



These plans are intended by Biegelow Enterprises INC. as a guide for builders who are knowledgeable about normal construction standards and local codes and practices. Biegelow Enterprises INC. will revise it's plans to correct any errors or omissions discovered and reported by the builder before start of his work, but assumes no responsibility for any errors, omissions or improper construction thereafter.

Date _____

Buyer:


Date

Buyer:

Date

Sales Rep.

These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.

The logo for Bigelow Homes, featuring the word "BIGELOW" in a large, bold, sans-serif font, with "HOMES" in a smaller, bold, sans-serif font below it, preceded by a small house icon.

Tradition. Excellence.
4057 28th Street NW Suite 100
Rochester MN 55901 (507-529-1161)

CONTRACTOR:

BIGELOW HOMES

OWNER:

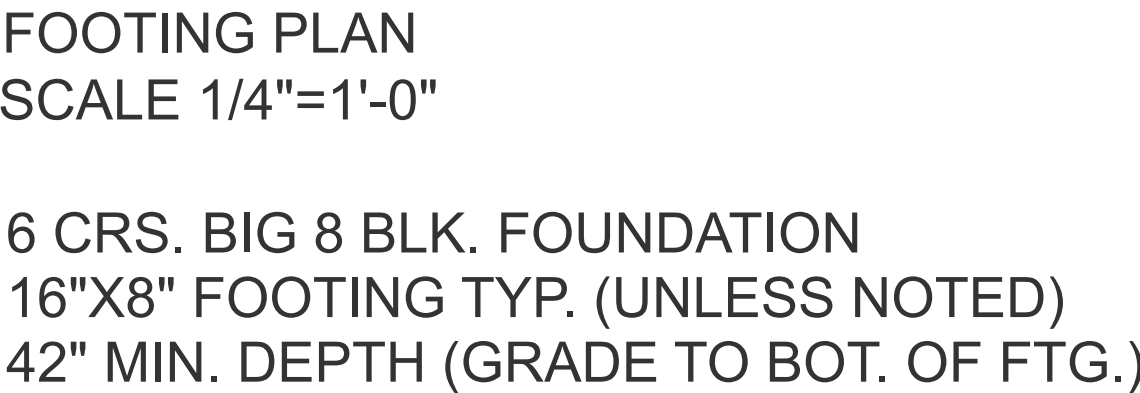
**Prairie Willows
Townhouse Block 3 Lot 4**


Plan in:

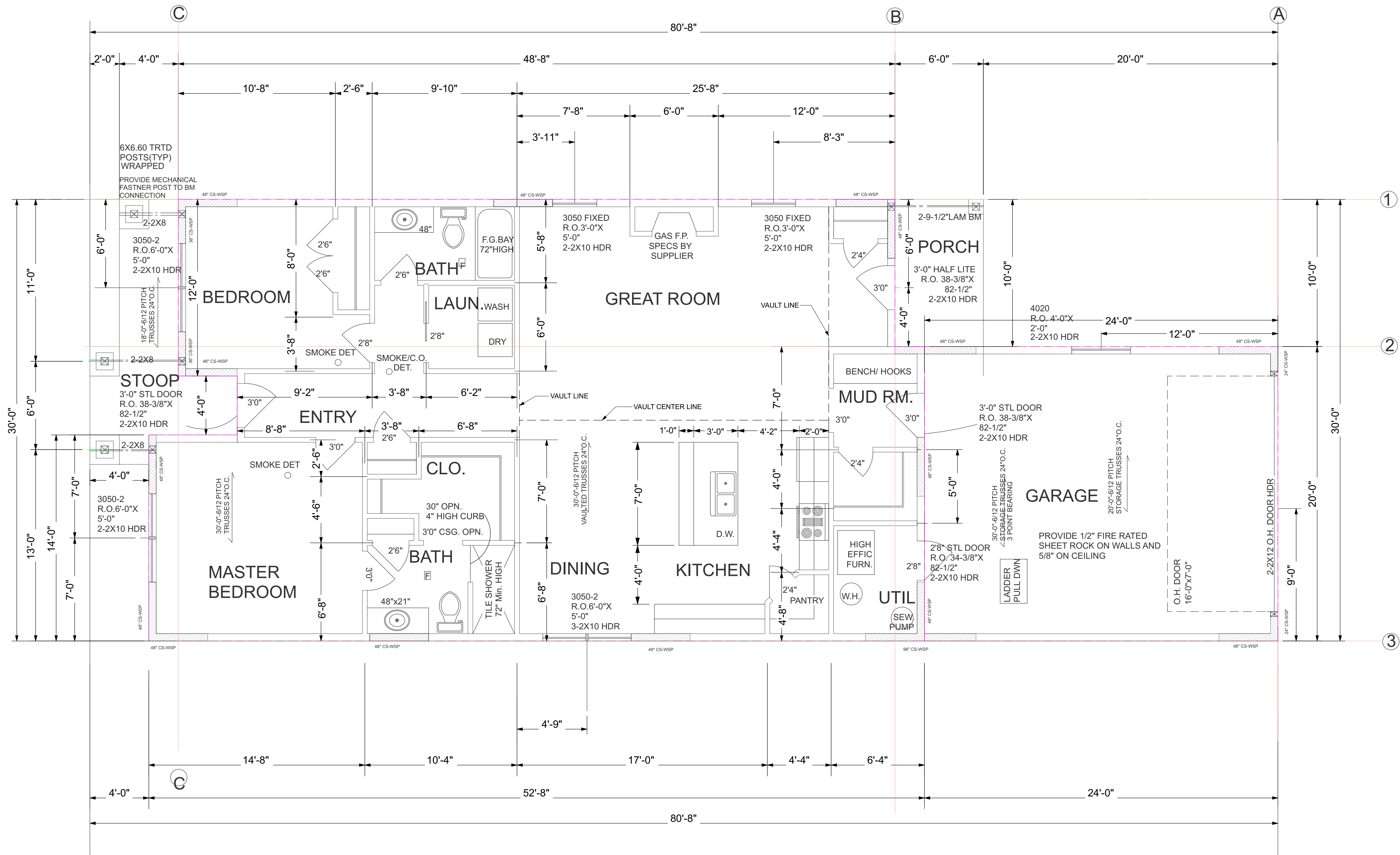
SQ. FT.

By: GFV

Sheet: OF:	1 5	Final:	12.31.24
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Plan #:		CONTRACTOR:		<div><div><div>BIGELOW</div><div>HOMES</div></div><div><div>Tradition. Excellence.</div><div>4057 28th Street NW Suite 100 Rochester MN 55901 (507-529-1161)</div></div></div>	These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.	Buyer:	Date
Sq. Ft.			Buyer:			Date	
By:		GFV	OWNER:			Sales Rep.	Date
Sheet:		OF: 2 5	Prairie Willows Townhouse Block 3 Lot 4				



NOTE: WDWS WIDER THAN 4'-1"
TO HAVE 2-2X6 CRIPPLE

VERIFY ALL WINDOW
R.O. WITH ANDERSEN
WINDOW SUPPLIER

MAIN FLOOR PLAN
HOUSE SQ.FT. = 1512
GARAGE SQ.FT. = 480
9' STUDS = 112.5" PLATE-PLATE
SCALE 1/4"=1'-0"

Plan #: GV042 Sq. Ft.	Plan In:	CONTRACTOR:		BIGGERLOW HOMES	These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.	Buyer:	Date
	Rough:	BIGGERLOW HOMES				Buyer:	Date
Bu: GFV Sheet: 3 5	REV. 0	OWNER:	PRAIRIE WILLOWS Townhouse Block 3 Lot 4		Sales Rep.	Date	
	Final:						

12.31.24

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DISCRIPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)									
* ADJUSTMENT CALCULATION EXAMPLE									
BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR	ROOF TO EAVE TOTAL	WALL HIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENFTH (FEET)	PROVIDED BRACING LENGTH
①	CS-WSP	48 FT.	6.75	1.0	1.00	1.12	1.0	7.75'	12'-0"
②	CS-WSP	81 FT.	11.5	1.0	1.00	1.12	1.0	12.875'	13'-6"
③	CS-WSP	81 FT.	11.5	1.0	1.00	1.12	1.0	12.875'	24'-0"

DISCRIPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)									
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BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR	ROOF TO EAVE TOTAL	WALL HIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENFTH (FEET)	PROVIDED BRACING LENGTH
A	CS-WSP	20 FT.	3.34	1.0	1.00	1.12	1.0	3.75'	4'-0"
B	CS-WSP	30 FT.	5.0	1.0	1.00	1.12	1.0	5.60'	12'-0"
C	CS-WSP	30 FT.	5.0	1.0	1.00	1.12	1.0	5.60'	14'-0"

WALL BRACING NOTES: CS-WSP

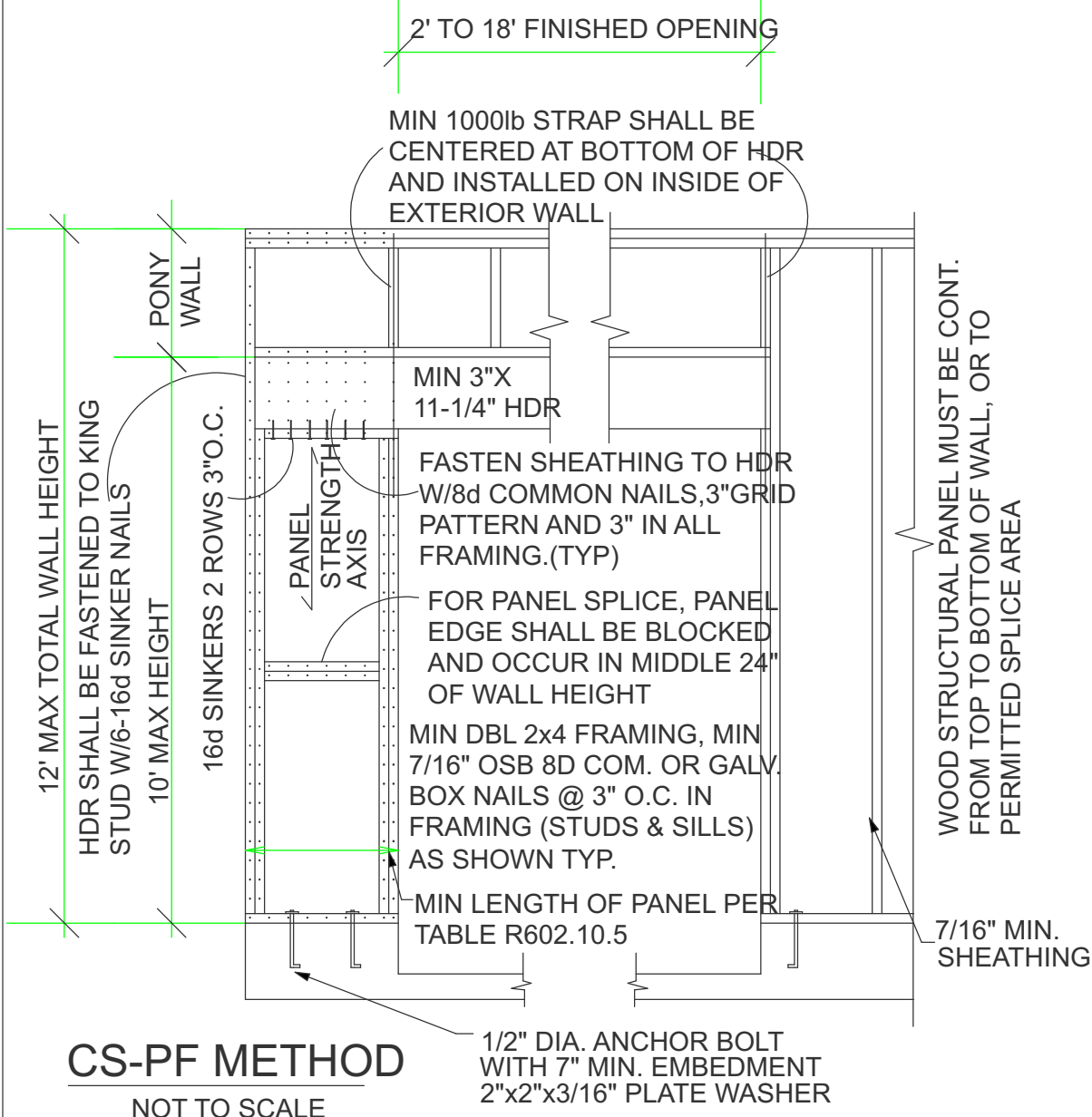
1. ALL WALLS SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
2. CS-WSP ON PLANS INDICATE AREAS OF BRACED PANELS
3. BRACED PANELS SHALL BE CONSTRUCTED WITH 16" O.C. STUDS. TOP PLATE FASTENED TO SOLID FRAMING WITH 8d NAILS 6" O.C.
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BOTTOM PLATES FASTENED TO SOLID FRAMING W/ 3-16d NAILS 16"O.C.
7/16" OSB SHEATHING (24/16 INDEX) FASTENED W/ 8d COMMON NAILS 6"O.C. ON EDGES AND 12" O.C. IN FIELD.

SOLID BLOCKING BETWEEN TRUSSES WITH HEEL GREATER THAN 9-1/4" TO WITHIN 2" OF ROOF SHEATHING FASTENED WITH MIN 8d NAILS 6" O.C. ALONG LENGTH OF PANEL

4. ANY OTHER TYPE OF BRACING METHOD SHALL BE INDICATED ON PLAN AND SEPARATE DETAIL WILL BE PROVIDED.

TABLE 602.10.6.4									
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-									
MINIMUM WALL STUDFRAMING NOMINAL SIZEAND GRADE	MAXIMUM PONYWALL HEIGHT(feet)	MAXIMUMTAL WALLHEIGHT (feet)	MAXIMUMOPENINGWIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)a					
				Ultimate Design Wind Speed Vult (mph)					
				110	115	130	110	115	130
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
	1	10	18	1,000	1,275	2,375	2,400	2,850	DR
			9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
	2	10	18	2,075	2,500	3,950	3,975	DR	DR
			9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
	2	12	18	3,425	3,975	DR	DR	DR	DR
			9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR
For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.									
DR = Design Required.									
a.Straps shall be installed in accordance with manufacturer's recommendations.									



WINDWASH BARRIER:

- AT EXTERIOR EDGE OF ATTIC INSULATION. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN INSUL AND SHEATHING.

ROOF SYSTEM:

- ENERGY TRUSSES 24" O.C. SPECS BY MFG.
- 1/2" OSB ROOF SHEATHING P.I.L. 32/16 WATERGUARD APPLIED SHINGLE FASHION FROM EAVES TO A POINT 24" INSIDE EXTERIOR WALL.
- 1 LAYER 15 # FELT ON REMAINING
- 30 YEAR 3 TAB ASPHALT SHINGLES
- PROVIDE STEEL SUPPLEMENTAL UPLIFT BRACKETS FOR ALL TRUSSES.
- PROVIDE CLIPS AS REQUIRED FOR ROOF SHEATHING
- PROVIDE METAL IN ALL VALLEYS -CUT SHINGLE VALLEYS

EAVE SYSTEM:

- 2X6 SUBFASCIA
- ALUMINUM FASCIA
- 2X4 LOOKOUTS 24" O.C.
- ALUMINUM SOFFIT W/CANT VENT
- AIR CHUTES 48" O.C.

EXTERIOR WALL:

- SIDING NOTED ON ELEVATIONS
- TYEKK OR TYPAR HOUSE WRAP TO UNDERSIDE OF TOP CHORD OF TRUSS OR RAFTER.
- 7/16" OSB. WALL SHEATHING
- 2X6 STUDS 16" O.C.
- 5-1/2" F.F. INSULATION
- 6 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
- 1/2" SHEET ROCK
- 2-2X12 HDRS ON ALL OPENINGS UNLESS OTHERWISE NOTED.

GENERAL NOTES

90 MPH WIND LOAD
FLR 40lb LL-10lb DL= 50 TL
ROOF 35lb LL-17lb DL= 52 TL
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
FOUNDATION- MIN 3000 P.S.I. AIR ENTRAINED CONC.
FOOTINGS- MIN 3000 P.S.I.
PLAIN CONCRETE- 2000 P.S.I.
REROD- MIN GRADE 60
FOOTINGS TO BEAR ON ORIGINAL SOIL.
WOOD FRAMING 2X4, 2X6 STD #2 GRADE OR BETTER BRIDGING AT CENTERLINE OF SPANS.
PROVIDE SOLID BLOCKING AT FLOOR JSTS BEARING POINTS, INTERIOR BEARING WALLS AND CANTEVERED FLOOR JOISTS AS REQUIRED.
PROVIDE RIGID AIR BARRIER AT ALL PLUMBING AND MECHANICAL HEAT DUCT PENETRATIONS OF EXTERIOR WALLS, CEILINGS, AND FLOORS.
16"x16" PLUMBING ACCESS PANEL.
PROVIDE A M.R. AIR BARRIER AT THE INSIDE SURFACE OF EXTERIOR ENVELOPE BEHIND TUB AND SHOWER UNITS. (1/2" AWW PLYWD.)
DUROC OR 5/8" W.R. GYP. TO 72" WHEN & WHERE REQ.
SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS MUST BE CAULKED.
ALL PENETRATIONS INSTALLED THROUGH THE INTERIOR AIR BARRIER MUST BE SEALED PRIOR TO THE FRAMING INSPECTION.
ADD 1/2" TO ALL WINDOW ROUGH OPENINGS FOR INSUL.
WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION.

ENG. PRODUCTS

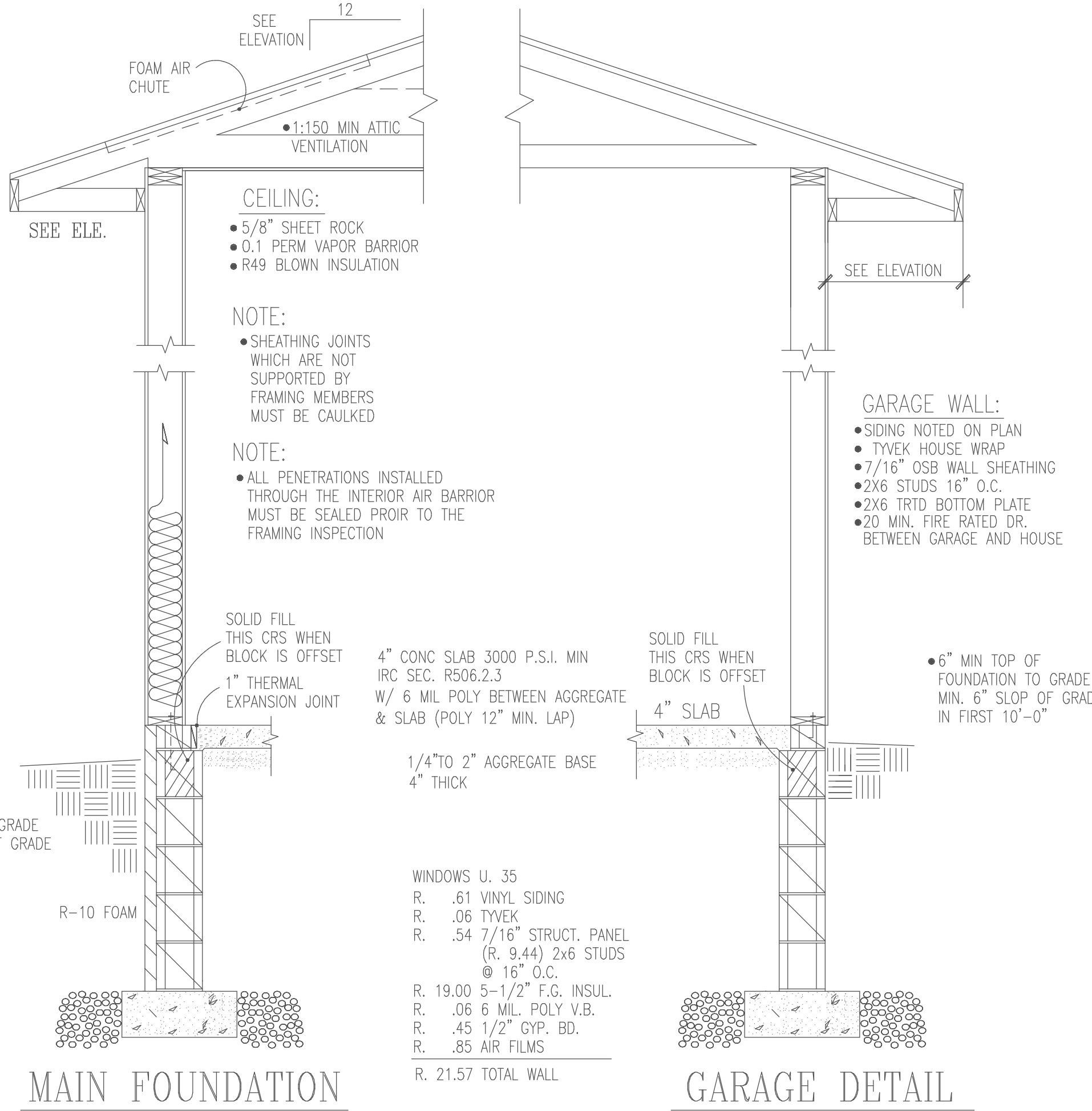
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED REGISTERED DESIGN PROFESSIONAL.

FLASHING & COUNTERFLASHING

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS. EXTEND DRIP CAPS PAST THE END OF THE BRICK MOLD AND BEND OVER. INSTALL KICK OUT FLASHING WHERE STEP FLASHING BEGINS.

RADON VENT:

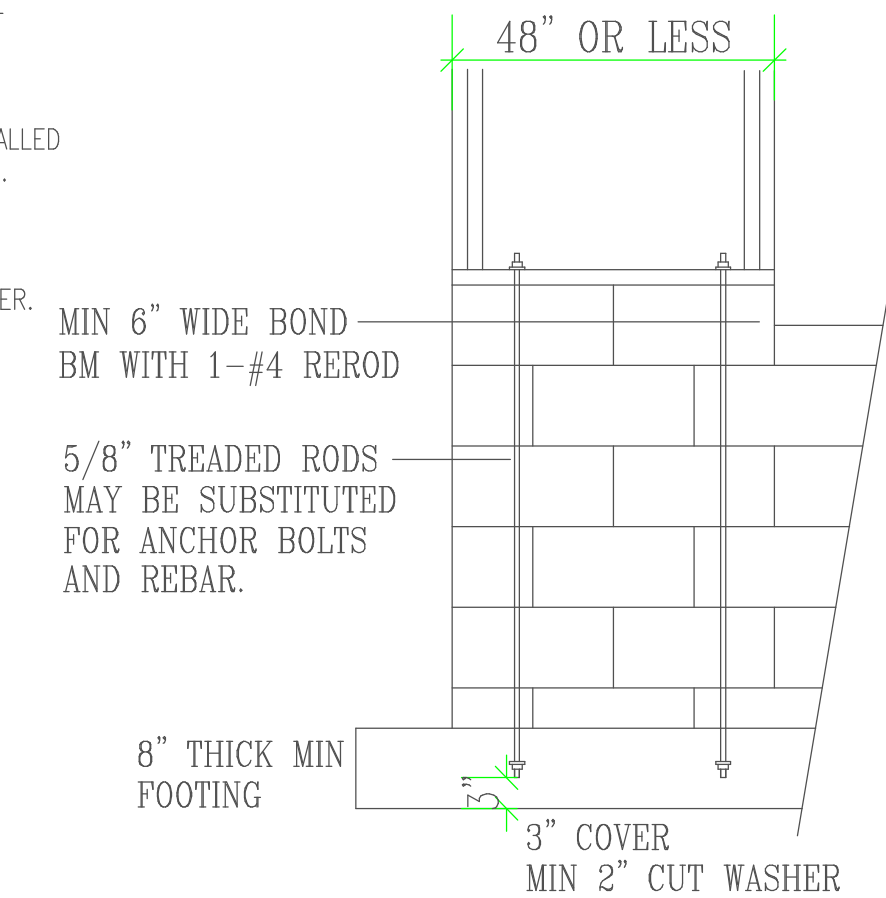
HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASORY GROUTED SOLID,OR SOLID CONC BM, AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BRICK LEDGE IS INSTALLED, THE CRS IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS CRACKS, OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONARY WALL. WOOD FOUNDATION WALS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK
MIN 3" ABS,PVC,OR EQUIVALENT GASIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO SUB SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL A 1" FITTING WITH ONE 10" SECTION OF PERFORATED PIPE CONNECTED TOEACH SIDE OF 1",OR 3" PIPE SHALL BE INSERTED INTO INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER, WHERE THE SUMP THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE. RADON VENTS SHALL CONNECT TO SINGLE PIPE THAT TERMINATES AT LEAST 12" ABOVE ROOF.
RADON PIPES SHALL PROVIDE ENOUGH SPACE AROUND PIPE FOR FUTURE FAN, MIN 24"DIA. CENTERED ON AXIS OF VENT STACK
A MIN VERTICAL DISTANCE OF 36"
RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL ON EACH FLOOR, LABEL SHALL READ(RADON REDUCTION SYSTEM)



BIG 8 BLK. MAIN FOUNDATION:

- 18"x 10" CONT FOOTING
- 5-CRS 8" CONC BLOCK
- 1-CRS 6"x4"x16"CONC BLOCK
- 1/2"x10" ANCHOR BOLT 48" O.C. IN COMMON FULLY GROUTED CORES.
- MIN 7" EMBEDMENT
- 2X6 TRTD SILL PLATE
- 6" SILL SEAL
- MIN 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT

STRUCTURE TO MEET 2.6 AIR EXCHANGE RATE PER HOUR.



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Prairie Willows
Townhouse Block 3 Lot 4

Plan In:

Plan #: GV042

50 FT.

Rough:

REV. 0

By: GFV

Sheet: OF: 4 5

Final: 12.31.24