

# HOUSING TAX ABATEMENT APPLICATION

(Application Period 1-1-2023 through 12-31-2025)

Property Owner / Applicant: Joseph Peine

Current Address: 547 Sycamore Rd, Pleasanton, CA, 94566, USA

Telephone: 507-226-5787

E-Mail: jmpeine@hormel.com

Has applicant ever defaulted on property taxes? No

*If Yes, provide details on separate page(s).*

Are property taxes current? Yes

PROJECT (check all that apply)	
Single-Family New Construction	Multi-family Complex
Is this an application for a replacement of an existing housing unit on the same parcel? No Is this application for an existing housing unit you intend to move to this parcel? No If YES, where is the unit being relocated from?	
Project Address:	
Project Legal Description: SubdivisionName SEVEN SPRINGS 3RD Lot 009 Block 001 SubdivisionCd 08511	
Parcel Number: 08.511.0090	Est. Project Valuation: \$ 650,000

**Attach** building plans, site plan, certification from zoning entity that housing project complies with zoning regulations and there are no outstanding land use issues. (Include letter of consent from property owner if subject to purchase agreement or include a copy of the purchase agreement.)

*I / We as applicant(s) for the Housing Tax Abatement submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, due to % of completion on January 2<sup>nd</sup>, there are not any non-compliance or non-conformity outstanding land use issues on the parcel, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes and the abatement is awarded annually following full payment of real estate taxes due.*

**Joseph Peine - Applicant submitted via online form and agreed to conditions above**

Signature of Applicant(s)

Date

FOR OFFICE USE ONLY:

ELIGIBLE / APPLICABLE APPROVALS

Mower County

Date:

☐ City or ☐ Township of

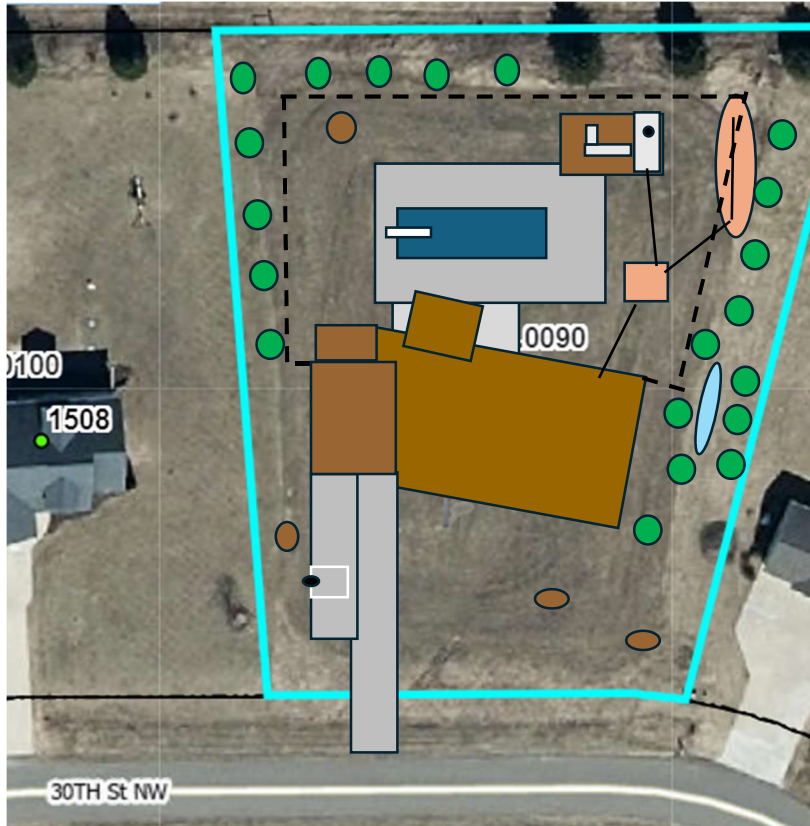
Date:

School District of

Date:

**Disclaimer:** Each taxing entity makes its own decision on approval or denial of application for tax abatement. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax abatement offer will be automatically terminated.

**Notice – City of Austin Housing Projects** This application must be approved prior to the building permit being issued by the City of Austin.



Green dots represent evergreen style trees of some sort

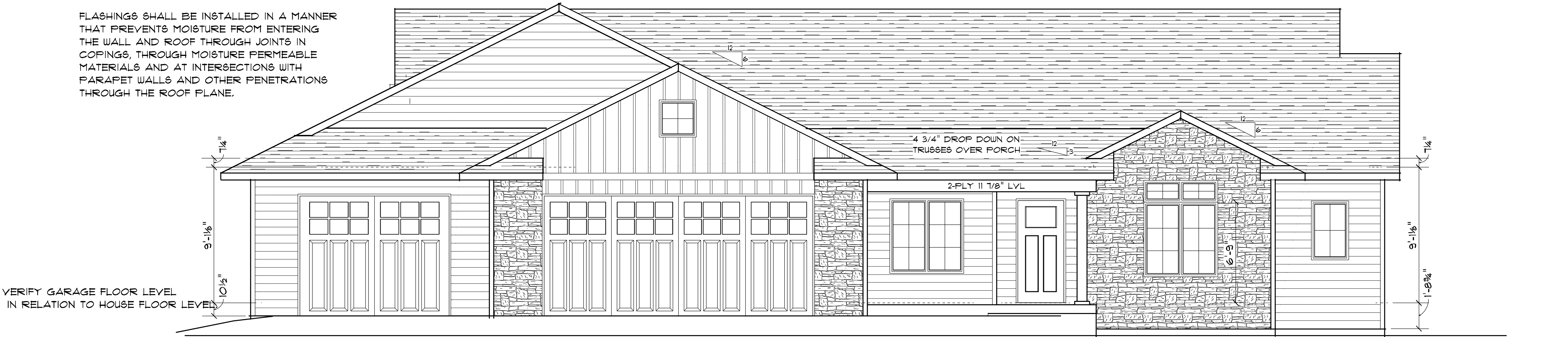
Brown circles represent hard wood trees

Pool house would include a ½ bath, bar, refrigerator, a few cabinets and possibly pool pump equipment

Peach colored items are septic and drain field, however final location is not yet known for the property

Light blue oval represents a possible location for a propane tank

**Pool and pool house will likely be added in the future and not with this first phase of construction.**



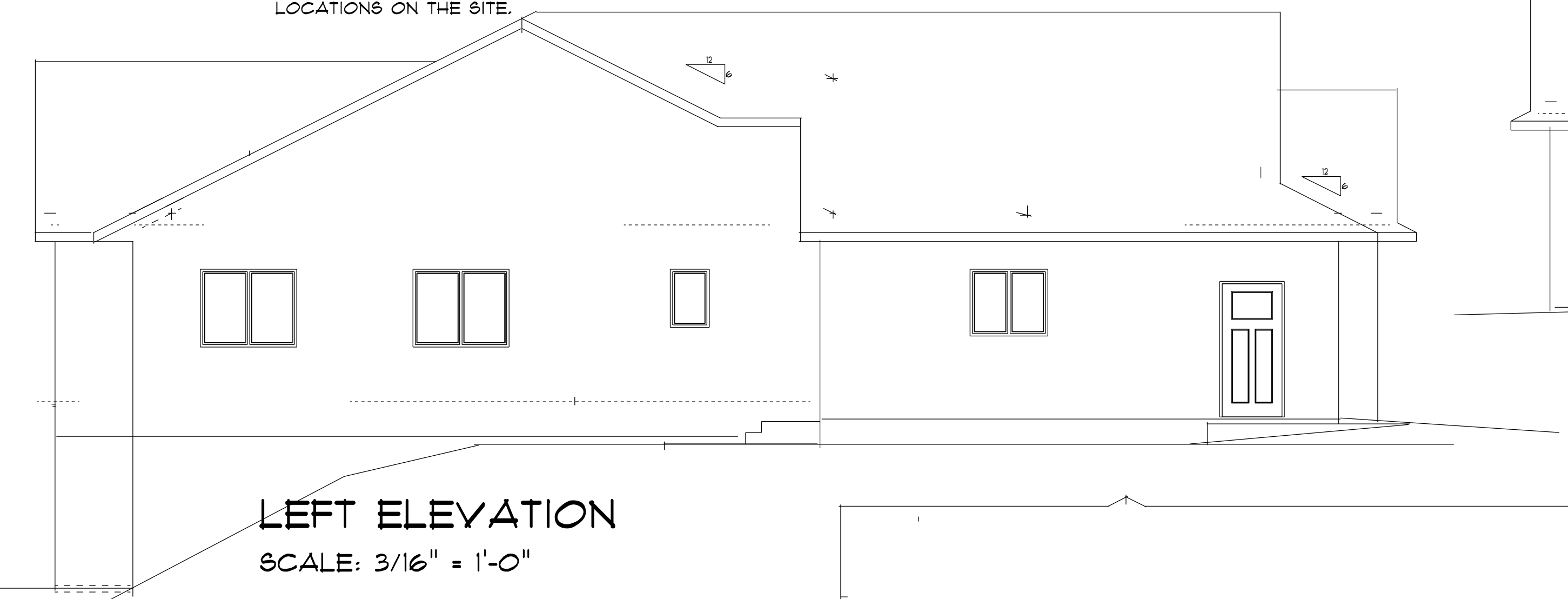
R403.1.1.3 FOUNDATION ELEVATION. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT THE REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

APPROVED FLASHING MUST BE INSTALLED WHERE GRADE OR CONCRETE CONTACTS THE WOOD FRAMING MEMBERS.

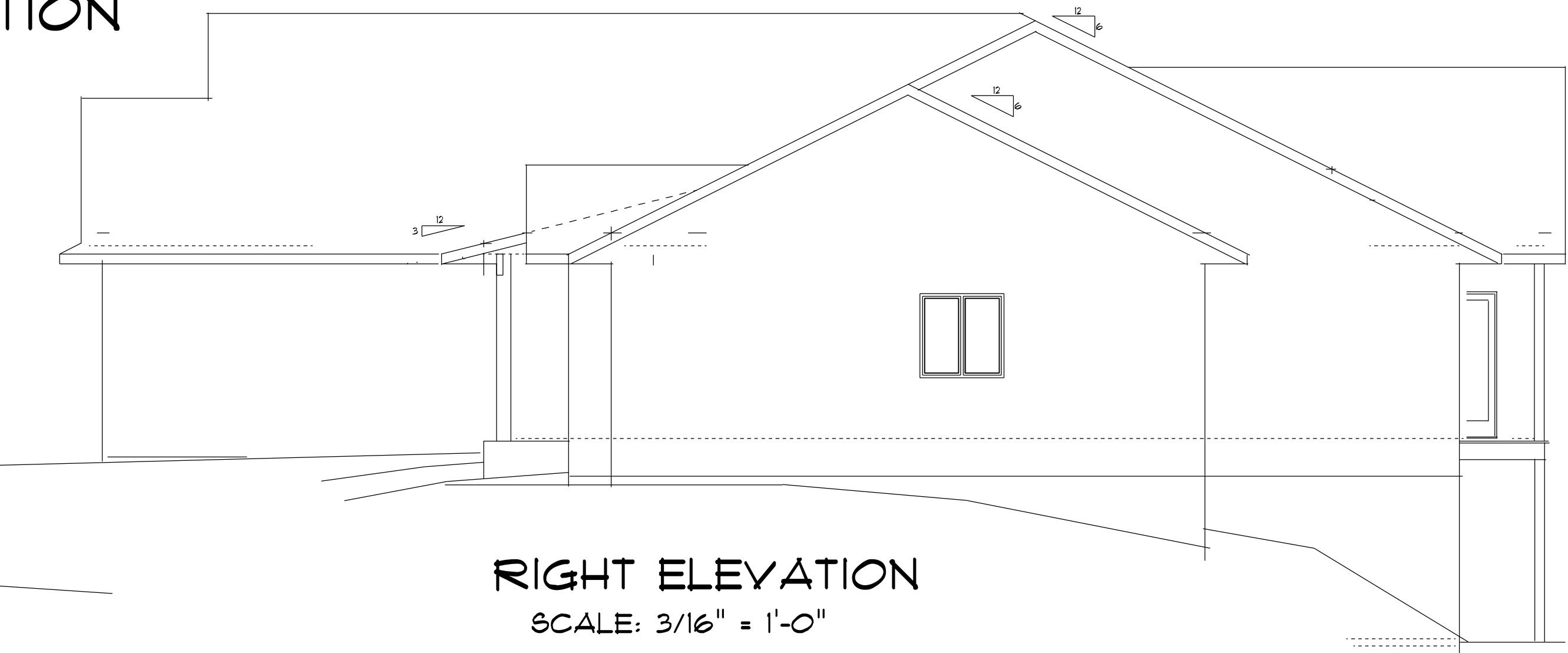
ADJUST HEIGHT OF FRONT WINDOW TO FIT BELOW THE BAND BOARD TRIM.

6" MIN WOOD TO GRADE SEPARATION  
GRADE FALL OF 6" IN 10' 0" MIN

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

VERIFY GARAGE FLOOR LEVEL IN RELATION TO HOUSE FLOOR LEVEL

R403.1.1.3 FOUNDATION ELEVATION. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT THE REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

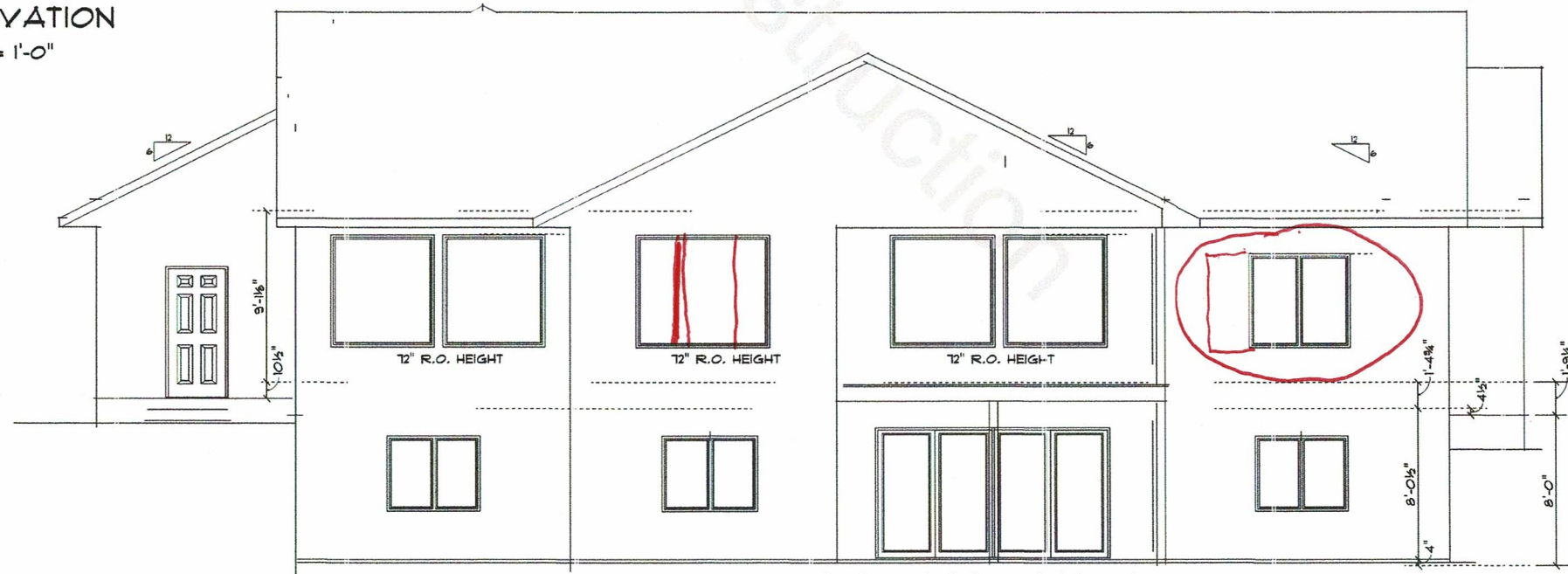
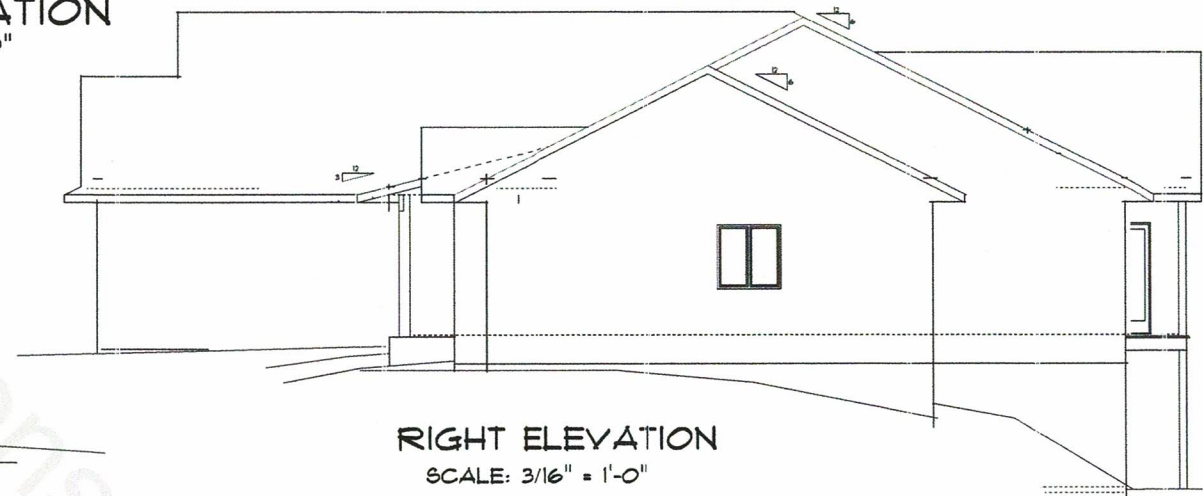
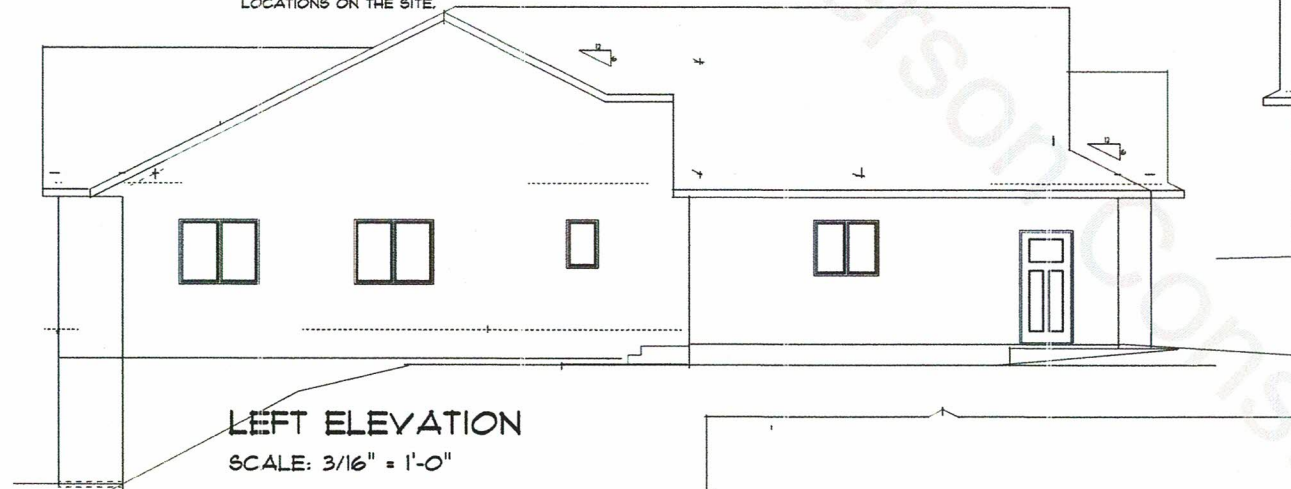
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ADJUST HEIGHT OF FRONT WINDOW TO FIT BELOW THE BAND BOARD TRIM.

6" MIN WOOD TO GRADE SEPARATION GRADE FALL OF 6" IN 10' 0" MIN

## FRONT ELEVATION

SCALE: 1/4" = 1'-0"

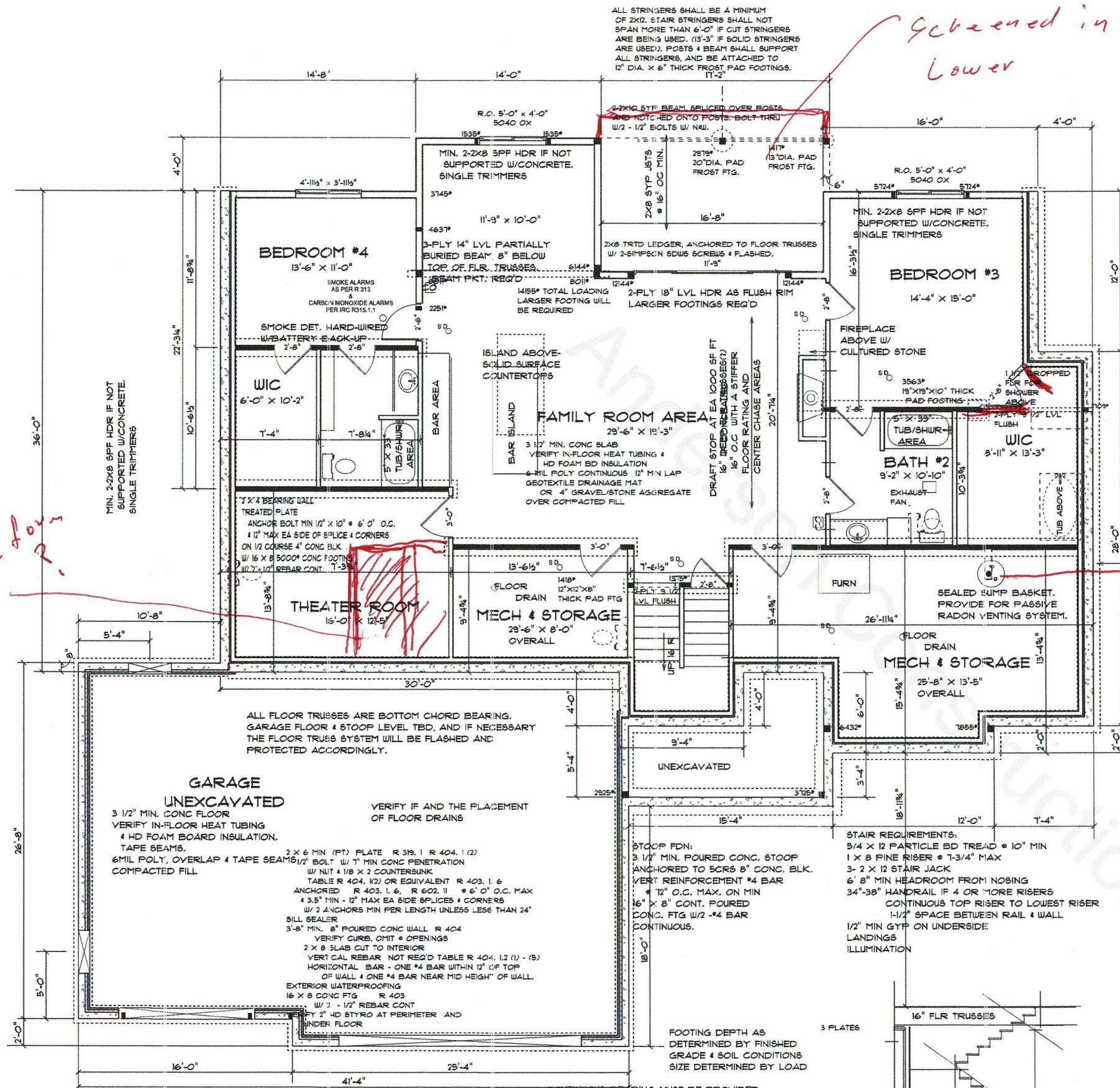


## REAR ELEVATION

SCALE: 1/4" = 1'-0"

FLIP





ALL STRINGERS SHALL BE A MINIMUM OF 2X12. STAIR STRINGERS SHALL NOT SPAN MORE THAN 6'-0" IF CUT STRINGERS ARE BEING USED. (13'-3" IF SOLID STRINGERS ARE USED). POSTS & BEAM SHALL SUPPORT ALL STRINGERS, AND BE ATTACHED TO 12" DIA. X 6" THICK FROST PAD FOOTINGS. 11'-2"

**WINDOW WELLS**  
R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQFT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.  
EXCEPTION: THE LADDER OR STEP REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCRoACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

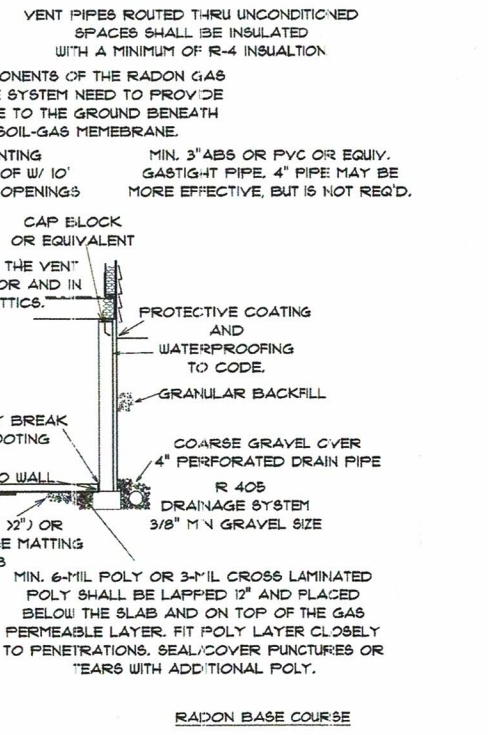
**FLOOR JOIST BLOCKING**  
FLOOR JOISTS AND BLOCKING SHALL BE CONNECTED TO THE SILL PLATE AT THE TOP OF THE WALL WITH AN APPROVED CONNECTOR WITH THE LISTED CAPACITY MEETING THE TOP OF WALL REACTION IN TABLE R404.1.(1) MAXIMUM SPACING OF FLOOR JOISTS SHALL BE 24" O.C. SPACING OF BLOCKING SHALL BE IN ACCORDANCE WITH TABLE R404.1.(1). R404.1.(2)  
THE FLOOR SHALL BE BLOCKED PERPENDICULAR TO THE FLOOR JOISTS. BLOCKING SHALL BE FULL DEPTH WITHIN THREE JOIST SPACES OF THE FOUNDATION WALL. FLOOR SHEATHING SHALL BE FASTENED TO THE BLOCKING IN ACCORDANCE WITH TABLE R602.3.(1) R404.1.(4)

**TYPICAL FDN WALL**  
3/4" X 8" MIN (BTM-FT) PLATES R 319.1 R 404.1.(2)  
1/2" BOLT W/ 1" MIN CONC PENETRATION  
W/ NUT & 1/8" X 2" COUNTERSUNK WASHER  
TABLE R 404.1.(2) OR EQUIVALENT R 403.1.6  
ANCHORED R 403.1.6, R 602.11 4" O.C. MAX  
4 3/5" MIN - 12" MAX EA SIDE SPLICES & CORNERS  
W/ 2 ANCHORS MIN PER LENGTH UNLESS LESS THAN 24"  
SILL SEALER  
8'-0" 8" POURED CONC WALL R 404  
VERTICAL # 6 REBAR 35" OC TABLE R 404.1.(2) (8)  
PLACED 5" MIN FROM EXTERIOR  
HORIZONTAL # 4 BAR WITHIN 12" OF THE TOP OF THE WALL STORY, AND ONE # 4 NEAR THIRD POINTS IN THE WALL STORY. R404.1.(2)(1)  
EXTERIOR WATERPROOFING FROM TOP OF FTG UP TO INTERIOR EDGE OF THE TOP OF FDN WALL  
20 X 10 5000# CONC CONT FTG  
W/ 2 - 1/2" REBAR CONT  
USING ALTERNATIVE METHOD OF FDN INSULATION (SEE SEPARATE COPYRIGHT DRAWING)  
**DRAIN TILE - FTG OUTSIDE COVER WITH FILTER MEMBRANE MATERIAL 6" MIN ROCK ABOVE 2" MIN ROCK BELOW**

**FLOOR FIRE PROTECTION**  
R501.3 FIRE PROTECTION OF FLOORS. FLOOR ASSEMBLIES, NOT REQ'D ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED SHALL BE PROVIDED WITH A 1/2" GYP WALLBOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER.  
R501.3.3.1(2) PORTIONS OF FLOOR ASSEMBLIES CAN BE UNPROTECTED WHEN COMPLYING WITH THE FOLLOWING:  
THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQ.FT. PER STORY.  
FIRE BLOCKING IN ACCORDANCE WITH SECTION R302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.

**WATERPROOFING**  
WATERPROOFING NEEDS TO EXTEND FROM THE TOP INTERIOR WALL LEDGE, ACROSS THE TOP OF THE WALL, AND DOWN THE EXTERIOR WALL FACE TO THE FOOTING. IF A FULL WIDTH, CLOSED CELL MATERIAL IS INSTALLED TO CREATE A SEAL BETWEEN THE SILL PLATE AND THE TOP OF THE FOUNDATION WALL, THE INSTALLATION IS DEEMED TO MEET THE REQUIREMENTS FOR THE TOP OF THE WALL WATERPROOFING.

ADD ONE ELECT. RECEPTACLE IN THE ATTIC NEAR THE PIPE WHERE A FAN WOULD BE LOCATED. THE POWER SOURCE CANNOT BE INSTALLED IN ANY CONDITIONED SPACE, BASEMENT OR CRAWL SPACE.  
SPACE PROVIDED FOR FUTURE INSTALLATION OF A FAN. \*\*\*MINIMUM 24" DIA. CENTERED ON THE AXIS OF THE VERTICAL STACK \*\*\*MINIMUM VERTICAL DISTANCE OF 3 FEET.  
INSTALL PIPE AS POSSIBLE TO HELP CONDUCTIVE FLOW. ELBOWS ARE ALLOWED BUT SHOULD BE AVOIDED IF POSSIBLE.  
SEAL ALL JOINTS, CRACKS & OTHER OPENINGS IN FLOOR AND INTERIOR & EXTERIOR OF FOUNDATION WALLS.  
INSTALL VENT PIPE INTO "T" FITTING WITH MINIMUM 10' OF PERFORATED PIPE CONNECTED TO EACH END OR DRAIN TILE LOOP BEFORE SLAB IS CAST.



**RADON, GROUND MOISTURE & SOIL GAS CONTROL**  
SUB SLAB DEPRESSURIZATION SYSTEM AS PER CODE LOCATION TO BE VERIFIED  
UNIFORM LAYER OF SAND MIN 4" THICK OVERLAIN BY LAYER OF STRIPS OF GEOTEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES. IF ROCK IS PROVIDED FOR BASE COURSE, ROCK SHALL BE CLEAN AND SIZED BETWEEN 1/4" TO 2" NO GEOTEXTILE DRAINAGE IS REQUIRED WHEN PROVIDING A ROCK BASE COURSE... MEC 1322.210.3 AFIO.3.2

**FOUNDATION**  
2403 SQ.FT. FDN  
8" X 8'-0" TALL CONCRETE WALL  
3 PLATES = LONGER ANCHOR BOLTS

CONTINUOUS BEARING MUST BE PROVIDED UNDER ALL CONCENTRATED LOADS, THROUGH ALL FRAMING MATERIALS DOWN TO THE FOUNDATION WALLS.  
IRC 301.1- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN THE ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS ALL REQUIREMENTS FOR THE TRANSFER OF ALL LOADS FROM THEIR POINT OF ORIGIN, THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.

CORROS-ON-RESISTANT HANGERS, ANCHORS AND FASTENERS MUST BE USED WITH ANY TREATED LUMBER ON THIS PROJECT. SEE MFR/ SPECS FOR MORE INFORMATION.

ALL FLOOR TRUSSES ARE BOTTOM CHORD BEARING. GARAGE FLOOR & STOOP LEVEL TBD, AND IF NECESSARY THE FLOOR TRUSS SYSTEM WILL BE FLASHED AND PROTECTED ACCORDINGLY.

**GARAGE UNEXCAVATED**  
3 1/2" MIN. CONC FLOOR  
VERIFY IN-FLOOR HEAT TUBING & HD FOAM BOARD INSULATION. TAPE SEAMS.  
6MIL POLY, OVERLAP & TAPE SEAMS  
2 X 6 MIN (PT) PLATE R 319.1 R 404.1.(2)  
1/2" BOLT W/ 1" MIN CONC PENETRATION  
W/ NUT & 1/8" X 2" COUNTERSUNK WASHER  
TABLE R 404.1.(2) OR EQUIVALENT R 403.1.6  
ANCHORED R 403.1.6, R 602.11 4" O.C. MAX  
4 3/5" MIN - 12" MAX EA SIDE SPLICES & CORNERS  
W/ 2 ANCHORS MIN PER LENGTH UNLESS LESS THAN 24"  
SILL SEALER  
3'-8" MIN. 8" POURED CONC WALL R 404  
VERIFY CURBS, OMIT OPENINGS  
2 X 8 SLAB CUT TO INTERIOR  
VERT CAL REBAR NOT REQ'D TABLE R 404.1.(2) (1) - (5)  
HORIZONTAL BAR - ONE # 4 BAR WITHIN 12" OF TOP OF WALL & ONE # 4 BAR NEAR MID HEIGHT OF WALL.  
EXTERIOR WATERPROOFING  
16 X 8 CONC FTG R 404  
W/ 2 - 1/2" REBAR CONT  
FY 2" HD STYRO AT PERIMETER AND UNDER FLOOR

VERIFY IF AND THE PLACEMENT OF FLOOR DRAINS

**STOOP FDN:**  
3 1/2" MIN. POURED CONC. STOOP ANCHORED TO 5CR5 8" CONC. BLK. VERT REINFORCEMENT # 4 BAR & 12" O.C. MAX. ON MIN 16" X 8" CONT. POURED CONC. FTG W/ 2 - # 4 BAR CONTINUOUS.

FOOTING DEPTH AS DETERMINED BY FINISHED GRADE & SOIL CONDITIONS SIZE DETERMINED BY LOAD



SEE DETAIL PAGE FOR THE CS-PF  
METHOD OF PORTAL FRAMING