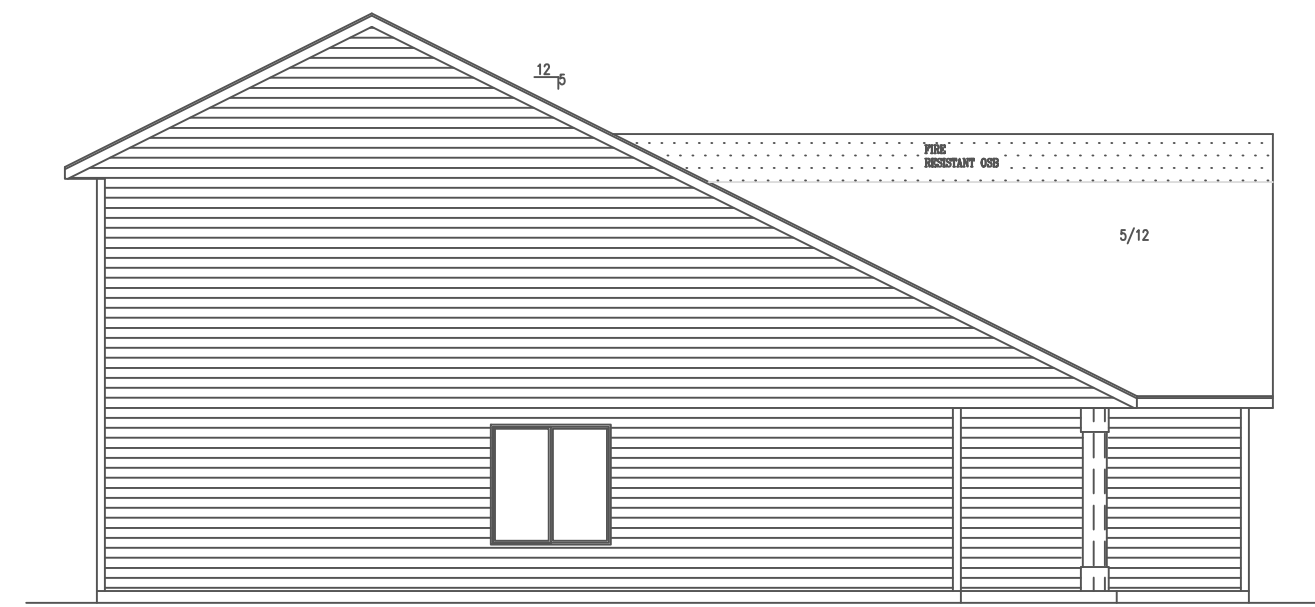
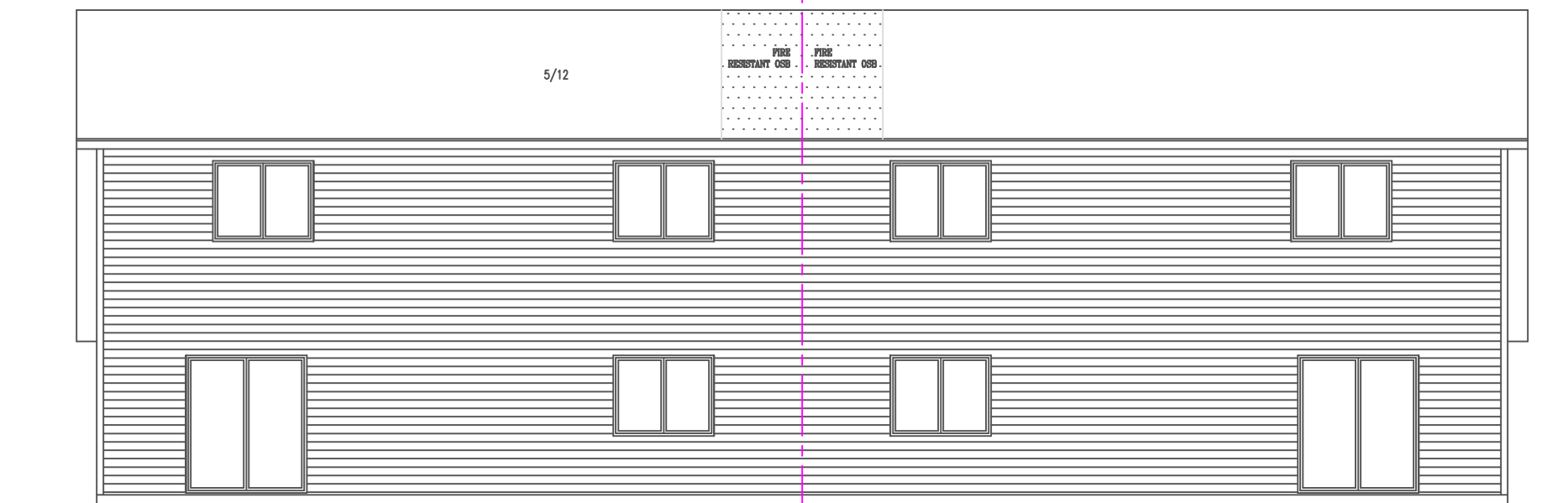


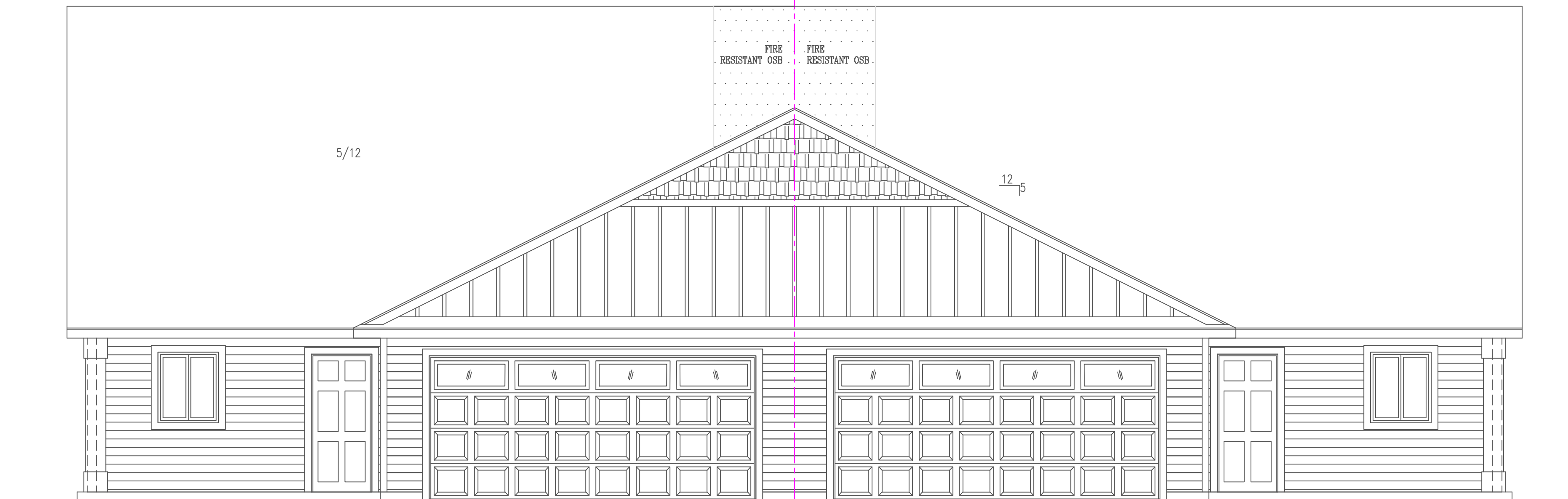
SIDE ELEVATION
SCALE 1/8"='1-0"



SIDE ELEVATION
SCALE 1/8"='1-0"



REAR ELEVATION
SCALE 1/8"='1-0"



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

BIGELOW HOMES
4057 28TH STREET NW #100
ROCHESTER, MN 55901

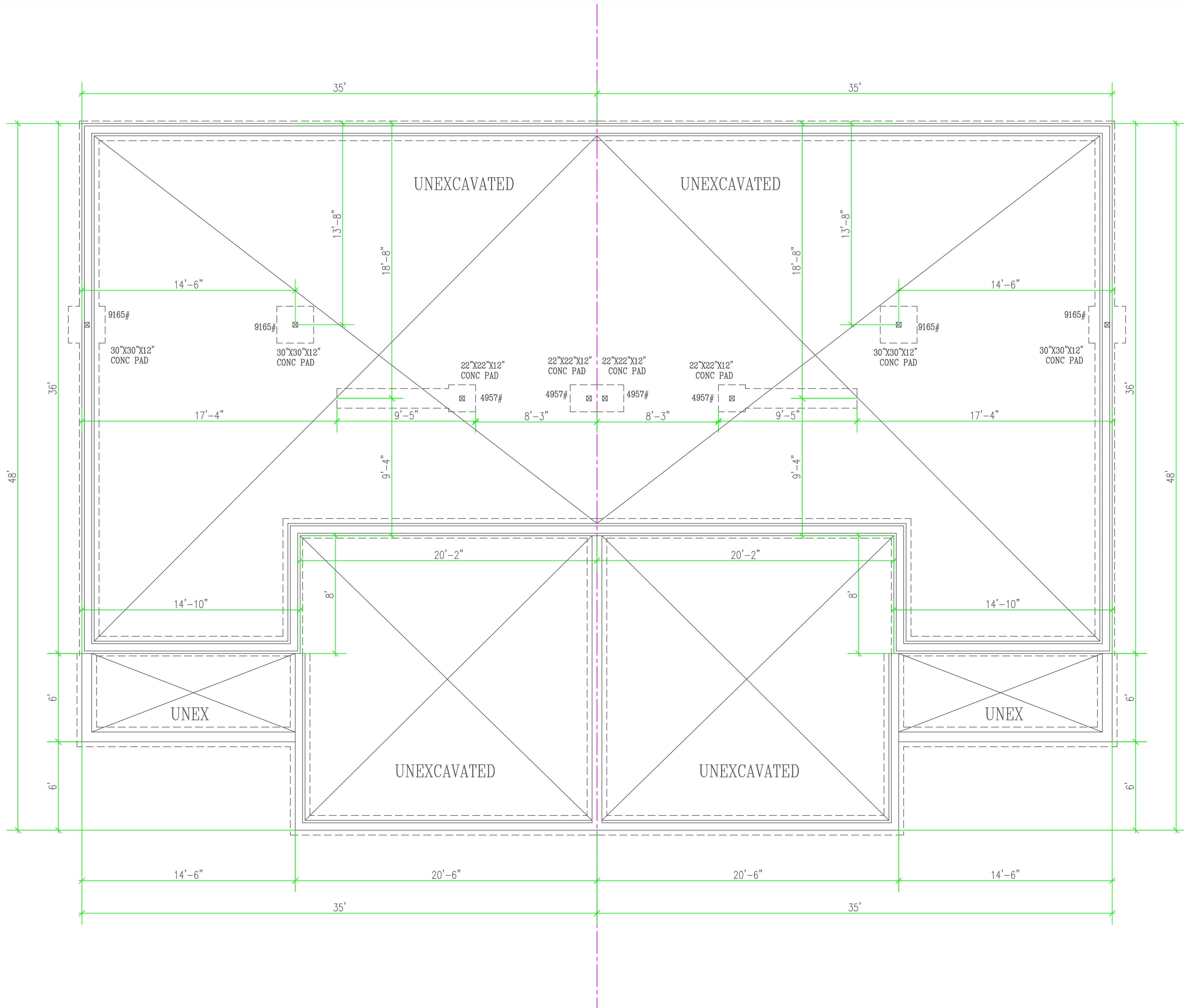
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ACKNOWLEDGED BY: _____ DATE _____
CUSTOMER/CONTRACTOR SIGNATURE

CONTRACTOR: BIGELOW HOMES

OWNER: EAGLE BASIN TOWNHOME

DRAWN BY: M.J.P.
DATE: 7/2/2024
SQ. FT.: 1100
SCALE: NOTED
SHEET: A03
BIGELOW HOMES



BIGELOW HOMES
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 ROCHESTER, MN 55901

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 OWNER: **EAGLE BASIN TOWNHOME**

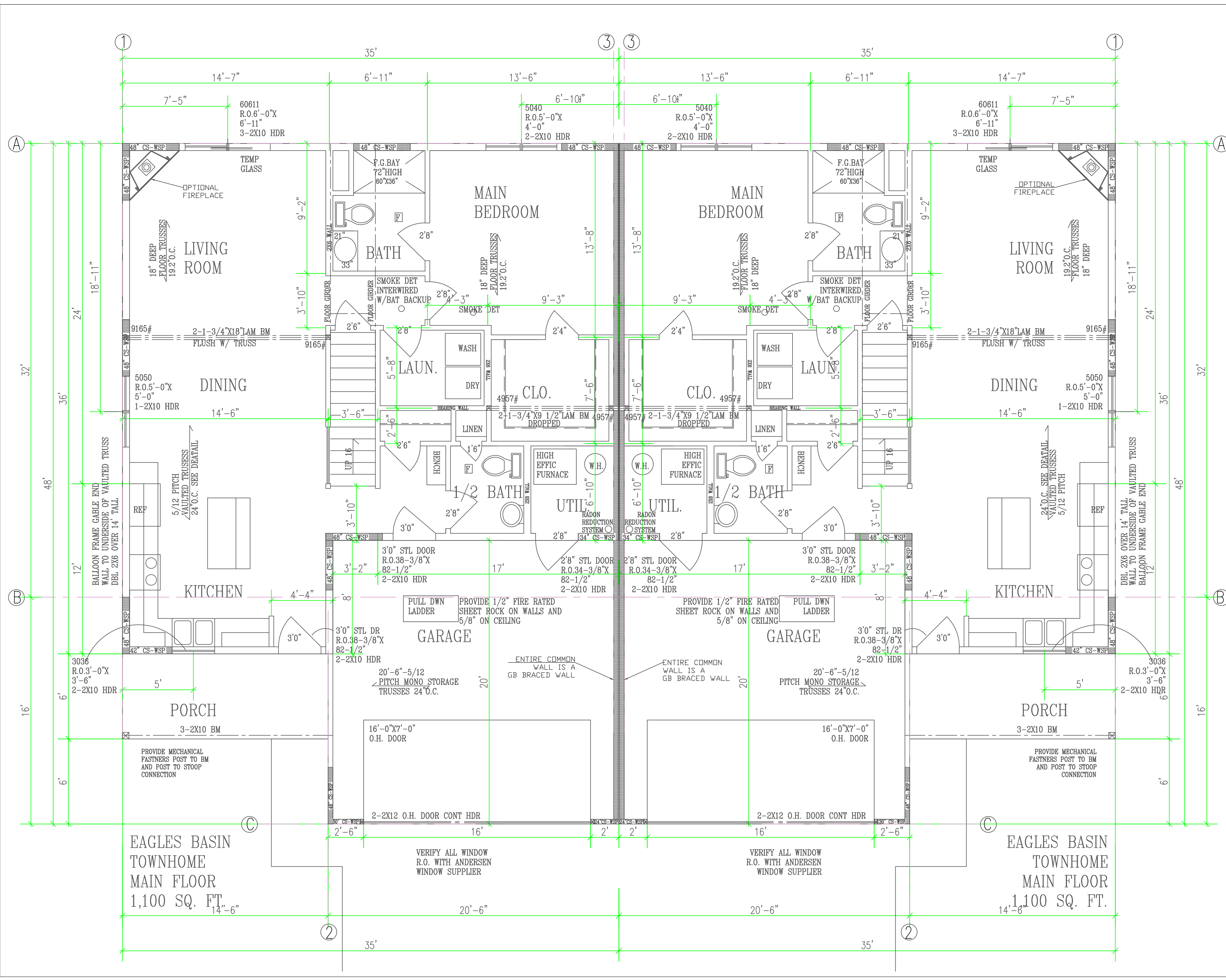
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EAGLE BASIN TOWNHOME
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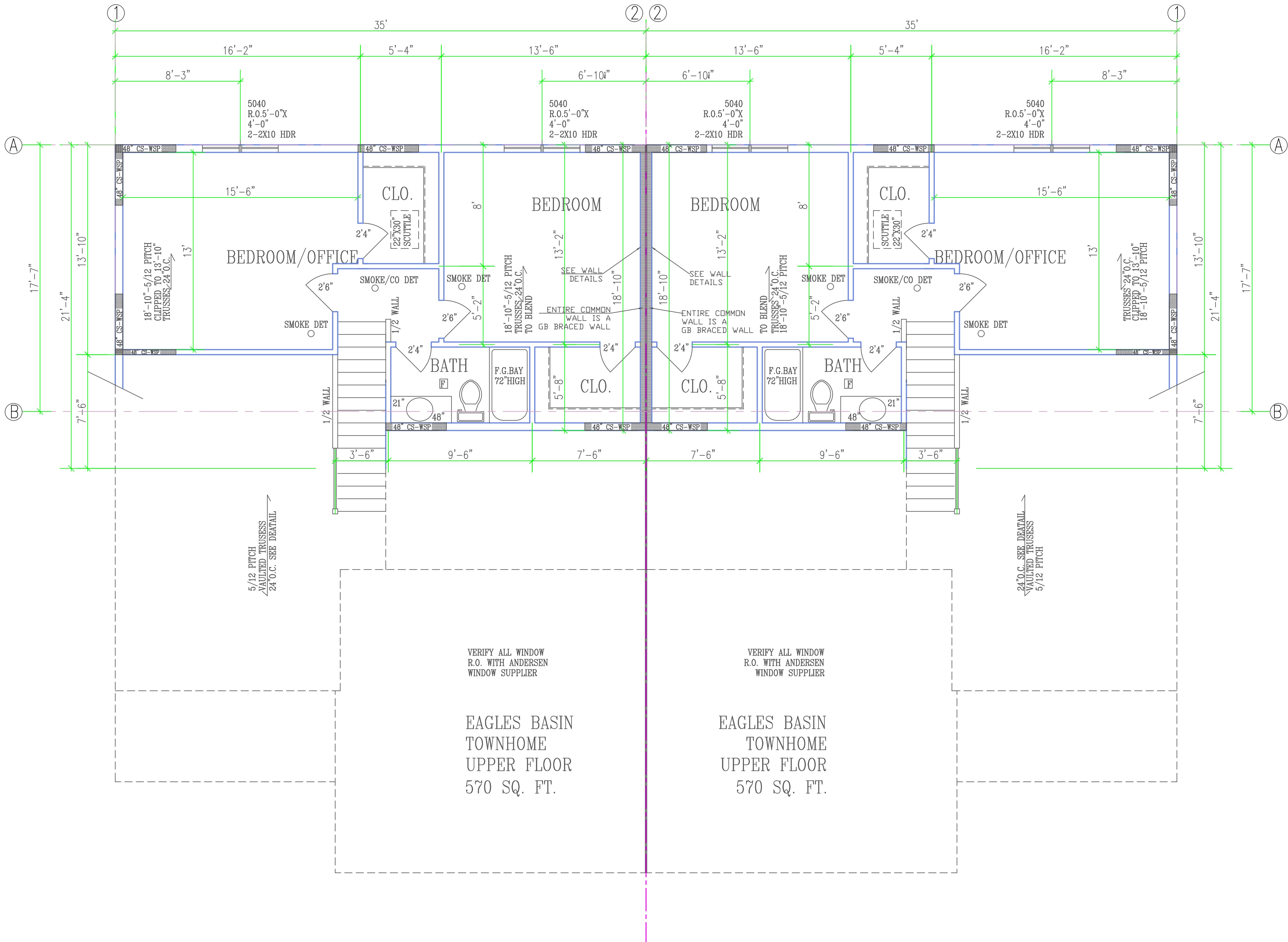
EAGLES BASIN
 TOWNHOME
 MAIN FLOOR
 1,100 SQ. FT.

EAGLES BASIN
 TOWNHOME
 MAIN FLOOR
 1,100 SQ. FT.

VERIFY ALL WINDOW
 R.O. WITH ANDERSEN
 WINDOW SUPPLIER

VERIFY ALL WINDOW
 R.O. WITH ANDERSEN
 WINDOW SUPPLIER

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 CUSTOMER/CONTRACTOR SIGNATURE



BEDROOM/OFFICE

BEDROOM

BEDROOM

BEDROOM/OFFICE

BATH

BATH

CLO.

CLO.

CLO.

CLO.

VERIFY ALL WINDOW
R.O. WITH ANDERSEN
WINDOW SUPPLIER

VERIFY ALL WINDOW
R.O. WITH ANDERSEN
WINDOW SUPPLIER

EAGLES BASIN
TOWNHOME
UPPER FLOOR
570 SQ. FT.

EAGLES BASIN
TOWNHOME
UPPER FLOOR
570 SQ. FT.

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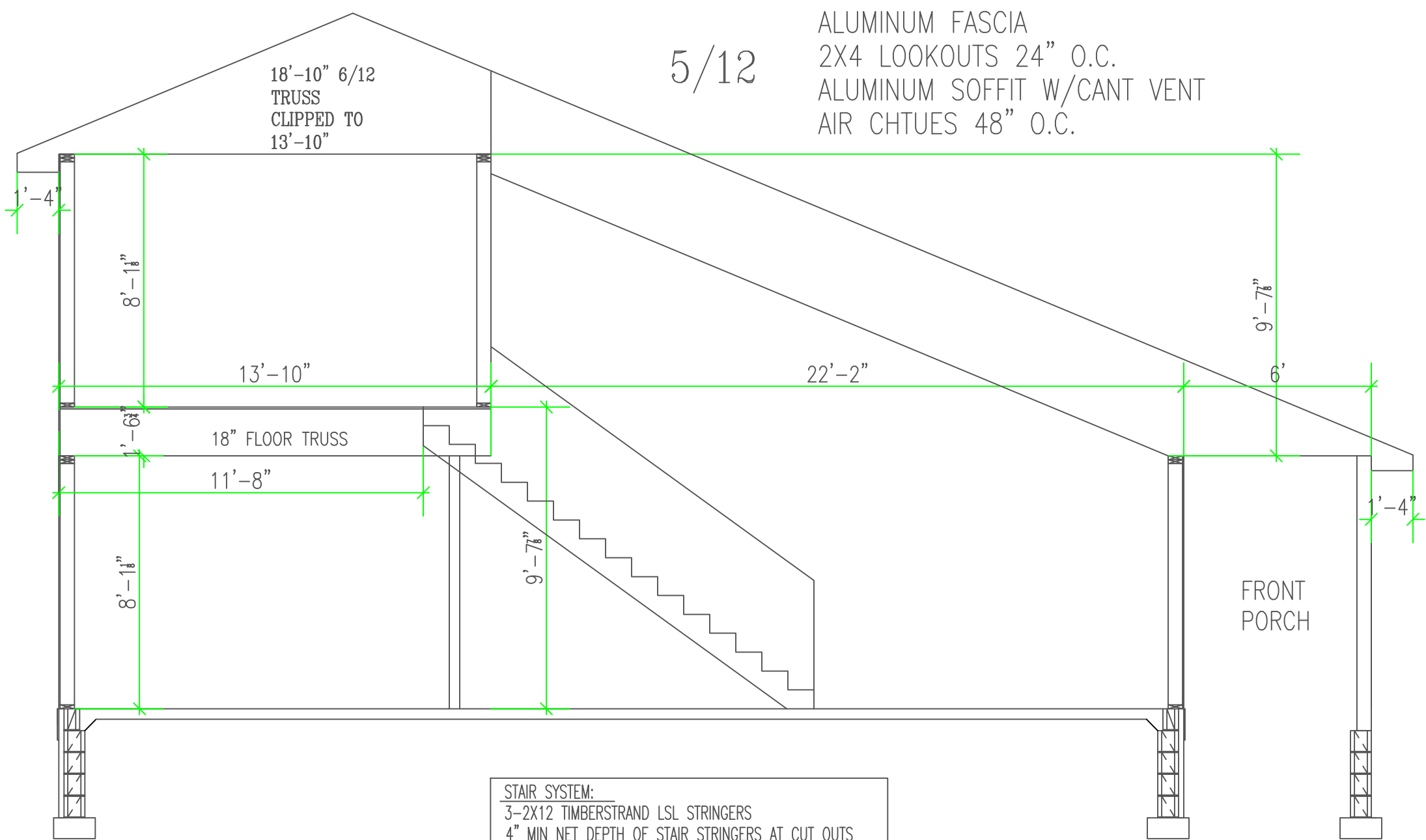
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BIGELOW HOMES	

EAVE SYSTEM:

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



STAIR SYSTEM:
 3-2X12 TIMBERSTRAND LSL STRINGERS
 4" MIN NET DEPTH OF STAIR STRINGERS AT CUT OUTS
 1X8 PINE RISERS
 5/4X 10" PARTIAL BOARD TREADS
 OR 2X10 HEM FIR
 SECURED TO STRINGERS W/4-16d CC
 NAILS PER STRINGER.
 PROVIDE HANDRAIL 34"-38" HIGH
 36" HIGH GUARDRAIL W/4 3/8" MAX OPENINGS.
 7 3/4" MAX RISE, 10" MIN RUN
 NOSING OF NOT LESS THAN 3/4" OR MORE THAN 1 1/4"
 5/8" SHEET ROCK WALLS AND SOFFIT OF ENCLOSED
 AND UNUSABLE UNDERSTAIRS.
 6"-8" MIN HEADROOM.
 PROVIDE HANDRAIL AT A HEIGHT OF 34" - 38"
 HANDRAIL SHALL BE CONTINUOUS THE FULL
 LENGTH AND RETURN TO THE WALL AT TOP AND
 BOTTOM STAIR NOSING

EXTERIOR WALL:

SIDING NOTED ON ELEVATIONS
 7/16" OSB SHEATHING
 2X6 STUDS 24" O.C.
 5-1/2" F.F. INSULATION R-20
 6 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
 1/2" SHEET ROCK

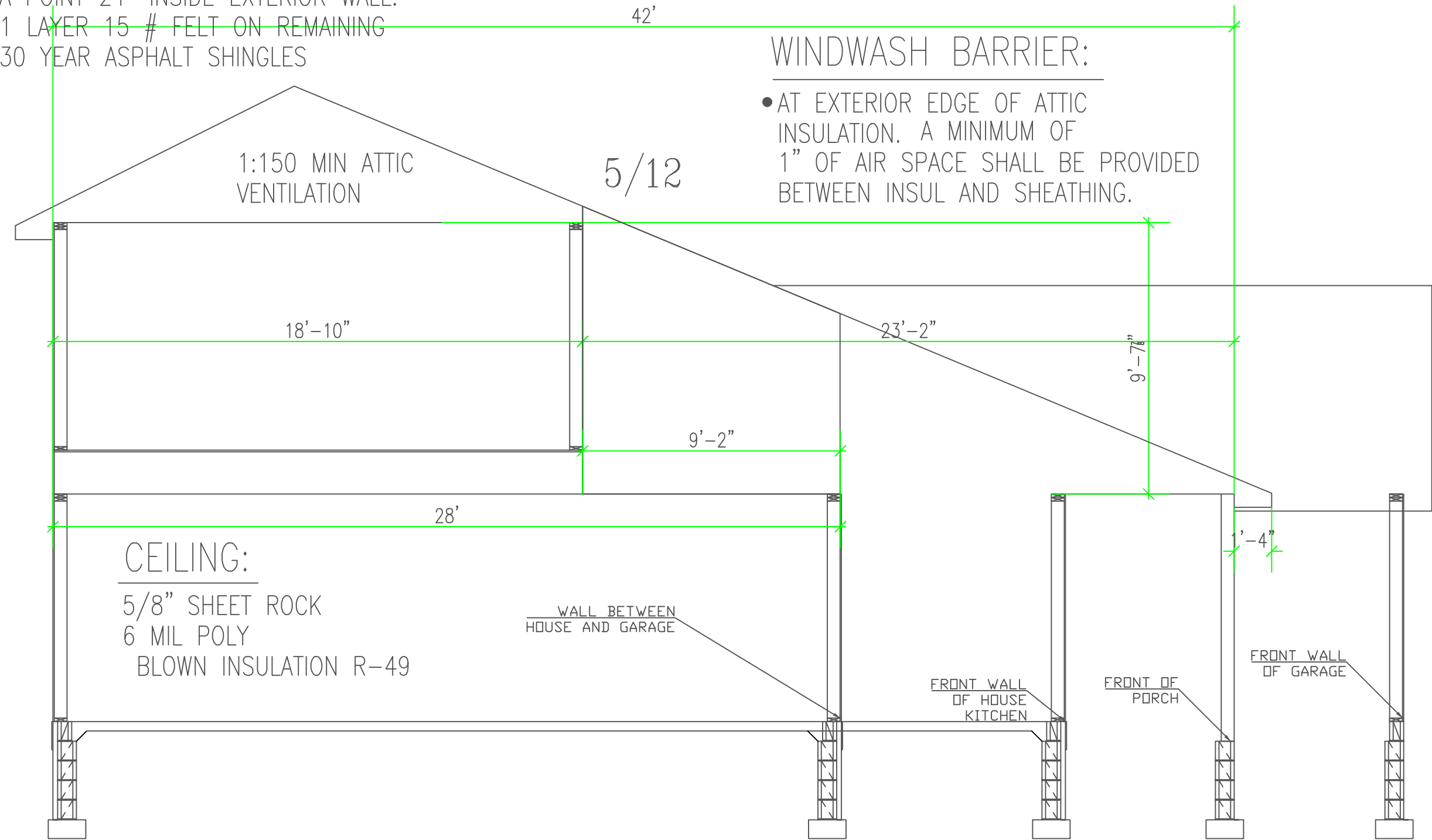
SHEATHING FASTENED WITH
 8d COMMON NAILS 6" O.C.
 EDGE AND 12" O.C. FIELD

FIRE RATED WALL DETAIL

GA FILE NO. WP 3820	GENERIC	2 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 17/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 23/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 16" each layer and side. Sound tested with 3 1/2" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. (LOAD-BEARING)			
		Thickness: 10 3/4"	
		Approx. Weight: 13 psf	
		Fire Test: See WP 4135 (FM WP 360, 9-27-74); UL R4024, 10-31-68	
		Sound Test: NGC 3056, 4-7-70	

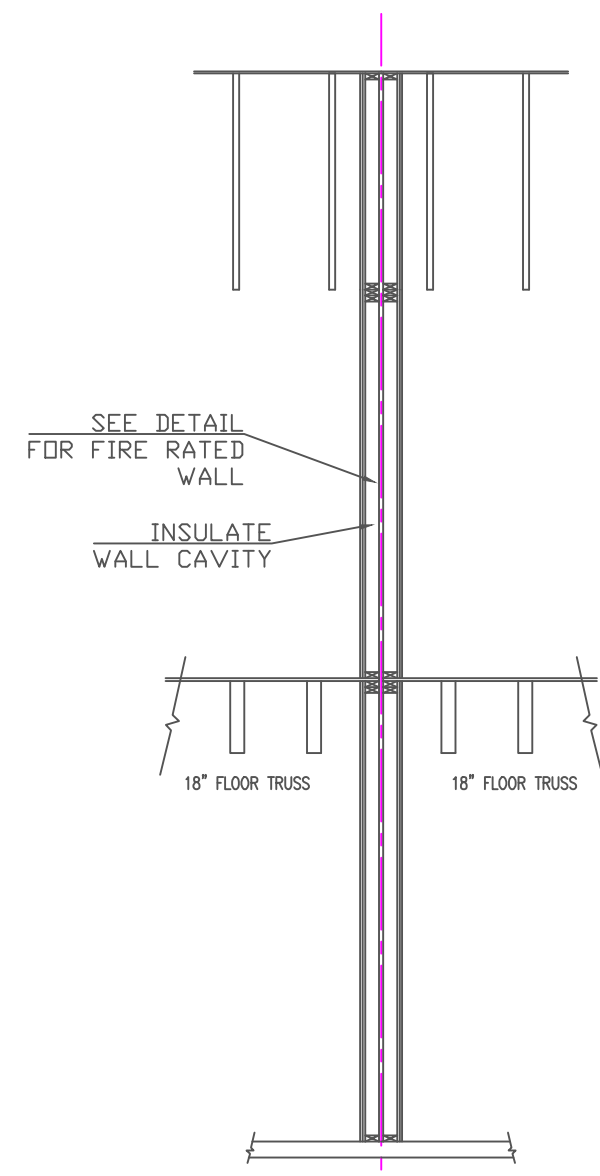
ROOF SYSTEM:

ENERGY TRUSSES 24" O.C. SPECS BY MFG.
 1/2" OSB ROOF SHEATHING P.I.I. 32/16
 WINTERGUARD APPLIED SHINGLE FASHION FROM EAVES TO A POINT 24" INSIDE EXTERIOR WALL.
 1 LAYER 15 # FELT ON REMAINING
 30 YEAR ASPHALT SHINGLES

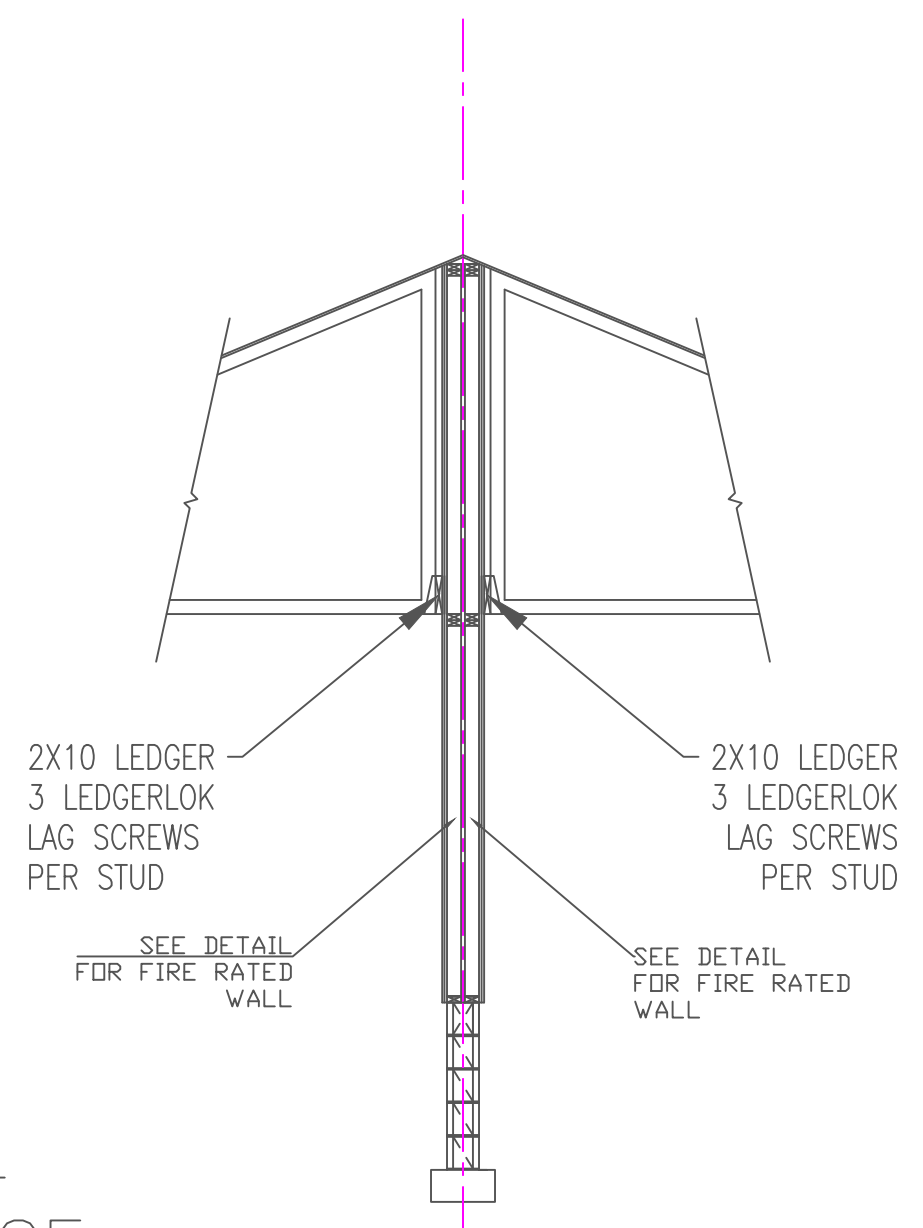


CEILING:
 5/8" SHEET ROCK
 6 MIL POLY
 BLOWN INSULATION R-49

PARTY WALL DETAIL HOUSE



PARTY WALL DETAIL GARAGE



WINDWASH BARRIER:

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

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 SCALE: NOTED
 SHEET: A03
 BIGELOW HOMES

DISCRPTION: MAIN FLOOR

DATE:

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)										
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	* ADJUSTMENT CALCULATION EXAMPLE			PROVIDED BRACING LENGTH
							REQUIRED BRACING LENGTH	EXPOSURE RATE	ROOF TO WALL TOTAL	
①	CS-WSP	35 FT.	10.25	1.0	1.1	0.90	1.3	13.2'	8.0'	
②	CS-WSP	21 FT.	6.75'	1.0	1.1	0.90	1.3	8.7'	11.8'	
③	GB	35 FT.	20.75	1.0	1.1	0.90	1.3	27.0'	48.0'	

DISCRPTION: MAIN FLOOR

DATE:

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)										
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	* ADJUSTMENT CALCULATION EXAMPLE			PROVIDED BRACING LENGTH
							REQUIRED BRACING LENGTH	EXPOSURE RATE	ROOF TO WALL TOTAL	
Ⓐ	CS-WSP	32 FT.	9.5'	1.0	1.1	0.90	1.3	12.2'	12.0'	
Ⓑ	CS-WSP	32 FT.	9.5'	1.0	1.1	0.90	1.3	12.2'	8.0'	
Ⓒ	CS-WSP	16 FT.	3.8'	1.0	1.1	0.90	1.3	4.9'	16.0'	

DISCRPTION: UPPER FLOOR

DATE:

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)										
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	* ADJUSTMENT CALCULATION EXAMPLE			PROVIDED BRACING LENGTH
							REQUIRED BRACING LENGTH	EXPOSURE RATE	ROOF TO WALL TOTAL	
①	CS-WSP	35 FT.	5.25'	1.0	1.1	0.90	1.0	5.2'	12.0'	
②	GB	35 FT.	11.0'	1.0	1.1	0.90	1.0	11.0'	18.8'	
Ⓐ	CS-WSP	18 FT.	3.2'	1.0	1.1	0.90	1.0	3.2'	16.0'	
Ⓑ	CS-WSP	18 FT.	3.2'	1.0	1.1	0.90	1.0	3.2'	16.0'	

WALL BRACING NOTES: CS-WSP

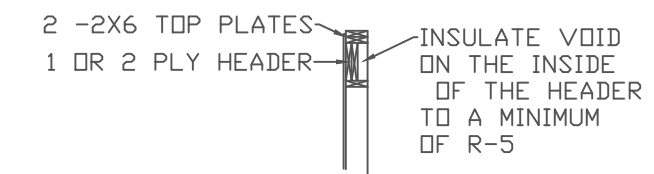
1. ALL WALLS SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
2. CS-WSP ON PLANS INDICATE AREAS OF BRACED PANELS
3. BRACED PANELS SHALL BE CONSTRUCTED WITH 16" O.C. STUDS. TOP PLATE FASTENED TO SOLID FRAMING WITH 8d NAILS 6" O.C. BOTTOM PLATES FASTENED TO SOLID FRAMING W/ 3-16d NAILS 16" O.C. 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.

INSULATION:

CEILING:	BLOWN FIBERGLASS	R-49
ABOVE GRADE WALLS:	FIBERGLASS BATTS	R-20
RIM JOIST:	CLOSED CELL SPRAY FOAM	R-20
FOUNDATION:	2" RIDGID FOAM	R-10

VENTILATION:
HRV SHALL BE INSTALLED TO MEET THE REQUIREMENT OF A BALANCED VENTILATION SYSTEM

ALL HEADERS 96" OR LESS SHALL HAVE 1 FULL LENGTH STUD ON EACH END OF THE HEADER. ALL HEADERS SHALL HAVE 1 JACK STUD UNDER EACH END UNLESS NOTED OTHERWISE.



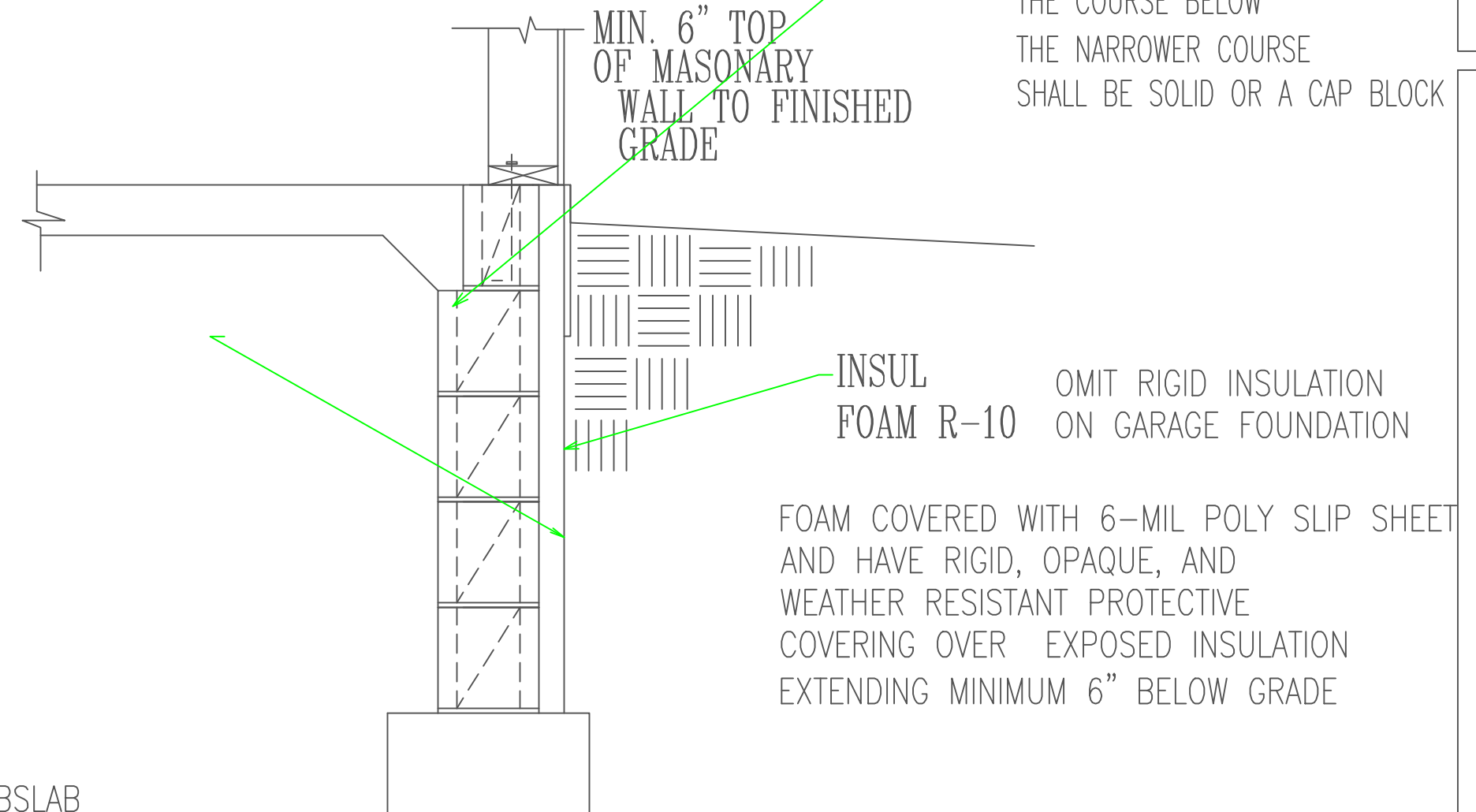
MAIN FOUNDATION:

- 16"x8" CONC FOOTING
- 4-CRS 8" CONC BLOCK
- 1-CRS 6" CONC BLOCK
- 1/2"x10" ANCHOR BOLTS 6' MAX O.C. SPACING
- 12" FROM END OF EACH PLATE
- 2X6 .40 TRTD BOTTOM PLATE.
- CLOSED CELL SILL SEAL

WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER

PASSIVE RADON SYSTEM

A MINIMUM 3" DIAMETER PIPE WILL BE INSTALLED THAT ATTACHES TO A "T" FITTING ON THE INSIDE DRAIN TILE AND RUN UP THROUGH THE BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT, AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. THE PIPE WILL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER. RADON VENT PIPES SHALL PROVIDE ENOUGH SPACE AROUND THE PIPE FOR FUTURE INSTALLATION OF A FAN SYSTEM. THE SPACE PROVIDED FOR THE INSTALLATION OF A FUTURE FAN SHALL BE MINIMUM OF 24" IN DIAMETER, CENTERED ON THE AXIS OF THE VENT SHAFT, AND SHALL EXTEND FOR A MINIMUM VERTICAL DISTANCE OF 36". AN APPROVED ELECTRICAL OUTLET SHALL BE INSTALL NEAR THIS SPACE. ALL RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM". RADON PIPES ROUTED THROUGH UNCONDITIONED SPACE SHALL BE INSULATED WITH R-4 INSUL.



- SUBSLAB
- 6 MILL SOIL-GAS-RETARDER
- ALL JOINTS LAPPED MINIMUM 12"
- ALL PENETRATIONS THROUGH SLAB AND SLAB EDGES SEALED
- 4" LAYER OF CLEAN AGGREGATE BELOW SLAB THAT WILL PASS THROUGH A 2" SIEVE AND BE RETAINED BY 1/4" SIEVE

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