door Panel				Frame		Comments
	Material	Color	Height	Width	Frame Material	Frame Color	
A	STEEL	WHITE	8'-0"	8'-0"	STEEL	WHITE	



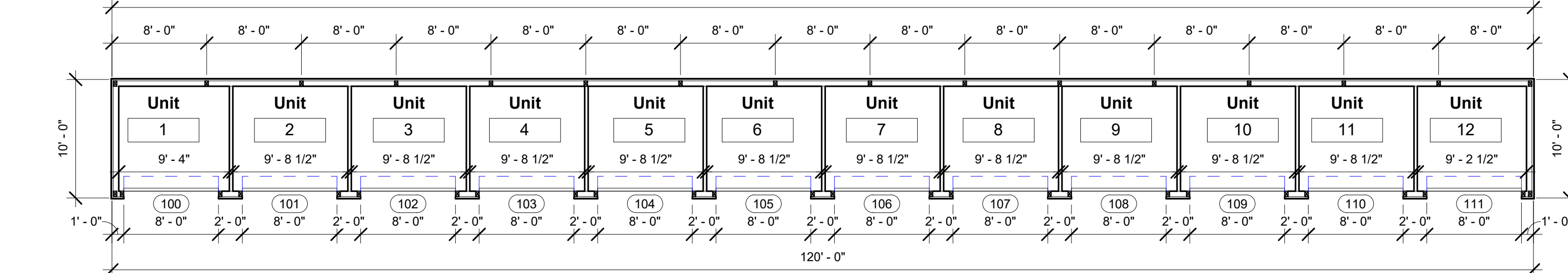
6 Front
1/8" = 1'-0"



8 Rear
1/8" = 1'-0"



2 Roof Framing Plan
1/8" = 1'-0"



1 First Level
1/8" = 1'-0"

EDD of Bloomington
Building #1

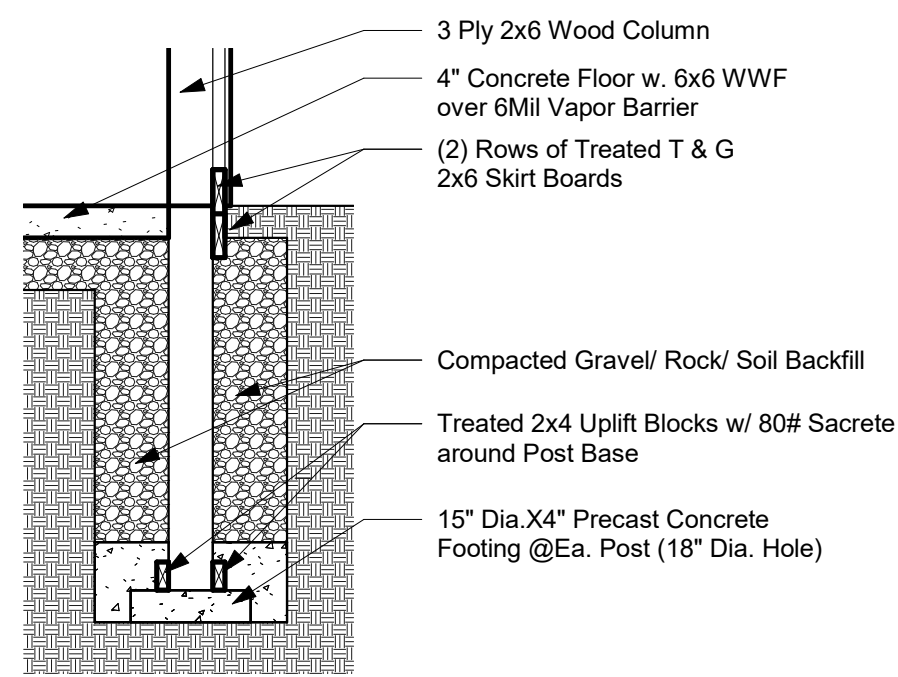
4650 N Old St. Rd. 37
Bloomington IN 47408

dtb
db tarr
& company
8728 W. Co. Rd. 175 S.
French Lick, IN 47432
dbtarr@yahoo.com
812.278.0060

December 2021

A1

Floor Plan

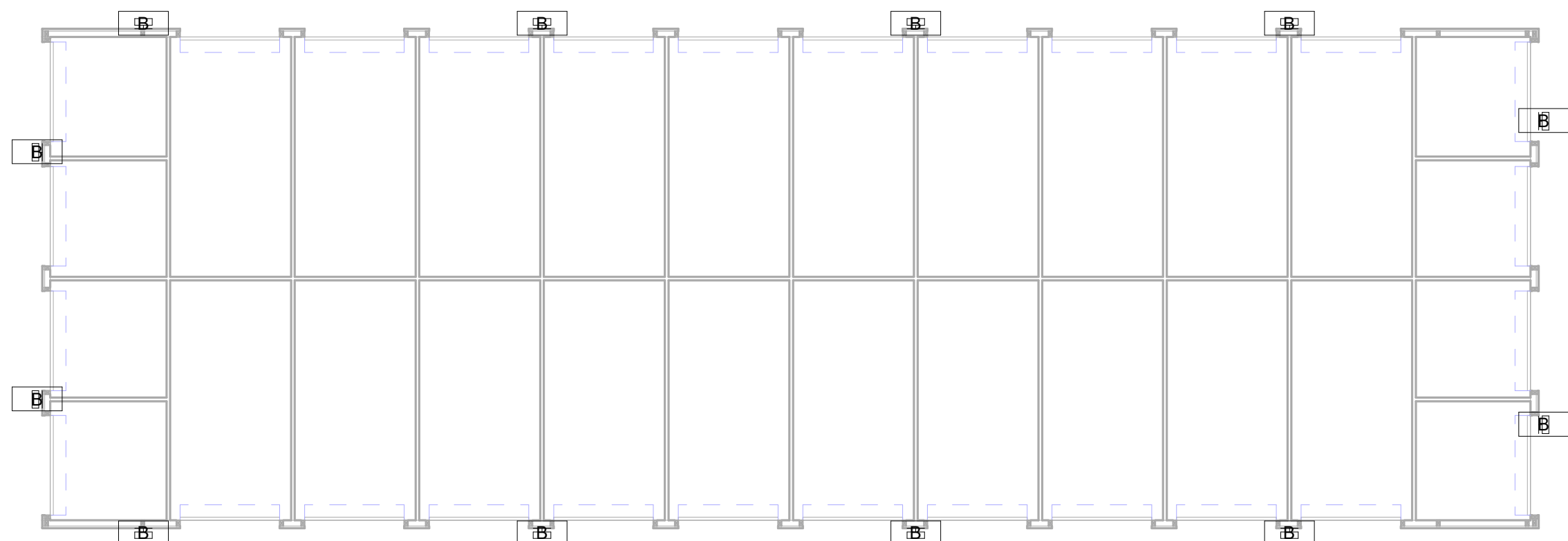


6 Footer Detail
1/2" = 1'-0"

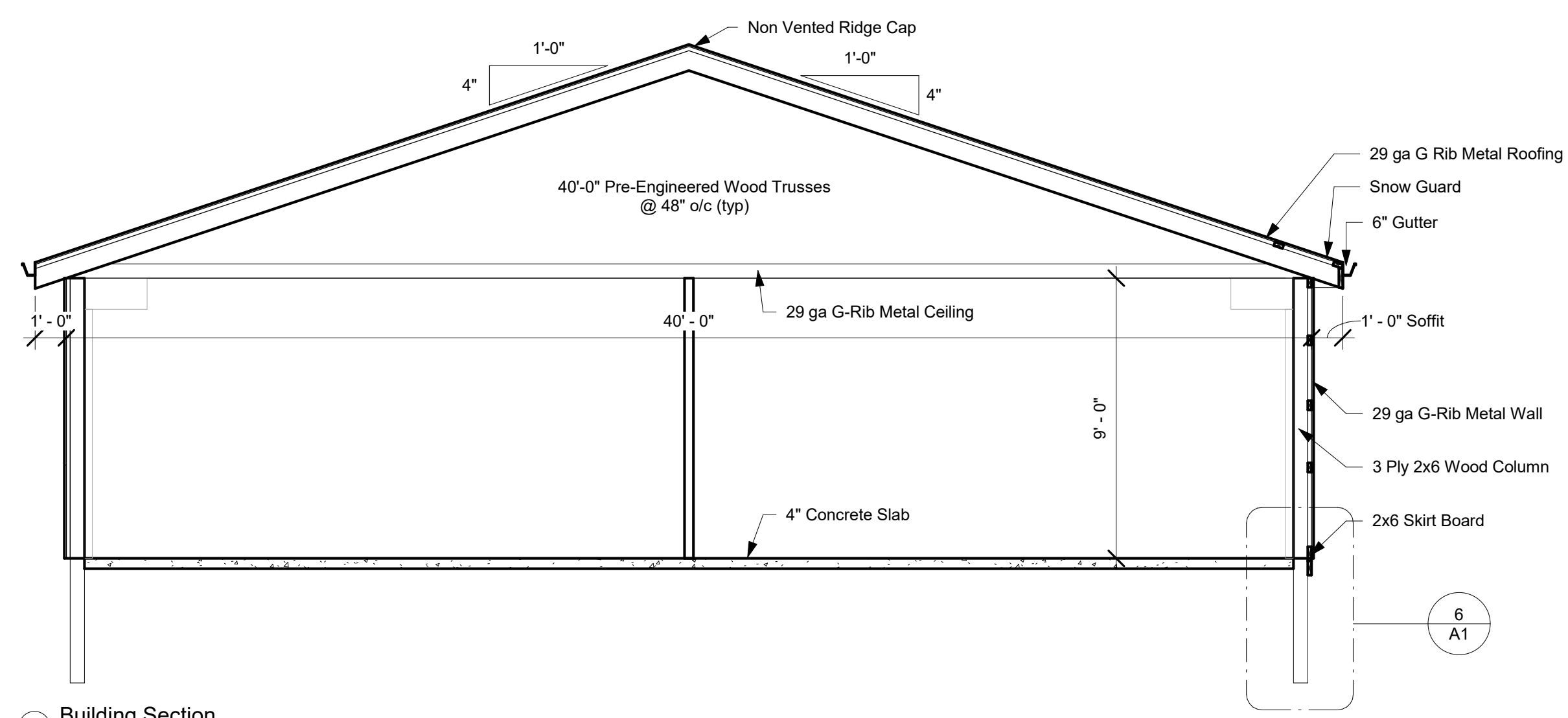
Door Schedule							Comments
Type	Door Panel		Frame		Size		
Mark	Material	Color	Height	Width			
A	STEEL	WHITE	8'-0"	8'-0"	STEEL	WHITE	

- A 12"X48" LED SURFACE MOUNT LIGHT
- B EXTERIOR WALL PACK LED LIGHT

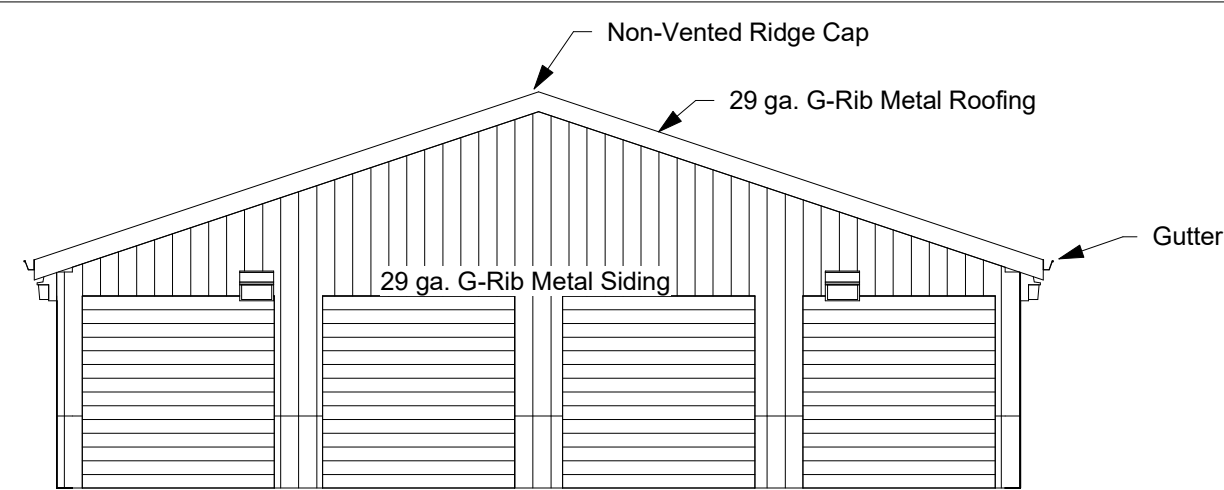
ELECTRICAL FIXTURE LEGEND
1/4" = 1'-0"



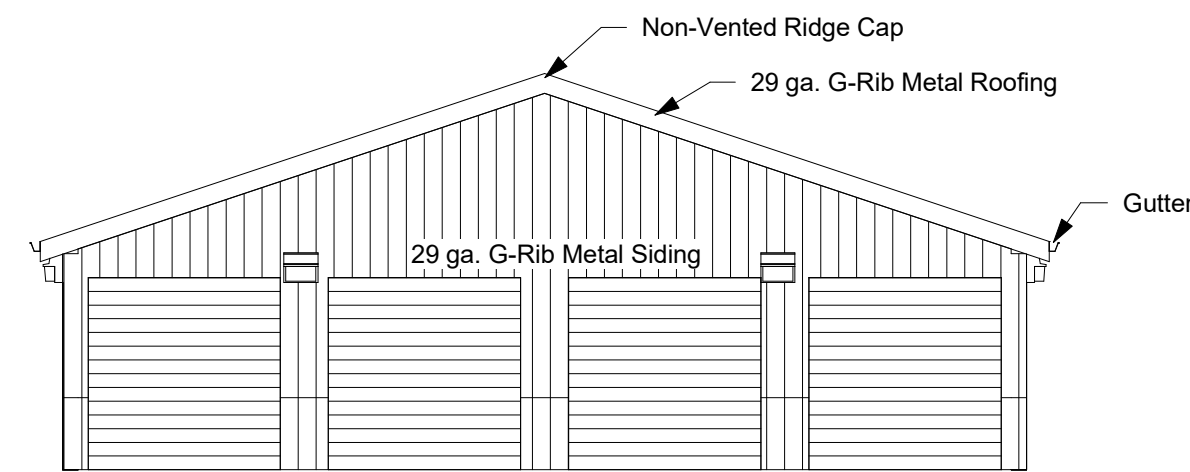
9 Lighting
3/32" = 1'-0"



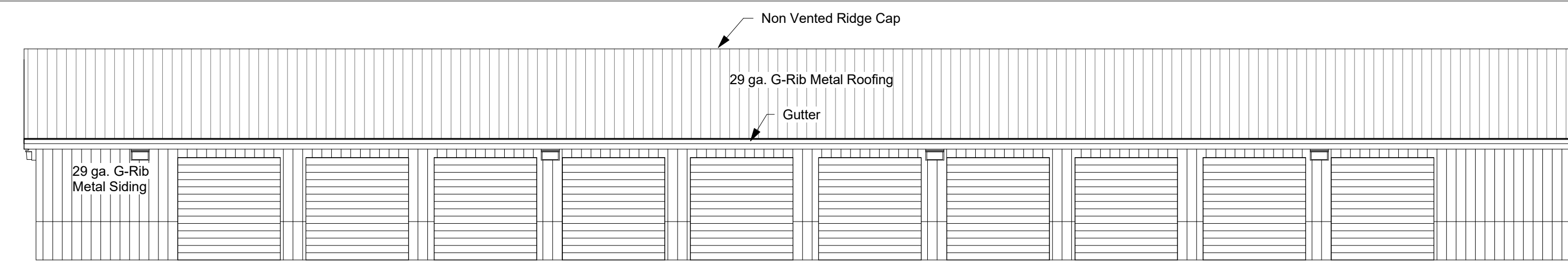
5 Building Section
1/4" = 1'-0"



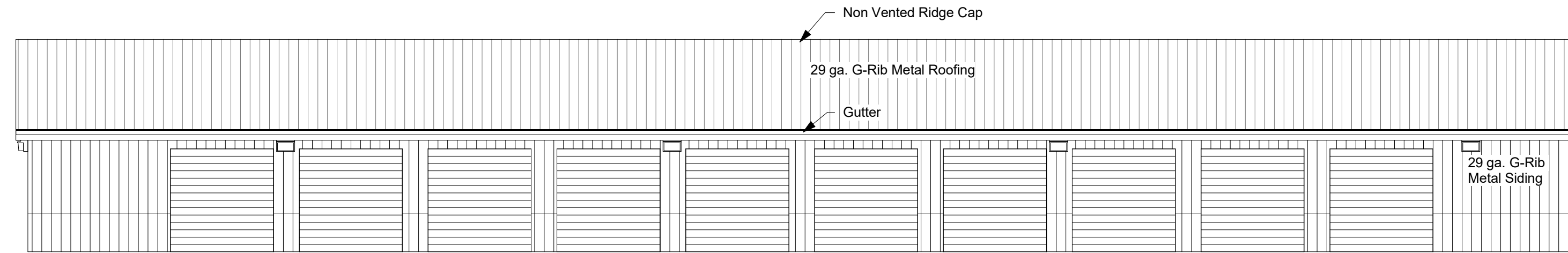
8 Right
1/8" = 1'-0"



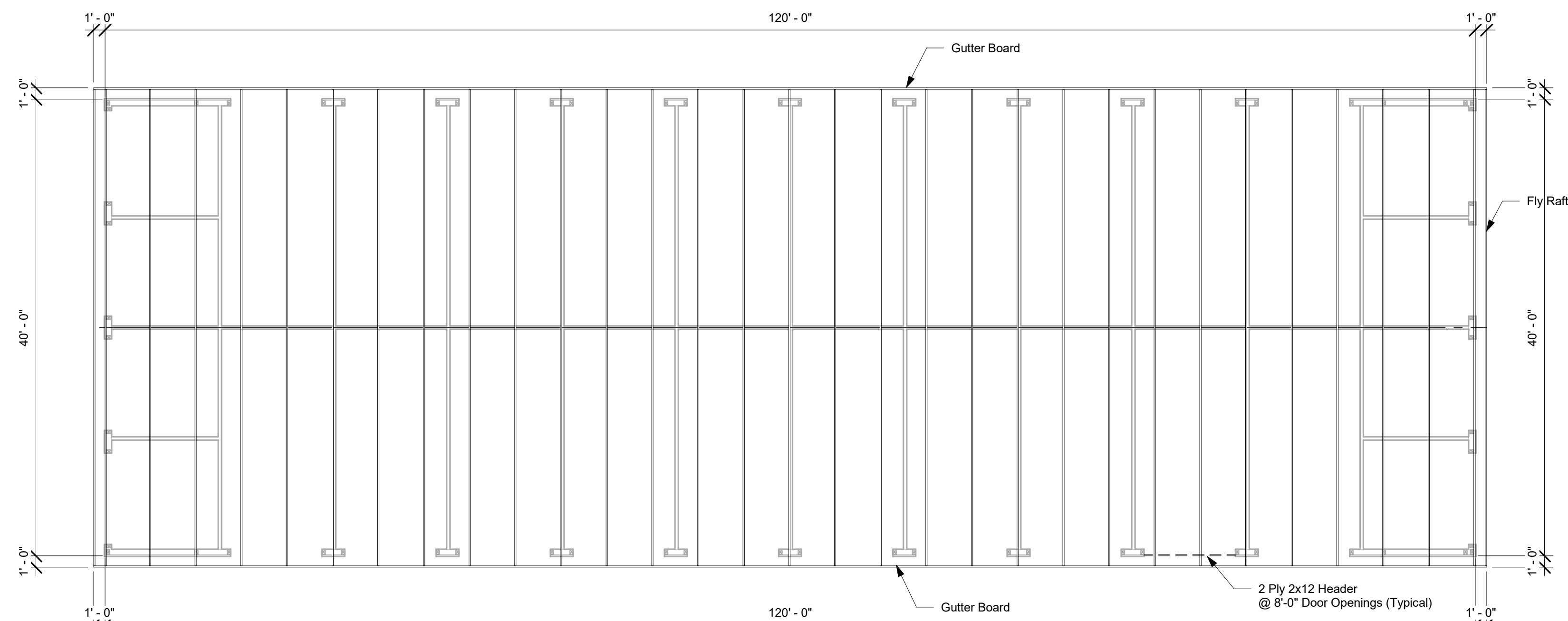
7 Left
1/8" = 1'-0"



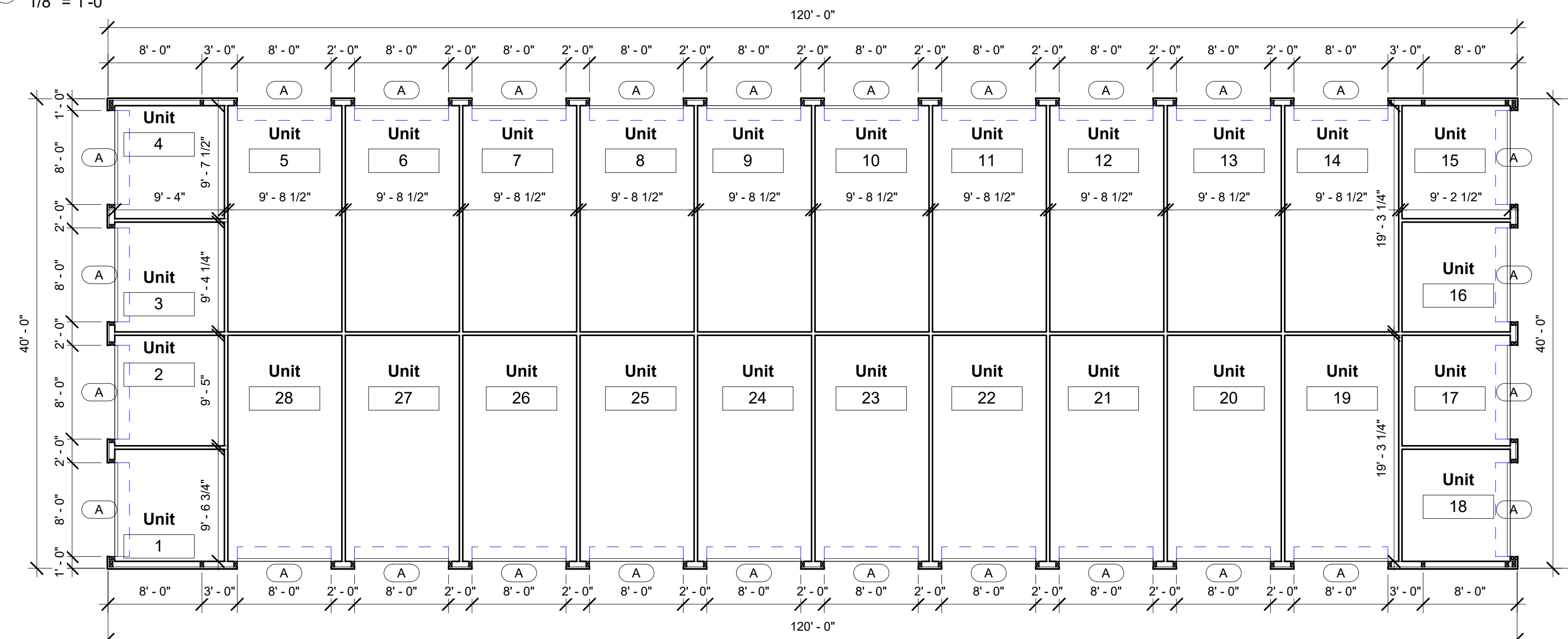
4 Front
1/8" = 1'-0"



3 Rear
1/8" = 1'-0"



2 Roof Framing Plan
1/8" = 1'-0"



1 First Level
1/8" = 1'-0"

EDD of Bloomington
Building #2

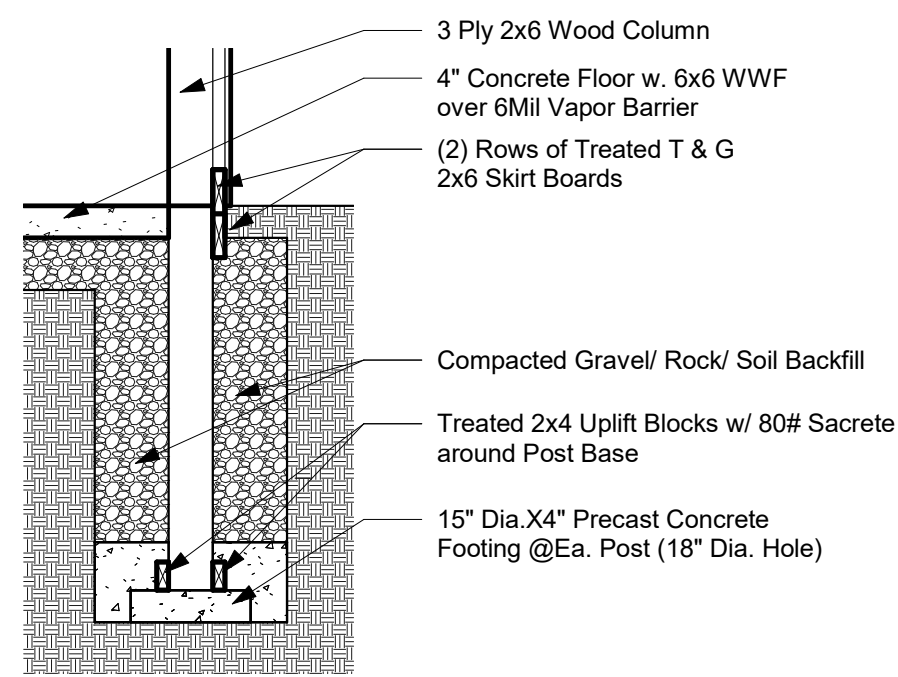
4650 N Old St. Rd. 37
Bloomington IN 47408

dtb
db tarr
& company
8728 W. Co. Rd. 175 S.
French Lick, IN 47432
dbtarr@yahoo.com
812.278.0060

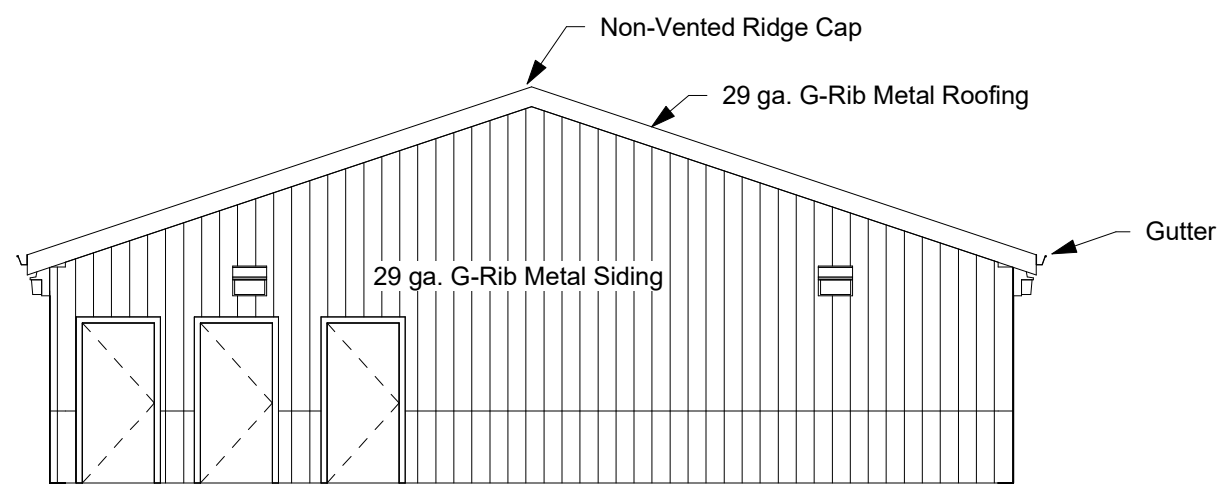
December 2021

A1

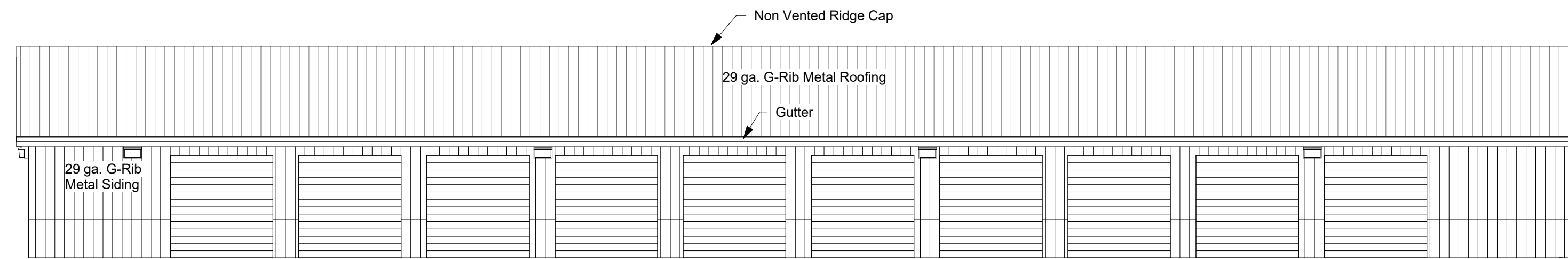
Floor Plan



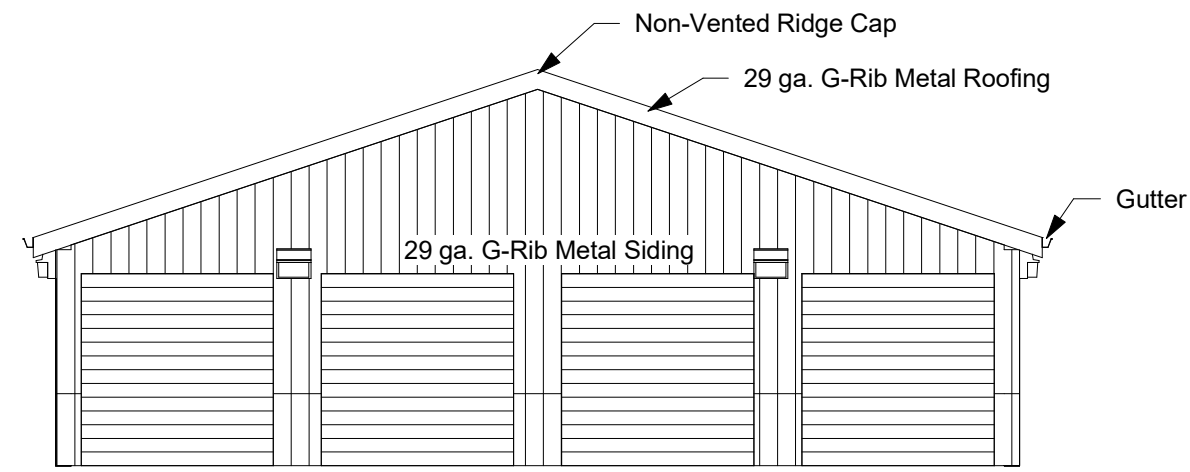
6 Footer Detail
1/2" = 1'-0"



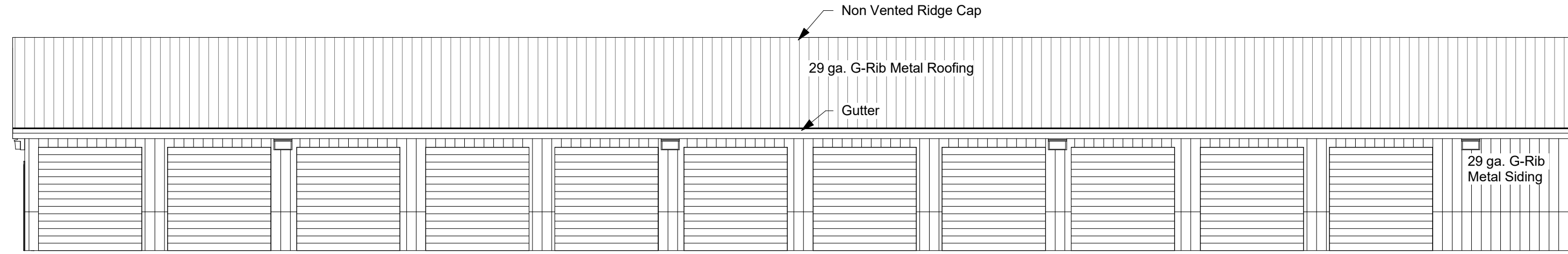
8 Right
1/8" = 1'-0"



4 Front
1/8" = 1'-0"



7 Left
1/8" = 1'-0"

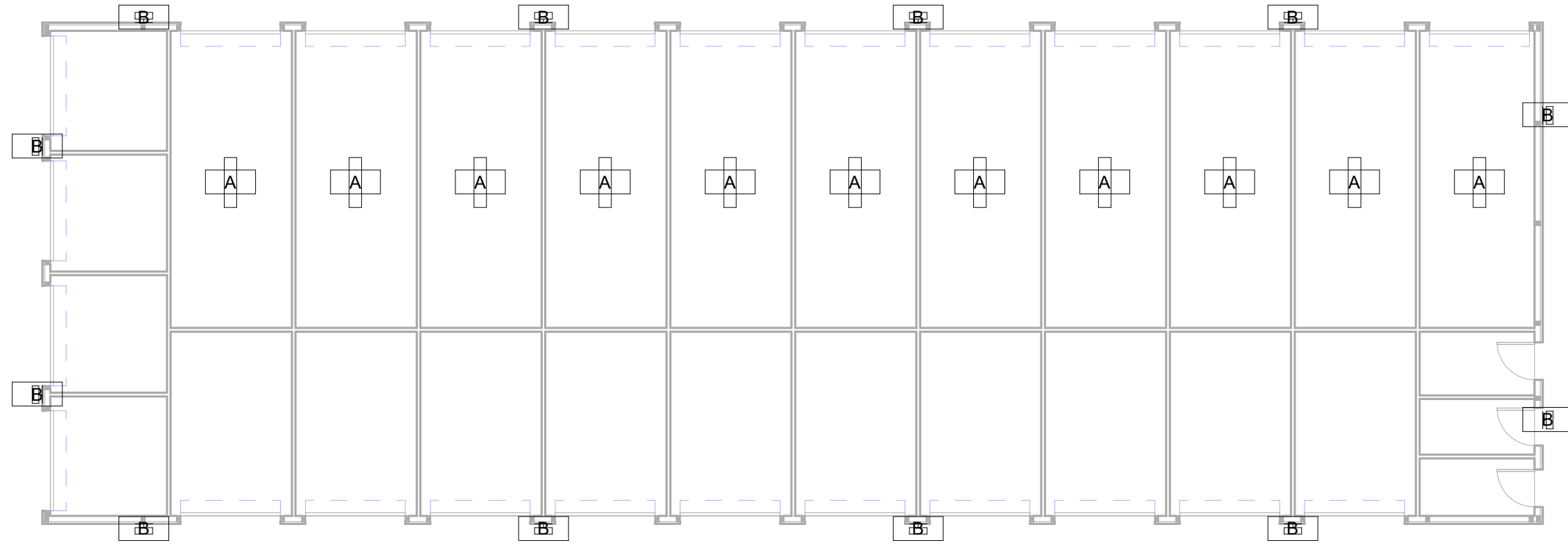


3 Rear
1/8" = 1'-0"

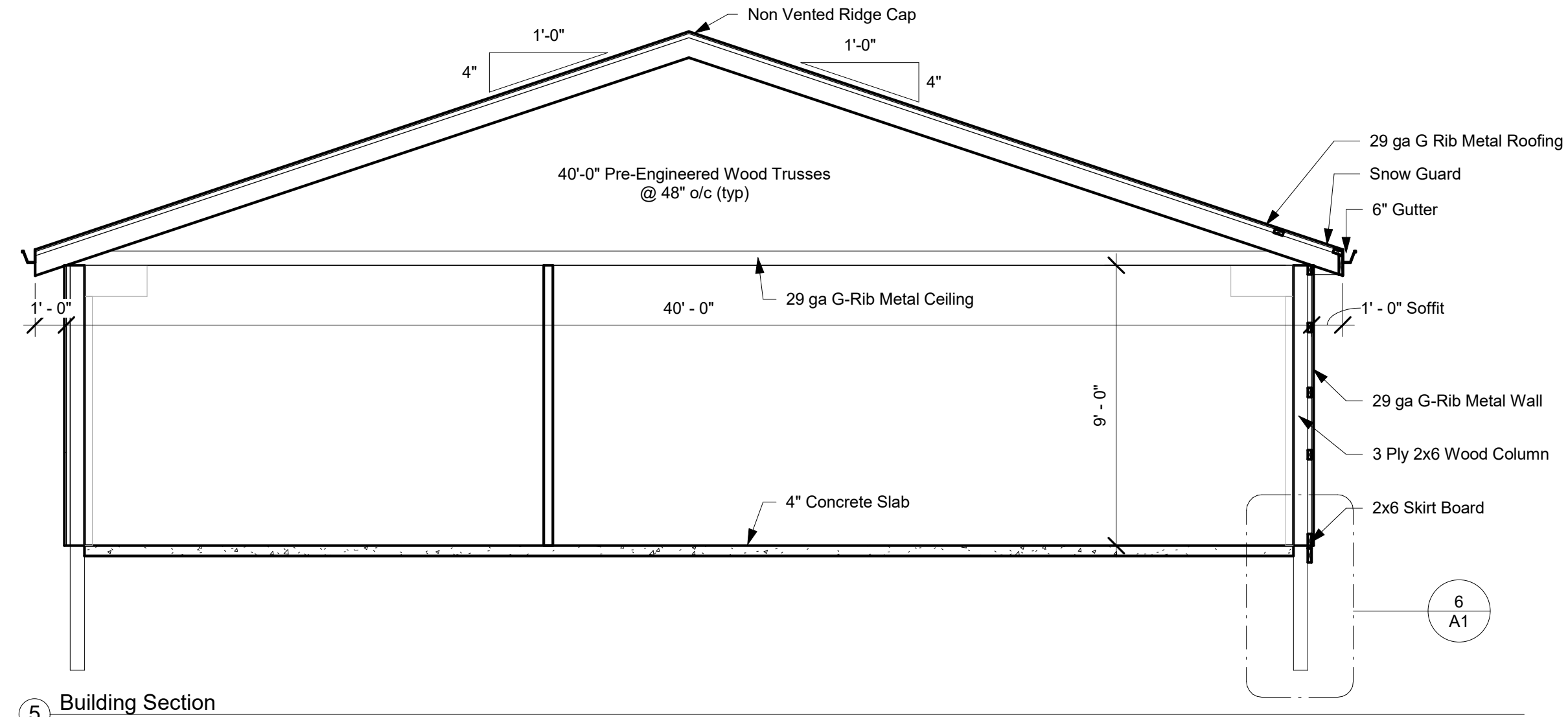
Door Schedule						
Type	Door Panel		Frame			
Mark	Material	Color	Height	Width	Frame Material	Frame Color
A	STEEL	WHITE	8'-0"	8'-0"	STEEL	WHITE
B	STEEL	WHITE	6'-8"	3'-0"	STEEL	WHITE

- A 12"X48" LED SURFACE MOUNT LIGHT
- B EXTERIOR WALL PACK LED LIGHT

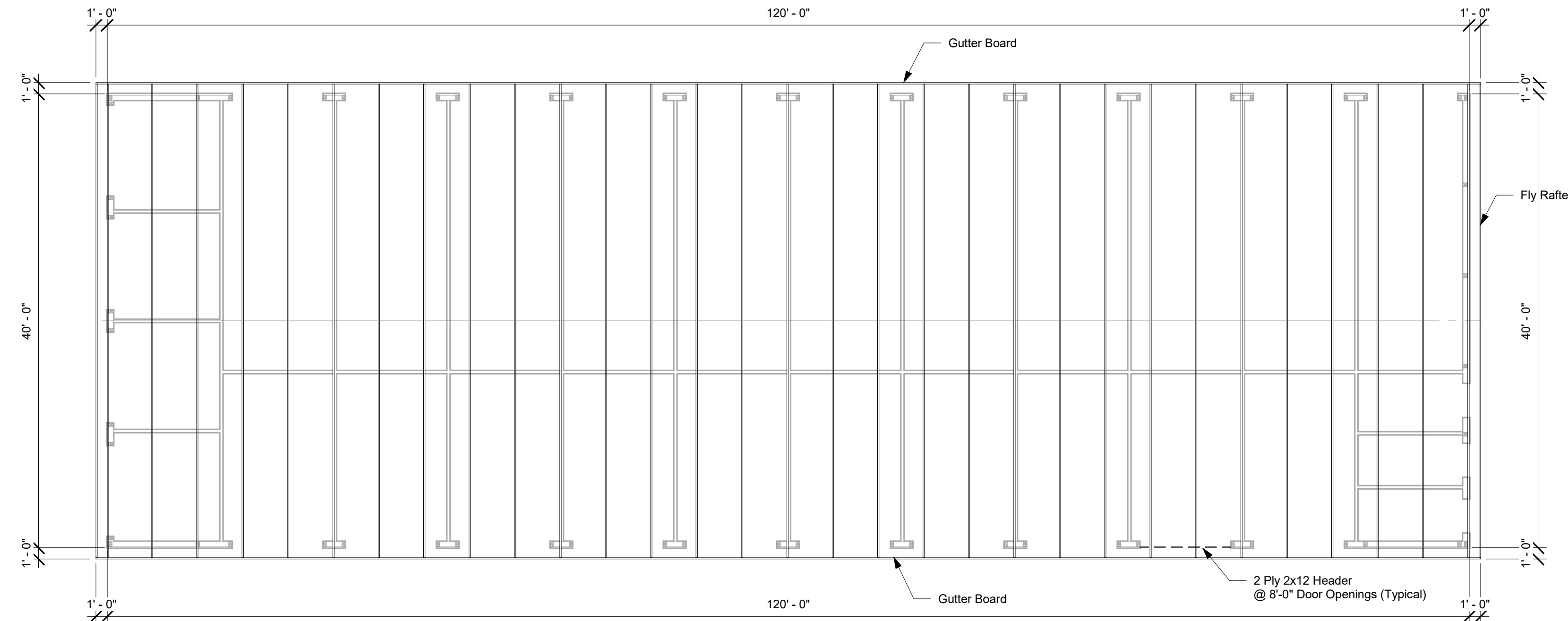
ELECTRICAL FIXTURE LEGEND
1/4" = 1'-0"



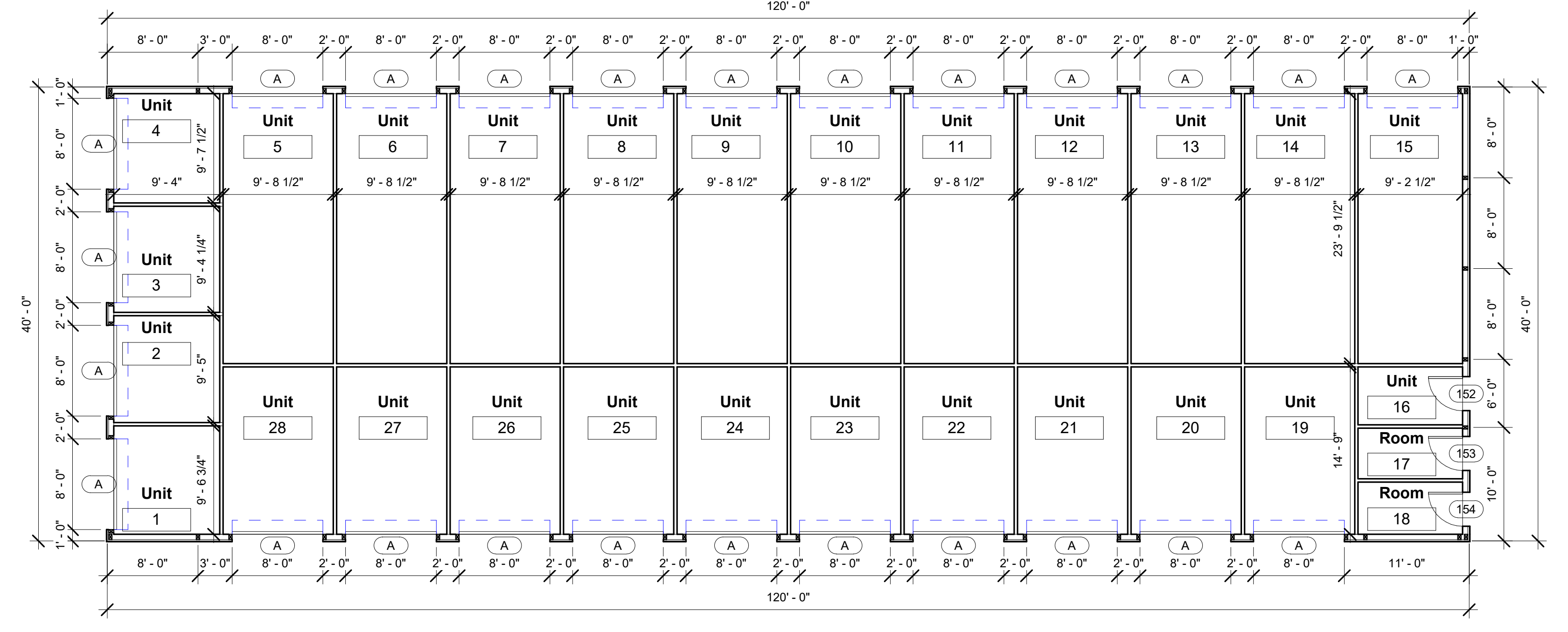
9 Lighting
3/32" = 1'-0"



5 Building Section
1/4" = 1'-0"



2 Roof Framing Plan
1/8" = 1'-0"



1 First Level
1/8" = 1'-0"

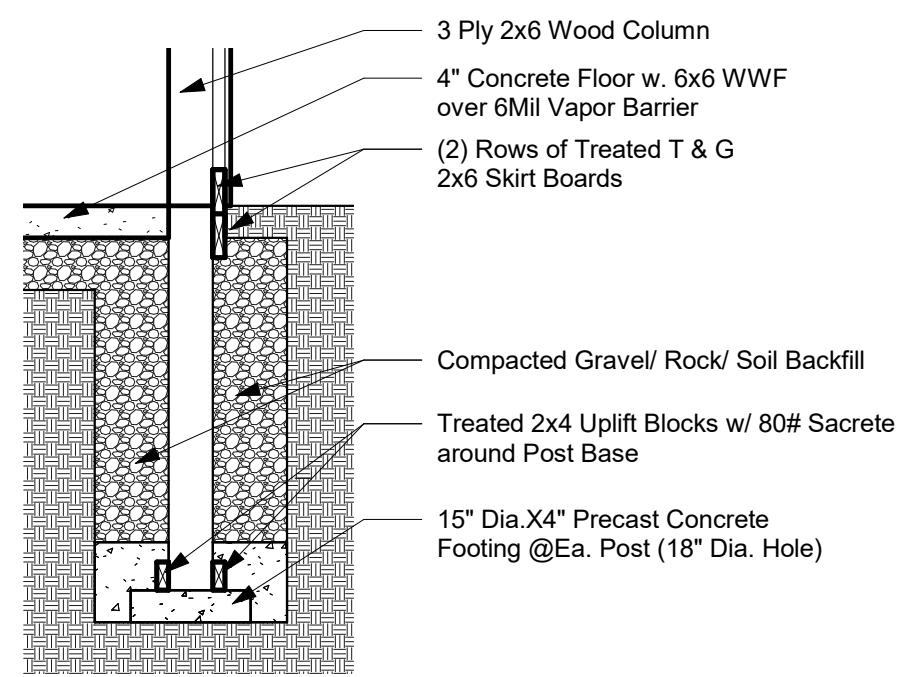
EDD of Bloomington
Building #3
4650 N Old St. Rd. 37
Bloomington IN 47408

dtb
db tarr
& company
8728 W. Co. Rd. 175 S.
French Lick, IN 47432
dbtarr@yahoo.com
812.278.0060

December 2021

A1

Floor Plan

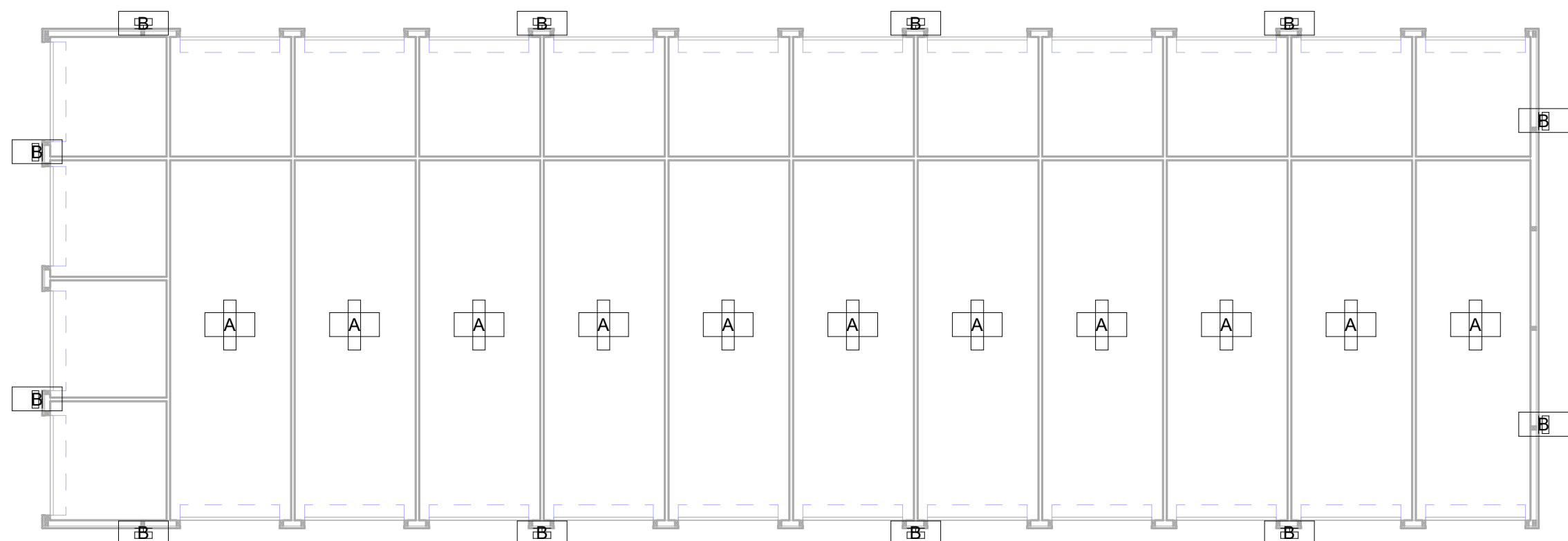


6 Footer Detail
1/2" = 1'-0"

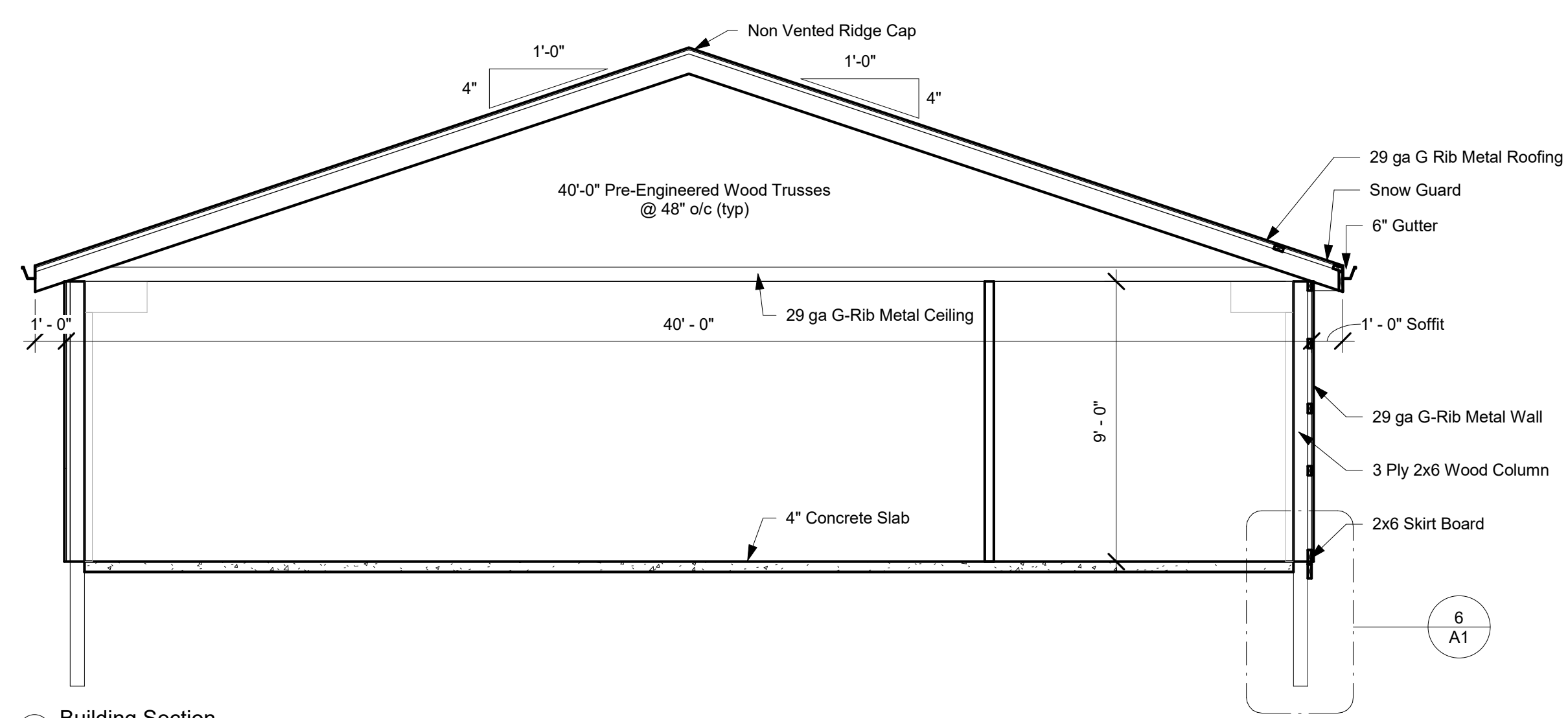
Door Schedule						
Type Mark	Door Panel		Frame		Comments	
	Material	Color	Height	Width		Frame Material
A	STEEL	WHITE	8'-0"	8'-0"	STEEL	WHITE

- A 12"X48" LED SURFACE MOUNT LIGHT
- B EXTERIOR WALL PACK LED LIGHT

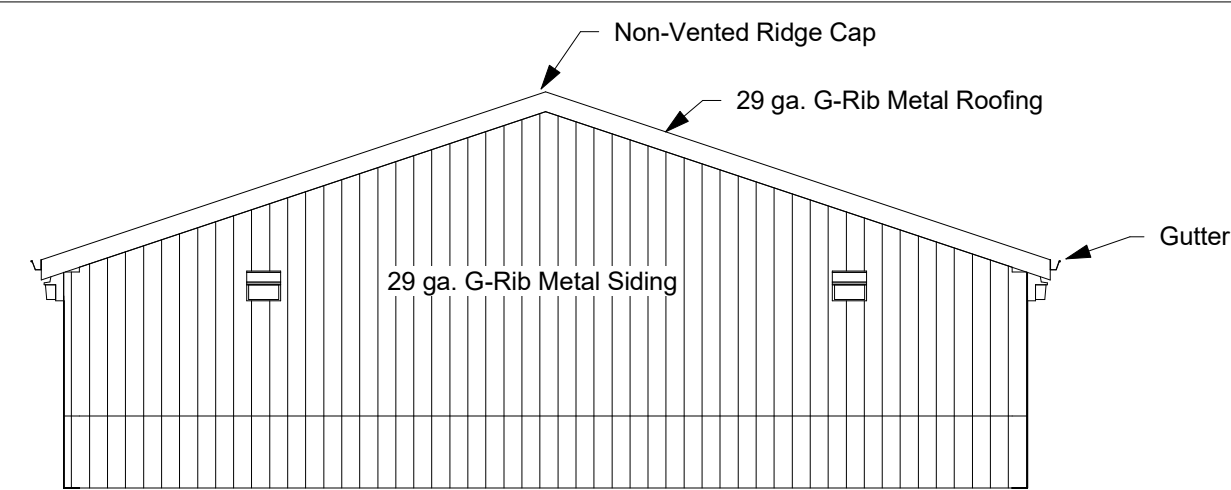
ELECTRICAL FIXTURE LEGEND
1/4" = 1'-0"



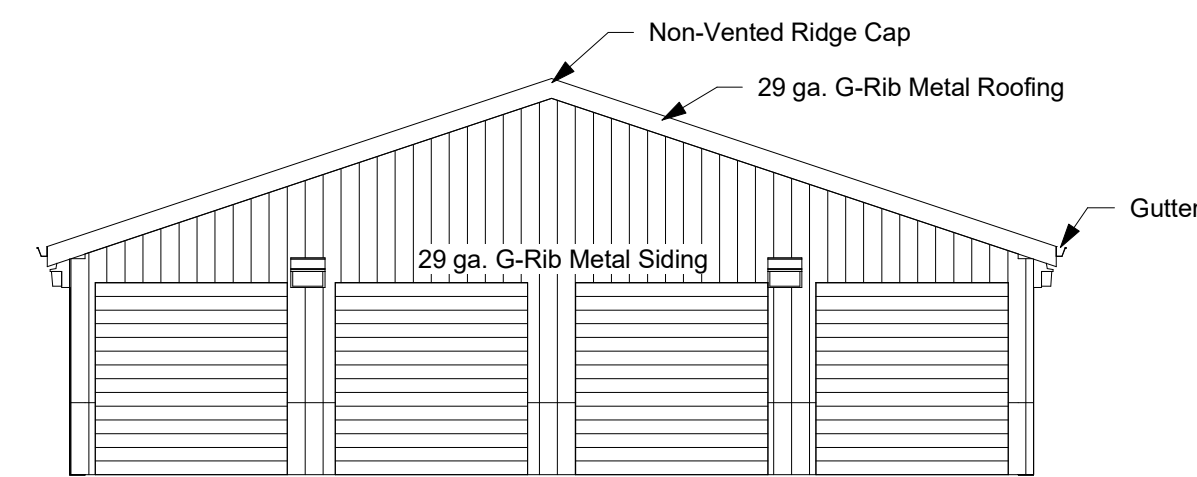
9 Lighting
3/32" = 1'-0"



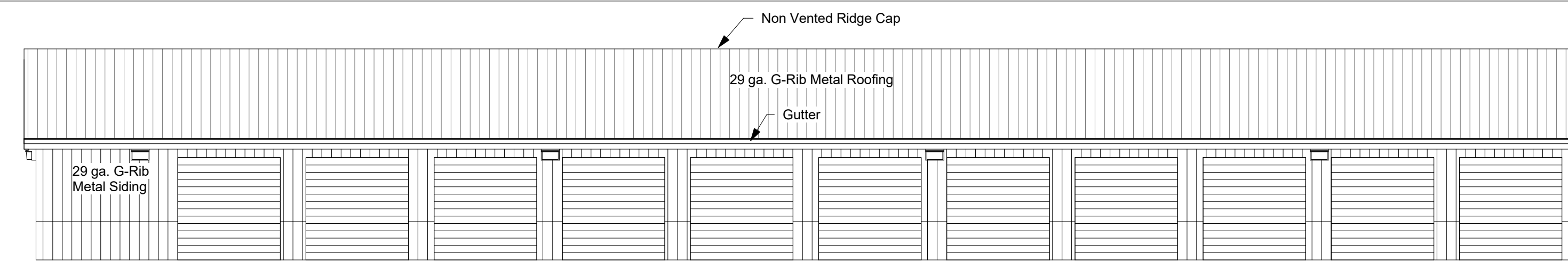
5 Building Section
1/4" = 1'-0"



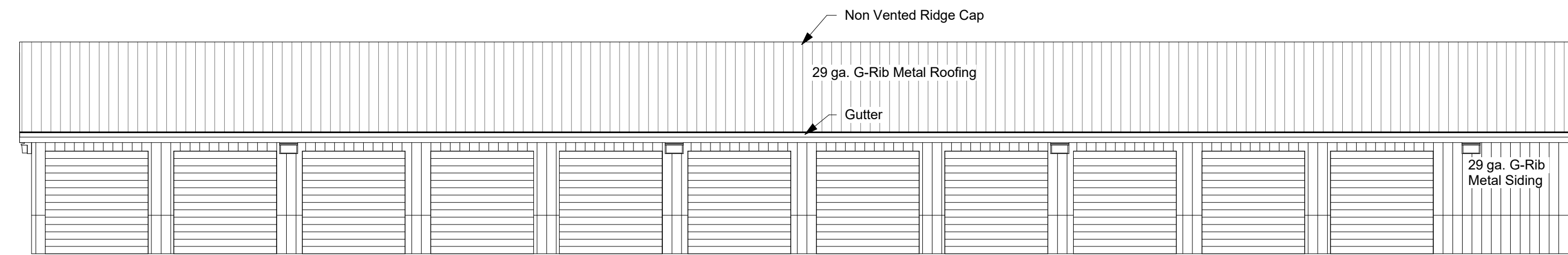
8 Right
1/8" = 1'-0"



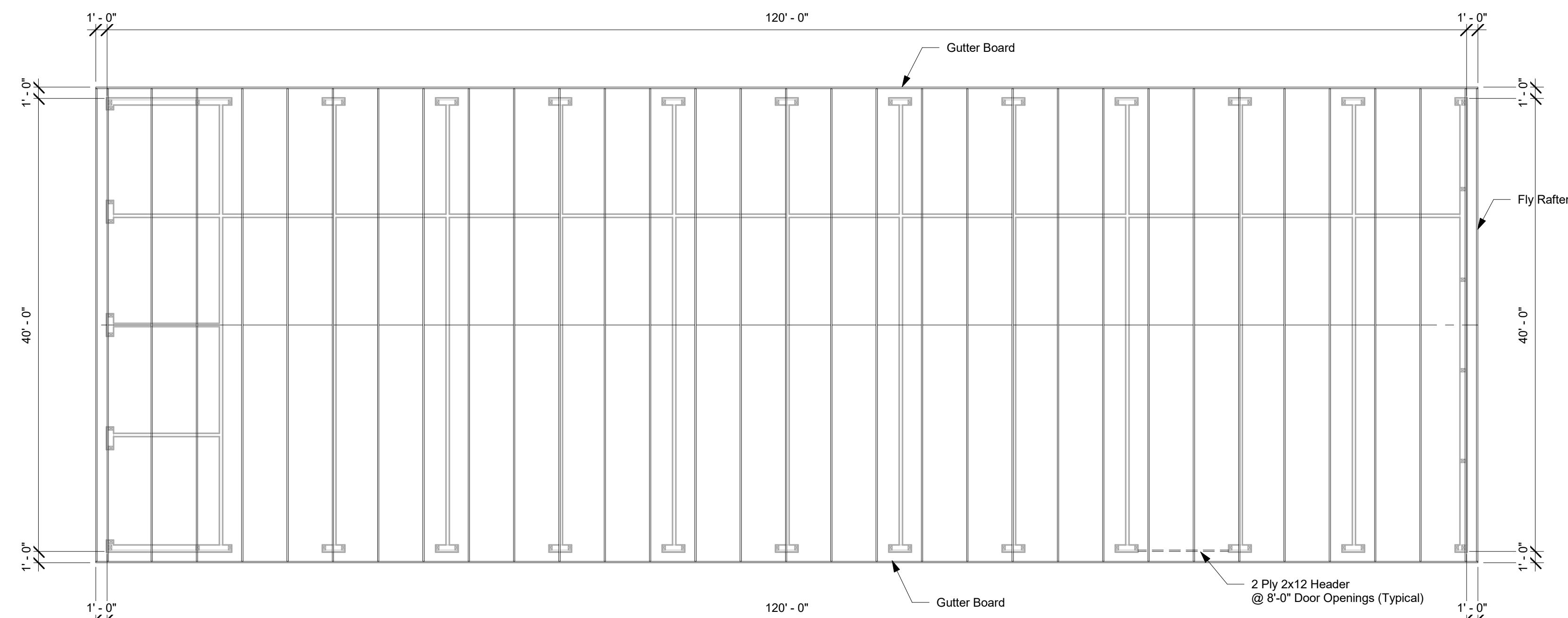
7 Left
1/8" = 1'-0"



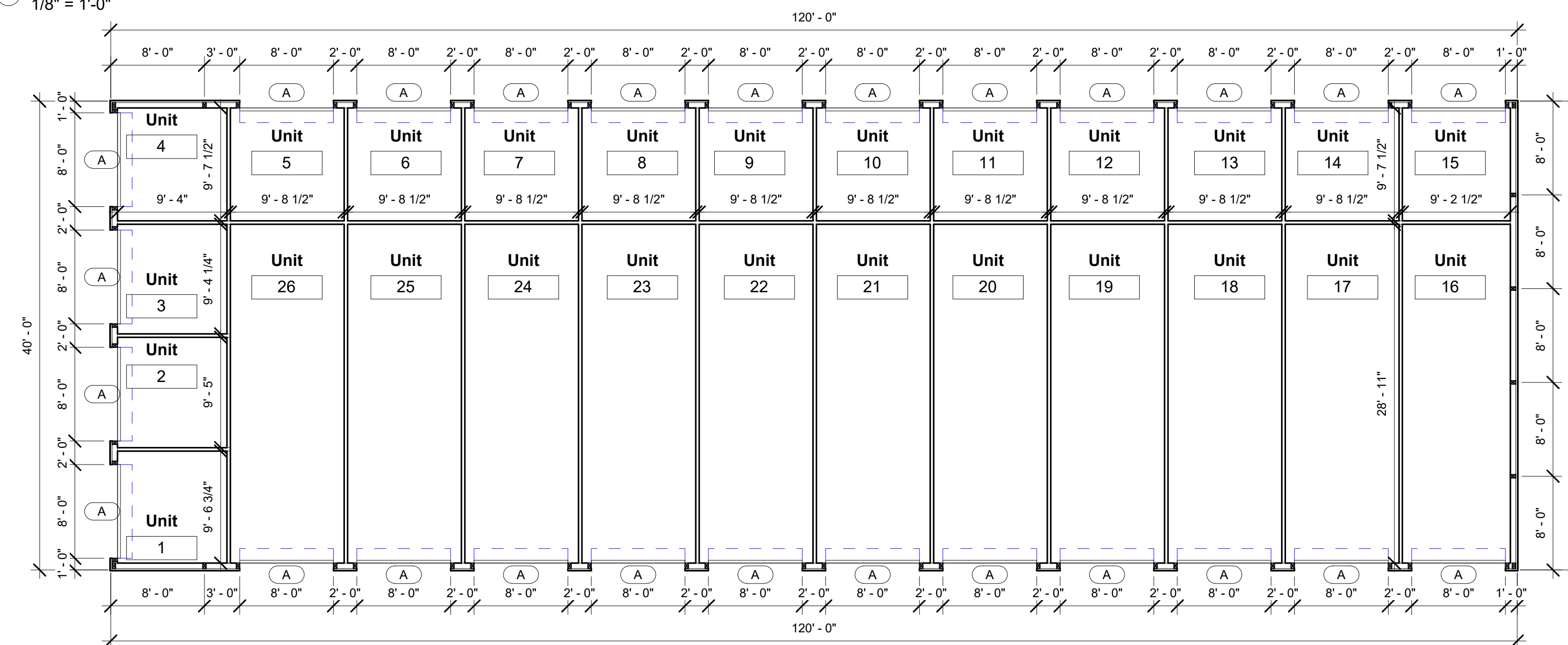
4 Front
1/8" = 1'-0"



3 Rear
1/8" = 1'-0"



2 Roof Framing Plan
1/8" = 1'-0"



1 First Level
1/8" = 1'-0"

EDD of Bloomington
Building #4

4650 N Old St. Rd. 37
Bloomington IN 47408

dtb
db tarr
& company
8728 W. Co. Rd. 175 S.
French Lick, IN 47432
dbtarr@yahoo.com
812.278.0060

December 2021

A1

Floor Plan