

HOUSING TAX ABATEMENT APPLICATION

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

Property Owner / Applicant: Tim Sheedy

Current Address: 500 10th Ave NE, Kasson, MN, 55944, USA

Telephone: 507-219-1261

E-Mail: tjshee07@gmail.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	Multi-family Complex
New Construction	
Is this an application for a replacement of an existing housing unit on the same parcel? Yes	
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: 23711 513TH AVE AUSTIN MN 55912	
Project Legal Description: Section 30 Township 103 Range 018 N1/2 SE1/4 & NE1/4 EXC NW1/4 NE1/4	
Parcel Number: 08.030.0010	Est. Project Valuation: \$ 450,000

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 2nd, 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.

Tim Sheedy - Applicant submitted via online form and agreed to conditions above 06/26/2026

Signature of Applicant(s)

Date

FOR OFFICE USE ONLY:

ELIGIBLE / APPLICABLE APPROVALS

Mower County

Date:

☐ City or ☐ Township of

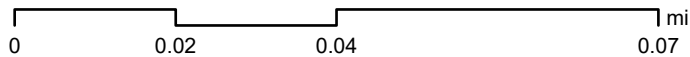
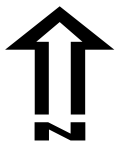
Date:

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.



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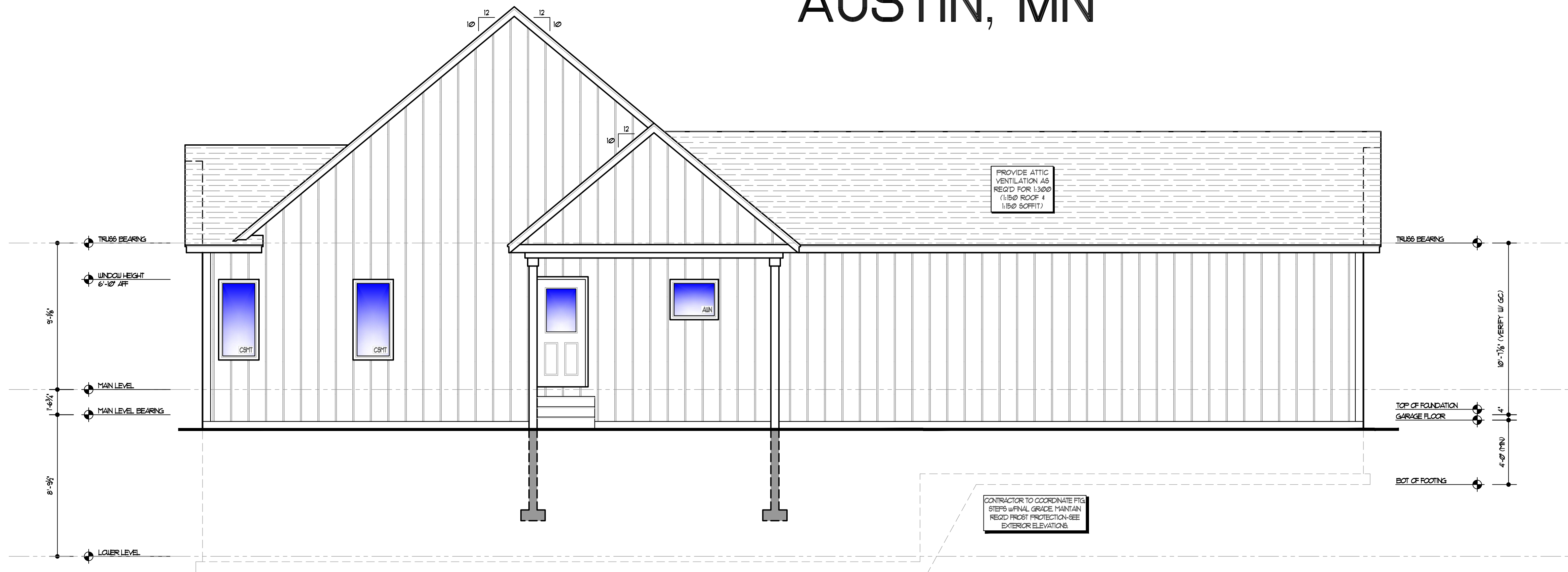
08.030.0010 Sheedy

Date/Time: 6/9/2026 2:47 PM

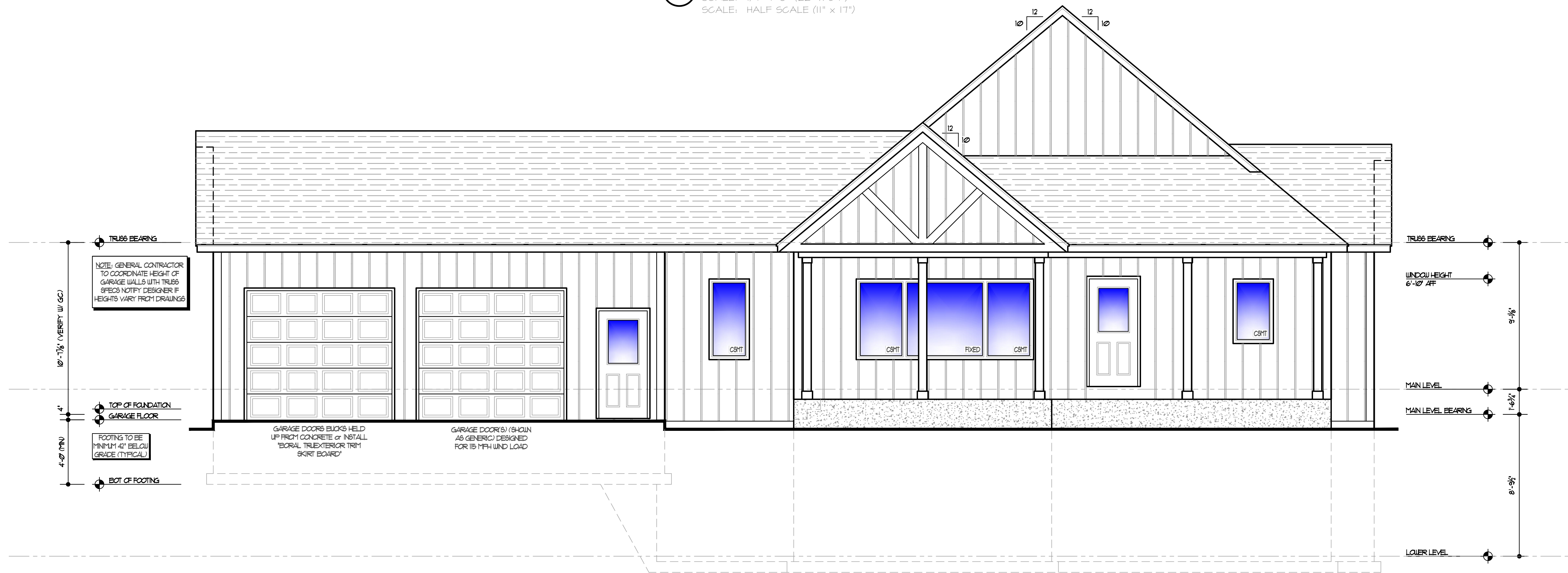
PRINTING INSTRUCTION :
• TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24"x36", 9-SHEETS
• PRINTER TO ACTUAL SIZE AND/OR 100% SCALE IS REQUIRED
• PRINTING "FIT TO PAGE" WILL CAUSE PRINTS TO BE OUT OF SCALE
• TDC IS NOT RESPONSIBLE FOR PRINTS NOT TO SCALE

SHEEDY RAMBLER

AUSTIN, MN



2 REAR ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")



1 FRONT ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

TYP ELEVATION NOTES:

1. THESE ELEVATIONS ARE DIAGRAMMATIC ONLY. ALL DIMENSIONS UNLESS NOTED OTHERWISE MAY VARY. PLANS SHALL HAVE PRECEDENCE OVER ELEVATION DRAWINGS DO NOT SCALE.
2. GENERAL CONTRACTOR TO VERIFY COLOR & DECORATIVE MEMBERS OF EXTERIOR APPLICATIONS.
3. TYP OVERHANGS: UNLESS NOTED OTHERWISE:
 - 3.1. GABLES TO BE 12"
 - 3.2. EAVES TO BE 18"
 - 3.3. PORCH EAVES TO BE 12"
4. APPROXIMATE PLACEMENT OF FINAL GRADE: MAINTAIN A MIN OF 6" FROM TOP OF FOUNDATION OR FROM BOTTOM OF EXTERIOR COVERING or INSTALL 'BORAL TRU' EXTERIOR TRIM SKIRT BOARD.
5. ROOFING MATERIAL: UNO
 - 5.1. 20/20 ASPHALT SHINGLES OVER 30" CODE APPROVED ROOFING FELT & 1/2" ROOF SHEATHING. VERIFY STYLE & COLOR OF ROOFING w/ GC.
6. FASCIA & SOFFIT MATERIAL: UNO
 - 6.1. ALUMINUM FASCIA & SOFFIT SYSTEM. VERIFY STYLE & COLOR w/ GC.
7. SIDING MATERIAL: UNO
 - 7.1. HORIZ SIDING & TRIM. VERIFY STYLE & COLOR w/ GC.
 - 7.2. VERT BOARD & BATTEN SIDING & TRIM. VERIFY STYLE & COLOR w/ GC.
 - 7.3. SHAKE SIDING & TRIM. VERIFY STYLE & COLOR w/ GC.
8. CULTURE STONE BRICK VENEER: UNO
 - 8.1. VERIFY COLOR & STYLE w/ GC. (INSTALL PER MANUFACTURER'S SPEC'S)
9. POST FOOTINGS: UNO
 - 9.1. MIN 42" RECOMMENDED MAX DEPTH UP TO 60"
10. POST FOOTINGS: UNO
 - 10.1. FOOTING TO BE MINIMUM 42" BELOW GRADE (TYPICAL)
11. SURFACE MOUNTED, RECESSED LIGHT OR INTERIOR LIGHT OVERFLOW REQUIRED AT ALL OUTSIDE ENTRANCES.

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UPON RECEIPT OF THESE PLANS FOR PERMIT AND USING FOR INTENDED CONSTRUCTION, THE DESIGN CONNECTION SHALL BE RESPONSIBLE AS A PROFESSIONAL DESIGNER AND ARCHITECT FOR THE DESIGN AND CONSTRUCTION STANDARD AND LOCAL CODES AND PRACTICES. THE DESIGN CONNECTION WILL REVIEW ITS PLANS TO CORRECT ERRORS OR OMISSIONS DISCOVERED AND REPORTED PRIOR TO THE START OF WORK, BUT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS DISCOVERED AFTER THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR AND/OR OWNER SHALL ASSUME FULL RESPONSIBILITY FOR DESIGN AND DETAILS, INCLUDING CONSTRUCTION TECHNIQUES SPECIFICATIONS, STRUCTURAL AND / OR SAFETY REQUIREMENTS AND CONFORMITY TO ALL STATE AND LOCAL CODES AND ORDINANCES. THE DESIGN CONNECTION SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR ALL WORKING DRAWINGS AND/OR TEMPORARY FRAMING AS REQUIRED UNTIL COMPLETION OF THE PROJECT.

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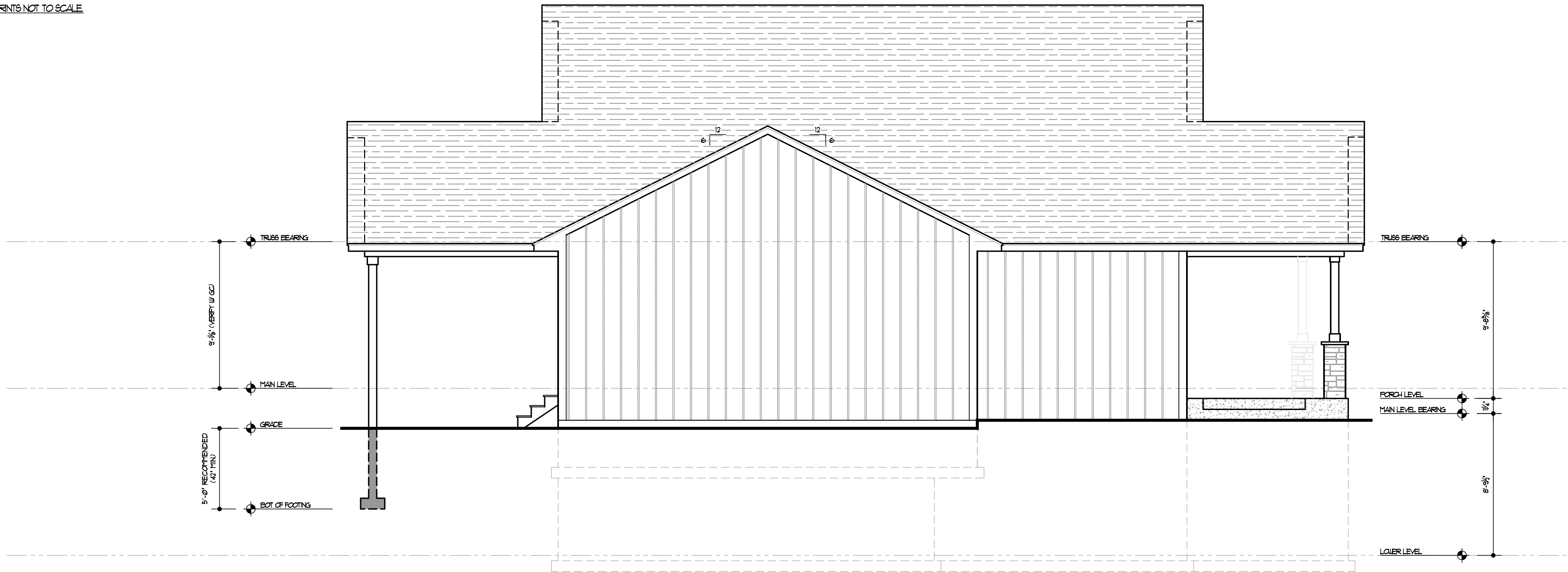
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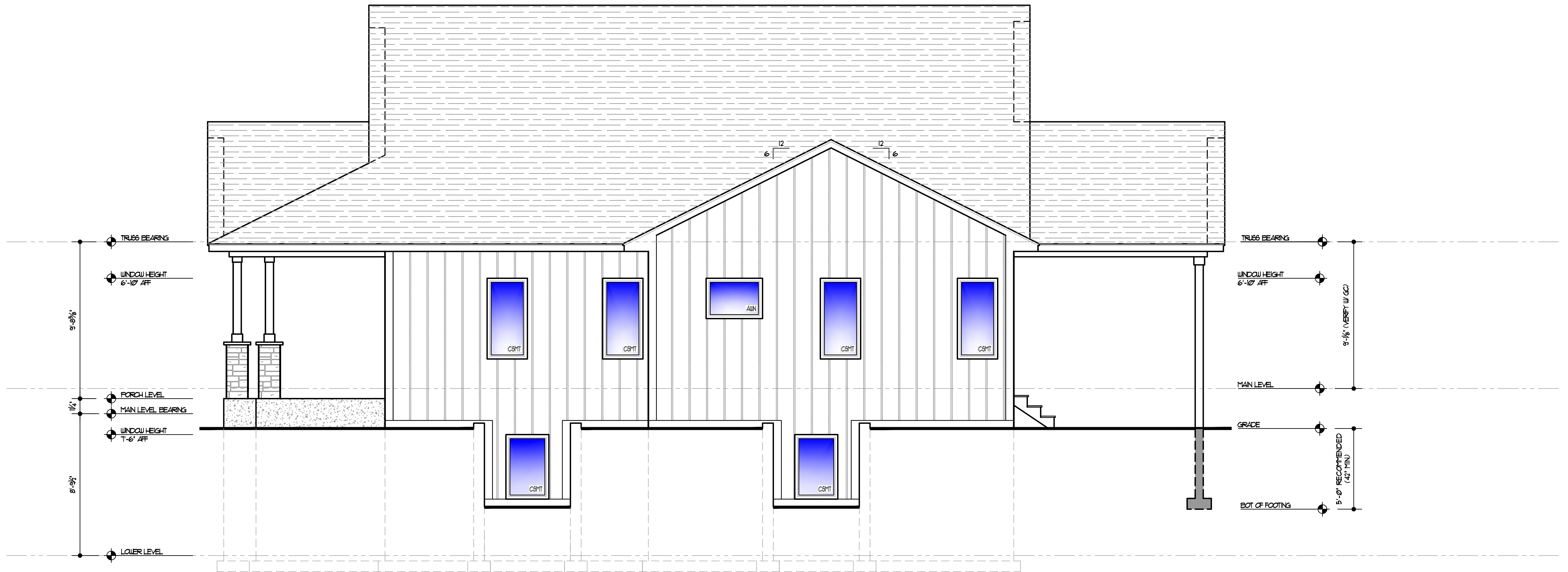
FRONT & REAR
EXTERIOR ELEVATIONS

A1.1

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2 LEFT ELEVATION
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5. ROOFING MATERIAL: UNLESS NOTED OTHERWISE:
 - 5.1. 30" ASPHALT SHINGLES OVER 30" CODE APPROVED ROOFING FELT & 1/2" ROOF SHEATHING. VERIFY STYLE & COLOR OF ROOFING W/COVER.
6. FASCIA & SCOTCH MATERIAL: UNLESS NOTED OTHERWISE:
 - 6.1. ALUMINUM FASCIA & SCOTCH SYSTEM. VERIFY STYLE & COLOR W/COVER.
7. SIDING MATERIAL: UNLESS NOTED OTHERWISE:
 - 7.1. HORIZ. SIDING & TRIM. VERIFY STYLE & COLOR W/COVER.
 - 7.2. VERT. BOARD & BATTEN SIDING & TRIM. VERIFY STYLE & COLOR W/COVER.
 - 7.3. SHAKE SIDING & TRIM. VERIFY STYLE & COLOR W/COVER.
8. CULTURE STONE/BRICK VENEER: UNLESS NOTED OTHERWISE:
 - 8.1. (VERIFY COLOR & STYLE W/COVER) (INSTALL PER MANUFACTURER'S SPEC'S).
9. POST FOOTINGS: UNLESS NOTED OTHERWISE:
 - 9.1. MIN. 42" RECOMMENDED MAX. DEPTH UP TO 60'.
10. PRECAST FOOTINGS: UNLESS NOTED OTHERWISE:
 - 10.1. FOOTING TO BE MINIMUM 42" BELOW GRADE (TYPICAL).
11. SURFACE MOUNTED, RECESSED LIGHT OR INTERIOR LIGHT OVERFLOW REQUIRED AT ALL OUTSIDE ENTRANCES.

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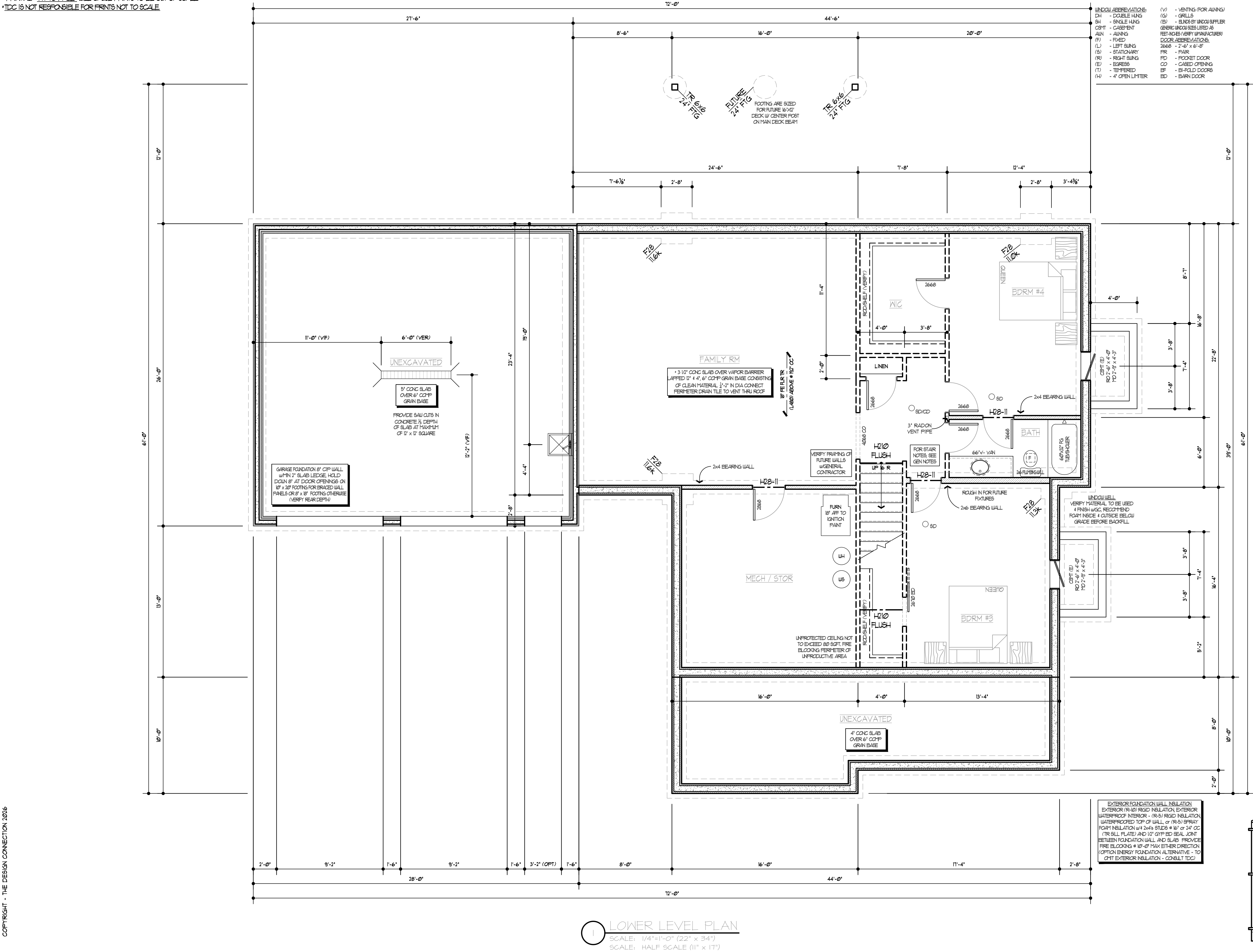
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RIGHT & LEFT
EXTERIOR ELEVATIONS

A1.2

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:	ANDERSON 100		
LOWER LEVEL WALL HGT:	9'-0" ICF	EXT. SF	12610
MAIN LEVEL WALL HGT:	9'-1 1/8" WOOD STUDS	EXT. SF	13356
MAIN LEVEL FLOOR SYSTEM:	18" FLR. TRUSS	INT. SF	
FOUNDATION SQ FT:	1430 SF	EXT. SF	12610
MAIN LEVEL SQ FT:	1484 SF	EXT. SF	13356
GARAGE SQ FT:	667 SF	EXT. SF	1099 SF
FRONT PORCH SQ FT:		EXT. SF	299 SF
REAR PORCH SQ FT:		EXT. SF	192 SF

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LVL. & DIMENSIONAL HEADER KEY:	
NO OF KING STUDS	NOTE: 2000 MN CODE ALLOW FOR SINGLE MEMBER HEADERS. PAY CLOSE ATTENTION TO REQUIRED SUPPORT TO MAXIMIZE INSULATION
NO OF TRIMMERS	
H	2 1/2 - 2 1/2
L	2 1/2 - 2 1/2
D	2 1/2 - 2 1/2
2x or LVL or LSL HEADER	
* LVL MEMBERS ARE 1 3/4" THICK (TYP)	

LOWER LEVEL PLAN NOTES:

1. PROVIDE SOLID BLOCKING AT EACH END OF GREYER TRUSSES AS REQUIRED.
2. PROVIDE A UNIDRAIN BARRIER @ ALL CANT.
3. WINDOW SUPPLIER TO VERIFY WINDOW SIZE CALL NUMBER & RUGH OPENING AND THEY MEET CODE REQUIREMENTS WHERE NEEDED.
4. PROVIDE MINIMUM 1" VALUE OF 32 AND SHAG OF 30 UNDOU SILL WITHIN 24" OF THE FINISHED FLOOR & MORE THAN 1" ABOVE FINISHED GRADE OR SURFACE BELOW HAVE 4" LMITER IF CALLOUTS ARE LISTED THEN ROTS HAVE BEEN REVEALED.
5. ALL EXTERIOR WALLS TO HAVE WEATHER RESISTIVE AIR BARRIER PLACED OVER THE EXTERIOR FACE OF SHEATHING INCLUDING THE GABLE ENDS OF ALL TRUSSES
6. BATH-ROOMS WITHOUT GLAZING OF AT LEAST 15 SF OF EXTERIOR ARE REQUIRED TO HAVE MECHANICAL VENTILATION PROVIDES A MIN VENTILATION RATE OF 50 cfm INTERMITTENT VENTILATION OR 20 cfm FOR CONTINUOUS VENTILATION
7. BATH TUB / SHOWER ACCESS
8. LSL STUDS @ BATHROOM CABINET WALLS
9. STAIRS TO HAVE THE FOLLOWING:
MIN TREAD - 10" MAX RISE - 1-3/4". VERIFY IN FIELD.
NO RISE OF NOT LESS THAN 3" OR MORE THAN 1-1/4" IS REQUIRED A 1/2" HANDRAIL @ 34" ABOVE TREAD.
36" H RAIL WEAL 4" MAX OPENING
MAINTAIN A MINIMUM HEAD CLEARANCE OF 7'-0" (6'-8" MIN FROM TREAD. NO RISE)
ACCESSIBLE AREAS BELOW STAIR TO HAVE 12" GYP/PLM BOARD FINISH ON WALLS AND CEILING
PROVIDE BLOCKING FOR HANDRAIL 4" LIGHT SWITCH @ BOTTOM OF STAIRS
10" DWD STRINGERS (w/OPTIONAL 2x STIFFENERS) OR 2x10 W/24 STIFFENERS SPACED EQUALLY MAX 16" @ 400PSF, VERIFY THE NUMBER OF RISERS
10. ALL SHOWERS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO A HEIGHT OF 72".
11. BLOCK ALL POSTS BETWEEN FLOORS SOLID.
12. INTERIOR ROOM DIMENSION ARE TO CENTER OF WALL AND APPROXIMATE AND SUBJECT TO CHANGE. VERIFY WITH EXTERIOR DIMENSION STRING.
13. LOWER LEVEL CEILING FINISH:
101. 3" GYP/PLM BOARD (NO FINISH) or
102. 5/8" SHEATHING or
103. 2x JOIST FRAMING or
104. FIRE TREATED FLOOR STRING.

ICF / POURED CONC. (C/P) FOUNDATION NOTES:

1. ICF HOUSE FOUNDATION WALL. W/REINFORCING CONNECTOR TO FRAMING/STRUCTURAL SYSTEM PER SPEC.
2. REINFORCING PER ICF SUPPLIER SPECIFICATIONS
3. TYPICAL EXTERIOR & INTERIOR FOOTING SIZE (SHOWN DIAGRAMMATICALLY) PER ICF SUPPLIER SPECIFICATIONS
4. FOUNDATION ICF WALLS - PROVIDE DOUELS INTO FOOTING w/4" @ 24" OC BACKFILLED w/30LB SCREENED ROCK (VERIFY w/ICF SUPPLIER)
5. 4" BACKFILL - 4" @ 16" OC
6. 8" BACKFILL - 8" @ 16" OC
7. 12" BACKFILL - 12" @ 16" OC
8. ABOVE GRADE ICF WALLS - VERIFY PER ICF SUPPLIER
HORIZONTAL - 4" @ 32" OC
VERTICAL - 4" @ 24" OC
9. HEADERS (PER ICF SUPPLIER SPECIFICATIONS)
6.1. 5'-0" OR LESS - (1) 5" TOP & BOTTOM
5'-0" OF GREATER - (2) 5" TOP & BOTTOM
10. ICF WALL AND SLAB TO BE SEALED & GLEED w/TODOL ICF FOAM (CLOSED CELL, RADON SEAL APPROVED)
11. COORDINATE ALL FOOTING STEP LOCATIONS AND ELEVATIONS WITH FINAL GRADE MAINTAIN REQUIRED FROST PROTECTION (42" MIN.)
12. ASSUMED SOIL BEARING 5000 PSF MIN CONTRACTOR TO VERIFY CONDITIONS
13. CONCRETE TO BE SEALED w/:
101. 2-PLY HOT-POURED FELT'S
102. 35 POUND ROLL FOOTING
103. 6-MIL POLYVINYL CHLORIDE
104. 6-MIL POLYETHYLENE
105. 40-MIL POLYMER-MODIFIED ASPHALT.
14. AT WALKOUT FOUNDATION PROVIDE 2" RIGID ISUL (R-10) ON INSIDE FACE OF WALL FROM FOOTING TO BOTM OF CONC SLAB AND BELOW SLAB A DISTANCE OF 42" MIN.

POINT LOAD FOOTING SIZE:

F28 - 2'-0" x 2'-0" x 10" THICK FOOTING w/4" 1/4" x 16" REBAR @ 8" OC BOTH DIRECTION 3' CLEAR FROM BOTTOM OF FOOTING

QUICK REFERENCE KEY

WINDOW TYPE/STYLE:		ANDERSON 100	
LOWER LEVEL WALL HGT:	9'-0" ICF	INT. SF	EXT. SF
MAIN LEVEL WALL HGT:	9'-1 1/8" WOOD STUDS	1430 SF	1567 SF
MAIN LEVEL FLOOR SYSTEM:	18" FLR. TRUSSES	1484 SF	1567 SF
		667 SF	709 SF
		299 SF	299 SF
		192 SF	192 SF

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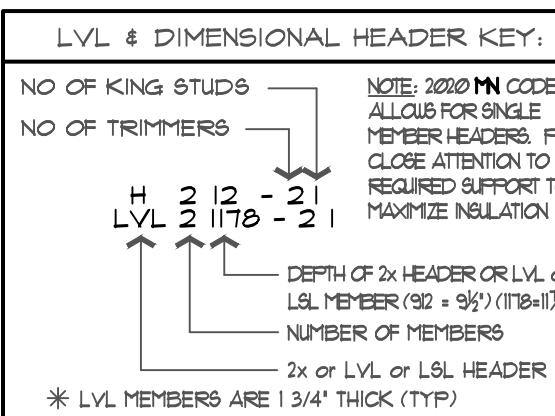
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LOWER LEVEL
FLOOR PLAN
A2.0

CS-WSP: CONTINUOUS SHEATHED WOOD STRUCTURAL PANELS - MIN
3/8" (1/8" RECOMMENDED) EXTERIOR GRADE SHEATHING
NAIL 1W 8d NAILS 6' OC FOR EDGES & 12' OC FIELD

CS-FF: CONTINUOUS SHEATHING PORTAL FRAMING - MIN
1/8" EXTERIOR GRADE SHEATHING NAIL PER
DETAIL 15/16 ON LAST SHEET OF SET
(R602.10.6.4)



1. PROVIDE SOLID BLOCKING AT EACH END OF GIRDER TRUSSES AS REQUIRED.
2. PROVIDE A WINDLASH BARRIER @ ALL CANTL.
3. WINDOW SUPPLIER TO VERIFY WINDOW SIZE, CALL NUMBER & ROUGH OPENING AND THEY MEET CODE REQUIREMENTS WHEN NEEDED. SEE EXTERIOR ELEVATIONS FOR HEIGHT AFF.
31. PROVIDE MINIMUM V₁ VALUE OF 30 AND SHGC OF 30
32. WINDOW SILL, WITHIN 2" OF THE FINISHED FLOOR & MORE THAN 2" ABOVE FINISHED GRADE OR SURFACE BELOW HAVE 4" LIMITER
33. IF MANUFACTURER SPECIFICATION CALLOUTS ARE LISTED THEN RO'S HAVE BEEN REVIEWED.

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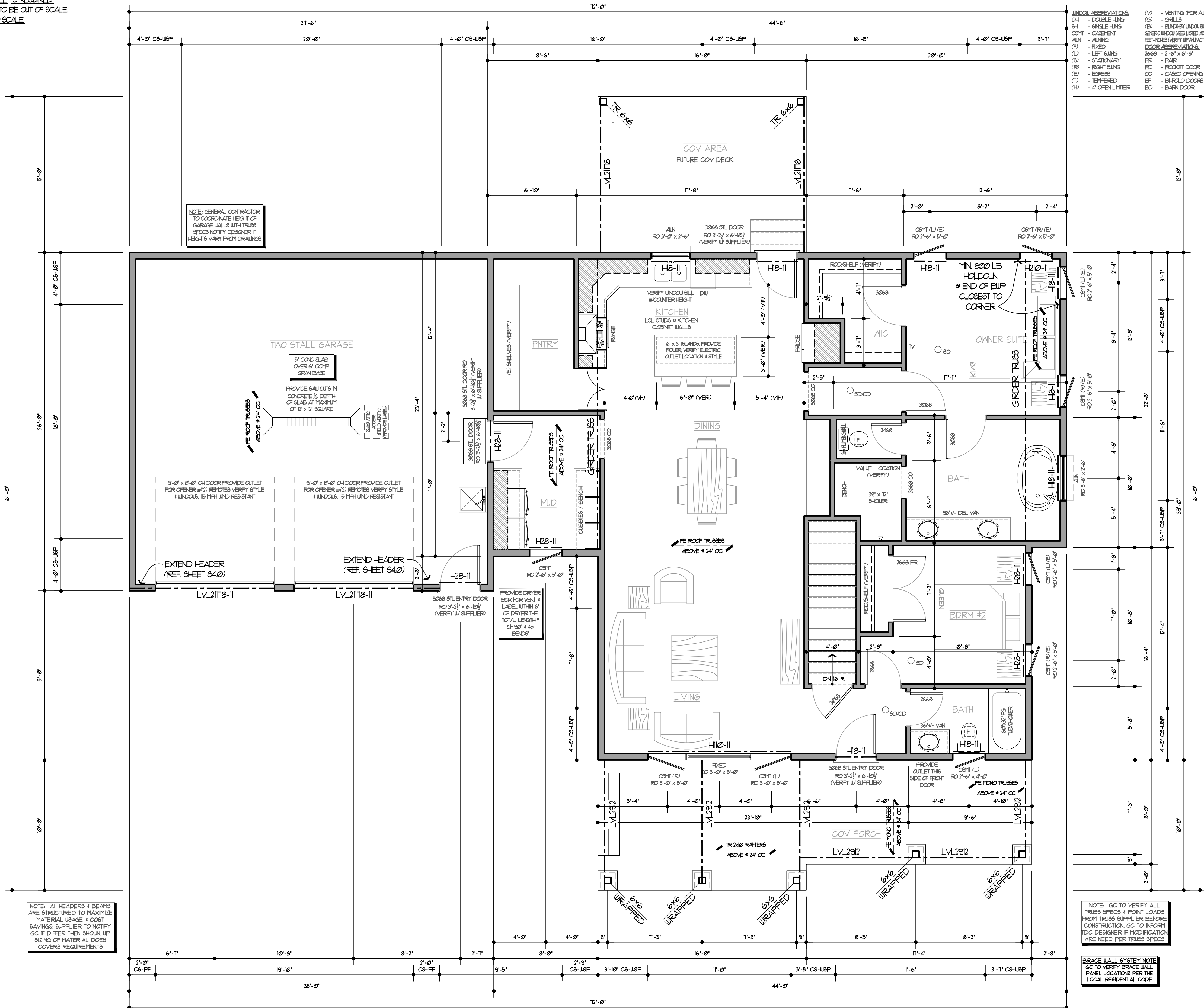
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A3.0

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GENERAL PROJECT NOTES

1. **BUILDING CODES USED FOR DESIGN:**
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
 - MINNESOTA RESIDENTIAL CODE, 2020 EDITION.
2. **FOUNDATIONS:**
- IN LIEU OF SOIL BORINGS, FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF, AND A LATERAL PRESSURE OF 50 PCF. IT WILL BE THE RESPONSIBILITY OF OTHERS TO VERIFY THESE ASSUMPTIONS TO INSURE THAT DAMAGING DIFFERENTIAL SETTLEMENT WILL NOT OCCUR. FOOTINGS SHALL REST ON GRANULAR COMPACTED FILL OR NATURAL UNDISTURBED SOIL OR ON ROCK. INSPECT THE EXISTING SOIL AT FOOTING ELEVATIONS PRIOR TO FOOTING CONSTRUCTION. NOTIFY DESIGNER OR ENGINEER IF EXISTING SOILS ARE NOT SUITABLE.
 - WALL FOOTING ELEVATION CHANGES SHALL BE STEPPED AT A RATIO OF 1 (VERTICAL) TO 2 (HORIZONTAL). MAXIMUM VERTICAL STEP SHALL BE 4'-8" UNLESS OTHERWISE NOTED.
 - EXISTING WALL FOOTINGS FOR HEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVERING OF 3'-6" (42"). FOOTINGS AND PIERS FOR UNHEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVER OF 5'-0" (60") MEASURED FROM THE BOTTOM OF FOOTING.
3. **DESIGN LOADS:**
- DESIGN LIVE LOADS:

ROOFS	LIVE-35 PSF/DEAD-17 PSF
WIND	**** 115 MPH
FLOORS	LIVE-40 PSF/DEAD-15 PSF
DECKS	LIVE-40 PSF/DEAD-10 PSF
 - **** EXPOSURE B
4. **DESIGN STRESSES:**
- CONCRETE:

STRENGTH AT 28 DAYS (PSI)	TYPE MIX	LOCATION
3000	STD. WT.	INTERIOR SLABS & WALLS
4000	STD. WT.	EXTERIOR SLABS & WALLS
5000	AIR-ENTRAINED STD. WT.	FOOTINGS
 - MASONRY: f'm = 1500 PSI (@ 28 Days)
 - REINFORCEMENT: Fy = 60,000 PSI ASTM A615
 - WIDE FLANGE SHAPES: Fy = 50,000 PSI ASTM A512
 - STRUCTURAL TUBING: Fy = 46,000 PSI ASTM A500 GRADE B
 - STANDARD STEEL PIPE: Fy = 36,000 PSI ASTM A53 GRADE B
 - PLATES: Fy = 36,000 PSI ASTM A36
 - MISC. STRUCTURAL SHAPES: Fy = 36,000 PSI ASTM A36
 - BOLTS: Fy = 120,000 PSI ASTM A325
 - ANCHOR BOLTS: Fy = 60,000 PSI ASTM A307
 - WELD ELECTRODE: Fy = 70,000 PSI
 - WELDED WIRE FABRIC: ASTM A185
5. **CONCRETE COVERAGE FOR REINFORCEMENT:**
- | | |
|---|----------------|
| FOOTINGS | 3" |
| FOUNDATION WALLS | 2" |
| EXTERIOR FACE | 1" |
| INTERIOR FACE | 1 1/2" TO TIES |
| COLUMNS | 2" |
| EXPOSED EXTERIOR CONCRETE SLAB ON GRADE | CENTER OF SLAB |
6. **MASONRY COVERAGE FOR REINFORCEMENT:**
- | | |
|----------|--|
| WALLS | 3 1/2" MIN (CENTER REBAR IN WALL UNO.) |
| PLASTERS | 3" TO TIES |
7. **CONCRETE:**
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
 - UNLESS SPECIFIED BELOW, CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28 DAY COMPRESSIVE STRENGTH (F'C) BEFORE FORMS MAY BE REMOVED:

WALLS, COLUMNS AND BEAM SIDES	40 PERCENT
JOIST PANS AND BEAM BOTTOMS	70 PERCENT
FLOOR SYSTEMS	80 PERCENT
9. **DIMENSION LUMBER:**
- DIMENSION LUMBER TO BE SPRUCE-PINE-FIR NO.1/NO.2 OR BETTER. (REFER TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS - LATEST EDITION FOR ALLOWABLE STRESSES.)
 - ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
 - WOOD LINTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.
 - ALL NAILED CONNECTIONS SHALL BE FABRICATED AS FOLLOWS: (MINIMUM REQUIREMENTS FOR LOD NAILS).
 - PROVIDE 1-1/2" END DIST. AND 1-1/4" EDGE DIST.
 - SPACE NAILS 1-1/2" O.C.
 - ALL NAILS ARE TO BE CLINGCHED.
 - ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH "SIMPSON" JOIST HANGERS OR EQUAL. USE TYPE REQUIRED FOR LOADING.
 - WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.
 - ALL FOUNDATION PLATES, SILLIS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLIS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD.
 - UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS TO BE NAILED AS FOLLOWS:
- | CONNECTION | NAILING |
|--|-----------------|
| JOIST TO SILL OR GIRDER, TOENAIL | 3-8d |
| TOP PLATE TO STUD, END NAIL | 2-16d |
| STUD TO SOLE PLATE | 4-8d, TOENAIL |
| 2-16d END NAIL | |
| DOUBLE STUDS, FACE NAIL | 16d AT 24" O.C. |
| DOUBLED TOP PLATES, FACE NAIL | 6d AT 16" O.C. |
| TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL | 2-16d |
| CONTINUOUS HEADER, TWO PIECES | 16d AT 16" O.C. |
| ALONG EACH EDGE | |
| CEILING JOISTS TO PLATE, TOENAIL | 3-8d |
| CONTINUOUS HEADER TO STUD, TOENAIL | 4-8d |
| CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL | 3-16d |
| CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL | 3-8d |
| RAFTER TO PLATE, TOENAIL | 3-8d |
| (NOT APPLICABLE TO TRUSS CONNECTIONS) | |
| BUILT-UP CORNER STUDS | 16d AT 24" O.C. |
| BUILT-UP GIRDER AND BEAMS 3 OR MORE PIECES | 20d AT 32" O.C. |
| AT TOP AND BOTTOM STAGGERED | |
| PLYWOOD (NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS) UNO | 8d |
10. **WOOD SHEATHINGS:**
- EACH PANEL OF CONSTRUCTION SHEATHING SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE-TRADE MARK OF THE AMERICAN PLYWOOD ASSOCIATION. GRADE AND TYPE SHALL BE AS FOLLOWS: ROOF SHEATHING: 32/16 APA RATED SHEATHING EXPOSURE I EXTERIOR WALL: 24/16 APA RATED SHEATHING EXPOSURE I FLOORS: 24/16 APA RATED SHEATHING EXPOSURE I NAIL ALL SHEATHING 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d NAILS.
11. **LAMINATED VENEER LUMBER (LVL) & PARALLEL STRAND LUMBER (PSL):**
- ALL LVL HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: ALLOWABLE BENDING STRESS, Fb = 2600 PSI ALLOWABLE SHEAR STRESS, Fv = 285 PSI MODULUS OF ELASTICITY, E = 1,900,000 PSI
 - ALL PSL HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: ALLOWABLE BENDING STRESS, Fb = 2400 PSI ALLOWABLE SHEAR STRESS, Fv = 240 PSI MODULUS OF ELASTICITY, E = 2,000,000 PSI
 - LVL & PSL MEMBERS SHALL BE ONE OF THE FOLLOWING: "MICRO-LAM" BY TRUSJOIST/ MACMILLAN CORPORATION. "GANG-LAM" BY LOUISIANA PACIFIC. "PARALLAM" BY TRUSJOIST/MACMILLAN CORPORATION. MULTIPLE-PLY MEMBERS SHALL BE FASTENED ACCORDING TO MANUFACTURERS INSTRUCTIONS UNLESS NOTED OTHERWISE.

12. **ROOF AND FLOOR TRUSSES:**
- TRUSSES, JACK RAFTERS AND VALLEY RAFTERS SHALL BE DESIGNED TO MEET ALL LOADING AND SPANS AS INDICATED ON THE PLANS.
 - TRUSSES AND RAFTERS SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER WITH ONE SET ON SITE AND ONE FOR BUILDING AND SAFETY.
 - SUPPLIER SHALL BE RESPONSIBLE FOR ALL BRACING AND/OR BRIDGING REQUIRED FOR THE DESIGN OF THE TRUSS MEMBERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND/OR BRIDGING REQUIRED DURING CONSTRUCTION.
 - ALL LUMBER USED IN THE FABRICATION OF TRUSSES SHALL BE STRESS GRADED. CONNECTOR PLATES SHALL BE MADE OF GRADE "A" GALVANIZED STEEL, MINIMUM 20 GAUGE PER LATEST TPI SPECIFICATIONS.
 - FLOOR TRUSSES UNDER PARALLEL PARTITIONS SHALL BE DOUBLED.
 - PROVIDE SUPPLEMENTAL UPLIFT STEEL BRACKETS FOR EVERY ROOF TRUSS OF 26 FEET OR GREATER.
 - WHEN USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.
15. **BACKFILLING:**
- NO BACKFILLING AND COMPACTING OF EARTH SHALL BE PERMITTED AGAINST FOUNDATION WALLS UNTIL SUPPORTING SLABS HAVE BEEN % OF THEIR DESIGN STRENGTH OR UNLESS POURED AND HAVE REACHED 75 ADEQUATE BRACING SUBMITTED FOR REVIEW IS PROVIDED. MOVEMENT OF WALLS.
 - BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL.
16. **CONSTRUCTION PROCEDURES:**
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS NECESSARY TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
 - COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, INCLUDING THE OCCUPATION SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.
 - THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING SHORING FOR THE EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND SIGN POLES, ETC.
17. **MISCELLANEOUS:**
- PLACEMENT OF ANCHOR BOLT, PIPE SLEEVES, PADS AND OPENINGS FOR EQUIPMENT SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE OTHER SUBCONTRACTORS.
 - ALL CORE DRILLING SHALL BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO REINFORCING SHALL BE CUT. VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1".
 - SEAL ALL TUB CUT CUTS IN CONCRETE FLOORS.
 - SEAL SUMP PUMP BASKET TO CONCRETE FLOOR.
 - WITH R-R RIGID EXTERIOR FOUNDATION INSULATION, PROVIDE HIGH EFFICIENCY EATING EQUIPMENT. MIN 92% EFFICIENCY FURNACE AND 13 SEER AIR CONDITIONING CONDENSER
18. **COORDINATION WITH CONSTRUCTION DRAWINGS:**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE CONSTRUCTION DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION.

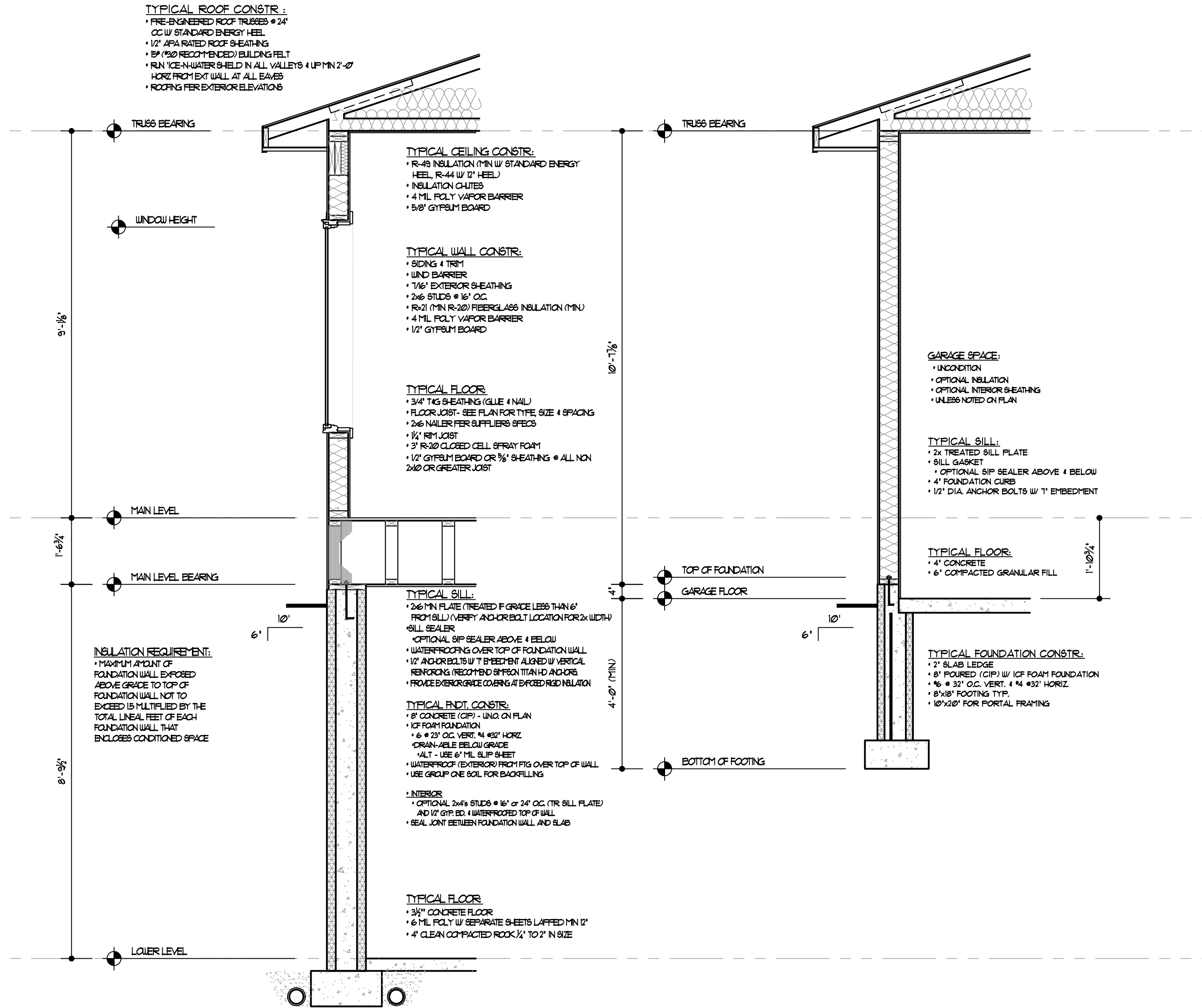
ENERGY CODE: ALL INTERIOR JOINTS AND PENETRATION SHALL BE SEALED BY THE FOLLOWING METHODS (CAULKED, GASKETED, WEATHER-STRIPPED, ETC.) FOR AIR BARRIER AND RADON SOIL GAS REQUIREMENTS. IF SUMP PUMP BASKET IS PROVIDED, THE COVER SHALL BE SEALED.

FLOOR CANTILEVERS TO HAVE R-30 INSULATION IF ANY DUCTWORK IS BEING PROVIDED IN FLOOR ASSEMBLY. IF DUCTWORK IS PROVIDED, DUCTWORK LOCATED WITHIN THE THERMAL ENVELOPE ON THE WARM SIDE OF THE AIR BARRIER (SIDES & BELOW DUCTWORK) WILL NEED TO HAVE A MIN. OF R-30 BELOW DUCT.

DUCTWORK PROVIDED IN FLOOR ASSEMBLIES WILL NEED TO BE TESTED FOR DUCT TIGHTNESS. WHEN DUCTWORK IS LOCATED OUTSIDE OF THE THERMAL ENVELOPE A TOTAL LEAKAGE TEST OF THE ENTIRE DUCTWORK SYSTEM SHALL BE DONE.

DUCTWORK LOCATED OUTSIDE OF THE THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8 AND VAPOR BARRIER.

NOTE: THE TESTED AIR LEAKAGE DOES NOT EXCEED 2.6 AIR EXCHANGES PER HOUR.



2 TYP WALL SECTION
SCALE: 1/2"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

1 GARAGE SECTION
SCALE: 1/2"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

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PROJECT AND SHALL NOT BE
REPRODUCED FOR ANY PURPOSE
WHATSOEVER WITHOUT THE
EXPRESS WRITTEN PERMISSION OF
THE DESIGN CONNECTION AND
BUILDER.

UPON SUBMITTAL OF THESE PLANS FOR PERMIT AND ISSUING FOR INTENDED
CONSTRUCTION, THE DESIGNER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR
CONSTRUCTION STANDARD AND LOCAL CODES AND PRACTICES. THE DESIGN
CONNECTION WILL REVIEW ITS PLANS TO CORRECT ERRORS OR OMISSIONS
DISCOVERED AND REPORTED PRIOR TO THE START OF WORK, BUT ASSUMES NO
RESPONSIBILITY FOR THE GENERAL CONTRACTOR AND/OR OTHERS
SHALL ASSUME FULL RESPONSIBILITY FOR DIMENSIONS AND DETAILS INCLUDING
CONSTRUCTION TECHNIQUES, SPECIFICATIONS, STRUCTURAL AND/OR SAFETY
REQUIREMENTS AND CONFORMITY TO ALL STATE AND LOCAL CODES AND
ORDINANCES. THE DESIGNER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR
TEMPORARY FRAMING AS REQUIRED UNTIL COMPLETION OF THE PROJECT.

FINAL
APPROVED FOR
CONSTRUCTION

SHEEDY RAMBLER
TIM & JEN SHEEDY
23711 513TH AVE
AUSTIN
RICK MAJERUS
MINNESOTA

PROJECT #: 25398
DRAWN BY: KTK / EVO
CHECKED BY: AIT
PRELIM DATE: NOVEMBER 20, 2025
PRICING SET DATE: FEBRUARY 26, 2026
FINAL SET DATE: MARCH 13, 2026
REVISION:
PRINTED: Mar 23, 2026

WALL SECTIONS &
SPECIFICATIONS

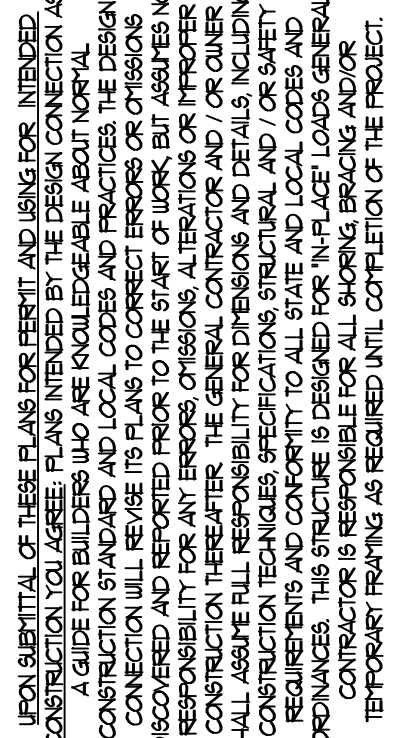
A4.0

- TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24"x36" SHEETS
- IS REQUIRED TO ACTUAL SIZE AND/OR 100% SCALE
- PRINTING "FIT TO PAGE" WILL CAUSE PRINTS TO BE OUT OF SCALE
- TDC IS NOT RESPONSIBLE FOR PRINTS NOT TO SCALE

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.
a. DR = design required
b. Strap shall be installed in accordance with the manufacturer's recommendations.



NOT TO SCALE



A5.0