

Agenda Item #4

Case Number	BZNA-000241, 242, 243, 244, 245, 246, 247, 248-2024	Property Size	3.34 acres
Address	355 Park 32 West Drive Noblesville 46062	Zoning	I-1/SR 32 overlay
Owners	International Disaster Emergency Service Inc	Reviewer	Amy Steffens, AICP
Applicants	Charlie Mattox, CrossRoad Engineers	BZA Meeting	January 6, 2025

Requested Action:

Variance of Development Standards applications:

BZNA-000241-2024: Pursuant to UDO §8.H.8.J. to allow for a building addition to exceed the maximum permitted building height of 20 feet.

BZNA-000242-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition without the required modulated façade or projected cornice.

BZNA-000243-2024: Pursuant to UDO §8.H.8.L. to allow for building addition that will result in a building façade parallel with Midland Trace to exceed the maximum permitted building façade of 80 feet.

BZNA-000244-2024: Pursuant to UDO §8.H.8.L. to allow for a building façade without the required minimum 20 percent of the wall square footage composed of glazed areas or having a glazed appearance.

BZNA-000245-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition with roof pitch less than the required 4:12 pitch.

BZNA-000246-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition without the required minimum masonry materials.

BZNA-000247-2024: Pursuant to UDO §8.H.8.I. to allow for no installation of an artistic piece for a development with frontage on Midland Trace.

BZNA-000248-2024: Pursuant to UDO §8.H.8.N. to allow for loading berths on the north side of the building to be visible from the Park 32 right-of-way and adjacent properties.

Recommendation:

Approve variance requests

Table of Contents:

- A. Application
- B. Aerial Photo
- C. Applicant narrative and findings
- D. Site plans
- E. Architectural elevations
- F. Landscaping plans



ANALYSIS

The subject site is a 3.34-acre parcel, improved with a 23,714-square foot industrial building constructed in 1981, within an existing industrial park, zoned I-1/SR 32 overlay, on the south side of State Road 32. To the north, east, and west are industrial users in the same zoning district. To the immediate south is Midland Trace Trail and the Midland Overlook platted subdivision, constructed between 2020 and 2021, zoned R-3/PD. The subject site is occupied by International Disaster Emergency Services, an organization that provides international humanitarian relief.

In October, 2024, the applicant applied to construct a warehouse addition of approximately 17,500 square feet to the west of the existing building and an office addition of approximately 4,100 square feet to the north of the existing building. A parking lot expansion and dry detention are proposed on the unimproved parcel to the west. The project application was considered at the November 21, 2024 TAC meeting, and a primary plat application to combine the improved lot and unimproved parcel will have a public hearing at the January 21, 2025 Plan Commission meeting. The warehouse addition is in support of the organization's mission and would be used to store materials for distribution.

This site is within the State Road 32 overlay district and each of the requested variances of development standards is to the overlay district, not the underlying I-1 zoning district; the proposed project complies with I-1 zoning district requirements. The eight requests consist of variances to building height, architectural design, artistic piece installation, and loading berth location.

The purpose of the overlay district (§8.H.8.), adopted in May, 2021, is to:

- a. Preserve and enhance aesthetic qualities of the highway corridor by regulating building architecture, building placement, building orientation, landscaping, design of detention areas, and transitions between the State Road 32 Overlay District and adjacent uses;*
- b. Preserve and enhance transportation functionality and safety by limiting access, regulating building setbacks, providing for alternative transportation, and providing for future development/redevelopment of the State Road 32 corridor into a "Community Corridor," as called for in the 2020 Noblesville Comprehensive Plan; and*
- c. Provide supplemental development regulations for the property abutting the Midland Trace public recreational trail within the City of Noblesville's planning jurisdiction, and ensure continuity of design for developments along Midland Trace and the establishment of human scale in the urbanization-to-trail transition, while recognizing the right to reasonable development within the Overlay District.*

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #4:

If the Board should decide to APPROVE the requested variances, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) conditions are met (see Indiana Code § 36-7-4-918.5).**

Building Height

BZNA-000241-2024: Pursuant to UDO §8.H.8.J. to allow for a building addition to exceed the maximum permitted building height of 20 feet.

J. Building Height

1. *Maximum building height: Fifty (50) feet within six hundred (600) feet north of the State Road 32 right-of-way and within seven hundred (700) feet south of the State Road 32 right-of-way. In stretches of the State Road 32 Overlay District south of the State Road 32 right-of-way that include Midland Trace, the maximum building height in residential zoning districts shall be fifty (50) feet, while maximum building height shall be stepped down in non-residential zoning districts, per Table 8.H.8.J below:*

<i>Building Distance from Midland Trace</i>	<i>Maximum Building Height</i>
<i>Between 201 and 300 feet from Midland Trace Boundary</i>	<i>40 feet</i>
<i>Between 101 and 200 feet from Midland Trace Boundary</i>	<i>30 feet</i>
<i>Between 0 and 100 feet from Midland Trace Boundary</i>	<i>20 feet</i>

1. The approval will NOT be injurious to the public health, safety, morals, and general welfare of the community:

The proposed warehouse expansion will have a building height of 34 feet, seven inches and the proposed office addition will have a height of 27 feet, three inches. Per the UDO, the maximum building height allowed within 100 feet of the Midland Trace boundary is 20 feet.

The height variance, if approved, would not likely be injurious to the public health, safety, morals, and general welfare of the community. The proposed addition is approximately 60 feet from the nearest residential dwelling to the south across the trail. The proposed warehouse would be the same height as what is allowed in the R-3 zoned district to the south.

2. The use and value of the area adjacent to the property included in the variance will NOT be affected in a substantially adverse manner:

The use and value of the area adjacent to the property included in the variance will likely not be affected in the substantially adverse manner by allowing the requested variance. The proposed building height of 34 feet, seven inches is the same maximum height allowed in the adjacent R-3 zoning district.

Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties. Staff has spoken with one adjacent resident concerned about the building expansion impacting the viewshed of the Midland Overlook subdivision.

3. The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property.

Applying an overlay district restriction on building height to the subject site in an existing industrial park creates a practical difficulty in the use of the property for its intended purpose. This site is zoned and developed for industrial uses, and typical industrial uses require a building height in excess of 20 feet.

Architectural Design

BZNA-000242-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition without the required modulated façade or projected cornice.

BZNA-000243-2024: Pursuant to UDO §8.H.8.L. to allow for building addition that will result in a building façade parallel with Midland Trace to exceed the maximum permitted building façade of 80 feet.

BZNA-000244-2024: Pursuant to UDO §8.H.8.L. to allow for a building façade without the required minimum 20 percent of the wall square footage composed of glazed areas or having a glazed appearance.

BZNA-000245-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition with roof pitch less than the required 4:12 pitch.

BZNA-000246-2024: Pursuant to UDO §8.H.8.L. to allow for a building addition without the required minimum masonry materials.

L. Architectural Design

Architectural variation is encouraged as a general design theme standard. The architectural requirements that follow are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complement the existing topography.

2. Building Elevations

- a. All building facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by an articulated, three-dimensional cornice or a pitched roof, as illustrated by example in Graphic 8.H.8.B - Building Modulation 1 and Graphic 8.H.8.C - Building Modulation 2, respectively.*
- b. Building facades which are ninety (90) feet or greater in length shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet, as illustrated by example in Graphic 8.H.8.D - Facade Offset. Buildings less than ten thousand (10,000) square feet in gross floor area shall be designed with offsets at intervals of not greater than forty (40) feet. Offsets shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall building facade. The offsets may be provided by setbacks of the building facade and/or with architectural elements such as arcades and column rows if such architectural elements meet the minimum offset requirements.*

- c. *Buildings shall be constructed with 360-degree architecture, defined as use of the same materials, colors, and architectural elements around all sides of a structure.*
- d. *Every parcel with frontage on Midland Trace must have at least one building elevation that fronts on Midland Trace.*
- e. *No non-residential facade greater than eighty (80) feet in length shall be parallel with Midland Trace. Longer facades must be oriented at an angle greater than or equal to sixty (60) degrees from the property line abutting Midland Trace.*

f. *Openings*

- 1. *Design elements of the building facade shall be organized such that openings (including windows, doors, loading berths, faux windows, and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated by example in Graphic 8.H.8.E - Design Balance.*
- 2. *Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location, and site.*
- 3. *Every facade of a building abutting, and generally parallel with, Midland Trace shall have openings for windows. Such facades shall have a minimum of twenty percent (20%) of the wall square footage composed of glazed areas or having a glazed appearance.*

3. *Roofs*

a. *Pitched Roofs*

- 1. *Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.*
- 2. *If standing seam panels are used, they shall be:*
 - a. *Gray, black, dark blue, dark green, barn red, or dark brown*
 - b. *Made of a non-reflective material*
- 3. *Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated by example in Graphic 8.H.8.F, Pitched Roof - Roof Line Modulation.*

8. *Buildings Materials*

- a. *Masonry materials shall be the preferred and primary exterior building material used on buildings within the corridor.*
- b. *Masonry materials shall be used to create a wainscot or brick wrap effect around buildings.*
- c. *A minimum of sixty percent (60%) of each building facade, exclusive of windows (including faux windows and glazing), doors, and loading berths, shall be covered with masonry materials.*
- d. *No more than twenty-five percent (25%) of each building facade, exclusive of windows (including faux windows and glazing), doors, and loading berths, may be covered with*

metal, fiber cement siding, polymeric cladding, E.I.F.S., or stucco exterior building materials.

e. In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of masonry material, and other architectural ornamentation shall be required around building entrances and on building facades visible from State Road 32.

- The applicant's proposed architecture is attached as Exhibit E. The proposed warehouse addition is a pre-fabricated metal building with no modulation. Below are pictures from the UDO illustrating the modulation required of the overlay district.

Graphic 8.H.8.B - Building Modulation 1



Graphic 8.H.8.C - Building Modulation 2



- The existing south façade is 163 feet, which exceeds the maximum 80-foot façade length of the overlay district and the resulting south façade length after warehouse completion would be 248 feet; no part of the proposed addition would be angled from the property line as required by §8.L.1.e.
- As seen in Exhibit E, architectural elevations, the proposed warehouse addition would have three glass overhead doors, resulting in 12 percent glazed area instead of the 20 percent glazed area as required by the UDO §8.L.1.f.3.
- Both the proposed warehouse and the office additions would have roof pitches of 1:12, whereas the overlay district requires roof pitches be 4:12 to 14:12 (illustrated below). The existing building has a roof pitch of 2:12.

Graphic 8.H.8.F, Pitched Roof - Roof Line Modulation



- A minimum of 60 percent of the building façade must be covered with masonry materials per the UDO §8.L.8.c., with no more than 25 percent of the building façade covered with metal, fiber cement siding, etc. The office addition would provide for 41 percent masonry materials but the warehouse addition would be a full metal building with no masonry materials.
1. The approvals will NOT be injurious to the public health, safety, morals, and general welfare of the community:

The requested variances are to aesthetic requirements of the State Road 32 overlay district and, if approved, are not likely to be injurious to the public health, safety, morals, and general welfare of the community. The proposed additions would be compatible with the materials, roof line, and modulation of the existing building and to adjacent industrial users. The addition would be screened by vegetation from the trail and residential dwellings to the south.
 2. The use and value of the area adjacent to the property included in the variances will NOT be affected in a substantially adverse manner:

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by allowing the requested variances. Not providing masonry materials, required roof pitch, or a façade oriented at an angle of 60 degrees to the property line will not impede or prevent the use of adjacent properties, nor will values in the area be depressed. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.
 3. The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property.

As previously noted, applying an overlay district restriction on architectural design to an existing industrial park creates practical difficulties in the continued use of the subject site. This site is zoned and developed for industrial uses, and typical industrial uses and the proposed architectural design is compatible with the existing structure, adjacent industrial structures, and is inobtrusive to the adjacent residential dwellings. For example requiring *no non-residential façade greater than 80 feet in length shall be parallel with Midland Trace. Longer facades must be oriented at an angle greater than or equal to 60 degrees from the property line abutting Midland Trace* makes building a functional industrial space on any given parcel in an existing industrial park impractical. Furthermore, complying with UDO requirements for façade orientation, roof pitch, or modulation would create an addition that appears to be out-of-place to the existing architecture.

Overall, the exterior design is compatible with the existing building. However, some articulation of the warehouse addition would be appropriate to break up the façade length. Awnings or faux windows should be added to the addition to provide additional architectural interest and should be a condition of variance approval.

Artistic Piece

BZNA-000247-2024: Pursuant to UDO §8.H.8.I. to allow for no installation of an artistic piece for a development with frontage on Midland Trace.

1. Setback Requirements from Midland Trace

The following setback requirements, regulating the distance from the Midland Trace boundary that structures must sit, shall supersede all other setback standards of the Unified Development Ordinance.

- 1. The minimum setback from the Midland Trace boundary, for principal structures, shall be forty (40) feet.*
- 2. There shall be no maximum setback from the Midland Trace boundary; however, the area adjacent to Midland Trace shall not be used solely for parking.*
- 3. For the purposes of this Section, only the following accessory structures shall be permitted within forty (40) feet of the Midland Trace boundary: fountains, gazebos, picnic shelters, benches, drinking fountains, utility installations, bike racks, artistic pieces, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs, and other similar improvements. Ground signs area specifically prohibited.*
- 4. An artistic piece, or artistic pieces, mentioned in 1.3 above, shall be a required feature accompanying any development with frontage on Midland Trace. The party seeking development approval may take responsibility for installing the artistic piece or pieces, after approval of the artistic piece or pieces as part of the Planned Development process, or may make payment in lieu thereof to the City of Noblesville, the amount paid to be placed in a fund specifically earmarked for artistic improvements at any point along Midland Trace, within forty (40) feet of the Midland Trace boundary.*

- 1. The approval will NOT be injurious to the public health, safety, morals, and general welfare of the community:

If the variance request is approved, not installing an artistic piece would not be injurious to the public health, safety, morals, and general welfare of the community because there is no harmful effect of not installing a piece of art.

- 2. The use and value of the area adjacent to the property included in the variance will NOT be affected in a substantially adverse manner:

The use and value of the area adjacent to the property included in the variance will likely not be affected in the substantially adverse manner by allowing the requested variance. Adjacent properties have developed for their intended uses and not installing an artistic piece will not

Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

- 3. The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property.

While the strict application of the terms of the zoning ordinance will not result in impractical difficulties in the use of the property if the variance request is denied, staff finds that due to the vegetative screening along this portion of the trail, not installing an artistic piece is an acceptable deviation from the UDO.

Loading Berth location

BZNA-000248-2024: Pursuant to UDO §8.H.8.N. to allow for loading berths on the north side of the building to be visible from the Park 32 right-of-way and adjacent properties.

N Miscellaneous Requirements

- 1. *Loading Berths*
 - a. *Loading berths shall be oriented so as not to be visible from State Road 32 and in a manner that minimizes their visibility from other rights-of-way and adjacent properties.*
- 1. The approval will NOT be injurious to the public health, safety, morals, and general welfare of the community:

The applicant proposes two loading berths on the northeast corner of the warehouse addition, adjacent to Park 32 Drive West. The berths would not be visible from the industrial users to the west, and more importantly from the residential subdivision to the south. Staff finds that

the proposed location of the loading berths minimizes the visibility from other rights-of-way and adjacent properties.

2. The use and value of the area adjacent to the property included in the variance will NOT be affected in a substantially adverse manner:

The use and value of the area adjacent to the property included in the variance will likely not be affected in the substantially adverse manner by allowing the requested variance. Loading berths along a side or front façade is typical of adjacent industrial users in this portion of the Park 32 West Drive. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties. Staff has not received any correspondence on this variance request.

3. The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance will result impractical difficulties in the use of the property. Because of the way the existing building has been constructed and the site being located on the curved portion of Park 32 West Drive, further development of the site is limited. Placing the berths in the proposed location creates a site that maximizes functionality and maneuverability.

RECOMMENDATIONS

AGENDA ITEM #4:

APPROVE the requested Variance of Development Standards BZNA-000241-2024 to allow for a building addition to exceed the maximum permitted building height of 20 feet based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000242-2024 to allow for a building addition without the required modulated façade or projected cornice based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. Additional architectural features, such as awnings or faux windows, shall be provided on the south façade of the proposed warehouse addition.
2. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
3. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000243-2024 to allow for building addition that will result in a building façade parallel with Midland Trace to exceed the maximum permitted building façade of 80 feet based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000244-2024 to allow for a building façade without the required minimum 20 percent of the wall square footage composed of glazed areas or having a glazed appearance based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000245-2024 to allow for a building addition with roof pitch less than the required 4:12 pitch based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000246-2024 to allow for a building addition without the required minimum masonry materials based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000247-2024 to allow for no installation of an artistic piece for a development with frontage on Midland Trace based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

APPROVE the requested Variance of Development Standards BZNA-000248-2024 to allow for loading berths on the north side of the building to be visible from the Park 32 right-of-way and adjacent properties based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

With the following specific conditions:

1. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file-stamped copy of such recorded document shall be available in the Department of Planning and Development.
2. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

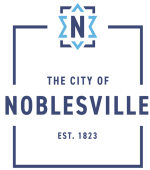


EXHIBIT A

PLAN DETAILED REPORT BZNA-000241-2024 FOR CITY OF NOBLESVILLE

Plan Type: Board of Zoning Appeals	Project:	App Date: 11/20/2024
Work Class: Variance	District: City of Noblesville	Exp Date: NOT AVAILABLE
Status: Applied Online	Square Feet: 276,606.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: IDES Building Addition Variance #1 - Building Height Adjacent to Midland Trace		

Parcel: 10-10-03-00-00-005.001	Address: 355 Park 32 West Dr Nob, IN 46062	Main	Zone: I-1(Light Industrial)
10-10-03-02-01-007.000	Main		

Property Owner Beth England Home: (317) 773-4111	Applicant Charlie Mattox 115 N 17th Avenue Beech Grove, IN 46107 Business: 3177801555	Responsible for Costs Associated with Application Tim Howard Home: (317) 710-9245
--------------------------------------------------------	---------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

Activity Type	Activity Number	Name	User	Created On
Application Check - BZA	PLACT-000240-11-2024		Natalie Gossler	11/20/2024

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Variances - All Others - \$600	\$600.00	\$0.00
Total for Invoice NOT INVOICED		\$600.00	\$0.00
Grand Total for Plan		\$600.00	\$0.00

EXHIBIT B



12/26/2024, 3:48:40 PM

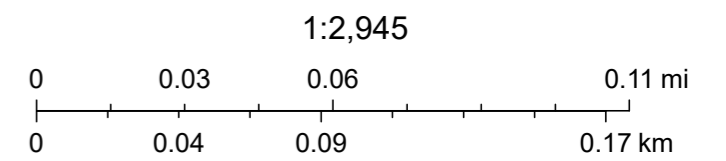


EXHIBIT C

BZNA-000241-2024

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #1: Building Height

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

J. Building Height

Table 8.H.8.J.

Description:

The new warehouse addition aligns with the south building line of the existing building with frontage on Midland Trace trail. The existing and new building south facades are approximately 67' north of the south property line that abuts the Midland Trace trail boundary. Based on Table 8.H.8.J. the maximum building height between 0 and 100 feet from Midland Trace boundary is 20 feet. Based on the provided architectural elevation 3 on sheet A201:

- Existing warehouse maximum height = 23'-0"
- New office addition maximum height = 27'-3"
- New warehouse addition maximum height = 34'-7"

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #1: Building Height

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

J. Building Height

Table 8.H.8.J.

Findings of Fact:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The south property line abuts Midland Trace trail, with R3/PD zoning to the south of the trail. The new building additions are compatible with the architecture of the existing building and the surrounding industrial properties. The design of the building additions does not stray or detract from the public experience on or around the property.
 - b. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The public will have only a seasonal, obscure view of the existing building and new additions through mature and dense existing landscaping from Midland Trace Trail. Although the building additions are 67' away from the trail property boundary, they do not have a prominent impact on the public view due to the dense landscaping in place.
 - c. The new warehouse addition will house dry food goods and disaster relief supplies that will be organized and distributed from this location to various areas throughout the world to provide emergency relief to natural disaster victims. The new office addition will provide added administrative space to support the Owner's mission to provide disaster relief services. The new additions will enhance the Owner's ability to provide disaster relief, thereby supporting public health, safety, morals, and general welfare.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

- a. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The south property line abuts Midland Trace trail, with R3/PD zoning to the south of the trail. The new building additions are compatible with the architecture of the existing building and the surrounding industrial properties. The use and value of surrounding properties will not be adversely affected by this project.
- b. IDES owns the parcel to the west, which will be utilized as part of this development for additional parking and stormwater detention. This creates a significant buffer between the buildings and adjacent industrial uses to the west and north.
- c. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The residential property to the south is buffered by the Midland Trace trail, with mature and dense landscape areas on both the north and south sides of the trail. The trail and dense landscape areas provide a significant visual barrier between the industrial and residential properties and will not have an adverse impact on the use or value of the property.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

- a. The highest priority and motivation for this project for the Owner is to provide additional warehouse space to house dry food goods and disaster relief supplies that will be organized and distributed from this location to various areas throughout the world to provide emergency relieve to natural disaster victims. The most efficient and cost-effective way to provide the necessary warehouse space includes the use of 22' high storage racking inside the warehouse. This racking height provides the most efficient use space and the Owner's funds for disaster relief. The building height is determined based on this requirement. Providing clear space for storage racking, depth for the roof structure, and the 1:12 roof slope for appropriate drainage results in a maximum building elevation height of 34'-7". A lower building elevation will result in less racking storage space for the Owner and directly impact the amount of support they can provide to disaster victims.
- b. The topography of the site and the new drainage detention area on the Owner's property to the west requires the warehouse roof to have a single slope draining west to downspouts that tie into underground piping that will be directed to the drainage detention area. The design team initially studied a gable roof structure, which would allow the building height to be reduced somewhat but topography and drainage infrastructure elevations will not feasibly allow the roof drainage on the east to be directed to the new detention area. Due to these limitations, we have provided a single slope roof design that results in the maximum height of 34'-7". Adjusting the roof design

is not feasible due to the site topography and elevation fall required for the storm drainage infrastructure.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #2: Architectural Design – Building Modulation / Recess Requirements

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Building Elevations

- a. **All Building facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by an articulated, three-dimensional cornice or a pitched roof, as illustrated by example in Graphic 8.H.8.B. – Building Modulation 1 and Graphic 8.H.8.C – Building Modulation 2, respectively.**

Description:

The design of the north façade of the office addition is compatible with the existing building as shown on elevation 1 on sheet A201. This façade has a brick surround, metal panel, and aluminum storefront windows + entrance, all with finishes to match the existing building. The roof has a 1:12 slope with an overhang and soffit that match the existing building.

The warehouse addition is a pre-engineered metal building structure clad in metal wall and roof panels. Metal panel colors have been selected to be cohesive with the existing building colors. The warehouse north façade has aluminum storefront windows that are compatible with the scale of the office addition. The warehouse south façade has glass overhead doors and a glass storefront door that open to a gathering space at the south end of the warehouse building. The warehouse building does not have a modulated façade or projected cornice.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #2: Architectural Design – Building Modulation / Recess Requirements

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Building Elevations

- a. **All Building facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by an articulated, three-dimensional cornice or a pitched roof, as illustrated by example in Graphic 8.H.8.B. – Building Modulation 1 and Graphic 8.H.8.C – Building Modulation 2, respectively.**

Findings of Fact:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The new building additions are compatible with the existing building architecture by matching building proportions, materials, colors, and roof slope. The design of the additions provides a cohesive design that matches the existing buildings. Following the architectural guidelines for the SR 32 overlay would result in additions that do not match the existing building and detract from the aesthetic value of the property and public view.
2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**
 - a. The adjacent industrial buildings along Park 32 West Drive are all constructed of metal panel and appear as typical industrial buildings, like the Owner's existing facility. Following the architectural guidelines for the SR 32 overlay

would result in building additions that not only do not match the existing building aesthetic, but also would not be compatible with the surrounding architectural context. The current design of the building additions is cohesive with the existing building and surrounding architectural context. In this way, the new additions as currently designed do not adversely affect the use or value of surrounding properties.

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**
- a. Altering the building addition design to comply with the architectural guidelines for the SR 32 overlay would result in additions that are not compatible with the existing building architecture. A design that met the SR 32 overlay requirements would not be aesthetically cohesive with the existing building and would detract from the value of the property.
 - b. Altering the building addition design to comply with the architectural guidelines for the SR 32 overlay would result in additions that are not compatible with the existing building and will add construction cost to the project. These additional costs will directly impact the Owner's ability to provide emergency services, supplies, and relief to domestic and international victims of natural disasters.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #3: Architectural Design – Length of Façade along Midland Trace

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Building Elevations

- e. **No non-residential façade greater than eighty (80) feet in length shall be parallel with Midland Trace. Longer facades must be oriented at an angle greater than or equal to sixty (60) degrees from the property line abutting Midland Trace.**

Description:

The south façade of the existing building that has frontage on Midland Trace is approximately 162'-5" in length which exceeds the 80' length stipulated in the Ordinance. The existing building south façade runs essentially parallel to the Midland Trace trail. The new warehouse addition results in additional length to the overall building façade. There is a connector between the existing and new warehouse that has a 9'-10" long south façade facing Midland Trace. This connector is set back from the existing south façade by 49' to the north. The new warehouse addition south façade aligns with the existing south warehouse façade. The new warehouse south façade is 75'-4" in length. This results in an overall south façade (existing + new addition) length of 247'-7" which exceeds the 80' length stipulated in the Ordinance.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #3: Architectural Design – Length of Façade along Midland Trace

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

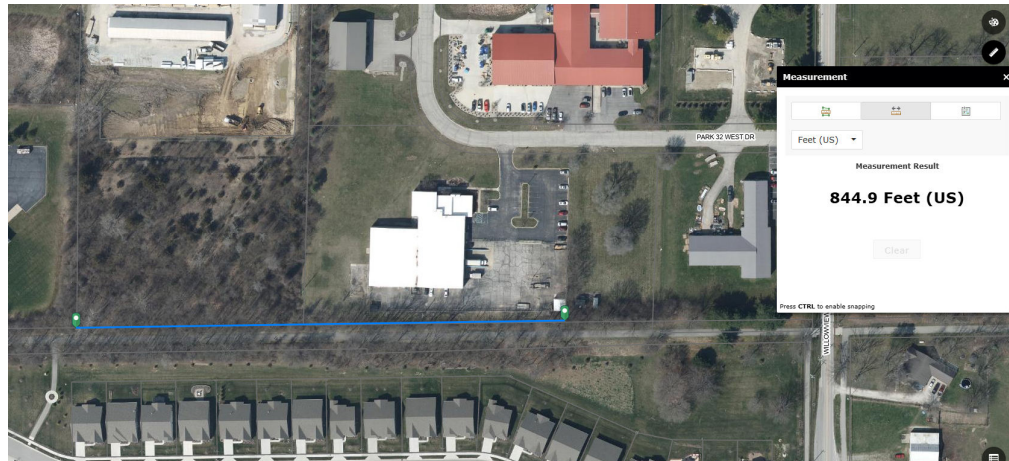
1. Building Elevations

- e. **No non-residential façade greater than eighty (80) feet in length shall be parallel with Midland Trace. Longer facades must be oriented at an angle greater than or equal to sixty (60) degrees from the property line abutting Midland Trace.**

Findings of Fact:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The south property line abuts Midland Trace trail, with R3/PD zoning to the south of the trail. The new building additions are compatible with the architecture of the existing building and the surrounding industrial properties. The existing building exceeds the 80' length stipulated in the ordinance. The new additions are compatible with the existing building south façade, and separated by a recessed connector set back 49' from the main south façade. The new warehouse addition south façade also has 3 glass overhead doors and a glass storefront door that connect an interior gathering space to an exterior patio. Although the existing and overall building length exceeds the ordinance, it does not affect public health, safety morals, and general welfare of the community.
 - b. IDES owns the parcel that their existing building occupies as well as the adjacent property to the west, which will be partially developed with additional parking and a drainage retention area to support the new building additions. Including these two parcels, the Owner's overall south property line length is

approximately 845'. The existing building south façade length is approximately 162'-5" in length. With the new warehouse addition and connector, the overall south elevation length will be 247'-7". The new overall south façade will be less than 30% of the overall length of the south property line. Although the south façade length exceeds the 80' stipulated in the ordinance, it is a reasonable percentage of the overall length of the overall parcel.



- c. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The public will have only a seasonal, obscure view of the existing building and new additions through mature and dense existing landscaping from Midland Trace Trail. Although the building additions are 67' away from the trail property boundary, they do not have a prominent impact on the public view due to the dense landscaping in place.
- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**
- a. IDES owns the parcel that their existing building occupies as well as the adjacent property to the west, which will be partially developed with additional parking and a drainage retention area to support the new building additions. With the new overall south façade building length of less than 30% of the length of the overall parcel, the building additions will not be out of scale or context as compared to neighboring parcels. The new overall building length will not adversely affect the use or value of the adjacent properties.
 - b. The parcel to the east of the subject property has a similar industrial building that fronts on Midland Trace that has a south facing façade that is approximately 142' in length. This building also exceeds the 80' length requirement listed in the ordinance. The subject property is compatible with adjacent industrial properties and will not adversely affect the use or property value of adjacent properties.



- c. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The residential property to the south is buffered by the Midland Trace trail, with mature and dense landscape areas on both the north and south sides of the trail. The trail and dense landscape areas provide a significant visual barrier between the industrial and residential properties and will not have an adverse impact on the use or value of the property.
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**
- a. The highest priority and motivation for this project for the Owner is to provide additional warehouse space to house dry food goods and disaster relief supplies that will be organized and distributed from this location to various areas throughout the world to provide emergency relieve to natural disaster victims. Strict application of the ordinance for the 80' façade length along Midland Trace trail would eliminate or severely complicate the possibility of a building addition. The ordinance suggests that a façade longer than 80' in length along Midland Trace trail would be required to be oriented at a 60 degree angle to the trail. This would result in a complicated placement of the new additions and result in an inefficient floor plan and use of the property. Strict application of the ordinance would severely limit the Owner's ability to add the required space to support their operations, increase construction and land development cost, and impede the Owner's ability to provide emergency services to natural disaster victims.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #4: Architectural Design – Glazed Façade Areas along Midland Trace

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Building Elevations

f. Openings

- (3) Every façade of a building abutting and generally parallel with, Midland Trace shall have openings for windows. Such facades shall have a minimum of twenty percent (20%) of the wall square footage composed of glazed areas or having a glazed appearance.**

Description:

The south façade of the new warehouse addition fronts on Midland Trace trail. The south end of the building interior will be a gathering space for IDES meetings and events. The south façade has 3 large glass overhead doors and a glass storefront door that open up to an exterior patio area along the south façade of the new addition. The area of the new warehouse addition and connector is 2,446 s.f. The area of the new glass overhead doors and storefront door is 292 s.f. This results in a 12% glazed south façade area facing Midland Trace trail.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #4: Architectural Design – Glazed Façade Areas along Midland Trace

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Building Elevations

f. Openings

- (3) Every façade of a building abutting and generally parallel with, Midland Trace shall have openings for windows. Such facades shall have a minimum of twenty percent (20%) of the wall square footage composed of glazed areas or having a glazed appearance.**

Findings of Fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The south property line abuts Midland Trace trail, with R3/PD zoning to the south of the trail. The new building additions are compatible with the architecture of the existing building and the surrounding industrial properties. The façade glazing requirement in the ordinance seems to be intended for developments and uses that are not industrial. Due to the nature and function of the building and surrounding buildings, glazed facades are not common. All the surrounding industrial properties have minimal glazing and do not meet this requirement. The warehouse building addition was designed to have a gathering space on the south end, so that some glazing areas would be feasible, although it is less than the 20% requirement. The reduced percentage of glazing will not affect public health, safety, morals, or general welfare of the community.



- b. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The public will have only a seasonal, obscure view of the existing building and new additions through mature and dense existing landscaping from Midland Trace Trail. The new warehouse addition façade and glazing areas will likely be completely or mostly obscured by trail users. The reduced percentage of glazing will not affect or detract from the public experience on the trail.
- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**
- a. The design of the building additions is compatible with the existing building and surrounding industrial properties. The lower percentage of glazing on the south façade will not detract from the use or value of any of the surrounding properties.
 - b. The south edge of the property is heavily landscaped with mature trees, shrubbery, and brush. The public will have only a seasonal, obscure view of the existing building and new additions through mature and dense existing landscaping from Midland Trace Trail. The new warehouse addition façade and glazing areas will likely be completely or mostly obscured by trail users. The reduced percentage of glazing will not adversely affect the use or value of any of the surrounding properties.
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**
- a. Including additional glazing on the south façade would add construction cost to the project and not be compatible with the industrial use of the building. The Owner's goal is to provide emergency supplies and services to disaster victims and as such, is trying to upgrade their facility in the most economical way possible, so that more funds and support go to individuals in need. The

south façade facing Midland Trace trail will have very little visibility from the trail and additional glazing will likely not be seen or appreciated by its users.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #5: Architectural Design – Roof Pitch

32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Roofs

a. Pitched Roofs

- (1) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.**

Description:

The new warehouse and office additions both have shed-style roof forms that slope to the west at 1:12.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #5: Architectural Design – Roof Pitch

32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

1. Roofs

a. Pitched Roofs

- (1) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.**

Findings of Fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. The roof of the office and warehouse additions are designed as shed-style roof forms that slope to the west at 1:12. These additions match the shape and slope of the existing building and are compatible with the overall building design. The use of gable or hip roofs at 4:12 – 14:12 in this design would be a radical departure from the existing building and the adjacent industrial properties. This would detract from the aesthetic of the context area. The roof design is cohesive with the existing building and will not affect public health, safety, morals, and general welfare.

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**

- a. The current roof design of the new building additions is compatible both with the existing building and the surrounding industrial buildings. We do not believe this industrial area was the intended target for the ordinance, and the roof form requirements do not seem to apply to this property. The current roof design will not impact the use or value of adjacent properties. Adherence to the ordinance in this case would detract from the building aesthetic and lower its value due to the incompatible design of the additions. The new addition roof forms do not affect the use or value of surrounding properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

- a. Strict adherence to the ordinance regarding the roof design in this case would result in building additions that would be a radical departure from the design of the existing building and surrounding context. The design would not be aesthetically cohesive with the existing building and would detract from the value of the property.
- b. Increased roof pitches on the building additions would result in either higher building elevations or less usable interior square footage due to the increased slope. This would increase construction cost for the Owner and result in less usable square footage.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #6: Architectural Design – Building Materials

32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

8. Building Materials

- a. **Masonry materials shall be the preferred and primary exterior building material used on buildings within the corridor.**
- b. **Masonry materials shall be used to create a wainscot or brick wrap effect around buildings.**
- c. **A minimum of sixty percent (60%) of each building façade, exclusive of windows (including faux windows and glazing), doors, and loading berths, shall be covered with masonry materials.**
- d. **No more than twenty-five percent (25%) of each building façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, fiber cement siding, polymeric cladding, E.I.F.S., or stucco exterior building materials.**
- e. **In order to create aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of masonry material and other architectural ornamentation shall be required around building entrances and on building facades visible from State Road 32.**

Description:

The new office addition north façade that faces Park 32 West Drive has 41% masonry materials which is compatible with the existing building office design. This façade includes metal panels and aluminum storefront windows that match the existing façade. All materials and colors match the existing building. The remaining west, south, and east facades of the office building addition are not visible from the street or public view due to their proximity to the existing building and warehouse additions.

The new warehouse addition and connector are clad entirely with metal panels with 2 color tones (blue and grey) to match the existing building colors. This structure is a Pre-Engineered Metal Building system that includes the metal panel siding and roof panels. There is no masonry on the warehouse addition.

SITE ARCHITECTURE

Architecture + Landscape Architecture

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #6: Architectural Design – Building Materials

32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

L. Architectural Design

8. Building Materials

- a. **Masonry materials shall be the preferred and primary exterior building material used on buildings within the corridor.**
- b. **Masonry materials shall be used to create a wainscot or brick wrap effect around buildings.**
- c. **A minimum of sixty percent (60%) of each building façade, exclusive of windows (including faux windows and glazing), doors, and loading berths, shall be covered with masonry materials.**
- d. **No more than twenty-five percent (25%) of each building façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, fiber cement siding, polymeric cladding, E.I.F.S., or stucco exterior building materials.**
- e. **In order to create aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of masonry material and other architectural ornamentation shall be required around building entrances and on building facades visible from State Road 32.**

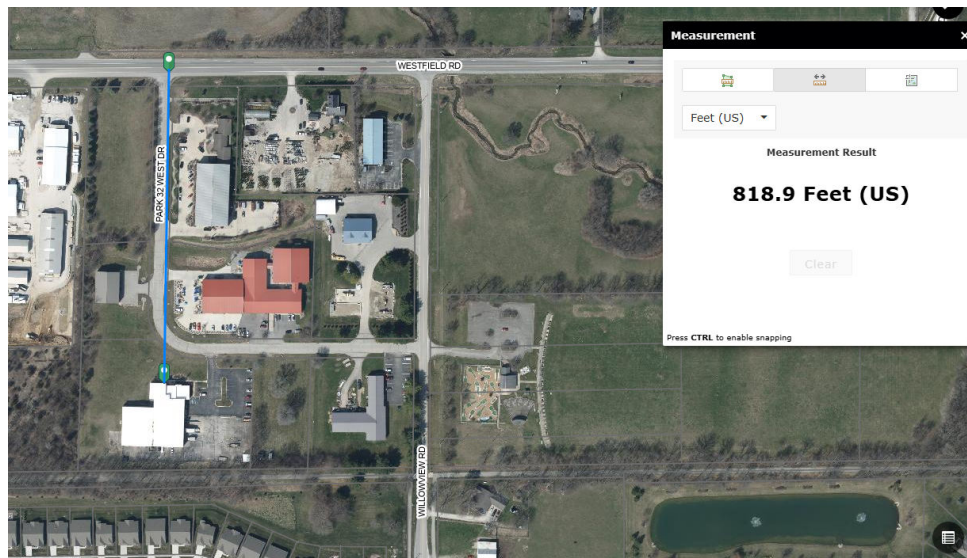
Findings of Fact:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**
 - a. **The exterior building materials for the office and warehouse additions are compatible and match the existing building. An increase in masonry percentage or additional features will not increase the addition's cohesiveness with the existing building. The current building addition elevations will have no impact on public health, safety, morals, and general welfare.**

- b. The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. The south property line abuts Midland Trace trail, with R3/PD zoning to the south of the trail. We do not believe this industrial area was the intended target for the ordinance. The existing building on the subject property, and all surrounding industrial buildings are primarily clad in metal panels, with minimal or no masonry, which is typical of an industrial building. The current design is compatible with the existing building and the industrial context of Park 32 W Drive.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:

- a. The exterior building materials for the new additions are compatible with the existing building materials in quality, size, and color. The additions create a homogenous design that ties in well with the existing building and surrounding industrial context. The proposed building materials do not detract from the use or value of the subject property, or surrounding properties.
- b. The existing building and additions have only an obscure view to SR 32. The existing building is approximately 819' from SR 32. When turning south onto Park 32 W Dr. from SR 32, you can see the existing building to the south in the distance. The new additions will only be visible as you proceed south on Park 32 W Dr. and pass by the building. Neither the existing building or new additions have any frontage or prominence on SR 32 and will not detract from public experience, use, or value of surrounding properties.



- c. The surrounding property buildings are primarily clad with metal, with little to no masonry, which is common for industrial buildings in an industrial zone area. The building materials on the new additions are compatible with the existing building and surrounding context. This will not affect the adjacent property use or value in any way.

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**
- a. Changing the building addition façade designs to add a higher masonry percentage or additional features will increase the construction cost of the project and not add value to its compatibility with the existing building design or surrounding industrial context. This will negatively impact the Owner's construction budget and decrease their ability to direct their resources to emergency services and supplies to disaster victims.
 - b. Increasing masonry percentage and design features to the building's additions will decrease their compatibility with the existing building and surrounding industrial buildings. All the surrounding industrial buildings in this zoning classification are clad with metal panels which is typical of an industrial building. We found no examples of existing buildings in the immediate context area that meet the building materials requirements listed in the SR 32 overlay ordinance. Strict adherence to this standard in the ordinance would make the building additions incohesive with the existing building and surrounding architectural context.

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #7: Art Piece Adjacent to Site

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

I.4 Setback Requirements from Midland Trace

Description:

We are requesting not to include an artistic piece adjacent to our site. The site is an industrial project that is completely screened by the vegetation between the trail and the drive aisle. We do not believe an industrial site was the intended target for the ordinance, and the site will be screened from view accordingly.

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #7: Art Piece Adjacent to Site

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

I.4 Setback Requirements from Midland Trace

Findings of Fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**

The subject property is zoned I-1 for light industrial use. The surrounding properties to the north, west, and east are also zoned I-1. It will be generally safer for the community to keep pedestrians from lingering in industrial areas, specifically areas with loading/unloading using heavy equipment.

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**

The surrounding properties to the north, west, and east are also zoned I-1. The use and activity will remain consistent with the other surrounding properties.

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**

There is a practical difficulty in providing the space for such an amenity while also prioritizing the public safety in an industrial use area. We believe a variance will result in a safer and more practical result.

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #8: Loading Berth Location

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

N.1 Loading Berths

Description:

We are requesting that the proposed loading dock will be located adjacent to the interior roadway, similar to the other developments in this industrial subdivision, for ease of access and limitations on site for truck routing.

Owner:

International Disaster Emergency Services (IDES)
355 Park 32 W Dr.
Noblesville, IN 46062

Project:

New Warehouse/Office Additions + Associated Site Development

Variance Request #8: Loading Berth Location

Referencing the SR 32 Overlay Requirements in the City of Noblesville Unified Development Ordinance

ORDINANCE NO. 31-05-21

Section 8. State Road 32 Overlay District (SR32)

N.1 Loading Berths

Findings of Fact:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:**

The site will continue to function similar to today, and it will be consistent with other developments in the subdivision. Although the loading dock is on the façade closest to SR 32, this lot is as far away from SR32 as it can be without being south of the trial. The loading dock will not be readily visible from SR32.

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:**

The surrounding properties to the north, west, and east are also zoned I-1. The use and activity will remain consistent with the other surrounding properties.

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:**

Due to the existing lot size and surrounding layout, the maneuverability of large trucks will be a practical difficulty in providing ease of access and delivery. The loading dock location as shown will allow trucks to use the lot for its intended use, and it will remain consistent with other developments in the subdivision which also have the dock adjacent to Park 32 W Drive.

SITE DIMENSION LEGEND

- (A) MULCH SEEDING/LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION - PER BUILDING PLANS
- (C) STRAIGHT CONCRETE CURB (SEE DETAIL-THIS SHEET)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL-THIS SHEET)
- (DI) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL-THIS SHEET)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
1.5" HMA SURFACE 9.5mm, ON
2.5" HMA INTERMEDIATE 19.0mm, ON
8" COMPACTED AGGREGATE #53, ON
COMPACTED SUBGRADE (SEE DETAIL-THIS SHEET)
- (K1) HEAVY DUTY ASPHALT SECTION
1.5" HMA SURFACE 9.5mm, ON
3.5" HMA INTERMEDIATE 19.0mm, ON
8" COMPACTED AGGREGATE #53, ON
COMPACTED SUBGRADE (SEE DETAIL-THIS SHEET)
- (W) WALL (BY OTHERS)
- (I) LINE, PAINTED, SOLID WHITE, 4"

PROPOSED LEGEND

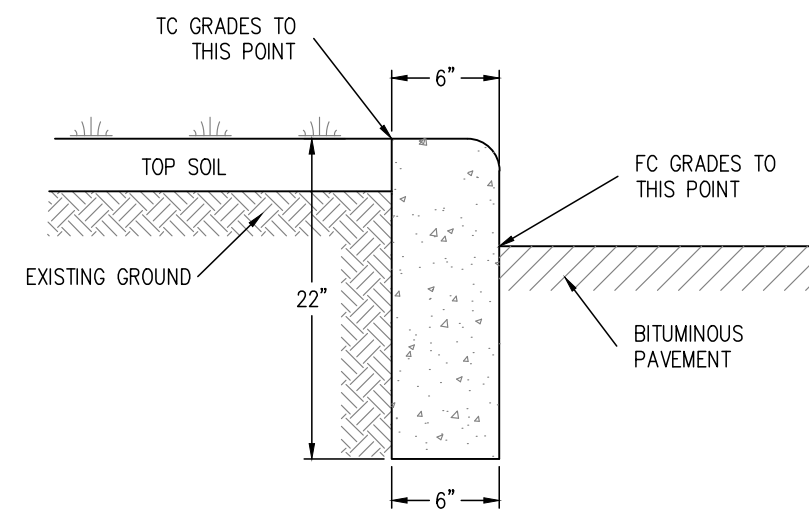
- PROPERTY LINE
- SETBACK LINE
- DITCH
- WATER LINE
- WATER SERVICE LINE
- GAS LINE
- UNDERDRAIN
- SANITARY LATERAL W/ CLEAN OUT
- STORM SEWER W/MANHOLE & END SECTION
- STORM TRENCH DRAIN
- STORM CURB INLETS
- AQUA SWIRL
- LIGHT POLE

SITE DIMENSION NOTES

1. ALL RADI DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
2. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL COVER THIS WORK.
4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY'S AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
5. ALL EXISTING CURBING AND SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST EXISTING JOINT BEYOND THE REMOVAL LIMITS.
6. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

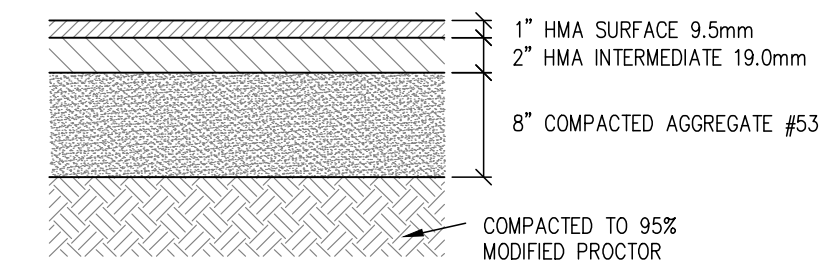
PARKING ANALYSIS

OFFICE USE	TOTAL FLOOR AREA = 8,178 SFT	REQUIRED RATIO = 1 SPC/300 SFT
WAREHOUSE USE	GROSS FLOOR AREA = 15,160 SFT	REQUIRED RATIO = 1 SPC/800 SFT
TOTAL REQUIRED SPACES	= 47 SPACES	
STANDARD PARKING SPACES	= 47 SPACES	
HANDICAP ACCESSIBLE SPACES	= SPACES	
TOTAL PROPOSED PARKING SPACES	= 47 SPACES	

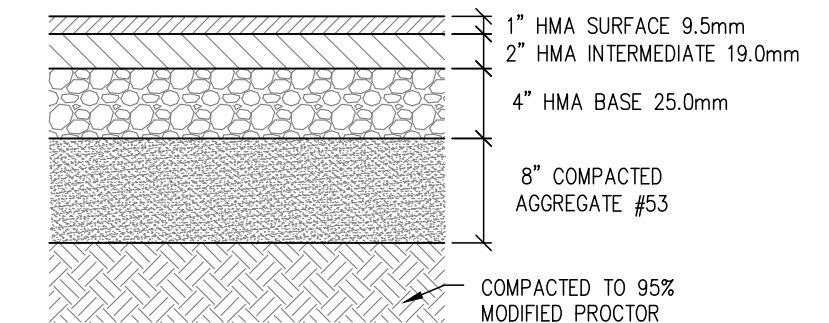


STRAIGHT CONCRETE CURB (C)
NOT TO SCALE

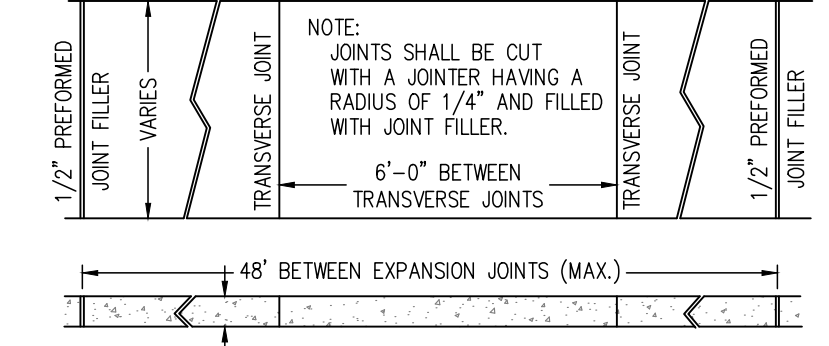
EXHIBIT D



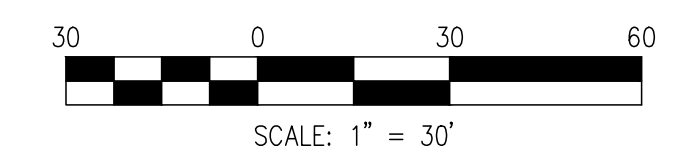
TYPICAL ASPHALT PAVEMENT SECTION (K)
NOT TO SCALE



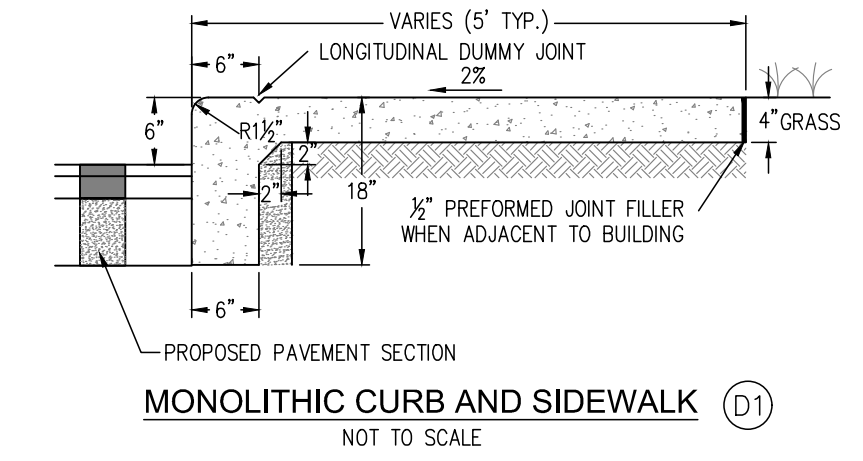
HEAVY DUTY ASPHALT PAVEMENT SECTION (K1)
NOT TO SCALE



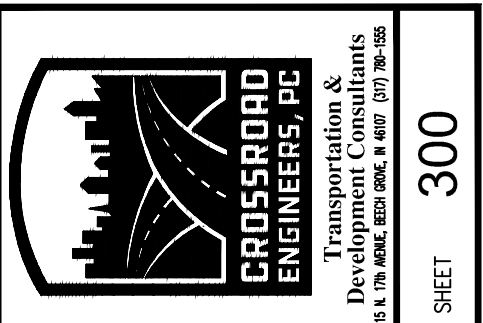
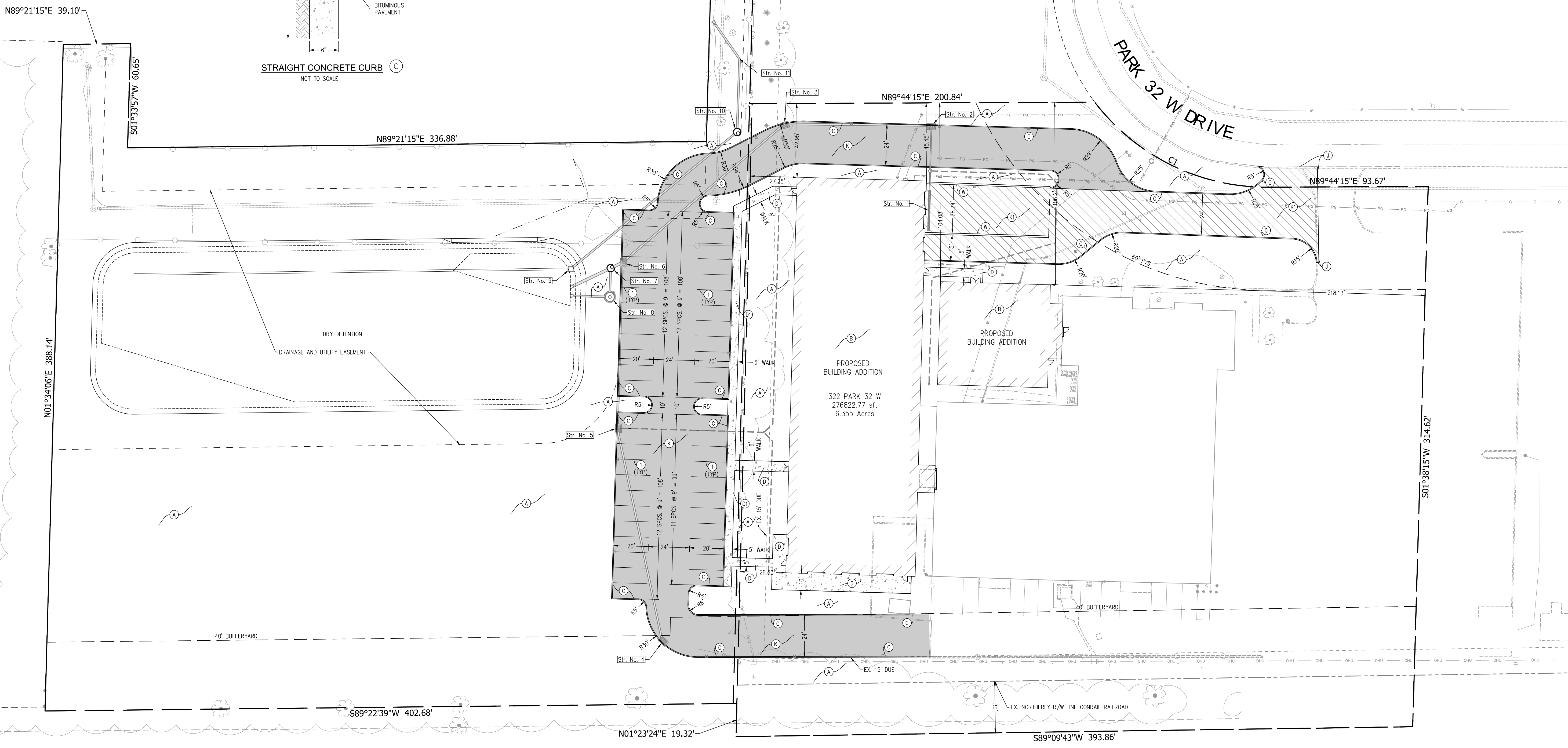
CONCRETE SIDEWALK (D)
NOT TO SCALE



NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.

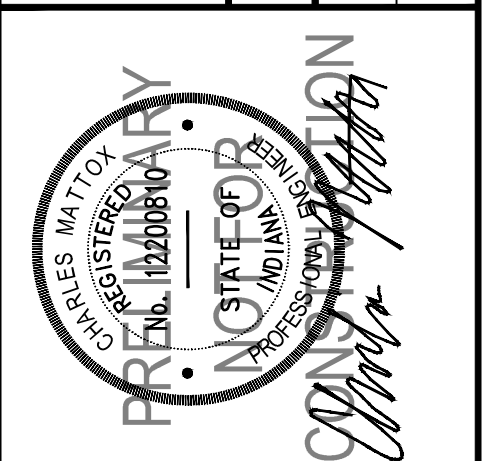


MONOLITHIC CURB AND SIDEWALK (DI)
NOT TO SCALE



SITE DIMENSION PLAN
INTERNATIONAL DISASTER EMERGENCY SERVICE

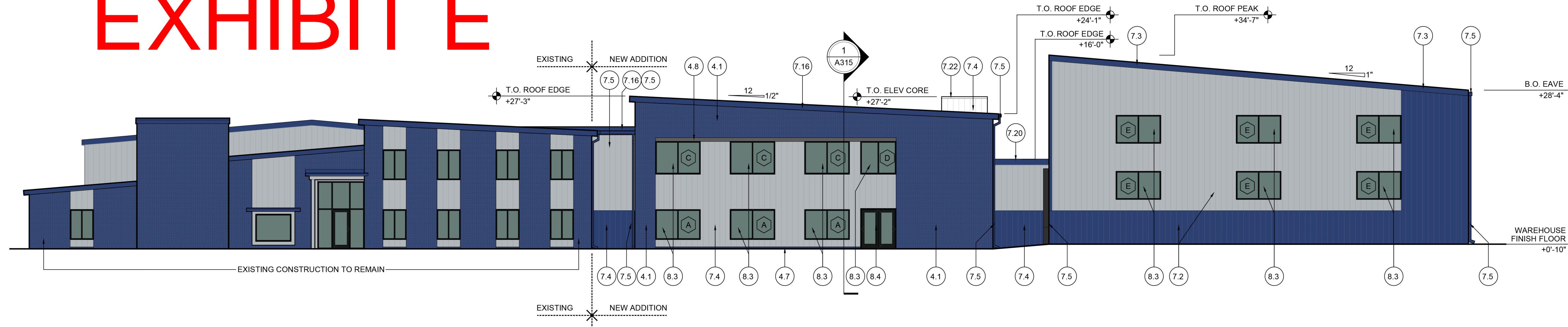
JOB No.	DATE	OCTOBER 21, 2024	DESIGNED	CDM	APPR.	CJJ	SHEET	300
DRAWN	LNC/KLF	CHECKED	CDM					



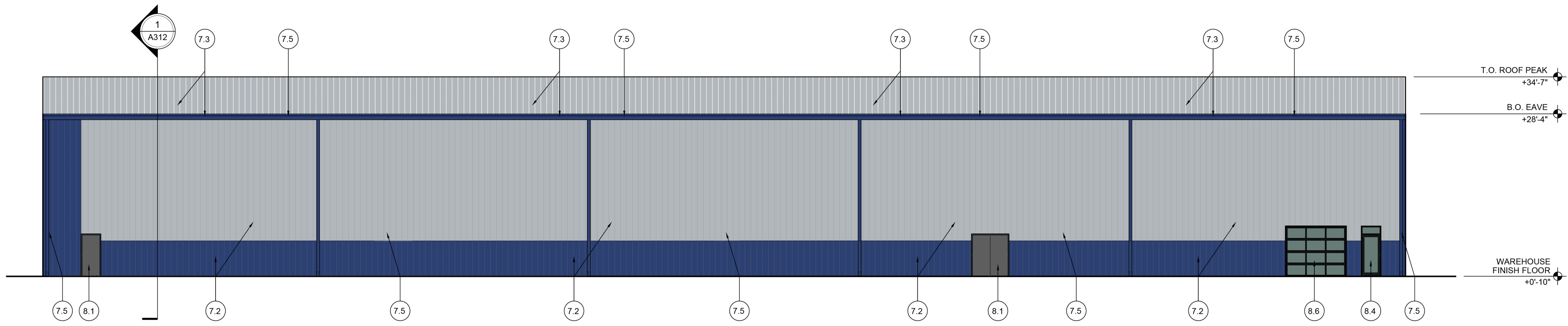
NO.	DATE	REVISIONS	BY	APPR.
9				
8				
7				
6				
5				
4				
3				
2				
1				

DIRECTORY PATH : R:\dwg\T&W Comp\IDES 355 Park 32 W\design\CAD\PLANS
DATE/USER : 10/21/2024 2:34 PM / L5699

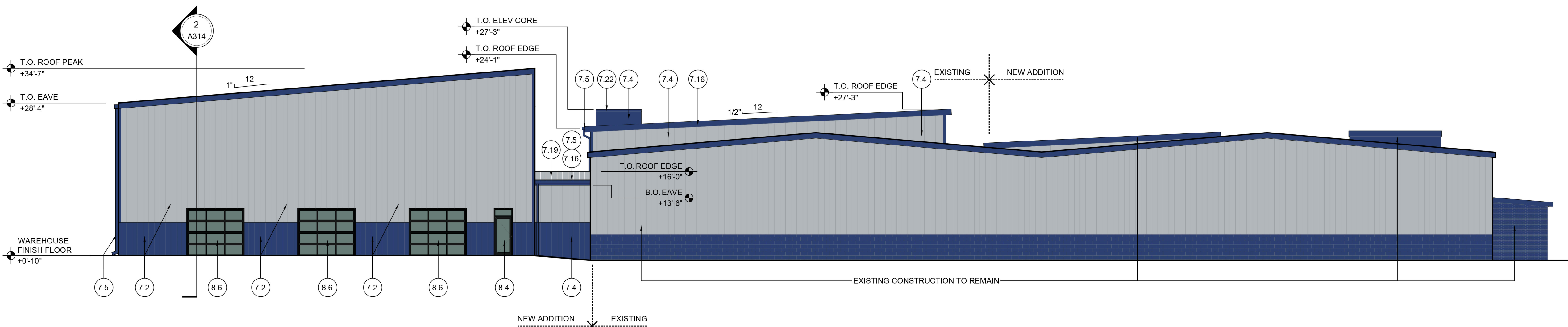
EXHIBIT E



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- GENERAL EXTERIOR ELEV NOTES:**
- A. NOTIFY ARCHITECT OF ANY DIMENSIONAL OR PHYSICAL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND REPRESENTATIONS IN THE DRAWINGS FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - B. PROVIDE PHYSICAL SAMPLES AND SHOP DRAWINGS FOR ALL NEW MATERIALS TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO ORDERING/FABRICATION AND INSTALLATION.
- EXTERIOR ELEVATION NOTES:**
- DIVISION 03 - CONCRETE**
- 3.2 CAST IN PLACE CONCRETE RETAINING WALL. SEE CIVIL + STRUCTURAL DRAWINGS.
 - 3.3 CAST IN PLACE CONCRETE RECESSED TRUCK DOCK DRIVE. SEE CIVIL DRAWINGS.
- DIVISION 04 - MASONRY**
- 4.1 MODULAR SIZE PAINT GRADE BRICK. PAINT TO MATCH EXISTING. COLOR TO BE SELECTED.
 - 4.7 CAST STONE SILL. 24"W X 4"H X 6"D. COLOR TBD. MORTAR TO MATCH CAST STONE.
 - 4.8 CAST STONE HEADER. 24"W X 7 5/8"H X 3 5/8"D. COLOR TBD. MORTAR TO MATCH CAST STONE.
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
- 7.2 PEMB METAL SIDING. SEE PEMB PACKAGE.
 - 7.3 PRE-ENGINEERED METAL BUILDING (PEMB) SYSTEM. PREFINISHED ROOF, FASCIA, AND SOFFIT PANELS TO BE PROVIDED AS PART OF PEMB SYSTEM. COLORS TO BE SELECTED FROM MANUFACTURER'S STANDARDS.
 - 7.4 PREFINISHED VERTICAL METAL PANEL SIDING. MATCH EXISTING.
 - 7.5 PREFINISHED COMMERCIAL BOX-STYLE GUTTER AND DOWNSPOUTS. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARDS.
 - 7.16 PREFINISHED METAL FASCIA TRIM.
 - 7.22 PREFINISHED METAL ROOF EDGE TRIM.
 - 7.20 PREFINISHED STANDING ROOF EDGE TRIM.
- DIVISION 08 - DOORS AND WINDOWS**
- 8.1 EXTERIOR INSULATED HOLLOW METAL DOOR, FRAME, AND HARDWARE. SEE DOOR SCHEDULE. PAINT FINISH.
 - 8.2 EXTERIOR INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH AUTOMATIC OPENER HARDWARE. SEE DOOR SCHEDULE.
 - 8.3 ALUMINUM STOREFRONT WINDOW. DARK BRONZE FRAME. 1" INSULATED LOW-E CLEAR GLASS. SEE DOOR SCHEDULE.
 - 8.4 ALUMINUM STOREFRONT ENTRANCE. DARK BRONZE FRAME AND HARDWARE. 1" INSULATED LOW-E CLEAR GLASS.
 - 8.6 EXTERIOR PREFINISHED OVERHEAD DOOR WITH GLASS PANELS PROVIDE AUTOMATIC OPENER HARDWARE. SEE DOOR SCHEDULE.
- DIVISION 11 - EQUIPMENT**
- 11.1 EXTERIOR OVERHEAD DOOR LOADING DOCK BUMPERS AT BOTH JAMBS AND HEAD OF DOOR.
 - 11.2 LOADING DOCK LEVELER AT THIS LOCATION.

T&W
DESIGN & BUILD

SITE ARCHITECTURE
architecture + landscape architecture

PLAN REVIEW / PERMIT SET

These drawings are intended for State and City plan review/permitting process and final bidding by the General Contractor. Once plan reviews are completed, the Architect will issue a final "for construction" set of drawings.

DATE ISSUED: 9.30.2024

REVISIONS ISSUED:

CONTRACTOR:

T&W
PROJECT CONTACT:
KURT WILLIAMS, VP
7333 W. WASHINGTON ST., SUITE A
INDIANAPOLIS, IN 46231
PH: 317.770.8664
E-MAIL: KWilliams@TWCORP.NET

ARCHITECT + LA:
SITE ARCHITECTURE

PROJECT CONTACT:
BRAD SMITH, RA | LEED AP
EMILY SMITH, RLA
13144 EAST 186TH STREET
NOBLESVILLE, IN 46060
PH: 317.274.8720 | 317.802.9214
E-MAIL: brad@site-architecture.com
emily@site-architecture.com

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN, INC.

PROJECT CONTACT:
CHARLES P. SCHAEFER, P.E.
7271 WEST US 52
NEW PALESTINE, IN 46163
PH: 317.861.7792
E-MAIL: cschaefer@strucdesign.com

MEP ENGINEER:
MILL CREEK DESIGN

PROJECT CONTACT:
PHIL HIX
3584 WEST 600 SOUTH
CLAYTON, IN 46118
317.281.6342
phix@millcreek-design.com

IDES
(INTERNATIONAL DISASTER EMERGENCY SERVICES)
OFFICE AND WAREHOUSE ADDITION
355 PARK 32 WEST DRIVE
NOBLESVILLE, IN 46202

GMP BID SET
NOT FOR
CONSTRUCTION

CERTIFICATION:

EXTERIOR ELEVATIONS

A201

PROJECT NUMBER: 2023-034

GENERAL EXTERIOR ELEV NOTES:

- A. NOTIFY ARCHITECT OF ANY DIMENSIONAL OR PHYSICAL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND REPRESENTATIONS IN THE DRAWINGS FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- B. PROVIDE PHYSICAL SAMPLES AND SHOP DRAWINGS FOR ALL NEW MATERIALS TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO ORDERING/FABRICATION AND INSTALLATION.

EXTERIOR ELEVATION NOTES:

- DIVISION 03 - CONCRETE**
 - 3.2 CAST IN PLACE CONCRETE RETAINING WALL. SEE CIVIL + STRUCTURAL DRAWINGS.
 - 3.3 CAST IN PLACE CONCRETE RECESSED TRUCK DOCK DRIVE. SEE CIVIL DRAWINGS.
- DIVISION 04 - MASONRY**
 - 4.1 MODULAR SIZE PAINT GRADE BRICK. PAINT TO MATCH EXISTING. COLOR TO BE SELECTED.
 - 4.7 CAST STONE SILL. 24"W X 4"H X 6"D. COLOR TBD. MORTAR TO MATCH CAST STONE.
 - 4.8 CAST STONE HEADER. 24"W X 7.5/8"H X 3.5/8"D. COLOR TBD. MORTAR TO MATCH CAST STONE.
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
 - 7.2 PEMB METAL SIDING. SEE PEMB PACKAGE.
 - 7.3 PRE-ENGINEERED METAL BUILDING (PEMB) SYSTEM. PREFINISHED ROOF, FASCIA, AND SOFFIT PANELS TO BE PROVIDED AS PART OF PEMB SYSTEM. COLORS TO BE SELECTED FROM MANUFACTURER'S STANDARDS.
 - 7.4 PREFINISHED VERTICAL METAL PANEL SIDING. MATCH EXISTING.
 - 7.5 PREFINISHED COMMERCIAL BOX-STYLE GUTTER AND DOWNSPOUTS. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARDS.
 - 7.16 PREFINISHED METAL FASCIA TRIM.
 - 7.22 PREFINISHED METAL ROOF EDGE TRIM.
 - 7.20 PREFINISHED STANDING ROOF EDGE TRIM.
- DIVISION 08 - DOORS AND WINDOWS**
 - 8.1 EXTERIOR INSULATED HOLLOW METAL DOOR, FRAME, AND HARDWARE. SEE DOOR SCHEDULE. PAINT FINISH.
 - 8.2 EXTERIOR INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH AUTOMATIC OPENER HARDWARE. SEE DOOR SCHEDULE.
 - 8.3 ALUMINUM STOREFRONT WINDOW. DARK BRONZE FRAME. 1" INSULATED LOW-E CLEAR GLASS. SEE DOOR SCHEDULE.
 - 8.4 ALUMINUM STOREFRONT ENTRANCE. DARK BRONZE FRAME AND HARDWARE. 1" INSULATED LOW-E CLEAR GLASS.
 - 8.6 EXTERIOR PREFINISHED OVERHEAD DOOR WITH GLASS PANELS PROVIDE AUTOMATIC OPENER HARDWARE. SEE DOOR SCHEDULE.
- DIVISION 11 - EQUIPMENT**
 - 11.1 EXTERIOR OVERHEAD DOOR LOADING DOCK BUMPERS AT BOTH JAMBS AND HEAD OF DOOR.
 - 11.2 LOADING DOCK LEVELER AT THIS LOCATION.

T&W
DESIGN & BUILD

SITE ARCHITECTURE
architecture + landscape architecture

PLAN REVIEW / PERMIT SET

These drawings are intended for State and City plan review/permitting process and final bidding by the General Contractor. Once plan review is completed, the Architect will issue a final "for construction" set of drawings.

DATE ISSUED: 9.30.2024

REVISIONS ISSUED:

CONTRACTOR:

T&W

PROJECT CONTACT:
KURT WILLIAMS, VP
7331 W. WASHINGTON ST., SUITE A
INDIANAPOLIS, IN 46231
PH: 317.710.8664
E-MAIL: kwilliams@twcorp.net

ARCHITECT + LA:

SITE ARCHITECTURE

PROJECT CONTACT:
BRAD SMITH, RA | LEED AP
EMILY SMITH, RA
13144 EAST 186TH STREET
NOBLESVILLE, IN 46060
PH: 317.274.8720 | 317.802.9214
E-MAIL: brad@site-architecture.com
emily@site-architecture.com

STRUCTURAL ENGINEER:

STRUCTURAL DESIGN, INC.

PROJECT CONTACT:
CHARLES P. SCHAEFER, P.E.
7271 WEST US 52
NEW WALES, IN 46183
PH: 317.861.7759
E-MAIL: cschaefer@structdesign.com

MEP ENGINEER:

MILL CREEK DESIGN

PROJECT CONTACT:
PHIL HIX
3584 WEST 600 SOUTH
CLAYTON, IN 46118
317.281.6342
phix@millcreek-design.com

IDES
(INTERNATIONAL DISASTER EMERGENCY SERVICES)

OFFICE AND WAREHOUSE ADDITION
355 PARK 32 WEST DRIVE
NOBLESVILLE, IN 46202

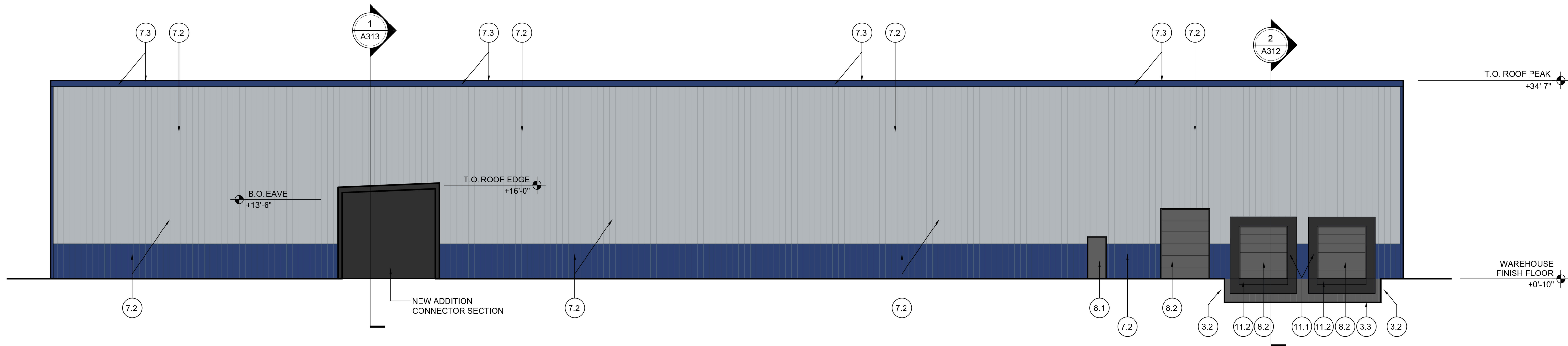
GMP BID SET
NOT FOR
CONSTRUCTION

CERTIFICATION:

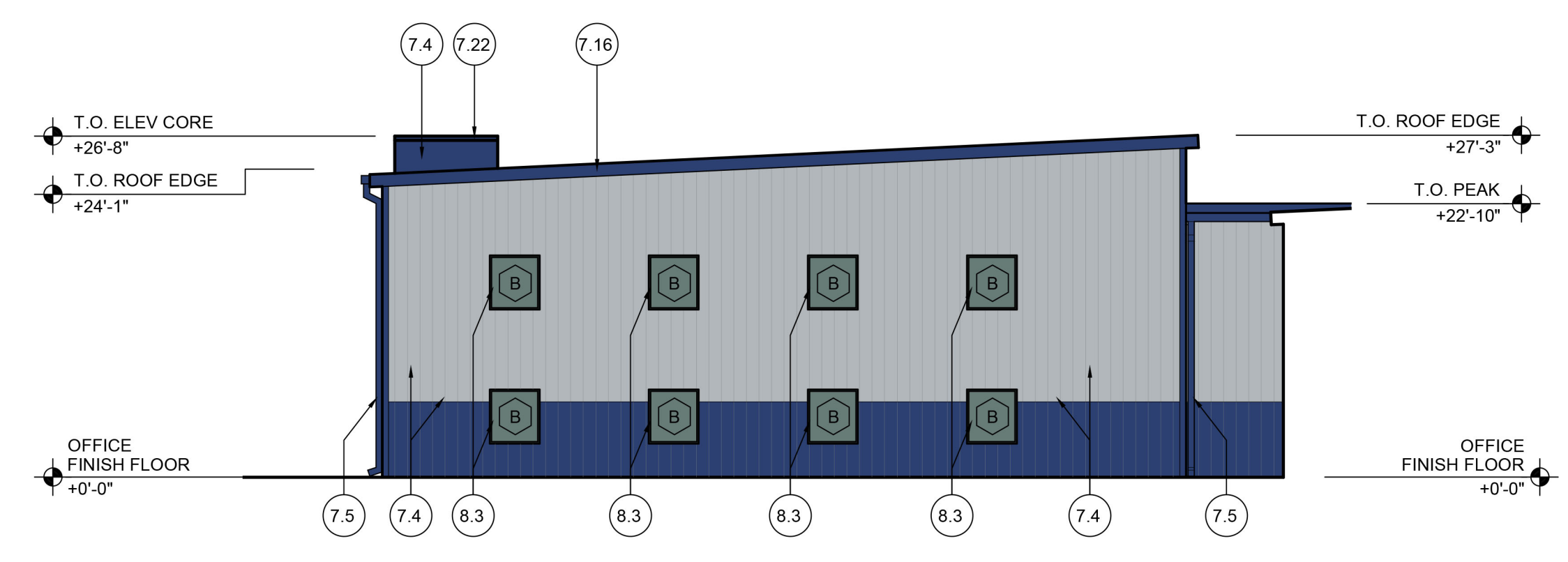
EXTERIOR ELEVATIONS

A202

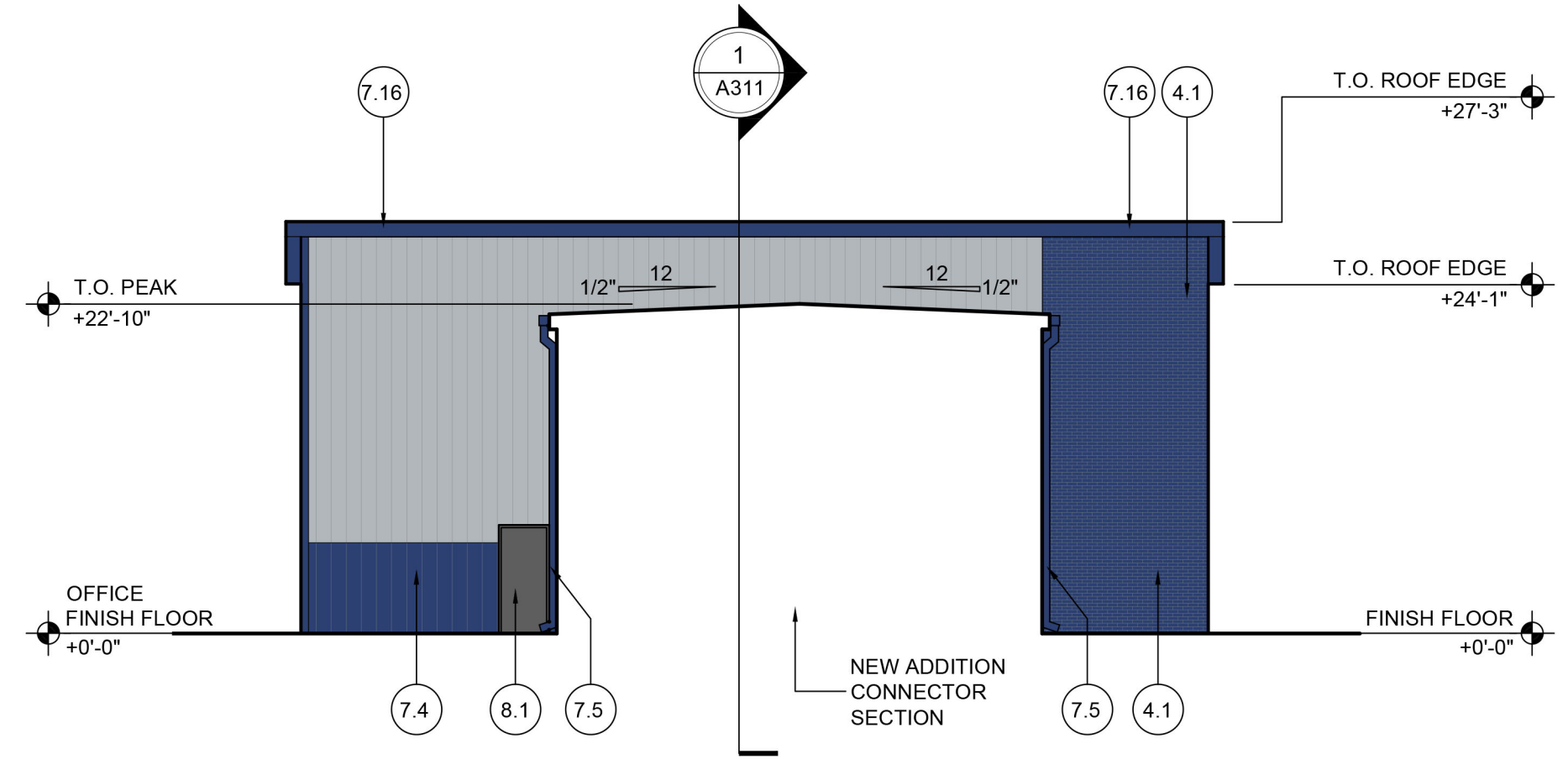
PROJECT NUMBER: 2023-034



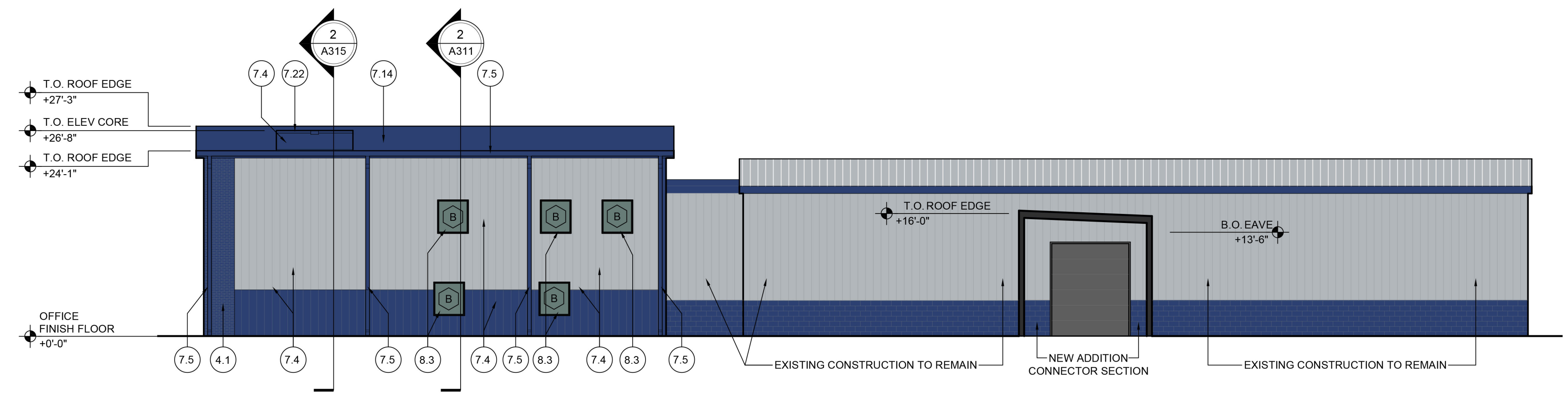
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH OFFICE ELEVATION
SCALE: 3/32" = 1'-0"

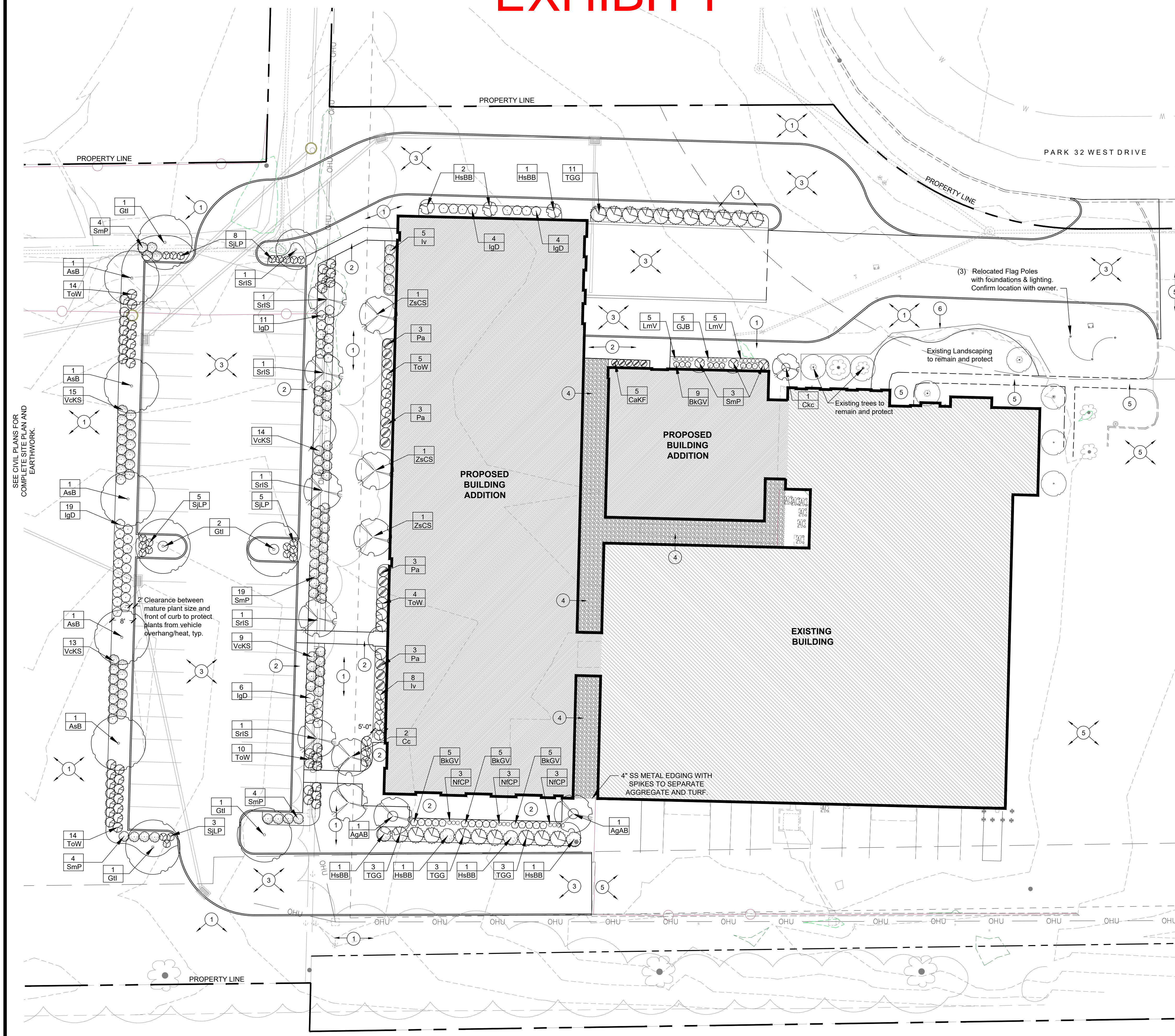


3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXHIBIT F



PLANT LIST

Tag #	Common Name	Botanical Name	Min. Size @ Planting
ORNAMENTAL TREES			
AgAB 2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1 1/2" Cal.
Ckc 1	Kousa Dogwood	Cornus kousa var. chinensis	1 1/2" Cal.
SrlS 6	Ivory Silk Japanese Lilac	Syringa reticulata 'Ivory Silk'	1 1/2" Cal.
Cc 2	Cercis Canadensis	Eastern Redbud - multi-stem	1 1/2" Cal.
ZsCS 3	City Sprite Zelkova	Zelkova serrata 'City Sprite'	1 1/2" Cal.
SHADE TREE			
AsB 5	Fall Fiesta Maple	Acer saccharum 'Balista'	2 1/2" Cal.
GtI 5	Imperial Honeylocust	Gleditsia triacanthos inermis 'Impcole'	2 1/2" Cal.
SHRUBS			
VcKS 42	Korean Spice Viburnum	Viburnum carlesii	24" ht - 3 gal.
BkGV 24	Green Velvet Boxwood	Buxus x koreana 'Green Velvet'	2 gal.
ToW 46	Woodward Globe Arborvitae	Thuja occidentalis 'Woodwardii'	24" ht - 2 gal.
SmP 34	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	24" ht - 3 gal.
SJLP 21	Little Princess Spirea	Spirea japonica 'Little Princess'	18" ht - 2 gal.
TGG 20	Green Giant Arborvitae	Thuja 'Green Giant'	6" ht
Iv 13	Henry's Garnet	Itea virginica	24" ht - 3 gal.
HsBB 7	Blushing Bride Rose of Sharon	Hibiscus syriacus 'Blushing Bride'	5 gal.
IgD 44	Densa Inkberry	Ilex glabra 'Densa'	24" ht - 3 gal.
PERENNIALS AND GRASSES			
CaKF 5	Karl Foerster Feather Reed Grass	Calamagrostis x a 'Karl Foerster'	#2
Pa 12	Fountain Grass	Pennisetum alopecuroides	#2
NOT IN BASE BID, OWNER TO PURCHASE AND INSTALL			
NlCP 9	Cat's Pajamas Catmint	Nepeta x faassenii 'Cat's Pajamas'	#1
LmV 10	Variegated Liriope	Liriope muscari 'Variagata'	#1
GJB 5	Johnson's Blue Geranium	Geranium 'Johnson's Blue'	#1

PLANT LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	CONIFEROUS SHRUB
	BROADLEAF EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE ALL LANDSCAPE ARCHITECTURE WORK WITH CIVIL, ARCHITECTURAL AND MEP DRAWINGS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT 'AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996', PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. PROVIDE ONLY HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, DISEASE, OR INSECT INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PER MANUFACTURER'S RECOMMENDATIONS FOR VARIOUS PLANT TYPES.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE APPROVED TOPSOIL.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, CONTACT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ANY MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES, AND DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR UNFORESEEN CONDITIONS ARE FOUND.
- THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANT MATERIAL LOCATIONS AND BED LINES ARE TO BE STAKED IN THE FIELD PRIOR TO PLANTING FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS MAY BE MADE BY LANDSCAPE ARCHITECT IF NECESSARY AT NO COST TO OWNER.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES DURING CONSTRUCTION.
- MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK. THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS. MINIMUM MULCH SHALL BE OF UNIFORM TEXTURE AND COLOR.
- SEED ALL DISTURBED LAWN AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADED EDGE.

PLAN NOTES

- LAWN - SEED ALL DISTURBED AREAS.
- PEDESTRIAN PAVING, SEE CIVIL PLANS.
- VEHICULAR PAVING, SEE CIVIL PLANS.
- 3"-4" DEPTH Stony Creek River Rock by Greenstone or similar, WITH NON-WOVEN GEOTEXTILE FILTER FABRIC BELOW. SEE GREENSTONECOMPANY.COM or Call 317.414.6881.
- EXISTING PAVEMENT TO REMAIN
- TREE PROTECTION FENCE - 4' TALL HEAVY DUTY SAFETY FENCE TO REMAIN THROUGHOUT DURATION OF ARCHITECTURAL AND SITE CONSTRUCTION.

T&W
DESIGN & BUILD

SITE ARCHITECTURE
architecture + landscape architecture

PLAN REVIEW / PERMIT SET

These drawings are intended for State and City plan review and are not to be used for construction until approved by the General Contractor. Once plan review is completed, the architect will issue a final "for construction" set of drawings.

DATE ISSUED: 10.25.2024
REVISIONS ISSUED: #1 11.26.2024

CONTRACTOR:
T&W
PROJECT CONTACT:
KURT WILLIAMS, VP
7333 W. WASHINGTON ST., SUITE A
INDIANAPOLIS, IN 46231
PH: 317.710.8864
E-MAIL: KWilliams@TWCORP.NET

ARCHITECT + LA:
SITE ARCHITECTURE
PROJECT CONTACT:
BRAD SMITH, RA | LEED AP
EMILY SMITH, RA
13144 EAST 196TH STREET
NOBLESVILLE, IN 46060
PH: 317.974.9270 | 317.902.9214
E-MAIL: brad@site-architecture.com
emily@site-architecture.com

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN, INC.
PROJECT CONTACT:
CHARLES P. SCHAEFER, P.E.
7271 WEST US 52
NEW PALESTINE, IN 46163
PH: 317.861.7755
E-MAIL: cschaefer@strucdesign.com

MEP ENGINEER:
MILL CREEK DESIGN
PROJECT CONTACT:
PHIL HIX
3594 WEST 600 SOUTH
CLAYTON, IN 46118
PH: 317.261.5842
phix@millcreek-design.com

IDES
(INTERNATIONAL DISASTER EMERGENCY SERVICES)
OFFICE AND WAREHOUSE ADDITION
355 PARK 32 WEST DRIVE
NOBLESVILLE, IN 46202

BROADLEY A. SMITH
REGISTERED
No. AR108001174
STATE OF INDIANA
ARCHITECT

CERTIFICATION:

PLANTING PLAN

L101

PROJECT NUMBER: 2023-034

1 PLANTING PLAN
SCALE: 1" = 20'-0"

