

Martinsville Elementary Maintenance Storage Building

MSD of Martinsville · Martinsville Elementary · 3555 Centennial Road, Martinsville, IN 46151 (zip per Conap; drawings read 47151)

Prepared for	Building operator / MSD of Martinsville maintenance
Contractor	GT Investments, LLC · 812-278-0060 · brook@dbtarr.com
Building supplier / builder	Graber Post Buildings, Inc · contract #77537 (8/18/2026) · Montgomery, IN · 812-636-7355
Design professional	DB Tarr & Co. · Daniel B. Tarr, PE10100918 · 8728 W County Rd 175 S, French Lick, IN 47432
Owner/agent (ComCheck)	GM Development Companies LLC · Greg Martz · greg@gm-development.com · 317-417-5094
IDHS	DHS project 463497 (design release filing)
Issue	Rev 0 — October 27, 2026 — DRAFT for Brook's review

Sources: signed Graber contract #77537, A100 & S100 (8/19/2026), Full Plan Set incl. DLZ civil sheets, Conap, ComCheck, IDHS filing receipt, and the renderings viewer. No storage-building emails or invoices were found in the dbt@mail.grokbots.com inbox. Items marked **ASSUMED** or **TO BE FIELD VERIFIED** are not confirmed. Inventory: 13 confirmed, 13 assumed, 9 to be field verified. **This packet contains no pricing.**

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How to use this packet

ASSUMED = reasonable inference, not confirmed. TO BE FIELD VERIFIED = not in any source document (or drawn but not confirmed built) — check on site. Write confirmations in the Operator Log and send them to GT Investments so the packet can be reissued. Online copy: dbtarr-martinsville-storage.pages.dev.

1. Project Summary

Building	Maintenance storage building for Martinsville Elementary; "The facility will house maintenance equipment" (Conap). 864 SF, 1 storey, Type V-B. Occupancy S-1 (A100 8/19/26, Conap) — Full Plan Set A100 reads U TO BE FIELD VERIFIED . Occupant load 3; 1 exit; max travel 41'.
Size / shape	24' x 36' x 12' post-frame; gable roof 4/12, 1' overhang (contract). Truss bearing 12'-0" (A101 elevations).
Site	DLZ civil set: building corners pt 1112 (E 1540703.124, N 3160707.964) and pt 1113 (E 1540727.249, N 3160744.089); "POLE BARN FFE = 677.500" (C3.6); concrete maintenance strip around the building (C2.9).
Construction start	Probable start August 31, 2026 (Conap). Substantial Completion TO BE FIELD VERIFIED .
Energy code	ComCheck 2009 IECC, climate 5a: envelope "FAILS" (uninsulated); no interior/exterior lighting specified.
Not in Graber scope	Cabinets, liner, insulation, HVAC, flooring, painting, drywall, plumbing, mechanical, electrical. Owner: permits, site prep, termite pre-treat, final grading, utilities.

2. Emergency & Shutoff Information

EMERGENCY: 911. GC: GT Investments 812-278-0060 · Builder: Graber Post Buildings 812-636-7355.

Item	Status / location
Electrical service / disconnect	None in Graber scope; ComCheck lists no fixtures. Any power or disconnect TO BE FIELD VERIFIED .
Future power conduit	2" conduit from Electrical Room B121 (12" AFF) to approx. building location, capped with pull string (DLZ C2.6) — routing TO BE FIELD VERIFIED . Call 811 before digging.
Water / gas / sewer	None in contract or plans.
Overhead door operators	LiftMaster (A100). Disconnect/manual release per LiftMaster manual — model TO BE FIELD VERIFIED .
Fire protection	No suppression shown. Fire extinguisher not in any source — TO BE FIELD VERIFIED .

3. Building Systems

System	Description	Status
Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	Graber 3-ply 2x6 nail-lam (species/treatment not stated) · Perimeter, S100 tags P1	ASSUMED
Precast concrete cookie (footing pad) under each post	Precast · Bottom of each post hole	ASSUMED
Post-hole concrete collar + (2) #5 x 15" rebar per post	Contract: 80# Sackrete; S100: 160# Quikcrete · Each post hole	ASSUMED
Slab-on-grade 24x36, 4000 psi, 4 mil vapor retarder, WWF	Ready-mix (supplier TO BE FIELD VERIFIED) · Building interior	ASSUMED
Exterior aprons 12x5 (2) and 5x5 (1)	Ready-mix · At overhead doors 100B/100C and walk door 100A	ASSUMED
Perimeter insulation 2' of 2" Styrofoam around edge of building	Styrofoam (brand TO BE FIELD VERIFIED) · Slab perimeter	CONFIRMED
Concrete maintenance strip around building (civil)	DLZ civil key 21 · Around building, pts 1104-1111 (C2.9)	TO BE FIELD VERIFIED
Pre-engineered wood roof trusses, 24' span @ 48" o.c., 4/12 gable, 1' overhang; DL 8 / SL 20 / LL 20 psf	Truss maker TO BE FIELD VERIFIED (A100: member sizing by others) · Roof framing, bearing on double 2x12 headers	ASSUMED
SYP 2x12 double truss supports / continuous header	Southern Yellow Pine 2x12 (double) · Both eave walls at truss bearing	CONFIRMED
Roof purlins, spruce 2x4 @ 2' o.c.	Spruce 2x4 · Top of trusses	CONFIRMED
Wall girts / nailers, spruce 2x4	Spruce 2x4 · Walls	ASSUMED
Skirtboard, 2 rows 2x6 tongue & groove	2x6 T&G (treatment TO BE FIELD VERIFIED) · Base of walls	CONFIRMED
Fascia gutterboard 2x6 and 2x6 fly rafters	2x6 · Eaves and gables	CONFIRMED
Roof panels G-Rib 40-yr 29 ga	Graber Post G-Rib (Ag Panel), 36" coverage, 3/4" rib · Roof	ASSUMED
Therma-Guard condensation/radiant barrier under roof panels	Therma-Guard (DutchTech) · Under roof panels on purlins	CONFIRMED
Ridge cap G-Rib 14" w/ vented roll	Graber G-Rib ridge cap 14", vented closure · Ridge	CONFIRMED
Polycarbonate skylight panels (SunTuf)	Palram SUNTUF · Roof, one each slope (A100 roof plan)	TO BE FIELD VERIFIED
Snowguard, 1 row per side	Brand/model TO BE FIELD VERIFIED · Both roof slopes above eaves	CONFIRMED
Seamless gutters 6" incl. accessories + downspouts	6" seamless (downspouts 3x4 / qty 4 ASSUMED) · Both eaves	ASSUMED
Soffit G-Rib, 1' overhang all sides; trim painted standard color	Graber G-Rib soffit; painted trim · Eaves & gables	ASSUMED
Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	Graber Board & Batten 10" 26 ga · All exterior walls	ASSUMED
House wrap (WRB)	Brand TO BE FIELD VERIFIED · Behind siding	TO BE FIELD VERIFIED
Wainscot Affinity Stone, 3' high, with ice & water	Affinity Stone Cliff Ledge (profile/color ASSUMED) · Base of all walls	ASSUMED
Fasteners: Woodbinder painted galvanized screws	Woodbinder · Roof and wall panels	CONFIRMED
UV-printed Graber Post Buildings logo	Graber · Exterior (TO BE FIELD VERIFIED)	TO BE FIELD VERIFIED

4. As-Built Inventory

Full detail in Martinsville-Storage_AsBuilt_Inventory.xlsx / .csv.

ID	Item	Qty	Brand / Model	Color / Finish	Location	Status
G-01	Post-frame storage building, 24'x36'x12', 864 SF, Type V-B	1 ea	Graber Post Buildings post-frame (contract #77537)	See rows below	Martinsville Elementary, 3555 Centennial Rd, Martinsville IN 46151 (Conap/ComCheck)	CONFIRMED
G-02	Site location - building corners (State Plane coords, pts 1112/1113) and FFE 677.50	1 ea	DLZ Indiana civil set	-	Pt 1112 E1540703.124 N3160707.964; pt 1113 E1540727.249 N3160744.089 ("POLE BARN"); FFE 677.50 (C3.6)	CONFIRMED
G-03	IDHS Construction Design Release filing - DHS project 463497	1 ea	State Form 37318	-	Owner records	CONFIRMED
F-01	Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	16 ea	Graber 3-ply 2x6 nail-lam (species/treatment not stated)	-	Perimeter, S100 tags P1	ASSUMED
F-02	Precast concrete cookie (footing pad) under each post	16 ea	Precast	-	Bottom of each post hole	ASSUMED
F-03	Post-hole concrete collar + (2) #5 x 15" rebar per post	16 ea	Contract: 80# Sackrete; S100: 160# Quikcrete	-	Each post hole	ASSUMED
F-04	Slab-on-grade 24x36, 4000 psi, 4 mil vapor retarder, WWF	1 ea	Ready-mix (supplier TO BE FIELD VERIFIED)	Plain concrete	Building interior	ASSUMED
F-05	Exterior aprons 12x5 (2) and 5x5 (1)	3 ea	Ready-mix	Plain concrete	At overhead doors 100B/100C and walk door 100A	ASSUMED
F-06	Perimeter insulation 2' of 2" Styrofoam around edge of building	1 lot	Styrofoam (brand TO BE FIELD VERIFIED)	-	Slab perimeter	CONFIRMED
F-07	Concrete maintenance strip around building (civil)	1 lot	DLZ civil key 21	-	Around building, pts 1104-1111 (C2.9)	TO BE FIELD VERIFIED
S-01	Pre-engineered wood roof trusses, 24' span @ 48" o.c., 4/12 gable, 1' overhang; DL 8 / SL 20 / LL 20 psf	10 ea	Truss maker TO BE FIELD VERIFIED (A100: member sizing by others)	-	Roof framing, bearing on double 2x12 headers	ASSUMED
S-02	SYP 2x12 double truss supports / continuous header	2 run	Southern Yellow Pine 2x12 (double)	-	Both eave walls at truss bearing	CONFIRMED
S-03	Roof purlins, spruce 2x4 @ 2' o.c.	1 lot	Spruce 2x4	-	Top of trusses	CONFIRMED
S-04	Wall girts / nailers, spruce 2x4	1 lot	Spruce 2x4	-	Walls	ASSUMED
S-05	Skirtboard, 2 rows 2x6 tongue & groove	1 lot	2x6 T&G (treatment TO BE FIELD VERIFIED)	-	Base of walls	CONFIRMED
S-06	Fascia gutterboard 2x6 and 2x6 fly rafters	1 lot	2x6	-	Eaves and gables	CONFIRMED

ID	Item	Qty	Brand / Model	Color / Finish	Location	Status
E-01	Roof panels G-Rib 40-yr 29 ga	1 lot	Graber Post G-Rib (Ag Panel), 36" coverage, 3/4" rib	GPB Clay (ASSUMED) per viewer/Reed 9/9/26; contract: colors to be determined)	Roof	ASSUMED
E-02	Therma-Guard condensation/radiant barrier under roof panels	1 lot	Therma-Guard (DutchTech)	Reflective	Under roof panels on purlins	CONFIRMED
E-03	Ridge cap G-Rib 14" w/ vented roll	1 lot	Graber G-Rib ridge cap 14", vented closure	Clay (ASSUMED)	Ridge	CONFIRMED
E-04	Polycarbonate skylight panels (SunTuf)	2 ea	Palram SUNTUF	Clear (TO BE FIELD VERIFIED)	Roof, one each slope (A100 roof plan)	TO BE FIELD VERIFIED
E-05	Snowguard, 1 row per side	2 row	Brand/model TO BE FIELD VERIFIED	-	Both roof slopes above eaves	CONFIRMED
E-06	Seamless gutters 6" incl. accessories + downspouts	1 lot	6" seamless (downspouts 3x4 / qty 4 ASSUMED)	Clay (ASSUMED)	Both eaves	ASSUMED
E-07	Soffit G-Rib, 1' overhang all sides; trim painted standard color	1 lot	Graber G-Rib soffit; painted trim	Soffit/fascia Clay, trim Stone (ASSUMED)	Eaves & gables	ASSUMED
E-08	Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	1 lot	Graber Board & Batten 10" 26 ga	GPB Stone (ASSUMED)	All exterior walls	ASSUMED
E-09	House wrap (WRB)	1 lot	Brand TO BE FIELD VERIFIED	-	Behind siding	TO BE FIELD VERIFIED
E-10	Wainscot Affinity Stone, 3' high, with ice & water	1 lot	Affinity Stone Cliff Ledge (profile/color ASSUMED)	Redwood (ASSUMED)	Base of all walls	ASSUMED
E-11	Fasteners: Woodbinder painted galvanized screws	1 lot	Woodbinder	Painted to match	Roof and wall panels	CONFIRMED
E-12	UV-printed Graber Post Buildings logo	1 ea	Graber	Matched to building	Exterior (TO BE FIELD VERIFIED)	TO BE FIELD VERIFIED
D-01	Overhead doors 100B & 100C, 10'x10', 12" standard radius track	2 ea	C.H.I. Overhead Doors Model 3216 (2" insulated steel sandwich)	Contract: White standard polyester; viewer: Stone (ASSUMED)	Front endwall (100B, 100C)	ASSUMED
D-02	Overhead door operators	2 ea	LiftMaster (A100); model TO BE FIELD VERIFIED ; contract "Operator--10"	-	On each overhead door	TO BE FIELD VERIFIED
D-03	Walk door 100A, 3'-0"x7'-0"	1 ea	A100: hollow metal door w/ masonry frame; Contract: 30/70 commercial door w/ glass & hardware, white	White (contract)	Front/side wall per A100	TO BE FIELD VERIFIED
D-04	Walk door hardware	1 ea	A100: leverset w/ SFIC keyed to school system; Contract: door knob keyed	-	Door 100A	TO BE FIELD VERIFIED
M-01	Electrical service / lighting / receptacles	0 -	None in Graber scope; ComCheck: "No lighting fixtures specified"	-	-	TO BE FIELD VERIFIED
M-02	2" conduit for future outbuilding power, capped, pull string, flagged	1 ea	Per DLZ C2.6 note	-	From Electrical Room B121 (12" AFF) to approx. location near building	TO BE FIELD VERIFIED

ID	Item	Qty	Brand / Model	Color / Finish	Location	Status
M-03	Insulation / HVAC / plumbing / floor drains	0 -	None (contract: no insulation, Floor Drains: None, HVAC/plumbing excluded)	-	-	CONFIRMED

5. Warranty Register

Graber contract T&C 17/24/28: Graber corrects deficiencies; defect claims in writing within 30 days after Substantial Completion; actions within 1 year of Substantial Completion; Graber disclaims third-party product warranties (those come from the manufacturers).

ID	Item	Warranty	Status
G-01	Post-frame storage building, 24'x36'x12', 864 SF, Type V-B	Graber: correct deficiencies; claims in writing within 30 days and actions within 1 yr of Substantial Completion (contract T&C 17, 24, 28). Substantial Completion date TO BE FIELD VERIFIED	CONFIRMED
F-01	Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	Graber workmanship per G-01	ASSUMED
E-01	Roof panels G-Rib 40-yr 29 ga	Panel paint "40 Yr" per product name; GPB written terms TO BE FIELD VERIFIED	ASSUMED
E-02	Therma-Guard condensation/radiant barrier under roof panels	Manufacturer terms TO BE FIELD VERIFIED	CONFIRMED
E-04	Polycarbonate skylight panels (SunTuf)	Palram limited warranty TO BE FIELD VERIFIED	TO BE FIELD VERIFIED
E-08	Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	Panel paint terms TO BE FIELD VERIFIED	ASSUMED
E-10	Wainscot Affinity Stone, 3' high, with ice & water	Manufacturer terms TO BE FIELD VERIFIED	ASSUMED
D-01	Overhead doors 100B & 100C, 10'x10', 12" standard radius track	Manufacturer limited warranty TO BE FIELD VERIFIED	ASSUMED
D-02	Overhead door operators	Manufacturer terms TO BE FIELD VERIFIED	TO BE FIELD VERIFIED

6. Subcontractor & Supplier Directory

Role	Company / contact	Scope (contract p4)
General contractor / owner (contract)	GT Investments, LLC — 8728 W County Rd 175 S, French Lick, IN 47432 · 812-278-0060 · brook@dbtarr.com	Owner side of contract
Building supplier	Graber Post Buildings, Inc — Montgomery, IN 47558 · 812-636-7355 · graberpost.com · preparer Darrell Wittmer	Materials + labor per contract #77537
Labor subcontract	Name TO BE FIELD VERIFIED	Foundation, posts, framing, trusses, roofing, siding, trim, windows, doors
Guttering subcontract	Name TO BE FIELD VERIFIED	Gutters, snow guard, daily cleanup
Concrete subcontract	Name TO BE FIELD VERIFIED	4 mil vapor retarder, 4000 psi slab
Design professional	DB Tarr & Co. — Daniel B. Tarr, PE10100918 · 812-278-0060	Plans, Conap, inspecting design professional
Civil engineer (school site)	DLZ Indiana, LLC	Site plan, grading, future power conduit
Owner/agent	GM Development Companies LLC — Greg Martz · 317-417-5094	ComCheck owner/agent

7. Preventive Maintenance Schedule

ID	Item	Maintenance
G-01	Post-frame storage building, 24'x36'x12', 864 SF, Type V-B	Annual walk-around: fasteners, trim, grade sloping away from posts.
G-02	Site location - building corners (State Plane coords, pts 1112/1113) and FFE 677.50	Keep grade per C3.6; do not pile material against siding.
G-03	IDHS Construction Design Release filing - DHS project 463497	Keep release letter with this packet. Release letter itself not on file - TO BE FIELD VERIFIED
F-01	Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	Inspect post bases at grade for rot/damage each spring; keep soil/mulch below skirtboard.
F-04	Slab-on-grade 24x36, 4000 psi, 4 mil vapor retarder, WWF	Seal/clean as needed; patch cracks; no drains in floor (Floor Drains: None).
F-05	Exterior aprons 12x5 (2) and 5x5 (1)	Keep joints sealed; watch for undermining at edges.
F-07	Concrete maintenance strip around building (civil)	Keep clear; check for settlement.
S-01	Pre-engineered wood roof trusses, 24' span @ 48" o.c., 4/12 gable, 1' overhang; DL 8 / SL 20 / LL 20 psf	Never hang loads from trusses without truss engineer approval; inspect bracing.
S-02	SYP 2x12 double truss supports / continuous header	Inspect connections annually.
S-05	Skirtboard, 2 rows 2x6 tongue & groove	Keep grade/soil off skirtboard.
E-01	Roof panels G-Rib 40-yr 29 ga	Spring/fall: check screws & washers, clear debris, look for scratches/rust; do not walk ribs carelessly.
E-02	Therma-Guard condensation/radiant barrier under roof panels	Report drips/tears; no insulation otherwise ("No insulation included").
E-03	Ridge cap G-Rib 14" w/ vented roll	Check vent closure for nests/debris annually.
E-04	Polycarbonate skylight panels (SunTuf)	Do not step on panels; clean with mild soap; check fasteners.
E-05	Snowguard, 1 row per side	Check clips after heavy snow.
E-06	Seamless gutters 6" incl. accessories + downspouts	Clean spring & fall; keep downspout outlets clear and splash-out away from posts.
E-07	Soffit G-Rib, 1' overhang all sides; trim painted standard color	Look for loose trim after storms.
E-08	Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	Wash annually; touch up scratches with GPB touch-up paint.
E-10	Wainscot Affinity Stone, 3' high, with ice & water	Rinse; do not pressure-wash at close range; check wainscot cap.
E-11	Fasteners: Woodbinder painted galvanized screws	Re-tighten/replace backed-out screws.
D-01	Overhead doors 100B & 100C, 10'x10', 12" standard radius track	Quarterly: lube rollers/hinges/springs, check cables; springs by trained tech only. Spec sheet: https://www.chiohd.com/hubfs/Professional/Specs/Commercial/3216-Data-Sheet.pdf
D-02	Overhead door operators	Monthly: test photo-eye and auto-reverse.
D-03	Walk door 100A, 3'-0"x7'-0"	Adjust closer/hinges; keep threshold clear.
D-04	Walk door hardware	Keep SFIC core records with MSD maintenance.

ID	Item	Maintenance
M-02	2" conduit for future outbuilding power, capped, pull string, flagged	Locate before digging; record termination on electrical record drawings.
M-03	Insulation / HVAC / plumbing / floor drains	ComCheck envelope shows FAILS (uninsulated, unconditioned storage).

Seasonal: spring & fall roof/gutter check; after storms walk the building for loose trim, panels and fasteners; keep grade sloping away from posts.

8. Manuals & Install Documents

ID	Item	Product link	Manual / install PDF
G-01	Post-frame storage building, 24'x36'x12', 864 SF, Type V-B	https://www.graberpost.com	https://www.graberpost.com/wp-content/uploads/2020/12/custom-building-options-from-graber-post-building.pdf
G-03	IDHS Construction Design Release filing - DHS project 463497	https://www.in.gov/dhs/	
F-01	Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	https://www.graberpost.com	
F-03	Post-hole concrete collar + (2) #5 x 15" rebar per post	https://www.quikrete.com	
S-01	Pre-engineered wood roof trusses, 24' span @ 48" o.c., 4/12 gable, 1' overhang; DL 8 / SL 20 / LL 20 psf		Truss drawings - not on file (TO BE FIELD VERIFIED)
E-01	Roof panels G-Rib 40-yr 29 ga	https://www.graberpost.com/building-supplies/ag-panel	https://www.dutchtech.com/installation-instructions/
E-02	Therma-Guard condensation/radiant barrier under roof panels	https://www.dutchtech.com	https://www.dutchtech.com/installation-instructions/
E-03	Ridge cap G-Rib 14" w/ vented roll	https://www.graberpost.com/building-supplies/ag-panel	
E-04	Polycarbonate skylight panels (SunTuf)	https://www.palram.com/us/product/suntuf-diy-polycarbonate-corrugated-sheets/	https://www.palram.com/us/downloads/
E-07	Soffit G-Rib, 1' overhang all sides; trim painted standard color	https://www.graberpost.com/building-supplies/ag-panel	
E-08	Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	https://www.graberpost.com	
E-10	Wainscot Affinity Stone, 3' high, with ice & water	https://www.affinitystone.com	https://www.affinitystone.com/wp-content/uploads/2024/09/INSTRUCTIONS-Affinity-Installation-Guide.pdf
D-01	Overhead doors 100B & 100C, 10'x10', 12" standard radius track	https://www.chiohd.com/architects/specifications-drawings	https://www.bartondoor.com/uploads/product-manuals/documents/CHI-COM-Doors-10-com-instructions-5-7-2018.pdf
D-02	Overhead door operators	https://www.liftmaster.com	LiftMaster manual for installed model - TO BE FIELD VERIFIED

Links found on the web 10/27/2026; they are the maker's current documents, not job-specific submittals. Job-specific truss drawings and operator manuals are TO BE FIELD VERIFIED.

9. Source Conflicts & Assumptions

Truss conflict (flagged, not changed): the renderings viewer models 4/12 gable trusses, matching the contract line "Roof: Gable, 4/12 Pitch" and the A100 section. The same contract also says "Truss Type: Flat". Confirm with Graber / truss drawings.

ID	Item	Conflict / note
G-01	Post-frame storage building, 24'x36'x12', 864 SF, Type V-B	Drawing title block zip reads 47151; Conap/ComCheck read 46151. Occupancy S-1 (A100 8/19, Conap) vs U (A100 in Full Plan Set).
G-02	Site location - building corners (State Plane coords, pts 1112/1113) and FFE 677.50	Viewer site.json says no site plan exists - civil set does locate it (viewer not changed).
F-01	Laminated posts, 3-ply 2x6 nail-lam columns, 8' o.c. eave & endwall	Qty 16 counted from 8' spacing; S100 P1 tags TO BE FIELD VERIFIED .
F-02	Precast concrete cookie (footing pad) under each post	Contract 15" cookie; S100 detail 16". Qty follows F-01.
F-03	Post-hole concrete collar + (2) #5 x 15" rebar per post	Bag weight/brand conflict 80# Sackrete vs 160# Quikcrete.
F-04	Slab-on-grade 24x36, 4000 psi, 4 mil vapor retarder, WWF	Thickness: contract 6" vs S100 4". WWF note W1.9 vs detail W2.9. Fine aggregate/rock base: contract 40 ton.
F-05	Exterior aprons 12x5 (2) and 5x5 (1)	Sizes confirmed in contract; locations ASSUMED (viewer). Thickness per S100 ext. slab section TO BE FIELD VERIFIED .
F-07	Concrete maintenance strip around building (civil)	Shown on civil set; not in Graber scope. Built?
S-01	Pre-engineered wood roof trusses, 24' span @ 48" o.c., 4/12 gable, 1' overhang; DL 8 / SL 20 / LL 20 psf	CONFLICT: contract also lists "Truss Type: Flat" while roof is "Gable, 4/12 Pitch"; viewer models 4/12. Flagged, not changed. Qty 10 = 36'/4'+1 ASSUMED .
S-02	SYP 2x12 double truss supports / continuous header	A100: "Truss Bears @ 10'-0" A.F.F." note vs ceiling height 12' and elevations "Truss Bearing 12'-0" - TO BE FIELD VERIFIED .
S-04	Wall girts / nailers, spruce 2x4	Spacing conflict: contract 2' o.c.; A100 section "2x4 Nailers @ 16" o/c".
E-01	Roof panels G-Rib 40-yr 29 ga	Color ASSUMED .
E-04	Polycarbonate skylight panels (SunTuf)	Shown on A100 roof plan only - not in Graber contract. Installed? qty/size TO BE FIELD VERIFIED .
E-06	Seamless gutters 6" incl. accessories + downspouts	Downspout size/qty/color ASSUMED (viewer).
E-07	Soffit G-Rib, 1' overhang all sides; trim painted standard color	Colors ASSUMED .
E-08	Siding Board & Batten 10" 26 ga over house wrap and 7/16" OSB	Color ASSUMED .
E-09	House wrap (WRB)	Brand not stated.
E-10	Wainscot Affinity Stone, 3' high, with ice & water	Wainscot type confirmed; Cliff Ledge Redwood per viewer only.
E-12	UV-printed Graber Post Buildings logo	Installed? location TO BE FIELD VERIFIED .
D-01	Overhead doors 100B & 100C, 10'x10', 12" standard radius track	Windows: contract "2283 Series - 5" vs A100 "One-Row Glass". Color conflict white vs Stone.
D-02	Overhead door operators	Model and controls (wall station/remotes) TO BE FIELD VERIFIED .
D-03	Walk door 100A, 3'-0"x7'-0"	CONFLICT: 30/70 (2'6" glass commercial) vs 3'0" hollow metal (A100). Which was installed?

ID	Item	Conflict / note
D-04	Walk door hardware	Lever+SFIC vs keyed knob.
M-01	Electrical service / lighting / receptacles	Is there power? Any fixtures installed?
M-02	2" conduit for future outbuilding power, capped, pull string, flagged	Final routing/termination TO BE FIELD VERIFIED .

10. Open Questions for Brook

1. Trusses: contract reads "Truss Type: Flat" but the roof is "Gable, 4/12 Pitch" and the viewer models 4/12 trusses. Is "Flat" Graber's term for a standard (non-scissor) bottom chord? Please send the truss drawings.
2. Walk door 100A: was it the 30/70 commercial glass door with keyed knob (contract) or 3'-0" hollow metal with SFIC leverset (A100)?
3. Slab thickness and mesh: contract 6", S100 4" (and W1.9 vs W2.9 WWF). What was poured?
4. Footings: 15" cookie + 80# Sackrete (contract) or 16" cookie + 160# Quikcrete + 2 #5 bars (S100)?
5. Girt spacing: 2' o.c. (contract) or 16" o.c. (A100)?
6. Truss bearing height: A100 note says 10'-0" A.F.F.; elevations say 12'-0".
7. Colors: confirm roof/fascia/soffit Clay, siding/trim/doors Stone, Affinity Cliff Ledge Redwood (Reed 9/9/26 email is not in the dbt@ inbox), gutter color, and overhead door color (contract says white).
8. SunTuf skylights shown on A100: installed? How many and what size/color?
9. Overhead doors: window section (2283 Series, 5 lites vs one row), LiftMaster operator model, remotes/wall stations.
10. Subcontractor names and phone numbers: Graber labor crew, guttering, concrete, overhead door dealer.
11. Substantial Completion date (warranty start) and any Graber/manufacturer warranty certificates.
12. Electrical: any power, lights or receptacles in the building? Was the 2" future-power conduit from Room B121 installed, and where does it end?
13. Zip code: drawings say 47151, Conap/ComCheck say 46151. Occupancy U (Full Plan Set A100) vs S-1 (8/19 A100, Conap).
14. IDHS design release letter for DHS project 463497 - please send for the file. Any Graber logo installed?
15. No storage-building invoices or emails were found in the dbt@mail.grokbots.com inbox - are there any to add?

11. 3D Viewer Views

Viewer (renderings): dbtarr-renderings.pages.dev/martinsville-storage/ · As-built viewer: dbtarr-martinsville-storage.pages.dev/viewer/. Colors on screen are approximations (ASSUMED).

Martinsville Elementary
Maintenance Storage Building –
GT Investments, LLC (Graber
#77537)
Post-frame building 24'x36'x12', 4/12 gable,
1' overhang · Graber Post Buildings contract
#77537 (08/18/2026) · **AS-BUILT viewer v1**
([back to as-built site](#)) · Flag: trusses
modelled 4/12 gable; contract line says
"Truss Type: Flat" (not changed) · Colors
→ Reed's selection (GPB Clay / Stone,
Affinity Cliff Ledge Redwood)

Show hidden (0)

FINISHES

Copy selectionDefaults

☒ Show colours (GPB metal +
Affinity stone)

Colour is on by default (untick for B&W).
Defaults = selection in Reed Tarr's email
9/9/2026 (forwarding DLZ, Phillip Wink,
9/8/2026). Hover a swatch for its GPB / Affinity
name and source.

Roof

Clay · G-Rib

Fascia / rake trim

Clay

Soffit

Clay · G-Rib

Siding

Stone · B&B

Trim + doors

Stone

Gutters + downspouts

Clay

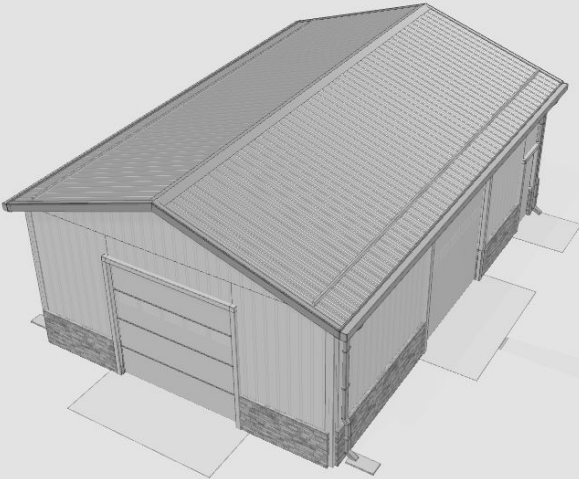
Wainscot: Affinity
stone

Cliff Ledge Red.

Selected colours (Reed Tarr email 9/9/2026,
forwarding DLZ 9/8/2026): roof, fascia, soffit:
GPB Clay; siding, trim, doors GPB Stone;
wainscot Affinity Cliff Ledge Redwood.
ASSUMED: hex values are screen
approximations (GPB publishes no hex);
gutters/downspouts Clay to match the fascia;
doors Stone per the selection (contract said
white). Panel relief = true-scale GPB G-Rib / B&B
profile textures.

DISPLAY

◀ Hide panel



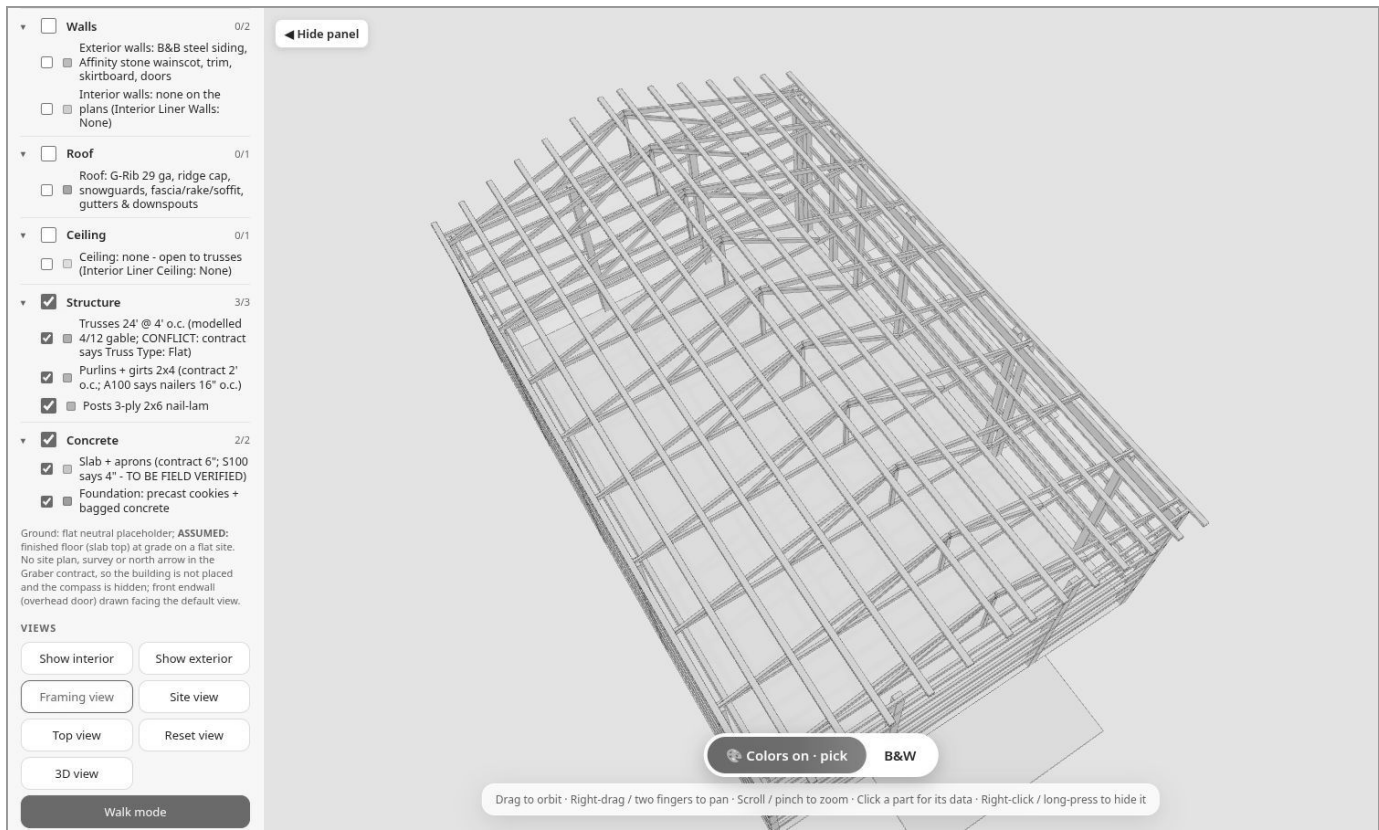
Colors on · pickB&W

Drag to orbit · Right-drag / two fingers to pan · Scroll / pinch to zoom · Click a part for its data · Right-click / long-press to hide it

Default view.

Martinsville Elem. Maintenance Storage Bldg - As-Built O&M Packet - Rev 0 - 10/27/2026 - NO PRICING

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Framing view (posts, girts, purlins, trusses modelled 4/12 — see truss conflict).

12. Operator Log — Notes & Service

[illegible]

1. Record of documents only: Graber contract #77537 (8/18/26), A100 & S100 (8/19/26), DLZ civil C2.6/C2.9/C3.6
2. Tags match the as-built inventory IDs (CSV/XLSX). Hidden lines = ASSUMED locations.
3. Door positions are not dimensioned here - see A100. Items marked FIELD VERIFY are unconfirmed.
4. Building corners (State Plane): pt 1112 E1540703.124 N3160707.964; pt 1113 E1540727.249 N3160744.089.
5. Future-power 2" conduit (capped, pull string) from Room B121 per C2.6 - routing FIELD VERIFY.
6. No pricing on this sheet.



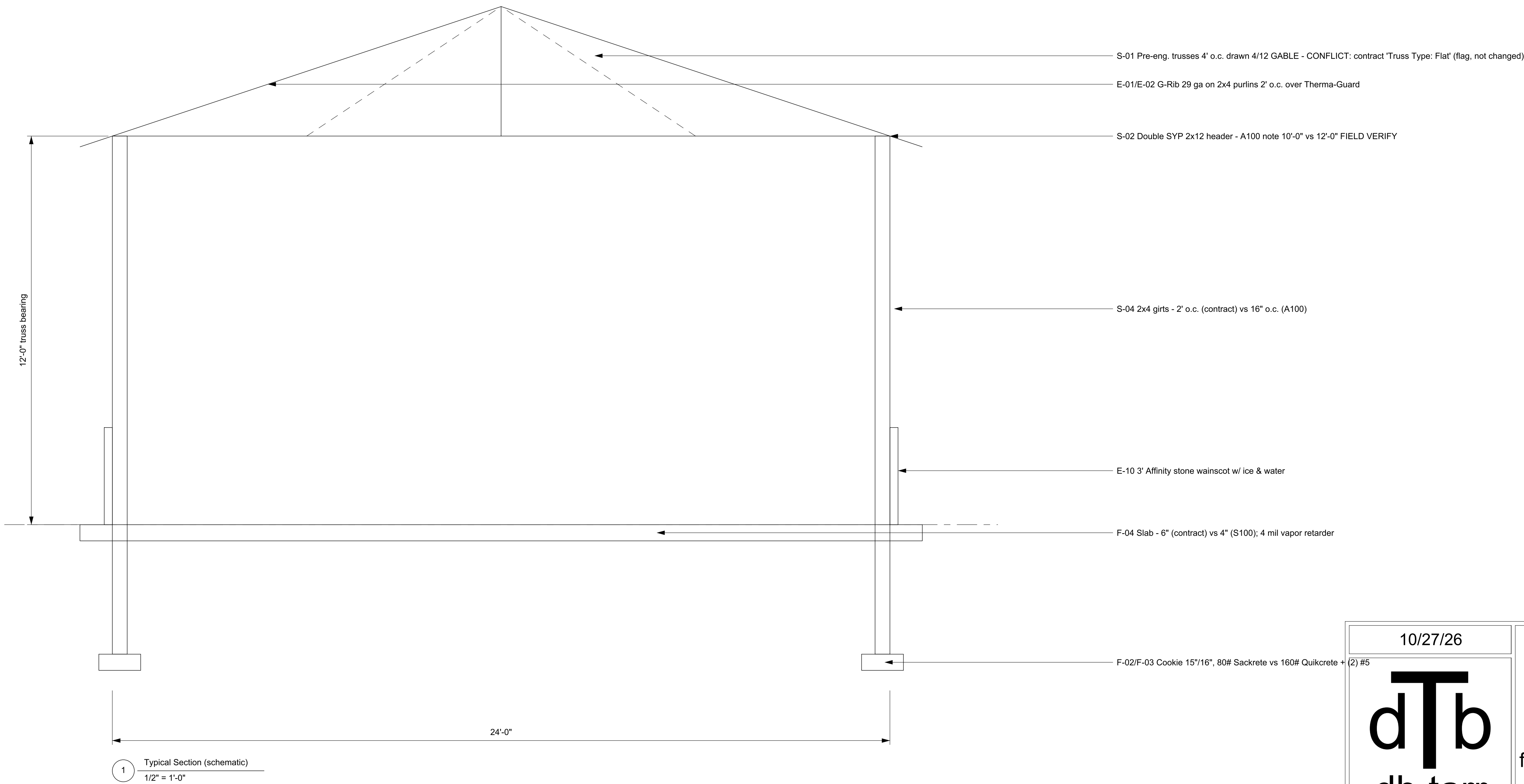
1

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

Notes:

AS-BUILT RECORD
NOT SEALED

SOURCE CONFLICTS (see packet Section 9):		
Item	Contract #77537	Drawings A100/S100
Truss type	Flat, Gable 4/12	4/12 (viewer too)
Walk door	30/70 glass, knob	3'-0" HM, SFIC lever
Slab	6"	4", WWF W1.9/W2.9
Girts	2' o.c.	16" o.c.
Cookie / mix	15" / 80# Sackrete	16" / 160# Quikcrete
OH door glass	2283 series - 5	One-row glass
Zip / occupancy	46151 (Conap)	47151; S-1 vs U



10/27/26

dB

db tarr

& company

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Martinsville Elem. Maintenance Storage Bldg

3555 Centennial Rd, Martinsville, IN

for GT Investments, LLC / MSD of Martinsville

Notes:

AB-2

As-Built Section & Conflicts

AS-BUILT RECORD
NOT SEALED