

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):

Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

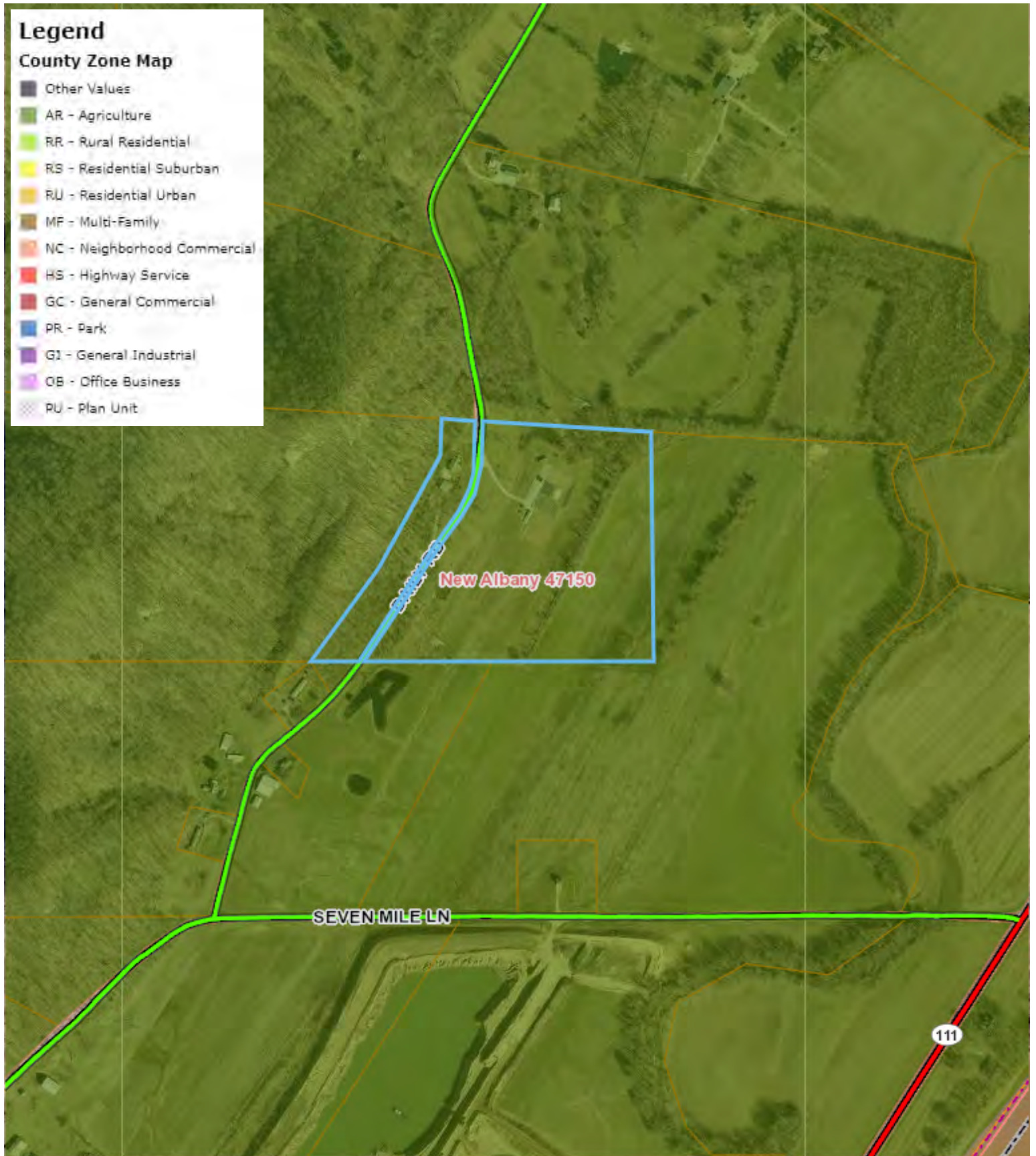
Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov

Legend

County Zone Map

- Other Values
- AR - Agriculture
- RR - Rural Residential
- RS - Residential Suburban
- RJ - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- HS - Highway Service
- GC - General Commercial
- PR - Park
- G1 - General Industrial
- OB - Office Business
- PU - Plan Unit



Floyd County Board of Zoning Appeals

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov under the Plan Commission page

2. How does this process work?

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling

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 State of IN Dept of Natural Resources
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 402 W Washington St
 City, State, ZIP+4®
 Indianapolis, IN 46204

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Cary, NC 27513

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Total Postage and Fees	\$9.68

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Kevin Sturler
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7465 Nav. Hester Rd
City, State, ZIP+4®
Floyds Knobs, IN 47119

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Postage	\$0.73
Total Postage and Fees	\$9.68

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The M. F. Ward Revocable Trust
Street and Apt. No., or PO Box No.
579 Blunk Knob Rd
City, State, ZIP+4®
Blunk Knob, IN 47117

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Tetley Living Trust, Robert & Virginia
1325 Ridgeway Drive
Jeffersonville, IN 47130

Eurton, Kim
5304 Daily Road
New Albany, IN 47150

Hauber, John & Eileen
4600 Five Mile Lane
New Albany, IN 47150

State of Indiana Dept. of Natural
Resources
402 West Washington Street
Indianapolis, IN 46204

The M&F Ward Revocable Trust
5719 Blunk Knob Road
Elizabeth, IN 47117

Mialback, Edward Lewis
5743 Blunk Knob Road
Elizabeth, IN 47117

Brennan, Pamela
108 Modena Drive
Cary, NC 27513

IMI Real Estate, LLC
8032 IN-9
Greenfield, IN 46140

Edwardsville Water Company
545 Maplewood Blvd.
Georgetown, IN 47122

Fink, Lou Alice
4803 South 6th Street
Louisville, KY 40214

Stumler, Kevin
7465 Navilleton Road
Floyds Knobs, IN 47119

Mussel Mound, LLC
4939 Highway 111 South
New Albany, IN 47150

Robinson, Simon & Bonnie
1665 Flatwood Road
New Salisbury, IN 47161



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Floyd County Plan Commission/Floyd County Board of Zoning Appeals

Pre-Application Review Checklist

Applicant Name:

Application Type:

Application Items Missing:

Staff Comments/Recommendations:

Final Submission Requirements:

- Number of Copies of Final Application and Additional Documentation Due:
- Filing Fee Due:
- Final Submission **Due Date**:

Pre-Application Reviewed By:

Name: Nick Creevy

Date: 10/11/24



Variance Application Cover Letter

Applicant Information:
Kristen Ehringer
5653 Daily Rd
New Albany, IN 47150

We are requesting a variance for the height restrictions of 18ft for our accessory structure.

Since the structure will be located in the floodplain (AE fringe), we have decided to elevate the structure to the required 2ft above the base flood elevation. The concrete columns will be 14ft tall. The maximum height restriction of 18ft means that the walls could only be 4ft tall.

The total height for the building will be roughly 26ft from the finished floor to the highest wall. The 2ft shed roof eaves will increase the height slightly.

LEVEL 1

Column Height: 14' 10"

LEVEL 2 (Shed Roof)

Short wall: 10ft

High wall: 12 ft

Rise: 2ft



Floyd County
Department of Building & Development Services
 2524 Corydon Pike Suite 203
 New Albany, IN 47150
 Phone: (812) 981-7611
 Fax: (812) 948-4744
 Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: *A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.*

1. General Information:

Applicant:	<i>Kristen Ehringer</i>
Applicant Address:	<i>7653 Dairy Rd New Albany IN 47150</i>
Applicant Phone:	<i>102-472-7123</i>
Applicant Email:	<i>keehri01@gmail.com</i>

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

2. Site Information:

Parcel ID Number:	220103100011000001
Total Acreage:	28.78
Address of Property/Location:	5653 Daily Rd New Albany IN 47150
Current Use of Property:	Agricultural Residential
Current Zoning District:	Agricultural Residential

3. Variance Request:

Detail the variance request:

Allow for maximum height of building of accessory structure to be above 18 ft.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

It will not affect the community in any way.

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:

It will not affect any adjacent neighbors.

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

The building is being raised to be 2ft above BFE and this ordinance would mean walls couldn't be taller than 4ft.

4. This variance (DOES /DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Kristen Ehringer

Signature: [Handwritten Signature]

Date: 10/18/21

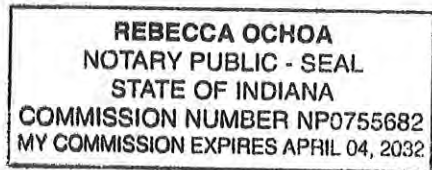
SUBSCRIBED AND SWORN BEFORE ME

THIS 18th DAY OF October, 2021

Rebecca Ochoa

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 04/04/2032



FLOYD COUNTY
ASSESSOR

Apr/26/2022

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

Apr 26 2022 - SC

Jaqueline Wrenning
AUDITOR FLOYD CO. IND.

E-RECORDED
202204914
FLOYD CO. IN RECORDER
LOIS ENDRIS
04/26/2022 09:08 AM
202204914 Pages: 3
Transaction # 4059657

2203534

Send Tax Statements to Grantee's Mailing Address:

Kristen E. Ehringer

5653 Daily Rd

New Albany, IN 47150

State ID#22-01-03-100-011.000-001

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Sharon Jeanine Ehringer**, (hereinafter referred to as "Grantor"), of Floyd County, Indiana

CONVEYS AND WARRANTS

unto **Kristen E. Ehringer, married**, (hereinafter referred to as "Grantee"), of Floyd County, Indiana, for and in consideration in the amount of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described property located in Floyd County, Indiana, to wit:

The property is generally known as:

5653 Daily Rd, New Albany, IN, 47150

The property is being more particularly described, to-wit:

Part of Fractional Section 31, Township 3 South of Range 6 East: Beginning at the Northeast corner of the tract in said section belonging to Caleb Newman at the time of his death, running thence South 89 deg. East, 175 poles to a point; thence South 5 deg. East 59 poles to a point; thence South 88 deg. West 175 poles to a point in the section line; thence North 5 deg. West 65 poles to the place of beginning, containing 67.50 acres, more or less, but subject to legal highways, and being Lots Numbers 4 and 5 of Plat Number 1 made in the partition among the heirs of said Caleb Newman on August 9, 1847, which plat is found of record in Probate Order Book 1838 to 1846, Page 248 of the Floyd County, Indiana Records.

EXCEPTING THEREFROM:

A part of the Southwest 1/4 of Section 31, Township 3 South, Range 6 East, Franklin Township, Floyd County, Indiana, described as follows: Beginning at a stone at the Southwest corner of Section 31, thence North 0 deg. 51' 23" West 1072.5 feet along the section line to an iron T-post, THE TRUE PLACE OF BEGINNING, thence North 0 deg. 51' 23" West 1072.5 feet along the section line to an iron T-post, thence South 88 deg. 25' 56" East 1846.04 feet to a corner tree, thence South 8 deg. 59' 55" West 141.3 feet to a

corner tree, thence South 25 deg. 09' 24" West 424.7 feet to a corner tree, thence South 33 deg. 19' 24" West 116.4 feet to a corner tree, thence South 30 deg. 37' 04" West, 174.89 feet to a corner tree, thence South 34 deg. 55' 23" West 292.29 feet to a wood corner post, thence South 89 deg. 30' 27" West 1306.37 feet to THE TRUE PLACE OF BEGINNING, containing 38.7575 acres more or less. Being a part of a tract described in Deed Book 215, page 199.

ALSO: An easement for access from Daily Road to the 38.7575 acre tract as described above, over and across a strip of land 20 feet wide the North boundary of which is the North boundary of the following described tract: A part of the Southwest 1/4 of Section 31, Township 3 South, Range 6 East, Franklin Township, Floyd County, Indiana, described as follows: Beginning at a stone at the Southwest corner of Section 31, thence North 0 deg. 51' 23" West 1072.5 feet along the section line to an iron T-post, thence North 89 deg. 32' 27" East 1306.37 feet to a wood corner post, THE TRUE PLACE OF BEGINNING, thence North 34 deg. 55' 23" East 292.29 feet to a corner tree, thence North 30 deg. 37' 04" East 174.89 feet to a corner tree; thence North 33 deg. 19' 24" East 116.4 feet to a corner tree, thence North 25 deg. 09' 24" East 424.7 feet to a corner tree, thence North 8 deg. 59' 55" East 141.3 feet to a corner tree; thence South 88 deg. 58' East 135.2 feet along a fence to a nail in Daily Road, thence South 10 deg. 50' East 74.29 feet to a nail in Daily Road, thence South 5 deg. 45' 13" West 236.31 feet to a nail in Daily Road, thence South 18 deg. 25' 46" West 96.53 feet to a nail in Daily Road, thence South 33 deg. 21' 40" West 732.4 feet to a nail in Daily Road, thence North 89 deg. 21' 20" West 215.18 feet along a fence to THE TRUE PLACE OF BEGINNING, containing 4.7855 acres more or less. Being a part of a tract described in Deed Book 215, Page, 199.

Subject to easements and restrictions apparent or of public record which may apply to the above described real estate.

Being the same property conveyed to Sharon Jeanine Ehringer by Deed dated July 2, 2021 of record in Instrument No. 202110749 in the Office of the Recorder of Floyd County, Indiana.

Subject to any and all restrictions, easements and covenants of public record.

TO HAVE AND TO HOLD, the same unto said grantees in fee simple.

This conveyance is made free and clear of all liens and encumbrances, except restrictions and easements of record, and the Fall 2021 payable in 2022 real estate taxes, and all taxes due thereafter, which the grantee hereby assumes and agrees to pay from and after the date of this Deed.

IN WITNESSETH WHEREOF, the Grantor has executed this deed this 22nd day of April, 2022.

Grantor:

Sharon Jeanine Ehringer
Sharon Jeanine Ehringer

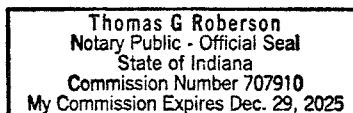
State of Indiana }
County of Clark } SS
}

I hereby certify that the foregoing deed was acknowledged, subscribed and sworn to before me, a Notary Public, in and for the State and County aforesaid, on this 22nd day of April, 2022 by Sharon Jeanine Ehringer, Grantor, to be his/her/their true and lawful act and deed.

Thomas G Roberson
Notary Public, State at Large, Indiana
Printed Name: Thomas G Roberson
County of Residence: Floyd
My Commission Expires: 12 29 2025
Commission No. 707910

Prepared by:

Dennis L. Mattingly
DENNIS L. MATTINGLY, ATTORNEY
MATTINGLY-FORD P.S.C.
1650 UPS DRIVE, STE 102
LOUISVILLE, KY 40223
(502) 212-7000



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David S. Dupps



Floyd County Health Department
1917 Bono Road, New Albany IN 47150
T: 812-948-4726, option 2, option 1
E: environmental@floydcounty.in.gov
W: <https://www.in.gov/counties/floyd/health-department/>

October 22, 2024

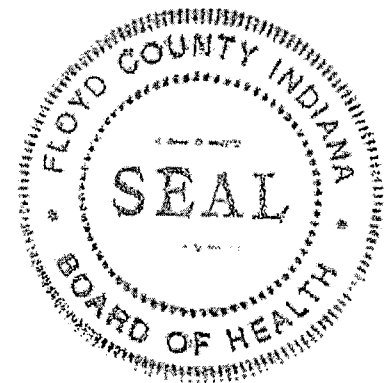
Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike Suite 202
New Albany IN 47150

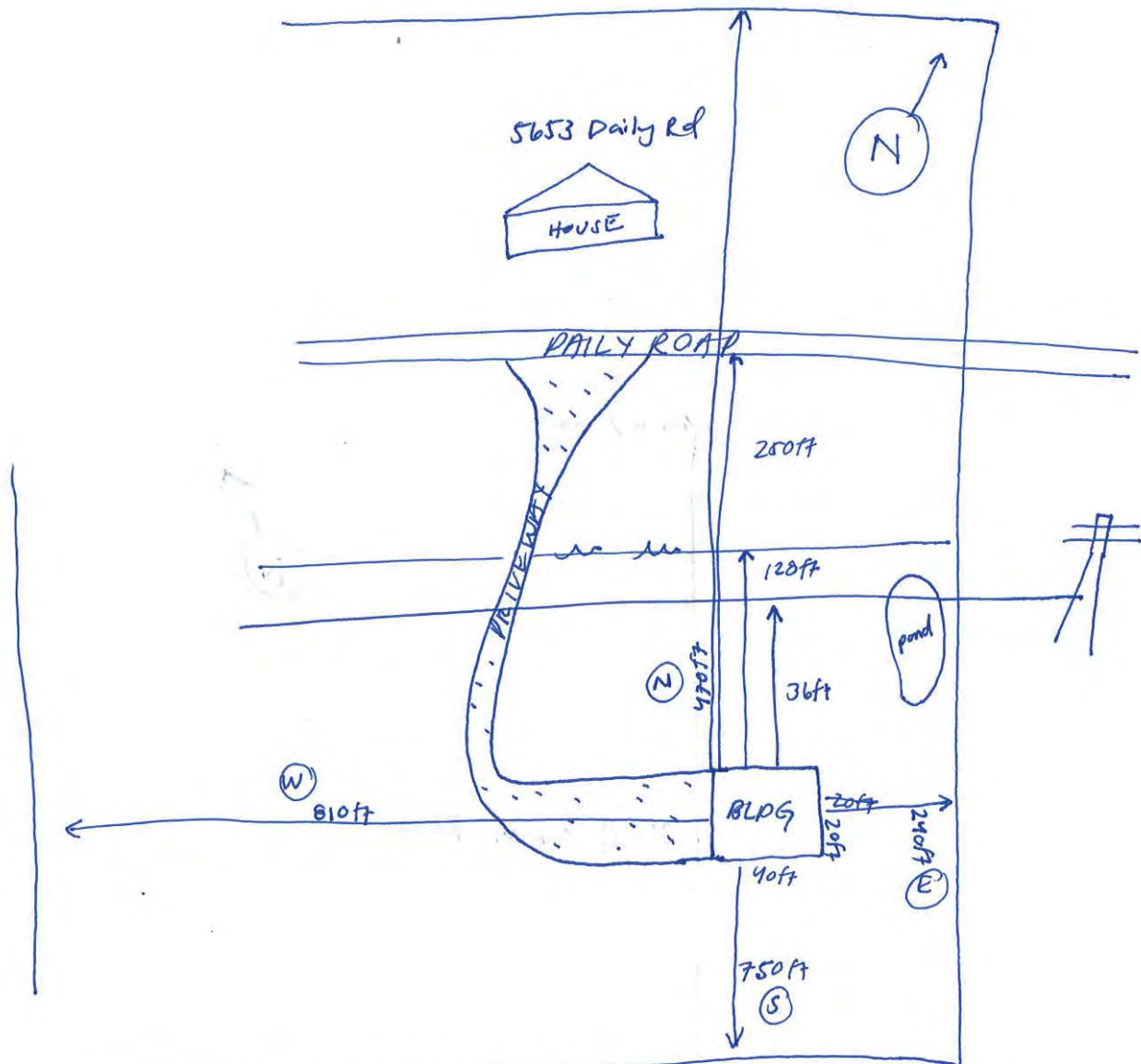
To Whom It May Concern:

Kristen Ehringer is applying for a variance for her property at 5653 Daily Road, New Albany IN 47150 (Parcel #22-01-03-100-011.000-001) to build a 20' x 40' accessory structure on existing foundation. The accessory structure is being constructed across the road from the existing home on Daily Road. There is no septic system located on this portion of the property. Additionally, this property is separated by Daily Road. Therefore, the Floyd County Health Department has no objections to the location of the accessory structure. If you have any further questions, please contact me at 812-948-4726 ext. 662.

Respectfully,

Connor Monroe
Deputy Environmental Supervisor
cmonroe@floydcounty.in.gov





Distance From (ft)

□ Property Lines: (N) 470
 (E) 240
 (S) 750
 (W) 810

□ Utilities
 WATER : 128
 ELECTRIC : 36

□ House 375

□ Road 250



SITE

5653

Daily Rd

1 Site Plan
A000 1" = 30'-0"

Consultants

Project Name

Daily Farm

5653 Daily road
New Albany, In 47150

Client

Seal

Revisions

No.	Description	Date

site Plan

Project number

Date 07/18/23

A000

Scale 1" = 30'-0"

7/25/2023 10:09 AM

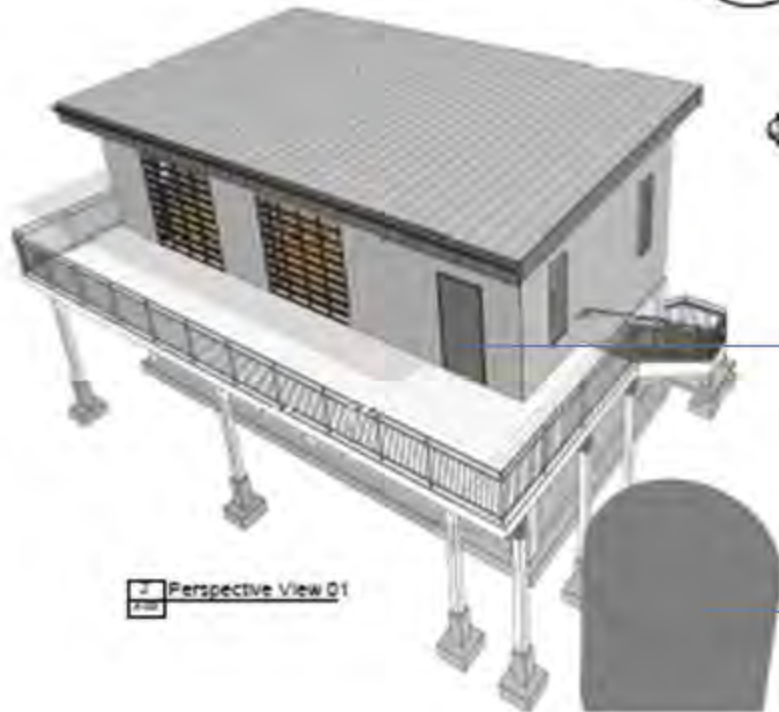
Edits / Clarifications to Design



Perspective View 02



No block built walk-in cooler on ground floor / concrete pad. The only thing on the concrete pad will be the block columns. Mark removed from all Architect Plan Drawings.

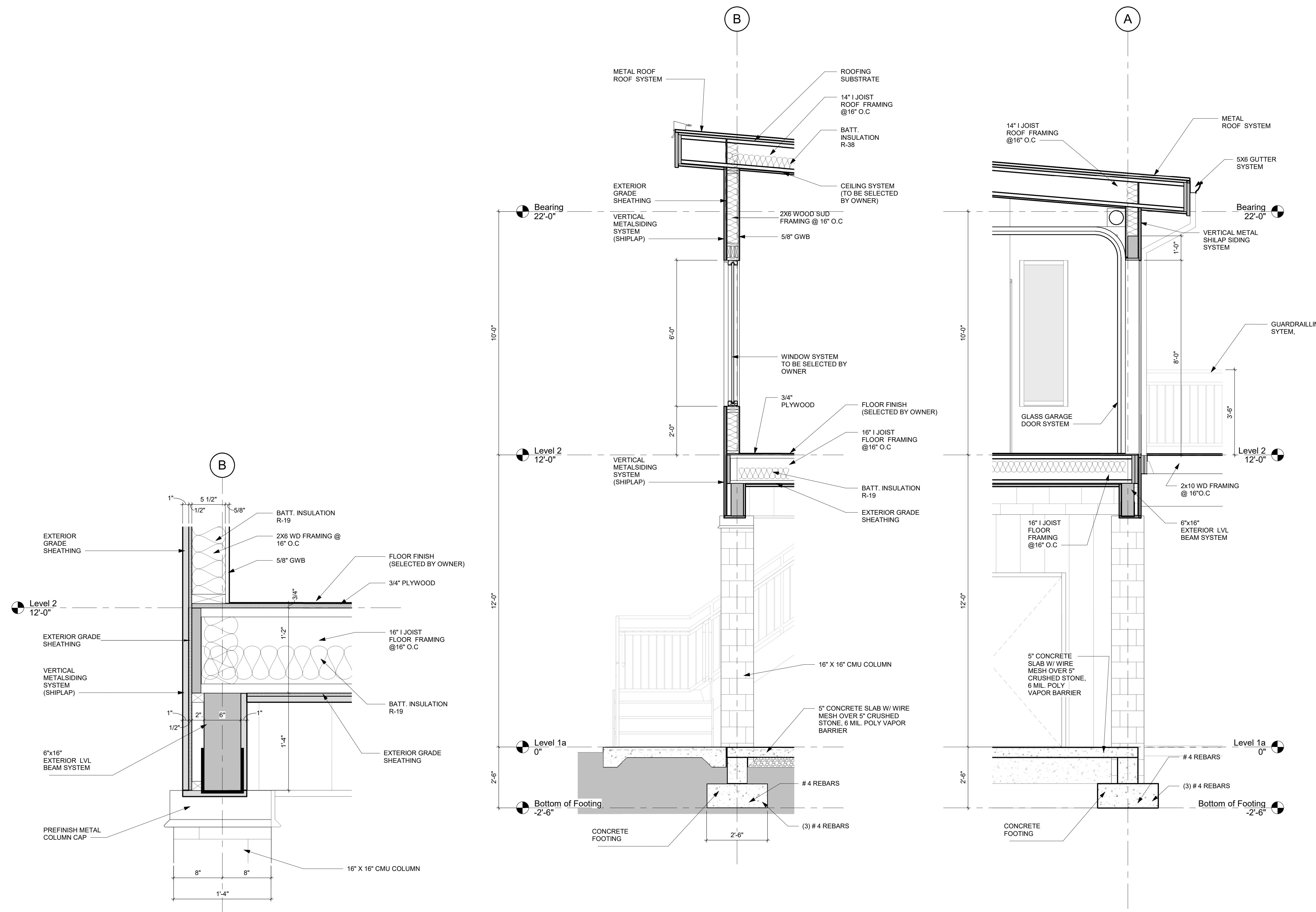


Perspective View 01

This single door may become a double door:
72" x 80" (74-1/4" wide x 81-3/4" high)



Cistern is an accessory unrelated to structure build.



3 DETAIL
A601 1/2" = 1'-0"

2 WALLSECTION 5
A601 1/2" = 1'-0"

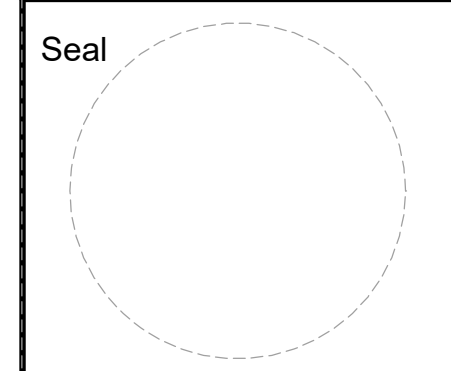
1 WALLSECTION 4
A601 1/2" = 1'-0"

Consultants

Project Name
Daily Farm

5653 Daily road
New Albany, In 47150

Client
-



Revisions

No.	Description	Date

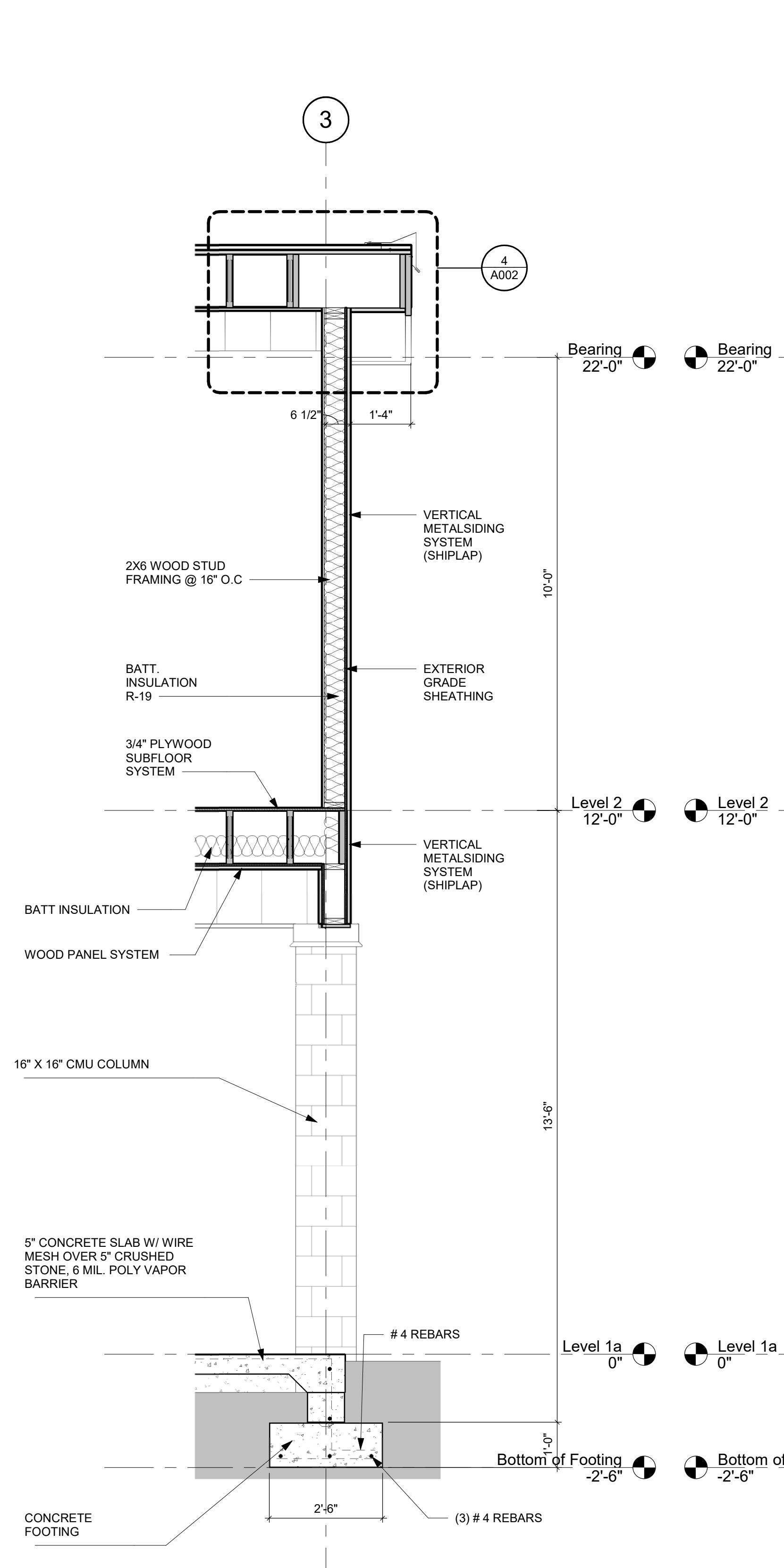
Wall Sections

Project number -
Date 07/18/23

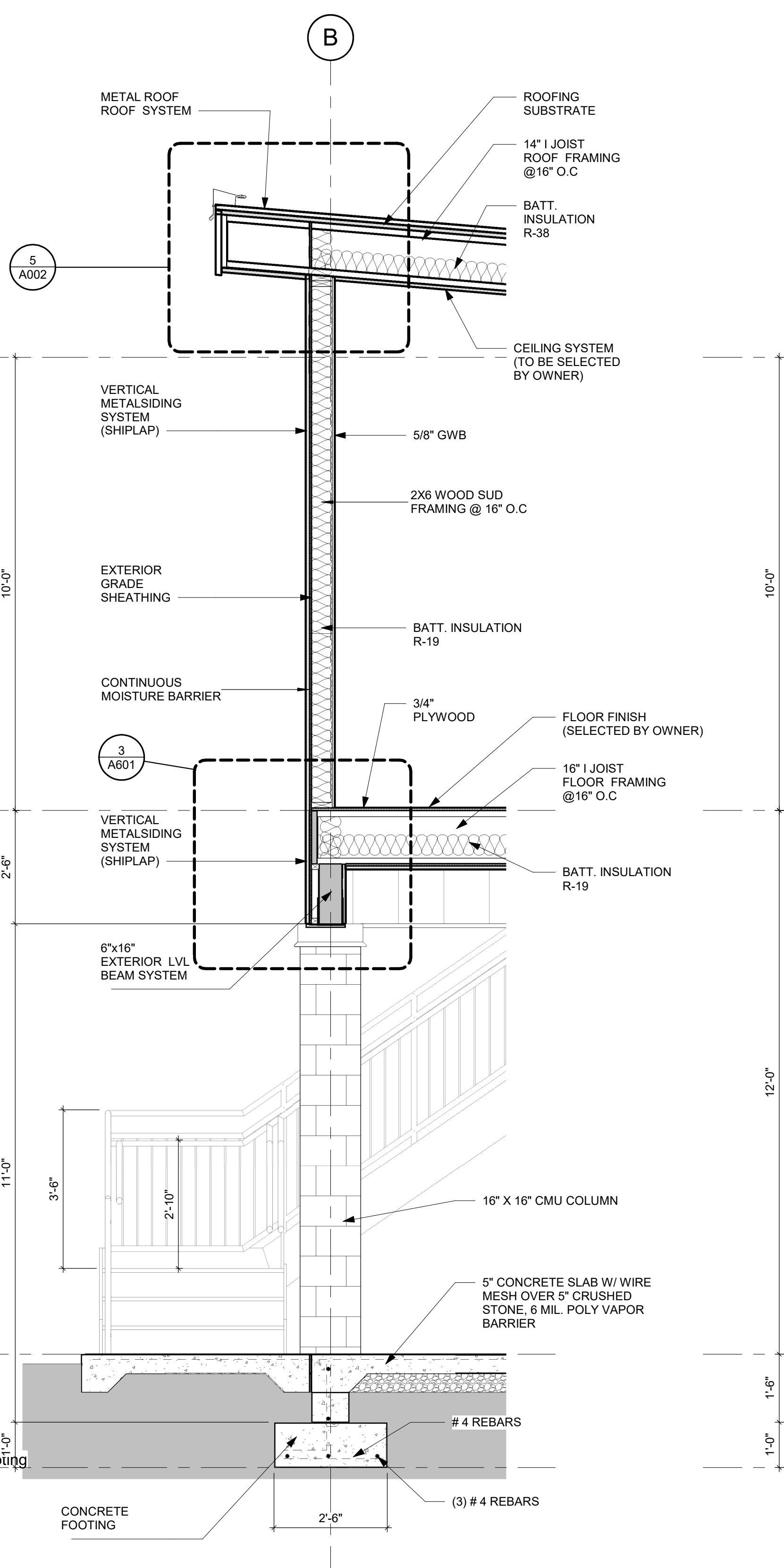
A601

Scale As indicated

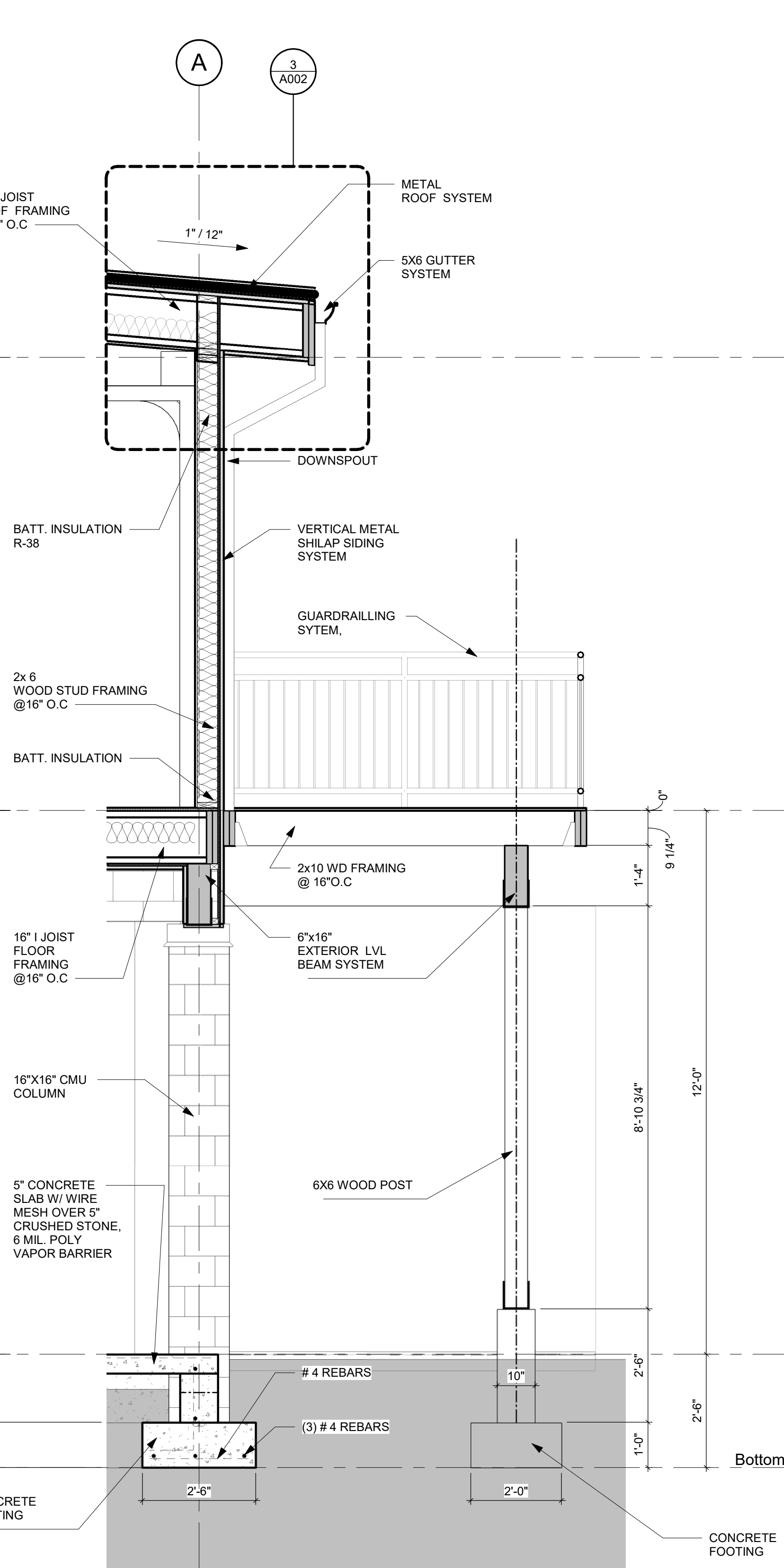
C:\Users\A601\Documents\BIM\Projects\A601\A601R03.dwg
 7/25/2023 12:26:44 PM



3 WALL SECTION 3
A600 1/2" = 1'-0"

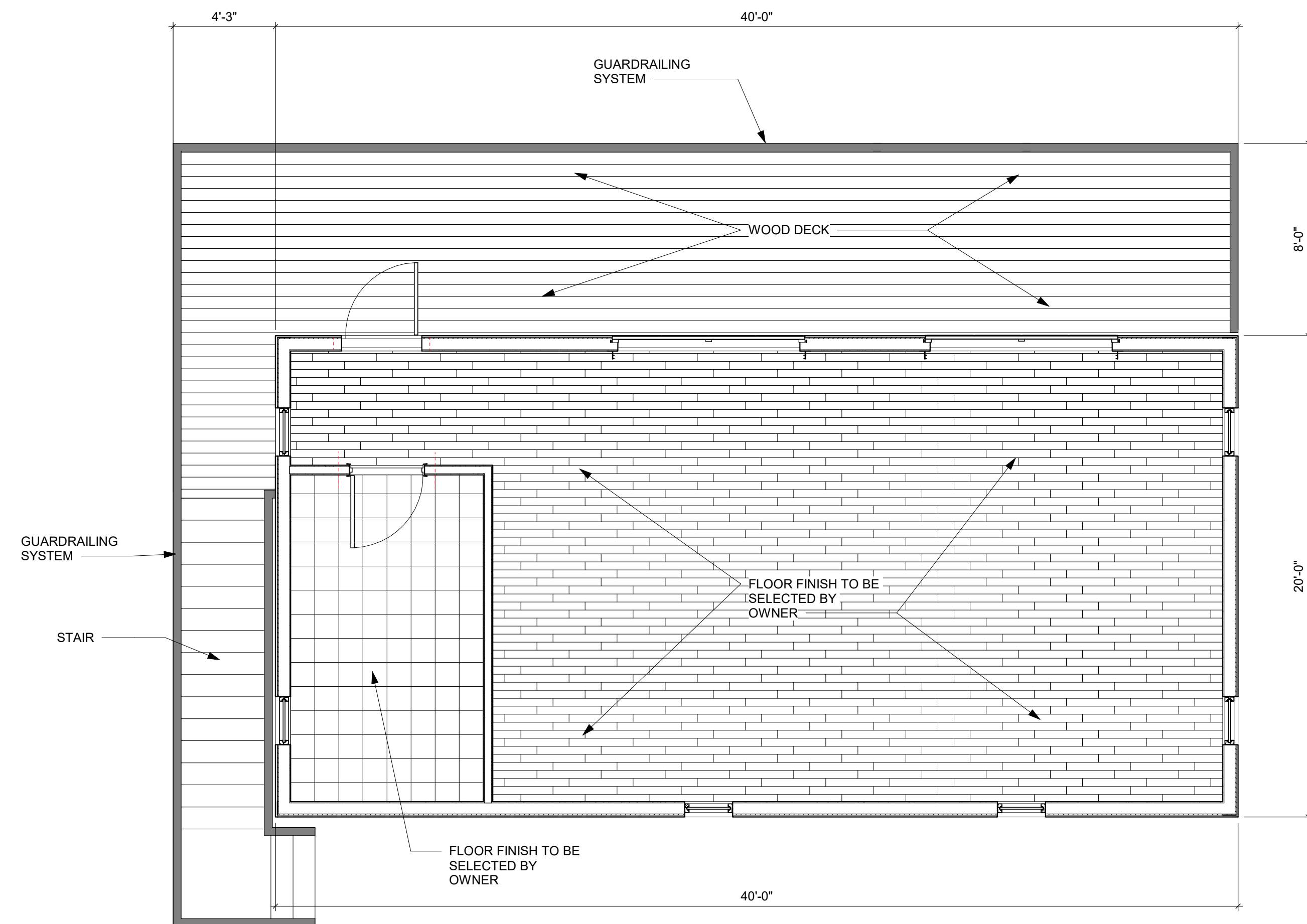


2 WALL SECTION 2
A600 1/2" = 1'-0"

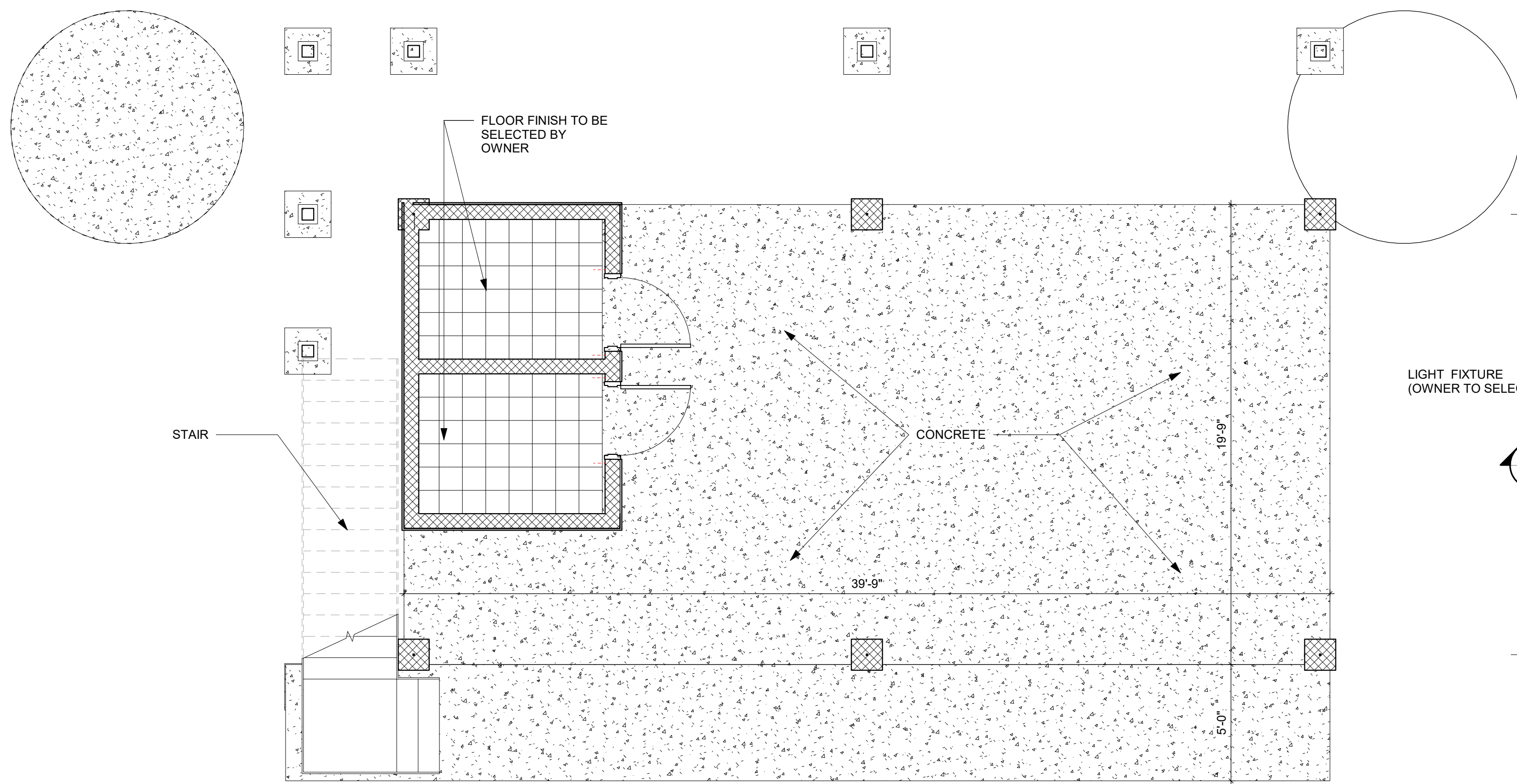


1 WALL SECTION 1
A600 1/2" = 1'-0"

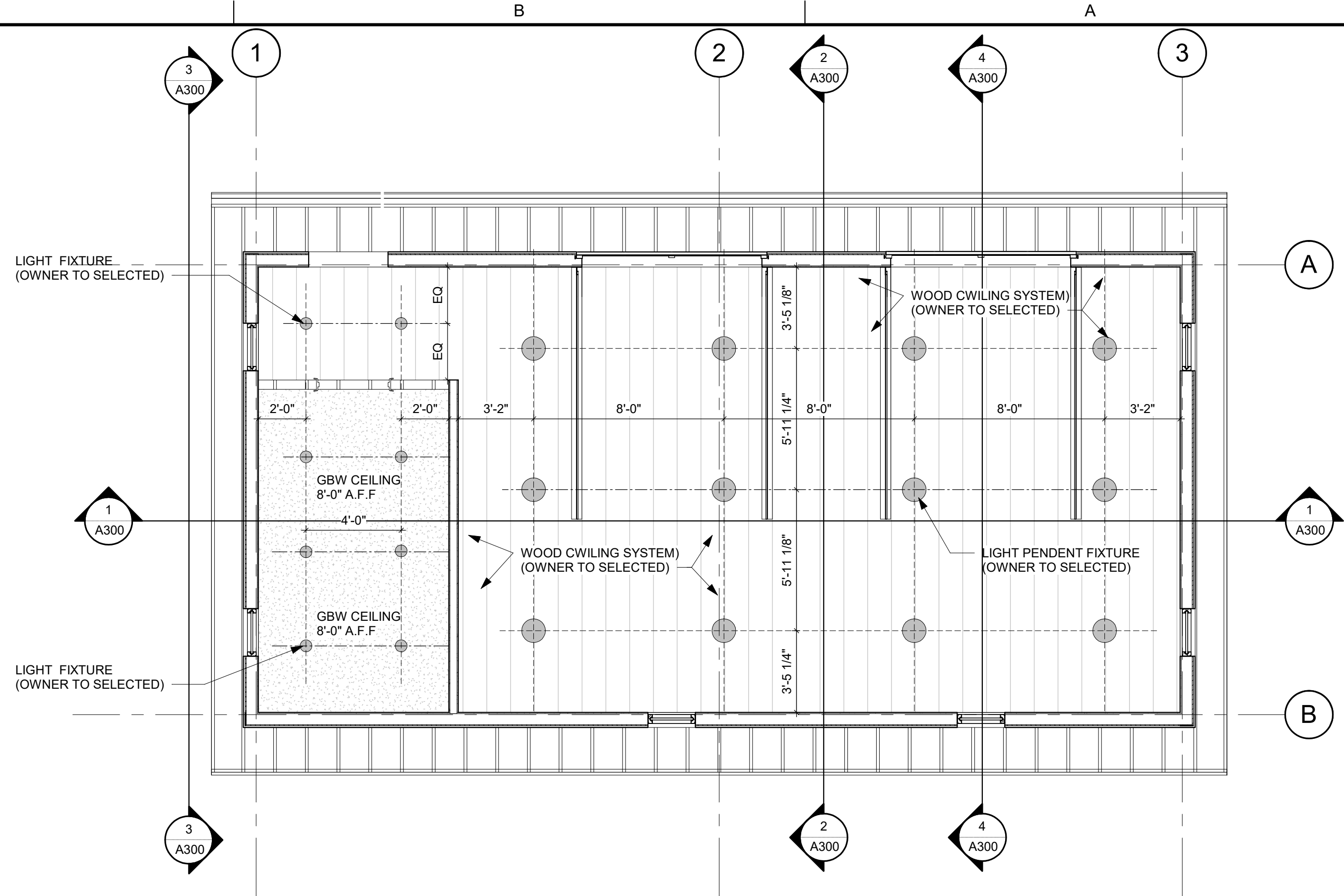
Consultants																																				
Project Name Daily Farm																																				
5653 Daily road New Albany, In 47150																																				
Client -																																				
Seal																																				
Revisions																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 85%;">Description</th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																																	
No.	Description	Date																																		
Wallsections																																				
Project number -																																				
Date 07/18/23																																				
A600																																				
Scale 1/2" = 1'-0"																																				



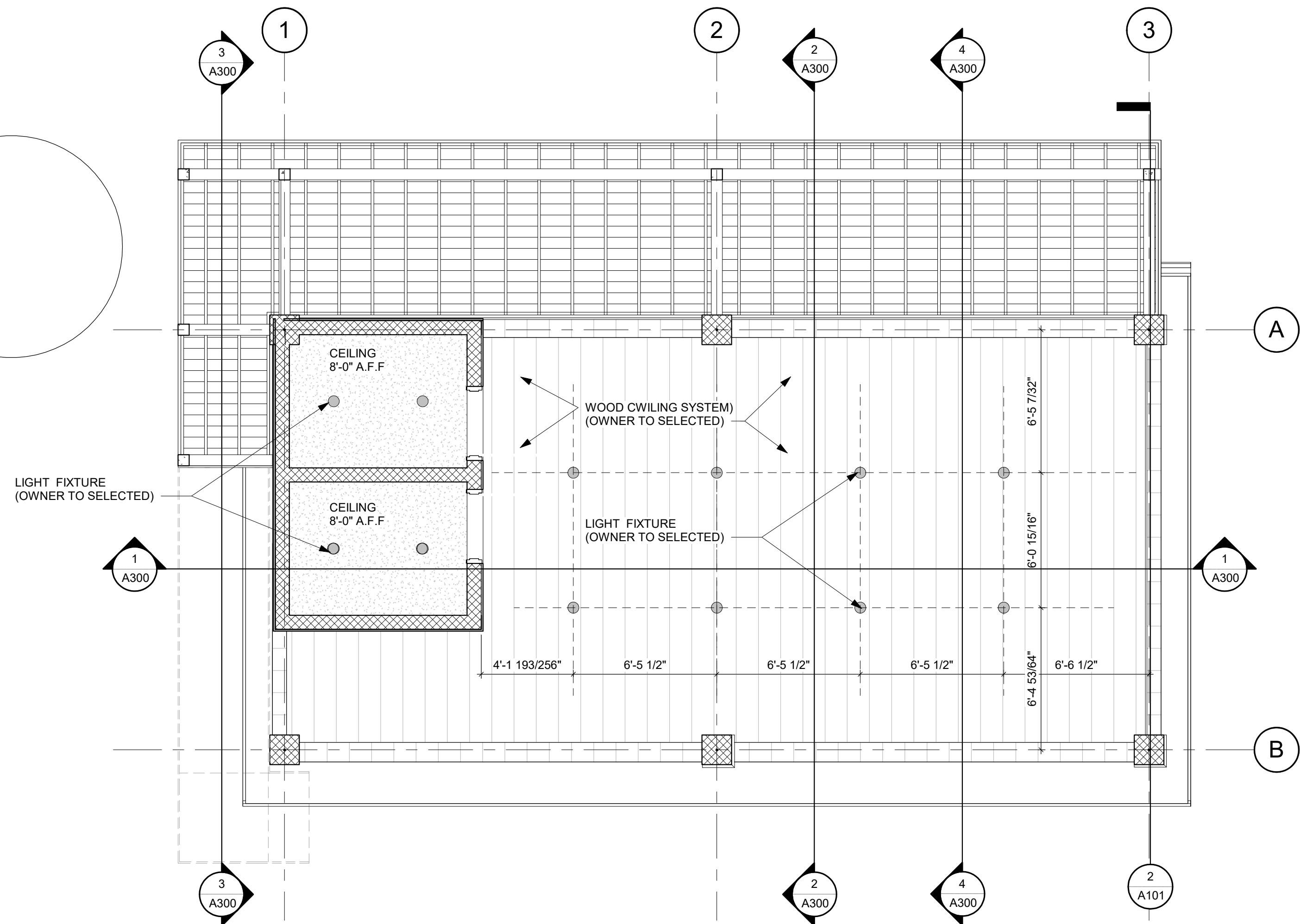
2 Finish Plan
A400a 1/4" = 1'-0"



4 Ground Floor Finish
A400a 1/4" = 1'-0"



1 Ceiling Plan
A400a 1/4" = 1'-0"



3 Ground Ceiling Plan
A400a 1/4" = 1'-0"

NOTE:
CONTRACTOR/BUILDER ARE TO VERIFY ALL DIMENSION, DRAWINGS AND CODE BEFORE BEGIN CONSTRUCTION

Consultants

Project Name

Daily Farm

5653 Daily road
New Albany, In 47150

Client

Seal

Revisions

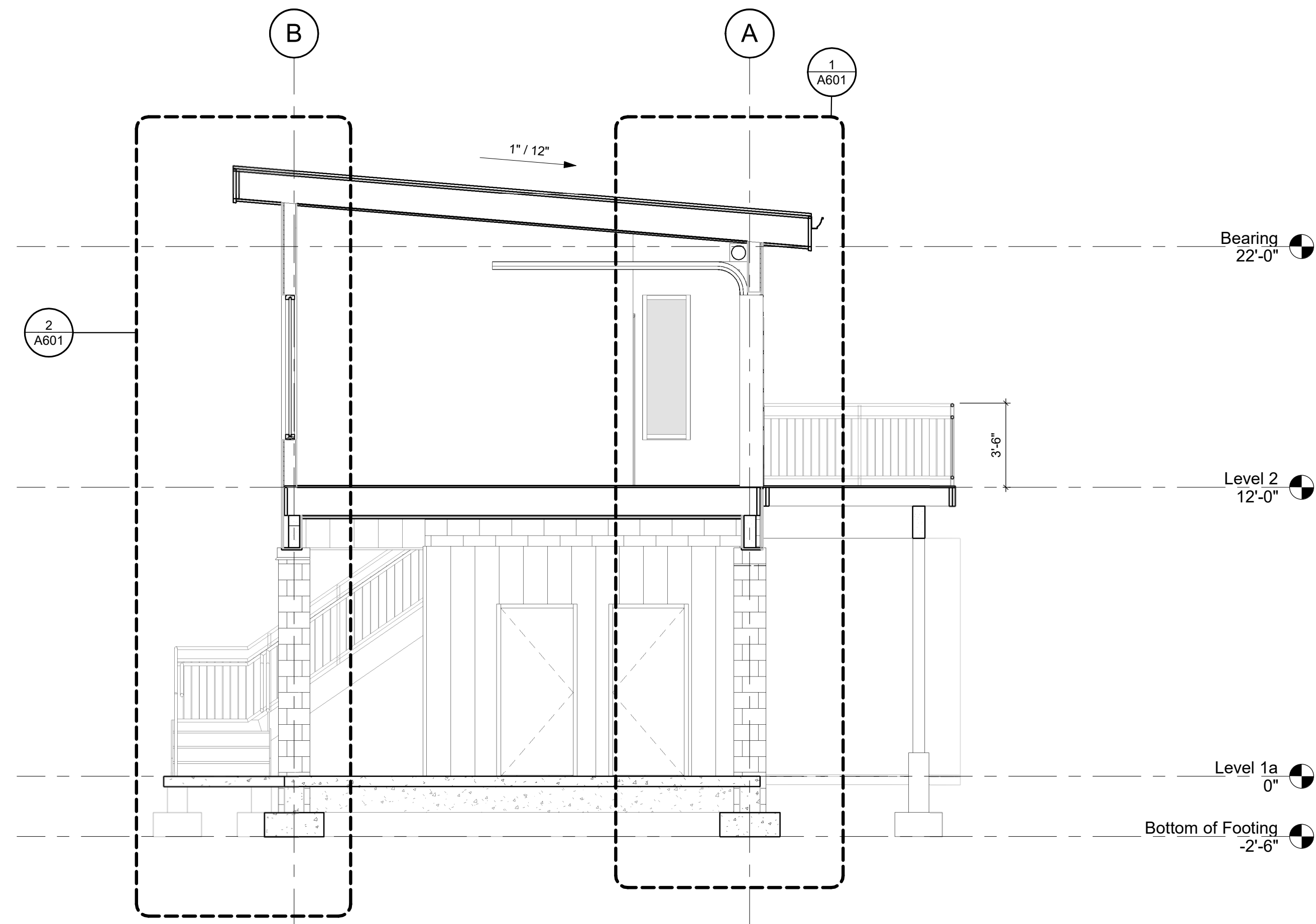
No.	Description	Date

RCP Plan/ Finish
Plan

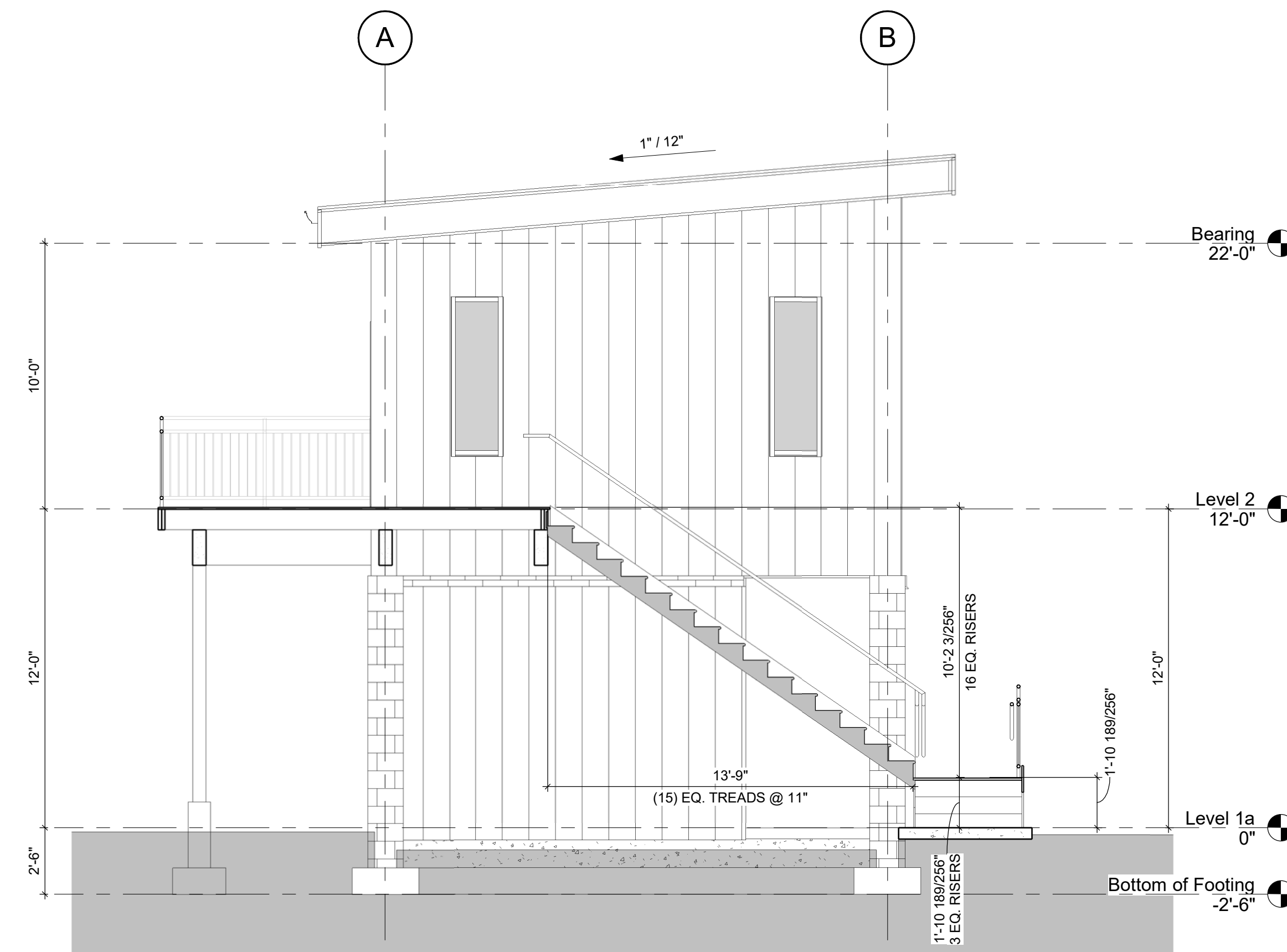
Project number -
Date 06/24/22

A400a

Scale 1/4" = 1'-0"

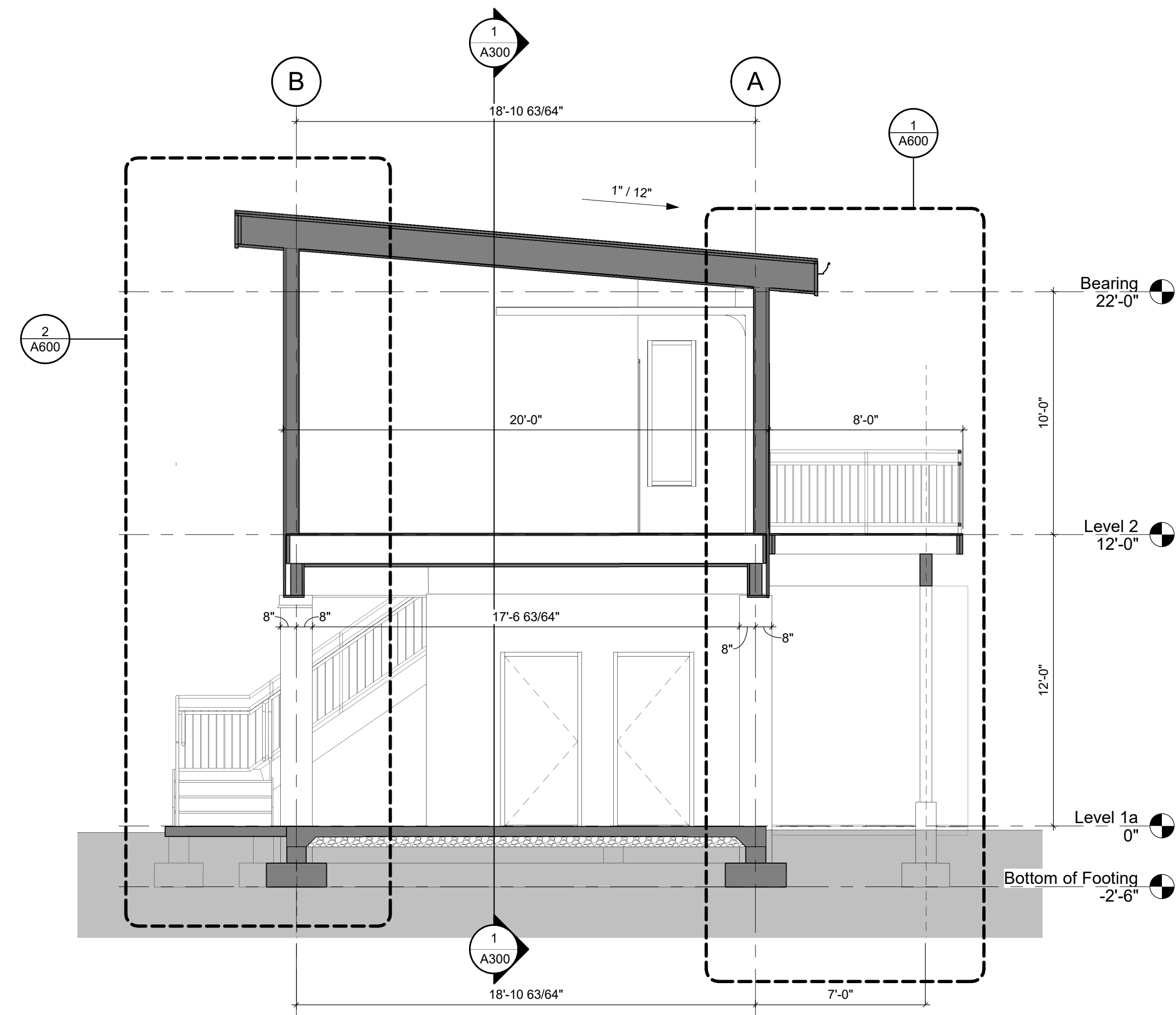


4 Building Section 4
A300 1/4" = 1'-0"

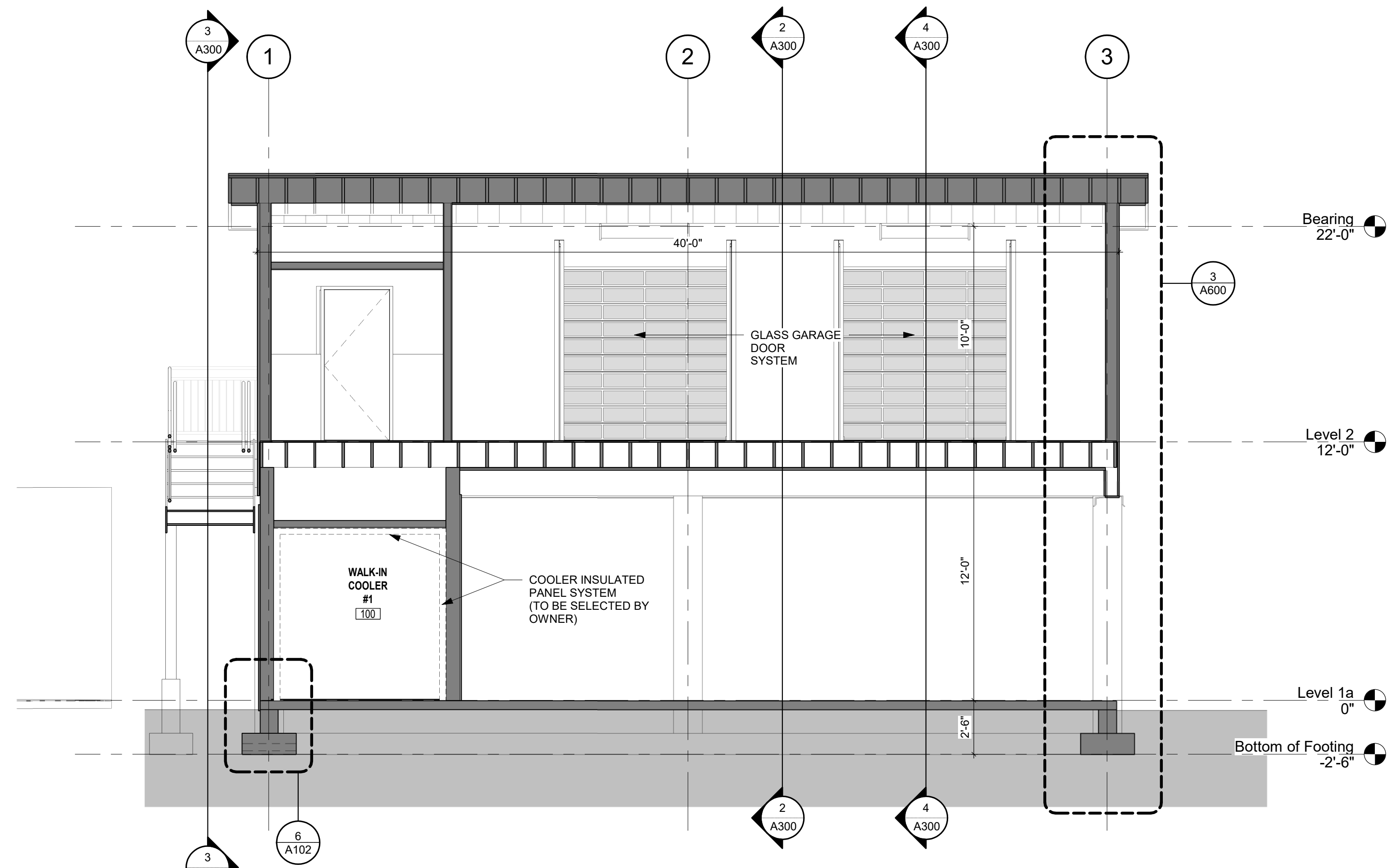


3 Building Section 5
A300 1/4" = 1'-0"

NOTE:
CONTRACTOR/BUILDER ARE TO VERIFY ALL
DIMENSION, DRAWINGS AND CODE BEFORE
BEGIN CONSTRUCTION



2 Building Section 2
A300 1/4" = 1'-0"



1 Section 1
A300 1/4" = 1'-0"

Consultants

Project Name

Daily Farm

5653 Daily road
New Albany, In 47150

Client

Seal

Revisions

No.	Description	Date

Building Sections

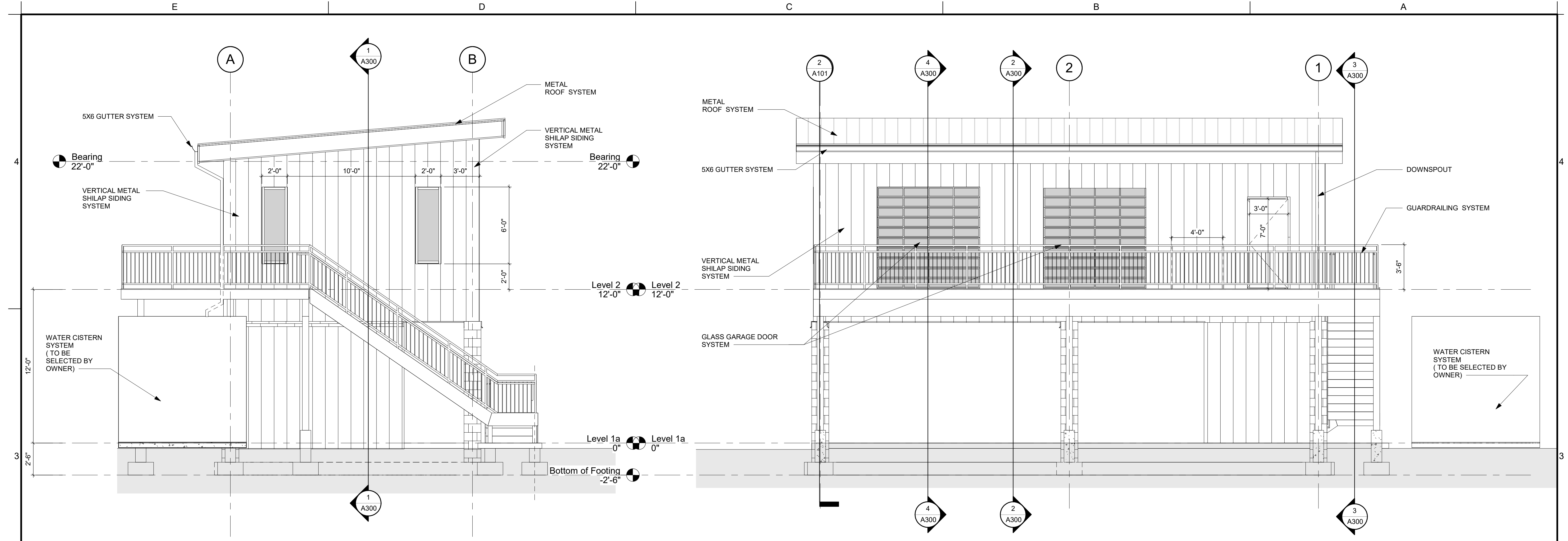
Project number

Date 06/24/22

A300

Scale 1/4" = 1'-0"

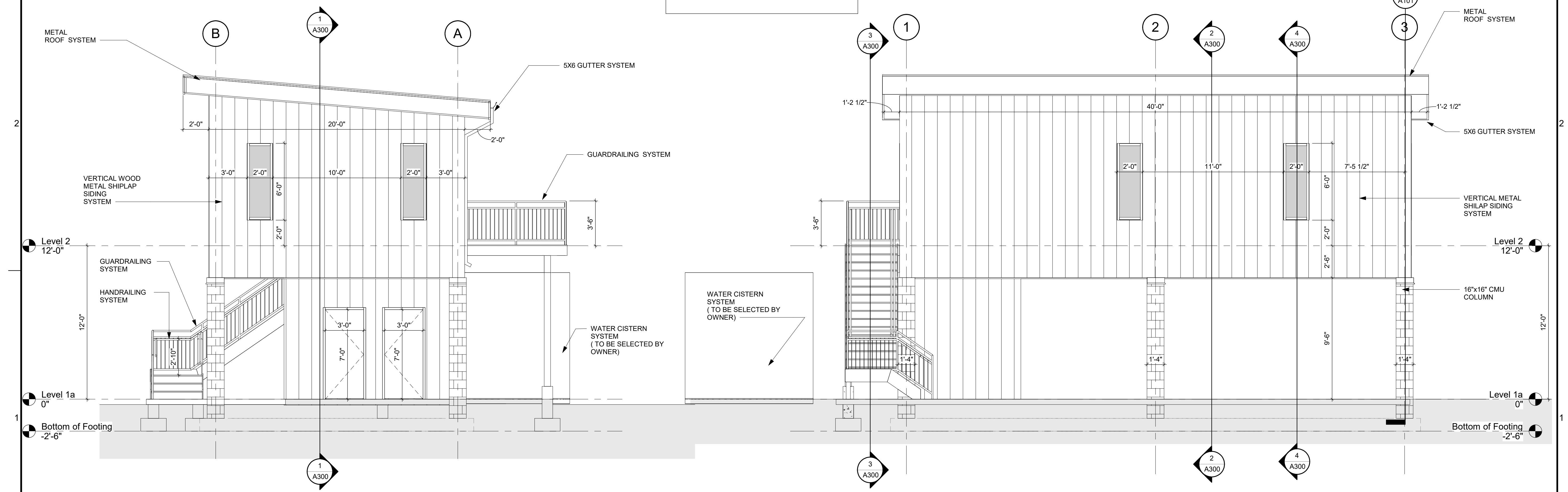
C:\Users\scottm.A\My Documents\Bentley\Projects\Daily Farm\A300\A300.dwg 7/25/2023 10:50 AM



4 West Elevation
A200 1/4" = 1'-0"

2 North Elevation
A200 1/4" = 1'-0"

NOTE:
CONTRACTOR/BUILDER ARE TO VERIFY ALL DIMENSION, DRAWINGS AND CODE BEFORE BEGIN CONSTRUCTION



3 East Elevation
A200 1/4" = 1'-0"

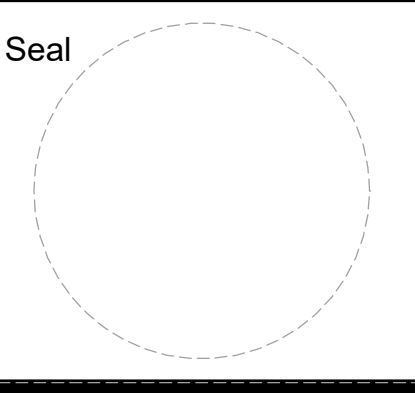
1 South Elevation
A200 1/4" = 1'-0"

Consultants

Project Name
Daily Farm

5653 Daily road
New Albany, In 47150

Client



Revisions

No.	Description	Date

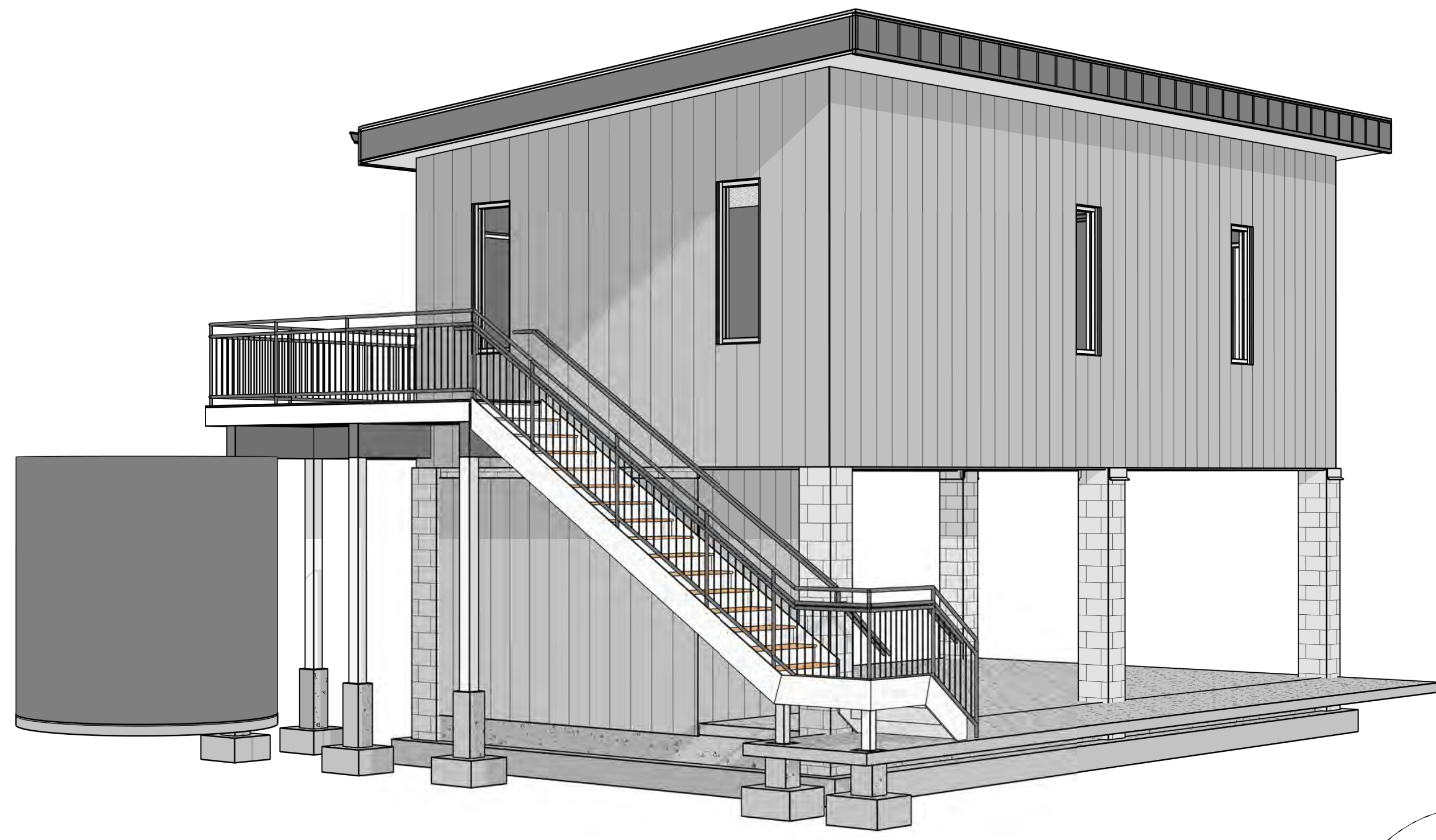
Exterior Elevations

Project number -
Date 06/24/22

A200

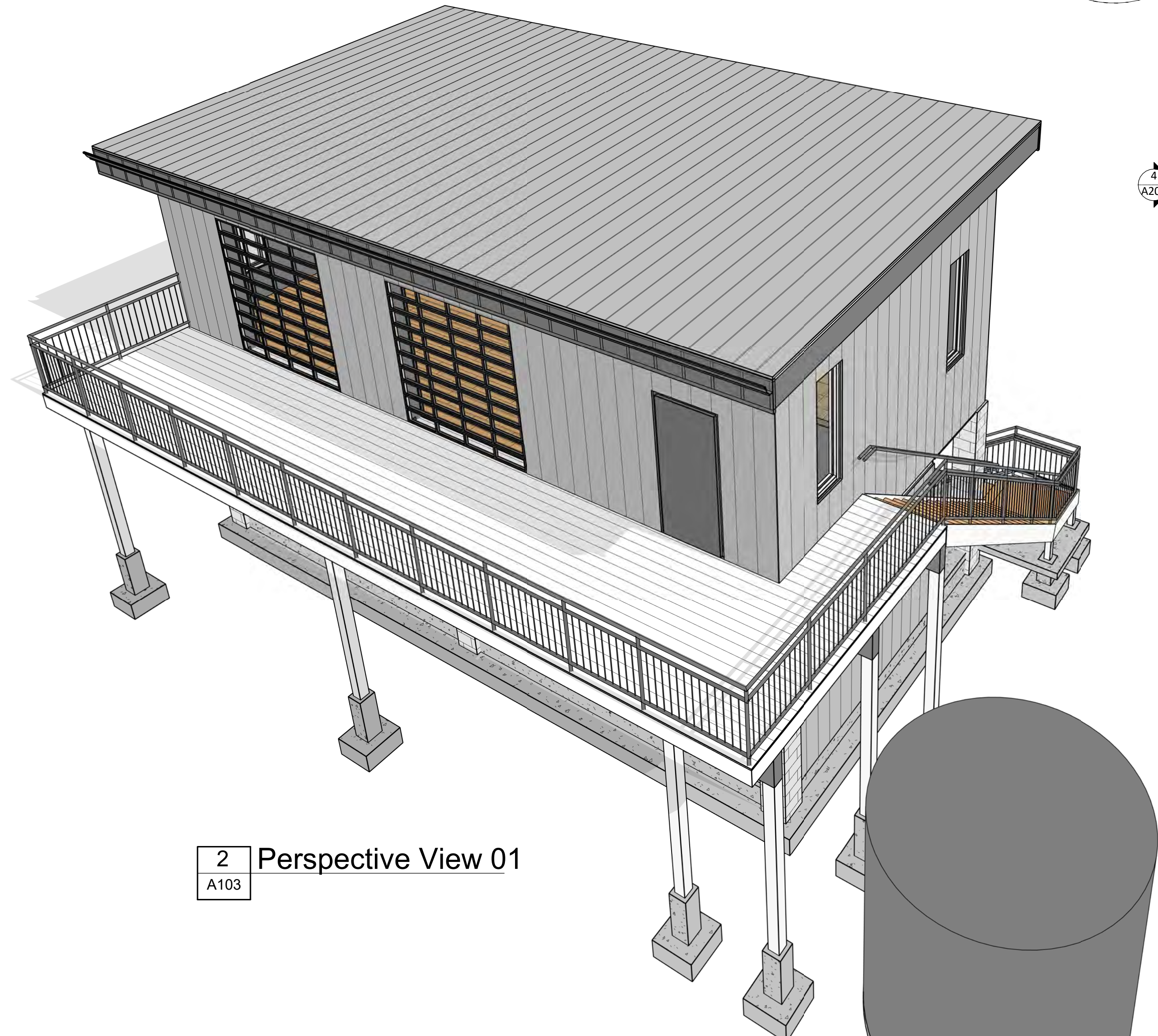
Scale 1/4" = 1'-0"

C:\Users\Sarah.A\OneDrive\Documents\BIM\Projects\Daily Farm\A200_Ext_Elevations.dwg 7/25/2022 10:52 AM



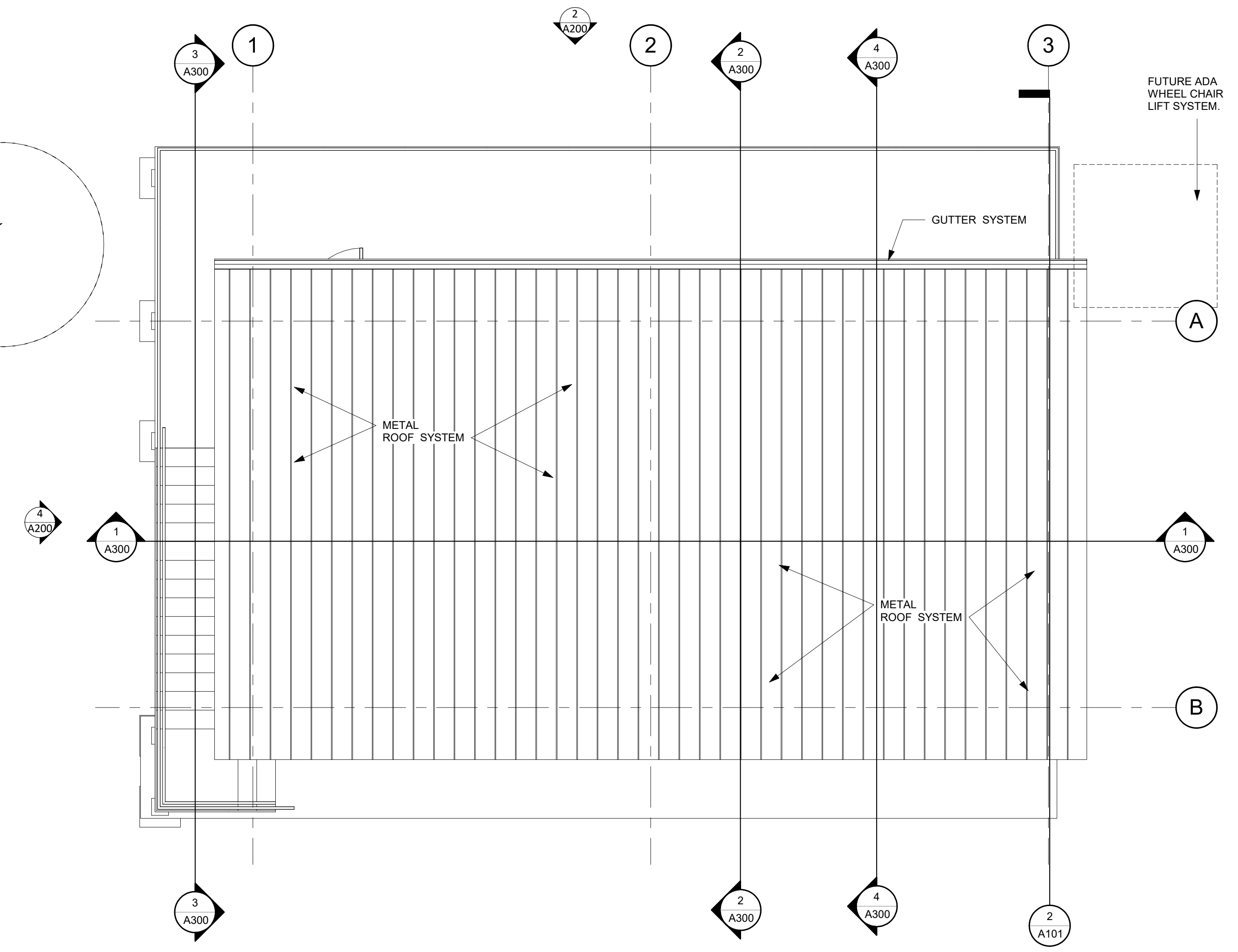
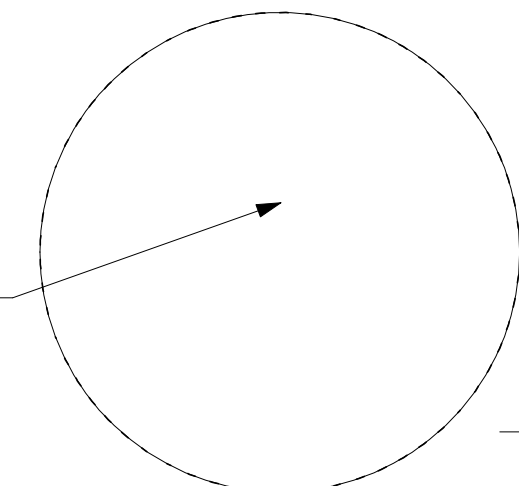
3 Perspective View 02
A103

NOTE:
CONTRACTOR/BUILDER ARE TO VERIFY ALL
DIMENSION, DRAWINGS AND CODE BEFORE
BEGIN CONSTRUCTION

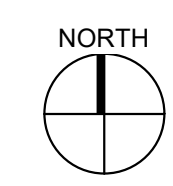


2 Perspective View 01
A103

WATER CISTERN
SYSTEM
(TO BE SELECTED BY
OWNER)



1 Roof Plan- Overall
A103 1/4" = 1'-0"

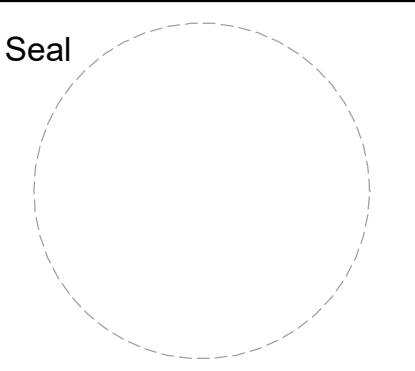


Consultants

Project Name
Daily Farm

5653 Daily road
New Albany, In 47150

Client
-



Revisions

No.	Description	Date

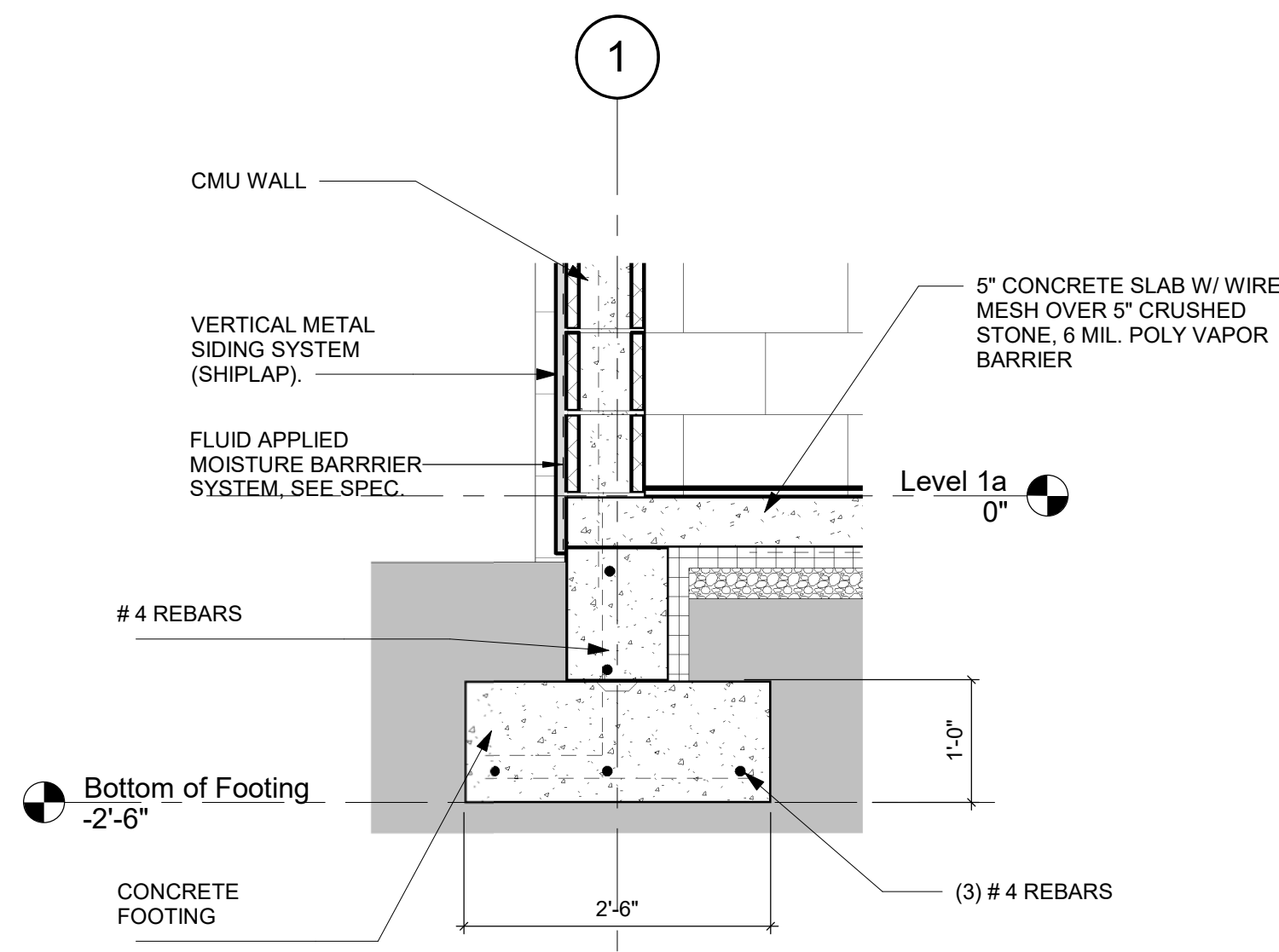
Roof Plan

Project number
Date 06/24/22

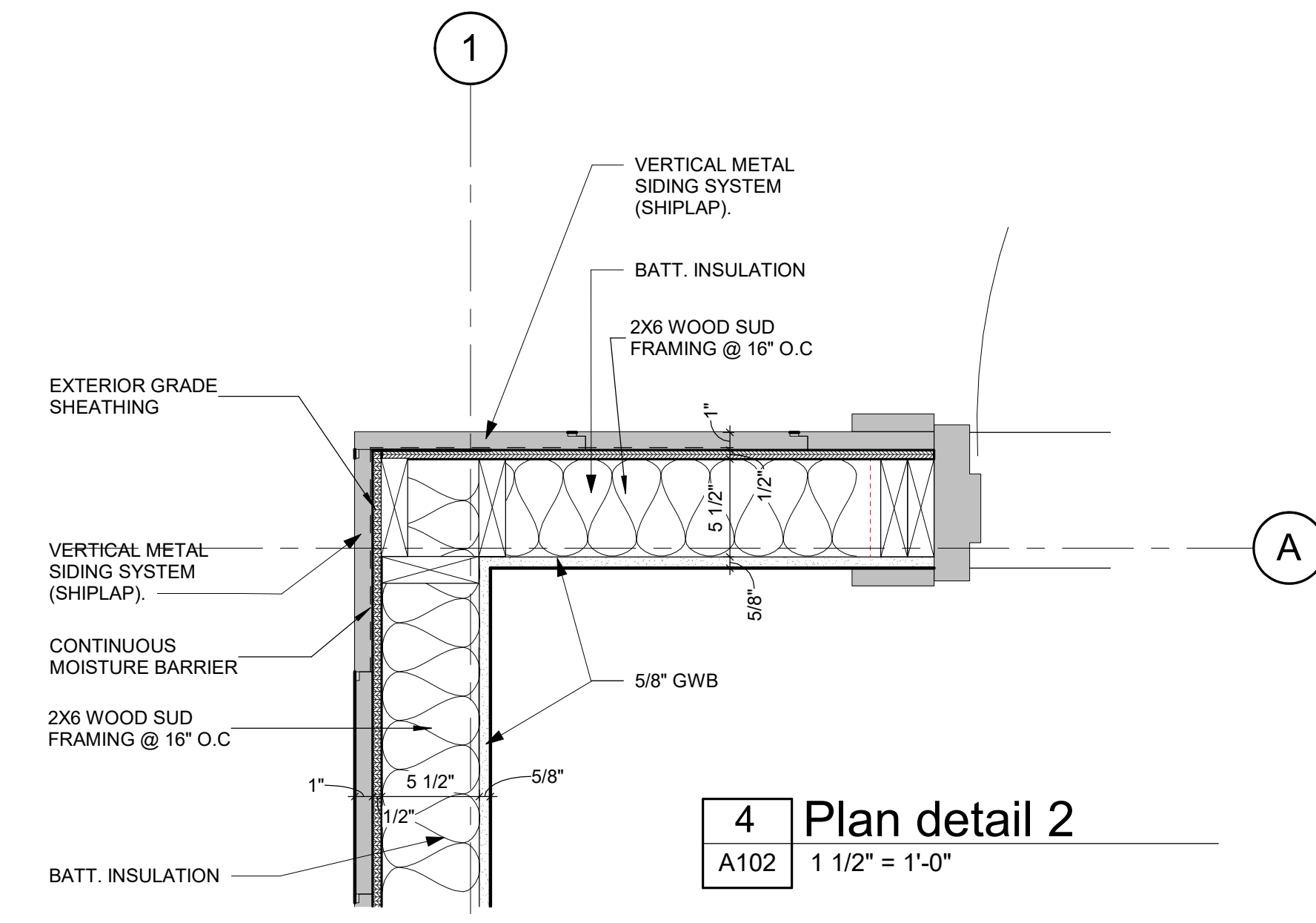
A103

Scale 1/4" = 1'-0"

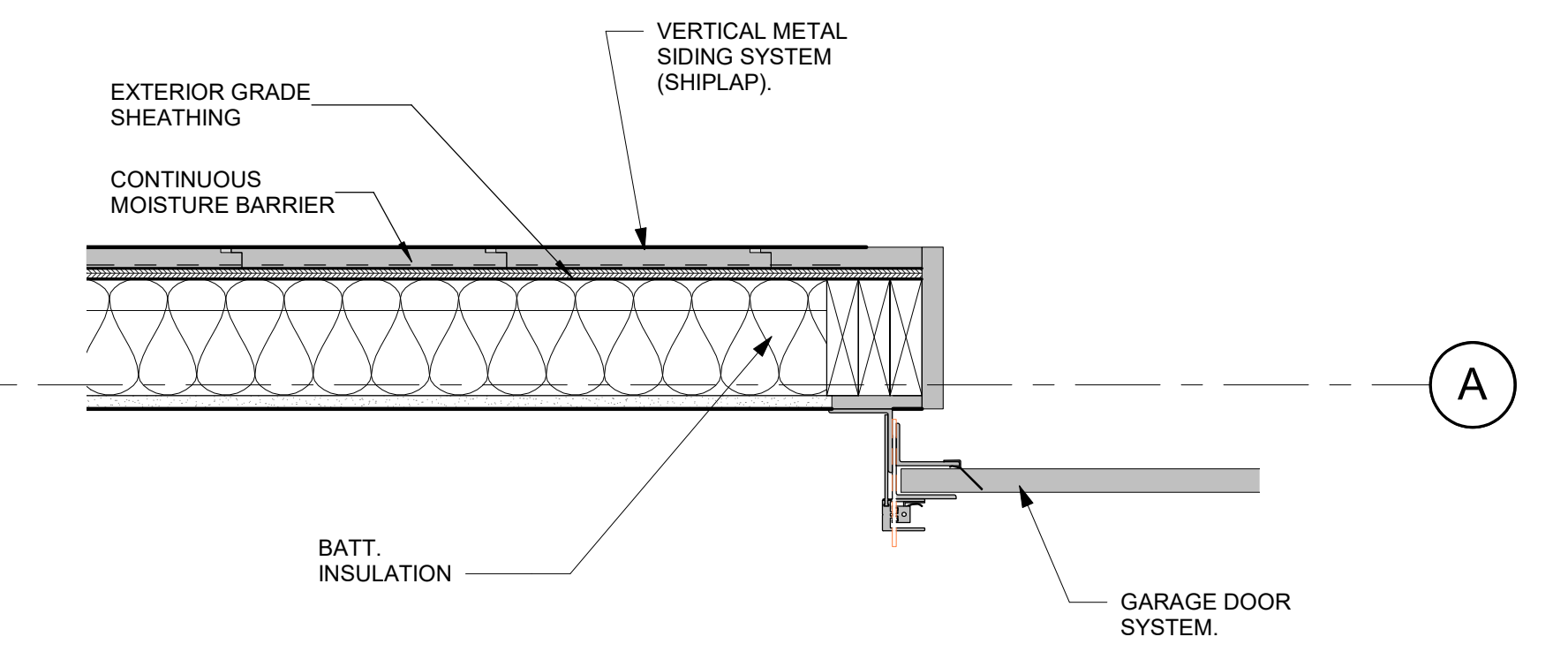
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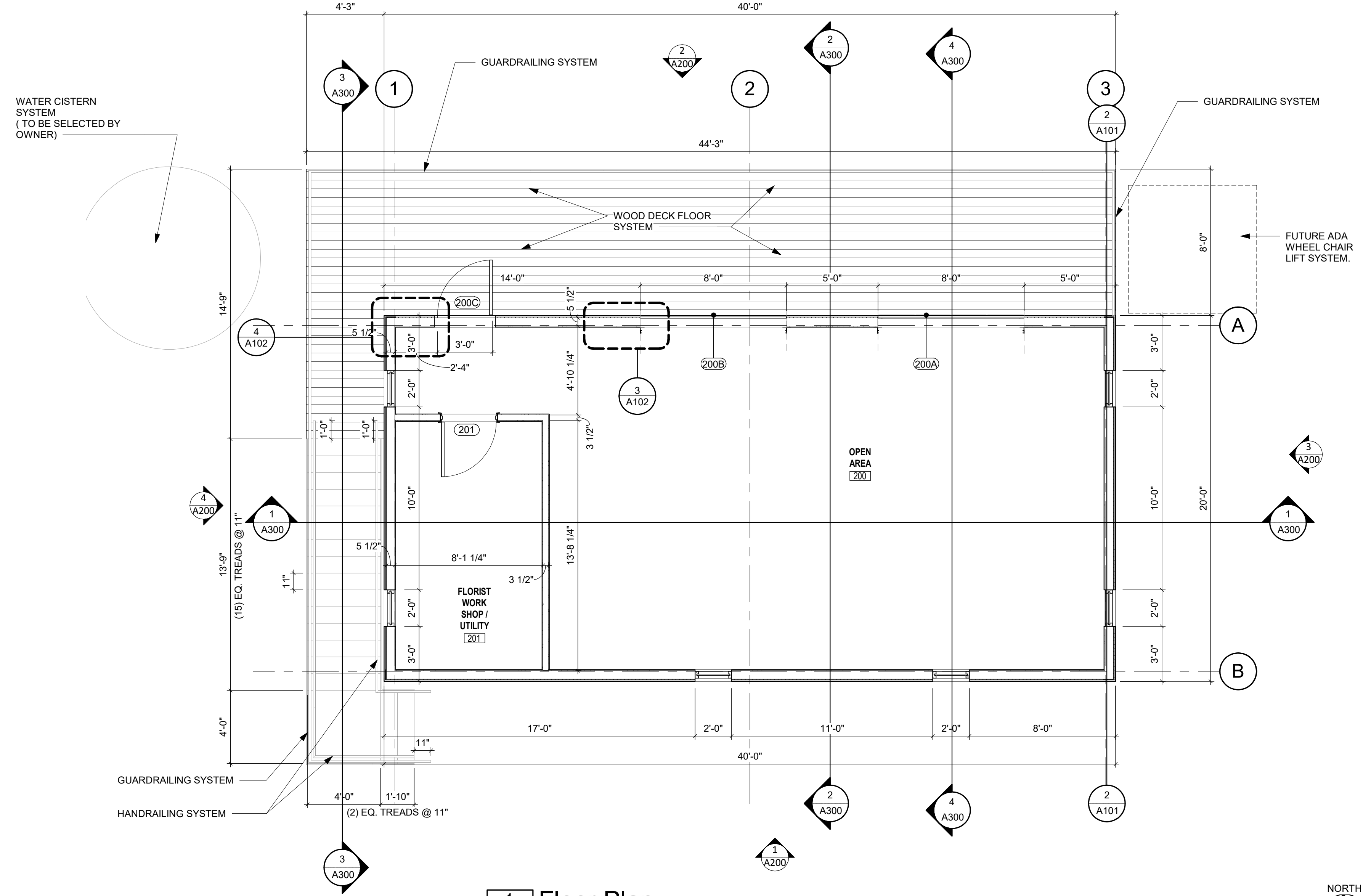
6 Footing Detail
 A102 3/4" = 1'-0"



4 Plan detail 2
 A102 1 1/2" = 1'-0"



3 Plan detail 1
 A102 1 1/2" = 1'-0"



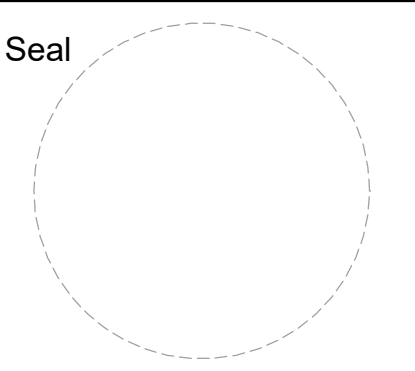
NOTE:
 CONTRACTOR/BUILDER ARE TO VERIFY ALL DIMENSION, DRAWINGS AND CODE BEFORE BEGIN CONSTRUCTION

Consultants

Project Name
Daily Farm

5653 Daily road
 New Albany, In 47150

Client



Revisions

No.	Description	Date

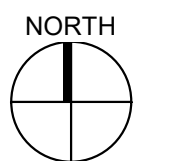
Floor Plan

Project number

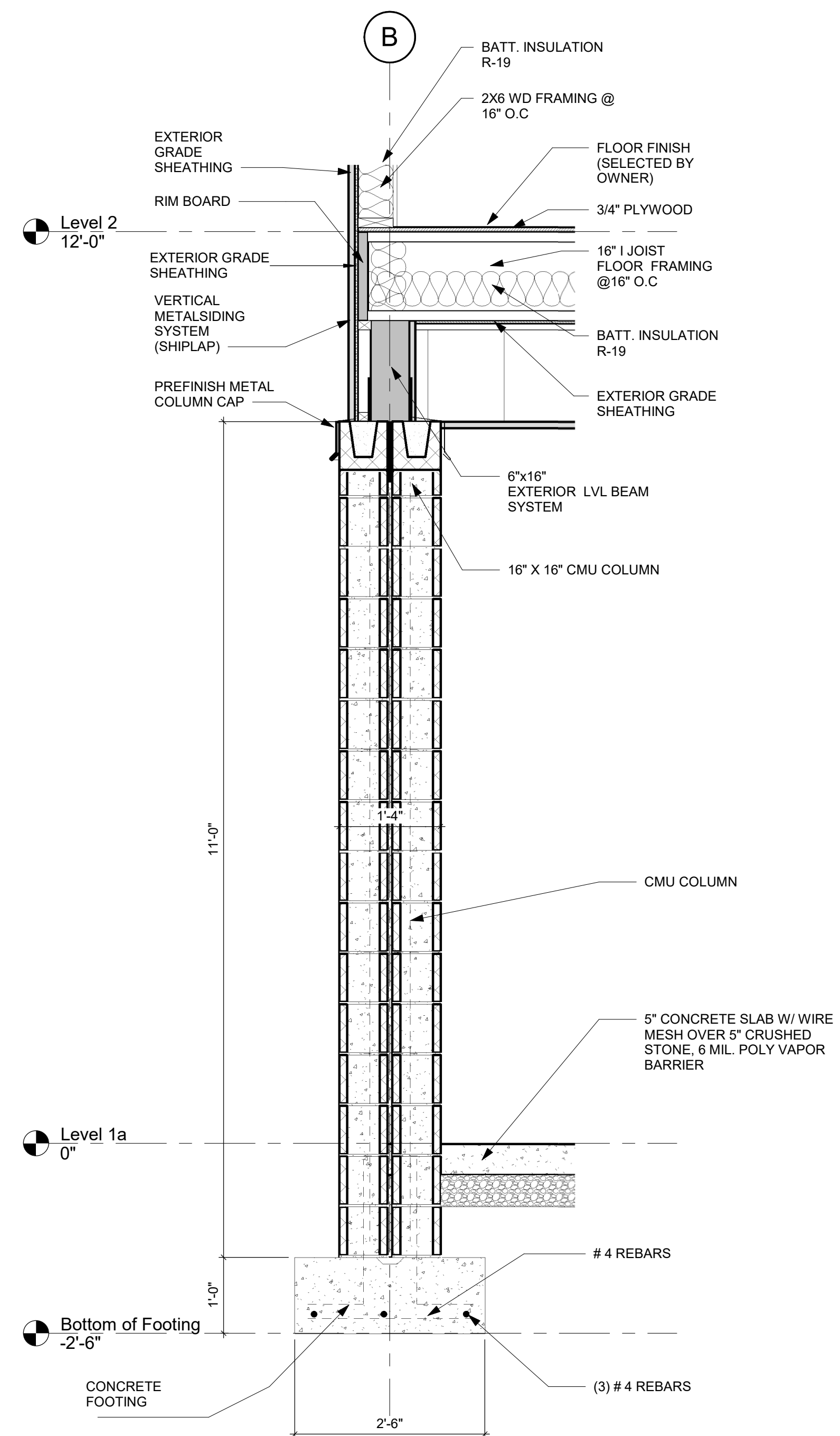
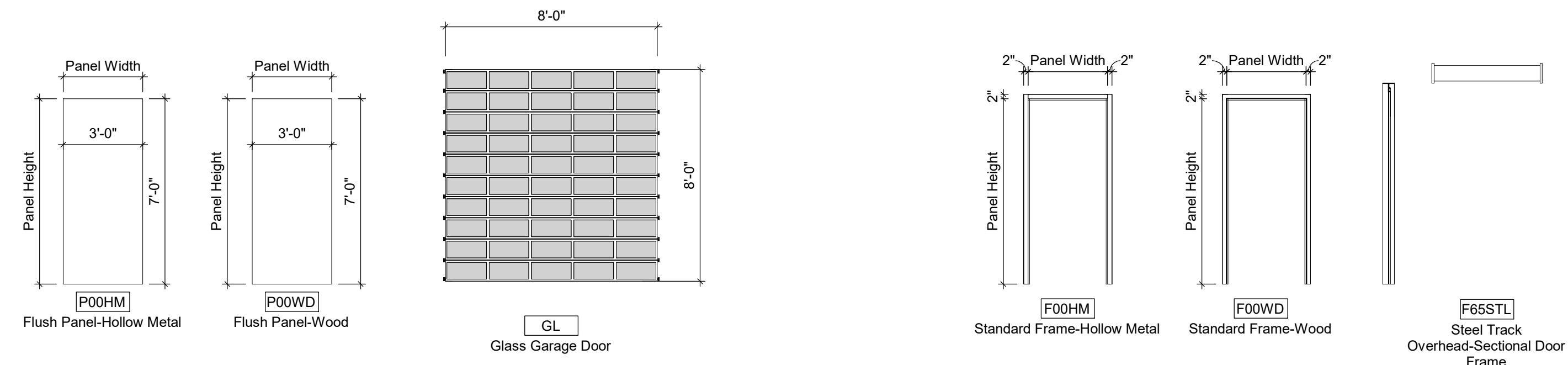
Date 06/24/22

A102

Scale As indicated

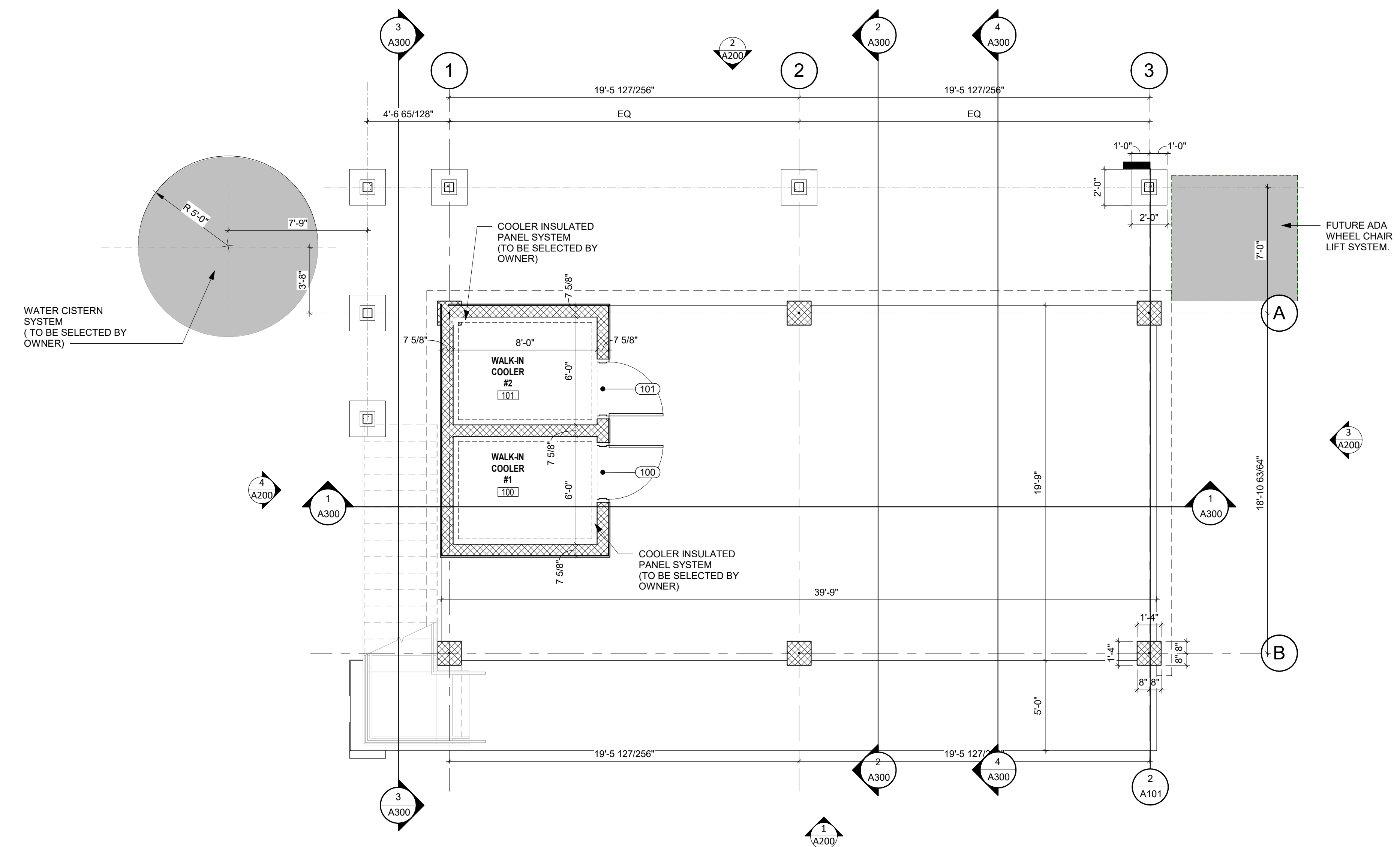


Door Schedule													
Door Mark	Panels						Frame				Comments		
	Panel 1		Panel 2		Panel Height	Panel Thickness	Finish 1	Finish 2	Type	Head Height		Jamb Width	Finish 1
Type	Width	Type	Width										
100	P00HM	3'-0"			7'-0"	1 3/4"	H.M	<By Category>	F00HM	2"	2"	paint	WALKIN COOLER DOOR SYSTEM
101	P00HM	3'-0"			7'-0"	1 3/4"	H.M	<By Category>	F00HM	2"	2"	paint	WALKIN COOLER DOOR SYSTEM
200A		8'-0"			8'-0"	1 3/4"	Glass	<By Category>					GLASS GARAGE DOOR SYSTEM
200B		8'-0"			8'-0"	1 3/4"	Glass	<By Category>					GLASS GARAGE DOOR SYSTEM
200C	P00HM	3'-0"			7'-0"	1 3/4"	H.M	<By Category>	F00HM	2"	2"	paint	
201	P00WD	3'-0"			7'-0"	1 3/4"	WD	<By Category>	F00WD	2"	2"	paint	



3 Door Types
A101 1/4" = 1'-0"

4 FRAME 1
A101 1/4" = 1'-0"



2 CMU COL
A101 3/4" = 1'-0"

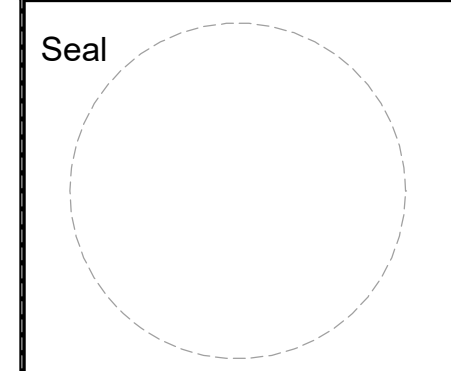
1 Ground Floor Plan
A101 1/4" = 1'-0"

Consultants

Project Name
Daily Farm

5653 Daily road
New Albany, In 47150

Client
-



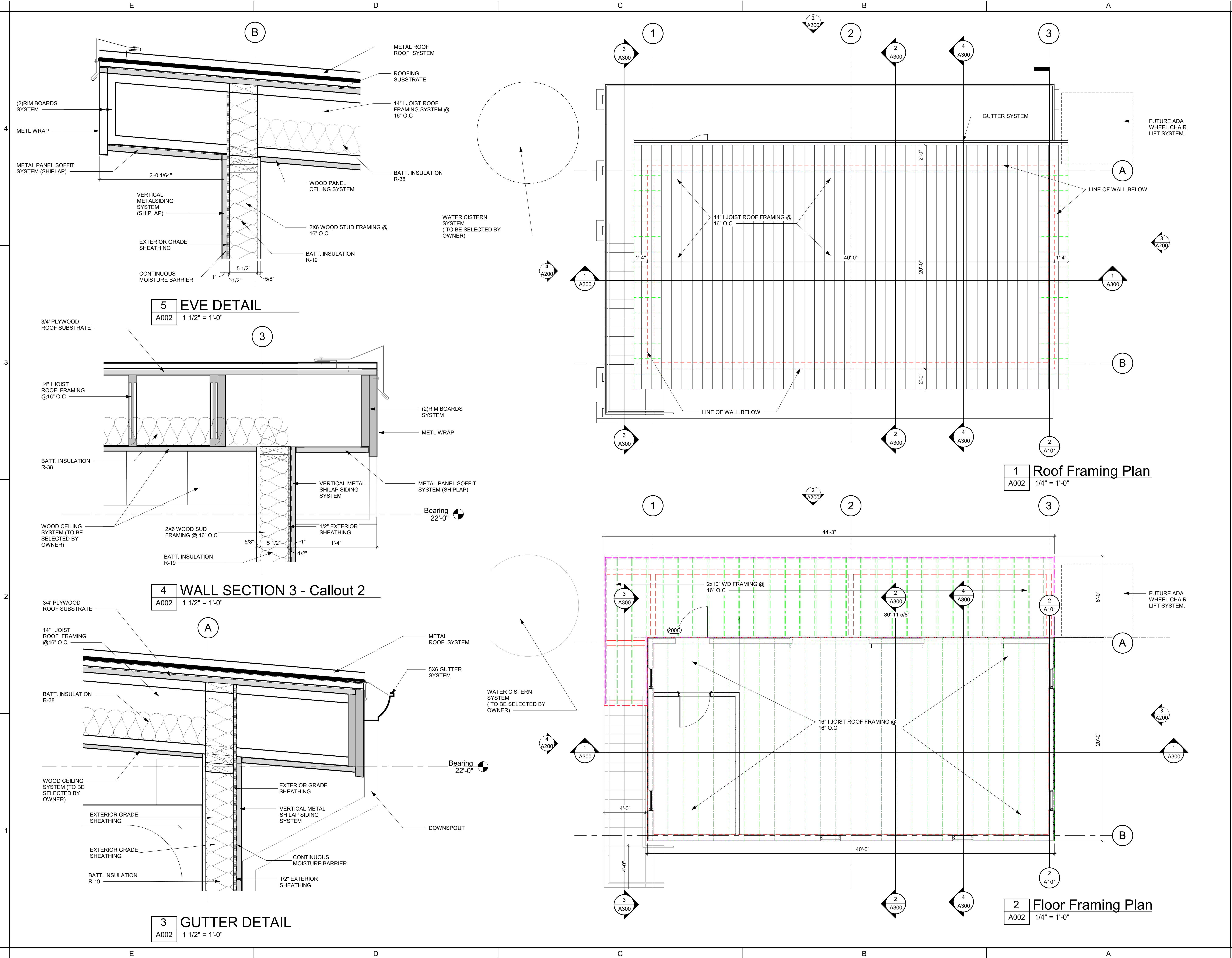
Revisions		
No.	Description	Date

Ground Floor

Project number -
Date 07/18/23

A101

Scale As indicated



5 EVE DETAIL
 A002 1 1/2" = 1'-0"

4 WALL SECTION 3 - Callout 2
 A002 1 1/2" = 1'-0"

3 GUTTER DETAIL
 A002 1 1/2" = 1'-0"

1 Roof Framing Plan
 A002 1/4" = 1'-0"

2 Floor Framing Plan
 A002 1/4" = 1'-0"

Consultants

Project Name

Daily Farm

5653 Daily road
 New Albany, In 47150

Client

Seal

Revisions

No.	Description	Date

Floor and roof framing Plans

Project number
 Date 07/18/23

A002

Scale As indicated

7/25/2023 10:02 AM

E

D

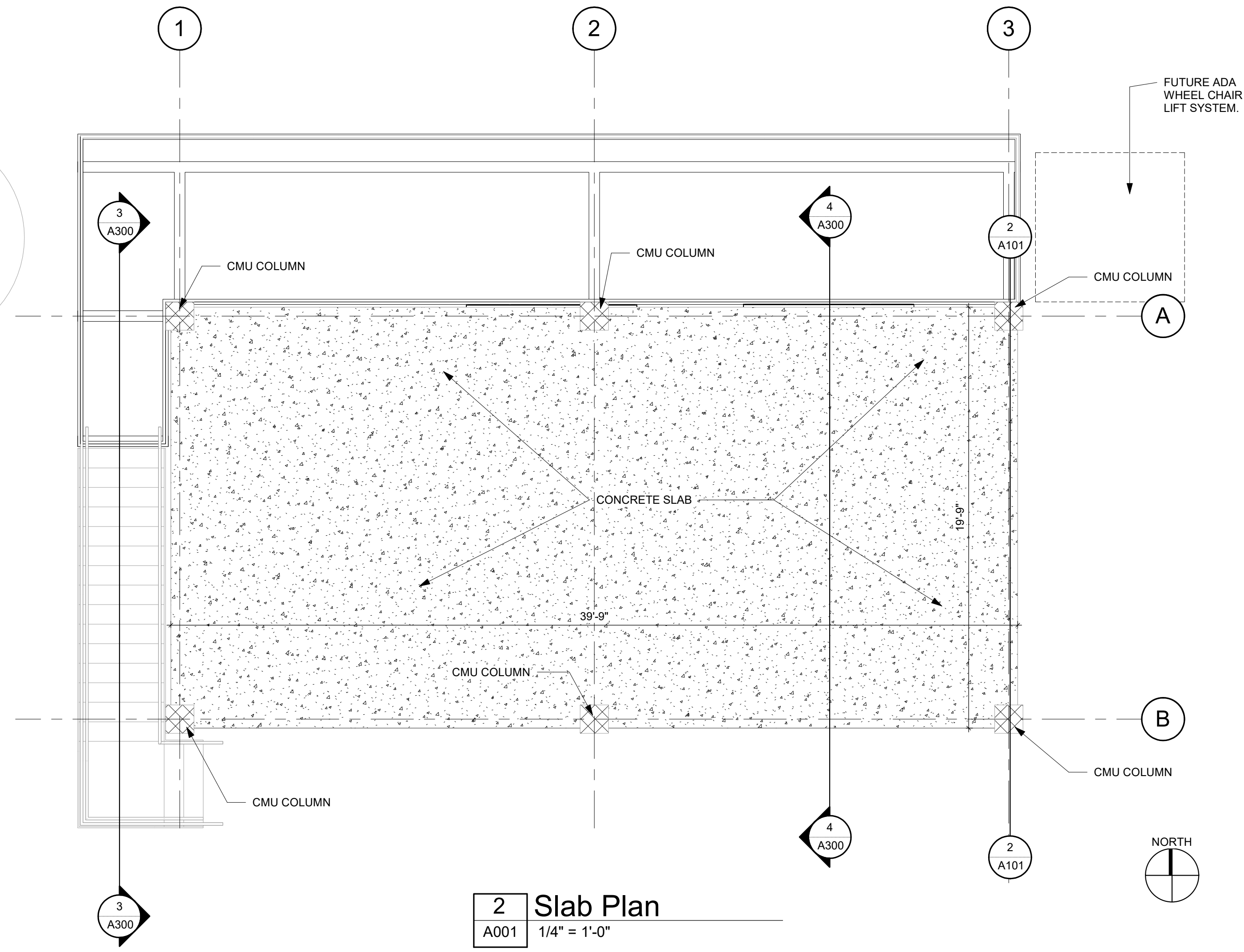
C

B

A

WATER CISTERN SYSTEM
(TO BE SELECTED BY OWNER)

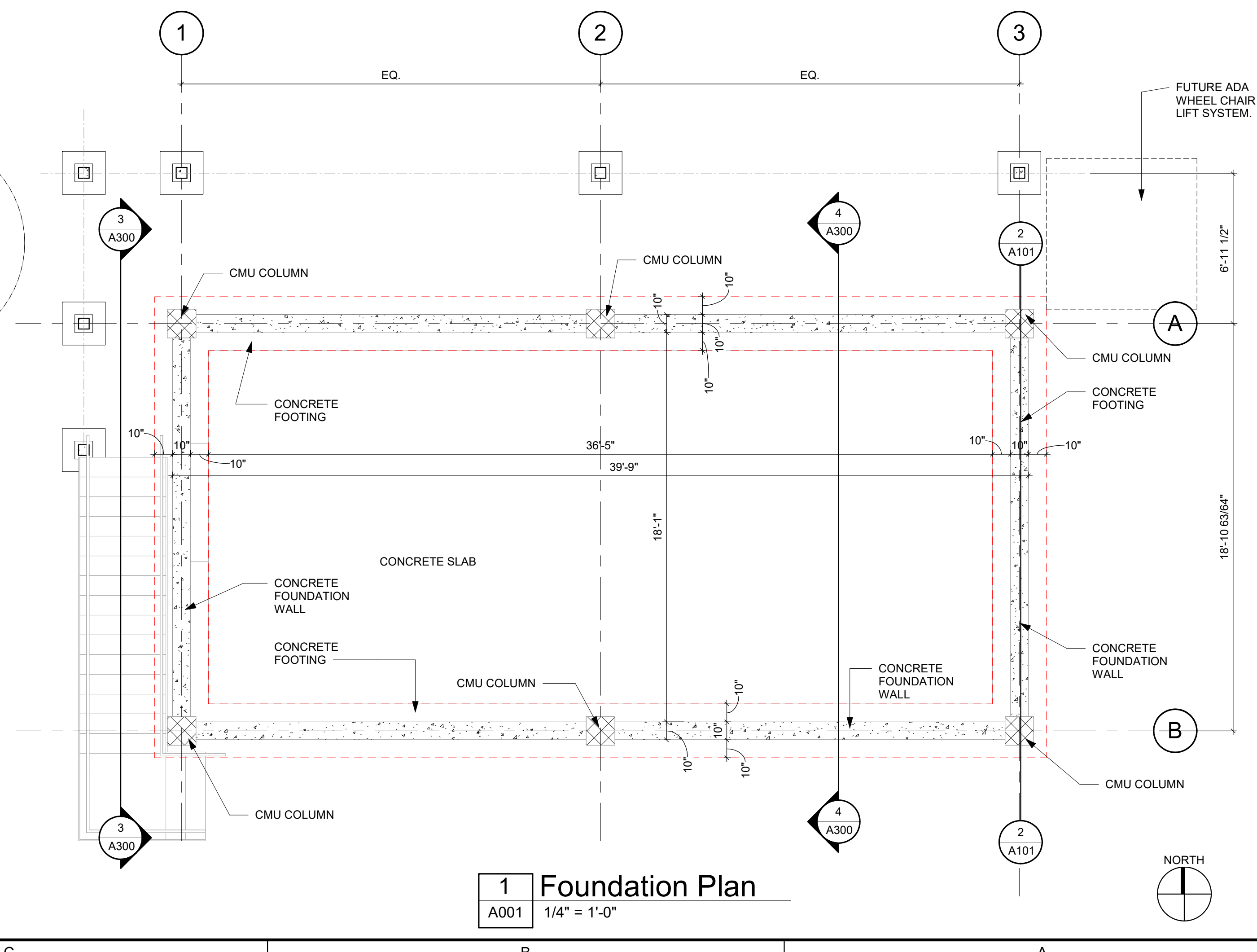
FUTURE ADA WHEEL CHAIR LIFT SYSTEM.



2 Slab Plan
A001 1/4" = 1'-0"

WATER CISTERN SYSTEM
(TO BE SELECTED BY OWNER)

FUTURE ADA WHEEL CHAIR LIFT SYSTEM.



1 Foundation Plan
A001 1/4" = 1'-0"

Consultants

Project Name

Daily Farm

5653 Daily road
New Albany, In 47150

Client

Seal

Revisions

No.	Description	Date

Foundation Plan /
Slab Plan

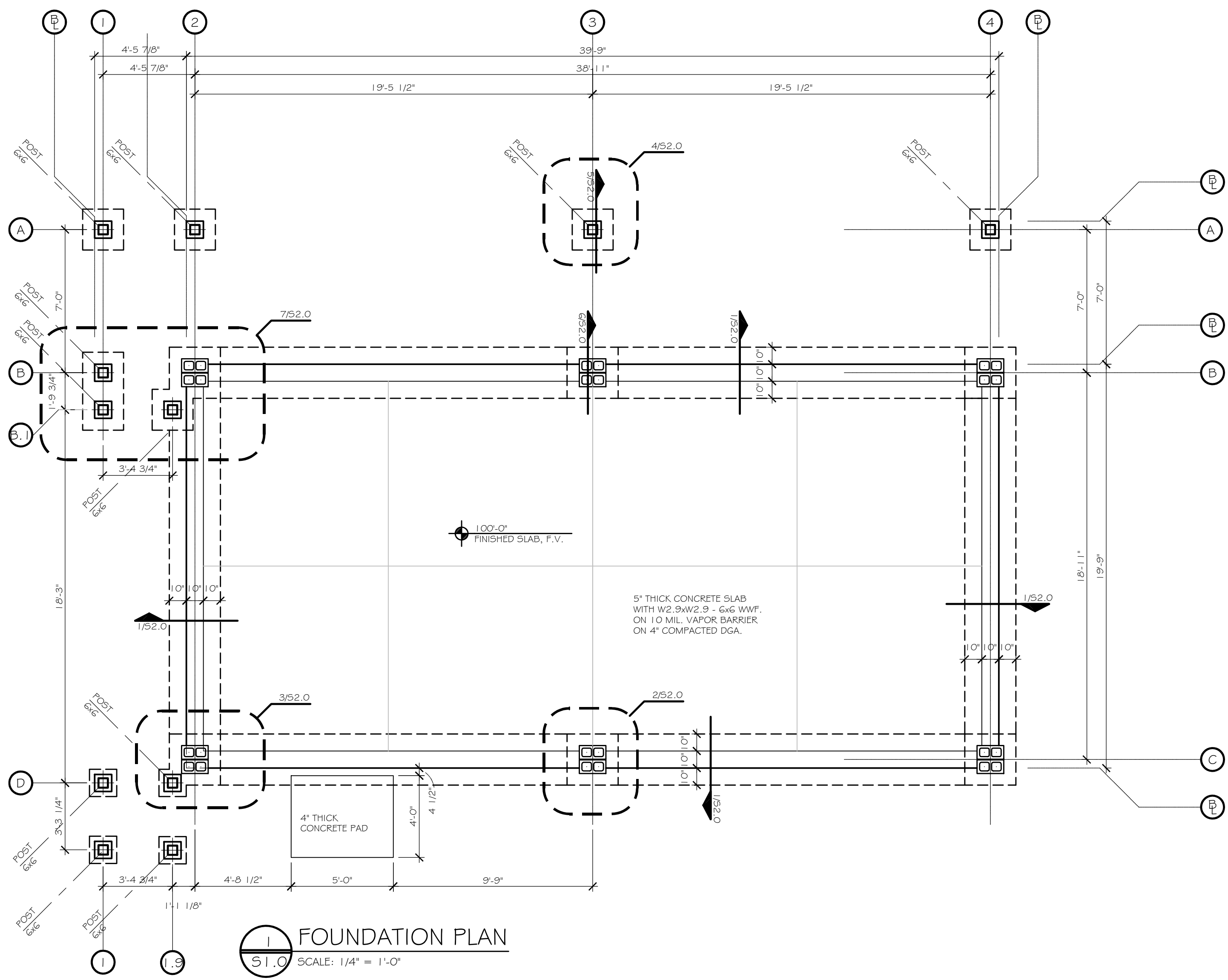
Project number -

Date 07/18/23

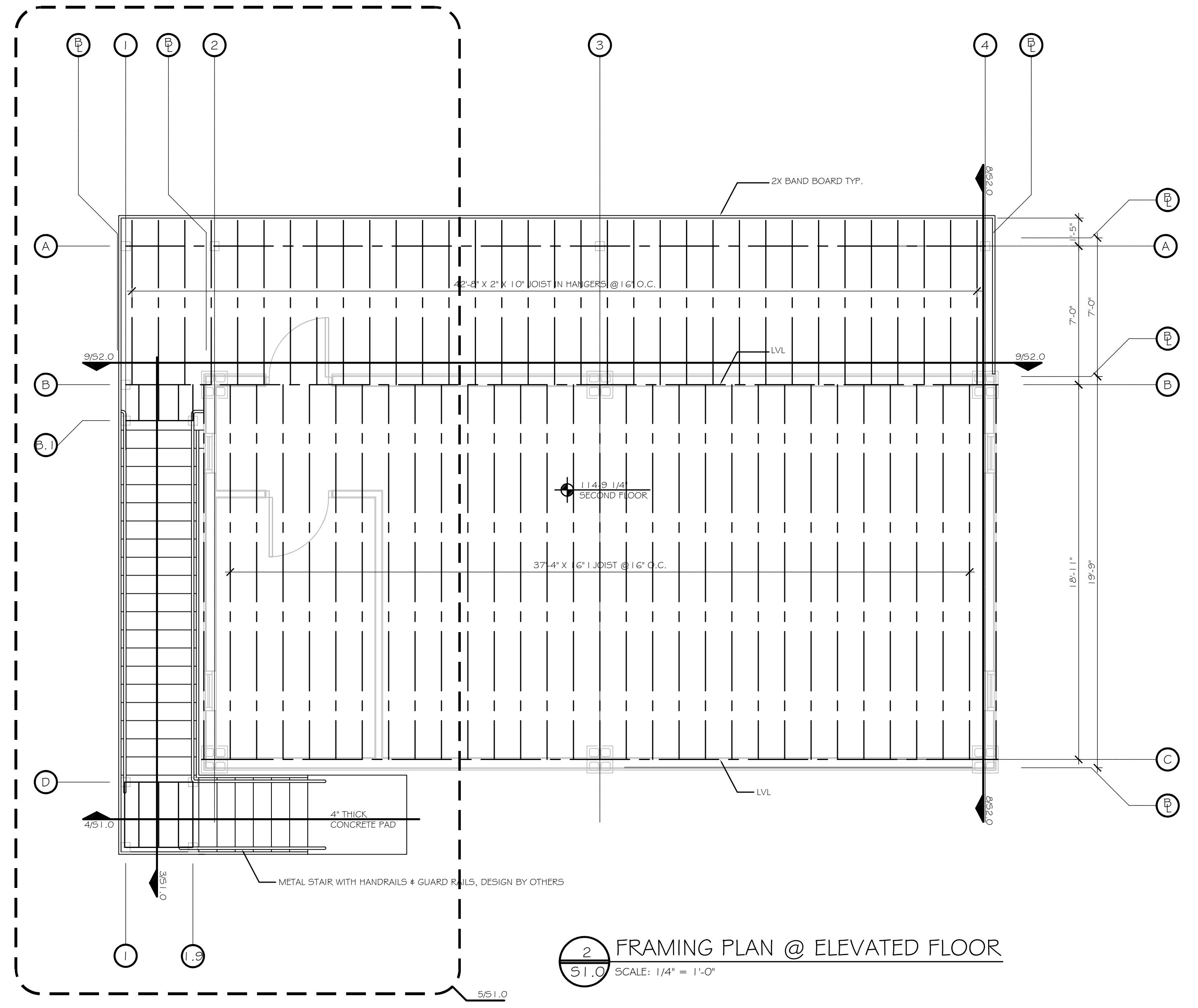
A001

Scale 1/4" = 1'-0"

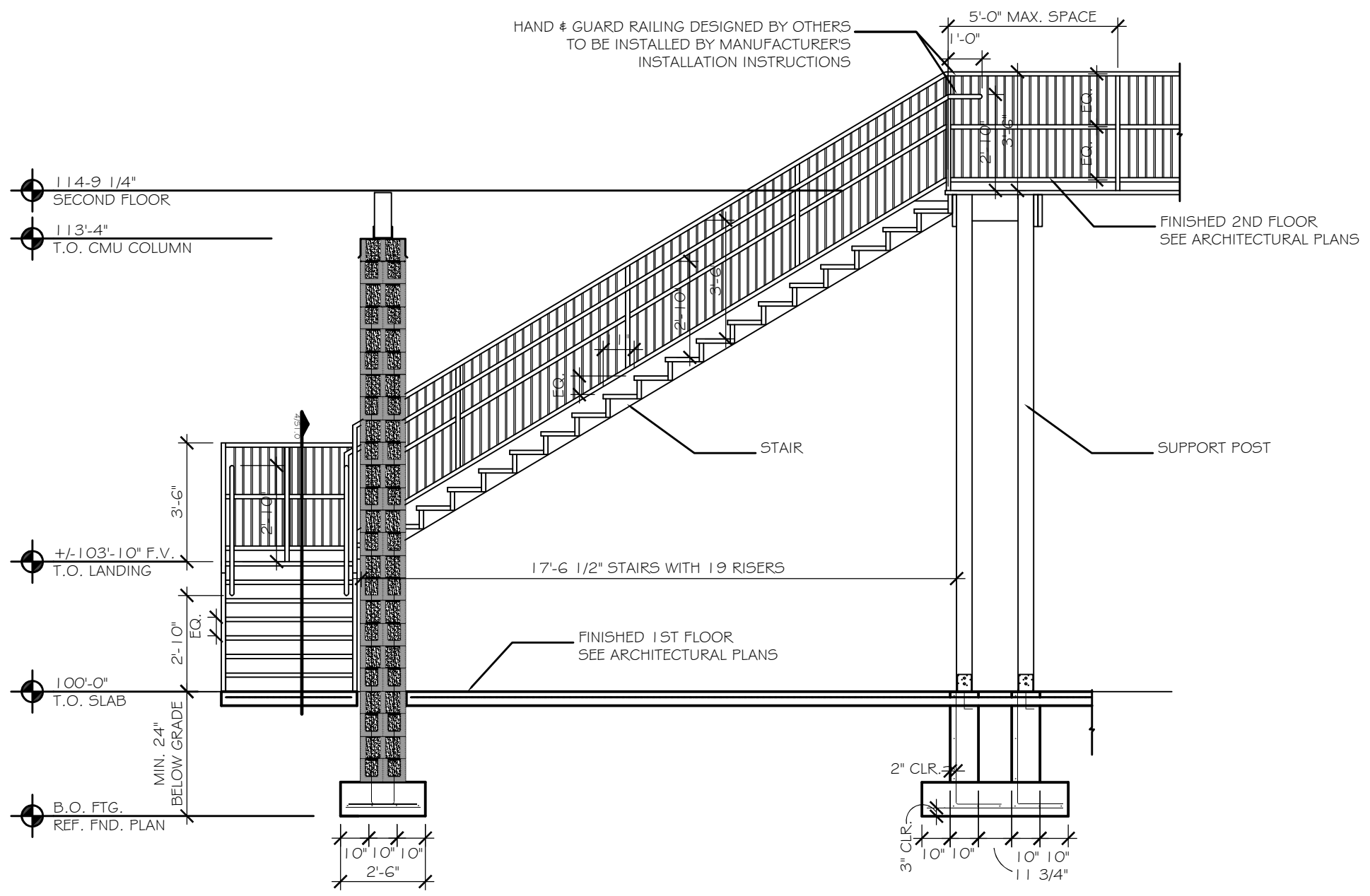
C:\Users\B... A... \Documents\B... \... A001_2023_07_18.dwg 7/25/2023 1:59:30 AM



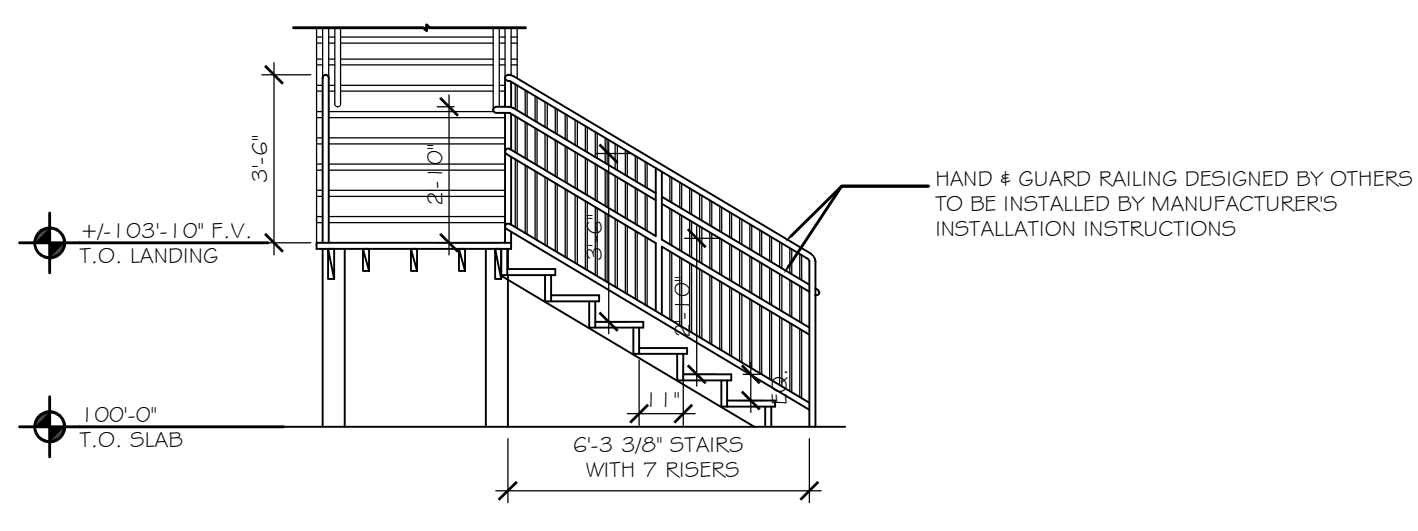
1 FOUNDATION PLAN
 51.0 SCALE: 1/4" = 1'-0"



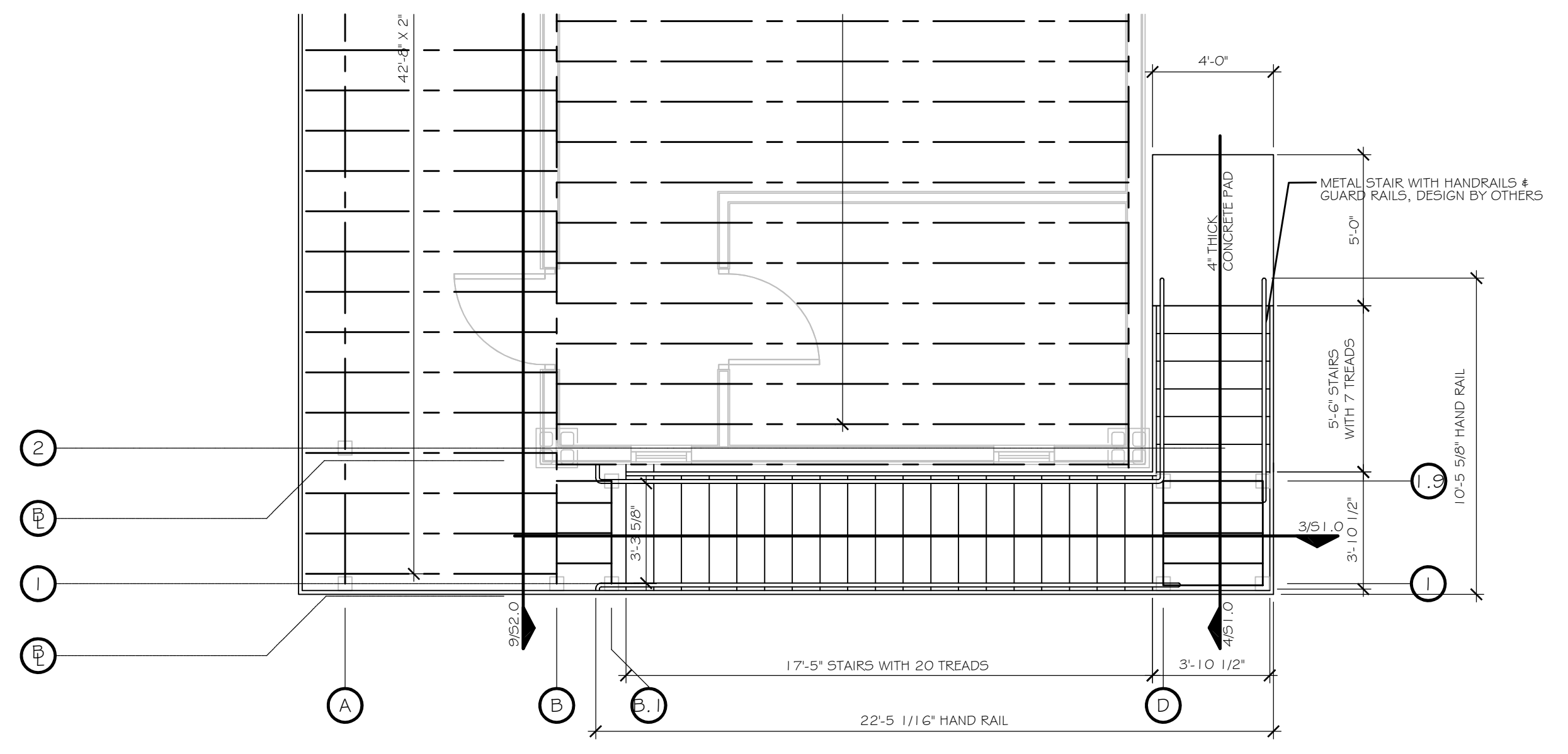
2 FRAMING PLAN @ ELEVATED FLOOR
 51.0 SCALE: 1/4" = 1'-0"



3 STAIR SECTION
 51.0 SCALE: 1/4" = 1'-0"



4 STAIR SECTION
 51.0 SCALE: 1/4" = 1'-0"

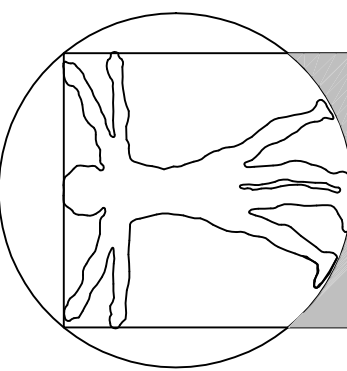


5 STAIR PLAN
 51.0 SCALE: 1/4" = 1'-0"

NOTICE:
 The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.



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 Sellersburg, IN 47172
 Tel: 812-246-5897
 www.rdbi-inc.com



FOUNDATION PLAN & STAIR PLAN & SECTIONS
 Ms. KRISTEN EHRINGER FARM BUILDING
 5653 DAILY ROAD
 NEW ALBANY, IN. 47150

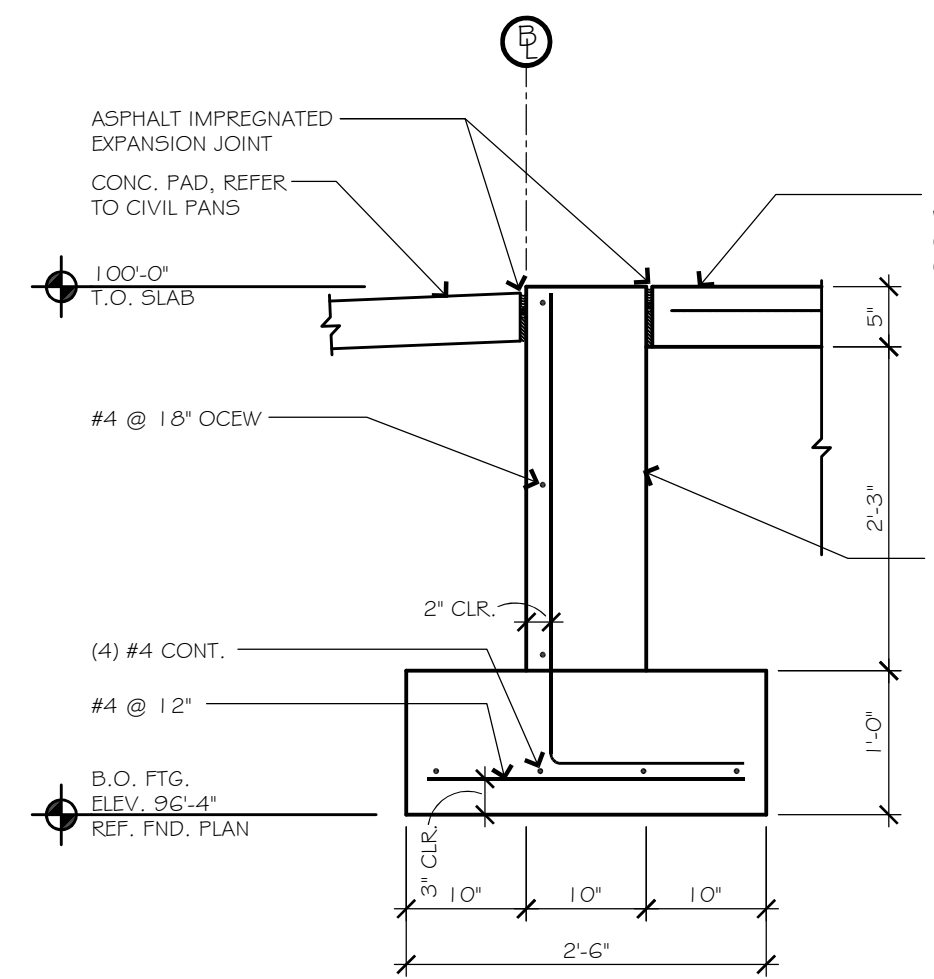
DATE: AUG. 15 2024
 DRAWN BY: R. RILEY
 CHECKED BY: N. GRIMES
 APPROVED BY: N. GRIMES

REVISIONS:

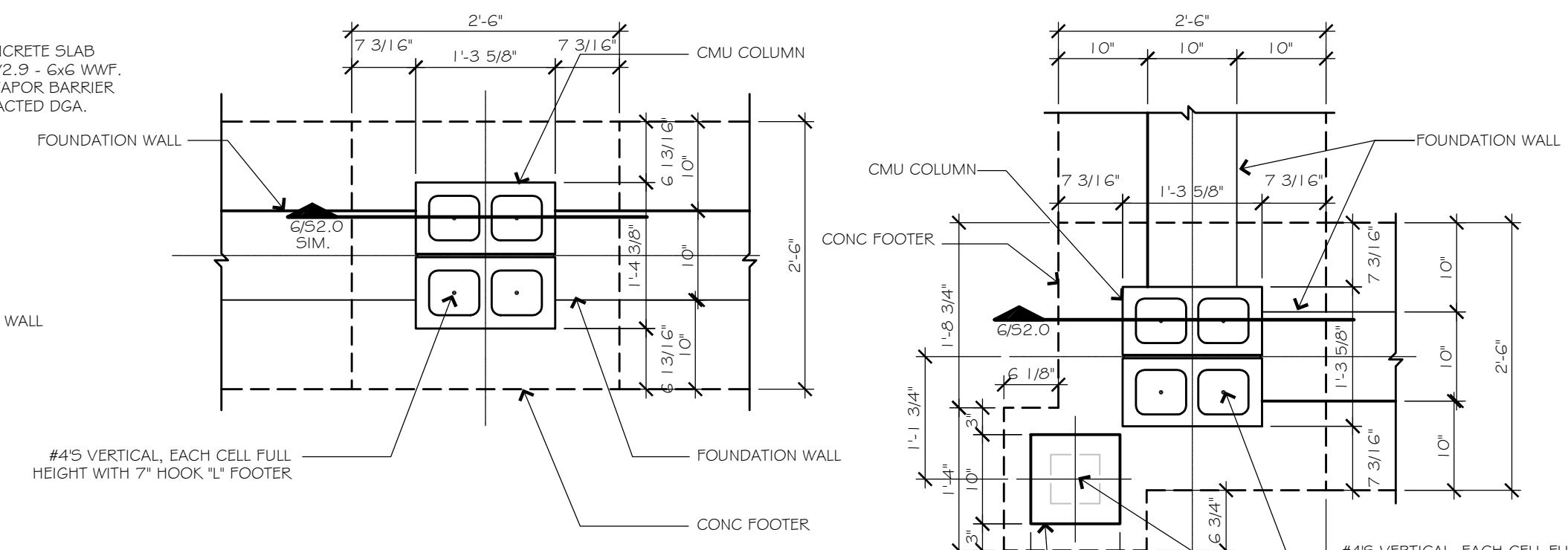
SCALE: AS INDICATED
 JOB NO.: 2023-188A

SHEET NUMBER:

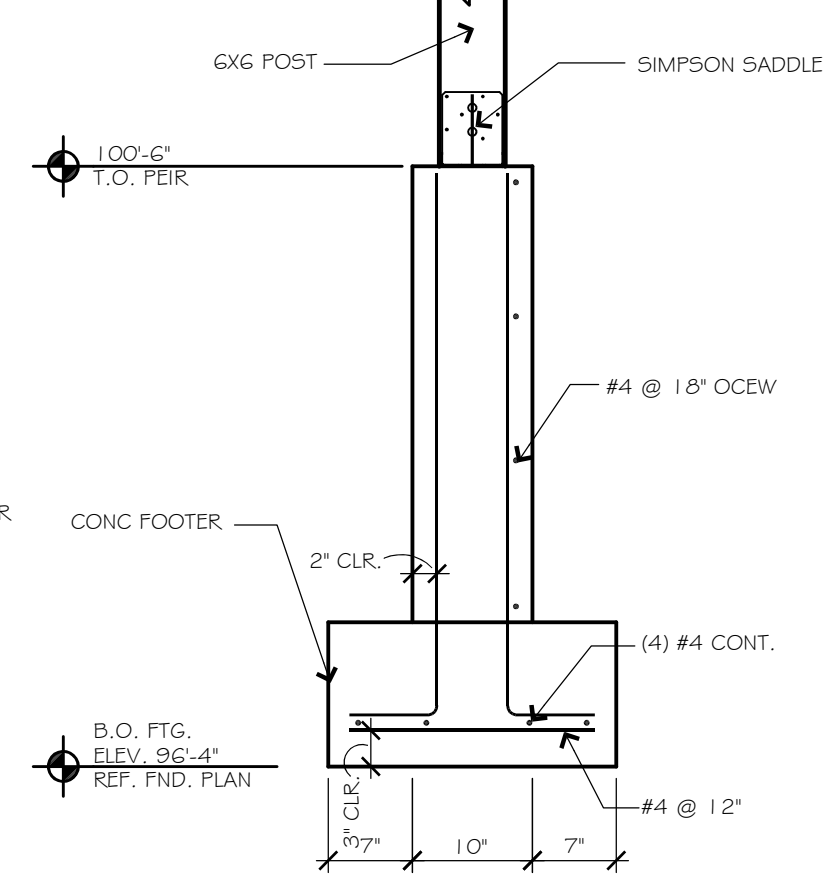
51.0



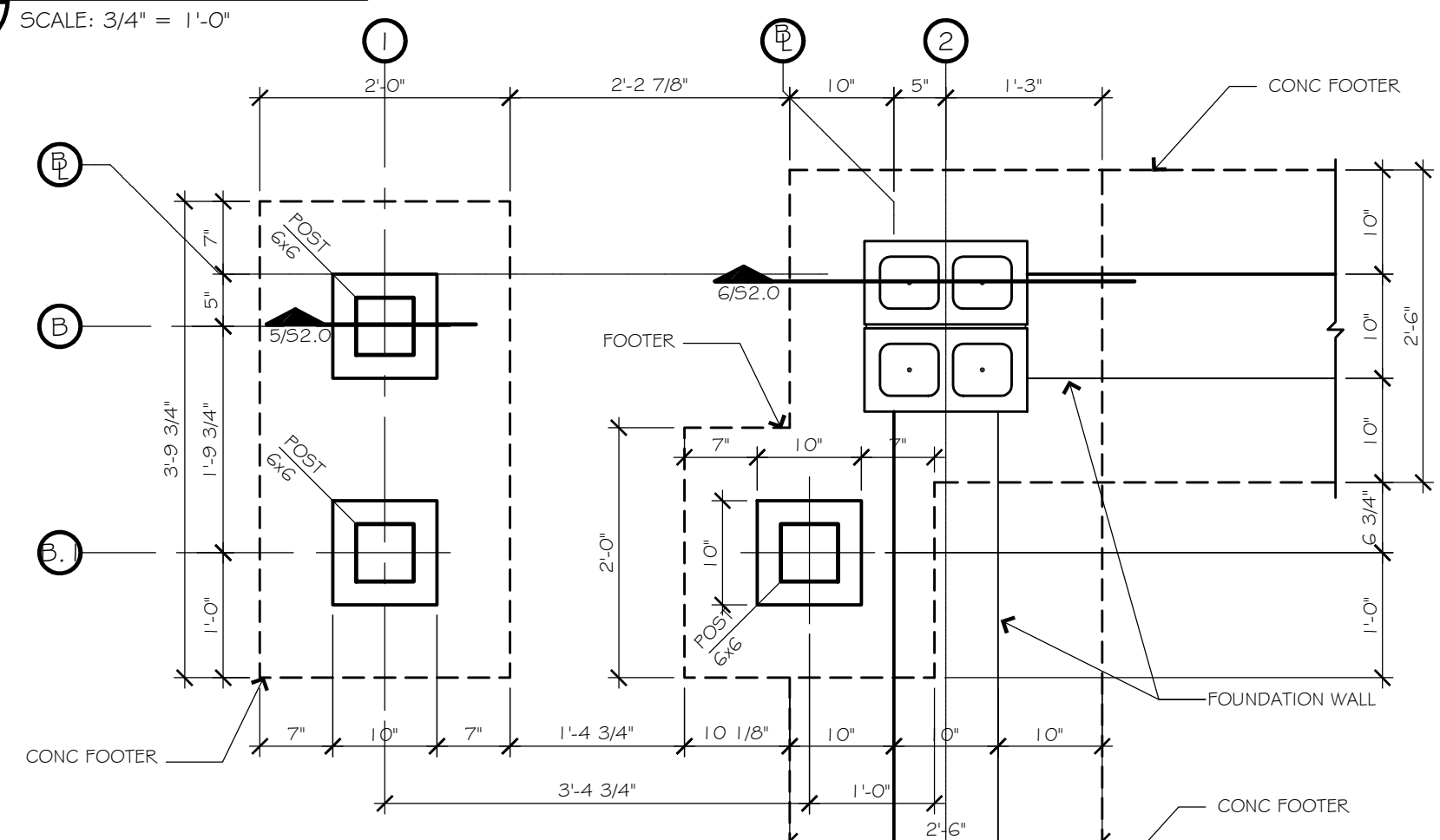
1 FOOTER SECTION
52.0 SCALE: 3/4" = 1'-0"



2 ENLARGED COLUMN PLAN
52.0 SCALE: 3/4" = 1'-0"

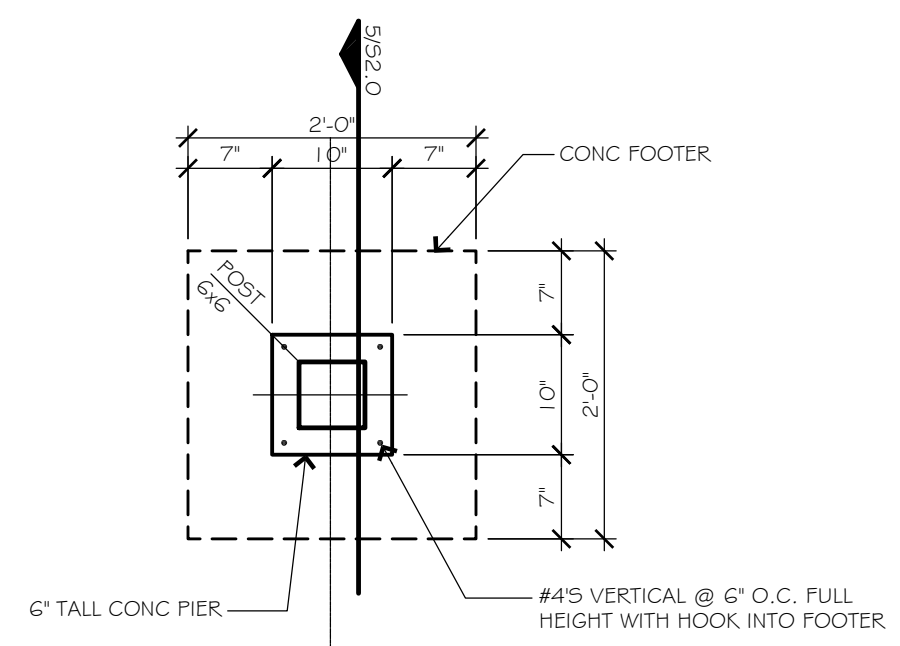


5 POST SECTION
52.0 SCALE: 3/4" = 1'-0"

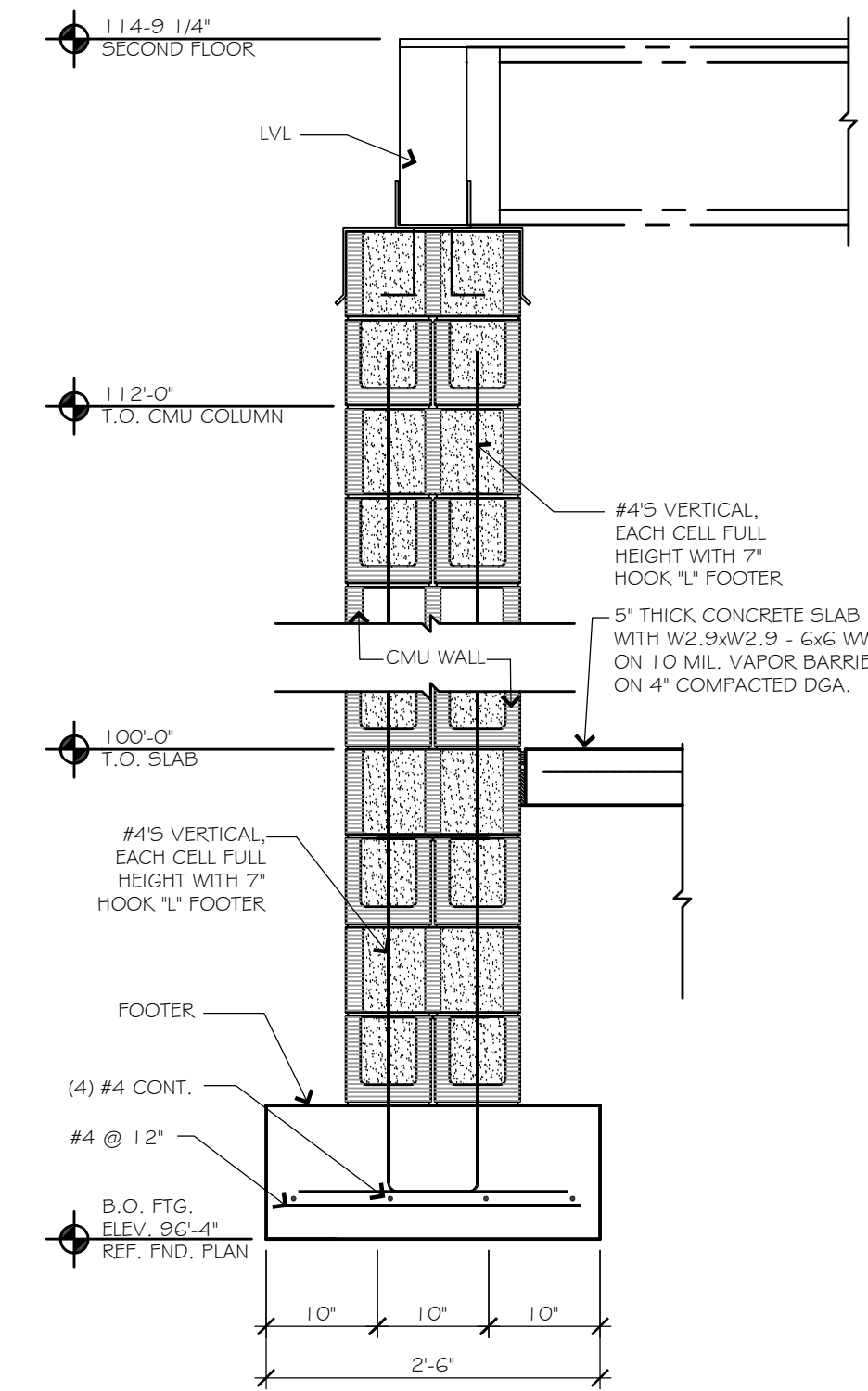


7 ENLARGED COLUMN PLAN
52.0 SCALE: 3/4" = 1'-0"

3 ENLARGED POST & COLUMN PLAN
52.0 SCALE: 3/4" = 1'-0"

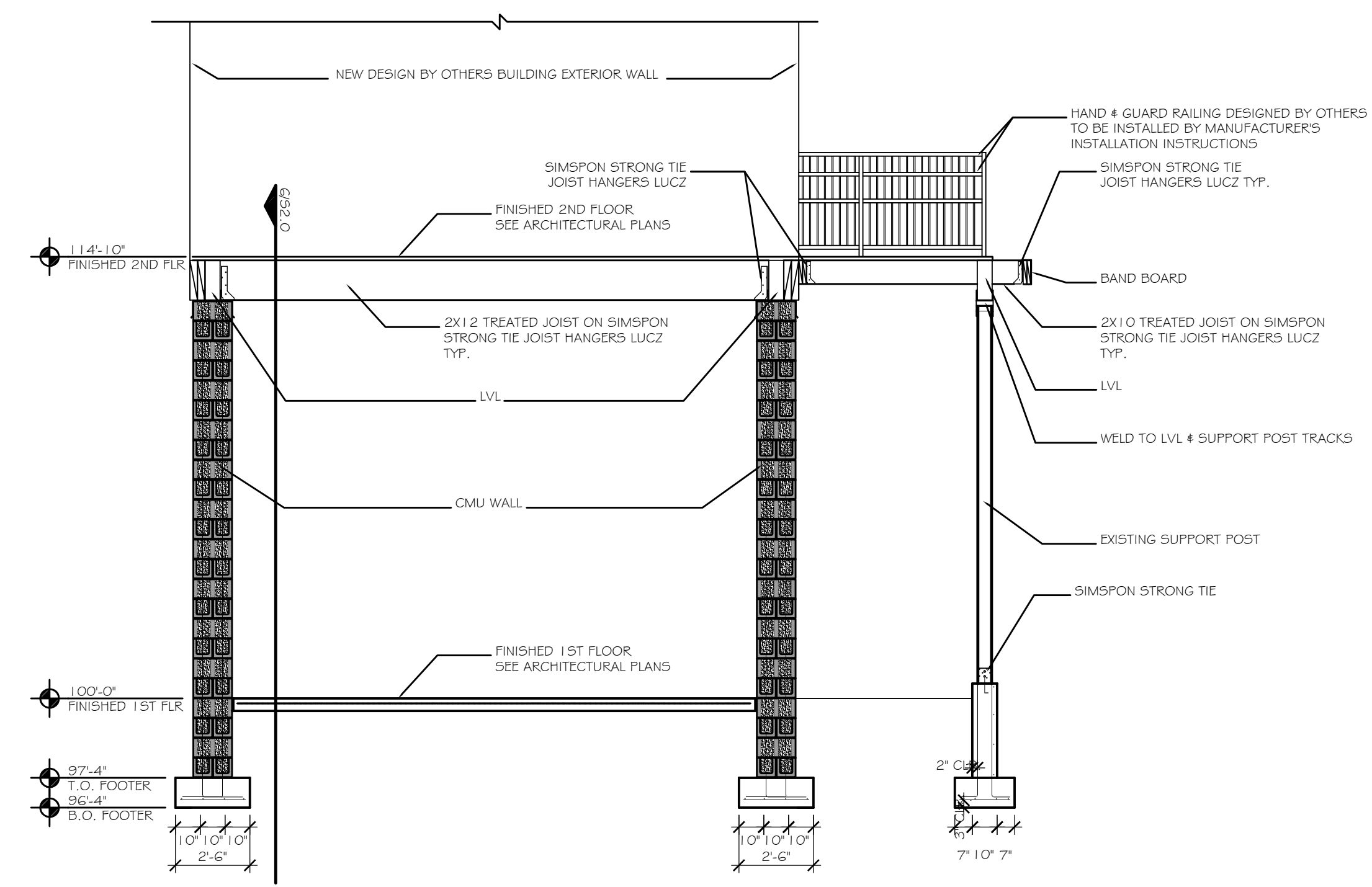


4 ENLARGED POST PLAN
52.0 SCALE: 3/4" = 1'-0"

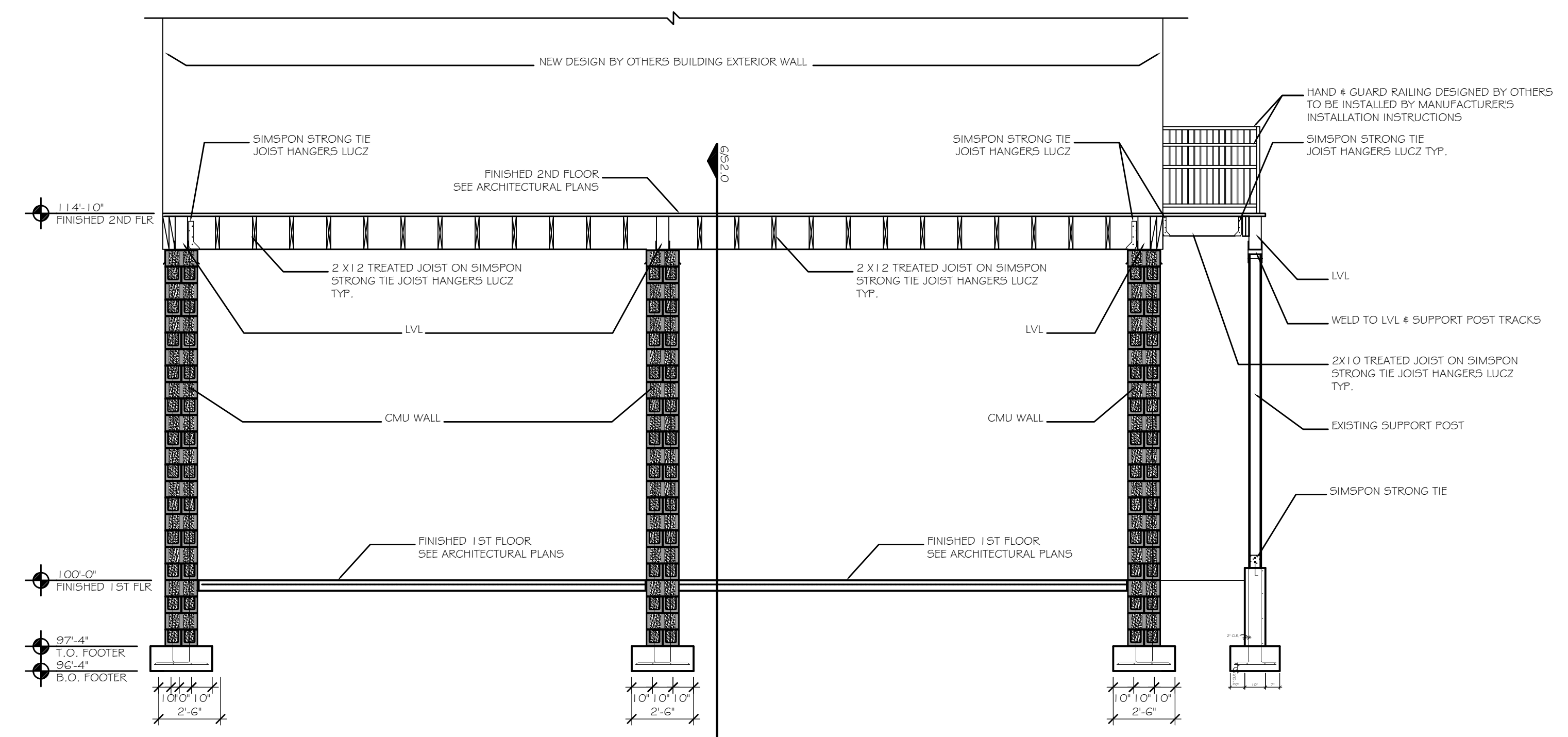


6 CMU COLUMN SECTION
52.0 SCALE: 3/4" = 1'-0"

STRUCTURAL GENERAL NOTES:	GENERAL NOTES:
<ol style="list-style-type: none"> BUILDING RISK CATEGORY: II BUILDING CODE: IBC 2012 (INDIANA, 2014) ROOF DEAD LOAD=20 PSF ROOF LIVE LOAD=20 PSF SNOW LOAD A. GROUND SNOW LOAD=20 PSF B. EXPOSURE FACTOR, $C_e=1.0$ C. THERMAL FACTOR $C_t=1.0$ D. IMPORTANCE FACTOR $I=1.0$ E. SNOW DRIFT=SEE DIAGRAM WIND LOAD A. EXPOSURE CATEGORY=C B. PARTIALLY OPEN BUILDING C. VELOCITY PRESSURE EXPOSURE COEFF $K_z=0.85$ D. TOPOGRAPHIC FACTOR $K_{zt}=1.0$ E. WIND DIRECTIONALITY FACTOR $K_d=0.85$ F. GROUND ELEVATION FACTOR $K_e=1.0$ G. GUST EFFECT FACTOR $G=0.85$ H. BASIC WIND SPEED=115 MPH COMPONENTS & CLADDING WIND PRESSURES IN PSF BY ZONE (ASD) FOR 10 SF TRIB. AREA a. ZONE 1 (ROOF)= +16, -22 b. ZONE 2 (ROOF)= +16, -33 c. ZONE 3 (ROOF)= +16, -44 d. ZONE 4 (WALL)= +23, -24 e. ZONE 5 (WALL)= +23, -29 SEISMIC A. SITE CLASS=D B. MCF: GROUND MOTION (0.2 SEC PERIOD), $S_s=0.222$ C. MCF: GROUND MOTION (1.0 SEC PERIOD), $S_1=0.11$ D. DESIGN SPECTRAL ACCEL. PARAMETER $S_D1=0.174$ E. DESIGN SPECTRAL ACCEL. PARAMETER $S_D5=0.237$ F. SEISMIC DESIGN CATEGORY=C G. LONG PERIOD TRANSITION PERIOD $T_L=1.2$ SEC H. APPROX. FUNDAMENTAL PERIOD $T_a=0.14$ SEC IMPORTANCE FACTOR=1.0 J. LIGHT FRAMED CFS WALLS SHEATHED WITH PANELS K. RATED FOR SHEAR RESISTANCE, $R_w=6$ L. SEISMIC RESPONSE COEFF $C_s=0.0365$ M. SEISMIC BASE SHEAR (ASD) $V=0.9$ KIP GEOTECHNICAL A. ASSUMED ALLOWABLE SOIL BEARING=1500 PSF B. FOOT DEPTH=30" BELOW GRADE TO FOUNDATION BEARING DEPTH 	<ol style="list-style-type: none"> ASSUMED ALLOWABLE SOIL BEARING CAPACITY IS 1500 PSF.
	CONCRETE NOTES: <ol style="list-style-type: none"> ALL CONCRETE SHALL BE DESIGNED AND PLACED IN ACCORDANCE WITH ACI (AMERICAN CONCRETE INSTITUTE) CODE, (ACI 318-14) IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. PORTLAND CEMENT USED IN GENERIC INTERIOR CONCRETE MIX SHALL BE TYPE I OR IA, AS SPECIFIED BY ASTM C150. MIN 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. MAX W/C RATIO OF 0.50. PORTLAND CEMENT USED IN STEM WALL OR FOUNDATION CONCRETE SHALL BE TYPE II, A MAXIMUM W/C OF 0.45 AND A MIN. 28 DAY COMPRESSIVE STRENGTH (f_c) OF 4500 PSI PER TABLE 19.3.2.1 OF ACI 318-14. AIR ENTRAINMENT FOR EXTERIOR USE CONCRETE SUBJECT TO FREEZING/THAW CYCLES SHALL RANGE FROM 4-6%. MIN 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI W/ A MIN W/C OF 0.45 PER TABLE 19.3.2.1 OF ACI 318-14. REFER TO TABLE 19.3.3.1 OF ACI 318-14 FOR ADDITIONAL INFORMATION ON AIR ENTRAINMENT % WITH RESPECT TO NOMINAL MAXIMUM AGGREGATE SIZE. GROUT SHALL BE NON-SHRINK GROUT CONFORMING TO CSD 6621 AND SHALL BE A PRODUCT SUITABLE FOR THE APPLICATION. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL REINFORCING SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM STANDARDS AG 15, AG 16 AND AG 17 GRADE 60. SUBMIT A CONCRETE MIX DESIGN FOR ARCHITECT/ENGINEER REVIEW. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE PROVIDED BY CLEAR COVER FROM FACE OF CONCRETE TO OUTSIDE OF BAR AS LISTED BELOW. MINIMUM COVER INCHES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: NO. 6 THROUGH NO. 18 2" BEAMS, GIRDERS, COLUMNS: PRINCIPLE REINFORCEMENT, TIES, STIRRUPS OR SPIRALS..... 1 1/2" FOR CLEARANCE NOT LISTED, SEE ACI 318 ANCHOR BOLTS FOR ALL COLUMNS SHALL BE SET BY TEMPLATE. DEVELOPMENT LENGTHS OF REINFORCEMENT SHALL CONFORM TO ACI 318. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, OR 48 BAR DIAMETERS, WHICHEVER IS GREATER. FLOOR SLAB DESIGNED FOR MAX. 100 P.S.F. SERVICE UNIFORM LIVE LOAD.
	WOOD NOTES <ol style="list-style-type: none"> UNLESS OTHERWISE NOTED, REFER TO CHAPTER 23 OF THE INTERNATIONAL BUILDING CODE FOR REQUIREMENTS FOR WOOD CONSTRUCTION FASTENING SCHEDULES, AND SPAN TABLES NOT SPECIFICALLY DETAILED IN THESE DRAWINGS. UNLESS OTHERWISE NOTED, DIMENSIONAL LUMBER STUDS, PLATES, JOISTS SHALL BE SOUTHERN PINE #2. USE DESIGN VALUES PUBLISHED BY SOUTHERN PINE INSPECTION BUREAU SUPPLEMENT NO. 13 EFFECTIVE JUNE 1, 2013. LUMBER USED IN CONDITIONED SPACE SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%. FOR OTHER SPECIES, REFER TO COMMERCIAL SPECIES AND GRADE NAMES SET FORTH TABLES 4A, 4B, 4C, 4D, 4E, AND 4F IN THE DESIGN VALUES SUPPLEMENT TO THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION 2015 EDITION. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL COME FROM A QUALIFIED MANUFACTURER WITH A MINIMUM ALLOWABLE BENDING STRESS (F_b) OF 2300 PSI, A MODULUS OF ELASTICITY (E) OF 2,000,000 PSI, HORIZONTAL SHEAR PARALLEL TO GRAIN (F_v) OF 25.10 PSI, COMPRESSION PERPENDICULAR TO GRAIN ($F_c \perp$) OF 750 PSI AND A TENSION STRESS (F_t) 1,895 PSI. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS WHEN INSTALLING BEAMS. IN LIEU OF A STANDARD, REFER TO WETTERHAUSE'S BEAMS, HEADERS AND COLUMNS SPECIFIERS GUIDE T-3000. UNLESS NOTED OTHERWISE, 10d COMMON NAILS ARE 0.131x2-1/2", AND 16d COMMON NAILS ARE 0.162x3-1/2". OTHER LENGTHS OR WIDTHS MAY BE SUBSTITUTED WITH APPROVAL BY THE ARCHITECT/ENGINEER. FASTENER AND METAL HANGER LITERATURE CONTAINS LOAD REDUCTION INFORMATION FOR FASTENER SUBSTITUTIONS. DIMENSIONAL WOOD MEMBERS IN CONTACT WITH THE ELEMENTS SHALL BE PRESURE TREATED. FASTENERS AND METAL HARDWARE SHALL BE EITHER GALVANIZED OR STAINLESS STEEL. STAINLESS STEEL HARDWARE SHOULD BE ATTACHED W/ STAINLESS FASTENERS, AND GALVANIZED HARDWARE SHOULD BE ATTACHED W/ GALVANIZED FASTENERS. LVLs SHOULD NOT BE NORMALLY USED IN EXTERIOR OR HIGH-CONDITIONED ENVIRONMENTS WITHOUT FLASHING OR OTHER WATERPROOF PROTECTION, UNLESS THE CONTRACTOR AND LVL VENDOR CAN PROVIDE TESTING DATA THAT A PARTICULAR LVL SPECIFICATION CAN RESIST THE ELEMENTS. BRACING AND SHORING OF EXISTING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS A "MEANS AND METHODS" OF CONSTRUCTION.

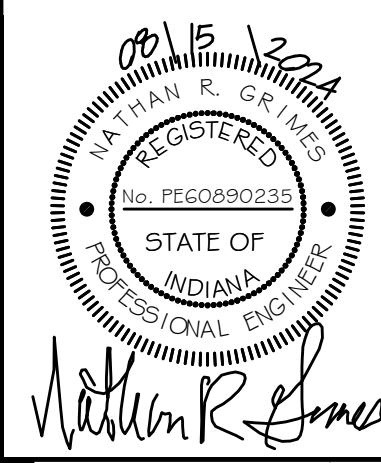


8 BLDG SECTION
52.0 SCALE: 1/4" = 1'-0"

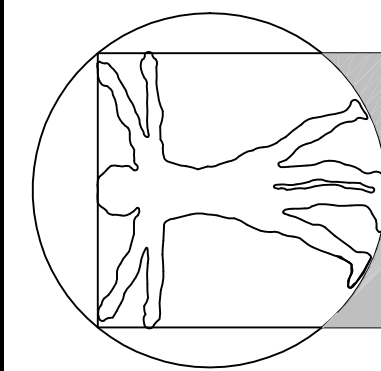


9 BLDG SECTION
52.0 SCALE: 1/4" = 1'-0"

NOTICE:
The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.



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FOUNDATION DETAILS & NOTES
Ms. KRISTEN EHRINGER FARM BUILDING
5653 DAILY ROAD
NEW ALBANY, IN. 47150

DATE: AUG. 15 2024
DRAWN BY: R. RILEY
CHECKED BY: N. GRIMES
APPROVED BY: N. GRIMES

REVISIONS:
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SCALE: AS INDICATED
JOB NO.: 2023-188A

SHEET NUMBER:

52.0